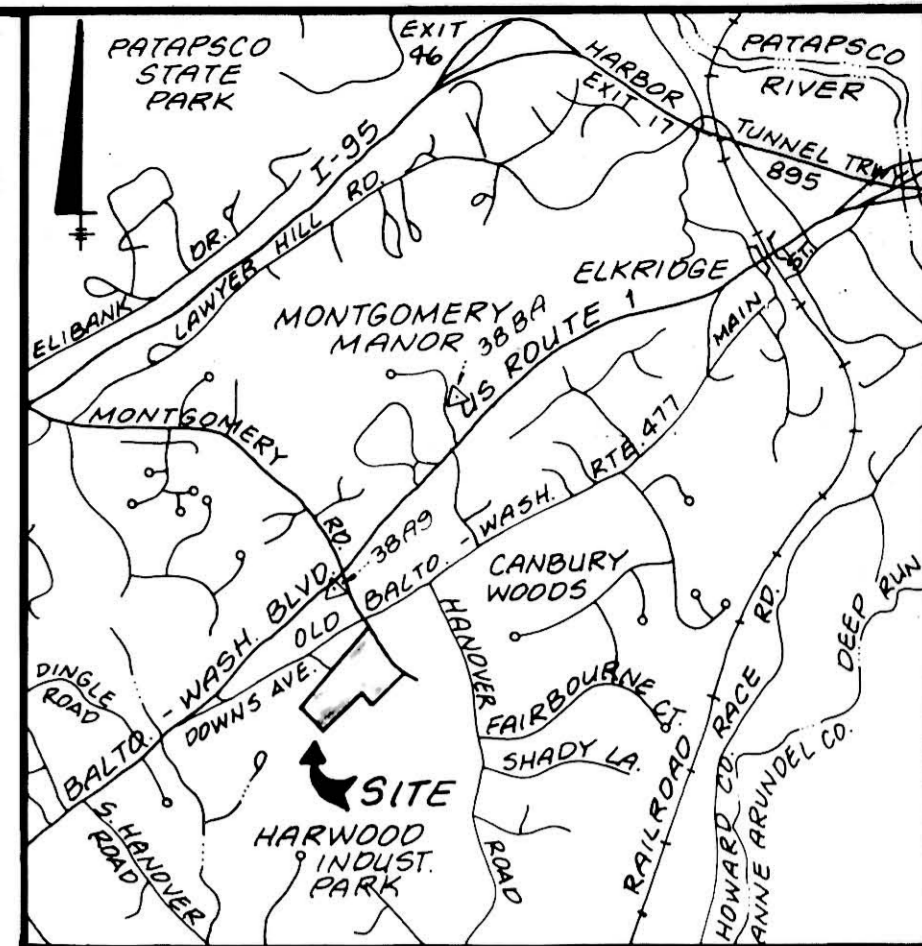


SCHEDULE A
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type		A
Linear Feet of Roadway Frontage/Perimeter	—	2800 L.F.(1)
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	—	Yes 1145 L.F. (2)
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	—	No
Number of Plants Required		(1:60) = 28
Shade Trees	—	—
Evergreen Trees	—	—
Number of Plants Provided		28 Min. (3)
Shade Trees	—	—
Evergreen Trees	—	—
Other Trees (2:1 substitution)	—	—
Shrubs (10:1 substitution)	—	—
(Describe plant substitution credits below if needed)		



Comments (1) 3223 L.F. (TOTAL PERIMETER) - 108 L.F. ROADWAY FRONTAGE - 315 L.F. BSE R/W = 2800 L.F. PERIMETER
 (2) 425 L.F. Lots 4-7, 55 L.F. Lot 22, 665 L.F. Lot 23 Open Space
 (3) To be provided at Final Plan by Developer.
 Note: Complex projects may require expansion of the schedule to accommodate multiple land uses on-site or on adjacent properties.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% OR > STEEP SLOPES	MINIMUM LOT SIZE
11	14,162 S.F.	1,808 S.F.	12,354 S.F.			12,354 S.F. *
10	12,016 S.F.	1,216 S.F.	10,800 S.F.			10,800 S.F. *
12	12,900 S.F.	1,200 S.F.	11,700 S.F.			11,700 S.F. *
17	13,275 S.F.	2,052 S.F.	11,223 S.F.			11,223 S.F. *
18	12,125 S.F.	1,260 S.F.	10,865 S.F.			10,865 S.F. *
19	12,675 S.F.	1,740 S.F.	11,935 S.F.			11,935 S.F. *

* Minimum lot size for Lot 1 (existing) is per recorded plat # 11458 / F95-21.

