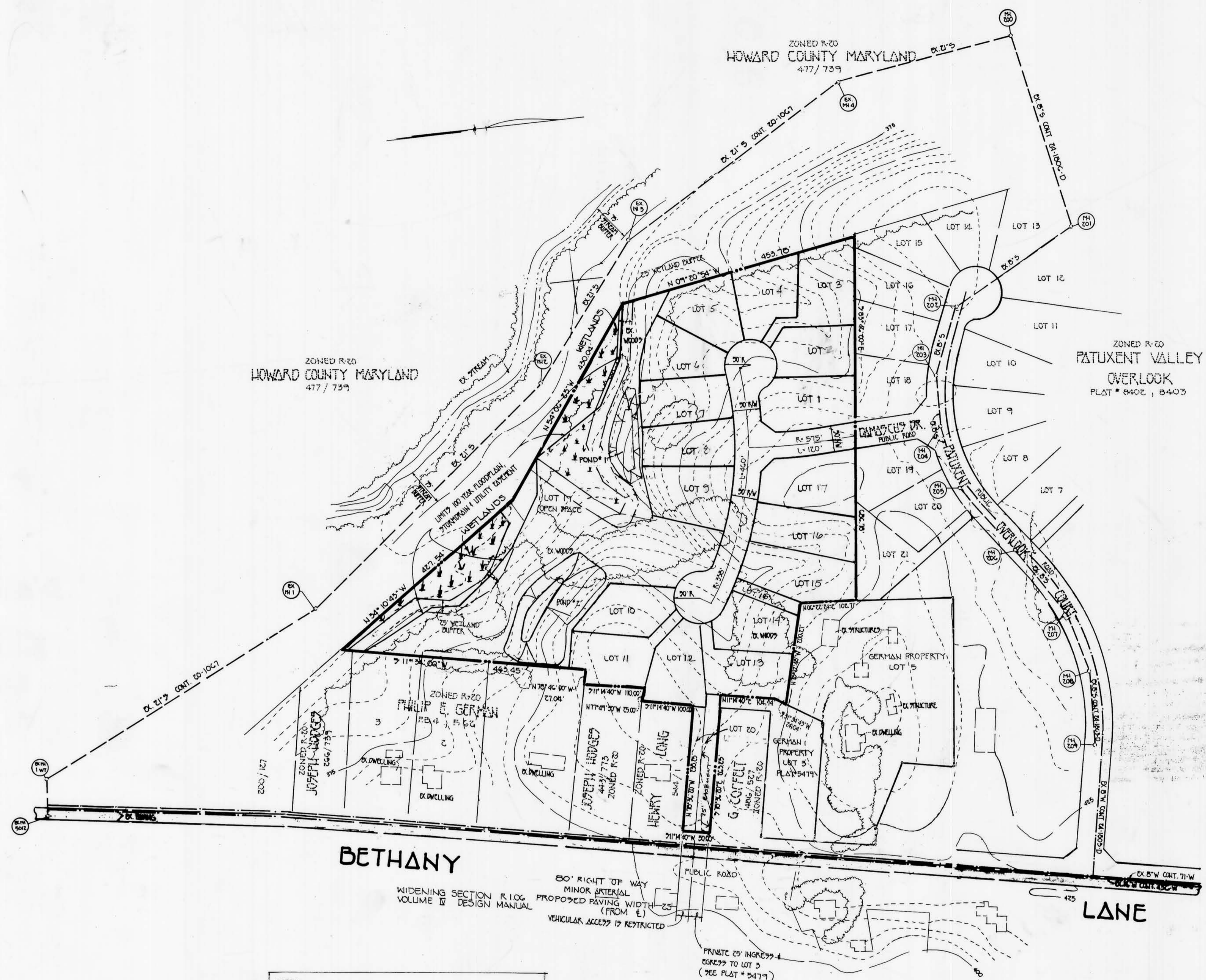


VICINITY MAP
SCALE: 1"=1200'



- GENERAL NOTES**
- EXISTING ZONING: R-20
 - GROSS AREA OF TRACT: 11.594 AC±
 - AREA OF PROPOSED BUILDABLE LOTS: 6.17 AC±
 - AREA OF PROPOSED ROADS: 1.02 AC±
 - THE TRACT IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL UTILIZE PUBLIC WATER AND SEWER.
 - OPEN SPACE: (MIN. LOT SIZE 14,000 SF) 30% GROSS AREA REQUIRED: 3.47 AC±
PROVIDED: 3.82 AC±
 - PWM FACILITY TO BE PRIVATELY OWNED AND MAINTAINED
 - MAINTENANCE ACCESS TO BE BY PRIVATE ROAD THROUGH OPEN SPACE.
 - PWM FACILITY TO BE DESIGNED AND CONSTRUCTED PER HOWARD COUNTY DESIGN MANUAL VOLUME I AND MARYLAND 37B CONSERVATION SERVICE.
 - THIS PLAN IS TO BE CONSTRUCTED IN TWO PHASES
 - THE TOPOGRAPHY IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY.
 - TOTAL AREA OF FLOODPLAIN = 0.80 AC. (SEE PLAT # 5479)
 - TOTAL BUILDABLE LOTS 17
OPEN SPACE LOTS 1
NON-BUILDABLE LOTS 2
TOTAL 20
 - LOTS 18 & 20 ARE NON-BUILDABLE.
LOT 18 IS TO BE CONVEYED TO LOT 5 OF THE GERMAN PROPERTY. LOT 20 IS TO BE SPLIT & CONVEYED TO THE ADJOINING LOT OWNERS. AT THE NEXT PHASE OF SUBDIVISION, THESE LOT AREAS MUST BE ADDED TO THE TRACT AREA - EITHER WITH A NEW SKETCH, OR A PRELIMINARY EQUIVALENT SKETCH PLAN.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Acty Mark A. Mangle 5/10/92
PLANNING DIRECTOR DATE
TC

SKETCH PLAN
A RESUBDIVISION OF GERMAN PROPERTY LOT C
GERMAN PROPERTY

TAX MAP 17 ZONED R-20 GRID 21 PARCEL 152
2ND ELECTION DIST. HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER 21, 1992

ZONED R-20
HOWARD COUNTY MARYLAND
477 / 739

ZONED R-20
HOWARD COUNTY MARYLAND
477 / 739

ZONED R-20
PATUXENT VALLEY
OVERLOOK
PLAT # 6402, 6403

NOTE:
THIS SKETCH PLAN IS SUBJECT TO RECORD PLAT F-76-112 RECORDED ON MARCH 14, 1992 AND WP 96-77 TO WAIVE SECTION 16-103 (C)(2)(1) REQUIRING 50' FOOT FRONTAGE FOR NON-PIPESTEEL LOTS OR PARCELS WHICH CAN BE FURTHER SUBDIVIDED. THIS WAIVER WAS APPROVED ON APRIL 19, 1992.

PLAN
SCALE: 1"=100'

OWNER
CHARLES P. GERMAN
10039 GERMAN ROAD
ELLCOTT CITY, MARYLAND
21045

DEVELOPER
CFCC PARTNERSHIP
CENTENNIAL SQUARE OFFICE PARK
10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-461-2895



FISHER COLLINS & CARTER, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
TELEPHONE (410) 461-2855