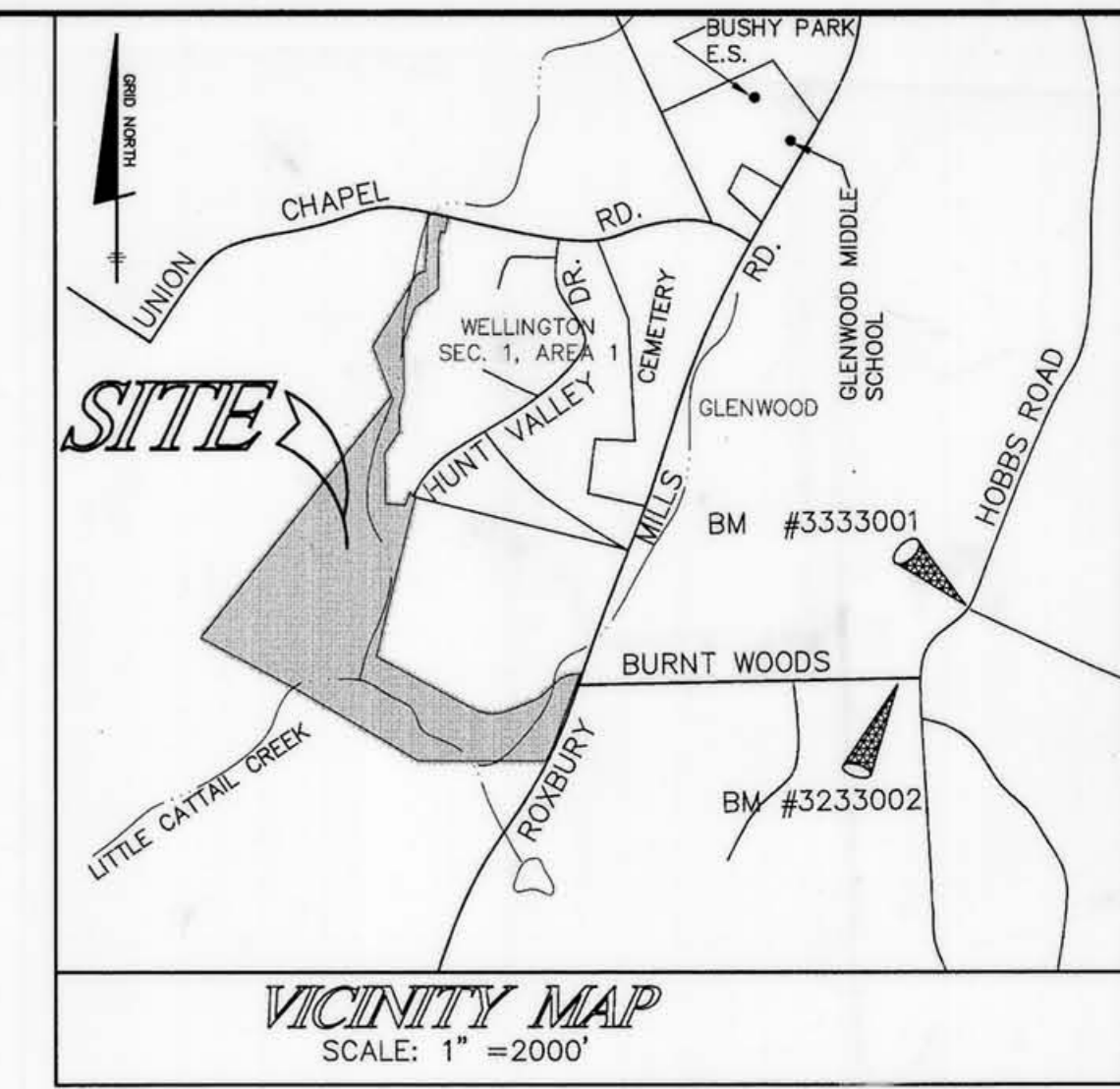


WELLINGTON

SECTION TWO, AREAS ONE & TWO

HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN



BENCH MARK DESCRIPTION:

HO. CO. BM #3233002	ELEV.: 592.174
CONCRETE MONUMENT 0.3' BELOW SURFACE 23.3' OFF CENTERLINE OF BURNT WOOD RD. N 527437.496 E 794403.005	
HO. CO. BM #3333001	ELEV.: 595.281
CONCRETE MONUMENT 0.5' BELOW SURFACE 1' FROM WITNESS POST N 528229.927 E 795210.140	

