

MINIMUM LOT SIZE CHART			
LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	9909	274	9635
3	10208	542	9666
4	10499	803	9696
6	10530	803	9727
7	10208	542	9666
8	9909	274	9635
11	12515	1740	10775
14	10763	842	9921
16	10834	1231	9603

LEGEND

EXISTING CONTOUR: ---380---
---385---

EXISTING TREES TO REMAIN: [Symbol]

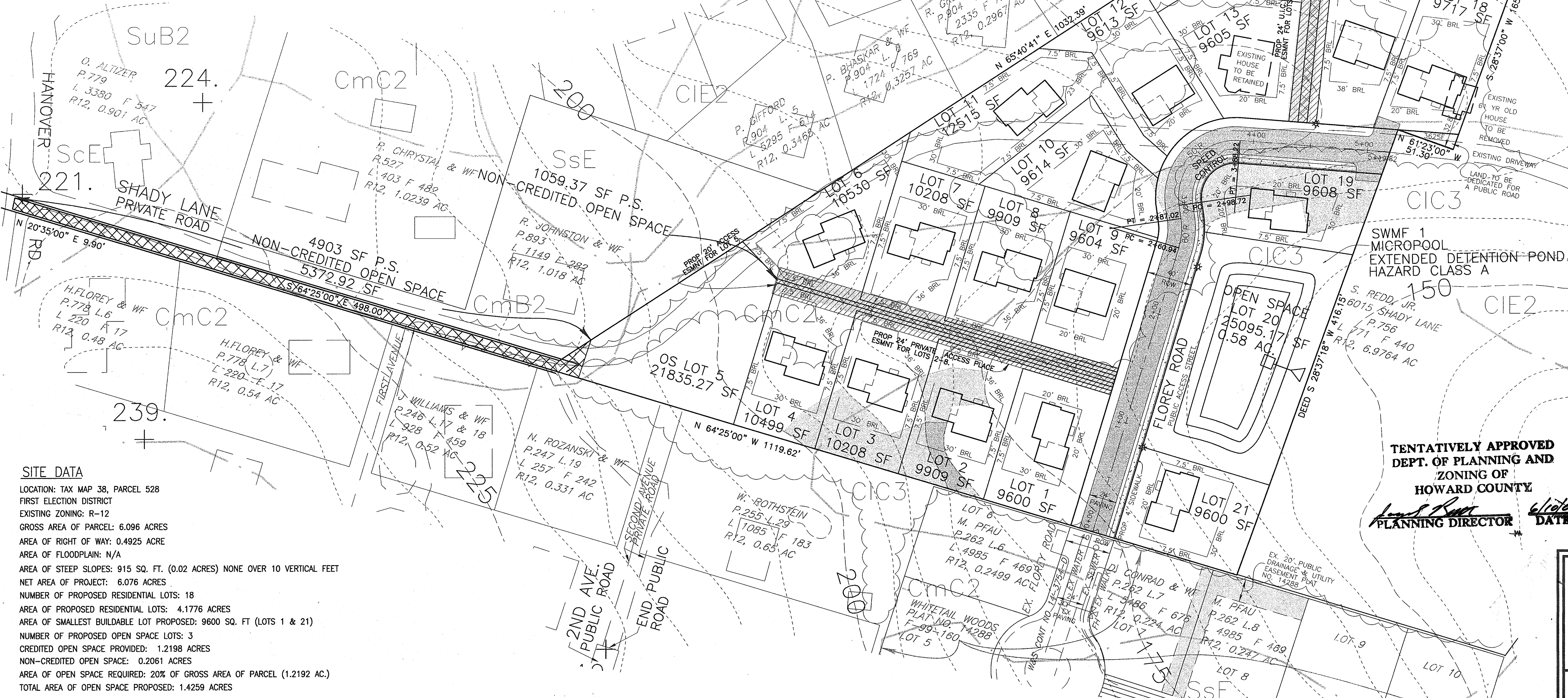
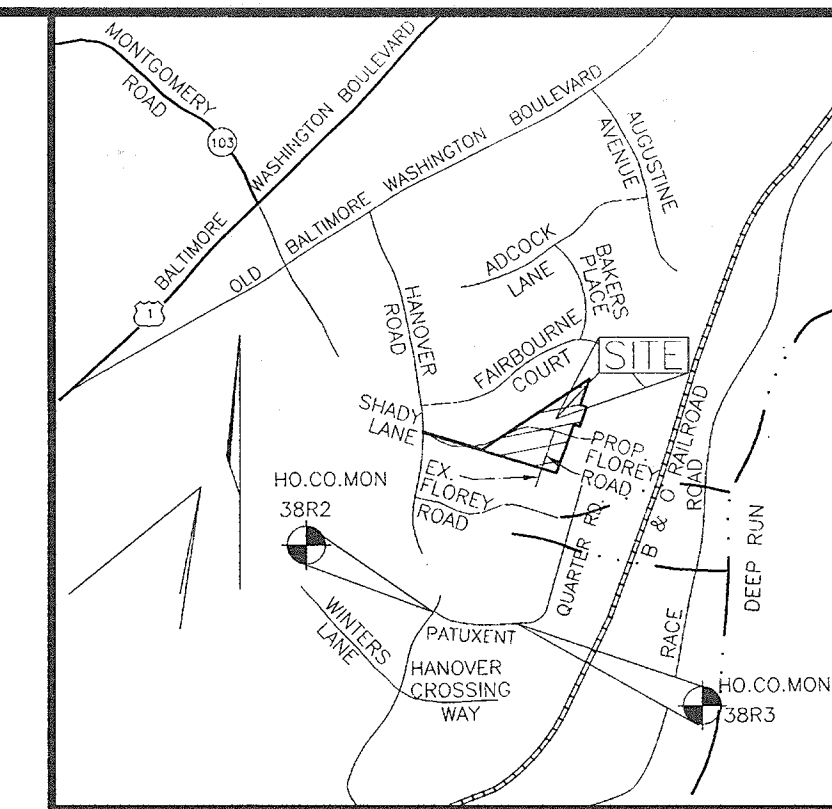
SOIL BOUNDARY: ---CmB2---

