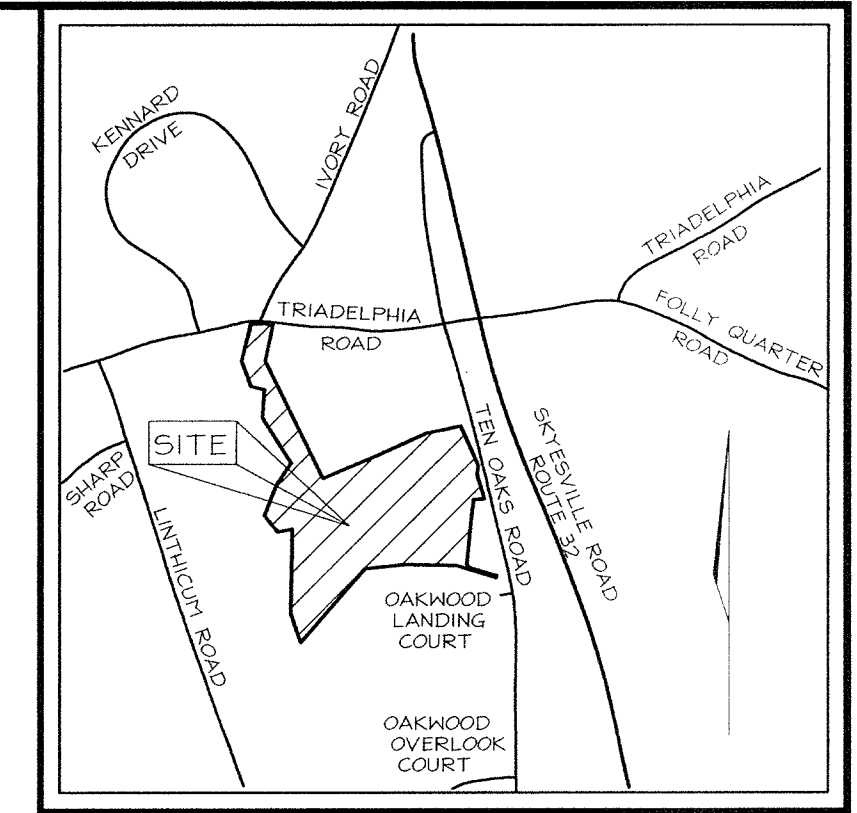
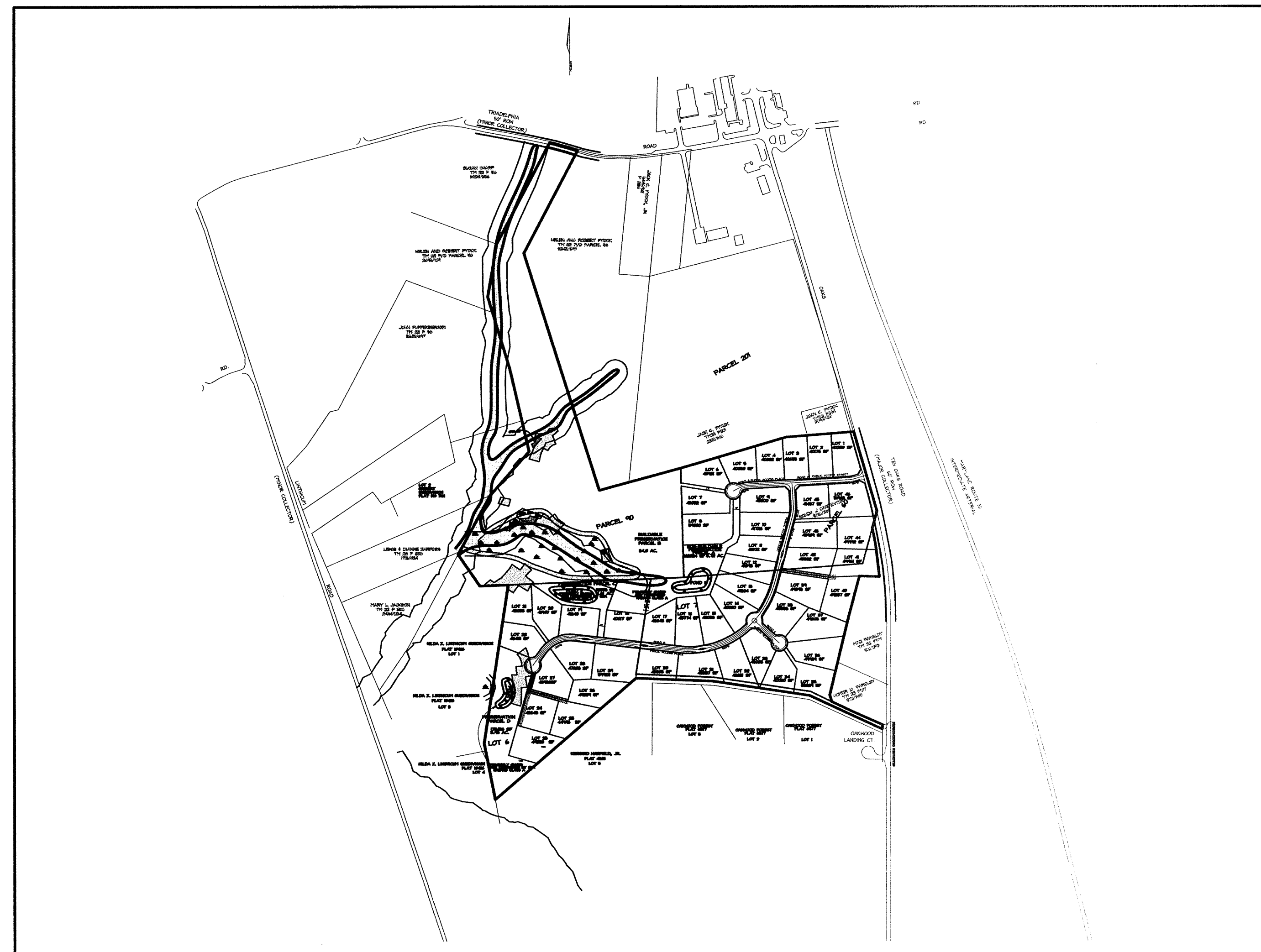


