

PRELIMINARY PLAN

THE WOODS OF TIBER BRANCH

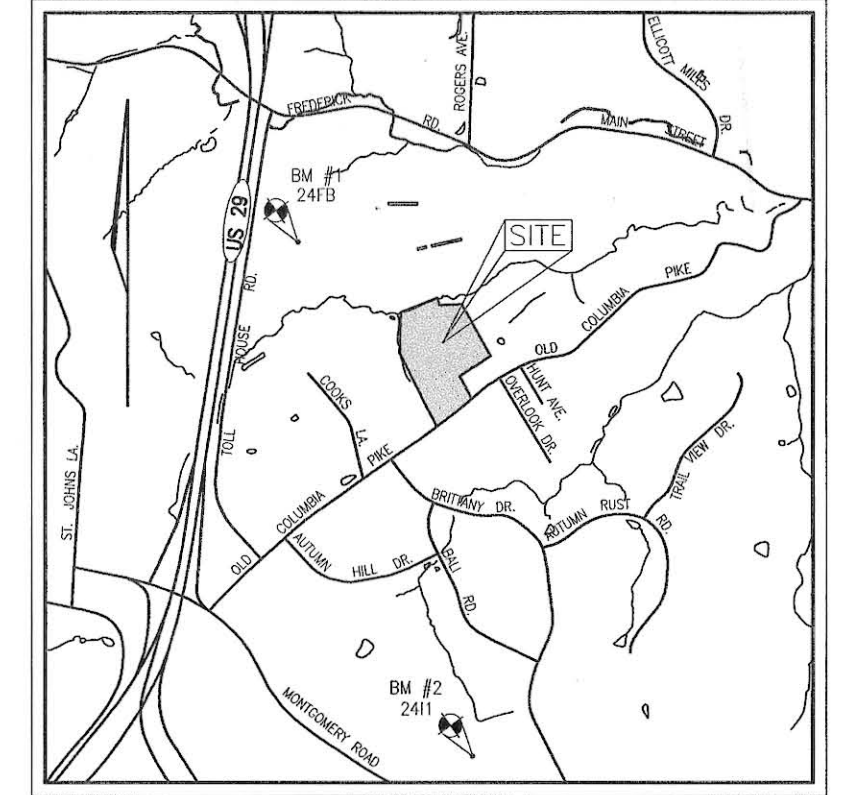
LOTS 1-36

HOWARD COUNTY, MARYLAND

SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
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5	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
6	FOREST CONSERVATION PLAN & DETAILS

BENCHMARK NO. 1: COUNTY CONTROL #24FB
 N 582652.103 E 1364255.930
 ELEV. = 423.282

BENCHMARK NO. 2: COUNTY CONTROL #2411
 N 577298.654 E 1366075.133
 ELEV. = 437.805



VICINITY MAP
 SCALE 1"=2000'

SITE DATA

LOCATION: TAX MAP 24, GRID 18, PARCEL '255'
 2ND ELECTION DISTRICT
 EXISTING ZONING: R-ED
 GROSS AREA OF PROJECT: 19.25 AC.
 AREA OF 100-YEAR FLOODPLAIN: 0.29 AC. (12,632 SF)
 AREA OF STEEP SLOPES OUTSIDE FLOODPLAIN: 2.42 AC. (105,449 SF)
 NET AREA OF PROJECT: 16.54 AC
 AREA OF PROPOSED BUILDABLE LOTS: 9.11 AC. (396,961 SF)
 AREA OF OPEN SPACE REQUIRED: 25% OR 4.81 AC.
 AREA OF CREDITED OPEN SPACE PROVIDED: 43% OR 8.21 AC.
 AREA ON NON-CREDITED OPEN SPACE: 0.25 AC.
 AREA OF PROPOSED RIGHT-OF-WAY: 1.65 AC. (71,845 SF)
 NUMBER OF BUILDABLE LOTS PROPOSED: 33 LOTS
 NUMBER OF OPEN SPACE LOTS: 3 LOTS
 RECREATIONAL OPEN SPACE PROVIDED: 33 UNITS x 250 SF = 8250 SF±
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 10.99 AC. (478,761 SF±)