- GENERAL NOTES
- Existing zoning: R-12 (Residential:Single) per 10/18/93 Comprehensive Zoning Plan
 - Gross Area of Tract: 9,5780 Ac. ±
 - Net Area of Tract: 9,5780 Ac. ±
 - Area of Proposed Lots: 8,7046 Ac. ±
 - Buildable: 5,6268 Ac. ±
 - Open Space: 3,0778 Ac. ±
 - Area of Recreation Open Space:
 - Required (200 SF/DU): 4,200 S.F.
 - Provided: 7500 SF (passive)
 - Area of Proposed Roads: 0.8734 Ac. ±
 - Number of Lots Proposed: 22
 - Buildable: 21 (20 proposed, 1 existing)
 - Open Space: 1
 - Public water and public sewer systems to be utilized. (Contract w/108 & 34799 and 3485) Patapsco
 - All aspects of the project are in conformance with the latest Howard County Standards unless waivers have been approved.
 - Project background:
 - Location: Elkridge Tax Map: 38 Parcel: 197
 - Zoning: R-12
 - Total Tract Area: 9,5780 Ac.
 - Number of proposed lots: 22
 - Approved and DPZ reference #: S94-21 approved April 27, 1994
 - Previous submittals: S94-21, F95-21
 - This plan is based on a field-run monumented boundary and topographic survey performed by D. Wayne Weller, Reg. L.S. No. 10685, Land Design Engineering, Inc. on or about August, 1994.
 - Horizontal and vertical datum based on NAD 83 Maryland Coordinate system as projected by Howard County Geodetic Control Stations No. 38BA and No. 38A9.
 - Deed reference: Liber 3027, Folio 150
 - Plat reference: Plat #11458
 - B.R.L. denotes Building Restriction Line.
 - Stormwater management for this project will be provided by a regional facility constructed within the Williams Knoll Subdivision (S-95-08) Joint public/private
 - Traffic study completed by Lee Cunningham & Associates dated December 30, 1993, approved April 8, 1994.
 - Geotechnical report compiled by Hillis-Carnes Engineering Associates, Inc. dated June 15, 1995.
 - The existing utilities shown here are located from field surveys and construction drawings of record.
 - Street lights will be provided on the final road construction drawings in accordance with the Design Manual.
 - Sediment and erosion control measures for this subdivision will be provided at final plan submission.
 - Street trees will be provided in accordance with Section 16.131 of the subdivision regulations.
 - Developer will request direct payment to the Department of Recreation and Parks for off-site planting to meet restoration requirements.
 - Existing private sewage disposal system for Lot 11 to be abandoned in conformance with approved procedures of the Howard County Health Department.

PAUCE DEPARTAN
11/6/95

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
11/9/95
PLANNING DIRECTOR DATE

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

Designed: 205	PRELIMINARY PLAN DOWNS RIDGE LOTS 2 - 23	Scale: 1" = 50'
Drawn: KBW	A RESUBDIVISION OF LOT 1 AND PARCEL 'A'	Drawing: 1 OF 2
Checked: BOB	Tax Map 38 Parcel 197 1st Election District Howard County, Maryland	Job No: 93-110
Date: Sept. 1995	Previous submittals: S94-21, F95-21 OWNER / DEVELOPER BROWNS RIDGE PARTNERSHIP 8835 - P Columbia 100 Parkway Columbia MD 21045-1910, 730-2870	File No:

COORDINATE TABLE

NO.	NORTH	EAST
1	170,605.3980	423,492.6127
2	170,679.2280	423,657.4160
3	170,740.0226	423,911.2473
4	170,823.0745	423,684.5728
5	170,725.0575	423,742.6924
6	170,616.1632	423,779.4552
7	170,592.1670	423,692.8000
8	170,620.3351	423,687.9033
9	170,538.4730	423,547.7719

DENSITY TABULATION:

