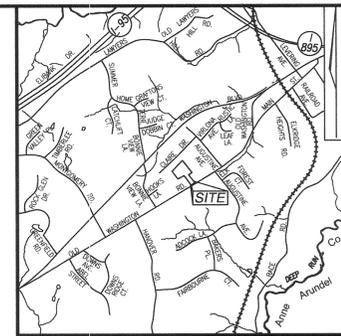
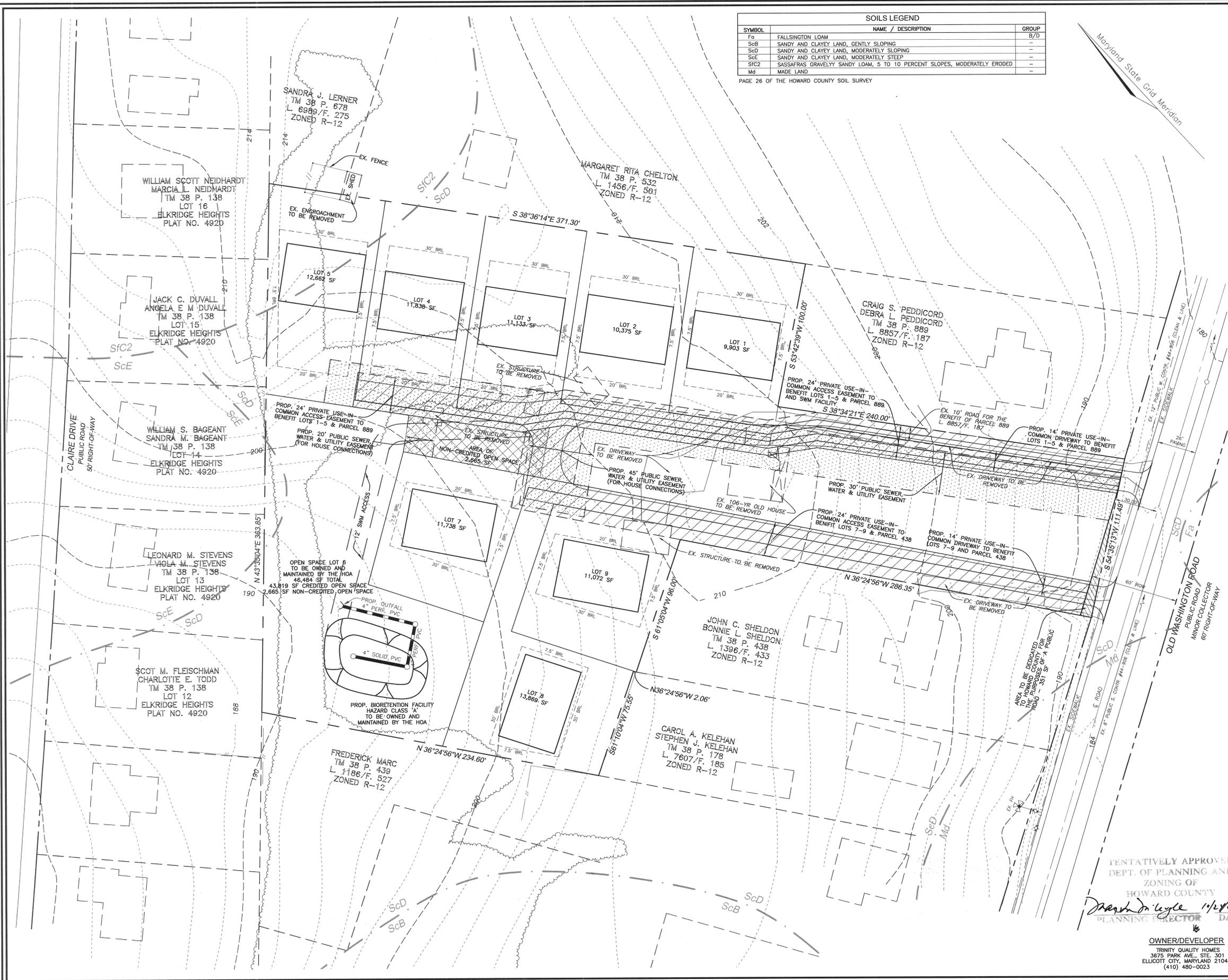


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
Ts	FALLSINGTON LOAM	B/D
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	-
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	-
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	-
SIC2	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	-
Mg	MADE LAND	-

PAGE 26 OF THE HOWARD COUNTY SOIL SURVEY



VICINITY MAP  
SCALE 1"=2000'



