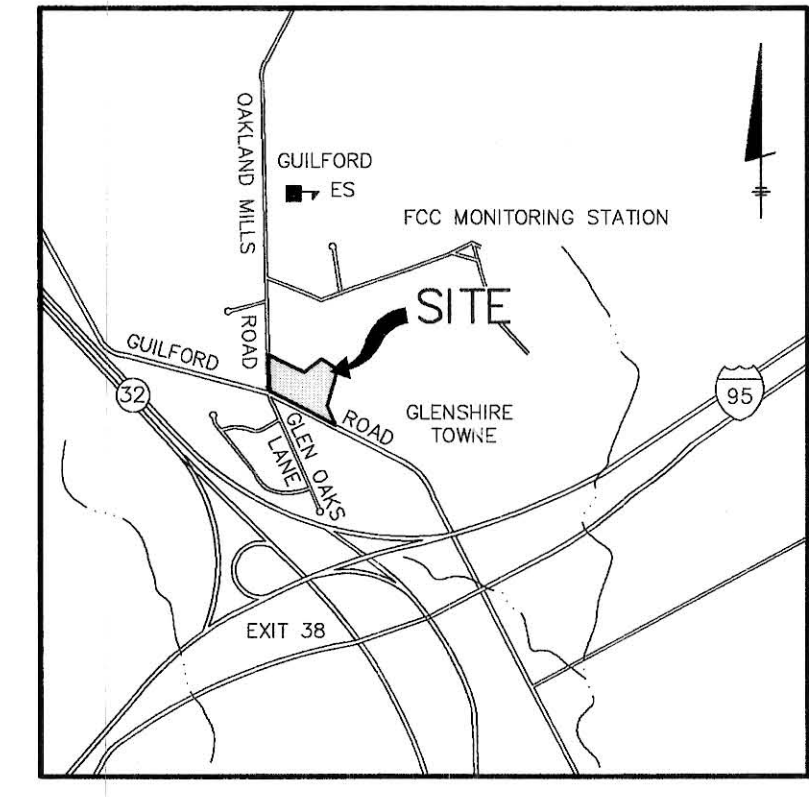


SCHEDULE A PERIMETER LANDSCAPE EDGE						
CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES			
	① C	② B	③ C	④ B	⑤ B	⑥ C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	330'	577	476	235	290	130
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	*YES 395'	*YES 235'	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED						
SHADE TREES	9	12	2	0	6	4
EVERGREEN TREES	17	15	4	1	8	7
OTHER TREES (2:1 SUBSTITUTE) SHRUBS						
NUMBER OF PLANTS PROVIDED						
SHADE TREES	9	12	2	0	6	4
EVERGREEN TREES	17	15	4	1	8	7
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

