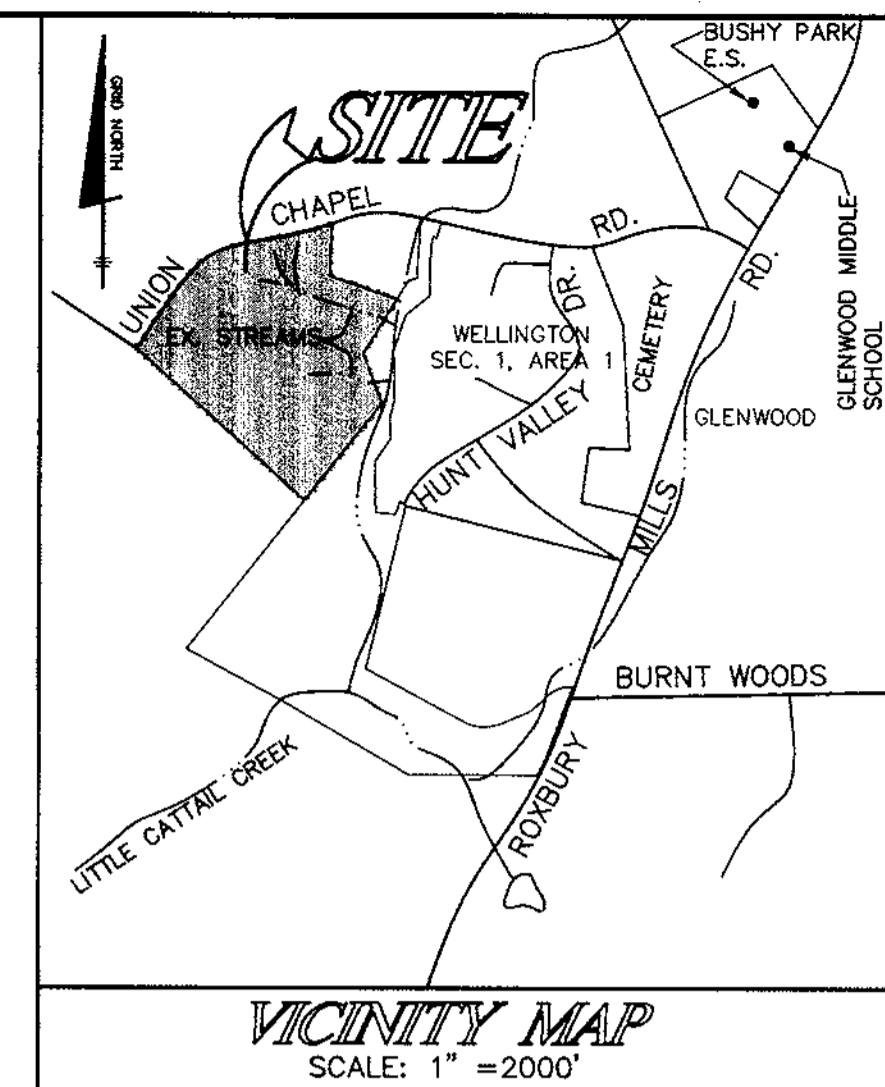


WELLINGTON WEST SECTION TWO 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND PRELIMINARY PLAN

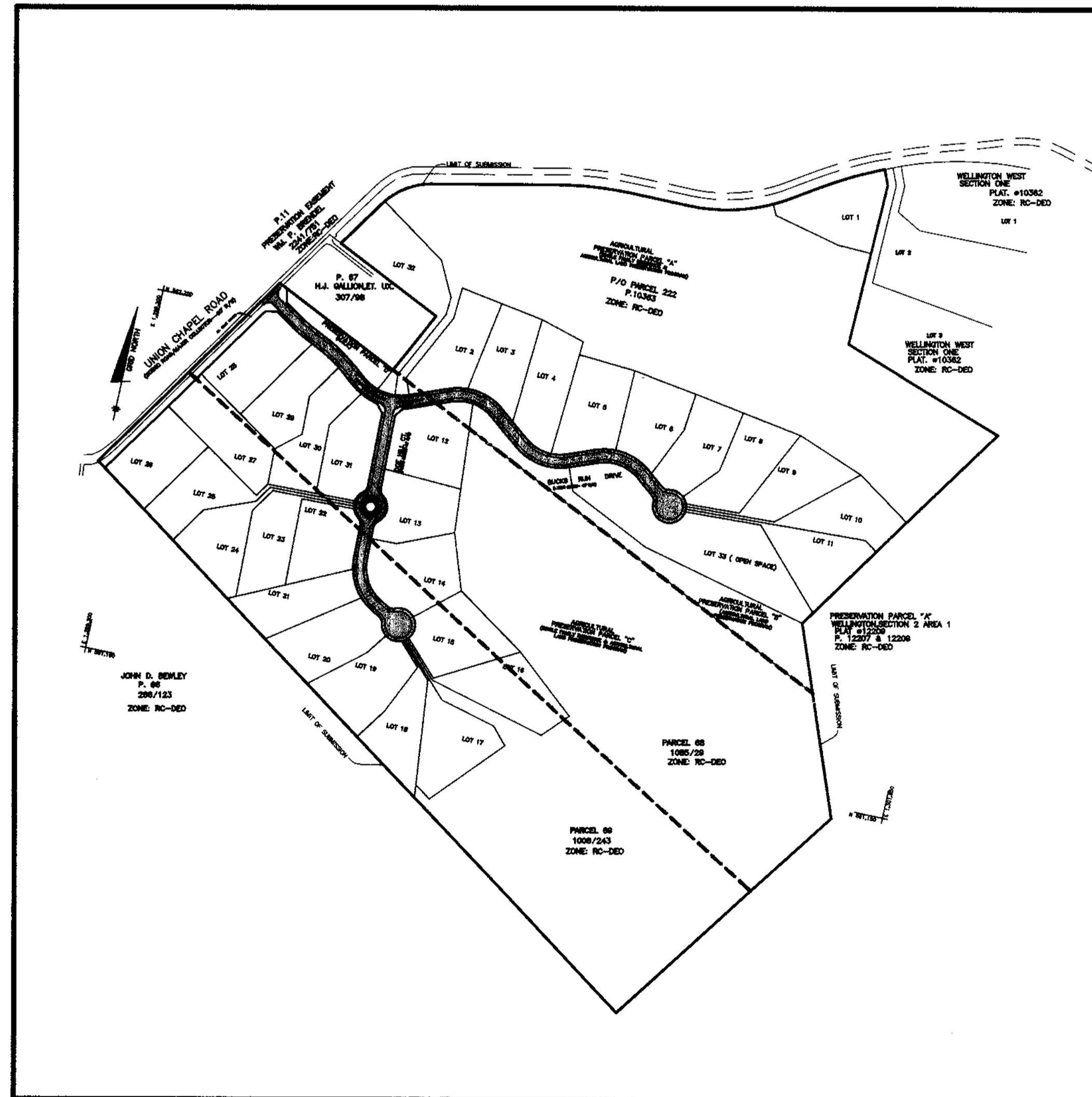


OVERALL SITE DATA

LOCATION	TAX MAP: 14, PARCELS: 68, 69, & 222
ZONING	RC-DEO
DEED REFERENCE:	PARCEL 68 (24.97± AC.).....LIBER 1085 FOLIO 29
	PARCEL 69 (24.35± AC.).....LIBER 1008 FOLIO 243
	PARCEL 222 (36.99± AC.).....LIBER 1215 FOLIO 46
TOTAL TRACT AREA	86.31± AC.
NUMBER OF PROPOSED CLUSTER LOTS	32 LOTS
NUMBER OF PROPOSED OPEN SPACE LOTS	1 LOT
NUMBER OF PROPOSED PRESERVATION PARCELS	2
AREA OF PROPOSED ROAD RIGHT-OF-WAY	2.37± AC.
AREA OF UNION CHAPEL RD. RIGHT-OF-WAY	0.53± AC.
AREA OF PROPOSED PRESERVATION PARCEL WITH SINGLE RESIDENCE	34.04± AC.
AREA OF PROPOSED PRESERVATION PARCEL WITH SINGLE RESIDENCE	44.12± AC.
AREA OF PROPOSED OPEN SPACE LOT	2.67± AC.
AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS	2.58± AC.
AREA OF APPROXIMATE 100 YEAR FLOODPLAIN	1.51± AC.
AREA OF STEEP SLOPES (25% OR GREATER)	0.0 AC.
AREA OF APPROXIMATE WETLANDS	5.8± AC.

