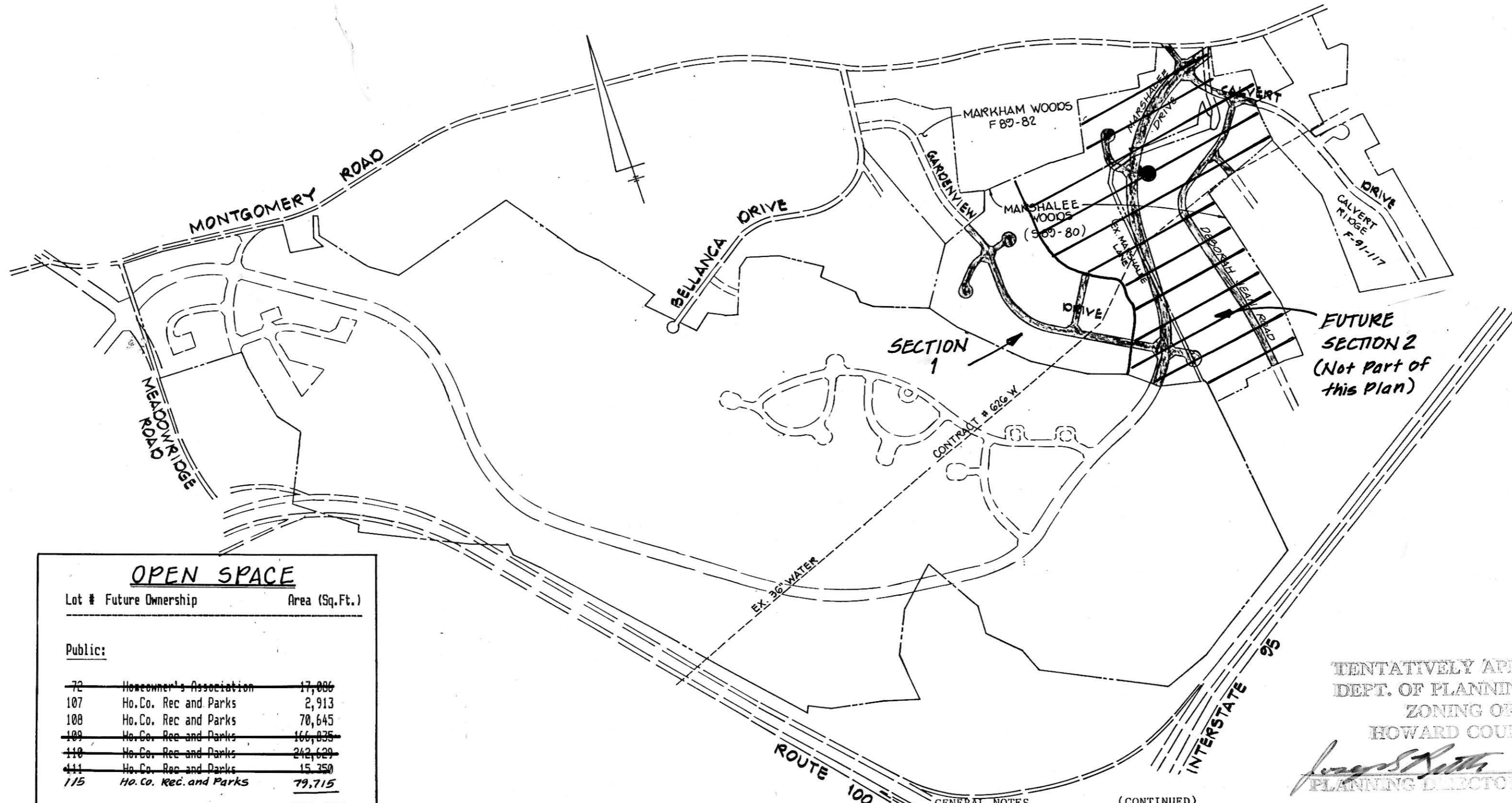
