

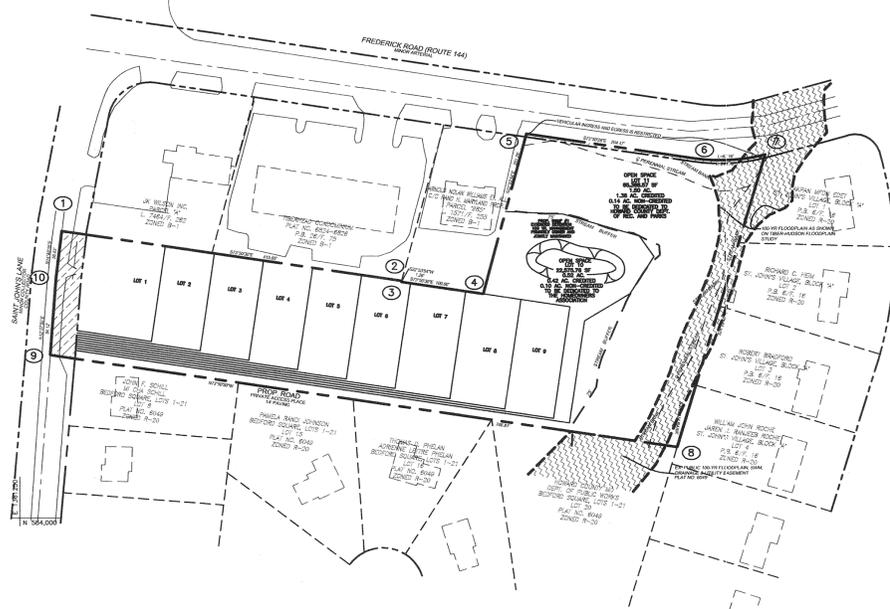
PRELIMINARY PLAN CORONEOS PROPERTY LOTS 1-11 HOWARD COUNTY, MARYLAND

SITE DATA

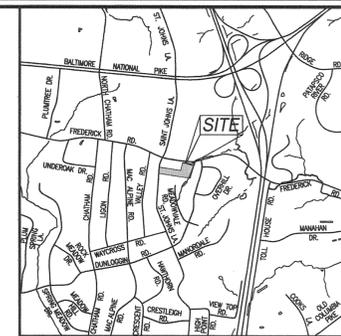
LOCATION: CORONEOS PROPERTY
2nd ELECTION DISTRICT
EXISTING ZONING: R-3C
GROSS AREA OF PROJECT: 4.01 AC.
AREA OF 100-YEAR FLOODPLAIN & UTILITY EASEMENT: 0.27 AC.
AREA OF STEEP SLOPES: 0.27 AC.
NET AREA OF PROJECT: 3.47 AC.
AREA OF CREDITED OPEN SPACE REQUIRED: 25% x 4.01 AC. = 1.00 AC.
AREA OF CREDITED OPEN SPACE PROVIDED: 1.78 AC. (40%)
AREA OF NON-CREDITED OPEN SPACE PROVIDED: 0.24 AC.
NUMBER OF PROPOSED OPEN SPACE LOTS: 2
AREA OF PROPOSED RIGHT-OF-WAY: 0.13 AC.
AREA OF PROPOSED BUILDABLE LOTS: 1.59 AC.
NUMBER OF LOTS/PARCELS ALLOWED (4 PER NET ACRE): 13 BUILDABLE LOTS
NUMBER OF LOTS/PARCELS PROPOSED: 9 BUILDABLE LOTS
TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 1.83 AC.

GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. DEED REFERENCE:
3. DENSITY TABULATION:
GROSS AREA OF PROJECT: 4.01 AC.
AREA OF 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.27 AC.
AREA OF STEEP SLOPES OUTSIDE OF 100-YR FLOODPLAIN: 0.27 AC.
NET AREA OF PROJECT: 3.47 AC.
DWELLING UNITS PER NET ACRE ALLOWED: 4 UNITS PER NET ACRE (4 x 3.47 AC. = 13 BUILDABLE LOTS)
DWELLING UNITS PROPOSED: 9 UNITS
4. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD AND ASSOCIATES, DATED JANUARY 2004.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2004.
6. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 10-W. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 197-S.
7. THIS SITE WILL UTILIZE GRASS CHANNELS AND RAINGARDENS TO PROVIDE THE REQUIRED WQv AND Rev FOR STORMWATER MANAGEMENT. THE OPV IS NOT REQUIRED FOR THIS SITE SINCE THE 1-YR STORM EVENT IS LESS THAN 2 CFS. STORMWATER MANAGEMENT IS REQUIRED AND PROVIDED FOR THE 100 YEAR STORM EVENT. THE FACILITY IS AN EXTENDED DETENTION FACILITY AND IS TO BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
8. STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2004.
9. THE 100-YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT SHOWN ON-SITE IS BASED ON THE TIBER/HUDSON FLOODPLAIN STUDY, HOWARD COUNTY CAPITAL PROJECT NO. C-4-0119.
10. FOREST STAND DELINEATION PLAN APPROVED UNDER S-00-09 AND IS VALID UNTIL MAY, 2005.
11. FOREST CONSERVATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED NOVEMBER 2004.
12. FOREST CONSERVATION OBLIGATION TO BE FULLFILLED BY RETENTION OF 0.93 AC, REFORESTATION OF 0.04 AC. AND A FEE-IN-LIEU FOR THE REMAINING 0.44 AC. OF REQUIRED REFORESTATION. FINANCIAL SURETY IN THE AMOUNT OF \$8,975 (\$8,103 FOR 0.93 AC. OF RETENTION AND \$872 FOR 0.04 AC OF REFORESTATION) AND A FEE-IN-LIEU OF \$8,583.20 FOR 0.44 ACRES WILL BE PAID WITH DEVELOPER'S AGREEMENT.
13. APFO TRAFFIC STUDY APPROVED UNDER S-00-09.
14. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
15. STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
16. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
17. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
18. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON-SITE.
19. STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
20. WP-00-110: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED JULY 6, 2000, TO WAIVE SECTION 16.121(e)(1) TO PERMIT THE REQUIRED 40 FEET OF OPEN SPACE LOT FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES TO BE REDUCED TO ZERO FEET. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS TO OPEN SPACE LOTS 10 & 11 SHALL BE PROVIDED BY A 24' ACCESS EASEMENT WITH A 14' ROADWAY AND THE 20' SWMF AND OPEN SPACE ACCESS EASEMENT ON LOTS 1-9.
2. COMPLIANCE WITH THE ENCLOSED DFRS COMMENTS OF 6/19/00.
21. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE 100-YR FLOODPLAIN, STREAMS, OR BUFFERS. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS.
22. REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOTS 1-9 SHALL BE PROVIDED AT THE JUNCTION OF THE PROPOSED PRIVATE ACCESS PLACE AND SAINT JOHN'S LANE.
23. TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
24. THERE ARE NO EXISTING STRUCTURES ON-SITE.
25. THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
26. OPEN SPACE LOT 10 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS AND INCLUDES A SWMF. OPEN SPACE LOT 11 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
27. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
28. IN ACCORDANCE WITH THE HSCD COMMENTS OF 7/27/05 AND 9/19/05, HOWARD SCD WILL REVIEW OUTFALL E-1 UPON SUBMISSION OF THE FINAL PLANS TO VERIFY THAT ITS CURRENT INFRINGEMENT INTO THE ENVIRONMENTAL AREA IS NECESSARY. IF NOT, THE HOWARD SCD WILL REQUIRE ITS REDESIGN OUT OF THE ENVIRONMENTAL AREA.



