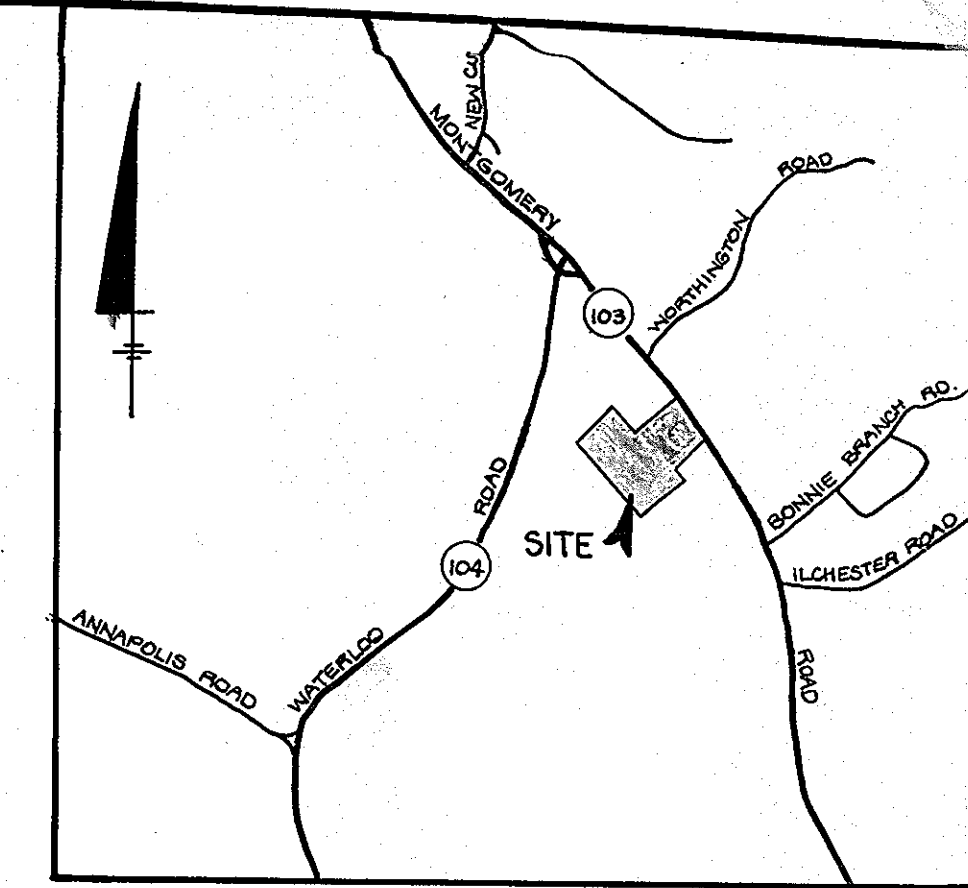


LOT SIZE AND MANDATORY OPEN SPACE				
SIZE	No. OF LOTS	AREA	MAND. OPEN SPACE AREA	
20,000 OR GREATER	10	4.65	6%	0.28
18,000 ~ 19,999	12	5.11	10%	0.51
16,000 ~ 17,999	5	1.91	20%	0.38
14,000 ~ 15,999	6	1.99	30%	0.60
TOTAL	33	13.66		1.77

