

GENERAL NOTES:

- SITE DATA:
 - TAX MAP 10 - P/O PARCEL 30 - BLOCK 16
 - DEED REFERENCE: 3109/435 (PARCEL 1)
 - GROSS AREA: 34.49 ACRES ±
 - ZONING: RC-DEO (ZONING MAP DATED OCTOBER 18, 1993)
 - AREA OF WETLANDS: 0.11 ACRES ±
 - AREA IN ROW & ROAD DEDICATION: 2.32 ACRES ±
 - NET AREA OF SITE: N/A
 - MAXIMUM NUMBER OF LOTS OR PARCELS PERMITTED BY ZONING: 12 UNITS
 - NUMBER OF LOTS OR PARCELS PROPOSED: 12 UNITS
- TOPOGRAPHIC DATA BASED ON HOWARD COUNTY'S 200 SCALE MAPS.
- BOUNDARY BASED ON DEED DESCRIPTION. AREA SHOWN IS RESULTANT AREA AFTER RECONFIGURATION BY ADJOINER TRANSFER.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 9.
- FOREST STAND & WETLAND STUDY PREPARED BY EXPLORATION RESEARCH DATED JUNE 30, 1997.
- NO FLOODPLAIN STUDY IS REQUIRED PER SECTION 16.115(d) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. FLOODPLAIN EXISTS ON THE PRESERVATION PARCEL AT A LOCATION NOT CRITICAL TO THE PROPOSED DEVELOPMENT. FLOODPLAIN LIMITS INDICATED ARE APPROXIMATE.
- NO WETLAND STUDY IS REQUIRED PER SECTION 16.116(c)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. WETLANDS EXIST ON THE PRESERVATION PARCEL AT A LOCATION WHICH WILL NOT BE IMPACTED BY THE PROPOSED LOTS.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- NO PUBLIC ROAD CONSTRUCTION IS REQUIRED. USE-IN-COMMON DRIVEWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS TO ENSURE SAFE ACCESS FOR FIRE AND SAFETY VEHICLES FOR LOTS 2 THRU 8 AND 8 THRU 12.
 - A) WIDTH- 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - B) SURFACE- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY- MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45 FT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (125 TONS LOADING)
 - E) DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES- MINIMUM 12 FEET
 - G) MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- WELL AND SEPTIC LOCATIONS WERE APPROVED BY HEALTH DEPARTMENT ON APRIL 25 1997.
- ALL PROPOSED DEVELOPMENT IS PROPOSED OUTSIDE ANY NOISE ZONE. WAIVER TO THE NOISE STUDY REQUIREMENT HAS BEEN REQUESTED.
- ALL AREAS SHOWN ARE MORE OR LESS.
- PROJECT IS EXEMPT FROM SWM REQUIREMENTS BASED ON CLUSTER SUBDIVISION EXEMPTION.
- APFO ROAD TEST PREPARED BY THE TRAFFIC GROUP DATED AUGUST 1, 1997.
- PRELIMINARY FOREST CONSERVATION PLAN PREPARED BY EXPLORATION RESEARCH DATED AUGUST 1997.
- CUL-DE-SAC FOR BARLEY FIELD WAY WILL BE CONSTRUCTED UNDER ROAD CONSTRUCTION DRAWINGS OF F-97-144.
- DENOTES SLOPES 15%-25%
- DENOTES SLOPES 25% OR GREATER.
- DENOTES APPROVED SEPTIC AREA.
- DENOTES EXISTING SEPTIC EASEMENT.
- DENOTES PROPOSED PRIVATE USE-IN-COMMON EASEMENT.
- DENOTES PROPOSED PUBLIC ROAD DEDICATION.
- DENOTES SPECIMEN TREE.
- PUBLIC ROAD ACCESS FOR LOTS 8, 9, 10, 11 & 12 WILL BE PROVIDED AS SHOWN ON "WILLOWOOD", S-98-04.
- PHASE 1 INCLUDES LOTS 1 THROUGH 8 AND PRESERVATION PARCEL A, AND B PHASE 2 INCLUDES LOTS 9 THROUGH 12. PHASE 2 WILL BE RECORDED AFTER RECORDATION OF ADJACENT "WILLOWOOD" SUBDIVISION (SDP-98-04).
- TEMPORARY INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 8 WILL REMAIN UNTIL FUTURE PUBLIC ROAD FOR "WILLOWOOD" S-98-04 IS DEDICATED TO PUBLIC USE.
- WP-98-41 TO ALLOW DRIVEWAY ACCESS TO ARTERIAL HIGHWAY WAS APPROVED DECEMBER 8, 1997.
- PERC PLAT APPROVED BY HOWARD COUNTY HEALTH DEPARTMENT ON APRIL 25, 1997.
- EXISTING WELL AND SEPTIC INDICATED ON ADJACENT PARCEL TO BE ABANDONED PRIOR TO RECORDATION OF SUBDIVISION PLAT AND DOCUMENTATION SUBMITTED TO HEALTH DEPT.
- THE AREA OF BULK PARCEL C'S IS REQUIRED TO SUPPORT DENSITY IN WOODFORD'S GRANT III (P-98-25).

