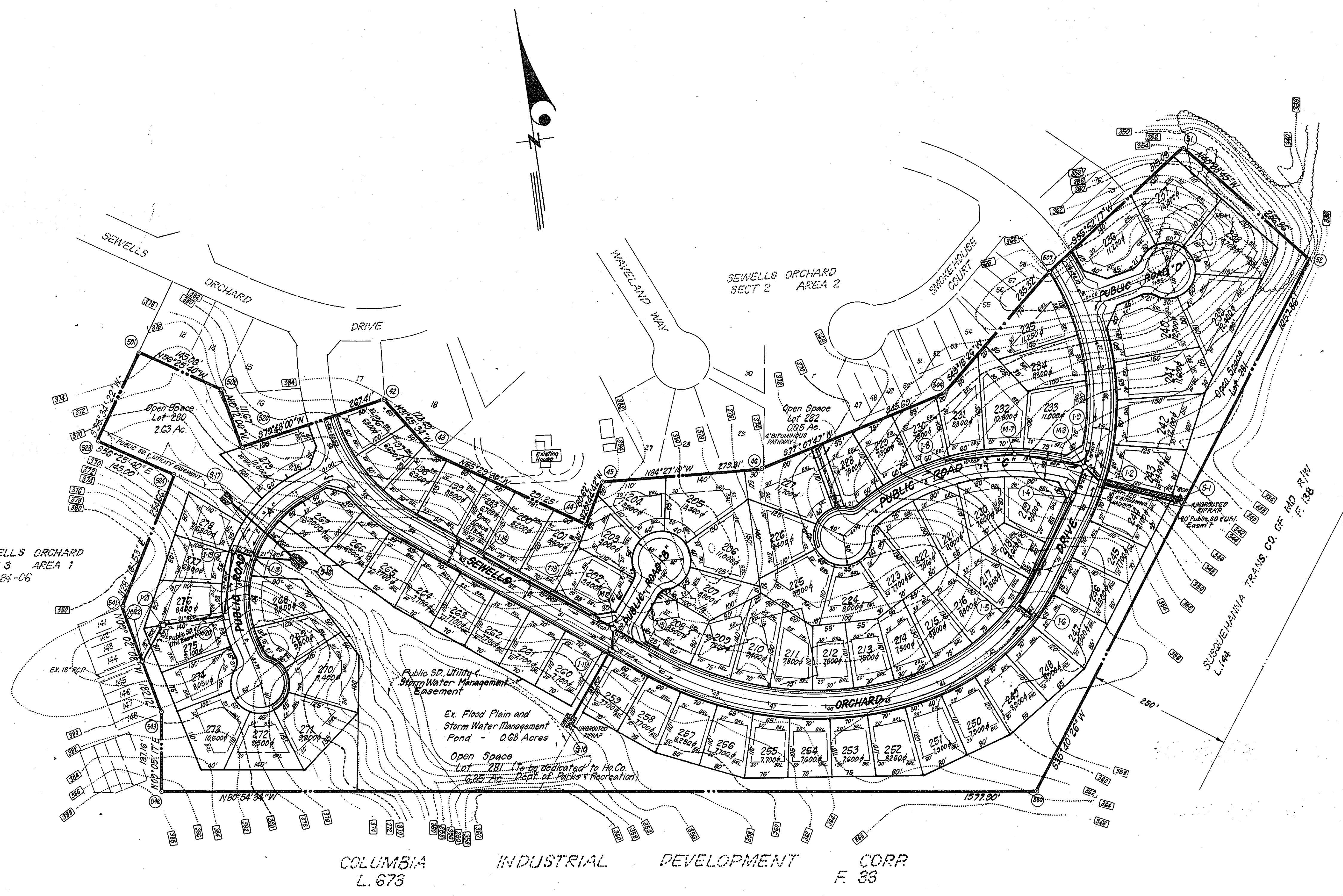
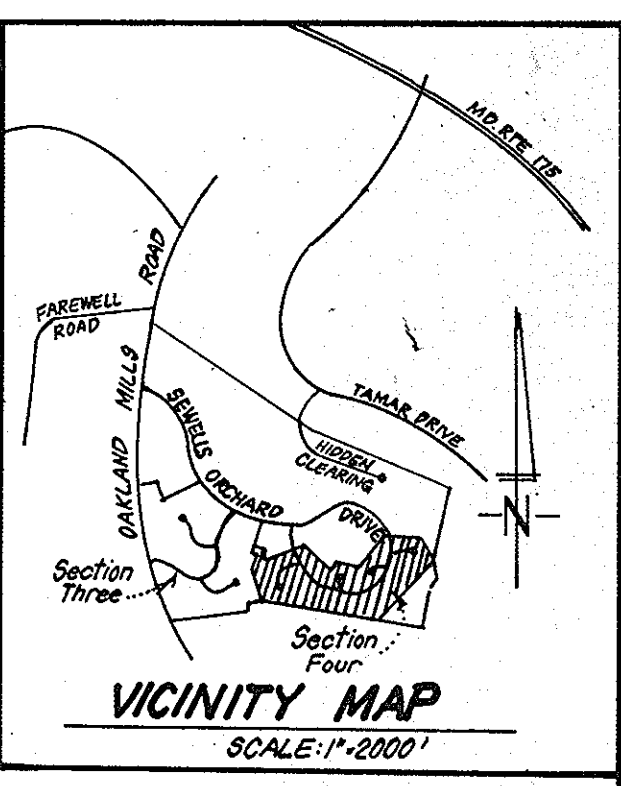


