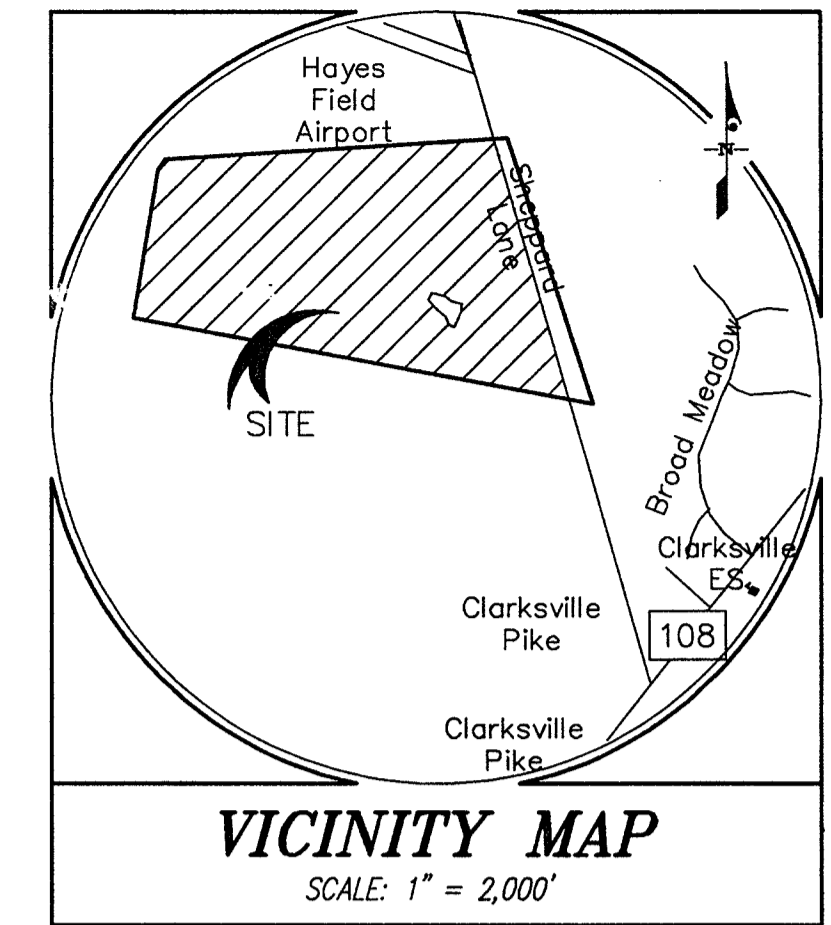
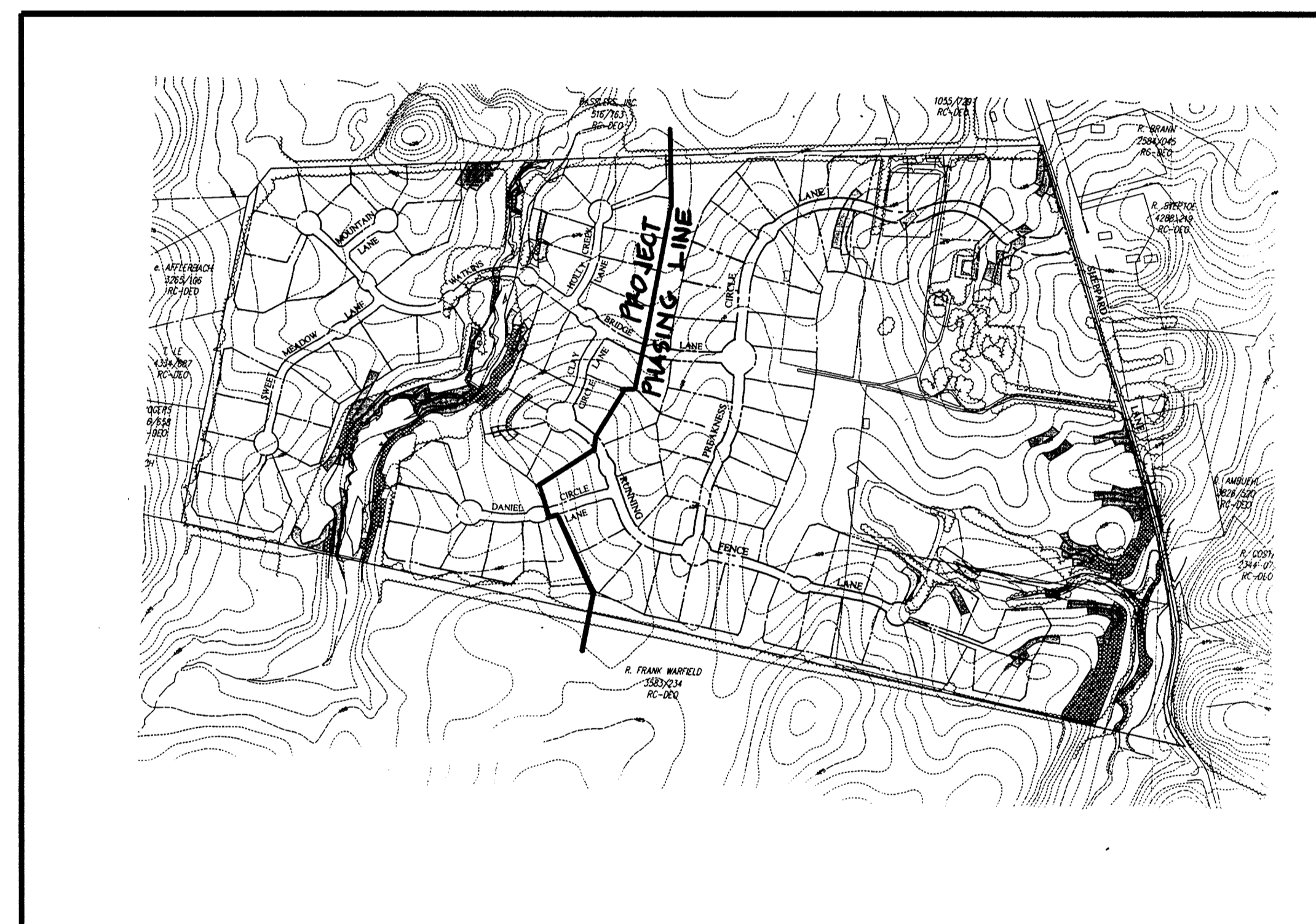