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	48,764 SQ. FT.	1,183 SQ.FT.	47,581 SQ.FT.
3	47,015 SQ. FT.	1,692 SQ.FT.	45,323 SQ.FT.
4	48,352 SQ. FT.	2,216 SQ.FT.	46,136 SQ.FT.
5	47,162 SQ. FT.	2,776 SQ.FT.	44,386 SQ.FT.
6	53,310 SQ. FT.	3,320 SQ.FT.	49,990 SQ.FT.
8	59,454 SQ. FT.	3,317 SQ.FT.	56,137 SQ.FT.
9	53,807 SQ. FT.	2,400 SQ.FT.	51,407 SQ.FT.
10	48,582 SQ. FT.	1,698 SQ.FT.	46,884 SQ.FT.
11	51,468 SQ. FT.	918 SQ.FT.	50,550 SQ.FT.

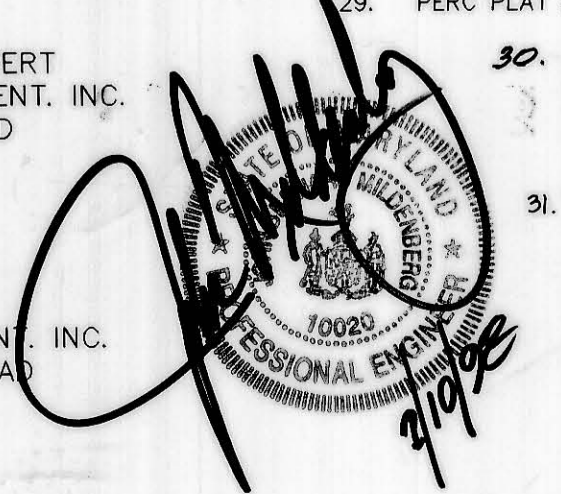
OWNER

FREDERICK T. & MARCIA WOLPERT
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD
 SUITE 215
 COLUMBIA, MD 21044

DEVELOPER

LAND DESIGN AND DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD
 SUITE 215
 COLUMBIA, MD 21044

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
James K. Suter 2/27/98
 PLANNING DIRECTOR DATE



