

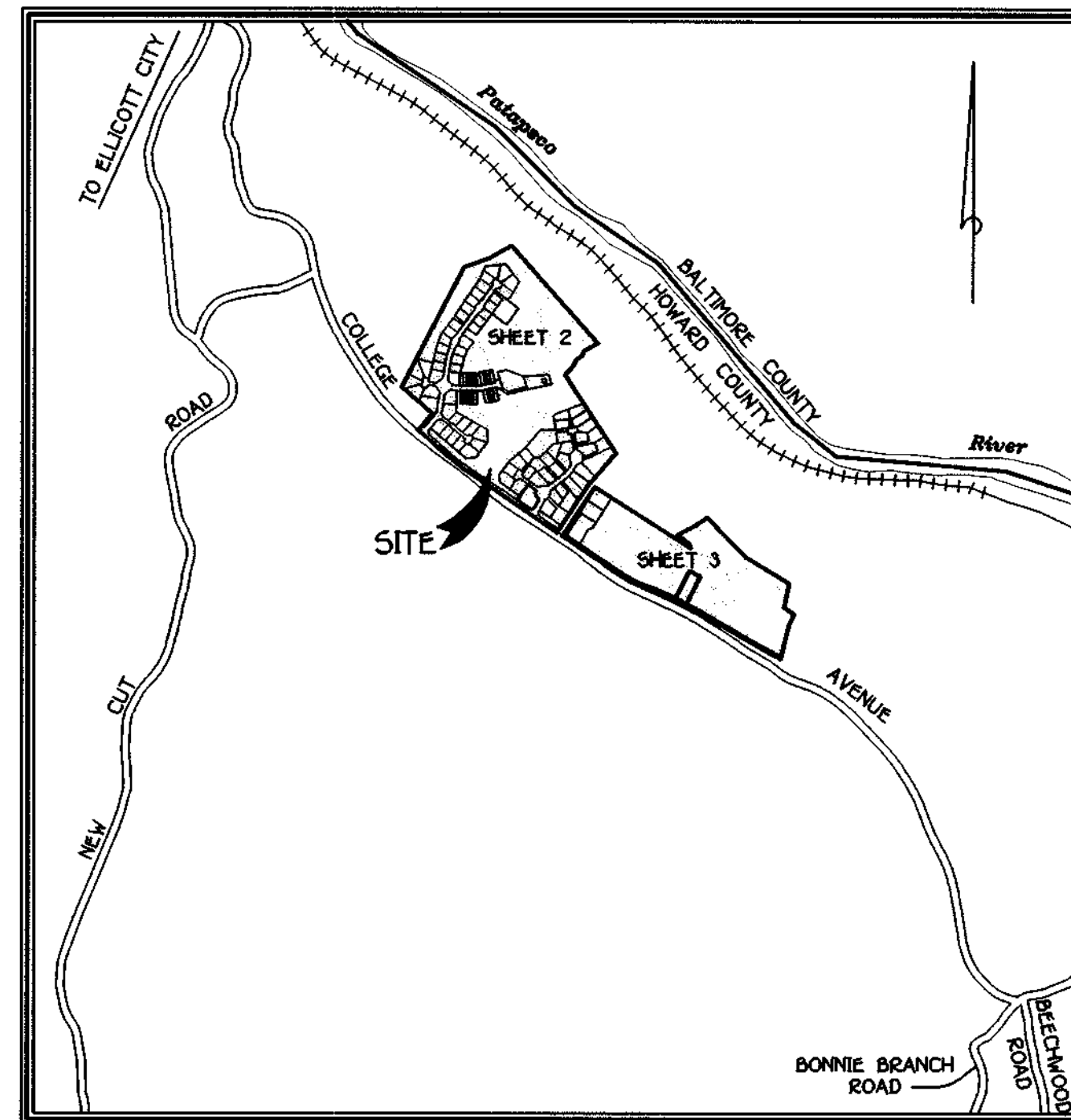
MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
73	9,450 Sq.Ft.	1,457 Sq.Ft.	8,001 Sq.Ft.
77	11,405 Sq.Ft.	2,715 Sq.Ft.	8,690 Sq.Ft.
91	13,600 Sq.Ft.	2,021 Sq.Ft.	11,579 Sq.Ft.
98	15,779 Sq.Ft.	1,982 Sq.Ft.	13,797 Sq.Ft.
101	14,113 Sq.Ft.	2,028 Sq.Ft.	12,085 Sq.Ft.
105	18,679 Sq.Ft.	2,443 Sq.Ft.	16,236 Sq.Ft.
106	21,652 Sq.Ft.	3,760 Sq.Ft.	17,892 Sq.Ft.

