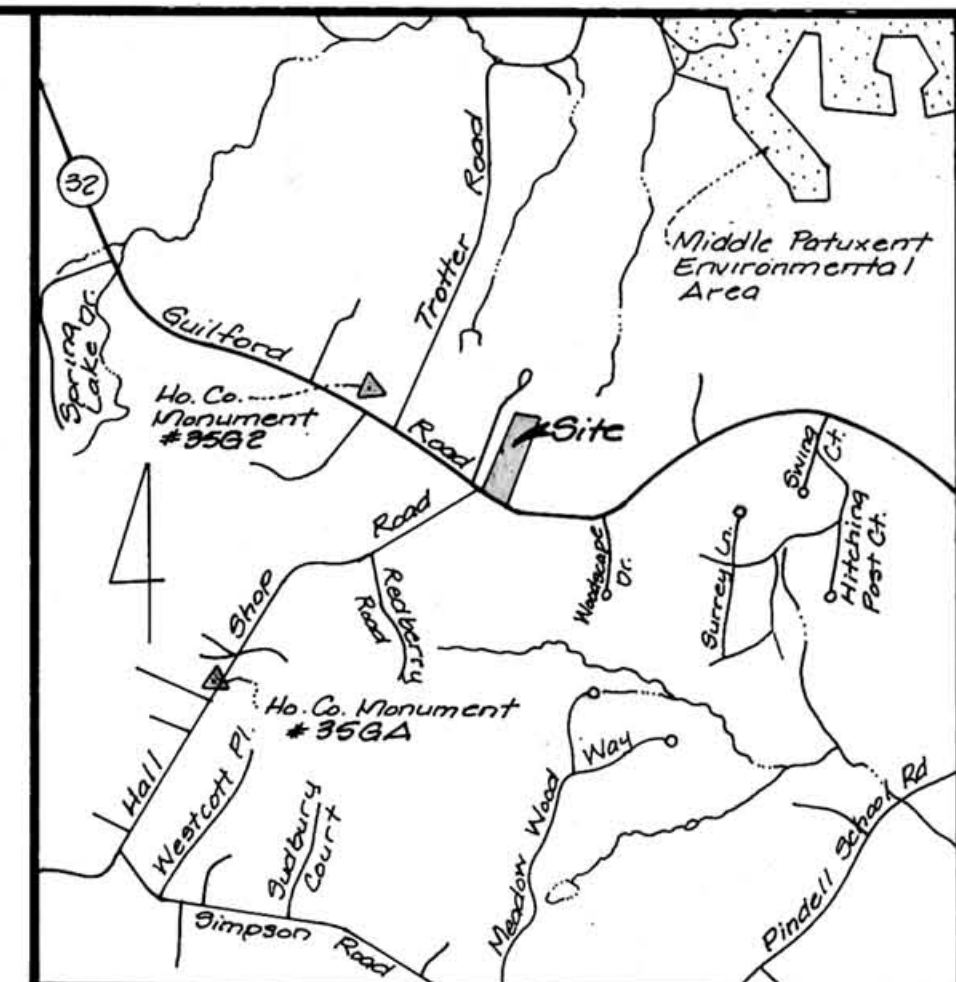


No	North	East
1	152,376.61	406,812.92
2	152,424.00	406,784.92
3	152,449.46	406,750.56
4	152,513.54	406,767.85
5	152,536.14	406,777.54
6	152,570.70	406,795.29
7	152,654.75	406,824.12
8	152,613.22	406,873.04

Note: Coordinates shown hereon are based on NAD 83.



VICINITY MAP
Scale 1" = 2000'

