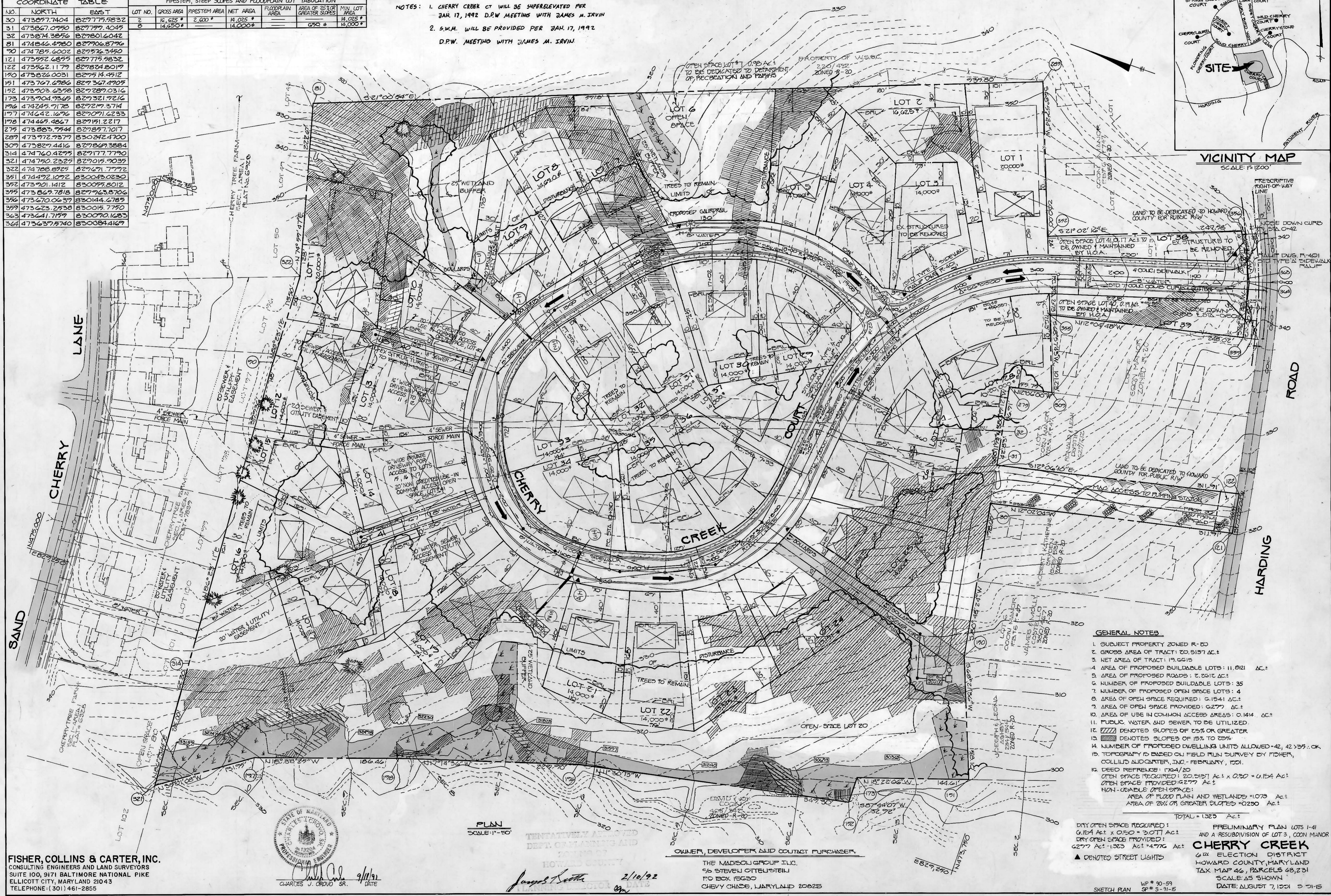
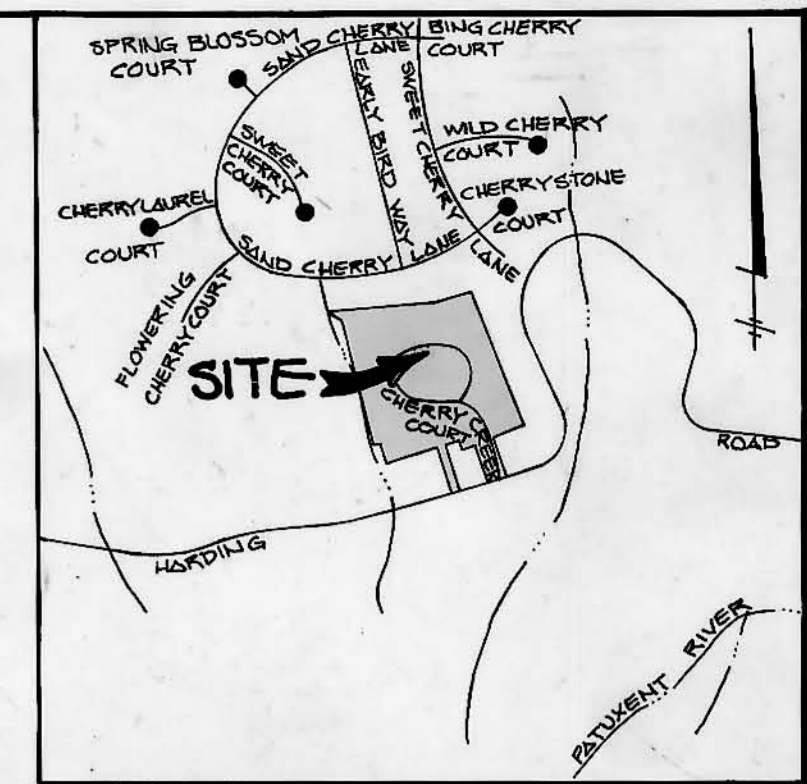


