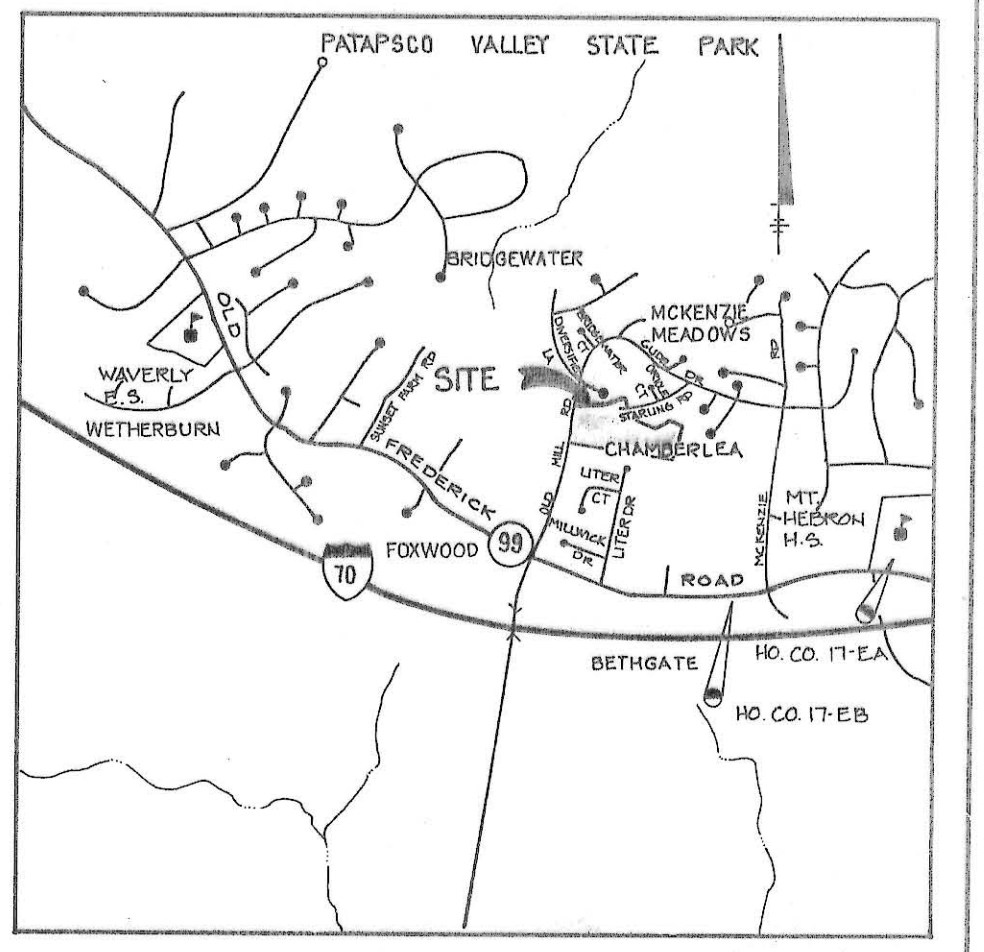
