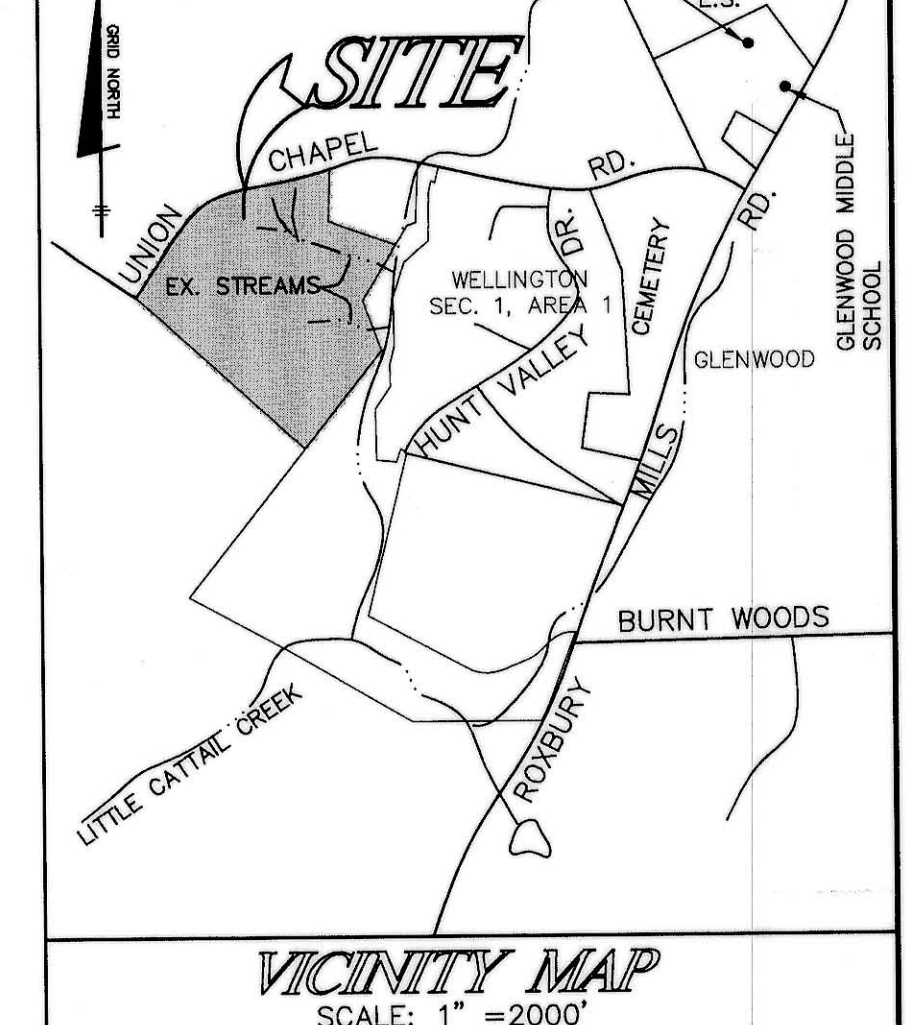
