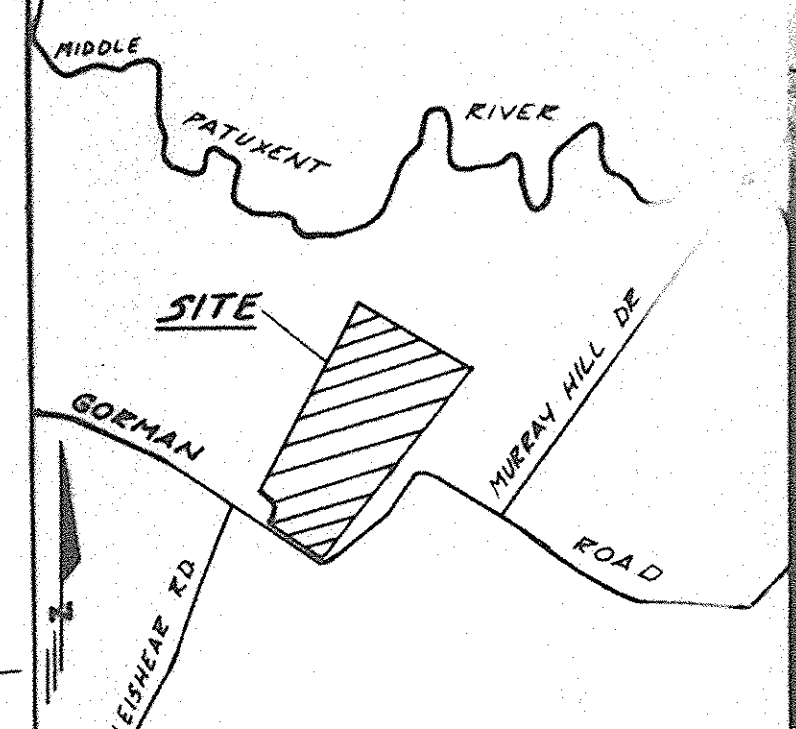


- EXISTING ZONING: R-2
 Gross Area of Tract: 41.5 Acres (boundary survey Aug. 1986)
 Area of proposed lots: 30.3 Acres (includes pipe stems)
 Area of proposed R/W: 7.6 Acres
 Area of proposed open space lots: 11.4 Acres
 Area of proposed floodplain dedication to Howard County: 2.7 Acres
 Buildable Lots: 112
 Open Space Lots: 4
 Floodplain Lots: 2
 Public Water and Sewer will be utilized.
 Floodplain Lot Adjustment Program will be utilized (See tabulation this sheet). FLOODPLAIN WILL BE DEDICATED TO HOWARD COUNTY.
 Existing house on Lot 79 is to connect to the proposed public sewer system.
 Street trees will be provided in accordance with Section 16.131 of the Howard County Subdivision Regulations.
 Sediment and Erosion Control measures will be provided with the submission of the Road Construction and Site Development Plans.
 Unless shown otherwise, lot setbacks are minimums, per Howard County Zoning Regulations, Section 106 D.2., R-20 District.
- Side Yard = 10 feet (30 feet if side is adjacent to Public Road)
 Front Yard = 20,000 sq. ft. or greater - 50 feet
 Less than 20,000 sq. ft. - 40 feet
 Rear Yard = 30 feet

LOT SIZE (SQ. FT.)	# OF LOTS	NET AREA (ACRES)	OPEN SPACE REQUIREMENT	REQUIRED OPEN SPACE (ACRES)
20,000	1	0.46	6%	0.03
18,000-19,999	11	4.76	10%	0.48
16,000-17,999	30	11.16	20%	2.23
14,000-15,999	45	1.96	30%	4.49
<14,000	25	7.17	60%/LOT	3.44
TOTAL	112	38.92		10.67
		Dry Level Open Space Provided		7.56
		50% Area Open Space Provided		3.81
		TOTAL OPEN SPACE PROVIDED		11.40

Floodplain Lot Adjustment Tabulation

A. Gross Acreage (not incl. proposed R/W):	53.4
B. Floodplain Acreage:	2.7
C. Net Acreage:	50.7
D. Not Maximum Lots Allowed:	110
E. Maximum Floodplain Adjustment Lots Allowed (gross acreage):	11
F. Floodplain Adjustment Lots Proposed (floodplain acreage):	5
G. Total Lots Allowed:	115
H. Total Lots Proposed:	112
I. Lots less than 14,000 sf Allowed:	50
I. Lots less than 14,000 sf Proposed:	25

