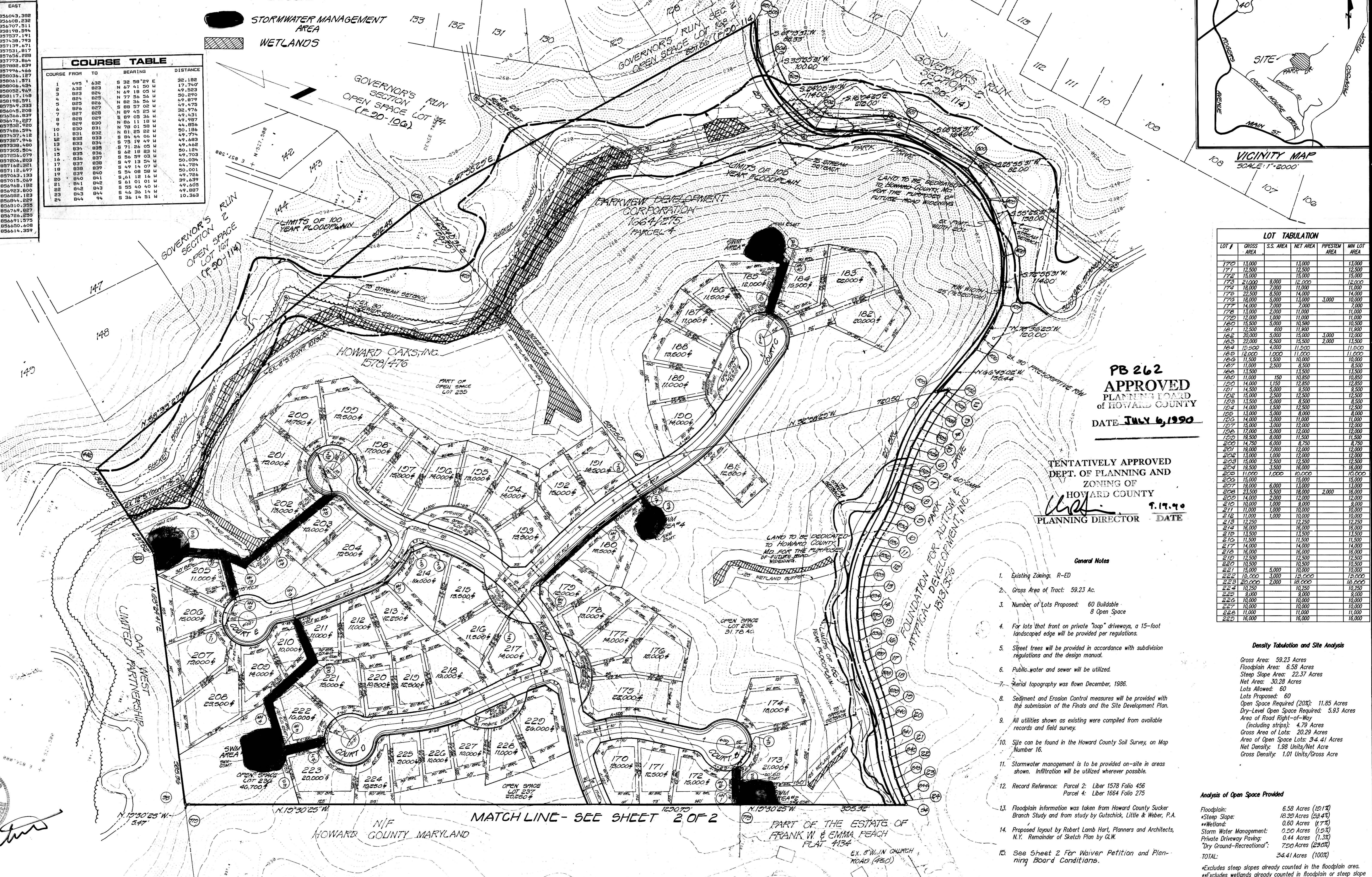
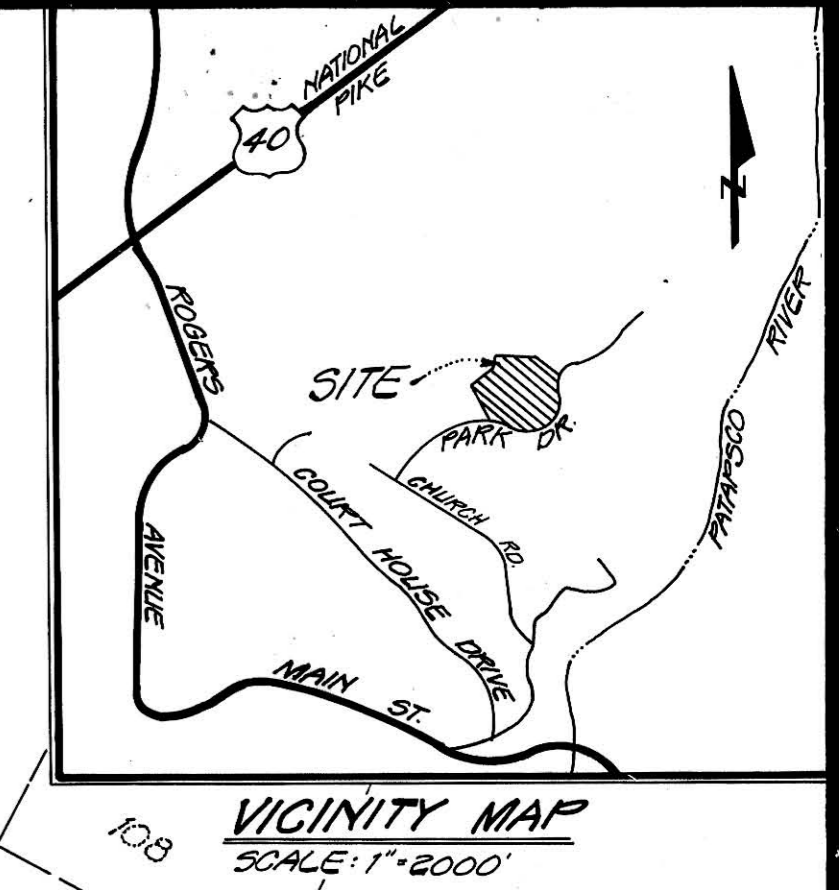