GENERAL NOTES

- ALL ASPECT OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM FIELD RUN SURVEY DONE BY TSA GROUP, INC. DATED 6/97 AND CONTOURS SHOWN ARE 2 FOOT INTERVALS.
- THE PROJECT IS NOT WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE PROVIDED ON THE LOTS.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD INFORMATION AND FIELD LOCATIONS.
- WETLAND LIMITS SHOWN HEREON ARE BASED ON A DELINEATION BY ECO-SCIENCE PROFESSIONAL, INC. DATED JUNE 1997 AND WAS APPROVED ON NOV. 5, 1997.
- FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED JUNE 1997 AND APPROVED PER S-98-03 DATED NOV. 5, 1997.
- ADEQUATE PUBLIC FACILITIES ORDINANCE TRAFFIC ANALYSIS WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES DATED JUNE 1997 AND APPROVED ON NOV. 5, 1997.
- COORDINATES ARE BASED ON NAD 83, MARYLAND STATE PLAN GRID AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATIONS NO. 14E1 AND 0039.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. PRESERVATION OF SPECIMEN TREES AND FOREST STANDS SHALL BE INCORPORATED IN THE PRELIMINARY AND FINAL PLAN STAGES.
- THE FLOODPLAIN LIMIT SHOWN HAS BEEN CALCULATED BY TSA GROUP, INC. DATED DEC. 1997.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' STREAM BUFFER, OR 100-YEAR FLOODPLAIN.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 40,000 SQ. FEET. MAXIMUM BUILDABLE LOT SIZE SHALL BE 50,000 SQ. FEET. BUILDABLE LOT SIZE OVER 50,000 SQ. FT. MUST BE APPROVED BY HOWARD COUNTY DPZ.
- A SIGHT DISTANCE ANALYSIS FOR UNION CHAPEL ROAD AND THE PROPOSED INTERSECTION OF BUCKS RUN DRIVE HAS BEEN PROVIDED TO THE DEVELOPMENT ENGINEERING DIVISION DURING THE SKETCH PLAN (S-98-03) APPROVAL AND THE SIGHT DISTANCE EASEMENT FROM OWNER OF PARCEL 67 WILL BE OBTAINED PRIOR TO THE SIGNATURE APPROVAL OF THE FINAL PLAN.
- A REQUEST TO THE DEVELOPMENT ENGINEERING DIVISION HAS BEEN MADE TO WAIVE THE STORM WATER MANAGEMENT REQUIREMENTS FOR THE CLUSTER LOTS AS SPECIFIED IN SECTION 10.2.1.A OF HOWARD COUNTY DESIGN MANUAL VOL. I - STORM DRAINAGE BASED ON THE "GUIDELINES FOR STORM WATER MANAGEMENT IN CLUSTERED SUBDIVISION", AUG. 1993.
- WATER QUALITY AND QUANTITY TREATMENT FOR THE PROPOSED ROADWAY SHALL BE PROVIDED BY BIO-RETENTION ADJACENT TO THE PUBLIC ROAD. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
- SCENIC ROADWAY EXHIBITS WERE PROVIDED PER DEPARTMENT OF PLANNING AND ZONING SKETCH PLAN CHECK LIST (S-98-03)
- TO THE BEST OF OWNERS KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ONSITE.
- A REQUEST TO WAIVE THE CURRENT HORIZONTAL AND VERTICAL ROAD DESIGN CRITERIA HAS BEEN MADE TO THE DEVELOPMENT ENGINEERING DIVISION CHIEF AND APPROVED UNDER S-98-03 DATED NOV. 5, 1997.
- A REQUEST TO ALTER THE DESIGN CRITERIA FOR BIO-RETENTION HAS BEEN MADE TO THE DEVELOPMENT ENGINEERING DIVISION CHIEF AND APPROVED UNDER S-98-03 DATED NOV. 5, 1997.
- UNION CHAPEL ROAD IS A MAJOR COLLECTOR ROAD AND HAS RESTRICTED ACCESS FOR RESIDENTIAL LOTS. A WAIVER TO SECTION 16.120(a) (1) AND 16.119(f) IS REQUIRED FOR THE PROPOSED ACCESS POINT TO LOT 1. THE WAIVER WAS APPROVED ON FEB. 6, 1998 (WP-98-72) FOR ONLY LOT 1.
- ALL LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL SEWERAGE EASEMENTS LOCATED WITHIN 50 FEET OF THE PROPOSED ROADWAY MUST BE STAKED OUT PRIOR TO SITE GRADING. GRADING OPERATION MUST BE SUPERVISED BY THE APPLICANT TO INSURE NO GRADING TAKES PLACE WITHIN 20 FEET OF SEWERAGE EASEMENT WITHOUT PRIOR NOTIFICATION TO THE HOWARD COUNTY HEALTH DEPARTMENT.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLES-CARNES AND ASSOCIATES DATED DECEMBER 10, 1997.
- A WAIVER REQUEST TO ELIMINATE THE AUXILIARY LANE FOR UNION CHAPEL ROAD HAS BEEN APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JANUARY 23, 1998.
- THE EXISTING HOUSE ON LOT 1 IS TO REMAIN. IT IS NON-COMPLYING WITH THE PROPOSED SETBACKS. NO EXTENSIONS, MODIFICATIONS, OR ADDITIONS WILL BE PERMITTED AT A DISTANCE LESS THAN REQUIRED BY ZONING.



LOCATION MAP
SCALE: 1" = 300'

SHEET INDEX

SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	PRELIMINARY & LANDSCAPE PLAN
3.	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
4.	PERCOLATION CERTIFICATION PLAN

BOUNDARY COORDINATES DATA

POINT NO.	NORTH	EAST
303	590409.7118	1300990.6678
304	592345.8715	1299539.2498
305	591706.8035	1299117.0180
2006	592352.4013	1301745.8314
2007	592526.6710	1301249.2656
2008	593017.8841	1301263.6029
2036	591675.5962	1301290.2514
2038	591116.9385	1301499.7602
2049	593063.5500	1301244.9893
2050	593054.9929	1301225.8665
2052	592965.3310	1301060.2345
2053	592921.3068	1300991.7878
2054	592832.9313	1300691.0282
2055	592832.9275	1300512.1682
2056	592810.3077	1300292.1056
2057	592733.8901	1299924.2636
2058	592641.1877	1299786.4124
2059	592501.8521	1299692.7890
3023	592161.4126	1299926.1056
3027	592347.0867	1300018.6382

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR DATE 2/12/98

NO	DATE	REVISION
0	12/97	SUBMISSION TO COUNTY FOR REVIEW AND APPROVAL
1	2/98	REV. PER COUNTY COMMENTS AND DIRECT SUBMITAL TO DEED.

