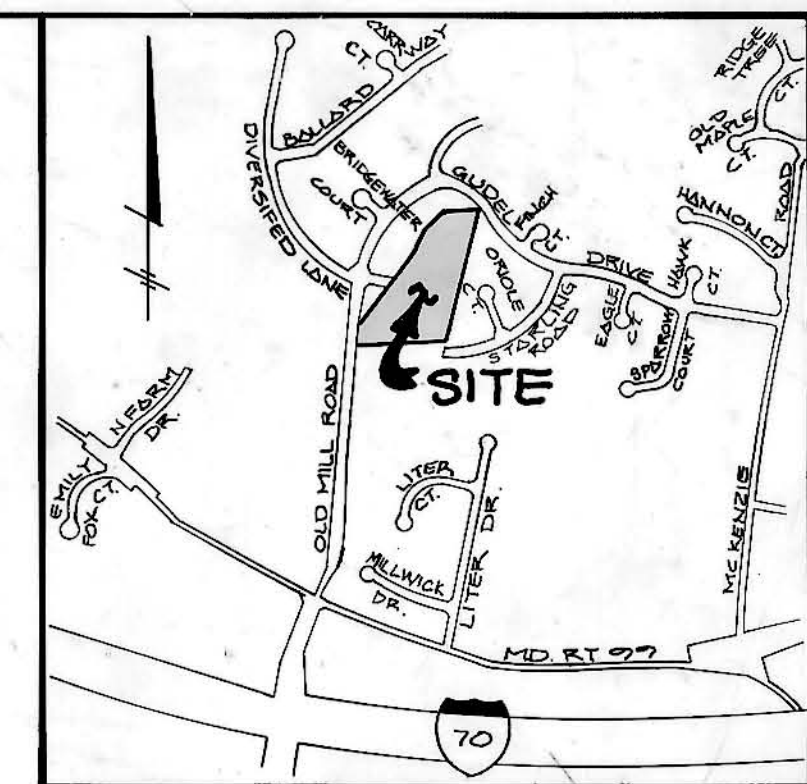


POINT	NORTH	EAST
376	535882.6605	04040.2035
500	535840.4045	04146.2651
521	535732.5411	04152.0022
582	535772.1232	041435.2555
583	535422.3542	041304.2472
765	53565.0777	041139.1426
882	535113.7300	041131.2053
15	535170.72	041732.80



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

1. PROPERTY ZONED R-20.
2. GROSS AREA OF TRACT: 6.770 Ac±
3. NET AREA OF TRACT: 4.80 Ac±
4. NUMBER OF PROPOSED BUILDABLE LOTS: 11
5. AREA OF PROPOSED BUILDABLE LOTS: 3.77 Ac±
6. NUMBER OF OPEN SPACE LOTS: 1
7. AREA OF OPEN SPACE REQUIRED: 2.037 Ac±
8. AREA OF OPEN SPACE PROVIDED: 2.317 Ac±
9. AREA OF USE IN COMMON ACCESS AREAS: 0.290 Ac±
10. PUBLIC WATER AND SEWER TO BE UTILIZED.
11. ~~XXXXXX~~ DENOTES SLOPES OF 2% OR GREATER.
12. ~~XXXXXX~~ DENOTES 15% - 25% SLOPES
13. ~~XXXXXX~~ DENOTES WETLANDS
14. TOPOGRAPHIC SURVEY BY FISHER COLLINS & CARTER INC. MARCH 1971.
15. SOILS MAP NUMBER (S)
16. PUBLIC ROAD R/W: 0.234 Ac±
17. SKETCH PLAN 5-71-12

FLAG/PIPESTEM LOT	AREA TABULATION		
LOT NO	TOTAL LOT AREA	PIPESTEM AREA	NET AREA
1	14,400 #	2,200 #	14,200 #
2	14,550 #	2,100 #	14,450 #
3	14,000 #		14,000 #
4	14,000 #		14,000 #
5	14,675 #		14,675 #
6	14,100 #	1,600 #	14,500 #
7	13,175 #		13,175 #
8	14,300 #		14,300 #
9	14,700 #		14,700 #
10	15,300 #		15,300 #
11	17,700 #		17,700 #

OPEN SPACE COMPUTATIONS
 MANDATORY OPEN SPACE REQUIRED: $6.770 \times 30\% = 2.037 \text{ Ac} \pm$
 OPEN SPACE PROVIDED: 2.317 Ac±
 TOTAL AREA OF WETLANDS IN OPEN SPACE: 0.610 Ac±
 TOTAL AREA OF STEEP SLOPES IN OPEN SPACE: 0.100 Ac±
 AREA OF SWIM POND: 0.150 Ac±
 TOTAL: 0.720 Ac±
 DRY USABLE OPEN SPACE REQUIRED: $2.037 - 0.720 = 1.317 \text{ Ac} \pm$
 DRY USABLE OPEN SPACE PROVIDED: 2.317 - 0.720 = 1.597 > 1.02

PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 SUITE 100, 9171 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 TELEPHONE: (301)461-2855

OWNER AND DEVELOPER
 GODFREY GARVEY
 2718 CENTER DRIVE
 ELLICOTT CITY MD 21043



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Jerry S. Smith 10/13/91
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
 MARY OAKS
 2ND ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 TAX MAP #17 PARCEL 31
 SCALE: AS SHOWN
 DATE: JUNE 18, 1991
 SHEET 1 OF 1