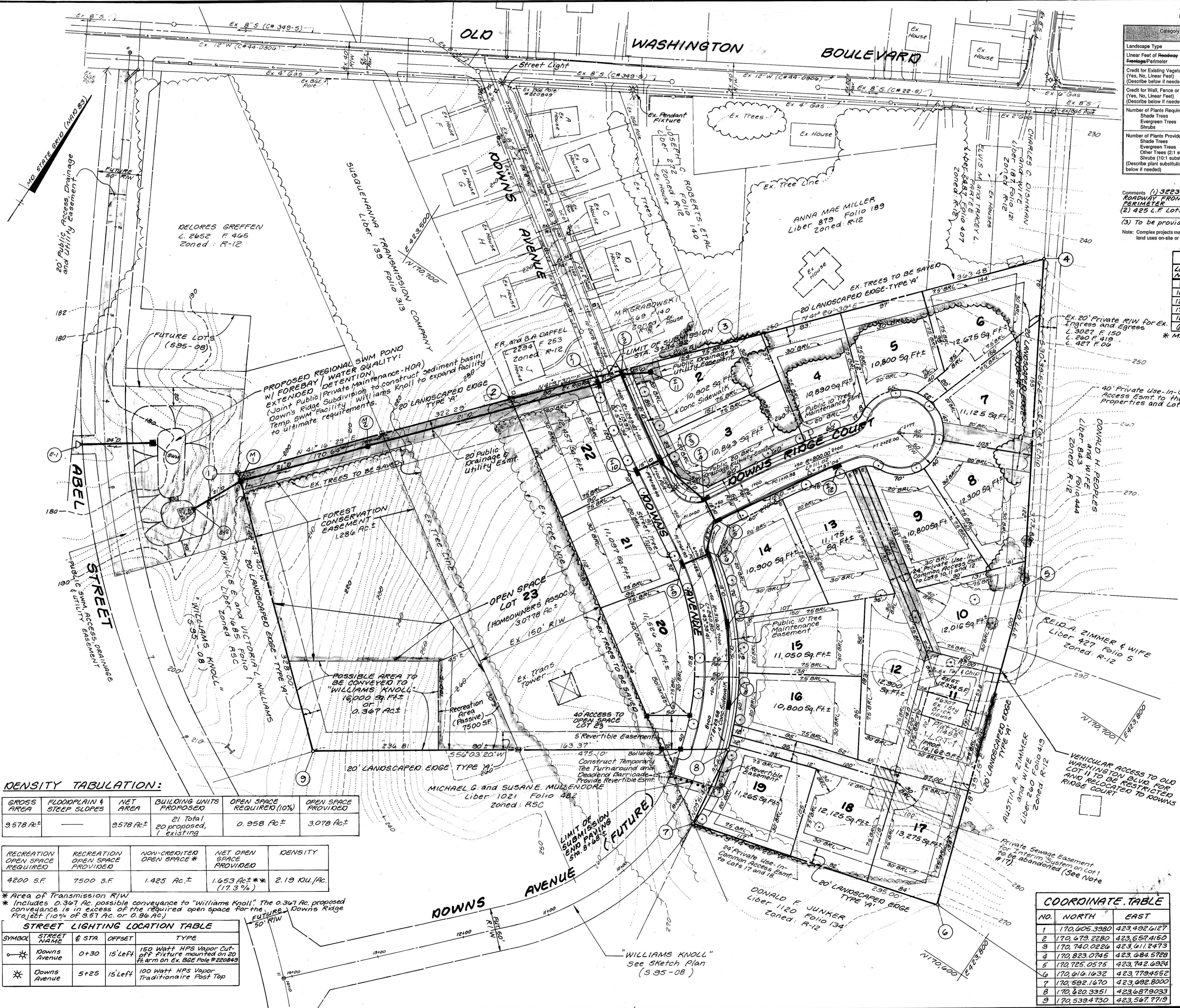
GROSS AREA	FLOODPLAIN & STEEP SLOPES	NET AREA	BUILDING UNITS PROPOSED	OPEN SPACE REQUIRED (10%)	OPEN SPACE PROVIDED
9,578 Ac. ±		9,578 Ac. ±	21 Total 20 proposed, 1 existing	0.958 Ac. ±	3,078 Ac. ±

RECREATION OPEN SPACE REQUIRED	RECREATION OPEN SPACE PROVIDED	NON-ORDINATED OPEN SPACE *	NET OPEN SPACE PROVIDED	DENSITY
4200 S.F.	7500 S.F.	1,425 Ac. ±	1,653 Ac. ± **	2.19 RU/Ac.