PLAN VIEW
SCALE 1"=100'



VICINITY MAP
SCALE 1"=2000'

BENCHMARK NO. 1: COUNTY CONTROL #
NE
ELEV. =
BENCHMARK NO. 2: COUNTY CONTROL #
NE
ELEV. =

COORDINATE TABLE					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	584348.23	1361301.06	6	584435.90	1362065.72
2	584287.41	1361712.24	7	584440.43	1362152.18
3	584286.19	1361711.91	8	584085.78	1362045.43
4	584271.56	1361810.83	9	584197.99	1361286.87
5	584465.82	1361863.45	10	584291.83	1361294.07

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 4
PRELIMINARY PLAN	2 OF 4
GRADING AND SEDIMENT & EROSION CONTROL PLAN	3 OF 4
LANDSCAPE AND FOREST CONSERVATION PLAN	4 OF 4

COVER SHEET
CORONEOS PROPERTY
LOTS 1-11

TAX MAP 24 BLOCK 11 PARCEL '821'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF.: S-00-09, WP-00-110 (7/6/2000)

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

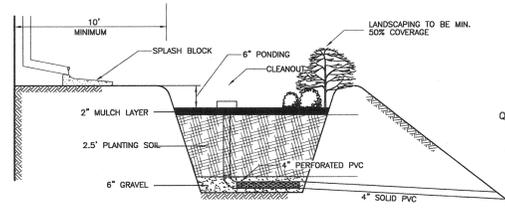
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Wash. H. Vogel 11/21/05
PLANNING DIRECTOR DATE

OWNER/DEVELOPER
WILLIAMSBURG GROUP
5485 HARPERS FARM RD, STE 200
COLUMBIA, MARYLAND 21044
(410) 997-8800

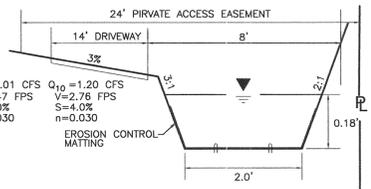


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CHECKED BY: RHV
DATE: NOVEMBER 2005
SCALE: AS SHOWN
W.O. NO.: 04-84.00