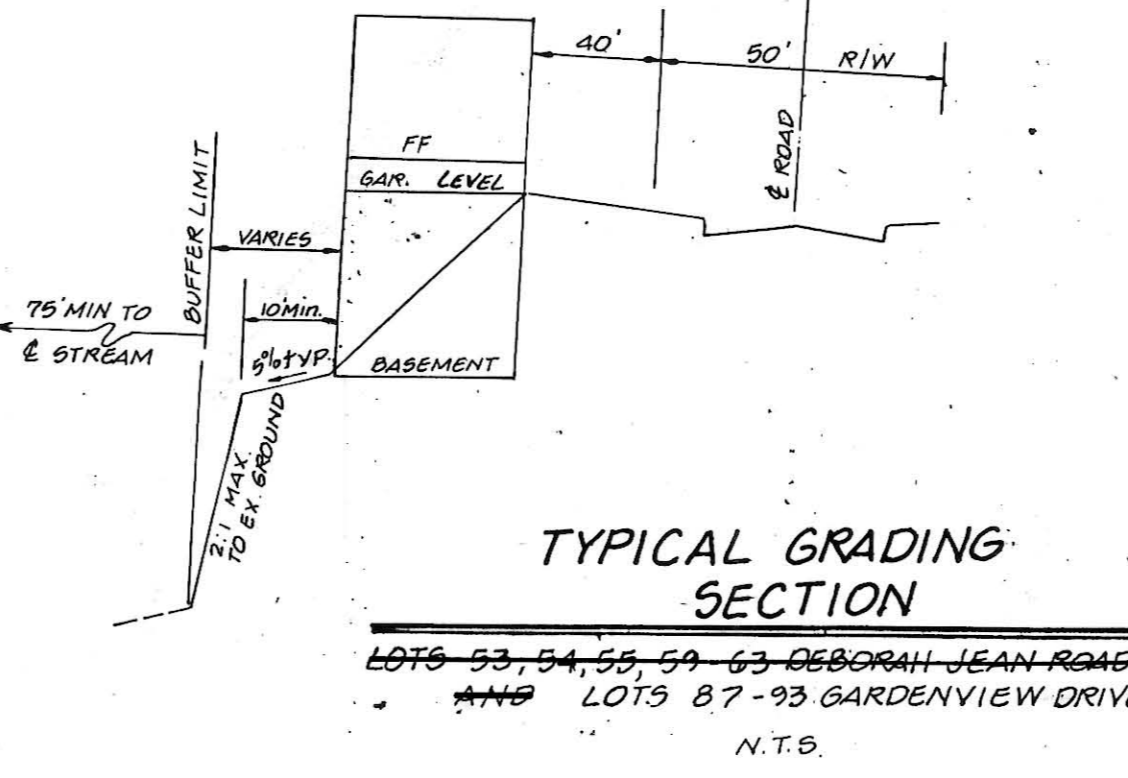
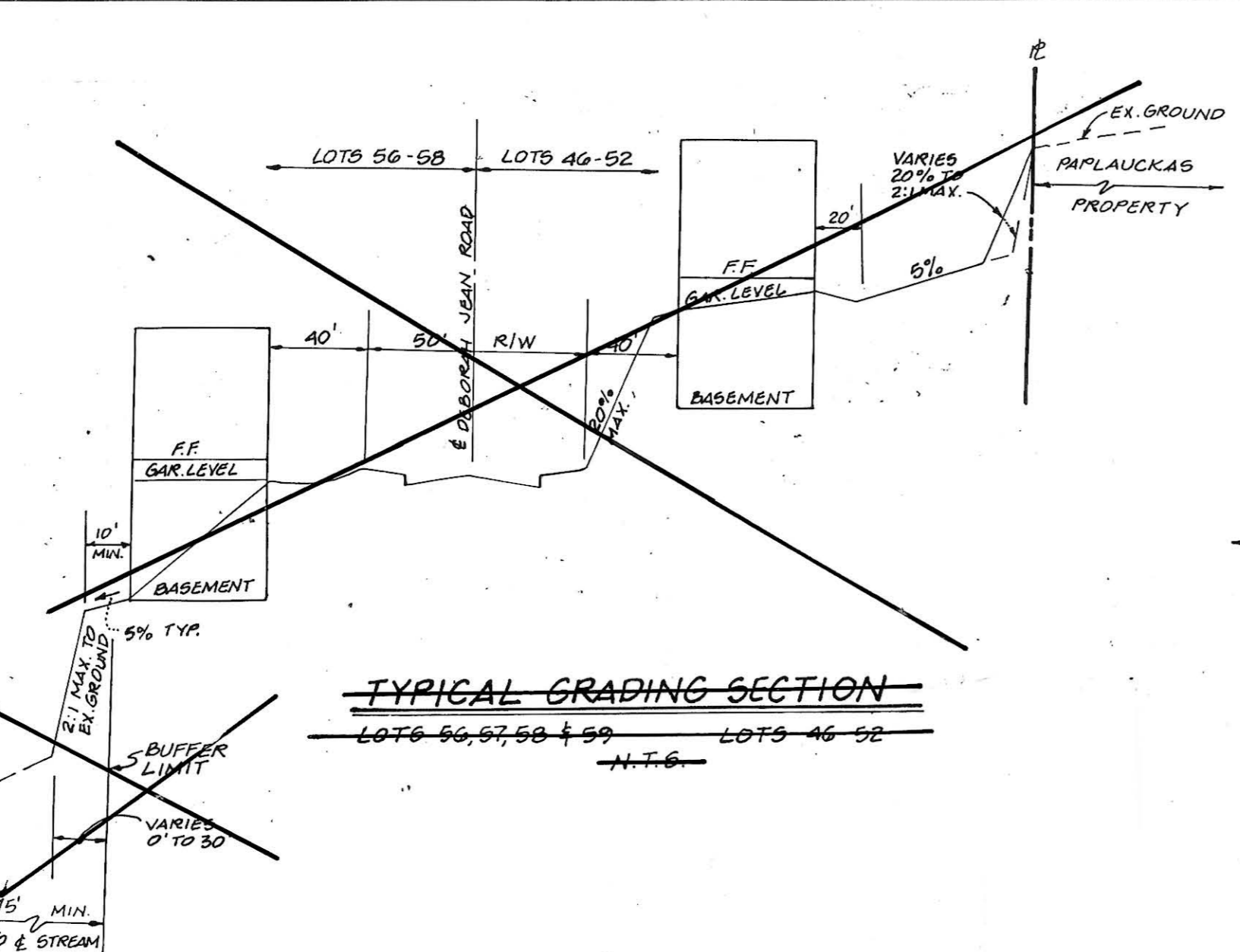