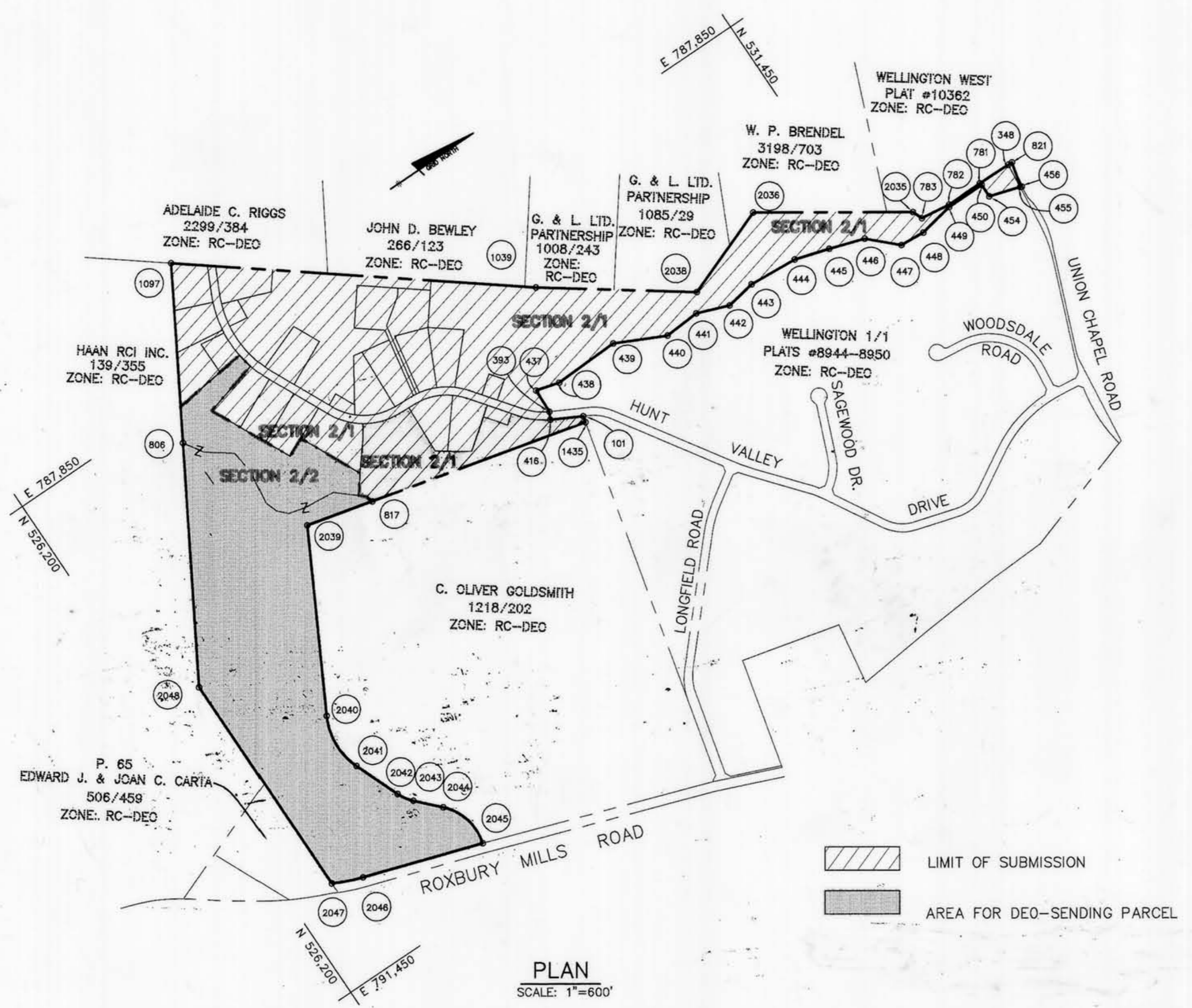
SITE ANALYSIS DATA CHART

- GENERAL SITE DATA**
- PRESENT ZONING: RC-DEO
 - APPLICABLE DPZ FILE REFERENCES:
S-88-54, P-88-58, F-90-67
RECORDED PLAT NO.'S: 10518-10522
 - PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC X PRIVATE
 - ANY OTHER INFORMATION WHICH MAY BE RELEVANT:
ROAD & GRADING PLANS, STORM DRAIN AND SWM FACILITY WERE APPROVED UNDER F-90-67. THERE ARE NO CHANGES TO THESE PLANS EXCEPT TO REVISE THE LOT CONFIGURATIONS TO REFLECT CURRENT ZONING.

- OVERALL SITE DATA (SECTION TWO, AREAS ONE & TWO)**
- TOTAL TRACT AREA: 124.36 AC.*
* WITH 81.021 AC. FOR PARCEL 239, AND 43.339 AC. FOR PARCEL 73.
 - NUMBER OF PROPOSED CLUSTER LOTS: 16
 - NUMBER OF PROPOSED PRESERVATION PARCELS WITH SINGLE RESIDENCES: 2
 - NUMBER OF PROPOSED BUILDABLE PRESERVATION PARCELS (DEO-SENDING PARCELS): 1
 - NUMBER OF PROPOSED UNITS IN BUILDABLE PRESERVATION PARCEL (DEO-SENDING PARCEL): 1
 - AREA OF PROPOSED ROAD RIGHT-OF-WAY: 3.04 AC.
 - AREA OF PROPOSED CLUSTER LOTS: 22.42 AC.
 - AREA OF PROPOSED PRESERVATION PARCELS WITH SINGLE RESIDENCES: 36.481 AC.
 - AREA OF PROPOSED BUILDABLE PRESERVATION PARCELS (DEO-SENDING PARCEL): 51.346 AC.
 - AREA OF 100 YEAR FLOODPLAIN: 8.10 AC.
 - AREA OF STEEP SLOPES (25% OR GREATER): 2.00 AC.
 - AREA OF LIMIT OF DISTURBANCE: 33.93 AC.

- DENSITY TABULATION**
- GROSS AREA OF SUBDIVISION: 73.00 AC.
 - NUMBER OF CLUSTER LOTS ALLOWED @ 1 PER 4.25 GROSS ACRES: 17
 - NUMBER OF PRESERVATION PARCELS WITH RESIDENCE (25 AC. MIN.) ALLOWED: 1
 - TOTAL NUMBER OF PROPOSED LOTS: 16
PRESERVATION PARCEL WITH RESIDENCE & ENVIRONMENTAL (PARCELS A & B): 2
PRESERVATION PARCEL-ENVIRONMENTAL: 1
SWMF/PRESERVATION PARCELS (PARCELS E-J): 6
 - AREA OF PROPOSED ROAD RIGHT-OF-WAY: 3.04 AC.
 - AREA OF PROPOSED CLUSTER LOTS: 22.42 AC.
 - AREA OF PROPOSED PRESERVATION PARCELS WITH RESIDENCE & ENVIRONMENTAL EASEMENT: 36.481 AC.
 - AREA OF PROPOSED PRESERVATION PARCELS - ENVIRONMENTAL: 7.237 AC.
 - AREA OF PROPOSED PRESERVATION PARCELS (PARCELS E-J FOR SWMF): 3.775 AC.

- DEO - SENDING PARCEL "D" (SECTION 2, AREA TWO)**
- GROSS AREA: 51.346 AC.*
* WITH 8.007 AC. FROM PARCEL 239, AND 43.339 AC. FROM PARCEL 73.
 - NUMBER OF TRANSFERABLE UNITS @ 1 PER 3.0 GROSS ACRES: 17
 - NUMBER OF UNITS TO REMAIN ON SENDING PARCEL: 1



GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- SUBJECT PROPERTY ZONED RC-DEO PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THE PURPOSE OF THIS PRELIMINARY EQUIVALENT SKETCH PLAN IS TO RESUBDIVIDE THE PROPERTY TO CREATE CLUSTER LOTS AS ALLOWED UNDER CURRENT ZONING.
- THE ROAD PLAN AND PLATS OF SUBJECT PROPERTY WERE APPROVED BY HOWARD COUNTY UNDER DPZ FILE: F-90-67.
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE AND WILL BE PROVIDED ON INDIVIDUAL LOTS. THIS PRELIMINARY PLAN WILL SERVED AS THE PERCOLATION CERTIFICATION PLAN AND SHALL BE APPROVED BY THE HOWARD CO. BUREAU OF ENVIRONMENTAL HEALTH.
- ALL PROPOSED SEPTIC FIELDS LOCATIONS ARE BASED ON PERCOLATION TEST PER F-90-67 AND SUPPLEMENTED BY ADDITIONAL PERCOLATION TEST ON 1/95 BY COUNTY HEALTH DEPARTMENT.
- THE BOUNDARY OF THIS PROJECT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOV, 1988 BY TRACY, SHULTE & ASSOCIATES, WITH CONTROL AND MONUMENTATION RECOVERED AND CONFIRMED IN NOVEMBER 1994 BY TSA GROUP, INC.
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AERIAL PHOTOGRAMMETRY AND SUPPLEMENTED WITH FIELD RUN TOPOGRAPHY PERFORMED BY TRACY, SHULTE, & ASSOCIATES, DATED SEPT., 1988.
- COORDINATES ARE BASED ON THE MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #3233002 AND #3333001 (NAD 27).
- STORMWATER MANAGEMENT WILL BE PROVIDED THROUGH EXTENDED DETENTION AS SHOWN ON APPROVED FINAL PLANS (F-90-67).
- LIMITS OF 100 YEAR FLOODPLAIN AND LIMITS OF WETLAND ARE BASED ON APPROVED RECORDED PLATS (PLAT NO.'S 10518-10522)
- FOREST CONSERVATION AND DELINEATION IS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN MARCH 1995.
- LANDSCAPE ANALYSIS WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATED JULY 1995.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- EXISTING AND PROPOSED UTILITIES SHOWN ARE TAKEN FROM RECORDED INFORMATION AND FINAL PLANS (F-90-67).
- FINAL ROAD GRADING (PER F-90-67) FOR THIS SUBDIVISION SHALL BE REVIEWED BY HOWARD COUNTY HEALTH INSPECTOR PRIOR TO THE APPROVAL OF FINAL ROAD CONSTRUCTION PLANS TO ENSURE NO ADVERSE IMPACT ON APPROVED SEWERAGE EASEMENTS.
- PRIOR TO THE APPROVAL OF THE FINAL SUBDIVISION PLAT, WELLS FOR LOTS 71 & 75 SHALL BE DRILLED AND THE LOCATION APPROVED BY THE COUNTY HEALTH OFFICER.
- ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
- ALL LANDSCAPE PLANTING AS INDICATED IN THIS SUBMISSION WILL BE INSTALLED BY THE DEVELOPER IN CONJUNCTION WITH THE FINAL ROAD PLANS.
- PARCELS "A" & "B" ARE SINGLE FAMILY RESIDENCE AND ENVIRONMENTAL PRESERVATION PARCELS AND NO FURTHER RE-SUBDIVISION IS ALLOWED.
- PRESERVATION PARCEL "C" IS A NON-BUILDABLE PRESERVATION PARCEL WITH A FOREST CONSERVATION EASEMENT. NO FURTHER RE-SUBDIVISION IS ALLOWED.
- PARCEL "D" IS A DEO-SENDING PARCEL AND NO FURTHER RE-SUBDIVISION IS ALLOWED.
- PARCELS "E" THRU "J" ARE PRESERVATION PARCELS RESERVED FOR PERMANENT SWM FACILITIES.

CONVERT SIZING CHART

LOT NO.	CONVERT SIZE
66	15' CMP
67-70	15' CMP
71	15' CMP
72	15' CMP
73	15' CMP
74	15' CMP
75	15' CMP
76	15' CMP
77	15' CMP
78	15' CMP
79	15' CMP
80	15' CMP
81	15' CMP
82	15' CMP
PARCEL A	15' CMP
PARCEL B	15' CMP
PARCEL C	15' CMP
PARCEL D	15' CMP
PARCEL E	15' CMP
PARCEL F	15' CMP
PARCEL G	15' CMP
PARCEL H	15' CMP
PARCEL I	15' CMP
PARCEL J	15' CMP

SEE HO. CO. STD. DETAIL R. 6.06 FOR CONVEY GRADING AND INSTALLATION.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

Joyce M. Boyd 12/24/95
PLANNING DIRECTOR

COORDINATE DATA (NAD 27)

NO.	NORTH	EAST	NO.	NORTH	EAST
101	529362.9541	789321.7360	817	527995.9279	789026.5564
148	532388.2458	789506.8051	824	532414.5251	789507.2827
393	529205.5894	789181.8496	1035	529564.0580	788502.6449
416	529182.1948	789226.0389	1097	527792.5610	787126.3853
437	529210.8126	789028.6347	1435	529353.5861	789359.8917
438	529355.3460	789067.8301	2035	531740.8213	789418.8327
439	529765.8668	789054.6230	2036	530926.5985	788671.1269
440	530069.2944	789201.8600	2038	530369.3568	789080.5861
441	530291.5880	789187.1710	2039	527582.2964	788925.0033
442	530488.5820	789261.2876	2040	527206.5642	789950.3544
443	530672.3824	789229.7259	2041	527006.3553	790319.0114
444	530976.9610	789252.4073	2042	527119.6364	790602.5924
445	531189.1961	789316.8169	2043	527176.4475	790690.8304
446	531404.3768	789387.0573	2044	527306.0285	790826.0704
447	531569.2090	789546.2056	2045	527383.4430	791145.1927
448	531723.7150	789557.6788	2046	526657.2637	790906.0453
449	531941.1367	789517.3427	2047	526477.7266	790829.0671
450	532183.0000	789517.3427	2048	526478.1131	789378.9543
454	532183.0000	789601.0395			
455	532371.9292	789660.4133			
456	532381.8988	789663.5466			
782	531950.0000	789506.0000			
783	531765.0000	789480.0000			
805	527235.2364	788081.4723			

PHASING

SECTION/AREA	INCLUDES	ALLOCATION YEAR
2/1	18 UNITS, (LOTS 66-81 AND PRESERVATION PARCELS A-C, & E-J)	1998
2/2	PARCEL "D" (DEO-SENDING PARCEL)	1999

MINIMUM LOT SIZE CHART

LOT NO.	TOTAL LOT AREA (IN AC.)	TOTAL PIPESTEM AREA (IN AC.)	REMAINING AREA (IN AC.)	100 YEAR FLOODPLAIN AREA (IN AC.)	25% OR GREATER SLOPE AREA (IN AC.)	MINIMUM LOT AREA (IN AC.)
68	1.560	0.175	1.375	0.000	0.000	1.375
69	1.582	0.206	1.376	0.000	0.000	1.376
73	1.375	0.000	1.375	0.000	0.018	1.375*
76	1.448	0.073	1.375	0.000	0.000	1.375
77	1.368	0.000	1.368	0.000	0.058	1.368*
80	1.367	0.000	1.367	0.000	0.050	1.367*

* IN THE "RC" DISTRICT, UP TO 50 PERCENT OF THE LAND INCLUDED IN THE MINIMUM LOT SIZE MAY BE STEEP SLOPES OR 100-YEAR FLOODPLAIN PER HOWARD COUNTY ZONING REGULATIONS, SECTION 103.A.77.

