

SHEET INDEX	
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3	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
4	FOREST CONSERVATION PLAN
5	FOREST CONSERVATION DETAILS

SITE DATA

LOCATION: TAX MAP 42, AND 16, PARCEL 41
 6TH ELECTION DISTRICT
 EXISTING ZONING: R-12
 GROSS AREA OF PARCEL: 169938 SQ.FT. (3.90 ACRES)
 AREA OF RIGHT OF WAY: 0.00
 AREA OF FLOODPLAIN: 0.00
 AREA OF STEEP SLOPES: 7939 SQ. FT. (0.1822 ACRES)
 NET AREA OF PROJECT: 161999 SQ. FT. (3.72 ACRES)
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 10
 AREA OF PROPOSED RESIDENTIAL LOTS: 113412 SQ. FT. (2.67 ACRES)
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 9972.40 SQ. FT (LOT 2)
 NUMBER OF PROPOSED OPEN SPACE LOTS: 2
 CREDITED OPEN SPACE: 1.138 ACRES
 NON-CREDITED OPEN SPACE: 0.073 ACRES
 AREA OF OPEN SPACE REQUIRED: 20% OF GROSS AREA OF PARCEL (0.780 AC.)
 TOTAL AREA OF OPEN SPACE PROPOSED: 1.227 ACRES

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE : 45/175, 1123/7
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES DATED FEB. 10, 1999.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY PREPARED BY VOGEL & ASSOCIATES DATED FEB. 10, 1999.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT BY BIORETENTION. THE FACILITY WILL BE LOCATED ON OPEN SPACE LOT 11.
- WETLANDS DELINEATED BY ECO-SCIENCES 09-27-00.
- THERE ARE NO FLOODPLAINS ON SITE.
- FOREST STAND DELINEATION PLAN PREPARED BY VOGEL & ASSOCIATES, INC. DATED OCTOBER 18, 2000.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED OCTOBER 2000.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- STREET LIGHTS SHALL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL.
- THE STORMWATER FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE TO FINAL PLAN STAGE.
- THE STORMWATER MANAGEMENT FACILITY WILL BE OWNED AND MAINTAINED BY H.O.A.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- OPEN SPACE LOTS 11 & 12 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- TRASH COLLECTION AND RECYCLING WILL BE CURBSIDE PICKUP AT COUNTY ROADWAY.
- SECTION 16.120(c)(2)(i) OF THE ZONING REGULATIONS WAIVED AS PER WP-01-85 TO PERMIT THE MINIMUM PUBLIC ROAD FRONTAGE OF 20 FT FOR A NON-PIPESTEM RESIDENTIAL LOT THAT CANNOT BE FURTHER SUBDIVIDED TO BE REDUCED TO 10.4 FT FOR LOT 1 AND 14 FT FOR LOT 6. SECTION 16.121(e)(1) WAIVED AS PER WP-01-85 TO PERMIT THE REQUIRED 40 FT OF PUBLIC ROAD FRONTAGE FOR OPEN SPACE 11 WHERE PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS WILL OCCUR TO BE REDUCED TO ZERO FEET. WAIVER IS SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS:
 - THE 24'-35' PRIVATE ACCESS PLACE SHALL PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO LOTS 1-10 AND HOA OWNED OPEN SPACE LOT 11.
 - THE 24'-35' PRIVATE ACCESS PLACE EASEMENT AT THE T-TURNAROUND ON LOTS 5 & 10 SHALL BE WIDENED 2-5 FT EASTWARD IN ORDER TO PROVIDE AN ADEQUATE EASEMENT AREA FOR THE PURPOSE OF MAINTAINING THE T-TURN AROUND AREA ON THESE LOTS.
- WP-01-85 APPROVAL DATED MARCH 9, 2001.
 S-01-07 APPROVAL DATED APRIL 20, 2001.
- FOREST CONSERVATION PLAN WAS PREPARED BY FREDERICK WARD ASSOCIATES, INC DATED JUNE, 2001.
- BASED ON THIS PLAN BEING SUBMITTED PRIOR TO 11/15/01, ON 06/28/01, IT (AND THE SUBDIVISION) IS "GRANDFATHERED" AND SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THIS PLAN WAS NOT APPROVED PRIOR TO 11/01/01, IT (AND THE SUBDIVISION) IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001, WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.