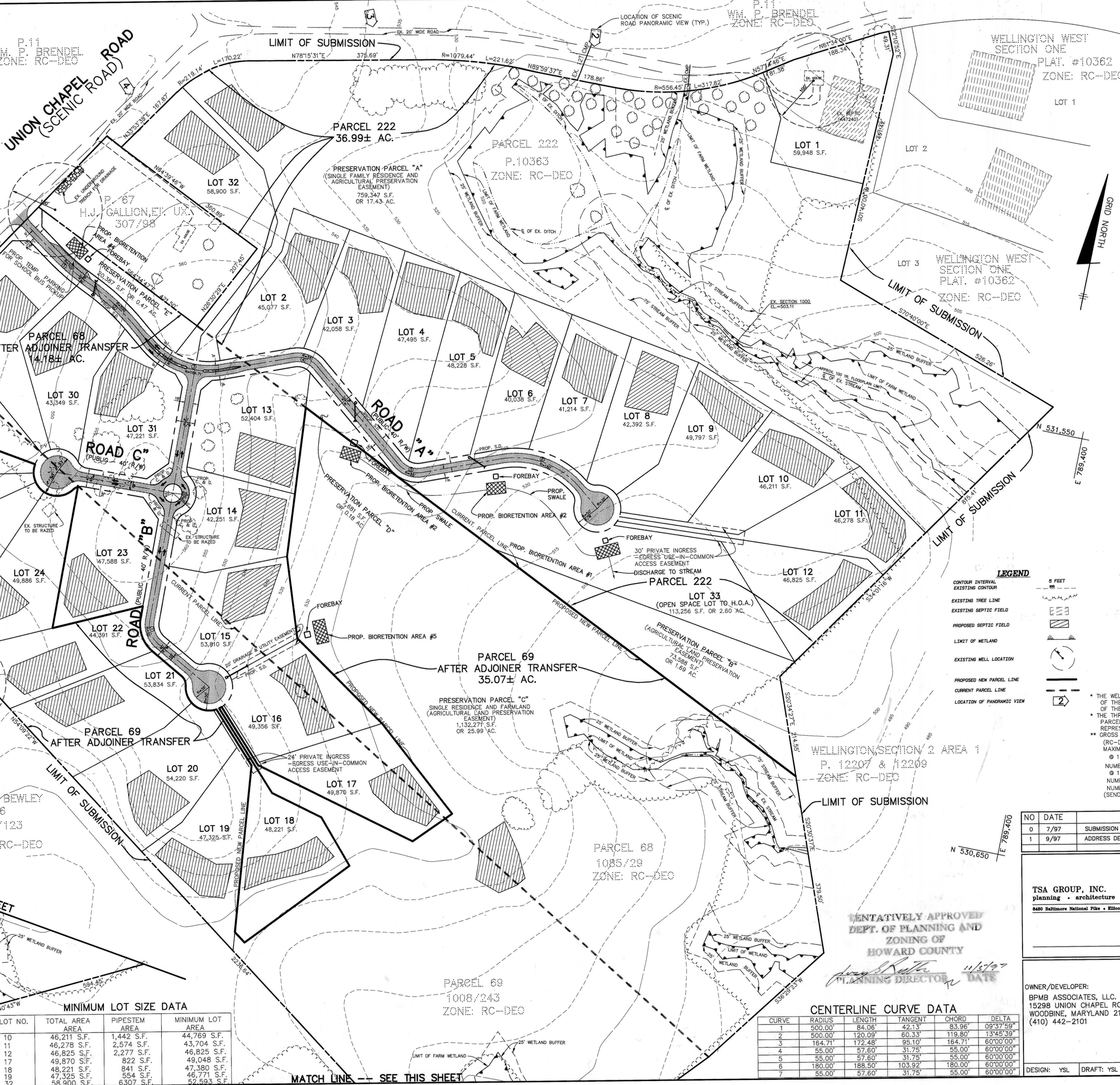


