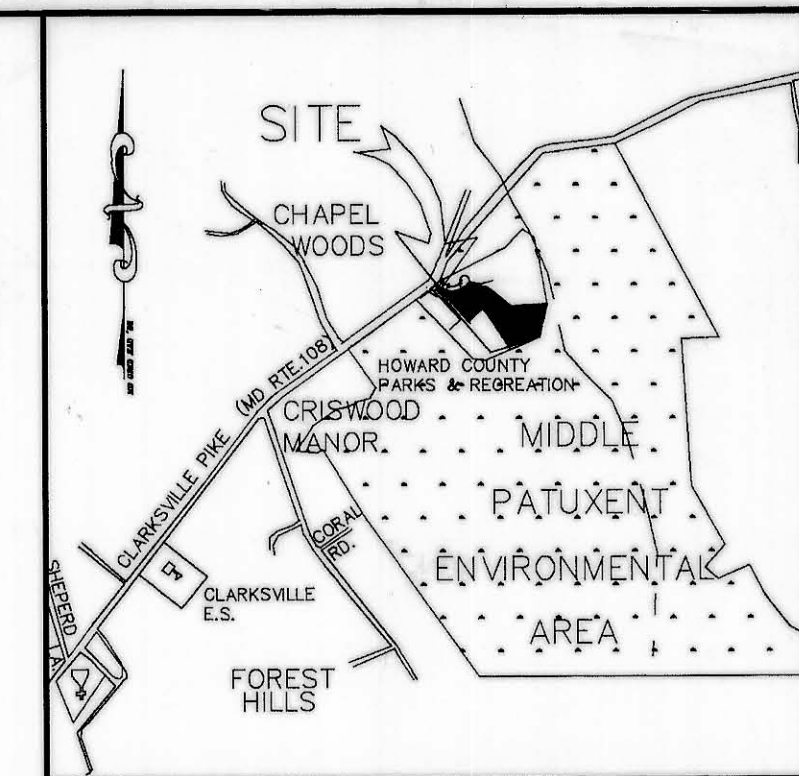


No.	Northing	Easting
1	507418.029	822890.429
2	507384.760	822963.966
3	507400.943	823136.118
4	507428.962	823176.177
5	507441.470	823194.060
6	507449.629	823203.129
7	507413.878	823408.206
8	507215.330	823643.225
9	507177.826	823851.710
10	506855.984	823836.786
11	506798.764	823640.462
12	506792.048	823617.421
13	507166.334	823372.016
14	507055.303	823205.747
15	507407.359	822879.570

LOT NO.	GROSS AREA	PIPESTEM AREA	100-YR FLOODPLAIN	25% SLOPE	REMAINING LOT AREA	MINIMUM LOT AREA
11	14,708 S.F.	708 S.F.	0	0	14,000 S.F.	14,000 S.F.
12	14,778 S.F.	778 S.F.	0	0	14,000 S.F.	14,000 S.F.
13	16,255 S.F.	1,492 S.F.	0	0	14,763 S.F.	14,000 S.F.
14	14,807 S.F.	807 S.F.	0	0	14,000 S.F.	14,000 S.F.
16	15,988 S.F.	1,988 S.F.	0	0	14,000 S.F.	14,000 S.F.
17	16,566 S.F.	2,566 S.F.	0	0	14,000 S.F.	14,000 S.F.
18	17,016 S.F.	3,016 S.F.	0	0	14,000 S.F.	14,000 S.F.
19	17,230 S.F.	3,230 S.F.	0	0	14,000 S.F.	14,000 S.F.
20	17,444 S.F.	3,444 S.F.	0	0	14,000 S.F.	14,000 S.F.
21	16,710 S.F.	2,710 S.F.	0	0	14,000 S.F.	14,000 S.F.



