

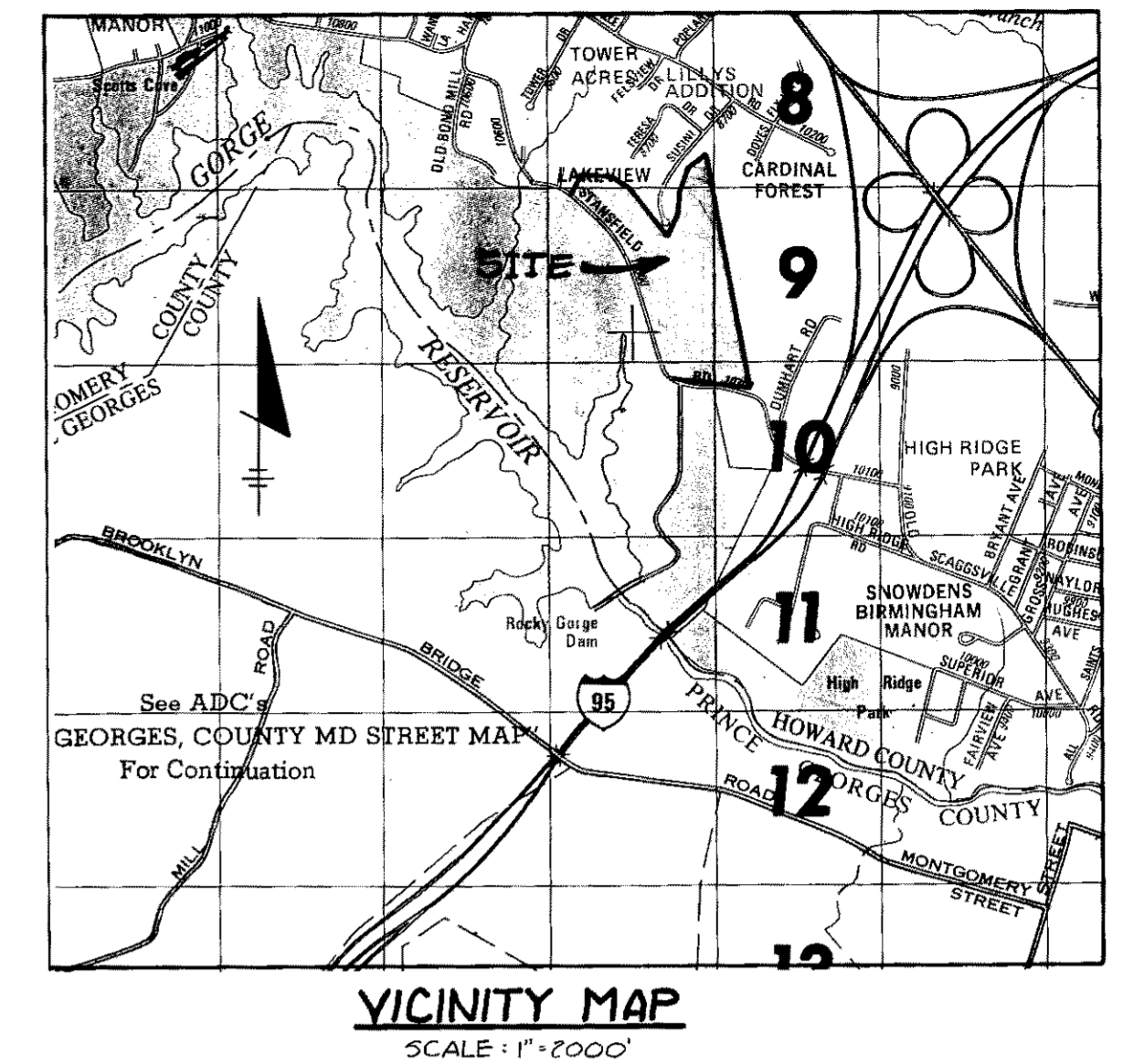
COORDINATES		
NO.	NORTH	EAST
1	472351.86	836213.83
2	471039.16	836481.41
3	469784.66	836737.13
4	469906.06	835704.66
5	469942.51	835768.96
6	470304.26	835603.62
7	470666.41	835998.72
8	470869.05	835999.99
9	471075.99	835501.59
10	471401.49	835361.56
11	471574.31	835242.65
12	471789.51	835021.61
13	471961.89	835170.77
14	471887.91	835486.16
15	471016.50	835895.30
16	471416.33	836122.37
17	471770.41	836023.21
18	472121.34	836030.29

