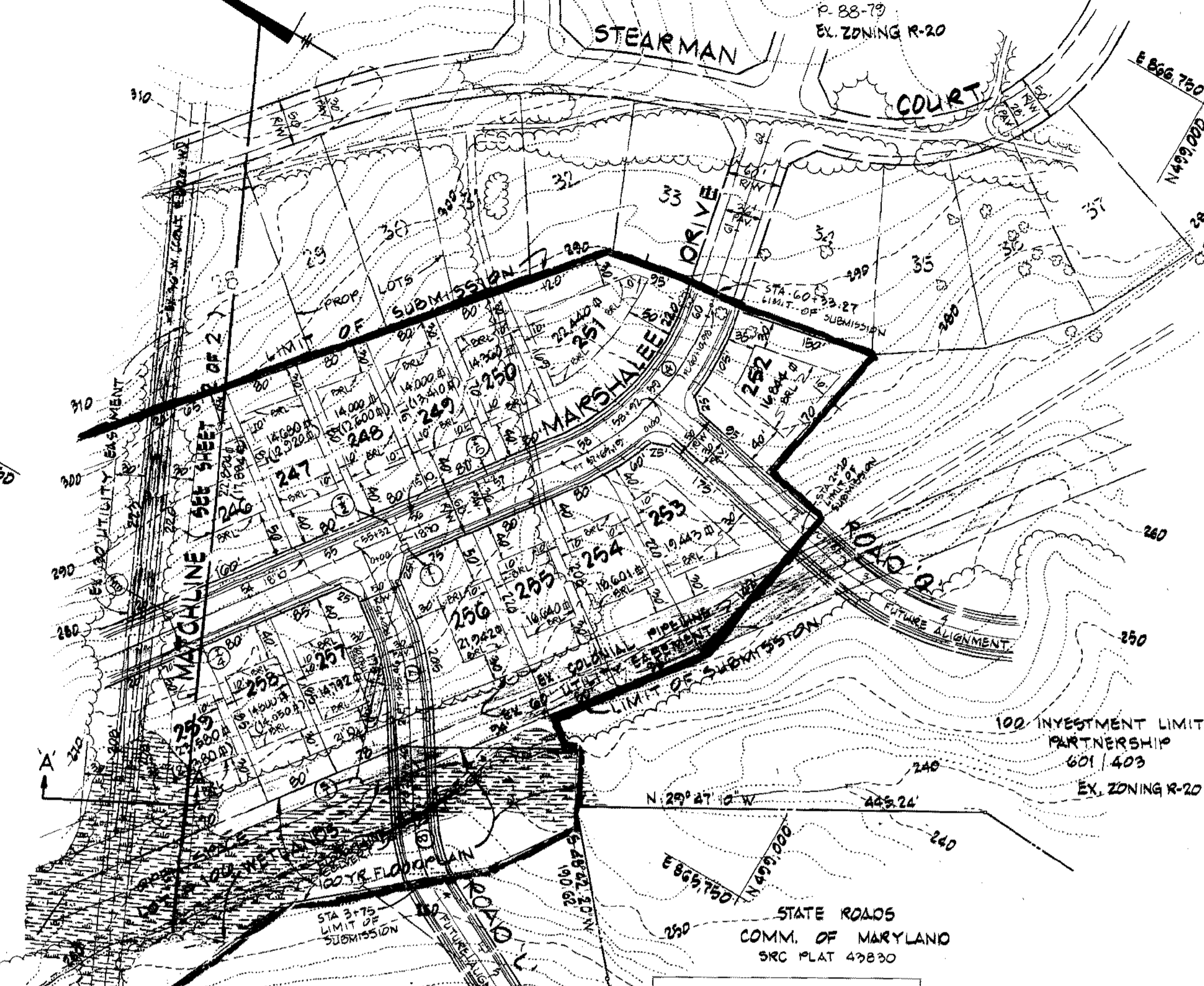
