

COORDINATES		
PT.	NORTHING	EASTING
B02	812,118.241	858,077.388
B03	811,823.744	858,320.782
B04	811,643.911	858,119.733
B05	810,603.969	858,820.510
B06	811,003.696	858,087.160
B07	811,062.823	858,168.858
B08	811,834.800	858,280.415
B09	812,107.246	858,367.214
B010	811,049.974	858,767.085
B011	811,802.159	858,942.742
B014	811,156.436	858,039.279
B020	811,124.235	858,115.792

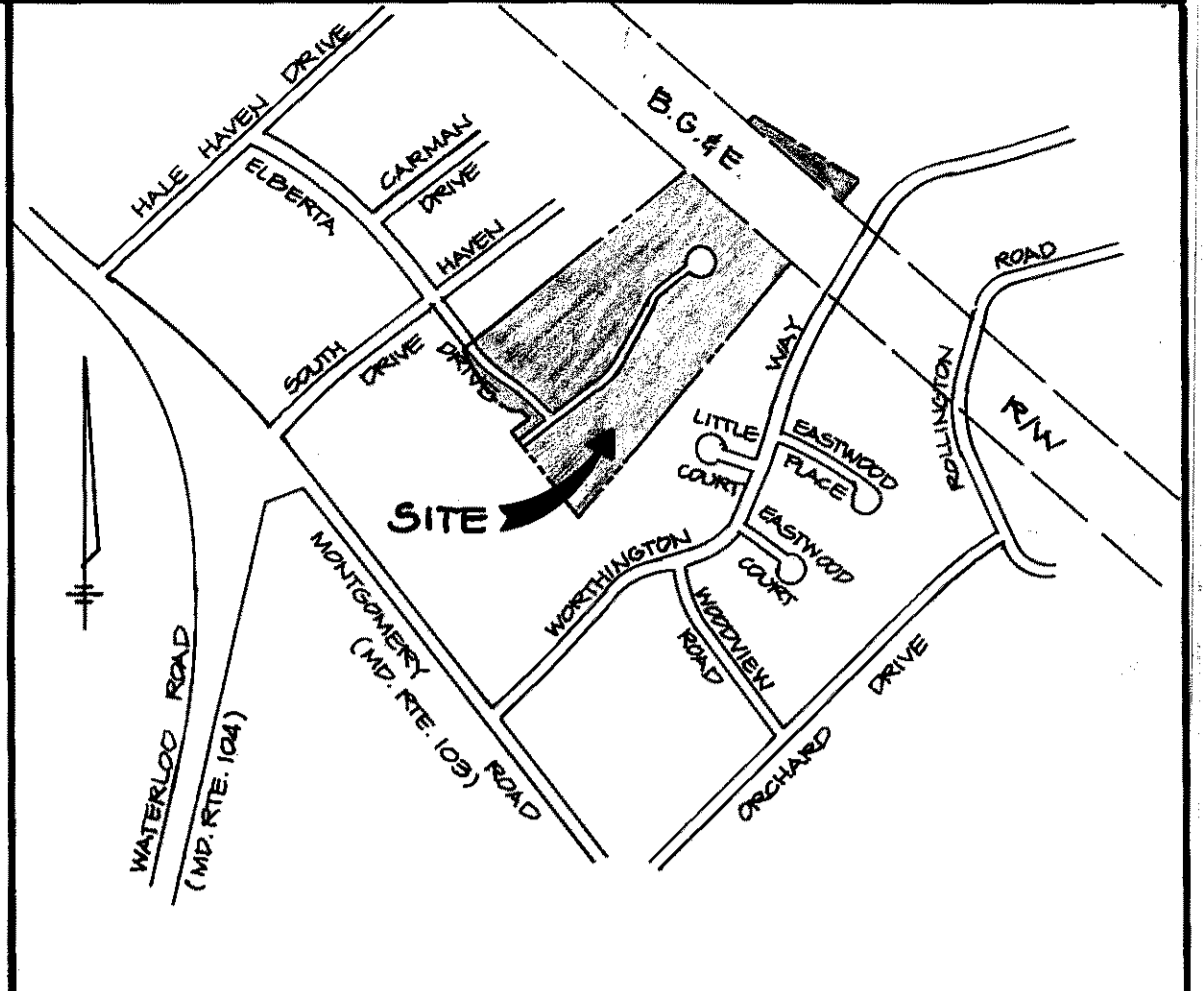
CURVE DATA		
CHORD	TAN.	LENGTH
895.00'	30.27'	100.00'
600.00'	50.10'	100.14'
160.00'	52.84'	102.07'
155.00'	51.55'	100.25'

OPEN SPACE TABULATION CHART						
LOT SIZE IN SQ. FT. OR ACRES	NO. OF LOTS	AREA OF LOTS IN SQ. FT.	PERCENTAGE REQUIRED	OPEN SPACE PROVIDED	OPEN SPACE DEFICIT	OPEN SPACE SURPLUS
20,000 OR LARGER	11					
15,000 TO 19,999	8	126,084	10%	12,608.4	N/A	N/A
10,000 TO 14,999	5	26,060	20%	5,212	N/A	N/A
5,000 TO 9,999	3	42,025	30%	12,607.5	N/A	N/A
TOTAL	27	11,871		44,428	1,407 AC.	