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES:

- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The existing topography is taken from aerial survey with 5 feet contour intervals prepared by Howard County, Md. on May 1994.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System.
- Water is public and will be connected to Contract No. 44-3218.
- Sewer is public and will be connected to Contract No. 30-1003.
- An existing pond will be used for stormwater management.
- Existing utilities are based on Howard County As Built Plan.
- There is no floodplain on this site.
- There are no wetlands on this site.
- The traffic study for this project was prepared by Loria Engineering Inc. and dated March 1, 1996 and was approved on May, 1996.
- The noise study for this project was prepared by Wildman Environmental Services and dated March 1, 1996 and was approved on May, 1996.
- No geotechnical report is required for this project.
- PROJECT BACKGROUND:
 - TAX MAP 29 PARCEL 333 Lot B 19
 - ZONING R-20
 - GROSS AREA OF SUBDIVISION = 6.32 acres
 - AREA OF FLOODPLAIN = 0
 - AREA STEEP SLOPE = 0
 - NET AREA = 6.32 acres
 - TOTAL AREA OF RIGHT-OF-WAY = 0
 - TOTAL AREA OF BUILDABLE LOT = 4.36 acres
- Open Space Requirement:
 - Gross Area = 6.32 acres or 275,299.47 S.F.
 - Minimum lot size = 14,000 S.F.
 - Open Space Required = 30% or 82,590 S.F. = 1.896 acres
 - Gross Open Space Provided = 85,377 S.F. or 1.96 acres
 - Area of Driveway = 1,320 S.F. or .03 acres
 - Net Open Space Provided = 84,057 S.F. or 1.93 acres

PLANNING DIRECTOR
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
10/24/96
DATE

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

SUBDIVISION NAME	TAX MAP	SECTION/AREA	LOTS/PARCELS
BRYCE OVERLOOK	29	5H	19
ZONING	R-20	ELECTION DIST.	TOTAL TRACT AREA
R-20	5H	5H	6.32 ACRES
SECTION AREA	NUMBER OF PROPOSED LOTS	DPZ REFERENCE NUMBER	
	12		
PROJECT: BRYCE OVERLOOK II			
A RESUBDIVISION OF LOT 8 & LOT 9 OF THE VETICK PROPERTY			
LOCATION: TAX MAP 29, LOTS 8 & 9			
5th ELECTION DISTRICT			
HOWARD COUNTY, MD.			
TITLE: PRELIMINARY SKETCH EQUIVALENT PLAN			
OWNER:			
ELICOTT CITY LAND HOLDING, INC.			
10805 HICKORY RIDGE ROAD			
COLUMBIA, MARYLAND 21044			
DEVELOPER:			
LAND DESIGN & DEVELOPMENT INC.			
10805 HICKORY RIDGE RD.			
COLUMBIA, MD. 21044			
DESIGNED: JER	CHECKED: MLL	DATE: 09-27-96	PROJ. NO.:
DRAWN: AVG	APPROVED: MLL	SCALE: AS SHOWN	SHEET 1 OF 2

LEGEND:

- EX. GRADE
- PROP. GRADE
- PROP. WATER
- PROP. SEWER
- SPECIMEN TREES
- STREET TREES

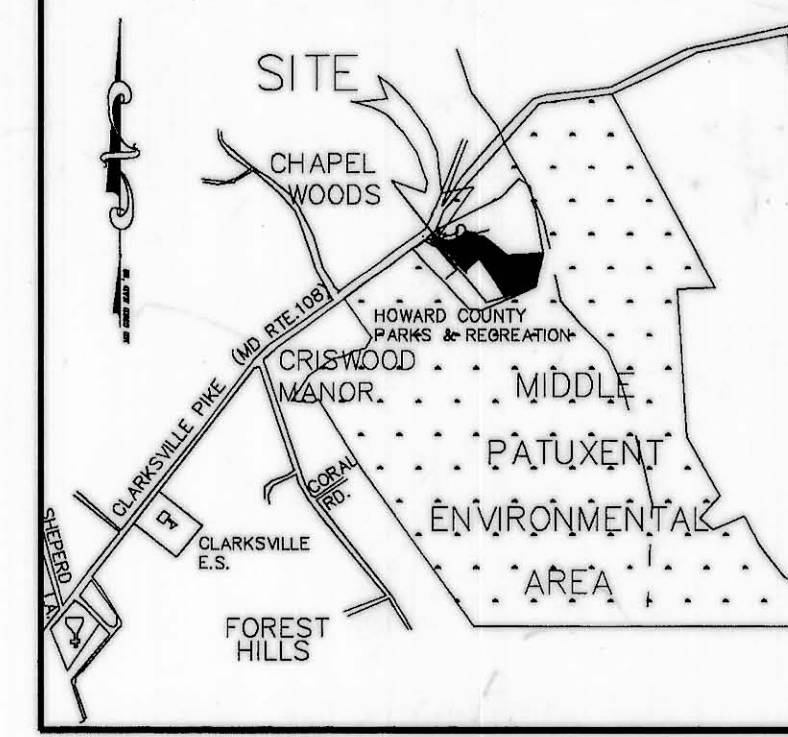
PLAN
SCALE: 1" = 50'