NOTE: THE PURPOSE OF THIS PRELIMINARY EQUIVALENT SKETCH PLAN IS TO SHOW THE RESUBDIVISION OF WELLINGTON, SECTION 2 (F-90-67) AND TO INCLUDE A 51± ACRE DEO-SENDING PARCEL AS PART OF WELLINGTON, SECTION 2, AREA 2. THE ROAD AND GRADING PLANS, STORM DRAIN AND SWM FACILITIES WHICH WERE PREVIOUSLY APPROVED UNDER F-90-67 WILL REMAIN AS APPROVED. THERE ARE NO CHANGES TO THIS DESIGN EXCEPT TO REVISE THE LOT CONFIGURATION TO CONFORM WITH THE CURRENT ZONING (RC-DEO) AND TO PROVIDE LANDSCAPING.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY EQUIVALENT SKETCH PLAN
4	PRELIMINARY EQUIVALENT SKETCH PLAN: GRADING, SEDIMENT CONTROL & PERCOLATION PLAN
5	PRELIMINARY EQUIVALENT SKETCH PLAN: GRADING, SEDIMENT CONTROL & PERCOLATION PLAN
6	PRELIMINARY EQUIVALENT SKETCH PLAN: LANDSCAPE PLAN

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd 11-9-95
HOWARD COUNTY HEALTH OFFICER

NO.	DATE	REV.	PER HOWARD CO.	COMMENTS AND SUBMITTED FOR SIGNATURES.
1	11/95			

TSA GROUP, INC.
planning • architecture • engineering • surveying
6480 Baltimore National Pike • Beltsville City, Maryland 21045 • (410) 480-0105

John G. Gandy

OWNER/DEVELOPER:
SECURITY DEVELOPMENT CORPORATION
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
(410) 465-4244

PROJECT:
WELLINGTON
SECTION TWO, AREAS ONE & TWO
LOTS 66 THRU 81, PARCELS "A" TO "J"
A RESUBDIVISION OF LOTS 48 THRU 85

LOCATION:
TAX MAPS 14 & 21 - PARCELS 239 & 73
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

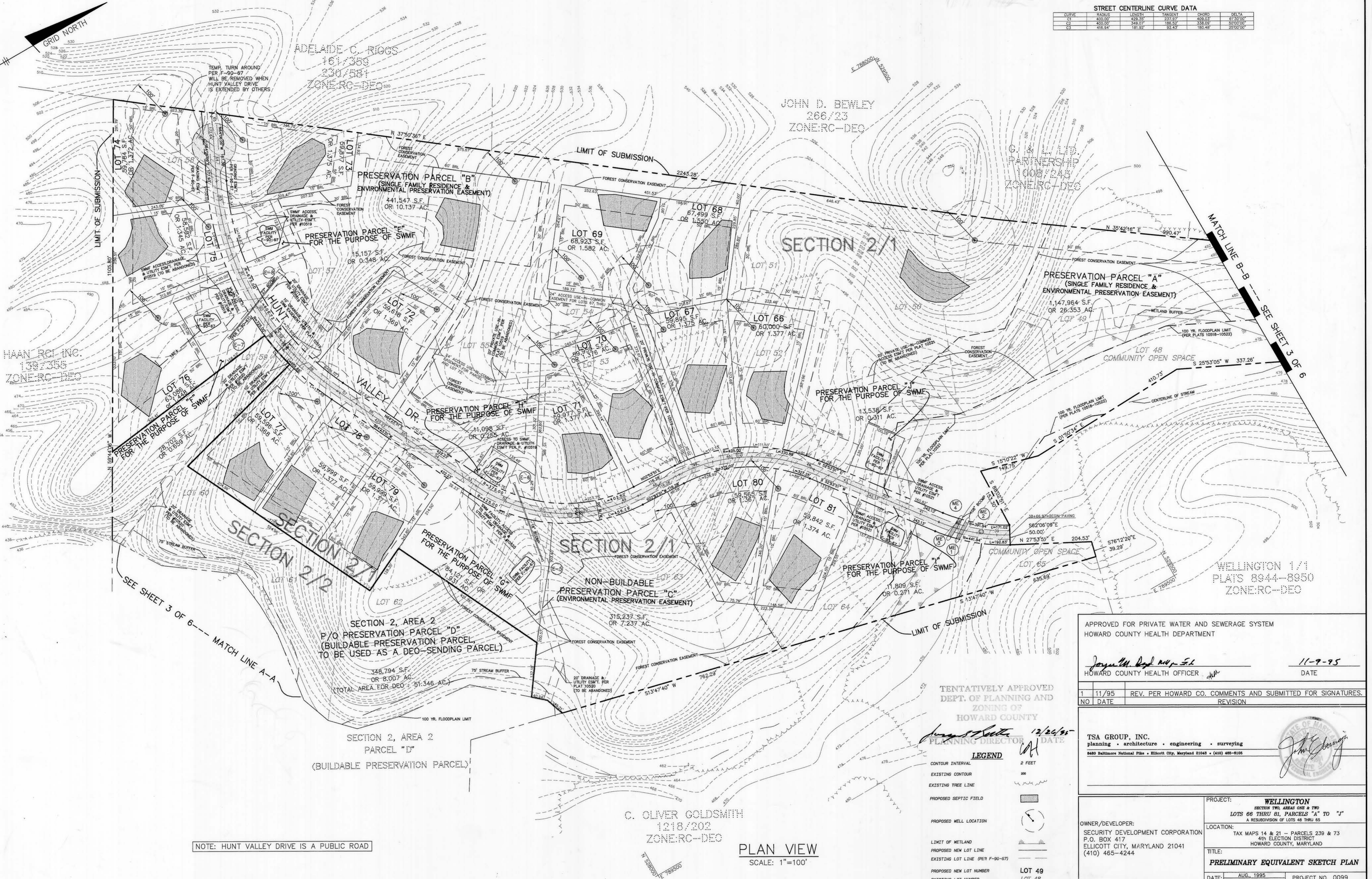
TITLE:
COVER SHEET

DATE: AUG. 1995
NOV. 1995

PROJECT NO. 0099

DES: YSL CHK.: CAM DRN: YSL SCALE: AS SHOWN DRAWING 1 OF 6

STREET CENTERLINE CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	400.00	439.34	237.77	400.00	113.00
C2	400.00	348.07	186.52	338.09	90.00
C3	416.94	181.92	92.43	180.48	29.00