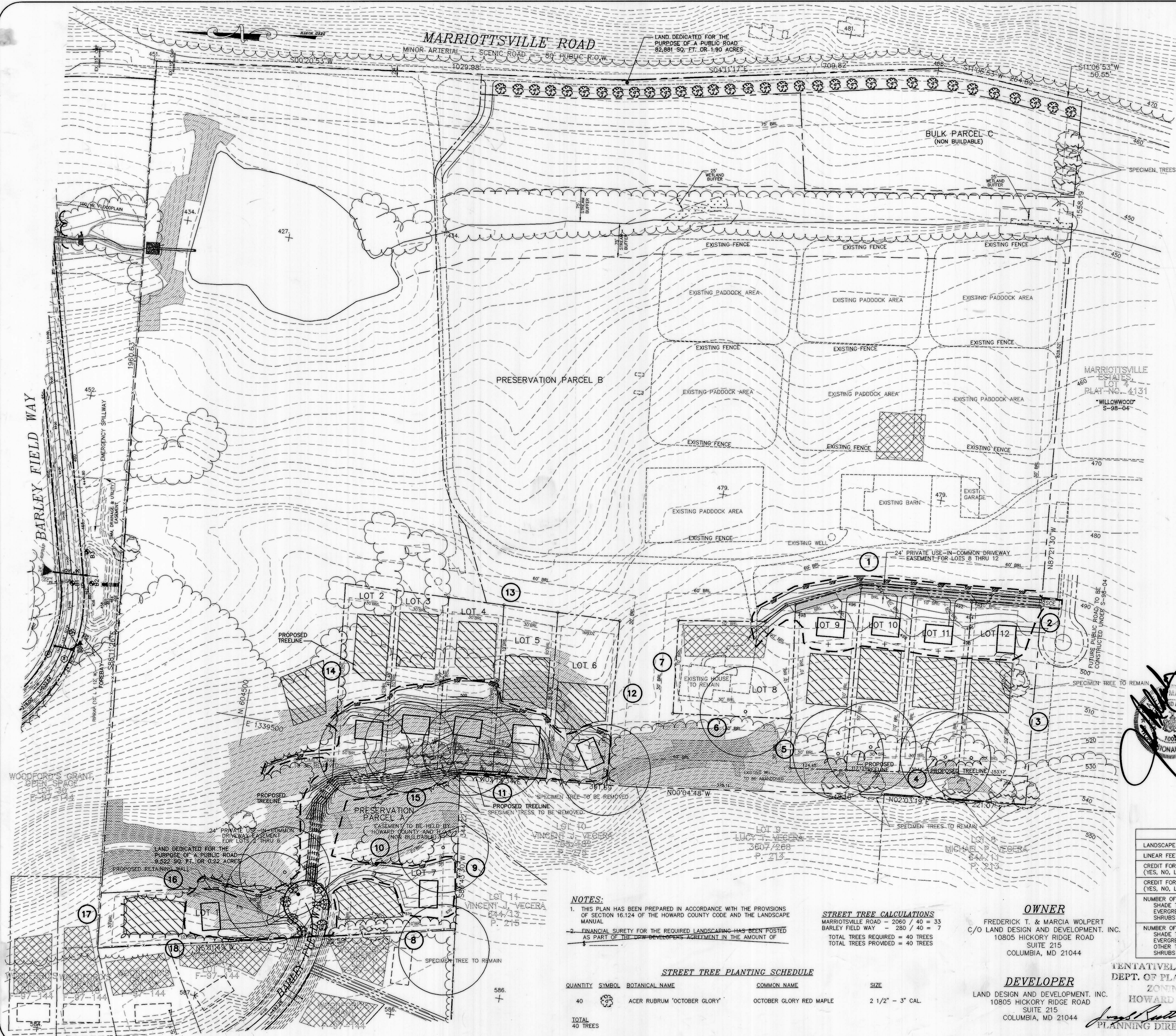
APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
Joyce M. Bond 2/2/98
 HOWARD COUNTY HEALTH OFFICER DATE

date	JAN 98
project	97042
illustration	SID
scale	1"=100'
approval	

description	
revisions	
no.	
date	

WOODFORD'S GRANT II
 LOTS 1 THRU 13 AND PRESERVATION PARCELS A, B & C
 TAX MAP 10 - P/O PARCEL 30 - BLOCK 16
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286, Fax: (301) 621-5521, Wash. (410) 997-0298 Fax



LEGEND

- DENOTES SLOPES 15%-25%
- DENOTES SLOPES 25% OR GREATER
- DENOTES APPROVED SEPTIC AREA
- DENOTES EXISTING SEPTIC EASEMENT
- DENOTES PROPOSED PRIVATE USE-IN-COMMON EASEMENT
- DENOTES PROPOSED PUBLIC ROAD DEDICATION
- DENOTES SUPER SILT FENCE
- DENOTES LIMIT OF DISTURBANCE
- DENOTES STABILIZED CONSTRUCTION ENTRANCE