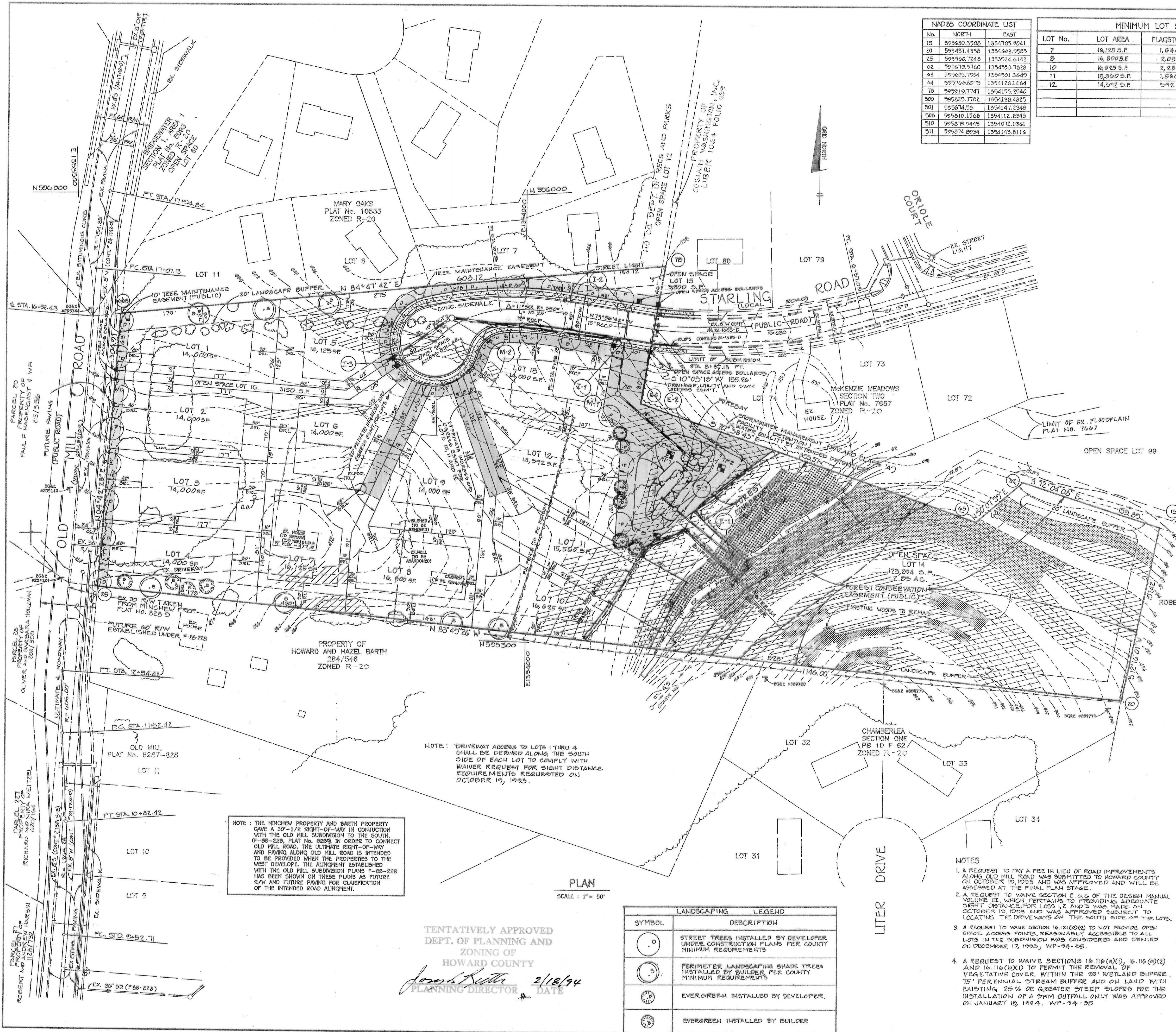