SP-97-01

COORDINATES TABLE	
No.	Easting
1	507418.029
2	507384.780
3	507400.943
4	507428.962
5	507441.470
6	507449.629
7	507413.878
8	507215.330
9	507177.626
10	506855.984
11	506798.764
12	506792.048
13	507166.334
14	507055.303
15	507407.339

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPESTEM AREA	100-YR FLOODPLAIN	25% SLOPE	REMAINING LOT AREA	MINIMUM LOT AREA
11	14,708 S.F.	708 S.F.	0	0	14,000 S.F.	14,000 S.F.
12	14,778 S.F.	778 S.F.	0	0	14,000 S.F.	14,000 S.F.
13	16,255 S.F.	1,492 S.F.	0	0	14,763 S.F.	14,000 S.F.
14	14,807 S.F.	807 S.F.	0	0	14,000 S.F.	14,000 S.F.
15	15,988 S.F.	1,988 S.F.	0	0	14,000 S.F.	14,000 S.F.
16	16,566 S.F.	2,566 S.F.	0	0	14,000 S.F.	14,000 S.F.
17	17,016 S.F.	3,016 S.F.	0	0	14,000 S.F.	14,000 S.F.
18	17,230 S.F.	3,230 S.F.	0	0	14,000 S.F.	14,000 S.F.
19	17,444 S.F.	3,444 S.F.	0	0	14,000 S.F.	14,000 S.F.
20	17,444 S.F.	3,444 S.F.	0	0	14,000 S.F.	14,000 S.F.
21	16,710 S.F.	2,710 S.F.	0	0	14,000 S.F.	14,000 S.F.



SCHEDULE D ROAD LANDSCAPING	
ROAD	MIDDLE PATUXENT CT.
LINEAR FEET OF PERIMETER	310.7'
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	0
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	7 0
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	0
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES(2:1 SUBSTITUTION)	7 0 0

SCHEDULE A PERIMETER LANDSCAPE EDGE (TYPE A)				
CATEGORY	LANDSCAPE BUFFER DESIGNATION			
	A	B	C	D
LINEAR FEET	300'	450'	200'	480'
CREDIT FOR EXISTING VEGETATION	0	0	0	0
CREDIT FOR WALL, FENCE OR BERM	0	0	0	0
NUMBER OF PLANTS REQUIRED	8	11	5	12
NUMBER OF PLANTS PROVIDED	8	11	5	12

NOTE: ALL LANDSCAPING WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Juanita
PLANNING DIRECTOR DATE
10/26/06

NO.	DATE	REVISION

SUBDIVISION NAME BRYCE OVERLOOK	TAX MAP 29	SECTION/AREA 28 8.9	LOT/S PARCEL 8 & 9
ZONING R-20	ZB/BA REF. 51H	ELECTION DIST. 5th	TOTAL TRACT AREA 6.22 ACRES
SECTION AREA	NUMBER OF PROPOSED LOTS 12	DPZ REFERENCE NUMBER	

PROJECT : BRYCE OVERLOOK II
LOTS 10 THRU 23
A RESUBDIVISION OF LOT 8 & LOT 9 OF THE VETICK PROPERTY

LOCATION : TAX MAP 29, LOTS 8 & 9
5th ELECTION DISTRICT
HOWARD COUNTY, MD.

TITLE : GRADING AND LANDSCAPE PLAN

OWNER : ELLICOTT CITY LAND HOLDING, INC.
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

DEVELOPER : LAND DESIGN & DEVELOPMENT INC.
10805 HICKORY RIDGE RD.
COLUMBIA, MD. 21044

CONSULTING ENGINEERS
Voria Engineering Inc.
8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.
TEL: 410-465-0500 FAX: 410-665-0481

DESIGNED: JER CHECKED: MLL DATE: 09-27-96 PROJ. NO.:
DRAWN: AVG APPROVED: MLL SCALE: AS SHOWN SHEET 2 OF 2



PLAN
SCALE: 1" = 50'

SP-97-01