LIGHT POLE: [Symbol]

SLOPES 25% >: [Symbol]

SLOPES 15% TO 24.9%: [Symbol]

NON-CREDITED OPEN SPACE: [Symbol]



- GENERAL NOTES**
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - DEED REFERENCE: 799/384
 - THE PROJECT BOUNDARY IS BASED ON A DEED PLOT.
 - THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMMETRIC MAPS AND FIELD LOCATION OF EXISTING STRUCTURES.
 - WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
 - STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT ACCORDANCE WITH 2001 MDE STORMWATER DESIGN MANUAL. THE FACILITIES WILL BE LOCATED ON OPEN SPACE LOTS 15 & 20.
 - THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
 - THERE ARE NO WETLANDS ON SITE.
 - THERE ARE NO FLOODPLAINS ON SITE.
 - FOREST STAND DELINEATION PLAN PREPARED BY FRI INC. DATED AUGUST 1, 2001.
 - APPO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED AUGUST, 2001.
 - THERE ARE NO STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
 - ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
 - STREET LIGHTING WILL BE PROVIDED. THE LIGHTING SHOWN IS APPROXIMATE AND MAY CHANGE PRIOR TO FINAL PLAN STAGE.
 - THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE SYSTEMS HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
 - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
 - TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
 - OPEN SPACE LOTS 5, 15 & 20 WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION.
 - TRASH COLLECTION AND RECYCLING WILL BE CURBSIDE PICKUP AT COUNTY ROADWAY.
 - THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BASED ON THIS PLAN BEING SUBMITTED FOR REVIEW PRIOR TO 11/15/01.
 - THIS PLAN IS SUBJECT TO WP-02-85, APPROVED APRIL 26, 2002, TO WAIVE SECTION 16.121(a)(3)(i) TO NOT BE REQUIRED TO CONSOLIDATE THE 3 PROPOSED OPEN SPACE LOTS INTO A SINGLE OPEN SPACE LOT WHICH IS CONTIGUOUS WITH ADJACENT OPEN SPACE, SECTION 16.121(a)(1) TO REDUCE THE MINIMUM REQUIRED PUBLIC ROAD FRONTAGE OF 40' FOR AN OPEN SPACE LOT TO 34' FOR OPEN SPACE LOT 5 AND 8' FOR OPEN SPACE LOT 15, AND SECTION 16.121(a)(2) TO PERMIT A SWMF ACCESS WAY AND OPEN SPACE ACCESS TO OPEN SPACE LOT 15 TO BE LOCATED ON PORTIONS OF RESIDENTIAL LOTS 14 AND 16 AND OPEN SPACE ACCESS TO OPEN SPACE LOT 5 TO BE LOCATED ON PORTIONS OF LOTS 3, 4, AND 6-8.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE PROPOSED SHARED ACCESS EASEMENTS SHALL PERMIT MAINTENANCE VEHICLE AND/OR PEDESTRIAN ACCESS TO OPEN SPACE LOTS 5 AND 15.
 - IN ACCORDANCE WITH SECTION 16.121(a)(4) OF THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATIONAL OPEN SPACE IS NOT REQUIRED FOR THIS SUBDIVISION OF LESS THAN 20 RESIDENTIAL LOTS, AND RECREATIONAL OPEN SPACE AREA SHALL BE REMOVED FROM OPEN SPACE LOT 5.
 - THE AREA OF OPEN SPACE LOT 5 WIDER THAN 35 FEET SHALL BE USED FOR FOREST CONSERVATION RETENTION AND REFORESTATION FOR A PART OF THE FOREST CONSERVATION PROVISIONS FOR THIS SUBDIVISION.

