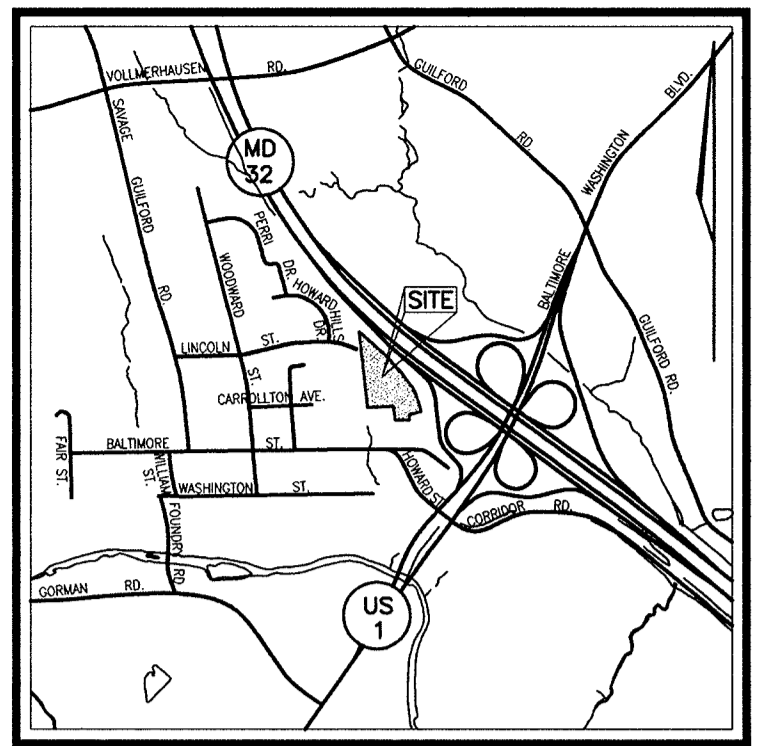


LEGEND

- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- SOILS DIVIDE
- STEEP SLOPES—15% TO 24.9%
- STEEP SLOPES—25% OR GREATER