GENERAL NOTES

- Existing Zoning: R-20 (Residential-single) per 10/18/93 Comprehensive Zoning Plan.
- Gross Area of Tract: 5.028 Ac
- Net Area of Tract: 5.028 Ac
- Area of Proposed Lots: 5.028 Ac
 - Buildable: 1.767 Ac
 - Open Space:
 - Required: 6% of net tract area (0.30 Ac)
 - Provided: 6% of net tract area (0.304 Ac)
 - Residue Left for existing dwelling: 2.767 Ac.
- Area of Proposed Roads: 0.0 Ac
- Number of Lots Proposed: 6
 - Buildable: 4
 - Existing dwelling to remain: 1
 - Open Space: 1
- Public water and public sewer systems to be utilized. Public water will be provided by extension of contract #C 34-35260. Public sewer will be provided by extension of contract #C 34-35260.
- All aspects of this project are in conformance with the latest Howard County Standards unless waivers have been approved.
- Project Background:
 - Location: Clarksville Tax Map: 35 Parcel: P/O 354
 - Zoning: R-20
 - Total Tract Area: 5.028 Ac
 - Number of Proposed Lots: 6
 - Approved and DPZ reference #: SP96-06
 - Previous Submittals: F-87-162 & F-77-112, WP 96-113
 - The topography shown was compiled from the latest Howard County Aerial Photogrammetry.
 - Horizontal Datum is based on Maryland State Grid System, Howard County Monument Stations #2437001 and #2337001. (NAD 27)
 - Deed Reference: Wilkinson Acres lot 9 - Liber 2217, Folio 287
 - Plat Reference: Plat # 7389
 - B.R.L. denotes building restriction line.
 - Stormwater Management for this site will be provided by detention. Water Quality will be provided by individual lot systems such as dry wells.
 - A traffic study compiled by Lee Cunningham Associates dated January 9, 1995 for the adjacent Scott Acres subdivision will be used for this site. (See addendum dated 1/9/95)
 - Geotechnical Report, if necessary, will be provided at SDP.
 - The existing utilities shown hereon are located from field surveys and construction drawings of record.
 - Sediment and Erosion control measures will be provided at site development plan submission.
 - Property is located in the Metropolitan District.
 - The existing structures located on lot # 6 are to remain.
 - No new dwelling units are proposed within the 65 dBA zone. Therefore no noise mitigation is proposed.
 - Existing vegetation located within the eight distance assessment shall be removed and/or large specimen trees must be pruned (limbed up) so as not to restrict vehicular sight lines.
 - The existing private septic system and private well on lot # 6 shall be maintained until such time as the owners elect to connect to the County System.
 - Lot # 6 is to be excluded from any Home Owners Association or other covenants and restrictions which may affect the newly created lots in the future.
 - Stormwater management for this subdivision will be provided for this subdivision in off-site facilities. Lots 3 and 4 in Scott Acres Plat # 2 (F96-106), lots 1 and 2 in Quail Hill Plat # 1 (F96-105). Water quality will be provided within the off-site facilities.
 - This plan subject to WP96-113, on May 29, 1996 the Planning Director approved the request to waive Section 16-21(f)(1) requiring 40 feet of frontage for an open space lot which is suitable for access by pedestrians and maintenance vehicles subject to 3 conditions.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James D. Burton
PLANNING DIRECTOR DATE
JA



LDE, INC.		
9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)		
DESIGNED 00H	Preliminary Equivalent Sketch Plan	SCALE 1" = 50'
DRAWN BEI	TOWERS PROPERTY LOTS 1 - 6	DRAWING 1 of 2
CHECKED B.D.B.	A Resubdivision of Wilkinson Acres Lot 9 Plat 7389	JOB NO. 95069
DATE Oct 1996	Tax Map 35 P/O Parcel 354 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	FILE NO.
Owners: Robert G. Towers, 9199 Old B. Road, 6837 Guilford Rd, Clarksville, MD. 21029 (301) 596-1107 Developer: Lot Improvement Corp., 6837 Guilford Rd, Clarksville, MD. 21029 (301) 596-1107		

LEGEND:

- Approx. 65 dBA Line (Unmitigated)
- - - - Existing Ground
- - - - Existing Tree Line
- - - - Proposed Tree Line
- ▨ Existing Slopes 15-24.9%
- ▬ Proposed Culvert
- ▲ Orientation of Prop. Dwelling
- ▬ Stream
- ▬ 75' Stream Buffer