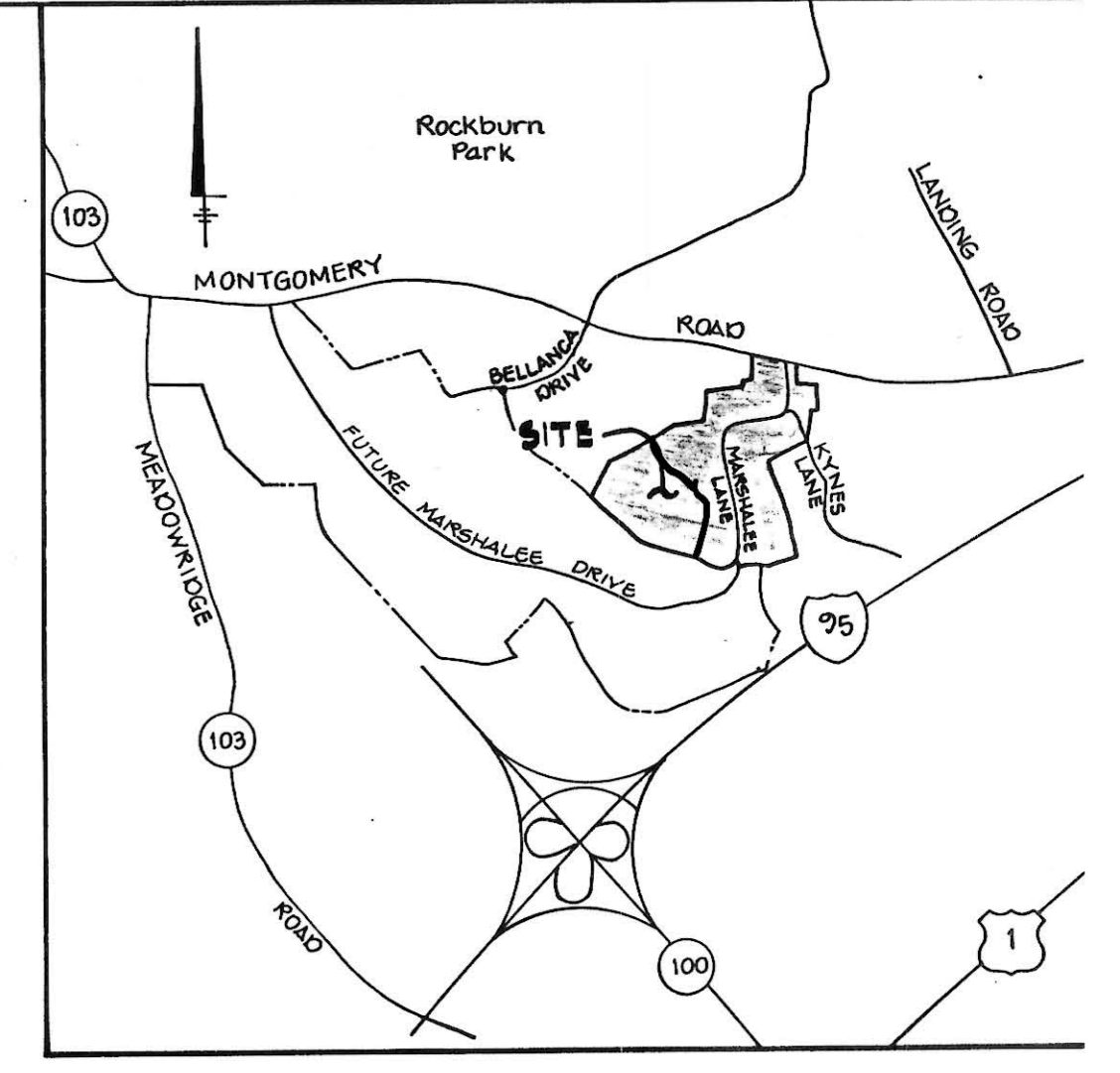