- SITE DATA**
- LOCATION: TAX MAP 38, BLOCK 3, PARCEL 437
  - EXISTING ZONING: R-12
  - GROSS AREA OF PARCEL: 3.20 AC.
  - AREA OF PROPOSED RIGHT-OF-WAY: 351 SF
  - AREA OF 100-YR FLOODPLAIN: N/A
  - AREA OF STEEP SLOPES: N/A
  - NET AREA OF PROJECT: 3.20 AC.
  - NUMBER OF PROPOSED RESIDENTIAL LOTS: 8
  - AREA OF PROPOSED RESIDENTIAL LOTS: 2.13 AC. (92,590 SF)
  - AREA OF SMALLEST BUILDABLE LOT PROPOSED (WITHOUT AREA OF PIPESTEM): 8672 SF - LOT 7
  - NUMBER OF PROPOSED OPEN SPACE LOTS: 1 (LOT 6)
  - AREA OF OPEN SPACE REQUIRED: 0.06 AC. (3,200 x 300)
  - AREA OF CREDITED OPEN SPACE PROVIDED: 1.01 AC. OR 32% (43,819 SF)
  - AREA OF NON-CREDITED OPEN SPACE: 0.06 AC. (2,665 SF)
  - TOTAL AREA OF OPEN SPACE: 1.07 AC.
- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
  - DEED REFERENCE: L. 8293/F. 492
  - THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER 2004.
  - THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER 2004.
  - WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
  - STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT. WOV AND ROV ARE TO BE PROVIDED BY BIORETENTION FACILITY, GRASS SWALES AND RAINGARDENS. 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.
  - NO WETLANDS OR STREAMS ARE LOCATED ON-SITE.
  - NO 100-YR FLOODPLAIN IS LOCATED ON-SITE.
  - SIMPLE FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JANUARY 2005. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL SHALL BE COMPLIED WITH.
  - APFD TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JANUARY 2005.
  - ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPING MANUAL SHALL BE COMPLIED WITH.
  - STREET LIGHTING IS REQUIRED AND SHALL BE COMPLIED WITH FOR THIS DEVELOPMENT.
  - SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
  - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
  - TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON-SITE.
  - ALL EXISTING STRUCTURES ON-SITE ARE TO BE REMOVED.
  - OPEN SPACE LOT 6 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
  - A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
  - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE FEBRUARY 2, 2004 ZONING REGULATIONS.
  - THIS SITE IS LOCATED WITHIN THE BW FOUR MILE HEIGHT RESTRICTION ZONE REQUIRING APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION FOR NEW HOUSE CONSTRUCTION AND FOR STORMWATER MANAGEMENT DESIGN. AN APPROVAL LETTER FROM THE MAA WILL BE PROVIDED WITH THE FINAL PLANS AND SITE DEVELOPMENT PLAN.
  - THIS PROPERTY IS LOCATED WITHIN THE OLD WASHINGTON ROAD HISTORIC SURVEY DISTRICT, HO-803.
  - THIS SUBDIVISION PLAN WAS PRESENTED TO THE HDC AT A MEETING ON APRIL 7, 2005 AND IT WAS DETERMINED THAT THE REMOVAL OF THE EXISTING HOUSE WOULD BE ALLOWED.
  - A TYPE D LANDSCAPE EDGE OR SOLID FENCE IS REQUIRED ALONG THE PIPESTEM AND THE ADJACENT PROPERTY SINCE THE COMMON DRIVEWAY IS LESS THAN 10' FROM THE PROPERTY LINE. PER SECTION 16.120(b)(6)(iv) OF THE SUBDIVISION AND LAND REGULATIONS 8' IS PROVIDED BETWEEN THE DRIVEWAY AND THE PROPERTY LINE.
  - THIS PLAN IS SUBJECT TO WP-05-131 FOR A WAIVER FROM SECTION 16.120(b)(4)(iv) WHICH REQUIRES EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE, EXCEPT PER SECTION 16.121(e) OF THE SUBDIVISION REGULATIONS TO ALLOW SWM ACCESS FOR OPEN SPACE LOT 6 BY WAY OF THE PROPOSED USE-IN-COMMON DRIVEWAY EASEMENTS FOR LOTS 1 THRU 9. THE 6/27/05 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    - THE DEVELOPER SHALL INSTALL BOLLARD MARKERS OR SOME OTHER FORM OF SIGNS ALONG THE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1 THRU 9 TO CLEARLY IDENTIFY PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS TO THE OPEN SPACE LOTS AND THE SWM FACILITY.
    - COMPLIANCE WITH THE ENCLOSED COMMENTS DATED JUNE 23, 2005 FROM THE DEVELOPMENT ENGINEERING DIVISION. ANY PROPERTY DAMAGE INCURRED BY THE INSPECTION OR MAINTENANCE OF THE OPEN SPACE LOT OR SWM IS TO BE REPAIRED BY THE HOA.

**SKETCH PLAN**  
**SOUTH POINT**  
**LOTS 1 - 9**

TAX MAP 38 BLOCK 3 PARCEL 437  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: JCO  
DRAWN BY: CMH  
CHECKED BY: RHV  
DATE: OCTOBER, 2005  
SCALE: 1"=30'  
W.O. NO.: 04-149.00

1 SHEET OF 1

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
1/24/05  
PLANNING DIRECTOR

OWNER/DEVELOPER  
TRINITY QUALITY HOMES  
3675 PARK AVE., STE. 301  
ELLICOTT CITY, MARYLAND 21043  
(410) 480-0023