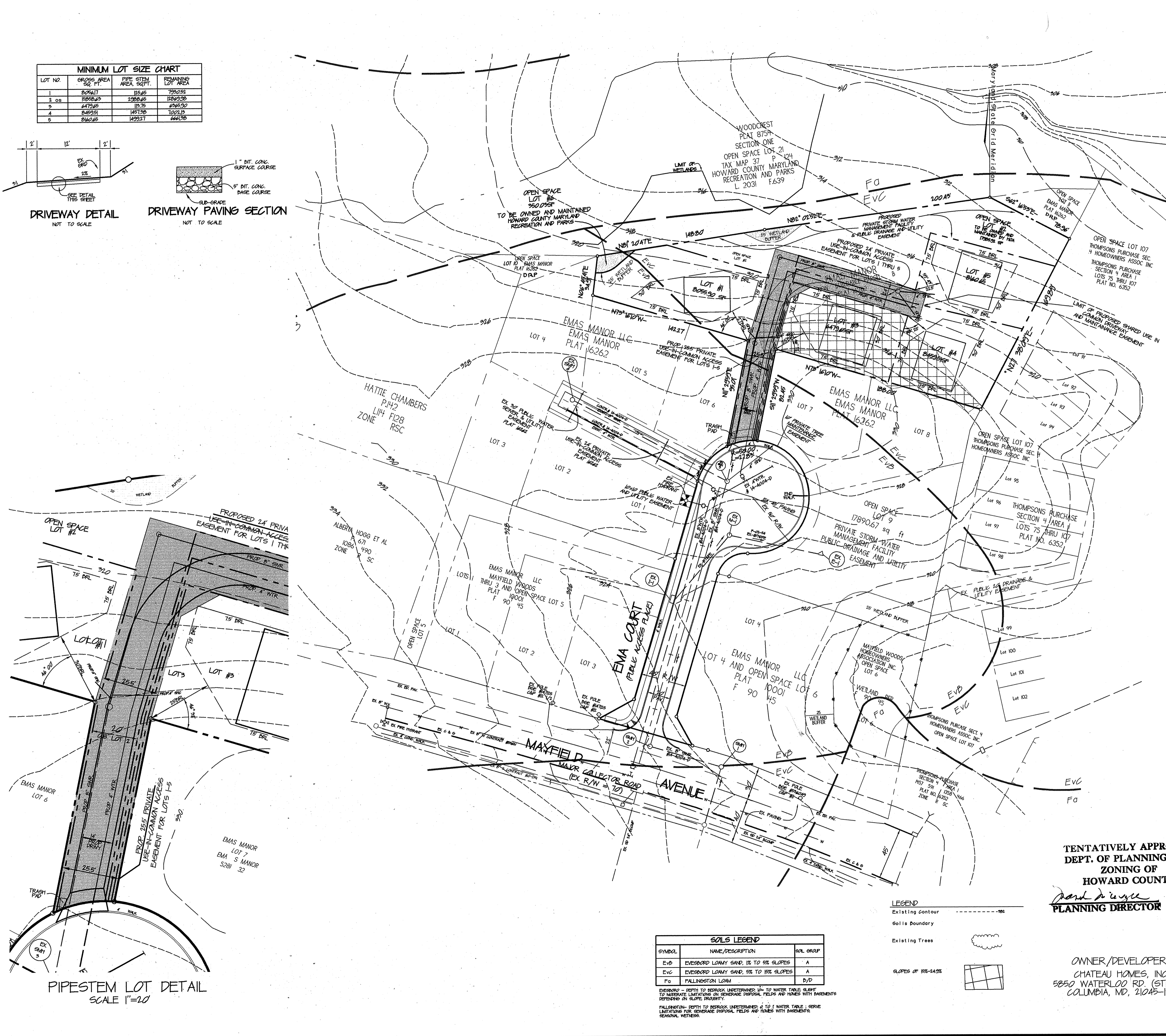
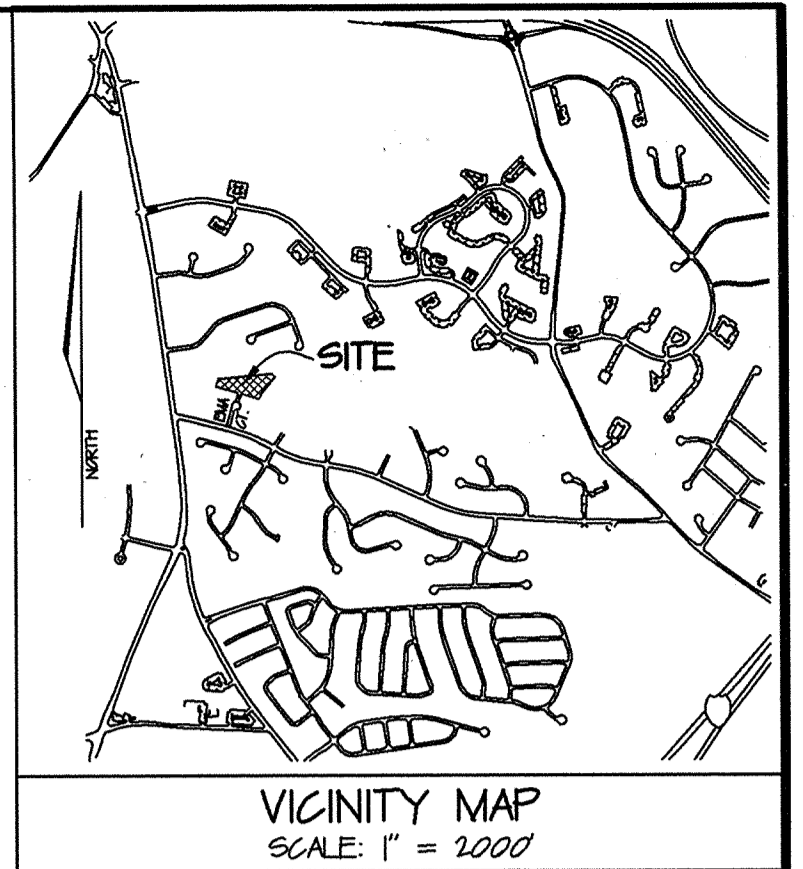
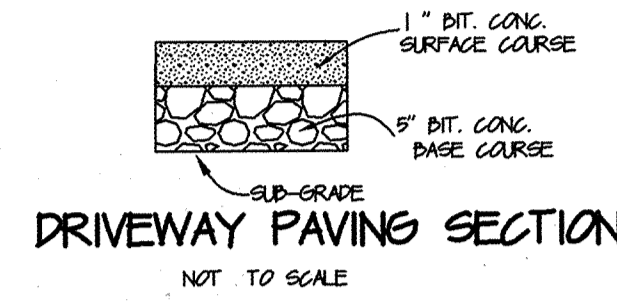
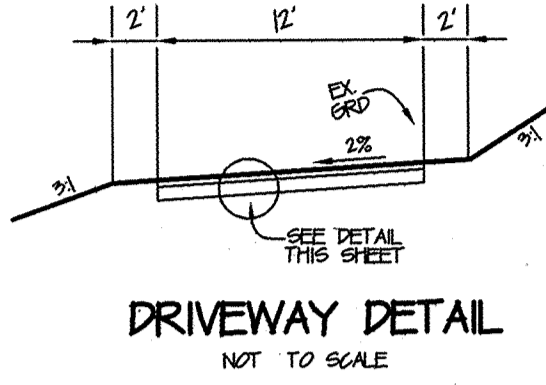


MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	REMAINING LOT AREA
1	805411	1156	792855
2	185842	229242	162900
3	147925	1156	146769
4	845951	14730	831221
5	86225	149217	713038



SITE DATA

- A. DEED REFERENCE: 2224 / 570
- B. EXISTING ZONING - R-5C
- C. GROSS AREA OF TRACT = 494885 sq ft (11.34 acres)
- D. NET AREA OF TRACT = 494885 sq ft (11.34 acres)
- E. AREA OF PROPOSED LOTS = 494885 sq ft (11.34 acres)
- F. # OF BULDBLE LOTS - 4
- G. AREA OF BULDBLE LOTS - 3155385 sq ft (7.182 acres)
- H. # OF OPEN SPACE LOTS - 1
- I. AREA OF OPENSACE LOTS - 1839440 sq ft (42.029 acres)
- J. AREA OF PROPOSED ROADS = N/A
- K. NUMBER OF LOTS PROPOSED = 6
- L. PLAN SUBJECT TO WAIVER WP-02-120 (SEE GEN. NOTE #7 THIS SHEET BELOW)
- M. PROPOSED WATER AND SEWER SYSTEMS ARE TO BE PUBLIC
- N. NON CREDITED OPEN SPACE AREA = 3428.78 sq ft (0.0803 acres)
- O. AREA OF THE SHARED DRY MAINTENANCE EASEMENT WHICH INCLUDES THE OPEN SPACE LOT PRESTON AREA CREDITED OPEN SPACE = 1839440 sq ft - 3428.78 sq ft = 1836011 sq ft (0.3406 acres)
- P. OPEN SPACE REQUIRED = 183719 sq ft (0.2840 acres) = 1.5% OF THE GROSS AREA
- Q. CREDITED OPEN SPACE PROVIDED = 1483654 sq ft (0.3406 acres) = 90% OF THE GROSS AREA
- R. TOTAL OPEN SPACE PROVIDED = 1839440 sq ft (42.029 acres) = 97% OF THE GROSS AREA

GENERAL NOTES:

