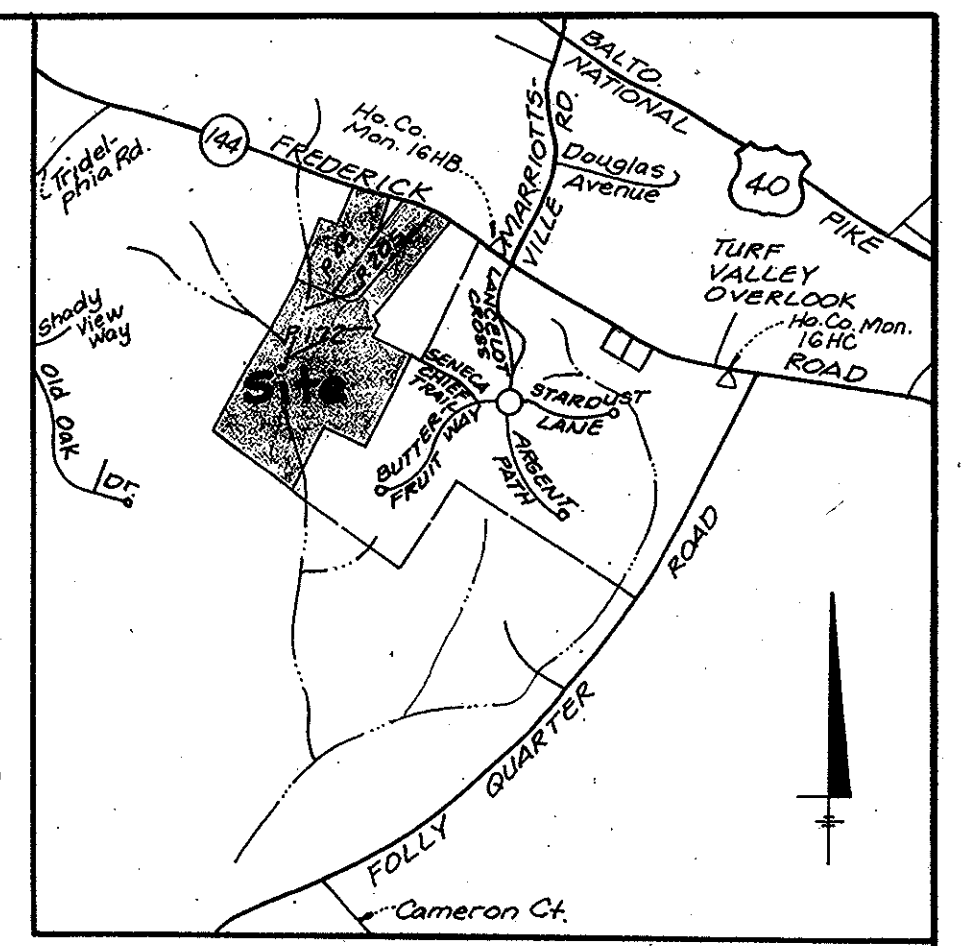


PRESERVATION PARCEL TABULATION

SECTION	PARCEL	AREA	PURPOSE / BUILD. / NON-BUILD.	OWNER	EASEMENTS	MAINTENANCE
3	A	0.26 AC.-f	SWM AREA (NON-BUILDABLE)	HOA	HO.CO.MD.	HOA, HO.CO.MD.
	B	0.28 AC.-f	ACCESS TO SWM (NON-BUILDABLE)	HOA	HO.CO.MD.	HOA, HO.CO.MD.
	C	9.02 AC.-f	CONSERVATION AREA (NON-BUILDABLE)	HO.CO.MD.	H.O.A.	HO.CO., MD
	D	1.05 AC.-f	SWM AREA (NON-BUILDABLE)	HOA	HO.CO.MD.	HOA, HO.CO.MD.
	E	24.90 AC.-f	CONSERVATION AREA (NON-BUILDABLE)	HO.CO.MD.	H.O.A.	HO.CO., MD
	F	3.59 AC.-f	CONSERVATION AREA (NON-BUILDABLE)	HO.CO., MD. Rec. & Parks	H.O.A.	HO.CO., MD
	G	0.57 AC.-f	SWM AREA (NON-BUILDABLE)	HOA	HO.CO.MD.	HOA, HO.CO., MD.
Non-Flood Parcel	H(1)	0.10 AC.-f	(NON-BUILDABLE)	Brantwood LLC	-	H.O.A.

(1) Parcel 'H' may be used as an entrance feature to the subdivision or conveyed to the adjacent property owner, Emery, I.
NOTE: Lots indicated with a (*) are gross areas which include land within the pipeline or flag stem. All lots shall comply with Section 104.E.b and c of the Howard County Zoning Regulations.



