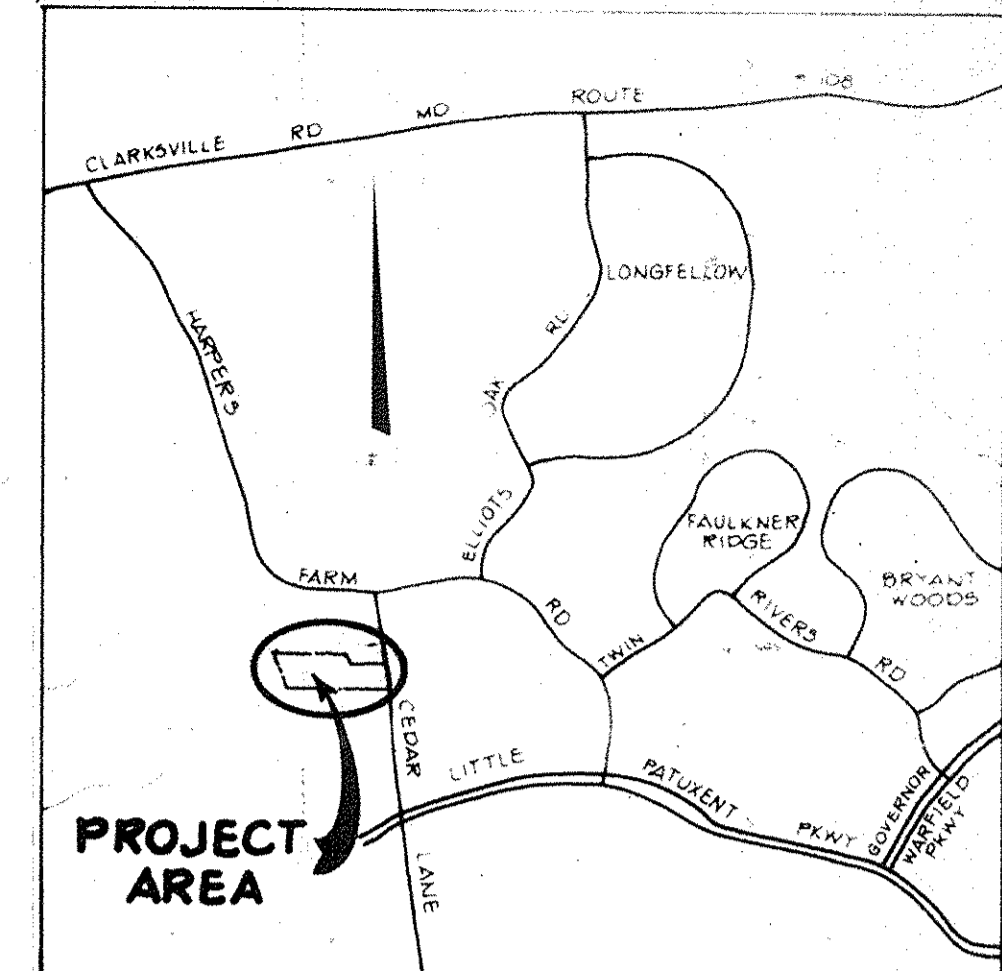


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	DETAIL SHEET
5	PLANTING PLAN
6	PLANTING PLAN

SITE DEVELOPMENT PLAN SCARBOROUGH

5 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



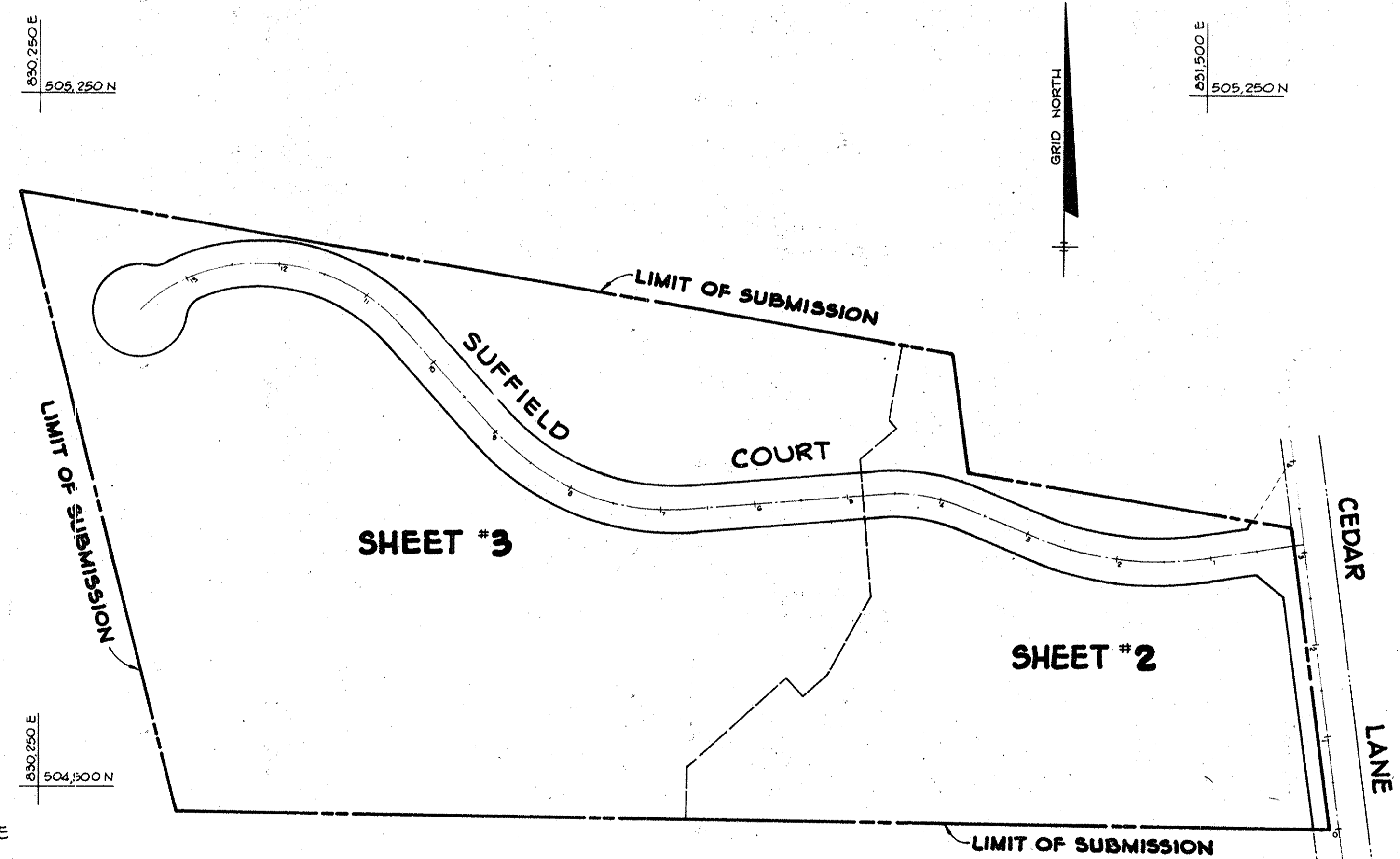
VICINITY MAP
SCALE 1" = 2,000'

APPROVED
DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND
DATE **4-2-80**
JFD

- GENERAL NOTES**
- TOPOGRAPHY IS BASED ON USC & GS MEAN SEA LEVEL DATUM 1929.
 - PUBLIC WATER AND SEWER FACILITIES ARE TO BE PROVIDED.
 - COMMUNITY OWNED LOTS WHICH INCLUDE PARKING SPACES AND SIDEWALKS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS' ASSOCIATION.
 - THE DWELLINGS SHOWN HEREON ARE 2 STORY GROUP DWELLINGS WITH FULL BASEMENTS.
 - THE MINIMUM SETBACK FROM ALL PUBLIC STREETS SHALL BE 20' UNLESS OTHERWISE APPROVED BY THE BOARD OF APPEALS.
 - ALL FILL OPERATIONS ARE TO BE DONE IN ACCORDANCE WITH H.U.D. DATA SHEET 79G, CONTROLLED FILL UNDER SUPERVISION OF A REGISTERED SOILS ENGINEER.
 - CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES AT LEAST THREE (3) DAYS BEFORE STARTING WORK SHOWN ON THIS/ THESE DRAWINGS:

BELL TELEPHONE SYSTEM	393-3649
LONG DISTANCE CABLE DIVISION	393-3553 or 3554
BALTO. GAS AND ELECTRIC COMPANY	539-8000 Ext. 691
 - PUBLIC WATER AND SEWER ARE PROVIDED FOR THIS DEVELOPMENT. FOR WATER AND SEWER MAIN LOCATIONS, SEE WATER AND SEWER CONSTRUCTION DRAWINGS.