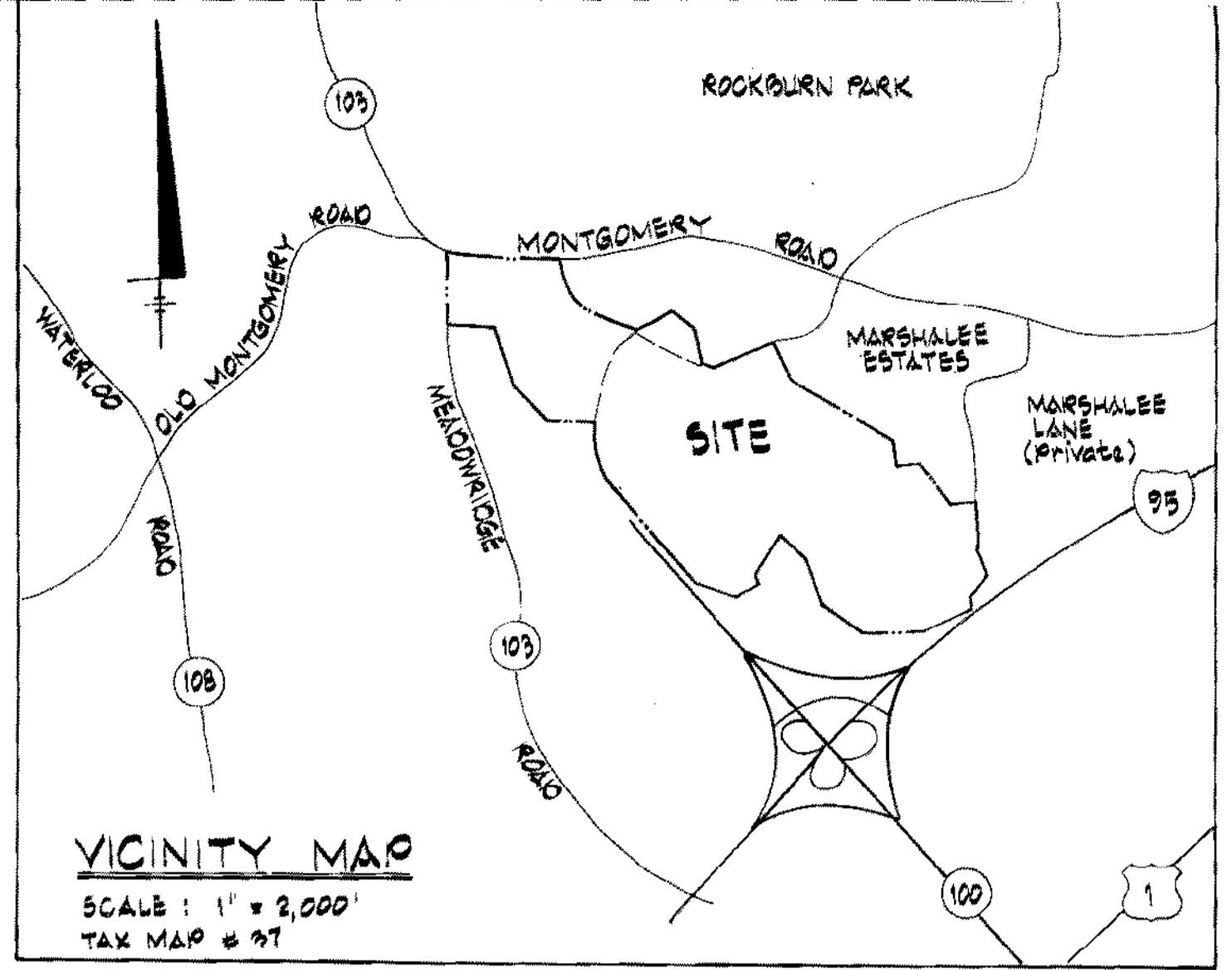


