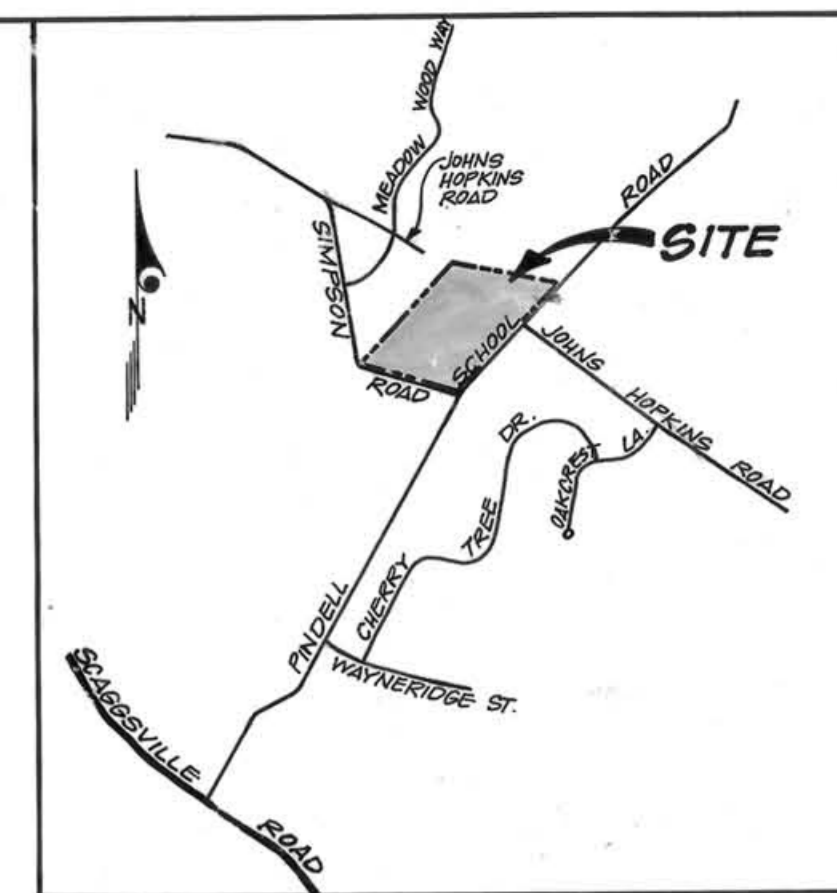


LEGEND

- Contour Interval 5 Ft.
- Existing Contour
- Proposed Well Location
- Existing Trees to be saved
- Proposed Septic Easement
- Possible Well Sites
- Slopes 15-24%



GENERAL NOTES

1. Existing Zoning: R.R.-DEO
2. Location: Tax Map #41, Parcel 143
1st Election District
3. Site Areas:

Gross Area	39.6 Ac. ±
Existing Wetlands	± 0.6 Ac. ±
100-Yr. Floodplain & Steep Slopes	0
Net Area	39.6 Ac. ±
4. Density Tabulation:

Base Density (1DU/4.25 gross ac.)	9
Max Density w/ DEO option (1DU/2Ac.)	19
Proposed no. of Dwelling Units (Incl. Ex. House)	19
No. of DEO's required	10
5. Development Data

Area of Cluster Lots	21.1 Ac. ±
Area of Preservation Parcel	5.1 Ac. ±
Area of Open Space Required (25%)	2.9 Ac. ±
Open Space Provided (3 lots incl. cemetery)	11.0 Ac. ±
Area of Road Right-Of-Way Dedication	2.4 Ac. ±
6. Private Water and Sewer to be utilized. Property is not within the Metropolitan District.
7. Reference File: S-24-13 (Janney Property)
8. Topographic Contour Mapping (5' intervals) based on Howard County Aerial Topo, 1"=200', Dated 11/23/77.
9. Posters for Public Notice of Proposed Roadway Entrance shall be required for John's Hopkins Road.
10. The primary intended use of the Preservation Parcel is for one Single Family Dwelling Unit as provided for under Section 105.F.2 and 105.F.7b.3. Other uses such as Agricultural and Private Recreational Facilities may also apply.
11. The project is in conformance with the latest Howard County Standards unless waiver(s) have been approved.
12. APFO study as previously submitted and approved under S-24-13. Prepared by Street Traffic Studies, Ltd. Sept. 22, 1993. See Revised Report Dated 12-30-94.
13. Wetlands and Forest Stand Delineations as previously submitted and approved under S-24-13. Prepared by M.A. Dircks & Co., Inc., Sept. 30, 1993. Wetlands Limits have been revised & updated per letter dated 12-23-94.
14. Council Bill 11-1995, effective May 8, 1995, deleted the Johns Hopkins Road connection as a minor collector and instead designated Simpson Road between Pindell School Road and Hall Shop Road as a minor collector.