LOCATION MAP
SCALE 1" = 100'

EXISTING ZONING: R-5C
LAND USE TABULATION:

ZONING	TOTAL AREA	DWELLING UNITS		PARKING		DENSITY	
		PERMITTED	PROPOSED	REQUIRED	* PROVIDED	COMPUTED	AVAILABLE
R-5C	15.25G Ac.	G1	G1	122	123	G1.02	G1
AREA OF LOTS 1 THRU G1 (RESIDENTIAL)				3.904 Ac.			
AREA OF LOT G3 (COMMON OPEN AREA)				0.209 Ac.			
AREA OF LOTS G2, G4 AND G5 (COMMUNITY OWNED OPEN SPACE)				8.792 Ac.			
AREA OF RIGHT-OF-WAY FOR ROADWAYS				1.247 Ac.			
AREA OF CARPORT LOTS				0.404 Ac.			
TOTAL AREA				15.25G Ac.			
TOTAL RESIDENTIAL LOTS		G1					
TOTAL COMMON OPEN AREA LOTS		1					
TOTAL COMMUNITY OWNED LOTS (OPEN SPACE)		3					
TOTAL CARPORT LOTS		60					
TOTAL LOTS (INCLUDING COMMUNITY OWNED, COMMON OPEN AREA AND CARPORTS LOTS)		125					

NOTE: CARPORTS SHOWN HEREON WILL BE OFFERED AS OPTIONS AND THEREFORE MAY BE DELETED IN PAIRS, AS SALES DICTATE.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

John J. Lyons 10-28-80
COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Way F. Nemej 10-23-80
DIRECTOR DATE

William S. Rein 10/22/80
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Arnold Bandil 10-29-80
Acting PLANNING DIRECTOR DATE
Acting Louis F. Deane 10-28-80
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

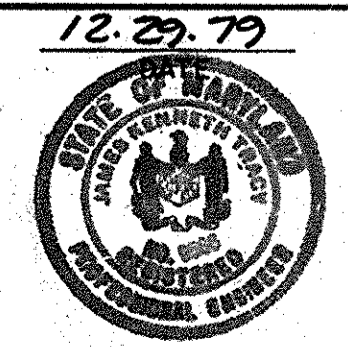
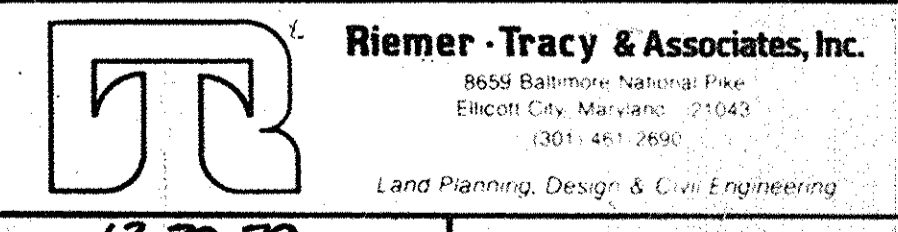
OWNER SCARBOROUGH JOINT VENTURE
12400 CLARKSVILLE PIKE
CLARKSVILLE, MARYLAND 21029

DEVELOPER: JACYN DEVELOPMENT GROUP
12400 CLARKSVILLE PIKE
CLARKSVILLE, MARYLAND 21029

PROJECT: **SCARBOROUGH**
LOTS 1 THRU G5 AND C-1 THRU C-60

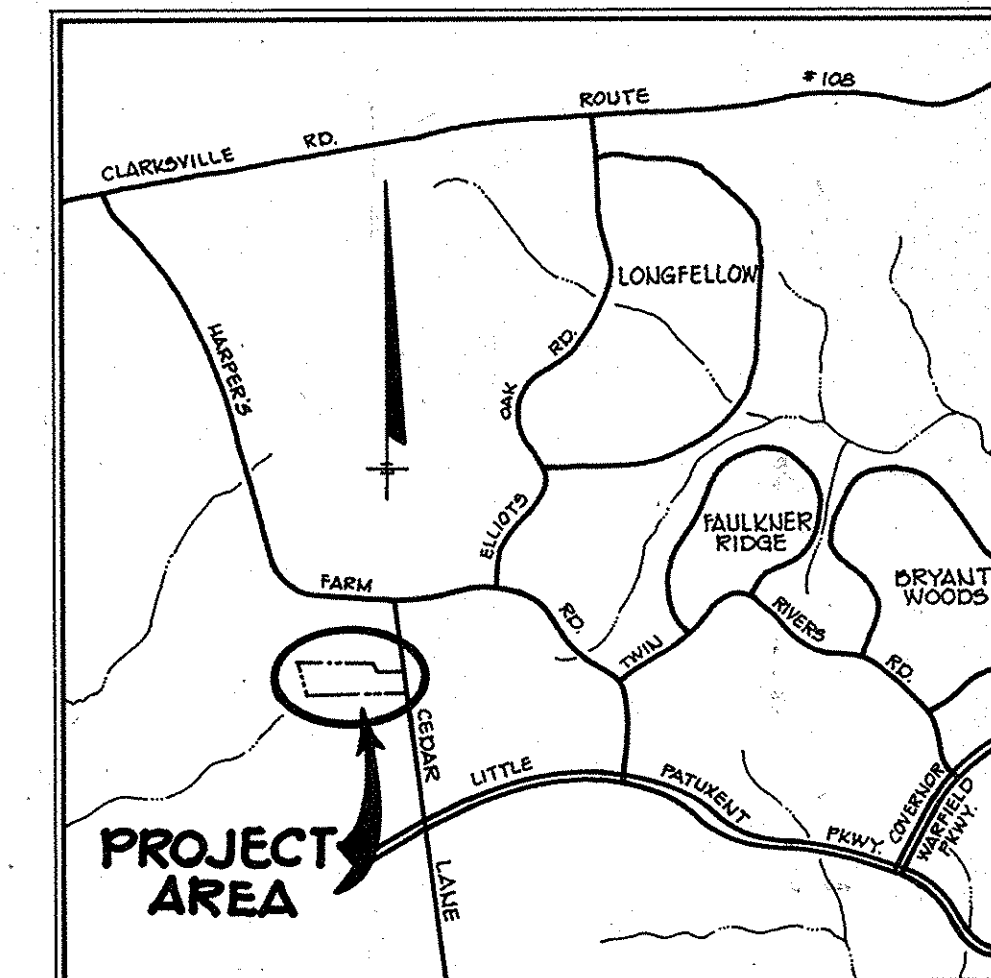
AREA ELECTION DISTRICT N#5 HOWARD COUNTY, MARYLAND
TAX MAP N# 29 PARCELS N# 71, 58 & 109

TITLE: TITLE SHEET
P.B. NO. 4674-78



DESIGNED BY: J.K.T.
DRAWN BY: L.J.D.
PROJECT NO: 0179
DATE: 12-31-79
SCALE: AS SHOWN
DRAWING NO. 1 OF 6
SDP-80-90 AUGUST 11, 1980

NOTE: CARPORTS SHOWN HEREON WILL BE OFFERED AS OPTIONS AND THEREFORE MAY BE DELETED IN PAIRS, AS SALES DICTATE.



VICINITY MAP
SCALE: 1"=1200'

APPROVED
DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND
DATE **4-2-80**
F.F.D.

RECORD PLAT RECORDING REFERENCE NUMBER 4674-78

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Amal Bhandal 10-29-80
Acting PLANNING DIRECTOR DATE

Lucia Farmer 10-28-80
Acting CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

W. F. Nummy 10-23-80
DIRECTOR DATE

William S. Rain 10-22-80
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

John W. Taylor 10-28-80
COUNTY HEALTH OFFICER DATE

DATE	NO.	REVISION

OWNER SCARBOROUGH JOINT VENTURE
12400 CLARKSVILLE PIKE
CLARKSVILLE, MARYLAND 21029

DEVELOPER: JACYN DEVELOPMENT GROUP
12400 CLARKSVILLE PIKE
CLARKSVILLE, MARYLAND 21029

PROJECT: SCARBOROUGH
LOTS 1 THRU G5 AND C-1 THRU C-20

AREA ELECTION DISTRICT N#5 HOWARD COUNTY, MARYLAND
TAX MAP N#29 PARCELS N# 71, 58 & 102

TITLE: SITE DEVELOPMENT PLAN

Riener Tracy & Associates, Inc.
8659 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 461-2990
Land Planning, Design & Civil Engineering

DATE **12-29-79**

DESIGNED BY: J.K.T.