GENERAL NOTES

- ALL ASPECT OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM HOWARD COUNTY 200 SCALE TOPO MAPS AND ARE SHOWN AS 5 FOOT INTERVALS.
- THE PROJECT IS NOT WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE PROVIDED ON THE LOTS.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD INFORMATION.
- WETLAND LIMITS SHOWN HEREON ARE BASED ON A DELINEATION BY ECO-SCIENCE PROFESSIONAL, INC. DATED JUNE 1997.
- FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED JUNE 1997.
- ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC ANALYSIS WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES DATED JUNE 1997.
- THE STORM WATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. COORDINATE ARE BASED ON NAD 87, MARYLAND STATE PLAN GRID AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATIONS NO. 3233002 AND 3233001.
- NOISE MITIGATION IS NOT REQUIRED FOR THIS PROJECT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF SPECIES TREES AND FOREST LAND SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- THE EXISTING FLOODPLAIN LIMIT SHOWN IS FROM HOWARD COUNTY RECORDS. A MORE DETAILED STUDY WILL BE PROVIDED AT PRELIMINARY PLAN STAGE IF NECESSARY BY HOWARD COUNTY ENGINEERING DIVISION.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' STREAM BUFFER, OR 100-YEAR FLOODPLAIN.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQ. FEET.
- A SIGHT DISTANCE ANALYSIS FOR UNION CHAPEL ROAD AND THE PROPOSED INTERSECTION HAS BEEN PROVIDED TO THE DEVELOPMENT ENGINEERING DIVISION.
- A REQUEST TO THE DEVELOPMENT ENGINEERING DIVISION HAS BEEN MADE TO WAIVE THE STORMWATER MANAGEMENT REQUIREMENTS AS SPECIFIED IN SECTION 10.2.4.A OF THE HOWARD COUNTY DESIGN MANUAL VOL. I STORM DRAINAGE BASED ON THE "CLUSTERED SUBDIVISION", AUGUST 1993.

GENERAL NOTES (CONT.)

- WATER QUALITY AND QUANTITY TREATMENT FOR THE PROPOSED ROADWAY SHALL BE PROVIDED BY BIO-RETENTION ADJACENT TO THE PUBLIC ROAD.
- SCENIC ROADWAY EXHIBITS WERE PROVIDED PER DEPARTMENT OF PLANNING AND ZONING CHECK LIST.
- TO THE BEST OF OWNERS KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON SITE.
- A REQUEST TO WAIVE THE CURRENT HORIZONTAL AND VERTICAL ROAD DESIGN CRITERIA HAS BEEN MADE TO THE DEVELOPMENT ENGINEERING DIVISION CHIEF.
- A REQUEST TO ALTER THE DESIGN CRITERIA FOR BIO-RETENTION HAS BEEN MADE TO THE DEVELOPMENT ENGINEERING DIVISION CHIEF.
- FOR EXISTING SITE CONDITIONS, SEE SUPPLEMENTAL SHEET LABELED "EXISTING CONDITION PLAN".
- UNION CHAPEL ROAD IS A MAJOR COLLECTOR ROAD AND HAS RESTRICTED ACCESS FOR RESIDENTIAL LOTS. A WAIVER TO SECTION 13.120 (a) (1) AND 16.119 (f) IS REQUIRED FOR THE PROPOSED ACCESS POINT TO LOT 1. THE WAIVER SHALL BE APPROVED PRIOR TO PRELIMINARY PLAN SIGNATURE APPROVAL.



OVERALL SITE DATA

LOCATION: TAX MAP 14, PARCELS 68, 69, & 222
 ZONING: RC-DEO

DEED REFERENCE:
 PARCEL 68 (24.85± AC.) LIBER 1085 FOLIO 29
 PARCEL 69 (24.40± AC.) LIBER 1008 FOLIO 243
 PARCEL 222 (36.99± AC.) LIBER 1215 FOLIO 46

TOTAL TRACT AREA: 86.24± AC.
 NUMBER OF PROPOSED CLUSTER LOTS: 32 LOTS
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1 LOT (ON RECEIVING PARCEL)

NUMBER OF PROPOSED PRESERVATION PARCELS WITH SINGLE RESIDENCE: 2
 AREA OF PROPOSED ROAD RIGHT-OF-WAY: 2.75± AC.
 AREA OF UNION CHAPEL RD. RIGHT-OF-WAY: 34.96± AC.
 AREA OF PROPOSED CLUSTER LOTS: 34.96± AC.
 AREA OF PROPOSED PRESERVATION PARCEL WITH SINGLE RESIDENCE: 4.34± AC.
 AREA OF PROPOSED OPEN SPACE LOT (ON RECEIVING PARCEL): 2.60± AC.
 AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS: 2.34± AC.
 AREA OF APPROXIMATE 100 YR. FLOODPLAIN: 0.77± AC.
 AREA OF STEEP SLOPES (25% OR GREATER): 0.0 AC.
 AREA OF APPROXIMATE WETLANDS: 5.6± AC.