COORDINATE TABLE		PIPESTEM, STEEP SLOPES AND FLOODPLAIN LOT TABULATION								
N.O.		NORTH	EAST	LOT NO.	GROSS AREA	PIPESTEM AREA	NET AREA	FLOODPLAIN AREA	AREA OF 25% OR GREATER SLOPES	MIN. LOT AREA
30	473877.7404	827777.5832		2	16,025 *	2,000 *	14,025 *		690 #	14,000 *
31	473867.0780	827777.4047								
32	473874.3876	827801.6042								
81	474846.4780	827706.8776								
70	474787.6002	827776.3490								
121	473592.6895	827775.9832								
122	473562.1179	827824.8019								
170	473826.0031	827754.4512								
151	473727.6786	827367.4707								
152	473703.6358	827287.0316								
173	473704.7349	827321.7216								
176	474245.7178	827217.3714								
177	474242.1676	827071.6283								
178	474469.4867	827191.2217								
279	473885.7944	827857.7017								
287	473712.7579	830242.4700								
307	473827.4416	827869.3884								
314	474760.4275	827177.7790								
321	474750.2329	827015.7039								
322	474788.8725	827671.7772								
351	474472.1072	830045.0230								
352	473701.1412	830095.8012								
355	473869.7818	827765.8706								
356	473670.0657	830144.6789								
359	473625.2558	830015.7790								
363	473641.7159	830070.1683								
364	473637.5740	830084.4169								

NOTES: 1. CHERRY CREEK CT WILL BE SUPERELEVATED PER JAN. 17, 1992 D.P.W. MEETING WITH JAMES M. IRVIN  
 2. S.W.M. WILL BE PROVIDED PER JAN. 17, 1992 D.P.W. MEETING WITH JAMES M. IRVIN



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20
  - GROSS AREA OF TRACT: 20.5187 AC.±
  - NET AREA OF TRACT: 19.6615 AC.±
  - AREA OF PROPOSED BUILDABLE LOTS: 11.8121 AC.±
  - AREA OF PROPOSED ROADS: 2.2312 AC.±
  - NUMBER OF PROPOSED BUILDABLE LOTS: 35
  - NUMBER OF PROPOSED OPEN SPACE LOTS: 4
  - AREA OF OPEN SPACE REQUIRED: 6.1541 AC.±
  - AREA OF OPEN SPACE PROVIDED: 6.2777 AC.±
  - AREA OF USE IN COMMON ACCESS AREAS: 0.1444 AC.±
  - PUBLIC WATER AND SEWER TO BE UTILIZED
  - ███ DENOTES SLOPES OF 25% OR GREATER
  - ███ DENOTES SLOPES OF 15% TO 25%
  - NUMBER OF PROPOSED DWELLING UNITS ALLOWED - 42, 42 @ 35% C.K.
  - TOPOGRAPHY IS BASED ON FIELD RUN SURVEY BY FISHER, COLLINS & CARTER, INC. - FEBRUARY, 1991.
  - DEED REFERENCE: 1764/20  
 OPEN SPACE REQUIRED: 20.5187 AC.± x 0.30 = 6.1541 AC.±  
 OPEN SPACE PROVIDED: 6.2777 AC.±  
 NON-BUILDABLE OPEN SPACE: 0.1235 AC.±

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



CHARLES J. ORLOV, SR. 9/1/92  
 DATE

PLAN  
 SCALE: 1" = 50'

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 COMMUNITY DEVELOPMENT  
 HOWARD COUNTY

James R. Kottler 2/10/92

OWNER, DEVELOPER AND CONTACT PURCHASER:  
 THE MADISON GROUP, INC.  
 56 STEVEN GIBBS STREET  
 P.O. BOX 15630  
 CHEVY CHASE, MARYLAND 20825

DRY OPEN SPACE REQUIRED:  
 6.1541 AC.± x 0.50 = 3.0771 AC.±  
 DRY OPEN SPACE PROVIDED:  
 6.2777 AC.± - 1.3235 AC.± = 4.9542 AC.±

PRELIMINARY PLAN LOTS 1-41  
 AND A RESUBDIVISION OF LOT 3, COON MANOR  
**CHERRY CREEK**  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 TAX MAP 46, PARCELS 68,231  
 SCALE: AS SHOWN  
 DATE: AUGUST 7, 1991 5:15 PM

▲ DENOTES STREET LIGHTS

SKETCH PLAN WP # 90-59  
 SP # 5-91-15