

DENSITY TABULATION

1. GROSS AREA - SECTION 1	33.0 AC.
2. POND	3.2 AC.
3. FLOODPLAIN	2.6 AC.
TOTAL - INCLUDING 3.2 AC. FLOODPLAIN IN POND	5.8 AC.
4. STEEP SLOPES	0.4 AC.
5. NET AREA	26.8 AC.
6. NO. OF D.U. ALLOWED (BASED ON NET AREA)	53.6 D.U.
7. FLOODPLAIN LOT ADJUSTMENT (LOT ALLOWANCE)	3.3 AC. OR 6.6 D.U.
8. TOTAL NO. OF D.U. ALLOWED	60.2 D.U.
9. TOTAL NO. OF D.U. PROPOSED	50.0 D.U.
10. DENSITY PER ACRE	1.8
11. OPEN SPACE REQUIRED PROVIDED	6.5 AC. 41% OR 10.2 AC.

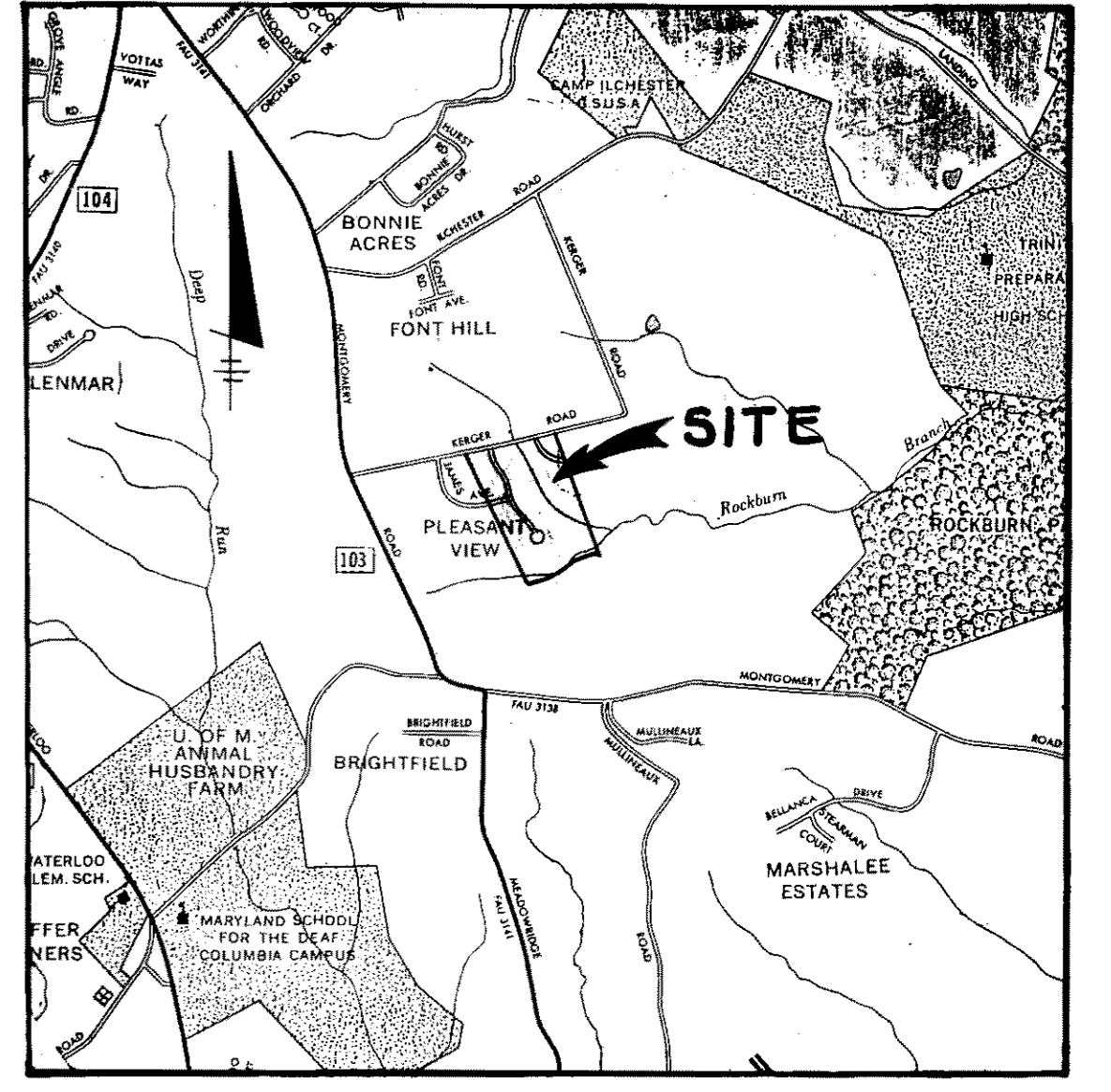
OPEN SPACE TABULATION

LOT SIZE	NO. OF LOTS	ACRES	REQUIRED OPEN SPACE	REQUIRED AREA OF OPEN SPACE
20,000 JR LARGER	4	2.00	6%	0.10 AC.
18,000 - 19,999	1	0.50	10%	0.10 AC.
16,000 - 17,999	1	1.10	20%	0.20 AC.
14,000 - 15,999	3	2.70	30%	0.80 AC.
Under 14,000	44	13.10	40%	5.30 AC.
TOTALS	50	19.40		6.50 AC.

OPEN SPACE REQUIRED = 6.5 ACRES
 DRY GROUND RECREATIONAL USE REQUIRED = 3.25 AC.
 ALLOWABLE FLOODPLAIN & STEEP SLOPES = 3.25 AC.
 STEEP SLOPES = 0.40 AC.
 ALLOWABLE FLOODPLAIN = 2.85 AC.
 FLOODPLAIN LOT ADJUSTMENT = 3.30 AC.
 ADDITIONAL FLOODPLAIN PROVIDED = 0.45 AC.

ADJUSTED OPEN SPACE REQUIRED = 6.5 + 0.45 = 7.0 AC.
 OPEN SPACE PROVIDED = 10.20 AC.
 TOTAL DRY GROUND OPEN SPACE PROVIDED 4.0 AC. = 57%

NOTE
 PRINCIPAL SPILLWAY AND EMERGENCY SPILLWAY SHALL BE ADJUSTED AS NECESSARY TO CONTROL POST DEVELOPMENT RUN OFF IN ACCORDANCE WITH HOWARD COUNTY STORMWATER MANAGEMENT REGULATIONS.



VICINITY MAP
 SCALE - 1" = 2000'

- GENERAL NOTES**
- WATER AND PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MADE FOR THIS DEVELOPMENT.
 - ROADWAYS SHALL BE DESIGNED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
 - STORMWATER MANAGEMENT AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS DEVELOPMENT.