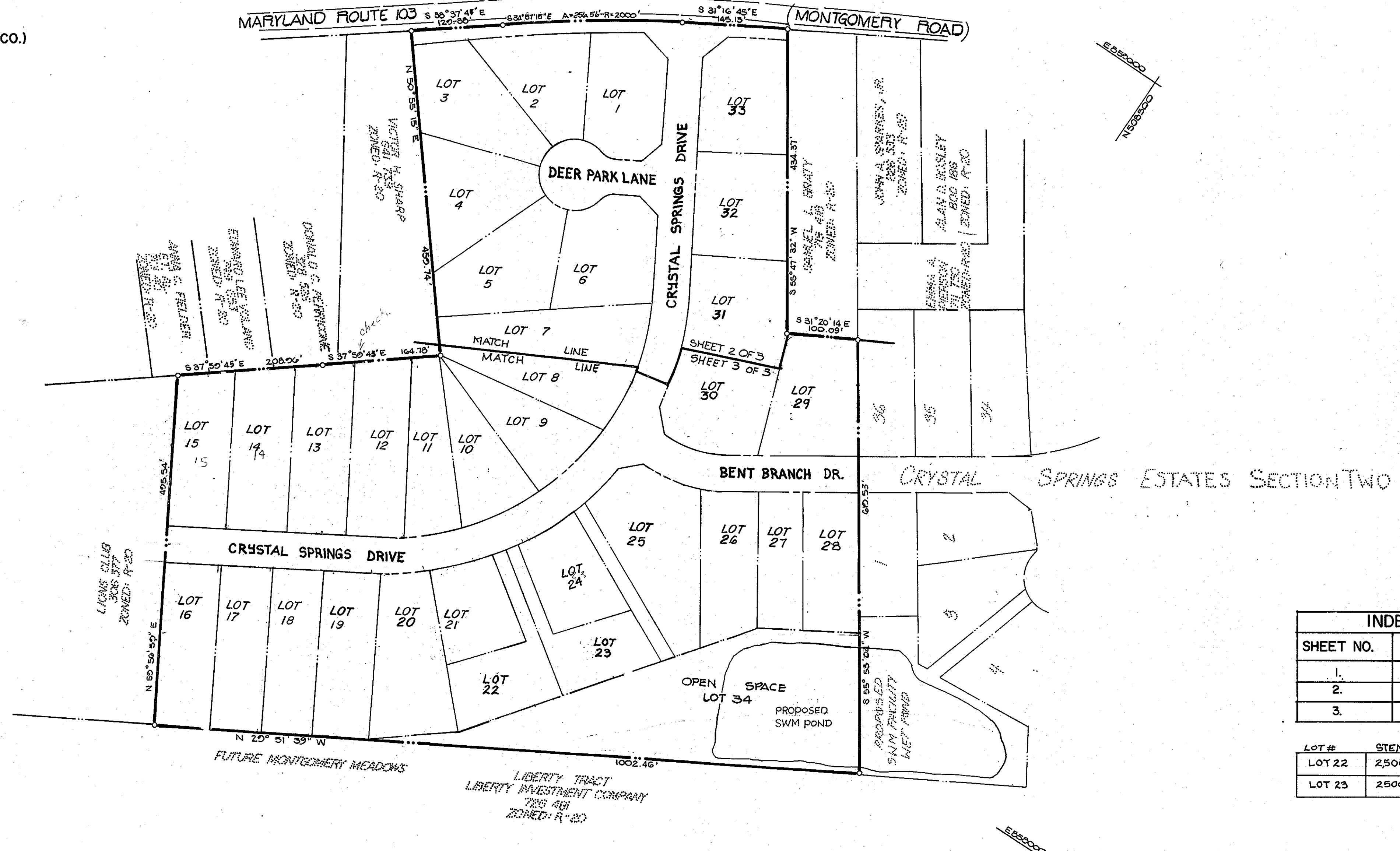
DENSITY TABULATION								
OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	GROSS AREA	FLOOD PLAIN STEEP SLOPES	NET AREA	No. OF DWELLING UNITS ALLOWED	FLOOD PLAIN LOT ADJUSTMENT	TOTAL No. OF DWELLING UNITS ALLOWED	TOTAL No. OF DWELLING UNITS PROVIDED
1.77 AC.	1.81 AC. ±	17.90 AC.		17.90 AC.	39		39	33

GENERAL NOTES

- EXISTING ZONE = R-20
- GROSS AREA OF TRACT = 17.9 ACRES ±
- AREA OF PROPOSED LOTS:
 - BUILDABLE = 13.86 ACRES
 - OPEN SPACE = 1.81 ACRES (DRY AREA = 54%)
- AREA OF PROPOSED ROADS = 2.35
- TOTAL NUMBER OF BUILDING LOTS = 33
- TOTAL NUMBER OF OPEN SPACE PARCELS = 1 (TO BE DEDICATED TO HO. CO.)
- PUBLIC WATER & SEWER SYSTEMS WILL BE UTILIZED.
- GRADING PLAN OF LOT 9 WILL BE PROVIDED ON FINAL PLAN.
- PROPOSED EROSION & SEDIMENT CONTROL MEASURES WILL BE PROVIDED ON FINAL PLAN.