NOTE: HUNT VALLEY DRIVE IS A PUBLIC ROAD

C. OLIVER GOLDSMITH
1218/202
ZONE: RC-DEO

PLAN VIEW
SCALE: 1"=100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

June 5, 1995 12/24/95
PLANNING DIRECTOR DATE

LEGEND	
CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	---
EXISTING TREE LINE	~ ~ ~
PROPOSED SEPTIC FIELD	■
PROPOSED WELL LOCATION	⊙
LIMIT OF METLAND	— — —
PROPOSED NEW LOT LINE	— — —
EXISTING LOT LINE (PER F-90-87)	— — —
PROPOSED NEW LOT NUMBER	LOT 49
EXISTING LOT NUMBER	LOT 48

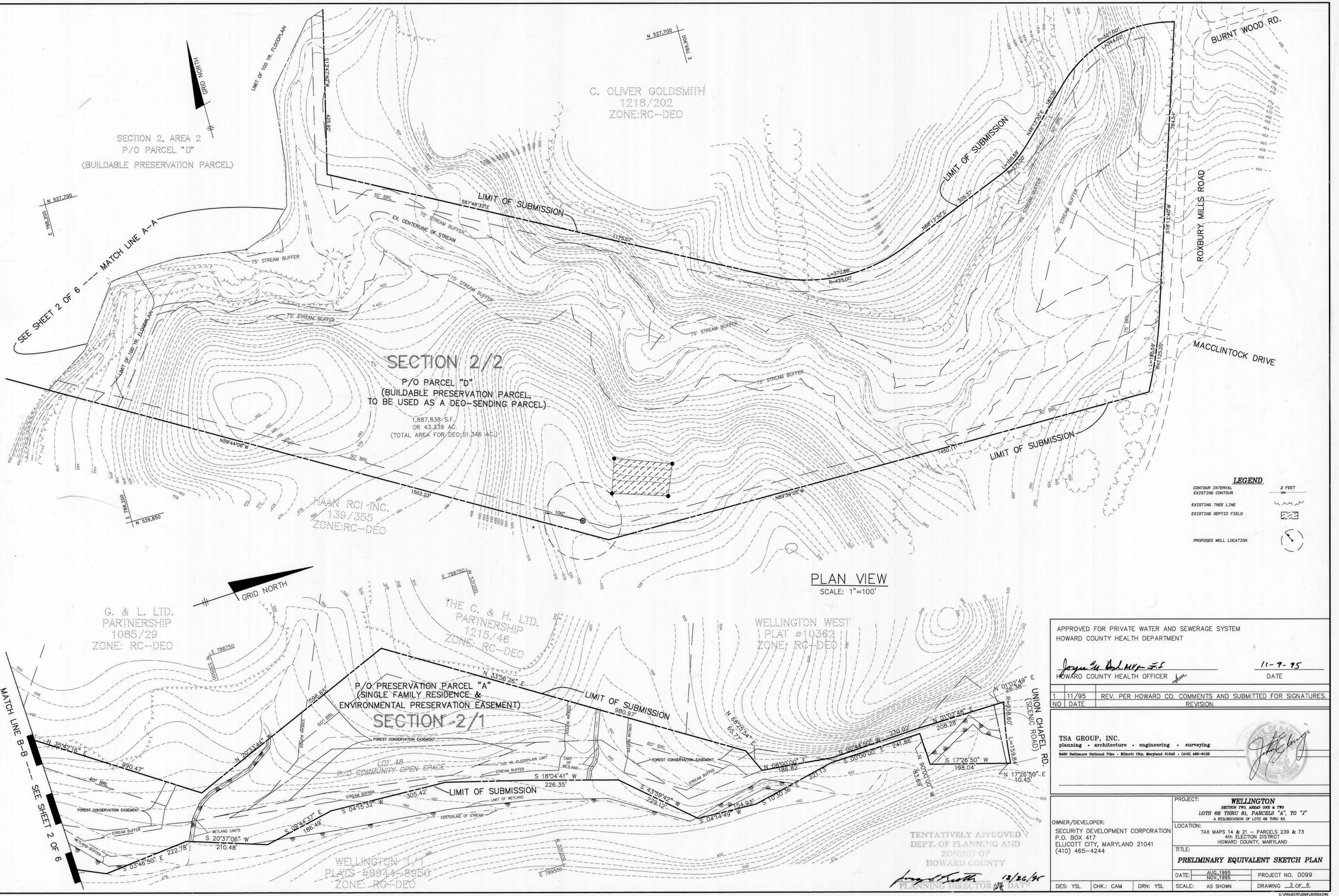
APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Jay M. Boyd 11-9-95
HOWARD COUNTY HEALTH OFFICER DATE

NO	DATE	REVISION
1	11/95	REV. PER HOWARD CO. COMMENTS AND SUBMITTED FOR SIGNATURES.
		REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105

OWNER/DEVELOPER: SECURITY DEVELOPMENT CORPORATION P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT:	WELLINGTON
	LOCATION:	SECTION TWO, AREAS ONE & TWO LOTS 66 THRU 81, PARCELS "A" TO "J" A RESUBDIVISION OF LOTS 48 THRU 65
	TITLE:	PRELIMINARY EQUIVALENT SKETCH PLAN
	DATE:	AUG. 1995 NOV. 1995
DES: YSL	CHK: CAM	DRN: YSL
SCALE:	AS SHOWN	PROJECT NO. 0099
		DRAWING 2 OF 6



C. OLIVER GOLDSMITH
1218/202
ZONE RC-DEO

SECTION 2, AREA 2
P/O PARCEL "D"
(BUILDABLE PRESERVATION PARCEL)

SECTION 2/2
P/O PARCEL "D"
(BUILDABLE PRESERVATION PARCEL,
TO BE USED AS A DEO-SENDING PARCEL)
1,887,838 S.F.
OR 43.359 AC.
(TOTAL AREA FOR DEO: 51.346 AC)

MARK RO INC.
139/355
ZONE RC-DEO

G. & L. LTD.
PARTNERSHIP
1085/28
ZONE RC-DEO

THE C. & H. LTD.
PARTNERSHIP
1218/46
ZONE RC-DEO

WELLINGTON WEST
PLAT #10363
ZONE RC-DEO

P/O PRESERVATION PARCEL "A"
(SINGLE FAMILY RESIDENCE &
ENVIRONMENTAL PRESERVATION EASEMENT)

SECTION 2/1

WELLINGTON I/I
PLATS #8814-8850
ZONE RC-DEO

PLAN VIEW
SCALE: 1"=100'

LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	
EXISTING TREE LINE	
EXISTING SEPTIC FIELD	
PROPOSED WELL LOCATION	

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. ... 11-9-95
HOWARD COUNTY HEALTH OFFICER DATE

NO.	DATE	REV. PER HOWARD CO. COMMENTS AND SUBMITTED FOR SIGNATURES.
1	11/95	REV. PER HOWARD CO. COMMENTS AND SUBMITTED FOR SIGNATURES.
		REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
9400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

