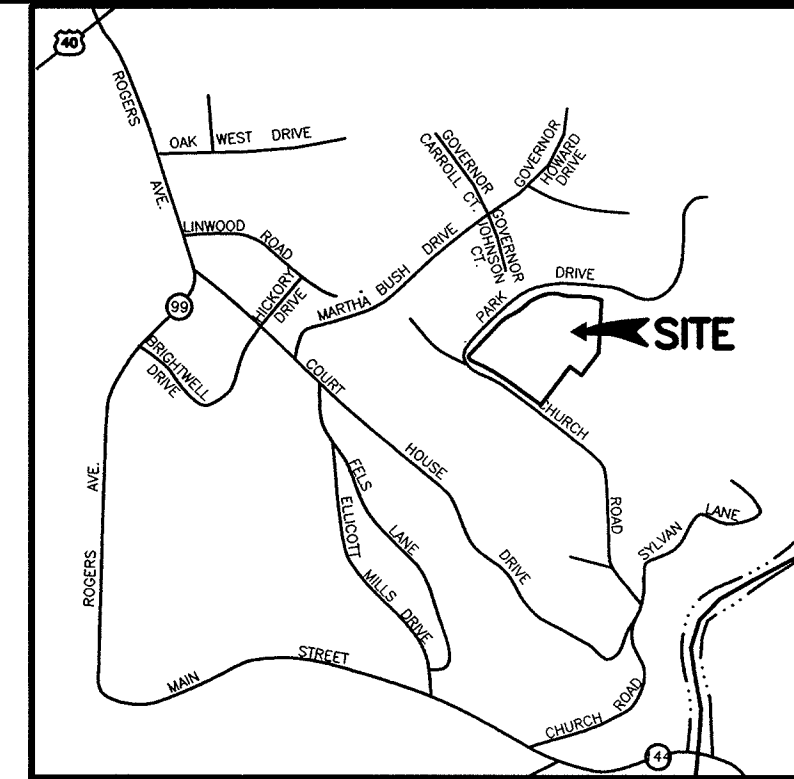


TOTAL SITE AREA 15.21 ACRES
 FLOOD PLAIN AREA 0.03 ACRES
 OUTSIDE OF STEEP SLOPES
 STEEP SLOPES AREA 5.06 ACRES
 NET AREA 10.12 ACRES

SHEET INDEX	
SHEET No.	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN

SKETCH PLAN THE WOODS OF PARK PLACE IN HISTORIC ELLICOTT CITY LOTS 1 THRU 17 HOWARD COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1" = 2000'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA, SQ. FT.	REMAINING LOT AREA
7	13576	605	12973
8	16275	1290	14983
9	14006	1295	12711
10	12555	642	11913

FOREST RETENTION AREAS

- FORESTED STREAM BUFFERS ARE RETAINED IN OPEN SPACE LOTS.
- FORESTED WETLANDS AND THEIR BUFFERS ARE RETAINED IN OPEN SPACE LOTS.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
- THE WOODED STEEP SLOPES ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
- FORESTED AREAS ADJACENT TO EXISTING OPEN SPACE LOT 5 ARE RETAINED IN OPEN SPACE LOTS.
- FORESTED AREAS ADJACENT TO FLOODPLAINS AND STREAM BUFFERS ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
- A 35' FOREST BUFFER IS BEING RETAINED ADJACENT TO EXISTING ROADS.
- A 60' DBH SYCAMORE IS TO BE SAVED IN PROPOSED LOT 15.
- THE PROPOSED ACCESS ROAD AND SHARED DRIVEWAY ARE LOCATED TO AVOID THE CENTENNIAL TREES.
- THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
- A 36" DBH SYCAMORE ON OR NEAR LOT 11 MAY BE SAVED IF THE REQUIREMENTS FOR STORMWATER MANAGEMENT PERMIT IT. THIS TREE SHOULD BE LOCATED AT PRELIMINARY PLAN DESIGN PHASE.



PLAN

SCALE: 1"=100'

SITE DATA

LOCATION: TAX MAP 25 BLOCK #2 PARCEL 3
 2ND ELECTION DISTRICT
 EXISTING ZONING: R-1D
 GROSS AREA OF PROJECT: 15.21 AC.
 NET AREA OF PROJECT: 10.12 AC.
 AREA OF PROPOSED RESIDENTIAL LOTS 1-15: 5.69 AC.
 OPEN SPACE AREA REQUIRED: .258 OR 3.8 AC.
 AREA OF PROPOSED OPEN SPACE LOTS 16 & 17: 9.18 AC. (.60%
 AREA OF PROPOSED FLOODPLAIN: 0.14 AC. (6098 SF)
 (.03 ACRE OUTSIDE OF 25% STEEP SLOPES)
 AREA OF PROPOSED ROAD: 0.33 AC.
 AREA OF OPEN SPACE: 9.18 AC.
 AREA OF STEEP SLOPES = 220,246 S.F. (5.06 AC.)
 NUMBER OF LOTS/PARCELS PROPOSED: 17
 NUMBER OF BUILDABLE LOTS PROPOSED: 15
 NUMBER OF OPEN SPACE LOTS PROPOSED: 2
 AREA OF WETLANDS: 16008 SF
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 263,448 SF (6.05 AC.)