VICINITY MAP
SCALE: 1" = 2000'



INDEX	
SHEET NO.	TITLE
1.	KEY MAP
2.	SUBDIVISION PLAN
3.	SUBDIVISION PLAN

LOT #	STEM AREA	GROSS AREA	NET AREA
LOT 22	2,500 #	17,150 #	14,650 #
LOT 23	2,500 #	16,560 #	14,060 #

KEY MAP
SCALE: 1" = 100'

TENTATIVELY APPROVED ON **9-15-87**
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR DATE **4-15-88**

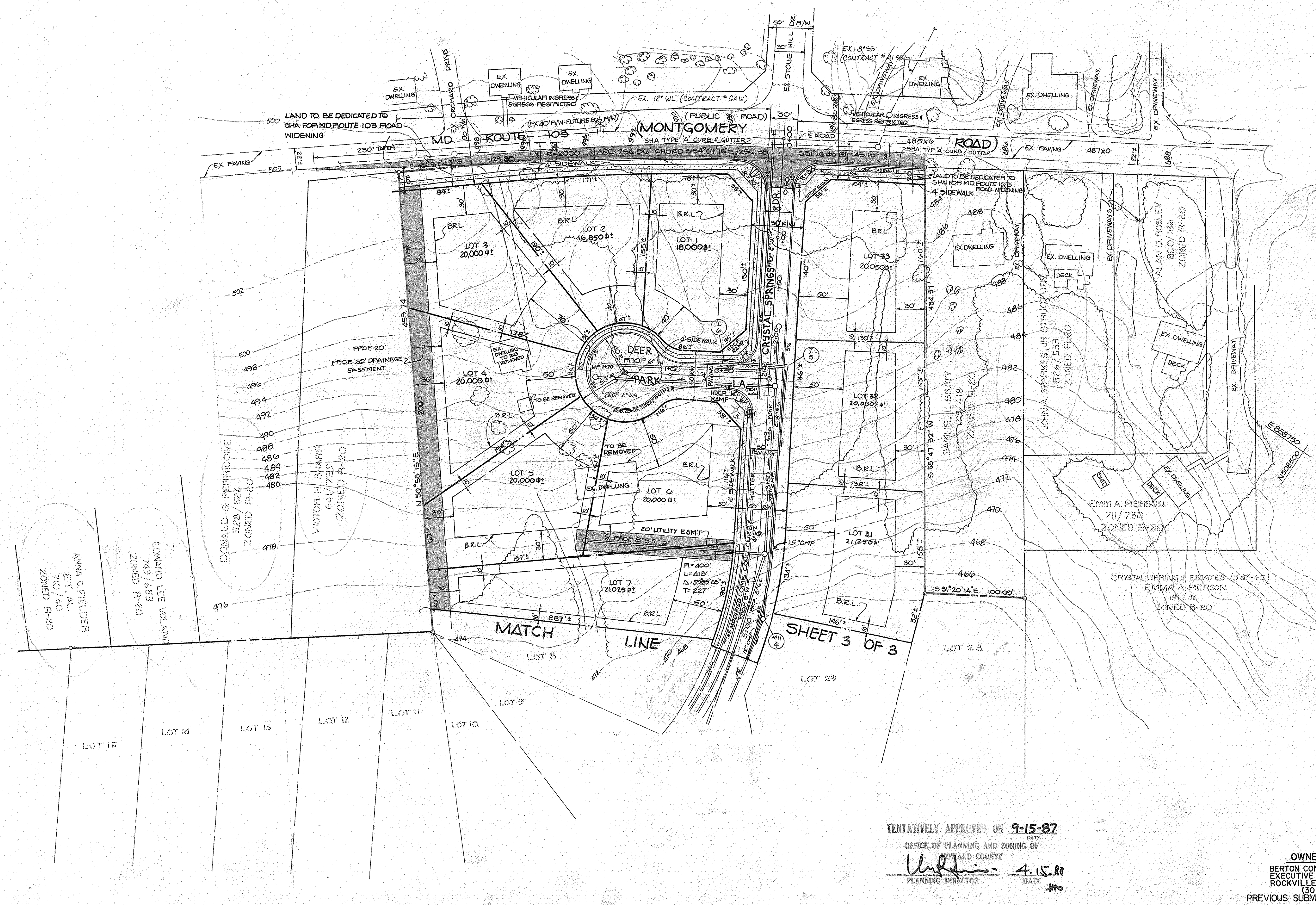
OWNER/DEVELOPER
 BERTON CONSTRUCTION CO
 EXECUTIVE BLVD. SUITE 1090
 ROCKVILLE, MD. 20852
 (301) 770-2450

