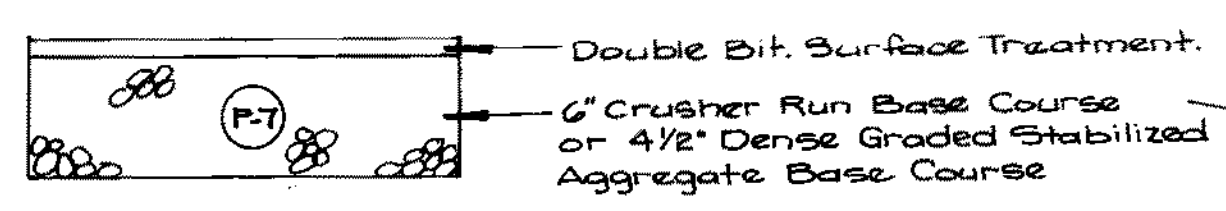
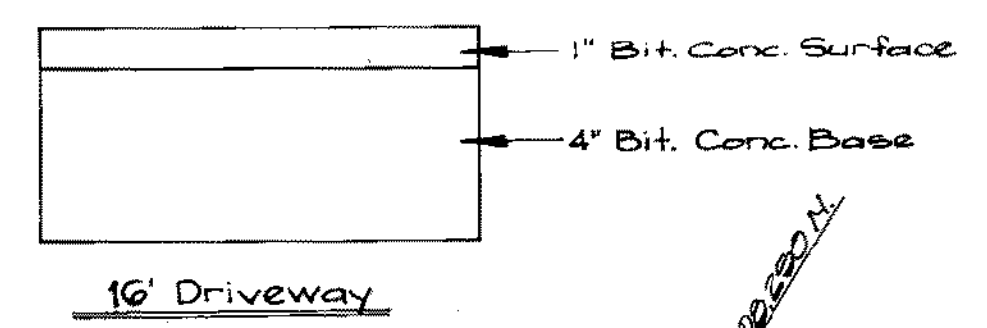


Typical Widening Section Along Owen Brown Road
No Scale

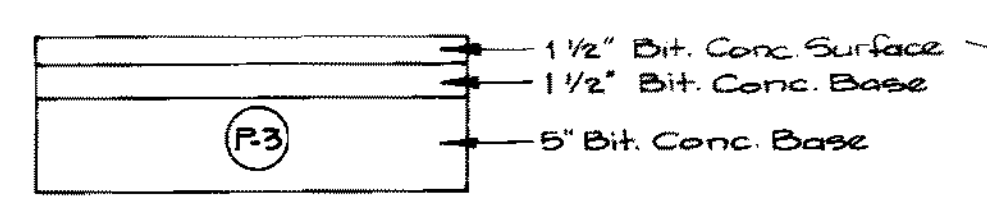
Note A: When Existing Travel Lane is Less Than The Required 12' Lane, Contractor Shall Remove Enough of the Existing Road Bed to Provide a Minimum Base Widening of 4'.
Note B: The Surface Overlay Shall Be Carried to the E. of the Road and Notched and Sealed.