SKETCH PLAN CASTLEBERRY AT TEN OAKS LOTS 1 THRU 46 AND PARCELS A THRU D

A RESUBDIVISION OF LOTS 6 & 7, PROPERTY OF KENNARD WARFIELD, JR. ET AL AND A SUBDIVISION OF PARCELS 60, 90 AND PART OF PARCEL 58 HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'



PLAN

SCALE: 1"=400'

SITE DATA

LOCATION: TAX MAP #22, PARCEL 60, 90, P/O 58, LOT 6, LOT 7
5TH ELECTION DISTRICT
EXISTING ZONING: RR-DEO (UNDERLYING ZONING RR)
GROSS AREA OF PROJECT: 95.19± AC.
NUMBER OF DWELLING UNITS ALLOWED: 95.19/2 = 47
NUMBER OF DWELLING UNITS PROPOSED: 46 RESIDENTIAL CLUSTER LOTS PLUS BUILDABLE PRESERVATION PARCEL B
AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL: 34.0 AC.
AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS: 9.31 AC.
OPEN SPACE AREA REQUIRED: NONE
OPEN SPACE AREA PROVIDED: NONE
AREA OF PROPOSED FLOODPLAIN: 3.25 ACRES
AREA OF PROPOSED ROADS: 3.5 AC.
AREA OF STEEP SLOPES = 11± AC.
NUMBER OF LOTS/PARCELS PROPOSED: 50
NUMBER OF BUILDABLE LOTS PROPOSED: 46 RESIDENTIAL CLUSTER LOTS PLUS BUILDABLE PRESERVATION PARCEL B
NUMBER OF OPEN SPACE LOTS PROPOSED: 0
NUMBER OF PRESERVATION PARCELS PROPOSED: 1 BUILDABLE AND 3 NON-BUILDABLE
PRESERVATION PARCEL A - 3.72 AC, NON-BUILDABLE, PRIVATELY OWNED & MAINTAINED
PRESERVATION PARCEL B - 34.0 AC, BUILDABLE, PRIVATELY OWNED & MAINTAINED
PRESERVATION PARCEL C - 1.61 AC, NON-BUILDABLE, OWNED & MAINTAINED BY HOA
PRESERVATION PARCEL D - 3.98 AC, NON-BUILDABLE, OWNED & MAINTAINED BY HOA