REVISIONS			
DESIGNED	DATE	BY	DESCRIPTION
	8/14/87	DJD	PER HOWARD COUNTY COMMENTS DATED 7/13/87
DRAWN	10-9-87	DJD	PER HOWARD CO. COMMENTS 9-17-87
CHECKED			
APPROVED			

Dewberry & Davis
 ARCHITECTS • ENGINEERS • PLANNERS • SURVEYORS
 3300 N. RIDGE ROAD SUITE 100
 ELLICOTT CITY, MD. 21043
 (301) 461-7478



PRELIMINARY PLAN
CRYSTAL SPRINGS ESTATES SEC. I
 TAX MAP 31 PARCEL 175
 1ST ELECTION DISTRICT HOWARD COUNTY, MD.
 APRIL, 1987 SCALE: 1" = 100'



TENTATIVELY APPROVED ON 9-15-87
 DATE
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE 4-15-88

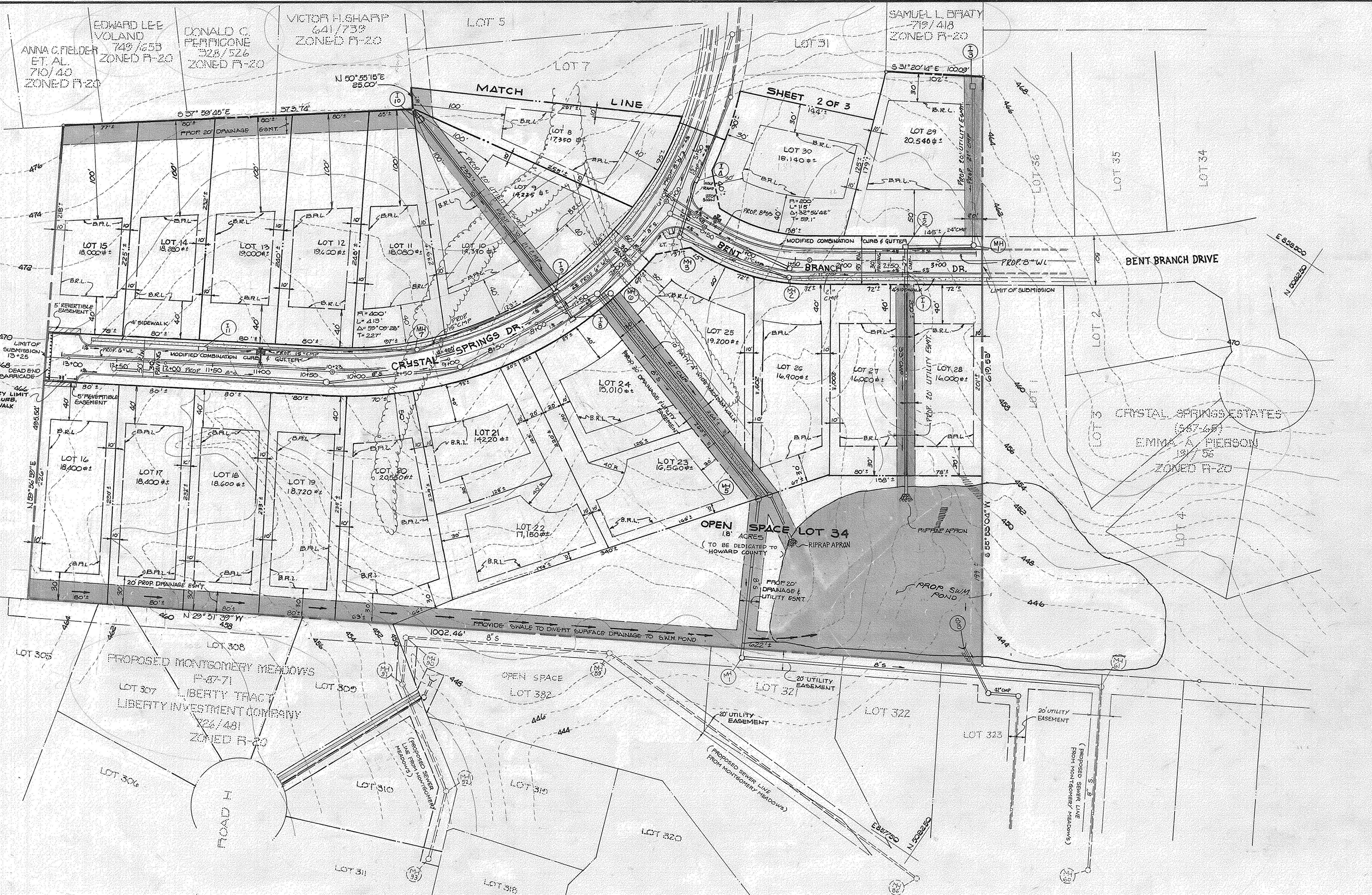
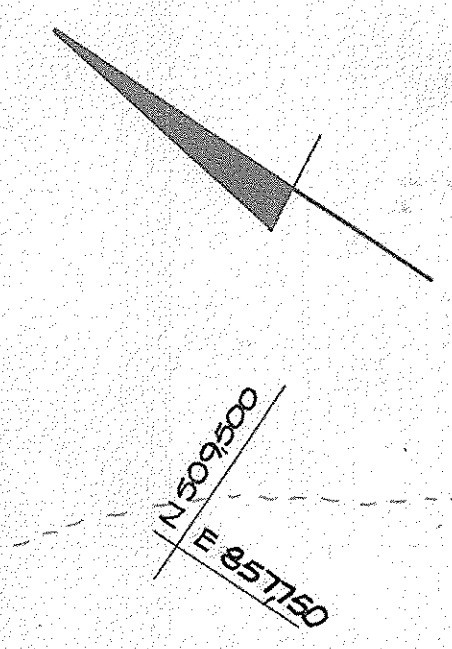
OWNER / DEVELOPER
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 EXECUTIVE BLVD. SUITE 1090
 ROCKVILLE, MD. 20852
 (301) 770-2450
 PREVIOUS SUBMITTAL 5-87-64