MARSHALEE ESTATES SECT. II  
FORMERLY GREER MILLER PROPERTY  
SECTION ONE  
P. 88-79  
EX. ZONING R-20



LOT SIZE CHART											
LOT	GROSS AREA SF	SS SF	PIPE STEM SF	FP	MIN. LOT SIZE SF	LOT	GROSS AREA SF	SS SF	PIPE STEM SF	FP	MIN. LOT SIZE SF
204	19,999	2,400	4,400	0	31,199	255	16,640	0	0	0	16,640
205	17,294	0	3,700	0	33,594	256	21,942	0	0	0	21,942
206	18,703	0	0	0	18,703	257	14,432	0	0	0	14,432
207	23,500	0	0	0	23,500	258	14,800	750	0	0	14,792
208	29,987	0	0	0	29,987	259	23,580	2,200	0	0	21,380
209	15,950	0	4,900	0	15,950	260	37,538	3,000	0	0	34,538
210	20,750	0	4,800	0	20,750	261	30,294	1,400	0	0	28,894
211	22,325	0	0	0	22,325	262	24,960	0	0	0	24,960
212	23,500	0	0	0	23,500	263	35,643	0	5,200	0	30,443
213	26,175	0	4,800	0	26,175	264	16,185	0	0	0	16,185
214	29,880	0	4,800	0	29,880	265	15,974	0	0	0	15,974
215	31,543	0	0	0	31,543	266	15,520	0	0	0	15,520
216	35,075	0	0	0	35,075	267	43,452	0	0	0	43,452
217	14,600	0	0	0	14,600	268	24,880	0	0	0	24,880
218	14,200	0	0	0	14,200	269	24,680	0	0	0	24,680
219	14,450	0	0	0	14,450	270	24,480	0	0	0	24,480
220	18,204	0	0	0	18,204	271	23,571	0	0	0	23,571
221	16,560	0	0	0	16,560	272	24,816	0	0	0	24,816
222	20,568	0	0	0	20,568	273	26,338	0	0	0	26,338
223	18,199	0	0	0	18,199	274	41,814	0	0	0	41,814
224	15,800	0	0	0	15,800	275	27,606	0	2,760	0	24,846
225	16,120	0	0	0	16,120	276	20,746	2,250	0	0	18,496
226	32,972	0	4,060	0	32,972	277	24,990	0	0	0	24,990
227	16,480	0	0	0	16,480	278	16,886	4,786	0	0	12,100
228	23,280	0	0	0	23,280	279	21,900	500	4,300	0	17,100
229	23,273	0	0	0	23,273	280	27,805	0	0	0	27,805
230	18,379	700	0	0	17,679	281	18,150	1,750	0	0	16,400
231	17,593	3,900	0	0	13,693	282	21,120	0	0	0	21,120
232	16,575	3,975	0	0	12,600	283	23,150	0	0	0	23,150
233	23,381	3,080	0	0	20,301	284	25,699	0	0	0	25,699
234	35,325	0	3,700	0	31,625	285	22,977	0	0	0	22,977
235	17,550	0	0	0	17,550	286	23,052	0	0	0	23,052
236	16,055	0	0	0	16,055	287	29,120	1,050	0	0	28,070
237	18,313	0	0	0	18,313	288	23,200	0	0	0	23,200
238	21,440	0	0	0	21,440	289	30,400	0	0	0	30,400
239	25,975	0	3,700	0	22,275	290	20,000	0	0	0	20,000
240	27,680	1,000	5,000	0	21,680	291	16,000	0	0	0	16,000
241	28,700	563	4,200	0	23,937	292	16,000	0	0	0	16,000
242	16,640	0	0	0	16,640	293	16,000	0	0	0	16,000
243	16,640	0	0	0	16,640	294	16,005	0	0	0	16,005
244	16,640	0	0	0	16,640	295	16,005	0	0	0	16,005
245	24,990	0	0	0	24,990	296	16,005	0	0	0	16,005
246	17,894	5,000	0	0	12,894	297	16,005	0	0	0	16,005
247	14,680	1,750	0	0	12,930	298	16,400	0	0	0	16,400
248	14,000	1,400	0	0	12,600	299	20,500	0	0	0	20,500
249	14,000	590	0	0	13,410	300	16,009	0	0	0	16,009
250	14,360	0	0	0	14,360	301	16,150	0	0	0	16,150
251	22,440	0	0	0	22,440	302	16,008	0	0	0	16,008
252	16,844	0	0	0	16,844	303	16,005	0	0	0	16,005
253	19,443	0	0	0	19,443	304	16,068	0	0	0	16,068
254	18,601	0	0	0	18,601	305	16,023	0	0	0	16,023



- GENERAL NOTES
- Topography compiled from aerial survey.
  - Public water and sewer to be utilized.
  - See Soils Map No. 25 and 26.
  - Installation of traffic control devices shall be in accordance with the latest edition of the Manual of Uniform Control Devices.
  - Sediment and erosion control plans for development will be provided with road construction and site development plans.
  - Minimum setbacks will comply with Section 106 D.2 of the Howard County Zoning Regulations.
  - Street trees will be provided with the road construction plans, and will be in accordance with Howard County Subdivision Regulations.
  - Deed reference 1642/329, 1543/672, 1739/234, 1768/562.
  - OP&Z File No. S-86-92, S-87-70, S-88-61, S-88-98, P-88-79, P-89-17
  - SWM to be provided. Type to be combination of infiltration, retention, and detention pending approval by the Office of Environmental Programs and Corps of Engineers permit requirements.
  - Existing Zoning - R-20  
Gross area of tract - 366.69 Acres  
Gross area of submission - 71.03 Acres  
Area of proposed lots - 54.08 Acres  
Area of proposed roads - 7.64 Acres  
No. of buildable lots - 101 (48.34 Acres net)  
No. of open space lots - 6 (9.31 Acres ±)
  - Dry ground recreational area (this section) - 2.98 Acres ± (25.50%)
  - All existing buildings to be razed.