DRAWN BY: L.J.D.

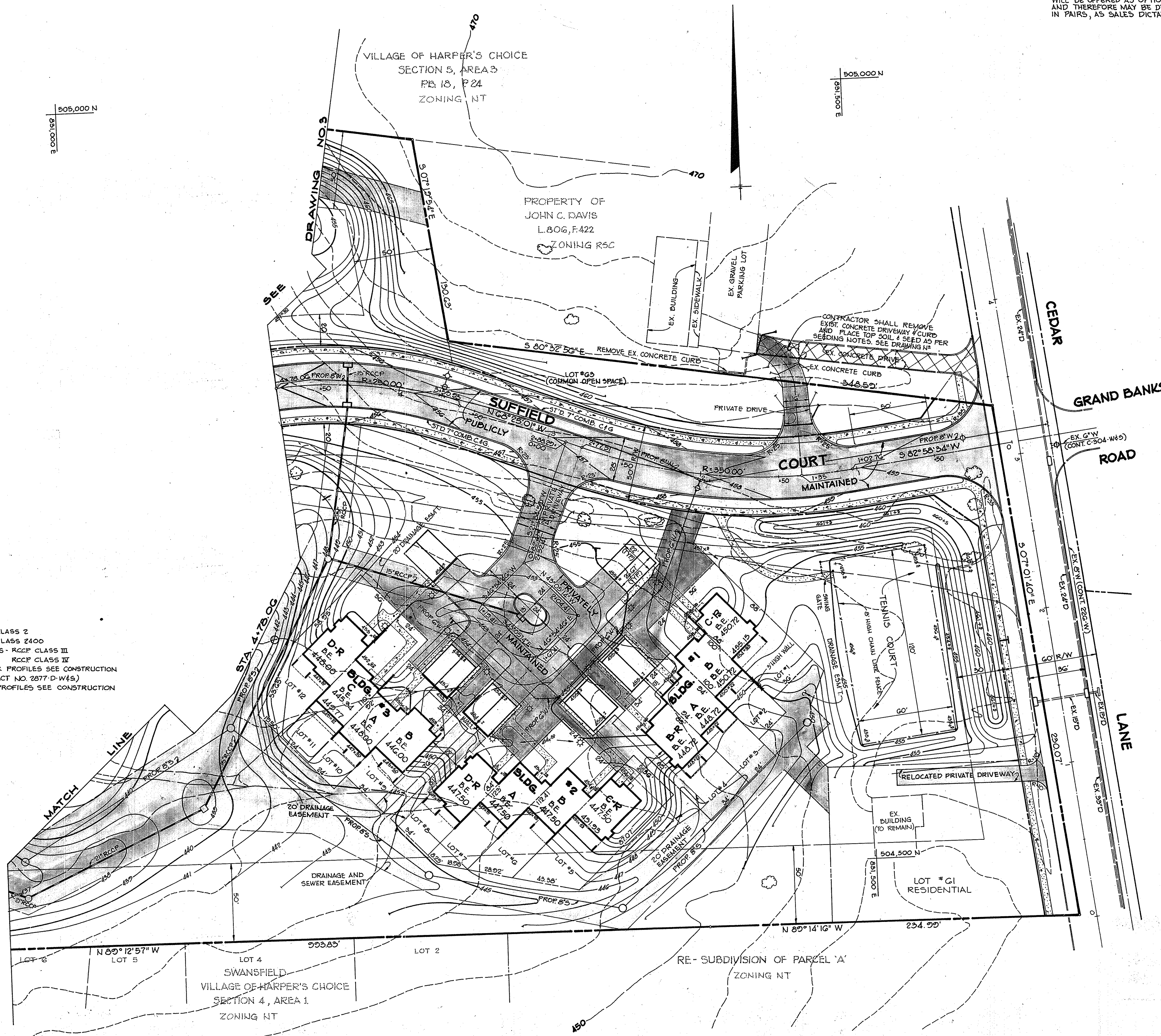
PROJECT NO: 0179

DATE: 12-31-79

SCALE: 1"=50'

DRAWING NO. 2 OF 6
SDP-80-90 AUGUST 11, 1980

- MATERIALS
 - WATER - DIP CLASS 2
 - SEWER - ACP CLASS 2400
 - STORM DRAINS - RCCP CLASS III
RCCP CLASS IV
- FOR WATER & SEWER PROFILES SEE CONSTRUCTION DRAWINGS. (CONTRACT NO. 2877-D-W4S)
- FOR STORM DRAIN PROFILES SEE CONSTRUCTION DRAWINGS.



505,000 N
651,000 E

505,000 N
651,000 E

VILLAGE OF HARPER'S CHOICE
SECTION 5, AREA 3
PD 18, P 24
ZONING NT

PROPERTY OF
JOHN C. DAVIS
L.806, F.422
ZONING R5C

SWANSFIELD
VILLAGE OF HARPER'S CHOICE
SECTION 4, AREA 1
ZONING NT

RE-SUBDIVISION OF PARCEL 'A'
ZONING NT

LOT #G1
RESIDENTIAL

CEDAR

GRAND BANKS

ROAD

LANE

COURT

MAINTAINED

MAINTAINED

MAINTAINED

MAINTAINED

MAINTAINED

MAINTAINED

MAINTAINED

MAINTAINED

MAINTAINED

MAINTAINED

MAINTAINED

MAINTAINED

470

470

470

470

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470

470

470

MATCH

LOT 6

LOT 5

LOT 4

LOT 2

150

N 89° 14' 16" W

234.22'

504,500 N

651,500 E

651,500 E

651,500 E

651,500 E

651,500 E

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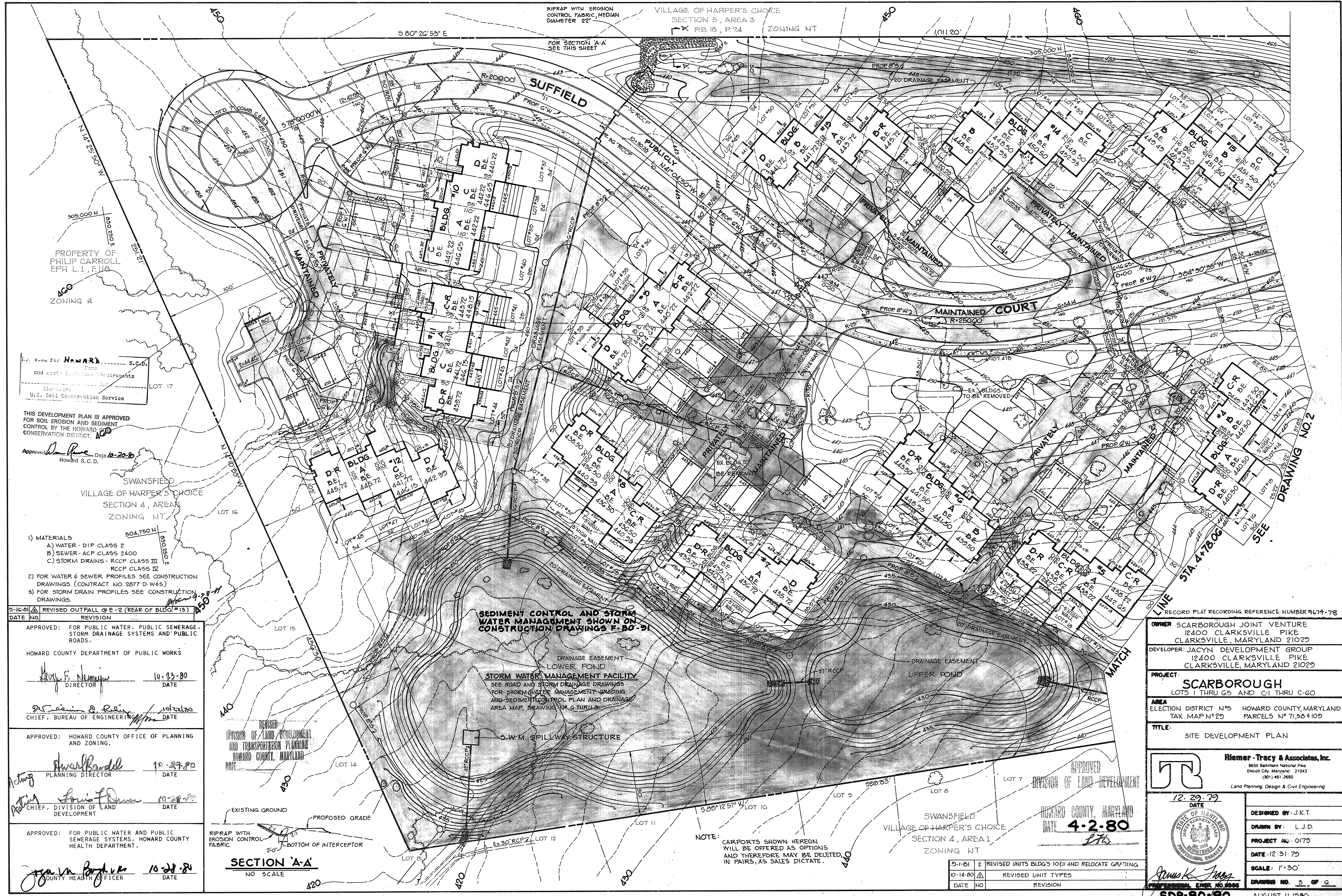
EX. 247 D