LOT #	GROSS AREA	FLOOD-PLAIN AREA	REMAIN AREA	PIPE-STEM AREA	MIN. LOT SIZE AREA
1	18,032				18,032
2	18,617				18,617
3	21,763				21,763
4	19,958	1,280			18,678
5	19,498				19,498
6	18,093				18,093
7	19,498				19,498
8	18,122				18,122
9	18,295				18,295
10	18,155				18,155
11	18,269				18,269
12	18,130				18,130
13	18,217				18,217
14	18,004				18,004
15	22,000				22,000
16	22,000				22,000
17	23,000				23,000
18	23,000				23,000
19	23,000				23,000
20	18,018				18,018
21	18,018				18,018
22	18,018				18,018
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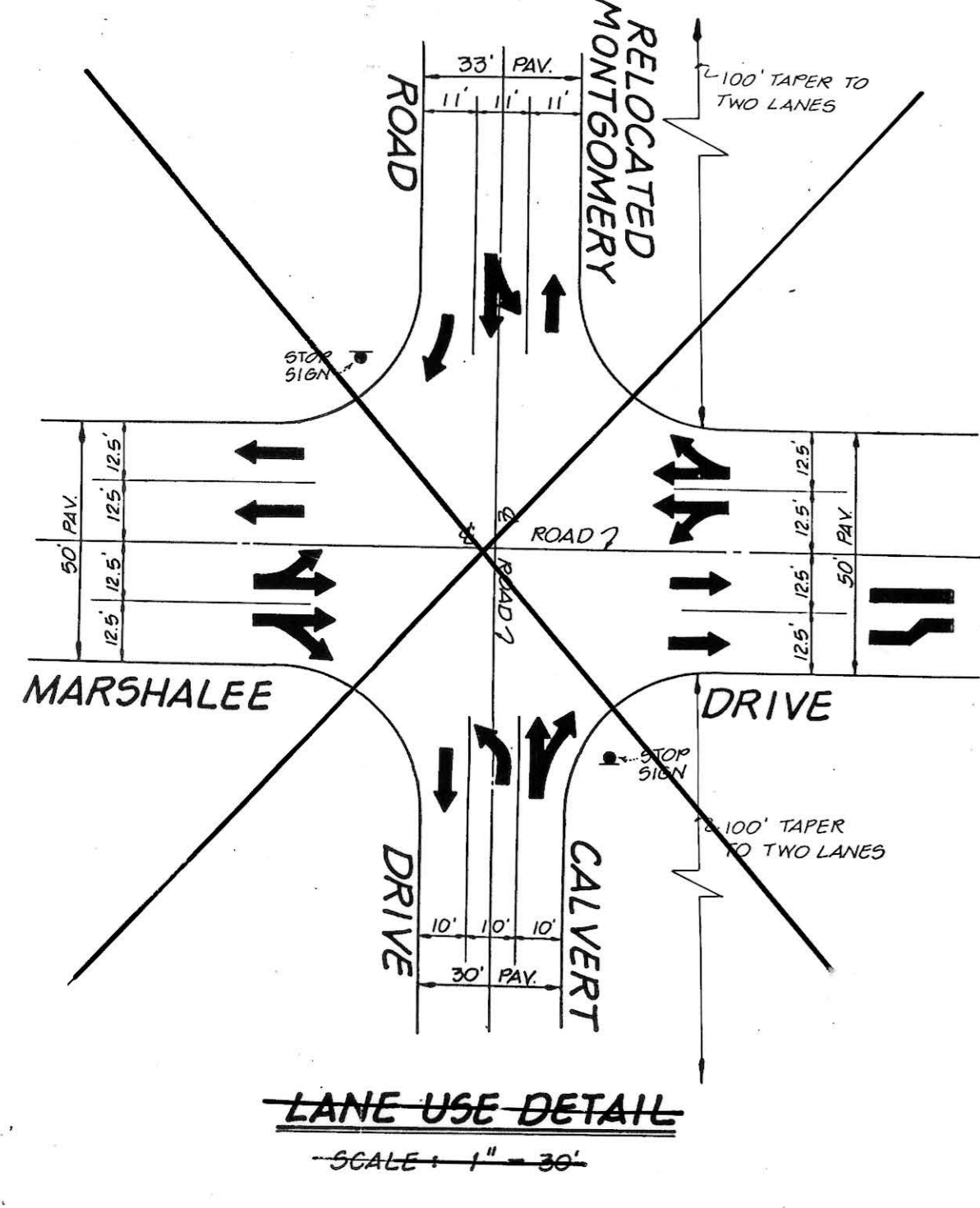
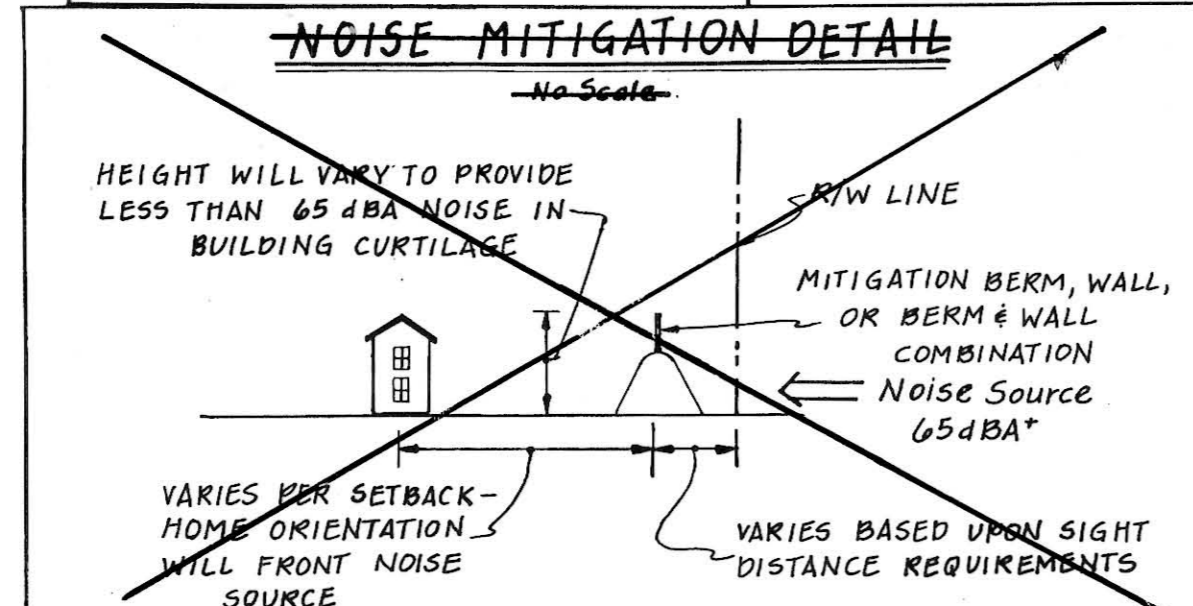
POINT #	NORTHING	EASTING
12	500916.58	868290.84
13	499776.43	867901.21
14	499833.93	867627.12
15	499997.22	867426.53
16	500089.07	867188.78
17	500285.29	866853.98
18	500698.85	866427.59
19	500868.98	866307.42
28	499772.13	867921.73
30	499717.91	868191.45
31	499652.72	868191.99
32	499630.72	867987.97
447	501201.84	866588.95
448	501254.37	866722.79
449	501501.55	867322.03
450	501474.60	867322.03
451	501825.95	867657.36
452	501773.76	868046.88
453	501770.88	868064.57
454	501860.46	868078.97
455	501842.12	868193.17
456	502043.33	868271.73
457	502009.88	868357.90
458	501923.38	868625.09
465	501884.07	868617.58
467	501429.47	868789.71
468	501257.98	868816.04
469	501135.93	868855.14
471	501429.75	868844.71
472	501652.85	868839.88
473	501700.91	868592.73
474	501824.27	868616.32
475	501881.00	868637.34
476	500142.84	868513.70
479	499788.55	868557.76



