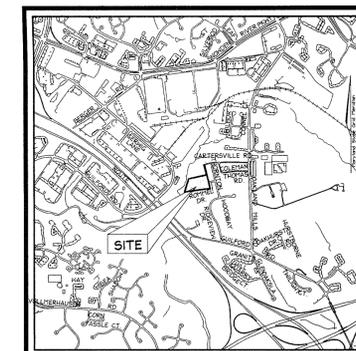


SITE DATA

LOCATION: TAX MAP 42, AND 16, PARCEL 41
 6TH ELECTION DISTRICT
 EXISTING ZONING: R-12
 GROSS AREA OF PARCEL: 169938 SQ.FT. (3.90 ACRES)
 AREA OF RIGHT OF WAY: 0.00
 AREA OF FLOODPLAIN: 0.00
 AREA OF STEEP SLOPES: 7939 SQ. FT. (0.1822 ACRES)
 NET AREA OF PROJECT: 161999 SQ. FT. (3.72 ACRES)
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 10
 AREA OF PROPOSED RESIDENTIAL LOTS: 113412 SQ. FT. (2.67 ACRES)
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 9972.40 SQ. FT. (LOT 2)
 NUMBER OF PROPOSED OPEN SPACE LOTS: 2
 CREDITED OPEN SPACE: 1.138 ACRES
 NON-CREDITED OPEN SPACE: 0.073 ACRES
 AREA OF OPEN SPACE REQUIRED: 20% OF GROSS AREA OF PARCEL (0.780 AC.)
 TOTAL AREA OF OPEN SPACE PROPOSED: 1.227 ACRES

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
SFD2	SASSAFRAS GRAVELLY SANDY LOAM, 10%-15% SLOPES, MODERATELY ERODED.	B
SFB2	SASSAFRAS GRAVELLY SANDY LOAM, 15%-5% SLOPES, MODERATELY ERODED.	B
BWF	BRANDYWINE LOAM, 25%-60% SLOPES	C
WBA	WATCHUNG SILT LOAM, 0%-3% SLOPES	D