COORDINATE TABLE	
NORTH	EAST
42	446605.00
43	496500.00
44	496335.00
45	496405.00
46	496378.00
51	496818.00
52	496600.72
580	495746.24
601	496747.73
602	496667.55
607	496641.22
620	496557.65
623	496606.09
624	496525.91
641	496301.65
642	496121.79
643	495286.36
644	496455.00

DENSITY TABULATION	Section					Totals
	Section 1	Section 2	Section 3	Section 4	Section 5	
GROSS AREA	46.38	37.30	0	30.10	144.36	
Flood Plain / Steep Slopes	4.30	5.02	0	12.00	21.32	
Net Area	42.08	32.28	0	18.10	132.46	
No. of DU Allowed (Based on Net Area)	168.32	131.52	0	117.68	537.44	
EP Lot Adj. Lot Allowance (EP Acreage used)	17.20	20.08	0	2.72	40.00	
Total No. of DU Allowed	185.52	151.60	0	120.40	517.44	
Total No. of DU Proposed	155	131	0	84	566	
Density Per Acre	2.39	3.46	0	2.79	3.92	



- LEGEND:**
- 1. Contour Interval ——— 2ft.
 - 2. Existing Contour ——— (30)
 - 3. Proposed Storm Drain ——— (S)
 - 4. Building Restriction Lines ——— BR

- GENERAL NOTES:**
1. Topography was compiled from Aerial Surveys.
 2. The area is located on Tax Map #36 Parcel #247.
 3. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
 4. Public Water & Sewer to be Utilized.
 5. Sediment and Erosion Control Measures to be provided with the submission of the Road Construction Plans.
 6. All public utilities shown as existing were compiled from available records.
 7. Coordinates shown hereon are in the Maryland State Plane Coordinate System and are based on Howard Co. Control Station Sewell.
 8. See Soils Map # 25.

- SITE ANALYSIS:**
1. Zone: RSC
 2. Area: 30.10 Acres
 3. Max. Units Permitted: See Density Tabulation
 4. No. of Units Proposed: Single Family Detached: 84
 5. Area Tabulation:
 - A. Roadway Dedication: 3.84 Acres
 - B. Area of Lots: 17.08 Acres
 - C. Open Space Provided: 3.18 Acres
 - D. Open Space Required: 6.02 Acres

TENTATIVELY APPROVED ON MAY 23, 1984
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR



CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400		
DESIGNED	PRELIMINARY PLAN LOTS 196 THRU 283	SCALE 1"=100'
DRAWN		DRAWING
CHECKED	SEWELL'S ORCHARD SECTION 4 AREA 1 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO. 83-076
DATE	FOR: ORCHARD ASSOCIATES P.O. Box 919 Columbia, Maryland 21044	FILE NO. 83-076-P
April, 1984		