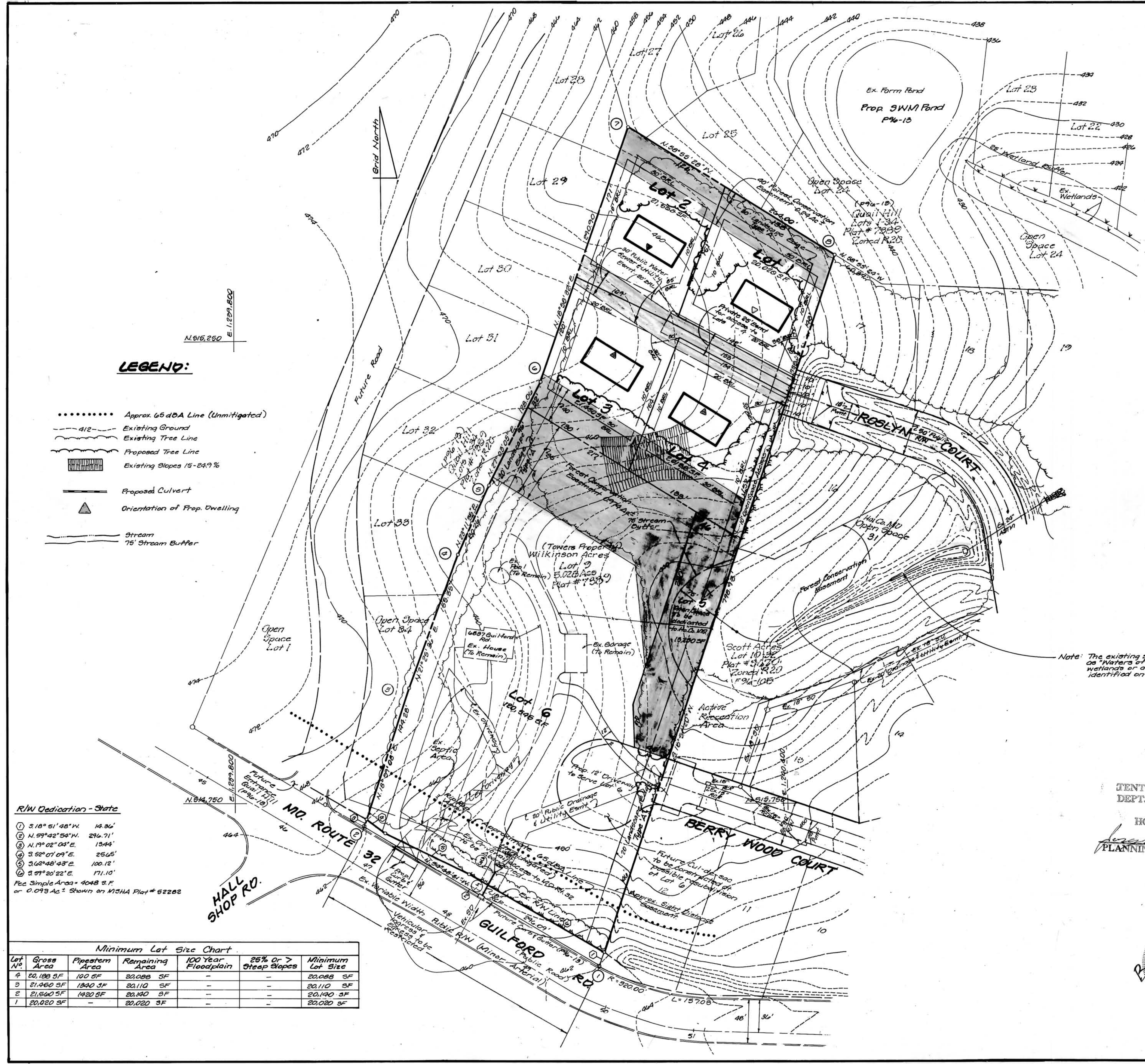
R/W Dedication - State

1	3.18° 51' 48" N.	14.86'
2	N. 89° 42' 58" N.	246.71'
3	N. 1° 02' 03" E.	1344'
4	3.52° 07' 09" E.	25.65'
5	3.62° 48' 43" E.	100.12'
6	3.97° 20' 22" E.	171.10'

Rec Simple Area = 4048 S.F.
or 0.093 Ac ± Shown on MSHA Plat # 62282

Minimum Lot Size Chart

Lot No	Gross Area	Pipestem Area	Remaining Area	100 Year Floodplain	25% Or > Steep Slopes	Minimum Lot Size
4	20,188 SF	100 SF	20,088 SF	-	-	20,088 SF
3	21,460 SF	1840 SF	20,110 SF	-	-	20,110 SF
2	21,540 SF	1420 SF	20,140 SF	-	-	20,140 SF
1	20,020 SF	-	20,020 SF	-	-	20,020 SF



Note: The existing stream has been identified as "Waters of the US" only. No non-tidal waters or associated buffers were identified on-site.

