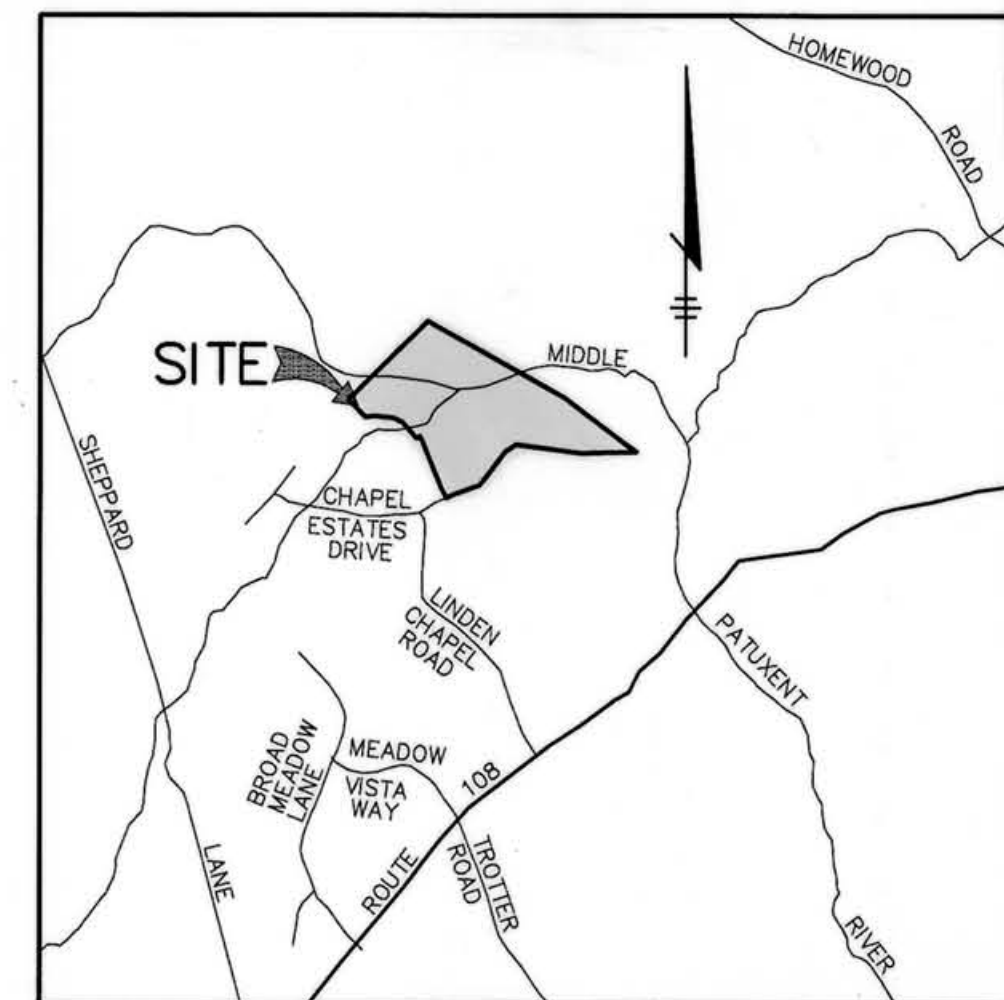


COORDINATE TABLE

NO.	NORTH	EAST
897	N 510223.175	E 822428.885
900	N 510792.658	E 822269.355
902	N 511598.513	E 820835.512
1006	N 510332.758	E 822877.297
1007	N 510237.278	E 823011.865
1498	N 509843.826	E 821204.130
1499	N 509859.510	E 821282.272
1500	N 509871.348	E 821298.901
1534	N 510313.279	E 821754.814
1539	N 509885.718	E 821372.373
1540	N 510240.147	E 821643.406
1600	N 510779.988	E 820006.890
1601	N 510508.685	E 820185.994
1602	N 510608.828	E 820286.915
1603	N 510589.131	E 820481.461
1604	N 510542.363	E 820572.006
1605	N 510375.744	E 820716.476
1606	N 510397.707	E 820755.431
1607	N 509859.242	E 820976.974
1608	N 509778.859	E 821018.248

PRELIMINARY PLAN CHAPEL WOODS III LOTS 28 - 36 & PARCEL A A RESUBDIVISION OF LOTS 7 AND 8 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

