

SECTION "A"  
THE OAKS  
NWB 4 NO. 1

VICINITY MAP  
SCALE: 1" = 2000'

**COORDINATES TABLE**

POINT NO.	NORTH	EAST
01	530186.702	858891.881
45	522026.000	857722.417
46	522072.232	857068.751
47	522050.620	858220.424
48	522002.055	858263.014
49	522012.466	858068.200
50	522432.259	858863.108
52	522052.285	858001.102
52	522001.724	856649.705
173	522494.762	85874.442
203	522320.510	857029.112
206	522340.376	857018.844
207	522293.445	857033.370
209	522243.740	856366.742
210	522170.002	856262.773
210	522106.837	856308.163
211	522053.429	85670.410
212	522249.214	856590.043
213	522254.761	857027.181

LOT NO.	GROSS AREA	PIPESTEM AREA	STEEP SLOPE AREA	NET AREA
11	21,300	0	2,550	18,750
12	19,800	0	2,700	17,100
13	19,950	0	200	19,750
28	25,500	1,600	0	23,900
43	29,100	2,500	0	26,600
44	34,800	2,600	0	32,200
50	22,200	0	5,550	16,650
51	17,550	0	2,750	14,800
61	22,900	0	2,680	20,220
62	19,520	0	3,520	16,000
63	21,960	0	4,650	17,310
64	26,700	3,000	8,100	15,600
66	22,900	3,200	3,500	16,200

NOTE: Only those lots affected by steep slopes or a pipestem are included in this table.

**GENERAL NOTES**

- Existing Zoning: R-20
- Gross Area of Submission: 53.97 Acres
- Proposed Lot Areas: Gross: 31.45 Acres, Pipestem: 0.30 Acres, Steep Slope: 0.83 Acres, Net: 30.32 Acres
- Area of proposed R/W: 7.46 Acres. Area to be deeded to the existing homeowners Association (Oaks Committee, Inc.): 1.30 Acres
- Area of proposed open space lots: 13.56 Acres
- Buildable Lots: 72, Open Space Lots: 3
- Public Water and Sewer will be utilized.
- Street trees will be provided in accordance with Section 16.131 of the Howard County Subdivision Regulations.
- Sediment and Erosion Control measures will be provided with the submission of the Road Construction and Site Development Plans. Special attention will be given to protection of Sucker Branch and minimizing placement of traps in wooded areas.
- The existing house on proposed lot 38 is to be saved, and will be connected to the public water and sewer system.
- Howard County aerial topography was utilized.
- Floodplain information shown is based on the Sucker Branch study performed under county contract, and on file in the Department of Public Works.

13. WAIVER FROM SECTION 16.113.F.3 REQUIRING TRUNCATION OF RIGHT-OF-WAY LINES AT PUBLIC ROAD INTERSECTIONS APPROVED SEPTEMBER 8, 2000. (REF. WIP-89-107)

**DENSITY TABULATION**

Units Proposed:	72 (Single Family)
Density:	1.33 Units/Gross Acre
Open Space Required:	4.84 Acres
Dry-Level Open Space Required:	2.42 Acres
Open Space Provided:	
Dry - Level	7.93
Floodplain	1.32
Stormwater Mgt.	0.93
Steep Slopes	3.32
Wetlands	0.06
Total	13.56
% of Total	100 %

LOT SIZE (SF)	# OF LOTS	NET AREA (ACRES)	OPEN SPACE REQUIREMENT	REQUIRED OPEN SPACE (ACRES)
20,000+	22	11.83	6%	0.71
18,000-19,999	9	3.88	10%	0.39
16,000-17,999	18	6.99	20%	1.40
14,000-15,999	23	7.83	30%	2.35
TOTAL	72	30.52		4.84



TENTATIVELY APPROVED ON 2-2-89  
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY  
PLANNING DIRECTOR  
DATE 9.29.89

SECT. 2, P.P.F. "A"  
NORMANDY WOODS  
PLAT C.M.P. NO. 4472

PARKVIEW DEVELOPMENT CORPORATION  
L. 1578 F. 476

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
ENGINEERS, PLANNERS, SURVEYORS  
3909 NATIONAL DRIVE SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886  
TELEPHONE: (301) 421-4024

REVISION	DATE	BY	APP'R.