POINT	NORTH	EAST
49	527155.823	856049.388
48	527009.203	856707.511
47	526904.812	856190.594
46	527101.917	857327.191
45	526929.234	857438.793
44	526461.821	857531.617
43	527016.826	857556.288
42	527373.869	857773.804
41	527737.061	857982.839
40	528111.374	857974.446
39	528592.146	858036.127
38	529095.159	858061.571
37	529599.863	858008.436
36	529932.933	858052.969
35	530247.681	858117.148
34	530494.814	858193.291
33	530789.859	857954.338
32	531150.470	858095.288
31	531717.810	858356.839
30	532393.971	858676.227
29	533179.561	859125.183
28	534041.063	859696.594
27	534984.345	860496.700
26	536020.976	861512.112
25	537154.070	862738.480
24	538390.976	864081.280
23	539747.457	865578.079
22	541248.750	867234.803
21	542811.956	869074.321
20	544459.536	871121.497
19	546207.343	873494.800
18	548062.366	876151.049
17	550036.430	879128.186
16	552139.748	882458.000
15	554382.822	887123.183
14	556773.589	892187.229
13	559427.387	898110.555
12	562373.589	905176.387
11	565621.150	913349.230
10	569281.943	922711.575
9	573381.479	933330.488
8	577957.973	945261.359

COURSE TABLE			BEARING	DISTANCE
COURSE	FROM	TO		
1	495	432	S 32 58 29 E	32.188
2	432	823	N 67 41 50 W	17.740
3	823	823	N 69 18 05 W	49.523
4	823	823	N 77 36 36 W	50.290
5	823	826	N 82 36 36 W	49.879
6	826	827	S 88 57 09 W	49.472
7	827	828	N 89 05 23 W	38.974
8	828	829	S 89 05 23 W	49.431
9	829	830	N 78 01 50 W	49.987
10	830	831	N 61 25 22 E	50.186
11	831	831	S 68 18 23 W	49.774
12	831	833	S 84 44 04 W	49.683
13	833	836	S 56 59 03 W	50.184
14	836	836	S 71 26 03 W	49.462
15	836	837	S 54 08 58 W	49.703
16	837	837	S 54 08 58 W	50.024
17	837	838	S 49 13 24 W	44.724
18	838	839	S 49 14 07 W	50.001
19	839	840	S 51 19 49 W	49.724
20	840	841	S 61 01 01 W	39.639
21	841	842	S 55 40 40 W	49.808
22	842	844	S 46 36 14 W	49.887
23	844	844	S 36 14 51 W	10.363
24	844	844		

