

OPEN SPACE TABULATIONS					
LOT SIZE	NO. OF LOTS	AREA OF LOTS	MAND. OPEN SPACE REQ. / AREA OF OPEN SPACE	PERCENT	#
12,000 OR LARGER	4	1.24 AC ±	SLIB REQ.	8%	*
6,500 TO 11,999	4	1.02 AC ±		10%	0.102 AC ±
4,500 TO 6,499	2	0.48 AC ±		20%	0.096 AC ±
2,500 TO 4,499	12	2.42 AC ±		30%	0.727 AC ±
TOTAL	22	5.18 AC ±			0.925 AC ±

DENSITY TABULATIONS	
GROSS AREA	745 AC ±
FLOODPLAIN / STEEP SLOPES	0
NET AREA	745 AC ±
NO. OF DWELLING UNITS ALLOWED	27.0
FLOODPLAIN LOT ADJUSTMENT	0
TOTAL NO. OF DWELLING UNITS ALLOW.	27.0
TOTAL NO. OF DWELLING UNITS PROP.	22
DENSITY PER ACRE	295/AC

\*A FEE WILL BE PAID IN LIEU OF OPEN SPACE AS PRECISED BY HOWARD CO. DEPT. OF RECREATION & PARKS.



- GENERAL NOTES:**
- EXISTING ZONING: R-12 (RESIDENTIAL - SINGLE)
  - GROSS AREA OF TRACT: 2000 AC ±
  - AREA OF SECTION 2: 745 AC ±
  - AREA OF PROPOSED LOTS: 518 AC ±
  - AREA OF PROPOSED ROADS: 113 AC ±
  - AREA OF PROPOSED OPEN SPACE: 1.14 AC
  - TOTAL NUMBER OF LOTS: 23
    - A. BUILDABLE LOTS: 22
    - B. OPEN SPACE LOTS: 1
  - PUBLIC WATER AND SEWERAGE TO BE UTILIZED
  - PROPOSED EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED ON FINAL CONSTRUCTION PLANS.
  - STREET TREES TO BE PROVIDED AT 40% IN ACCORDANCE WITH SECTION 10.131 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - FOR SCHEMATIC GRADING, SEE SHEET 1A OF 3
  - B2L - DENOTES BUILDING RESTRICTION LINES
  - SEE REFERENCE: LIBER 1519, FOLIO 560
  - THE GRADING INDICATED HEREON IS FOR ROAD CONSTRUCTION ONLY. FUTURE GRADING FOR DEVELOPMENT PURPOSES WILL NOT CREATE LOTS LESS THAN THE MINIMUM LOT SIZE ALLOWED AS DEFINED IN ZONING REGULATIONS SECTION 109.61.

MINIMUM LOT SIZE CHART			
LOT NO.	TOTAL LOT AREA	PIPE STEM	NET AREA
4	14,200 ±	1600 ±	12,600 ±
6	13,375 ±	1200 ±	12,015 ±
12	11,825 ±	2100 ±	9,745 ±
14	11,050 ±	2400 ±	8,650 ±
15	10,530 ±	2100 ±	8,430 ±

TENTATIVELY APPROVED ON 3-24-88  
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY  
 W.F.M. 7.1.88  
 PLANNING DIRECTOR DATE

REVISIONS			
DESIGNED	DATE	BY	DESCRIPTION
W.V.F.	2/5/88		
DATE	5/17/88	D.D.	PER HO. CO. COMMENTS DATED 5/20/88
DRAWN	W.V.F.		
DATE	2/5/88		
CHECKED	B.D.B.		
DATE	2/25/88		
APPROVED			
DATE			

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



**OWNER:**  
 J.N.D.C. LIMITED PARTNERSHIP  
 SUITE 201  
 5570 STERRETT PLACE  
 COLUMBIA, MD. 21044  
 (301) 977-3815

**DEVELOPER:**  
 NEWBURN DEVELOPMENT CORP.  
 SUITE 201  
 5570 STERRETT PLACE  
 COLUMBIA, MD. 21044  
 (301) 977-3815

PRELIMINARY PLAN  
**HANOVER CROSSING**  
 SECTION TWO  
 TAX MAP 30 PARCEL 206  
 1<sup>ST</sup> ELEC. DIST. HOWARD CO. MD.  
 SCALE: 1" = 50' JUNE 1, 1988