

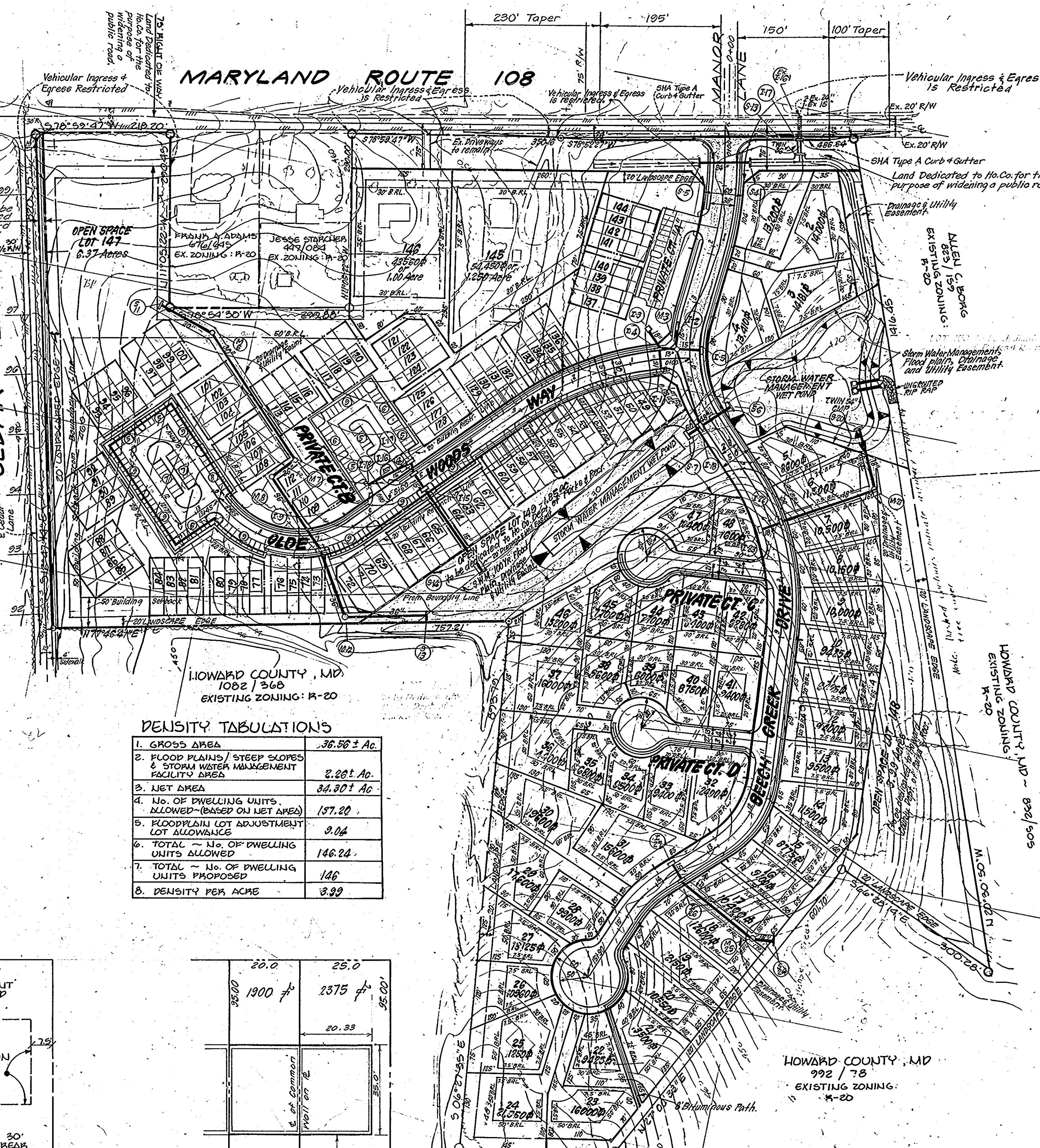
GENERAL NOTES

- Existing Zoning - RSC
- Plans subject to 8-84-16, P&A 20, VP 25-23 & VP 85-102
- Areas: Lot Area = 19.41± Acres
 Open Space (Including S.W.M.) = 12.24 Ac. ±
 Public R/W Areas = 4.91 Ac. ±
 Flood Plain & Storm Water Management = 2.26 Ac. ±
- Total Area of Tract = 36.5627 AC.
- Total Number of Lots:
 Single Family Lots = 48
 Single Family Attached Lots = 96
 Existing Lots = 2
 Open Space Lots = 6
 Total = 149
- Sediment Control shown at Final
- Soils: Previously submitted; See Plan 5-84-16
- Deed References: P. 31-232/201, P. 66-280/401, P. 133-460/776, P. 134-460/774