PRELIMINARY PLAN

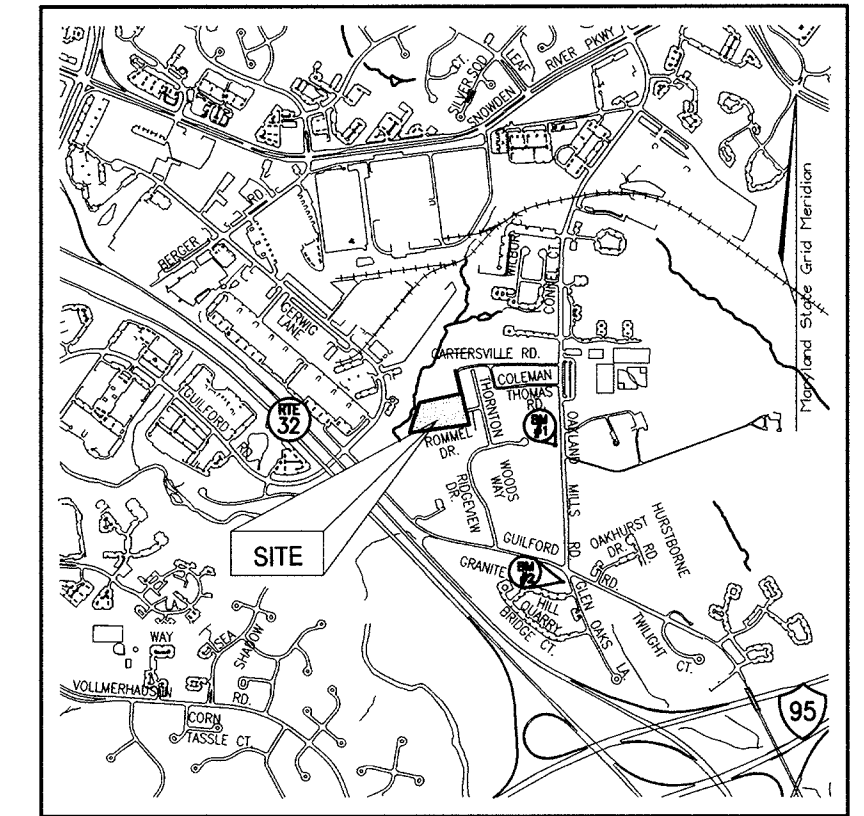
THORNTON WOODS OVERLOOK

HOWARD COUNTY, MARYLAND

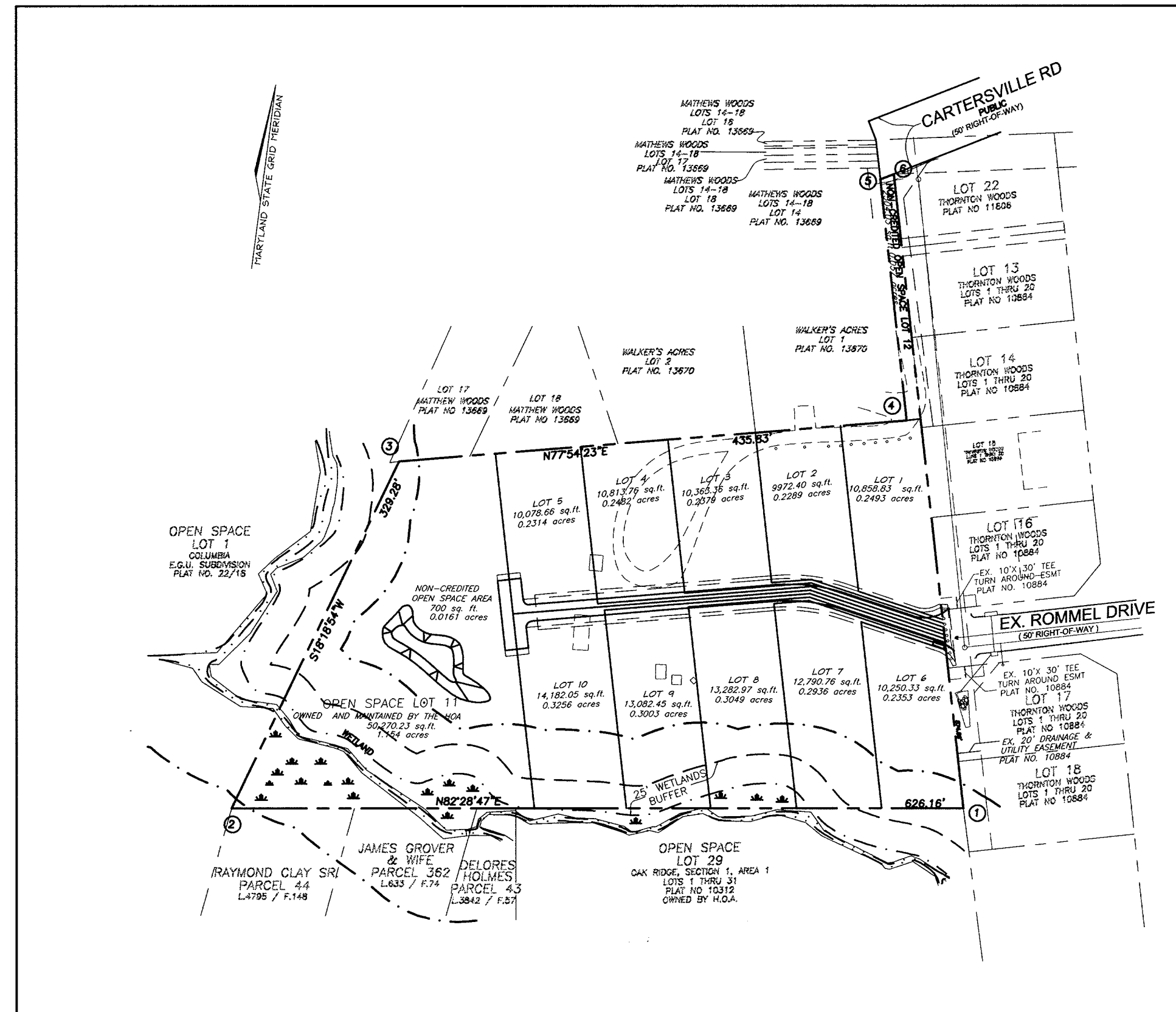
BENCHMARKS

BENCHMARK NO. 1: COUNTY CONTROL #42R5
 N. 548,777.0609, E. 1,360,3609768
 ELEV. = 391.54

BENCHMARK NO. 2: COUNTY CONTROL #42R6
 N. 546,822.0895, E. 1,360,340.6529
 ELEV. = 389.12



VICINITY MAP
 SCALE: 1"=2000'



LOCATION MAP
 SCALE: 1"=600'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

James H. Moore 2/14/02
 PLANNING DIRECTOR DATE

OWNER

CHARLES WEHLAND TRUSTEE FOR THE HEIRS OF
 CASSIE MOORE AND TRUSTEE FOR HELEN COLEMAN
 3677 PARK AVE.
 ELLICOTT CITY, MD 21043
 (410) 465-8755

DEVELOPER

TBI HOMES INC.
 7320 GRACE DR.