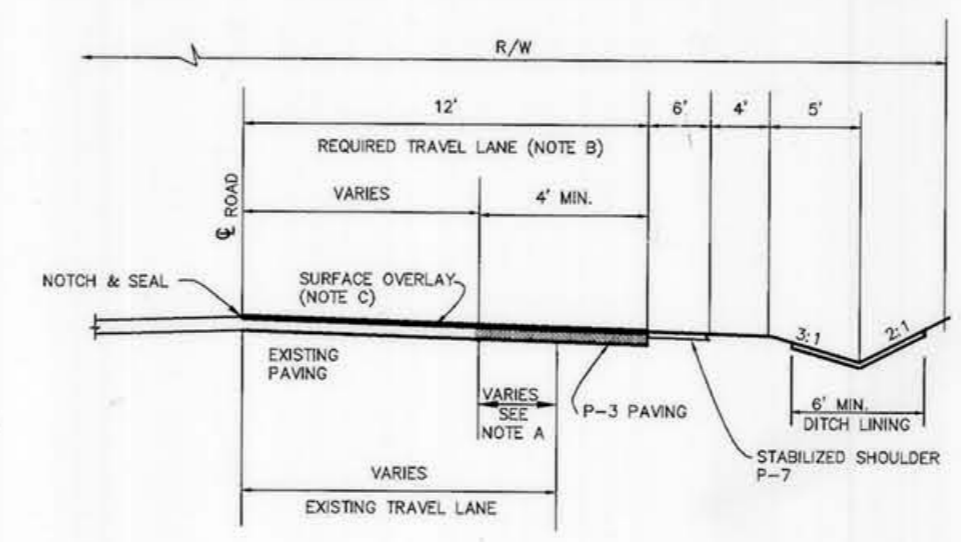
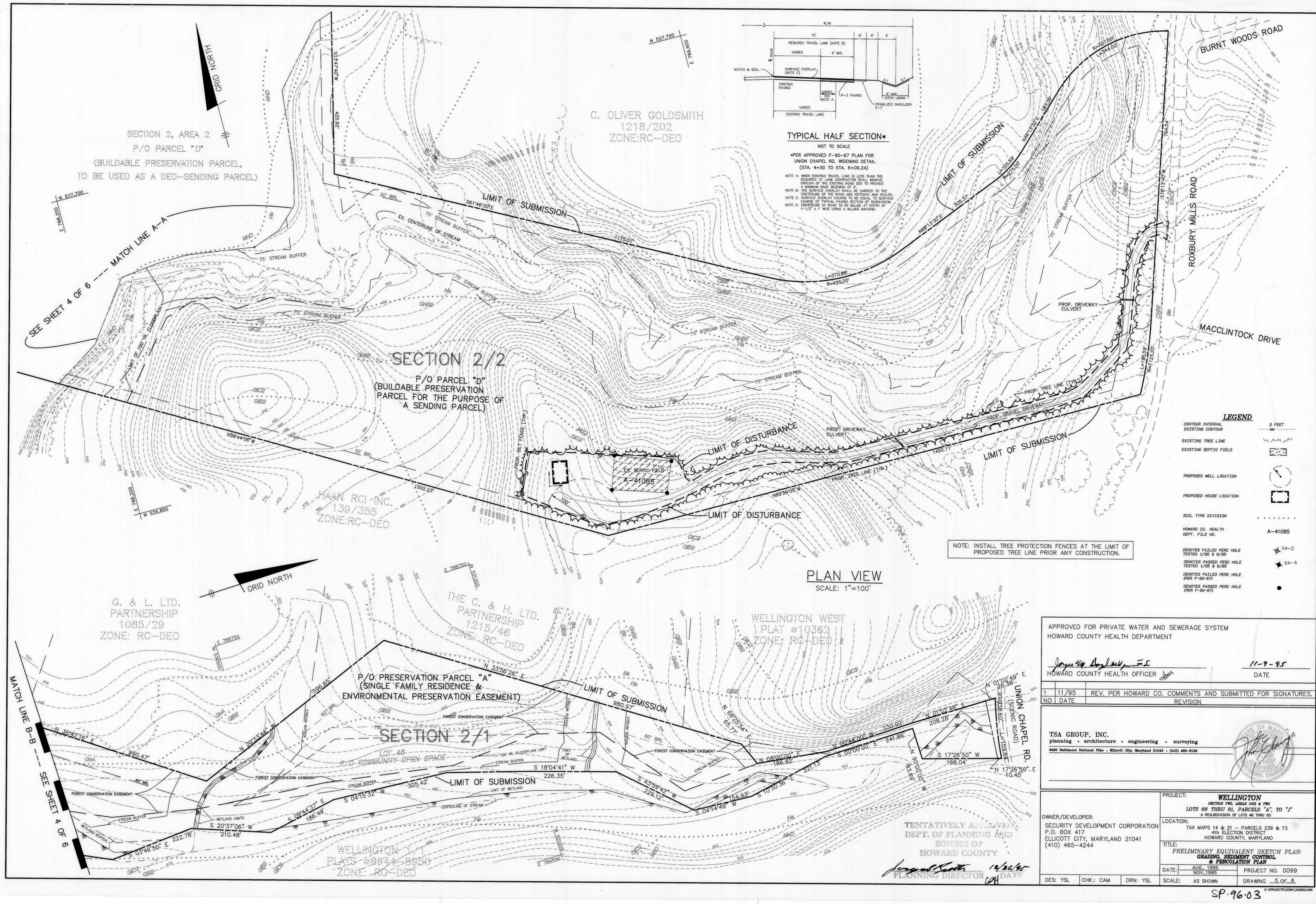
John ...

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James ... 12/26/95
PLANNING DIRECTOR

OWNER/DEVELOPER:	PROJECT:
SECURITY DEVELOPMENT CORPORATION P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244	WELLINGTON SECTION TWO, AREAS ONE & TWO LOTS 66 THRU 81, PARCELS "A", TO "J" A RESUBDIVISION OF LOTS 48 THRU 65
LOCATION:	TITLE:
TAX MAPS 14 & 21 - PARCELS 239 & 73 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	PRELIMINARY EQUIVALENT SKETCH PLAN
DATE:	PROJECT NO.
AUG. 1995 NOV. 1995	0099
DES: YSL	SCALE:
CHK: CAM	AS SHOWN
DRN: YSL	DRAWING 3 OF 6

SP.96.03



TYPICAL HALF SECTION*

NOT TO SCALE
 *PER APPROVED F-90-67 PLAN FOR UNION CHAPEL RD. WIDENING DETAIL (STA. 4+50 TO STA. 6+09.24)

NOTE A: WHEN EXISTING TRAVEL LANE IS LESS THAN THE REQUIRED 12' LANE CONTRACTOR SHALL REMOVE ENOUGH OF THE EXISTING ROAD BED TO PROVIDE A MINIMUM BASE WIDTH OF 12'.
 NOTE B: THE SURFACE OVERLAY SHALL BE CARRIED TO THE CENTERLINE OF THE ROAD AND NOTCHED AND SEALED.
 NOTE C: SURFACE OVERLAY COURSE TO BE EQUAL TO SURFACE COURSE OF TYPICAL PAVING SECTION OF SUBMISSION.
 NOTE D: CENTERLINE OF ROAD TO BE MILLED AT DEPTH OF 1-1/2" x 1' WIDE USING A MILLING MACHINE.