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED.
- DEED REFERENCE: 1915/336
- DENSITY:
 NUMBER OF ENTITIES PERMITTED BY RIGHT: 10,12X2-20 LOTS
 NUMBER OF BUILDABLE ENTITIES PROPOSED: 15 LOTS
- THE PROJECT BOUNDARY IS BASED ON A DEED PLOT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAP.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION. THE FACILITY WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOA.
- WETLANDS AND STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES & HQ. SO.
- FLOODPLAINS SHOWN ON SITE ARE APPROXIMATE. SEE PLAT NO. 10817
- FOREST STAND DELINEATION PLAN PREPARED BY VOGEL & ASSOCIATES DATED FEB 18, 2000.
- APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH IN ADDITION TO BUFFERS REQUIRED BY THE LANDSCAPE MANUAL, LANDSCAPE SCREENING DEPICTED ON SHEET 2 SHALL BE REQUIRED AND SHOWN ON THE PRELIMINARY PLAN (PB-344 1/24/01).
- STREET LIGHTING IS REQUIRED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- § 10.544 REQUIRES THE LIGHTS FOR THE AREA OF DISTURBANCE FOR THE PROPOSED STORMWATER MANAGEMENT FACILITY BE NO GREATER THAN AS ILLUSTRATED ON THE REVISED SKETCH PLAN AND THE PETITIONER IS ENCOURAGED TO USE A MODIFIED CLOSED SECTION ROAD WITH A ROLLED CURB AND A VEHICLE TEE-TURNAROUND WITH NO SIDEWALK FOR THE SUBJECT PROJECT.
- THIS PROPERTY IS PARTLY WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- OPEN SPACE LOT 16 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- OPEN SPACE LOT 17 IS TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS.
- PLANNING & ZONING FILE NUMBERS: F-02-152, PB CASE #276 APPROVED 2/16/02, PB-344 APPROVED 1/24/01
- A FOREST CONSERVATION PLAN IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE REQUIRED AS PART OF THE PRELIMINARY PLAN FOR THIS SUBDIVISION.
- THE PROPOSED ROUTE FOR THE SEWER LINE CONNECTION HAS BEEN DETERMINED AS A NECESSARY DISTURBANCE OF THE 25% OR GREATER STEEP SLOPES BY DPZ IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A HAVER IS REQUIRED TO ELIMINATE SIDEWALK.

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY

DATE: 1-24-01
 VS

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

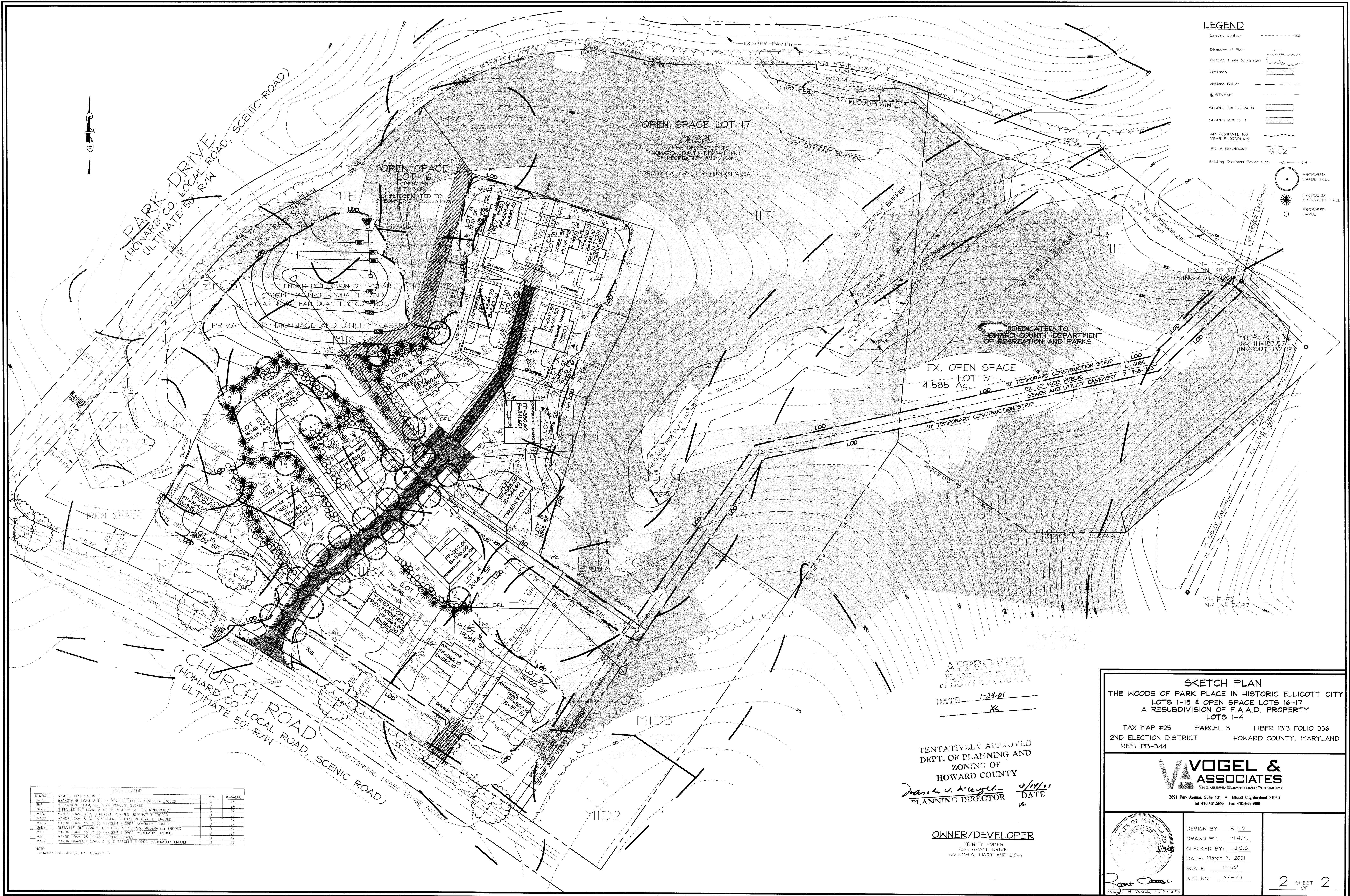
James C. P. ...
 PLANNING DIRECTOR VS DATE: 2/14/01