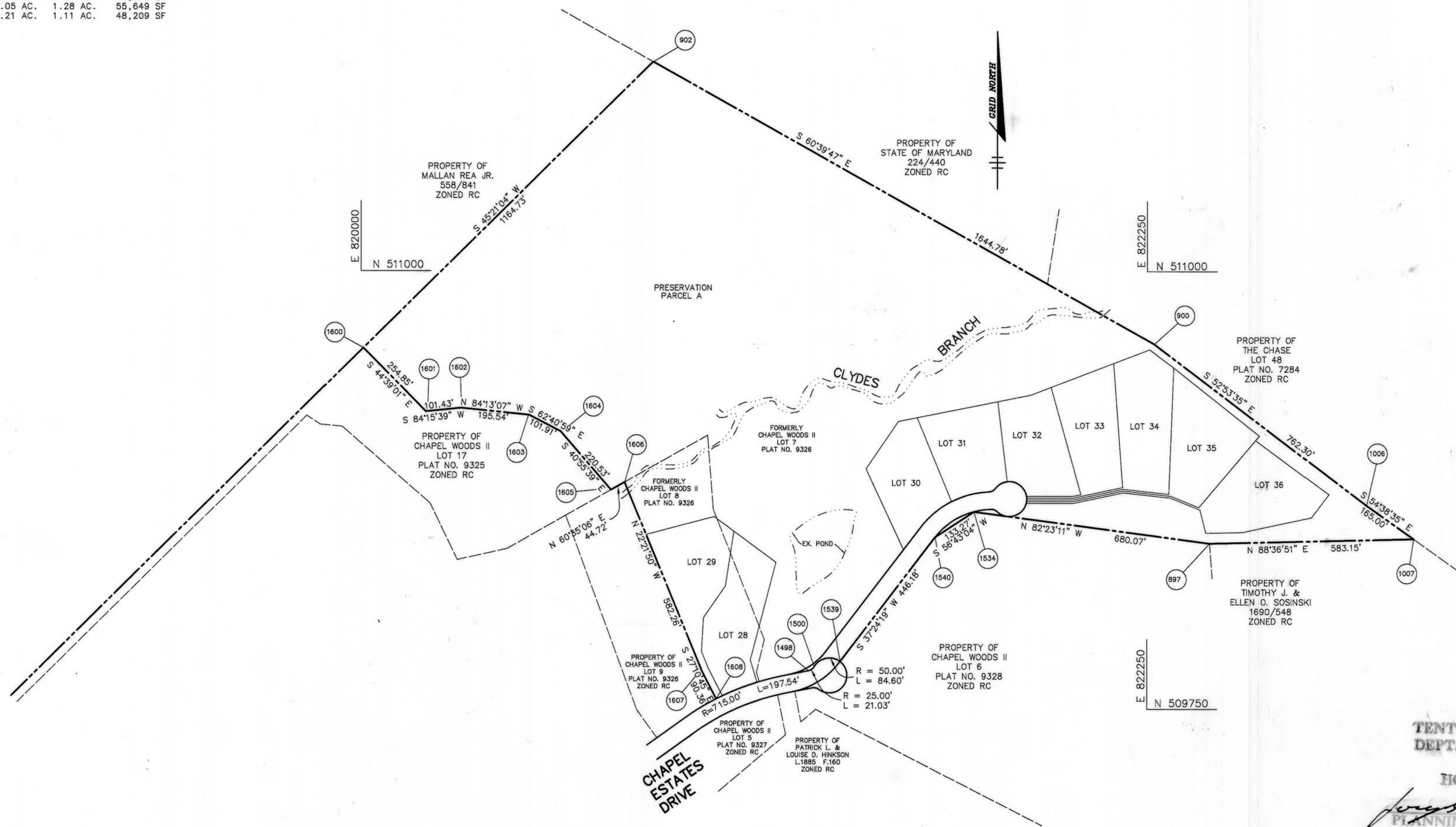
GENERAL NOTES

- THE AREA SHOWN WITH Hatched Pattern INDICATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL DISPOSAL. IMPROVEMENTS OF ANY KIND IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES ON THIS SITE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AS SHOWN: ● DARK DOT APPROVED AND ○ DISAPPROVED.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PERCOLATION AREAS AND WATER WELLS FOR ADJOINING LOTS ARE SHOWN WHERE PERTINENT.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S: S-94-37, WP-94-39.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- ZONING

