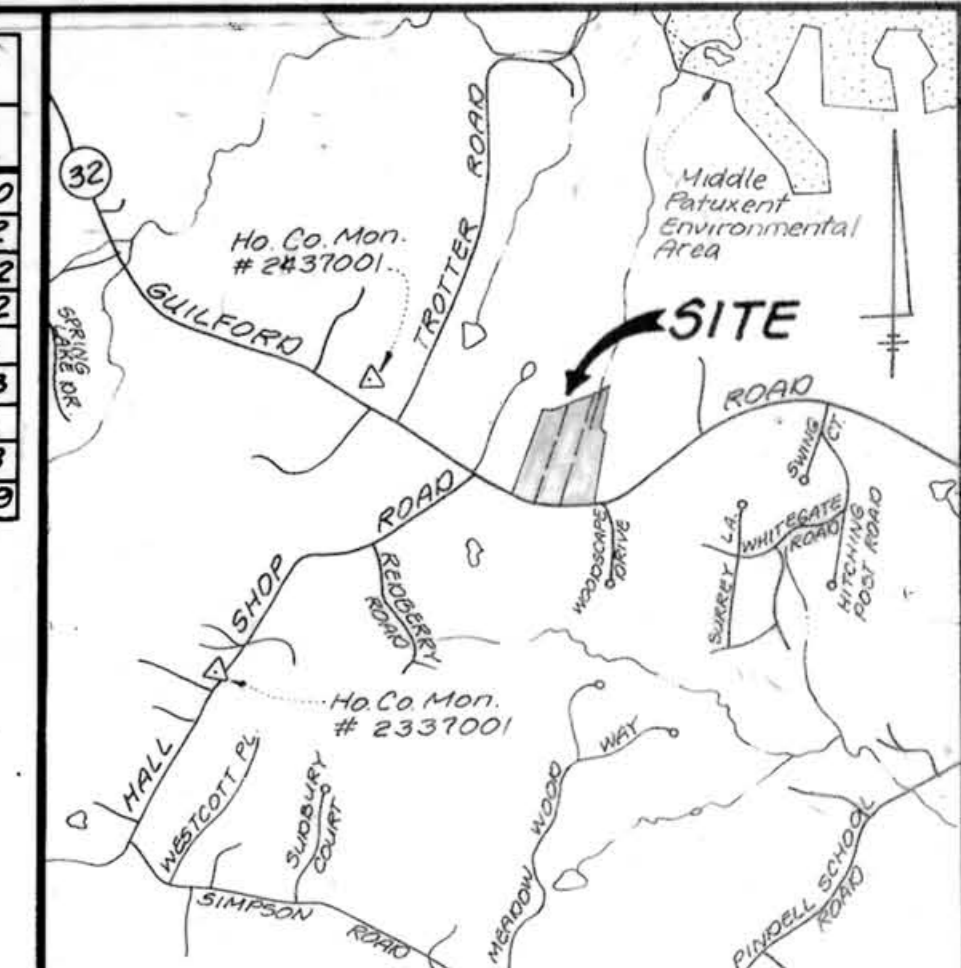


NO.	NORTH	EAST
1	515,282.8480	1240,893.9310
2	515,023.1594	1240,817.6152
3	515,002.2994	1240,842.9452
4	514,515.2964	1240,741.9472
5	514,518.395	1240,585.915
6	514,537.9814	1240,046.1203
7	514,568.747	1,239,896.731
8	515,338.6394	1,240,159.6578
9	515,307.5248	1,240,211.2663



