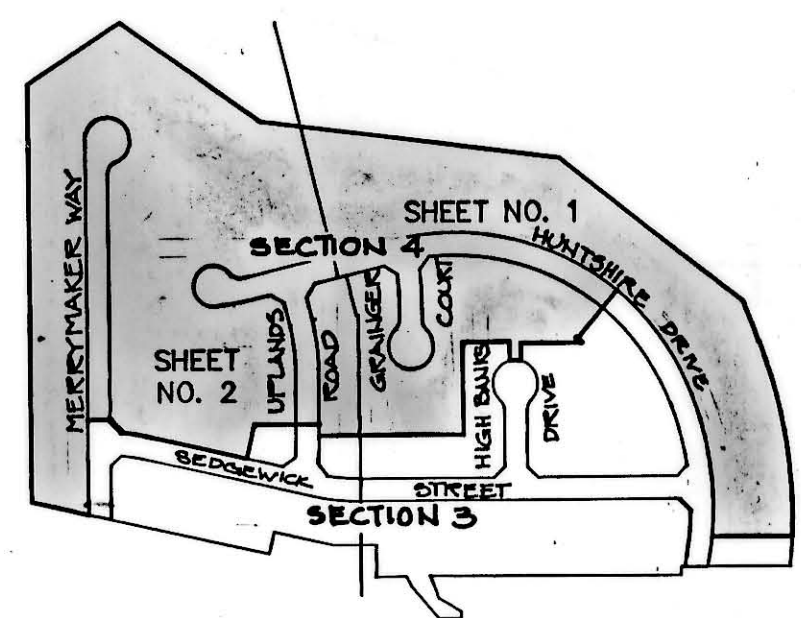


BENCH MARKS

HO. CO. BM # 244005	ELEV. 271.249
CONCRETE MONUMENT 0.5' BELOW SURFACE	E863128.170
N495588.271	
HO. CO. BM # 2445001	ELEV. 245.005
CONCRETE MONUMENT 0.1' BELOW SURFACE	E864478.479
N494663.186	

MINIMUM LOT SIZE CHART

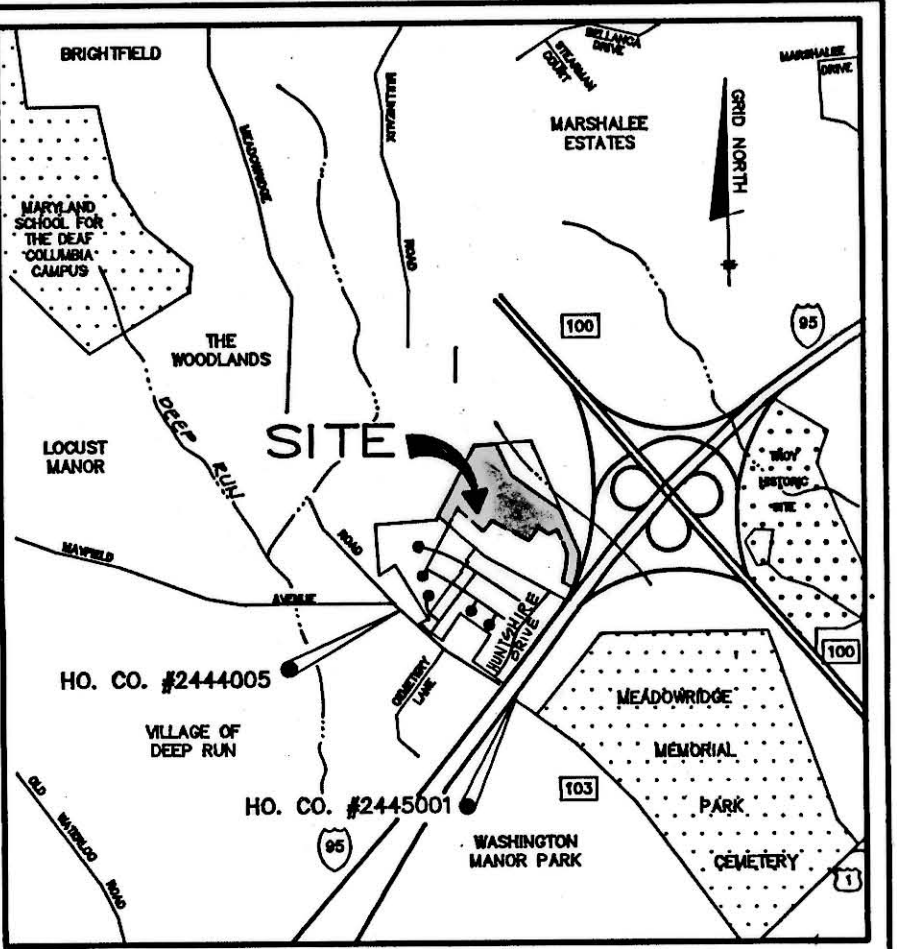
LOT NO.	GROSS AREA (S.F.)	FLOODPLAIN STEEP SLOPES (S.F.)	NET AREA (S.F.)	FLAG (S.F.)	MINIMUM LOT AREA (S.F.)
243	6473		6473	1560	4913
244	5796		5796	480	5316
245	6510		6510	480	6030
246	5509		5509	544	4965
247	6072		6072	793	5279
248	6578		6578	793	5785
249	5508		5508	544	4964
250	5425		5425	1000	4425
251	4950		4950	32	4918
252	5270		5270	320	4950
253	5964		5964	656	5308
254	5007		5007	592	4415
255	5784		5784	744	5040
256	6920		6920	1020	5900
257	6046		6046	876	5170
258	7080		7080	1800	5280