\* - EXISTING TREES TO REMAIN

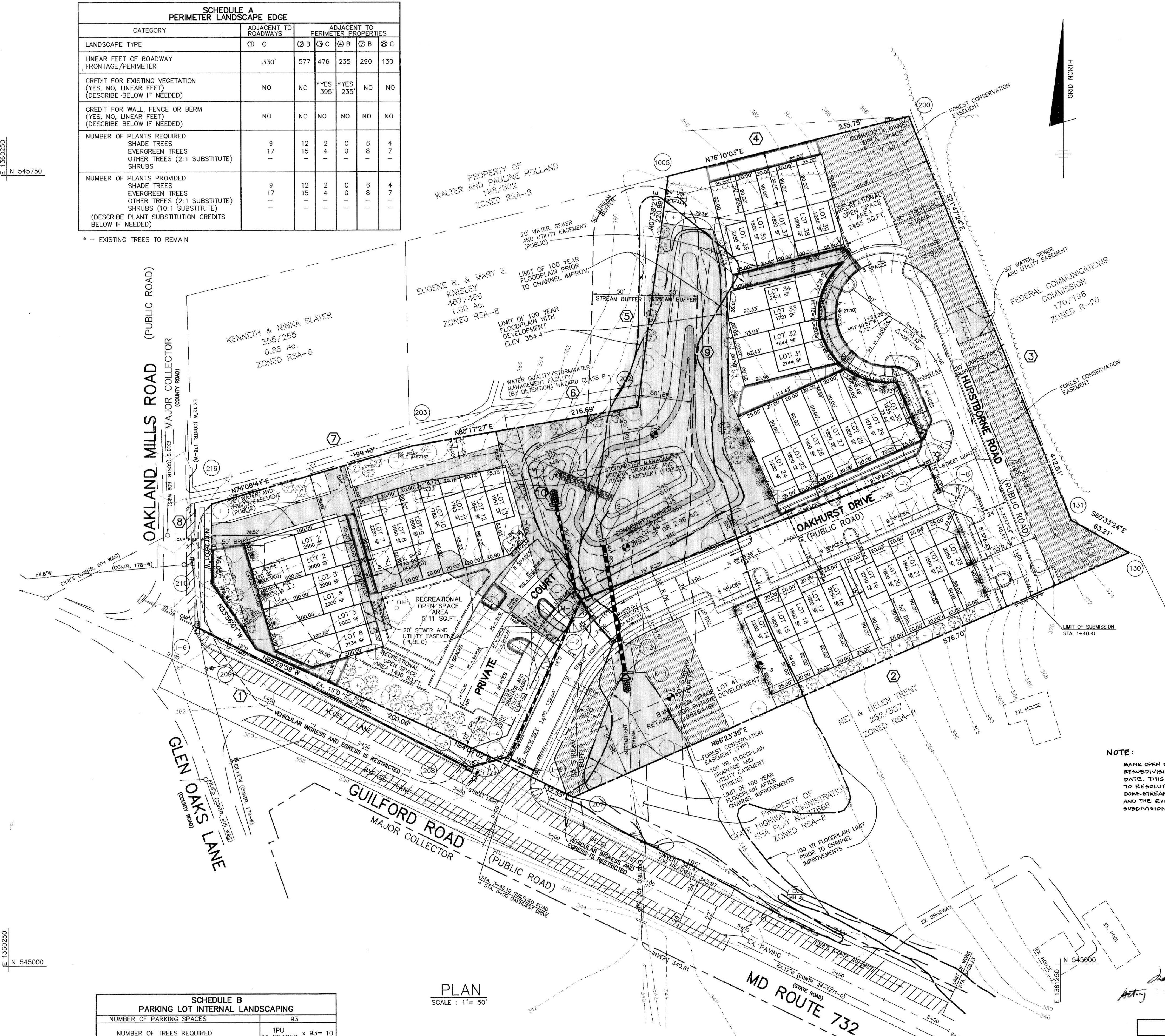
**SITE DATA TABULATION**

- GENERAL SITE DATA**
- PRESENT ZONING: RSA-8
  - APPLICABLE DPZ FILE REFERENCES: S-94-20, WP-96-49, P-95-28
  - PROPOSED USE OF SITE: 39 SFA HOMES
  - PROPOSED WATER AND SEWER SYSTEMS: X\_PUBLIC
- AREA TABULATION**
- TOTAL AREA OF SITE: 6.48 AC.
  - AREA OF 100 YEAR FLOODPLAIN: 0.82 AC.
  - AREA OF STEEP SLOPES (25% OR GREATER): N/A
  - NET AREA OF SITE: 5.66 AC.
  - AREA OF THIS PLAN SUBMISSION: 6.48 AC.
  - APPROXIMATE LIMIT OF DISTURBANCE: 7.07 AC.
  - AREA OF PROPOSED BUILDABLE LOTS: 1.75 AC.
  - AREA OF PROPOSED OPEN SPACE LOTS: 3.62 AC.
  - AREA OF PROPOSED PRESERVATION PARCELS: N/A
  - AREA OF BULK PARCELS: N/A
  - AREA OF PROPOSED PRIVATE COURT: 0.22 AC.
  - AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION: 1.11 AC.



