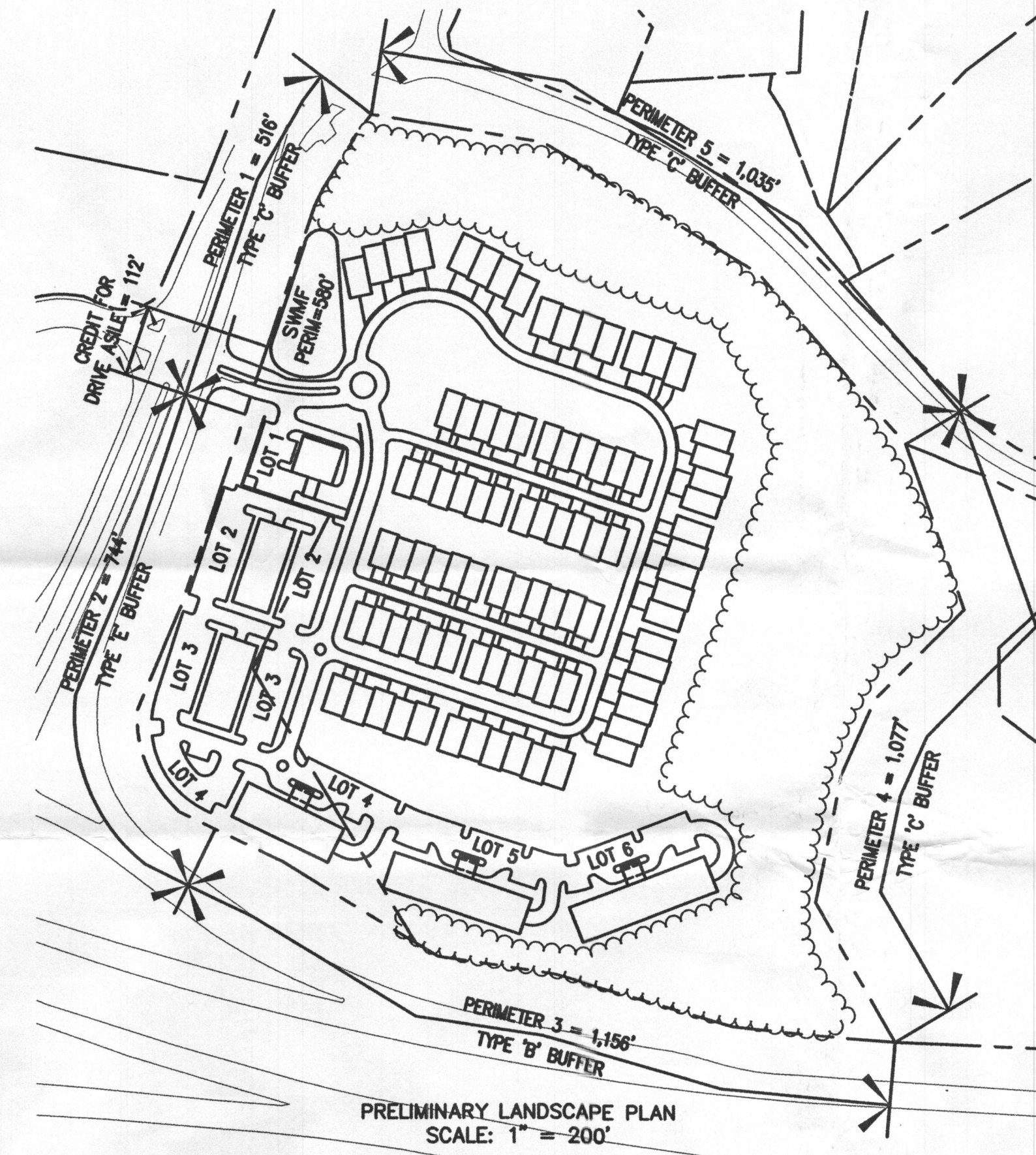




ROAD NAME	CLASSIFICATION	ROAD WIDTH	CURVE DATA
ROAD 'A'	MINOR COLLECTOR (PUBLIC)	VARIES	①=300'
ROAD 'B'	ACCESS STREET (PUBLIC)	18'	②=110', ③=120', ④=90', ⑤=35'
ROAD 'C'	ACCESS STREET (PUBLIC)	24'	⑥=200'
ROAD 'D'	ACCESS STREET (PUBLIC)	24'	⑦=200', ⑧=30', ⑨=100', ⑩=30', ⑪=40'
ROAD 'E'	ACCESS STREET (PUBLIC)	24'	⑫=120', ⑬=30'
ALLEY 'A'	ACCESS STREET (PUBLIC)	16'	⑭=100'
ALLEY 'B'	ACCESS STREET (PUBLIC)	16'	N/A



