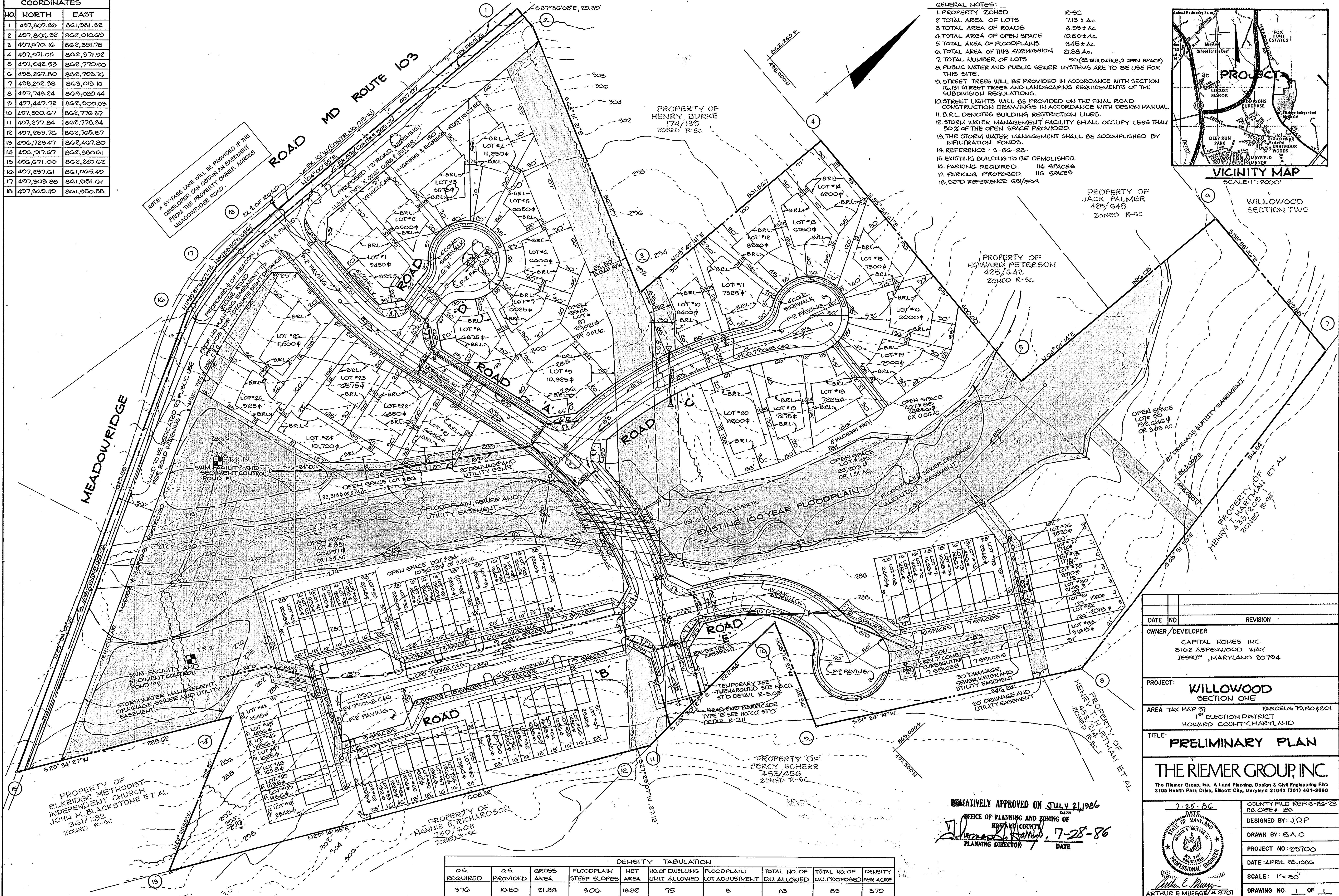
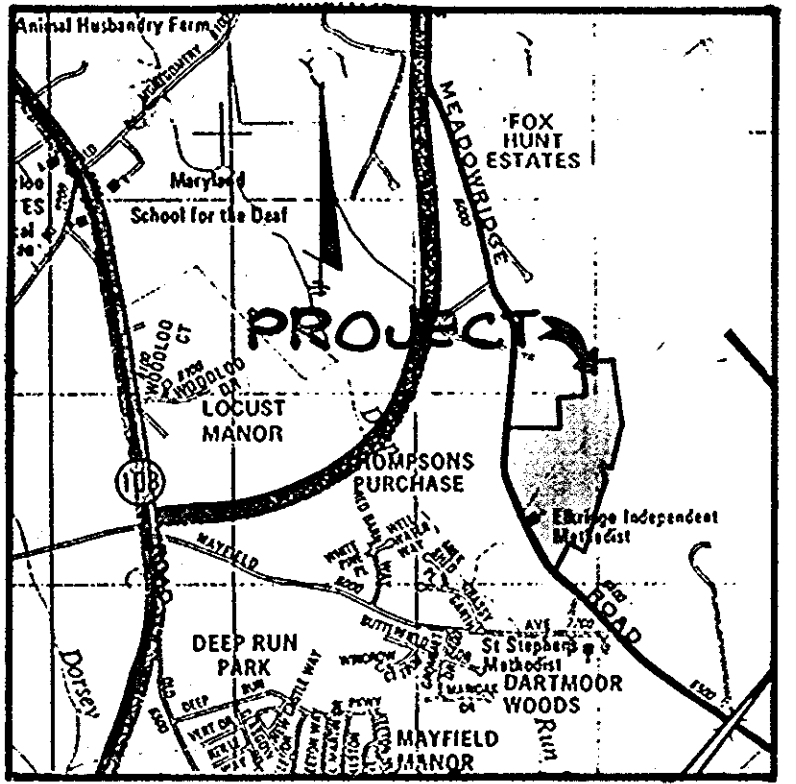