**GENERAL NOTES**

- All aspects of the project are in conformance with the latest Howard County standards unless otherwise noted.
- Coordinates shown hereon are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic control stations No. 42E3 and No. 42E4.
- Subject property is zoned RSA-8 per 10/18/93 comprehensive zoning plan.
- Public water and sewer will be provided for this project the drainage area is the Little Patuxent.
- Existing utilities were located by field run survey performed by TSA GROUP INC. and from county records.
- Topography shown hereon is field run by TSA GROUP INC. dated 9/93. Contour interval is 2 feet.
- Geotechnical Report compiled by HILLS-CARNES ENGINEERING ASSOCIATES, INC.
- Stormwater Management shall be provided for this project and will be by means of a retention facility.
- BRL indicates building restriction line.
- All areas are "more or less".
- No clearing, grading or construction is permitted within the required stream buffer, except as indicated on these plans.
- Traffic Study compiled by Lee Cunningham & Associates, Inc. October 1993.
- No wetlands exist within the project boundary.
- This project will be constructed in conformance with ADA requirements.
- Floodplain Study was performed by the TSA GROUP INC. dated January 19, 1995.
- Forest Stand Delineation was performed by MA DIRKS & CO. INC. dated October 7, 1993.
- For lots fronting on the private court, refuse collection will be at the public road right-of-way at a central collection location.
- Buildings longer than 120 feet must have architectural plans submitted to and approved by the director of planning and zoning in accordance with the Section III D-(1)s. of the Howard County Zoning Regulations.
- No 25% or greater slopes exist within this site.
- Section 128.A.1.C. of the Zoning Regulations for the purpose of deck construction up to 10 feet within front and rear setbacks does not apply to the 50 foot project boundary setbacks referenced from adjacent properties and external public roads.
- The public road access of Oakhurst Drive at Guilford Road is temporary in nature, and will be closed and removed upon the development and connection of an internal roadway system through the adjacent Trent Property.
- This plan is subject to Waiver Petition WP-96-49 which was approved on January 17, 1996 to waive sections 16.115 (c)(2) to permit development work in the 100 year floodplain and 16.116 (c)(2)(i) to permit grading or removal of vegetation within 50 feet of an intermittent stream for construction of a SWM Facility.



**PLAN**  
SCALE: 1" = 50'

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	93
NUMBER OF TREES REQUIRED	1PU 10 SPACES x 93 = 10
NUMBER OF TREES PROVIDED	12
SHADE TREES	
OTHER TREES (2:1 SUBSTITUTE)	

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	39
NUMBER OF TREES REQUIRED (1:1 DU SFA: 1:3 DU APTS)	39
NUMBER OF TREES PROVIDED	23
SHADE TREES	
OTHER TREES (2:1 SUBSTITUTE)	32

\* - EVERGREEN TREES

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING					
LINEAR FEET OF PERIMETER	② 221	③ 130	④ 260	⑤ 72	
NUMBER OF TREES REQUIRED					
SHADE TREES	5	3	6	2	
EVERGREEN TREES	6	4	7	2	
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO	NO
NUMBER OF TREES PROVIDED					
SHADE TREES	5	3	6	2	
EVERGREEN TREES	5	3	7	2	
OTHER TREES (2:1 SUBSTITUTE)					
LANDSCAPE TYPE	B	B	B	B	

STREET LIGHT SCHEDULE		
SYMBOL	LOCATION	TYPE
☆	STA. 3+08 GUILFORD ROAD 28' LEFT	250 WATT HPS FIXTURE (GRAY) WITH CUTOFF OPTICS MOUNTED AT 30' ON A GALVANIZED STEEL POLE AND ALUMINUM BREAKAWAY TRANSFORMER BASE USING A 15' ARM
☆	STA. 1+90 16' LEFT OAKHURST DRIVE	100 WATT HPS TRANSDOMIAIRE POST TOP MOUNTED ON 14' BLACK FIBERGLASS POLE.

**NOTE:**  
BANK OPEN SPACE LOT 41 SHALL BE NON-BUILDABLE UNTIL A RESUBDIVISION OF THIS LOT IS ACCOMPLISHED AT A LATER DATE. THIS LOT IS TO BE RETAINED FOR FUTURE UNITS SUBJECT TO RESOLUTION OF CONCERNS REGARDING THE ACQUISITION OF DOWNSTREAM FLOODPLAIN EASEMENTS BETWEEN GUILFORD ROAD AND THE EXISTING FLOODPLAIN EASEMENT ON THE MAPESIDE SUBDIVISION.

