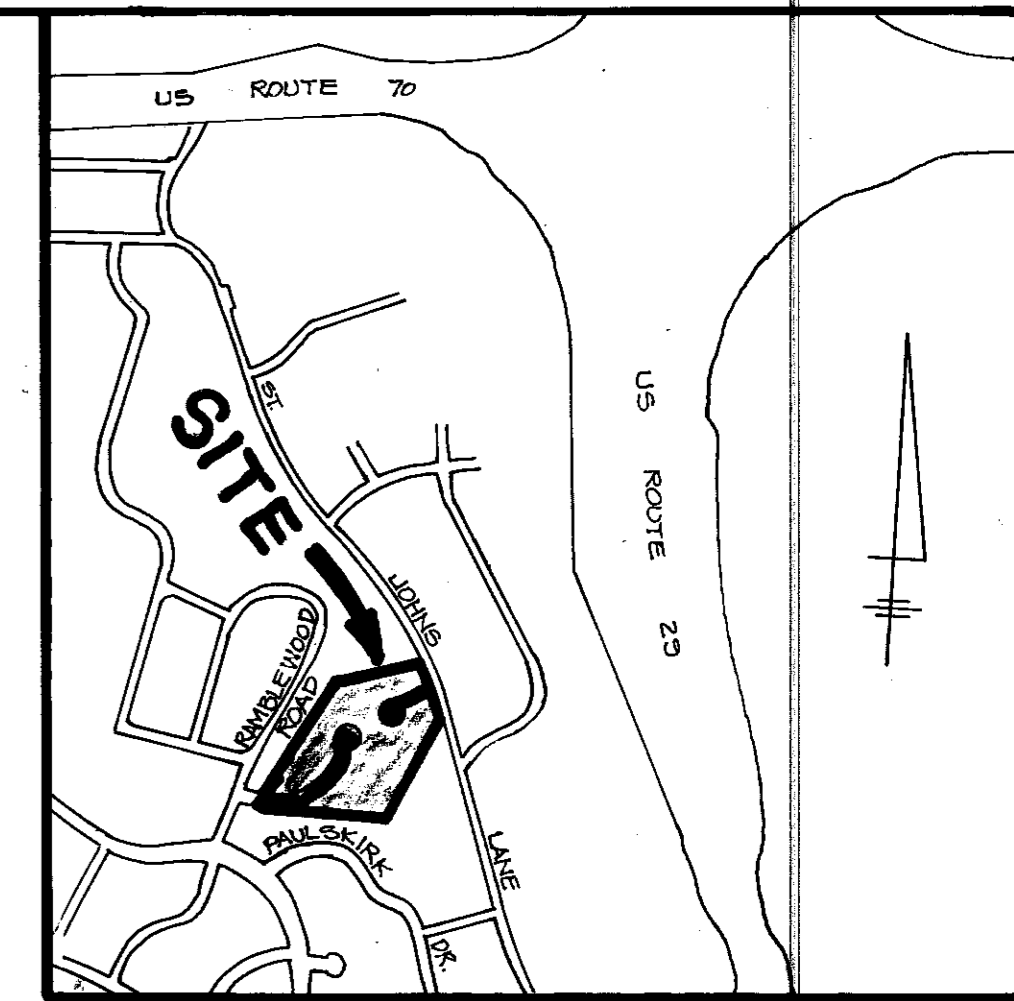
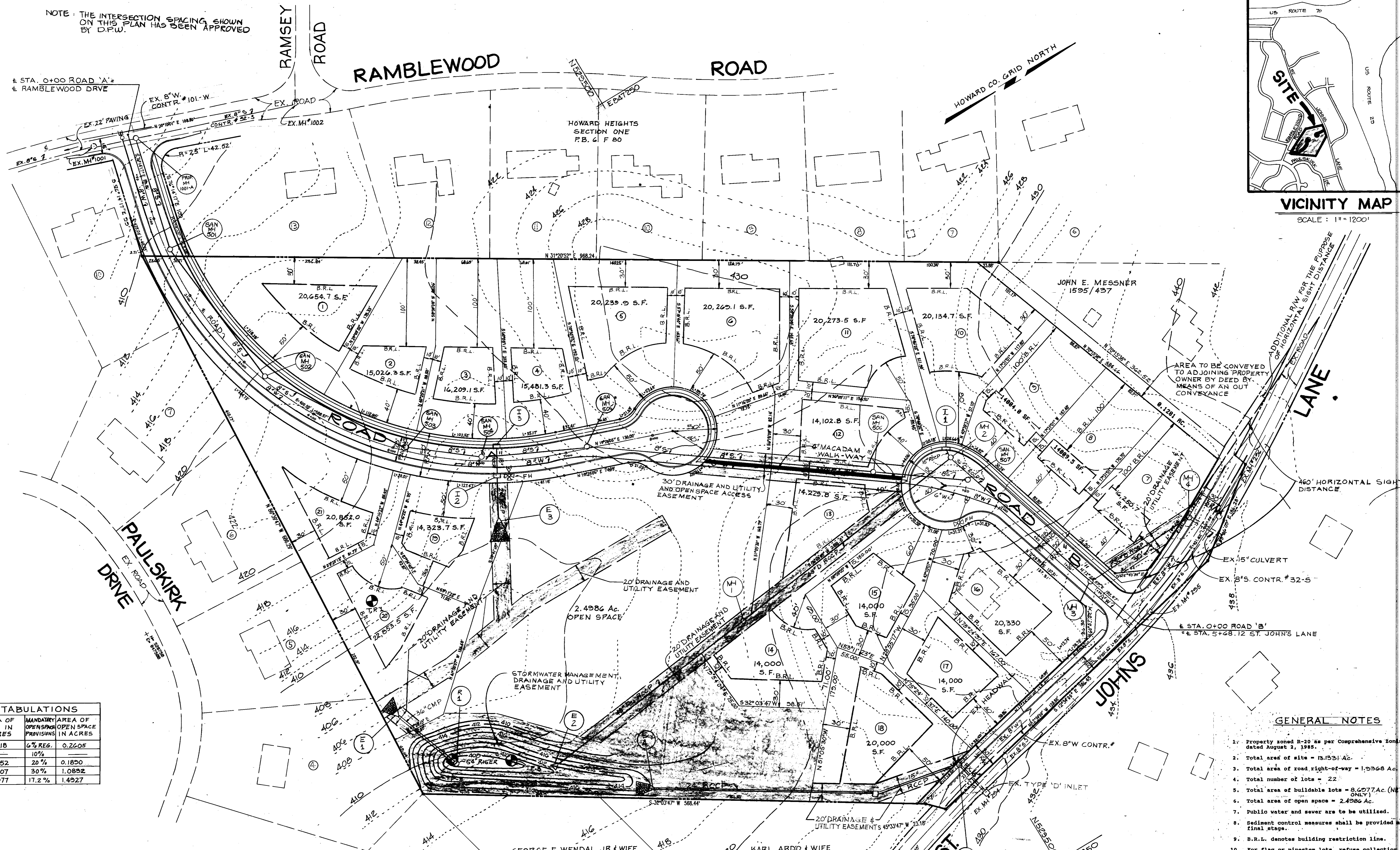