TOTAL NUMBER OF LOTS	RC
TOTAL AREA OF LOTS	9 + 1 PRESERVATION PARCEL
TOTAL AREA OF PARCEL A	11.33 ACRES
TOTAL AREA OF ROAD RIGHT OF WAY	0.96 ACRES
TOTAL AREA OF FLOODPLAIN	40.94 ACRES
TOTAL AREA OF SUBMISSION	15.70 ACRES
WATER SYSTEM	53.23 ACRES
SEWER SYSTEM	PRIVATE
OPEN SPACE REQUIRED	PRIVATE
D.U. ALLOWED	12
D.U. PROVIDED	9
- STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AT THE FINAL PLAN STAGE.
- DE-FACTO SHM FOR THE PROPOSED ROADWAY IS TO BE PROVIDED IN THE EXISTING POND AS PER LETTER DATED APRIL 15, 1994 BY MR. JAMES IRVIN.
- UNDER S-94-37 DPW APPROVED REQUEST TO ALLOW THE LENGTH OF CUL-DE-SAC TO BE GREATER THAN 1200' AND ALLOW A 200' RADIUS FOR THE ROAD.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- TOPOGRAPHIC SURVEY BASED ON FIELD RUN SURVEY PERFORMED BY RIEMER MUEGGE & ASSOCIATES, INC. IN JUNE, 1994. THE CONTOUR INTERVAL IS 2'.
- THE 100 YEAR FLOODPLAIN SHOWN IS BASED ON THE CLYDE BRANCH STUDY PERFORMED BY HOWARD COUNTY, AND DELINEATED ON P-88-251.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FL. PL.	25% SLOPES	MINIMUM LOT SIZE
28	1.30 AC.	0.00 AC.	0.00 AC.	0 AC.	0 AC.	1.30 AC. 56,415 SF
29	1.28 AC.	0.06 AC.	1.20 AC.	0 AC.	0 AC.	1.20 AC. 52,284 SF
30	1.37 AC.	0.00 AC.	0.00 AC.	0 AC.	0 AC.	1.14 AC. 49,523 SF
31	1.13 AC.	0.00 AC.	0.00 AC.	0 AC.	0 AC.	1.13 AC. 49,056 SF
32	1.17 AC.	0.00 AC.	0.00 AC.	0 AC.	0 AC.	1.17 AC. 51,137 SF
33	1.21 AC.	0.02 AC.	1.19 AC.	0 AC.	0 AC.	1.19 AC. 52,011 SF
34	1.37 AC.	0.03 AC.	1.34 AC.	0 AC.	0 AC.	1.34 AC. 58,389 SF
35	1.37 AC.	0.05 AC.	1.32 AC.	0 AC.	0.05 AC.	1.28 AC. 55,649 SF
36	1.37 AC.	0.06 AC.	1.31 AC.	0 AC.	0.21 AC.	1.11 AC. 48,209 SF



- WETLANDS HAVE BEEN FIELD DELINEATED BY RIEMER MUEGGE & ASSOCIATES, INC. IN SEPTEMBER, 1993.
- THERE IS NO GEOTECHNICAL STUDY PERFORMED FOR THIS DEVELOPMENT.
- PRIMARY USES FOR PRESERVATION PARCEL A ARE FOR FOREST CONSERVATION & OPEN SPACE.
- ALL WELLS ARE TO BE DRILLED PRIOR TO RECORD PLAN.
- WP-94-20 - A REQUEST TO WAIVE SECTION 12 (B)(XII) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS DENIED DECEMBER 14, 1993.
- PIPESTEM ACCESS ON LOT 28 WILL BE ADJUSTED AS NECESSARY ON THE FINAL PLAN TO SATISFY THE MINIMUM SEPARATION CRITERIA FOR WELLS.

DATE	NO.	REVISION
OWNER / DEVELOPER		
ERIC MIKOLASKO c/o J.M. INC. 5570 STERRETT PLACE SUITE 205 COLUMBIA, MARYLAND 21044 410-740-4466		
PROJECT		
CHAPEL WOODS III LOTS 28 - 36 & PARCEL A A RESUBDIVISION OF LOTS 7 AND 8		
AREA		
TAX MAP NO. 28 PARCEL 86 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
TITLE SHEET		

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joyce Smith 8/15/95
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

Joann B. ... 7-20-95
COUNTY HEALTH OFFICER DATE

7.12.95
DATE

S-94-37

DESIGNED BY: C.J.R.