PHASING SCHEDULE

	NO. UNITS	ALLOCATION YEAR
PHASE I	9	1997
PHASE II	9	1998

(Allocation is not required for the existing house in Phase II)

14. Council Bill 11-1995, effective May 8, 1995, deleted the Johns Hopkins Road connection as a minor collector and instead designated Simpson Road between Pindell School Road and Hall Shop Road as a minor collector.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Frank Sackett
PLANNING DIRECTOR
5/12/95
DATE

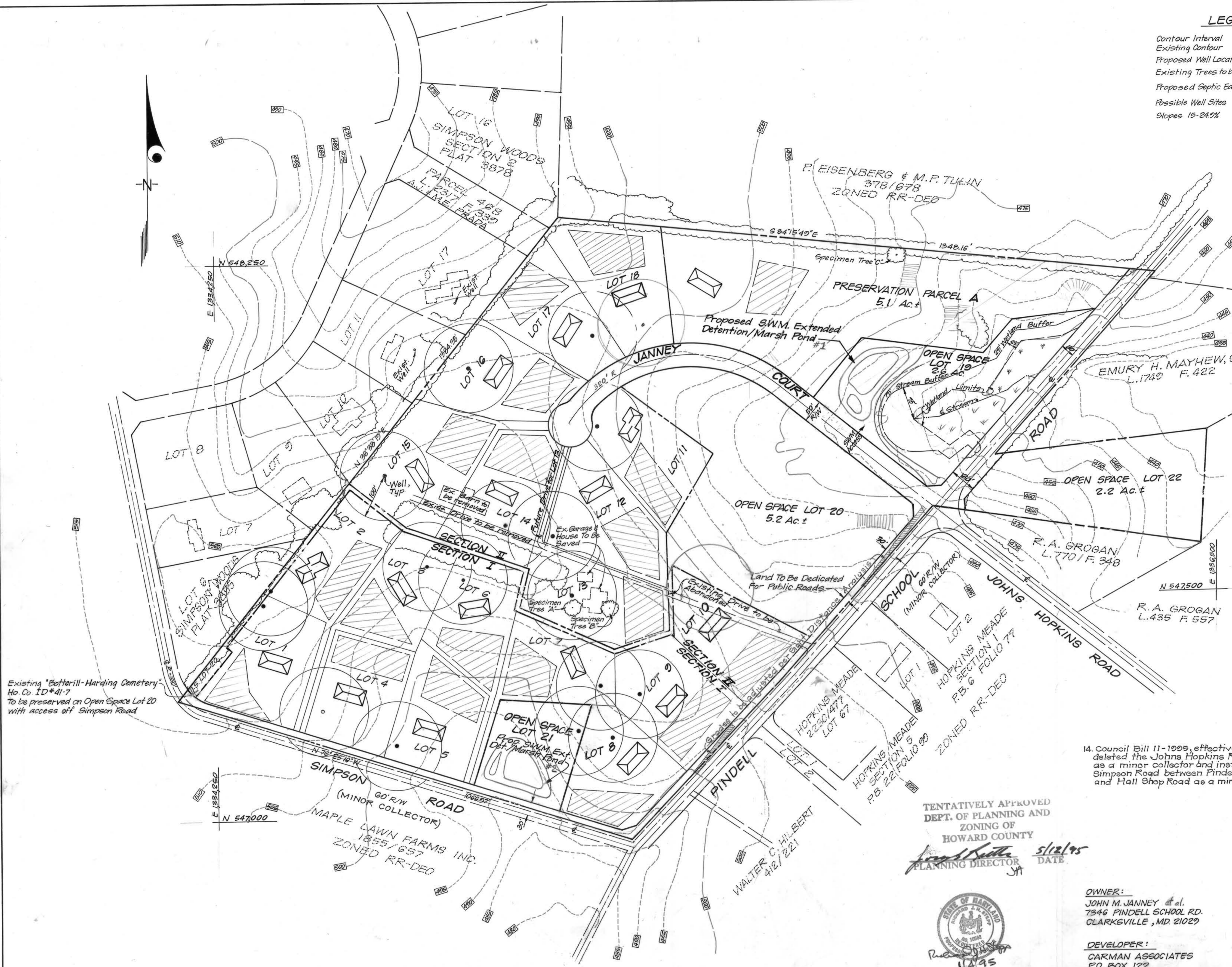


OWNER:
JOHN M. JANNEY et al.
7346 PINDELL SCHOOL RD.
CLARKSVILLE, MD. 21029

DEVELOPER:
CARMAN ASSOCIATES
P.O. BOX 122
ELLCOTT CITY, MD. 21043

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD. 21045 • (410) 381-7500 - BALTO. • (301) 621-8100 - WASH.		
DESIGNED WHT	SKETCH PLAN	SCALE 1" = 100'
DRAWN PTD	EASTERN VIEW (FORMERLY BRENDA'S CHOICE)	DRAWING 1 OF 1
CHECKED WHT	TAX MAP 41 PARCEL 143 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	JOB NO.
DATE 3-27-95	For: CARMAN ASSOCIATES P.O. Box 122 ELLCOTT CITY, MD. 21043	FILE NO. 04-100P

S-95-07



Existing "Bottarill-Harding Cemetery"
Ho. Co. ID #41-7
To be preserved on Open Space Lot 20
with access off Simpson Road