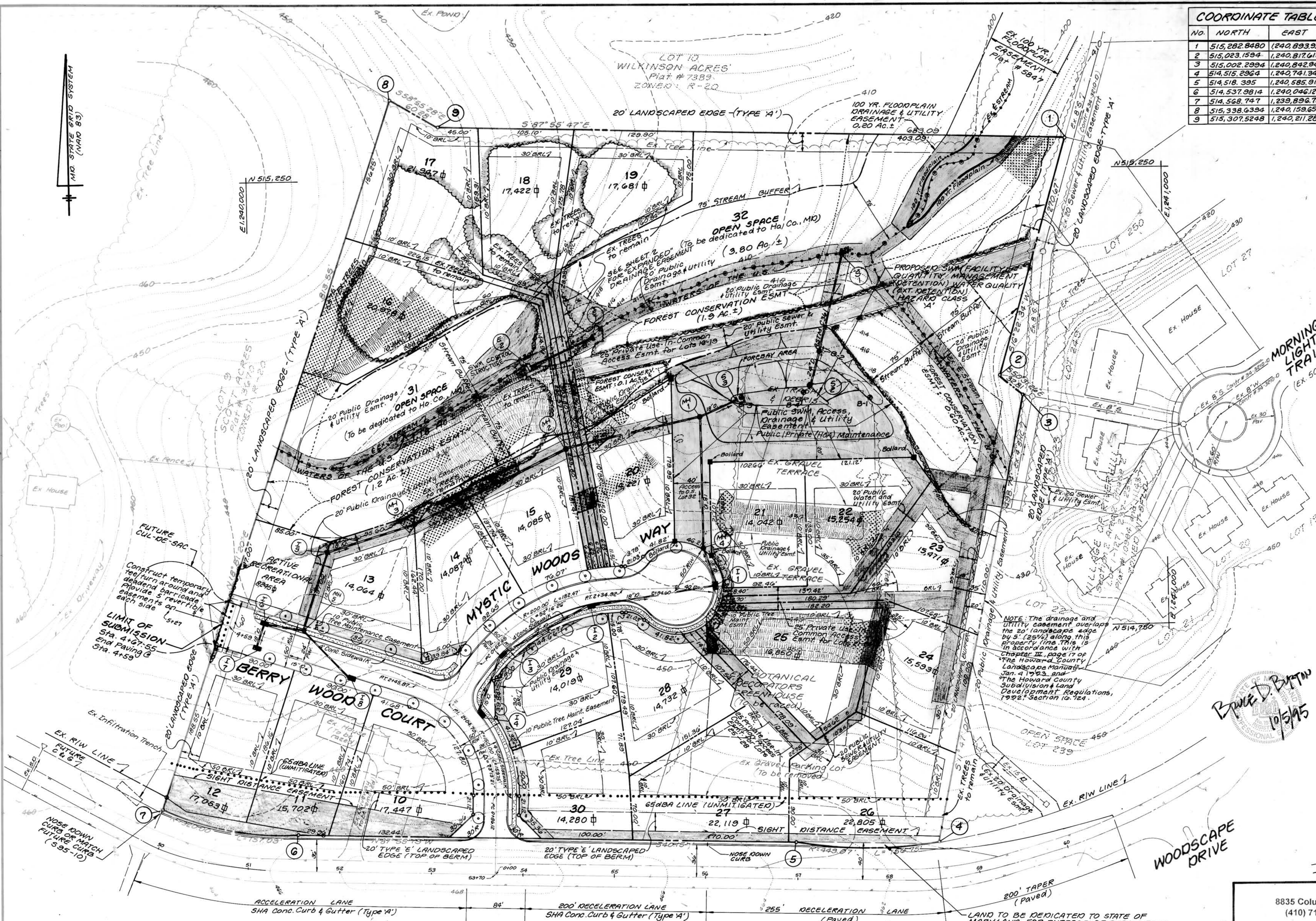
VICINITY MAP
Scale: 1" = 2000'