LEGEND



LOT TABULATION				
LOT #	GROSS AREA	S.S. AREA	NET AREA	MIN. LOT AREA
170	13,000		13,000	13,000
171	12,500		12,500	12,500
172	15,000		15,000	15,000
173	2,000	9,000	11,000	2,000
174	18,000	7,000	25,000	11,000
175	22,500	8,500	31,000	14,000
176	18,000	5,000	23,000	10,000
177	18,000	7,000	25,000	10,000
178	13,000	2,000	11,000	11,000
179	12,000	1,000	11,000	11,000
180	14,500	3,000	17,500	10,000
181	12,500	600	11,900	11,900
182	20,000	5,000	25,000	12,000
183	22,000	6,500	28,500	13,500
184	25,500	4,000	31,500	14,500
185	18,000	1,000	19,000	11,000
186	11,500	1,500	10,000	10,000
187	11,000	2,500	13,500	8,500
188	13,500		13,500	13,500
189	11,000	150	10,850	10,850
190	14,000	1,150	12,850	12,850
191	14,500	5,000	19,500	9,500
192	18,000	2,000	20,000	12,500
193	13,500	5,000	18,500	8,500
194	14,000	1,500	12,500	12,500
195	13,000	3,000	10,000	8,000
196	12,000	1,000	11,000	11,000
197	15,000	3,000	12,000	12,000
198	17,000	5,000	22,000	12,000
199	18,500	4,000	22,500	11,500
200	14,750	6,000	8,750	8,750
201	19,000	7,000	26,000	12,000
202	13,000	1,000	12,000	12,000
203	15,000	2,000	17,000	12,500
204	19,500	3,500	23,000	16,000
205	11,000	1,000	10,000	10,000
206	15,000		15,000	15,000
207	18,000	6,000	24,000	13,000
208	23,500	5,500	29,000	16,000
209	14,000	2,000	12,000	12,000
210	10,000	1,000	9,000	9,000
211	11,000	1,000	10,000	10,000
212	11,000	1,000	10,000	10,000
213	12,250		12,250	12,250
214	16,000		16,000	16,000
215	14,000		14,000	14,000
216	11,500		11,500	11,500
217	14,000		14,000	14,000
218	16,000		16,000	16,000
219	12,500		12,500	12,500
220	10,500		10,500	10,500
221	15,000	5,000	20,000	10,000
222	15,000	3,000	12,000	12,000
223	20,000	2,000	18,000	18,000
224	10,250		10,250	10,250
225	9,000		9,000	9,000
226	10,000		10,000	10,000
227	10,000		10,000	10,000
228	11,000		11,000	11,000
229	16,000		16,000	16,000

PB 262  
APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE **July 6, 1990**

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*(Signature)* T.19.90  
PLANNING DIRECTOR DATE

- General Notes
- Existing Zoning: R-ED
  - Gross Area of Tract: 59.23 Ac.
  - Number of Lots Proposed: 60 Buildable  
8 Open Space
  - For lots that front on private "loop" driveways, a 15-foot landscaped edge will be provided per regulations.
  - Street trees will be provided in accordance with subdivision regulations and the design manual.
  - Public water and sewer will be utilized.
  - Aerial topography was flown December, 1986.
  - Sediment and Erosion Control measures will be provided with the submission of the Finals and the Site Development Plan.
  - All utilities shown as existing were compiled from available records and field survey.
  - Site can be found in the Howard County Soil Survey, on Map Number 16.
  - Stormwater management is to be provided on-site in areas shown. Infiltration will be utilized wherever possible.
  - Record Reference: Parcel 2: Liber 1578 Folio 456  
Parcel 4: Liber 1664 Folio 275
  - Floodplain information was taken from Howard County Sucker Branch Study and from study by Gutschick, Little & Weber, P.A.
  - Proposed layout by Robert Lamb Hort, Planners and Architects, N.Y. Remainder of Sketch Plan by G.L.W.
  - See Sheet 2 For Waiver Petition and Planning Board Conditions.

Density Tabulation and Site Analysis

Gross Area: 59.23 Acres  
Floodplain Area: 6.58 Acres  
Steep Slope Area: 22.37 Acres  
Net Area: 30.28 Acres  
Lots Allowed: 60  
Lots Proposed: 60  
Open Space Required (20%): 11.85 Acres  
Dry-Level Open Space Required: 5.93 Acres  
Area of Road Right-of-Way (including strips): 4.78 Acres  
Gross Area of Lots: 20.29 Acres  
Area of Open Space Lots: 34.41 Acres  
Net Density: 1.88 Units/Net Acre  
Gross Density: 1.01 Units/Gross Acre

Analysis of Open Space Provided

Floodplain:	6.58 Acres (12.1%)
Steep Slope:	18.29 Acres (34.4%)
Wetland:	0.60 Acres (1.7%)
Storm Water Management:	0.20 Acres (1.5%)
Private Driveway Paving:	0.44 Acres (1.3%)
Dry Ground-Recreational:	7.20 Acres (29.0%)
TOTAL:	34.41 Acres (100%)

\*Excludes steep slopes already counted in the floodplain area.  
\*\*Excludes wetlands already counted in floodplain or steep slope areas.

*(Signature)*

**G.L.W. GUTSCHICK LITTLE & WEBER, P.A.**  
ENGINEERS, PLANNERS, SURVEYORS  
3909 NATIONAL DRIVE SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886  
TELEPHONE: (301) 421-4024

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
**HOWARD OAKS, INC.**  
10430 LITTLE PATRIOT PKWY  
SUITE 600  
COLUMBIA, MD. 21044  
PHN: (301) 264-2023

**SKETCH PLAN**  
**GOVERNOR'S RUN - SECTION 3**  
LIBER 1664 FOLIO 275 | LIBER 1578 FOLIO 476  
PARCEL 4 PART OF PARCEL 2  
ELECTION DISTRICT No. 2  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G.L.W. FILE NO.
1" = 100'	R-ED	87-060
DATE	TAX MAP No.	SHEET
MAY 1990	25	1 OF 2

S-89-57