

VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. SUBJECT PROPERTY IS LOCATED ON TAX MAP 46; PARCELS 190 & 240 AND PART OF PARCELS 49 & 90.
2. SUBJECT PROPERTY IS ZONED R-20, PER 10-3-77 COMPREHENSIVE ZONING PLAN.
3. PROPOSED NUMBER OF LOTS: 211
4. TOTAL AREA OF LOTS: 76.71 ± ACRES
5. TOTAL AREA OF OPEN SPACE REQUIRED: 18.55 ± ACRES
6. TOTAL AREA OF OPEN SPACE PROVIDED: 29.15 ± ACRES
- * 7. TOTAL AREA OF 100 Y.F.P., DRAINAGE EST. & SLOPES > 25%: 5.05 AC ±
8. TOTAL AREA OF ROADWAYS TO BE DEDICATED TO HOWARD COUNTY: 14.0 ± ACRES
9. TOTAL AREA OF PROPERTY: 119.9 ± ACRES
10. PUBLIC WATER & SEWER WILL BE USED WITHIN THIS DEVELOPMENT
11. SEE OFFICE OF PLANNING & ZONING FILE: 5 81-22 & P 82-03
- * 12. OPEN SPACE ALLOWED FOR 100 Y.F.P., DRAINAGE EASEMENTS AND SLOPES > 25%: 2.92 AC ±

LOT SIZE AND MANDATORY OPEN SPACE REQUIREMENTS

LOT SIZE (SQUARE FEET)	NUMBER OF LOTS	AREA OF LOTS (ACRES ±)	MANDATORY OPEN SPACE (ACRES ±)	AREA OF O.S. (ACRES ±)
20,000' ± OR LARGER	4	1.32	6%	0.12
18,000' ± TO 19,999' ±	25	10.72	10%	1.07
16,000' ± TO 17,999' ±	48	18.64	20%	3.73
14,000' ± TO 15,999' ±	134	45.93	30%	13.63
TOTALS	211	76.71		18.55

OPEN SPACE TABULATION

PARCEL	100 Y.F.P. & DRAIN. EST. (ACRES ±)	OPEN SPACE AREA (-) (100 Y.F.P. & DRAIN. EST. & SLOPES > 25%) (ACRES ±)	SLOPES > 25% (ACRES ±)	TOTAL AREA (ACRES ±)
A	1.84 AC ±	-	-	1.84 AC ±
B	5.4 AC ±	0.8 AC ±	-	7.4 AC ±
C	0.92 AC ±	0.04 AC ±	-	0.96 AC ±
D	2.0 AC ±	2.50 AC ±	-	4.50 AC ±
E	0.16 AC ±	0.36 AC ±	-	0.52 AC ±
F	0.45 AC ±	13.48 AC ±	0.4 AC ±	14.33 AC ±
TOTALS	3.81 AC ±	24.10 AC ±	1.24 AC ±	29.15 AC ±