APFO Schedule 1998, 2008, 2009 And 2010 Tabulation Chart		
Year	Zoning	Total Number Of Lots Or Units
1998	R-ED	2 Units
2008	R-ED	40 Units
2009	R-ED	40 Units
2010	R-ED	17 Units

- SHEET INDEX**
1. TITLE SHEET
 2. SKETCH PLAN
 3. SKETCH PLAN
 4. SCHEMATIC GRADING PLAN
 5. SCHEMATIC GRADING PLAN

AMENDED SKETCH PLAN FOR AUTUMN RIVER

ZONED: R-ED



VICINITY MAP
SCALE: 1" = 1200'

LOTS 1 - 109 TAX MAP 25 PARCEL Nos. 279 & 172 GRIDS 14 & 21 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

General Notes:

1. The Subject Property Is Zoned R-ED Per Comprehensive Zoning Effective October 18, 1993.
2. This Project Is In Conformance With The Latest Howard County Subdivision Standards Unless Waivers Have Been Approved.
3. Site Data:
Current Zoning: R-ED
Location: East Side Of College Avenue Approx. 1.5 Miles South Of Historic Ellicott City.
Election District: 1st
Tax Map: 25
Parcels: 172 And 279
Deed Reference: 3863/725 And 3863/735
4. Density Tabulation:
Total Tract Area: 70.74 Ac. +/-
Area Of Floodplain And Steep Slopes: 15.75 Ac. +/-
Net Area Of Tract: 54.99 Ac. +/-
No. Of Units Allowed: 109
(2 D.U. Per Acre)
Total No. Proposed: 97
5. Area Tabulation:
Gross Area Of Tract: 70.74 Ac. +/-
Area Of Floodplain: 15.75 Ac. +/-
Net Area Of Tract: 54.99 Ac. +/-
Area Of Public Road R/W: 5.54 Ac. +/-
Area Of Proposed Lots/Parcels: 65.20 Ac. +/-
Area Of Buildable Lots: 19.40 Ac. +/-
Area Of Open Space Parcels: 45.80 Ac. +/-
6. Lot Tabulation:
Total No. Of Proposed Lots/Parcels: 109
No. Of Buildable Lots: 97
No. Of Single Family Attached: 17
No. Of Single Family Detached: 80
No. Of Open Space Parcels: 12
7. Open Space Tabulation:
Required Open Space: 17.70 Ac. +/-
(25% Of Gross Area)
Open Space Provided: 45.80 Ac. +/-
Credited: 45.435 AC.
Non-Credited: 0.365 AC.
Recreational Open Space Required: 25,000 Sq. Ft.
(250 Square Feet Per Lot)
Passive/Active-Recreational Open Space Provided:
Lot 68 = 15,000 Sq.Ft.
Lot 30 Picnic Area = 6 Tables x 500 Sq.Ft. = 3,000 Sq.Ft.
Credit For Excess Wooded Open Space = 8,000 Sq.Ft.
8. The Proposed Water And Sewer Systems Shall Be Public.
9. The Subject Property Is Located Within The Metropolitan District. Public Water And/OR Sewer Allocations For This Development Are Subject To Section 18.122-B Of The Howard County Code. Allocations Will Be Made Available At The Time Of Final Plat Approval, If Capacity Is Available At That Time.
10. Existing Utilities Shown Hereon Are Taken From Current Howard County Contract Drawings.
a. Existing Water Contract No. 266-W
b. Proposed Pumping Stations.
11. Topographic Information Established At Two Foot Intervals Based On Aerial Survey Performed By Wings Aerial Mapping Company, Inc. Photographed March, 1995.
12. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Is To Be Provided At The Junction Of The Flag Or Pipestem And The Road Right-Of-Way And Not Onto The Flag Or Pipestem Driveway.
13. Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 37B Specifications. Water Quality Will Be Provided By Appropriate Best Management Practices.
The Stormwater Management Facilities Shown On These Plans Are An Approximation Of Their Ultimate Size And Shape. It Is Understood That These Facilities Have Not Been Designed And Their Shapes May Change Altering The Number Of Units Allocated For This Development.
14. Wetland And Forest Stand Delineation Information Shown Was Taken From Reports Prepared By Chesapeake Environmental Dated March, 1995.
15. Due To Severe Topography Of Existing College Avenue, Auxiliary Lanes (Including Left Turning Pockets) Are Required For Access Streets 'A' & 'E'.
16. This Project Is Subject To Waiver Petition WP99-13 From Section 16.16a.2.c. Of The Subdivision And Land Development Regulations Which Prohibits Grading Within 50 Feet Of An Intermittent Stream. Waiver Was Denied On September 28, 1998.
17. The Accommodation Of And Access To The Cemetery On Lot 93 Was Approved By The Planning Board On January 27, 1999.
18. Open Space Lot 109 To Be Conveyed To Howard County Department Of Public Works For The Purpose Of The College Avenue Wastewater Pumping Station.
19. The purpose of this Amended Sketch Plan is to create Open Space Lot 109.

