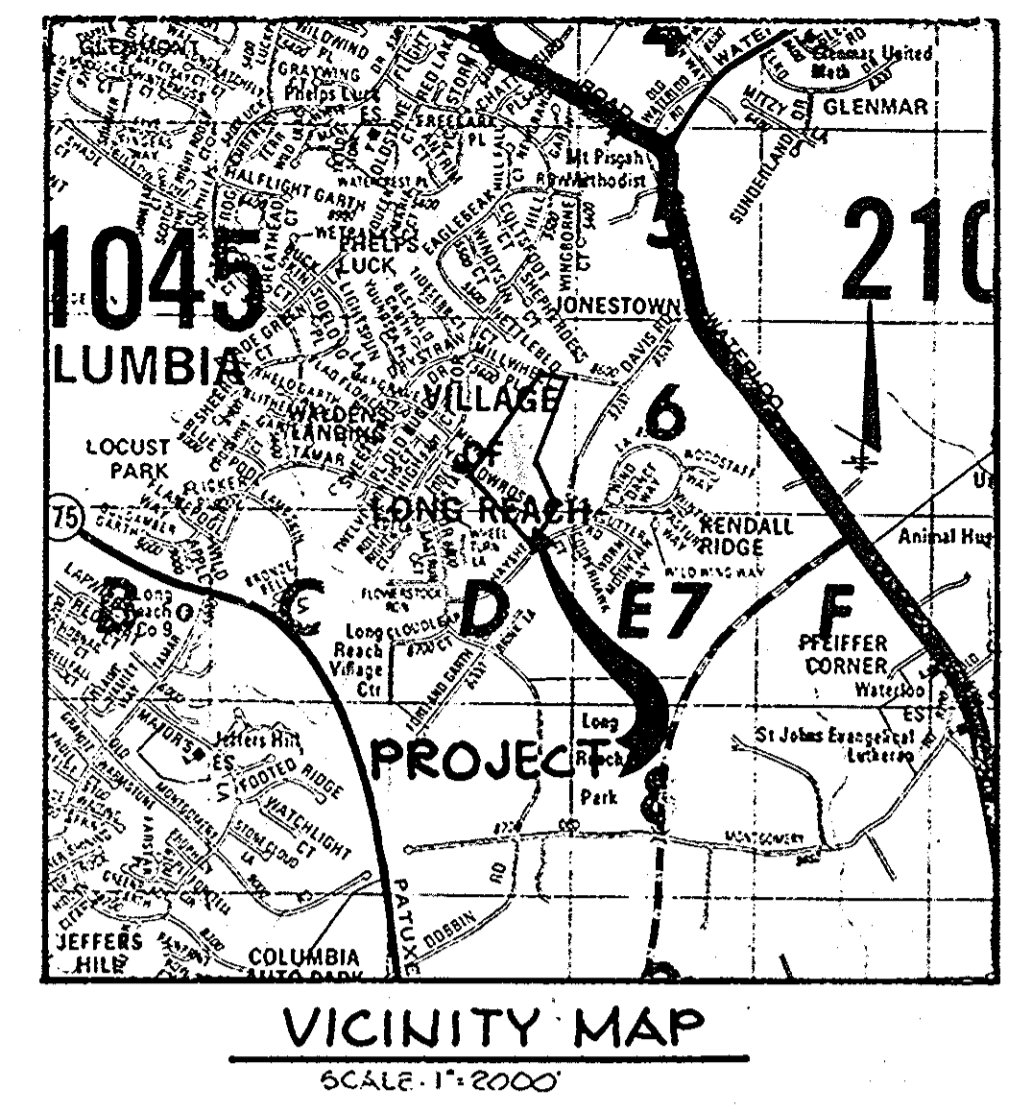


COORDINATES		
NO.	NORTH	EAST
1	502,057.50	853,066.05
2	502,084.88	852,207.50
3	503,625.34	852,050.00
4	503,555.91	853,300.63
5	502,862.70	852,043.88
6	502,604.38	853,380.06
7	502,282.83	853,320.75
8	502,087.04	853,313.07



- GENERAL NOTES**
- PROPERTY ZONED R-12
 - TOTAL AREA OF LOTS 16.15 Ac.±
 - TOTAL AREA OF ROADS 2.97 Ac.±
 - TOTAL AREA OF OPEN SPACE 2.84 Ac.±
 - TOTAL AREA OF FLOODPLAIN 0.68 Ac.±
 - TOTAL AREA OF PROPERTY 21.06 Ac
 - TOTAL NUMBER OF LOTS G5 (G1 BUILDABLE, 4 OPEN SPACE)
 - PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE USED FOR THIS SITE.
 - STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 12.131 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 LINE.
 - EXISTING BUILDINGS TO BE REMOVED UNLESS OTHERWISE NOTED.
 - STORM WATER MANAGEMENT FACILITY SHALL OCCUPY LESS THAN 50% OF THE OPEN SPACE PROVIDED.
 - THE STORM WATER MANAGEMENT SHALL BE ACCOMPLISHED BY A RETENTION POND.
 - REFERENCE COUNCIL BILL NO.12 REQUESTING INCLUSION IN THE METROPOLITAN DISTRICT.
 - THE EXISTING DRIVEWAY WILL BE ABANDONED WHEN OTHER PUBLIC ACCESS BECOMES AVAILABLE.

TENTATIVELY APPROVED ON March 18, 1986
 OFFICE OF PLANNING AND ZONING OF
 HOWARD COUNTY
James E. Harnish 4-22-86
 PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER	GEORGE C. DEERING	DEVELOPER: LONG MEADOW VENTURERS
	ROBERT M. HANKIN	ONE KNOLL NORTH DRIVE
	ROBERT R. PRELLER	SUITE 502
	5888 STILLMEADOW LANE	COLUMBIA, MARYLAND
	COLUMBIA, MARYLAND	21045

PROJECT: **LONG MEADOW SECTION ONE**
 LOTS 1 THRU 65
 AREA TAX MAP NO. 26 PARCEL NO. 203
 ELECTION DISTRICT G
 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: 4-14-86
 DESIGNED BY: L.J.D.
 DRAWN BY: DAM
 PROJECT NO: 23000
 DATE: APRIL 14, 1986
 SCALE: 1" = 100'
 DRAWING NO. 1 OF 1

DENSITY TABULATION									
O.S. REQUIRED	O.S. PROVIDED	GROSS AREA	FLOODPLAIN STEEP SLOPES	NET AREA	NO OF DWELLING UNITS ALLOWED	FLOODPLAIN LOT ADJUSTMENT	TOTAL NO. OF DU. ALLOWED	TOTAL NO. OF DU. PROPOSED	DENSITY PER ACRE
2.61± Ac.	2.84 ± Ac.	21.06 Ac.	0.68 Ac.±	21.06 Ac.	N/A	0	N/A	61	2.77

OPEN SPACE TABULATION				
LOTS SIZES IN SQ. FT.	NO. OF LOTS	AREA IN ACRES	O.S. REQUIRED	AREA
12,000 OR GREATER	23	7.74 ±	8%	0.62 Ac.±
10,800 - 11,999	4	1.03 ±	10%	0.10 Ac.±
9,600 - 10,799	14	3.25 ±	20%	0.65 Ac.±
8,400 - 9,599	20	4.13 ±	30%	1.24 Ac.±
TOTALS	61	16.15 ±		2.61 Ac.±
OPEN SPACE PROVIDED		ACRES		
4 LOTS		2.84 ±		