- GENERAL NOTES**
- Existing zoning: R-20 (Residential: Single) per 10/18/93 Comprehensive Zoning Plan.
 - Gross area of tract: 14,1715 Ac. ±
 - Net area of tract: 4,883 Ac. ±
 - Area of proposed lots: 13.20 Ac. ±
 - Buildable: 8.22 Ac. ±
 - Open space: 4.983 Ac. ± (30% of Net Tract Area)
 - Area of recreation open space:
 - Required (200 SF/lot): 200 x 21 = 4,200 S.F.
 - Provided: 8,245 S.F. ±
 - Area of proposed roads: 0.9715 Ac. ± (Area of proposed RL 32 widening = 704 S.F.) 0.0162 Ac. ±
 - Number of lots proposed: 23
 - Buildable: 21
 - Open space: 2
 - Public water and public sewer systems to be utilized. Public water will be provided by extension of Contract No. 34-3210-D. Public sewer will be provided by extension of Contract No. 34-3210-D.
 - All aspects of the project are in conformance with the latest Howard County Standards unless waivers have been approved.
 - Project background:
 - Location: Clarksville
 - Tax Map: 37
 - Parcel: PIO 353
 - Zoning: R-20
 - Total tract area: 14,1715 Ac. ±
 - Number of proposed lots: 23
 - Approved and DPZ reference #: S95-12 approved June 15, 1995
 - Previous submissions: F77-112, BA80-08, BA83-11E
 - The topography shown is compiled from the Howard County Aerial Photogrammetry.
 - Horizontal datum is based on Maryland State Grid System Howard County Monument Stations #237001 and #237001.
 - Deed reference: Lot 5: Liber 1020, Folio 879, Lot 8: Liber 1514, Folio 467, Lot 7: Liber 1944, Folio 192
 - Plat reference: Plat #8370
 - B.R.L. denotes Building Restriction Line.
 - Stormwater management for this project will be provided by detention.
 - Water quality will be provided by extended detention.
 - Traffic study compiled by Lee Cunningham & Associates dated January 9, 1995.
 - Geotechnical report compiled by Hills-Carnes Engineering Associates, Inc. dated June 27, 1995.
 - The existing utilities shown hereon 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.
 - Property is located in metropolitan district.
 - The floodplain shown was computed as part of sketch plan S95-12.
 - All existing structures on lots 5, 6 and 7 are to be removed.
 - The stormwater management facility is to be jointly maintained by the Homeowners Association and the County. The HOA will perform routine maintenance. The County will be responsible for yearly inspections, mowing once a year and correcting any structural problems that arise.

LEGEND

- PROPOSED STREET TREE
- 654BA LINE (UNMITIGATED)
- 412..... EXISTING GROUND
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING SLOPES 15-24.9%
- EXISTING SLOPES 25% AND >
- B-2 ○ BORING LOCATIONS
- PROPOSED STORM DRAINS
- PROPOSED 4" CONC. SIDEWALK
- WATERS OF THE U.S.
- 75' STREAM BUFFER

Robert D. Burton
1/5/95



DENSITY TABULATION:

GROSS AREA	FLOODPLAIN & STEEP SLOPES	NET AREA	BUILDING UNITS PROPOSED	OPEN SPACE REQUIRED (30%)	OPEN SPACE PROVIDED
14,1715 Ac. ±	* 0.4218 Ac. ±	13,7497 Ac. ±	21	4,2515 Ac. ±	4,9830 Ac. ±

RECREATION OPEN SPACE REQUIRED	RECREATION OPEN SPACE PROVIDED	NON-CREDITED OPEN SPACE	NET OPEN SPACE PROVIDED	DENSITY
0.0944 Ac. ± / 4200 S.F. ±	0.1893 Ac. ± / 8245 S.F. ±	0.00 Ac.	4.9830 Ac. ±	1.53 DU/Ac.