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 26

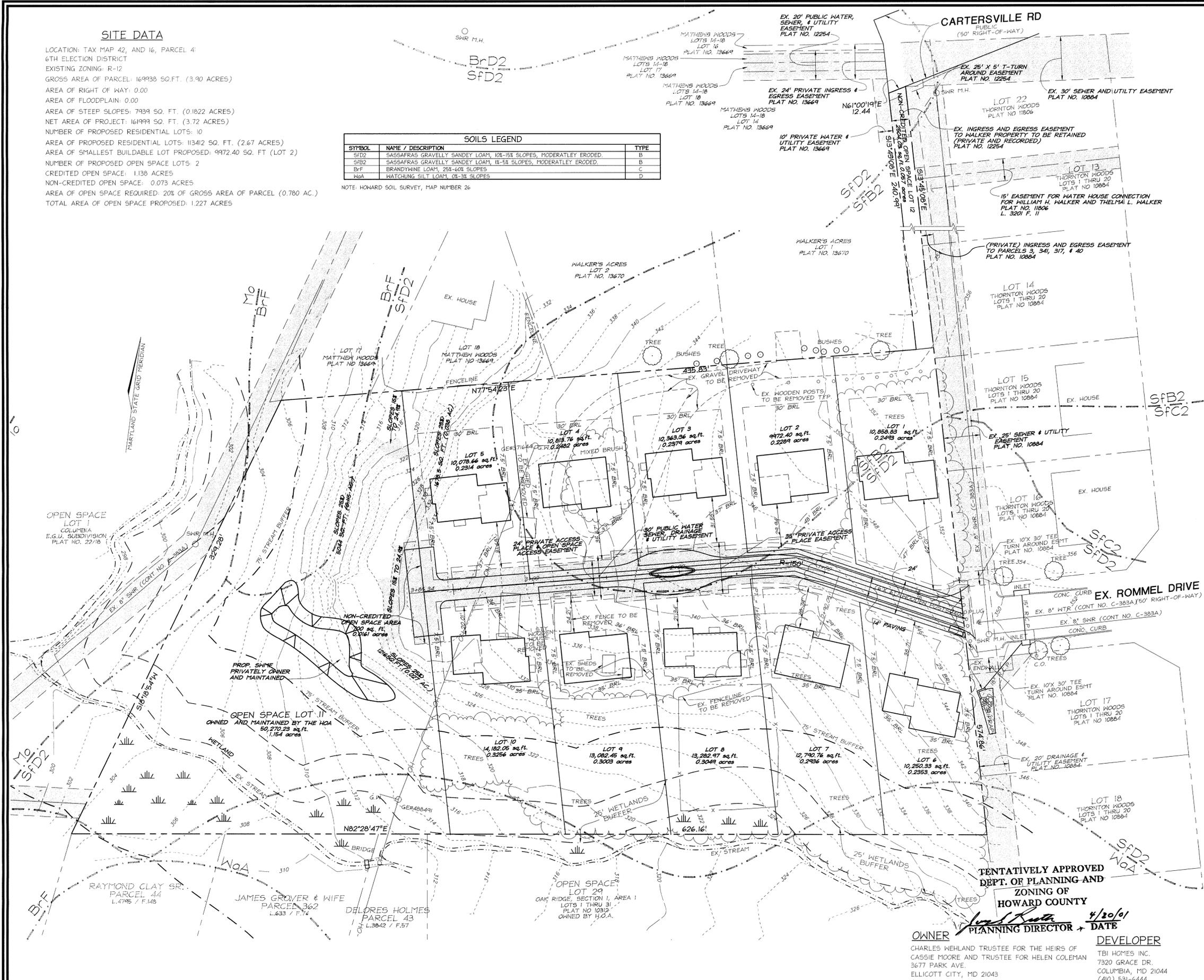


VICINITY MAP
SCALE: 1"=2000'

LEGEND	
EXISTING CONTOUR	---380--- ---385---
EXISTING TREES TO REMAIN	(Symbol: tree)
SOIL BOUNDARY	---GnB2---
STREAM BUFFER	---(Symbol: stream buffer)---
WETLAND BUFFER	---(Symbol: wetland buffer)---
WETLAND	---(Symbol: wetland)---
SLOPES 25% >	---(Symbol: slope)---
SLOPES 15% TO 24.9%	---(Symbol: slope)---

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 45/775, 1123/7
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES DATED FEB. 10, 1999.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY PREPARED BY VOGEL & ASSOCIATES DATED FEB. 10, 1999.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION. THE FACILITY WILL BE LOCATED ON OPEN SPACE LOT II. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- WETLANDS DELINEATED BY ECO-SCIENCES 09-27-00.
- THERE ARE NO FLOODPLAINS ON SITE.
- FOREST STAND DELINEATION PLAN PREPARED BY VOGEL & ASSOCIATES, INC. DATED OCTOBER 18, 2000.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED OCTOBER 2000.
- THERE ARE NO STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING WILL BE PROVIDED. THE LIGHTING SHOWN IS APPROXIMATE AND MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THE STORMWATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- OPEN SPACE LOTS II & 12 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- TRASH COLLECTION AND RECYCLING WILL BE CURBSIDE PICKUP AT COUNTY ROADWAY.
- SECTION 16.120(c)(2)(i) OF THE ZONING REGULATIONS WAIVED AS PER NP-01-85 TO PERMIT THE MINIMUM PUBLIC ROAD FRONTAGE OF 20 FT FOR A NON-PIPESTEM RESIDENTIAL LOT THAT CANNOT BE FURTHER SUBDIVIDED TO BE REDUCED TO 10.4 FT FOR LOT I AND 14 FT FOR LOT 6. SECTION 16.121(c)(1) WAIVED AS PER NP-01-85 TO PERMIT THE REQUIRED 40 FT OF PUBLIC ROAD FRONTAGE FOR OPEN SPACE II WHERE PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS WILL OCCUR TO BE REDUCED TO ZERO FEET. WAIVER IS SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:
 - THE 24'-35' PRIVATE ACCESS PLACE SHALL PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO LOTS 1-10 AND HOA OWNED OPEN SPACE LOT II.
 - THE 24'-35' PRIVATE ACCESS PLACE EASEMENT AT THE T-TURNAROUND ON LOTS 5 & 4 SHALL BE WIDENED 2-5 FT EASTWARD IN ORDER TO PROVIDE AN ADEQUATE EASEMENT AREA FOR THE PURPOSE OF MAINTAINING THE T-TURN AROUND AREA ON THESE LOTS.
- NP-01-85 APPROVAL DATED MARCH 9, 2001.



**SKETCH PLAN
 THORNTON WOODS OVERLOOK**

TAX MAP #42 GRID 16 PARCEL '41'
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: SJD
 DRAWN BY: SJD
 CHECKED BY: RHV
 DATE: APRIL 9, 2001
 SCALE: 1"=30'
 W.O. NO.: 2019034.0

1 SHEET OF 1

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR + DATE 4/20/01

OWNER: CHARLES WEHLAND TRUSTEE FOR THE HEIRS OF CASSIE MOORE AND TRUSTEE FOR HELEN COLEMAN 3677 PARK AVE. ELLICOTT CITY, MD 21043 (410) 465-8755

DEVELOPER: TBI HOMES INC. 7320 GRACE DR. COLUMBIA, MD 21044 (410) 531-6444