DRAWN BY: DAM

PROJECT NO: 28814

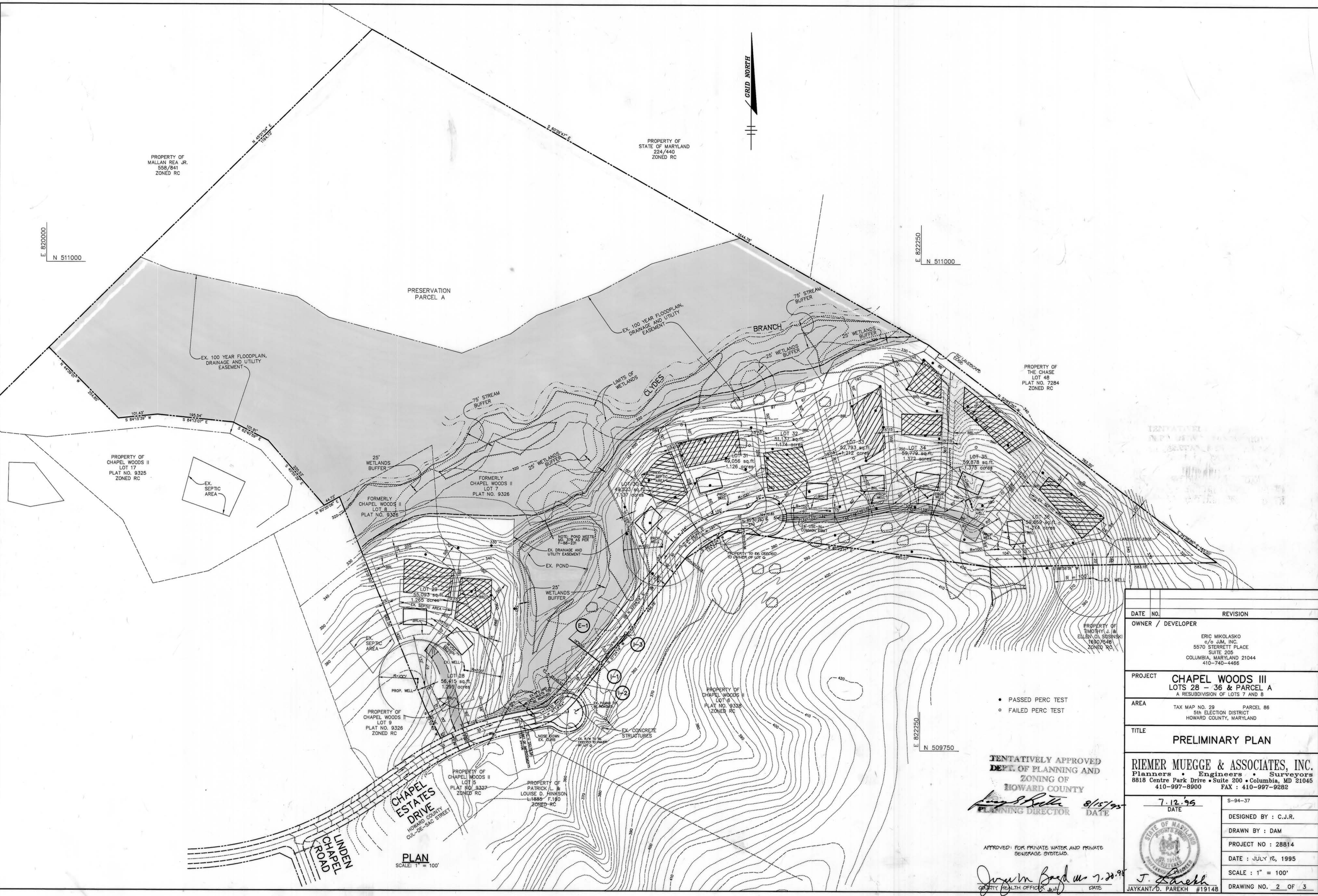
DATE: JULY 12, 1995

SCALE: AS SHOWN

DRAWING NO. 1 OF 3

J. Laueh
JAYKANT D. PAREKH #19148

PLAN
SCALE: 1" = 200'



PLAN
SCALE: 1" = 100'

- PASSED PERC TEST
- FAILED PERC TEST

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Augusta R. Kottler 8/15/95
PLANNING DIRECTOR DATE