COORDINATES		
NO.	NORTH	EAST
1	497,807.88	861,081.82
2	497,806.32	862,010.69
3	497,670.16	862,851.78
4	497,071.05	862,871.02
5	497,042.53	862,770.00
6	498,267.80	862,703.76
7	498,252.38	863,013.10
8	497,743.24	863,080.44
9	497,447.72	862,909.09
10	497,500.67	862,776.37
11	497,277.84	862,778.34
12	497,253.76	862,705.87
13	496,723.47	862,467.80
14	496,217.67	862,380.61
15	496,671.00	862,240.62
16	497,237.61	861,065.40
17	497,303.88	861,051.61
18	497,360.49	861,950.88

NOTE: A BY-PASS LANE WILL BE PROVIDED IF THE DEVELOPER CAN OBTAIN AN EASEMENT FROM THE PROPERTY OWNER ACROSS MEADOWRIDGE ROAD.



- GENERAL NOTES:
- PROPERTY ZONED R-5C
 - TOTAL AREA OF LOTS 7.13 ± Ac.
 - TOTAL AREA OF ROADS 3.95 ± Ac.
 - TOTAL AREA OF OPEN SPACE 10.80 ± Ac.
 - TOTAL AREA OF FLOODPLAIN 3.45 ± Ac.
 - TOTAL AREA OF THIS SUBMISSION 21.88 Ac.
 - TOTAL NUMBER OF LOTS 90 (83 BUILDABLE, 7 OPEN SPACE)
 - PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE USED FOR THIS SITE.
 - STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 10.151 STREET TREES AND LANDSCAPING REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
 - STREET LIGHTS WILL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION DRAWINGS IN ACCORDANCE WITH DESIGN MANUAL.
 - B.R.L. DENOTES BUILDING RESTRICTION LINES.
 - STORM WATER MANAGEMENT FACILITY SHALL OCCUPY LESS THAN 50% OF THE OPEN SPACE PROVIDED.
 - THE STORM WATER MANAGEMENT SHALL BE ACCOMPLISHED BY INFILTRATION PONDS.
 - REFERENCE: 5-86-23.
 - EXISTING BUILDING TO BE DEMOLISHED.
 - PARKING REQUIRED. 114 SPACES.
 - PARKING PROPOSED. 116 SPACES.
 - DEED REFERENCE 651/504.



DATE	NO.	REVISION
OWNER/DEVELOPER		
CAPITAL HOMES INC. 8102 ASPENWOOD WAY JESSUP, MARYLAND 20794		
PROJECT: WILLOWOOD SECTION ONE		
AREA TAX MAP 57		PARCELS 70,130 & 301
19 TH ELECTION DISTRICT		HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY PLAN		
THE RIEMER GROUP, INC.		
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 481-2890		
DATE	7-25-86	COUNTY FILE REF: 5-86-23
DESIGNED BY:	J.D.P.	REVISION # 133
DRAWN BY:	B.A.C.	
PROJECT NO.:	25700	
DATE:	APRIL 25, 1986	
SCALE:	1" = 50'	
DRAWING NO.:	1 OF 1	

DENSITY TABULATION									
D.S. REQUIRED	D.S. PROVIDED	GROSS AREA	FLOODPLAIN STEEP SLOPES	NET AREA	NO. OF DWELLING UNIT ALLOWED	FLOODPLAIN LOT ADJUSTMENT	TOTAL NO. OF D.U. ALLOWED	TOTAL NO. OF D.U. PROPOSED	DENSITY PER ACRE
376	1080	21.88	3.06	18.82	75	8	83	83	3.70

REVISATIVELY APPROVED ON JULY 21, 1986
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 Thomas J. Ryan, Planning Director, 7-28-86

