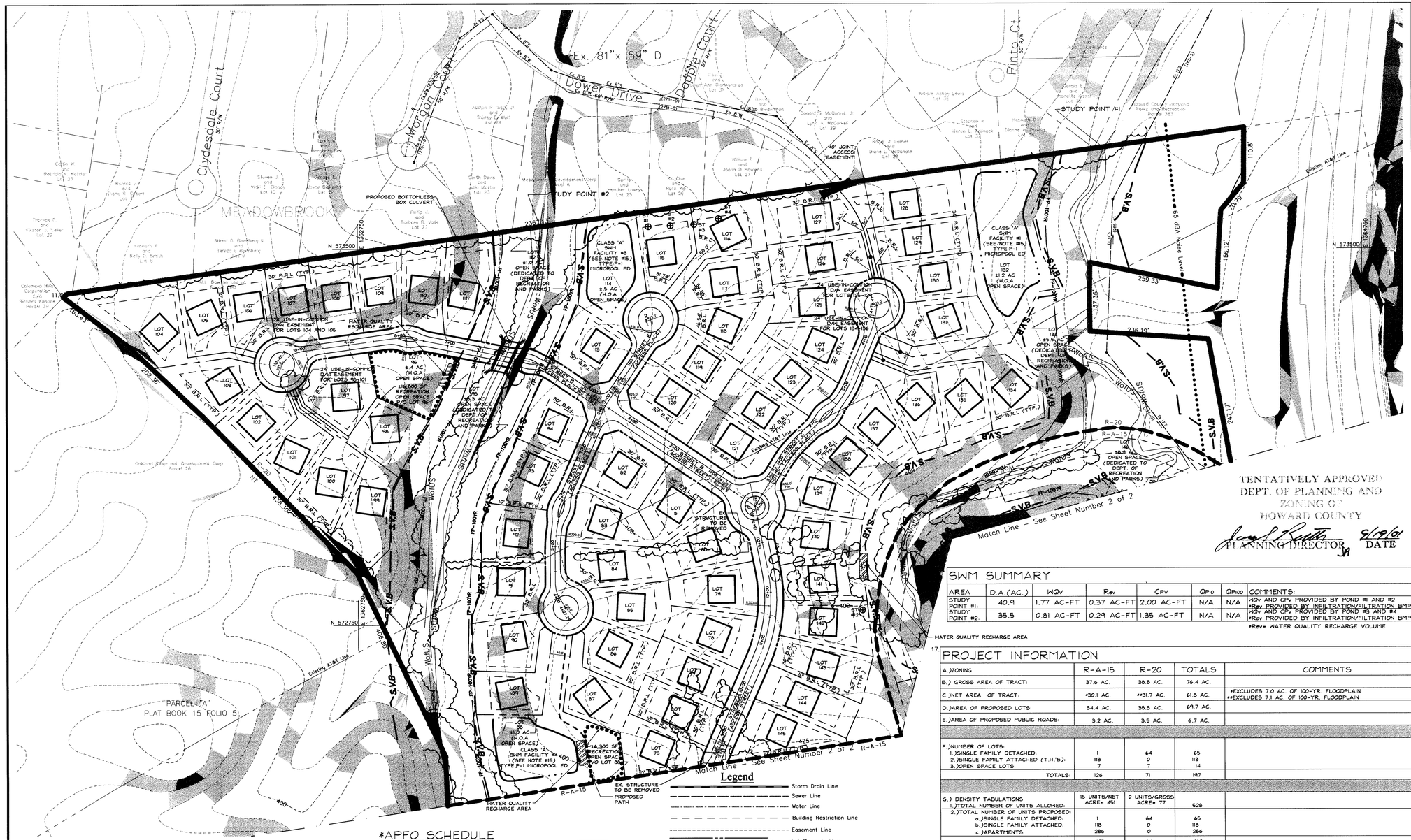
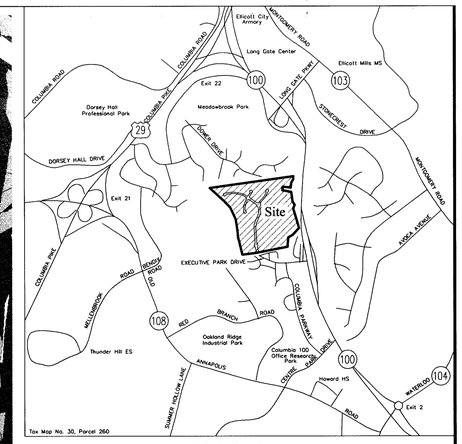


TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR — DATE 8/19/01



Vicinity Map

Scale: 1" = 2000'

General Notes:

1. The subject property is approximately 76.4 acres and is located on Howard County Tax Map 30, Grid 12, Parcel 260.

2. Topography gathered from Howard County Maryland Site Planning GIS Data CD, dated October 14, 1999. Data Date is 1998 Contour Lines (east) with 5' contour intervals.