TSA GROUP, INC.
planning • architecture • engineering • surveying
8800 Baltimore National Pk. • Ellicott City, Maryland 21043 • (410) 486-6106

OWNER/DEVELOPER:
BPMB ASSOCIATES, LLC.
15298 UNION CHAPEL ROAD
WOODBINE, MARYLAND 21797
(410) 442-2101

PROJECT: **WELLINGTON WEST SECTION TWO**
(S-98-03, WP-98-72, P-98-24)

LOCATION: TAX MAP 14 - PARCEL 222, PARCELS 68 & 69
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

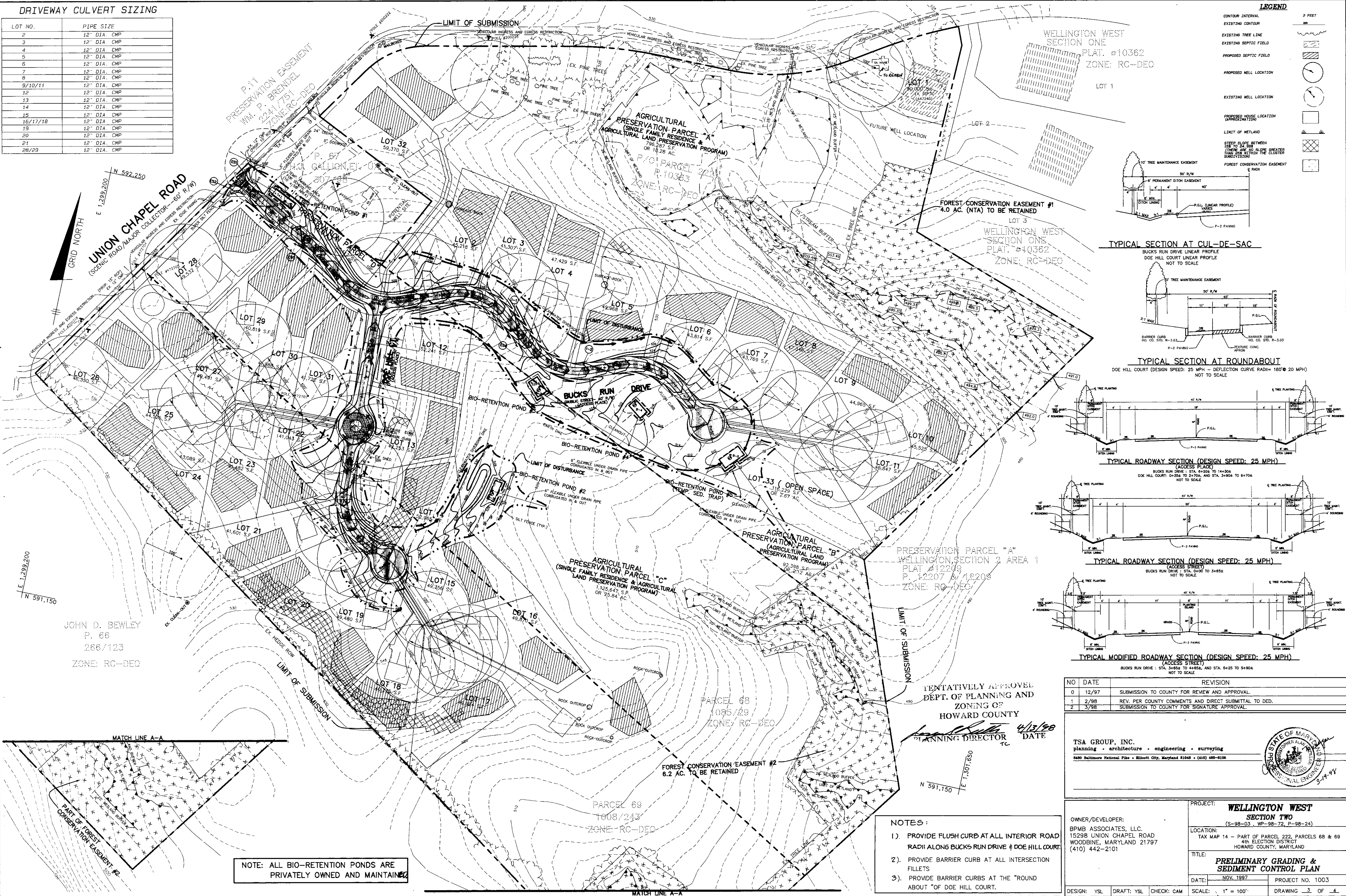
TITLE: **TITLE SHEET**

DATE: NOV. 1997 PROJECT NO. 1003