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EX. 247 D

EX. 247 D

EX. 247 D



RIPRAP WITH EROSION CONTROL FABRIC, MEDIAN DIAMETER 22"
 VILLAGE OF HARPER'S CHOICE SECTION 4, AREA 1 ZONING NT
 X RB 10, P 24

FOR SECTION 'A-A' SEE THIS SHEET

PROPERTY OF PHILIP CARROLL EPH L I, FUA
 ZONING R

Approved for HOWARD S.C.D. Plans and notes to be submitted to U.S. Soil Conservation Service
 U.S. Soil Conservation Service

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT
 Approved: *Howard S.C.D.* Date: 10-20-80
 Howard S.C.D.

SWANSFIELD VILLAGE OF HARPER'S CHOICE SECTION 4, AREA 1 ZONING NT

- 1) MATERIALS
 - A) WATER - DIP CLASS 2
 - B) SEWER - ACP CLASS 2400
 - C) STORM DRAINS - RCCP CLASS III
- 2) FOR WATER & SEWER PROFILES SEE CONSTRUCTION DRAWINGS. (CONTRACT NO. 2677-D-W46)
- 3) FOR STORM DRAIN PROFILES SEE CONSTRUCTION DRAWINGS.

DATE	NO.	REVISION
10-23-80	1	REVISED OUTFALL @ E-2 (REAR OF BLDG #13)

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *Michael F. Nunnally* Date: 10-23-80
 Chief, Bureau of Engineering: *Robert A. Reilly* Date: 10-23-80

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 Planning Director: *Amel Randall* Date: 10-29-80
 Chief, Division of Land Development: *Robert A. Reilly* Date: 10-29-80

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 County Health Officer: *John M. Boyle* Date: 10-28-80

SEDIMENT CONTROL AND STORM WATER MANAGEMENT SHOWN ON CONSTRUCTION DRAWINGS F-80-91

STORM WATER MANAGEMENT FACILITY
 SEE ROAD AND STORM DRAINAGE DRAWINGS FOR STORM WATER MANAGEMENT GRADING AND SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP. DRAWING IN G THRU S.

S.W.M. PILLWAY STRUCTURE

NOTE: CARPORTS SHOWN HEREON WILL BE OFFERED AS OPTIONS AND THEREFORE MAY BE DELETED, IN PAIRS, AS SALES DICTATE.

SECTION 'A-A'
 NO SCALE

RECORD PLAT RECORDING REFERENCE NUMBER 7674-78

OWNER: SCARBOROUGH JOINT VENTURE
 12400 CLARKSVILLE PIKE
 CLARKSVILLE, MARYLAND 21029
 DEVELOPER: JACYN DEVELOPMENT GROUP
 12400 CLARKSVILLE PIKE
 CLARKSVILLE, MARYLAND 21029
 PROJECT: SCARBOROUGH
 LOTS 1 THRU G5 AND C1 THRU C-60
 AREA: ELECTION DISTRICT N⁵⁵ HOWARD COUNTY, MARYLAND
 TAX MAP N²⁹ PARCELS N⁷ 71, 96 & 109

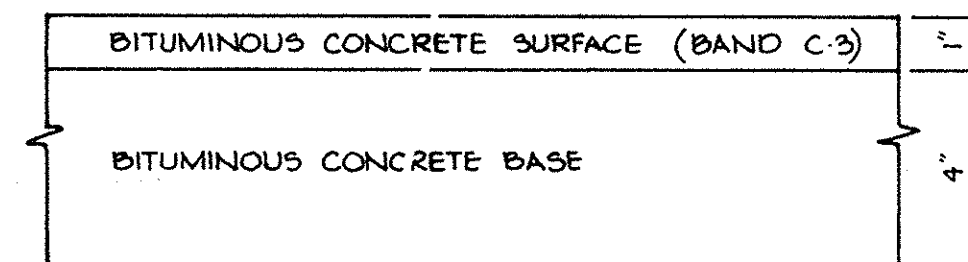
TITLE: SITE DEVELOPMENT PLAN

Riemer Tracy & Associates, Inc.
 8659 Baltimore National Pike
 Ellicott City, Maryland 21043
 (301) 461-2690
 Land Planning, Design & Civil Engineering

DATE: 12-29-79
 DESIGNED BY: J.K.T.
 DRAWN BY: L.J.D.
 PROJECT NO: 0179
 DATE: 12-31-79
 SCALE: 1"=90'
 DRAWING NO. 3 OF 6

DATE	NO.	REVISION
10-14-80	2	REVISED UNITS BLDG'S 10111 AND RELOCATE GRADING
10-14-80	1	REVISED UNIT TYPES

SDP-80-90 AUGUST 11, 1980



HOWARD COUNTY STANDARD (DRAWING D-13, PAGE 68)

CLEARING AND GRADING ARTICLE C-1
 SUBGRADE ARTICLE C-2
 BASE COURSE ARTICLE C-3
 SURFACE COURSE ARTICLE C-31

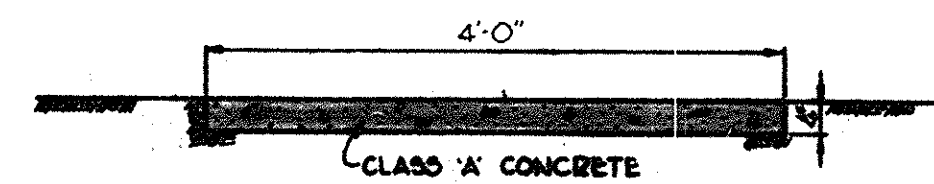
5" PAVING

- NOTES:
1. A TACK COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-31.4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 2. BASE WILL BE PRIMED IN ACCORDANCE WITH SECTION C-30.3 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.
 3. TO BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS.

PRIVATELY MAINTAINED DRIVEWAYS AND PARKING AREAS

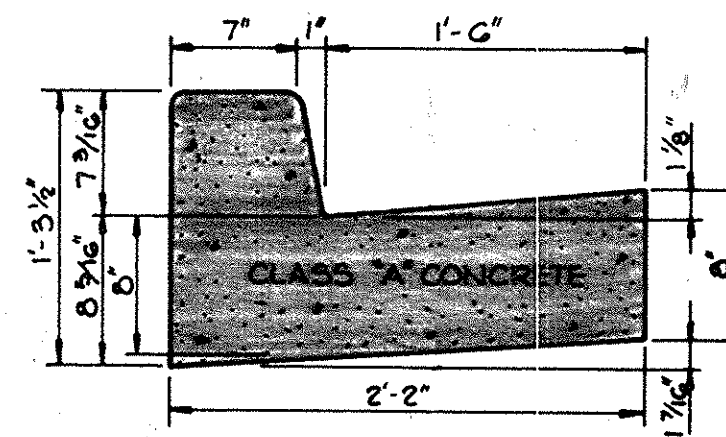
TYPICAL PAVING SECTION

No Scale



SIDEWALK DETAIL

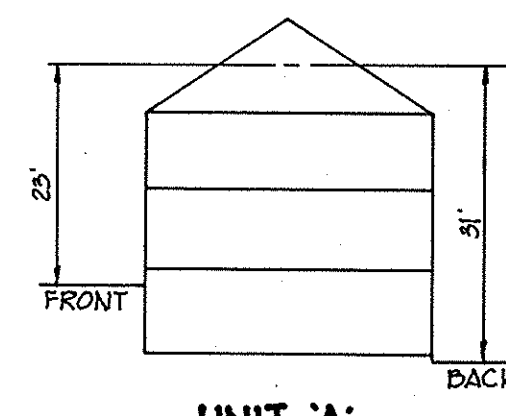
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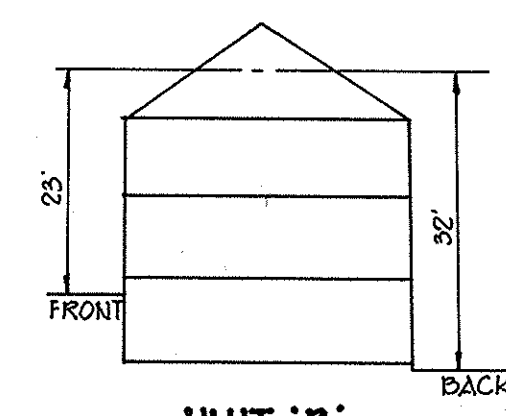
HOWARD COUNTY STANDARD (DRAWING D-40, PAGE 95)