* Does not include post-graded slopes constructed on former Lot 5 (Botanical Decorators)

GUILFORD ROAD (MD. ROUTE 32)

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
James R. ... 11/3/95
PLANNING DIRECTOR DATE

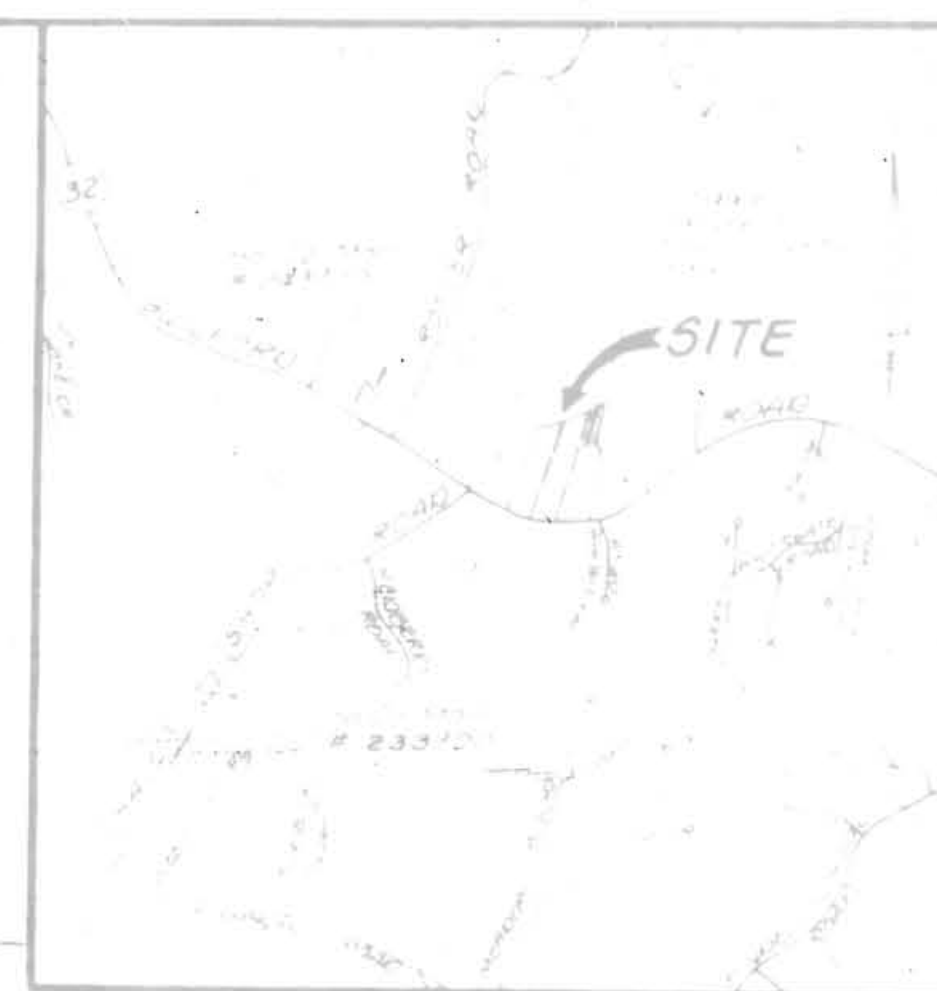
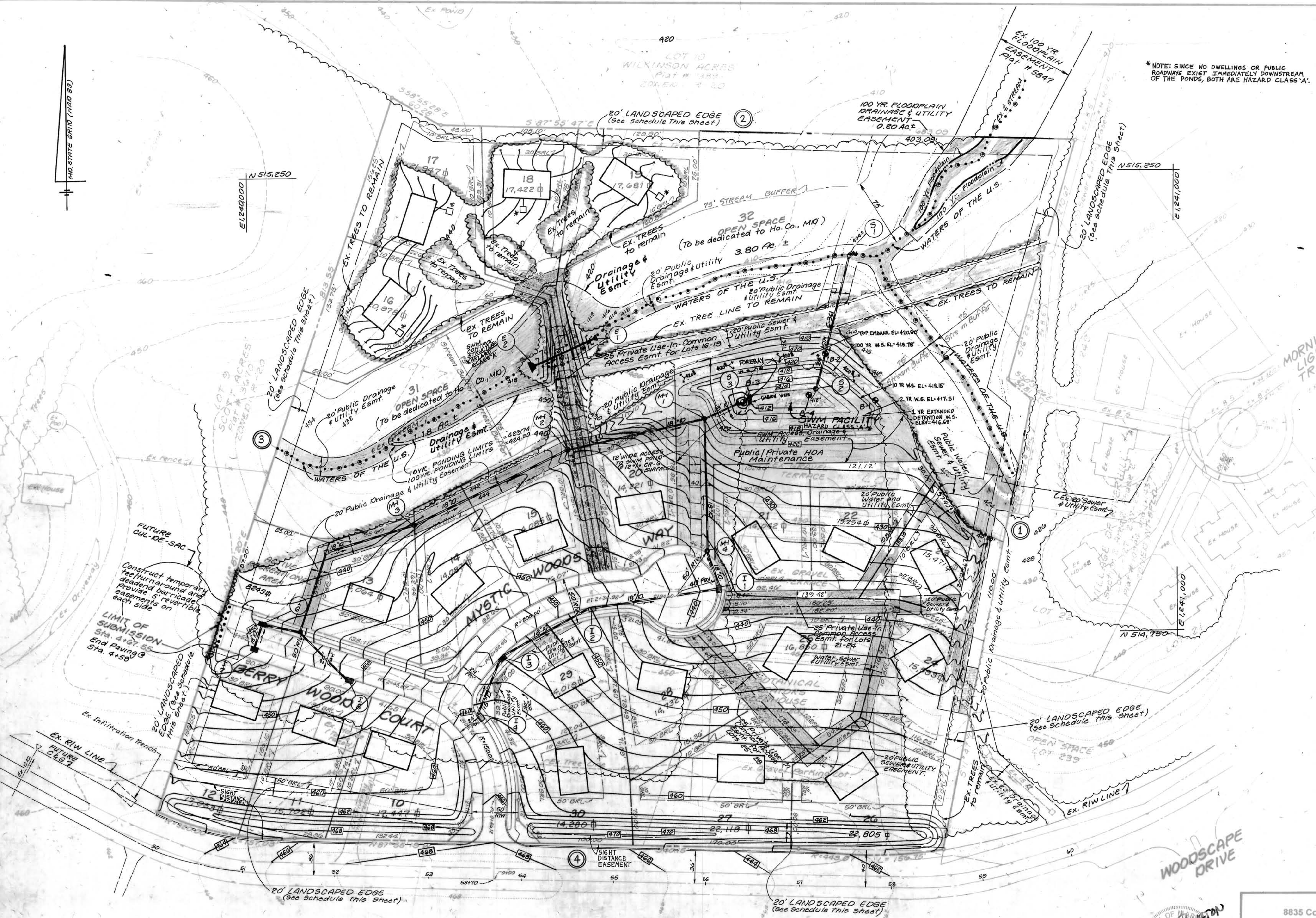
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% OR > STEEP SLOPES	MINIMUM LOT SIZE
10	20,978	2,074	18,904		780	18,124
17	21,947	2,343	19,604			19,004
18	17,422	1,916	15,506			15,506
19	17,681	2,082	15,599			15,599
20	14,221		14,221		221	14,000
22	15,254	781	14,473			14,473
23	15,471	1,218	14,253			14,253
24	15,593	1,538	14,055			14,055
26	22,805	2,212	20,593			20,593