DESIGN: YSL DRAFT: YSL CHECK: CAM SCALE: AS SHOWN DRAWING 1 OF 4

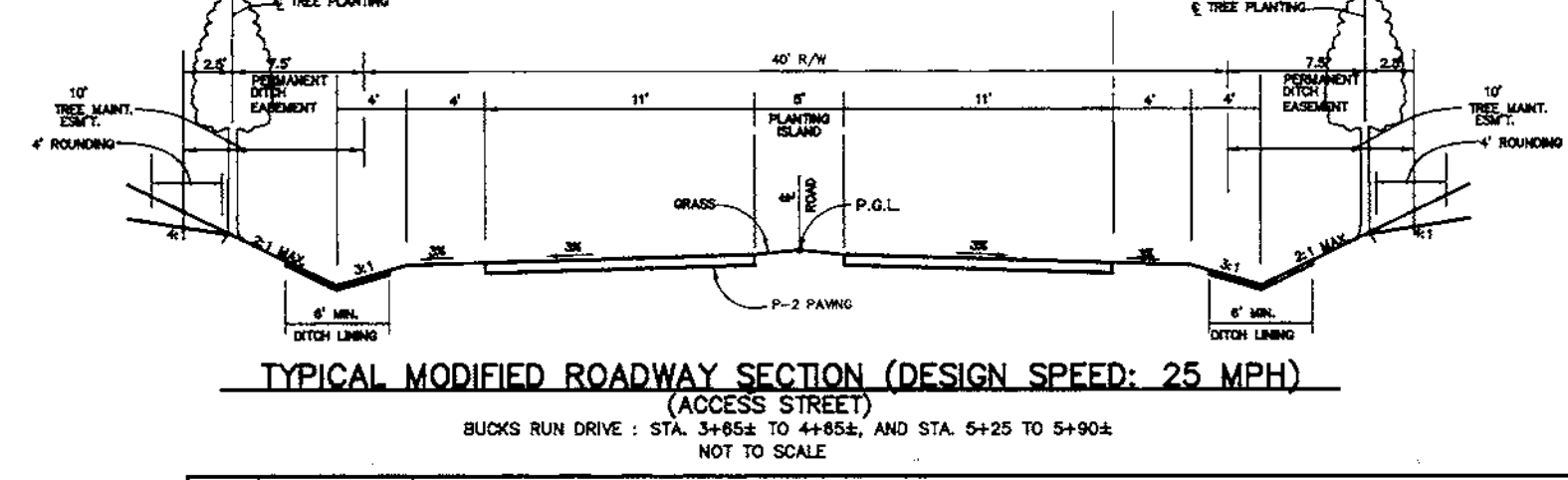
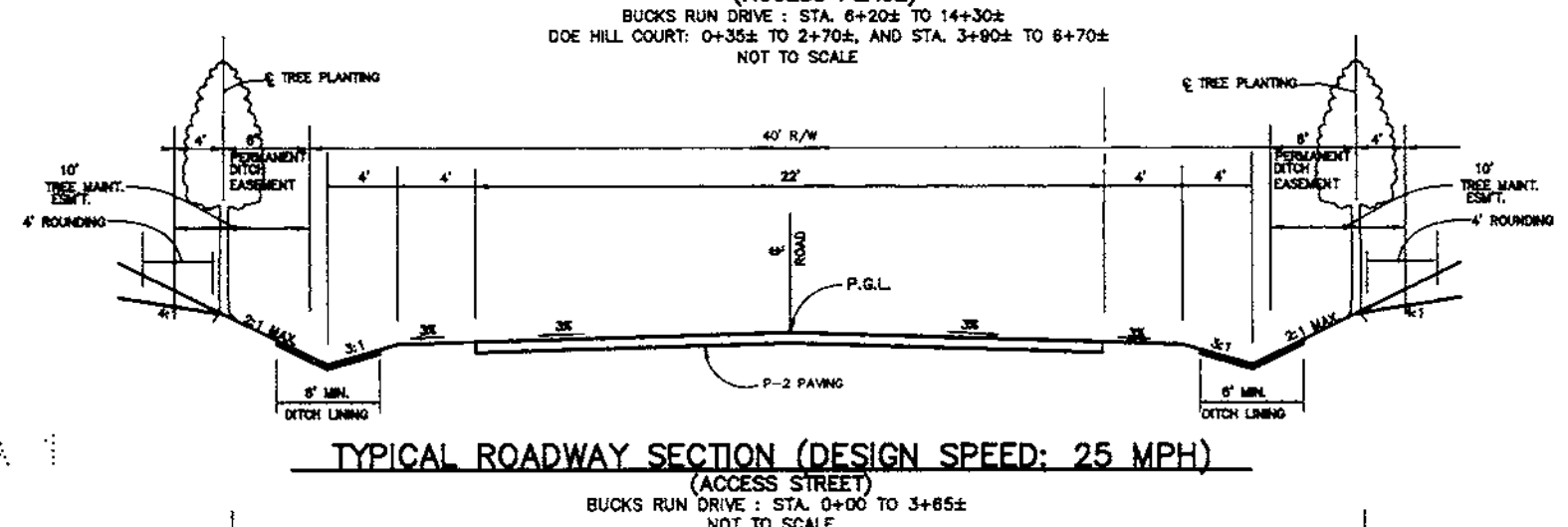
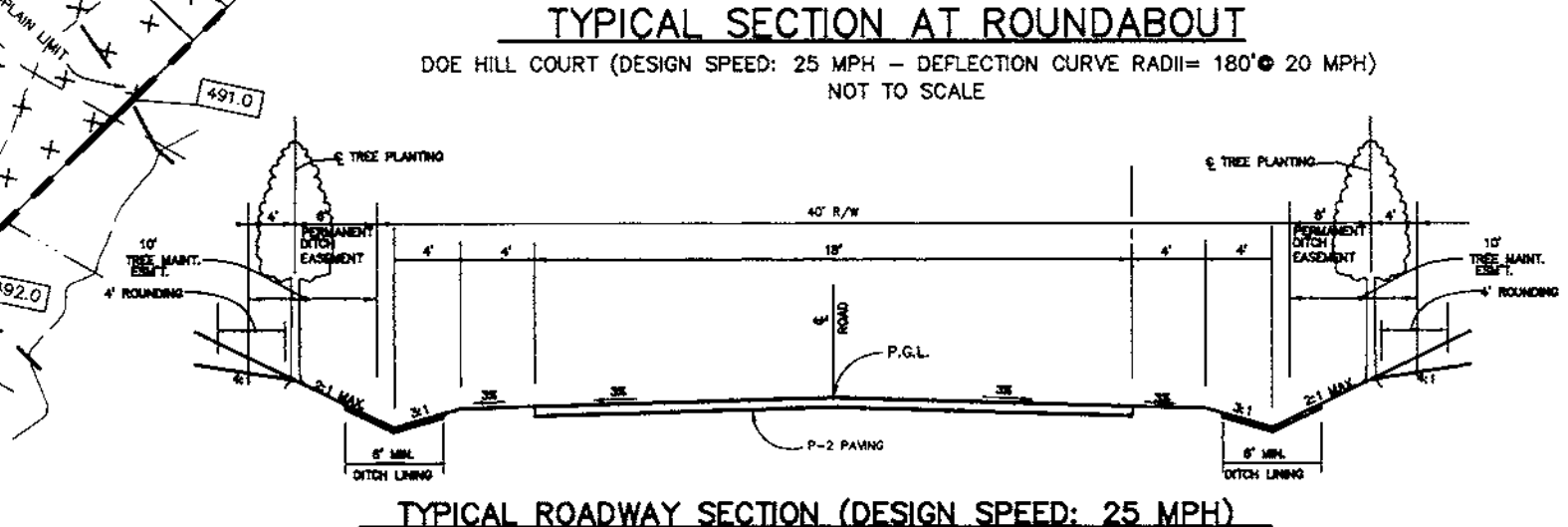
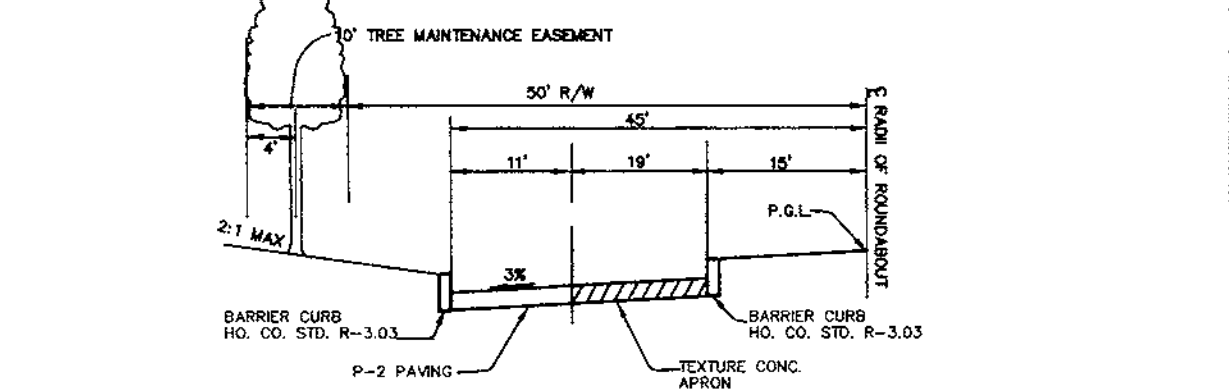
DRIVEWAY CULVERT SIZING