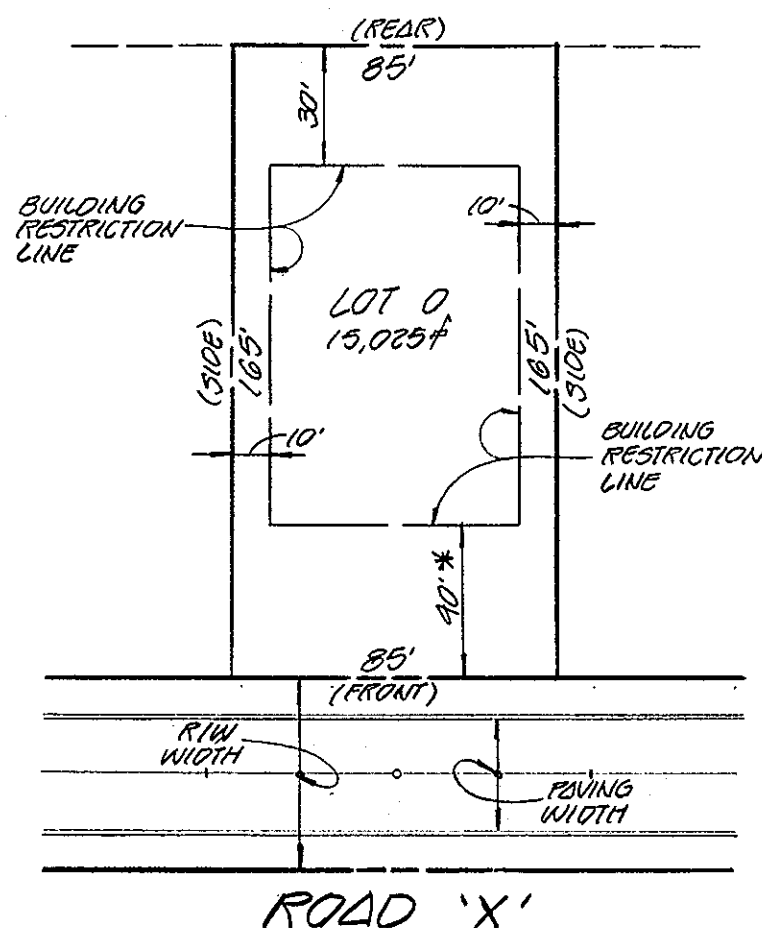
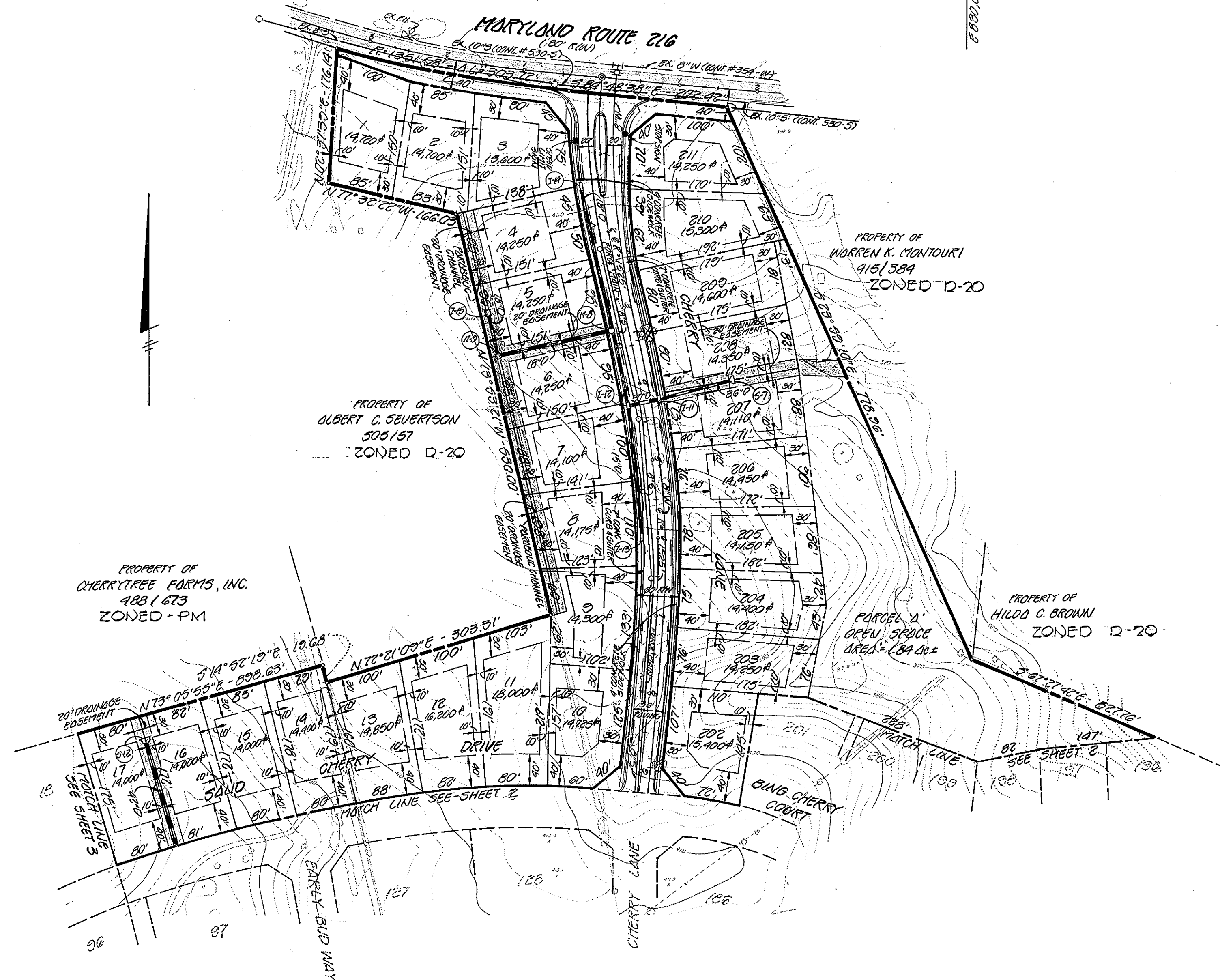
PRELIMINARY PLAN