DENSITY TABULATIONS						
GROSS AREA TRACT	FLOOD PLAIN AREA	NET AREA TRACT	NUMBER DWELLING UNITS ALLOWED	FLOOD PLAIN ADJUSTMENT	TOTAL NO. DWELLING UNITS ALLOWED	DENSITY PER ACRE
15.633AC	0.193AC	15.440AC	33	0	33	1.75

GENERAL NOTES

- PROPERTY ZONED R-20 PER COMPREHENSIVE ZONING PLAN DATED AUGUST 2, 1985.
- GROSS AREA OF TRACT: 15.633 ACRES
- PROPOSED AREAS: LOTS = 12.223 AC.
ROADS = 1.668 AC.
OPEN SPACE = 1.579 AC.
FLOOD PLAIN = 0.193 AC.
- NUMBER PROPOSED LOTS PER LAND USE:
BUILDABLE LOTS = 27
OPEN SPACE LOTS = 4
- PROPOSED WATER AND SEWER SYSTEMS SHALL BE PUBLIC
- SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AT THE FINAL STAGE
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- ON FIRESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED AT THE JUNCTION OF THE FIRESTEM AND ROAD RIGHT-OF-WAY AND NOT ONTO THE FIRESTEM DRIVEWAY.
- COORDINATES SHOWN ARE BASED UPON THE MARYLAND STATE GRID SYSTEM AND HOWARD COUNTY POINT.
- SEE 5-87-86
- THIS PLAN IS SUBJECT TO THE PROVISIONS OF V.P. - BT-156, WHICH REQUESTED THE ALLOWANCE OF A CURVE-SAG STREET TO EXCEED THE 1200 FOOT LENGTH REQUIREMENT TO A MAXIMUM OF 1350 FEET. ON JULY 15, 1981, THE DIRECTOR OF THE OFFICE OF PLANNING & ZONING APPROVED THIS VARIANCE. HOWEVER, NEW ROAD ALIGNMENT HAS EFFECTIVELY NEGATED ANY EFFECT THIS VARIANCE HAS ON THE SUBJECT PROPERTY.
- DEED REFERENCE: 439/664
- TOTAL OPEN SPACE = 1,407 AC.
OPEN SPACE IN 100' FLOODPLAIN = 0.193 AC.
OPEN SPACE IN WETLANDS (EXCLUDING FLOODPLAIN) = 0.02 AC.
OPEN SPACE IN 2% SLOPES (EXCLUDING ABOVE EXCLUSIONS) = 0.
OPEN SPACE ON STEEP SLOPES (EXCLUDING ABOVE EXCLUSIONS) = 0.
RETAINING WALLS SHOWN ON THIS PLAN ARE NET AREAS UNLESS OTHERWISE NOTED
- ALL OPEN SPACE SHOWN HEREON TO BE DEDICATED TO HOWARD COUNTY MARYLAND