LOT NO.	PIPE SIZE
2	12" DIA. CMP
3	12" DIA. CMP
4	12" DIA. CMP
5	12" DIA. CMP
6	12" DIA. CMP
7	12" DIA. CMP
8	12" DIA. CMP
9/10/11	12" DIA. CMP
12	12" DIA. CMP
13	12" DIA. CMP
14	12" DIA. CMP
15	12" DIA. CMP
16/17/18	12" DIA. CMP
19	12" DIA. CMP
20	12" DIA. CMP
21	12" DIA. CMP
28/29	12" DIA. CMP



LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	---
EXISTING TREE LINE	~
EXISTING SEPTIC FIELD	▨
PROPOSED SEPTIC FIELD	▩
PROPOSED WELL LOCATION	○
EXISTING WELL LOCATION	○
PROPOSED HOUSE LOCATION (APPROXIMATION)	□
LIMIT OF MTLAND	---
STEEP SLOPE BETWEEN 15% TO 24.9% (THERE ARE NO SLOPE GREATER THAN 25% WITHIN THE CLUSTER SUBDIVISION)	▧
FOREST CONSERVATION EASEMENT	▨
FOREST CONSERVATION EASEMENT	▩



NO	DATE	REVISION
0	12/97	SUBMISSION TO COUNTY FOR REVIEW AND APPROVAL.
1	2/98	REV. PER COUNTY COMMENTS AND DIRECT SUBMITTAL TO DEC.
2	3/98	SUBMISSION TO COUNTY FOR SIGNATURE APPROVAL.

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 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

