

LOT NO.	CREDITED O.S.	NON-CREDITED O.S.	TOTAL O.S.
1	0.3138 Ac.-	0.0386 Ac.-	0.3494 Ac.-
11	0.3400 Ac.-	0.00 Ac.	0.3400 Ac.-
12	0.4900 Ac.-	0.00 Ac.	0.4900 Ac.-
17	0.2570 Ac.-	0.0680 Ac.-	0.2900 Ac.-
25	4.450 Ac.-	0.00 Ac.	4.450 Ac.-
	6.8438 Ac.-	0.1045 Ac.-	5.9194 Ac.-

"VILLAGE OF RIVER HILL"
Section 2, Area 2, Phase 2
Lots 1-127, 237-239
Plat No 10994
Plat No 11143

- GENERAL NOTES**
- Existing Zoning: R-20 (Residential - Single) per 1018/93 Comprehensive Zoning Plan.
 - Used & Plat References: Wilkinson Acres - Liber 1209 Folio 202
Towers Property - Plats 12551-12552
"Wilkinson Acres" Lots 5 & 10 - 17 208 Ac.-
"Towers Property" Lots 1-3 - 2,280 Ac.-
Total Gross Tract Area: 19,468 Ac.-
 - Net Tract Area: 19,468 Ac.-
 - Number of Proposed Lots: 40
 - Buildable: 35 (2 lots with existing dwellings, 33 new dwellings)
 - Open Space: 5 (1 existing lot, 3 proposed lots)
 - Area of Proposed Lots: 17,338 Ac.-
 - Buildable: 11,418 Ac.-
 - Required Open Space: (Min lot size 14,000 SF/30% Req'd) 4,584 Ac
 - Provided Open Space: 5,92 Ac.-
 - Area of Proposed Public Roads: 2.13 Ac.-
 - This property is within the Metropolitan District. Public water and public sewer systems will be utilized for this development. Public water will be provided by extension of Contract # 34-3210D. Public water will be provided by extension of Contract # 34-3556D.
 - The existing utilities shown on this plan are taken from existing drawings of public record.
 - All aspects of this project are in conformance with the latest Howard County Standards unless waivers have been approved. Onsite roadways have been designed in conformance with the new Residential Street Design Criteria Policy. A waiver has been submitted and approved July 30, 1997.
 - Stormwater management will be provided onsite for the portion of the site not already managed by the downstream regional facility. Quality and Quantity management will be provided by retention.
 - This plan is based on information shown on Plat # 7389, prepared by RDA Group, Plat # 5947, prepared by the Reimer Group, Inc., and Plats 12551-12552, prepared by LDE, Inc.
 - Horizontal datum is based on the Maryland State Grid System Howard County Management Stations 2437001 and 2317001.
 - The topography shown herein is compiled from the Howard County Aerial Photogrammetry.
 - The floodplain shown was computed as part of subdivision plan F84-144 (Plat # 5847). As related to the proposed site elevations the floodplain is "non-critical".
 - The continued use of the historic resource 10210, the "E. Walter Scott Farmhouse", as a special exception antique shop (BA91-245) is subject to re-evaluation by the Board of Appeals.
 - The existing structures on lots 13 and 21 will remain. All other outbuildings will be removed.
 - The existing private water and sewerage facilities serving the dwellings located on lots 13 and 21 will be abandoned upon connection to public systems. Abandonment procedures in conformance with the Health Department Regulations will be followed. All known sewerage disposal easements of record have been shown.
 - All interior roads are public (Access Place).
 - Lots 9 and 10 are denied direct vehicular access to Guilford Road. Vehicular access for these lots will be achieved by a private common driveway accessing from an onsite public roadway which ends adjacent to lot 8.
 - WP-98-29 was approved by the Planning Director on October 3, 1997 to waive Section 16.121(e)(1) to waive the requirements a) for 40 feet of frontage on a public road for access by pedestrian and maintenance vehicles and b) 20 feet of frontage if adjacent side yard setbacks for abutting lots is increased by 10 feet and instead provide 10 feet frontage for both open space lots 1 and 17. Subject to the following conditions: 1) Dedication of open space lot 1 to the Department of Recreation and Parks; 2) Provide continuous 10 foot wide pipestems on lots 1 and 17; A request to waive Section 16.121(e)(1) to not require an additional 10 foot side yard setback on abutting lots 16 and 18 for open space lot 17 was denied by the Planning Director.