# SKETCH PLAN WALNUT GROVE



### GENERAL NOTES

- Zoning: "RC - DEO" per the 10/18/93 Comprehensive Zoning Plan
- The previous Department of Planning and Zoning file numbers: N/A
- Forest Stand Delineation by Gutschick, Little and Weber, April 2001
- Wetlands Delineation by Exploration Research, Inc. April, 2001
- Traffic Study is by The Traffic Group, Inc. March/April 2001
- A Noise Study is not required as per Section 5.2.9. of the Howard County Volume III Design Manual
- Walnut Grove Farm is listed as site No. 18 on the Howard County Inventory of Historic Sites. The existing historic structures will remain as part of Preservation Parcel "A"
- The "Watkins Cemetery", located on the site, is listed as site No. 28-4 on the Howard County Cemeteries and Gravesites Inventory. The existing cemetery will be contained within Preservation Parcel "F"
- Sheppard Lane is listed as a Scenic Road on the Howard County Scenic Roads Map.
- This property is not within the Metropolitan District.
- This project is in conformance with the latest Howard County standards unless waivers have been approved.
- Proposed private well and private septic systems to be utilized.
- Horizontal and vertical datum is based on Howard County Stations
- Sediment and erosion control measures will be included with the Final Subdivision Plans.
- The 100-year flood plain information was taken from available records at Development Engineering Division of the Department of Planning and Zoning
- Street trees will be provided per the subdivision regulations at the Final Plan stage.
- Topography shown is from Howard County Aerial topography.
- Boundary shown is from existing deeds and available public records.
- The Design of this cluster subdivision reflects the intended principal use of the preserved areas, Parcel "A" - Equestrian Farm, Parcels "B - E" - Environmental Protection & SWM, Parcel "F" - Cemetery Preservation. The preservation areas, as designed, will function for their intended use, and the cluster lot arrangement will minimize adverse impacts to preservation areas including unique & sensitive environmental conditions, and existing adjacent farm operations. The location and shape of the preservation parcels will preserve the quality of the landscape, particularly as viewed from scenic Sheppard Lane.
- Preservation Parcel Easement Holders:  
Parcel "A" - Howard County Agricultural Land Preservation Program  
Parcels "B" thru "E" - Howard County & ~~UNDETERMINED~~ SECOND EASEMENT HOLDER  
Parcel "F" - Howard County & Home Owners Association
- Waiver Petition, WP-02-14, to waive Section 16.116(a) to allow grading and removal of vegetative cover within 25 feet of a wetland and within 75 feet of a perennial stream, and Section 16.115(c)(2) to allow construction activity and disturbance within the 100 year flood plain, for the purpose of constructing a Public Access Place road crossing to serve 21 residential building lots, was approved subject to conditions as stated in the Waiver Petition approval letter dated September 13, 2001
- ON OCTOBER 3, 2001, THE HOWARD COUNTY PLANNING BOARD APPROVED THE CEMETERY BOUNDARY DOCUMENTATION AND ACCOMMODATION PLAN FOR THE PROTECTION OF THE "WATKINS CEMETERY" LOCATED ON THE SUBJECT PROPERTY.



