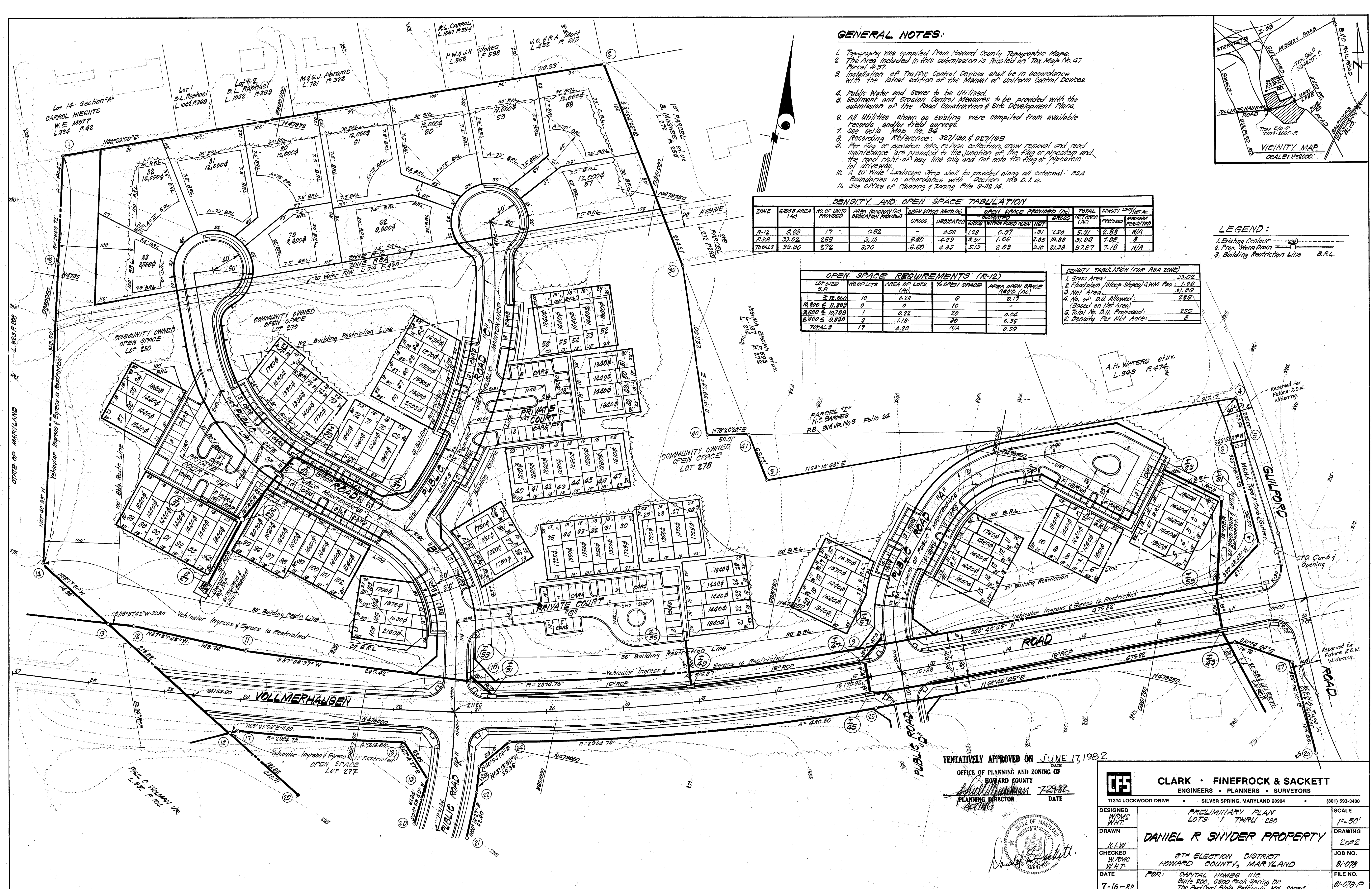


TEMPORARILY APPROVED ON JUNE 17, 1982
 DATE
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
[Signature]
 PLANNING DIRECTOR
 ACTING