 COLUMBIA, MD 21044
 (410) 531-6444

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	546807.38	1359399.37
2	546725.43	1358778.59
3	547038.03	1358882.07
4	547129.34	1359308.23
5	547330.63	1359258.96
6	547336.65	1359269.83

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	10859 SF	-	-
2	9972 SF	230 SF	9742 SF
3	10363 SF	459 SF	9904 SF
4	10814 SF	684 SF	10130 SF
5	10079 SF	910 SF	9169 SF
6	10250 SF	-	-
7	12791 SF	227 SF	12565 SF
8	13283 SF	460 SF	12823 SF
9	13082 SF	679 SF	12403 SF
10	14182 SF	894 SF	13288 SF

COVER SHEET
THORNTON WOODS OVERLOOK

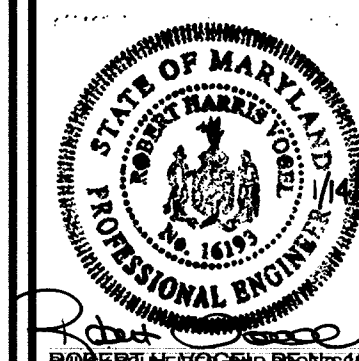
TAX MAP #42 GRID 16
 6TH ELECTION DISTRICT

PARCEL #41
 HOWARD COUNTY, MARYLAND



FREDERICK WARD ASSOCIATES, INC.