SITE DATA

PARCEL 69 SUBDIVISION

GROSS AREA: 35.07± AC.
 NUMBER OF CLUSTER LOTS ALLOWED @ 1 PER 4.25 GROSS ACRES: 8
 NUMBER OF PRESERVATION PARCELS WITH RESIDENCE ALLOWED (BONUS): 1
 TOTAL NUMBER OF PROPOSED LOTS: 9
 CLUSTER LOTS: 8
 PRESERVATION PARCEL W/RESIDENCE: 1
 NON-BUILDABLE PRESERVATION PARCEL: 0
 OPEN SPACE LOT: 0
 AREA OF PROPOSED ROAD RIGHT-OF-WAY: 0.00 AC.
 AREA OF PROPOSED CLUSTER LOTS: 3.08± AC.
 AREA OF PROPOSED PRESERVATION PARCEL WITH RESIDENCE: 25.99± AC.
 AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS: 0.0 AC.

PARCELS 68 & 222 SUBDIVISION

GROSS AREA: 51.17 AC.
 NUMBER OF CLUSTER LOTS ALLOWED @ 1 PER 4.25 GROSS ACRES: 11 (12-1 ON PRES. PARCEL)
 NUMBER OF PRESERVATION PARCELS WITH RESIDENCE: 1/2 UNITS TOTAL
 TOTAL NUMBER OF PROPOSED LOTS: 24**
 PRESERVATION PARCEL W/RESIDENCE: 25 TOTAL UNITS
 NON-BUILDABLE PRESERVATION PARCEL: 1
 OPEN SPACE LOT (TO H.O.A.): 1
 AREA OF PROPOSED ROAD RIGHT-OF-WAY AND ROAD DEDICATION: 3.02± AC.
 AREA OF PROPOSED CLUSTER LOTS: 25.78± AC.
 AREA OF PROPOSED PRESERVATION PARCEL WITH RESIDENCE: 17.43± AC.
 AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS: 2.34± AC.
 AREA OF PROPOSED OPEN SPACE LOT (OPEN SPACE REQUIRED: 5% OF 51.17± AC = 2.56± AC): 2.60± AC.

* THE WELLINGTON WEST SEC. 2 PARCEL SUBDIVISION SHALL REQUIRE ADJOINER TRANSFERS OF THE SUBDIVISION PLATS.
 ** THE THREE PARCEL SUBDIVISIONS REPRESENTED ON THIS PLAN ARE BASED ON THE PARCEL DIVISIONS AFTER ADJOINER TRANSFERS. THE PARCEL SUBDIVISIONS AS REPRESENTED ON THIS PLAN ARE PARCELS 68, 69, AND 222 PRIOR TO RECODATION OF THE SUBDIVISION PLATS.
 *** GROSS AREA: 51.17 AC. (RC-DEO ZONE)
 MAXIMUM PERMISSIBLE DENSITY (RECEIVING PARCEL) @ 1 LOT PER 2 ACRES: 25
 NUMBER OF CLUSTER LOTS PERMITTED IN RC ZONE @ 1 LOT PER 4.25 ACRES: 12
 NUMBER OF CEO CLUSTER LOTS PERMITTED: 12 (BY RIGHT)
 NUMBER OF CEO CLUSTER LOTS PROPOSED: 13 (TO BE SAVED) (SENDING PARCEL TO BE DETERMINED AT A LATER DATE.)

| NO | DATE | REVISION |
|----|------|--|
| 0 | 7/97 | SUBMISSION TO COUNTY FOR REVIEW AND APPROVAL. |
| 1 | 9/97 | ADDRESS DED COMMENTS AND SUBMIT DIRECTLY TO DED. |

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PROJECT: **WELLINGTON WEST SECTION TWO**
 LOCATION: TAX MAP 14 - PARCEL 222, PARCELS 68 & 69 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TITLE: **SKETCH PLAN**
 DATE: JULY 1997 PROJECT NO. 1003
 DESIGN: YSL DRAFT: YSL CHECK: CAM SCALE: 1" = 100' DRAWING 1 OF 2