PRELIMINARY PLAN

THE FOREST

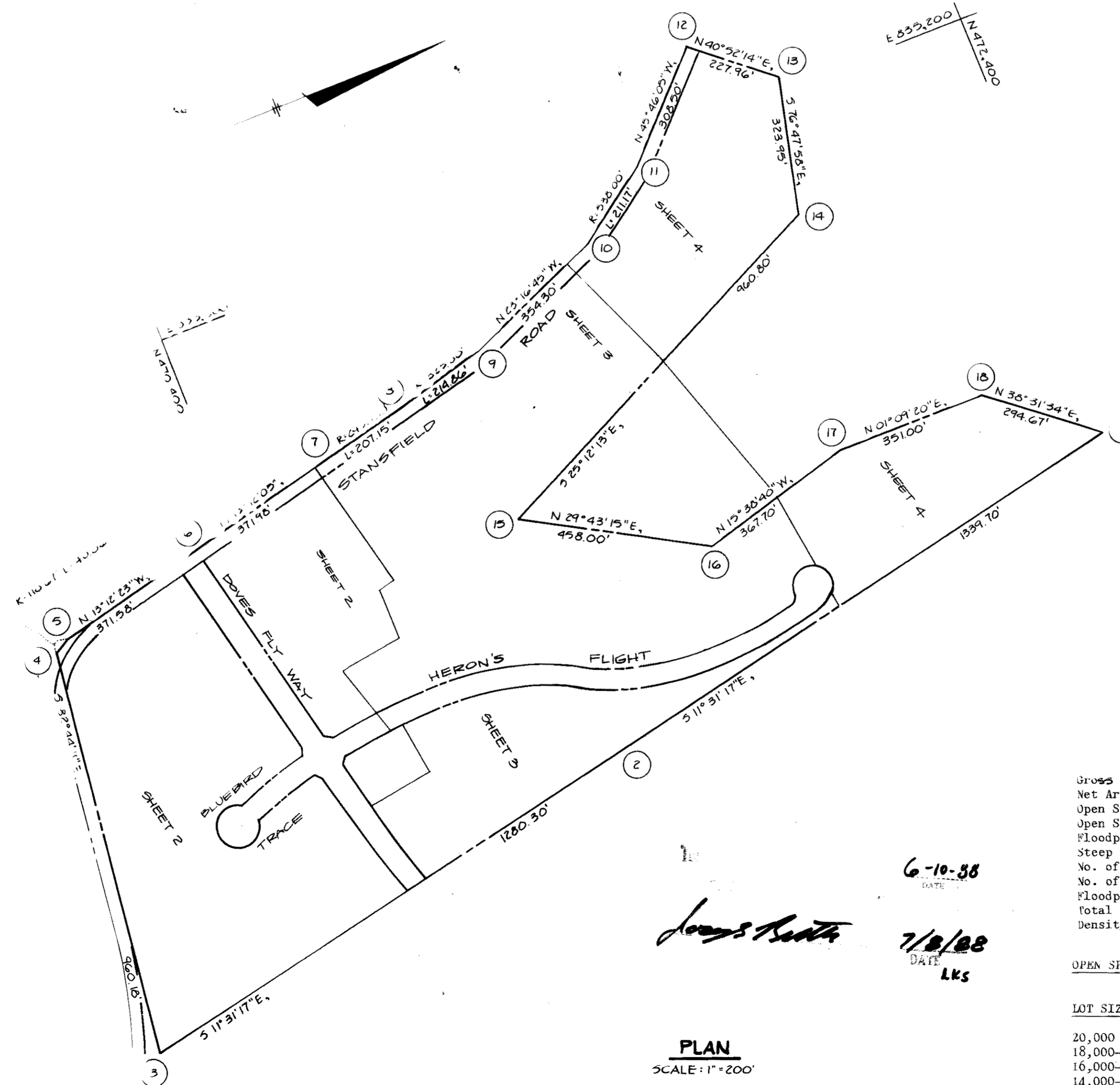
6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



PIPE STEM LOT TABULATION

LOT #	GROSS AREA	PIPE STEM (SF)	REMAINING MINIMUM LOT AREA (SF)
6	22,225	1825	20,400
7	15,838	288	15,550
13	23,000	2275	20,725
14	21,825	3000	18,825
30	18,075	3400	14,675
31	20,000	3075	16,925
35	26,250	6125	20,125
36	22,975	3600	19,375
46	18,975	3475	14,600
47	16,850	2430	14,200
49	17,200	2575	14,625
50	17,550	2425	15,125
55	17,675	2850	14,825
56	23,325	3375	19,950
62	19,975	2075	17,900
64	19,975	3125	16,850
65	19,775	2525	17,250
68	19,100	2600	16,500
69	19,100	2600	16,500
71	18,900	2900	16,000
72	22,975	3075	19,900
75	23,250	3000	20,250
76	29,025	3325	25,700