NO.	NORTH	EAST	NO.	NORTH	EAST
1	502941.71	861228.96	52	501483.98	868479.09
2	502936.19	861470.21	53	501864.79	868520.28
3	502930.76	861790.43	54	501483.98	868590.93
4	502839.98	862354.28	55	501444.16	868653.05
5	502816.67	862327.02	56	501355.76	868618.97
6	502858.51	862878.48	57	501354.10	868722.96
7	502872.85	862831.45	58	501352.71	867984.54
8	502839.98	862934.28	59	501352.40	867984.44
9	502810.69	862593.89	60	501251.72	867926.68
10	502874.59	862562.74	61	501209.69	867809.31
11	502867.81	862814.87	62	501244.94	867776.41
12	502252.08	862975.51	63	500747.71	867806.69
13	502203.28	863824.24	64	500679.19	867813.24
14	501919.78	864171.15	65	500579.96	867826.26
15	501910.70	864294.05	66	500282.46	867863.60
16	501858.46	864576.92	67	499920.72	867900.79
17	501806.14	864492.89	68	499772.13	867917.73
18	501226.14	864471.49	69	499767.24	867939.52
19	501222.00	864583.85	70	498280.09	868074.49
20	501310.49	864903.99	71	498202.64	867944.34
21	501268.78	864979.75	72	498319.70	867816.74
22	501238.79	865077.99	73	498213.60	867849.85
23	501369.91	865121.44	74	497894.80	867833.33
24	501392.92	865187.76	75	497876.36	867814.02
25	501390.55	865256.09	76	498279.25	868218.25
26	501649.43	865380.48	77	498439.37	868199.79
27	501332.39	865498.36	78	498692.70	868954.99
28	501362.89	865796.04	79	498817.04	868969.21
29	501900.06	865884.72	80	499203.42	868743.98
30	501126.92	865876.51	81	499077.62	868600.76
31	501094.36	865893.97	82	498991.46	868500.81
32	500984.26	865995.23	83	498710.99	868361.11
33	500868.98	866307.42	84	498349.39	868391.24
34	500698.85	866477.99	85	498430.11	868122.64
35	500285.29	866893.98	86	498496.34	868489.29
36	500289.07	867188.78	87	498562.38	868468.25
37	499997.22	867426.53	88	498515.73	868436.51
38	499833.93	867627.12	89	498990.19	868371.99
39	499776.49	867901.21	90	500093.39	868328.18
40	499789.59	867880.79	91	500185.99	868309.70
41	500280.60	868343.69	92	500271.71	868286.29
42	500789.19	867806.24	93	500321.96	868204.28
43	500777.31	867793.33	94	500777.28	868394.80
44	500740.52	867780.72	95	500146.78	868298.99
45	501248.62	867790.08	96	501431.92	867496.74
46	501322.52	867790.79	97	501468.47	861971.45
47	501372.40	867932.97	98	501008.73	861884.59
48	501373.12	867932.21	99	501930.98	861809.57
49	501400.87	867916.60	100	502108.87	861803.32
50	501389.84	868064.81	101	502121.02	867216.10
51	501410.10	868442.31			

SECTION 'A-A'  
NOT TO SCALE

CURVE	RADIUS	TANGENT	LENGTH
1	500.23	330.00	596.45
2	329.15	150.00	281.49
3	1274.29	99.99	197.59
4	286.63	128.61	241.79
5	300.00	37.41	188.49
6	300.00	340.58	509.20
7	300.00	55.84	110.46
8	350.00	100.76	195.47

- ROAD NAME KEY
- (A) BELLFLOWER COURT
  - (B) GOLDEN FERN
  - (C) MEADOW ROSE WAY
  - (D) SCARLET BEGONIA
  - (E) WATER WILLOW COURT
  - (F) BRIGHTWATER PLACE
  - (G) MARSHALEE DRIVE
  - (H) TIMOTHY HILL
  - (I) ROAD 'A'
  - (J) ROAD 'B'
  - (K) ROAD 'C'
  - (L) ROAD 'D'

