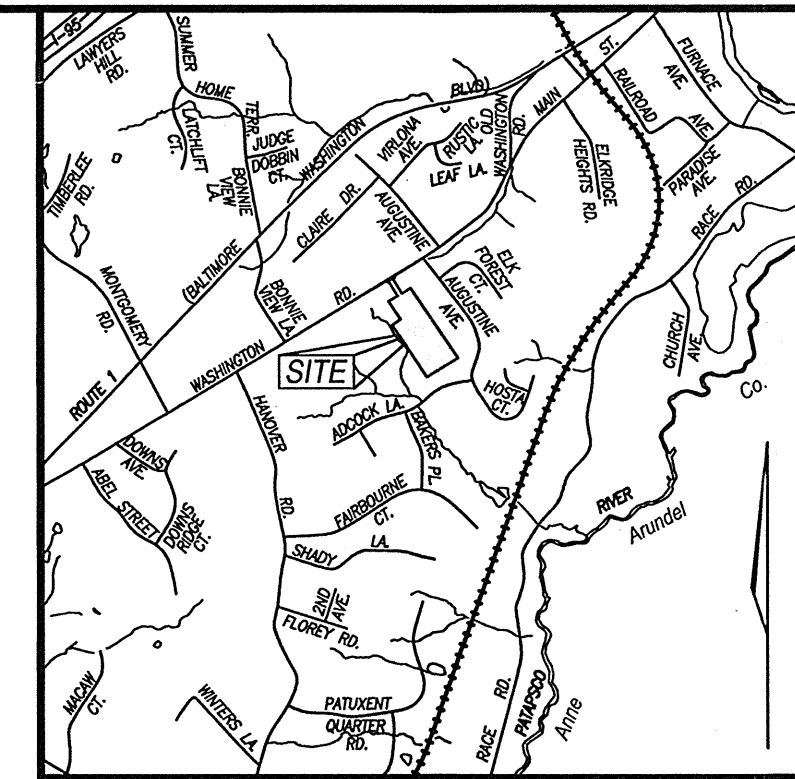


LEGEND

- EXISTING CONTOUR -440-
- EXISTING TREELINE
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 24 PERCENT OR GREATER SLOPES



VICINITY MAP
SCALE 1"=200'

SITE DATA

- LOCATION: TAX MAP 38, BLOCK 9, P/O PARCEL 886
- EXISTING ZONING: R-12
- GROSS AREA OF PARCEL: 7.22 AC.
- AREA OF PROPOSED RIGHT-OF-WAY: 0.89 AC. (38,682 SF)
- AREA OF 100-YR FLOODPLAIN: N/A
- AREA OF STEEP SLOPES: 0.60 AC. (26,269 SF)
- NET AREA OF PROJECT: 6.62 AC.
- NUMBER OF PROPOSED RESIDENTIAL LOTS: 20
- AREA OF PROPOSED RESIDENTIAL LOTS: 4.13 AC. (180,187 SF)
- AREA OF SMALLEST BUILDABLE LOT PROPOSED: 8409 SF
- NUMBER OF PROPOSED OPEN SPACE LOTS: 1 (LOT 13)
- AREA OF OPEN SPACE REQUIRED: 1.99 AC. (86,2 x 300)
- AREA OF OPEN SPACE PROVIDED: 2.20 AC. OR 33% (95,676 SF)
- RECREATIONAL OPEN SPACE REQUIRED: 4000 SF (20 BUILDABLE LOTS x 200 SF)
- RECREATIONAL OPEN SPACE PROVIDED: 4000 SF

GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
2. DEED REFERENCE: L. 6595/F. 28
3. THE PROJECT BOUNDARY IS BASED ON THE RECORD PLAN FOR CANBURY WOODS, LOTS 137-170, SECTION 2, AREA 2, PLAT NO. 8086.
4. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY TOPOGRAPHY AND FIELD RUM TOPOGRAPHY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST 2004.
5. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
6. STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT. W/O AND C/OV ARE TO BE PROVIDED BY MICROPOOL EXTENDED DETENTION. THE SWM FACILITY WILL BE LOCATED ON OPEN SPACE 13 AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
7. NO WETLANDS OR STREAMS ARE LOCATED ON-SITE.
8. THE 100-YR FLOODPLAIN IS LOCATED ON-SITE.
9. FOREST STAND DELINEATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST 2004. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL SHALL BE COMPLIED WITH.
10. APFO TRAFFIC STUDY PREPARED BY MARS GROUP, DATED JUNE 2004.
11. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
12. STREET LIGHTING IS REQUIRED AND SHALL BE COMPLIED WITH FOR THIS DEVELOPMENT.
13. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
14. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
15. TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON-SITE.
16. THERE ARE NO EXISTING STRUCTURES ON-SITE.
17. STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(c)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN STREET LIGHTS AND ANY TREE.
18. OPEN SPACE LOT 13 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
19. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
20. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE APRIL 13, 2004 ZONING REGULATIONS.
21. A DESIGN MANUAL WAIVER REQUEST, DATED DECEMBER 1, 2004, HAS BEEN SUBMITTED AND APPROVED WHICH WAIVES THE REQUIREMENT THAT A STANDARD CROSS SECTION FOR THE PROPOSED ROAD BE USED.
22. PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVER SECTION 16.155(c)(2), DATED MARCH 2, 2005, REQUIRING A SITE DEVELOPMENT PLAN FOR MASS GRADING A SITE INTENDED FOR FUTURE RESIDENTIAL CONSTRUCTION. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. SUBMIT THE REQUIRED DOCUMENTATION TO SOIL CONSERVATION DISTRICT FOR GRADING AND SEDIMENT AND EROSION CONTROL REVIEW.
 2. SUBMIT A GRADING PERMIT APPLICATION ALONG WITH A FOREST CONSERVATION DECLARATION OF INTENT FOR CLEARING LESS THAN 40,000 S.F. OF FOREST ON A SINGLE LOT.
 3. SECURE THE NECESSARY PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 4. NO GRADING IS PERMITTED WITHIN THE FOREST ON STEEP SLOPES OR WITHIN THE STREAM BUFFER. MODIFY THE CONFIGURATION OF THE CELLS 16 AND 22 IN ORDER TO EXCLUDE THE STREAM BUFFER FROM THOSE CELLS. SHOW CLEAR LIMIT OF DISTURBANCE ON ALL APPLICATIONS.
 5. RESTORE THE SITE TO GRADE AND STABILIZE THE SITE IMMEDIATELY AFTER OF THE DEBRIS.
 6. FULFILL ALL OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM WITH THE SUBDIVISION OF THE PECORARO PROPERTY. IF SOME LIMITED CLEARING OF FOREST IS REQUIRED WITH THE MASS GRADING, INCLUDE THAT IN THE DOI AND ACCOUNT FOR IT ON FUTURE FOREST CONSERVATION PLAN FOR SUBDIVISION OF THE PECORARO PROPERTY.

* The front BRLS on lots 10-12 must be 30' unless the pending "Camp Lite" zoning amendments become effective.

**SKETCH PLAN
PECORARO PROPERTY
LOTS 1-21
A RESUBDIVISION OF LOT 169
CANBURY WOODS
SECTION 2, AREA 2**

TAX MAP 38 BLOCK 9 PARCEL P/O '886'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLEGGOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8961