STANDARD 7" COMBINATION CURB AND GUTTER

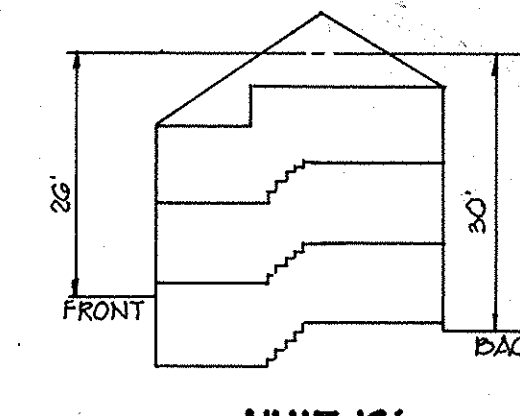
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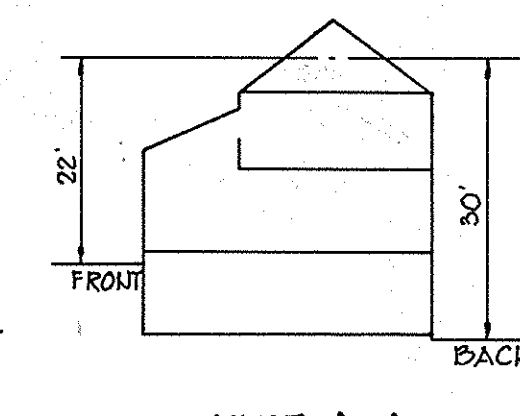
UNIT 'A'



UNIT 'B'



UNIT 'C'



UNIT 'D'

NO SCALE

APPROVED
 DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND
 DATE **4-2-80**
J.F.D.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

J. J. Boyd COUNTY HEALTH OFFICER DATE **10-28-80**

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
W. F. Nemoy DIRECTOR DATE **10-23-80**

W. C. R... CHIEF, BUREAU OF ENGINEERING DATE **10-22-80**

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Amal B... ACTING PLANNING DIRECTOR DATE **10-28-80**

Louis F... ACTING CHIEF, DIVISION OF LAND DEVELOPMENT DATE **10-28-80**

10-14-80 REVISION
 DATE NO. REVISION

OWNER SCARBOROUGH JOINT VENTURE
 12400 CLARKSVILLE PIKE
 CLARKSVILLE, MARYLAND 21029

DEVELOPER JACYN DEVELOPMENT GROUP
 12400 CLARKSVILLE PIKE
 CLARKSVILLE, MARYLAND 21029

PROJECT: **SCARBOROUGH**
 LOTS 1 THRU G5 AND C-1 THRU C-20

AREA ELECTION DISTRICT N° 5 HOWARD COUNTY, MARYLAND
 TAX MAP N° 29 PARCELS N° 71, 58 #103

TITLE: **DETAIL SHEET**
 P.B. NO. 4674-78

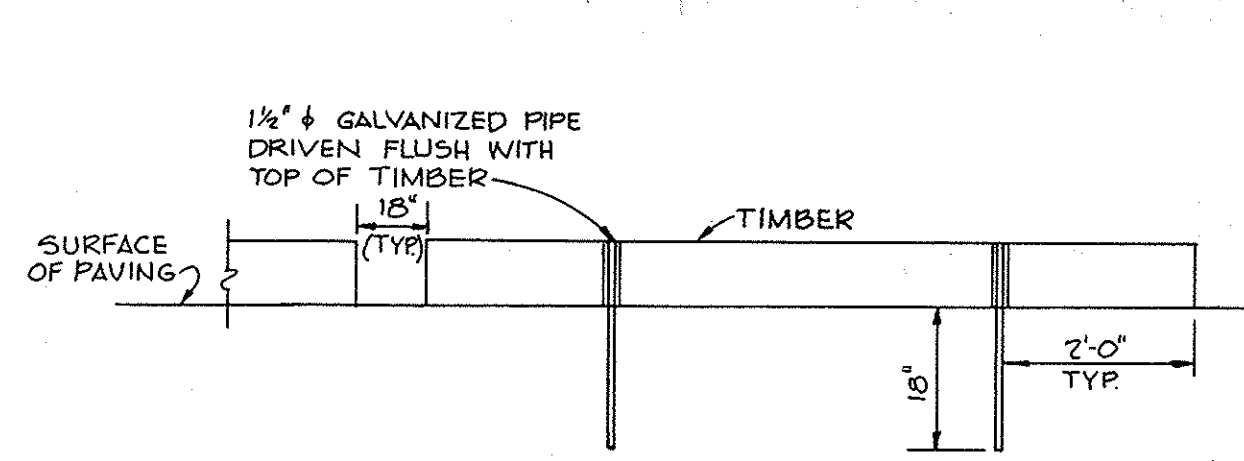
Riemer Tracy & Associates, Inc.
 8650 Baltimore National Pike
 Ellicott City, Maryland 21043
 (301) 481-2690
 Land Planning, Design & Civil Engineering

DATE **12-29-79**

DESIGNED BY: J.K.T.
 DRAWN BY: R.J.W.

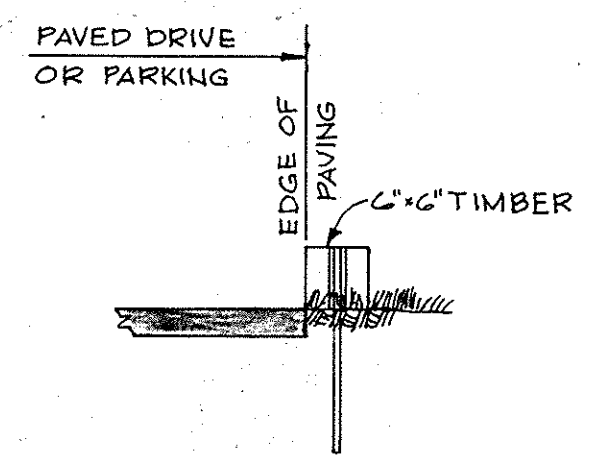
PROJECT NO: 0179
 DATE: 12-29-79
 SCALE: AS SHOWN

DRAWING NO. **4** OF **6**
SDP-80-690 AUGUST 11, 1980

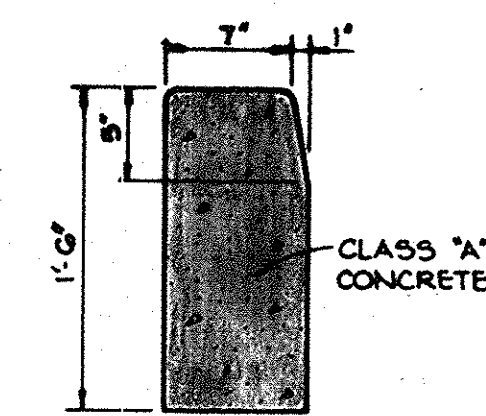


TIMBER CURB DETAIL

No Scale



NOTE:
 TIMBER CURB SHALL BE PLACED ALONG PRIVATE DRIVES AND PARKING AREAS EXCEPT WHERE CONCRETE CURB IS SHOWN ON PLANS.