NAD83 COORDINATE LIST		
No.	NORTH	EAST
15	595630.3506	1354705.9041
20	595457.4356	1354693.9595
25	595560.7240	1353524.6143
62	595675.7160	1354953.7828
63	595635.7394	1354901.3447
64	595766.8079	1354126.1484
10	595912.7147	1354155.2560
500	595825.1782	1354138.4825
501	595874.55	1354147.2346
580	595810.1568	1354112.8343
510	595879.2445	1354072.1961
511	595874.8934	1354143.6114

MINIMUM LOT SIZE CHART			
LOT No.	LOT AREA	FLAGSTEM AREA	MINIMUM LOT AREA
7	16,125 S.F.	1,044 S.F.	14,491 S.F.
8	16,500 S.F.	2,052 S.F.	14,748 S.F.
10	16,825 S.F.	2,200 S.F.	14,345 S.F.
11	15,500 S.F.	1,500 S.F.	14,000 S.F.
12	14,542 S.F.	272 S.F.	14,000 S.F.



VICINITY MAP  
SCALE: 1" = 2000'



- GENERAL NOTES
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
  - COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17EA AND 17EB.
  - SUBJECT PROPERTY IS ZONED R-20 PER 8/2/05 COMPREHENSIVE ZONING PLAN.
  - PUBLIC WATER AND SEWER WILL BE PROVIDED FOR THIS PROJECT THE DRAINAGE AREA IS THE LITTLE PATUXENT.
  - EXISTING UTILITIES WERE LOCATED BY FIELD RUN SURVEY PERFORMED BY TSA GROUP INC. AND FROM COUNTY RECORDS.
  - TOPOGRAPHY TAKEN FROM COUNTY TOPO MAPS SUPPLEMENTED BY FIELD RUN SURVEY BY TSA GROUP INC DATED 2/23/93. CONTOURS SHOWN AT 2' INTERVALS.
  - GEOTECHNICAL REPORT PREPARED BY ATEC DATED 4/12/03.
  - STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT AND WILL BE BY DETENTION WITH WATER QUALITY BY EXTENDED DETENTION.
  - BRL INDICATES BUILDING RESTRICTION LINE.
  - ALL AREAS ARE "MORE OR LESS".
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND OR STREAM BUFFER EXCEPT AS PERMITTED UNDER WP-94-25 - SEE NOTE No. 4 THIS SHEET.
  - TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOC. DATED 4/03.
  - WETLANDS EVALUATION PREPARED BY JAMES H. COOK RFP DATED 4/12/03.
  - EXISTING WELL ON-SITE IS TO BE ABANDONED BY A LICENSED WELL DRILLER AND THE ABANDONMENT REPORTS SUBMITTED TO THE HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH AS A CONDITION PRIOR TO THE SIGNING OF THE FINAL PLAN.
  - THIS PROJECT IS REQUIRED TO CONFORM TO THE ADA STANDARDS.

SITE DATA TABULATION

1. GROSS AREA.....	7.81 Ac.
2. FLOODPLAIN 0 AC./STEEP SLOPES.....	0.84 Ac.
3. NET AREA.....	0.07 Ac.
4. AREA OF PROPOSED ROAD RIGHT-OF-WAY.....	0.43 Ac.
5. AREA OF PROPOSED BUILDABLE LOTS.....	4.59 Ac.
6. TOTAL NUMBER OF PROPOSED LOTS: SINGLE FAMILY DETACHED.....	13.
OPEN SPACE.....	2
7. OPEN SPACE REQUIRED.....	2.34 Ac. (30%)
8. OPEN SPACE PROVIDED.....	2.99 Ac.
9. AREA OF OPEN SPACE LESS THAN 35 FEET IN WIDTH.....	0.15 Ac.
10. NET AREA OF OPEN SPACE PROVIDED.....	2.86 Ac.
11. RECREATIONAL OPEN SPACE REQUIRED.....	0 Ac. (LESS THAN 20 UNITS)

LEGEND  
 15% - 25% SLOPES  
 25% SLOPES OR GREATER

PROPERTY OF  
ROBERT L. HARPIN ET AL.  
1128/723  
ZONED R-20

NOTE: THE MINCHEW PROPERTY AND BARTH PROPERTY GAVE A 30'-1/2 RIGHT-OF-WAY IN CONJUNCTION WITH THE OLD MILL SUBDIVISION TO THE SOUTH, (F-89-228, PLAT No. 828) IN ORDER TO CONNECT OLD MILL ROAD. THE ULTIMATE RIGHT-OF-WAY AND PAVING ALONG OLD MILL ROAD IS INTENDED TO BE PROVIDED WHEN THE PROPERTIES TO THE WEST DEVELOPE. THE ALIGNMENT ESTABLISHED WITH THE OLD MILL SUBDIVISION PLANS F-89-228 HAS BEEN SHOWN ON THESE PLANS AS FUTURE R/W AND FUTURE PAVING FOR CLARIFICATION OF THE INTENDED ROAD ALIGNMENT.