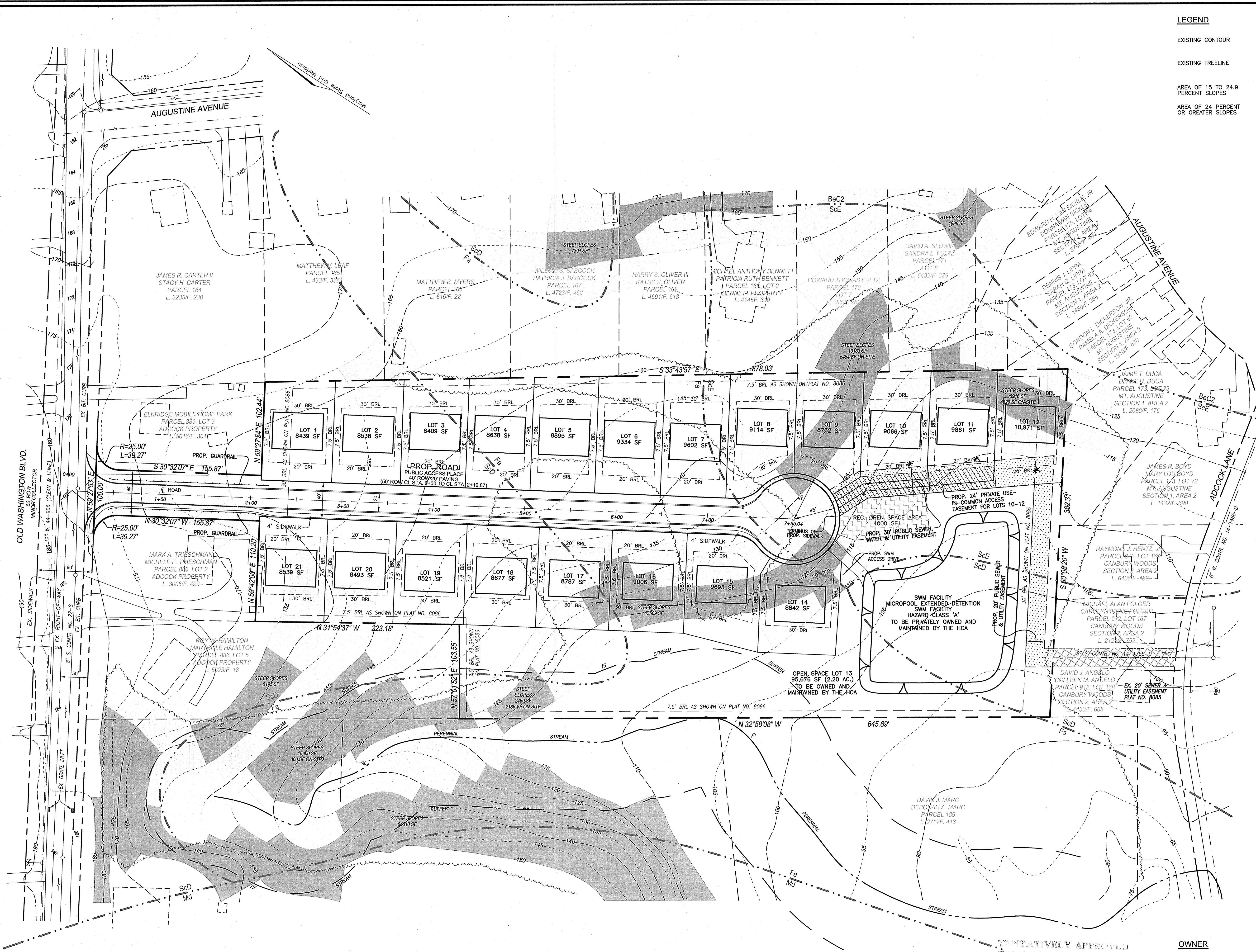


DESIGN BY: RHV
DRAWN BY: CMH
CHECKED BY: RHV
DATE: MAY, 2005
SCALE: 1"=50'
W.O. NO.: 04-19.00

OWNER
NICHOLAS S. PECORARO, JR.
DONNA L. PECORARO
6270 WASHINGTON BLVD.
ELKRIDGE, MARYLAND 21075

DEVELOPER
BRANTLY DEVELOPMENT
8835 COLUMBIA 100 PARKWAY, UNIT P
COLUMBIA, MARYLAND 21045
(410) 730-0810

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark A. Vogel 5/1/05
PLANNING DIRECTOR JA



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
Fa	FALLSINGTON LOAM	B/D
Md	MADE LAND	-
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	-
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	-