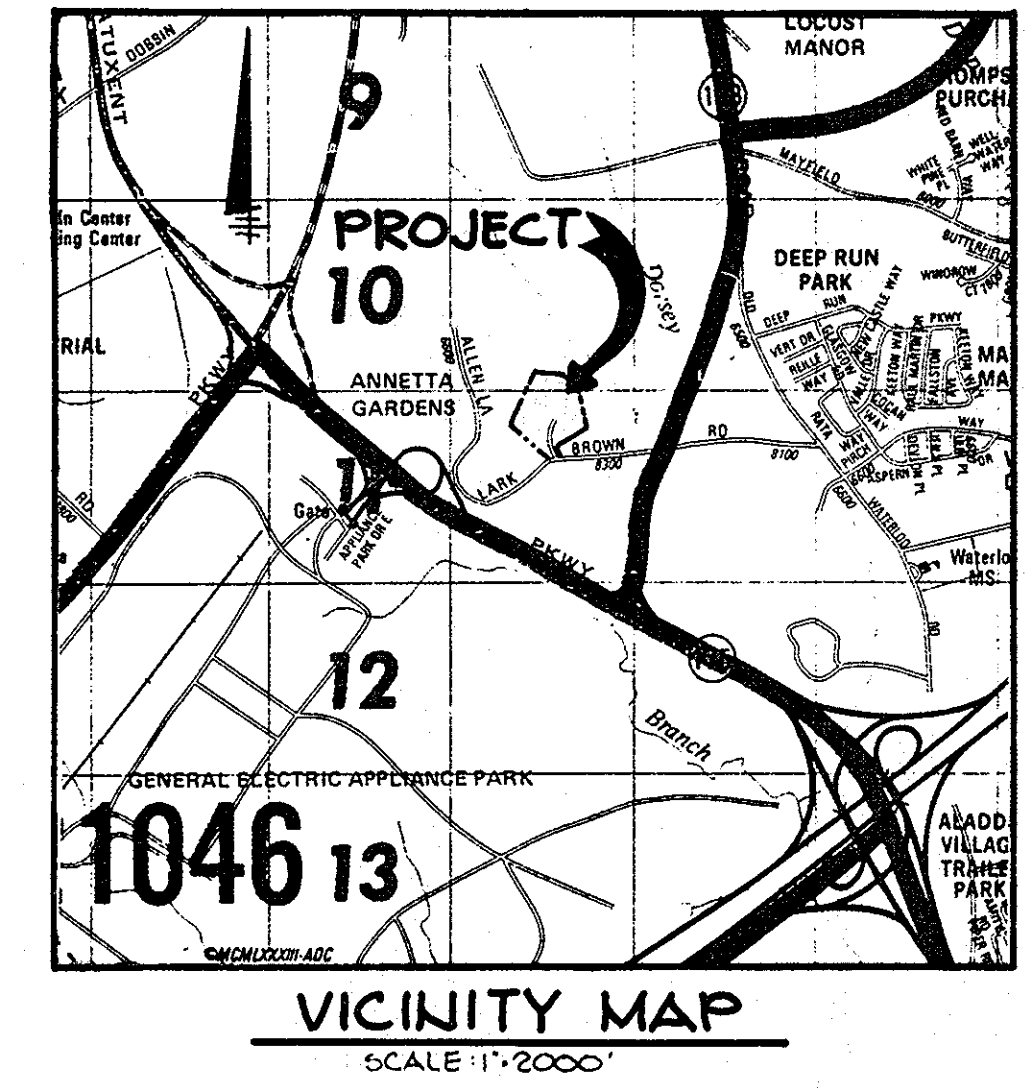
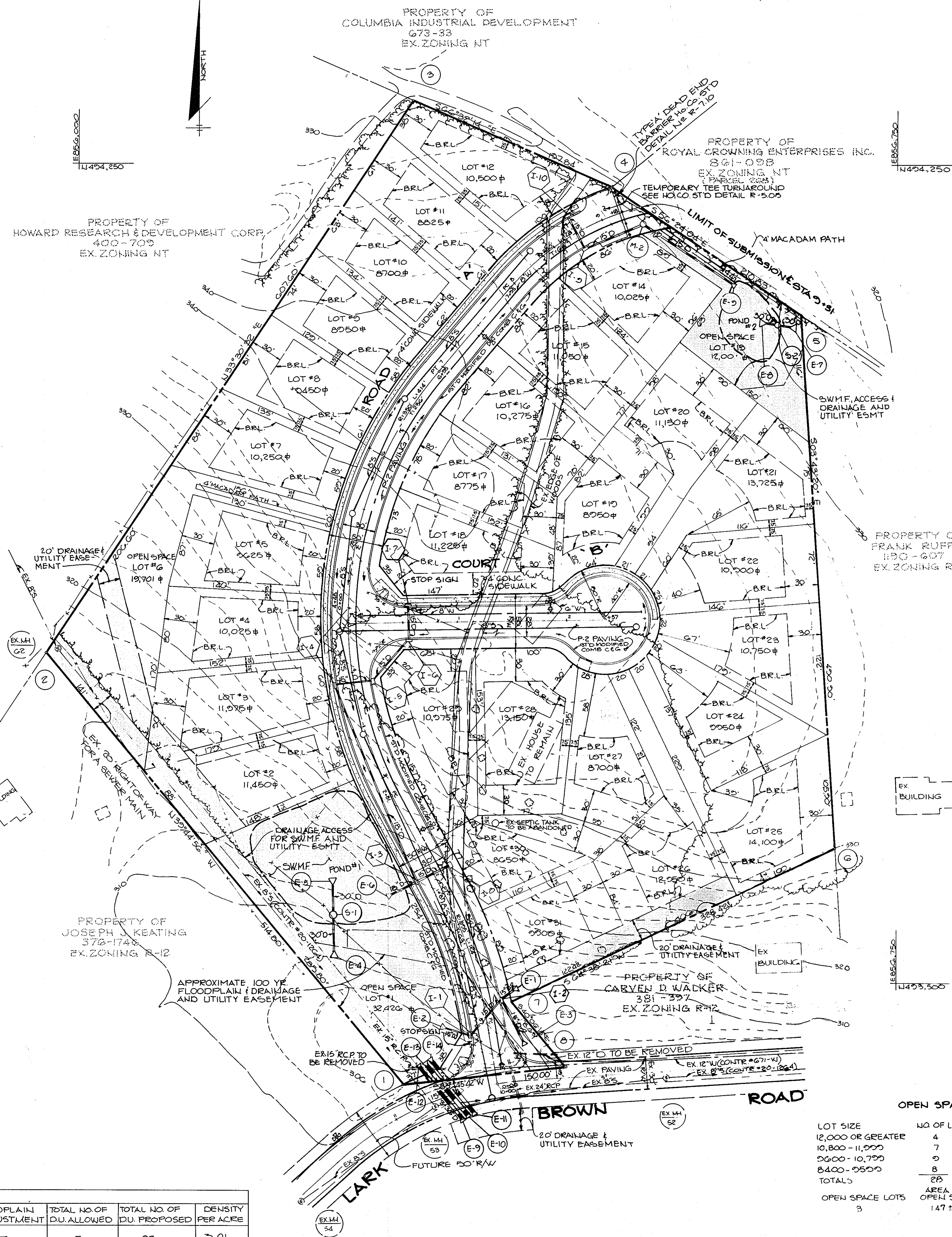


