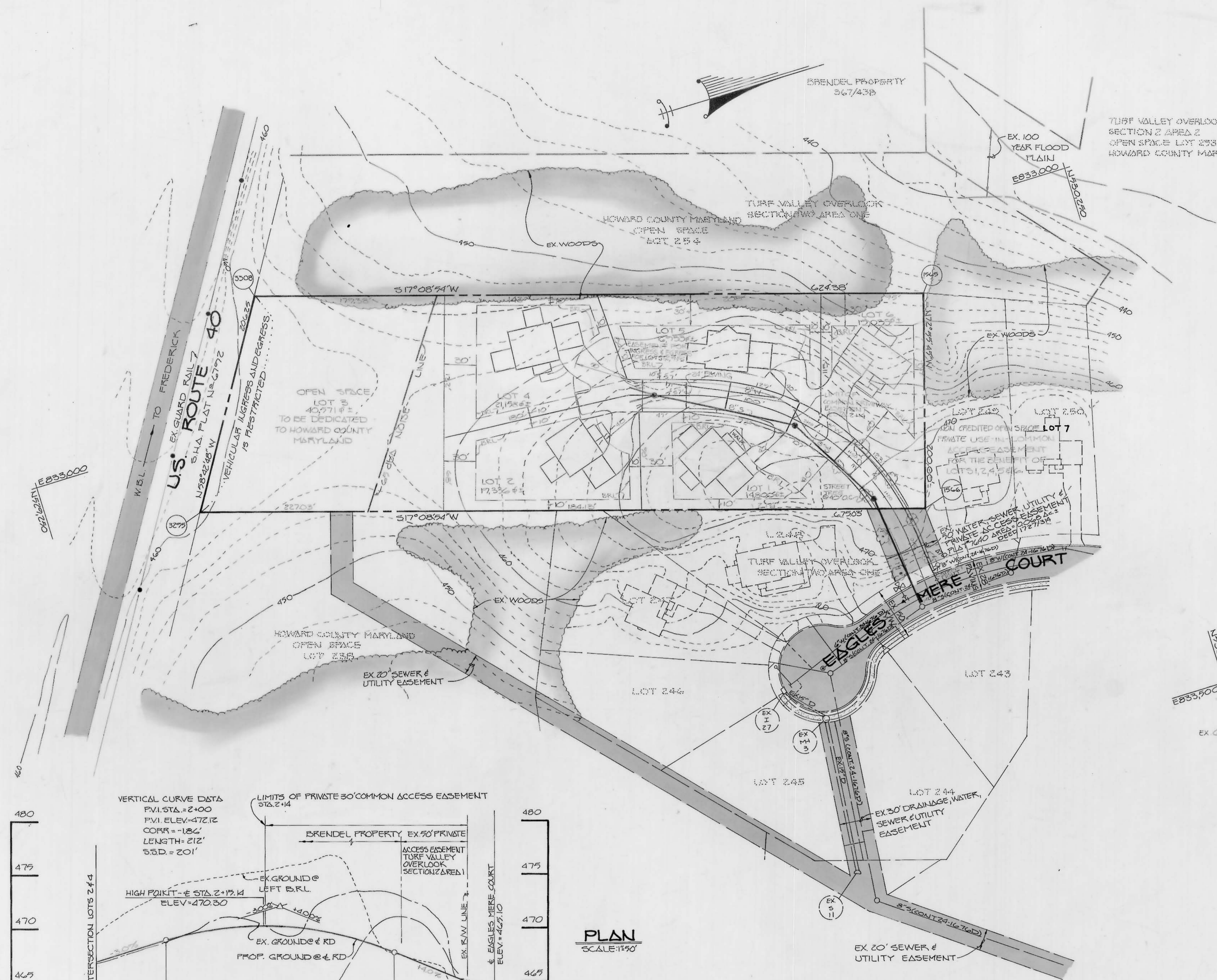
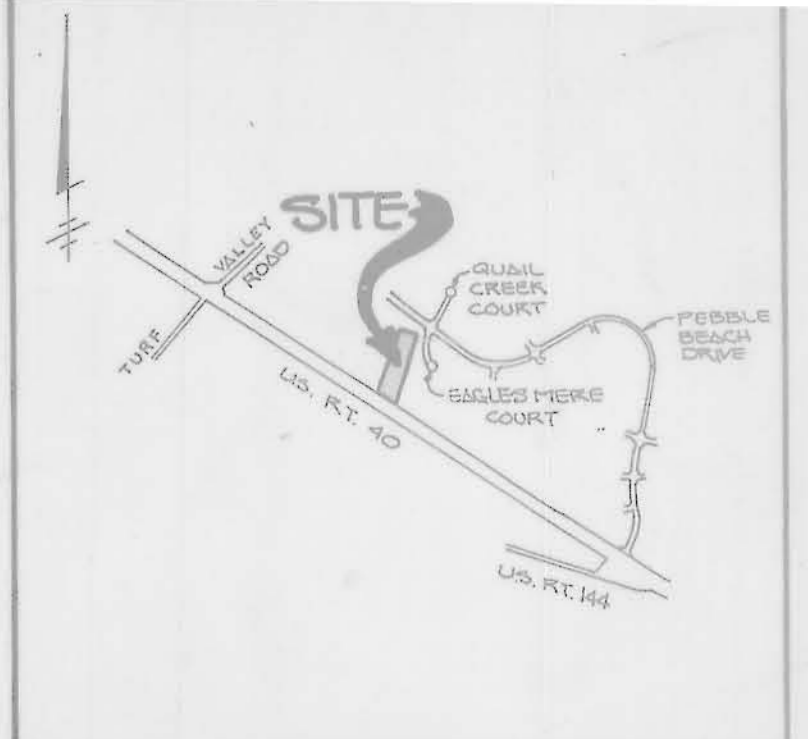


