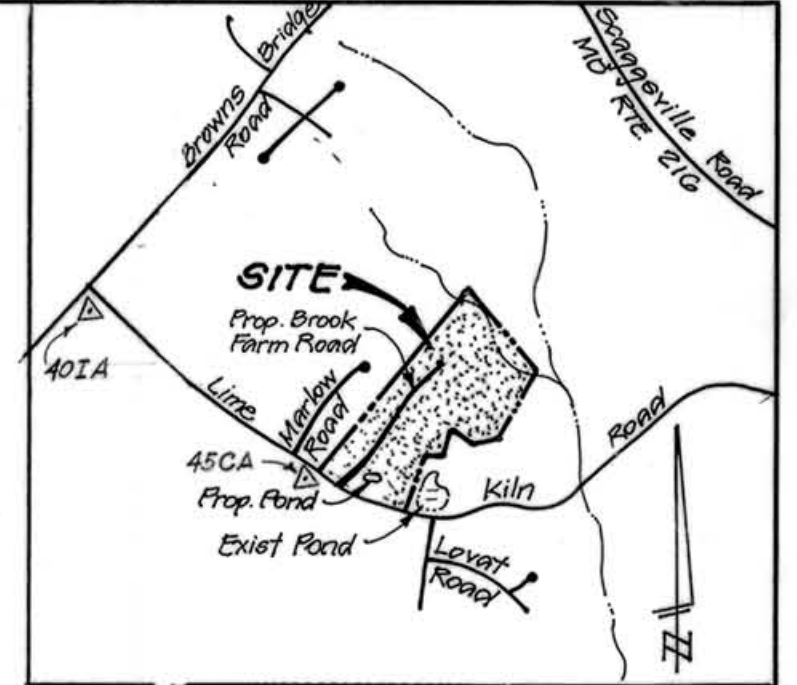


COORDINATE TABLE

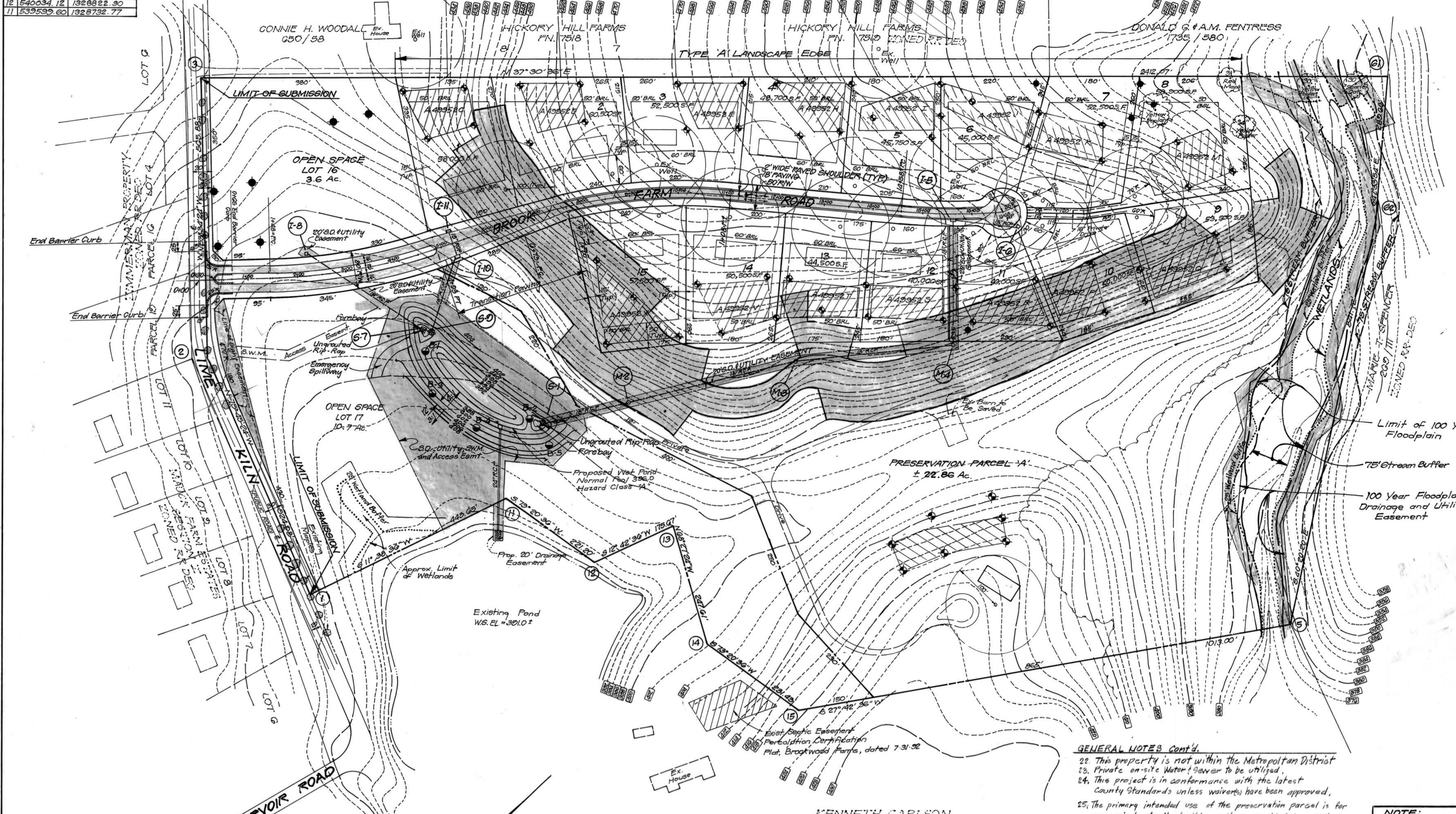
1	539726.77	1326223.93
2	540064.78	1327768.61
3	541978.15	1329237.32
4	541782.71	1329451.10
5	541141.12	1329305.95
6	540844.30	1329249.91
7	540177.97	1329303.19
8	540268.89	1329072.88
9	540037.52	1329034.22
10	540034.12	1328822.30
11	539539.60	1328732.77