**NOTE:**  
A MINIMUM DISTANCE OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND TREES.

COORDINATE LIST - NAD 83		
NO.	NORTH (FT.)	EAST (FT.)
130	545390.0572	1361315.6317
131	545421.1283	1361280.5871
200	545804.4423	1361107.3509
202	545529.3480	1360849.1040
203	545492.8043	1360635.5177
207	545159.1164	1360787.1937
208	545217.0824	1360867.9903
209	545300.0473	1360485.9440
210	545361.8257	1360444.3783
216	545437.8721	1360443.8025
1005	545748.0793	1360878.4414

LEGEND	
PROPOSED CONTOUR	560
EXISTING GRADE	560
PROPOSED STORM DRAIN	15'D
EXISTING TREE LINE	
PROPOSED TREE LINE	
FOREST CONSERVATION EASEMENT	

LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
○	STREET TREES TO BE PROVIDED BY THE DEVELOPER TO BE INCORPORATED ON FINAL PLANS.
+	SHADE TREES ALONG PERIMETER AND STORMWATER MANAGEMENT TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
⊕	EVERGREEN TREES ALONG PERIMETER AND STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
⊗	SHADE TREES TO MEET INTERNAL LANDSCAPE REQUIREMENTS TO BE PROVIDED BY THE BUILDER AND INCORPORATED ON SITE DEVELOPMENT PLAN.
⊙	EVERGREEN TREES TO MEET INTERNAL LANDSCAPE REQUIREMENTS TO BE PROVIDED BY THE BUILDER AND INCORPORATED ON SITE DEVELOPMENT PLAN.

NO.	DATE	REVISION

**TSA GROUP, INC.**  
planning • architecture • engineering • surveying  
8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-8105

*Donald Mason*

**OWNER:**  
HARRY AND HELEN KNISLEY  
9513 GUILFORD ROAD  
COLUMBIA, MARYLAND 21046

**DEVELOPER:**  
SDC GROUP INC.  
P.O. BOX 417  
ELLICOTT CITY, MARYLAND 21041  
(410) 465-4244

**PROJECT:**  
**OAKHURST**  
(FORMERLY KNISLEY PROPERTY)  
SECTION 1 - AREA 1 LOTS 1-41

**LOCATION:**  
TAX MAP 42 BLOCK 17 - PARCEL 69  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**TITLE:**  
**PRELIMINARY PLAN**