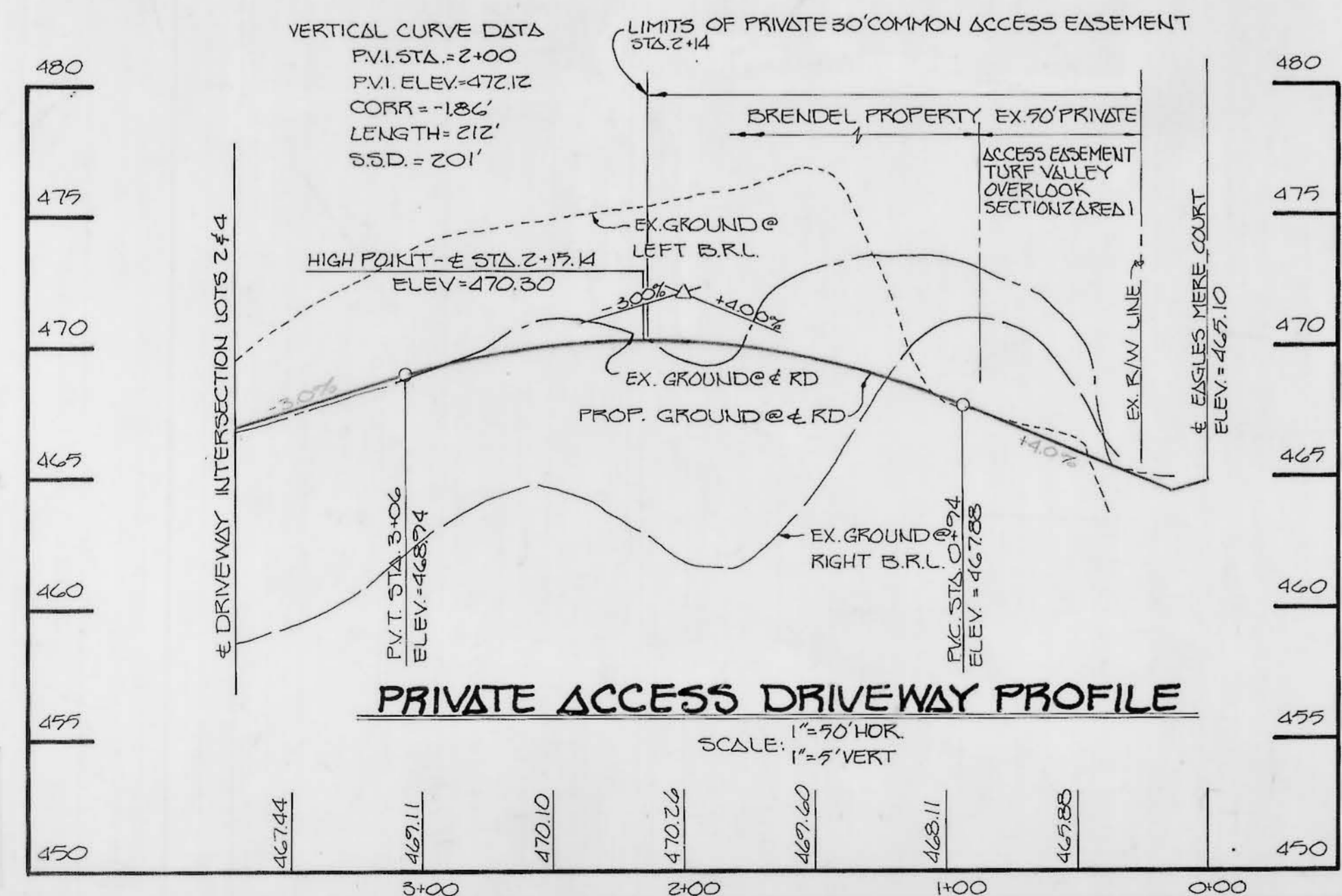
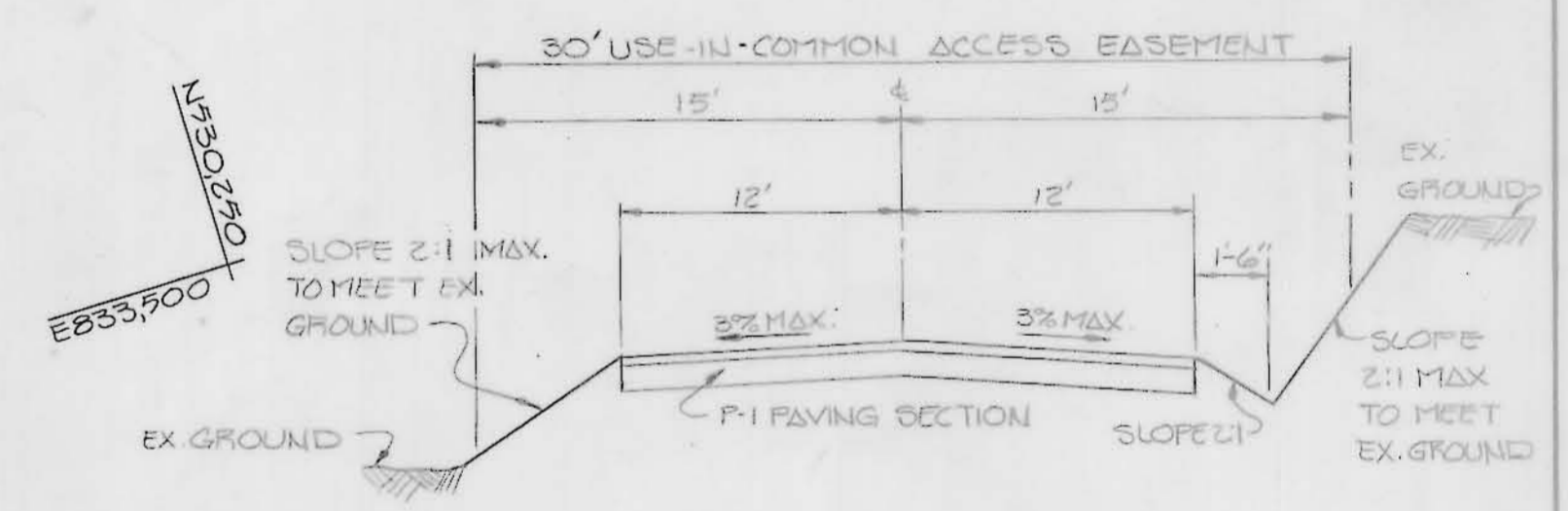
COORDINATE TABLE		
NO	NORTH	EAST
1965	73007114	833072735
1966	730032405	833264124
3277	729387381	833067073
3308	72944487	832885838