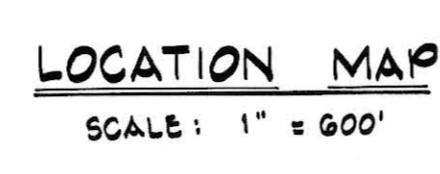
- GENERAL NOTES
- R-20 ZONING (SINGLE RESIDENTIAL).
 - A. GROSS AREA = 77.83 ACRES (TOTAL SITE) SECTION ONE = 22.05 AC.
B. NET AREA = 18.33 ACRES (A-G-H)
C. AREA OF PROPOSED LOTS = 15.77 ACRES
D. AREA OF PROPOSED ROADS = 2.76 ACRES
E. AREA OF PRIVATE ROADS (0.5 LOTS) = 0.00 AC.
G. AREA OF FLOODPLAIN = 1.62 ACRES
H. AREA OF STEEP SLOPES = 0.06 ACRES
I. AREA OF OPEN SPACE (PUBLIC) = 3.52 ACRES
 - A. TOTAL BUILDABLE LOTS PROPOSED = 36
B. TOTAL OPEN SPACE LOTS PROPOSED = 3 (2 CONTAIN FLOODPLAIN)
 - PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED.
 - TOPOGRAPHY COMPILED FROM AERIAL SURVEY BY OTHERS DATED MARCH 16, 1989.
 - WETLAND DELINEATION AND VEGETATIVE ANALYSIS BY EXPLORATION RESEARCH, JULY 1988 AND FEBRUARY 1989.
 - WATER QUALITY MANAGEMENT TO BE BY INFILTRATION WHERE FEASIBLE, NON-OUTFALL WATER QUALITY TO BE BY INLINE INFILTRATION. SEE GEOTECHNICAL REPORT BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC., DATED MAY 17, 1991.
 - ALL EXISTING STRUCTURES EXCEPT THOSE ON LOTS 79 AND 106 TO BE RAZED. SEE REPORT FOR AGE AND CONDITION OF OTHER STRUCTURES.
 - SEE VEGETATIVE ANALYSIS FOR EXISTING VEGETATION TO REMAIN AND IMPACT AREA.
 - SEE DRAINAGE AREA MAP FOR FLOODPLAIN ELEVATIONS AT CHANGES IN BEARING.
 - SEE LOT SIZE CHART FOR NET AREA OF LOTS. MINIMUM LOT SIZE IS 18,000 SQUARE FEET.
 - OPEN SPACE IS BASED ON 18,000 SQUARE FEET MINIMUM LOT SIZE. REQUIRED = 10% x 22.05 ACRES (GROSS AREA) = 2.21 ACRES PROVIDED = 3.52 ACRES
 - DRY GROUND USABLE RECREATIONAL OPEN SPACE REQUIRED = 2.21 x 50% = 1.11 ACRES; PROVIDED = 1.15 ACRES (50%) NOTE IS CONTINUED AT LEFT.
 - WETLAND BUFFER SHOWN IS 25 FEET FROM WETLAND PROVIDED OR 75 FEET FROM STREAM BANK, WHICHEVER IS GREATER. ALL WETLAND AND/OR STREAM BUFFER INCLUDED WITHIN LOT AREAS WILL BE PROTECTED BY CONSERVATION EASEMENTS.
 - SWM TO BE BY INFILTRATION, DETENTION AND RETENTION. IT MAY BE MODELED IN CONJUNCTION WITH S-91-11, CENTRE 9500. PERMITS HAS BEEN GIVEN BY 100 I.L.P. FOR THE CONSTRUCTION OF PROPOSED SWM POND AT BORDER.
 - EXISTING AGREEMENT BETWEEN ALL PARTIES WITH INTERESTS IN MARSHALEE LANE AND DEVELOPER RELEASES SAID INTERESTS IN CONSTRUCTION OF ROAD NETWORK. KYNES LANE ACCESS TO BE VIA CALVERT DRIVE.
 - UNITS ON LOTS 11 AND 37 WILL HAVE BASEMENT GARAGES. FOR TYPICAL GRADING SECTIONS RELATIVE TO STREAM BUFFERS SEE DETAIL TWO SHEET.
 - SEE VEGETATIVE ANALYSIS FOR STREET TREE LOCATIONS.
 - DIRECT VEHICULAR ACCESS TO MONTGOMERY ROAD IS RESTRICTED FOR LOTS 15, 16, 17, 23, 28, 29, 30, 31, 32, 33, 49, 70, 71, 72, 73, 106, 78, 79, 84, 85 EXCEPT AT APPROVED LOCATIONS.
 - (CONTINUED) GRADING FOR THIS SWM POND WILL BE OUTSIDE OF THE 25' WETLANDS BUFFER.