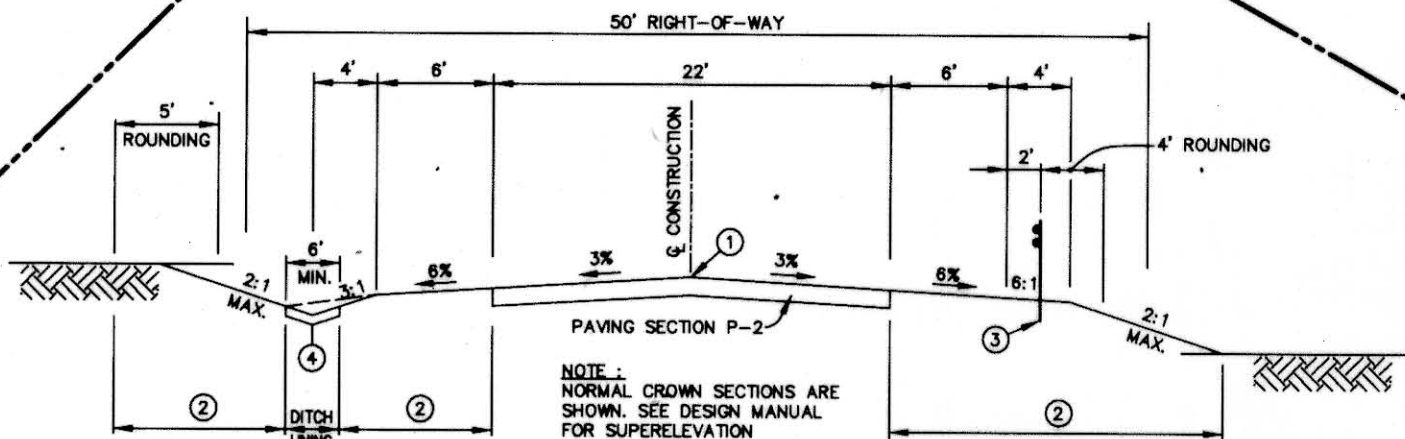
APPROVED FOR PRIVATE WATER AND PRIVATE
SEWERAGE SYSTEMS.
Jaykant D. Parekh 7.22.95
COUNTY HEALTH OFFICER DATE

DATE NO.	REVISION
OWNER / DEVELOPER	
ERIC MIKOLASKO c/o J.M. INC. 5570 STERRETT PLACE SUITE 205 COLUMBIA, MARYLAND 21044 410-740-4466	
PROJECT	
CHAPEL WOODS III LOTS 28 - 36 & PARCEL A A RESUBDIVISION OF LOTS 7 AND 8	
AREA	TAX MAP NO. 29 PARCEL 86 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	
PRELIMINARY PLAN	
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21046 410-997-8900 FAX : 410-997-9282	
7.12.95 DATE	S-94-37
DESIGNED BY : C.J.R.	
DRAWN BY : DAM	
PROJECT NO : 28814	
DATE : JULY 12, 1995	
SCALE : 1" = 100'	
DRAWING NO. 2 OF 3	