LEGEND	
	DENOTES WETLANDS
	DENOTES PROPOSED DWELLING
	DENOTES WOODS
	DENOTES FENCE LINE
	DENOTES SPECIMEN TREE
	DENOTES STREAM
	DENOTES 25% SLOPES OR GREATER
	DENOTES 15%-24.9% SLOPES OR GREATER

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: April 18, 2001

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR DATE

BULK REGULATIONS FOR R-ED

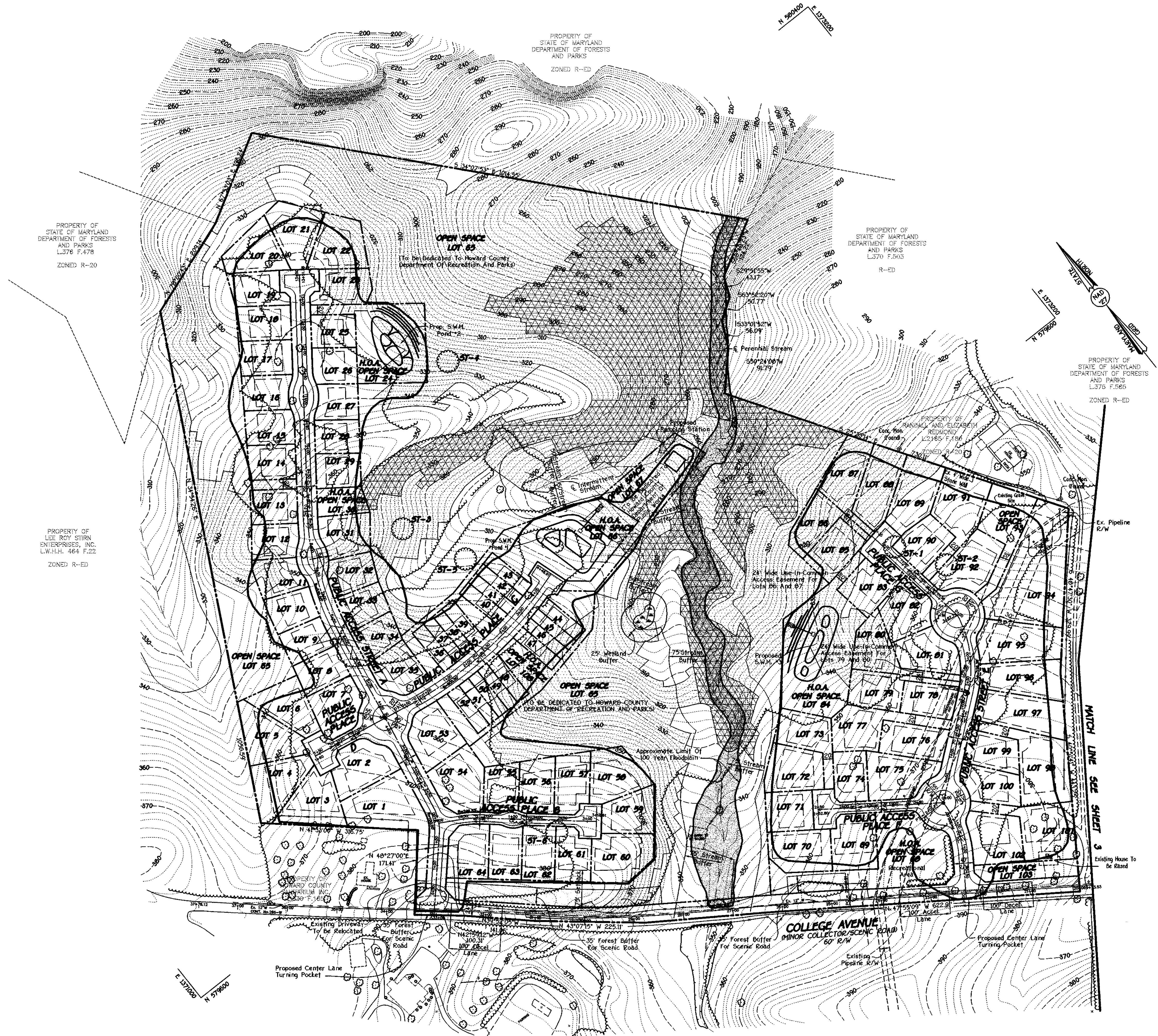
- SINGLE FAMILY DETACHED
 - SETBACKS: FRONT: 20'
REAR: 25'
SIDE: 7.5'
30' FROM PROJECT BOUNDARY
 - MINIMUM LOT WIDTH AT B.R.L. = 50'
- SINGLE FAMILY ATTACHED
 - SETBACKS: FRONT: 20'
REAR: 20'
SIDE TO SIDE: 15'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
ELICOTT CITY, MARYLAND 21043
(410) 461-2855

