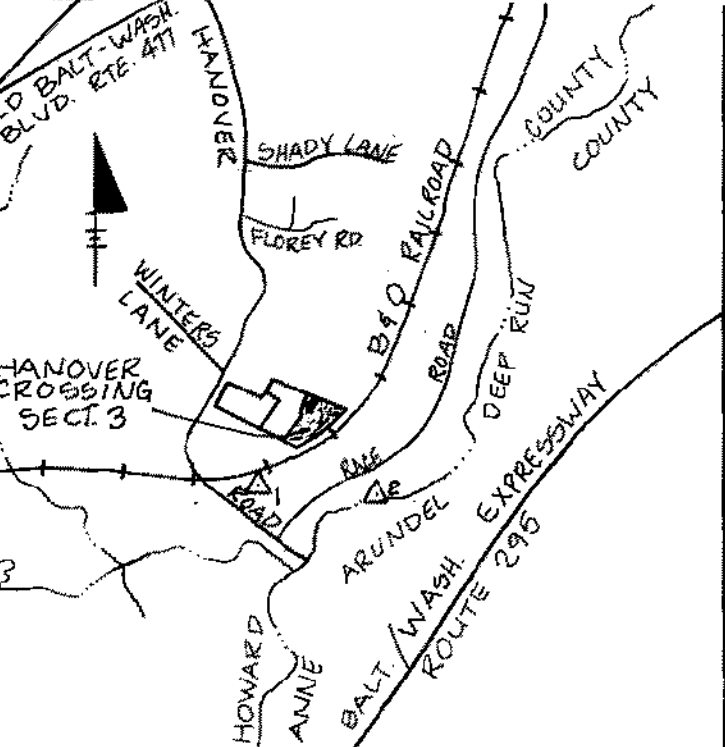
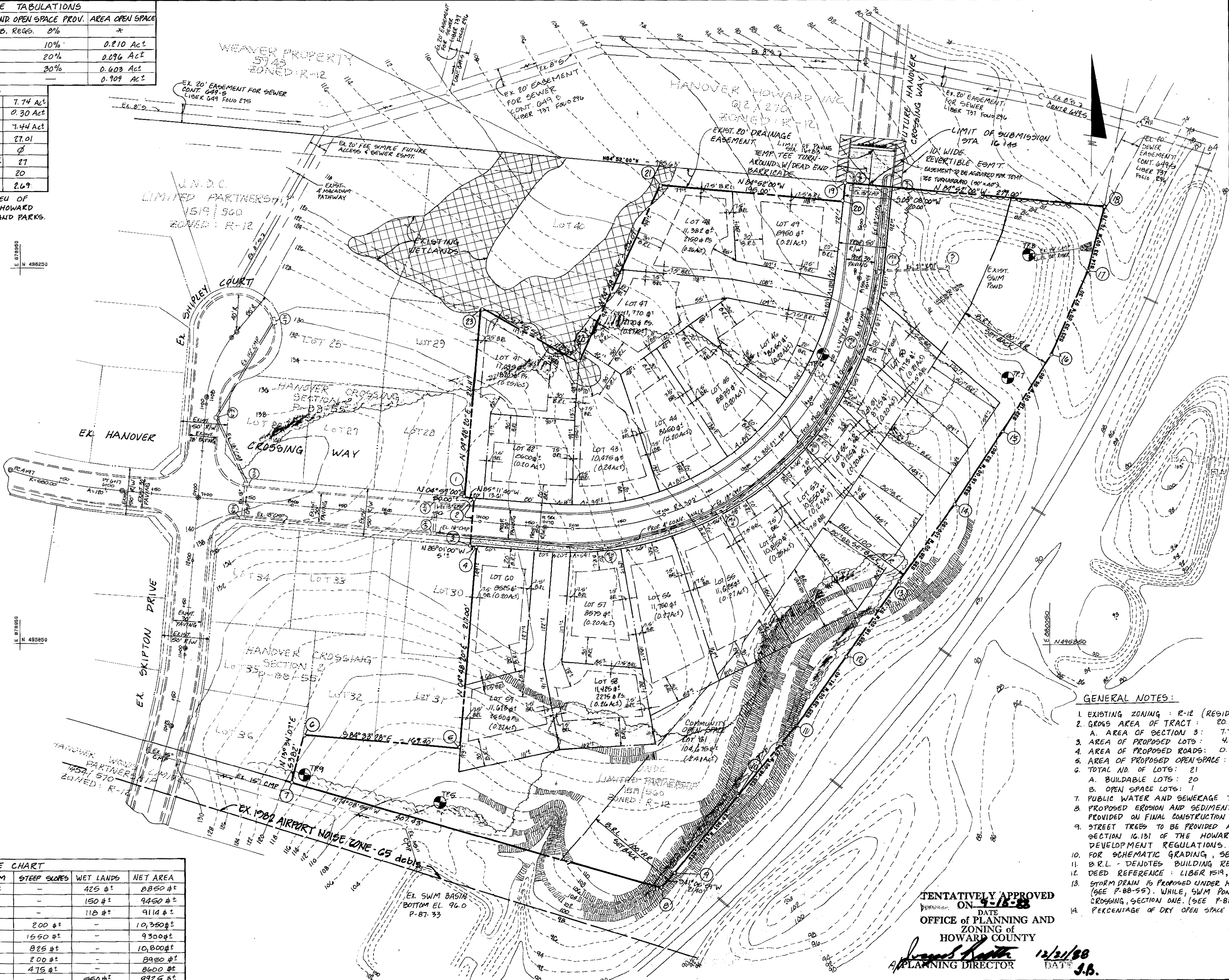