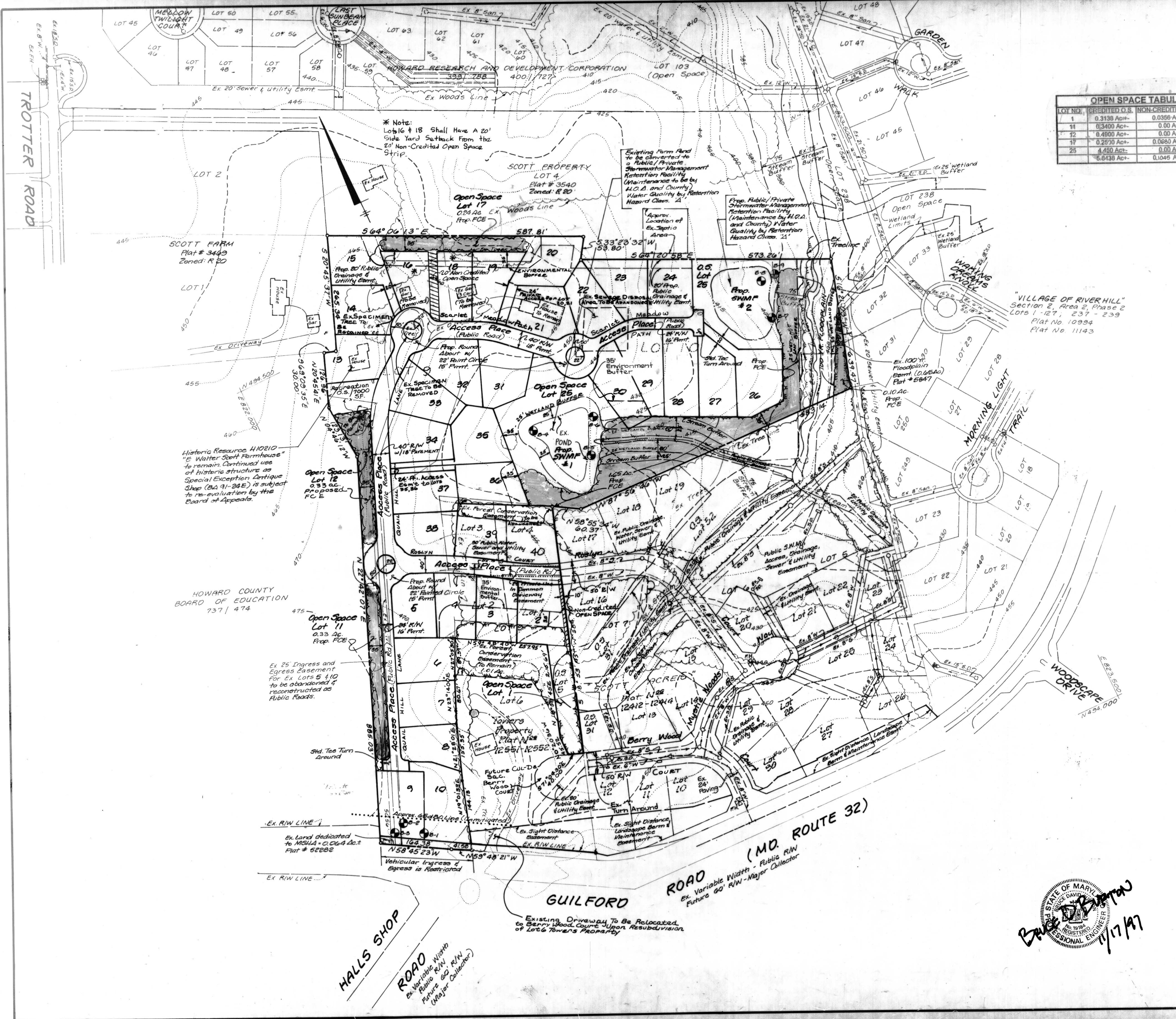
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joseph R. K... 11/24/97
PLANNING DIRECTOR DATE

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 598-3424 (410) 715-9540 (Fax)

Designed BDB	SKETCH PLAN Quail Hill Lots 1-40	Scale 1" = 100'
Drawn RBW	A Resubdivision of Lots 6 & 10 "Wilkinson Acres" & A Resubdivision of Lots 1-3 "Towers Property"	Sheet 1 of 1
Checked BDD	TAX MAP NO. 35 P10 PARCELS 353 & 354 5th ELECTION DISTRICT, HOWARD CO. MD	LDE JOB NO 94-136
Date SEPT. 1997	OWNER (DEVELOPER) Branch Development Corporation 8835 Columbia 100 Parkway, Suite 7, COLUMBIA MARYLAND 21045 410-730-0810	File No 597-23

David D. Burton 11/17/97
PROFESSIONAL ENGINEER



5.97.03