PREPARED FOR:  
HOWARD OAKS INC.  
4223 CHERRY VALLEY DRIVE  
OLNEY, MARYLAND 20832

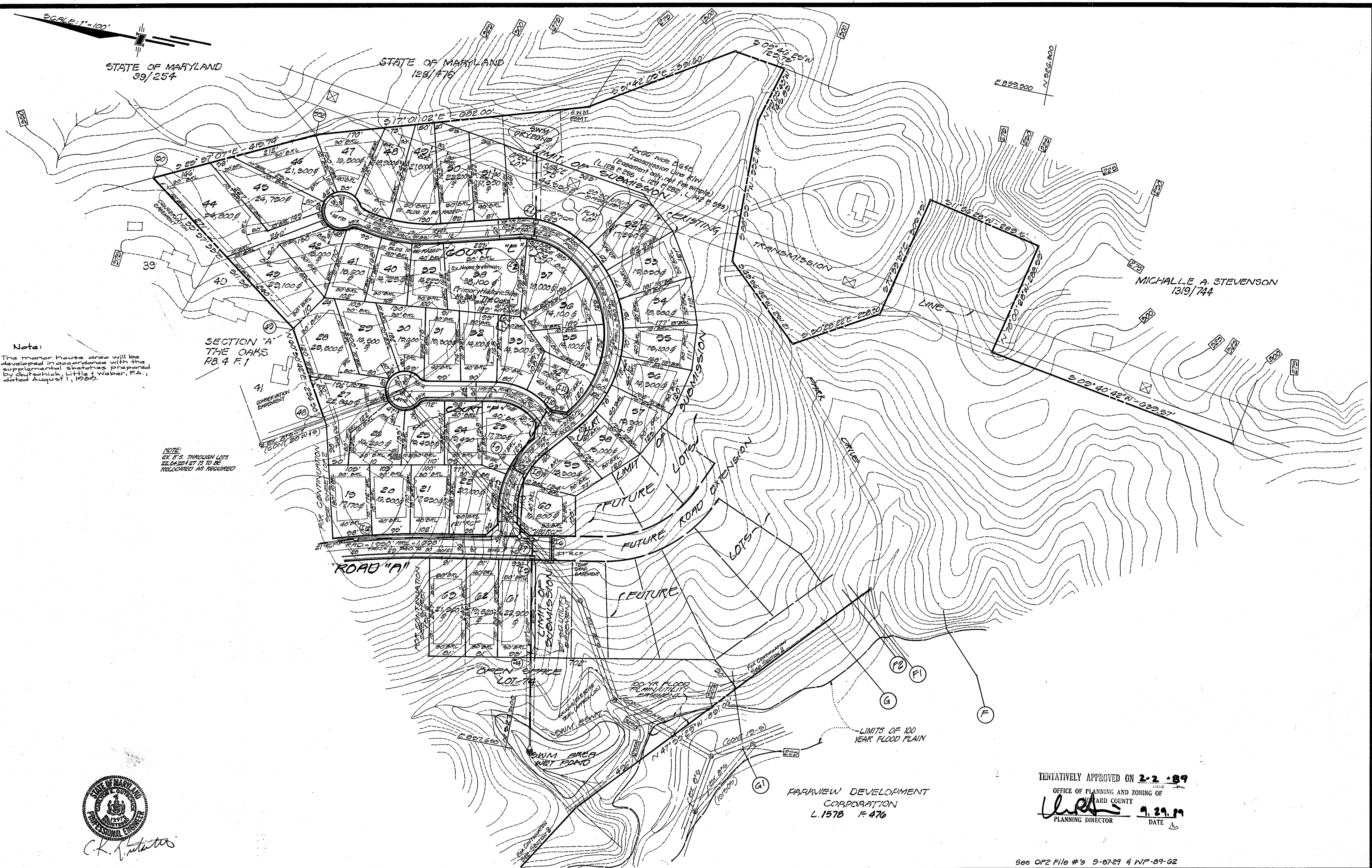
**PRELIMINARY PLAN**  
**GOVERNOR'S RUN - SECTION 1**  
LOTS 1 THRU 75  
LIBER 1578 FOLIO 456  
HOWARD COUNTY, MARYLAND  
2nd ELECTION DISTRICT

SCALE	ZONING	G.L.W. FILE NO.
1"=100'	R-20	86-055
DATE	TAX MAP NO.	SHEET
August 1, 1989	18/25 PAR 2	1 OF 2

SCALE: 1"=100'

STATE OF MARYLAND  
39/254

STATE OF MARYLAND  
128/476



**Note:**  
The manor house area will be developed in accordance with the supplemental sketches prepared by Gutschick, Little & Weber, P.A., dated August 1, 1989.

**SECTION "A"  
THE OAKS  
R.B. 4 F.1**

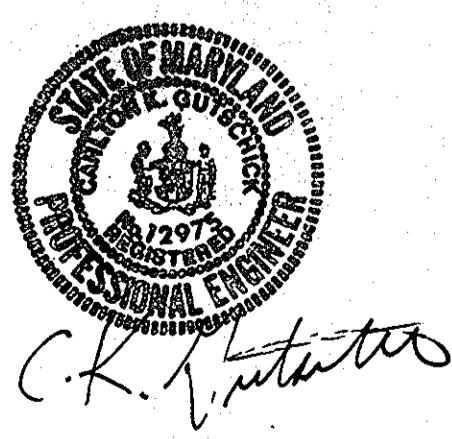
**NOTE:**  
EX. 8'S THROUGH LOTS 22, 24, 25 & 27 IS TO BE RECONSTRUCTED AS REQUIRED

MICHALLE A. STEVENSON  
1319/744

PARKVIEW DEVELOPMENT  
CORPORATION  
L. 1578 F. 476

TEMPORARILY APPROVED ON 2-2-89  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR 9.29.89  
DATE

See OPZ File #'s 9-87-29 & WP-89-02



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
ENGINEERS, PLANNERS, SURVEYORS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886  
TELEPHONE: (301) 421-4024

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
HOWARD OAKS INC.  
4223 CHERRY VALLEY DRIVE  
OLNET, MARYLAND 20832

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1"=100'	R-20	86-055
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August 1, 1989	18/25 PAR 2	2 OF 2