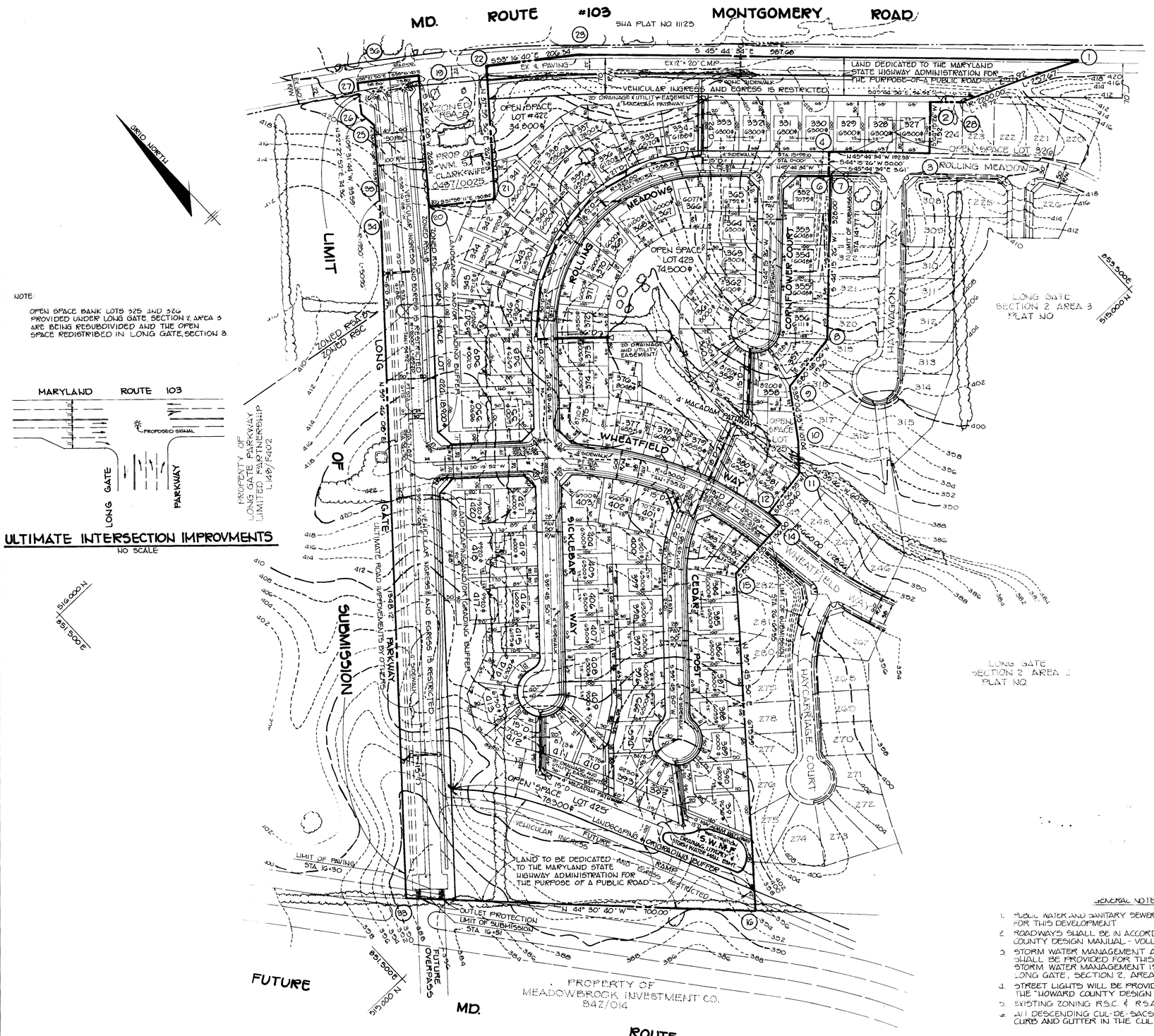


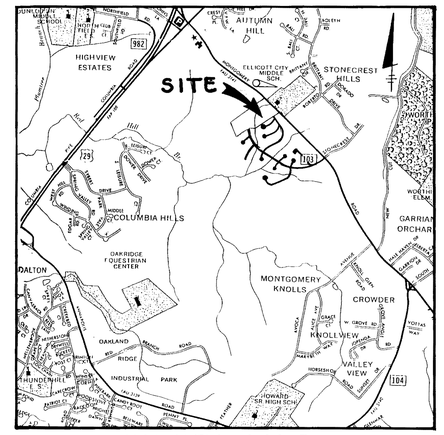
NOTE:

OPEN SPACE BANK LOTS 325 AND 326 PROVIDED UNDER LONG GATE, SECTION 2, AREA 3 ARE BEING RESUBDIVIDED AND THE OPEN SPACE REDISTRIBED IN LONG GATE, SECTION 3.