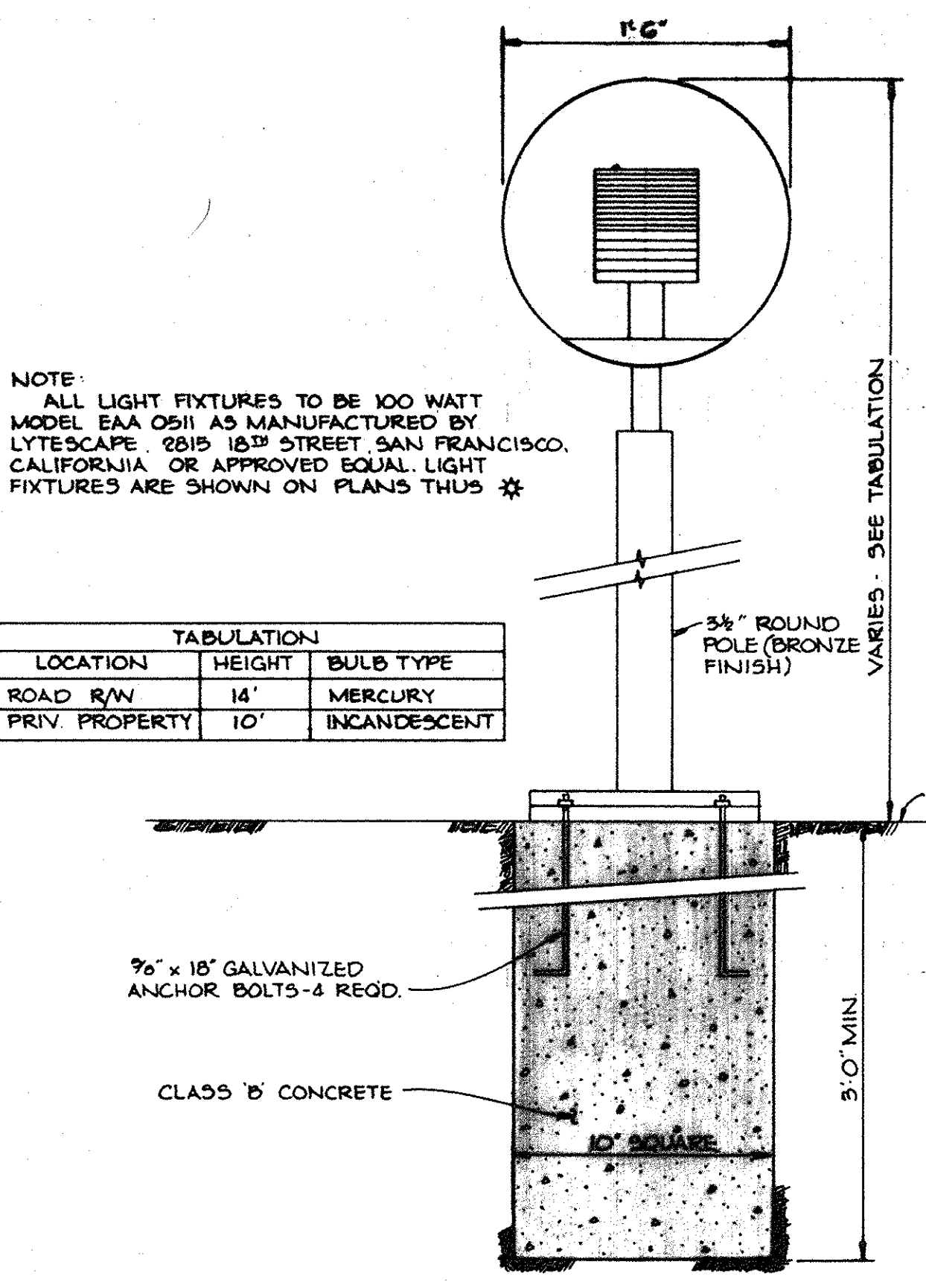
STANDARD BARRIER CURB

No Scale

HOWARD COUNTY STANDARD (DRAWING D-40, PAGE 95)

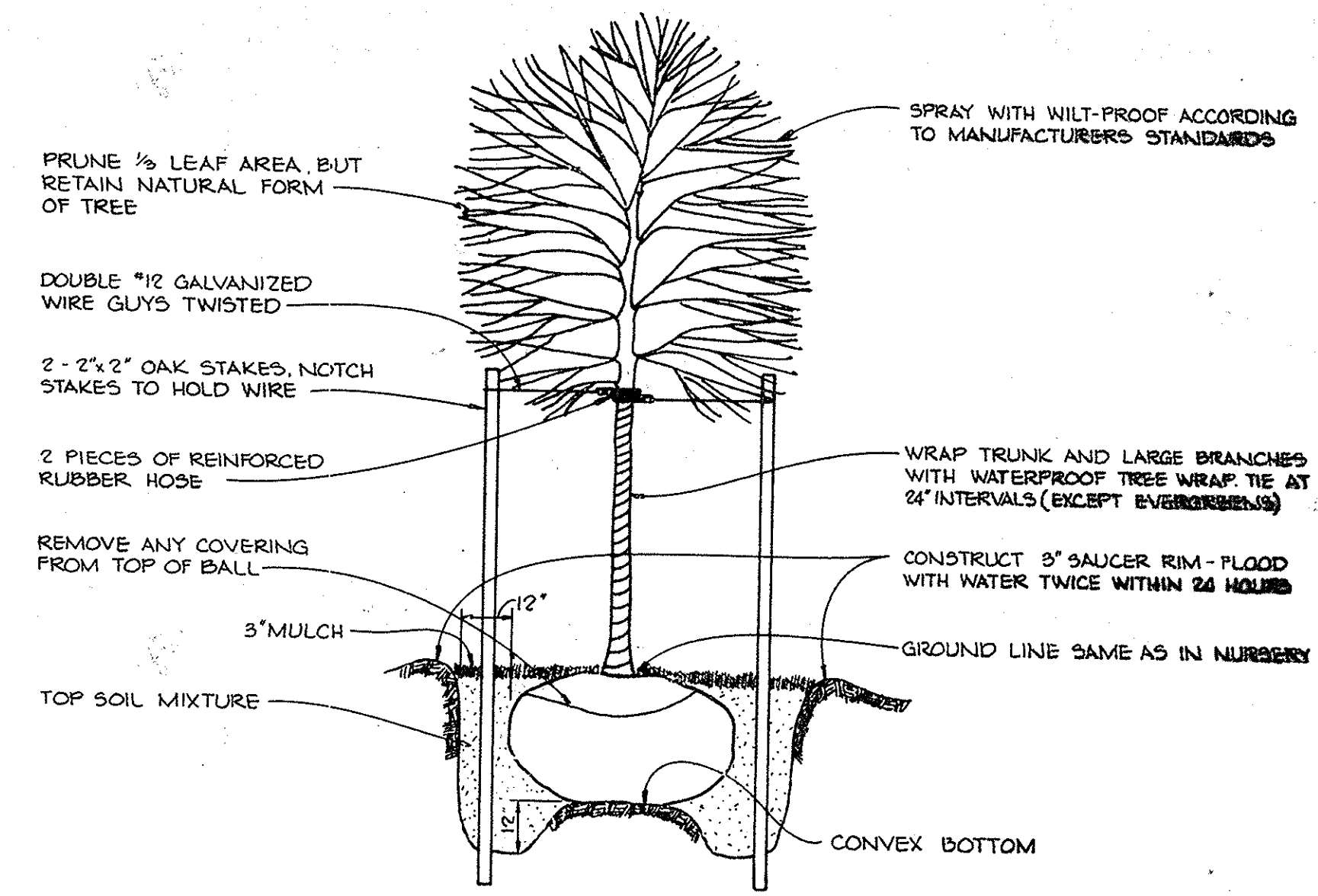
NOTE:
 ALL LIGHT FIXTURES TO BE 100 WATT MODEL EAA 0511 AS MANUFACTURED BY LITESCAPE 2815 16th STREET, SAN FRANCISCO, CALIFORNIA OR APPROVED EQUAL LIGHT FIXTURES ARE SHOWN ON PLANS THUS *