NOTE: INSTALL TREE PROTECTION FENCES AT THE LIMIT OF PROPOSED TREE LINE PRIOR ANY CONSTRUCTION.

PLAN VIEW
 SCALE: 1"=100'

LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	—
EXISTING TREE LINE	—
EXISTING SEPTIC FIELD	—
PROPOSED WELL LOCATION	—
PROPOSED HOUSE LOCATION	—
SOIL TYPE DIVISION	—
HOWARD CO. HEALTH DEPT. FILE NO.	A-41085
DENOTES FAILED PERC HOLE TESTED 1/95 & 6/95	54-D
DENOTES PASSED PERC HOLE TESTED 1/95 & 6/95	54-A
DENOTES FAILED PERC HOLE (PER F-90-67)	●
DENOTES PASSED PERC HOLE (PER F-90-67)	●

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT	
<i>Joyce M. Doyle</i> HOWARD COUNTY HEALTH OFFICER	11-9-95 DATE
11/95	REV. PER HOWARD CO. COMMENTS AND SUBMITTED FOR SIGNATURES.
NO	DATE
	REVISION

TSA GROUP, INC.
 planning • architecture • engineering • surveying
 6480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-8105

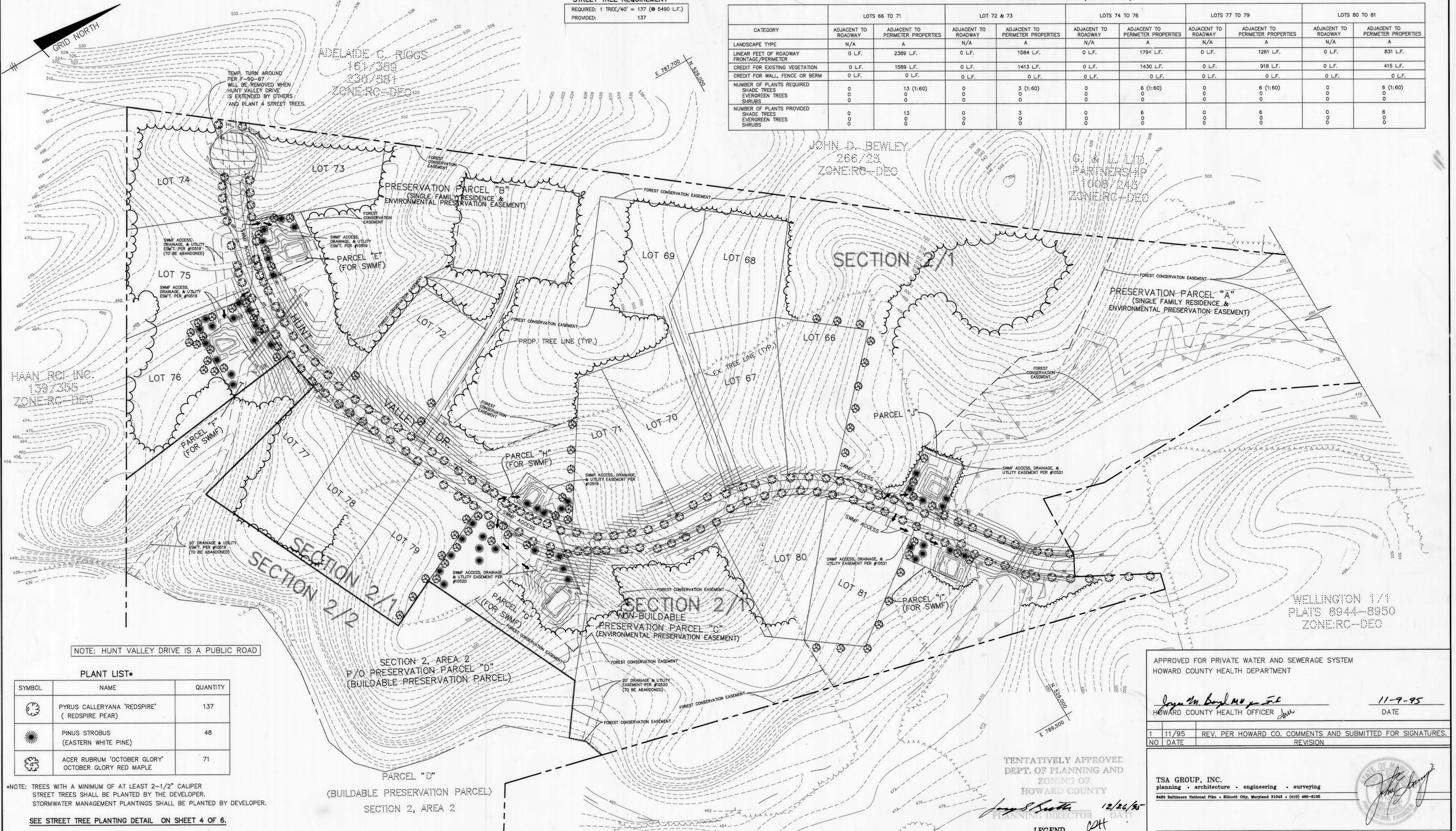
OWNER/DEVELOPER: SECURITY DEVELOPMENT CORPORATION P.O. BOX 417 ELICOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT: WELLINGTON SECTION TWO, AREAS ONE & TWO LOTS 66 THRU 81, PARCELS "A", "I", "J" A RESUBDIVISION OF LOTS 48 THRU 65
TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN: GRADING, SEDIMENT CONTROL, & PERCOLATION PLAN	LOCATION: TAX MAPS 14 & 21 - PARCELS 239 & 73 HOWARD COUNTY, MARYLAND
DATE: AUG. 1995 NOV. 1995	PROJECT NO. 0099
DES: YSL	SCALE: AS SHOWN
CHK.: CAM	DRAWING 5 OF 6
DRN: YSL	