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 5132/307, 326/21, 279/23,
- DENSITY:
NUMBER OF ENTITIES PERMITTED BY RIGHT: 95.19/ 4.25 = 22
MAXIMUM RECEIVING YIELD: 95.19/ 2 = 47
NUMBER OF BUILDABLE ENTITIES PROPOSED: 46 LOTS AND ONE BUILDABLE PRESERVATION PARCEL
NUMBER OF DEO UNITS NEEDED: 25
- THE PROJECT BOUNDARY IS BASED ON A DEED PLOT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMETRIC MAP.
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT
WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION & OTHER METHODS AS PER THE 2000 SWM MANUAL.
THE FACILITY WILL BE PRIVATELY OWNED & MAINTAINED BY THE HOA.
- STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. ON AUGUST 31, 2000 AND BY HOWARD COUNTY AERIAL TOPO.
- FOREST STAND DELINEATION PLAN PREPARED BY VOGEL & ASSOCIATES DATED NOVEMBER 13, 2000.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP ON NOVEMBER 9, 2000
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS REQUIRED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORMWATER FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY OR HISTORIC SITES LOCATED ON THE PROPERTY.
- COUNTY REFERENCES: F-01-03
- A FOREST CONSERVATION PLAN IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE REQUIRED AS PART OF THE PRELIMINARY PLAN FOR THIS SUBDIVISION.
- THIS PLAN ASSUMES THAT AN ADJOINER TRANSFER BETWEEN PARCELS 90 AND 58 HAS BEEN ACCOMPLISHED PRIOR TO FINAL SUBDIVISION APPROVAL.
- TEN OAKS ROAD WILL BE IMPROVED TO MAJOR COLLECTOR STANDARDS ALONG PROPERTY FRONTAGE.

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CHA	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES	B
CHB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES	B
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GIC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B

NOTE: HOWARD SOIL SURVEY PAGE 17.

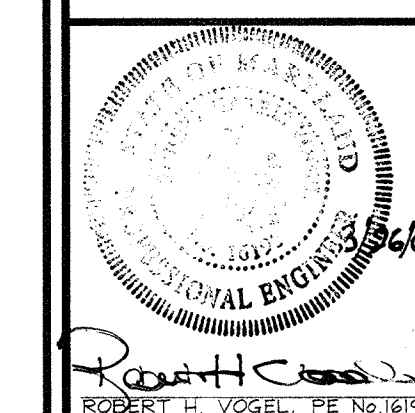
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James J. Smith
PLANNING DIRECTOR
4/6/01
DATE