3. Spatial reference information: Coordinate System Name: Maryland State Plane Coordinate System 1983; Horizontal Datum Name: North American Datum of 1983 (NAD 83).

4. Wetlands shown on plan were delineated by McCarthy & Associates, Inc., August, 2000. Total on-site wetland area = ±2.2 ac.

5. Soils information taken from the Howard County Soils Survey, dated July, 1968, sheet 20.

6. Preliminary boundary & floodplain information taken from a plat prepared by Riemer-Tracy & Associates, entitled "Subdivision of ML Dawson Lee, Jr. & K&M Development Corporation, Inc., Parcel #1 & Parcel #2" dated April 8, 1982.

7. Existing zoning classification is R-20/R-A-15. Zoning Boundary shown on this plan has been approximated from the most current Howard County Zoning Maps.

8. The existing underground AT&T line was approximated from Howard County aerial photographic information and will be relocated based on final layout.

9. Water and sewer service for the proposed units will be public.

10. Existing utilities are based on Howard County contract drawings.

11. Stormwater Management Control will be provided on-site using 4 micropool extended detention ponds for the WQv and CPv, supplemented with infiltration and filtration BMP's for the Rev volume. Approx. locations are shown on this plan. All infiltration type facilities will be privately owned and maintained.

12. The traffic study for this project was prepared by The Traffic Group, dated January 24, 2001.

13. The preliminary noise study for this project was prepared by Staiano Engineering, Inc. dated December 20, 2000.

14. Sidewalks will be provided throughout this subdivision.

15. The stormwater management system shown on this plan is an approximation of the size, shape and location. It is understood that this system has not been designed and and the actual design may change altering the number of units allocated for this development.

16. The project is in conformance with the latest Howard County Standards unless waivers have been obtained.

18. R-20 Zoned Area uses optional 14,000 sq. ft. residential lot size with required 30 % open space (based on gross area, and including 200 sq. ft. recreational area per unit).

19. R-A-15 Zoned Area requires front setbacks from public roads only and not from private roads per Howard County Zoning section 112.0(4)(b)(1).

20. Required 60' rear-to-rear distance does not apply to decks on the rear of townhouse units. In addition, decks are not included in the maximum 60% lot coverage for townhouse units.

21. R-20 Zoned area is proposed to be developed as one phase.

22. The existing house presently located on lot 167 will remain as a residence.

23. The waiver petition, WP-01-117, approved on August 1,2001 to waive Section 16.115 and 16.116(a) to allow work in the floodplain and in the stream buffer for the construction of a public access place crossing to serve 15 proposed residential R-20 zoned lots, and section 16.120(c)(4) to allow SFA lots to front on a private road greater than 200 feet in length (applies to road in front of proposed Lots 168-182).

SWM SUMMARY

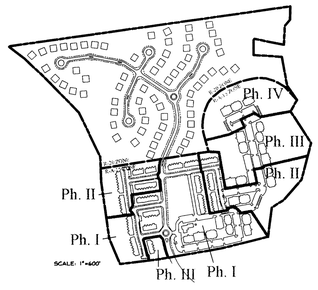
AREA	D.A.(AC.)	WQv	Rev	CPv	Qp10	Qp100	COMMENTS:
STUDY POINT #1:	40.9	1.77 AC-FT	0.37 AC-FT	2.00 AC-FT	N/A	N/A	WQv AND CPv PROVIDED BY POND #1 AND #2 *Rev PROVIDED BY INFILTRATION/FILTRATION BMP'S
STUDY POINT #2:	35.5	0.81 AC-FT	0.29 AC-FT	1.35 AC-FT	N/A	N/A	WQv AND CPv PROVIDED BY POND #3 AND #4 *Rev PROVIDED BY INFILTRATION/FILTRATION BMP'S

