

LEGEND

- CHB2 SOILS DIVISION LINE
- SOIL TYPE (SEE TABLE THIS SHEET)
- EXISTING CONTOUR
- EXISTING TREELINE
- PROPERTY EVIDENCE
- PROPERTY LINE
- EXISTING TREE
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- LIGHT POLE
- BOLLARD

ELEVATION VIEW
NO SCALE



SITE DATA

LOCATION: TAX MAP 24, PARCEL 255
 2ND ELECTION DISTRICT
 EXISTING ZONING: R-ED
 GROSS AREA OF PROJECT: 14.25± AC.
 NET AREA TO BE RECALCULATED AT PRELIMINARY PLAN PHASE: 17.1± AC.
 NUMBER OF LOTS/PARCELS PROPOSED: 17.1 X 2 = 34
 NUMBER OF DWELLING UNITS ALLOWED: 34
 NUMBER OF DWELLING UNITS PROPOSED: 34
 AREA OF PROPOSED RESIDENTIAL LOTS 1-34: 9.12 AC.
 OPEN SPACE AREA REQUIRED: 25% OR 4.8 AC.
 OPEN SPACE AREA PROVIDED: 45% OR 8.59 AC.
 AREA OF PROPOSED FLOODPLAIN: 0.24± AC.
 AREA OF PROPOSED ROADS: 1.54 AC.
 AREA OF STEEP SLOPES = 2.15± AC.
 NUMBER OF LOTS/PARCELS PROPOSED: 37
 NUMBER OF BUILDABLE LOTS PROPOSED: 34
 NUMBER OF OPEN SPACE LOTS PROPOSED: 1

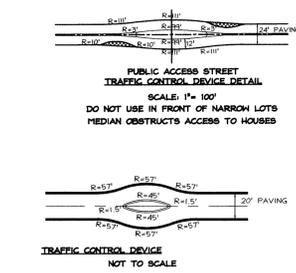
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
 DATE: May 16, 2001

- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - DEED REFERENCE: 1059/264
 - DENSITY:
 NUMBER OF ENTITIES PERMITTED BY RIGHT: 17.1 X 2 = 34
 NUMBER OF BUILDABLE ENTITIES PROPOSED: 34 LOTS
 - THE PROJECT BOUNDARY IS BASED ON A DEED PLOT.
 - THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMETRIC MAP.
 - 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 & OTHER METHODS AS PER THE 2000 SWM MANUAL. THE FACILITY WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOA.
 - STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCES ON 11/3/00. NO WETLANDS OCCUR ON THIS SITE.
 - FLOODPLAIN SHOWN ON SITE IS APPROXIMATE USING P. 31-43 OF THE TIBER HUDSON FP STUDY.
 - FOREST STAND DELINEATION PLAN PREPARED BY VOGEL & ASSOCIATES DATED NOVEMBER 1, 2000.
 - APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP ON SEPTEMBER 7, 2000
 - ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 - STREET LIGHTING IS REQUIRED FOR THIS SITE.
 - SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
 - THE STORMWATER SYSTEMS SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS SIZE, SHAPE AND LOCATION. THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
 - IT IS UNDERSTOOD THAT THE SYSTEMS HAVE NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
 - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
 - TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
 - OPEN SPACE LOT 35 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
 - COUNTY REFERENCES: SEWER CONTRACT NO. 680-5, WATER CONTRACT NO. 11-W
 - A FOREST CONSERVATION PLAN IN ACCORDANCE WITH SECTION 16-1209 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE REQUIRED AS PART OF THE PRELIMINARY PLAN FOR THIS SUBDIVISION.
 - THIS PLAN ASSUMES CERTAIN ADJOINER TRANSFERS HAVE BEEN ACCOMPLISHED PRIOR TO FINAL SUBDIVISION APPROVAL, REDUCING TM 24 PARCEL 565 TO 25± ACRES.
 - HOUSES ON LOTS 1 AND 32 SHALL BE ORIENTED TO FACE OLD COLUMBIA PIKE.
 - EXISTING STRUCTURES ON LOT 34 ARE TO REMAIN. NO ADDITIONS OR EXPANSIONS ARE ALLOWED UNLESS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS.
 - THE TWO STORMWATER MANAGEMENT FACILITIES WILL BE 1-YR EXTENDED DETENTION FACILITIES (POCKET POND FOR 10V AND C0V) PROVIDE 10-YR AND 100-YR MANAGEMENT (TIBER BRANCH WATERSHED). REV WILL BE PROVIDED BY BIORETENTION, INFILTRATION, SWAUS AND/OR CREDITS
 - THIS PROJECT APPROVED 6-13-01 BY PLANNING BOARD (CASE#PB-352), by signature approval of the Decision and Order.

STORMWATER MANAGEMENT SUMMARY

	Cpv	Qp	Qf	HGv	Rev
POND 1	0.23	0.2	0.3	0.17	0.03
POND 1	0.27	0.3	0.4	0.21	0.04
BYPASS A	0.46	-	-	0.05	0.007
BYPASS B	0.50	-	-	0.09	0.01

AREAS NOT DRAINING TO THE PONDS WILL BE MANAGED BY ROOFTOP DISCONNECTIONS AND SHEETFLOW TO BUFFER CREDITS AND COVER MANAGEMENT IN QUANTITY CONTROL PONDS. ALL VOLUMES AC-FT OF STORAGE VOLUMES SUBJECT TO CHANGE BASED ON CREDITS.



- FOREST RETENTION AREAS**
- FORESTED STREAM BUFFERS ARE RETAINED IN OPEN SPACE LOTS.
 - FORESTED FLOODPLAINS 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.
 - THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
 - SPECIMEN TREES IN THE NORTHWEST CORNER OF THE PROPERTY SHOULD BE LOCATED AT PRELIMINARY PLAN DESIGN PHASE.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BcB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	24
BcC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	24
BcD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	24
BcF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	24
Co	COODORUS SILT LOAM, LEVEL	C	49
GcB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	32
MxB	HATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	43

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TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: 5/16/01

OWNER
 THEODORE & PATRICIA NELSON
 3992 OLD COLUMBIA PIKE
 ELLICOTT CITY, MARYLAND 21043

DEVELOPER
 TRINITY HOUSES
 7320 GRACE DRIVE
 COLUMBIA, MARYLAND 21044

SKETCH PLAN
NELSON PROPERTY

TAX MAP #24 GRID 18
 2ND ELECTION DISTRICT

PARCEL 255
 HOWARD COUNTY, MARYLAND

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

DESIGN BY: JCO
 DRAWN BY: FHM
 CHECKED BY: RHY
 DATE: MAY, 2001
 SCALE: 1"=100'
 W.O. NO.: 00-80

1 SHEET OF 1