

**GENERAL NOTES:**

**1. SITE SUMMARY:**

- A. EXISTING ZONING R-20
- B. TOTAL AREA 13.80 AC.
- C. AREA OF PROPOSED LOTS 11.85 AC.
- 1. BUILDABLE LOTS 7.44 AC. NR. OF LOTS 20
- 2. COMMON OPEN SPACE 4.41 AC. 1
- D. AREA OF PROPOSED ROADS 1.79 AC.
- E. AREA OF R.O.W. DEDICATION 0.16 AC.

**2. SOILS MAP - SHT. 20 OF HOWARD COUNTY SOIL SURVEY**

**3. TOPOGRAPHY SHOWN HEREON IS FROM A FIELD SURVEY BY GREENHORNE & O'MARA.**

**4. FLOOD PLAIN INFORMATION IS FROM HOWARD COUNTY FLOOD INSURANCE STUDY.**

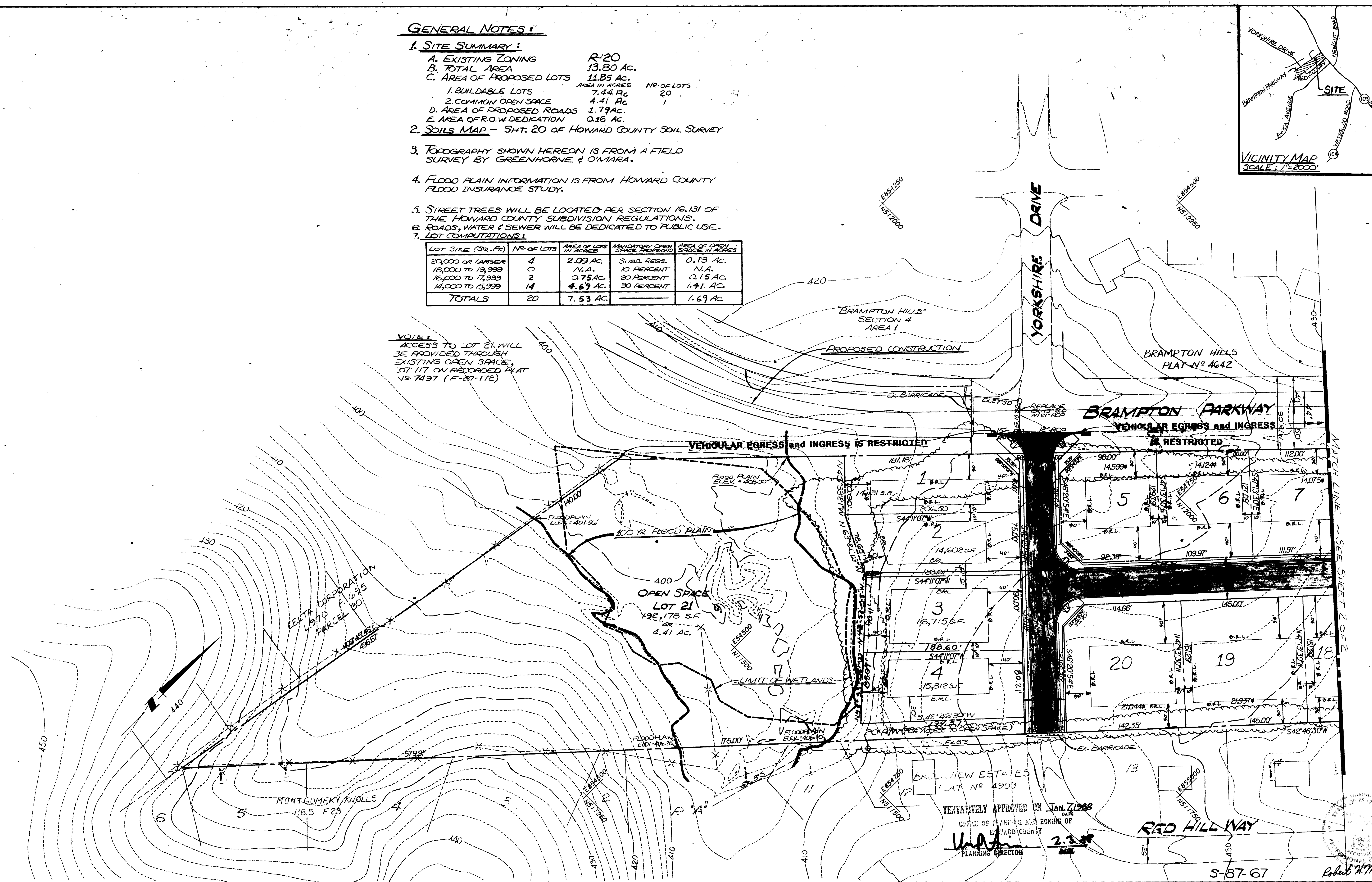
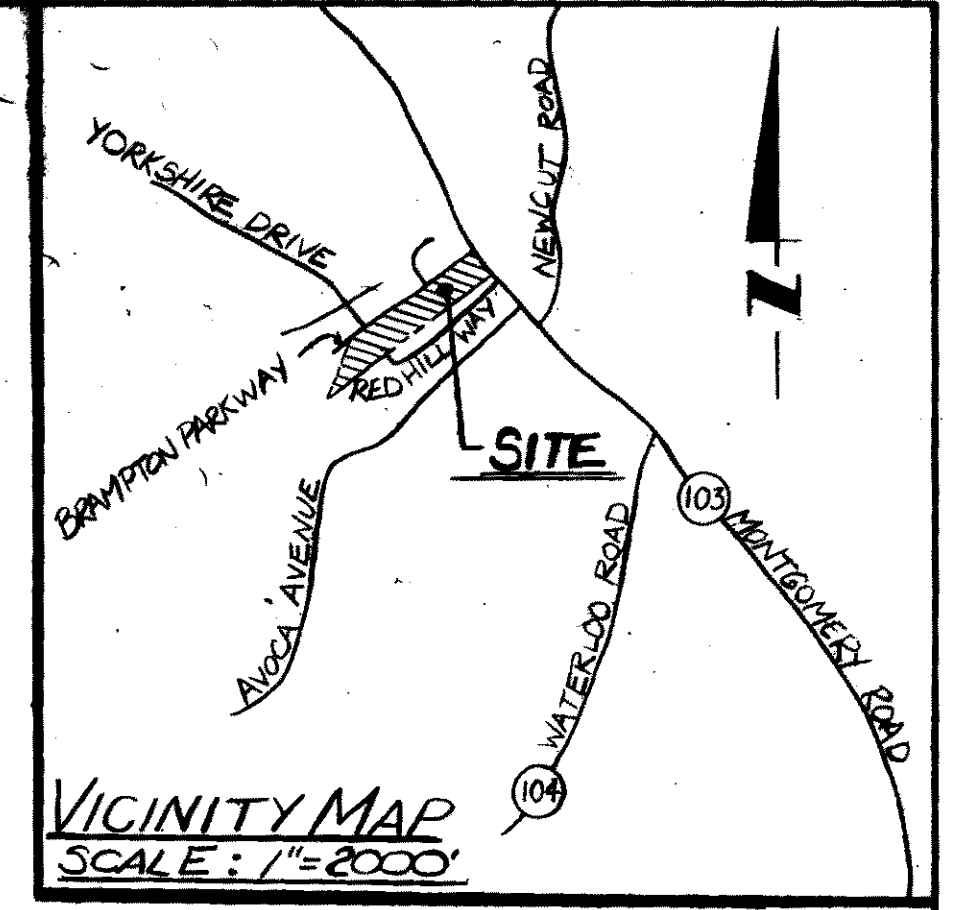
**5. STREET TREES WILL BE LOCATED PER SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.**

