

- LEGEND:**
- 1. Contour Interval 5 Ft.
  - 2. Existing Contour 1.00'
  - 3. Existing Storm Drains 1.50'
  - 4. Existing Sewer 1.50'

**SITE ANALYSIS:**

1. Zoned:	R-12
2. Project Area:	
Section 2 Area 1	10.17 Ac ±
Section 2 Area 2	18.55 Ac.
Total	28.72 Ac.
3. Road Way Dedication:	2.58 Ac.
4. Area in Residential Lots:	22.23 Ac.
5. Open Space Provided:	3.60 Ac.
6. Open Space Required: (See Table Below)	3.45 Ac.
7. Number Units Proposed:	64
8. Density: (See Table Below)	2.2 DU/AC.

- GENERAL NOTES:**
- Topography was compiled from Howard Co. Topographic Maps.
  - The area included in this submission is located on Tax Map #38, part of Parcel 188.
  - Installation of Traffic Control Devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
  - Public Water and Sewer 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.
  - Storm Water Management for this site was provided with Canbury Woods, Section 1, Areal.

**SECTIONAL OPEN SPACE & DENSITY TABULATION**

SECTION AREA	GROSS AREA (AC)	OPEN SPACE PROVIDED (AC)	OPEN SPACE REQUIRED (AC)	OPEN SPACE WITHIN FLOOD PLAIN (AC)	NO. OF UNITS PROPOSED	DENSITY
1/1	25.92	2.84	6.59	3.31	64	2.47
1/2	7.18	1.33	0.41	0.28	23	3.20
2/1 & 2	18.72	3.48	3.60	1.40	64	2.23
TOTALS	61.82	7.65	10.60	3.99	151	2.44

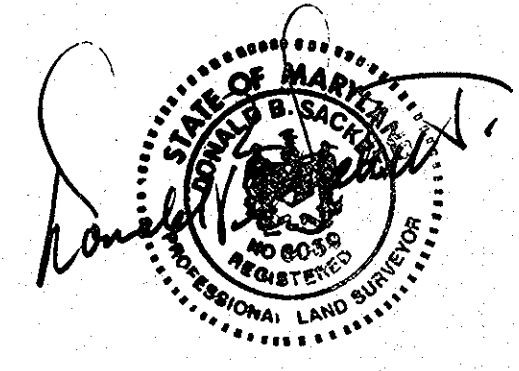
**LOT AREA / OPEN SPACE TABULATION**

LOT SIZE (SF)	No. of Lots	AREA OF LOTS (AC)	AREA OF OPEN SPACE (AC)	DENSITY
12000 or Larger	8	7.62	8%	0.77
10000 to 12000	17	4.64	10%	0.46
9000 to 10000	10	2.45	20%	0.43
8000 to 9000	29	5.85	30%	1.76
TOTALS	64	22.56	-	3.48
SECTION 2 AREA 2	23	5.27	-	1.33
SECTION 1 AREA 1	64	16.29	-	2.84
TOTALS	151	44.12	-	7.65

**COORDINATE TABLE**

NORTH	EAST
1 499 103.29	879 850.37
2 499 648.08	879 068.35
3 500 000.08	879 672.72
4 499 817.45	879 130.98
5 499 811.18	879 717.99
6 499 916.94	879 681.48
7 499 499.67	880 186.32
8 499 550.43	880 285.72
9 499 812.12	880 113.08
10 500 039.79	880 920.51
11 500 301.46	880 390.34
12 500 387.03	880 239.40
13 501 174.04	879 861.32
14 501 184.87	879 807.92
15 501 233.68	879 893.22
16 501 190.44	879 884.39
17 501 065.19	879 963.58
18 501 117.24	880 051.81
19 499 509.39	880 908.65
20 499 376.82	880 885.39
21 499 076.55	881 121.48
22 499 389.09	881 068.41
23 499 319.93	881 176.53
24 499 908.78	881 043.22
25 499 134.26	881 154.14
26 499 266.12	879 975.17
27 499 321.49	880 187.54
28 499 360.01	880 189.23
29 499 339.97	879 484.40
30 500 106.61	879 482.93
31 500 082.81	879 563.03
32 500 040.52	880 306.54
33 500 016.52	880 271.87
34 499 826.46	880 171.85

TENTATIVELY APPROVED ON JUNE 22, 1987  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*John W. Muehlenberg*  
 PLANNING DIRECTOR  
 DATE RDB



File Ref. Nos. F-86-115; F-86-171; S-86-85, S-87-33, VP-87-86

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

DESIGNED	PRELIMINARY PLAN	SCALE
WHT	LOTS 104 THRU 171	1"=100'
DRAWN	A RESUBDIVISION OF CANBURY WOODS, SECTION 1 AREA 2	DRAWING
VLM	LOTS 73, 88, 91, 97, 102, 102.5, 103; A RESUBDIVISION OF	1 OF 1
CHECKED	LOT 6, ARBOCK PROPERTY'S AND A SUBDIVISION OF PART OF	JOB NO.
WHT	PARCEL 188, TAX MAP #38 TAX MAP PARS. 188, 704 & 886	85-085
DATE	<b>CANBURY WOODS - SECTION 2 AREAS 1 &amp; 2</b>	FILE NO.
3-13-87	1ST ELECTION DISTRICT	85-085-P
	HOWARD COUNTY, MARYLAND	
	FOR: ELKRIDGE LIMITED PARTNERSHIP	
	9030 Old Wash. Blvd.	
	Elkridge, MD. 21227	