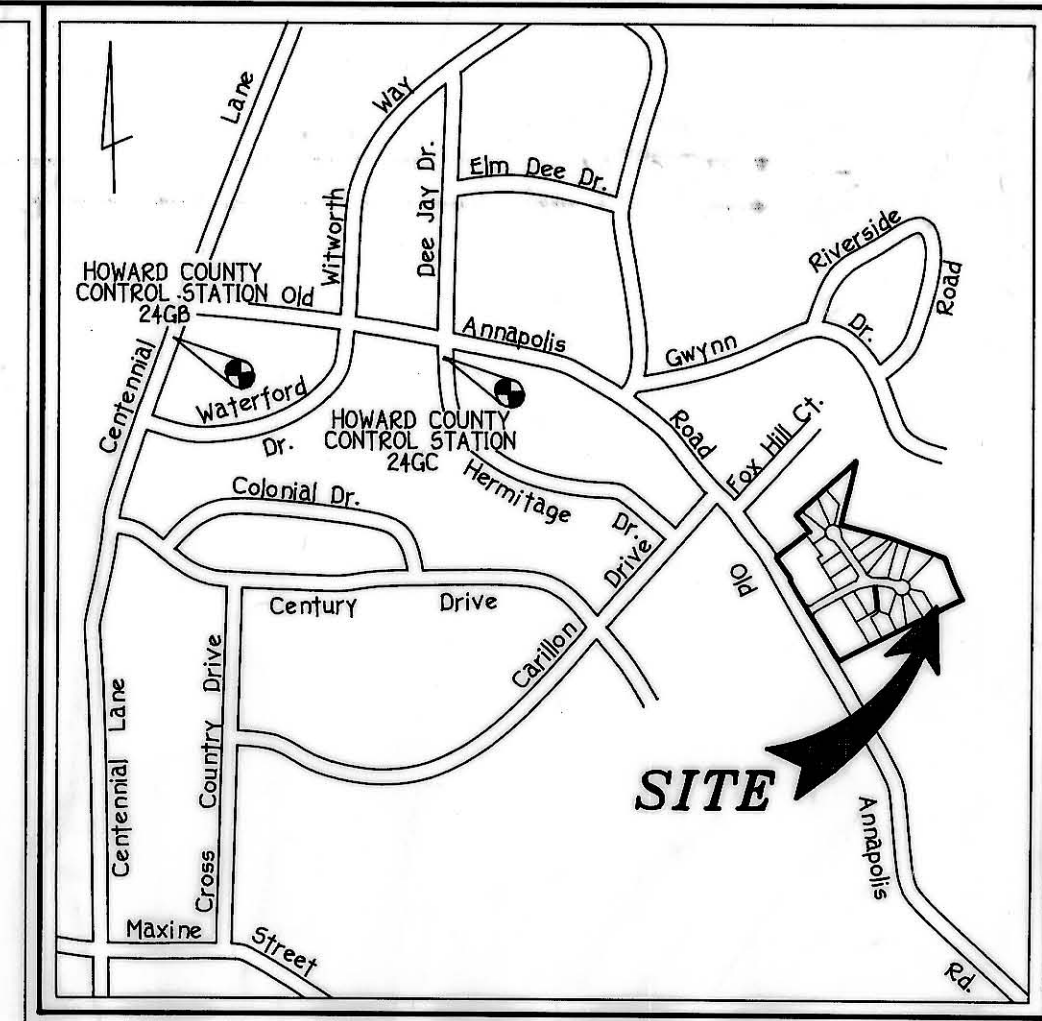


NOTE: "THE STORM WATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT."

