

ITEM	SECTION 3					TOTAL	MIN. LOT SIZE
	SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5		
GROSS AREA (AC)	14.47	49.32	63.79	45.79	50.22	96.41	4.73
FLOODPLAIN & SWAMP AREAS (AC)	3.02	2.30	5.43	3.02	2.69	5.71	6.65
NET AREA (AC)	11.45	47.02	58.36	42.77	47.53	90.70	4.08
NO. OF LOTS ALLOTTED (BASED ON NET AREA)	45	187	232	171	190	365	32
FLOODPLAIN LOT ADJUSTMENT	0	0	0	0	0	0	0
TOTAL NO. OF LOTS ALLOTTED	45	187	232	171	190	365	32
TOTAL NO. OF LOTS PROPOSED	54	181	225	233	125	358	13
DENSITY PER ACRE	3.73	3.66	3.68	5.09	2.63	3.96	3.19
OPEN SPACE REQUIRED (AC)	2.89	9.06	12.76	9.16	10.84 (20%)	15.29 (20%)	1.18 (25%)
OPEN SPACE PROVIDED (AC)	6.65	25.42	34.07	26.03	21.64 (43%)	47.67 (50%)	2.65 (65%)
EXCESS OPEN SPACE PROVIDED (AC)	1.45	4.93	6.38	4.58	5.82 (28%)	9.50 (28%)	0.59 (25%)
EXCESS OPEN SPACE PROVIDED (AC)	4.86	21.01	25.87	20.20	12.15 (23%)	32.35 (36%)	1.18 (28%)

* REVISIONS: 1. LOSS IN SECTION 2, AREA 3 TO BE RECONSTRUCTED IN SECTION 3.
 2. REVISIONS BY SECTION 3.
 3. LOT 356 4.91 ACIES
 4. LOT 357 3.06 ACIES
 5. OPEN SPACE LOT 355 8.06 ACIES

- GENERAL NOTES**
- PUBLIC WATER AND SANITARY SEWER SHALL BE PROVIDED FOR THE DEVELOPMENT.
 - ROADWAYS SHALL BE IN ACCORDANCE WITH THE "HOWARD COUNTY DESIGN MANUAL VOLUME III".
 - STREET LIGHTS AND STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.
 - STORMWATER MANAGEMENT AND SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS DEVELOPMENT.
 - EXISTING TOPOGRAPHY SHOWN WAS TAKEN FROM THE HOWARD COUNTY 200 SCALE AERIAL TOPOGRAPHY MAPS.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE.
 - WETLANDS FILL PERMIT FOR WESLEY LANE STREAM CROSSING SHALL BE OBTAINED PRIOR TO SUBMITTAL OF FINAL PLANS.
 - WP-91-76, REQUEST TO WAIVE SECTION 16.113(c)(10) TO ALLOW THE CUL-DE-SAC LENGTH OF ROAD A,B,C,D,E TO EXCEED 1200 FEET WAS APPROVED 1/18/91 AND WILL BECOME NULL & VOID ONE YEAR FROM THIS DATE.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD, 1988 EDITION.



SITE TABULATION

	R-SC ZONE	RMH ZONE
AREA OF PROPOSED LOTS	22.13 AC.	1.88 AC.
NUMBER OF PROPOSED LOTS	125	13
OPEN SPACE AREA	21.64 AC. (43%)	2.65 AC. (56%)
NUMBER OF OPEN SPACE LOTS	11	2
DRY USABLE OPEN SPACE AREA	12.15 AC. (121%)	1.18 AC. (100%)
AREA OF PROPOSED ROAD RIGHT-OF-WAY	6.45 AC.	0.20 AC.

OPEN SPACE LOTS

R-SC ZONE	TOTAL AREA (SF)	REMARKS
505	4,000	USE-IN-COMMON EASEMENT FOR INGRESS & EGRESS
507	66,650	WETLANDS AREA
381	494,842	WETLANDS, 100 YR. FLOODPLAIN & SWM AREA
394	15,680	DRAINAGE & UTILITY EASEMENT
418	147,668	WETLANDS & UTILITY EASEMENT
440	2,400	USE-IN-COMMON EASEMENT FOR INGRESS & EGRESS
453	2,200	USE-IN-COMMON EASEMENT FOR INGRESS & EGRESS
458	2,600	USE-IN-COMMON EASEMENT FOR INGRESS & EGRESS
466	76,666	ROUTE 100 BUFFER
484	2,400	USE-IN-COMMON EASEMENT FOR INGRESS & EGRESS
497	127,631	WETLANDS AREA

