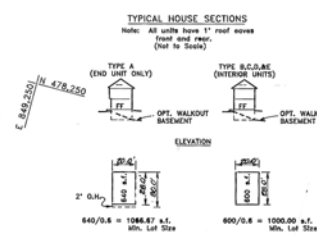
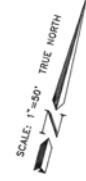
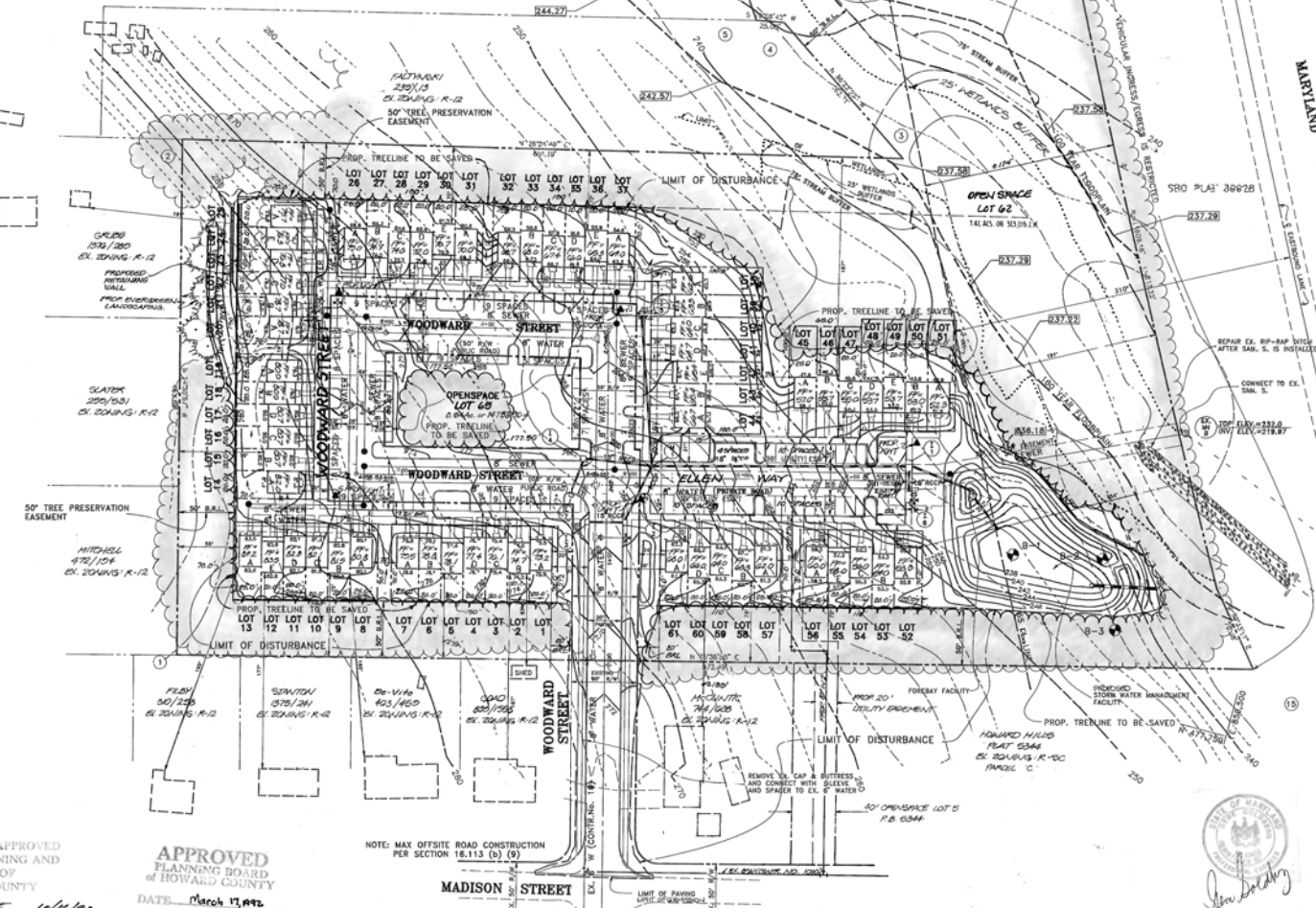


MATCH LINE, SEE SHEET 2 OF 2



LENGTH OF BUILDINGS

LOTS	No. OF UNITS	TOTAL BLDG. LENGTH
1-7	7	145'
8-13	6	120'
14-19	6	120'
20-25	6	120'
26-31	6	120'
32-37	6	120'
38-44	7	145'
45-51	7	145'
52-58	3	100'
59-61	3	100'