OPEN SPACE

Lot #	Future Ownership	Area (Sq. Ft.)
Public:		
70	Homeowner's Association	17,006
107	Ho. Co. Rec and Parks	2,913
108	Ho. Co. Rec and Parks	78,645
109	Ho. Co. Rec and Parks	167,026
110	Ho. Co. Rec and Parks	210,420
111	Ho. Co. Rec and Parks	15,250
115	Ho. Co. Rec. and Parks	79,715
		153,273 (3.52 Ac.)
Private Roads:		
112	Homeowner's Association	6,637
113	Homeowner's Association	4,808
114	Homeowner's Association	4,808
		14,897 (0.34 Ac.)



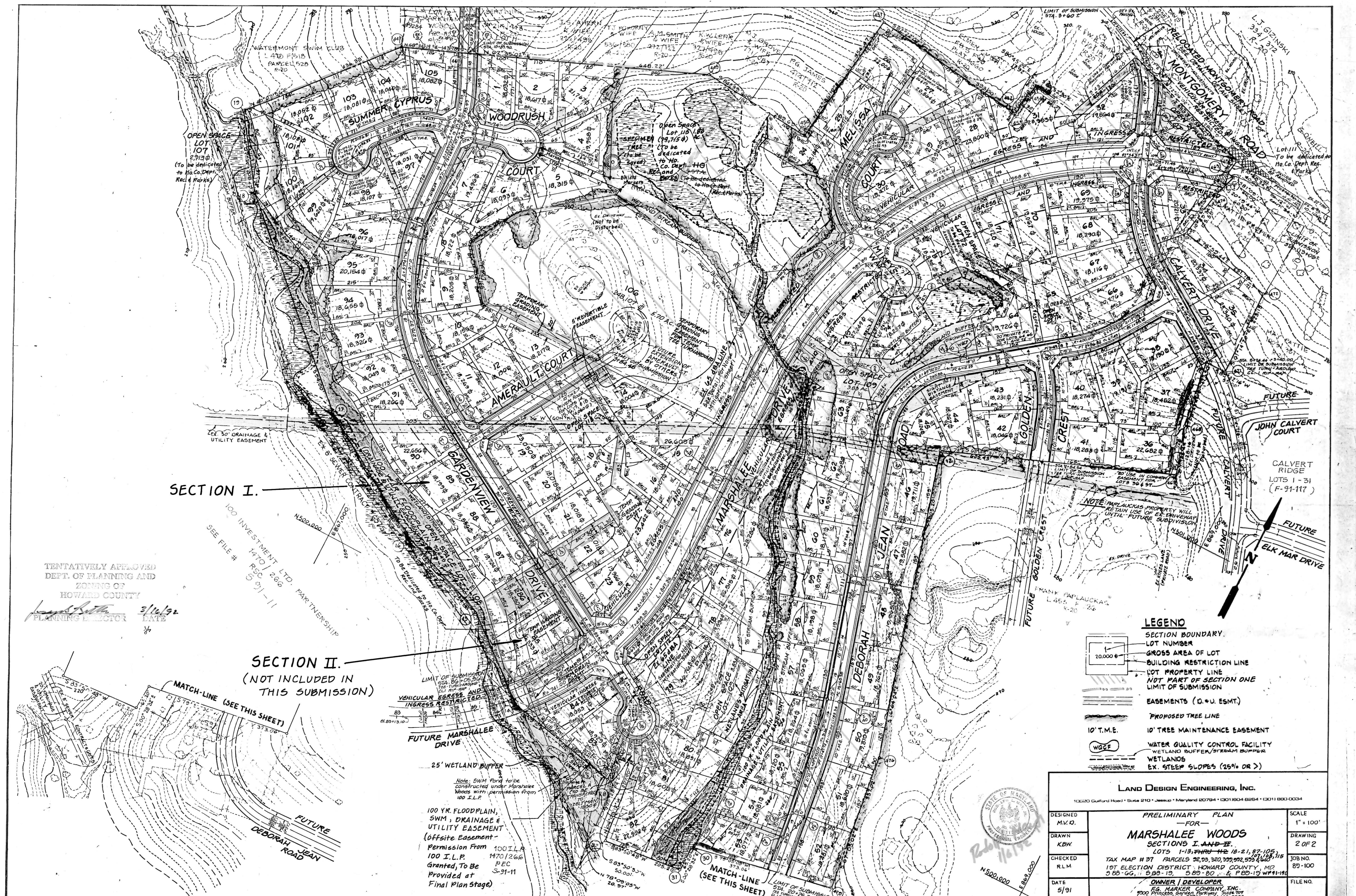
13. (CONTINUED) DRY GROUND USABLE DETERMINATION:
- Floodplain Area = 1.62 Ac. (Includes Wetlands and Steep Slopes for Lots 107 and 108)
 - Wetlands Area = 0.58 Ac. (See Note for A.)
 - Steep Slopes Area = 0 (See Note for A.)
 - SWM Facilities Area = 0.00 Ac. (NOT INCLUDED IN GROSS AREA)
 - Dry Ground Usable Area (Excluding Items A - D. Above) = 1.15 Ac.
 - WETLANDS AND STEEP SLOPES WITHIN OPEN SPACE LOTS ARE INCLUDED IN FLOODPLAIN AREA (A)
21. ~~Section Request Action Date~~
16.113 (F)(8) To allow direct driveway access onto Marshalee Dr. (Minor Arterial) for Lots 73, 74, 75. Denied 7-26-91
- 16.116 (C)(4) To allow grading of slopes greater than or equal to 26% adjacent to wetlands (Lots 64, 71, 72) Granted 7-26-91
- 16.116 (C)(6) To allow grading within 75' stream buffer (Lots 56-59) Granted 7-26-91



