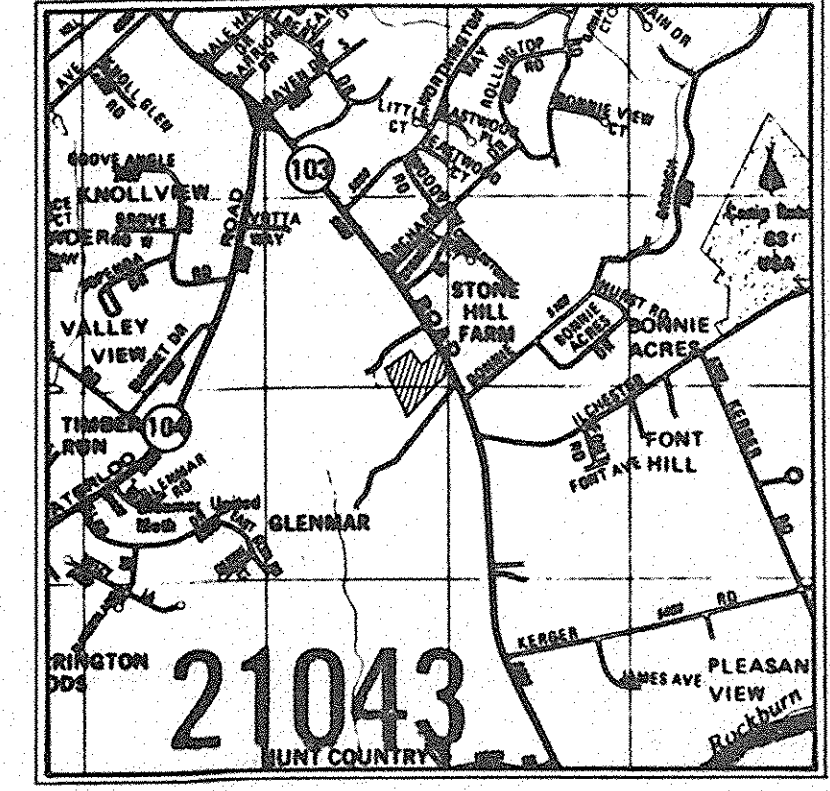


**DENSITY TABULATION**

Lot Size (sf)	# Lots	Area of Lots (Acres) (not incl. pipe stems)	Mandatory Open Space Requirement	Required Open Space (Acres)
20,000 or larger	3	1.38	6%	0.08
18,000 or 19,999	7	2.94	10%	0.29
16,000 or 17,999	8	2.99	20%	0.60
14,000 or 15,999	18	6.05	30%	1.82
TOTALS	36	13.36		2.79

Dry, Level Open Space Provided 1.96  
 SWM Area Open Space Provided 0.84  
 TOTAL OPEN SPACE PROVIDED 2.80



**COORDINATE TABLE**

POINT NO.	NORTH	EAST
114	508796.933	857056.335
105	508667.117	858497.831
106	508475.042	858614.982
108	508712.008	858661.777
100	508528.025	859440.648
110	508344.787	85952.900
115	508230.583	85972.191
208	507990.223	858431.186

50' STRIP TO BE DEDICATED TO HOWARD COUNTY FOR FUTURE ROAD WIDENING.

**General Notes**

- Existing Zoning: R-20
- Gross area of tract: 18.94 Acres
- Area of proposed lots: 13.81 Acres (includes pipe stems 0.45 Acres).
- Area of proposed R/W: 2.33 Acres
- Area of proposed open space lots: 2.80 Acres
- Buildable Lots: 36  
Open Space Lots: 2
- Public Water and Sewer will be utilized.
- 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.
- Lot clustering is justified along the following properties by:
  - Crane & Liberty Investment Co. - These parcels are being developed using clustering methods;
  - Kendall & Beatty - Lots 28 and 29 are 20,000 sf. Lots 31 through 36 have 100 foot setbacks shown.
- Preliminary soils information prohibit the use of infiltration methods of stormwater management. The proposed wet pond in the northwest corner of the site will be designed at final plan stage. The necessary borings will be done at that time to meet design requirements as well as to make the final determination as to wet pond suitability.
- If this subdivision is ready for developer agreements prior to Montgomery West, temporary access will be provided through Lot 26 to Route 103. Lot 26 will not be recorded until the temporary access is closed and permanent access is provided through Montgomery West.

N/F LIBERTY INVESTMENT COMPANY  
 (PROPOSED MONTGOMERY MEADOWS P-87-71)  
 L. 726 F. 481



TENTATIVELY APPROVED ON Aug 4, 1987  
 OFFICE OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
W. J. [Signature] 10.13.87  
 PLANNING DIRECTOR DATE

P-80-0715-87-05

**GLW GUTSCHICK LITTLE & WEBER, PA.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20886  
 TELEPHONE: (301) 421-4024

DATE	REVISION	BY	APP'R.

OWNER / DEVELOPER  
 HOWARD DAKS, INC.  
 4229 CHERRY VALLEY DRIVE  
 OLNEY, MARYLAND 20832

PRELIMINARY PLAN  
**CRYSTAL SPRINGS ESTATES**  
 ELECTION DISTRICT NO. 1  
 HOWARD COUNTY, MARYLAND

SCALE	CONTOUR INTERVAL	G.L.W. FILE No.
1" = 100 FT.	5 FT.	86-054
DATE	TAX MAP No.	SHEET
JUNE 22, 1987	31	1 of 1
	PARCEL	191