LOCATION PLAN

### SHEET INDEX

- SKETCH PLAN  
1. Cover Sheet  
2. Sketch Plan

### SUPPLEMENTAL INFORMATION

- Forest Stand Delineation
- Soils Map
- SWM Drainage Area Map
- Preliminary SWM Study
- Sight Distance Analysis
- Site Section & Photograph Location Plan
- Scenic Road Site Sections
- Conceptual Forest Conservation, Landscape Buffers, & Stream Restoration Plan
- Cemetery Boundary Documentation and Accommodation Plan

### PROJECT PHASING SCHEDULE

YEAR	UNIT ALLOCATIONS
2003	50 LOTS
2004	43 LOTS

### SITE DATA

Existing Zoning:	RC - DEO
Existing Site Area:	202.88 Ac.
100-year flood plain:	10.0 Ac.
Net Site Area:	192.88 Ac.
Base Density Allowed:	47 Lots
RC-Cluster	1 Lot per 4.25 Ac.
Maximum Density Allowed:	101 Lots
RC-CEO Cluster	1 Lot per 2.0 Ac.
Density Shown:	94 Lots
CEO's Required	47 CEO's
Area in Lots:	90.54 Ac.
Area of Proposed Roads:	15.04 Ac.
Area of Preservation Parcels:	97.30 Ac.
Existing Farm:	57.60 Ac.
Cemetery Preservation Parcel:	0.30 Ac.
Other Preservation Parcels:	39.40 Ac.
Open Space Required -	5% - 10.1 Ac.
Open Space Provided -	19% - 39.4 Ac. Ac.

The 5% open space required for this CEO receiving subdivision will be satisfied by the dedication of Non-Buildable Preservation Parcels B, C, D & E to the Homeowners Association. This project requires 10.1 acres of open space and 39.4 acres of non-buildable preservation parcels will be dedicated to the HOA.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