**6. ROADS, WATER & SEWER WILL BE DEDICATED TO PUBLIC USE.**

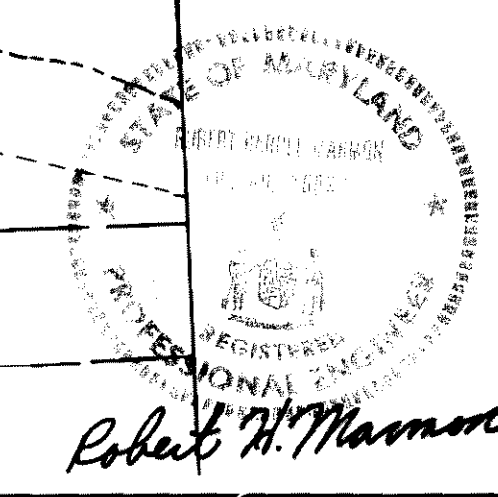
**7. LOT COMPUTATIONS:**

LOT SIZE (SQ. FT.)	NR. OF LOTS	AREA OF LOTS IN ACRES	MANDATORY OPEN SPACE PERCENT	AREA OF OPEN SPACE IN ACRES
20,000 OR LARGER	4	2.09 AC.	SUBD. RESS. 10 PERCENT	0.18 AC.
18,000 TO 19,999	0	N.A.	20 PERCENT	N.A.
16,000 TO 17,999	2	0.75 AC.	30 PERCENT	0.15 AC.
14,000 TO 15,999	14	4.67 AC.		1.41 AC.
<b>TOTALS</b>	<b>20</b>	<b>7.53 AC.</b>		<b>1.69 AC.</b>

