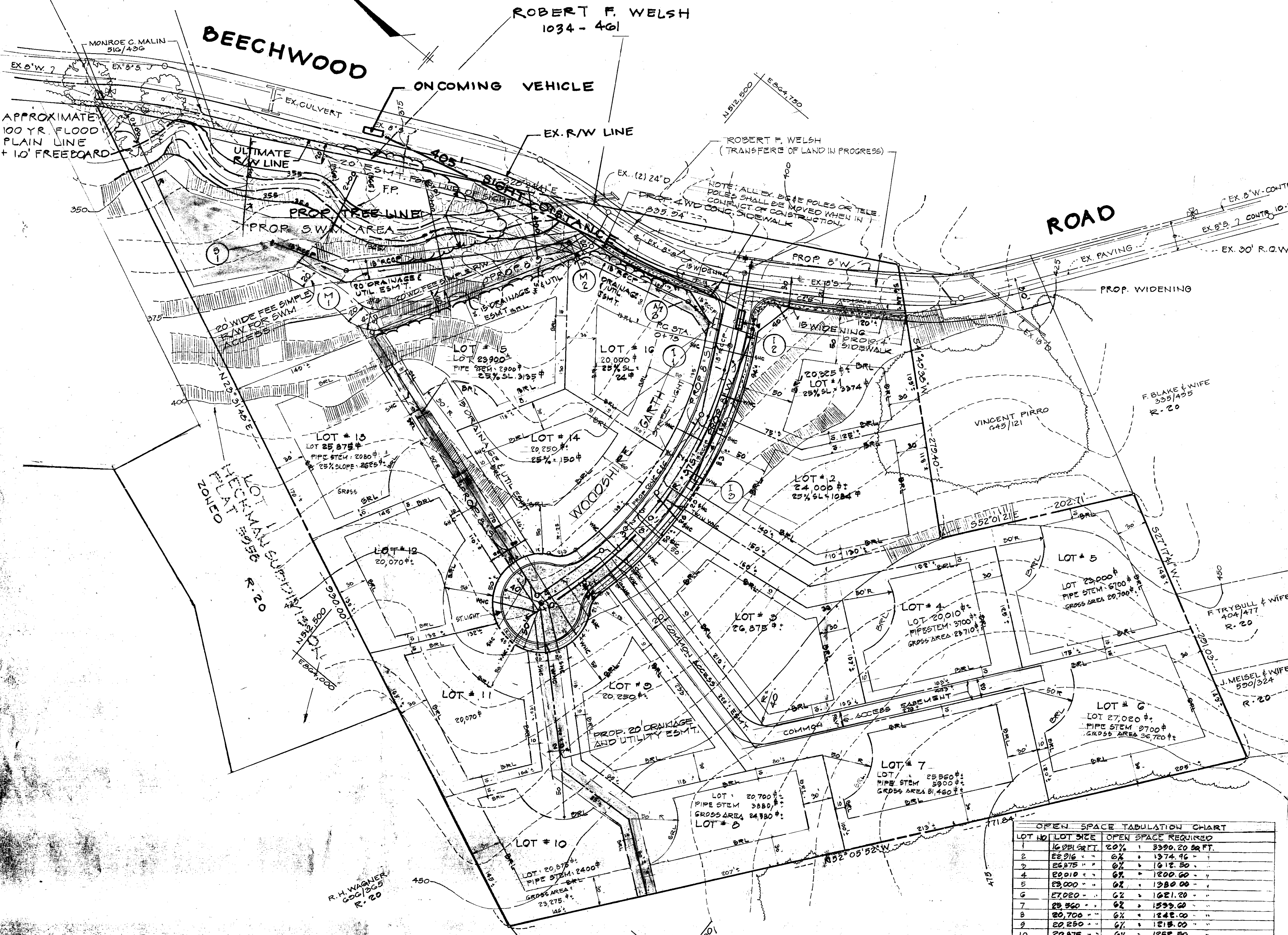


VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

- PROPERTY ZONED "R-20" AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- GROSS AREA OF SUBJECT PROPERTY: 11.8151 AC.
- AREA OF LOTS: 343,408 S.F. OR 7.8826 AC. ±
- AREA OF ROAD RIGHT-OF-WAY: 29,354 S.F. OR 0.67 AC. ±
- AREA OF OPEN SPACE: 62,717 S.F. OR 1.439 AC. ±
- AREA OF FLOOD PLAIN: 7,600 S.F.
- AREA OF BUILDING LOTS: 343,408 S.F. OR 7.8826 AC. ±
- TOTAL NUMBER OF BUILDING LOTS: 16
- PUBLIC WATER AND SEWER IS PROPOSED FOR THIS SUBDIVISION.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- DEED REFERENCE: LIBER 363/FOLIO 13.
- ALL COORDINATES SHOWN ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND HOWARD COUNTY POINT # 2345002.
- FOR PREVIOUS SKETCH PLANS SUBMITTED, SEE 5-07-77, 5-88-45.
- SEE WAIVER WP 88-67 FROM SECTION 16.17.3.C.2 OF THE NO. 00.5 SUBDIVISION & LAND DEVELOPMENT REGULATIONS REQUIRING R/W'S FOR PROPOSED STREETS TO BE EXTENDED TO THE BOUNDARY LINES OF PROPOSED SUBDIVISIONS SO THAT A CONNECTION CAN BE MADE TO ADJACENT UNDEVELOPED PROPERTIES. REQUEST APPROVED W/AC 8/19/88.
- SEE 5-88-45 FOR LATEST SKETCH PLAN.

16. MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	25% GRADES OR GREATER SLOPES	FLOODPLAIN	REMAINING MIN LOT AREA
1	22,322	N.A.	2274 28 FT	N.A.	16,291 SQ. FT.
2	24,000	N.A.	1084 30 FT	N.A.	22,916 SQ. FT.
4	22,710	2700	NONE	N.A.	20,010 SQ. FT.
5	29,700	6700	NONE	N.A.	23,000 SQ. FT.
6	36,720	9700	NONE	N.A.	27,020 SQ. FT.
7	31,460	8900	NONE	N.A.	22,560 SQ. FT.
8	24,580	2880	NONE	N.A.	20,700 SQ. FT.
10	23,275	2400	NONE	N.A.	20,875 SQ. FT.
12	25,875	2080	2625 50 FT.	NONE	21,170 SQ. FT.
14	20,280	N.A.	150 50 FT.	N.A.	20,130 SQ. FT.
15	23,300	2900	3125 50 FT.	NONE	17,865 SQ. FT.
16	20,000	N.A.	24 50 FT.	N.A.	19,276 SQ. FT.

- DENSITY CALCULATIONS:
- GROSS AREA: 514,665 S.F. OR 11.8151 AC. ±
 - FLOOD PLAIN/ STEEP SLOPES: 49,916 S.F. OR 1.13 AC. ±
 - NET AREA: 465,220 S.F. OR 10.68 AC. ±
 - NO. OF UNITS ALLOWED BASED ON NET AREA: 23
 - FLOODPLAIN LOT ADJUSTMENT: NONE
 - TOTAL NO. UNITS PROPOSED: 16
 - DENSITY PER AC: 0.74 UNIT/AC
17. DRY GROUND RECREATIONAL AREA WITHIN OPEN SPACE LOT = 62,717 S.F. OR 1.439 AC. ± OF WHICH
- A. 25% OR GREATER SLOPES: 12,925 S.F.
 - B. SWM FACILITY: 11,250 S.F.
- DRY GROUND LESS 25% SLOPES & SWM FACILITY = 38,542 S.F. OR 0.88 AC. ±
1. 61% OF OPEN SPACE.

OPEN SPACE TABULATION CHART

LOT NO	LOT SIZE	OPEN SPACE REQUIRED
1	16,291 SQ. FT.	20% = 3,258.20 SQ. FT.
2	22,916 "	6% = 1,374.96 "
3	25,875 "	6% = 1,552.50 "
4	20,010 "	6% = 1,200.60 "
5	23,000 "	6% = 1,380.00 "
6	27,020 "	6% = 1,621.20 "
7	22,560 "	6% = 1,353.60 "
8	20,700 "	6% = 1,242.00 "
9	20,280 "	6% = 1,216.80 "
10	20,875 "	6% = 1,252.50 "
11	20,870 "	6% = 1,252.20 "
12	20,070 "	6% = 1,204.20 "
13	21,170 "	6% = 1,270.20 "
14	20,100 "	6% = 1,206.00 "
15	17,865 "	20% = 3,573.00 "
16	19,276 "	10% = 1,927.60 "
TOTAL	343,408 S.F.	26,277.6 SQ. FT.

PRELIMINARY PLAN
BEECHWOOD HEIGHTS
ELECTION DISTRICT NO 1
SCALE 1" = 50'
TAX MAP 31
SEE WAIVER WP 88-67
SEE SKETCH PLAN 5-88-45

CONTRACT BUYER: HERITAGE HOMES INC
DEVELOPER: 8280 ROUTE 108
COLUMBIA, MD 21045
201-287-4432

OWNER: ANTHONY J. AREVEDO MICHAEL S.
9 OLD FARMHOUSE RD.
WHITEHOUSE STATION NJ
08889

ENGINEERS: LAND DEVELOPMENT CONSULTANTS
37 MT. GREEN CIRCLE
DALTO MD. 21207
301-265-6543

PEDRO ORIONES
800 1715
R. 20

TENTATIVELY APPROVED ON 9-2-88
DATE
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE 10-27-88

DENOTES AREAS WITH 25% OR GREATER SLOPES