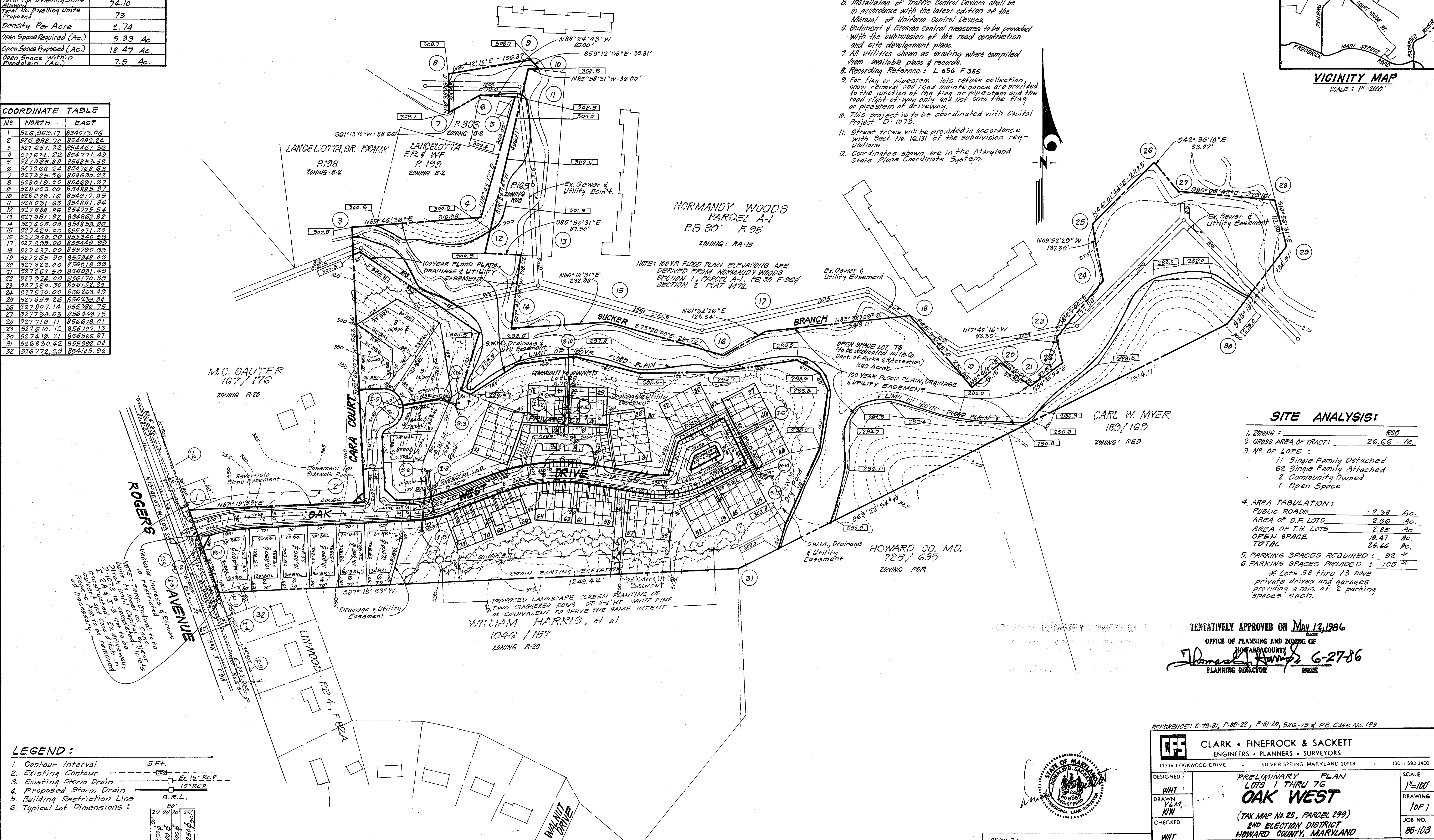
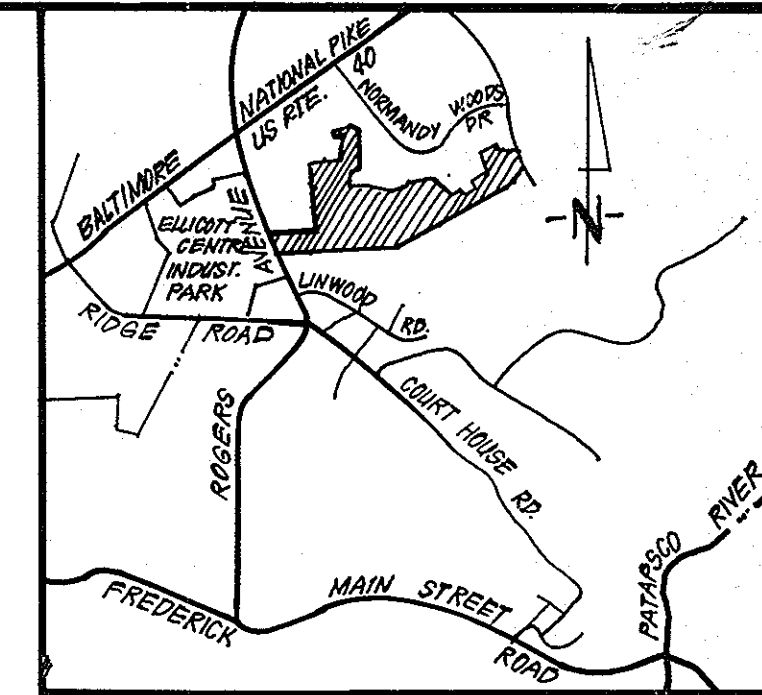