OPEN SPACE TABULATIONS				
LOT SIZE	NO. OF LOTS	AREA OF LOTS	MAND. OPEN SPACE PROV.	AREA OPEN SPACE
10,000 - 11,999	0	0	SUB. REGS. 0%	*
10,000 - 11,999	8	2.10 AC±	10%	0.210 AC±
9,000 - 10,999	2	0.48 AC±	20%	0.096 AC±
8,000 - 9,999	10	2.01 AC±	30%	0.603 AC±
TOTAL	20	4.59 AC±		0.909 AC±

DENSITY TABULATIONS	
GROSS AREA	7.74 AC±
STEEP SLOPES	0.30 AC±
NET AREA	7.44 AC±
NO. OF DWELLING UNITS ALLOWED	27.01
FLOOD RAINFALL ADJUSTMENT	0
TOTAL NO. OF DWELLING UNITS ALLOW.	27
TOTAL NO. OF DWELLING UNITS PROP.	20
DENSITY PER ACRE	2.69

\* A FEE WILL BE PAID IN LIEU OF OPEN SPACE AS DIRECTED BY HOWARD COUNTY DEPT. OF RECREATION AND PARKS.

COORDINATES		
NO.	NORTH	EAST
1	496214.906	879446.113
2	496004.538	879428.428
3	496003.378	879441.991
4	495953.574	879437.801
5	495953.155	879441.785
6	495736.918	879429.606
7	495732.984	879455.965
8	495700.666	879443.338
9	495589.374	879426.278
10	495405.505	879449.346
11	495487.401	879416.690
12	495462.462	879419.228
13	495436.733	879432.499
14	495416.469	879408.956
15	495498.648	879447.921
16	495407.047	879498.999
17	495458.848	880050.725
18	495428.044	880089.601
19	495436.574	880107.382
20	495441.537	879409.901
21	495431.618	879427.712
22	495439.065	879439.494
23	495452.000	879447.000



VICINITY MAP  
SCALE: 1" = 2000'  
 1 HOWARD CO. CONTROL MON. 2447002 EL. 89.819  
 2 HOWARD CO. CONTROL MON. 2447003

- LEGEND**
- ### EX. WETLANDS
  - EX. TREE LINE
  - BOUNDARY LINE
  - PROPERTY LINE
  - EX. 26% OR GREATER SLOPES
  - T.P. (TEST PIT)
  - 1982 AIRPORT NOISE ZONE