7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-290-9550 Fax: 410-720-6226
 Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



DESIGN BY: RJ
 DRAWN BY: RJ
 CHECKED BY: JCO
 DATE: JANUARY 15, 2002
 SCALE: 1"=30'
 W.O. NO.: 2019034.00

1 SHEET OF 5

SCHEDULE A PERIMETER LANDSCAPE EDGE					
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			
		1	2	3	4
PERIMETER/FRONTAGE DESIGNATION	NONE	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		436	329	626	344
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)		YES 83	NO	YES 626	*YES 69
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)		NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED (LF REMAINING)		353	329		275
SHADE TREES		1:60	6	1:60	5
EVERGREEN TREES		-	-	-	-
SHRUBS		-	-	-	-
NUMBER OF PLANTS PROVIDED		-	-	-	-
SHADE TREES		-	-	-	-
EVERGREEN TREES		-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)		-	-	-	-
SHRUBS (10:1 SUBSTITUTION)		-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED		-	-	-	-

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
SfD2	SASSAFRAS GRAVELLY SANDEY LOAM, 10%-15% SLOPES, MODERATELY ERODED.	B
SfB2	SASSAFRAS GRAVELLY SANDEY LOAM, 1%-5% SLOPES, MODERATELY ERODED.	B
BfF	BRANDYWINE LOAM, 25%-60% SLOPES	C
WqA	WATCHUNG SILT LOAM, 0%-3% SLOPES	D

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 26

LEGEND	
EXISTING CONTOUR	--- 380 --- --- 385 ---
EXISTING TREELINE	~~~~~
EXISTING BRUSHLINE	~~~~~
PROPOSED TREELINE	~~~~~
SOIL BOUNDARY	--- GNB2 ---
STREAM BUFFER	-----
WETLAND BUFFER	-----
WETLAND	-----
SLOPES 25% >	-----
SLOPES 15% TO 24.9%	-----
FOREST CONSERVATION EASEMENT	-----
LANDSCAPE PERIMETER	LANDSCAPE PERIMETER 3
TREE PROTECTION FENCE	TPF

STREET TREE CALCULATIONS			
STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED
ROAD	385/40	10 EACH SIDE	10 EACH SIDE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	60.57'	150.00'	23°8'3"	30.70'	S89°24'22"W	60.15'



TENTATIVELY APPROVED
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Paul R. Smith 2/14/02
PLANNING DIRECTOR DATE

OWNER
CHARLES WEHLAND TRUSTEE FOR THE HEIRS OF
CASSIE MOORE AND TRUSTEE FOR HELEN COLEMAN
3677 PARK AVE.
ELLCOTT CITY, MD 21043
(410) 465-8755