[Signature] 4/13/98
 PLANNING DIRECTOR DATE

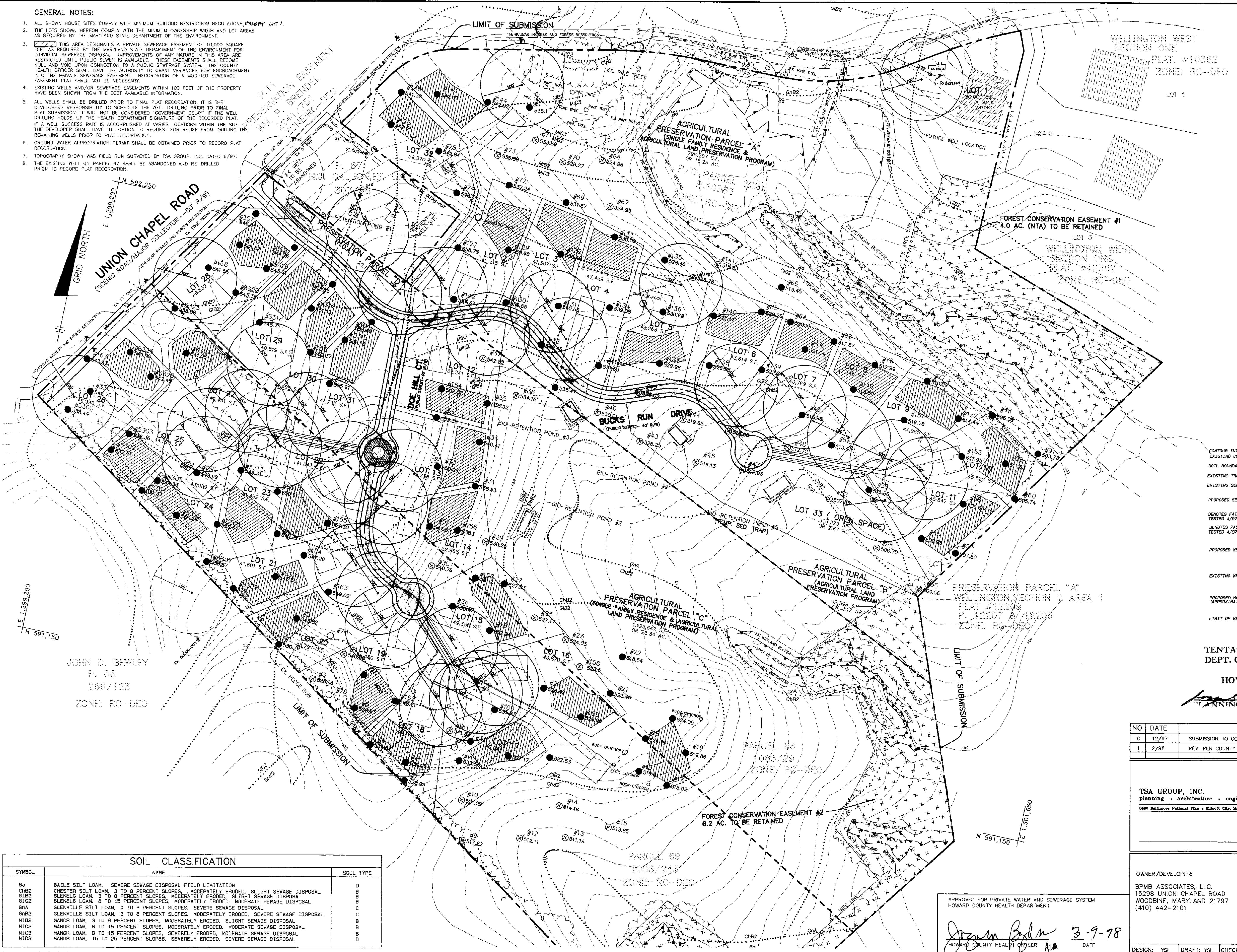
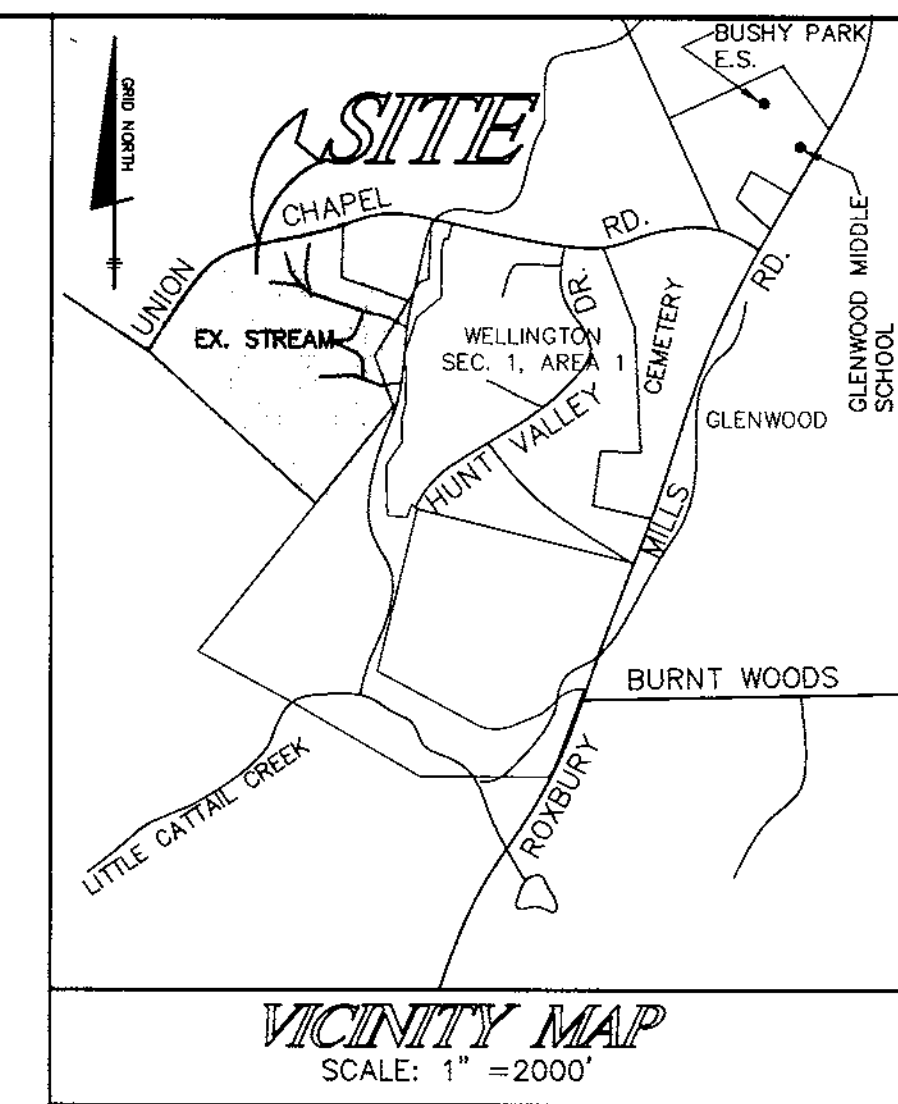
- NOTES:**
- 1). PROVIDE FLUSH CURB AT ALL INTERIOR ROAD RADII ALONG BUCKS RUN DRIVE @ DOE HILL COURT.
 - 2). PROVIDE BARRIER CURB AT ALL INTERSECTION FILLETS
 - 3). PROVIDE BARRIER CURBS AT THE "ROUND ABOUT" OF DOE HILL COURT.