NOTE: DRIVEWAY ACCESS TO LOTS 1 THRU 4 SHALL BE DERIVED ALONG THE SOUTH SIDE OF EACH LOT TO COMPLY WITH WAIVER REQUEST FOR SIGHT DISTANCE REQUIREMENTS REQUESTED ON OCTOBER 19, 1993.

- NOTES
- A REQUEST TO PAY A FEE IN LIEU OF ROAD IMPROVEMENTS ALONG OLD MILL ROAD WAS SUBMITTED TO HOWARD COUNTY ON OCTOBER 19, 1993 AND WAS APPROVED AND WILL BE ASSESSED AT THE FINAL PLAN STAGE.
  - A REQUEST TO WAIVE SECTION 2.6.6 OF THE DESIGN MANUAL VOLUME III, WHICH PERTAINS TO PROVIDING ADEQUATE SIGHT DISTANCE FOR LOSS 1, 2 AND 3 WAS MADE ON OCTOBER 19, 1993 AND WAS APPROVED SUBJECT TO LOCATING THE DRIVEWAYS ON THE SOUTH SIDE OF THE LOTS.
  - A REQUEST TO WAIVE SECTION 16.11(2)(c) TO NOT PROVIDE OPEN SPACE ACCESS POINTS, REASONABLY ACCESSIBLE TO ALL LOTS IN THE SUBDIVISION WAS CONSIDERED AND DENIED ON DECEMBER 17, 1993. WP-94-25.
  - A REQUEST TO WAIVE SECTIONS 16.11(2)(d), 16.11(2)(e) AND 16.11(2)(f) TO PERMIT THE REMOVAL OF VEGETATIVE COVER WITHIN THE 25' WETLAND BUFFER, 75' PERENNIAL STREAM BUFFER AND ON LAND WITH EXISTING 25% OR GREATER STEEP SLOPES FOR THE INSTALLATION OF A SWM OUTFALL DITCH WAS APPROVED ON JANUARY 18, 1994. WP-94-25.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*James K. Miller* 2/18/94  
PLANNING DIRECTOR DATE

LANDSCAPING LEGEND	
SYMBOL	DESCRIPTION
	STREET TREES INSTALLED BY DEVELOPER UNDER CONSTRUCTION PLANS PER COUNTY MINIMUM REQUIREMENTS
	PERIMETER LANDSCAPING SHADE TREES INSTALLED BY BUILDER PER COUNTY MINIMUM REQUIREMENTS
	EVERGREEN INSTALLED BY DEVELOPER.
	EVERGREEN INSTALLED BY BUILDER

NO.	DATE	REVISION

TSA GROUP, INC.  
planning • architecture • engineering • surveying  
5402 Baltimore National Pike • Ellicott City, Maryland 21043 • (410-486-6100)

OWNER/  
BENJAMIN H. MINCHEW  
9501 OLD MILL ROAD  
ELICOTT CITY, MARYLAND 21043

DEVELOPER:  
S D C GROUP INC.  
P.O. BOX 417  
ELICOTT CITY, MARYLAND 21043  
(301) 465-4244

DES: DAM DRN: JH/CAB/JWA

PROJECT:  
WINTER OAKS

LOCATION:  
TAX MAP 17 PARCEL 202  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE:  
PRELIMINARY EQUIVALENT SKETCH PLAN

DATE: JANUARY 4, 1994  
AUGUST 13, 1993

SCALE: 1" = 50'

PROJECT NO. 0528  
DRAWING 1 OF 1