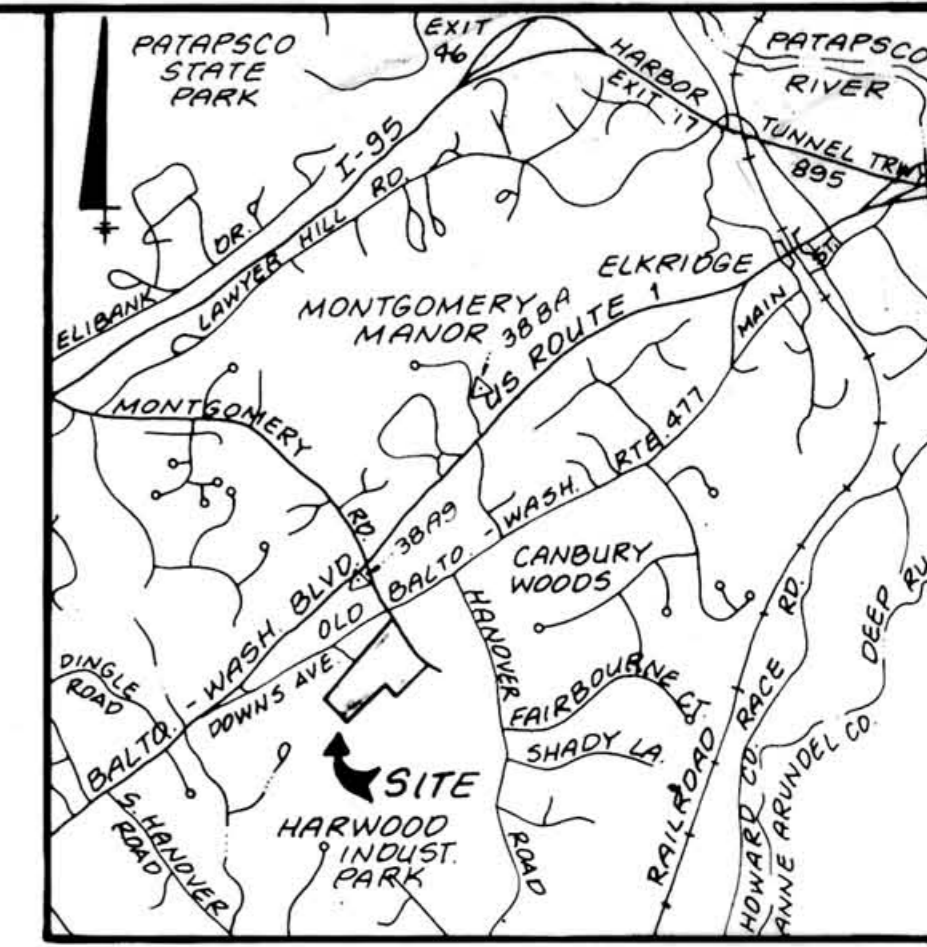
* Area of Transmission R/W
 ** Includes 0.367 Ac. possible conveyance to "Williams Knoll". The 0.367 Ac. proposed conveyance is in excess of the required open space for the Project (10% of 9.57 Ac. or 0.96 Ac.)

STREET LIGHTING LOCATION TABLE

SYMBOL	STREET NAME	± STA.	OFFSET	TYPE
☼	Downs Avenue	0+30	15' Left	150 Watt HPS Vapor Out-off Fixture mounted on 20' H. arm on Ex. BSE Pole #22089
☼	Downs Avenue	5+25	15' Left	100 Watt HPS Vapor Traditional Post Top