*Rev= WATER QUALITY RECHARGE VOLUME

PROJECT INFORMATION

	R-A-15	R-20	TOTALS	COMMENTS
A.)ZONING				
B.) GROSS AREA OF TRACT:	37.6 AC.	38.8 AC.	76.4 AC.	
C.)NET AREA OF TRACT:	*30.1 AC.	**31.7 AC.	61.8 AC.	*EXCLUDES 7.0 AC. OF 100-YR. FLOODPLAIN **EXCLUDES 7.1 AC. OF 100-YR. FLOODPLAIN
D.)AREA OF PROPOSED LOTS:	34.4 AC.	35.3 AC.	69.7 AC.	
E.)AREA OF PROPOSED PUBLIC ROADS:	3.2 AC.	3.5 AC.	6.7 AC.	
F.)NUMBER OF LOTS:				
1.)SINGLE FAMILY DETACHED:	1	64	65	
2.)SINGLE FAMILY ATTACHED (T.H.'S):	118	0	118	
3.)OPEN SPACE LOTS:	7	7	14	
TOTALS:	126	71	197	
G.) DENSITY TABULATIONS				
1.)TOTAL NUMBER OF UNITS ALLOWED:	15 UNITS/NET ACRE= 451	2 UNITS/GROSS ACRE= 77	528	
2.)TOTAL NUMBER OF UNITS PROPOSED:				
a.)SINGLE FAMILY DETACHED:	1	64	65	
b.)SINGLE FAMILY ATTACHED:	118	0	118	
c.)APARTMENTS:	286	0	286	
TOTALS:	405	64	469	
H.)OPEN SPACE				
1.)REQUIRED:	25% GROSS AC.=9.4 AC.	30% GROSS AC.=11.6 AC.	21.0 AC.	*CREDITED OS IS FROM PARK DEDICATION LOTS 36, 146 AND FROM RECREATION OPEN SPACE AREAS (P/O LOT 35 AND 147)
2.)CREDITED:	*12.4 AC.	**12.9 AC.	25.3 AC.	**CREDITED OS IS FROM PARK DEDICATION LOTS 95,112,133 AND FROM OPEN SPACE LOTS 88,96,114 AND 132
3.)NON-CREDITED:	8.1 AC.	0	8.1 AC.	
I.)RECREATIONAL OPEN SPACE:				
1.)REQUIRED:	*73,900 SQ. FT.	**12,800 SQ.FT.	88,100 SQ. FT.	*250 SQ. FT./SF DETACHED UNITS (1)=250 SQ. FT. 200 SQ. FT./SF ATTACHED UNITS (118)=23,600 SQ. FT. 175 SQ. FT./ APARTMENT DWELLING UNITS (286)=50,050 SQ. FT. R-A-15 TOTAL: 73,900 SQ. FT. ** 200 SQ. FT./SF DETACHED (64)=12,800 SQ. FT. R-20 TOTAL: 12,800 SQ. FT.
2.)PROVIDED:	77,980 SQ. FT.	21,790 SQ. FT.	99,770 SQ. FT.	
J.)PARKING				
1.)REQUIRED:				
a.)SINGLE FAMILY DETACHED	2	128	130	2.0 SPACES/D.U.
b.)SINGLE FAMILY ATTACHED	236	0	236	
c.)APARTMENT	572	0	572	
d.)POOL/CLUBHOUSE	**41			
TOTALS:	851			
2.)PROPOSED				
a.)SINGLE FAMILY DETACHED	2 (MIN.)	128 (MIN.)	130	*ASSUME 1 GARAGE SPACE AND 1 DRIVEWAY SPACE PER DWELLING UNIT PLUS 27 OFF-STREET PARKING SPACES
b.)SINGLE FAMILY ATTACHED	*263	0	263	** 7 PEOPLE PER PARKING SPACE x 12 SQ. FT. POOL PER PERSON= 84 SQ. FT. OF POOL PER PARKING SPACE x 41 PARKING SPACES = 3,440 SQ. FT. MAX. POOL SIZE
c.)APARTMENT	572	0	572	
d.)POOL/CLUBHOUSE	**41		41	
TOTALS:	878	128	1,006	

PROPOSED PHASING PLAN



*APFO SCHEDULE

PHASE	# OF TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION DUE DATES
I	144	2003	WITHIN 9 MONTHS OF THE DATE OF SIGNATURE APPROVAL OF THE SKETCH PLAN
II	105	2004	BETWEEN JULY 1, 2001 AND APRIL 1, 2002
III	118	2005	BETWEEN JULY 1, 2002 AND APRIL 1, 2003
IV	45	2006	BETWEEN JULY 1, 2003 AND NOV. 1, 2003

*APFO SCHEDULE AS GRANTED PER HOWARD COUNTY DEPT. OF PLANNING AND ZONING APPROVAL LETTER OF FEBRUARY 14, 2001 FOR 412 TENTATIVE ALLOCATIONS FOR THE R-A-15 ZONED PORTION. ***
**TENTATIVE ALLOCATIONS FOR THE R-20 ZONED PORTION OF THE SITE WILL BE GRANTED UPON SIGNATURE APPROVAL OF THE SKETCH PLAN BY THE DIRECTOR OF PLANNING AND ZONING. NA.