CLARK, FINCKROOK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11314 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400		
DESIGNED WRMC W.A.T.	PRELIMINARY PLAN LOTS 1 THRU 280	SCALE 1"=50'
DRAWN K.L.W.	DANIEL R. SNYDER PROPERTY	DRAWING 10-2
CHECKED WRMC W.A.T.	6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 81-078
DATE 7-16-82	FOR: CAPITAL HOMES, INC. Suite 200, 6500 Rock Spring Dr. The Bedford Bldg, Bethesda, Md. 20834	FILE NO. 81-078-P

No.	NORTH	EAST
1	479654.95	850232.35
2	479606.82	850302.94
3	479411.42	851211.38
4	479630.78	851788.25
5	479581.51	851810.16
6	479571.90	851707.33
7	479480.07	851850.73
8	479392.03	851822.35
9	479220.20	851378.80
10	479178.12	850484.63
11	479253.12	850547.55
12	479028.53	850438.40
13	479065.97	850404.86
14	479126.17	850307.31
15	479510.29	850254.69
16	479358.03	850586.23
17	479358.03	850506.23
18	479358.12	850812.63
19	479441.74	850851.03
20	479880.13	850846.37
21	479884.15	850916.11
22	479336.10	850916.41
23	479197.87	850914.41
24	479070.00	850947.25
25	479145.63	851407.75
26	479377.86	851851.31
27	479336.33	851827.13
28	479184.14	851982.13
29	479880.00	850683.90
30	479104.26	852056.27
31	479112.77	852074.25
32	479037.28	852180.87
33	479839.42	852453.72
34	479401.13	852027.41
35	479334.83	852011.84
36	479421.77	851353.82
37	479727.40	850910.31
38	479778.75	850880.78
39	479665.55	851053.18
40	479457.23	851174.60
41	479457.41	851174.42



GENERAL NOTES:

1. Topography was compiled from Howard County Topographic Maps.
2. The Area included in this submission is located on Tax Map No. 47 Parcel # 37.
3. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
4. Public Water and Sewer to be Utilized.
5. Sediment and Erosion Control Measures to be provided with the submission of the Road Construction & Site Development Plans.
6. All Utilities shown as existing were compiled from available records and/or field surveys.
7. See Soils Map No. 34.
8. Recording Reference: 327/190 & 327/195
9. For Flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line only and not onto the flag or pipestem lot driveway.
10. A 20' Wide Landscape Strip shall be provided along all external RSA boundaries in accordance with Section 109 D.1.a.
11. See Office of Planning & Zoning File S-82-14.

DENSITY AND OPEN SPACE TABULATION

ZONE	GROSS AREA (AC)	NO. OF UNITS PROVIDED	AREA ROADWAY (AC) DEDICATION PROVIDED	OPEN SPACE REQ'D (AC)		OPEN SPACE PROVIDED (AC)			TOTAL NET AREA (AC)	DENSITY UNITS/AC PROPOSED	MAXIMUM PERMITTED
				GROSS	DEDICATED	GROSS WITHIN FLOOD PLAIN	NET	GROSS			
R-12	6.88	17	0.52	-	0.56	1.28	0.97	1.50	5.91	2.88	N/A
RSA	33.02	255	3.18	6.80	4.29	3.91	1.06	19.89	31.06	7.98	8
TOTALS	39.90	272	3.70	6.80	4.85	5.19	2.03	21.38	37.87	7.18	N/A

OPEN SPACE REQUIREMENTS (R-12)