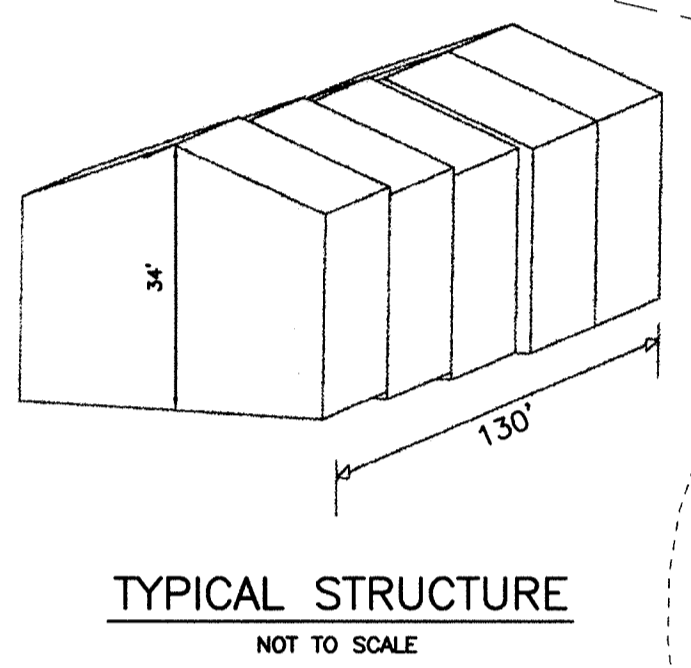
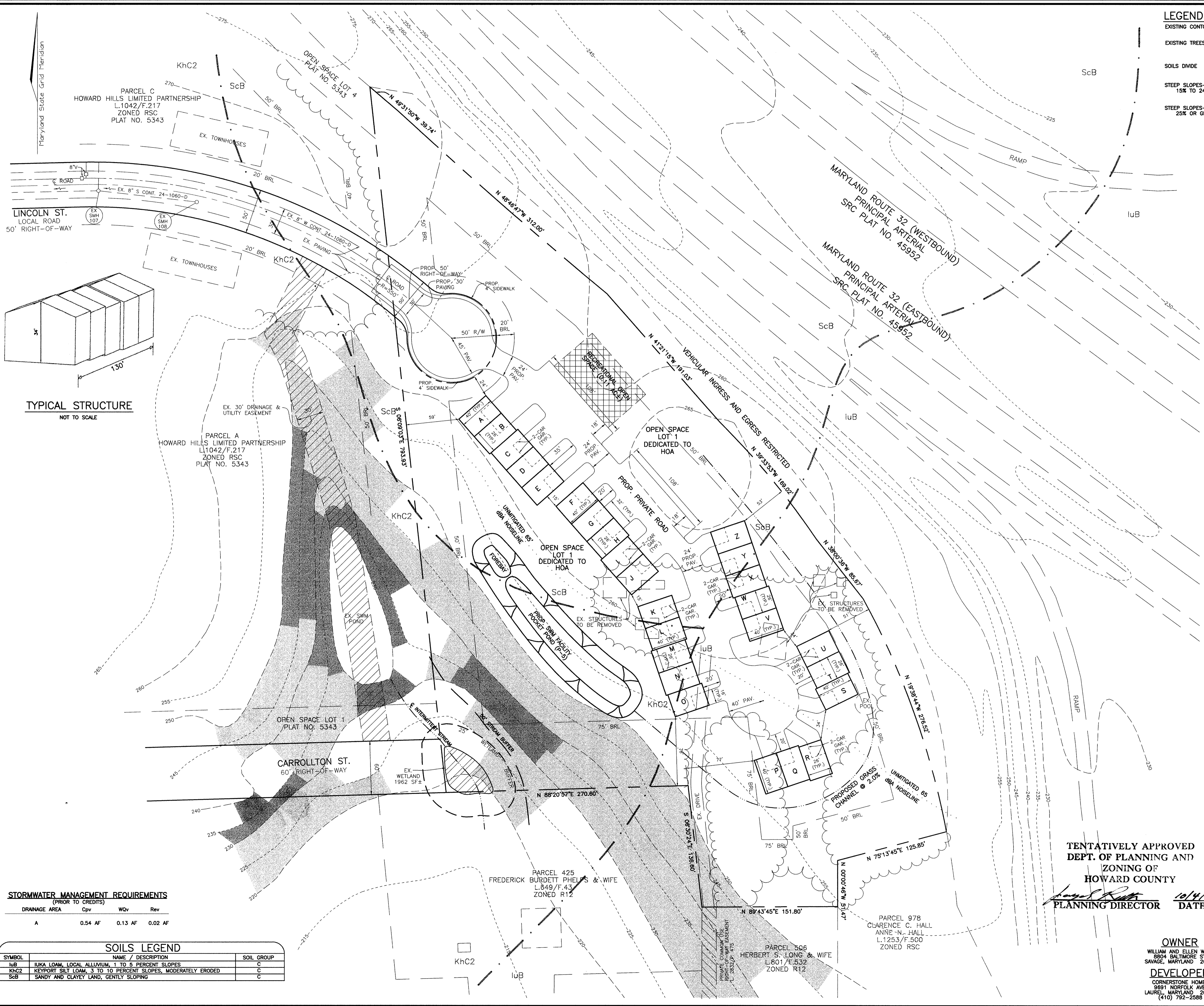
VICINITY MAP
SCALE: 1"=200'