OWNER AND DEVELOPER
AUTUMN RIVER CORPORATION
c/o LAND DESIGN & DEVELOPMENT, LLC
8000 MAIN STREET
ELICOTT CITY, MARYLAND 21043

STATE OF MARYLAND
ALDO M. VITUCCI, P.E.
01-17-01
DATE

Amended
SKETCH PLAN
AUTUMN RIVER
Lots 1 Thru 109
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 25 PARCELS 172 & 279 GRIDS 14 & 21
DATE: JANUARY 18, 2001
SCALE: AS SHOWN
SHEET 1 OF 5



PROPERTY OF
STATE OF MARYLAND
DEPARTMENT OF FORESTS
AND PARKS
L376 F.478
ZONED R-20

PROPERTY OF
LEE ROY SHINN
ENTERPRISES, INC.
L.W.H.H. 464 F.22
ZONED R-ED

PROPERTY OF
STATE OF MARYLAND
DEPARTMENT OF FORESTS
AND PARKS
ZONED R-ED

PROPERTY OF
STATE OF MARYLAND
DEPARTMENT OF FORESTS
AND PARKS
L370 F.503
R-ED

PROPERTY OF
STATE OF MARYLAND
DEPARTMENT OF FORESTS
AND PARKS
L376 F.586
ZONED R-ED

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE April 18, 2001

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James H. Smith *5/17/01*
PLANNING DIRECTOR DATE
HB



AMENDED
SKETCH PLAN
AUTUMN RIVER
Lots 1 Thru 109
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 25 PARCELS 172 & 279 GRIDS 14 & 21
DATE: JANUARY 11, 2001
Scale: 1" = 100'
SHEET 2 OF 5

FEHSE, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-448-2855

OWNER AND DEVELOPER
AUTUMN RIVER CORPORATION
c/o LAND DESIGN & DEVELOPMENT, LLC
8000 MAIN STREET
ELLCOTT CITY, MARYLAND 21043



PROPERTY OF
STATE OF MARYLAND
DEPARTMENT OF FORESTS
AND PARKS
L376 F.563
ZONED R-ED

PROPERTY OF
ROY STERN
WARRICKS, INC.
L376 F.563
ZONED R-ED

PROPERTY OF
STATE OF MARYLAND
DEPARTMENT OF FORESTS
AND PARKS
ZONED R-ED

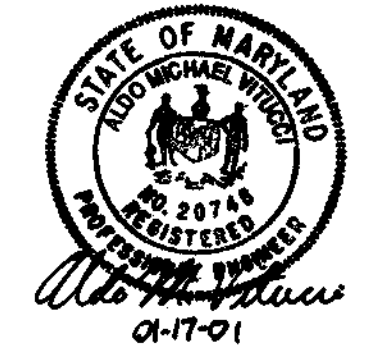
PROPERTY OF
STATE OF MARYLAND
DEPARTMENT OF FORESTS
AND PARKS
L376 F.563
ZONED R-ED

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE April 18, 2001

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 5/18/01
PLANNING DIRECTOR DATE

Amended Sketch Plan
SCHEMATIC GRADING PLAN
AUTUMN RIVER
Lots 1 Thru 100
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 25 PARCELS 172 & 279 GRIDS 14 & 21
DATE: JANUARY 11, 2001
Scale 1" = 100'
SHEET 4 OF 5



OWNER & DEVELOPER
AUTUMN RIVER CORPORATION
LAND DESIGN & DEVELOPMENT, LLC
8000 MAIN STREET
ELLSWORTH CITY, MARYLAND 21045

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10000 WOODBURN ROAD
ELLSWORTH CITY, MARYLAND 21045
TEL: 410-326-1000
F.C.C. 006271/AR-56.02.dwg



APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE April 18, 2001

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

James R. Datta
 PLANNING DIRECTOR *3/14/01*
 DATE

OWNER & DEVELOPER
 AUTUMN RIVER CORPORATION
 46 LAND DESIGN & DEVELOPMENT, LLC
 3020 MAIN STREET
 BELLGORT CITY, MARYLAND 21045



Amended Sketch Plan
 SCHEMATIC GRADING PLAN
AUTUMN RIVER
 Lots 1 Thru 109
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 25 PARCELS 172 & 279 GRIDS 14 & 21
 DATE: JANUARY 11, 2001
 Scale: 1" = 100'
 SHEET 5 OF 5

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING, CONSULTING & LAND SURVEYING
 100 BALTIMORE STREET, SUITE 200
 BALTIMORE, MARYLAND 21201
 F.C.C.*30627/AK-SK.03.fwg