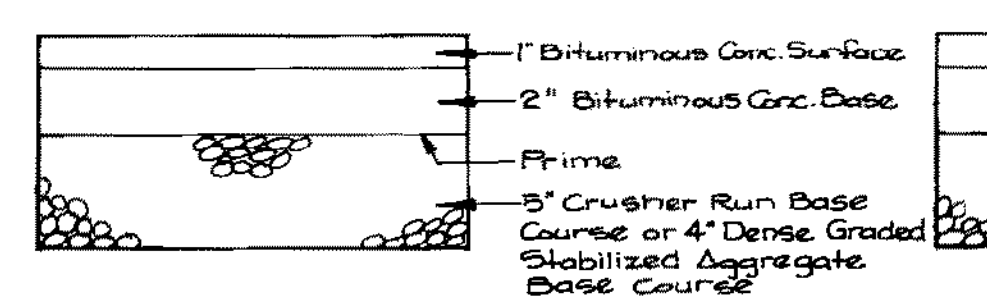
Paving Section P-7
No Scale



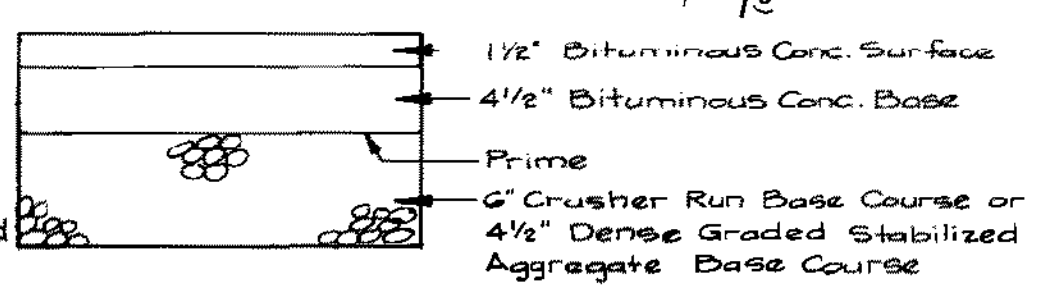
Paving Section P-1
No Scale



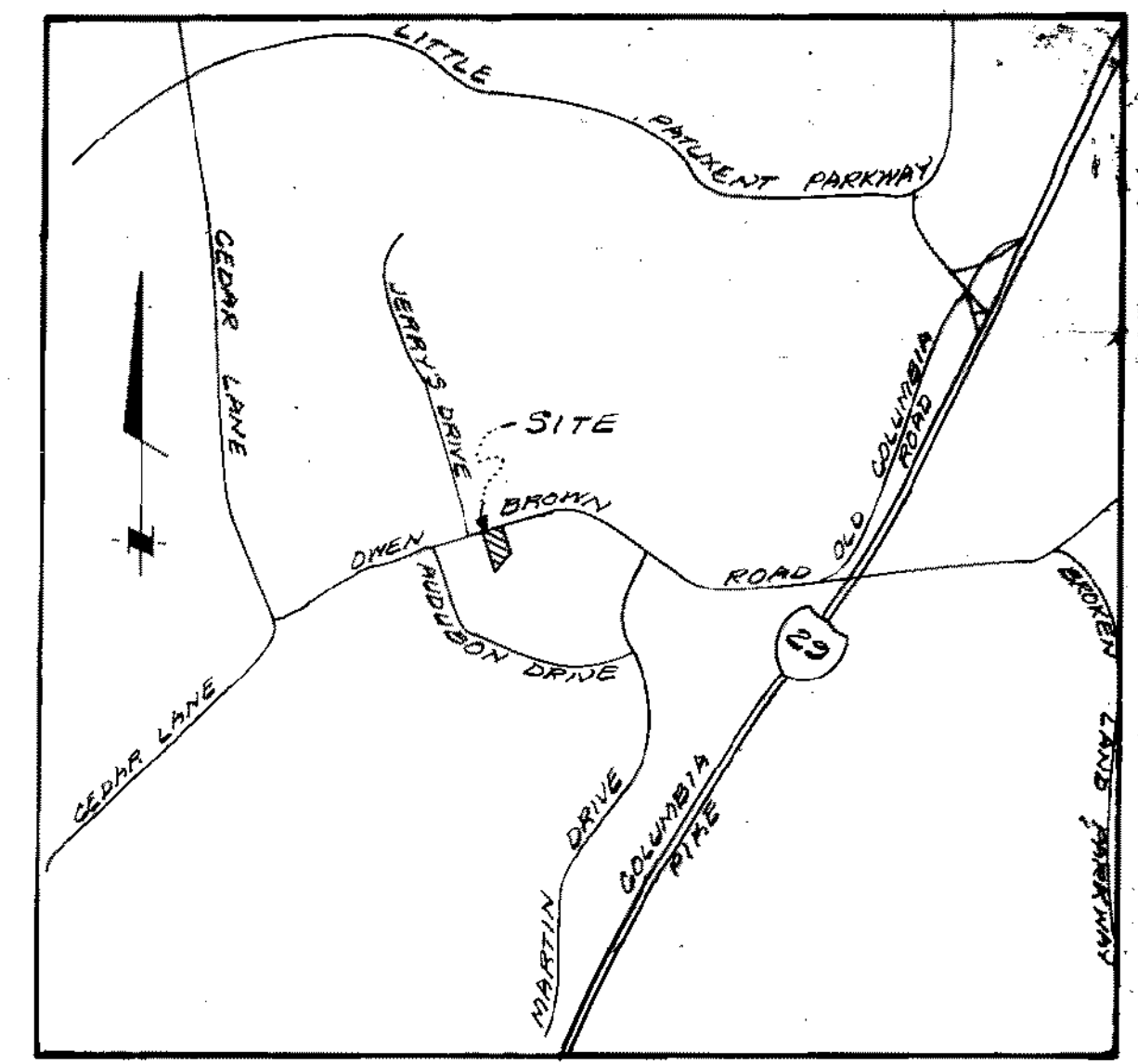
Paving Section P-3
No Scale



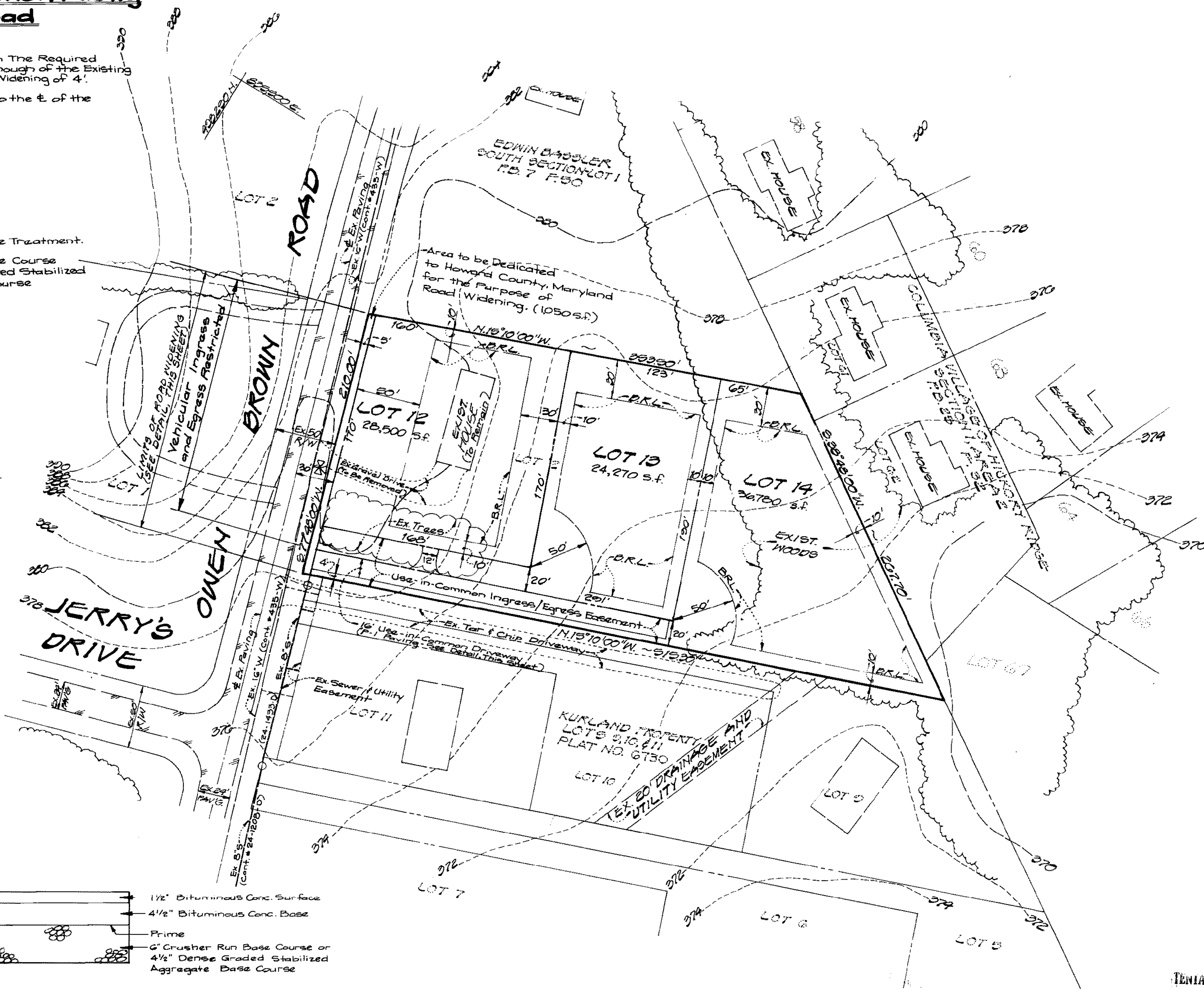
Alternate Paving Section P-1
No Scale



Alternate Paving Section P-3
No Scale



VICINITY MAP
SCALE: 1"=2000'



General Notes

- Existing Zoning: R-20
- Gross area of tract: 90,600 sq. ft.
- Area of dedication for road widening: 1,050 sq. ft.
- Lot area: 89,550 sq. ft.
- No. buildable lots proposed: 3
The existing house is to remain, on Lot 12.
- For Department of Recreation and Parks, the fee shall be paid for Lot 13 and Lot 14 in lieu of providing open space.
- All slopes are less than 15%.
- There are no wetlands or floodplains on this site.
- Municipal water and sewer are to be utilized.