GENERAL NOTES

- The subject property is located on Tax Map 47, Block 4, Parcel 34, 995, and Parcel 1007 lot 4.
- Total area of site: 20.80 acres.
- Net area of site: 16.77 Ac. Grounding: 20 Bldg. + 0.80 Ac. (AC below) = 16.77 Ac. Net Density = 16.77 Ac. x 4 units/acre = 67.1 Proposed: 61 units
- Existing zoning of subject property: R-5C.
- Topography shown herein is based on field run topography prepared by Bender Associates, Inc. Dated 11-14-89.
- Boundary shown herein is based on a boundary survey prepared by Bender Associates, Inc. and G.L.S.
- Public water and public sewerage systems to be provided.
- Parking: 2 spaces/1 unit. Spaces required: 122. Spaces provided: 127 plus 5 handicapped spaces. Total: 127 spaces.
- Open-space: 2 spaces/1 unit. Open-space required: 20% of 4.18 Acres. Open-space provided: 8.58 (8.58 acres) (including):
 a. Woodlands = 4.03 Ac.
 b. Wetlands = 0.71 Ac.
 c. 20% of Greater spaces = 0.0 Ac.
 d. Storm water management facility = 0.42 Ac.
 e. Dry usable area (excluding A - D) = 0.42 Ac.
- NOISE MITIGATION STUDY WAS SUBMITTED ON 4/10/92.
- Wetlands shown herein is based on field delineations provided by LandScope (Area south of Vollerhausen Road only).
- Min. Area of coverage: 20% of 20.80 Acres = 4.16 Acres. Proposed: 4.16 Acres. Coverage: 0.8 (0.80 Ac.) Dry usable area (excluding A - D) = 0.42 Ac.
- The method of stormwater management is retention.
- Proposed stormwater management facility is a wet pond due to the high water table shown in the nearby report.
- ▲ - proposed 100 WLF HPSV street light.
- The proposed Slush Pit, supersedes the previous 5-90-25 ftm.
- Coordinate values for all boundary points are sheet 2 of 2.
- Tree save buffer around area of development.
- All offset tops and building locations are based on 200 north Howard County aerial photography, maps.
- MF-11-89 - APPROVED JAN 2, 1992. SECTION 4, 8th - 8th of FERRYMAN PLAN.
 MF-12-89 - APPROVED NOV 21, 1991. SEC. 4, 8th - 8th TO ALLOW ELLEN WAY TO CROSS 100 FT IN LENGTH.
 MF-12-89 - APPROVED MAR 30, 1992. SECTION 4, 8th (L.V.E.C.) - WAIVER OF NECESSARY IMPROVEMENTS ALONG SHAWAN-BELFIELD, AND WILKINSON ROAD.
 MF-12-89 - APPROVED MAR 30, 1992. SECTION 4, 8th (L.V.E.C.) - WAIVER OF NECESSARY IMPROVEMENTS ALONG SHAWAN-BELFIELD, AND WILKINSON ROAD.
- TO CASE 178 APPROVED BY THE HOWARD COUNTY PLANNING BOARD ON MARCH 17, 1992. THE PB REQUESTED THE BOARD TO GRANT VARIANCE FROM THE PROJECT BUFFER TO A 50' WILKINSON UNDERPASS FROM SPICE BUFFER.

NOTE: SEWERAGE SYSTEM WILL BE PROVIDED AT TIME OF FINAL.

OWNER/DEVELOPER
 VOLLERHAUSEN - SECTION III, Inc.
 P.O. BOX 39
 Columbia, Maryland 21045
 Phone: (301) 539-3700

891-46 / 0-90-20

TITLE: **SKETCH PLAN**

PROJECT: **SHIPLEY MEADOWS**

LOCATION: **LOTS 1-65**

67th ELECTION DISTRICT HOWARD CO. MD.

SCALE: 1" = 50'