DEVELOPER
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PRELIMINARY PLAN
THORNTON WOODS OVERLOOK

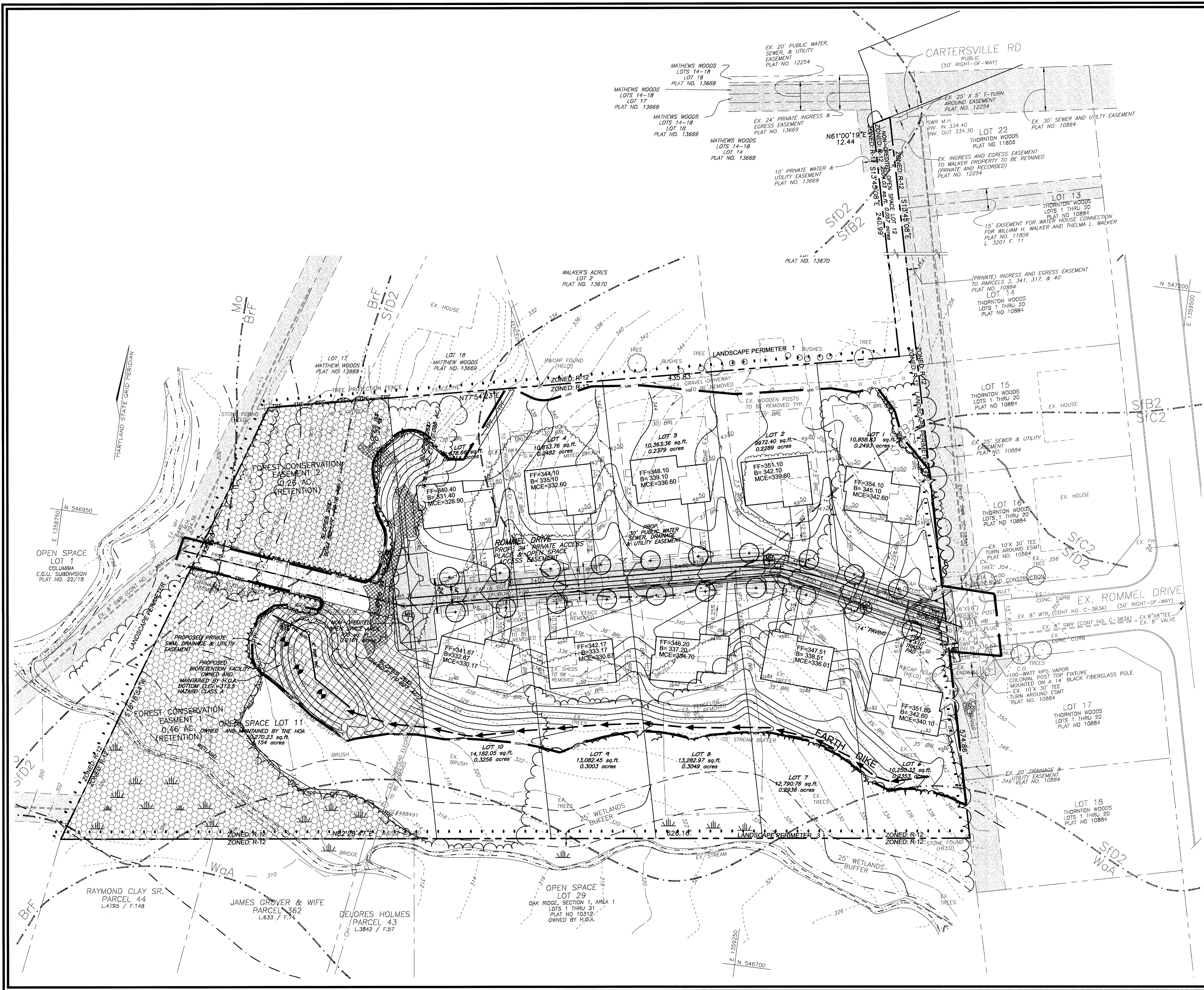
TAX MAP #42 GRID 16
6TH ELECTION DISTRICT

PARCEL '41'
HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RJ
DRAWN BY: RJ
CHECKED BY: JCO
DATE: JANUARY 15, 2002
SCALE: 1"=30'
W.O. NO.: 2019034.00

2 SHEET OF 5



LEGEND

EXISTING CONTOUR	--- 380 ---
EXISTING TREELINE	~~~~~
EXISTING BRUSHLINE	~~~~~
PROPOSED TREELINE	~~~~~
SOIL BOUNDARY	GnB2
STREAM BUFFER	---
WETLAND BUFFER	---
WETLAND	---
SLOPES 25% >	---
SLOPES 15% TO 24.9%	---
FOREST CONSERVATION EASEMENT	---
LANDSCAPE PERIMETER	LANDSCAPE PERIMETER 3
TREE PROTECTION FENCE	TPF

TENTATIVELY APPROVED
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HOWARD COUNTY

[Signature] 2/14/02
PLANNING DIRECTOR DATE

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**PRELIMINARY GRADING AND
SEDIMENT CONTROL PLAN
THORNTON WOODS OVERLOOK**