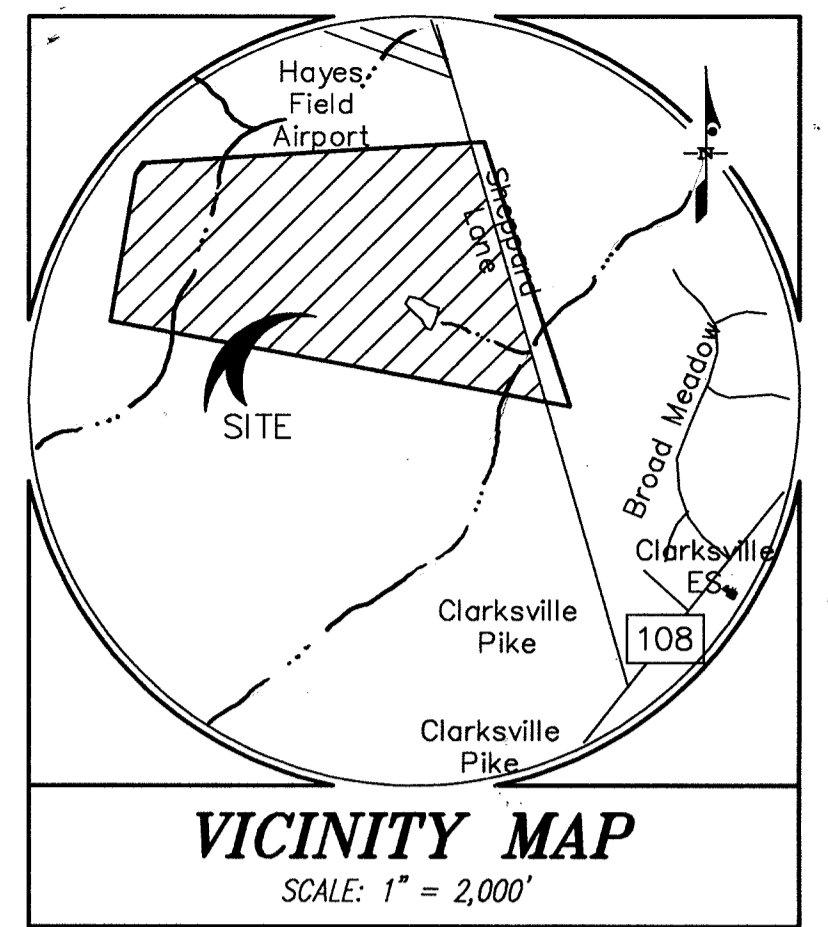
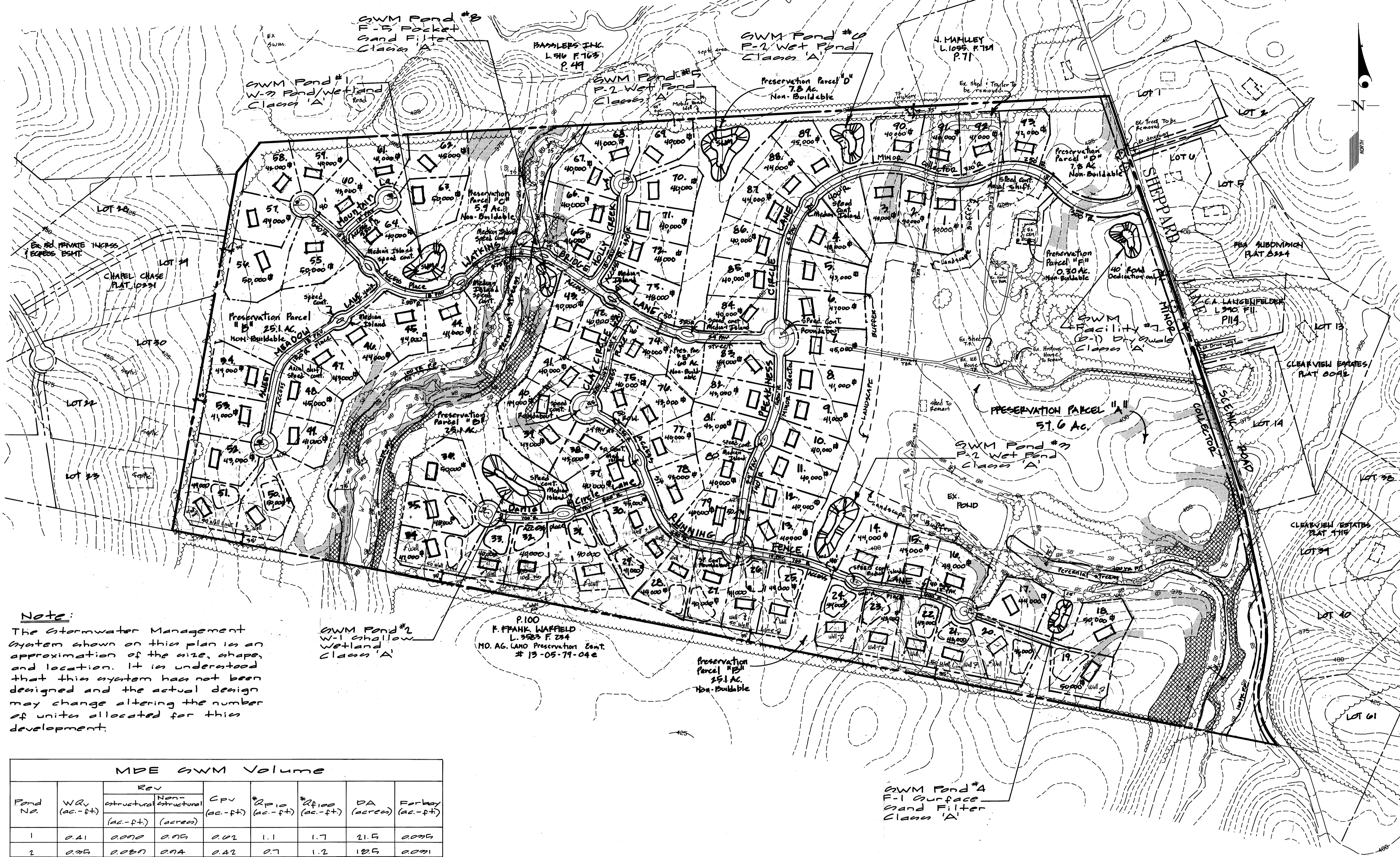
*Joseph A. DeFrancis* 10/23/01  
PLANNING DIRECTOR DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
9.17.01	Revised per H.C. Comments	KAF	
8.1.10	Revised per H.C. Comments	KAF	