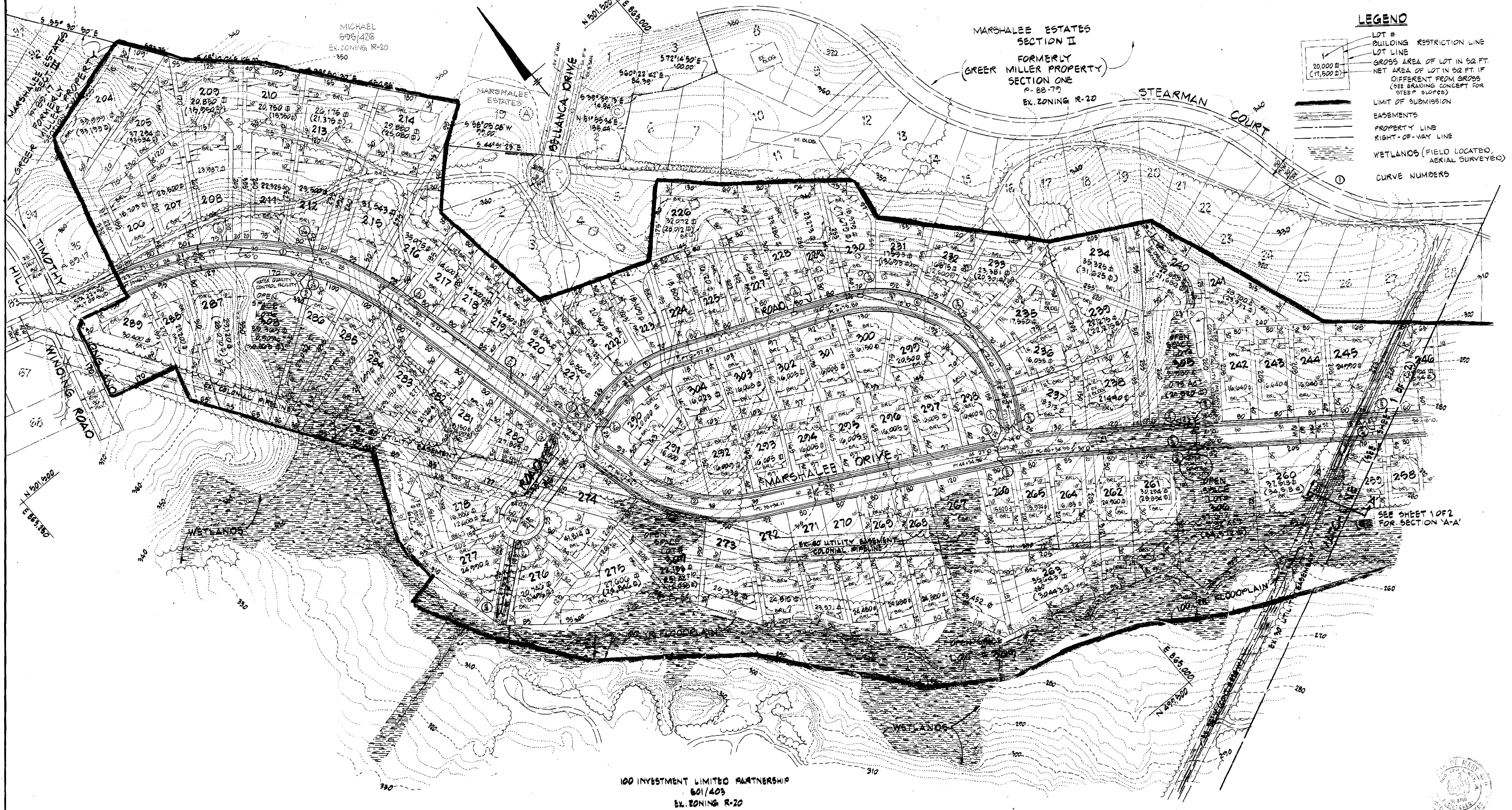
IV	III	II	V	VI	TOTAL
71.03 Ac ±	99.09 Ac ±	74.91 Ac ±	22.69 Ac ±	128.19 Ac ±	356.69 Ac ±
6.79 Ac ±	0.95 Ac ±	9.65 Ac ±	2.03 Ac ±	5.44 Ac ±	24.80 Ac ±
64.24 Ac ±	98.85 Ac ±	68.26 Ac ±	20.66 Ac ±	122.69 Ac ±	391.80 Ac ±
139 Lots	142 Lots	142 Lots	267 Lots	721 Lots	
5 Lots	0 Lots	9 Lots	3 Lots	17 Lots	
151 Lots	128 Lots	142 Lots	45 Lots	272 Lots	
101 Lots	95 Lots	103 Lots	21 Lots	219 Lots	
1.57	1.61	1.97	1.06	1.62	
6.12 Ac ±	5.03 Ac ±	4.68 Ac ±	1.86 Ac ±	14.79 Ac ±	
9.31 Ac ±	6.81 Ac ±	16.42 Ac ±	2.88 Ac ±	17.69 Ac ±	
3.06 Ac ±	2.58 Ac ±	2.94 Ac ±	0.89 Ac ±	7.97 Ac ±	
2.38 Ac ±	6.00 Ac ±	8.64 Ac ±	1.93 Ac ±	14.06 Ac ±	
2.38 Ac ±	6.00 Ac ±	8.64 Ac ±	1.93 Ac ±	14.06 Ac ±	
48.34 Ac ±					

