

POINT NO.	NORTH COORD.	EAST COORD.
461	524961.803	858616.062
462	524675.522	858287.871
463	524311.254	858149.975
464	525046.670	857897.823
465	525184.429	857761.887
466	525243.048	858035.438
467	525254.499	857748.616
468	525280.293	857729.109
469	525279.612	857684.230
470	525229.402	857719.431
471	525225.993	857768.736
472	525233.736	857818.020
473	525249.957	857865.841
474	525271.990	857910.247
475	525298.619	857953.167
476	525330.452	857991.614
477	525367.161	858028.592
478	525391.038	858074.398
479	525394.121	858061.054
480	526003.162	858071.249
481	526052.309	858077.812
482	526102.538	858079.162
483	526150.939	858068.674
484	526179.063	858058.360
485	526225.195	858039.748
486	526272.127	858023.939
487	526303.400	858026.424
488	526321.045	858028.127
489	526366.138	858055.413
490	526407.337	858083.347
491	526441.244	858119.723
492	526467.545	858161.189
493	526487.264	858207.657
494	526488.716	858216.424
495	526491.812	858198.594
496	527101.917	857537.191
497	527609.203	856707.511
498	527799.948	856603.100
499	528062.475	856534.928
500	528222.375	856722.062
501	528300.474	856739.402
502	528301.726	856715.848
503	528349.047	857049.925
504	528441.302	856948.212
505	528441.608	856939.783
506	528753.739	856991.388
507	528788.340	857037.937
508	528820.903	857060.295
509	528854.761	857057.181
510	528706.443	857161.708
511	528707.271	857456.477
512	528931.340	857435.474
513	528988.850	857498.250
514	528982.221	856942.468
515	528801.347	856768.135
516	528695.965	856888.983
517	528530.615	856917.708
518	528247.709	856127.879
519	528307.671	856845.590
520	528677.202	856738.068