**NOTE:**  
ACCESS TO LOT 21 WILL BE PROVIDED THROUGH EXISTING OPEN SPACE, LOT 117 ON RECORDED PLAT NO. 7497 (F-87-172)



TEMPORARILY APPROVED ON **Jan. 7, 1988**  
DATE  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*Under*  
PLANNING DIRECTOR



**OWNER:**  
J.H.P. DEVELOPMENT CO., INC.  
908 YORK ROAD  
TOWSON, MARYLAND 21204

No.	REVISION	DATE	BY
1	ADDED R.O.W. ACCESS TO OPEN SPACE	12/18/87	G.O.

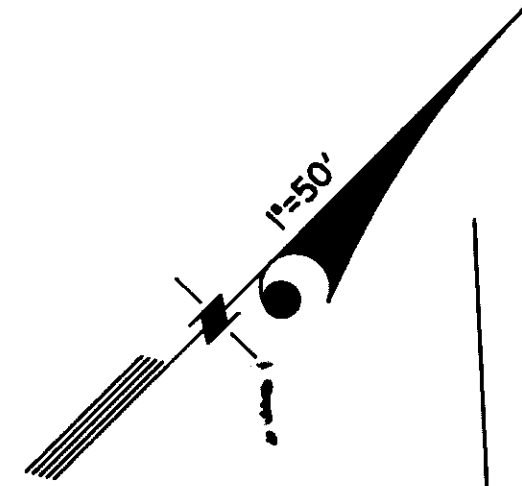
ENGINEERS ARCHITECTS PLANNERS SCIENTISTS SURVEYORS PHOTOGRAMMETRISTS  
**GREENHORNE & O'MARA, INC.**  
113 WEST ROAD, SUITE 208  
BALTIMORE, MD. 21204  
(301)296-4100  
ANNAPOLIS, MD ATLANTA, GA AURORA, CO CULPEPER, VA EXPORT, PA FAIRFAX, VA  
GREENBELT, MD MANASSAS, VA BALTIMORE, MD RALEIGH, NC TAMPA, FL

**PRELIMINARY PLAN**  
**MONTGOMERY ESTATES**  
2ND ELECTION DISTRICT  
PARCEL 15 TAX MAP 31  
HOWARD COUNTY, MARYLAND

RBB DESIGN	SCALE 1"=50'
JDP DRAWN	1 OF 2
RHM CHECKED	SHEET
JULY, 87 DATE	B-1032-X FILE No.

