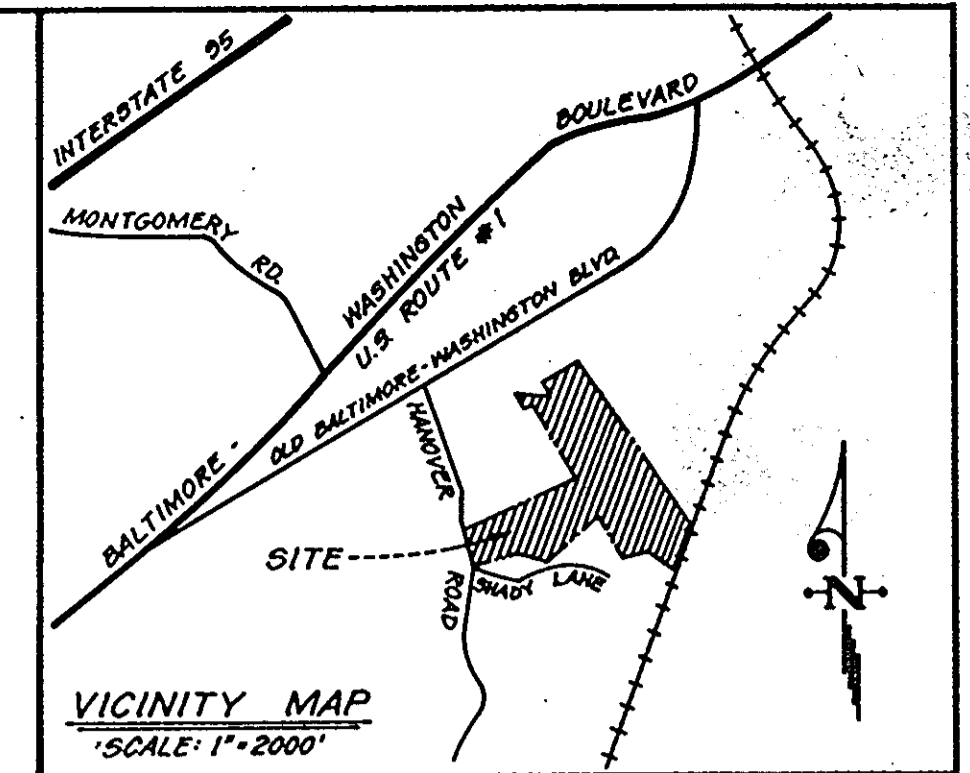


COORDINATE TABLE		
No.	NORTH	EAST
1	495,434.05	678,726.85
2	495,541.74	678,719.11
3	495,771.15	678,670.76
4	495,152.56	680,057.56
5	495,266.12	679,975.17
6	495,067.57	679,533.52
7	495,948.18	679,472.29
8	500,006.91	679,442.93
9	500,002.91	679,565.03
10	495,993.95	679,623.72
11	495,970.12	680,036.35
12	495,979.76	680,040.91
13	500,120.21	680,257.44
14	495,306.76	681,043.22
15	495,903.76	681,041.34
16	495,795.94	681,022.93
17	495,691.44	681,003.94
18	495,600.99	680,993.07
19	495,518.00	680,923.77
20	495,424.50	680,883.21
21	495,336.16	680,846.10
22	495,433.49	680,893.99
23	495,417.16	680,810.07
24	495,526.05	680,422.95
25	495,876.39	680,214.09
26	495,501.34	679,423.09
27	495,499.42	679,352.95
28	495,452.94	680,690.51
29	495,519.93	680,776.53

LOT SIZE (Sq. Ft.)	No. LOTS	AREA	MANDATORY OPEN SPACE	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED
12,000 +	34	12.69 Ac. (48%)	6%	0.76 Ac.	—
10,000 +	13	3.91 Ac. (13%)	10%	0.35 Ac.	—
8,000 +	12	2.65 Ac. (10%)	20%	0.53 Ac.	—
6,400 +	38	7.09 Ac. (29%)	30%	2.31 Ac.	—
TOTALS	97	26.34 Ac.		3.95 Ac.	9.24 Ac.
OPEN SPACE OCCUPIED BY: 100 YEAR FLOOD PLAIN 25% + SLOPES					2.03 Ac.
USABLE "DRY GROUND" OPEN SPACE					7.21 Ac.



LEGEND

Contour Interval 5 Ft.

Existing Contour -----

Building Restriction Line B.R.L.

Proposed Storm Drain 15" RCP

100 Year Flood Plain Elevation 74.6'

SITE ANALYSIS

1. Zoned:	R-12
2. Gross Area:	40.308 Ac.±
3. Roadway Dedication:	4.98 Ac.±
4. Open Space Required (See Table):	3.87 Ac.±
5. Open Space Provided (See Table):	9.24 Ac.±
6. Area in Residential Lots:	27.57 Ac.±
7. No. of Units Proposed:	97 Lots
8. Density:	2.4 DU/AC

- GENERAL NOTES**
- Topography was compiled from Howard County Topographic Maps.
 - The area included in this submission is located on Tax Map #38, Parcel 208, 209 and 704.
 - Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
 - Public Sewer and Water to be utilized.
 - Sediment and Erosion Control Devices to be provided with the submission of the Road Construction and Site Development Plans.
 - See Soils Map #26.
 - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line only, and not on to the flag or pipestem lot driveway.
 - Street Trees shall be provided as per 16.131 of Howard County Subdivision Regulations.
 - Street Lights to be provided as per 16.130

TENTATIVELY APPROVED ON MAY 22, 1985
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
Thomas J. Hanning
 PLANNING DIRECTOR DATE



OWNER: EVERGREEN VALLEY ASSOC.
 5501 Twin Knolls Road
 Columbia, Maryland 21045

DATE: APRIL 26, 1985

FOR: BRANTLY DEVELOPMENT CORP.
 5501 Twin Knolls Road
 Columbia, Maryland 21045

FILE NO. 84-044PA

REFERENCE: 8-85-12

CF CLARK • FINEFROCK & SACKETT
 ENGINEERS • PLANNERS • SURVEYORS
 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400

DESIGNED: PRELIMINARY PLAN
 TAX MAP #38 LOTS 1 THRU 104
 PARCELS 208, 209, 704

DRAWN: **CANBURY WOODS**

LAI: 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

CHECKED: JOB NO. 84-044

FILE NO. 84-044PA