- GENERAL NOTES
- Property Zoned R-10
 - Total Area of Lots 0.77 Ac.
 - Total Area of Roads 0.25 Ac.
 - Total Area of Open Space 6.87 Ac. Provided
 - Total Area of Floodplain 2.29 Ac.
 - Total Area of Submission 11.89 Ac.
 - Total Number of Lots 75 (Buildable 75 Open Space 0)
 - Public water and public sewer systems 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 line.
 - Storm water management facilities shall be accomplished by detention ponds.
 - Reference: S-88-33
 - Deed reference: 325/645
 - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem lot driveway.

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY PLAN

DATE	NO.	REVISION

OWNER: HOWARD RESEARCH AND DEVELOPMENT CORP.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DEVELOPER: J.J.M. INC.
5570 STERRETT PLACE, SUITE 205
COLUMBIA, MARYLAND 21044

PROJECT: **THE FOREST SECTION ONE (LOT 1 THRU 76)**

AREA TAX MAP 4G & 47 ZONE R-20 PARCEL 837
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **TITLE SHEET**

Lot Size (Sq. Ft.)	No. of Lots	Area (Ac.)	Area of Open Space (Ac.)
20,000 or Larger	14	7.41	0.445
18,000-19,999	16	6.99	0.699
16,000-17,999	21	8.12	1.632
14,000-15,999	24	9.21	2.403
Total	75	30.77	5.230

Lot Size (Sq. Ft.)	No. of Lots	Area (Ac.)	Mandatory Open Space (Ac.)	Area of Open Space (Ac.)
20,000 or Larger	14	7.41	6%	0.445
18,000-19,999	16	6.99	10%	0.699
16,000-17,999	21	8.12	20%	1.632
14,000-15,999	24	9.21	30%	2.403
Total	75	30.77		5.230

Area of Open Space Provided = 6.871 Ac.
Area of Tract Within 100 Year Floodplain = 1.29 Ac.

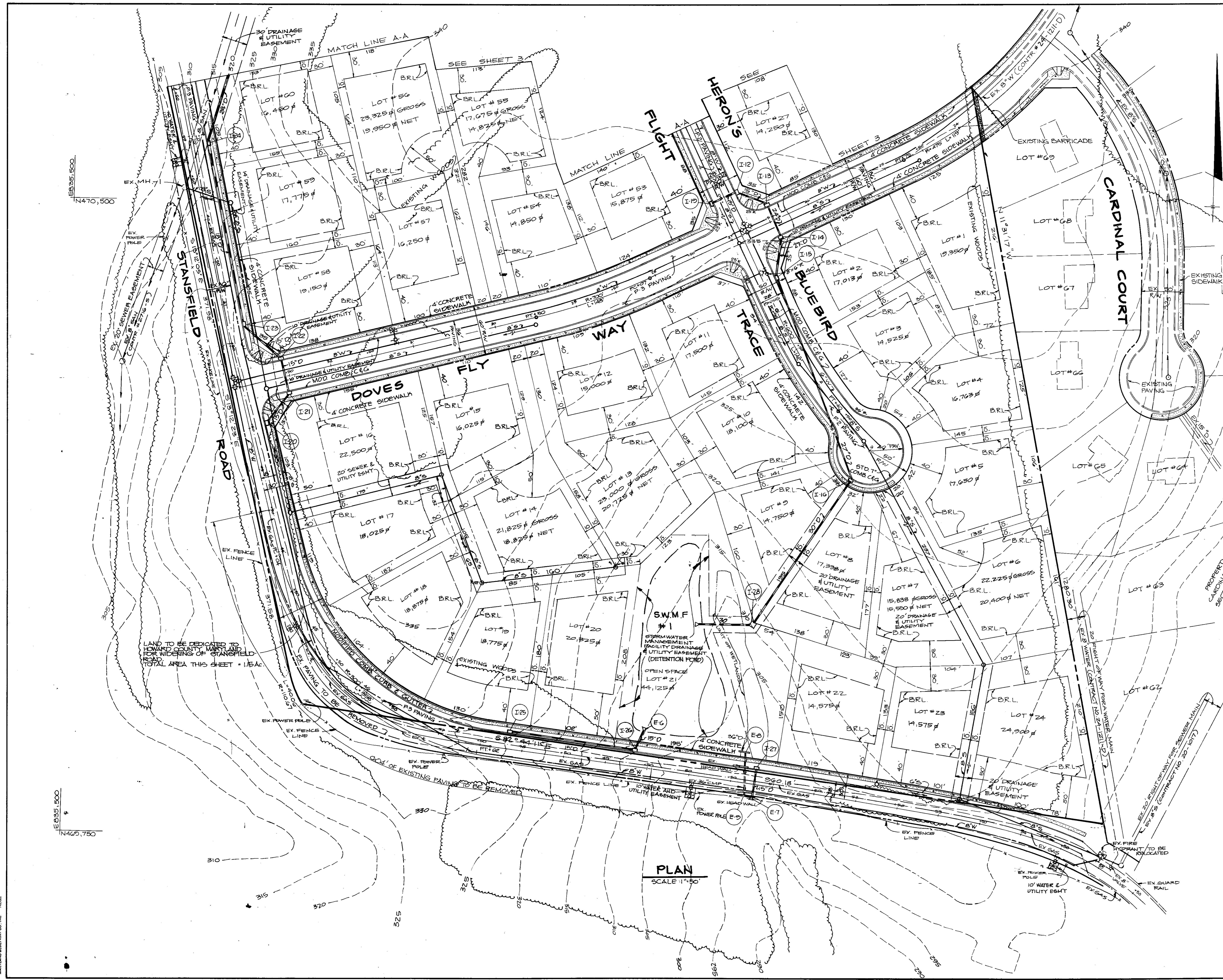
LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR WIDENING OF STANSFIELD ROAD.