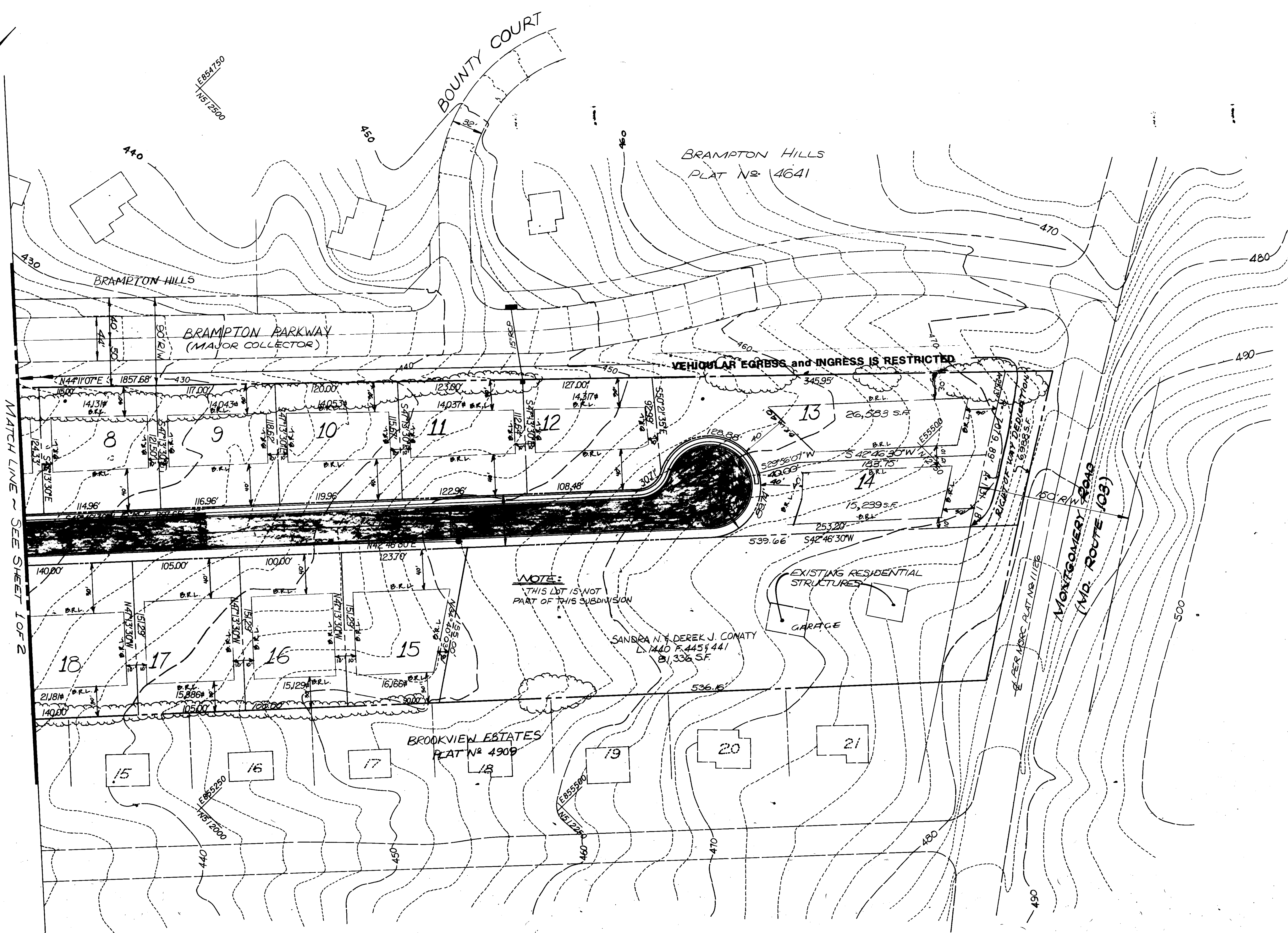


EB54500  
N57°25'00"



EB54750  
N57°25'00"

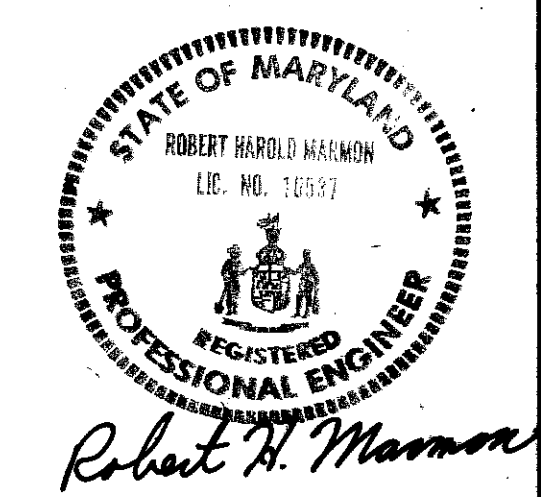
EB55000  
N57°17'00"



NOTE:  
THIS LOT IS NOT  
PART OF THIS SUBDIVISION

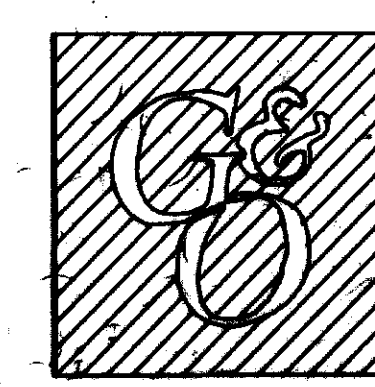
SANDRA N. & DEREK J. COMATY  
L. 1440 P. 4459.441  
81,336 S.F.

TENTATIVELY APPROVED ON Jan. 7, 1988  
DATE  
OFFICE OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR 2.3.88  
DATE



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J.H.R. DEVELOPMENT CO., INC.  
908 YORK ROAD  
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No.	REVISION	DATE	BY



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**MONTGOMERY ESTATES**  
2ND ELECTION DISTRICT  
PARCEL 15 TAX MAP 31  
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RBS DESIGN	SCALE 1"=50'
JDP DRAWN	2 OF 2
RHM CHECKED	SHEET
JULY '87 DATE	JOB No. B-1032-X FILE No.