- All single family detached dwelling units shall conform to the minimum requirements as stated in section 108 of the Comprehensive Zoning Plan of 1977.
- Open Space Required = 7.313 Ac.
- Ex. houses on Lots 145 & 146 to remain.
- A minimum of 2 parking spaces per unit to be provided (Lots 49-60 and 129-136 1/4 have garages).
- * ANY FURTHER SUBDIVISION OF EITHER LOTS 145 OR 146 WILL REQUIRE THE PROVISION OF A PUBLIC CUL-DE-SAC STREET SERVING BOTH LOTS PER VP-85-102.

TENTATIVELY APPROVED ON March 6, 1985

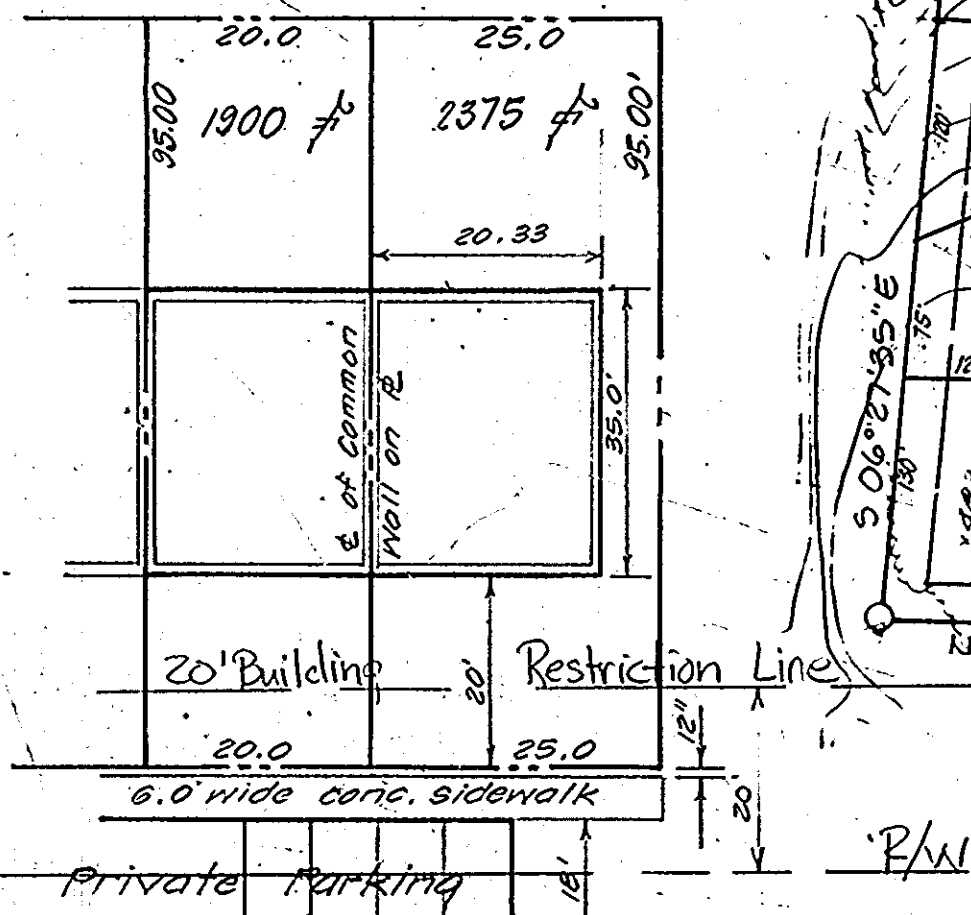
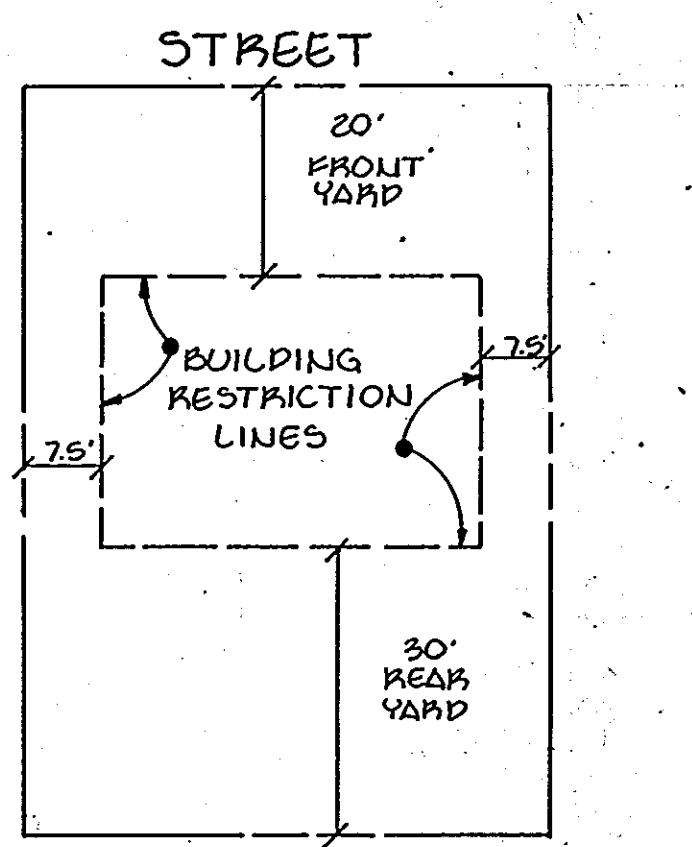
OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