"CHERRYTREE FARM"
LOTS 1 THRU 211 & PARCELS 'A' THRU 'F'
6th ELECTION DISTRICT-HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: JULY 22, 1983
SHEET 1 OF 3

TENTATIVELY APPROVED ON JULY 5, 1983
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 7-22-83

OWNER / DEVELOPER
CONSTRUCTION GROUP, INC.
SUITE 101C
8401 CONNERSVILLE AVENUE
CHEVY CHASE, MARYLAND 20815

FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8538 COURT AVENUE
BELLGATE CITY, MARYLAND 20843
TELE: 461-2855



TYPICAL BUILDABLE LOT

WITH BUILDING RESTRICTION LINE ENVELOPE
SCALE: 1"=50'
* FRONT SETBACK LINE VARIES, DEPENDING ON LOT SQUARE FOOTAGE. LOTS LESS THAN 20,000 SQ. FT. REQUIRE 40' SETBACK. LOTS 20,000 SQ. FT. AND GREATER REQUIRE 50' SETBACK. (SEE PLAN SHEETS 1, 2 & 3 FOR LOT SIZE AND FRONT SETBACK.)

Ronald B. Carter
RONALD B. CARTER - CIV. ENGR. NO. 10704
7-22-1983
DATE



STORM WATER MANAGEMENT POND #1
 DRAINAGE AREA 36.5 ± AC.
 STORAGE REQUIRED 3.4 AC. FT.
 STORAGE PROVIDED 3.4 AC. FT.

STORM WATER MANAGEMENT POND #2
 DRAINAGE AREA 31.7 ± AC.
 STORAGE REQUIRED 1.5 AC. FT.
 STORAGE PROVIDED 1.3 AC. FT.

STORM WATER MANAGEMENT POND #3
 DRAINAGE AREA 44.0 ± AC.
 STORAGE REQUIRED 1.7 AC. FT.
 STORAGE PROVIDED 1.7 AC. FT.