TABULATION		
LOCATION	HEIGHT	BULB TYPE
ROAD R/W	14'	MERCURY
PRIV. PROPERTY	10'	INCANDESCENT



LIGHTING DETAIL

No Scale

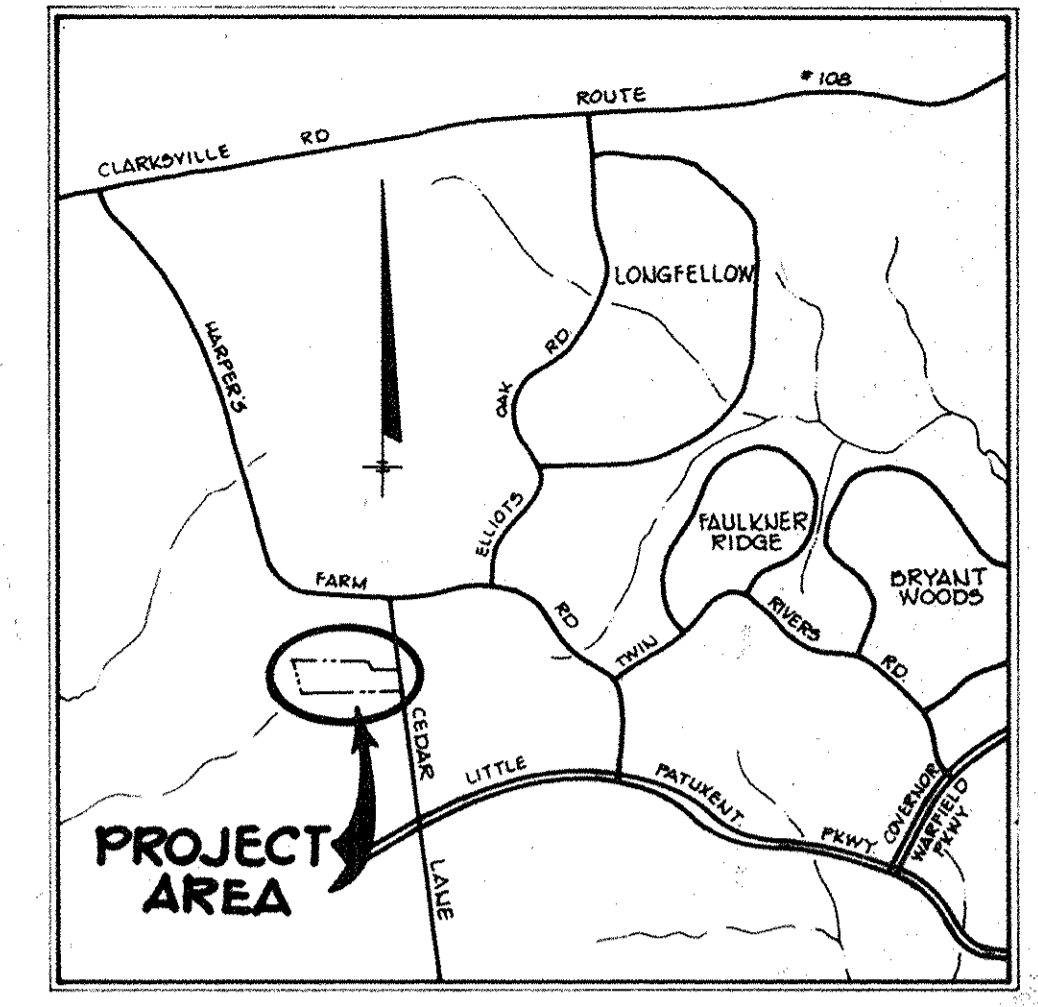


TREE PLANTING DETAIL

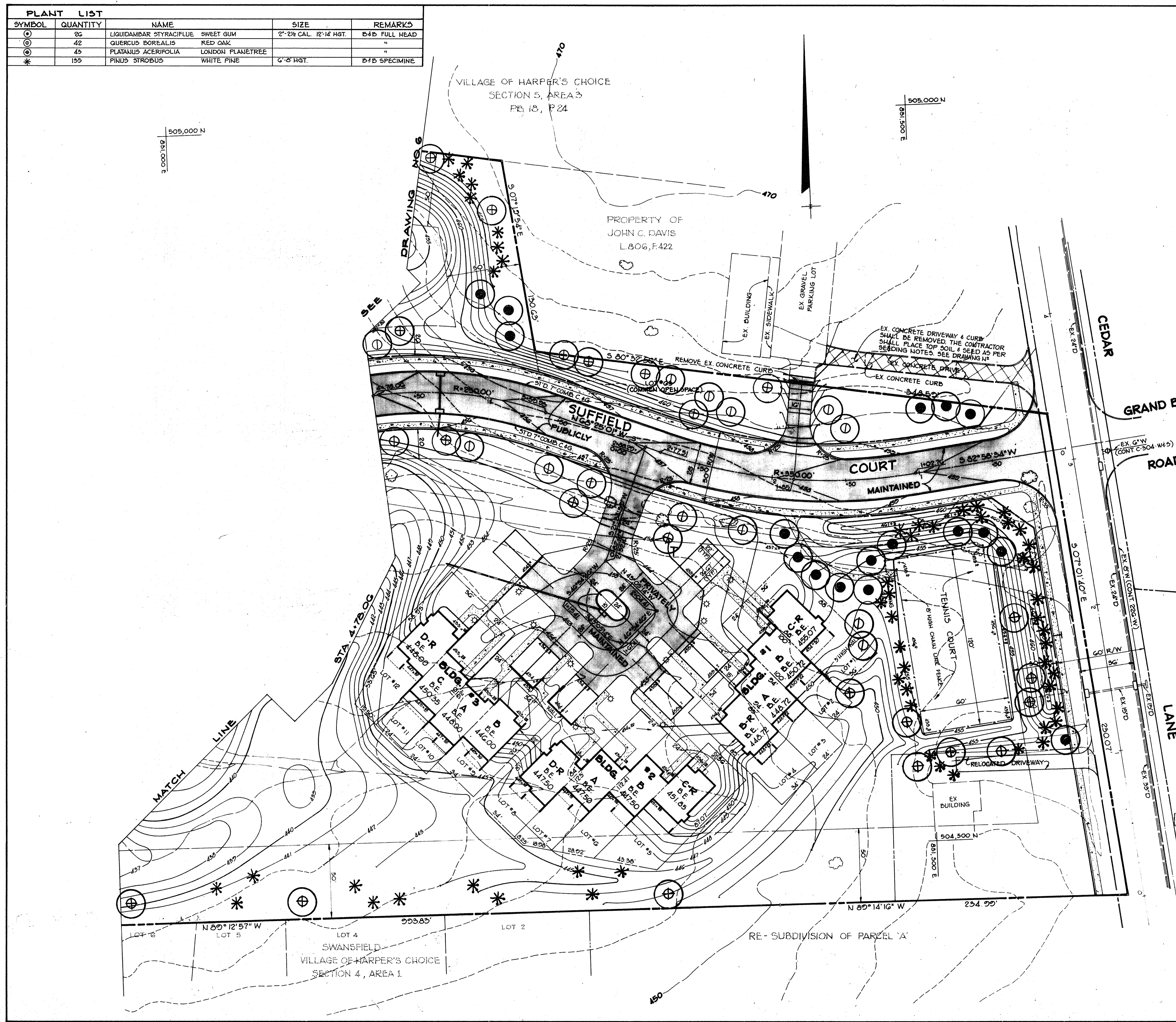
No Scale

MARYLAND BLUEPRINT CO., INC.

PLANT LIST				
SYMBOL	QUANTITY	NAME	SIZE	REMARKS
⊙	23	LIQUIDAMBAR STYRACIFLUE SWEET GUM	2"-2 1/2" CAL. 12'-14' HGT.	D+B FULL HEAD
⊙	42	QUERCUS BOREALIS RED OAK		"
⊙	45	PLATANUS ACERIFOLIA LONDON PLANETREE		"
*	135	PINUS STROBUS WHITE PINE	6"-8" HGT.	D+B SPECIMINE



VICINITY MAP
SCALE 1"=1200'



APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
George F. Nemeyer 10-23-80
 DIRECTOR DATE

William C. Rice 10-23-80
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Annal Bunch 10-29-80
 Acting PLANNING DIRECTOR DATE

Arthur Louis Palmer 10-28-80
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd 10-28-80
 COUNTY HEALTH OFFICER DATE