SITE DATA

LOCATION: TAX MAP 47, GRID 12, PARCEL 494
 6TH ELECTION DISTRICT
 EXISTING ZONING: R-SC
 GROSS AREA OF PARCEL: 6.74 AC±
 AREA OF RIGHT OF WAY: 0.23 AC±
 AREA OF FLOODPLAIN: 0.00
 AREA OF STEEP SLOPES: 4160 SQ. FT.± (0.10 ACRES±)
 NET AREA OF PROJECT: 289,238 SQ. FT.± (6.64 ACRES±)
 NUMBER OF RESIDENTIAL UNITS ALLOWED: (6.64 AC) x (4 UNITS/NETACRE) = 26 UNITS
 NUMBER OF PROPOSED RESIDENTIAL UNITS: 26
 AREA OF PROPOSED RESIDENTIAL UNITS AND IMPERVIOUS SURFACE: 67,102 SQ. FT. (1.54 ACRES)
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1
 AREA OF OPEN SPACE REQUIRED: 20% OF GROSS AREA OF PARCEL (1.35 AC)
 TOTAL AREA OF OPEN SPACE PROPOSED: 5.20 ACRES
 RECREATIONAL OPEN SPACE REQUIRED: (26 UNITS) x (200 SQ. FT./UNIT) = 5200 SQ. FT. (0.11 AC)

GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. DEED REFERENCE : 896/58
3. THE PROJECT BOUNDARY IS BASED ON A DEED PLOT PREPARED BY FREDERICK WARD AND ASSOCIATES DATED JUNE 2001.
4. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY 1"=200' AERIAL TOPOGRAPHY.
5. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
6. STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANUAL.
7. WETLANDS DELINEATED BY FREDERICK WARD AND ASSOCIATES DATED JUNE 8, 2001.
8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS.
9. THERE ARE NO FLOODPLAINS ON SITE.
10. FOREST STAND DELINEATION PLAN PREPARED BY FREDERICK WARD AND ASSOCIATES DATED JUNE 8, 2001.
11. APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED MAY 18, 2001.
12. THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
13. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
14. STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.135 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE DESIGN MANUAL.
15. 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 THE FINAL PLAN STAGE.
16. THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
17. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
18. OPEN SPACE LOT 1 WILL BE OWNED BY THE CONDOMINIUM ASSOCIATION.
19. TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
20. THE PROPOSED PROJECT WILL BE DEVELOPED AS A CONDOMINIUM REGIME.
21. NOISE MITIGATION WILL BE REQUIRED AT THE SITE DEVELOPMENT PLAN PHASE.
22. FINAL STORMWATER MANAGEMENT DESIGN WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN PHASE.
23. EACH TOWNHOUSE WILL HAVE A 2-CAR GARAGE. AN ADDITIONAL 24 OFF-STREET PARKING SPACES WILL BE PROVIDED.
24. THE STORMWATER MANAGEMENT POND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
25. THE PROPOSED STORMWATER MANAGEMENT FACILITY IS HAZARD CLASS 'A'.



STORMWATER MANAGEMENT REQUIREMENTS
(PRIOR TO CREDITS)

DRAINAGE AREA	C _{pv}	W _{qv}	Rev
A	0.54 AF	0.13 AF	0.02 AF

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
luB	ILUCA LOAM, LOCAL ALLUVIUM, 1 TO 8 PERCENT SLOPES	C
KhC2	KEYPORT SILT LOAM, 3 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	C

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

 PLANNING DIRECTOR 10/14/01 DATE

SKETCH PLAN
WAFF PROPERTY
 RESIDENTIAL CONDOMINIUM UNITS A THRU Z
 AND OPEN SPACE LOT 1

TAX MAP 47 BLOCK 12 PARCEL '494'
 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

OWNER
 WILLIAM AND ELLEN WAFF
 8804 BALTIMORE ST.
 SAWAGE, MARYLAND 20763

DEVELOPER
 CORNERSTONE HOMES
 9501 NORFOLK AVE.
 LAUREL, MARYLAND 20723
 (410) 792-2588

DESIGN BY: RHV
 DRAWN BY: CMH
 CHECKED BY: RHV
 DATE: AUG. 28, 2001
 SCALE: 1"=50'
 W.O. NO.: 2014020.0

1 SHEET OF 1