



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- TAX MAP: 41 PARCEL 710 ; TAX MAP: 50 PARCEL 436
- DEED REFERENCES: 767/457 & 1162/159
- EXISTING ZONING: R-5C
- PUBLIC WATER AND PUBLIC SEWERAGE TO BE UTILIZED.
- MINIMUM LOT SIZE: 6000 S.F.
- TOTAL NO. OF LOTS: 43 ; 42 BUILDABLE & 1 OPEN SPACE
- TOTAL AREA OF LOTS: 9.55 AC. ; TOTAL AREA OF OPEN SPACE: 1.06 AC.
- TOTAL AREA OF DEDICATION: 1.00 AC.
- TOTAL AREA OF SITE: 12.11 AC.
- SEGMENT CONTROL MEASURES TO BE PROVIDED IN FINAL ROAD CONSTRUCTION PLANS.
- BOUNDARY SURVEY HEREIN TO BE TIED TO THE MD STATE PLANE COORDINATE SYSTEM.
- TOPOGRAPHY, SURVEY HEREON BASED ON 1"=200' HOWARD COUNTY AERIAL PHOTOGRAPHY.
- THE NON-BUILDABLE ELEMENT INDICATED HEREON MUST BE KEPT OPEN UNDISTURBED AND IS DEDICATED TO THE COMMON USE OF THE RESIDENTS OF THIS SUBDIVISION IN ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF THE HOWARD COUNTY ZONING REGULATIONS.

MARVIN HURST & WIFE
845/448
EX. ZONING: B-2

RESIDUAL AREA OF PARCEL 436 DESCRIBED IN DEED RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN DEED 1162 AT P. 159

CHARLES H. LAMPERTER
284/500
EX. ZONING: B-2C

TEMPORARILY APPROVED ON MARCH 2, 1987

OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
Thomas J. Harris 6-30-87
Acting PLANNING DIRECTOR DATE PDB

- DENSITY TABULATION	
BRUSH AREA	12.11 AC
FLOODPLAIN / STEEP SLOPES / SWM FACILITY AREA	0.88 AC
NET AREA	10.67 AC
NO. OF DWELLING UNITS ALLOWED	42.67
FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	0
TOTAL NO. OF DWELLING UNITS ALLOWED	42.67
TOTAL NO. OF DWELLING UNITS PROPOSED	42
DENSITY PER ACRE	3.92

DEVELOPER

WESTIN BUILDERS
9101 CHERRY TREE LANE
SUITE 108
LAUREL, MD. 20708

OWNERS

WHISKEY BOTTOM JOINT VENTURE
9101 CHERRY TREE LANE
SUITE 108
LAUREL, MD. 20708

TITLE: PRELIMINARY PLAN	
PROJECT: STRATFORD DOWNS	
LOCATION: TAX MAP 41, PARCEL 710; TAX MAP 50, PARCEL 436; P127 FREQ: 5-N-02	
67th ELECTION DISTRICT HOWARD CO., MD.	
SCALE: 1"=50'	DESIGNED BY: JTN
FIELD BOOK:	DRAWN BY: JAB
PAGE NO.:	CHECKED BY: MAA, PDB
JOB NO.: 86045	DATE: 1-07-87
DRAWING NO.:	

boender associates, inc.
consulting engineers,
land surveyors
land planners
COURTHOUSE SQUARE
3565 ELLICOTT MILLS DRIVE
ELLICOTT CITY, MD. 21043
5811 465-1727



DATE	DESCRIPTION	BY

ADD NOTE #19 AND SHOW NON-BUILDABLE AREA
NOTE GRASS AND TREE PLANTINGS ALONG PIPE OPEN LOTS, 20' BUFFER SWM, SIDEWALK OR SIDEWALK BUFFER, STREET CURB, TRAIL, PAVEMENT

REVISIONS

DATE