PERIMETER	EDGE TYPE
PERIMETER 1 SFD TO PRES. PARCEL - 824.49 LF 1 SHADE TREE / 60 LF	A
PERIMETER 2 SFD SIDE TO ROAD - 95.44 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	B
PERIMETER 3 SFD TO SFD - 30 LF EXISTING TREES TO REMAIN	A
SFD TO SFD - 332.76 LF 1 SHADE TREE / 60 LF	A
PERIMETER 4 SFD TO SFD - 524.89 LF EXISTING TREES TO REMAIN	A
PERIMETER 5 SFD TO PRES. PARCEL - 80 LF EXISTING TREES TO REMAIN	A
SFD TO PRES. PARCEL - 28.77 LF 1 SHADE TREE / 60 LF	A
PERIMETER 6 SFD TO PRES. PARCEL - 262.47 LF 1 SHADE TREE / 60 LF	A
PERIMETER 7 SFD TO PRES. PARCEL - 205.46 LF 1 SHADE TREE / 60 LF	A
PERIMETER 8 SFD TO SFD - 291.25 LF EXISTING TREES TO REMAIN	A
PERIMETER 9 SFD TO SFD - 231.68 LF 1 SHADE TREE / 60 LF	A
PERIMETER 10 SFD TO PRES. PARCEL - 100 LF EXISTING TREES TO REMAIN	A
SFD TO PRES. PARCEL - 232.46 LF 1 SHADE TREE / 60 LF	A
PERIMETER 11 SFD TO SFD - 527.42 LF 1 SHADE TREE / 60 LF	A
PERIMETER 12 SFD TO SFD - 359.06 LF 1 SHADE TREE / 60 LF	A
PERIMETER 13 SFD TO PRES. PARCEL - 220 LF EXISTING TREES TO REMAIN	A
SFD TO PRES. PARCEL - 391.85 LF 1 SHADE TREE / 60 LF	A
PERIMETER 14 SFD TO PRES. PARCEL - 220 LF EXISTING TREES TO REMAIN	A
SFD TO PRES. PARCEL - 207.68 LF 1 SHADE TREE / 60 LF	A
PERIMETER 15 SFD TO PRES. PARCEL - 266.93 LF 1 SHADE TREE / 60 LF	A
PERIMETER 16 SFD TO PRES. PARCEL - 110 LF EXISTING TREES TO REMAIN	A
OS TO PRES. PARCEL - 302.28 LF 1 SHADE TREE / 60 LF	A
PERIMETER 17 SFD TO SFD - 121.53 LF EXISTING TREES TO REMAIN	A
PERIMETER 18 SFD TO SFD - 210 LF EXISTING TREES TO REMAIN	A
SFD TO SFD - 336.68 LF 1 SHADE TREE / 60 LF	A
TOTAL PLANTING OBLIGATION	
SHADE TREES	77
EVERGREEN TREES	2
SHRUBS	0

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF PERIMETER	95.44 LF	6417.66 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 1907.67 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	2 SHADE TREES	75 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	2 SHADE TREES	67 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES	20 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS

NOTES:
 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE UDW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$100,000.

STREET TREE CALCULATIONS
 MARIOTTSVILLE ROAD - 2060 / 40 = 33
 BARLEY FIELD WAY - 280 / 40 = 7
 TOTAL TREES REQUIRED = 40 TREES
 TOTAL TREES PROVIDED = 40 TREES

OWNER
 FREDERICK T. & MARCIA WOLPERT
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD
 SUITE 215
 COLUMBIA, MD 21044

DEVELOPER
 LAND DESIGN AND DEVELOPMENT, INC.
 10805 HICKORY RIDGE ROAD
 SUITE 215
 COLUMBIA, MD 21044

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 PLANNING DIRECTOR: *[Signature]* DATE: 2/27/98
 HOWARD COUNTY HEALTH OFFICER: *[Signature]* DATE: 2/12/98

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
40		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.
TOTAL				40 TREES

Project	date	description
97042	JAN 98	engineering
		SID
		approval

no.	description	revisions

WOODFORD'S GRANT II
 LOTS 1 THRU 13 AND PRESERVATION PARCELS A, B & C
 TAX MAP 10 - P/O PARCEL 30 - BLOCK 16
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
 GRADING, SEDIMENT CONTROL, & LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax (301) 621-5521 Wash. (410) 997-0996 Fax