DESIGNED		DATE		BY		DESCRIPTION	
date	8/14/87	date		date	DfD	date	PER HOWARD COUNTY COMMENTS DATED 7/13/87
DRAWN		DATE		BY		DESCRIPTION	
date		date		date		date	
CHECKED		DATE		BY		DESCRIPTION	
date		date		date		date	
APPROVED		DATE		BY		DESCRIPTION	
date		date		date		date	

Dewberry & Davis
 ARCHITECTS-ENGINEERS-PLANNERS-SURVEYORS
 3300 N. RIDGE ROAD SUITE 100
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-7478



PRELIMINARY PLAN
CRYSTAL SPRINGS ESTATES SEC. I
 TAX MAP 31 PARCEL 175
 1ST ELECTION DISTRICT HOWARD COUNTY, MD.
 DATE: APRIL, 1987
 SCALE: 1"=50'
 CONTRACT NO. FILE NO. SHEET 2 OF 3



TENTATIVELY APPROVED ON 9-15-87
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
[Signature] 4.15.88
 PLANNING DIRECTOR DATE

OWNER/DEVELOPER
 BERTON CONSTRUCTION COMPANY
 EXECUTIVE BLVD, SUITE 1090
 ROCKVILLE, MD 20850
 301-770-2480
 PREVIOUS SUBMITTAL S-87-64

REVISIONS				
DESIGNED	DATE	BY	DESCRIPTION	
	8/14/87	DJD	PER HOWARD COUNTY COMMENTS DATED 7/13/87	
DRAWN				
CHECKED				
APPROVED				

Dewberry & Davis
 ARCHITECTS--ENGINEERS--PLANNERS--SURVEYORS
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PRELIMINARY PLAN
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