DENOTES SLOPES
 GREATER THAN 25%

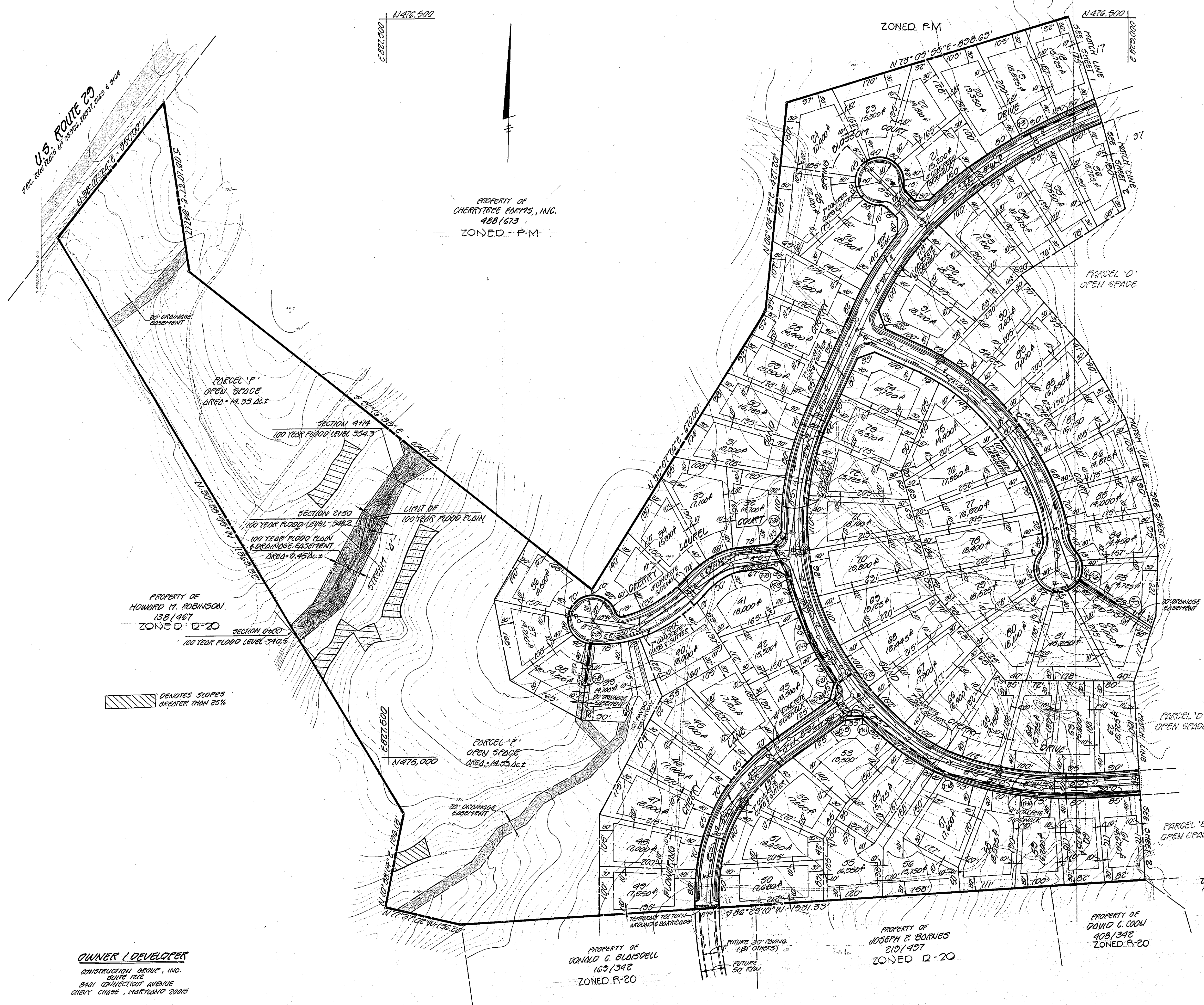
Donald B. Carter
 DONALD B. CARTER - REG. P.L.C. NO. 10704
 7-22-1993
 DATE

FISHER, COLLINS AND CARTER, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 8388 COURT AVENUE
 BELLICOTT CITY, MARYLAND 21043
 7616-491-2855

OWNER / DEVELOPER
 CONSTRUCTION GROUP, INC.
 SUITE 612
 8401 CONNECTICUT AVENUE
 CHERRY CHASE, MARYLAND 21035

TEMPORARILY APPROVED ON July 5, 1993
 DATE
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
Thomas J. Harris
 PLANNING DIRECTOR
 DATE 7-22-93

PRELIMINARY PLAN
 "CHERRYTREE FARM"
 LOTS 1 THRU 211 & PARCELS A THRU F
 6th ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: JULY 22, 1993
 SHEET 2 OF 3



7-22-1983
DATE

FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8383 COURT AVENUE
BULLOCK CITY, MARYLAND 21043
TELE: 461-2855

OWNER / DEVELOPER
CONSTRUCTION GROUP, INC.
SUITE 102
8401 CONNECTICUT AVENUE
CHRY CHASE, MARYLAND 20815

TENTATIVELY APPROVED ON JULY 5, 1983
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
Donald A. Hamby
PLANNING DIRECTOR 7-22-83
DATE

ZONED R-20
PROPERTY OF
U.S.S.C.
2201380

PRELIMINARY PLAN
"CHERRYTREE FARM"
LOTS 1 THRU 214 PARCELS A THROUGH F
6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: JULY 22, 1983
SHEET 3 OF 3