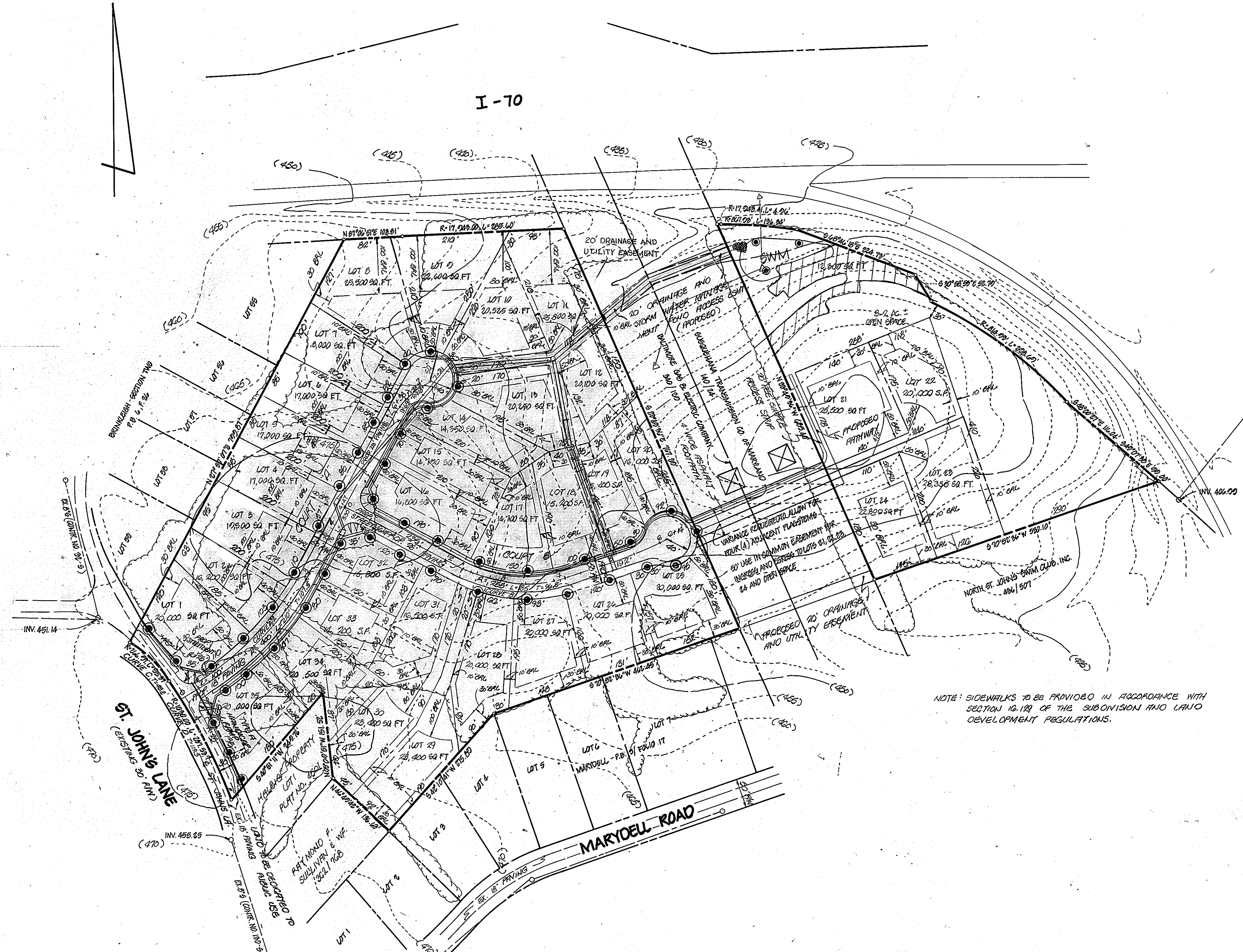


VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

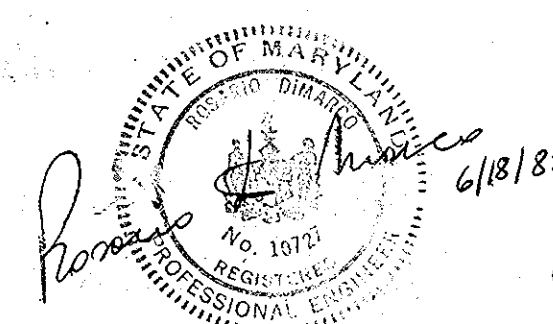
- TAX MAP: 17, PARCEL: 70
- PROPERTY DEED REFERENCE: 181/415
- EX. ZONING: R-20
- PUBLIC WATER AND PUBLIC SEWERAGE ARE TO BE UTILIZED.
- ST. JOHN'S LANE AND INTERSTATE-70 ARE EXISTING, PUBLIC ROADS.
- TOTAL AREA OF SITE: 20.8 AC. ±
TOTAL NO. OF LOTS: 35 TOTAL AREA OF LOTS: 15.6 AC. ±
TOTAL AREA OF R/W DEDICATION: 2.1 AC. ±
TOTAL AREA OF OPEN SPACE: 3.2 AC. ±, 0.25 AC. ± STEEP SLOPES, 2.9 AC. ± NET
- TOPD SHOWN HEREIN IS BASED ON HOWARD COUNTY 1"=200' AERIAL TOPD MAPS.
- BOUNDARY SHOWN HEREIN IS BASED ON A BOUNDARY SURVEY PREPARED BY THE KUMBER GROUP, INC.
- REPRESENTS GRADING AT 2% SLOPE OR GREATER.
- SEE OFFICE OF PLANNING & ZONING FILES S-84-CR, V.P.-85-88, & V.P. 80-01.
- 35 BUILDABLE LOTS (S.F.O.) AND 1 OPEN SPACE LOT INCLUDED IN THIS SUBMISSION.
- ELEVATIONS AND BOUNDARY INFORMATION SHOWN HEREIN IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- STREET TREES TO BE PROVIDED WITH A 2" TO 2 1/2" CALIBRE OF A HARDWOOD VARIETY AND IS DENOTED THUS (⊙).



NOTE: SIDEWALKS TO BE PROVIDED IN ACCORDANCE WITH SECTION 10.129 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

OPEN SPACE TABULATION				