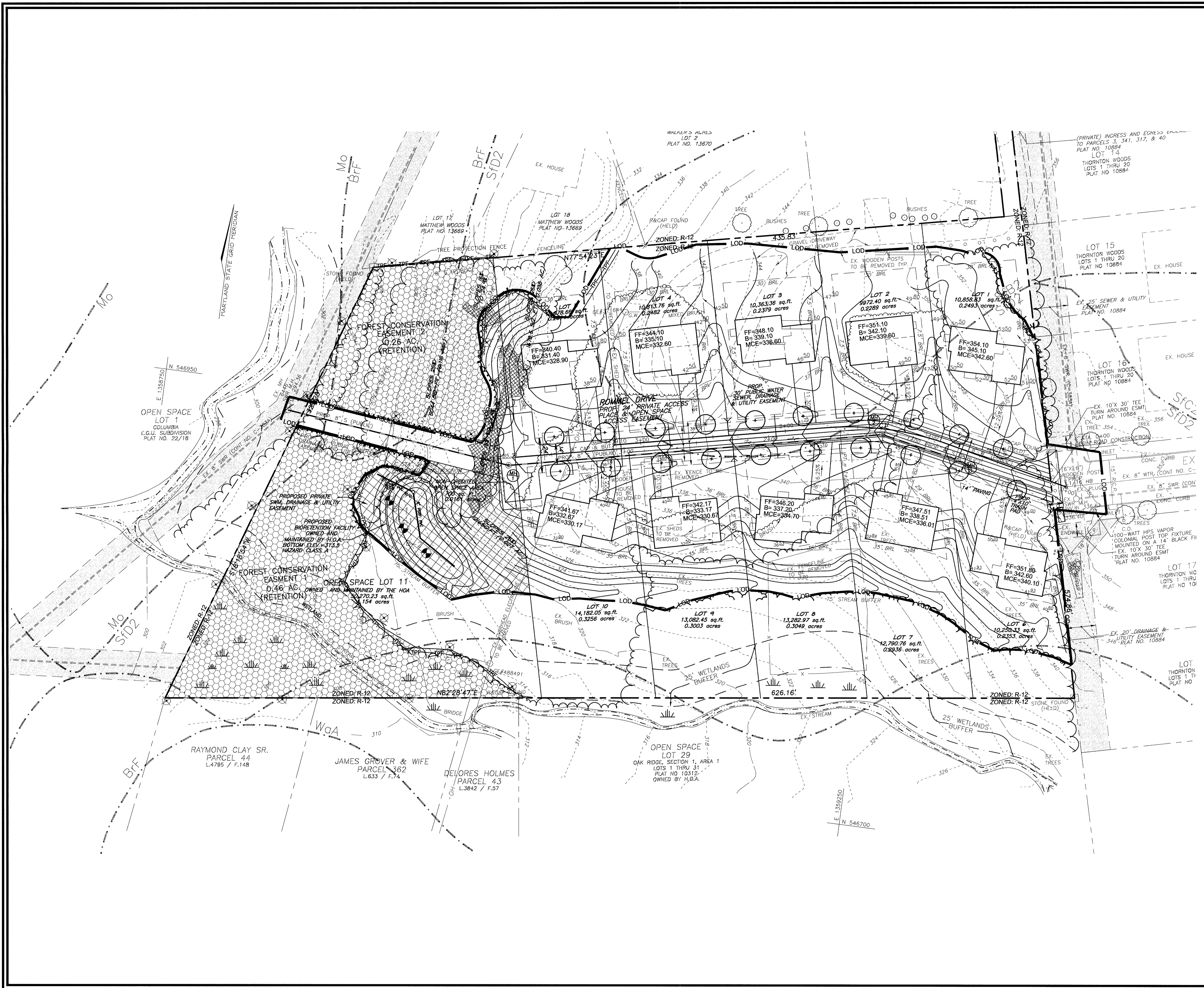
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6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
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Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RJ	
DRAWN BY: RJ	
CHECKED BY: JCO	
DATE: JANUARY 15, 2002	
SCALE: 1"=30'	
W.O. NO.: 2019034.00	3 OF 5

LEGEND

EXISTING CONTOUR	
EXISTING TREELINE	
EXISTING BRUSHLINE	
PROPOSED TREELINE	
SOIL BOUNDARY	
STREAM BUFFER	
WETLAND BUFFER	
WETLAND	
SLOPES 25% >	
SLOPES 15% TO 24.9%	
FOREST CONSERVATION EASEMENT	
TREE SIGN	
TREE PROTECTION FENCE	