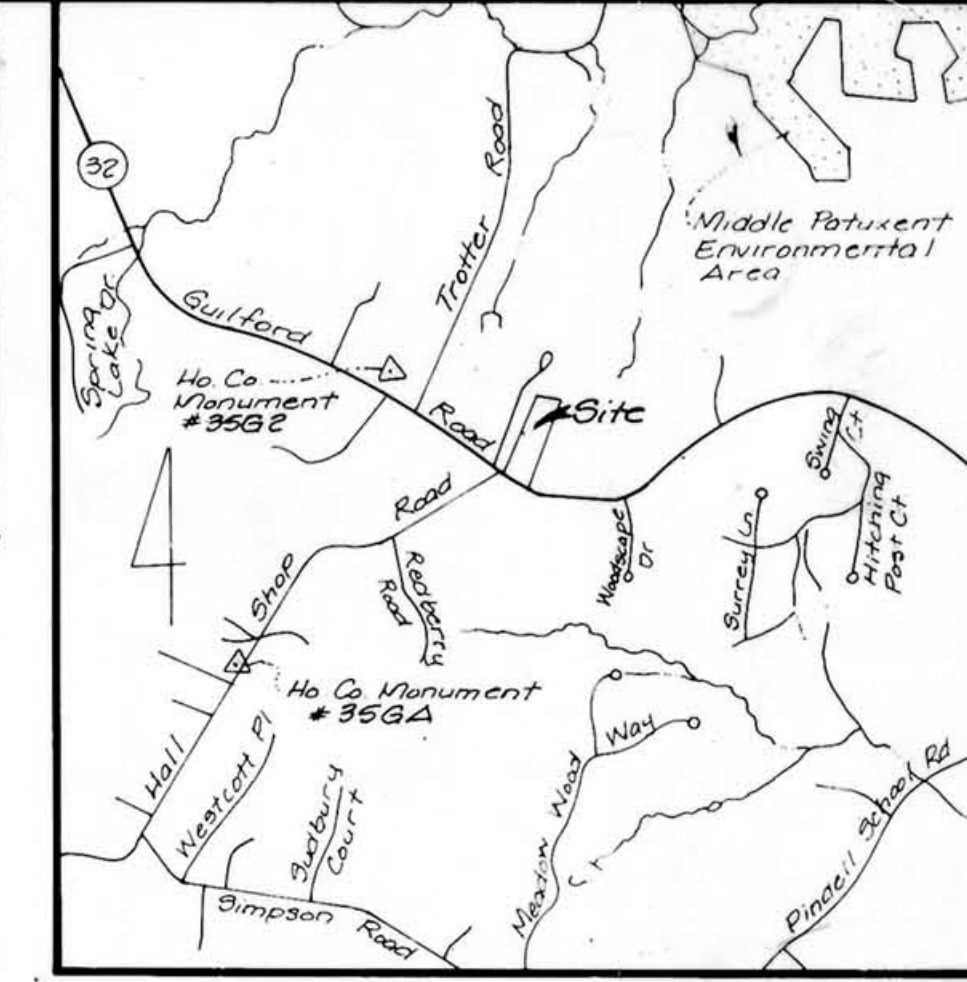
LANDSCAPE NOTES

- This plan has been prepared in accordance with the provisions of section 16.124 of The Howard County Subdivision and Land Development Regulations and The Howard County Landscape Manual.
- Financial surety for the required landscaping shown on this plan will be posted as part of the Developers Agreement surety for water and sewer in the amount of \$700.00
- The landscape edges shall be maintained by the Homeowners Association.

Coordinate Table

No	North	East
1	152,378.61	406,812.92
2	152,424.00	406,734.92
3	152,449.46	406,750.55
4	152,513.54	406,767.85
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Note: Coordinates shown hereon are based on NAD 83



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Scale 1" = 2000'