ULTIMATE INTERSECTION IMPROVMENTS

NO SCALE

LIST OF COORDINATES				
		NORTH		EAST
1	N	515402.1281,	E	853741.2289
2	N	515545.3596,	E	853465.2729
3	N	515473.7382,	E	853395.4848
4	N	515611.8671,	E	853253.7272
6	N	515576.0564,	E	853218.8332
7	N	515573.5399,	E	853221.4158
8	N	515338.6217,	E	852992.5109
9	N	515319.5511,	E	852874.7444
10	N	515231.9514,	E	852813.2333
11	N	515189.0689,	E	852770.8524
12	N	515173.3291,	E	852672.0989
14	N	515144.9394,	E	852675.9938
15	N	515129.3833,	E	852540.8864
16	N	514610.0629,	E	852108.7593
27	N	516365.2123,	E	852655.0927
19	N	516287.6323,	E	852760.0732
20	N	516079.5751,	E	852596.8276
21	N	515998.9975,	E	852499.6122
22	N	516210.1483,	E	852864.5419
23	N	516086.7701,	E	853029.9325
34	N	516122.9541,	E	852502.5284
25	N	516269.2908,	E	852618.8279
28	N	515506.0554,	E	853505.6096
26	N	516302.4130,	E	852615.2680
55	N	516162.5448,	E	852534.6113
33	N	515086.7428,	E	851640.1455
36	N	516331.7600,	E	852701.5192



VICINITY MAP

SCALE - 1"= 2000'

MINIMUM LOT SIZE CHART			
LOT NO	AREA	AREA OF FLAGSTEM	MINIMUM LOT AREA
376	8048#	1900#	6148#
391	9850#	1100#	8550#
410	7275#	1200#	6075#
417	9520#	1700#	7820#
418	9520#	1700#	7820#
420	9520#	1700#	7820#
337	7800#	1800#	6000#
338	9360#	1800#	7560#
341	9600#	1800#	7800#
342	7920#	1800#	6120#
344	7800#	1800#	6000#
345	9212#	1800#	7412#
347	8940#	1800#	7140#
349	10,700#	1700#	9000#
350	9880#	1900#	7990#

NO LOTS SHOWN HEREON CONTAIN 25% SLOPES OR GREATER

SITE TABULATION

GROSS AREA OF TRACT	30.55	Ac.
AREA OF PROPOSED LOTS	21.81	Ac.
AREA OF PROPOSED ROADS	8.74	Ac.
NUMBER OF LOTS		
BUILDABLE	95	
OPEN SPACE	4	

LONG GATE SECTIONS 1, 2 & 3

	SECTION 1	SECTION 2	SECTION 3 INCLUDING LONG GATE PKWY ZONED RSC	TOTAL RSC	LONG GATE PKWY ZONED RSA-8	TOTAL
GROSS AREA	68.33	36.72 - 1.48 (OPEN SPACE BANK) = 35.24	29.61	102.88	0.94	103.82
FLOODPLAIN/STEEP SLOPES	2.62	1.70	0.00	4.32	0	4.32
NET AREA	65.41	33.54	29.61	98.56	0.94	99.50
NO. OF D.U. ALLOWED	341.60	134.20	112.52**	388.24	7	401.24
FLOODPLAIN LOT ADJUSTMENT	10.48	6.80	0.00	17.28	0	17.28
TOTAL NO. D.U. ALLOWED	152.08	141.00	112.52**	411.52	7	418.52
TOTAL NO. D.U. PROPOSED	174.00	125.00	93.00	390.00	0	390.00
DENSITY PER ACRE	4.00	4.00	3.21	3.83		3.80
OPEN SPACE (ACRE) REQUIRED	7.61	7.07	4.37 *	20.56	0.19	20.76
PROVIDED	8.95	8.92 - 1.48 (OPEN SPACE BANK) = 7.44	4.74	21.13	0	21.13

*10% OF Ac total x 20% = 20.76 Ac — 20.76 Ac - 8.95 provided in Section 1 and 7.44 Ac provided in Section 2 = 4.37 Ac.

** 411.52 TOTAL D.U. ALLOWED IN RSC ZONE - 174 D.U. PROP IN SECT. 1 & 125 D.U. PROP IN SECT. 2 = 112.52

GENERAL NOTES

1. PUBLIC WATER AND SANITARY SEWER EXTENSIONS SHALL BE MADE FOR THIS DEVELOPMENT
2. ROADWAYS SHALL BE IN ACCORDANCE WITH THE "HOWARD COUNTY DESIGN MANUAL - VOLUME III."
3. STORM WATER MANAGEMENT AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS DEVELOPMENT. STORM WATER MANAGEMENT IS PROVIDED UNDER LONG GATE, SECTION 2, AREA 2. F-87-197
4. STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH THE "HOWARD COUNTY DESIGN MANUAL."
5. EXISTING ZONING R.S.C. & R.S.A.-8
6. ALL DESCENDING CUL-DE-SACS SHALL HAVE 7' COMBINATION CURB AND GUTTER IN THE CUL-DE-SAC BALL.

TENTATIVELY APPROVED ON _____ DATE

OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — 9.23.88 DATE

NO	DATE	REVISION

TRACY, SCHULTE & ASSOCIATES INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105

STATE OF MARYLAND — JAMES K. KENNEDY — NO. 9586 — REGISTERED PROFESSIONAL ENGINEER

James K. Tracy

OWNER	PROJECT	LONG GATE SECTION 3
SECURITY DEVELOPMENT CORP P.O. BOX 417 ELLICOTT CITY, MARYLAND 21043 LONG GATE PARKWAY LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043	LOCATION	PARCEL 18 TAX MAP NO. 30 ZONING MAP NO. 30 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
	TITLE	PRELIMINARY PLAN
		S-88-08 WP-88-54 P-88-34
	DATE	NOVEMBER 20, 1987 / SEPTEMBER 6, 1988 — PROJECT NO 0038
DES D.A.M. DRN JH/CDT	SCALE	1"= 100' — DRAWING 1 OF 1

P-88-34