1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN BY CHARLES R. CROCKEN & ASSOC., INC. DATE 9/02.
3. THE BOUNDARY SHOWN HEREON IS BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT STATIONS 371A & 371B WERE USED FOR THIS PROJECT.
4. WATER & SEWER FOR THIS PROJECT WILL BE PUBLIC.
5. STORMWATER MANAGEMENT: PROPOSED DEVELOPMENT IS EXEMPT FROM SWM FOR CHANNEL EROSION, WATER QUALITY, AND GROUND WATER RECHARGE REQUIREMENTS FOR LOTS 1 AND 3 SATISFIED BY GRASS SWALES (NDE CREDIT NO. 5 OPEN VEGETATED CHANNELS) WATER QUALITY AND GROUND WATER RECHARGE FOR LOTS 9 AND 4 SATISFIED BY RAIN GARDENS (NDE CREDIT #2 DISCONNECTED ROOT TOP RUN OFF) IN ACCORDANCE WITH NDE STORMWATER DESIGN MANUAL VOL. I & II. THE GRASS SWALES ON OPENSACE LOT #2 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
6. THERE ARE NO WETLANDS OR STREAMS ON-SITE THE WETLAND BUFFERS SHOWN ARE BASED ON A FIELD INVESTIGATION BY WILLIAM T. BRIDGELAND DATED 10/10/02.
7. THERE ARE NO FLOOD PLAINS ON SITE.
8. FOREST STAND DELINEATION PREPARED BY WILLIAM T. BRIDGELAND DATED 10/10/02.
9. THE AREA OF THE STEEP SLOPES ON SITE IS 8,755 sq ft.
10. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
11. THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
12. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
13. OPEN SPACE LOT #2 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION. OPEN SPACE LOT #6 WILL BE OWNED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
14. TRASH AND RECYCLING COLLECTION WILL BE CURBSIDE PICKUP AT THE COUNTY ROADWAY.
15. COUNTY FILE NOS. F-02-54, WP-02-120, & CONTR. # 14-4024-D.
16. PLAN OF THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A WAIVER FROM THE REQUIREMENTS OF SECTION 1411(c)(1) TO PERMIT THE REQUIRED PUBLIC ROAD FRONTAGE FOR OPEN SPACE LOT 2 TO BE REDUCED TO 10 FEET FOR PROPOSED OPEN SPACE LOT 2, WOODCREST, SECTION 2 WITHOUT REQUIRING THE ADJACENT SIDE LOTS TO BE INCREASED BY 10 FEET AND ZERO FEET FOR THE TWO PROPOSED OPEN SPACE PARCELS, SHOWN AS LOTS 10 & 11 OF EMAS MANOR F-02-54 FILE NO. WP-02-120 APPROVED JULY 30, 2002.
17. THE SUBJECT PROPERTY IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS OF HOWARD COUNTY, MARYLAND.

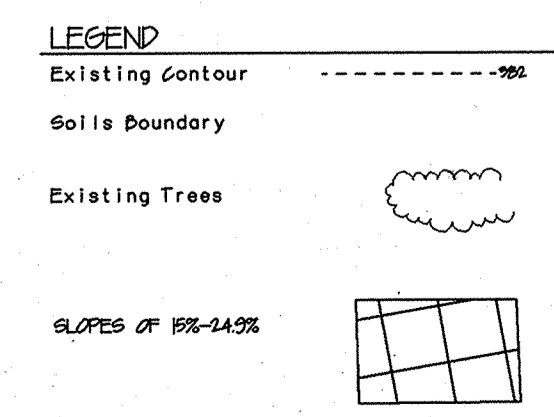
THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
David R. Jones
PLANNING DIRECTOR 6/19/04
DATE

OWNER/DEVELOPER:
CHATEAU HOMES, INC.
5850 WATERLOO RD. (STE. 230)
COLUMBIA, MD, 21045-1343

SOILS LEGEND		
SYMBOL	NAME/DESCRIPTION	SOL GROUP
Evd	EVEBORD LOAMY SAND, 1% TO 5% SLOPES	A
Evc	EVEBORD LOAMY SAND, 5% TO 15% SLOPES	A
Pd	PALLINGSTON LOAM	D/D

DESIGNER - DEPTH TO BEDROCK UNDETERMINED TO 12' WATER TABLE - REFER TO WETLAND LIMITATIONS ON REMEDIATION, FIELDS AND HOMES WITH PRECEDENTS DEPENDENT ON SLOPE PRECEDENT.
PALLINGSTON - DEPTH TO BEDROCK UNDETERMINED TO 12' WATER TABLE - REFER TO WETLAND LIMITATIONS FOR REMEDIATION, FIELDS AND HOMES WITH PRECEDENTS DEPENDENT ON SLOPE PRECEDENT.



NO.		DATE		REVISION
SKETCH PLAN				
WOODCREST, SECTION 2, LOTS 1-6				
A RESUBDIVISION OF EMAS MANOR,				
NON-BUILDABLE PARCEL B (F-02-54)				
TAX MAP 37 GRID 14		PARCEL 125		1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND				
Prepared by:		CHARLES R. CROCKEN AND ASSOCIATES, INC.		
DATE:		6-14-04		
Civil Engineering & Land Planning		PO Box 391		
Westminster, MD 21157		Tel. (410) 549-2108		
Fax. (410) 549-3068				
TAX MAP 37	PARCEL 125	PROJECT NO.:	S-03-15	
DESIGNED BY: C.R.C.		DATE:	MAY, 2004	
DRAWN BY: C.H.C.		SCALE:	1" = 40'	
PROFESSIONAL ENGINEER NO.		DRAWING NO.	S-03-15	