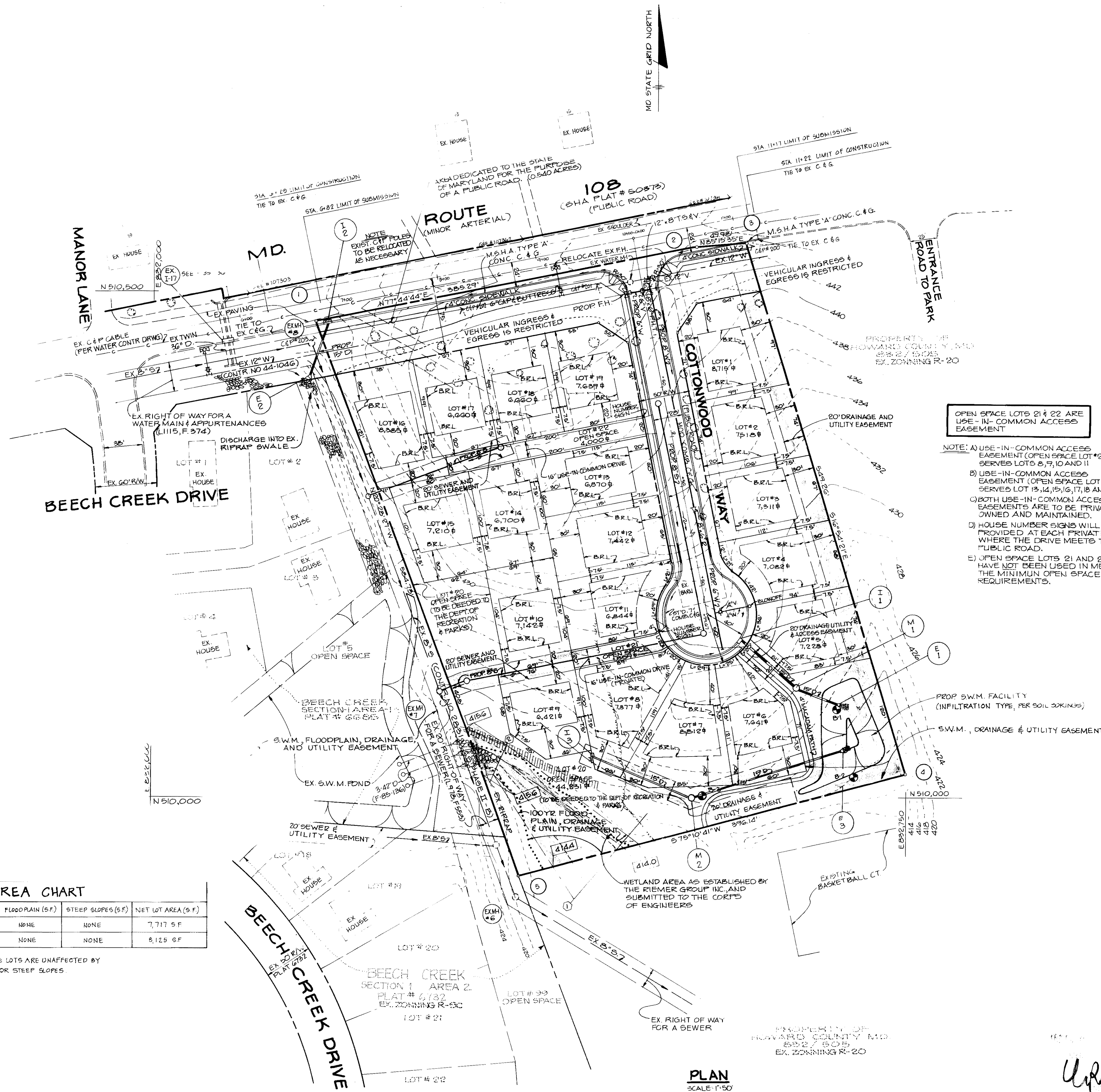
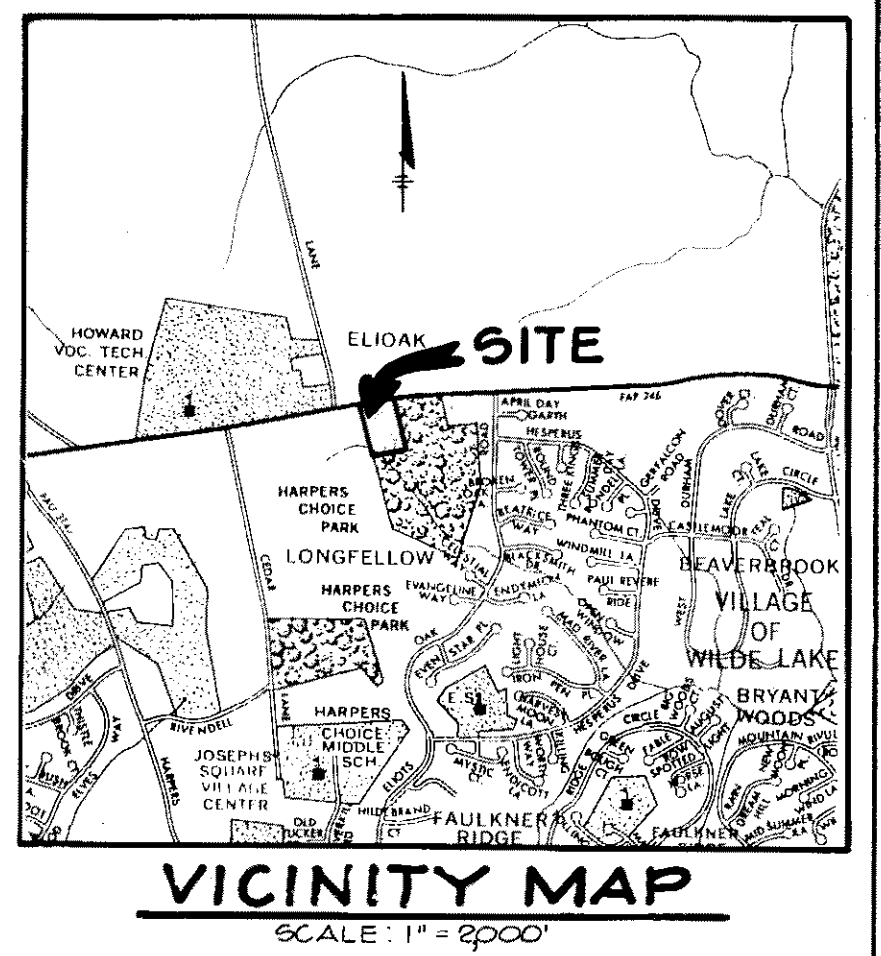