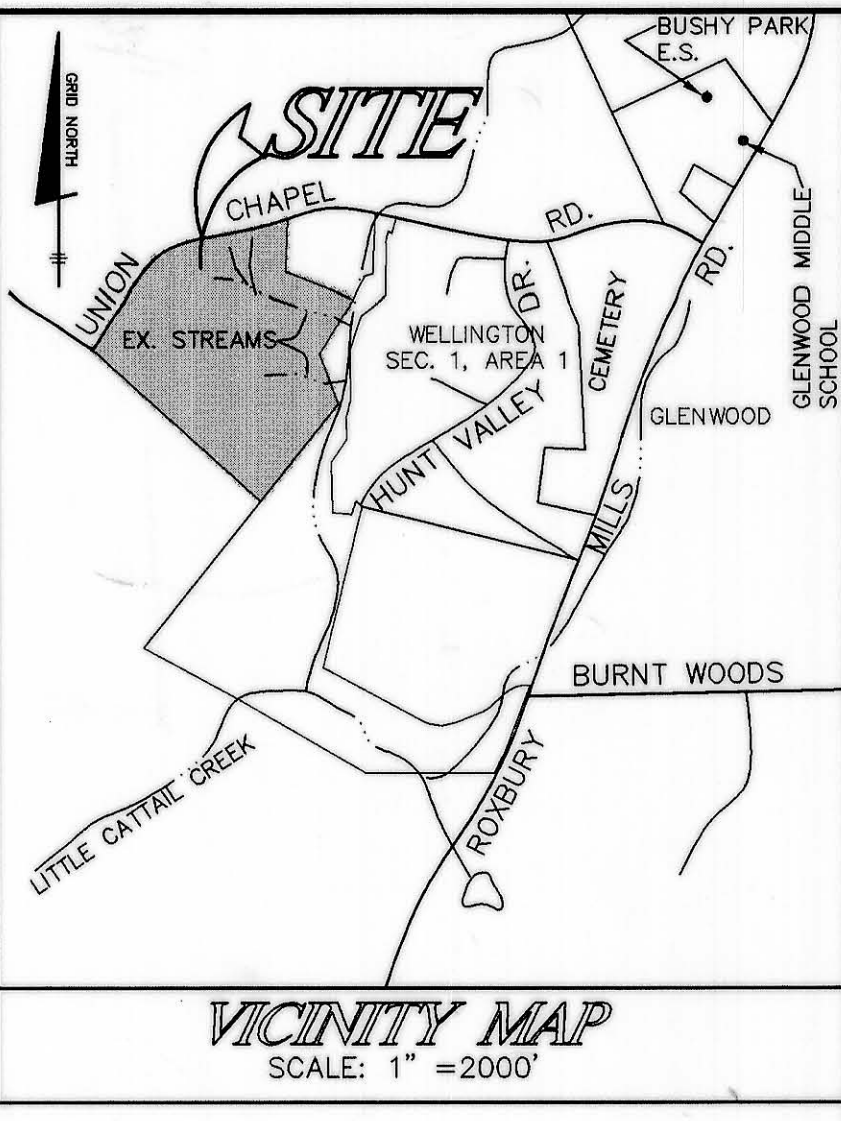
MINIMUM LOT SIZE DATA

| LOT NO. | TOTAL AREA | PIPESTEM AREA | MINIMUM LOT AREA |
|---------|-------------|---------------|------------------|
| 10 | 46,211 S.F. | 1,442 S.F. | 44,769 S.F. |
| 11 | 46,278 S.F. | 2,574 S.F. | 43,704 S.F. |
| 12 | 46,825 S.F. | 2,277 S.F. | 46,825 S.F. |
| 17 | 49,870 S.F. | 822 S.F. | 49,048 S.F. |
| 18 | 49,221 S.F. | 841 S.F. | 47,380 S.F. |
| 19 | 49,325 S.F. | 554 S.F. | 46,771 S.F. |
| 32 | 58,900 S.F. | 6,307 S.F. | 52,593 S.F. |