NOTE: All areas measured in Square Feet ±

LDE, INC.
8835 Columbia 100 Parkway, Unit N, Columbia, MD 21045
(410) 715-1070 • (301) 596-3424 • (410) 715-0681 (fax)

Designed SIDH	PRELIMINARY PLAN SCOTT ACRES A RESUBDIVISION OF LOTS 5, 6 AND 7 Tax Map No. 35 P/O Parcel 353 5th Election District Howard County, Maryland	Scale 1" = 50'
Drawn KBW		Sheet 1 of 2
Checked SDB	Previous Submittals: F77-112, BA80-08, BA83-11E, S95-12.	LOE Job No. 94-161
Date July, 1995	Lot 5 & 6 OWNER/DEVELOPER BARRY L. WOOD 600 Botanical Decorators 6888 Guilford Road Clarksville, MD 21029	Lot 7 LOT 7 IMPROVEMENT CORP. 6888 P. Columbia 100 Pkwy. Columbia, MD 21045



**SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING**

Linear Feet of Perimeter	685 L.F. (TYPE B)
Number of Trees Required	685 L.F. = 335 L.F. = 330 L.F.
Shade Trees	1/50 L.F. = 6
Evergreen Trees	1/40 L.F. = 8
Credit for Existing Vegetation (No, Yes and %)	YES, 355 L.F.
Credit for Other Landscaping (No, Yes and %)	NO
Number of Trees Provided	
Shade Trees	* 6 minimum
Evergreen Trees	* 8 minimum
Other Trees (2:1 substitution)	* TO BE PROVIDED AT FINAL BY DEVELOPER

SITE PERIMETER TABLE

PERIMETER NO.	PERIMETER LENGTH	BUFFER TYPE
1	802'	SFD A
2	743'	SFD A
3	814'	SFD A
4	854'	ROAD B

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	A
Linear Feet of Roadway Frontage/Perimeter	754 L.F. (1)	2359 L.F.
Credit for Existing Vegetation (Yes; No, Linear Feet) (Describe below if needed)	NO	YES, 940 L.F.
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	YES, BERM 720 L.F.	NO
Number of Plants Required	1/50 L.F. = 14 1/40 L.F. = 18	1/49 L.F. (2) 1/60 L.F. = 24
Number of Plants Provided		
Shade Trees		
Evergreen Trees		
Other Trees (2:1 substitution)		
Shrubs (10:1 substitution)		
(Describe plant substitution credits below if needed)		

SITE PERIMETER NO. ①
 Comments (1) 854 L.F. (TOTAL ROAD FRONTAGE) - 100 L.F. (BERRY WOOD CT ENTRANCE) = 754 L.F.
 (2) 2359 L.F. (TOTAL PERIMETER) - 940 L.F. (CREDIT FOR EXISTING VEGETATION) = 1419 L.F.
 (3) TO BE PROVIDED AT FINAL PLAN BY DEVELOPER.

NOTE: THE PROPOSED NOISE BERMS ALONG GUILFORD ROAD, PLANTED WITH 1 SHADE TREE EVERY 40 FEET, WILL SERVE AS THE 20 FOOT LANDSCAPE EDGE WITHIN THE SIGHT DISTANCE EASEMENT. THE 20' LANDSCAPE EDGE SHOWN ADJACENT TO THE SITE DISTANCE EASEMENT CAN BE UTILIZED IF NECESSARY.

GUILFORD ROAD (MD. ROUTE 32)

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* 11/3/95
 DATE

NOTE: EROSION AND SEDIMENT CONTROL MEASURES FOR THIS SUBDIVISION WILL BE PROVIDED AT THE FINAL PLAN SUBMISSION.

*** NOTE:** WATER QUALITY FOR LOTS 16, 17, 18 AND 19 WILL BE PROVIDED BY PRIVATE INDIVIDUAL LOT SYSTEMS SUCH AS DRY WELLS.



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Designed SOH	PRELIMINARY GRADING PLAN AND LANDSCAPE OBLIGATIONS SCOTT ACRES A RESUBDIVISION OF LOTS 5, 6 AND 7 Tax Map No. 35 P10 Parcel 353 15th Election District Howard County, Maryland Previous Submittals F77-112, B880-08, D883-11E, 595-12. Lot 5 & 6 OWNER/DEVELOPER BARRY L. WOOD 616 Botanical Operators 688 Guilford Road Clarksville, MD 21029 Lot 7 IMPROVEMENT CORP. 8835 P. Columbia 100 Pkwy Columbia, MD 21045	Scale 1" = 50'
Drawn ABW		Sheet 2 of 2
Checked BOB		LDE Job No 94-161
Date July 1995		File No

P-916-03