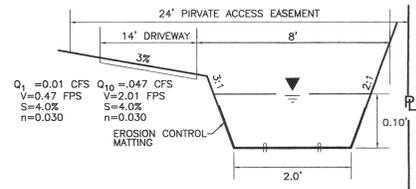
1 SHEET OF 4



TYPICAL RAIN GARDEN CROSS SECTION
NOT TO SCALE



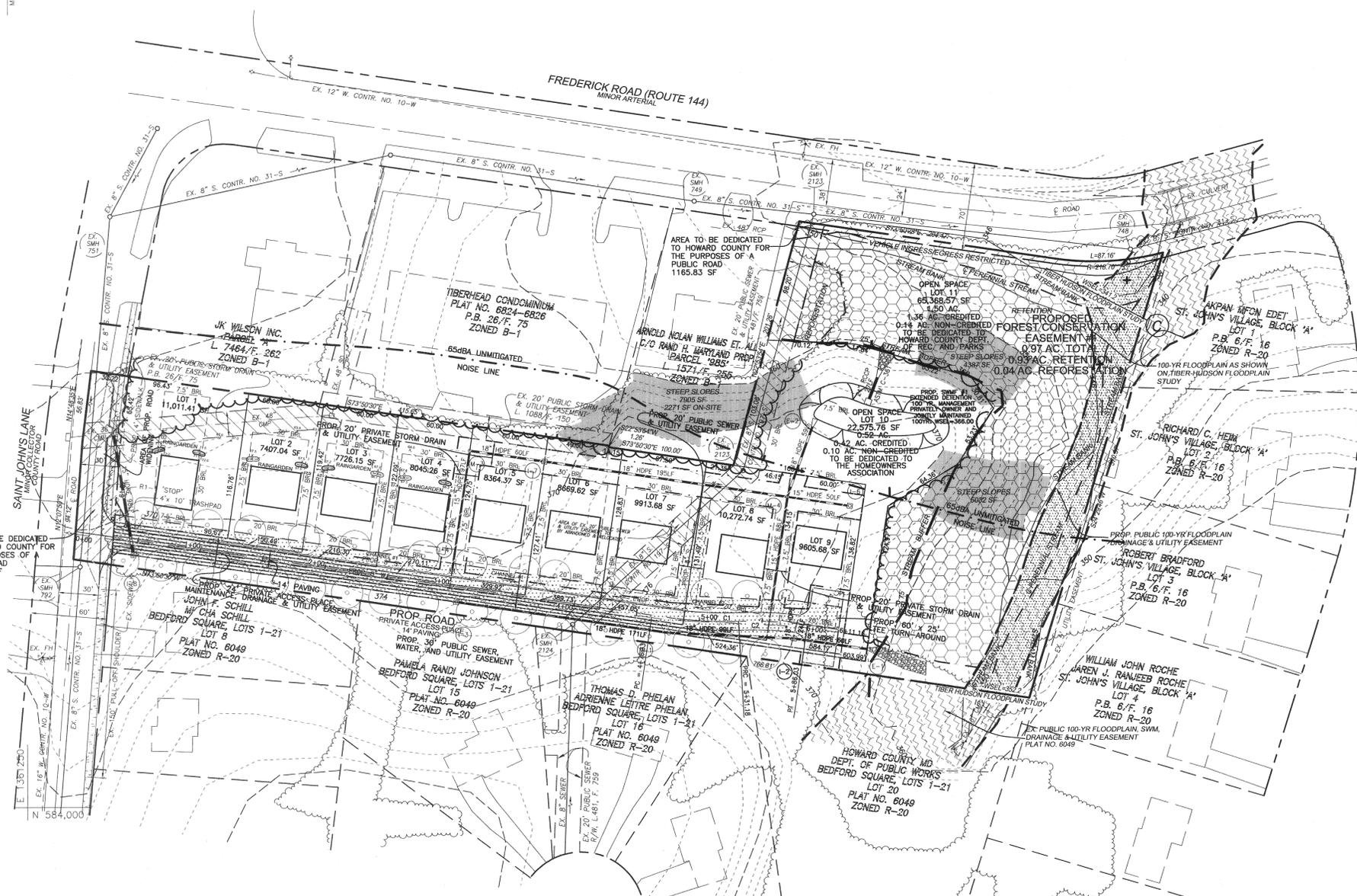
TYPICAL GRASS CHANNEL #1
NTS



TYPICAL GRASS CHANNEL #2
NTS

LEGEND

- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 24 PERCENT OR GREATER SLOPES
- PROP. PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC SEWER, WATER & UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- PROP. FOREST CONSERVATION AREA EASEMENT
- EX. PUBLIC 100-YR FLOODPLAIN TIBER HUDSON STUDY
- PROP. PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT



PLAN VIEW
SCALE 1"=50'

SIGN AND STREET LIGHT LOCATION CHART

DWG. NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
2 OF 4	PROP. ROAD	0+28	14' L	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
2 OF 4	PROP. ROAD	0+38	10' L	R1-1 "STOP"

NOTE: A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	54.85'	300.00'	107°28'31"	27.50'	S 86°49'24" E	54.77'
C2	54.85'	300.00'	107°28'31"	27.50'	N 86°49'24" W	54.77'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	7407.04 SF	241.62 SF	7165.42 SF
3	7726.15 SF	400.92 SF	7325.23 SF
4	8045.26 SF	560.23 SF	7485.03 SF
5	8364.37 SF	719.54 SF	7644.83 SF
6	8683.48 SF	878.84 SF	7804.64 SF
7	9002.59 SF	1038.14 SF	7964.45 SF
8	9321.70 SF	1197.44 SF	8124.26 SF
9	9640.81 SF	1356.74 SF	8284.07 SF

PRELIMINARY LAYOUT PLAN
CORONEOS PROPERTY
LOTS 1-11

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2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF.: S-00-09, WP-00-110 (7/6/2000)

ROBERT H. VOGEL ENGINEERING, INC.
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TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Mark A. Angle PLANNING DIRECTOR *DATE*