CENTERLINE CURVE DATA

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
|-------|---------|---------|---------|---------|-----------|
| 1 | 500.00' | 84.06' | 42.13' | 83.96' | 09°37'59" |
| 2 | 500.00' | 120.09' | 60.33' | 119.90' | 13°43'39" |
| 3 | 164.71' | 172.48' | 95.10' | 164.71' | 60°00'00" |
| 4 | 55.00' | 57.60' | 31.75' | 55.00' | 60°00'00" |
| 5 | 55.00' | 57.60' | 31.75' | 55.00' | 60°00'00" |
| 6 | 180.00' | 188.50' | 103.92' | 180.00' | 60°00'00" |
| 7 | 55.00' | 57.60' | 31.75' | 55.00' | 60°00'00" |

REPRESENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY
 PLANNING DIRECTOR



LEGEND

| | |
|----------------------------|-----------|
| CONTOUR INTERVAL | 5 FEET |
| EXISTING CONTOUR | --- |
| SOIL BOUNDARY & SOIL TYPES | ----- |
| EXISTING TREE LINE | ~ ~ ~ ~ |
| EXISTING SEPTIC FIELD | |
| EXISTING WELL LOCATION | ○ |
| LIMIT OF WETLAND | — · — · — |

- NOTES:**
- DENOTES 15 - 24.99% SLOPE.
 - TOPOGRAPHY SHOWN WAS TAKEN FROM HOWARD COUNTY 200' SCALE MAPS.
 - SOIL CLASSIFICATION BASED ON SOIL SURVEY OF HOWARD CO., MARYLAND.
 - APPROXIMATE 100 YR. FLOODPLAIN DELINEATED IN PART FROM HOWARD CO. FLOODPLAIN MAP.
 - WETLAND DELINEATION BASED ON SITE INVESTIGATION BY ECO-SCIENCE PROFESSIONALS DATED MAY 1997.