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Handwritten Signature
 PLANNING DIRECTOR DATE

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**FOREST CONSERVATION PLAN
 THORNTON WOODS OVERLOOK**

TAX MAP #42 GRID 16
 6TH ELECTION DISTRICT

PARCEL '41'
 HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: ACS
 DRAWN BY: KJ
 CHECKED BY: CS
 DATE: JANUARY 15, 2002
 SCALE: 1"=30'
 W.O. NO.: 2019034.00

4 SHEET OF 5

M:\PROJECTS\2019034\ENGR\PRELIM\04FCP.dwg F:\Jan 25 11:46:56 2002 HARPER

SEQUENCE OF CONSTRUCTION
FOREST CONSERVATION

1. PRECONSTRUCTION MEETING /SITE WALK WITH CONTRACTORS AND OTHER RESPONSIBLE PARTIES TO DEFINE PROTECTION MEASURES TO BE UTILIZED AND TO POINT OUT PARTICULAR TREES TO BE SAVED.
2. STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
3. INSTALL TREE PROTECTION FENCING; FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
4. PROCEED WITH TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED SEDIMENT CONTROL PLAN - TO BE INSPECTED BY HOWARD COUNTY PLANNING AND ZONING.
5. TEMPORARY TREE PROTECTION DEVICES SHALL BE REMOVED AFTER ALL FINISHED GRADING AND UTILITY CONSTRUCTION HAS OCCURED AND WITH APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

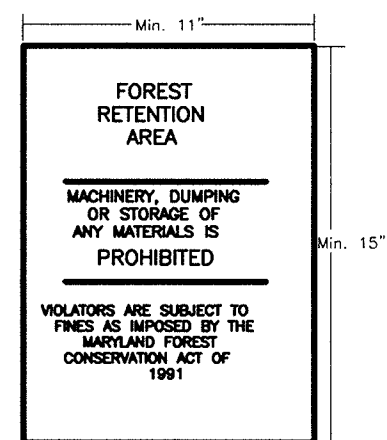
GENERAL SITE NOTES

1. WETLANDS AND THEIR BUFFERS ARE TO BE RETAINED.
2. THERE ARE NO ENDANGERED SPECIES ON THIS SITE.
3. STEEP SLOPES ARE SUBSTANTIALLY RETAINED IN EASEMENT.
4. THERE ARE NO SPECIMEN TREES 30" IN DIAMETER OR LARGER ON THIS SITE.
5. THERE ARE NO HISTORIC STRUCTURES ON THIS SITE.
6. THIS PROPERTY IS SURROUNDED ON THREE SIDES BY RESIDENTIAL DEVELOPMENT AND ONE SIDE BY AN OPEN SPACE LOT.
7. ALL AREAS IDENTIFIED ON THIS PLAN AS "RETENTION EASEMENTS" SHALL REMAIN UNDISTURBED UNLESS OTHERWISE STATED ON THIS PLAN OR ANY SUBSEQUENT APPROVED AMENDMENTS.
8. NO ADDITIONAL CLEARING OF ANY FORESTED AREA ON THE SUBJECT PROPERTY SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
9. ALL TREE CONSERVATION/PROTECTION MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS AND CONSTRUCTION SCHEDULE AS SHOWN ON THIS SHEET OF THE APPROVED FOREST CONSERVATION PLAN.
10. SITE CONSTRUCTION IN THE AREAS NEAR LIMIT OF DISTURBANCE SHALL NOT BEGIN UNTIL THE ABOVE TREE PROTECTION MEASURES HAVE BEEN INITIATED AND APPROVED BY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
11. ALL FENCED AREAS WILL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT.
12. ANY SELECTIVE PRUNING AND UNDERGROWTH REMOVAL WITHIN FENCED AREAS SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE PROJECT ECOLOGIST.
13. ALL CONSTRUCTION DUMPING WITHIN STAND F-5 (NOW FOREST RETENTION EASEMENTS AND A UTILITY EASEMENT) IS TO BE REMOVED. NATURAL DOWNED WOODY DEBRIS SHALL REMAIN.
14. PROTECT RETAINED WOODS FROM FURTHER DISTURBANCE BY INSTALLING 82 FEET OF PERMANENT FENCING AND FOREST RETENTION SIGNS AT PROPERTY LINE CONTIGUOUS WITH MATHEW WOODS LOTS 17 & 18 AS SHOWN.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
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HOWARD COUNTY
David Smith 2/14/02
PLANNING DIRECTOR DATE

- Note:
1. Signs may be adopted by residents for identification of forest retention areas in long term.