Allocations are not available as of signature date.

PROPOSED PHASING SCHEDULE

PHASE	SINGLE FAMILY ATTACHED	APARTMENT	TOTALS	UNIT #'S
I	60	84	144	6-19,37-41,43-56,148-159,168-182, APTS. A,B,C,D,E,F,G
II	53	52	105	20-34,58-73,160-166,183-197, APTS. H, I, J, U, V
III	5	108	113	1-5, APTS. J,K,L,M,Q,R,S,T
IV	0	42	42	APTS. N,O,P
			404 ***	

*** The proposed Phasing Schedule for 404 units supersedes the previous 412.

Legend

- Storm Drain Line
- Sewer Line
- Water Line
- Building Restriction Line
- Easement Line
- Lot/Property Line
- Stream Centerline
- Existing Topography 5' Contours
- WofUS — Waters of the U.S.
- S.V.B — Stream Valley Buffer
- W — W — Existing Limits of Wetlands
- WB — WB — Wetland Buffer
- FP-100YR — 100 Yr. Floodplain
- 65 dBA Noise Level
- Existing Treeline
- Zoning Line
- Match Line
- Slopes 15% - 25%
- *Slopes greater than 25%
- ST #7 — ** Specimen Tree

*This site does not contain slopes greater than 25% in a contiguous area 20,000 sq. ft. or more.
**For specimen tree see Forest Stand Delineation Plan Prepared by McCarthy Associates

SCALE: 1"=100'

STATE OF MARYLAND — FRANK C. BISSON — No. 11512 — PROFESSIONAL ENGINEER — 9/13/01

Sketch Plan Cover Sheet
Mount Joy Farm

Lots 1-34,37-41,43-56,58-73,148-166,168-197-SF Attached

Lots 75-87,89-94,97-111,113,115-131,134-145,167-SF Detached

Lots 35,36,42,57,74,88,95,96,112,114,132,133,146,147 -Open Space

DPZ FILES: WP-01-117

Election District # 2 — Howard County, Maryland

Tax Map 30 — Grid 12 — Parcel 260

Scale: 1"=100' — January, 2001

REVISION	DATE	REVISION	DATE
1. REV PER COUNTY COMMENTS	4-19-01		
2. REV PER COUNTY COMMENTS	6-14-01		
3. REV PER COUNTY TECH. COMPLETE LETTER DATED 8/1/01.	9-07-01		

Contract Purchaser:
Winchester Homes
6305 Ivy Lane
Suite 800
Greenbelt, MD 20770
Contact: Michael J. Conley
Phone: 301-474-4411

Owner:
M.L. Dawson Lee, Jr.
Mount Joy Farm
499 Columbia Road
Ellicott City, MD 21043-5996

Sketch Plan Cover Sheet

Mount Joy Farm

Election District No. 2, Howard County, Maryland

R&A — LAND USE EVALUATION • PLANNING
CIVIL ENGINEERING • SURVEYING
NATURAL RESOURCES

RODGERS & ASSOCIATES, INC:
9260 GAITHER ROAD — (301) 948-4700 GAITHERSBURG
GAITHERSBURG, MD. 20877 — (301) 253-6609 FREDERICK
(301) 948-6256 FAX

	BY	DATE
BASE DATA	CADD	01/01
DESIGNED	PB	01/01
DRAWN	MJL	01/01
REVIEWED	PFB	01/01

SCALE: 1"=100'
JOB No: 506V
DATE: 01/01

RELEASE FOR
BY_____ DATE____

SHEET No. 1 OF 2

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5.01.20

Legend

- Storm Drain Line
- Sewer Line
- Water Line
- Building Restriction Line
- Easement Line
- Lot/Property Line
- Stream Centerline
- Existing Topography 5' Contours
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- *Slopes greater than 25%
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TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 9/19/01

JA

SCALE: 1"=100'

STATE OF MARYLAND — PAUL F. BOSTIAN — No. 11431 — PROFESSIONAL ENGINEER — 9/13/01

Sketch Plan
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Lots 75-87,89-94,97-111,113,115-131,134-145,167-SF Detached

Lots 35,36,42,57,74,88,95,96,112,114,132,133,146,147 -Open Space

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JOB No. 506V
DATE: 01/01

RELEASE FOR
BY _____ DATE _____

SHEET No. 2 OF 2

S.01.20

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