

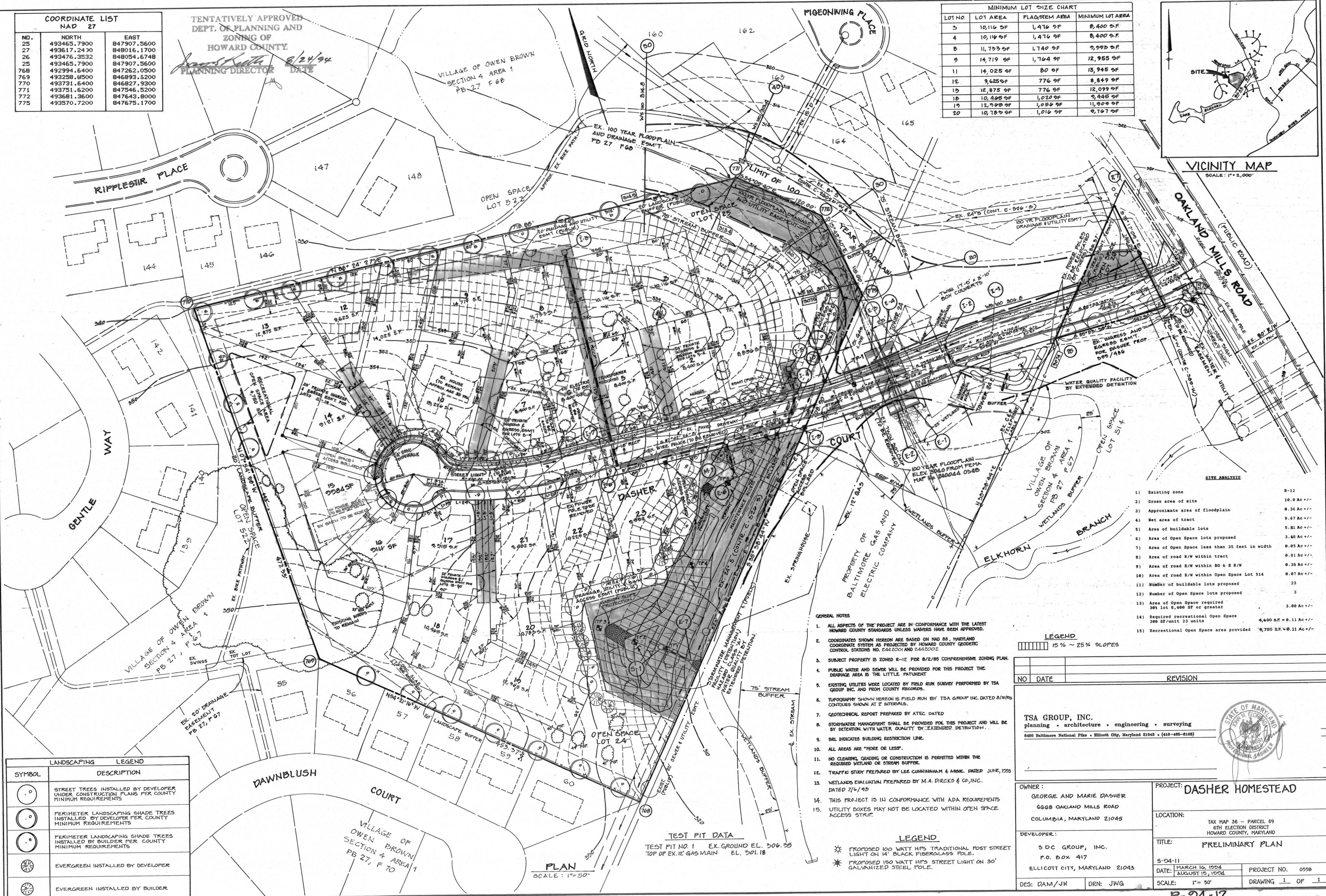
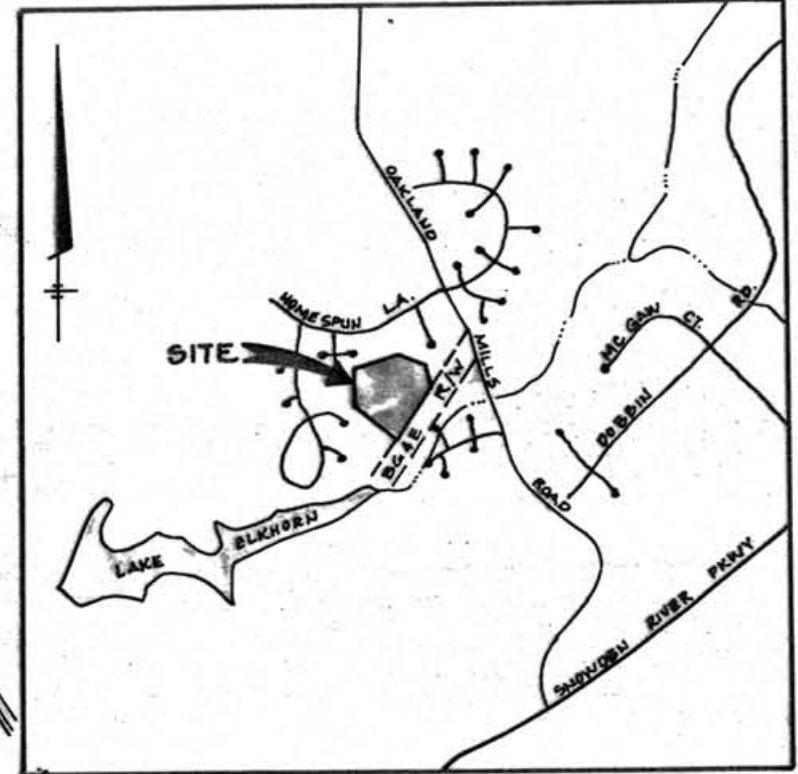
COORDINATE LIST NAD 27		
NO.	NORTH	EAST
25	493465.7900	847907.5600
27	493617.2430	848016.1700
26	493476.3532	848054.6748
25	493465.7900	847907.5600
768	492994.6400	847262.0500
769	493258.8500	846893.5200
770	493731.6400	846827.9300
771	493751.6200	847546.5200
772	493681.3600	847643.8000
775	493570.7200	847675.1700