- Street trees are to be provided along Owen Brown Road in accordance with the Subdivision Regulations and the Design Manual.
- Owen Brown Road is to be widened in accordance with detail on this sheet. This is compatible with the widening on the adjacent property to the west.
- Erosion and Erosion Control Plans are to be included with Final Plans and Site Development Plans.
- Stormwater from impervious areas is to be managed on each lot with infiltration.
- In accordance with WP-89-44, which was granted on Nov. 2, 1988, direct access onto Owen Brown Road will be allowed and all lots are to be served from the common driveway. In addition, the waiver permits the pipestem configuration shown hereon. All conditions in Nov. 22 letter will be met.
- ON NOVEMBER 27, 1989, NP-89-43 WAS GRANTED WHICH WAIVES THE NECESSITY OF A PRELIMINARY PLAN SUBMISSION AND WHICH EFFECTIVELY EXTENDS THE LIFE OF NP-89-44.

Density Tabulation

Gross Area: 90,600 sq. ft.
Floodplain/Slope/Wetland Area: None
Net Area: 90,600 sq. ft.
No. lots allowed: 4
No. lots proposed: 3
Gross Density: 1.44 Lots/Ac.
Open Space required (6X) = 5,436 sq. ft.
Open Space provided (See note #6) = None



PREPARED FOR:
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
DATE: 1/19/90
PLANNING DIRECTOR

Lot No.	Gross Area (sq. ft.)	Pipestem Area (sq. ft.)	Minimum Lot Area (sq. ft.)
3	24,270	3,360	20,910
4	36,780	5,820	30,960

GLW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
TELEPHONE: (301) 421-4024

DATE	REVISION	BY	APPR.

PREPARED FOR:
SUZANNE WARREN
10459 OWEN BROWN ROAD
COLUMBIA, MD 21045
PHONE 876-0400

Sketch Plan
Warren Property
A Resubdivision of Lot 2 - Edwin Bassler Property
Howard County, Maryland
3th Election District

SCALE	ZONING	G.L.W. FILE NO.
1" = 50'	R-20	89-056
DATE	TAX MAP No.	SHEET
JAN, 1990	35 Feb. 206	1 of 1