OWNER
KENNARD WARFIELD AND ROBERT L. YORK
481 TEN OAKS ROAD
ELBOTT CITY, MARYLAND 21042

DEVELOPER
TRINITY QUALITY HOMES, INC.
7320 GRACE DRIVE
COLUMBIA, MARYLAND 21044

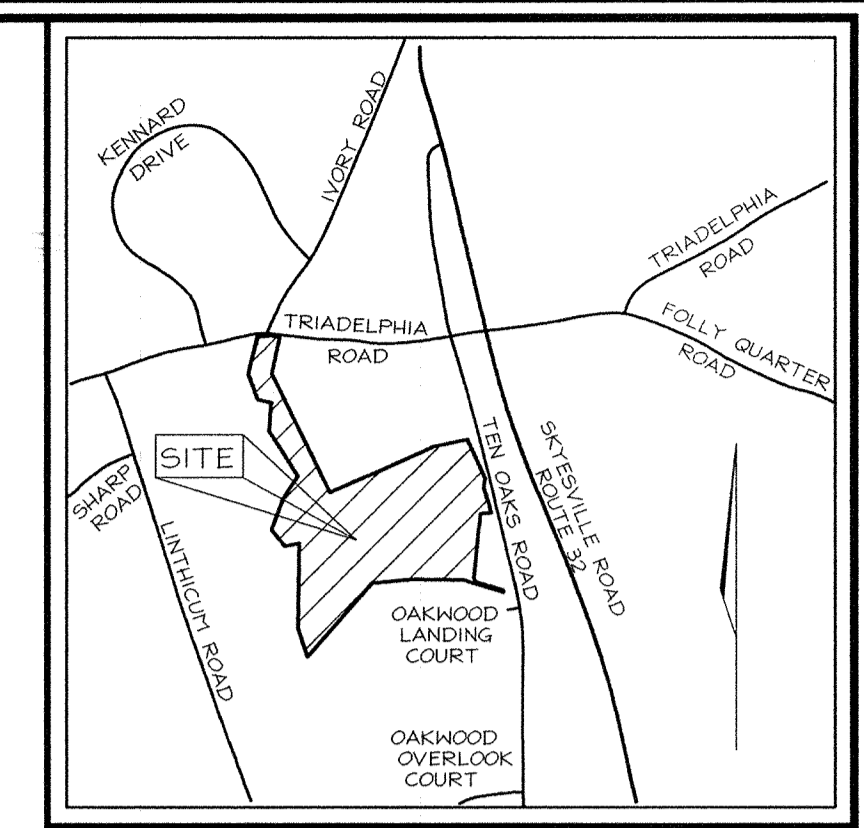
COVER SHEET
CASTLEBERRY AT TEN OAKS
LOTS 1-46 & PARCELS A - D
A RESUBDIVISION OF LOTS 6 & 7, PROPERTY OF KENNARD WARFIELD, JR. ET AL AND A SUBDIVISION OF PARCELS 60, 90 AND PART OF PARCEL 58
TAX MAP #22 GRID 14
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS/SURVEYORS/PLANNERS
3691 Park Avenue, Suite 101 • Elbott City, Maryland 21043
Tel 410.461.8828 Fax 410.465.3696



DESIGN BY: RHW
DRAWN BY: MHP
CHECKED BY: RHW
DATE: 03/26/01
SCALE: AS SHOWN
W.O. NO.: 00-085

1 SHEET OF 2

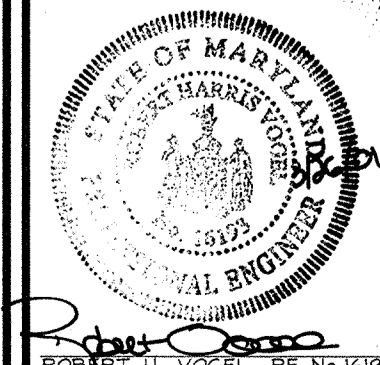


VICINITY MAP
SCALE: 1"=2000'

- LEGEND**
- 25% Steep Slopes
 - 15%-24.9% Steep Slopes
 - Soils divide
 - Existing Contour
 - Direction of Flow
 - Tree Protection Fence
 - Existing Trees to Remain

**SKETCH PLAN
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CHECKED BY: RHW
DATE: 03/26/01
SCALE: 1"=200'
W.O. NO.: 00-085

2 SHEET OF 2

PLANNING DIRECTOR
DATE

OWNER
RONDA J CARPENTER AND ROBERT E FYOCK
410 TEN OAKS ROAD
ELLCOTT CITY, MARYLAND 21042

DEVELOPER
TRINITY QUALITY HOMES, INC
7320 GRACE DRIVE
COLUMBIA, MARYLAND 21044