DATE	NO.	REVISION

OWNER: SCARBOROUGH JOINT VENTURE
 12400 CLARKSVILLE PIKE
 CLARKSVILLE, MARYLAND 21029

DEVELOPER: JACYN DEVELOPMENT GROUP
 12400 CLARKSVILLE PIKE
 CLARKSVILLE, MARYLAND 21029

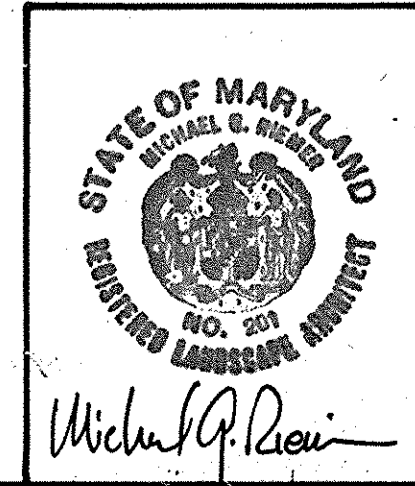
PROJECT: SCARBOROUGH
 LOTS 1 THRU G5 AND C-1 THRU C-60

AREA: ELECTION DISTRICT N#5 HOWARD COUNTY, MARYLAND
 TAX MAP N#29 PARCELS N# 71, 56 & 109

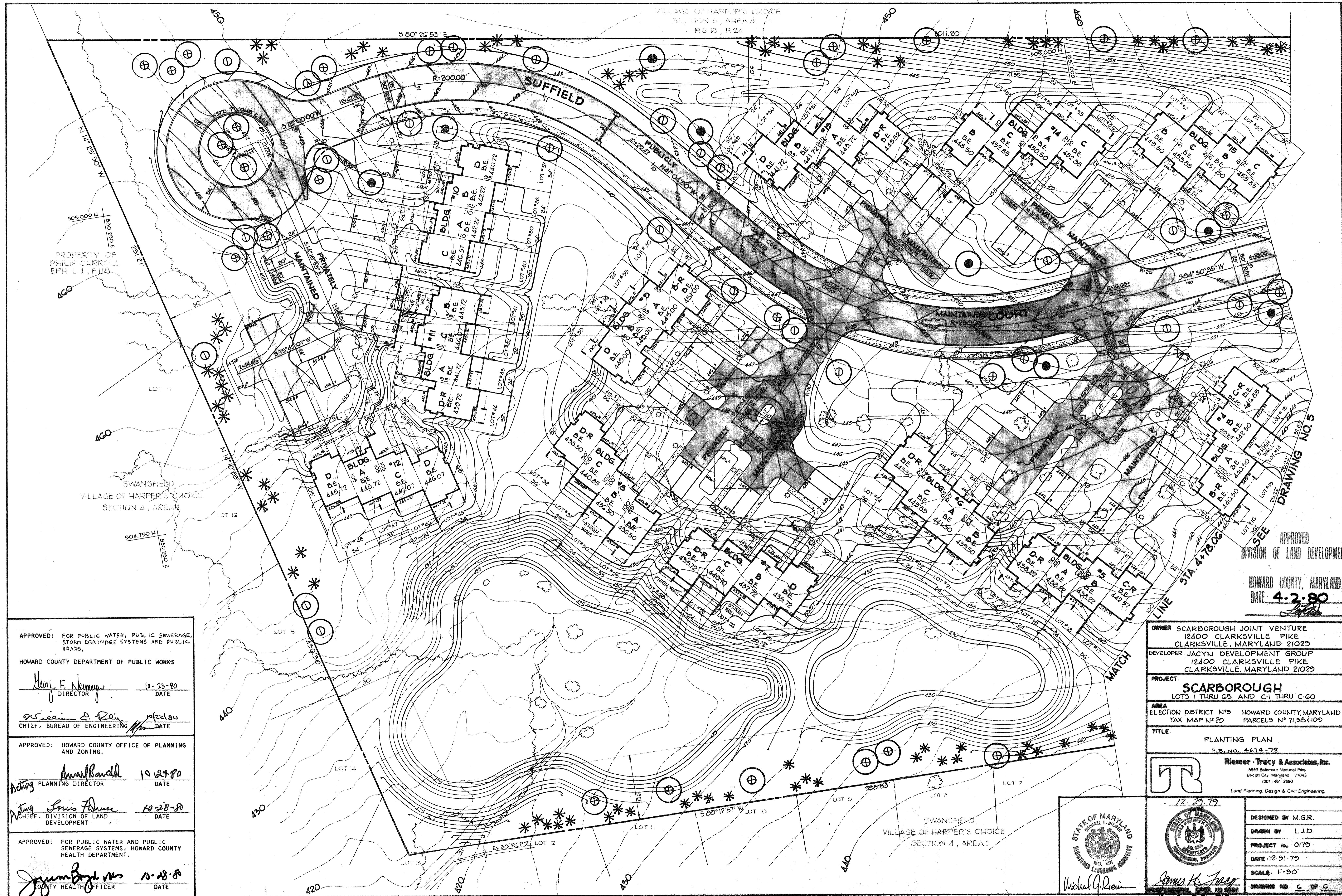
TITLE: PLANTING PLAN
 P.S. NO. 4674-7B

APPROVED
 DIVISION OF LAND DEVELOPMENT
 HOWARD COUNTY, MARYLAND
 DATE 4-2-80
J.F.D.

TR
 Riemer Tracy & Associates, Inc.
 8656 Baltimore National Pike
 Bethesda, Maryland 20814
 (301) 461-2690
 Land Planning Design & Civil Engineering



DATE	DESIGNED BY
12-29-79	M.G.R.
DATE	DRAWN BY
	L.J.D.
DATE	PROJECT NO.
12-31-79	0179
DATE	SCALE
	1"=50'
DATE	DRAWING NO.
	5 OF 6



VILLAGE OF HARPER'S CHOICE
SECTION 4, AREA 3
PB 18, P 24

PROPERTY OF
PHILIP CARROLL
EPH L I, FIA

SWANSFIELD
VILLAGE OF HARPER'S CHOICE
SECTION 4, AREA 1

APPROVED
DIVISION OF LAND DEVELOPMENT

HOWARD COUNTY, MARYLAND
DATE 4-2-80

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC
ROADS,

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

W. F. Neuman
DIRECTOR 10-23-80
DATE

William D. Rain
CHIEF, BUREAU OF ENGINEERING 10/22/80
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING
AND ZONING,

Smallband
PLANNING DIRECTOR 10-29-80
DATE

Louis Farmer
CHIEF, DIVISION OF LAND
DEVELOPMENT 10-28-80
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC
SEWERAGE SYSTEMS, HOWARD COUNTY
HEALTH DEPARTMENT,

James Boyd
COUNTY HEALTH OFFICER 10-28-80
DATE

OWNER SCARBOROUGH JOINT VENTURE
12400 CLARKSVILLE PIKE
CLARKSVILLE, MARYLAND 21029

DEVELOPER: JACYN DEVELOPMENT GROUP
12400 CLARKSVILLE PIKE
CLARKSVILLE, MARYLAND 21029

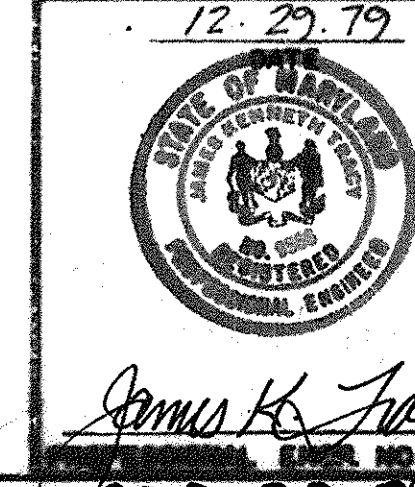
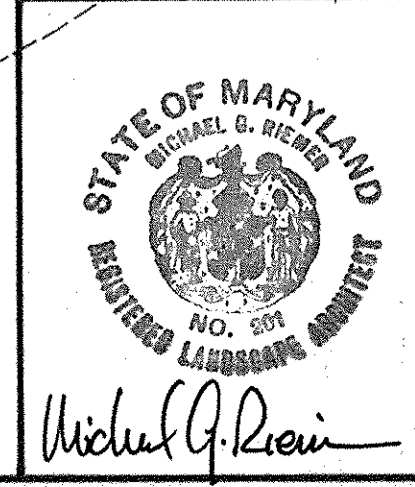
PROJECT
SCARBOROUGH
LOTS 1 THRU G5 AND C-1 THRU C-60

AREA
ELECTION DISTRICT N°5 HOWARD COUNTY, MARYLAND
TAX MAP N°20 PARCELS N° 71,92&102

TITLE
PLANTING PLAN
P.B. NO. 4674-78

Riemer Tracy & Associates, Inc.
8655 Baltimore National Pike
Escott City, Maryland 21043
(301) 481-2690
Land Planning, Design & Civil Engineering

DESIGNED BY M.G.R.
DRAWN BY L.J.D.
PROJECT NO. 0175
DATE 12-31-79
SCALE: 1"=30'
DRAWING NO. C OF C



SDP-80-90 AUGUST 11, 1980