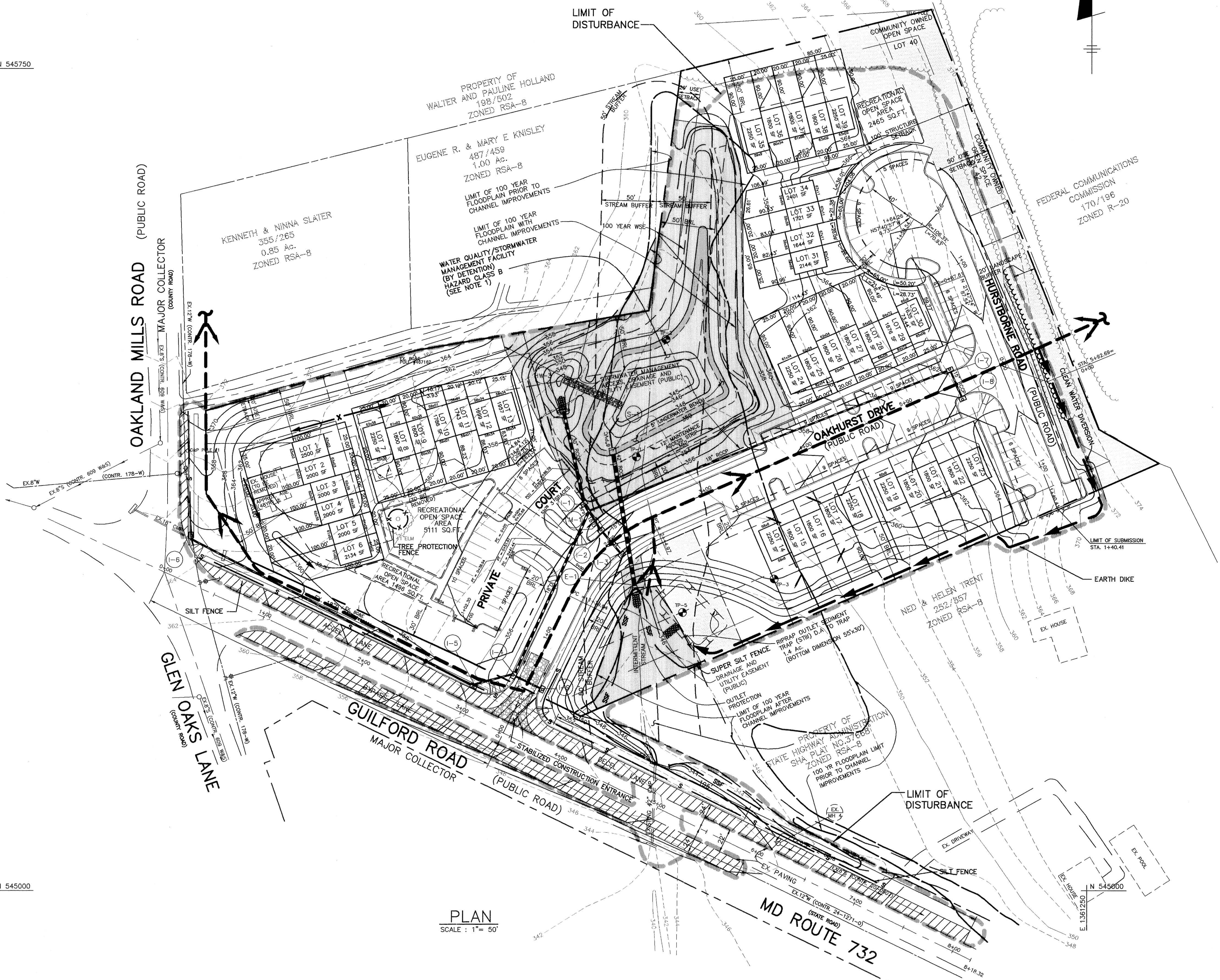
S-94-20 WP-96-49  
DATE: AUGUST 23, 1995  
AUGUST 22, 1996  
PROJECT NO. 0527  
SCALE: AS SHOWN  
DRAWING 1 OF 2

DES: DAM    DRN: JR



E. 1360250  
N 545750

E. 1360250  
N 545000



PLAN  
SCALE: 1" = 50'

- NOTES:**
- 1.) STORMWATER MANAGEMENT FACILITY WILL BE RETROFITTED TO UTILIZE AS A TEMPORARY SEDIMENT BASIN FOR SEDIMENT CONTROL DURING GRADING OPERATIONS.
  - 2.) A LETTER OF PERMISSION WILL BE REQUIRED FOR THE GRADING ON THE PROPERTY OF NED AND HELEN TRENT.

**LEGEND**

PROPOSED CONTOUR	— 560 —
EXISTING GRADE	— 550 —
STABILIZED CONSTRUCTION ENTRANCE	
SILT FENCE	— S — S
SUPER SILT FENCE	— SSF — SSF
LIMIT OF DISTURBANCE	— — — — —
ON SITE DRAINAGE DIVIDE FOR SEDIMENT CONTROL FACILITIES	
EARTH DIKE	— X — X
TREE PROTECTION FENCE	— X — X
EXISTING TREE LINE	
PROPOSED TREE LINE	

NO	DATE	REVISION

**TSA GROUP, INC.**  
 planning • architecture • engineering • surveying  
 6480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-6105

*Donald Mason*

OWNER: HARRY AND HELEN KNISLEY 9513 GUILFORD ROAD COLUMBIA, MARYLAND 21046	PROJECT: <b>OAKHURST</b> (FORMERLY KNISLEY PROPERTY) SECTION 1 - AREA 1 LOTS 1-41
DEVELOPER: SDC GROUP INC. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 42 BLOCK 17 - PARCEL 69 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN	DATE: AUGUST 23, 1995 AUGUST 22, 1996
DES: DAM    DRN: JR	PROJECT NO. 0527 SCALE: AS SHOWN    DRAWING 2 OF 2

*Frank V. ... 8/21/96*