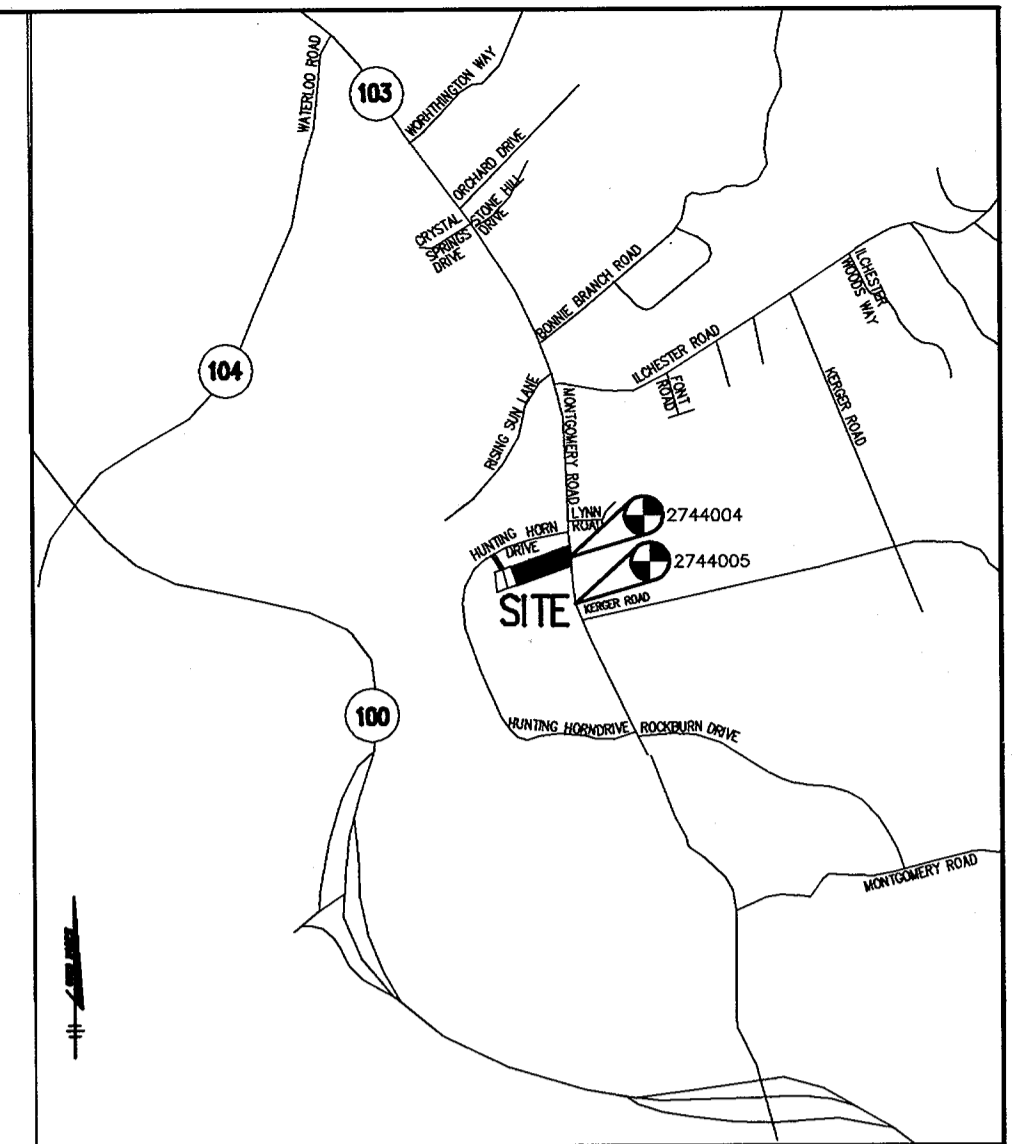


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN

SKETCH PLAN CHAPEL MANOR LOTS 1-7

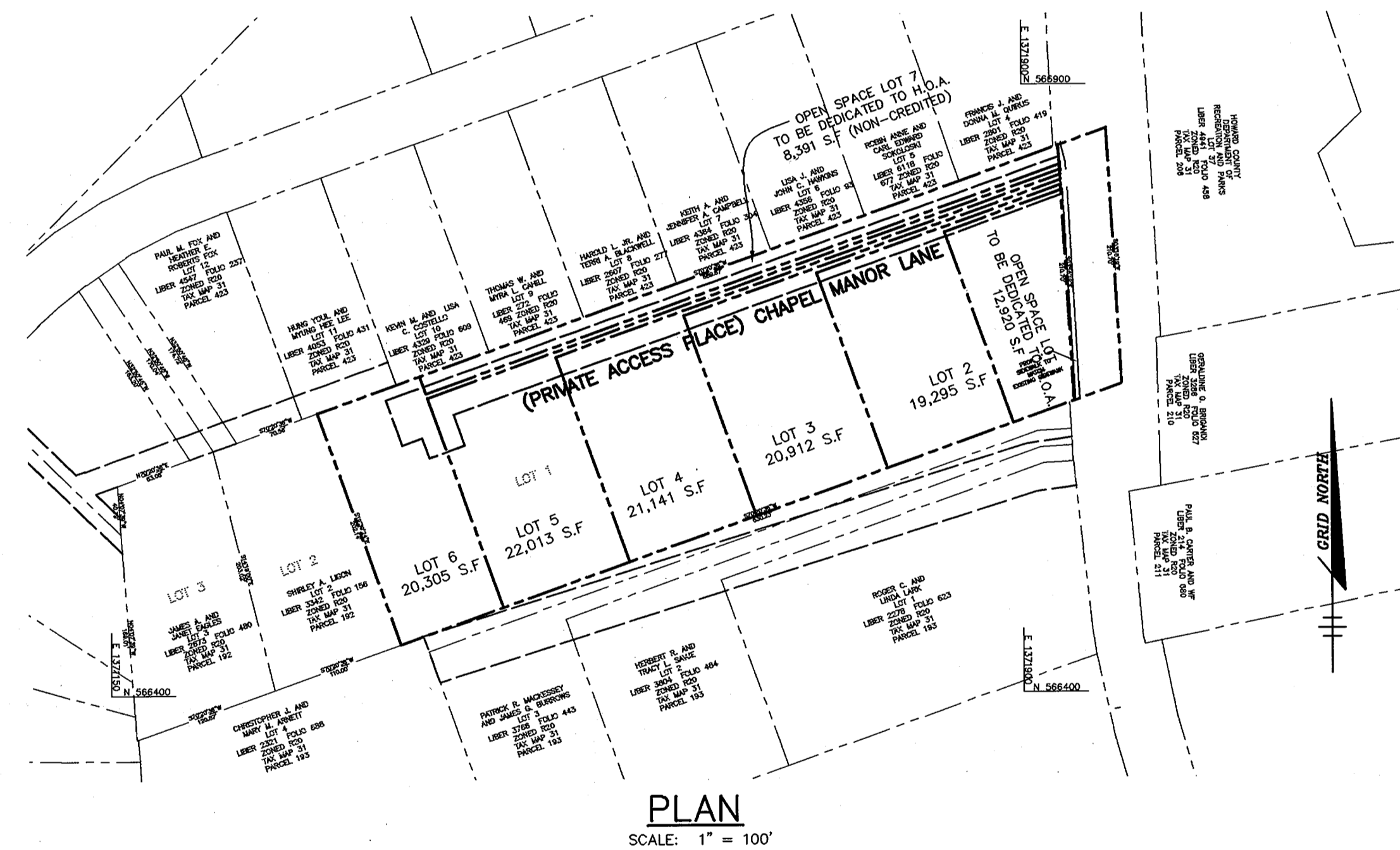
A RESUBDIVISION OF PARCEL 192 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

- THERE IS NO 100 YEAR FLOODPLAIN AFFECTING THIS DEVELOPMENT.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROPOSED WATER SYSTEM IS PUBLIC.
- PROPOSED SEWER SYSTEM IS PUBLIC.
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THE PROPERTY.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THE ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THESE FACILITIES HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR DEVELOPMENT. SWM FOR THIS DEVELOPMENT HAS BEEN PROVIDED BY GRASS SWALES AND DRY WELLS.
- PROPERTY IS LOCATED WITH IN THE METROPOLITAN DISTRICT.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM "HOWARD COUNTY MARYLAND SITE PLANNING GIS DATA" WITH 5' FEET CONTOUR INTERVALS PREPARED BY HOWARD COUNTY MARYLAND / GIS DATED OCTOBER 14, 1999.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 2744004 AND 2744005 WERE USED FOR THIS PROJECT.