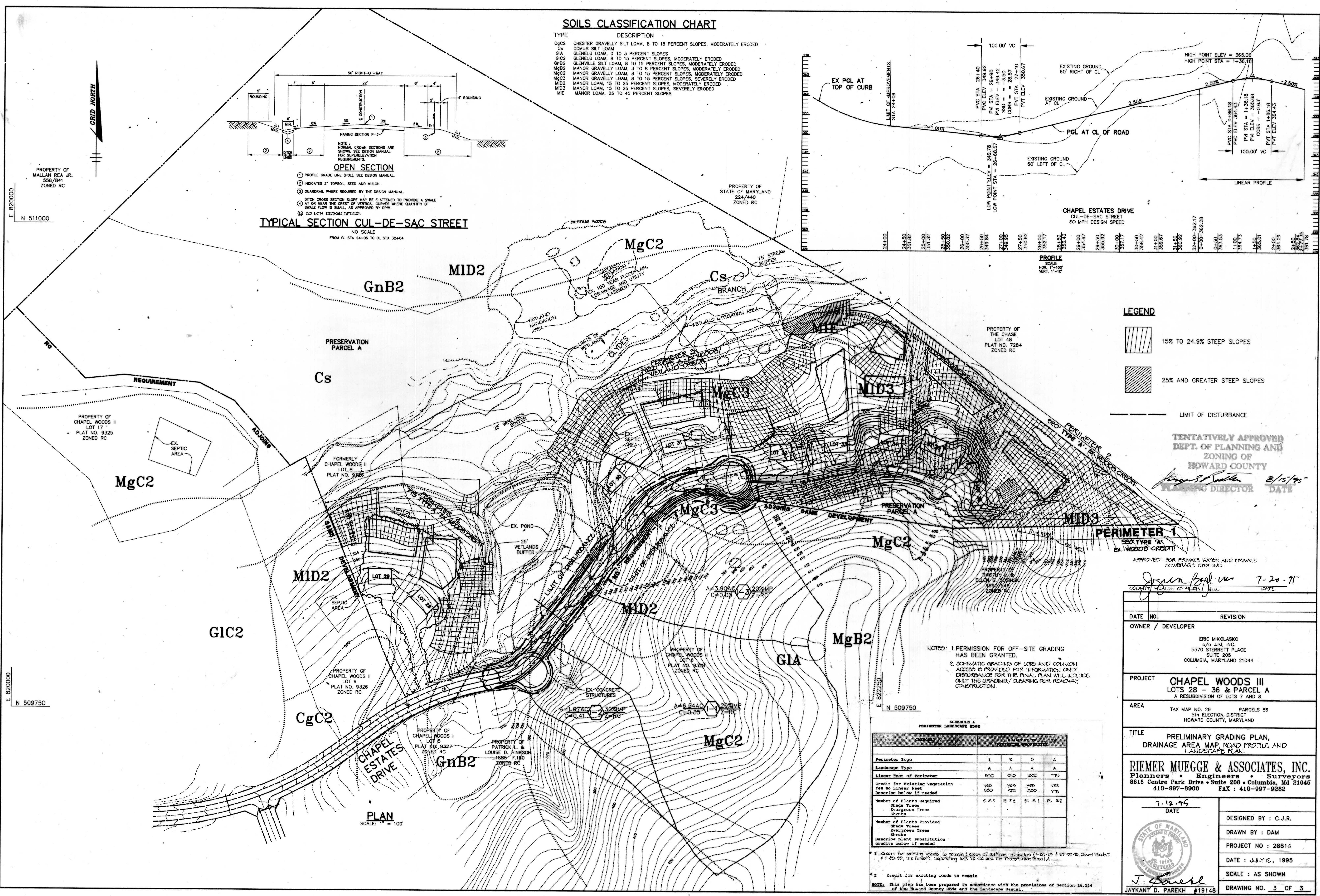
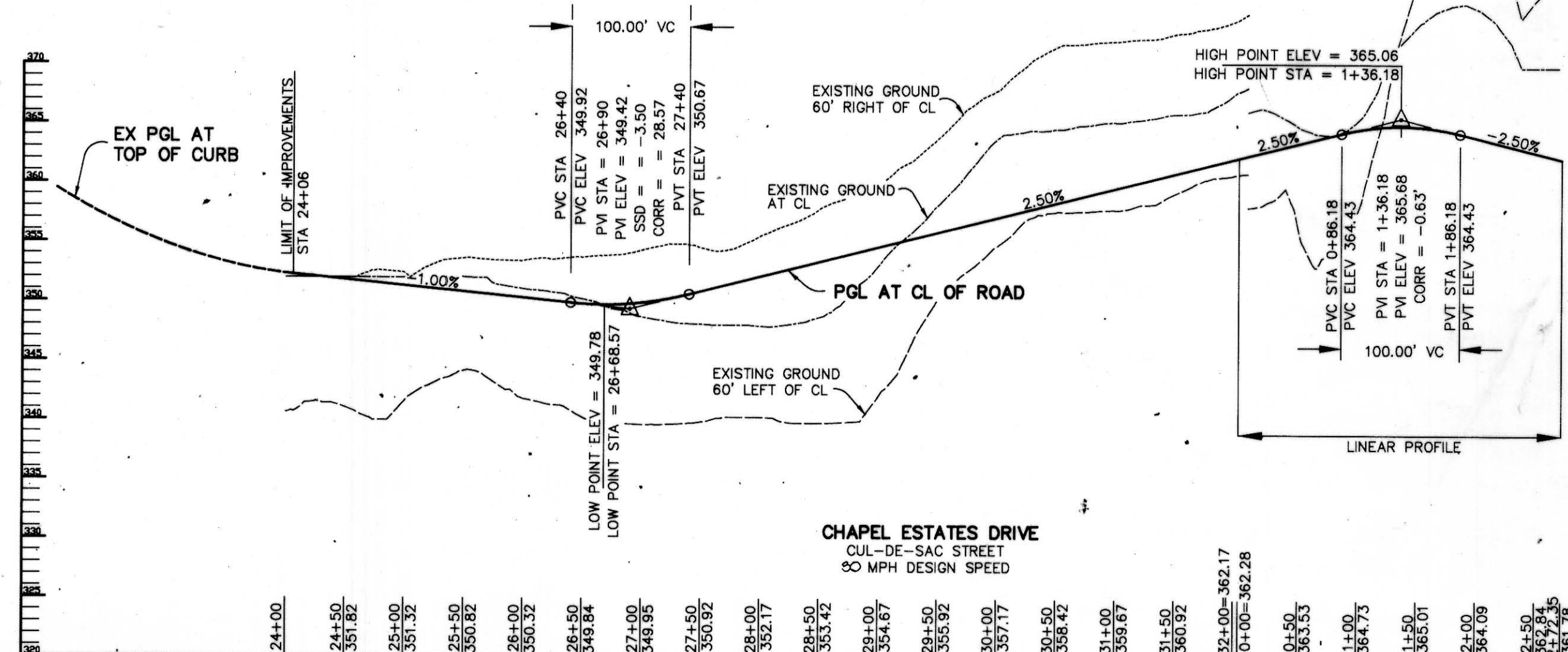
SOILS CLASSIFICATION CHART