DESIGNED BY: **M.E.B.** CHECKED BY: **G.L.S.** DATE: **05/19/92**

FIELD BOOK: **50** PAGE NO: **40** JOB NO: **87071** DRAWING NO: **1 OF 2**

Bender Associates

REGISTERED PROFESSIONAL ENGINEERS
 3020 BETHANY LANE
 ELKORT CITY, MD. 21043
 (301) 485-7777 FAX: (301) 485-7966

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY

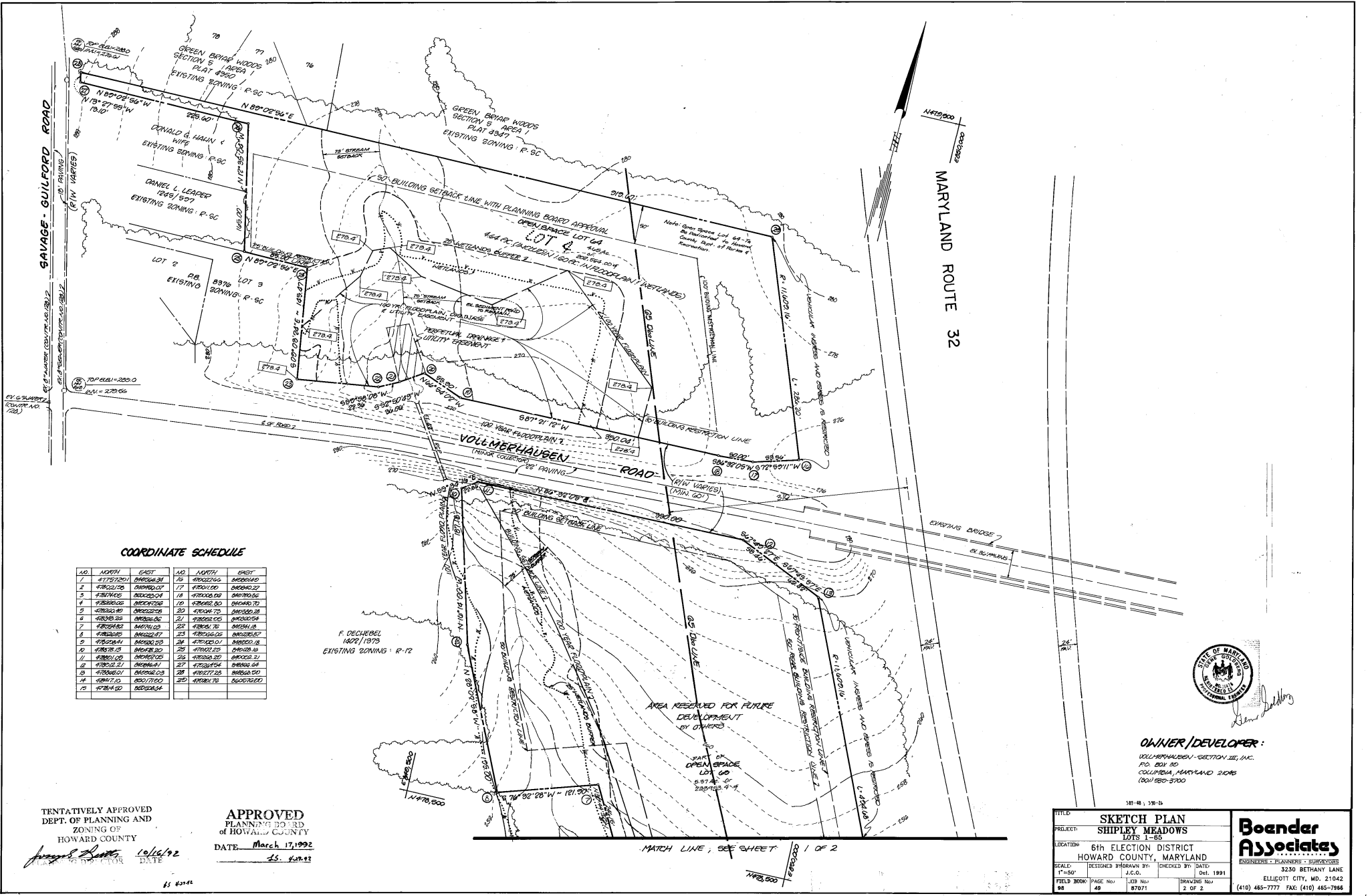
NOTE: MAX OFFSITE ROAD CONSTRUCTION
 PER SECTION 18.115 (b) (9)

MADISON STREET

DATE: **March 17, 1992**

10/14/92

65 42192



COORDINATE SCHEDULE

NO.	NORTH	EAST	NO.	NORTH	EAST
1	4775720.1	489254.31	15	4780274.6	489244.5
2	4780270.0	489240.07	17	478011.00	489240.22
3	4781740.5	489235.04	18	478026.00	489230.52
4	4782210.5	489230.00	19	478031.00	489230.75
5	4782680.5	489225.00	20	478036.00	489230.98
6	4783150.5	489220.00	21	478041.00	489231.21
7	4783620.5	489215.00	22	478046.00	489231.44
8	4784090.5	489210.00	23	478051.00	489231.67
9	4784560.5	489205.00	24	478056.00	489231.90
10	4785030.5	489200.00	25	478061.00	489232.13
11	4785500.5	489195.00	26	478066.00	489232.36
12	4785970.5	489190.00	27	478071.00	489232.59
13	4786440.5	489185.00	28	478076.00	489232.82
14	4786910.5	489180.00	29	478081.00	489233.05
15	4787380.5	489175.00	30	478086.00	489233.28

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 10/16/92
DATE March 17, 1992

DATE March 17, 1992
DATE 25. 4. 1992

MATCH LINE, SEE SHEET 1 OF 2



OWNER/DEVELOPER:
VOLLMERHAUSEN - SECTION III, INC.
P.O. BOX 35
COLUMBIA, MARYLAND 21045
(410) 280-3700

TITLE SKETCH PLAN SHIPLE MEADOWS LOTS 1-65	
LOCATION 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
SCALE 1"=50'	DESIGNED BY J.C.G.
FILED BOOK 98	DESIGNED BY J.C.G.
PAGE NO. 48	CHECKED BY DATE 1991
ISS. NO. 87071	DRAWING TITLE 2 OF 2

Boander Associates
ENGINEERS - PLANNERS - SURVEYORS
3230 BETHANY LANE
ELLIOTT CITY, MD. 21042
(410) 465-7777 FAX: (410) 465-7966