KEY PLAN
SCALE: 1" = 400'

COORDINATE LIST

NO.	NORTH	EAST
5	496132.2850	865075.9584
6	496225.7845	865087.6564
7	497399.8394	863930.5300
8	496603.2395	863499.7279
248	496598.3052	864082.4584
249	497082.9854	864345.6798
250	495809.2238	864779.8089
251	495724.2990	864935.1976
252	497418.5811	864176.1568
253	496605.8227	863793.8277
273	496516.9116	863998.2390
281	496640.0402	863749.9359
284	496676.6608	863741.4242
285	496493.2938	864593.4218
363	496104.5338	864891.1051
497	496513.7329	864013.6840
499	496456.5798	863963.3793
505	496429.2235	864127.3015
571	496700.4324	863697.4166
794	496318.6562	864732.8734
796	496383.0556	864613.7072
804	496331.3616	864730.0431
920	496271.0787	864408.8343
939	496360.7042	864254.3477
943	496448.7887	864504.8716
963	496339.8191	864595.4861
972	496445.7461	864139.4886
973	496381.4853	864855.1928



VICINITY MAP
SCALE: 1" = 2000'

- NOTES**
- LANDSCAPE EDGES FOR THIS SITE ARE INTENDED TO BE FULFILLED BY THE PRESERVATION OF EXISTING WOODS AS SHOWN ON THESE PLANS OR THE PLANTING OF REFORESTATION AREAS AS SHOWN.
 - LANDSCAPING INDICATED AS PROPOSED BY DEVELOPER WILL BE INCORPORATED ONTO CONSTRUCTION PLANS.
 - SWM PERIMETER LANDSCAPING IS SHOWN ON THESE PLANS.

- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - WATER AND SEWER FOR THIS PROJECT SHALL BE PUBLIC AND IS IN THE PATRIPOD DRAINAGE AREA.
 - TOPOGRAPHY TAKEN FROM AERIAL SURVEY BY HAPPING ASSOCIATES DATED APRIL 1988, SUPPLEMENTED BY FIELD RUN TOPOGRAPHY BY TRACY, SOHLE AND ASSOCIATES DATED NOV. 1, 1992. CONTOURS AT 2' INTERVALS.
 - STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE MOST CURRENT MD. CODE, § 28-102 AND § 28-103 AND WILL BE BY EXTENDED DETENTION.
 - COORDINATES, HORIZONTAL AND VERTICAL DATUMS BASED ON NAD 27 NO. CO. GEODETIC CONTROL STATIONS 244005 AND 244001.
 - TRAFFIC STUDY WAS COMPILED BY LEE O'NEILL AND ASSOCIATES DATED MAY 1992.
 - FLOODPLAIN STUDY WAS COMPILED BY T.S.A. GROUP INC. DATED SEPTEMBER 1992 FOR MARYLAND SECTIONS 3 AND 4 WITHINHAM VILLAGE SECT. 4.
 - NOISE STUDY COMPILED BY POLYSONICS DATED SEPT., 1993.
 - GEOTECHNICAL REPORT COMPILED BY ATEC AND ASSOCIATES DATED DECEMBER 13, 1989.
 - EXISTING UTILITIES ARE FROM RECORD DRAWINGS.
 - A WARNING TO FIGURE 2-11 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III TO ALLOW FOR A 5' FOOT SIDEWALK PLACED AGAINST THE CURB. IN THIS SUBDIVISION WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON MARCH 2, 1992.

- LEGEND**
- 15% - 25% SLOPES
 - 25% SLOPES OR GREATER
 - INDICATES STREET TREES
 - PROPOSED UNDER F-92-91
 - INDICATES PROPOSED STREET TREES BY DEVELOPER
 - INDICATES PROPOSED EVERGREEN TREES BY DEVELOPER
 - INDICATES PROPOSED BUFFER SHADE TREES BY DEVELOPER
 - INDICATES REFORESTATION AREA SEE FOREST CONSERVATION PLAN
 - INDICATES RECEIVER LOCATION FOR NOISE STUDY.