- GENERAL NOTES**
- All aspects of the project are in conformance with the latest standards and specifications of Howard County unless waivers have been approved.
 - Project Background: Location: Ellicott City, Maryland; Maps 16 / 45, 172, & 205; Zoning: RC - DEO (Rural Conservation - Density Exchange Option)
 - Existing zoning: RC (Rural / Conservation) per 10/19/93 Comprehensive Zoning Plan.
 - Deed References: a. Parcel 45: Cole L. 526 / F. 323 Area = 12.21 AC.-f; b. Parcel 172: Garbutt L. 995 / F. 123 Area = 64.522 AC.-f; c. Parcel 205: Takacs L. 866 / F. 737 Area = 7.756 AC.-f
 - The property shown hereon is based on a field run boundary survey performed by LDE, Inc. dated February 1999.
 - Gross Area of tract: 84.588 AC.-f; a. Gross Area: 84.588 AC.-f; b. Net Area: 78.28 AC.-f (6.21 AC.-f Floodplain)
 - Open Space Required: 0 AC.-f; Open Space Provided: 0 AC.-f; Area of proposed lots: 84.588 AC.-f; a. Buildable Lots: 40.85 AC.-f; b. Preservation Parcel (buildable): 0 AC.-f; c. Preservation Parcel (non-buildable): 39.87 AC.-f; d. Proposed Roads: 3.87 AC.-f
 - Number of Lots / Parcels: 48 (40 Lots + 8 Preservation Parcel); a. Buildable Lots: 37 + (3 Existing Homes) = 40 Total; b. Preservation Parcels: 8; i. Buildable: 0; ii. Non-Buildable: 8; c. Existing Dwellings: 3 (Lots 31, 36, & 38)
 - The existing utilities shown hereon are approximate locations taken from drawings of public records.
 - The topography shown hereon is compiled from Howard County Aerial Photogrammetry. Horizontal and vertical datum's are related to the Maryland State Plane Coordinate System as projected from Howard county control stations No. 16H and No. 16 HC (NAD 83).
 - The proposed Water and Sewer systems to be private well and septic. The property is not located within the Metropolitan District.
 - There are no existing contiguous slopes 25% or greater which are greater than 20,000 square feet within the boundaries of the site. See Forest Stand Delineation plan for steep slope analysis.
 - The existing structures located on Lots 31, 36, & 38 are to remain.
 - Maryland Route 144 (Old Frederick Road) is a scenic road.
 - The Noise Study was compiled as part of the Sketch Plan submission.
 - The Sight Distance analysis was compiled as part of the Sketch Plan submission.
 - Stormwater management will be met in:
 - Fond #4 on Preservation Parcel "A" & B and P/O Preservation Parcel "F"
 - Drantwood - Section 2 / Area 1 (F 99-05) by Retention
 - Fond #5 on Preservation Parcel "D" by Retention
 - Fond #6 on Preservation Parcel "G" by Retention

- The By-Right Density yield for Section 3 will be 84.588 Acres + 4.25 = 19 Buildable Units. Therefore, 21 Cluster Exchange Option (CEO) Units are required to support the proposed yield of 40 buildable units (40-19 = 21 CEO's)
- The proposed Building Units on Lots adjacent to Frederick Road (Scenic Road) shall be oriented facing (Front Facade) the scenic roadway. Landscaping along the Roadway Perimeter shall be in accordance with Section 16.124 of the Subdivision Regulations and Landscape Manual.

OWNERS

Parcel 172: GEORGE and GERTRUDE GARBUTT, 11363 Frederick Road, Ellicott City, Maryland 21042

Parcel 45: HUGH F. COLE, JR., 8835-F Columbia 100 Parkway, Columbia, Maryland 21045

Parcel 205: WENDY E. TAKACS, 11407 Frederick Road, Ellicott City, Maryland 21042



MARRIOTTVILLE ROAD @ US. RTE. 40 INTERSECTION IMPROVEMENT DETAIL
 SCALE: 1" = 50'

LDE, INC.
 9250 Rumsey Road, Suite 108, Columbia, MD. 21045
 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

Des. BDB	SKETCH PLAN BRANTWOOD SECTION THREE PROPERTY OF GEORGE A. GARBUTT, WENDY E. TAKACS AND A RESUBDIVISION OF PROPERTY OF HUGH F. COLE, JR. - LOTS 1 THRU 3	Scale: 1" = 200'
Drwn. KBW		Drawing 1 of 1
Chkd. BDB	Developer: BRANTWOOD, LLC, 8835-F Columbia 100 Pkwy, Columbia, Maryland 21045, Phone: (410) 730-0810	LDE Job # 98-040
Date: Feb. 1999	File # 399-09	