TOTAL AREA SHEET 2 = 1.15 Ac.
TOTAL AREA SHEET 3 = 0.75 Ac.
TOTAL AREA SHEET 4 = 0.62 Ac.
TOTAL = 2.52 Ac.

PLAN
SCALE: 1"=200'

SUMMARY OPEN SPACE TABULATION	
AREA OF OPEN SPACE REQUIRED	5.230 Ac
AREA OF OPEN SPACE PROVIDED	6.871 Ac
AREA OF TRACT WITHIN 100 YR. FLOODPLAIN, STEEP SLOPES, WETLANDS AND STORM WATER MANAGEMENT	2.65 Ac
AREA OF DRY USEABLE OPEN SPACE	4.22 Ac
(80% OF OPEN SPACE REQUIRED)	4.18 Ac

6-10-88
DATE
James Smith
7/8/88
DATE
LKS

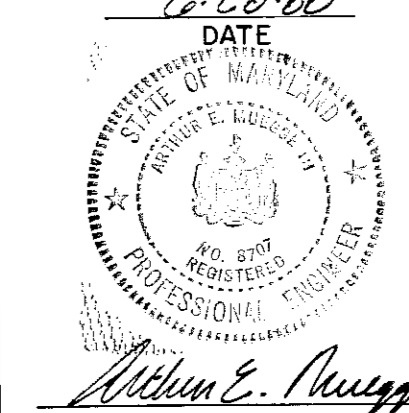


6-10-88
 August 11, 1988 7/6/88
 MS

DATE	NO.	REVISION
OWNER HOWARD RESEARCH AND DEVELOPMENT CORP. 10275 LITTLE PATENT PARKWAY COLUMBIA, MARYLAND 21044		
DEVELOPER: J.J.M., INC. 5570 STERRETT PLACE, SUITE 205 COLUMBIA, MARYLAND 21044		
PROJECT: THE FOREST SECTION ONE		
AREA TAX MAP 46 & 47 ZONE R-20 PARCEL 837 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		