SITE DATA TABULATION

ITEM	AMOUNT
1) GROSS AREA	22.51 AC.
2) FLOODPLAIN/STEEP SLOPES	1.05 AC.
3) NET AREA	21.46 AC.
4) AREA OF PROPOSED ROAD RIGHT OF WAY	2.78 AC.
5) AREA OF PROPOSED BUILDABLE LOTS	11.60 AC.
6) TOTAL NUMBER OF PROPOSED LOTS	106
7) OPEN SPACE REQUIRED (20% OF GROSS AREA)	4.50 AC.
8) OPEN SPACE PROVIDED	2.82 AC.
9) DRY USABLE OPEN SPACE REQUIRED (50%)	2.25 AC.
10) DRY USABLE OPEN SPACE PROVIDED	4.90 AC. (217.6%)

OPEN SPACE TABULATION

SECTION	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	DRY USABLE OPEN SPACE REQ. (50%)	DRY USABLE OPEN SPACE PROV. (78%)
R-SC SECTION 1	0.33 X 20% = 0.07 AC.	0.24 AC.	0.16 AC.	0.19 AC.
R-MH SECTION 1	24.08 X 25% = 6.02 AC.	7.27 AC.	3.01 AC.	3.61 AC.
R-MH SECTION 2	15.10 X 25% = 3.78 AC.	6.68 AC.	1.84 AC.	2.22 AC.
R-MH SECTION 3	9.83 X 20% = 1.97 AC.	1.86 AC.	0.98 AC.	1.25 AC.
THIS SECTION	22.91 X 25% = 5.73 AC.	6.15 AC. (36%)	2.89 AC.	3.67 AC.
TOTAL		24.28 AC. (33%)		

WETLANDS WITHIN OPEN SPACE PROVIDED

SECTION	R-SC	R-MH	SECT. 3	SECT. 4	TOTAL
WETLANDS WITHIN OPEN SPACE PROVIDED	0	2.58 AC.	0.70 AC.	0.13 AC.	3.41 AC.
SLOPES OF 25% OR GREATER OUTSIDE OF WETLANDS	0	3.72 AC.	0	0	3.72 AC.
COMMON ACCESS OPEN SPACE LOTS	0	0.22 AC.	0	0	0.22 AC.
STORMWATER MANAGEMENT OUTSIDE WETLANDS	0	0.08 AC.	0.02 AC.	0.07 AC.	0.17 AC.
DRY USABLE AREA OF OPEN SPACE (EXCLUDING ITEMS A - E)	0	1.25 AC.	0	0	1.25 AC.
TOTAL	0	6.58 AC.	0.72 AC.	0.13 AC.	7.43 AC.

DENSITY TABULATION

SECTION	R-SC	R-MH	SECT. 3	SECT. 4	TOTAL
1) GROSS AREA	0.33	24.08	15.10	11.40	50.91
2) FLOODPLAIN	0.00	2.08	0.02	0.00	2.10
3) STEEP SLOPES	0.00	0.22	0	0	0.22
4) NET AREA	0.33	21.78	15.08	11.40	50.59
5) NO. OF D.U. ALLOWED (BASED ON NET AREA)	1.32	174.24	120.64	91.20	496.40
6) NO. OF D.U. PROPOSED	0	95	58	10	163
7) DENSITY PER ACRE	0	4.30	3.85	0.87	3.01

REVISION

NO.	DATE	REVISION

T S A GROUP INC.
planning • architecture • engineering • surveying
4400 Baltimore National Pike • Elliott City, Maryland 21043 • (410) 485-8105