DENSITY TABULATION	
Gross Area (Acres)	26.66 Ac.
Flood Plain/Steep Slopes (Ac.)	10.8 Ac.
Net Area (Acres)	15.86 Ac.
No. of Dwelling Units Allowed Based on Net Area	63.44
Flood Plain Lot Adj. Factor	10.66
Total No. Dwelling Units Allowed	74.10
Total No. Dwelling Units Proposed	73
Density Per Acre	2.74
Open Space Required (Ac.)	5.33 Ac.
Open Space Proposed (Ac.)	18.47 Ac.
Open Space Within Floodplain (Ac.)	7.5 Ac.

COORDINATE TABLE		
Nr	NORTH	EAST
1	526,969.17	854073.06
2	526,988.70	854492.24
3	527,621.32	854461.36
4	527,674.22	854771.49
5	527,965.89	854853.59
6	527,968.24	854768.63
7	527,925.56	854690.82
8	528,010.50	854691.97
9	528,093.00	854885.97
10	528,020.16	854917.85
11	528,031.62	854881.84
12	527,588.06	854775.94
13	527,581.92	854862.82
14	527,420.00	854830.00
15	527,420.00	855071.50
16	527,340.00	855340.99
17	527,320.00	855449.99
18	527,437.00	855790.99
19	527,265.90	855348.49
20	527,322.00	855019.99
21	527,267.50	855091.49
22	527,324.00	856170.99
23	527,380.90	856152.99
24	527,520.00	856263.49
25	527,659.26	856230.94
26	527,807.14	856386.75
27	527,738.63	856449.75
28	527,719.11	856678.01
29	527,610.12	856707.15
30	527,419.21	856566.87
31	526,830.42	855392.04
32	526,772.25	854143.96

GENERAL NOTES

1. Topography was compiled from aerial survey.
2. This site is located on Tax Map No. 25 Parcel 299.
3. Public Water & Sewer to be Utilized.
4. See Soils Map No. 10.
5. Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
6. Sediment & Erosion Control measures to be provided with the submission of the road construction and site development plans.
7. All utilities shown as existing where compiled from available plans & records.
8. Recording Reference: L 656 F 355
9. For flag or pipestem lots refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only and not onto the flag or pipestem of driveway.
10. This project is to be coordinated with Capital Project D-1073.
11. Street trees will be provided in accordance with Sect. No. 16.131 of the subdivision regulations.
12. Coordinates shown are in the Maryland State Plane Coordinate System.