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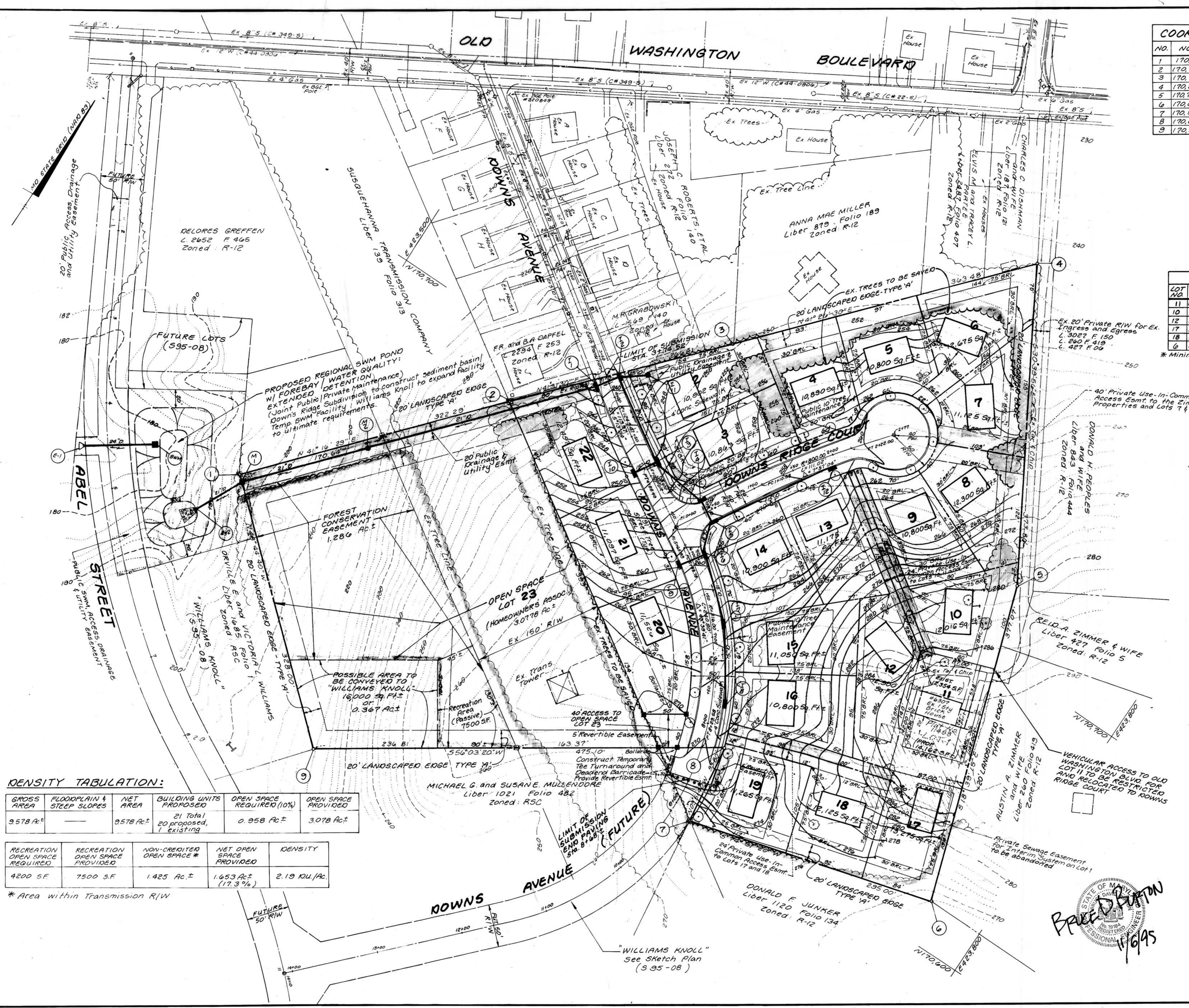
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4200 SF	7500 SF	1,425 Ac. ±	1,453 Ac. ± (17.3%)	2.19 DU/AC.

* Area within Transmission R/W



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR 11/6/95
DATE

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

Designed EOS	PRELIMINARY GRADING PLAN DOWNNS RIDGE LOTS 2 - 23	Scale 1" = 50'
Drawn KBW	A RESUBDIVISION OF LOT 1 AND PARCEL 'A'	Drawing 2 OF 2
Checked BOB	Tax Map 38 Parcel 197 1st Election District Howard County, Maryland Previous Submittals S94-21, F95-21	Job No 93-116
Date Sept. 1995	OWNER / DEVELOPER BROWNS RIDGE PARTNERSHIP 8835 - P Columbia 100 Parkway Columbia MD 21045 301 733 2873	File No.