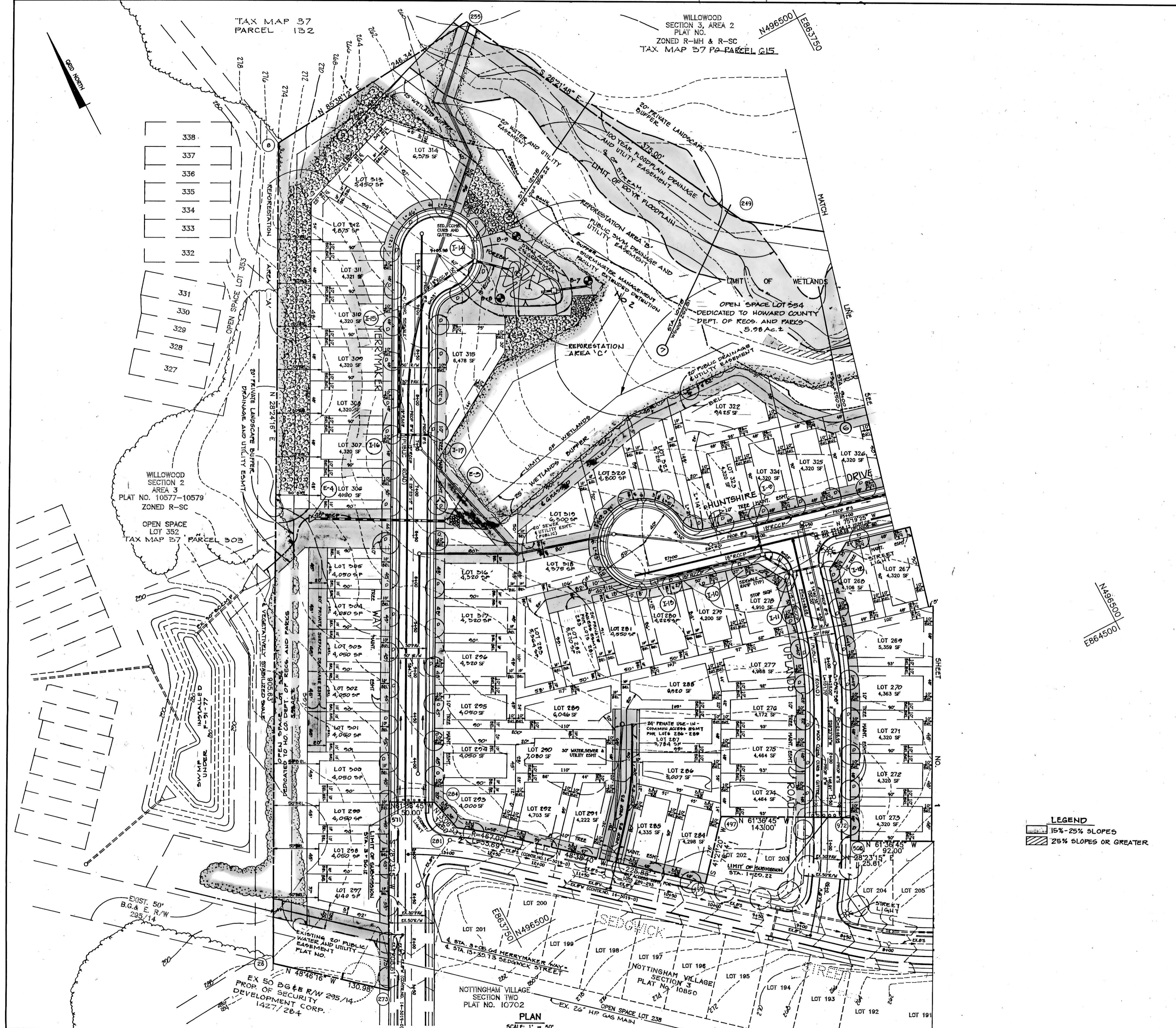
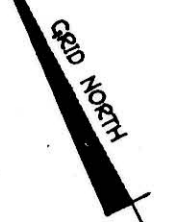
OWNER SECURITY DEVELOPMENT CORP. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21043 (410) 465-4244	PROJECT NOTTINGHAM VILLAGE SECTION 4 A RESUBDIVISION OF OPEN SPACE BANK LOT 241 PLAT NO.
DEVELOPER SECURITY DEVELOPMENT CORP. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21043 (410) 465-4244	LOCATION TAX MAP NO. 37 ZONING MAP NO. 37, PARCEL 615 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE PRELIMINARY PLAN	DATE DEC. 16, 1992 JUNE 15, 1993
DES. JH/DAM	DRN. JWG
SCALE: 1" = 50'	PROJECT NO. 0051 DRAWING 1 OF 2

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

PLAN
SCALE: 1" = 50'

TAX MAP 37
PARCEL 1B2

WILLOWOOD
SECTION 3, AREA 2
PLAT NO.
ZONED R-MH & R-SC
TAX MAP 37 PARCEL 615



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

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
James H. ... 11/12/95
 PLANNING DIRECTOR DATE

NO.	DATE	REVISION
<p>T S A GROUP INC. planning • architecture • engineering • surveying 8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6106</p>		
OWNER	PROJECT NOTTINGHAM VILLAGE	
SECURITY DEVELOPMENT CORP. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21043 (410) 465-4244	SECTION 4 A RESUBDIVISION OF OPEN SPACE BANK LOT 241	
DEVELOPER	LOCATION	TITLE
SECURITY DEVELOPMENT CORP. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21043 (410) 465-4244	TAX MAP NO. 37 ZONING MAP NO. 37 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	PRELIMINARY PLAN
DES. JH/DAM	DRN. JWG	DATE: DEC 16, 1992 JUNE 15, 1995
		PROJECT NO. 0051
		SCALE: 1" = 50'
		DRAWING 2 OF 2