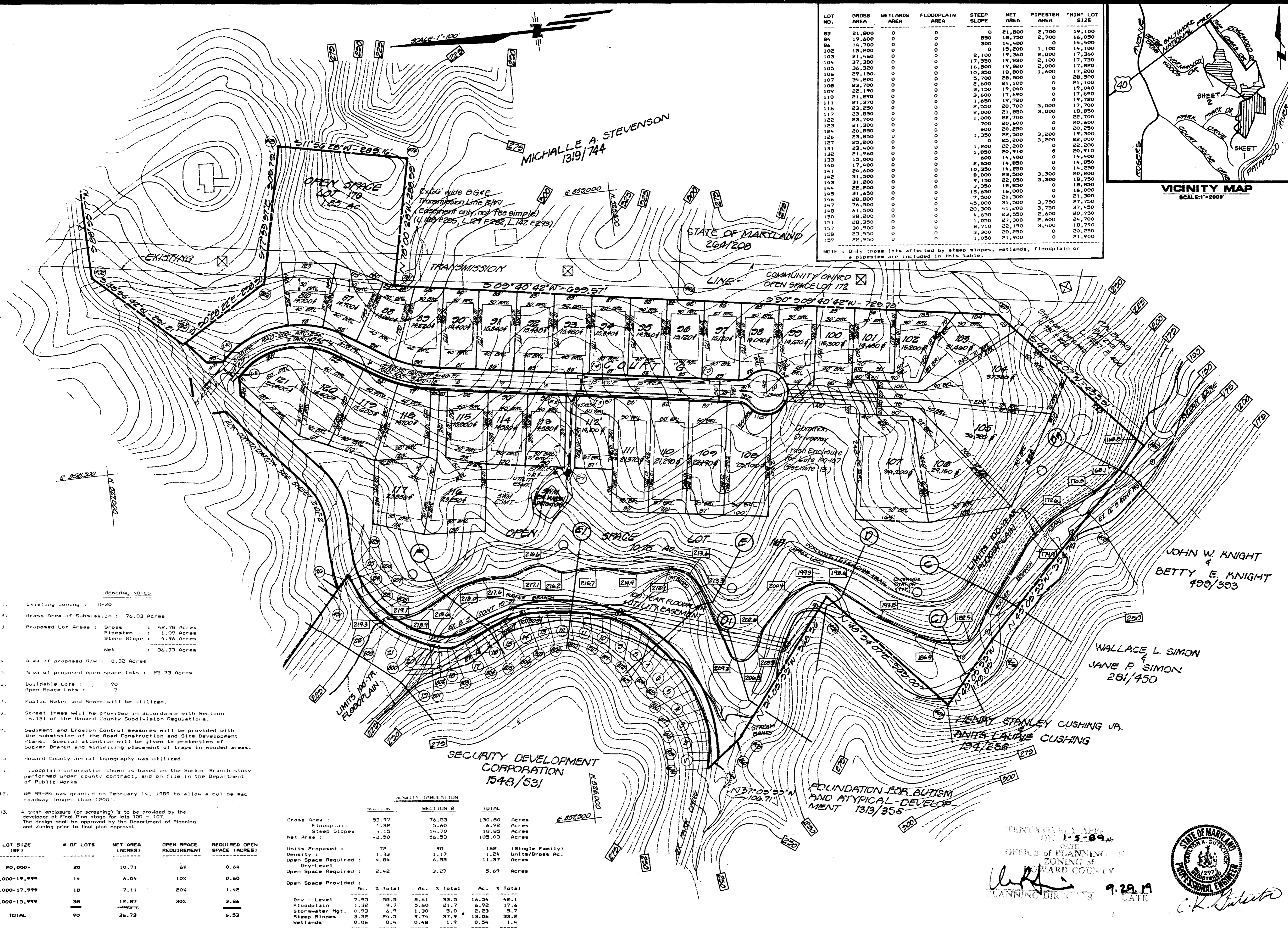
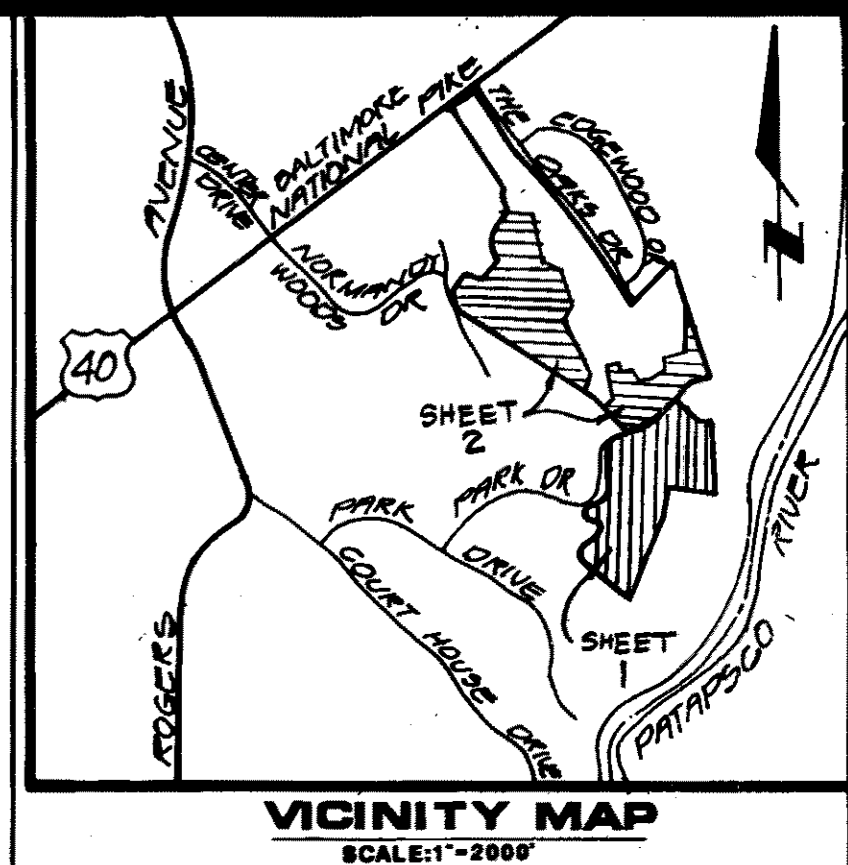
CRS. PT.	BEARING	DISTANCE
1	74.371	
2	36.789	
3	49.217	
4	49.888	
5	30.497	
6	49.572	
7	50.509	
8	49.915	
9	49.347	
10	49.450	
11	50.090	
12	49.583	
13	50.247	
14	49.580	
15	29.963	
16	49.745	
17	49.522	
18	31.372	
19	19.630	
20	49.487	
21	49.777	
22	49.875	
23	50.039	
24	49.732	
25	8.886	
26	24.020	