SITE DATA

LOCATION: TAX MAP 38, PARCEL 528
 FIRST ELECTION DISTRICT
 EXISTING ZONING: R-12
 GROSS AREA OF PARCEL: 6.096 ACRES
 AREA OF RIGHT OF WAY: 0.4925 ACRE
 AREA OF FLOODPLAIN: N/A
 AREA OF STEEP SLOPES: 915 SQ. FT. (0.02 ACRES) NONE OVER 10 VERTICAL FEET
 NET AREA OF PROJECT: 6.076 ACRES
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 18
 AREA OF PROPOSED RESIDENTIAL LOTS: 4.1776 ACRES
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 9600 SQ. FT. (LOTS 1 & 21)
 NUMBER OF PROPOSED OPEN SPACE LOTS: 3
 CREDITED OPEN SPACE PROVIDED: 1.2198 ACRES
 NON-CREDITED OPEN SPACE: 0.2061 ACRES
 AREA OF OPEN SPACE REQUIRED: 20% OF GROSS AREA OF PARCEL (1.2192 AC.)
 TOTAL AREA OF OPEN SPACE PROPOSED: 1.4259 ACRES

STORMWATER MANAGEMENT REQUIREMENTS

FACILITY #	WQv	CPv	Rev	1YR.
1	0.08 AcFt	0.25 AcFt	0.02 AcFt	0.20 AcFt
2	0.02 AcFt	n/a	0.01 AcFt	-

* STORMWATER MANAGEMENT REQUIREMENTS PRIOR TO CREDITS

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	K VALUE	TYPE
C1C3	CHILLUM GRAVELLY LOAM, 5%-10% SLOPES, SEVERELY ERODED.	.24	B
C1D2	CHILLUM GRAVELLY LOAM, 10%-15% SLOPES, MODERATELY ERODED.	.24	B
CmB2	CHILLUM SILT LOAM, 1%-5% SLOPES, MODERATELY ERODED.	.43	B
CmC2	CHILLUM SILT LOAM, 1%-5% SLOPES, MODERATELY ERODED.	.43	B
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	.17	D

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 26

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

WHITETAIL WOODS II
 SKETCH PLAN
 LOTS 1-21

TAX MAP #38 GRID 9
 FIRST ELECTION DISTRICT

PARCEL '528'
 HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS: 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS: Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS: Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

OWNER
 GORDON AND JOAN ROYER
 6035 SHADY LANE
 HANOVER, MARYLAND 21076-1022

DEVELOPER
 TBI HOMES INC.
 7320 GRACE DR.
 COLUMBIA, MD 21044
 (410) 531-6444

DESIGN BY: RHW
 DRAWN BY: MMH
 CHECKED BY: JCO
 DATE: MAY 31, 2002
 SCALE: 1"=50'
 W.O. NO.: 2014036.0

1 SHEET OF 1

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