OWNER/DEVELOPER
 TRINITY HOMES
 7320 GRACE DRIVE
 COLUMBIA, MARYLAND 21044

SKETCH PLAN
 THE WOODS OF PARK PLACE IN HISTORIC ELLICOTT CITY
 LOTS 1-15 & OPEN SPACE LOTS 16-17
 A RESUBDIVISION OF F.A.A.D. PROPERTY
 LOTS 1-4
 TAX MAP #25 PARCEL 3 LIBER 1313 FOLIO 336
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF: PB-344

VOGEL & ASSOCIATES
 ENGINEERS/SURVEYORS/PLANNERS
 3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3966

DESIGN BY: RHY	
DRAWN BY: MHM	
CHECKED BY: JCO	
DATE: March 7, 2001	
SCALE: AS SHOWN	
W.O. NO.: 99-143	1 SHEET OF 2



LEGEND

- Existing Contour
- Direction of Flow
- Existing Trees to Remain
- Wetlands
- Wetland Buffer
- STREAM
- SLOPES 10% TO 24.0%
- SLOPES 25% OR GREATER
- APPROXIMATE 100 YEAR FLOODPLAIN
- SOILS BOUNDARY
- Existing Overhead Power Line
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE	K-VALUE
BC3	BRANDYME LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C	24
BF	BRANDYME LOAM, 25 TO 40 PERCENT SLOPES	C	24
GC2	GENIVILLE Silt LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C	32
M1B2	MANOR LOAM, 5 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	37
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	37
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B	37
CH2	GENIVILLE Silt LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B	37
M2C2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B	37
M2E	MANOR LOAM, 25 TO 40 PERCENT SLOPES	B	37
M2F2	MANOR GRASSY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B	37

NOTE:
 *HOWARD SOIL SURVEY, MAP NUMBER 16

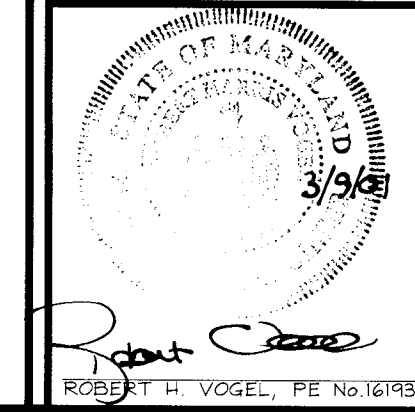
APPROVED
 PLAN BY THE BOARD OF
 PLANNING AND ZONING
 OF HOWARD COUNTY
 DATE 1-24-01
 KS

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Wanda A. Vogel
 PLANNING DIRECTOR 3/14/01
 DATE

OWNER/DEVELOPER
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 Tel 410.461.9828 Fax 410.465.3966



DESIGN BY: R.H.V.
 DRAWN BY: M.H.M.
 CHECKED BY: J.C.O.
 DATE: March 7, 2001
 SCALE: 1"=50'
 P.O. NO.: 99-143

2 SHEET OF 2

S-00-10