

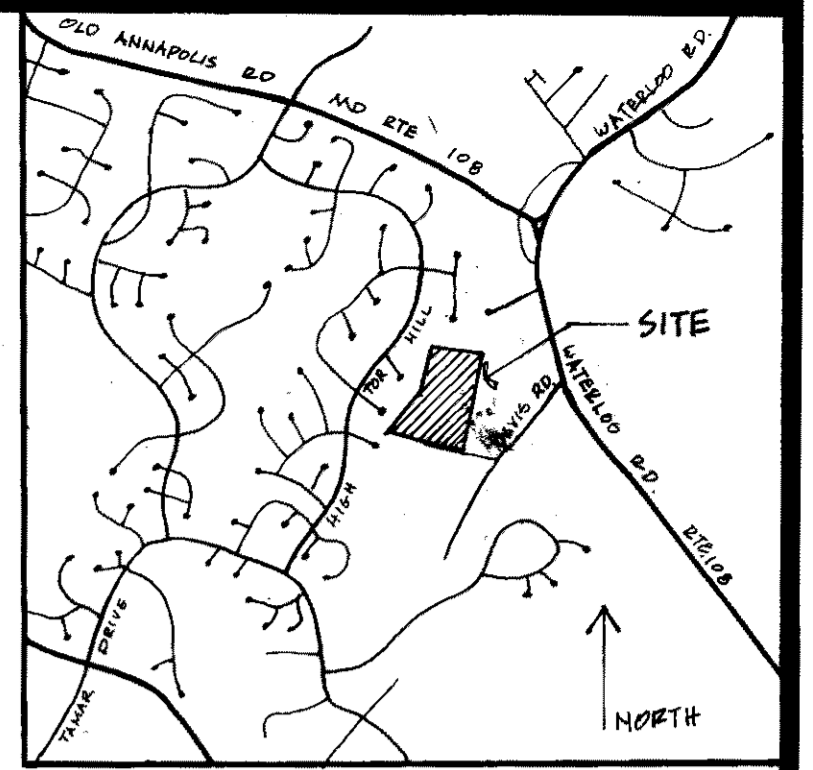
DAVIS ROAD R/W ABANDONMENT
 1. THE AREA SHOWN THUS: [Hatched] IS THE R/W WHICH WAS CREATED BY PLAT 7011 AND IS TO BE ABANDONED TO LOTS 48 & 49.
 2. THE 25' PORTION OF THE R/W IS TO BE ABANDONED TO THE SUBJECT PROPERTY & BECOME PART OF LOT 60 AS SHOWN.

DENSITY CHART

GROSS AREA	FLOODPLAIN STEEP SLOPES	NET AREA	NO. UNITS ALLOWED	NO. UNITS PROVIDED	DENSITY	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
19.6 AC.	0.8 AC.	19.0 AC.	63	60	3.06 UNITS/AC	2.58 AC.	2.70 AC.

VILLAGE OF LONGREACH
 SECTION I AREA I
 PB 18 F 54

VILLAGE OF LONGREACH
 SECTION I AREA I
 PB 18 F 54



VILINITY MAP
 SCALE: 1" = 2,000'

COORDINATE TABLE

POINT NO.	NORTH	EAST
1041	503643.500	852701.560
1040	504296.480	853186.650
1039	504695.650	853191.300
1038	504711.610	853551.940
1003	504751.991	853687.105
713	503498.398	853882.558
712	503646.599	852746.340
1041	503663.500	852701.560
1058	505626.224	852743.1971

GENERAL NOTES

- Existing zoning: R-12
- Gross Area of Tract: 19.6 Acres
- Area of Proposed Lots: 13.8 Acres (includes pipstems)
- Area of Proposed Right-of-Way: 3.2 Acres
- Area of Proposed Open Space Lots: 2.7 Acres
- Floodplain will be part of open space Lot 61. Floodplain is not to be dedicated, per Department of Parks and Recreation.
- Buildable Lots: 60
- Open Space Lots: 2
- Public Water and Sewer will be utilized.
- Street trees will be provided in accordance with Section 16.131 of the Howard County Subdivision Regulations.
- Sediment and Erosion Control measures will be provided with the submission of the Road Construction and Site Development Plans.
- 6.576 AC. HAS BEEN WALKED BY HERBERT ASSOC. AND HAS BEEN EVALUATED NOT TO HAVE EXISTING WETLAND AREAS.
- SWM IS TO BE PROVIDED AS PER FINDINGS IN AREAS DESIGNATED ON FINAL PLAN (SEE JUSTIFICATION IN SWM REPORT.)
- OPEN SPACE SHALL BE OWNED TO THE HOMEOWNERS ASSOCIATION WITH REFERENCE TO THE ARTICLES OF INCORPORATION.

* DEVELOPER SHALL PAY A \$200/LOT FEE FOR LOTS 13,000 SF OR GREATER AND WAIVE THE OPEN SPACE REQUIREMENTS FOR SUCH LOTS. (2.93 - .35 = 2.58) REQUIRED OPEN SPACE = 2.58 ACRES
 DEY LEVEL OPEN SPACE PROVIDED = 1.5 ACRES
 SWM & FLOODPLAIN OPEN SPACE = 1.2 ACRES
 TOTAL OPEN SPACE PROVIDED: 2.7 ACRES

LOT ADJUSTMENT CHART

LOT #	AREAS AREA	FLOODPLAIN STEEP SLOPES	NET AREA	MIN. LOT AREA REQ.
20	14,000 SF	300 SF	13,700 SF	12,000 SF
21	13,600	1300	12,500	12,000
27	9,400	800	8,600	8,400
15	15,600	2,900 PIPESTEM	12,700	12,000
16	15,600	3,100 PIPESTEM	12,500	12,000

NOTE: ALL LOTS NOT SHOWN IN ABOVE CHART HAVE NEGLIGIBLE STEEP SLOPE AREAS (>25%) SO THAT THE GROSS AREA IS NET AREA.



TENTATIVELY APPROVED ON 7-2-88
 OFFICE OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE 10.5.88



GLW GUTSCHICK LITTLE & WEBER, P.A.
 ENGINEERS, PLANNERS, SURVEYORS
 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD. 20886
 TELEPHONE: (301) 421-4024

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 DEVELOPER: PORTEN SULLIVAN CORP.
 3 BETHESDA METRO CENTER SUITE 900
 BETHESDA, MARYLAND 20814
 OWNER: DAVID & THERESA WANG
 8696 DAVIS ROAD
 BELLIOTT CITY, MARYLAND 21045

PRELIMINARY PLAN
ROUND TABLE FARM
 LIBER 1142 FOLIO 683
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE	CONTOUR INTERVAL	G.L.W. FILE NO.
1" = 50'	5 FT.	87-052
DATE	TAX MAP NO.	SHEET
JUNE, 1988	36	1 of 1
PARCEL	5	