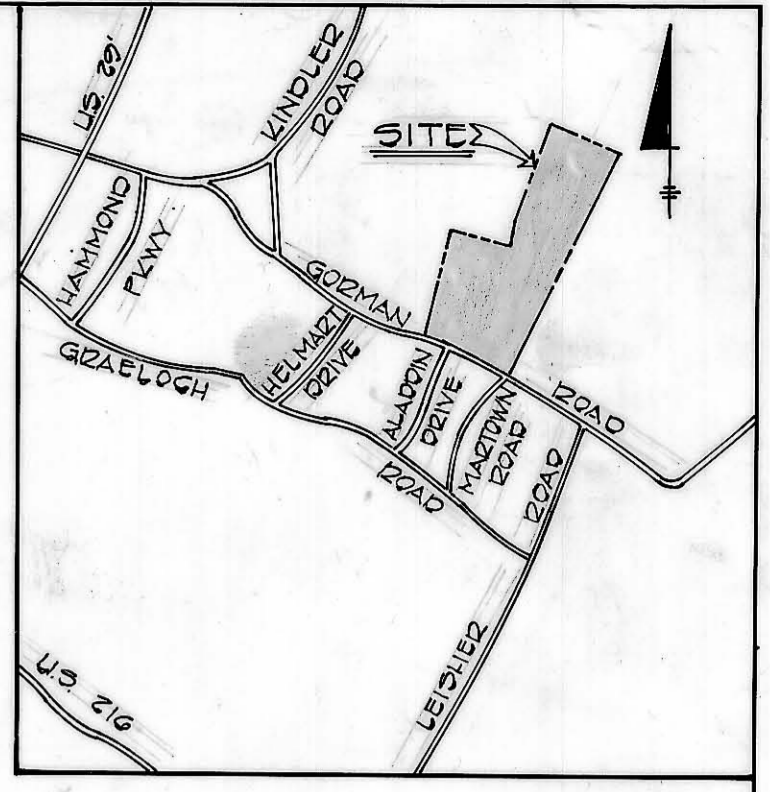
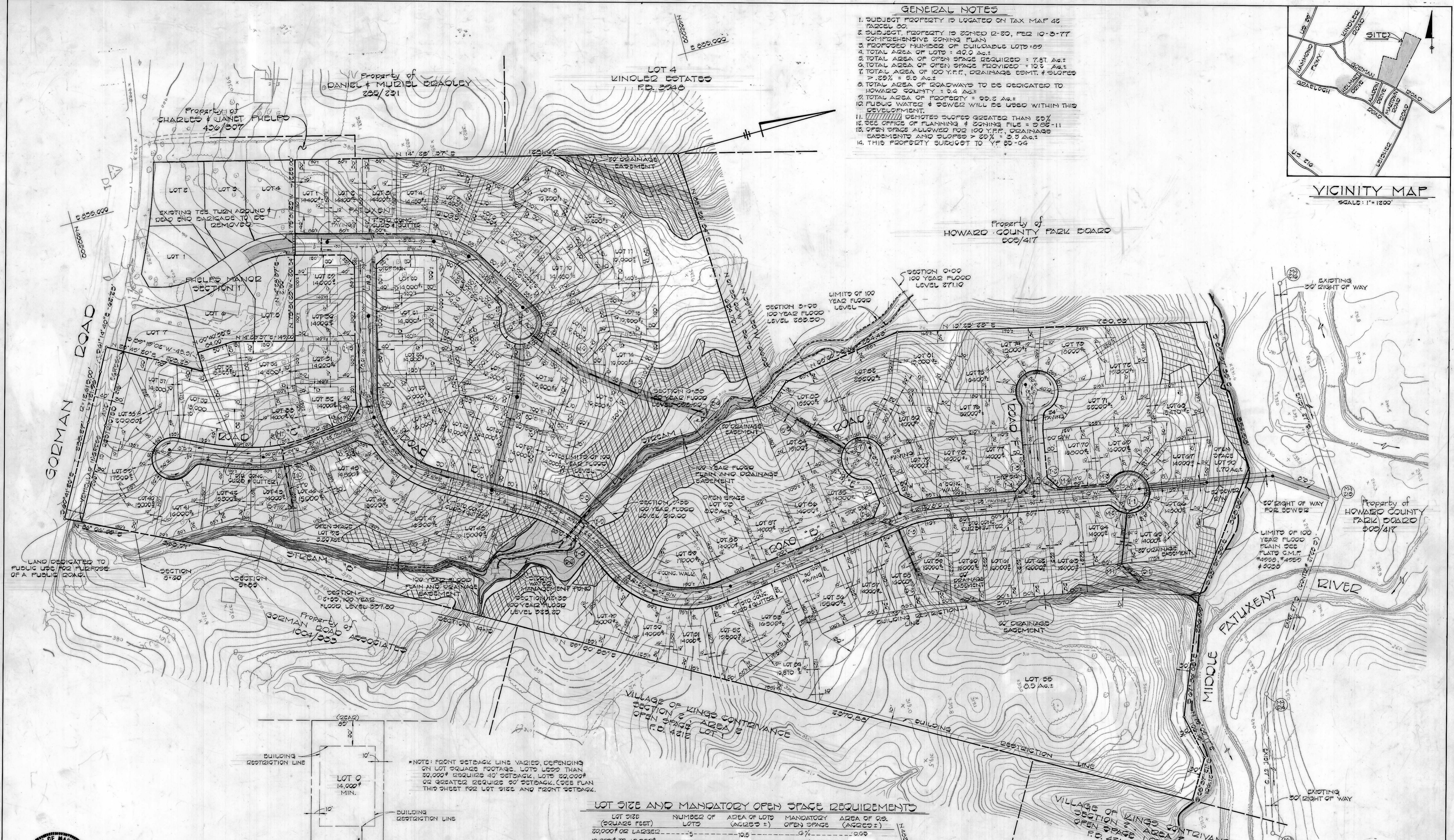