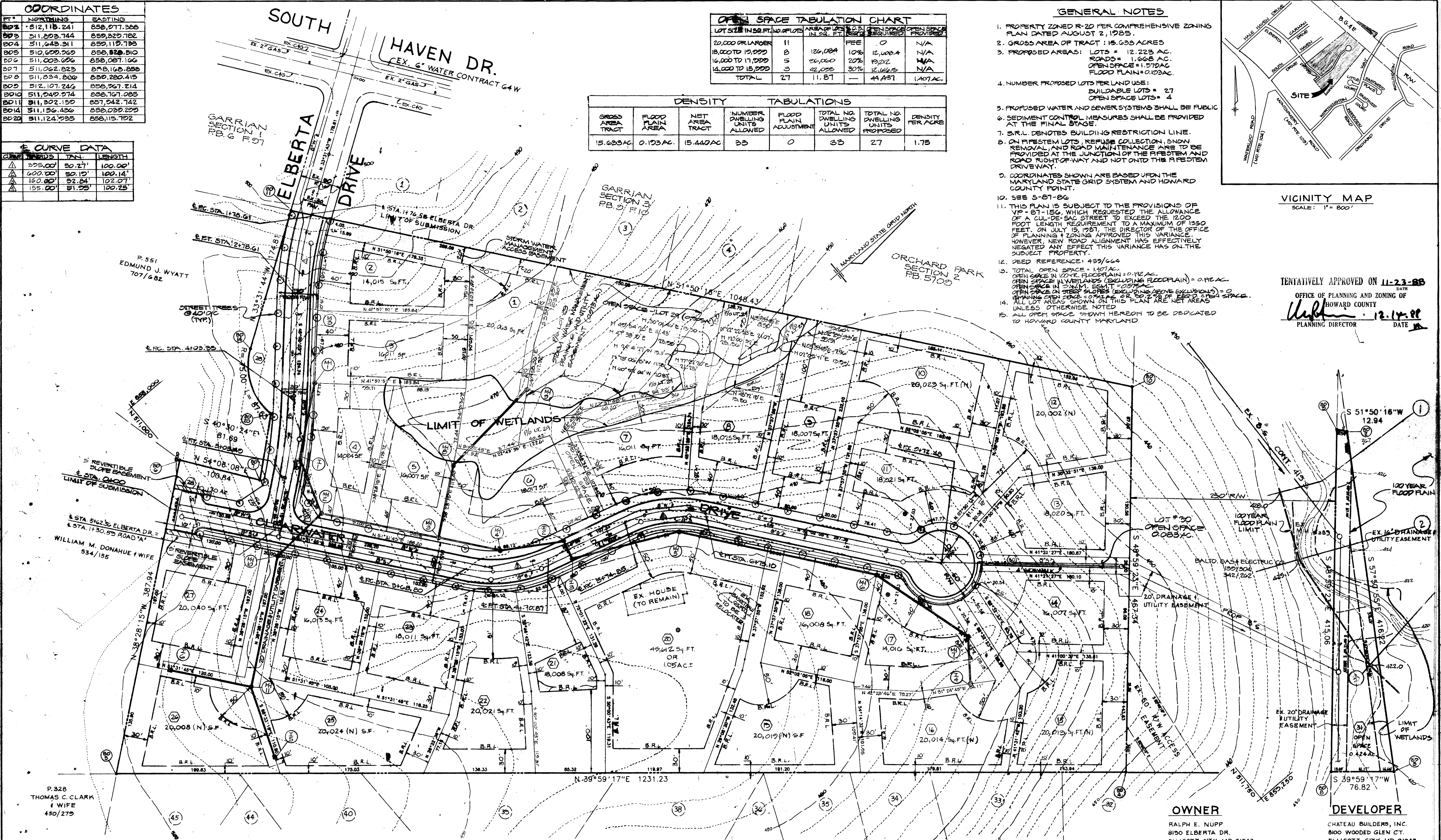


VICINITY MAP
SCALE: 1" = 800'

TENTATIVELY APPROVED ON **11-23-88**
DATE

OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY

William J. Wyatt 12.14.88
PLANNING DIRECTOR DATE



LOT AREA CHART				
LOT #	NET AREA SQ. FT.	AREA OF PIPE STEM SQ. FT.	AREA OF 100% FLOOD PLAIN SQ. FT.	GROSS AREA SQ. FT.
1	20,013	3,556	0	23,569
2	14,015	0	0	14,015
3	16,011	0	0	16,011
4	14,024	0	0	14,024
5	16,007	0	0	16,007
6	18,017	0	0	18,017
7	16,014	0	0	16,014
8	18,000	0	0	18,000
9	18,007	0	0	18,007

LOT AREA CHART				
LOT #	NET AREA SQ. FT.	AREA OF PIPE STEM SQ. FT.	AREA OF 100% FLOOD PLAIN SQ. FT.	GROSS AREA SQ. FT.
10	20,023	2,433	0	22,456
11	18,021	0	0	18,021
12	20,022	266	0	20,288
13	18,020	0	0	18,020
14	16,007	0	0	16,007
15	20,013	1,818	0	21,831
16	20,014	3,108	0	23,122
17	14,016	0	0	14,016
18	16,008	0	0	16,008

LOT AREA CHART				
LOT #	NET AREA SQ. FT.	AREA OF PIPE STEM SQ. FT.	AREA OF 100% FLOOD PLAIN SQ. FT.	GROSS AREA SQ. FT.
19	20,019	2,760	0	22,779
20	18,022	0	0	18,022
21	18,008	0	0	18,008
22	20,021	0	0	20,021
23	18,011	0	0	18,011
24	16,013	0	0	16,013
25	20,024	3,050	0	23,074
26	20,008	3,340	0	23,348
27	20,018	0	0	20,018

D.S. THALER ASSOC. INC.
11 WARREN ROAD
BALTIMORE, MD 21208
(301) 484-4100

Daniel L. Walsh
DANIEL L. WALSH P.E. #1721
DATE 4/6/88

D.S. THALER ASSOC. INC.
11 WARREN ROAD
BALTIMORE, MD 21208
(301) 484-4100

PRELIMINARY PLAN
NUPP PROPERTY

TAX MAP: 31 BLOCK: 8 PARCEL: 351
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

DATE: 6/2/88 SCALE: 1" = 50' DRAWN BY: PHM/JLC CHECKED BY: JTN SHEET NO: 1 OF 1