NOTE: ALL BIO-RETENTION PONDS ARE PRIVATELY OWNED AND MAINTAINED

OWNER/DEVELOPER: BPMB ASSOCIATES, LLC. 15298 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797 (410) 442-2101	PROJECT: WELLINGTON WEST SECTION TWO (S-98-03, WP-98-72, P-98-24)
TITLE: PRELIMINARY GRADING & SEDIMENT CONTROL PLAN	LOCATION: TAX MAP 14 - PART OF PARCEL 222, PARCELS 68 & 69 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: NOV. 1997	PROJECT NO. 1003
DESIGN: YSL	DRAFT: YSL
CHECK: CAM	SCALE: 1" = 100'
	DRAWING 3 OF 4

GENERAL NOTES:

- ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS, EXCEPT LOT 1.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME WELL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORDED PLAT IF A WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN THE SITE. THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST FOR RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO PLAT RECORDATION.
- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO RECORD PLAT RECORDATION.
- TOPOGRAPHY SHOWN WAS FIELD RUN SURVEYED BY TSA GROUP, INC. DATED 6/97.
- THE EXISTING WELL ON PARCEL 67 SHALL BE ABANDONED AND RE-DRILLED PRIOR TO RECORD PLAT RECORDATION.



LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	(Symbol: dashed line with elevation)
SOIL BOUNDARY & SOIL TYPES	(Symbol: solid line with pattern)
EXISTING TREE LINE	(Symbol: dashed line with 'X' marks)
EXISTING SEPTIC FIELD	(Symbol: hatched area)
PROPOSED SEPTIC FIELD	(Symbol: cross-hatched area)
DENOTES FAILED PERC HOLE TESTED 4/97, 5/97 & 6/97	(Symbol: circle with 'X')
DENOTES PASSED PERC HOLE TESTED 4/97, 5/97 & 6/97	(Symbol: circle with dot)
PROPOSED WELL LOCATION	(Symbol: circle with 'W')
EXISTING WELL LOCATION	(Symbol: circle with 'E')
PROPOSED HOUSE LOCATION (APPROXIMATION)	(Symbol: square)
LIMIT OF WETLAND	(Symbol: wavy line)

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR *[Signature]* 4/13/98
 DATE

NO	DATE	REVISION
0	12/97	SUBMISSION TO COUNTY FOR REVIEW AND APPROVAL.
1	2/98	REV. PER COUNTY COMMENTS AND DIRECT SUBMITAL TO DEC.

TSA GROUP, INC.
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OWNER/DEVELOPER: BPWP ASSOCIATES, LLC 15298 UNION CHAPEL ROAD WOODBINE, MARYLAND 21797 (410) 442-2101	PROJECT: WELLINGTON WEST SECTION TWO (S-98-03, MP-98-72, P-98-24) LOCATION: TAX MAP 14 - PART OF PARCEL 222, PARCELS 68 & 69 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PERCOLATION CERTIFICATION PLAN	DATE: NOV. 1997
DESIGN: YSL	DRAFT: YSL
CHECK: CAM	SCALE: 1" = 100'
DATE: 3-9-98	PROJECT NO. 1003
DRAWING 4 OF 4	

SOIL CLASSIFICATION

SYMBOL	NAME	SOIL TYPE
Ba	BAILE SILT LOAM, SEVERE SEWAGE DISPOSAL FIELD LIMITATION	D
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED, SLIGHT SEWAGE DISPOSAL	B
G1B2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED, SLIGHT SEWAGE DISPOSAL	B
G1C2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED, MODERATE SEWAGE DISPOSAL	C
GnA	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES, SEVERE SEWAGE DISPOSAL	A
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED, SEVERE SEWAGE DISPOSAL	B
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED, SLIGHT SEWAGE DISPOSAL	B
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED, MODERATE SEWAGE DISPOSAL	C
M1C3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED, MODERATE SEWAGE DISPOSAL	B
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED, SEVERE SEWAGE DISPOSAL	B

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 3-9-98
 DATE