 - STREET LIGHTS WILL BE DESIGNED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
 - ⊙ DENOTES APPROXIMATE STREET TREE LOCATION.
 - EXISTING ZONING: R-20
 - GROSS AREA OF TRACT: 33.00 AC.
 - AREA OF PROPOSED LOTS: 60 RESIDENTIAL 19.4 AC. 1 OPEN SPACE 10.2 AC.
 - AREA OF PROPOSED ROADS: 3.3 AC.
 - NUMBER OF LOTS: 60
 SOLIDABLE: 1
 OPEN SPACE: 1
 - LOT 56 FIELD COURT LINEAR PROFILE TO HAVE STD. 7" COMBINATION CURB AND GUTTER ONLY.
 - SLOPES 25% SHOWN
 - 100YR AND FLOODPLAIN TAKEN FROM HOWARD COUNTY MAPS OF ROCKBURN BRANCH FLOODPLAIN STUDY.

INITIALLY APPROVED ON 5-12-88
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR 5.31.88

FLAGSTEM TABULATION

LOT NO.	LOT AREA	PIPESTEM AREA	MINIMUM LOT AREA
15	24,400 #	2500 #	21,300 #
12	22,930 #	3000 #	19,930 #
16	18,760 #	2800 #	12,960 #
19	16,000 #	2500 #	13,040 #
20	16,160 #	3000 #	13,160 #
27	10,920 #	5600 #	13,920 #

NO.	DATE	REVISION

TRACY, SCHULTE & ASSOCIATES INC.
 planning • architecture • engineering
 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105



COORDINATE SCHEDULE

NO.	NORTH	EAST
1.	505582.64	860585.08
2.	504212.85	861662.21
3.	504157.37	861606.97
4.	504252.85	861904.84
5.	504495.36	862249.36
6.	504471.92	862440.62
7.	505830.81	862019.61
8.	505653.08	861315.70

OWNER ELEANOR E. NICHOLAI, ET AL 5377 KERGER ROAD ELLICOTT CITY, MARYLAND 21043	PROJECT FORMERLY NICOLAI PROP. STRAWBERRY FIELDS SECTION 1
DEVELOPER SECURITY DEVELOPMENT CORP. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21043	LOCATION TAX MAP NO 31 PARCEL NO. 223 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE PRELIMINARY PLAN	DATE APRIL 22, 1988 MAY 24, 1988
DES. RJW DRN. SAB	PROJECT NO. 0045
SCALE 1" = 100'	DRAWING 1 OF 1