SCHEDULE A - PERIMETER LANDSCAPE EDGE					
PERIMETER	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS			
		1	2	3	5
LANDSCAPE TYPE	C	C	E	B	C
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	1,077'	516'	744'	1,156'	1,035'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 1,077'	YES 190'	NO	YES 816'	YES 1,035'
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	NO	YES 112'	YES 744'	YES 340'	NO
LINEAR FEET REMAINING	0'	214'	0'	0'	0'
NUMBER OF PLANTS REQUIRED					
SHADE TREES	--	6	--	--	--
EVERGREEN TREES	--	11	--	--	--
NUMBER OF PLANTS PROVIDED					
SHADE TREES	--	6	--	--	--
EVERGREEN TREES	--	11	--	--	--
SMALL FLOWERING TREES	--	--	--	--	--
SHRUBS	--	--	--	--	--

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING						
PARKING LOT	1	2	3	4	5	6
NUMBER OF PARKING SPACES (SURFACE SPACES)	21	73	66	48	38	27
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	2	4	4	3	2	2
NUMBER OF TREES PROVIDED						
SHADE TREES	2	4	4	3	2	2
OTHER TREES (2:1 SUBSTITUTION)	--	--	--	--	--	--
NUMBER OF ISLANDS PROVIDED	2	4	4	3	2	2

SCHEDULE C - RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF SFA DWELLING UNITS	88
NUMBER OF SHADE TREES REQUIRED (1/1 SFA)	88
NUMBER OF TREES PROVIDED	
SHADE TREES	88
OTHER TREES (2:1 SUBSTITUTION)	--
NUMBER OF APARTMENT DWELLING UNITS	64
NUMBER OF SHADE TREES REQUIRED (1/3 APTS)	22
NUMBER OF TREES PROVIDED	
SHADE TREES	22
OTHER TREES (2:1 SUBSTITUTION)	--

SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING	
S.W.M. POND PERIMETER	1
LANDSCAPE TYPE	B
LINEAR FEET OF TOTAL PERIMETER	580'
CREDIT FOR EX. VEGETATION (NO OR YES & %)	NO
CREDIT FOR OTHER PROP. LANDSCAPING (NO OR YES & %)	NO
LINEAR FEET OF REMAINING PERIMETER	580'
NUMBER OF TREES REQUIRED:	
SHADE TREES	12
EVERGREEN TREES	15
NUMBER OF PLANTS PROVIDED	
SHADE TREES	12
EVERGREEN TREES	15
OTHER TREES (2:1 SUBSTITUTION, 50% MAX.)	--

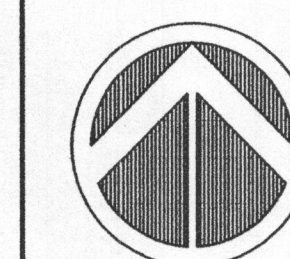
PROPOSED STREET NAMES

1. SIMPSONVILLE OVERLOOK*
2. SILENT RIVER*
3. RIVERDALE RUN*
4. RIVERPARK*
5. RIVERDALE ROAD
6. PATUXENT OVERLOOK
7. MIDDLE PATUXENT
8. MALCOLM MEWS
9. SIMPSON MILL WAY
10. SIMPSONVILLE FOUND
11. MIDDLE PATUXENT MEWS
12. SIMPSONVILLE MEWS
13. QUIET RIVER RUN
14. QUIET RUN
15. MADELINE MEWS
16. MICHELLE MEWS

* OWNER'S PREFERRED SELECTIONS

LEGEND

- EXISTING BUILDINGS
- EXISTING PARCEL LINE TO BE ABANDONED
- EXISTING PARCEL LINE TO CONTINUE AS PROP. LOT LINE
- PROPOSED LOT LINE
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING TREES
- SLOPES 15-25%
- SLOPES 25% AND STEEPER
- STREAM
- STREAM BUFFER
- WETLAND
- WETLAND BUFFER
- 100-YEAR FLOODPLAIN
- # OF PARKING SPACES



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CONTACT: DAVID T. DOWS PHONE: 301-306-3091 *25

PROJECT
**RIVERDALE
SKETCH PLAN**
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAPS 35 & 41, PARCELS 44, 116, 258

PROJECT NO.
03.002
SCALE: 1"=100'
DATE: 12/20/04
DRAWN BY: GTH
CHECKED BY: DTD
SHEET: 2 OF 4