OWNER	DEVELOPER
Frank J. DeFrancis Revocable Trust Joseph A. DeFrancis Trustee 5192 Sheppard Lane Clarksville, Maryland 21039	WALNUT GROVE L.L.C. C/O GOODIER BUILDERS 10705 CHARTER DRIVE SUITE 320 COLUMBIA, MD 21044

COVER SHEET		
<b>WALNUT GROVE</b>		
Lot 1 thru 93 and Preservation Parcels "A" the "F"		
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	RC-DEO	00-153
DATE	TAX MAP - GRID	SHEET
APRIL 2001	Parcel 74 28-17,18	1 of 2
ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND		



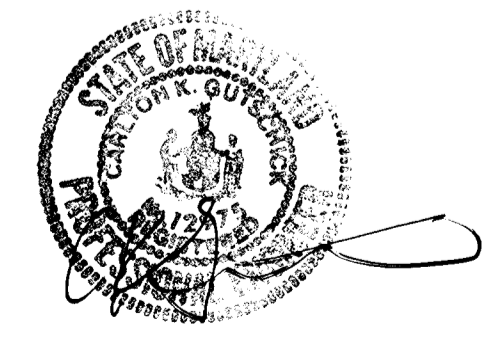
- LEGEND**
- EXISTING TOPOGRAPHY
  - EXISTING TREE LINE
  - EXISTING STRUCTURES
  - FENCE
  - STREAM BUFFER - 75'
  - WETLAND BUFFERS - 25' WETLANDS
  - FLOODPLAIN
  - SLOPES 15-25%
  - SLOPES 25% AND STEEPER

**Note:**  
The stormwater management system shown on this plan is an approximation of the size, shape, and location. It is understood that this system has not been designed and the actual design may change altering the number of units allocated for this development.

Fond No.	WR (ac-ft)	Rev		CPV (ac-ft)	*Q <sub>P10</sub> (ac-ft)	*Q <sub>P100</sub> (ac-ft)	DA (ac-ft)	Forbay (ac-ft)
		Structural (ac-ft)	Non-Structural (ac-ft)					
1	0.41	0.000	0.000	0.02	1.1	1.7	21.5	0.000
2	0.25	0.000	0.000	0.02	0.7	1.2	10.5	0.000
3	0.20	0.000	0.000	0.02	0.4	0.7	10.2	0.017
4	0.10	0.000	0.000	0.02	0.5	0.8	8.7	0.014
5	0.25	0.100	1.1	0.09	1.4	2.4	29.0	0.000
6	0.42	0.100	1.1	0.51	1.0	2.0	22.0	0.000
7	0.24	0.012	0.000	N/A	N/A	N/A	2.5	0.000
8	0.00	0.00	0.00	0.10	0.2	0.4	4.1	0.000

\*Note: Q<sub>P10</sub> + Q<sub>P100</sub> not applicable to this watershed.

TENTATIVELY APPROVED  
DEPT. OF PLANNING & ZONING  
HOWARD COUNTY  
PLANNING DIRECTOR  
10/23/01  
DATE



<b>GLW GUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20886 TEL: 301-421-4024 FAX: 410-880-1820 (C)/NK: 301-989-2524 FAX: 301-421-4186	PREPARED FOR: OWNER: Frank J. DeFrancis Revocable Trust Joseph A. DeFrancis, Trustee 5192 Sheppard Lane Clarksville, Maryland 21039	DEVELOPER: Walnut Grove L.L.C. C/O Goodier Builders 10705 Charter Drive Suite 320 Columbia, Maryland 21044	<b>SKETCH PLAN</b> <b>WALNUT GROVE</b> Lot 1 thru 93 and Preservation Parcels "A" thru "F"	SCALE: 1"=200' ZONING: RC-DEO G. L. W. FILE NO.: 00-153
	DATE: 8.1.01 REVISION: Revised per H.C. Comments	BY: KAF APPR: KAF	ELECTION DISTRICT No. 5	DATE: APRIL 2001 TAX MAP - GRID: Parcel 74 SHEET: 28-18,17 SHEET: 2 OF 2