LAND DESIGN ENGINEERING, INC.
10620 Guilford Road • Suite 210 • Jenseup • Maryland 20784 • (301)604-8284 • (301) 880-0034

DESIGNED M.V.D.	PRELIMINARY PLAN —FOR— MARSHALEE WOODS SECTIONS I.	SCALE: AS SHOWN
DRAWN K.W.	TAX MAP # 31 PARCELS 92,93, 920, 929, 930, 931, 940 1ST ELECTION DISTRICT HOWARD COUNTY, MD 5 88-06, 5 89-12, 5 89-20, 5 89-13 WP-91-110	DRAWING 1 OF 2
CHECKED R.L.M.	OWNER / DEVELOPER EG. MARKER COMPANY, INC. 5900 Princess Garden Parkway, Suite 707 Lanham, Maryland 20706 (301) 459-5566	JOB NO. 89-100
DATE 5/91		FILE NO.

22. All lots impacted by the existing 65 dBA line shown on this plan are subject to possible redesign if mitigation of noise cannot be achieved as shown on the detail. Mitigation design will be based on the approved final traffic study.



SECTION I.

SECTION II.
(NOT INCLUDED IN THIS SUBMISSION)

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE
3/16/92

100 INVESTMENT LTD. PARTNERSHIP
SEE FILE # 1470 REC 266
1591-11

MATCH-LINE (SEE THIS SHEET)

25' WETLAND BUFFER
Note: SWM Pond to be constructed under Marshalee Woods with permission from 100 I.L.P.
100 YR. FLOODPLAIN, SWM, DRAINAGE & UTILITY EASEMENT (Offsite Easement-Permission From 100 I.L.P. 1470/266 Granted, To Be Provided at Final Plan Stage)

- LEGEND**
- SECTION BOUNDARY
 - LOT NUMBER
 - GROSS AREA OF LOT
 - BUILDING RESTRICTION LINE
 - LOT PROPERTY LINE
 - NOT PART OF SECTION ONE
 - LIMIT OF SUBMISSION
 - EASEMENTS (D.O.U. ESMT)
 - PROPOSED TREE LINE
 - 10' T.M.E. 10' TREE MAINTENANCE EASEMENT
 - WQCF WATER QUALITY CONTROL FACILITY
 - WETLANDS WETLAND BUFFER/STREAM BUFFER
 - EX. STEEP SLOPES (25% OR >)



LAND DESIGN ENGINEERING, INC. 10320 Guilford Road • Suite 210 • Jessup • Maryland 20794 • (301) 834-8284 • (301) 830-0034		
DESIGNED M.V.O.	PRELIMINARY PLAN —FOR— MARSHALEE WOODS SECTIONS I AND II LOTS 1-13, PARCELS 22, 23, 30, 39, 92, 95 & 105 TAX MAP H 37 PARCELS 22, 23, 30, 39, 92, 95 & 105 197 ELECTION DISTRICT HOWARD COUNTY, MD 289-00, 289-01, 289-02, 289-03, 289-04, 289-05, 289-06, 289-07, 289-08, 289-09, 289-10, 289-11, 289-12, 289-13, 289-14, 289-15, 289-16, 289-17, 289-18, 289-19, 289-20, 289-21, 289-22, 289-23, 289-24, 289-25, 289-26, 289-27, 289-28, 289-29, 289-30, 289-31, 289-32, 289-33, 289-34, 289-35, 289-36, 289-37, 289-38, 289-39, 289-40, 289-41, 289-42, 289-43, 289-44, 289-45, 289-46, 289-47, 289-48, 289-49, 289-50, 289-51, 289-52, 289-53, 289-54, 289-55, 289-56, 289-57, 289-58, 289-59, 289-60, 289-61, 289-62, 289-63, 289-64, 289-65, 289-66, 289-67, 289-68, 289-69, 289-70, 289-71, 289-72, 289-73, 289-74, 289-75, 289-76, 289-77, 289-78, 289-79, 289-80, 289-81, 289-82, 289-83, 289-84, 289-85, 289-86, 289-87, 289-88, 289-89, 289-90, 289-91, 289-92, 289-93, 289-94, 289-95, 289-96, 289-97, 289-98, 289-99, 289-100	SCALE 1" = 100'
DRAWN KBW		DRAWING 2 OF 2
CHECKED RLM		JOB NO. 89-100
DATE 5/91	OWNER / DEVELOPER EG. MARKER COMPANY, INC. 2000 E. GARDNER ROAD Lanham, Maryland 20786 (301) 459-5566	FILE NO.