- GENERAL NOTES**
- Existing Contour: 10-20
 - Gross Area of Submission: 76.83 Acres
 - Proposed Lot Areas: Gross: 42.78 Acres; Pipestem: 1.09 Acres; Steep Slope: 4.96 Acres; Net: 36.73 Acres
 - Area of proposed R/W: 0.32 Acres
 - Area of proposed open space lots: 25.73 Acres
 - Buildable Lots: 90; Open Space Lots: 7
 - Public Water and Sewer will be utilized.
 - Street trees will be provided in accordance with Section 10-131 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. Special attention will be given to protection of sucker Branch and minimizing placement of traps in wooded areas.
 - Howard County aerial topography was utilized.
 - Floodplain information shown is based on the Sucker Branch study performed under county contract, and on file in the Department of Public Works.
 - HP 89-84 was granted on February 14, 1989 to allow a cul-de-sac roadway longer than 1200'.
 - A trash enclosure (or screening) is to be provided by the developer at final plan stage for lots 100 & 107. The design shall be approved by the Department of Planning and Zoning prior to final plan approval.

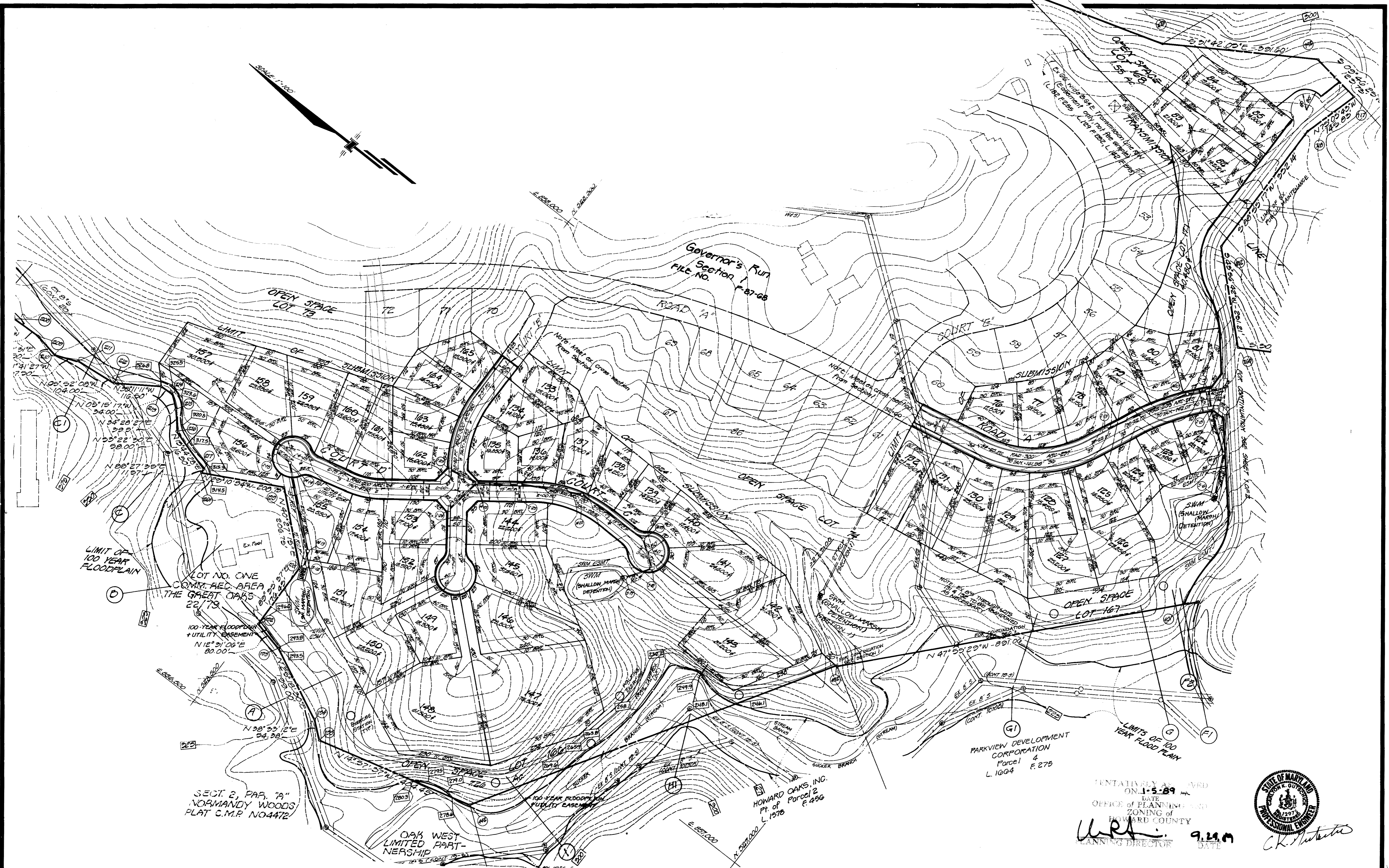
SECTION 1		SECTION 2		TOTAL		
Gross Area:	53.97	76.83	130.80	Acres		
Floodplain:	1.32	5.60	6.92	Acres		
Steep Slope:	1.13	14.70	15.83	Acres		
Net Area:	41.52	56.53	105.03	Acres		
Units Proposed:	72	90	162	(Single Family)		
Density:	1.33	1.17	1.24	Units/Gross Ac.		
Open Space Required:	4.84	6.53	11.37	Acres		
Open Space Provided:	2.42	3.27	5.69	Acres		
Driv Level:	7.93	30.5	8.61	33.3	16.34	42.1
Floodplain:	1.32	9.7	5.60	21.7	6.92	17.4
Stormwater Pgt.:	0.93	6.9	1.30	3.0	5.23	5.7
Steep Slope:	3.32	24.5	9.74	37.9	13.04	33.2
Wetlands:	0.06	0.4	0.48	1.9	0.54	1.4
Totals:	13.56	100%	25.73	100%	39.29	100%

LOT SIZE (SF)	# OF LOTS	NET AREA (ACRES)	OPEN SPACE REQUIREMENT	REQUIRED OPEN SPACE (ACRES)
20,000+	20	10.71	6%	0.64
18,000-19,999	14	6.04	10%	0.60
14,000-17,999	18	7.11	20%	1.42
14,000-15,999	38	12.87	30%	3.86
TOTAL	90	36.73		6.53