MINIMUM LOT SIZE

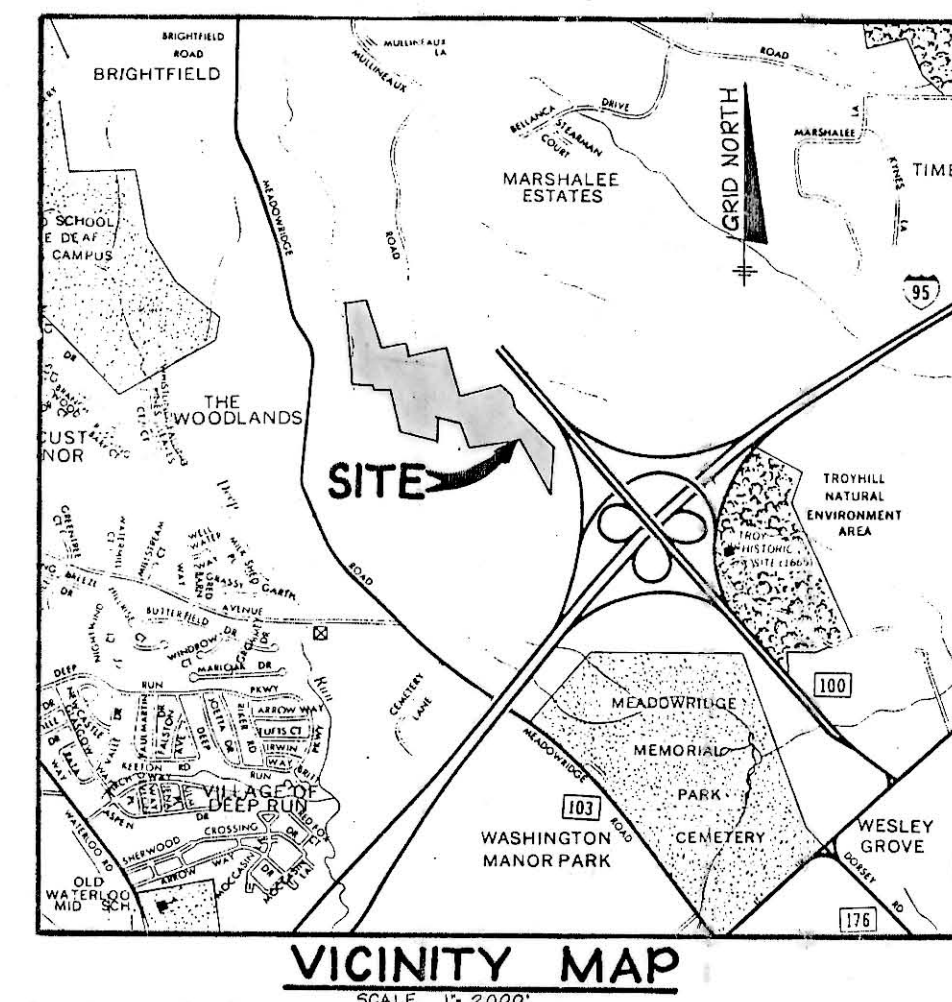
LOT NO.	GROSS AREA SF	FLAGSTEM AREA SF	MINIMUM LOT AREA SF
358	8700	1800	6900
364	9780	1400	8380
371	9260	2000	7260
373	11200	2000	9200
374	10400	2000	8400
376	9182	2000	7182
380	9265	2000	7265
401	8000	1800	6200
411	7820	1500	6420
434	10261	1120	9141
445	10540	2000	8540
446	9990	1800	8190
449	9440	1600	7840
450	9325	1600	7725
467	10800	2300	9500
480	15715	2000	13715
492	10258	2000	8258