FOREST CONSERVATION AREA
SIGNS



FOREST RETENTION AREA
SIGN

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:
A. TOTAL TRACT AREA = 3.91 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN = 0.00 AC
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION = 0.00 AC
D. NET TRACT AREA = 3.91 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. AFFOREST THRESHOLD = 15% X D = 0.59 AC
F. CONSERVATION THRESHOLD = 20% X D = 0.78 AC

EXISTING FOREST COVER:
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 2.07 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 1.48 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 1.29 AC

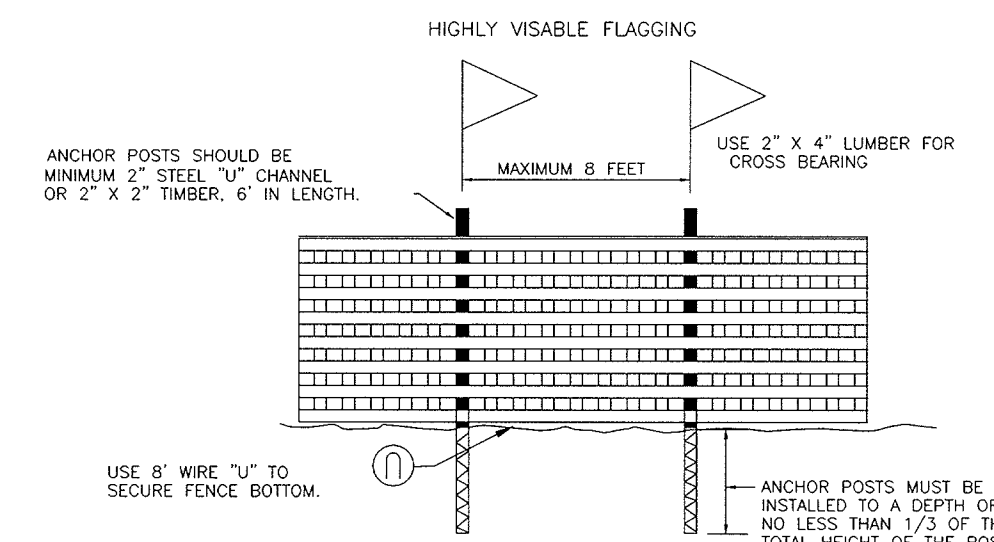
BREAK EVEN POINT:
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION = 1.04 AC
K. CLEARING PERMITTED WITHOUT MITIGATION = 1.03 AC

PROPOSED FOREST CLEARING:
L. TOTAL AREA OF FOREST TO BE CLEARED = 1.35 AC
M. TOTAL AREA OF FOREST TO BE RETAINED = 0.72 AC

PLANTING REQUIREMENTS:
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.34 AC
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.64 AC
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 0.00 AC
R. TOTAL REFORESTATION REQUIRED = 0.98 AC
S. TOTAL AFFORESTATION REQUIRED = 0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 0.98 AC

COST ESTIMATE: (For bonding purposes, only)

SURETY NOTE
FINANCIAL SURETY IN THE AMOUNT OF \$6,272.60 WILL BE POSTED WITH THE FS INSTALLATION AND MAINTENANCE AGREEMENT.
FEE-IN-USE 42,889 SF X 0.50 = \$21,344.50
RETENTION 31,363 SF X 0.20 = \$6,272.60



NOTES:
1. Forest protection device only.
2. Retention area will be set as part of the review process.
3. Boundaries of retention area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protection signage should be used.
6. Device should be maintained throughout construction.
BLAZE ORANGE PLASTIC MESH
TYPICAL TREE PROTECTION FENCE DETAIL
NO SCALE

FOREST CONSERVATION DETAILS
THORNTON WOODS OVERLOOK

TAX MAP #42 GRID 16 PARCEL '41'
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS | 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS | Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS | Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

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5 SHEET OF 5