HOLLY HOUSE DIVISION
FB.7 P.22



- LEGEND**
- Contour Interval 2 feet
 - Existing Contour
 - Proposed Contour
 - Existing Trees to be Saved
 - Proposed Spot Elev. +20'
 - Septic Fields
 - Proposed Well Site
 - Existing Well Site
 - Passed Septic Test Sites
 - Failed Septic Test Sites
 - 15% - 25% Slopes
 - Possible House Site
 - Limit of Wetlands

- GENERAL NOTES**
- Existing Zoning RR-DEO
 - Gross Area of Tract 57.16 Ac
 - Density Calculations:
 - A. Base Density (by 4.25 Ac.) = 13
 - B. Max. Density, WLEO Option (104.2 Ac.) = 28
 - C. Proposed number of units (15 Clust. Pres. P.) = 16
 - D. Number of DEO's Required = 3
 - Open Space Required for DEO Option (25%) = 14.3 Ac.
 - Open Space Provided 14.3 Ac.
 - Area Tabulation:
 - Gross Area 57.16 Ac.
 - Area of Cluster Lots 1-15 (40,000 SF Min., 60,000 SF Max.) 17.3 Ac.
 - Area of Open Space Lots 16-17 14.3 Ac.
 - Area of Preservation Parcel 'A' 22.86 Ac.
 - Area of Proposed Roads 2.7 Ac.
 - Area of 100 Yr. Floodplain 2.8 Ac.
 - Topography compiled from Howard Co. 200 Scale Aerial Topography and supplemented with field run data for S.W.M. areas, Wetlands and Floodplain sections, May 1994, by Clark, Finckel & Sackett, Inc.
 - Soils information taken from Howard Co. Soils Survey Map Numbers 25 & 32.
 - Wetland Inventory and Forest Stand Delineation prepared by Exploration Research, Inc. as submitted with sketch plan, 6-24-94.
 - Sediment and Erosion Control measures shall be determined with the submission of the road construction plans.
 - Street trees, perimeter landscaped edge and stormwater management area landscaping per section 16.124 to be provided by the developer shall be detailed at final plan stage.
 - BRL denotes Building Restriction Lines.
 - Boundary coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County, Maryland Geographic Control Station N 2's 45 CA and 40 IA.
 - Stormwater Management for this development, quantity and quality, to be provided in proposed wet pond on site. The site pond is not available.
 - Elementary School District: West Region, Pointers Run.
 - For pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the pipestem lot driveway and the public R/W.
 - Reference Files: S-94-28
 - Forest conservation obligations per section 16.120 shall be satisfied by preparation of on-site Forest plan and afforestation per approved Forest Conservation Plan.
 - Soils Report by Hillis Carnes Engineering Assoc., Inc. Dated May 16, 1994.
 - A.P.E.O. Study by the Traffic Group, Inc. approved Jan. 30, 1994.