OWNER/DEVELOPER
WILLIAMSBURG GROUP
5485 HARRIS FARM RD., SITE 200
COLUMBIA, MARYLAND 21044
(410) 997-8800



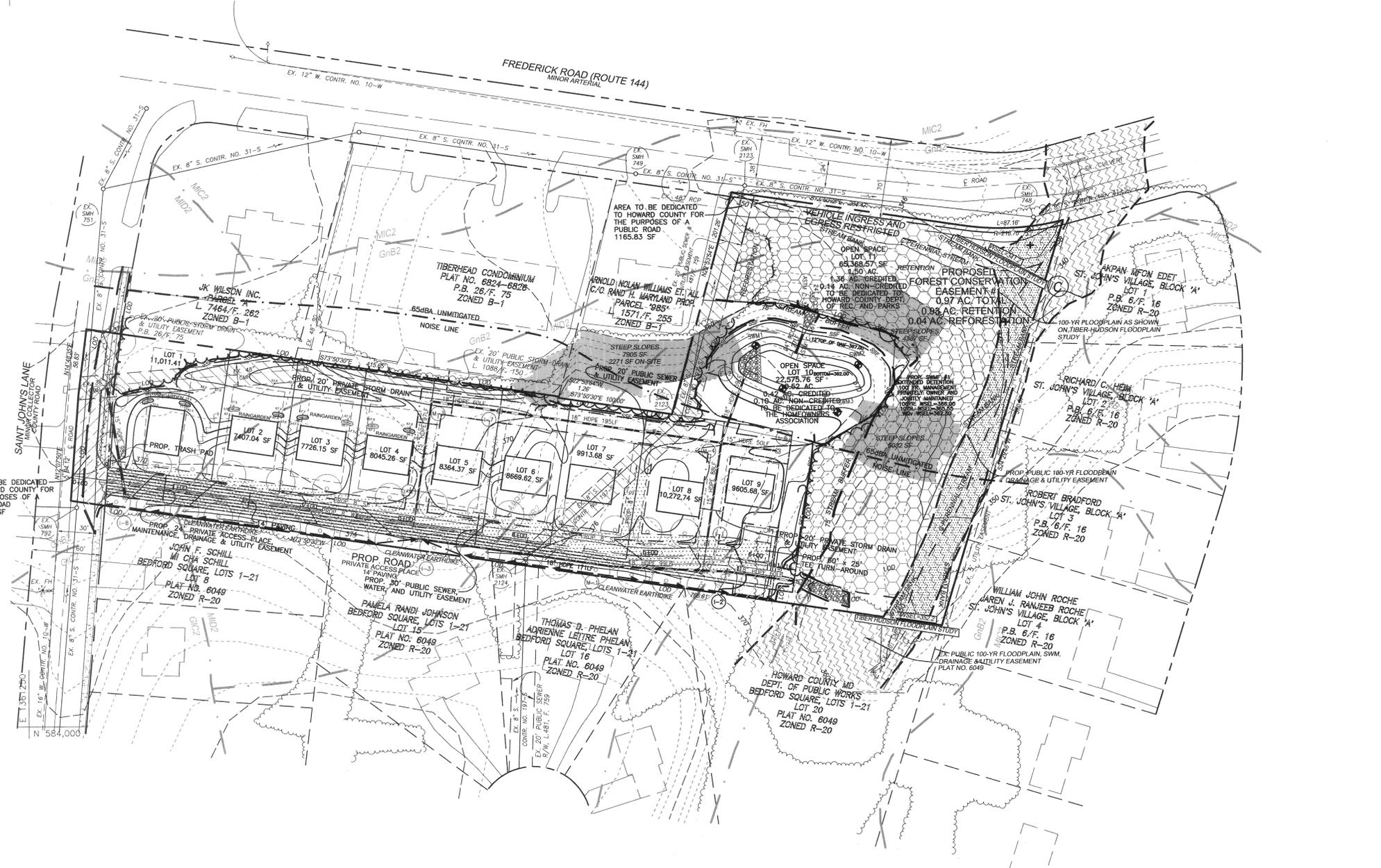
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2 SHEET OF 4

Maryland State Grid Meridian

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- SOILS
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 24 PERCENT OR GREATER SLOPES
- PROP. PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC SEWER, WATER & UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- PROP. FOREST CONSERVATION AREA EASEMENT
- PUBLIC EX. 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EARTHKE
- EROSION CONTROL MATTING



N 584,500
E 1,362,500
N 584,000
E 1,362,500

PLAN VIEW
SCALE 1"=50'

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

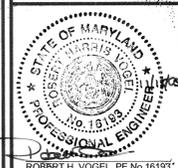
PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN
CORONEOS PROPERTY
LOTS 1-11

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TENTATIVELY APPROVED
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HOWARD COUNTY
John H. Vogel PLANNING DIRECTOR DATE

OWNER/DEVELOPER
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3 SHEET OF 4