Lot Size	# Lots	Net Area of lots	O.S. Req.	Area Req.
20,000+	49	29.19 Ac ±	6%	1,748 Ac ±
18,000-19,999	7	2.98 Ac ±	10%	0,298 Ac ±
16,000-17,999	28	10.96 Ac ±	20%	2,112 Ac ±
14,000-15,999	11	3.80 Ac ±	30%	1,140 Ac ±
Less than 14,000	6	1.79 Ac ±	6,000/Lot	0,826 Ac ±
Total	101	48.34 Ac ±		6,124 Ac ±

LOCATION MAP  
SCALE: 1" = 600'

DESIGNED BY: MYD/KLB  
DRAWN BY: KLB  
CHECKED BY: R.L.M.  
DATE: 7-88

INDEX SHEET AND PRELIMINARY PLAN  
**MARSHALEE ESTATES SECTION IV**  
LOTS 204 THRU 309  
TAX MAP

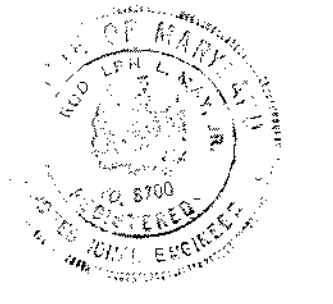


- LEGEND**
- LOT #
  - BUILDING RESTRICTION LINE
  - LOT LINE
  - GROSS AREA OF LOT IN SQ. FT.
  - NET AREA OF LOT IN SQ. FT. IF DIFFERENT FROM GROSS (SEE GRADING CONCEPT FOR STEEP SLOPES)
  - LIMIT OF SUBMISSION
  - EASEMENTS
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - WETLANDS (FIELD LOCATED, AERIAL SURVEYED)
  - CURVE NUMBERS

MARSHALEE ESTATES  
SECTION II  
FORMERLY  
GREER MILLER PROPERTY  
SECTION ONE  
P. 88-79  
EX. ZONING R-20

MICHAEL  
5976/426  
EX. ZONING R-20  
350

100 INVESTMENT LIMITED PARTNERSHIP  
601/403  
EX. ZONING R-20



TENTATIVELY APPROVED  
ON 11-17-89  
DATE  
OFFICE OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Urbin*  
PLANNING DIRECTOR 3.3.89  
DATE

<p><b>BRIAM</b> Briam Engineering</p>		<p>Briam Development Group 9030 Red Branch Road, Suite 210 Columbia, Maryland 21015 301-730-6838 301-596-4848 (D.C.)</p>	
DESIGNED MYD/KLB	<p>PRELIMINARY PLAN <b>MARSHALEE ESTATES</b> <b>SECTION II</b> LOTS 204 THRU 309 TAX MAP #37 PARCELS 29, 72, 965, 966 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND OWNER/DEVELOPER: 6-88-98 P89-27</p>	SCALE 1" = 100'	DRAWING 2 OF 2
DRAWN KLB		JOB NO.	
CHECKED RLM		FILE NO.	
DATE 9-88		100 INVESTMENT LIMITED PARTNERSHIP 9030 RED BRANCH ROAD SUITE 210 COLUMBIA, MARYLAND 21046	