COORDINATES		
NO.	NORTH	EAST
1	510470.54	832162.32
2	510545.73	832340.20
3	510549.86	832590.01
4	510024.09	832749.81
5	509922.75	832366.85



OPEN SPACE LOTS 21 & 22 ARE USE - IN - COMMON ACCESS EASEMENT

- NOTE: A) USE - IN - COMMON ACCESS EASEMENT (OPEN SPACE LOT #21) SERVES LOTS 8, 9, 10 AND 11
 B) USE - IN - COMMON ACCESS EASEMENT (OPEN SPACE LOT #22) SERVES LOTS 13, 14, 15, 16, 17, 18 AND 19.
 C) BOTH USE - IN - COMMON ACCESS EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
 D) HOUSE NUMBER SIGNS WILL BE PROVIDED AT EACH PRIVATE DRIVE WHERE THE DRIVE MEETS THE PUBLIC ROAD.
 E) OPEN SPACE LOTS 21 AND 22 AREAS HAVE NOT BEEN USED IN MEETING THE MINIMUM OPEN SPACE REQUIREMENTS.

GENERAL NOTES

- PROPERTY ZONED: R-50
- TOTAL AREA OF LOTS: 3.22 AC
- TOTAL AREA OF ROADS: 1.03 AC
- TOTAL AREA OF OPENSPACE: 1.15 AC
- TOTAL AREA OF PROPERTY: 5.40 AC
- TOTAL NUMBER OF LOTS: 22 (7 BUILDABLE)
- PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE TO BE PROVIDED FOR 50% OF THE OPEN SPACE PROVIDED.
- 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.
- REFERENCES: 6-86-84, A.A.-86-11, F-88-28
- ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- SEDIMENT CONTROL MEASURES TO BE SHOWN ON FINAL CONSTRUCTION PLANS.

- 100% GREATER PLATES
 ● DENOTES SOIL BORING
 ⊕ DENOTES 100YR. FLOODPLAIN CROSS SECTION
 4200 DENOTES 100 YR. FLOODPLAIN ELEVATION
 — CURB TRANSITION

MINIMUM LOT AREA CHART

LOT NO.	GROSS AREA (S.F.)	PIPESTEM AREA (S.F.)	FLOODPLAIN (S.F.)	STEEP SLOPES (S.F.)	NET LOT AREA (S.F.)
8	7,677 S.F.	100 S.F.	NONE	NONE	7,717 S.F.
16	8,366 S.F.	200 S.F.	NONE	NONE	8,125 S.F.

NOTE: ALL REMAINING BUILDABLE LOTS ARE UNAFFECTED BY PIPESTEM, FLOODPLAINS OR STEEP SLOPES.

DENSITY TABULATION * PER A.A. - 86-11 (18% OF GROSS AREA) ** DOES NOT INCLUDE COMMON DRIVEWAY OPEN SPACE LOTS

O.S. (DRY AND USEABLE)	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
0.51 AC (92.6%)	0.51 AC	1.02 AC	5.40 AC	0.19 AC	5.21 AC	20.8	N/A	20.8	19	3.6

DATE	NO.	REVISION

OWNER: CEDAR MANOR LTD. PARTNERSHIP
 4252 COLUMBIA ROAD
 ELLICOTT CITY, MARYLAND 21043

DEVELOPER: EQUITY PROPERTY ASSOCIATES, INC.
 3910 ST. JOHNS LANE
 ELLICOTT CITY, MARYLAND 21043

PROJECT: **CEDAR MANOR**
 586-84, AA-86-11, F-88-28

AREA: TAX MAP 29 PARCEL 85
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY PLAN (REVISED)**

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

DATE: 9-12-88
 DESIGNED BY: J.J.B.
 DRAWN BY: J.C.R.
 PROJECT NO: 22102
 DATE: JUNE 16, 1988
 SCALE: AS SHOWN
 DRAWING NO: 1 OF 1

9-1-88
 9-17-88
 L.S.