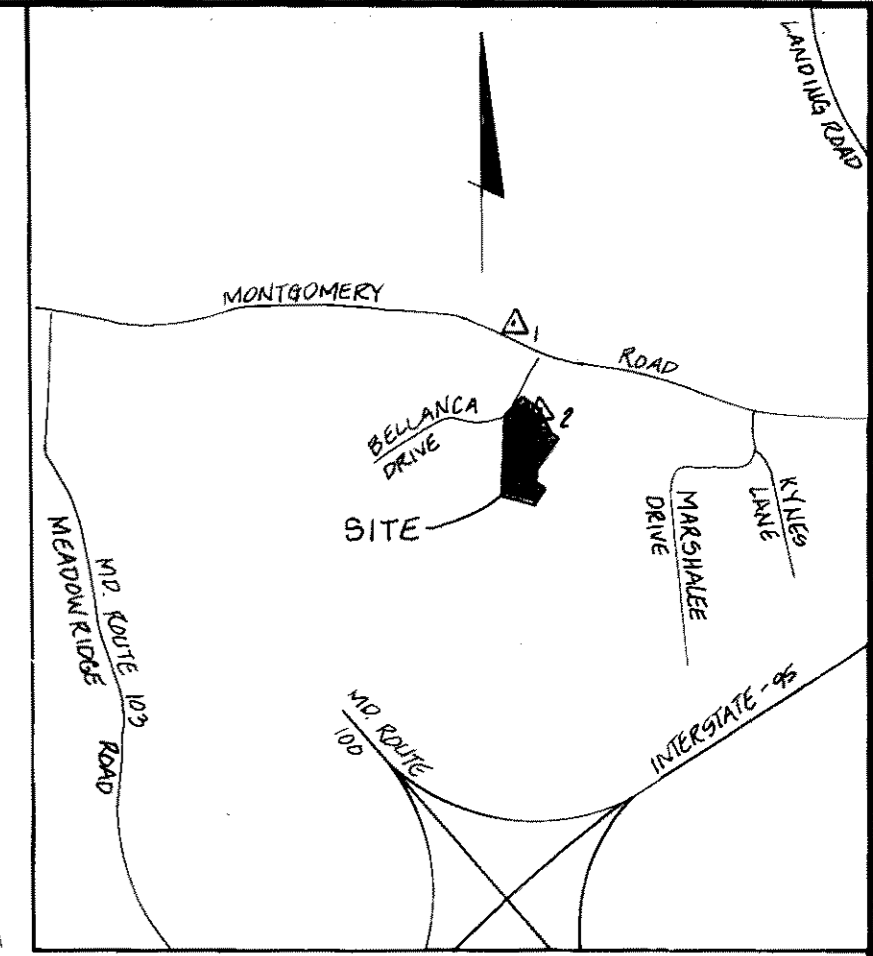


NO	NORTH	EAST
1	502,065.007	866,891.450
2	501,254.567	866,782.791
3	501,201.840	866,588.949
4	501,046.792	866,298.842
5	502,247.475	866,279.084
6	502,219.115	866,479.211
7	501,078.951	866,792.244
8	501,891.895	866,801.876
9	501,820.892	866,950.352
10	501,920.456	866,883.135



**VICINITY MAP**  
SCALE: 1" = 200'

△ HOWARD COUNTY CONTROL MON. 2045002 EL. 370.908  
△ HOWARD COUNTY CONTROL MON. 2646003 EL. 344.186



**GENERAL NOTES**

- EXISTING ZONING: R-20 (RESIDENTIAL - SINGLE)
- GROSS AREA OF TRACT: 147.5 AC.
- AREA OF PROPOSED LOTS: 6.81 AC.
- AREA OF PROPOSED ROADS: 1.25 AC.
- AREA OF PROPOSED OPEN SPACE: 1.31 AC.
- NUMBER OF PROPOSED LOTS: 22
  - A. BUILDABLE LOTS: 20
  - B. OPEN SPACE LOTS: 2
- VEED REFERENCE: LIBER 214, FOLIO 346 & LIBER 1504, FOLIO 159
- PARCEL 85 IS RECORDED AS PLAT 6326 LOT 4 BERTLING PROPERTY.
- LIGHTING TO BE PROVIDED IN ACCORDANCE WITH SECTION 16.150 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PUBLIC WATER AND PUBLIC SEWERAGE ARE TO BE UTILIZED.
- STREET TREES TO BE PROVIDED 40' O/C IN ACCORDANCE WITH SECTION 16.191 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED ON FINAL CONSTRUCTION PLANS.
- FOR SCHEMATIC GRADING, SEE SHEET 100P 2. (SUPPLEMENTAL DATA)
- B.R.L. - DENOTES BUILDING RESTRICTION LINE.
- BOUNDARY AND TOPG SHOEN HEREIN TO FIELD DATA.

