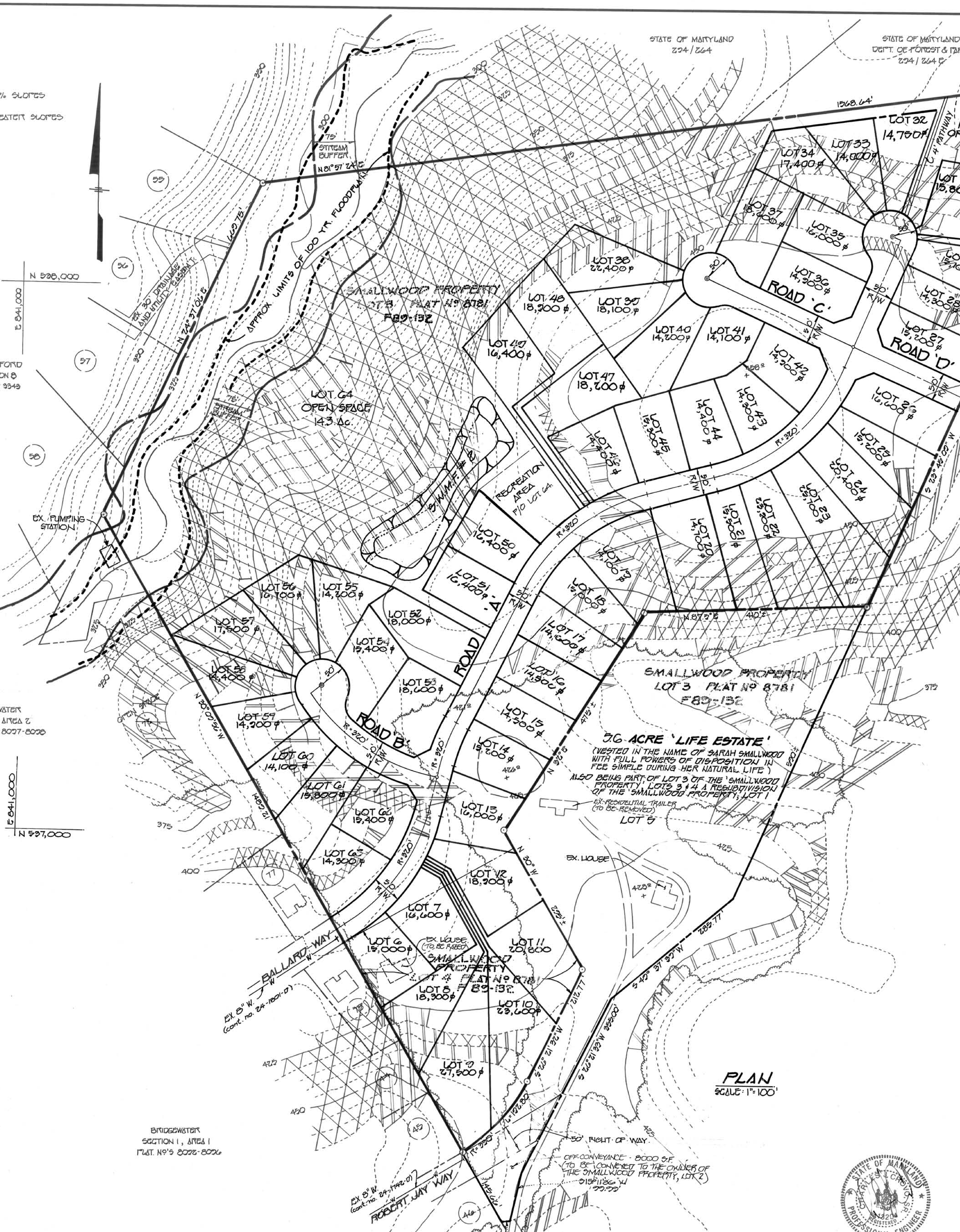
LEGEND

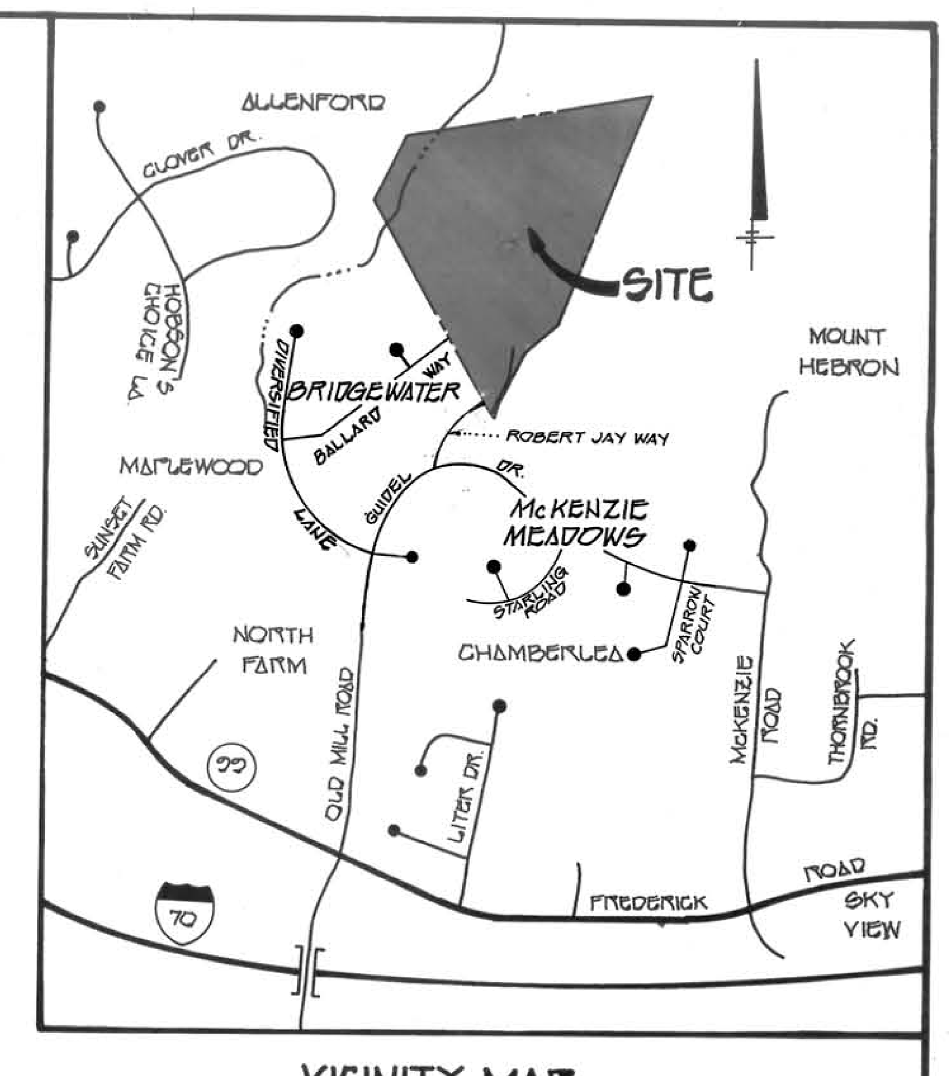
15%-24.99% SLOPES

25% OR GREATER SLOPES



PLAN
SCALE: 1" = 100'

SMALLWOOD PROPERTY
PLAT Nº 4251
LOT 2



VICINITY MAP
SCALE: 1" = 1000'

DEVELOPMENT PHASING

ALL 58 LOTS IN 1997

GENERAL NOTES

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
2. EX. - ZONING : R-20
3. TOPOGRAPHIC SURVEY CONTOUR MAPPING PROVIDED BY PHOTO SCIENCE, INC.
4. BOUNDARY INFORMATION FROM SURVEY PREPARED BY BOENDER & ASSOCIATES DATED JANUARY, 1989. SEE PLAT # 8781 / F-89-132.
5. THE WATER & SEWER SERVICE FOR THIS PROJECT IS PUBLIC.
6. THE EX. HOUSE ON LOT 6 IS TO BE RAZED PRIOR TO RECORDATION OF THE RECORD PLAT.
7. THE EX. RESIDENTIAL TRAILER ON LOT 5 IS TO BE REMOVED PRIOR TO RECORDATION OF THE RECORD PLAT.

AREA TABULATIONS

GROSS TRACT AREA = 46.4 AC. ±
AREA IN STEEP SLOPES = 6.5 ACS.
NET TRACT AREA = 39.9 ACS.
AREA OF PROPOSED BUILDABLE LOTS = 28.2 ACS.
AREA OF OPEN SPACE LOTS = 14.3 AC. ±
AREA OF PROPOSED ROADS = 3.7 AC. ±
AREA OF OFF-CONVEYANCE = .2 AC. ±

