

SITE ANALYSIS:

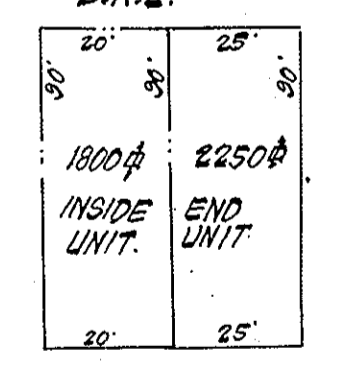
1. Zone: RSC
2. AREA: 40.9 Acres
3. Max Units Permitted: 163
4. NO. UNITS PROPOSED:
 SINGLE FAMILY ATTACHED: 110
 SINGLE FAMILY DETACHED: 47
 TOTAL UNITS PROPOSED: 163
5. AREA TABULATION:
 A. ROAD WAY DEDICATION: 4.2 Acres
 B. AREA OF LOTS:
 SINGLE FAMILY ATTACHED: 12.4 Acres
 TOTAL AREA LOTS: 17.9 Acres
 C. OPEN SPACE PROVIDED: 18.9 Acres
 D. OPEN SPACE REQUIRED: 6.2 Acres (20%)
6. No. of PARKING SPACES REQUIRED: 232
 No. of PARKING SPACES PROVIDED: 232
7. DENSITY: 4.0 UNITS/ACRE

GENERAL NOTES:

1. The Property shown is located on Tax Map # 35, Parcel 42
2. The Property shown is located on Soil's Map # 24
3. Topography was compiled from Aerial Survey.
4. Public Water & Sewer to be Utilized.
5. Installation of Traffic Control Devices shall be in accordance with the latest edition of Uniform Control Devices.
6. Sediment & Erosion Control Measures to be provided with the submission of the Site Development & Ret. Const. Plans.
7. Coordinates are based upon Maryland State Grid System.
8. See Office of Planning & Zoning File Nos. P-82-04, P-83-14, S-81-27 & F-83-129, & S-84-15.

LEGEND:

1. Contour Interval $\frac{ft}{100}$
2. Existing Contour
3. Proposed Storm Drain
4. Building Restriction Lines
5. Typical Town house Lot:



TENTATIVELY APPROVED ON Feb 16, 1984

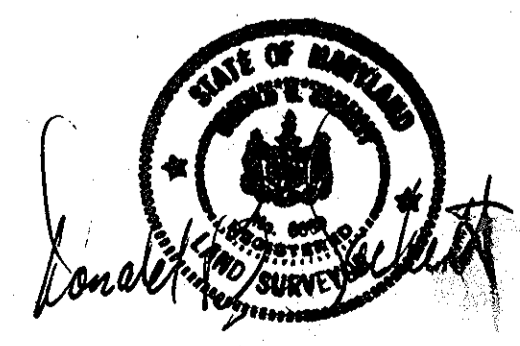
OFFICE OF PLANNING AND ZONING OF

James S. Harty, Jr.
 PLANNING DIRECTOR DATE

NO	NORTH	EAST
1	498 274.50	832 633.50
2	500 161.27	831 061.62
3	500 177.28	831 483.37
4	499 608.27	831 577.07
5	499 646.72	832 168.56
6	499 748.96	832 221.09
7	499 716.23	831 678.74
8	498 478.58	831 692.19

CEDAR LANE

This Project to be coordinated with Capital Project J-9-4062
 Improvements shown in Cedar Lane taken from plans of
 Capital Project J-9-4062
 Temp. Connection to Cedar Ln to be provided if this project
 precedes Capital Project J-9-4062



CLARK · FINEFROCK & SACKETT ENGINEERS · PLANNERS · SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400		DESIGNED	PRELIMINARY PLAN	SCALE
		WHT	LOTS 20 THRU 187	1" = 100'
		DRAWN	CEDAR ACRES	DRAWING
		K.I.W.	SECTION ONE	10/1
		CHECKED	5TH ELECTION DISTRICT	JOB NO.
		J.L.S.	HOWARD COUNTY, MARYLAND	83-114
		DATE	FOR: BRANTLY DEVELOPMENT CORP.	FILE NO.
		1-17-84	5501 Twin Knolls Road	83-114-P
			Columbia, Md 21045	