NOTE: THE INTERSECTION SPACING SHOWN ON THIS PLAN HAS BEEN APPROVED BY D.F.W.



VICINITY MAP

SCALE: 1" = 1200'



OPEN SPACE TABULATIONS				
LOT SIZE (Sq. Ft.)	NO. OF LOTS	AREA OF LOTS IN ACRES	MANDATORY OPEN SPACE PROVISIONS IN ACRES	AREA OF OPEN SPACE IN ACRES
20,000 OR LARGER	0	4.3418	6% REG.	0.2605
18,000 TO 19,999	—	—	10%	—
16,000 TO 17,999	2	0.7452	20%	0.1850
14,000 TO 15,999	11	3.6107	30%	1.0832
TOTALS	22	8.6277	17.2%	1.4927

GENERAL NOTES

- Property zoned R-20 as per Comprehensive Zoning Plan dated August 2, 1985.
- Total area of site = 13,131 Ac.
- Total area of road right-of-way = 1,5968 Ac.
- Total number of lots = 22
- Total area of buildable lots = 8,6277 Ac. (NET AREAS ONLY)
- Total area of open space = 2,4986 Ac.
- Public water and sewer are to be utilized.
- Sediment control measures shall be provided at the final stage.
- B.R.L. denotes building restriction line.
- For flag or pipelot lots, refuse collection, snow removal, and road maintenance to be provided at the junction of flag or pipelot and the road right-of-way and not onto the flag or pipelot driveway.
- All coordinates shown are based upon the Maryland State Grid System and Howard County point.
- See 8-87-90.
- ALL LOT AREAS SHOWN HEREON ARE NET AREAS AND DO NOT INCLUDE ANY PIPE SITE AREA.

TENTATIVELY APPROVED ON Dec 21 1987  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE 3.24.88

PRELIMINARY PLAN  
 MESSNER PROPERTY

FIRST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 TAX MAP 17 PARCEL 144

SCALE: 1" = 50' DATE: OCT. 1987  
 OP# FILE NOS.: 8-87-59

SECTION	DENSITY		TABULATIONS				
	GROSS AREA	FLOOD PLAIN STRIP SLOPED	NET AREA	DWELLING UNITS ALLOWED	FLOOD PLAIN ADJUSTMENT	TOTAL # OF DWELLING UNITS ALLOWED	DENSITY PER ACRE
N/A	13,133.1 Ac.		13,133.1 Ac.	28.6		28.6	2.2

OWNER  
 JOHN E. MESSNER, ET AL  
 5022 ST. JOHNS LANE  
 ELLICOTT CITY, MARYLAND 21043

DEVELOPER  
 CHATEAU BUILDERS, INC.  
 8100 WOODED GLEN CT.  
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CIVIL ENGINEERS • SITE PLANNERS  
 SURVEYORS  
**DST&A** Inc.  
 11 WAKEN REED • BALTIMORE, MARYLAND 21208 • (301) 484-4100