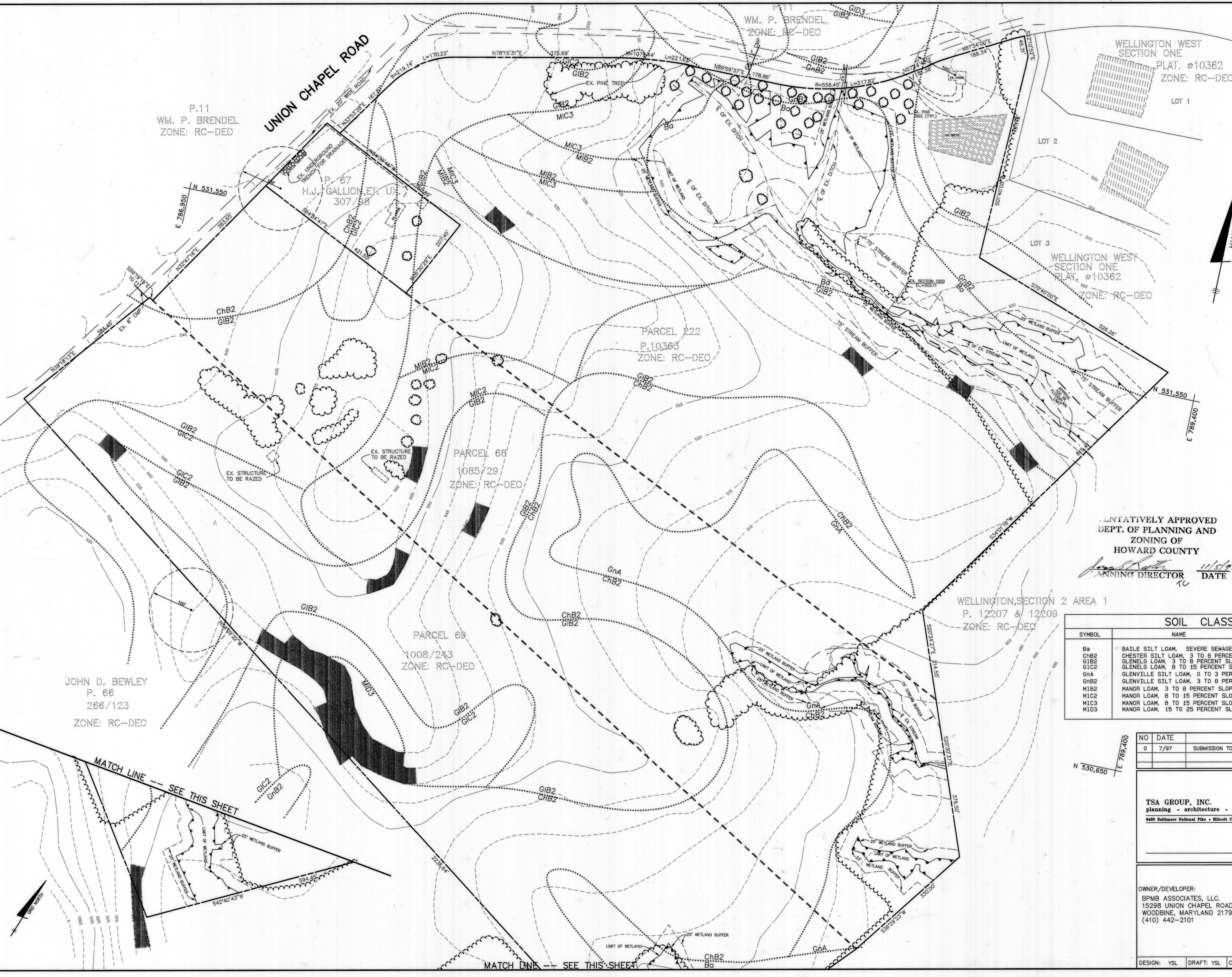
PLANNING AND ZONING DEPARTMENT
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR: *[Signature]* DATE: 11/5/97

| SYMBOL | NAME |
|--------|---|
| Bb | BATTLE SILT LOAM, SEVERE SEWAGE DISPOSAL FIELD LIMITATION |
| ChB2 | CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED, SLIGHT SEWAGE DISPOSAL |
| GIB2 | GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED, SLIGHT SEWAGE DISPOSAL |
| GIC2 | GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED, MODERATE SEWAGE DISPOSAL |
| GnA | GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES, SEVERE SEWAGE DISPOSAL |
| GnB2 | GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED, SEVERE SEWAGE DISPOSAL |
| MIB2 | MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED, SLIGHT SEWAGE DISPOSAL |
| MIC2 | MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED, MODERATE SEWAGE DISPOSAL |
| MIC3 | MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED, MODERATE SEWAGE DISPOSAL |
| MID3 | MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED, SEVERE SEWAGE DISPOSAL |

| NO | DATE | REVISION |
|----|------|---|
| 0 | 7/97 | SUBMISSION TO COUNTY FOR REVIEW AND APPROVAL. |

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| | |
|--|--|
| OWNER/DEVELOPER: BPMB ASSOCIATES, LLC. 15298 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797 (410) 442-2101 | PROJECT: WELLINGTON WEST SECTION TWO |
| LOCATION: TAX MAP 14 - PART OF PARCEL 222, PARCELS 68 & 69 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND | TITLE: EXISTING CONDITION PLAN |
| DATE: JULY 1997 | PROJECT NO. 1003 |
| DESIGN: YSL DRAFT: YSL CHECK: CAM | SCALE: 1" = 100' DRAWING NO. 2 OF 2 |



JOHN D. BEWLEY
 P. 68
 266/123
 ZONE: RC-DEO

MATCH LINE -- SEE THIS SHEET

MATCH LINE -- SEE THIS SHEET