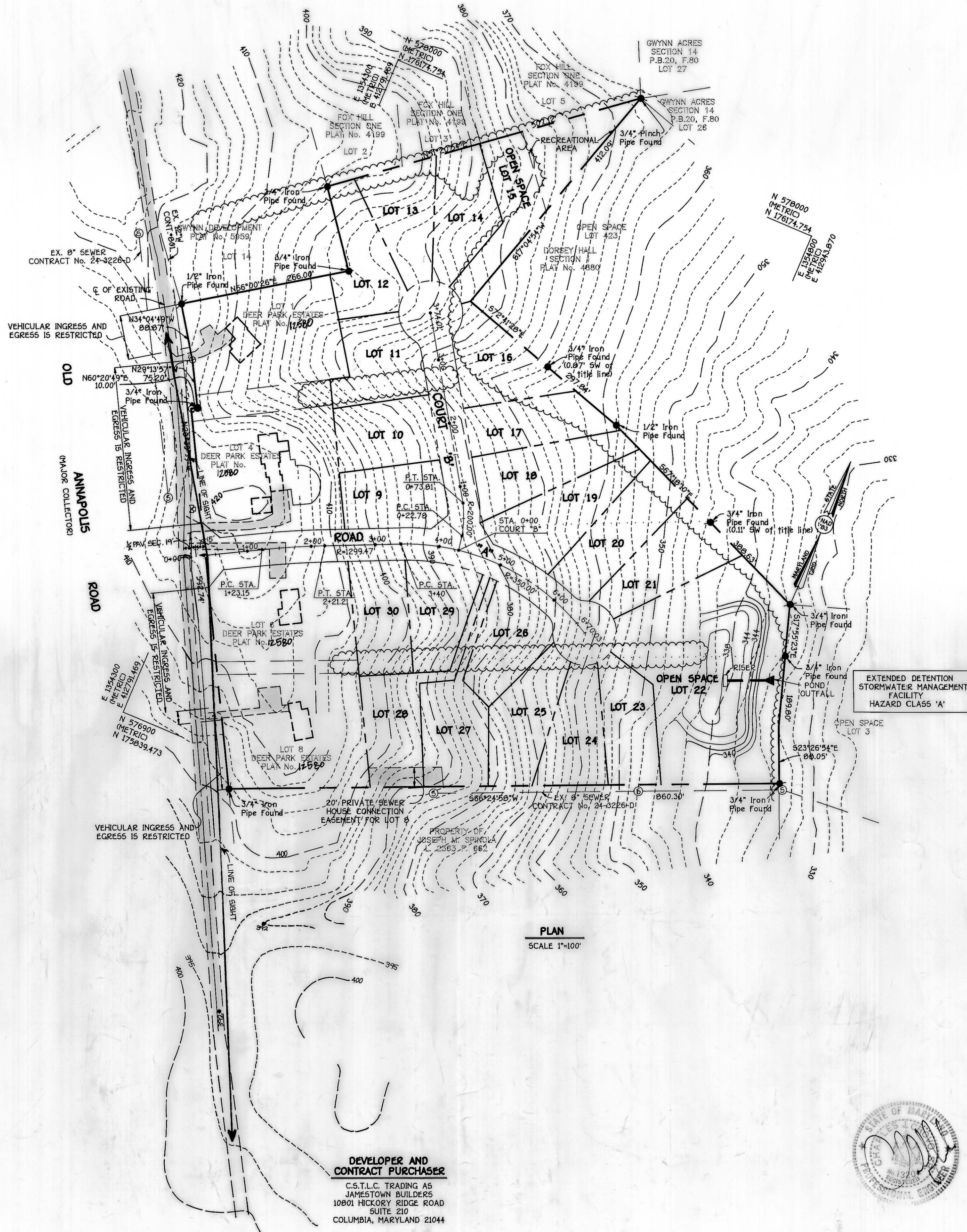
NOTE: THE FUTURE DRIVEWAYS FOR EXISTING LOTS 4 AND 6 WILL DERIVE ACCESS OFF PROPOSED "ROAD X" AND NOT OFF "OLD ANNAPOLIS ROAD."



VICINITY MAP
SCALE 1"=1200'

GENERAL NOTES

1. SUBJECT PROPERTY ZONED R-20
2. TOTAL AREA OF PROPERTY = 11,546 AC - LOTS 2, 3, 5 AND 7 OF DEER PARK ESTATES LOTS 1 THRU 8)
3. TOTAL NUMBER OF PROPOSED BUILDABLE LOTS = 20
4. TOTAL NUMBER OF PROPOSED OPEN SPACE LOTS = 2
5. MINIMUM LOT SIZE = 16,000 SQ. FT.
6. OPEN SPACE REQUIRED = 11,546 X 20% = 2,310 AC.
7. TOTAL AREA OF OPEN SPACE PROVIDED = 2,310 AC.
8. TOTAL AREA OF BUILDABLE LOTS PROVIDED = 7,375 AC.
9. TOTAL AREA OF PUBLIC RIGHT-OF-WAY = 1,550 AC.
10. AREA TRANSFERRED TO LOTS 1, 4, AND 8 IN DEER PARK ESTATES = 0.313 AC.
11. RECREATIONAL OPEN SPACE REQUIRED = 20 LOTS X 200 SQ. FT./ LOT = 4,000 SQ. FT.
12. RECREATIONAL OPEN SPACE PROVIDED = 10,800 SQ. FT.
13. PUBLIC WATER AND SEWER TO BE UTILIZED.
14. TRAFFIC STUDY BY STRIKE TRAFFIC STUDIES.
15. FOREST STAND DELINEATION BY EXPLORATION-RESEARCH, INC.
16. THE PROPERTY SHOWN IS WITHIN THE METROPOLITAN DISTRICT.

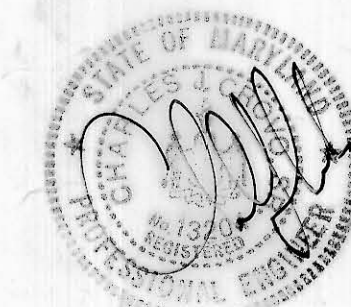


PLAN
SCALE 1"=100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joseph R. Smith 2/4/97
PLANNING DIRECTOR DATE
JA

SKETCH PLAN
DEER PARK ESTATES
LOTS 9 THRU 30
(A RESUBDIVISION OF DEER PARK ESTATES LOTS 1-8)
F 97-63 - PLAT 13580
TAX MAP 24 ZONED R-20 GRID 21
PARCELS 574, 399, 401 & 394
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: DECEMBER 3, 1996



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
4102 481 - 2955

DEVELOPER AND
CONTRACT PURCHASER
C.S.T.L.C. TRADING AS
JAMESTOWN BUILDERS
10801 HICKORY RIDGE ROAD
SUITE 210
COLUMBIA, MARYLAND 21044