TYPE	DESCRIPTION
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
Cs	COMUS SILT LOAM
G1A	GLENELG LOAM, 0 TO 3 PERCENT SLOPES
G1C2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GhB2	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MgC3	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
MIE	MANOR LOAM, 25 TO 45 PERCENT SLOPES



OPEN SECTION

- 1 PROFILE GRADE LINE (PGL). SEE DESIGN MANUAL.
- 2 INDICATES 2" TOPSOIL, SEED AND MULCH.
- 3 GUARDRAIL WHERE REQUIRED BY THE DESIGN MANUAL.
- 4 DITCH CROSS SECTION SLOPE MAY BE FLATTENED TO PROVIDE A SWALE AT OR NEAR THE CREST OF VERTICAL CURVES WHERE QUANTITY OF SURFACE FLOW IS SMALL, AS APPROVED BY DRP.
- 5 50 LPH DRAINAGE CAPACITY.



- LEGEND**
- 15% TO 24.9% STEEP SLOPES
 - 25% AND GREATER STEEP SLOPES
 - LIMIT OF DISTURBANCE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
8/15/95
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
7-20-95
COUNTY HEALTH OFFICER EXTE

- NOTED: 1. PERMISSION FOR OFF-SITE GRADING HAS BEEN GRANTED.
2. SCHEMATIC GRADING OF LOTS AND COMMON ACCESS IS PROVIDED FOR INFORMATION ONLY. DISTURBANCE FOR THE FINAL PLAN WILL INCLUDE ONLY THE GRADING/CLEARING FOR ROADWAY CONSTRUCTION.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES
Perimeter Edge	1 2 3 4
Landscape Type	A A A A
Linear Feet of Perimeter	500 1000 1500 2000
Credit for Existing Vegetation	Yes No
Yes No Linear Feet	500 1000 1500 2000
Describe below if needed	
Number of Plants Required	0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
Number of Plants Provided	
Describe plant substitution credits below if needed	

1. Credit for existing woods to remain in areas of wetland mitigation (F-20-201 & W-20-20, Chapel Woods II (F-20-20, The Forest), Separating lots 28-36 and the Preservation Parcel A.
2. Credit for existing woods to remain
NOTE: This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual.

DATE NO.	REVISION
OWNER / DEVELOPER	ERIC MIKOLASKO c/o J.M. INC. 5570 STERRETT PLACE SUITE 205 COLUMBIA, MARYLAND 21044
PROJECT	CHAPEL WOODS III LOTS 28 - 36 & PARCEL A A RESUBDIVISION OF LOTS 7 AND 8
AREA	TAX MAP NO. 29 PARCELS 86 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY GRADING PLAN, DRAINAGE AREA MAP, ROAD PROFILE AND LANDSCAPE PLAN
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282	

7-12-95
DATE

DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO: 28814
DATE: JULY 12, 1995
SCALE: AS SHOWN
DRAWING NO. 3 OF 3

JAYKANT D. PAREKH #19148