- PREVIOUS HOWARD COUNTY FILES: MCFARLAND PLAT FILE # F-91-78.
- BOUNDARY IS PER DEWBERRY AND DAVIS RECORD PLAT 9803.
- A TRAFFIC STUDY HAS BEEN PREPARED BY MARS GROUP.
- MAILBOXES WILL BE LOCATED ON OPEN SPACE LOT 1 AT THE ENTRANCE TO MONTGOMERY ROAD. TRASH PAD WILL BE LOCATED WITHIN THE MONTGOMERY ROAD RIGHT-OF-WAY WITH AUTHORIZATION FROM STATE HIGHWAY ADMINISTRATION (S.H.A.)
- 0.20 ACRES OF RIGHT-OF-WAY ALONG MARYLAND ROUTE 103, MONTGOMERY ROAD, WILL BE DEDICATED AND DEEDED TO S.H.A. WITH THIS SUBDIVISION. THE RIGHT-OF-WAY WAS RESERVED WITH THE PREVIOUS SUBDIVISION PLAT (9803, COUNTY FILE #F-91-78).
- THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL 50-2001.
- NO WETLANDS EXIST ON SITE AS CERTIFIED BY PATTON HARRIS RUST & ASSOCIATES PER FIELD INVESTIGATION ON NOVEMBER 14, 2002.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL 50-2001.



