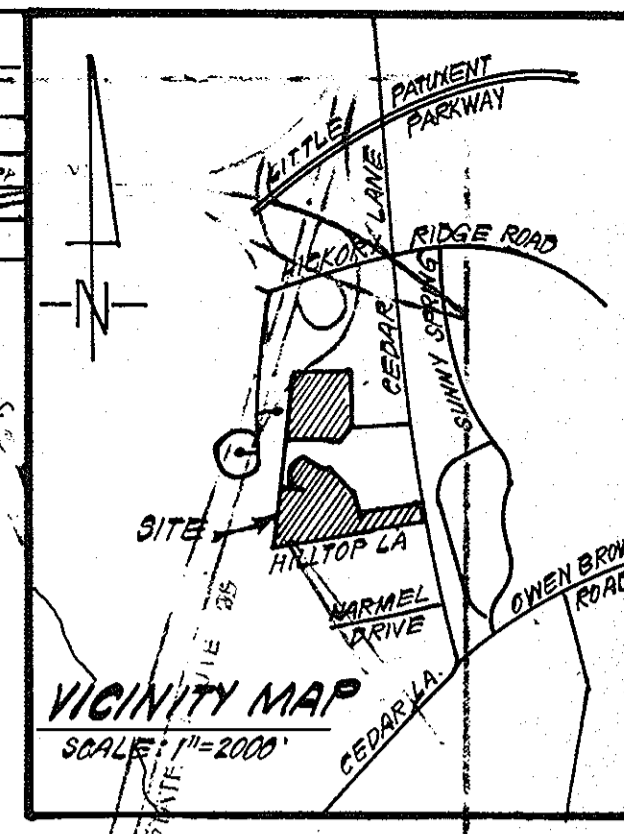


DENSITY TABULATION

SECTION	AREA	ROADWAY DEDICATION	OPEN SPACE REQ'D	OPEN SPACE PROVIDED	OPEN SPACE WITHIN FLOOD PLAIN	NO. UNITS SHOWN	DENSITY
1-A	24.078	1.350	4.8180	10.217	0	36	3.987
1-B	9.172	0.823 (4)	0.300 (4)	5.173 (4)	0	35	(3)
1-C	17.926	1.651	3.586	5.024	0	43	2.324
1-D	43.508	4.484	8.702	20.434	0	124	3.999



SITE ANALYSIS:

1. Zone: R3C
2. AREA: 27.036 Acres, Sections 1-A & 2
3. Max. Units Proposed: 124 Units (124 Units) FROM ALL MAPS PLANNED FROM 1975 AND PREPARED BY GREENHORNE & OAKMAN
4. No. Units Proposed: 124 SINGLE FAMILY DETACHED; 44 SINGLE FAMILY ATTACHED; 76 TOTAL UNITS PROPOSED
5. AREA TABULATION: SECTIONS 1-A & 2
 A. ROADWAY DEDICATIONS: 54.4 ACRES
 B. AREA OF LOTS:
 SINGLE FAMILY: 12.755 Acres
 ATTACHED: 11.000 Acres
 TOTAL: 23.755 Acres
 C. OPEN SPACE PROVIDED: 11.215 Acres
 D. OPEN SPACE REQUIRED: 5.900 Acres (20%)
 4. LAND USE: INDUSTRIAL
6. No. of PARKING SPACES REQUIRED: 68
 No. of PARKING SPACES PROVIDED: 71
7. DENSITY: See Tabulation.

GENERAL NOTES:

1. The Property shown is located on Tax Map #35, Parcel 42.
2. The Property shown is located on Soil Maps #24.
3. Topography was compiled from field 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 & Rd. 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, & P-84-21
9. This plan is subject to VP-84-124.

LEGEND:

1. Contour Interval 2 FT.
2. Existing Contour
3. Proposed Storm Drain
4. Building Restriction Lines B.R.L.
5. Typical Townhouse Lot

COORDINATE TABLE

No.	NORTH	EAST
1	439 717.79	832 872.77
2	439 715.43	831 778.33
3	439 709.10	831 527.56
4	439 240.69	831 263.31
5	439 118.02	830 830.32
6	439 023.07	830 856.73
7	439 035.12	830 085.88
8	439 896.28	831 025.83
9	439 832.35	830 814.34
10	439 164.70	831 081.36
11	439 160.83	831 481.89
12	439 176.63	831 082.48
13	439 607.45	831 517.27
14	439 570.05	831 479.42
15	439 571.17	831 394.79
16	439 479.88	831 418.00
17	439 414.85	831 378.28
18	439 416.75	831 403.29
19	439 271.70	831 257.39
20	439 261.63	831 087.69
21	439 302.20	831 053.45
22	439 433.92	830 931.62
23	439 588.72	832 291.65
24	439 173.41	830 692.81

TENTATIVELY APPROVED ON 20/1984
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 APPL. NO. 25
 COLUMBIA, MARYLAND
 ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 OWNER: J. A. WHEELER
 PLANNING DIRECTOR: [Signature]
 DATE: 6-23-84

THIS PROJECT TO BE COORDINATED WITH CAPITAL PROJECT V.9.0022 IMPROVEMENTS SHOWN IN CEDAR LANE TAKEN FROM PLANS OF CAPITAL PROJECT V.9.0022 ADV. WORK

CLARK FINEFROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 1315 LOCKWOOD DRIVE • SILVER SPRING, MARYLAND 20904 • (301) 593-3400

DESIGNED BY: JLS
 DRAWN BY: JLS
 CHECKED BY: JLS
 DATE: 5-3-84

SCALE: 1" = 100'
 DRAWING: 10A/1
 JOB NO.: 83-114
 FILE NO.: 83-114-P

PRELIMINARY PLAN
 A-1-HW-A-36-A RESUBDIVISION OF PARCEL "A" AND LOTS 121, 122, SECTION ONE AND LOTS 121 THRU 166, SECTION TWO
 CEDAR ACRES
 A RESUBDIVISION OF LOTS 6-9 & 16 & 18, BLK. A-1
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PREPARED BY: [Signature]
 550 TWIN KNOTS RD.
 COLUMBIA, MD. 21045



ACCESS NOTE: ACCESS TO THE EXISTING OR NEW BUILDING IN PARCEL "B" SHALL BE PROVIDED VIA THE EXISTING DRIVE ENTRANCE BY THE DEVELOPER OF PARCEL "B"

NOT TO SCALE
 VP-84-150 AND VP-85-35

(MD. RTE. 175)
 PATUXENT

BALTIMORE AND OHIO RAILROAD COMPANY
 545 / 52