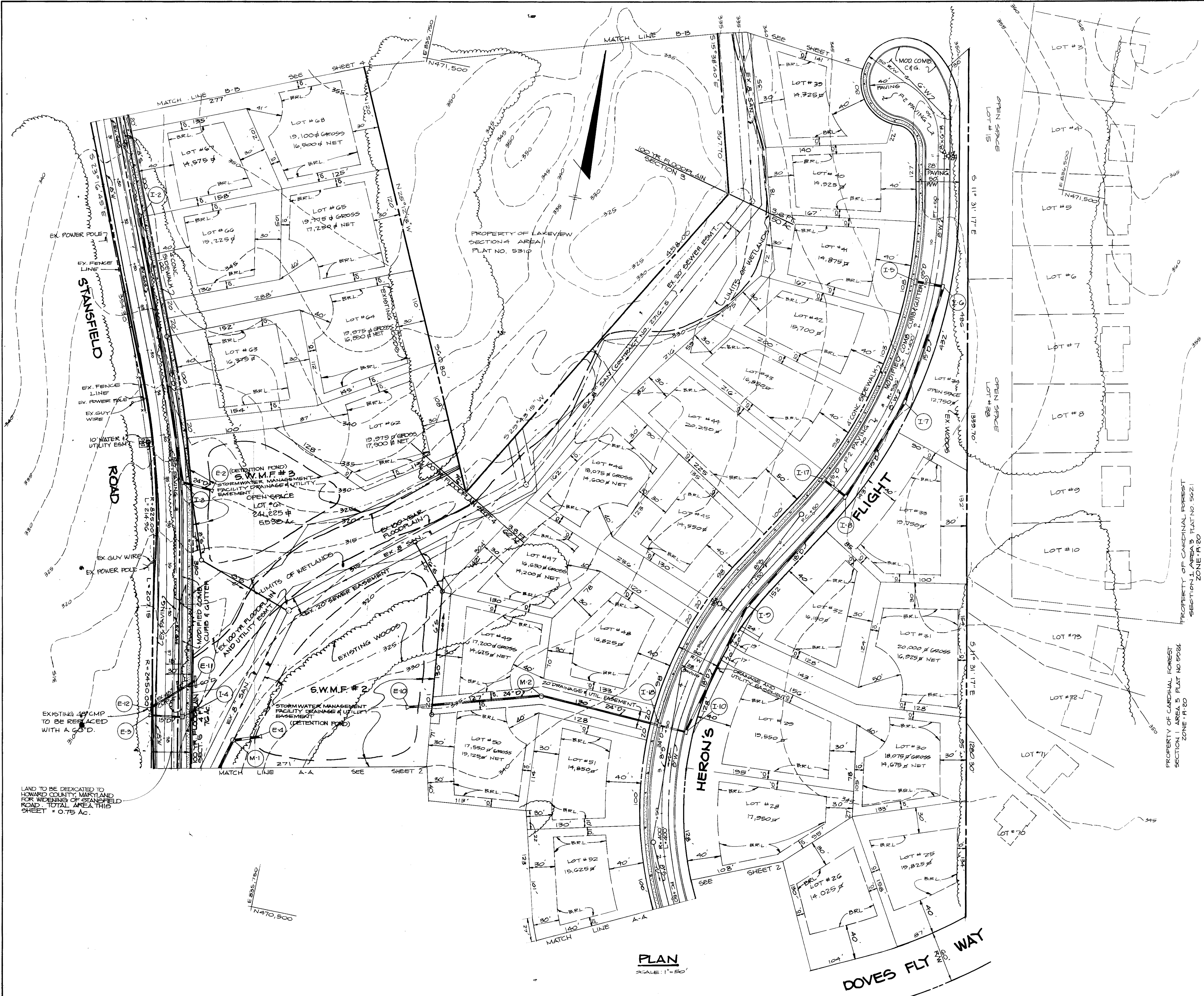
TITLE: **PRELIMINARY PLAN**
THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 481-2690

DATE: 6-28-88	5-88-83
DESIGNED BY: DAM	
DRAWN BY: J.L.B.	
PROJECT NO: 47901	
DATE: MARCH 4, 1988	
SCALE: AS SHOWN	
DRAWING NO. 2 OF 4	



PLAN
 SCALE 1"=50'

MARYLAND BLUEPRINT CO. INC. N6062



LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR WIDENING OF STANGFIELD ROAD. TOTAL AREA THIS SHEET = 0.75 AC.

PLAN
SCALE: 1" = 50'

6-10-88
Arthur E. Muegge 7/6/88
 LKS

DATE	NO.	REVISION
OWNER HOWARD RESEARCH AND DEVELOPMENT CORP. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
DEVELOPER J.J.M., INC. 5570 STERRETT PLACE, SUITE 205 COLUMBIA, MARYLAND 21044		
PROJECT: THE FOREST SECTION ONE		
AREA TAX MAP 4647 ZONE R-20 PARCEL 837 GTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY PLAN		
THE RIEMER GROUP, INC. The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690		
		5-28-88 DESIGNED BY: D.A.M. DRAWN BY: J.L.B. PROJECT NO: 47501 DATE: MARCH 4, 1988 SCALE: AS SHOWN DRAWING NO. 3 OF 4