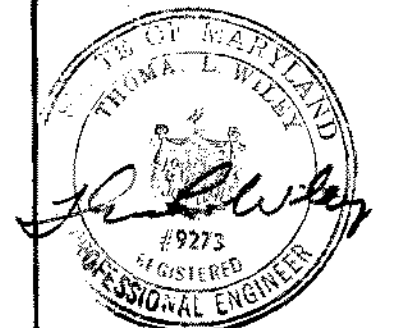
- GENERAL NOTES:**
- EXISTING ZONING: R-12 (RESIDENTIAL-SINGLE)
  - GROSS AREA OF TRACT: 20.109 AC±  
 A. AREA OF SECTION 3: 7.74 AC±  
 B. AREA OF PROPOSED LOTS: 4.57 AC±
  - AREA OF PROPOSED ROADS: 0.76 AC±
  - AREA OF PROPOSED OPEN SPACE: 2.41 AC±
  - TOTAL NO. OF LOTS: 21  
 A. BUILDABLE LOTS: 20  
 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' O.C. IN ACCORDANCE WITH SECTION 16.131 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - FOR SCHEMATIC GRADING, SEE SHEET 1A OF 2 (SUPPLEMENTAL DATA)
  - B.R.L. DENOTES BUILDING RESTRICTION LINE.
  - DEED REFERENCE: LIBER 1519, FOLIO 960
  - STORM DRAIN IS PROPOSED UNDER HANOVER CROSSING, SECTION TWO, (SEE P-88-55). WHILE, SWM POND IS PROPOSED UNDER HANOVER CROSSING, SECTION ONE. (SEE P-88-42 AND F-89-18).
  - PERCENTAGE OF DRY OPEN SPACE: 57%.

MINIMUM LOT SIZE CHART				
LOT NO.	TOTAL LOT AREA	PIPE STEM	STEEP SLOPES	NET AREA
41	11,095 #±	1820 #±	-	8850 #±
47	11,770 #±	2170 #±	-	9450 #±
48	11,382 #±	2150 #±	-	9114 #±
53	10,550 #±	-	200 #±	10,350 #±
54	10,850 #±	-	1550 #±	9300 #±
55	11,625 #±	-	825 #±	10,800 #±
58	11,425 #±	2275 #±	200 #±	8950 #±
59	11,825 #±	2550 #±	475 #±	8600 #±
43	10,415 #±	-	-	9926 #±

TENTATIVELY APPROVED  
 ON 9-15-88  
 DATE  
 OFFICE OF PLANNING AND ZONING  
 OF HOWARD COUNTY  
 J. B. PLANNING DIRECTOR 12/21/88

REVISIONS			
DESIGNED	DATE	BY	DESCRIPTION
K.M.C.	8-26-88		
DATE	9-15-88	LLD/K.M.C.	REVISED PER No. Co. SUBDIVISION REVIEW COMMITTEE
DRAWN	8-26-88		
C.L.D.	8-26-88		
CHECKED	8-26-88		
J.E.	8-26-88		
APPROVED	8-26-88		
J.L.W.	8-26-88		

**Dewberry & Davis**  
 ARCHITECTS — ENGINEERS — 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, MARYLAND 21043  
 (301) 997-3815

**DEVELOPER**  
 NEWBURN DEVELOPMENT CORPORATION  
 SUITE 201  
 5570 STERRETT PLACE  
 COLUMBIA, MARYLAND 21043  
 (301) 997-3815

**PRELIMINARY PLAN HANOVER CROSSING**  
 SECTION THREE  
 TAX MAP 38 PARCEL 266  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 AUGUST 26, 1988

PREVIOUS SUBMITTALS: 5-88-01, P-88-41, P-88-55, G-88-54, F-89-18  
 SCALE: 1" = 50'  
 FILE NO. SHEET 1 OF 1