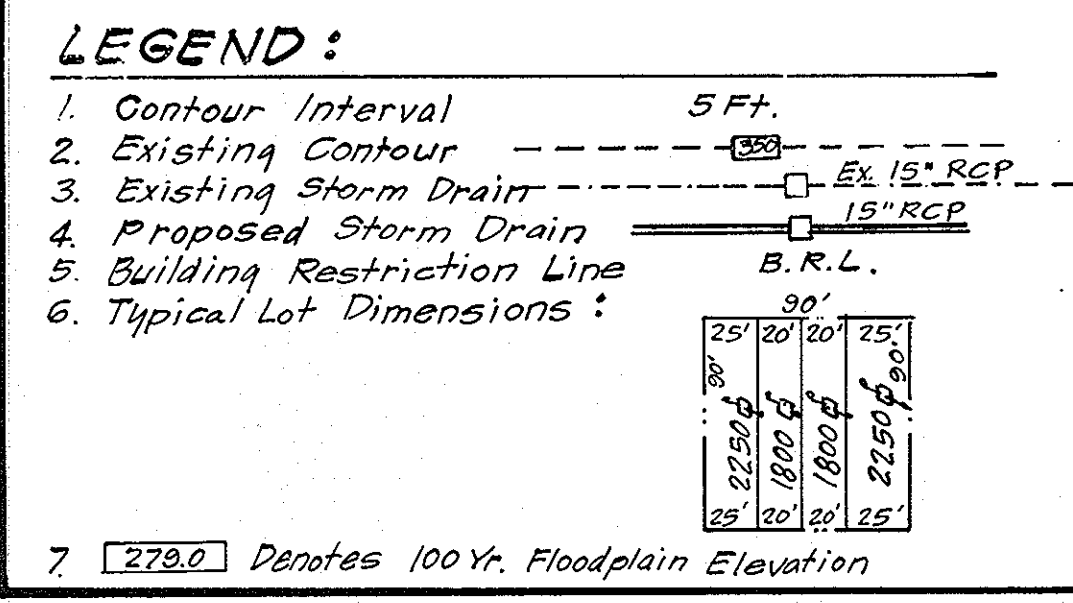


SITE ANALYSIS:

1. ZONING: R-20
2. GROSS AREA OF TRACT: 26.66 Ac.
3. NO. OF LOTS:
 - 11 Single Family Detached
 - 62 Single Family Attached
 - 2 Community Owned
 - 1 Open Space
4. AREA TABULATION:
 - PUBLIC ROADS: 2.38 Ac.
 - AREA OF S.F. LOTS: 2.96 Ac.
 - AREA OF T.H. LOTS: 2.85 Ac.
 - OPEN SPACE: 18.47 Ac.
 - TOTAL: 26.66 Ac.
5. PARKING SPACES REQUIRED: 92 *
6. PARKING SPACES PROVIDED: 105 *

* Lots 58 thru 73 have private drives and garages providing a min. of 2 parking spaces each.

TENTATIVELY APPROVED ON MAY 12, 1986
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
Donald Harris 6-27-86
 PLANNING DIRECTOR



OWNER:
 OAK WEST LIMITED PARTNERSHIP
 14251 Triadelphia Road
 Glenelg, Maryland 21737

REFERENCE: S-79-31, P-80-22, F-81-20, S-86-19 & P.B. Case No. 183

CLARK • FINEFROCK & SACKETT ENGINEERS • PLANNERS • SURVEYORS 11315 LOCKWOOD DRIVE SILVER SPRING, MARYLAND 20904 (301) 593-3400		
DESIGNED	PRELIMINARY PLAN	SCALE
DRAWN	LOTS 1 THRU 76	1"=100'
CHECKED	OAK WEST	DRAWING
	(TAX MAP NO. 25, PARCEL 299)	10F1
	2ND ELECTION DISTRICT	JOB NO.
	HOWARD COUNTY, MARYLAND	85-103
DATE	FUR	FILE NO.
2-3-86	DIVERSIFIED HOMES CORP OF MD 10015 Old Columbia Pike Columbia, Md. 21046	85-103 P