GENERAL NOTES

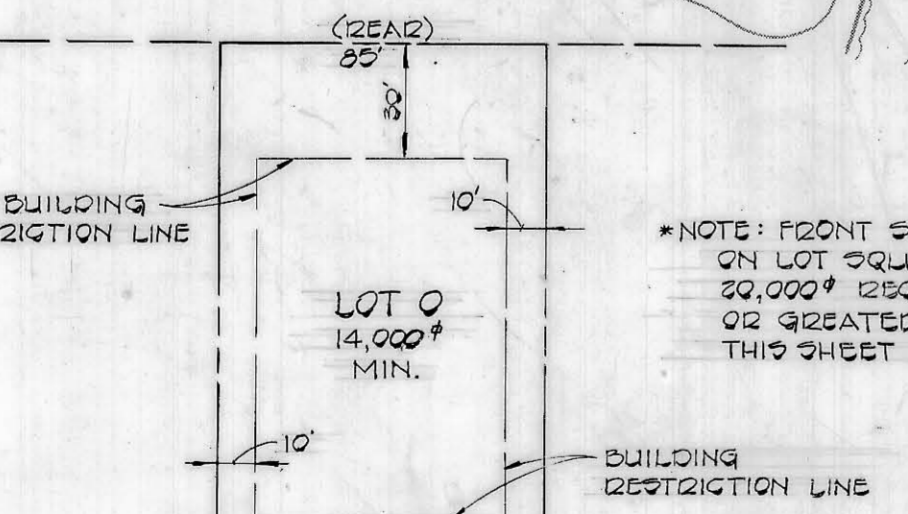
1. SUBJECT PROPERTY IS LOCATED ON TAX MAP 82 PARCEL 20.
2. SUBJECT PROPERTY IS ZONED R-20, PER 10-3-77 COMPREHENSIVE ZONING PLAN.
3. PROPOSED NUMBER OF BUILDABLE LOTS: 89
4. TOTAL AREA OF LOTS: 40.0 AC.
5. TOTAL AREA OF OPEN SPACE REQUIRED: 7.81 AC.
6. TOTAL AREA OF OPEN SPACE PROVIDED: 10.2 AC.
7. TOTAL AREA OF 100 Y.F.F. DRAINAGE COMIT. # SLOPES > 25%: 8.9 AC.
8. TOTAL AREA OF ROADWAYS TO BE DEDICATED TO HOWARD COUNTY: 0.4 AC.
9. TOTAL AREA OF PROPERTY: 90.2 AC.
10. PUBLIC WATER & SEWER WILL BE USED WITHIN THIS DEVELOPMENT.
11. (Hatched pattern) DENOTES SLOPES GREATER THAN 25%.
12. SEE OFFICE OF PLANNING & ZONING FILE # 005-11.
13. OPEN SPACE ALLOWED FOR 100 Y.F.F. DRAINAGE EASEMENTS AND SLOPES > 25%: 0.5 AC.
14. THIS PROPERTY SUBJECT TO VP 83-04.



VICINITY MAP
SCALE: 1" = 1200'



LAND DEDICATED TO PUBLIC USE FOR PURPOSE OF A PUBLIC ROAD.



TYPICAL BUILDABLE LOT WITH BUILDING RESTRICTION LINE ENVELOPE
SCALE: 1" = 50'

LOT SIZE AND MANDATORY OPEN SPACE REQUIREMENTS

LOT SIZE (SQUARE FEET)	NUMBER OF LOTS	AREA OF LOTS (ACRES ±)	MANDATORY OPEN SPACE (%)	AREA OF O.S. OPEN SPACE (ACRES ±)
20,000 ⁺ OR LARGER	5	10.5	0%	0.00
15,000 ⁺ TO 19,999 ⁺	7	5.0	10%	0.50
10,000 ⁺ TO 14,999 ⁺	27	10.1	20%	2.02
4,000 ⁺ TO 9,999 ⁺	50	19.4	30%	5.82
TOTALS	89	40.0		7.81

- 1) TOTAL AREA OF OPEN SPACE: 11.8 AC.
- 2) AREA OF OPEN SPACE WITH SLOPES > 25% AND 100 YEAR FLOOD PLAINS AND DRAINAGE EASEMENTS: 5.5 AC.
- 3) OPEN SPACE ALLOWED FOR SLOPES > 25%: 3.9 AC.



FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043

OWNED
JANET W. FHELPS
10504 GORMAN ROAD
LAUREL, MARYLAND 20707

DEVELOPED
NEWBURN DEVELOPMENT CORP.
SUITE 103, 5501 TWIN LAKES ROAD
COLUMBIA, MARYLAND 21045
501.305.0212

TENTATIVELY APPROVED ON Nov 8, 1982
AS AMENDED BY VP 83-61
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE

PRELIMINARY PLAN PHILPS MANOR SECTION TWO
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' OCTOBER 19, 1982