WETLANDS MITIGATION

DISTURBED WETLANDS AREA 0.76 Acres
 REQUIRED MITIGATED AREA (2:1) 1.52 Acres

WETLANDS MITIGATION IS TO BE PROVIDED IN AREAS WHICH CONTAIN HYDRIC SOILS AND ARE ADJACENT TO EXISTING WETLANDS AREAS. WETLANDS PLANTS SHALL BE PLANTED IN THE MITIGATION AREA AND GRADING SHALL BE THE MINIMUM NECESSARY FOR MITIGATION. A MITIGATION PLAN SHALL BE PREPARED BY AN ENVIRONMENTAL SPECIALIST AND SUBMITTED WITH THE FINAL PLAN.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 3/28/91
 PLANNING DIRECTOR



- REFERENCE**
- SKETCH PLAN 5-89-24, 5-88-92
 - PD No. 251
- DEED REFERENCES**
- L 1827 F 078
 - L 1447 F 448
 - L 1427 F 204
- ADJACENT DEVELOPMENT**
- F-87-104 P-86-59
 - F-87-47 P-87-52
 - S-88-02 P-88-42
 - P-90-10 S-89-22
 - F-87-41 S-90-07
 - F-89-96
 - F-91-18
 - F-91-47
 - F-91-77

- INDEX**
- SHEET**
- TITLE & INFORMATION SHEET
 - PRELIMINARY PLAN
 - ROAD PROFILES
 - ROAD PROFILES & DETAILS
 - GRADING AND SEDIMENT CONTROL PLAN
 - DRAINAGE AREA PLAN
- SUPPORT SHEETS**

NO.	DATE	REVISION

TRACY, SCHULTE & ASSOCIATES INC.
 planning • architecture • engineering
 8400 Baltimore National Pike • Millcott City, Maryland 21043 • (301)465-6105

OWNER/DEVELOPER: SECURITY DEVELOPMENT CORP.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21043
 (301) 465-4244

PROJECT: WILLOWOOD SECTION 3 LOTS 358-508

LOCATION: TAX MAP 37-PARCELS 130,131,132 AND 436 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

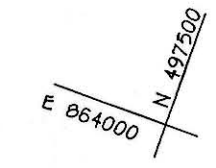
TITLE: PRELIMINARY PLAN TITLE SHEET

DATE: SEPT. 7, 1990 **PROJECT NO.:** 0276

SCALE: 1"=200' **DRAWING:** 1 OF 3

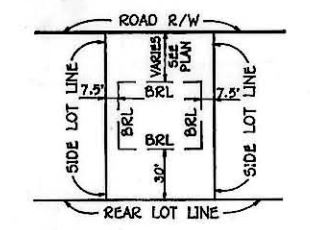
DESIGNERS: JME DRN DRK

COORDINATE LIST		
No.	NORTH	EAST
20	N 497540.41	E 863531.36
22	N 497828.61	E 863573.69
402	N 498244.38	E 863015.12
403	N 498266.02	E 862801.26
404	N 498331.22	E 862807.10
405	N 498368.54	E 862408.75
406	N 498523.19	E 862422.50
407	N 498537.77	E 862285.13
408	N 498557.66	E 862287.24
409	N 498581.21	E 862065.08
410	N 498630.72	E 862087.82
411	N 498825.96	E 862070.43
412	N 498968.38	E 862022.58
413	N 499119.08	E 862573.33
414	N 499389.49	E 862547.90
415	N 499411.72	E 862835.48
416	N 498773.30	E 862935.25
2042	N 498720.88	E 863787.19
2057	N 497704.30	E 863065.88
2060	N 498826.89	E 863296.88
2061	N 498723.24	E 863293.69
2062	N 498643.70	E 863286.17
2063	N 497743.20	E 863090.81
2065	N 498085.77	E 863879.48



EXISTING TREE LINE TO REMAIN AND/OR PROPOSED LANDSCAPING WITHIN THE 20 FOOT WIDE LANDSCAPE BUFFER.

OPEN SPACE LOT 505 IS DESIGNATED AS A USE-IN-COMMON EASEMENT FOR INGRESS & EGRESS.