John M. ...
 CHIEF, DIVISION OF LAND DEVELOPMENT & RECORDS ADMINISTRATION



DENSITY TABULATIONS

1. GROSS AREA	36.56 ± Ac.
2. FLOOD PLAINS / STEEP SLOPES & STORM WATER MANAGEMENT FACILITY AREA	2.26 ± Ac.
3. NET AREA	34.20 ± Ac.
4. No. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	137.20
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	0.04
6. TOTAL ~ No. OF DWELLING UNITS ALLOWED	146.24
7. TOTAL ~ No. OF DWELLING UNITS PROPOSED	146
8. DENSITY PER ACRE	3.99



HOWARD COUNTY, MD
 992 / 78
 EXISTING ZONING: R-20

PLAN
 SCALE: 1" = 100'



Revisions by Clark, Finerock & Sackett

Design MARK	SKETCH PLAN Tax Map 29, Parcels - 31, 66, 133 & 134	Scale 1" = 100'
Draw LARRY	BEECH CREEK Fifth Election District Howard County, Maryland	Sheet 1 of 1
Check ROD	For: BEECH CREEK ASSOCIATES P.O. Box 919 COLUMBIA, MARYLAND 21044	Job No. 00033
Date SEPT, 1984		File No. 33-03-111
EVANS, HAGAN & HOLDEFER, INC.		
DATE	REVISION	BY
ENGINEERS, LAND PLANNERS & SURVEYORS 1052 WEST STREET / LAUREL, MD 20707 (301) 725-0665		
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
Drwg. No.	539 POPLAR STREET / CAMBRIDGE, MD 21613 (301) 228-3350 111 JOHN STREET / WESTMINSTER, MD 21157 (301) 948-1790 8013 BELAIR ROAD / BALTIMORE, MD 21234 (301) 668-1501 <i>Roderph May</i> DATE 09-84 SCALE 1" = 100'	