PLAN
SCALE: 1" = 100'

SITE TABULATION

EXISTING ZONING	R-20
GROSS AREA OF PROPERTY	3.07 AC
AREA IN 100 YR. FLOODPLAIN AND STEEP SLOPES	0 AC
AREA OF RIGHT-OF-WAY DEDICATION	0.2 AC
NET TRACT AREA	2.87 AC
AREA OF PROPOSED BUILDABLE LOTS	2.39 AC
MINIMUM LOT SIZE SELECTED	18,000 SF
AREA OF REQUIRED OPEN SPACE (10% OF NET)	.29 AC (12,502 SF)
AREA OF PROVIDED OPEN SPACE:	
CREDITED	.29 AC (12,514 SF)
NON-CREDITED (LOT 7)	.19 AC (8391 SF)
TOTAL PROVIDED	.48 AC (12,514 SF)
NUMBER OF BUILDABLE LOTS	5 INCLUDING ONE EXISTING HOUSE TO REMAIN
NUMBER OF OPEN SPACE LOTS	2
PROPOSED WATER AND SEWER	PUBLIC

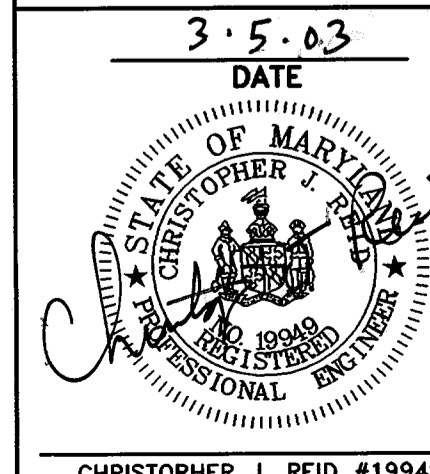
MINIMUM LOT SIZE TABULATION				
LOT NO.	GROSS AREA	LESS PIPE STEM	REMAINING AREA	MIN. LOT AREA
2	19,295	1,293	18,002	18,000
3	20,912	2,231	18,681	18,000
4	21,141	3,090	18,050	18,000
5	22,013	3,979	18,034	18,000
6	20,305	2,214	18,091	18,000

* ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET
NOTE: LOTS 1 & 7 ARE OPEN SPACE LOTS.

TEMPORARILY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Christopher J. Reid
DATE: 3/6/03

DATE	NO.	REVISION
OWNER		
WILLIAM AND VIOLA MCFARLAND 5386 MONTGOMERY ROAD ELLCOTT CITY, MD 21043		
DEVELOPER		
CORNERSTONE HOLDINGS, LLC 9691 NORFOLK AVENUE LAUREL, MD 20723 (410) 792-2565 ATTN: BRIAN BOY		
PROJECT		
CHAPEL MANOR A RESUBDIVISION OF LOT 1 OF THE WILLIAM C. AND VIOLA M. MCFARLAND PROPERTY		
AREA		
ZONED R20 LOT 1 TAX MAP 31 GRID No. 20 PARCEL 192 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
COVER SHEET		
Patton Harris Rust & Associates, p.c. Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DESIGNED BY: P.J.S., K.L.S.		
DRAWN BY: K.L.S.		
CHECKED BY: C.J.R.		
PROJECT NO: 11818/1-0/PLANNING/ PLANS/		
DATE: MARCH 6, 2003		
SCALE: 1" = 100'		
DRAWING NO. 1 OF 2		



STORMWATER MANAGEMENT SUMMARY TABLE

CRITERIA	REQUIRED	PROVIDED	COMMENTS
WQ _v	1561 CF	1561 CF	ROOFTOP & NON-ROOFTOP DISCONNECTION CREDIT
RE _v	0.09 AC	0.35 AC	ROOFTOP & NON-ROOFTOP DISCONNECTION CREDIT
C _{pv}	N/A		Q ₁ < 2 CFS
Q _p & Q _t	N/A		



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Michelle D. Leightner 3/16/03
PLANNING DIRECTOR DATE

DATE NO.	REVISION
OWNER	
WILLIAM AND VIOLA MCFARLAND 5386 MONTGOMERY ROAD ELLCOTT CITY, MD 21043	
DEVELOPER	
CORNERSTONE HOLDINGS, LLC 9691 NORFOLK AVENUE LAUREL, MD 20723 (410) 792-2565 ATTN. BRIAN BOY	
PROJECT	
CHAPEL MANOR A RESUBDIVISION OF LOT 1 OF THE WILLIAM C. AND VIOLA M. MCFARLAND PROPERTY	
AREA	
ZONED R20 LOT 1 TAX MAP 31 GRID No. 20 PARCEL 192 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	
SKETCH PLAN	

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

3-5-03 DATE	DESIGNED BY: P.J.S., K.L.S.
	DRAWN BY: K.L.S.
	CHECKED BY: D.T.D.
	PROJECT NO: 11818/1-0/PLANNING/ PLANS/ P100SKETCH
	DATE: MARCH 6, 2003
	SCALE: 1" = 50'
	DRAWING NO. 2 OF 2

PLAN
SCALE: 1" = 50'

