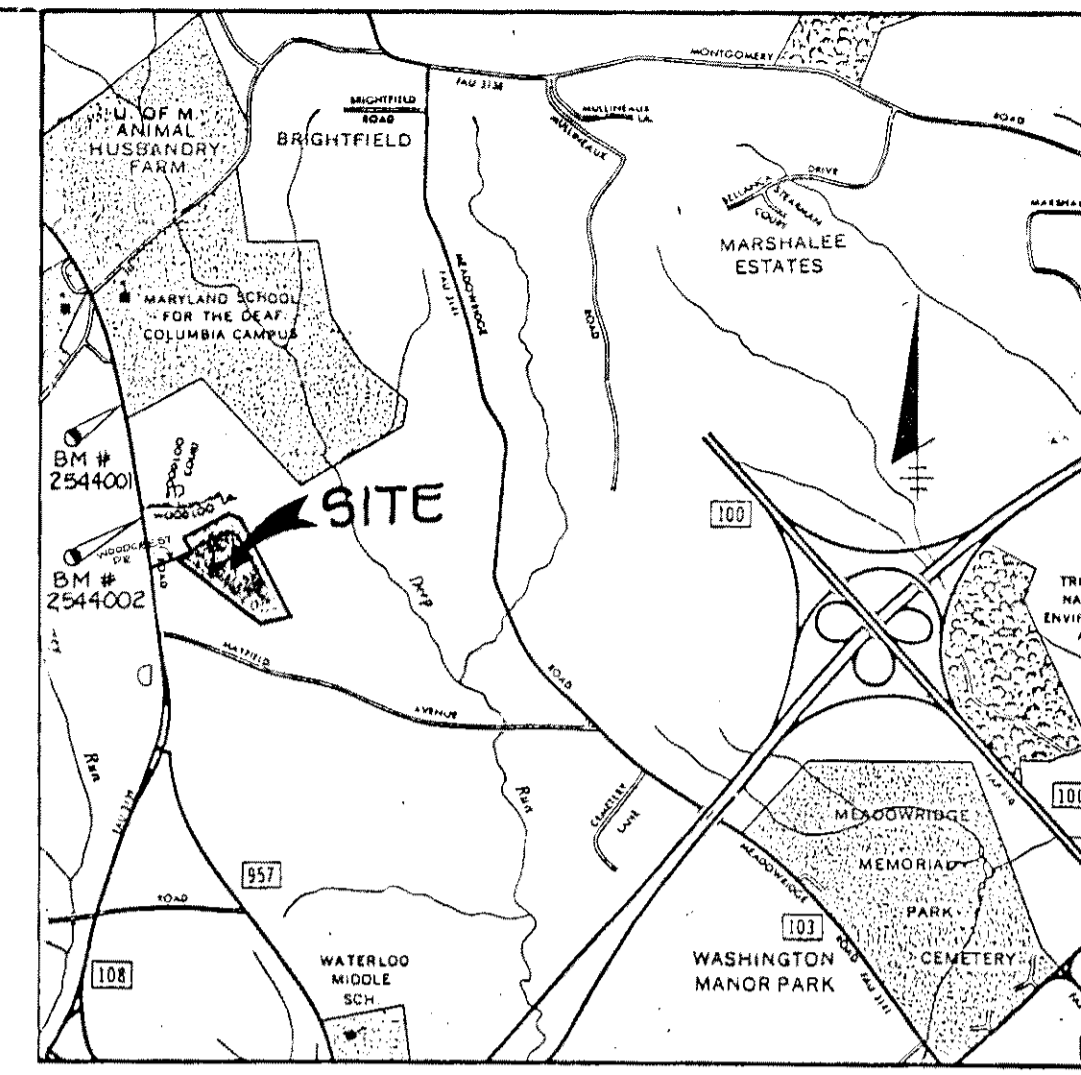


COORDINATE LIST		
No	NORTH	EAST
45	497874.16	858766.73
50	497575.52	858565.90
52	497704.14	858827.02
56	497654.04	858676.30
124	497971.39	859377.13
127	498037.90	859260.96
1006	496736.13	859555.06
1007	496656.73	859862.44



VICINITY MAP  
SCALE: 1"=2000'

GENERAL NOTES

1. ALL WATER AND SANITARY SEWER EXTENSIONS SHALL BE MADE FOR THIS DEVELOPMENT.
2. ROADWAYS SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III.
3. STORMWATER MANAGEMENT AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS DEVELOPMENT.
4. STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III.
5. EXISTING ZONING R-SC.
6. TOPOGRAPHY TAKEN FROM HOWARD COUNTY 200 SCALE TOPOGRAPHY MAPS.
7. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE FLAG OR PIPESTEM LOT DRIVEWAY.
8. 'X' INDICATES PROPOSED STREET TREE.
9. LIMIT OF WETLANDS SHOWN ON SITE HAVE BEEN FIELD VERIFIED BY HOWARD S.C.D.
10. F-89-180 APPLIES TO SECTION 10.13 C.10 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS ALLOWING WOODCREST DRIVE TO BE LONGER THAN 1200 FEET.

OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE REQUIRED	3.69 ACRES
TOTAL OPEN SPACE PROVIDED	7.20 ACRES
NETLAND AREA	2.84 ACRES
WVF	0.41 ACRES
NON USABLE SPACE	3.25 ACRES
USABLE OPEN SPACE	4.04 ACRES
% OF REQUIRED OPEN SPACE	

SITE TABULATION

GROSS AREA	18.46 AC.
FLOODPLAIN	0.13 AC.
DEEP SLOPES	0.03 AC.
NET AREA	18.30 AC.
TOTAL NUMBER OF DWELLING UNITS ALLOWED	71
TOTAL NUMBER OF DWELLING UNITS PROPOSED	50
OPEN SPACE REQUIRED	3.69 AC.
OPEN SPACE PROVIDED	7.20 AC.
ROAD RIGHT-OF-WAY	2.10 AC.
AREA OF BUILDABLE LOTS	9.07 AC.
NUMBER OF LOTS BUILDABLE	50
OPEN SPACE	2

TRACY, SCHULTE & ASSOCIATES INC.  
6.12.90

PLAN  
SCALE: 1"=100'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	FLAGSTEM	25% STEEP SLOPES
2	9650 S.F.	2000 S.F.	-
3	15000 S.F.	2000 S.F.	-
6	16000 S.F.	2000 S.F.	-
10	16200 S.F.	2100 S.F.	245 S.F.
11	15400 S.F.	1900 S.F.	-
24	8500 S.F.	2100 S.F.	-
25	8500 S.F.	2200 S.F.	-
33	12300 S.F.	1900 S.F.	-

NO	DATE	REVISION

TRACY, SCHULTE & ASSOCIATES INC.  
planning • architecture • engineering  
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105  
*Peter L. Gallenjo*

OWNER WALTER E. AND LORETTA H. NEIGHOFF, ET AL. 3618 COOLRIDGE AVENUE BALTIMORE, MARYLAND 21229	PROJECT <b>WOODBROOK SECTION 1, AREA 1.</b> 6-89-71 LOCATION TAX MAP 37 PARCELS 126, 127, 488, 530, 531, 595 AND 596 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DEVELOPER SECURITY DEVELOPMENT CORP P.O. BOX 417 ELICOTT CITY, MARYLAND 21043 (301) 465-4244	TITLE <b>PRELIMINARY PLAN</b> 6-89-71 WP 89-180 P-90-17 DATE NOVEMBER 15, 1989 MAY 4, 1990 PROJECT NO 0164
DES. RMF	DRN. DRK
SCALE 1"=100'	DRAWING 1 OF 1