TYPICAL LOT BLDG. RESTRICTION LINES

- LEGEND**
- (I) INLET
 - (M) MANHOLE
 - (E) END SECTION

NOTE: SEE SHEET 8 OF 8 FOR STORM DRAINAGE STRUCTURE SCHEDULE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
James S. Keith 3/28/91
PLANNING DIRECTOR DATE

NO	DATE	REVISION

TRACY, SCHULTE & ASSOCIATES INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-8105

STATE OF MARYLAND
DONALD ELDREDGE
REGISTERED PROFESSIONAL ENGINEER
9-7-90

OWNER/DEVELOPER: SECURITY DEVELOPMENT CORP.
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21043
(301) 465-4244

PROJECT: WILLOWOOD SECTION 3 LOTS 358-508

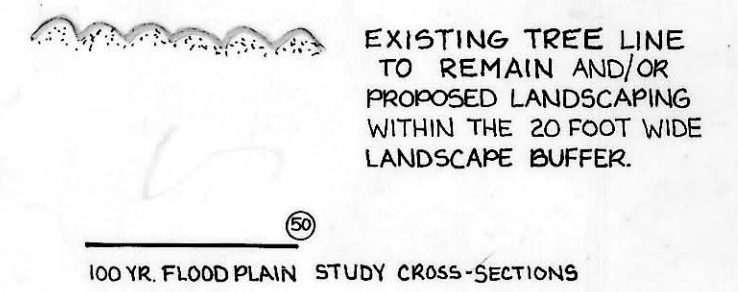
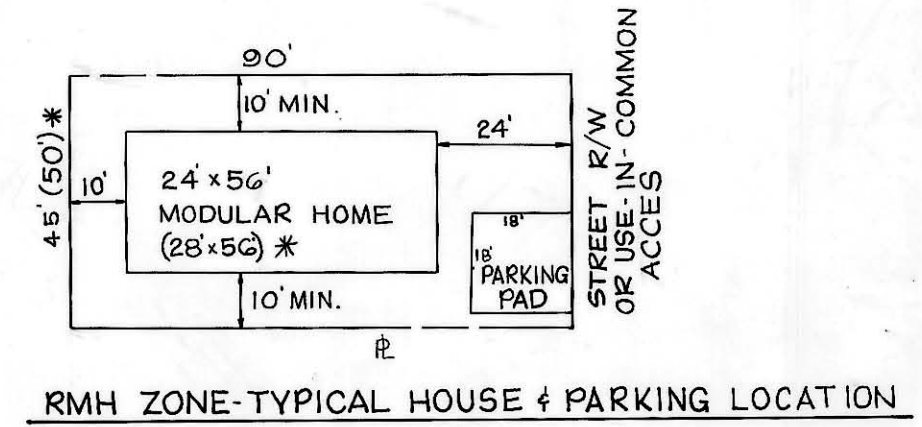
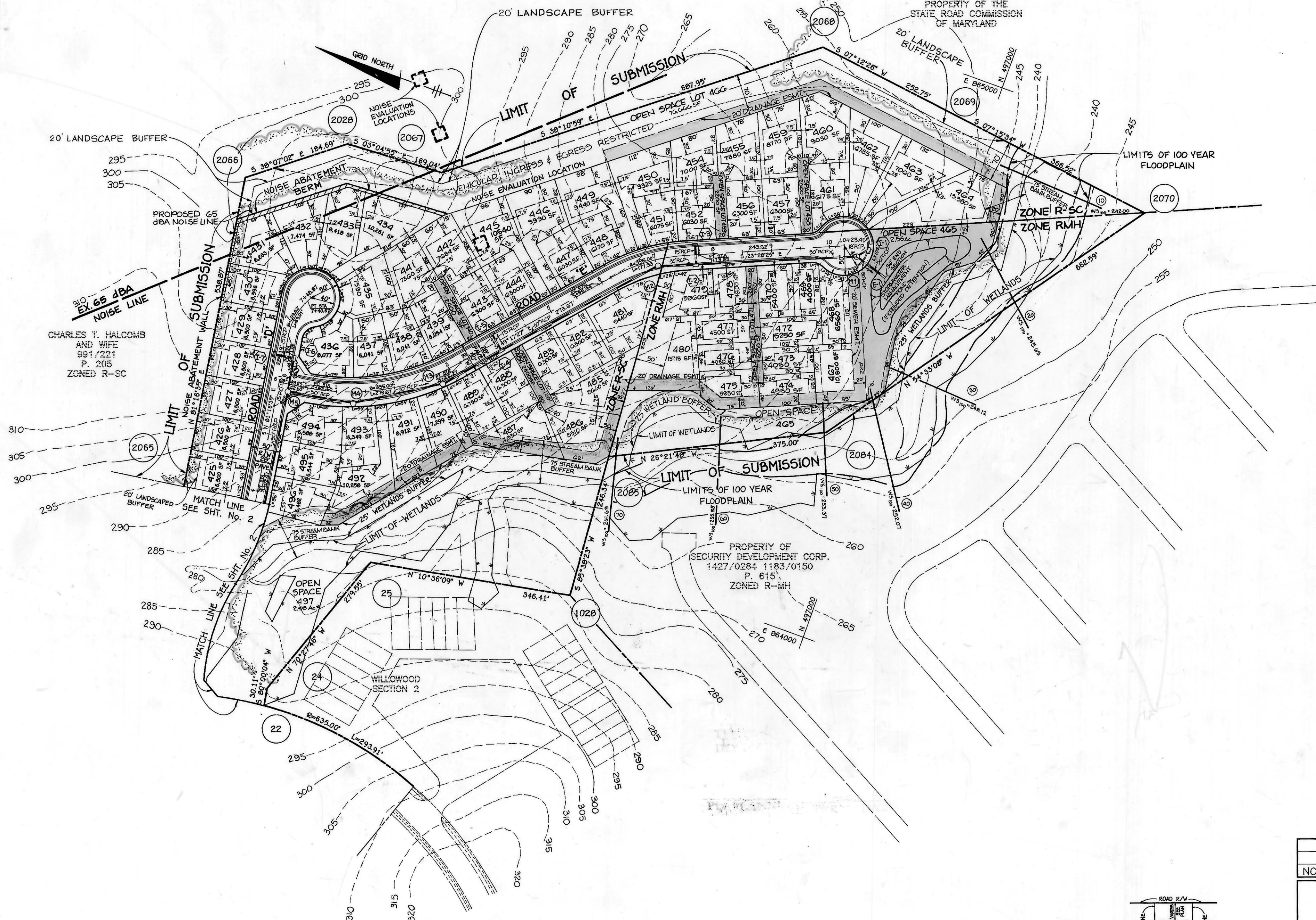
LOCATION: TAX MAP 37-PARCELS 130,131 132 AND 436 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY PLAN