LOT & OPEN SPACE TABULATIONS

TOTAL NUMBER OF OPEN SPACE LOTS: 1
OPEN SPACE REQUIRED: 13.92 Ac.±
(46.4 ACRES × 0.30 ACRES)
OPEN SPACE PROVIDED: 14.3 Ac.±
RECREATION AREA REQUIRED: .27 Ac. (200 S.F. per LOT)
RECREATION AREA PROVIDED: .33 Ac.±
TOTAL No. OF RESIDENTIAL LOTS PROPOSED = 59*

NOTE: POSTERS ARE REQUIRED FOR THE CONNECTION TO BALLARD WAY

* INCLUDES 2 LOTS WHICH HAVE EX. DWELLING. THE 1 HOUSE ON LOT 5 IS TO REMAIN. THE DWELLING ON LOT 6 IS TO BE RAZED.

[signature] 1/12/94
PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

OWNER / DEVELOPER

SMALLWOOD PROPERTY PARTNERSHIP
13308 SPRINGWOOD COURT
ELLICOTT CITY, MD. 21042

ATTN.: JIM LAWSON, Sr.
(410) 740-2100

SKETCH PLAN
SMALLWOOD PROPERTY
LOTS 5 - 64.

A RESUBDIVISION OF A PART OF LOT 3 AND ALL OF LOT 4 OF THE SMALLWOOD PROPERTY, LOTS 3 & 4, A RESUBDIVISION OF THE SMALLWOOD PROPERTY, LOT 1

PLAT Nº 8781	F 89-132
TAX MAP 17	PARCEL 664
2ND ELECTION DISTRICT	HOWARD COUNTY, MARYLAND
SCALE : AS SHOWN	DATE: DECEMBER 1993
SHEET 1 OF 1	

#30484 S-94-14