NOTE: This symbol designates a proposed private sewage easement of 10,000 sq. ft. minimum as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in these areas are restricted until public sewerage is available and serving any residential structure constructed on these building sites. These easements shall become null and void upon connection to a public sewerage system. The final lot configuration shall comply with the minimum ownership width and lot areas, as required by the Maryland State Department of the Environment.

APPROVED: FOR INDIVIDUAL SEWERAGE AND WATER SYSTEMS
COUNTY HEALTH OFFICER

PERCOLATION TEST DATA

ORIGINAL LOT NO. AT TIME OF TEST APPLICATION	PRESENT LOT NUMBER	AVERAGE PERC. TIME IN MIN.	MINIMUM INLET DEPTH IN FEET	PERC. AREA IN SQUARE FEET
2	1	8	4.0	49952A
3	2	26	4.0	49952C
4	3	9	4.5	49952D
5	4	28	4.5	49952E
6	5	12	4.5	49952F
7	6	12	4.5	49952G
8	7	5	4.0	49952H
9	8	5	4.0	49952I
10	9	5	4.0	49952J
11	10	20	5.0	49952K
12	11	18	4.5	49952L
13	12	22	4.0	49952M
14	13	22	5.0	49952N
15	14	10	5.0	49952O
16	15	22	4.0	49952P

KENNETH CARLSON
L. 485 F. 0357
P. 22
ZONED RR-DEO

CENTERLINE CURVE DATA

STATION	R	L	Δ
PC 1+48 to PT. 4+03	1100'	345'	17° 58'
PC 678 to PT. 11+08	1025'	435'	24° 10'
PC 14+58 to PT. 16+45	1200'	207'	9° 55'

MINIMUM LOT SIZE CHART

LOT NO.	Gross Area	Pipestem Area	Net Area	Min. Lot Size
8	88,300 sq. ft.	1900 sq. ft.	57,000 sq. ft.	40,000 sq. ft.
9	53,500 sq. ft.	2000 sq. ft.	51,500 sq. ft.	40,000 sq. ft.

- GENERAL NOTES Cont'd.**
- This property is not within the Metropolitan District.
 - Private on-site water/sewer to be utilized.
 - This project is in accordance with the latest County Standards unless waivers have been approved.
 - The primary intended use of the preservation parcel is for one single family dwelling unit as provided for under Section 105.F.2 & 105.F.7.B.3. Other uses such as agricultural and private recreational facilities may also apply.
 - Open Space Lots 16 & 17 to be dedicated to a Homeowners Assoc.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR
DATE 7/26/94



NOTE: The purpose of this revised sketch plan is to show the proposed addition of two units by D.E.O. option and request the corresponding additional unit allocations. See File #S-94-28 and subsequent P-95-01 for all supporting information.

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 • BALTO. • (301) 621-6100 - WASH.

REVISED SKETCH PLAN
LOTS 1 THRU 17 & PRESERVATION PARCEL A
BROOKWOOD FARMS
TAX MAP 40145 PARCEL P-1
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGNED: WHT
DRAWN: ZAH
CHECKED: WHT
DATE: 6/16/94

OWNER/DEVELOPER: CARMAN ASSOCIATES
P.O. Box 122
21110 4th City, Md. 21043

SCALE: 1"=100'
DRAWING: 10/F1
JOB NO.: 94-064
FILE NO.: 94-064-P

REVISED: 8-31-92 PER DP2 & PPW COMMENTS

Amended S-94-28