LOT NO.	GROSS AREA	WETLANDS AREA	FLOODPLAIN AREA	STEEP SLOPE	NET AREA	PIPESTEM AREA	"MIN" LOT SIZE
83	21,800	0	0	0	21,800	2,700	19,100
84	19,400	0	0	850	18,550	2,700	15,850
86	14,700	0	0	0	14,700	0	14,700
102	13,200	0	0	0	13,200	1,100	14,100
103	21,460	0	0	2,100	19,360	2,000	17,360
104	37,380	0	0	17,350	20,030	1,100	17,930
105	36,320	0	0	16,300	20,020	2,000	17,820
106	29,150	0	0	10,350	18,800	1,600	17,200
107	34,200	0	0	3,700	30,500	0	30,500
108	23,700	0	0	2,600	21,100	0	21,100
109	22,190	0	0	3,150	19,040	0	19,040
110	21,290	0	0	3,600	17,690	0	17,690
111	21,370	0	0	1,650	19,720	0	19,720
116	23,250	0	0	2,550	20,700	3,000	18,850
117	23,850	0	0	2,000	21,850	3,000	18,850
122	23,700	0	0	1,000	22,700	0	22,700
124	21,300	0	0	700	20,600	0	20,600
126	20,850	0	0	4,400	16,450	3,200	13,250
127	23,850	0	0	1,350	22,500	3,200	19,300
128	25,200	0	0	0	25,200	0	25,200
131	23,400	0	0	1,200	22,200	0	22,200
132	21,760	0	0	1,050	20,710	0	20,710
133	15,000	0	0	600	14,400	0	14,400
140	17,400	0	0	2,250	15,150	0	15,150
141	24,600	0	0	10,350	14,250	0	14,250
142	31,300	0	0	8,000	23,300	3,300	20,000
143	31,200	0	0	9,150	22,050	3,300	18,750
144	22,200	0	0	3,350	18,850	0	18,850
145	31,650	0	0	15,650	16,000	0	16,000
146	28,100	0	0	7,300	20,800	0	20,800
147	76,500	0	0	45,000	31,500	3,750	27,750
148	61,500	0	0	20,300	41,200	3,750	37,450
150	28,200	0	0	4,450	23,750	2,400	21,350
151	28,350	0	0	1,050	27,300	2,600	24,700
152	30,400	0	0	8,710	21,690	3,400	18,290
158	23,550	0	0	3,300	20,250	0	20,250
159	22,950	0	0	1,050	21,900	0	21,900



GW GUTSCHICK LITTLE & WEBER, P.A. ENGINEERS, PLANNERS, SURVEYORS 3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886 TELEPHONE: (301) 421-4024	DES. GM DRN. AK CHK. CG	DATE	REVISION	BY	APPR.	PREPARED FOR: HOWARD ORKS INC. 4229 CHERRY VALLEY DRIVE OLNEY, MARYLAND 20832	PRELIMINARY PLAN GOVERNOR'S RUN - SECTION 2 LOTS 78-172 LIBER 1878 FOLIO 458	SCALE AS SHOWN	ZONING R-20	G.L.W. FILE NO. 86-055
	DATE August 1, 1989	TAX MAP NO. 10/25 For 2	SHEET 1 of 2	HOWARD COUNTY, MARYLAND 2nd ELECTION DISTRICT	300 ORZ File #s 987-29, P87-05, W8 09-24	P-89-42				



GLW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
TELEPHONE: (301) 421-4024

DES. GM DRN. AX CHK. CG

DATE	REVISION	BY	APP'R.

PREPARED FOR:

HOWARD OAKS, INC.
4229 CHERRY VALLEY DRIVE
OLNET, MARYLAND 20832

PRELIMINARY PLAN

GOVERNOR'S RUN - SECTION 2
LOTS 78-172
LIBER 1578 FOLIO 458

HOWARD COUNTY, MARYLAND

2nd ELECTION DISTRICT

SCALE	ZONING	G.L.W. FILE NO.
AS SHOWN	R-20	86-055
DATE	TAX MAP No.	SHEET
August 1, 1989	18/25 Par. 2	2 OF 2

TENTATIVELY APPROVED
ON 1-5-89
DATE
OFFICE OF PLANNING AND
ZONING OF
HOWARD COUNTY
U.P.H.
PLANNING DIRECTOR
9.24.89
DATE



C.K. [Signature]