NO	NORTH	EAST
1	493,403.77	856,297.38
2	493,801.57	856,270.20
3	494,308.15	856,305.84
4	494,220.42	856,487.12
5	494,112.76	856,882.72
6	493,822.87	856,874.87
7	493,482.22	856,397.82
8	493,422.06	856,448.47



- GENERAL NOTES**
- PROPERTY ZONED R-12
 - TOTAL AREA OF LOTS 6.78± Ac
 - TOTAL AREA OF ROADS 1.30± Ac
 - TOTAL AREA OF OPEN SPACE 1.47± Ac
 - TOTAL AREA OF PROPERTY 9.55± Ac
 - TOTAL NUMBER OF LOTS 31 (28 BUILDABLE) (3 OPEN SPACE)
 - PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE USED FOR THIS SITE
 - STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.131 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 LINES.
 - REFERENCE TO PLANNING & ZONING FILES: 6-86-15
 - STORM WATER MANAGEMENT FACILITY SHALL BE ACCOMPLISHED BY RETENTION FOR POND NO. 1 AND DETENTION FOR POND NO. 2
 - AREA OF FLOODPLAIN AND STEEP SLOPES SHALL OCCUPY LESS THAN 50% OF THE OPEN SPACE REQUIRED.
 - EXISTING STRUCTURES ON LOT#28 WILL REMAIN, EXISTING STRUCTURES ON LOT#18 AND WITHIN ROAD RIGHT OF WAY WILL BE REMOVED.
 - EXISTING 14' ROADWAY & ACCESS ESMT TO BE ABANDONED

TENTATIVELY APPROVED ON Aug 13, 1986
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR [Signature] DATE 9-11-86

OPEN SPACE TABULATION

LOT SIZE	NO OF LOTS	AREA OF LOTS	OPEN SPACE REQUIRED	REQUIRED AREA OF OPEN SPACE
12,000 OR GREATER	4	124 ± Ac	8%	0.10 ± Ac
10,800 - 11,999	7	181 ± Ac	10%	0.18 ± Ac
9,600 - 10,799	9	210 ± Ac	20%	0.42 ± Ac
8,400 - 9,599	8	143 ± Ac	30%	0.43 ± Ac
TOTALS	28	6.78 ± Ac		1.13 ± Ac
OPEN SPACE LOTS	3	AREA OF OPEN SPACE		1.47 ± Ac

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
1.13 ± Ac	1.47 ± Ac	9.55 ± Ac	0.25 ± Ac	9.30 ± Ac	28	-	-	28	3.01

DATE	NO.	REVISION

OWNER: JAMES O & DOROTHY H. WARREN
8360 LARK BROWN ROAD
ELLICOTT CITY, MARYLAND 21043

DEVELOPER: H&A CONSTRUCTION CO. INC.
13 C STREET
LAUREL, MARYLAND 20707

PROJECT: **PAINTER'S HILL SECTION ONE**

AREA TAX MAP 87 PARCEL 467
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND 8-86-15

TITLE: **PRELIMINARY PLAN**

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3106 Health Park Drive, Ellicott City, Maryland 21043 (301) 481-2600

DATE: 8-19-86

DESIGNED BY: L.J.D.

DRAWN BY: DAH

PROJECT NO: 22200

DATE: MARCH 20, 1986

SCALE: 1"=50'

DRAWING NO: 1 OF 1

ARTHUR E. MUEGGE # 8707