**TENTATIVELY APPROVED ON 6-23-88**  
DATE  
OFFICE OF PLANNING AND ZONING OF  
**HOWARD COUNTY**  
*U.R.A.*  
PLANNING DIRECTOR  
10.5.88  
DATE

**DENSITY TABULATION**

GROSS AREA	10.75 AC.
FLOOD PLAIN - STEEP SLOPES (NO FLOOD PLAIN)	0.31 AC.
NET AREA	10.44 AC.
NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	22.198
FLOOD PLAIN LOT ADJUSTMENT / LOT ALLOWANCE	0
TOTAL NO. OF DWELLING UNITS ALLOWED	22
TOTAL NO. OF DWELLING UNITS PROPOSED	22
DENSITY PER ACRE	1.99

**OPEN SPACE TABULATION**

LOT # (E.C.)	NO. OF LOTS	AREA OF LOTS	PERCENTAGE	AREA OF O.C.P.
20,000 - 19,999	5	9.00 AC.	6%	0.04 AC.
18,000 - 17,999	1	0.82 AC.	10%	0.30 AC.
16,000 - 15,999	4	1.32 AC.	20%	0.91 AC.
14,000 - 13,999	10	2.35 AC.	30%	2.91 AC.
TOTAL	20	13.30 AC.		4.16 AC.

\* A FEE WILL BE PAID IN LIEU OF OPEN SPACE AS DIRECTED BY HO. CO. DEPT. OF RECREATION & PARKS.

**MINIMUM LOT SIZE CHART**

LOT NO.	TOTAL LOT AREA	PIPE STEM	STEEP SLOPES	NET AREA
1	20,225 SF	N/A	19% SF	20,031 SF
5	22,575 SF	2340 SF	N/A	20,235 SF
22	48,090 SF	3600 SF	3108 SF	41,882 SF

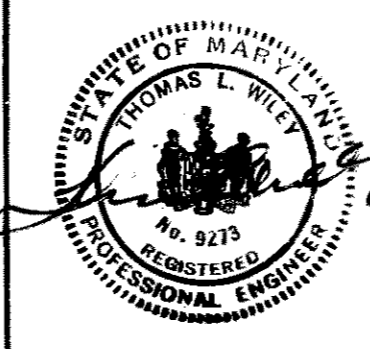
NOTE: THERE ARE NO FLOOD PLAIN AREAS ON SITE. ONLY LOT 2 WILL BE AFFECTED BY STEEP SLOPES.

**PLAN**  
SCALE: 1" = 50'

**REVISIONS**

DESIGNED	DATE	BY	DESCRIPTION
K.M.C.	8-20-88		
DATE	01/11/88	DP/KC	REVISIONS PER HO. CO. COMMENTS DATED 6/27/88
DRAWN	5-10-88	DP/KC	REVISIONS PER HO. CO. COMMENTS DATED 8/11/88
DATE	01/22/88	DP/KC	REVISIONS PER HO. CO. COMMENTS DATED 9/22/88
CHECKED	9/22/88	DP/KC	
DATE			
APPROVED	T.L.W.		
DATE			

**Dewberry & Davis**  
ENGINEERS - ARCHITECTS - PLANNERS - SURVEYORS  
3300 N. RIDGE ROAD, SUITE 100  
ELLICOTT CITY, MD. 21043  
(301) 461-7478



**OWNERS:**  
BELLANCA CORP.  
COMMERCE CENTER PLAZA  
SUITE 215  
1717 REISTERSTOWN RD.  
BALTIMORE, MD. 21208

JOSEPH F. WHEELER  
6208 MONTGOMERY RD.  
ELK RIDGE, MD. 21827

**DEVELOPER:**  
G.R. DEVELOPMENT CORP.  
COMMERCE CENTER PLAZA  
SUITE 215  
1717 REISTERSTOWN RD.  
BALTIMORE, MD. 21208

**BERTLING PROPERTY**  
PRELIMINARY PLAN  
FIRST ELECTION DISTRICT HOWARD COUNTY, MD.  
TAX MAP # 37 PARCEL 85 & 501  
JUNE - 1988

PREVIOUS SUBMITTALS: F-85-109, F-88-60  
SCALE: 1" = 50'  
FILE NO. SHEET