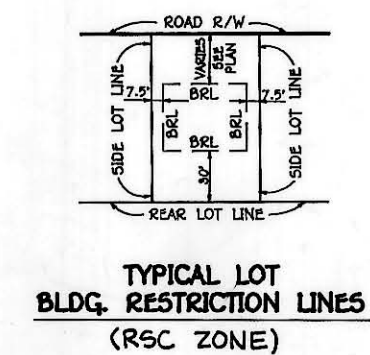
DATE: SEPTEMBER 7, 1990 PROJECT NO. 027G

DES: JMC DRN: DRK SCALE: 1" = 100' DRAWING 2 OF 3

COORDINATE LIST		
No.	NORTH	EAST
20	N 497540.41	E 863551.36
22	N 497828.61	E 863573.69
24	N 497833.84	E 863603.34
25	N 497740.35	E 863866.79
102B	N 497399.86	E 863930.53
202B	N 498022.19	E 864526.12
2066	N 498167.50	E 864412.11
2067	N 497893.39	E 864535.21
2068	N 497312.64	E 864960.48
2069	N 497061.80	E 864928.77
2070	N 496698.31	E 864882.46
2084	N 497082.58	E 864342.68
2085	N 497418.58	E 864176.16
2085	N 498085.77	E 863879.48



OPEN SPACE LOTS 440, 453, 458, 471 & 484 ARE DESIGNATED AS USE-IN-COMMON EASEMENTS FOR INGRESS & EGRESS.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
James R. Smith 3/28/91
 PLANNING DIRECTOR DATE

NO.	DATE	REVISION
TRACY, SCHULTE & ASSOCIATES INC. planning • architecture • engineering 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301)465-6105		
OWNER/DEVELOPER:	PROJECT: WILLOWOOD SECTION 3 LOTS 358-508	
SECURITY DEVELOPMENT CORP. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21043 (301) 465-4244	LOCATION: TAX MAP 37-PARCELS 130,131,132 AND 436 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: PRELIMINARY PLAN		
DES: JME	DRN: DRK	DATE: SEPT. 7, 1990 PROJECT NO. 0276
SCALE: 1" = 100'		DRAWING 3 OF 3