LOT SIZE (SQ. FT.)	NO. OF LOTS	AREA OF LOTS IN ACRES	MANDATORY OPEN SPACE PROVISIONS	AREA OF OPEN SPACE IN ACRES
10,000 OR LARGER	9	9.6	6%	0.57
10,000 TO 14,999	2	0.9	10%	0.09
10,000 TO 14,999	7	2.7	10%	0.27
10,000 TO 14,999	7	2.4	30%	0.72
TOTALS	35	15.6	-	1.65

DENSITY TABULATION	
GROSS AREA	20.80 AC.
FLOOD PLAIN / STEEP SLOPES / STORM WATER MANAGEMENT FACILITY AREA	0.91 AC.
NET AREA	19.89 AC.
NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	44.28 UNITS
FLOOD PLAIN LOT ADJUSTMENT LOT ALLOWANCE	0
TOTAL NO. OF DWELLING UNITS ALLOWED	44.28 UNITS
TOTAL NO. OF DWELLING UNITS PROPOSED	35
DENSITY PER ACRE	1.72



TENTATIVELY APPROVED ON Aug 12, 1985
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
Thomas J. Harris, 2-10-86
PLANNING DIRECTOR DATE

OWNER & DEVELOPER
ELIZABETH G. HALBIG
3885 ST. JOHN'S LANE
ELICOTT CITY, MD. 21043
WILLIAM R. HOPKIN
3188 ROGERS AVENUE
ELICOTT CITY, MD. 21043

TITLE		PRELIMINARY PLAN	
PROJECT		ST. JOHN'S WOODS	
LOCATION O.P.Z. FILES: V.P.-85-88, V.P.-80-01, S-85-25 2ND ELECTION DISTRICT TAX MAP: 17 HOWARD COUNTY, MARYLAND PARCEL: 71			
DATE	SCALE	DESIGN BY	CHECKED BY
JANUARY, 1985	1"=100'	JJB/ARG-D	D.R.
DRAWING NO.		JOB NO.	
1071		89006	
boender associates		engineers surveyors planners	
3945 ELLICOTT MILLS DRIVE ELICOTT CITY, MARYLAND 21043 301-465-7777			