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Joyce M. Doyle 11/26/95
 PLANNING DIRECTOR (DATT)

STREET TREE REQUIREMENT
 REQUIRED: 1 TREE/40' = 137 (Ø 5490 L.F.)
 PROVIDED: 137

PERIMETER LANDSCAPE EDGE (SCHEDULE A)

CATEGORY	LOTS 66 TO 71		LOT 72 & 73		LOTS 74 TO 76		LOTS 77 TO 79		LOTS 80 TO 81	
	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	N/A	A	N/A	A	N/A	A	N/A	A	N/A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0 L.F.	2389 L.F.	0 L.F.	1584 L.F.	0 L.F.	1794 L.F.	0 L.F.	1261 L.F.	0 L.F.	831 L.F.
CREDIT FOR EXISTING VEGETATION	0 L.F.	1589 L.F.	0 L.F.	1413 L.F.	0 L.F.	1430 L.F.	0 L.F.	918 L.F.	0 L.F.	415 L.F.
CREDIT FOR WALL, FENCE OR BERM	0 L.F.	0 L.F.	0 L.F.	0 L.F.	0 L.F.	0 L.F.	0 L.F.	0 L.F.	0 L.F.	0 L.F.
NUMBER OF PLANTS REQUIRED	0	13 (1:60)	0	3 (1:60)	0	6 (1:60)	0	6 (1:60)	0	6 (1:60)
SHADE TREES	0	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	0	13	0	3	0	6	0	6	0	6
SHADE TREES	0	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0	0	0	0



HAAN RO INC.
 1387306
 ZONE-RC-DEO

JOHN D. BEWLEY
 266/23
 ZONE-RC-DEO

C. & L. LTD.
 PARTNERSHIP
 1008/248
 ZONE-RC-DEO

WELLINGTON 1/1
 PLATS 8944-8950
 ZONE-RC-DEO

NOTE: HUNT VALLEY DRIVE IS A PUBLIC ROAD

PLANT LIST*

SYMBOL	NAME	QUANTITY
	PYRUS CALLERYANA 'REDSPIRE' (REDSPIRE PEAR)	137
	PINUS STROBUS (EASTERN WHITE PINE)	48
	ACER RUBRUM 'OCTOBER GLORY' (OCTOBER GLORY RED MAPLE)	71

*NOTE: TREES WITH A MINIMUM OF AT LEAST 2-1/2" CALIPER STREET TREES SHALL BE PLANTED BY THE DEVELOPER. STORMWATER MANAGEMENT PLANTINGS SHALL BE PLANTED BY DEVELOPER.

SEE STREET TREE PLANTING DETAIL ON SHEET 4 OF 6.

STORMWATER MANAGEMENT AREA LANDSCAPING (SCHEDULE D)

LOCATION	PARCEL "E"	PARCEL "F"	PARCEL "G"	PARCEL "H"	PARCEL "I"	PARCEL "J"
LINEAR FEET OF PERIMETER	491 L.F.	692 L.F.	1231 L.F.	410 L.F.	465 L.F.	470 L.F.
NUMBER OF TREE REQUIRED	10	14	25	8	9	9
SHADE TREES (1:50)	12	17	31	10	12	12
EVERGREEN TREES (1:40)						
CREDIT FOR EXISTING VEGETATION (NO, YES & %)	YES 25%	YES 7%	YES 31%	NO	YES 17%	YES 60%
CREDIT FOR OTHER LANDSCAPING (NO, YES & %)	PRESER. PARCEL YES 25%	PRESER. PARCEL YES 20%	PRESER. PARCEL YES 28%	PRESER. PARCEL YES 50%	PRESER. PARCEL YES 33%	
NUMBER OF TREE PROVIDED	5	10	10	4	4	4
SHADE TREES (1:50)	6	13	13	5	6	5
EVERGREEN TREES (1:40)						

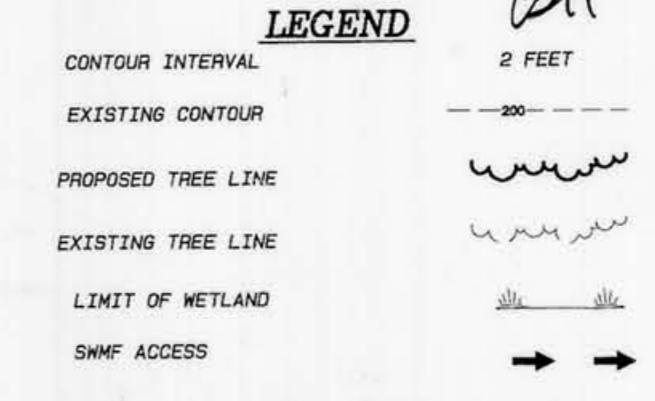
NOTE: INSTALL TREE PROTECTION FENCES AT THE LIMIT OF DISTURBANCE PRIOR TO ANY CONSTRUCTION.

C. OLIVER GOLDSMITH
 1218/202
 ZONE-RC-DEO

PLAN VIEW
 SCALE: 1"=100'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

12/26/95
 PLANNING DIRECTOR

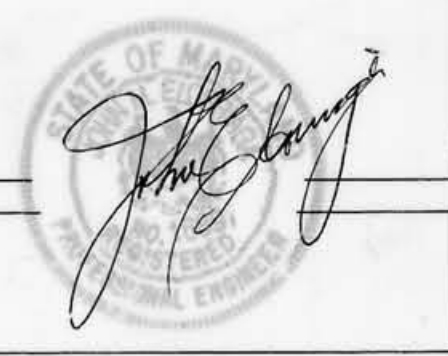


APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

11-9-95
 HOWARD COUNTY HEALTH OFFICER

NO	DATE	REV. PER HOWARD CO. COMMENTS AND SUBMITTED FOR SIGNATURES.	REVISION
1	11/95		

TSA GROUP, INC.
 planning • architecture • engineering • surveying
 6480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105



OWNER/DEVELOPER: SECURITY DEVELOPMENT CORPORATION P.O. BOX 417 ELICOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT: WELLINGTON SECTION TWO, AREAS ONE & TWO LOTS 66 THRU 81, PARCELS "A" TO "J" A RESUBDIVISION OF LOTS 48 THRU 65
DATE: AUG. 1995 NOV. 1995	LOCATION: TAX MAPS 14 & 21 - PARCELS 239 & 73 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUG. 1995	TITLE: PRELIMINARY EQUIVALENT SKETCH PLAN LANDSCAPE PLAN
DATE: NOV. 1995	PROJECT NO. 0099
DES: YSL	SCALE: AS SHOWN
CHK: CAM	DRAWING: 8 OF 8
DRN: YSL	

SP9603