DENSITY TABULATIONS									
OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	GROSS AREA	FLOOD PLAIN STEEP SLOPES	NET AREA	No. OF DWELLING UNITS ALLOWED	FLOOD PLAIN LOT ADJUSTMENT	TOTAL No. OF DWELLING UNITS ALLOWED	TOTAL No. OF DWELLING UNITS PROPOSED	DENSITY PER ACRE
0.70 AC.	0.93 AC.	300 AC.		300 AC.	6.5		6.5	5	1.67



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
 - TOTAL NUMBER OF PROPOSED BUILDABLE LOTS = 5.
 - TOTAL AREA OF PROPOSED BUILDABLE LOTS = 1.95 AC.±.
 - TOTAL NUMBER OF OPEN SPACE LOTS = 2.
 - TOTAL AREA OF OPEN SPACE REQUIRED = 0.90 AC.±.
 - TOTAL AREA OF OPEN SPACE PROVIDED = 0.93 AC.±.
 - TOTAL AREA OF 200' USE-IN-COMMON EASEMENT = 0.12 AC.±.
 - TOTAL AREA OF SUBDIVISION = 3.00 AC.±.
 - PUBLIC WATER AND SEWER TO BE PROVIDED WITHIN THIS SUBDIVISION.
 - TOPOGRAPHY BASED ON AERIAL SURVEY FLOWN ON FEBRUARY, 1985.
 - /// DENOTES 15-25% SLOPES. (SEE SOILS MAP)
 - //// DENOTES 25% AND GREATER SLOPES. FOR SLOPE STUDY
 - AREA OF DRY GROUND FOR RECREATIONAL USE = 40,571 SQ. FT. OR 0.93 AC.±.
 - PERCENTAGE OF DRY GROUND TO BE USED FOR RECREATIONAL USE = 100%.
 - THE EXISTING POND LOCATED IN "TURF VALLEY OVERLOOK, SECTION 2/AREA 2" IS INTENDED FOR USE OF STORM WATER MANAGEMENT FOR THIS SUBDIVISION.
 - OPEN SPACE REQUIRED 3.0 AC.± X 300 = 0.9 AC.±.
 - THIS PLAN IS SUBJECT TO WP 92-75 APPROVED DECEMBER 16, 1991
 - TO WAIVE SECTION 16.120 REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN; 2) TO WAIVE SECTION 16.115B TO ALLOW A COMMONLY OWNED PRIVATE ROAD TO EXCEED 200' IN LENGTH, MEASURED FROM THE PUBLIC RIGHT-OF-WAY LINE OF EAGLES MERE COURT, AND 3) TO WAIVE SECTION 16.115 B2 TO REDUCE THE FRONTAGE OF LOT NO. 2 AND LOT NO. 4 FROM 20' TO 15'.
 - THE STEEP SLOPES ON LOT NOS. 1, 5 AND 6 HAVE A CONTIGUOUS AREA LESS THAN 20,000 S.F. AND WILL BE GRADED ON THE SITE DEVELOPMENT PLAN.
 - PREVIOUS SKETCH PLAN S 89-52.
 - THE USE-IN-COMMON DRIVEWAY SHALL BE CONSTRUCTED USING A P-1 PAVING SECTION.
 - ⊕ DENOTES STREET LIGHT AT EAGLES MERE COURT AND USE-IN-COMMON DRIVEWAY 100 WATT HPS POST-TOP ON A 14 FOOT HIGH FIBER GLASS POLE.

NOTE: WATER QUALITY WILL BE PROVIDED BY UTILIZING THE EXTENSIVE OVERLAND/SHEET FLOW CONDITIONS BEFORE ANY RUN-OFF WOULD REACH THE STREAM LOCATED ON LOT NO. 293 OF TURF VALLEY OVERLOOK - SECTION 2/AREA 2.



PLAN
SCALE: 1/4" = 100'



OWNER AND DEVELOPER
BRENDL PROPERTY PARTNERSHIP
% LAND DESIGN AND DEVELOPMENT, INC.
10805 HICKORY RIDGE RD.
COLUMBIA, MARYLAND 21044
TELEPHONE: (301) 461-4343

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Joselyn A. Smith 12/20/91
PLANNING DIRECTOR DATE

SKETCH PLAN
BRENDEL PROPERTY
LOTS 1-7
TAX MAP 14, PARCEL 14
ZONED R-20
SECOND ELECTION DISTRICT
HOWARD COUNTY, MD 21042
SCALE: AS SHOWN DATA: OCTOBER 1991
SHEET 1 OF 1

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELLSWORTH CITY, MARYLAND 21042
410 401 - 2955