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]* 2/24/94  
PLANNING DIRECTOR DATE

VILLAGE OF OWEN BROWN  
SECTION 4 AREA 1  
PB 27 F 68

MINIMUM LOT SIZE CHART			
LOT NO.	LOT AREA	FLAG/STEM AREA	MINIMUM LOT AREA
3	10,116 SF	1,476 SF	8,400 SF
4	10,116 SF	1,476 SF	8,400 SF
8	11,753 SF	1,740 SF	9,923 SF
9	14,719 SF	1,764 SF	12,955 SF
11	14,025 SF	80 SF	13,945 SF
12	9,625 SF	776 SF	8,849 SF
13	12,875 SF	776 SF	12,099 SF
18	10,465 SF	1,020 SF	9,445 SF
19	12,968 SF	1,056 SF	11,912 SF
20	10,183 SF	1,016 SF	9,167 SF



**SITE ANALYSIS**

1) Existing zone	R-12
2) Gross area of site	10.0 Ac +/-
3) Approximate area of floodplain	0.36 Ac +/-
4) Net area of tract	9.67 Ac +/-
5) Area of buildable lots	5.51 Ac +/-
6) Area of Open Space lots proposed	3.68 Ac +/-
7) Area of Open Space less than 35 feet in width	0.05 Ac +/-
8) Area of road R/W within tract	0.81 Ac +/-
9) Area of road R/W within B0 & E R/W	0.38 Ac +/-
10) Area of road R/W within Open Space Lot 514	0.87 Ac +/-
11) Number of buildable lots proposed	23
12) Number of Open Space lots proposed	3
13) Area of Open Space required for lot 8,400 SF or greater	3.00 Ac +/-
14) Required recreational Open Space 200 SF/unit 23 units	4,600 SF = 0.11 Ac +/-
15) Recreational Open Space area provided	7,750 SF = 0.11 Ac +/-

- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - COORDINATED SHOWN HEREON ARE BASED ON NAD 83, HAZELAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2442001 AND 2442002.
  - SUBJECT PROPERTY IS ZONED R-12 PER 8/2/85 COMPREHENSIVE ZONING PLAN.
  - PUBLIC WATER AND SEWER WILL BE PROVIDED FOR THIS PROJECT THE DRAINAGE AREA IS THE LITTLE PATENT.
  - EXISTING UTILITIES WERE LOCATED BY FIELD RUN SURVEY PERFORMED BY TSA GROUP INC. AND FROM COUNTY RECORDS.
  - TOPOGRAPHY SHOWN HEREON IS FIELD RUN BY TSA GROUP INC. DATED 8/3/85 CONTOURS SHOWN AT 2' INTERVALS.
  - GEOTECHNICAL REPORT PREPARED BY ATEC DATED
  - STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT AND WILL BE BY DETENTION WITH WATER QUALITY BY EXTENDED DETENTION.
  - SRL INDICATES BUILDING RESTRICTION LINE.
  - ALL AREAS ARE "MORE OR LESS".
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND OR STREAM BUFFER.
  - TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOC. DATED JUNE, 1993
  - WETLANDS EVALUATION PREPARED BY M.A. DIRCKO & CO., INC. DATED 7/4/93
  - THIS PROJECT IS IN CONFORMANCE WITH ADA REQUIREMENTS
  - UTILITY BOXES MAY NOT BE LOCATED WITHIN OPEN SPACE ACCESS STRIP.

**LEGEND**  
15% - 25% SLOPES

NO.	DATE	REVISION

**TSA GROUP, INC.**  
planning • architecture • engineering • surveying  
8820 Baltimore National Pike • Ellicott City, Maryland 21045 • (410-465-6100)

<b>OWNER:</b> GEORGE AND MARIE DASHER 6668 OAKLAND MILLS ROAD COLUMBIA, MARYLAND 21045	<b>PROJECT:</b> DASHER HOMESTEAD
<b>DEVELOPER:</b> SDC GROUP, INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21043	<b>LOCATION:</b> TAX MAP 36 - PARCEL 69 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
<b>DES:</b> DAM/JH <b>DRN:</b> JWG	<b>TITLE:</b> PRELIMINARY PLAN
<b>DATE:</b> MARCH 16, 1994 AUGUST 15, 1994	<b>PROJECT NO.:</b> 0950
<b>SCALE:</b> 1" = 50'	<b>DRAWING:</b> 1 OF 1

**LANDSCAPING LEGEND**

SYMBOL	DESCRIPTION
(Symbol: Circle with a dot)	STREET TREES INSTALLED BY DEVELOPER UNDER CONSTRUCTION PLANS PER COUNTY MINIMUM REQUIREMENTS
(Symbol: Circle with a shaded area)	PERIMETER LANDSCAPING SHADE TREES INSTALLED BY DEVELOPER PER COUNTY MINIMUM REQUIREMENTS
(Symbol: Circle with a shaded area)	PERIMETER LANDSCAPING SHADE TREES INSTALLED BY BUILDER PER COUNTY MINIMUM REQUIREMENTS
(Symbol: Circle with a shaded area)	EVERGREEN INSTALLED BY DEVELOPER
(Symbol: Circle with a shaded area)	EVERGREEN INSTALLED BY BUILDER

**TEST PIT DATA**  
TEST PIT NO. 1 EX. GROUND EL. 306.35  
TOP OF EX. 12" GAS MAIN EL. 301.18

**PLAN**  
SCALE: 1" = 50'