

LAND DEDICATION TO HOWARD COUNTY, MD.
BENJAMIN BRUCE BRUMBAUGH AND OTHERS
LIBER 137/161 AREA: 913.10 SQ. FT.

LAND DEDICATION TO HOWARD COUNTY MD.
FOR THE PURPOSE OF A PUBLIC ROAD

SITE ANALYSIS

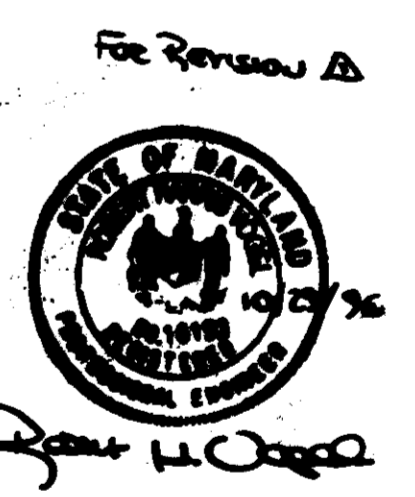
1. Area of Parcel	10,727.71 s.f. / 0.246 Ac.
2. Present Zoning	R-12, as per 8/2/85
3. Proposed Use	Comprehensive Zoning Plan
4. Total Number of Dwelling Units Allowed	Single Family Dwelling
5. Total Dwelling Units Proposed	1
6. Number of Parking Spaces Required	2
7. Number of Parking Spaces Proposed	2
8. UNBUILT - (green area) to Remain on-site	7,199.71 s.f. / 81.8% of Net Area
9. Building Coverage of Site	1,232 s.f. / 11.4% of Gross

- GENERAL NOTES**
- Subject property shown on Tax Map 33, Parcel 447.
 - Improvement to property include the construction of one single family dwelling unit.
 - Proposed building height - ±23 feet.
 - The boundary and topography shown herein based on plans prepared by Hicks Engineering Company, Inc., dated October 2, 1987 and June 30, 1989,, using Howard County Geodetic Control Stations No. 2648004 and No. 2648005.
 - The property will be serviced by public water and sewage facilities. The existing sewer connection for Lot 1 will be relocated for exit from northeast boundary of property to connection in Elkridge Heights Road.
 - Area of disturbance = 4,808 square feet; therefore, no stormwater management is required.
 - There is no 100 year floodplain on-site.
 - There are no wetlands on-site.
 - HOWARD COUNTY FINAL PLAT P-06-74

LOT TABULATION

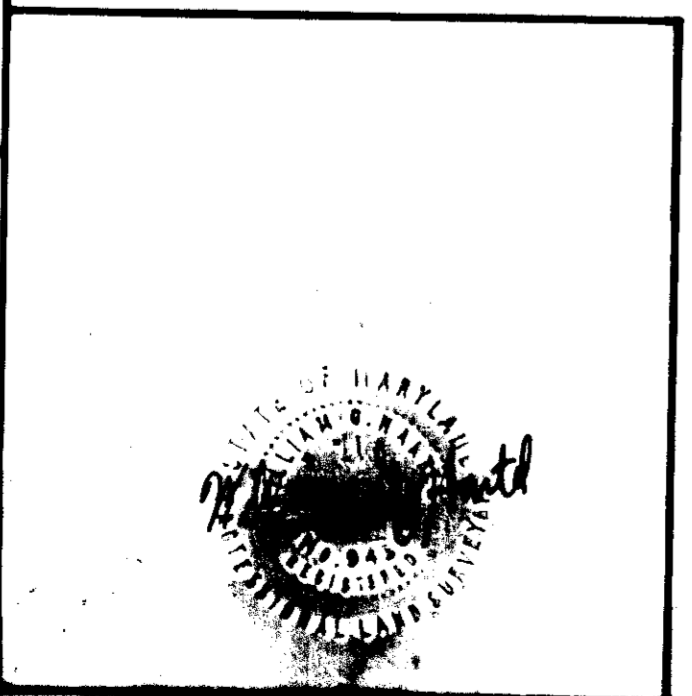
0.246 gross acreage (less floodplain/steep slopes) = 0.246 net acreage
less 0.044 (pipetom) = 0.202 minimum lot area

20' RIGHT-OF-WAY
LIBER 107-516
SERVING PROPERTY OF
VICTOR IRELAND ET UX.
LIBER 433-182



OWNER/DEVELOPER
JAMES AND JOSEPH SNODGRASS
510 MAIN STREET BUILDERS
5705 WASHINGTON ROAD
ELBRIDGE, MARYLAND 21027

10/20/91	100	REVISE HOUSE TYPE
DATE	BY	REVISION
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT		
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING		
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, SEWER DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS		



SUBDIVISION NAME: CURRY ACRES LOT 2		SECTION/AREA: 4	PARCEL NO. 447 - LOT 2
PLAT NO OR L.F. 7880	BLOCK NO. 4	ZONE R-12	TAX/ZONE MAP 3B
WATER CODE: A 0-1		ELECT. DIST. 10T	
TITLE: SITE DEVELOPMENT PLAN		SEWER CODE: 20R2400	
PROJECT: CURRY ACRES, LOT 2			
LOCATION: 1ST ELECTION DISTRICT HOWARD CO., MD.			
SCALE: 1" = 10'	DESIGNED BY: KLF	DRAWN BY: HCM	CHECKED BY: DATE: JAN, 1991
FIELD BOOK:	PAGE NO.:	JOB NO.: 9101	DRAWING NO.: 1 OF 2

Boender Associates
REGISTERED PLANNERS - SURVEYORS
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