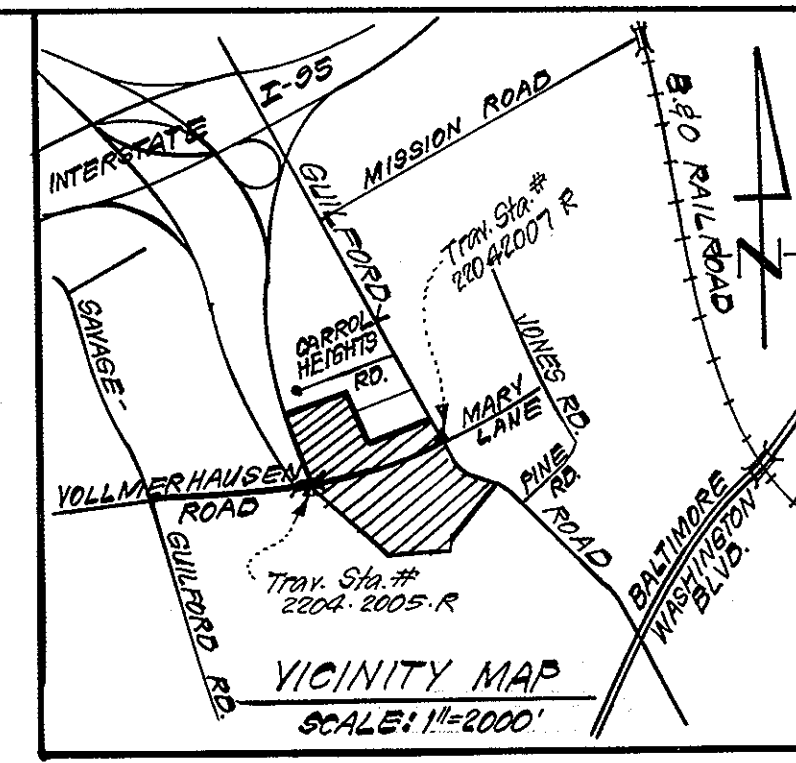
LOT SIZE S.F.	NO. OF LOTS	AREA OF LOTS (AC)	% OPEN SPACE	AREA OPEN SPACE REQ'D (AC)
≤ 12,000	10	0.28	6	-
12,000 ≤ 11,999	0	0	10	-
9,600 ≤ 10,799	1	0.22	20	0.04
8,400 ≤ 9,599	6	1.18	30	0.35
TOTALS	17	4.20	N/A	0.56

DENSITY TABULATION (FOR RSA ZONE)

1. Gross Area:	33.02
2. Floodplain (Steep Slopes) SWM Pct.:	1.00
3. Net Area:	31.96
4. No. of D.U. Allowed (Based on Net Area):	255
5. Total No. D.U. Proposed:	255
6. Density Per Net Acre:	8

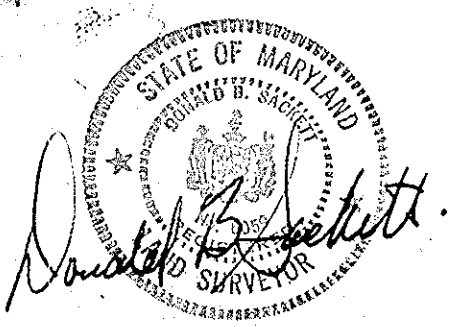
LEGEND:

- 1. Existing Contour
- 2. Prop. Storm Drain
- 3. Building Restriction Line B.R.L.



TENTATIVELY APPROVED ON JUNE 17, 1982

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE 7-21-82



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 ENGINEERS • PLANNERS • SURVEYORS
 11314 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED W.H.S. W.H.T.	PRELIMINARY PLAN LOTS 1 THRU 280 DANIEL R SNYDER PROPERTY 8TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: CAPITAL HOMES INC. Suite 200, 6500 Rock Spring Dr. The Reston Club, Bethesda, Md 20034	SCALE 1"=50'
DRAWN K.I.W.		DRAWING 20F2
CHECKED W.H.M. W.H.T.		JOB NO. 81-078
DATE 7-16-82		FILE NO. 81-078-P