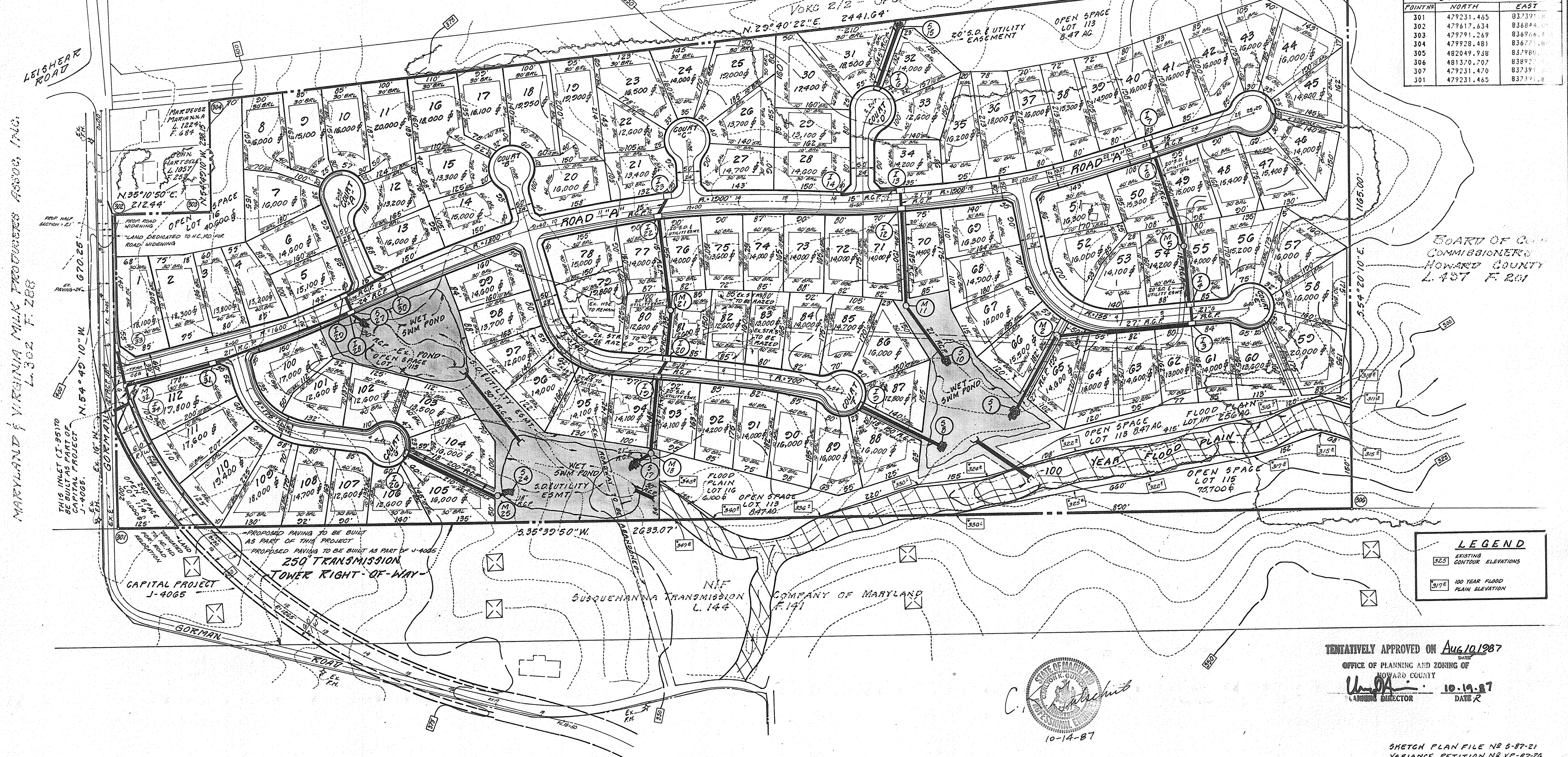
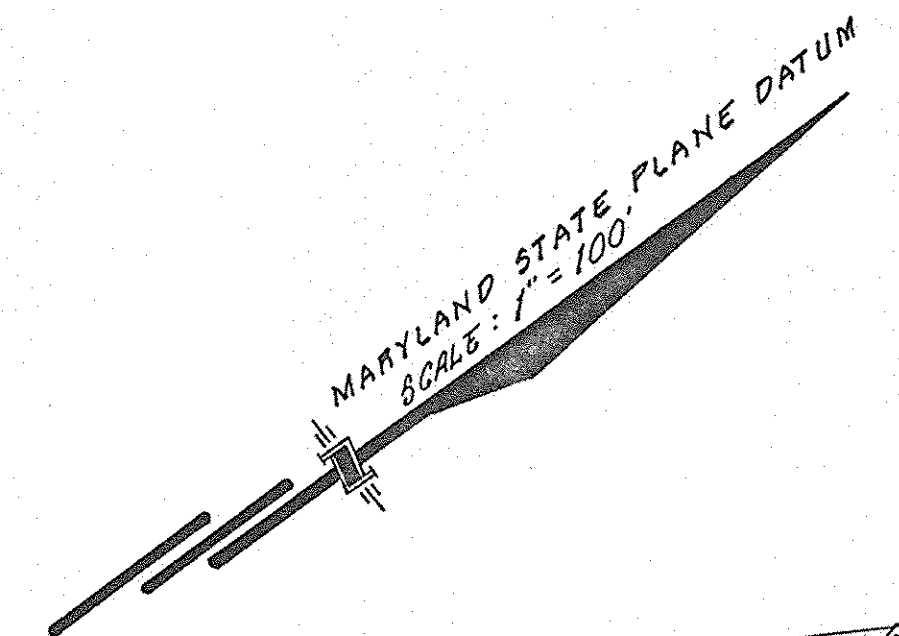