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 - Open Space:
 - Required: 6% of net tract area (0.30 Ac)
 - Provided: 6% of net tract area (0.304 Ac)
 - Residue Lot for existing dwelling 2.767 Ac
- Area of Proposed Roads: 0.0 Ac
 - Number of Lots Proposed: 6
 - Buildables: 4
 - Existing dwelling to remain: 1
 - Open Space: 1
- Public water and public sewer systems to be utilized. Public water will be provided by extension of contract # 84-3626-D. Public sewer will be provided by extension of contract # C 34-8526-D
- All aspects of this project are in conformance with the latest Howard County Standards unless waivers have been approved.
- Project Background:
 - Location: Clarksville Tax Map: 35 Parcel: P/O 354
 - Total Tract Area: 5.028 Ac
 - Number of Proposed Lots: 6
 - Approved and DNR reference: 1: SP 96-05
 - Previous Submittals: F-87-162 & F-77-112, WP 96-113
- The topography shown was compiled from the latest Howard County Aerial Photogrammetry.
- Horizontal datum is based on Maryland State Grid System, Howard County Monument Stations #2437001 and #2337001. (NAD 27)
- Deed Reference: Wilkinson Acres lot 9 - Liber 2217, Folio 287 Plat Reference: Plat # 7389
- B.R.L. denotes building restriction line.
- Stormwater Management for this site will be provided by individual lot systems such as dry wells.
- A traffic study compiled by Lee Cunningham Associates dated January 9, 1995 for the adjacent Scott Acres subdivision will be used for this site. (See Addendum dated 01/09/95)
- Geotechnical Report, if necessary, will be provided at SDP.
- The existing utilities shown hereon are located from field surveys and construction drawings of record.
- Sediment and Erosion control measures will be provided at site development plan submission.
- Property is located in the Metropolitan District.
- The existing structures located on lot 1 & 6 are to remain.
- No new dwelling units are proposed within the 65 dBA zone. Therefore no noise mitigation is proposed.
- Existing vegetation located within the eight distance easement shall be removed and/or large specimen trees must be pruned (limbed up) so as not to restrict vehicular sight lines.
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LEGEND:

- Approx 65 dBA Line (Unmitigated)
- - - - - Existing Ground
- - - - - Existing Tree Line
- - - - - Proposed Tree Line
- Existing Slopes 15-24.7%
- Proposed Culvert
- Orientation of Prop. Dwelling
- Stream
- 75' Stream Buffer

R/W Dedication - State

1	5 18° 51' 48" W	14.36'
2	N 97° 42' 54" W	216.71'
3	N 19° 02' 04" E	1344'
4	S 52° 07' 09" E	256.5'
5	S 02° 48' 43" E	100.12'
6	S 39° 20' 22" E	171.10'

Fee Simple Area = 4048.3 SF
or 0.093 Ac. Shown on MSHA Plat # 52282

Minimum Lot Size Chart

Lot No	Gross Area	Pipestem Area	Remaining Area	100 Year Floodplain	25% or 7' Steep Slopes	Minimum Lot Size
4	20,188 SF	108 SF	20,080 SF	-	-	20,080 SF
3	21,450 SF	1340 SF	20,110 SF	-	-	20,110 SF
2	21,540 SF	1420 SF	20,120 SF	-	-	20,120 SF
1	20,020 SF	-	20,020 SF	-	-	20,020 SF

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	N/A	A
Linear Feet of Roadway	296	1861 L.F.
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	1421 L.F.	YES
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	-	NO
Number of Plants Required	Based on 440 L.F. (150) 7	-
Shade Trees	-	-
Evergreen Trees	-	-
Number of Plants Provided	-	7
Shade Trees	-	-
Evergreen Trees	-	-
Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)	-	-

Comments: Perimeter # 1= 799 L.F. total, 50 L.F. Roslyn Ct, 50 L.F. Berry Wood Cl, 530 L.F. credit for existing veg, and 169 L.F. planting obligation (responsibility of developer who further subdivides residual of property). Perimeter # 2= 254 L.F. total, 254 L.F. credit for existing vegetation. Perimeter # 3= 798 L.F. total, 358 L.F. credit for existing veg, 440 L.F. planting obligation provided under this plan. Perimeter # 4= Not applicable

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
DATE 6/11/96
JA

PERIMETER PLANTING SCHEDULE

NO.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
3	⊕	Acer rubrum	Red maple	21/2" - 3" cal.	B & B
3	⊙	Quercus phellos	Willow oak	21/2" - 3" cal.	B & B
1	⊖	Prunus sargentii	Sargent cherry	21/2" - 3" cal.	B & B

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD, 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED	SCALE
9CH	1" = 50'
DRAWN	DRAWING
BEI	2 of 2
CHECKED	JOB NO.
B.D.S.	95069
DATE	FILE NO.
Jan. 1996	

Grading & Landscape Obligations TOWERS PROPERTY LOTS 1 - 6
A Resubdivision of "Wilkinson Acres" Lot 9
Plat 7389
Tax Map 35 P/O Parcel 354
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Developers:
Siegfried & Spoor
8835 Columbia 100 Pkwy Unit P
Columbia, MD 21045
(410) 730-0810

Site Perimeter Table

Perimeter No.	Perimeter Length	Buffer Type
1	799	A
2	264	A
3	798	A
4	296	N/A