VICINITY MAP
 SCALE: 1" = 2000'
 MAP BOOK PAGE: 13
 COORDINATES: F4

COORDINATE TABLE

POINT NO.	NORTH	EAST
301	479231.465	837391.8
302	479617.634	836844.8
303	479791.269	836775.8
304	479928.481	836775.8
305	482049.938	837980.8
306	481370.707	838922.8
307	479231.470	837391.8
308	479231.465	837391.8

VILLAGE OF KING'S CONTRIVANCE
 SECTION 2, AREA 2
 PLATS 4215, 4212 & 4213
 OPEN SPACE LOT 1

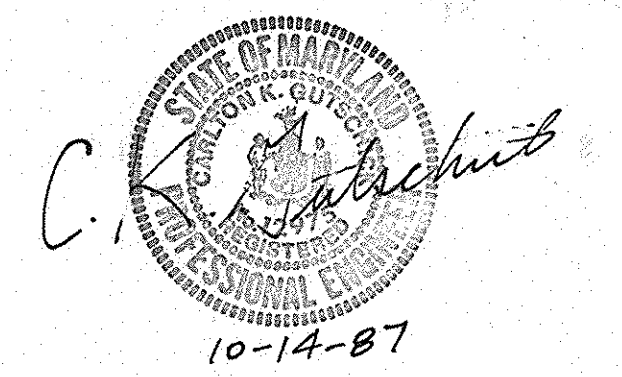


BOARD OF COMMISSIONERS
 HOWARD COUNTY
 L. 487 F. 201

LEGEND

3/25	EXISTING CONTOUR ELEVATIONS
3/17.5	100 YEAR FLOOD PLAIN ELEVATION

TENTATIVELY APPROVED ON **AUG 10, 1987**
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 LAMBERT DIRECTOR
 10-19-87
 DATE R



GLW GUTSCHICK LITTLE & WEBER, P.A.
 ENGINEERS, PLANNERS, SURVEYORS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
 TELEPHONE: (301) 421-4024

DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.

PREPARED FOR:
 DEVELOPER: CAPITAL HOMES, INC.
 8102 ASPENWOOD WAY
 JESSUP, MARYLAND 20794
 OWNER: ROBERT E. COOK
 10260 GOERMAN ROAD
 LAUREL, MARYLAND 20707

PRELIMINARY PLAN
HUNTERS CREEK FARM (HUNTERS RIDGE)
 LIBER 837 FOLIO 670
 HOWARD COUNTY, MARYLAND 6th ELECTION DISTRICT

SKETCH PLAN FILE NO 5-87-21
 VARIANCE PETITION NO VP-87-26

SCALE	CONTOUR INTERVAL	G.L.W. FILE NO.
1" = 100'	5'	86-027
DATE	TAX MAP NO.	SHEET
JUNE 1987	42 & 47 PAR 81	1 OF 1