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 1059/264
- DENSITY:
 NUMBER OF DWELLING UNITS PERMITTED BY RIGHT: 16.54 x 2 = 33 LOTS
 NUMBER OF DWELLING UNITS PROPOSED: 33 LOTS
- THE PROJECT BOUNDARY IS BASED ON A SURVEY PERFORMED BY FREDERICK WARD AND ASSOCIATES, DATED JUNE 2001
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC SURVEY BY POTOMAC AERIAL SURVEYS, INC., DATED FEBRUARY 2001.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. SEWER TO BE PROVIDED THROUGH CONTR. NO. 680-S AND WATER TO BE PROVIDED THROUGH CONTR. NO. 11-W.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. THE TWO STORMWATER MANAGEMENT FACILITIES WILL BE 1-YR EXTENDED DETENTION FACILITIES (POCKET PONDS) FOR WQV AND CPV ALSO PROVIDING 10-YR AND 100-YR MANAGEMENT (TIBER BRANCH WATER SHED). Rev IS PROVIDED BY ROOFTOP DISCONNECT CREDITS. THE TWO FACILITIES WILL BE LOCATED ON LOTS 34 AND 36 AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. BOTH FACILITIES ARE HAZARD CLASS 'A'.
- THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THEIR SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCES, DATED NOVEMBER 2000, AND THE AERIAL PHOTOGRAMMETRIC SURVEY PERFORMED BY POTOMAC AERIAL SURVEYS, INC. NO WETLANDS OCCUR ON THIS SITE.
- FLOODPLAIN SHOWN ON SITE IS APPROXIMATE USING P. 31-43 OF THE TIBER/HUDSON FP STUDY, HO. CO. CAPITAL PROJECT NO. C-4-0118.
- FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD AND ASSOCIATES, DATED JANUARY 2002.
 FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 5.11 AC, ON-SITE REFORESTATION IN THE AMOUNT OF 0.33 AC, AND FEE-IN-LIEU FOR THE REMAINING 0.95 AC. OF REFORESTATION. TOTAL OBLIGATION IS 4.93 AC OF RETENTION AND 1.28 AC OF REFORESTATION.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED SEPTEMBER 2000.
- PLANNING AND ZONING FILE NUMBERS: S-01-09, PB-352 SIGNED JUNE 13, 2001.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS REQUIRED FOR THIS SITE IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. ALL STREET LIGHTS ARE TO BE BGE "TRADITIONAIRE" STYLE IN ACCORDANCE WITH PLANNING BOARD APPROVAL OF PB CASE NO. 352, SIGNED JUNE 13, 2001.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- OPEN SPACE LOTS 34 AND 36 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. OPEN SPACE LOT 35 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPT. OF RECREATION AND PARKS.
- THE PLAN ASSUMES CERTAIN ADJOINER TRANSFERS HAVE BEEN ACCOMPLISHED PRIOR TO FINAL SUBDIVISION APPROVAL REDUCING TAX MAP 24 PARCEL '565' TO 2.5 AC±.
- HOUSED ON LOTS 1 AND 32 SHALL BE ORIENTED TO FACE OLD COLUMBIA PIKE (SCENIC ROAD).
- EXISTING STRUCTURES ON LOT 33 ARE TO REMAIN. NO ADDITIONS OR EXPANSIONS ARE ALLOWED UNLESS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS. THE PROPERTY IS LISTED IN THE HOWARD COUNTY HISTORIC SITES INVENTORY AS SITE NUMBER HO-823, THE NELSON HOUSE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS, AND THE FOREST CONSERVATION ELEMENTS.
- LOTS 29 THRU 32 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
- OLD COLUMBIA PIKE IS A SCENIC ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO FOREST CONSERVATION RETENTION AREAS AND SENSITIVE ENVIRONMENTAL AREAS, SUCH AS STREAM BUFFERS AND STEEP SLOPES.
- THIS PROJECT, PB CASE NO. 352, WAS APPROVED BY THE PLANNING BOARD AND SIGNED ON JUNE 13, 2001.
- AS A CONSEQUENCE OF ITS SUBMISSION PRIOR TO NOVEMBER 15, 2001, THIS SUBDIVISION PLAN IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND BECAUSE THE PRELIMINARY PLAN WAS NOT APPROVED PRIOR TO NOVEMBER 1, 2001, THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDED PORTIONS OF THE ZONING REGULATIONS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THE STORMWATER MANAGEMENT DESIGN FOR THIS PROJECT INCLUDES 5.7 ACRES OF NATURAL CONSERVATION AREA.

SIGN AND STREET LIGHT LOCATION CHART					
DWG. NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	
2 OF 6	NELSON HOUSE RD	0+48	15' L	R1-1	
3 OF 6	EDITH COURT	0+38	15' L	"STOP"	
2 OF 6	NELSON HOUSE RD	5+66	15' L	W3-1c	
				"STOP AHEAD"	
2 OF 6	NELSON HOUSE RD	0+91	13' R	R2-1	
3 OF 6	EDITH COURT	0+81	15' R	"SPEED LIMIT 25"	
2 OF 6	NELSON HOUSE RD	0+32	25' R	D3	
3 OF 6	NELSON HOUSE RD	7+18	18' L	ST. NAME SIGN ASSEMB.	
2 OF 6	NELSON HOUSE RD	4+18	15' L	100 WATT HPS	
3 OF 6	NELSON HOUSE RD	7+25	18' L	VAPOR PREMIER	
3 OF 6	NELSON HOUSE RD	10+24	14' R	POST-TOP FIXTURE	
3 OF 6	EDITH COURT	1+95	13' R	BLACK FIBERGLASS POLE	
2 OF 6	NELSON HOUSE RD	0+32	25' L	150 WATT HPS	
				VAPOR PREMIER	
				POST-TOP FIXTURE	
				MOUNTED ON A 14'	
				BLACK FIBERGLASS POLE	

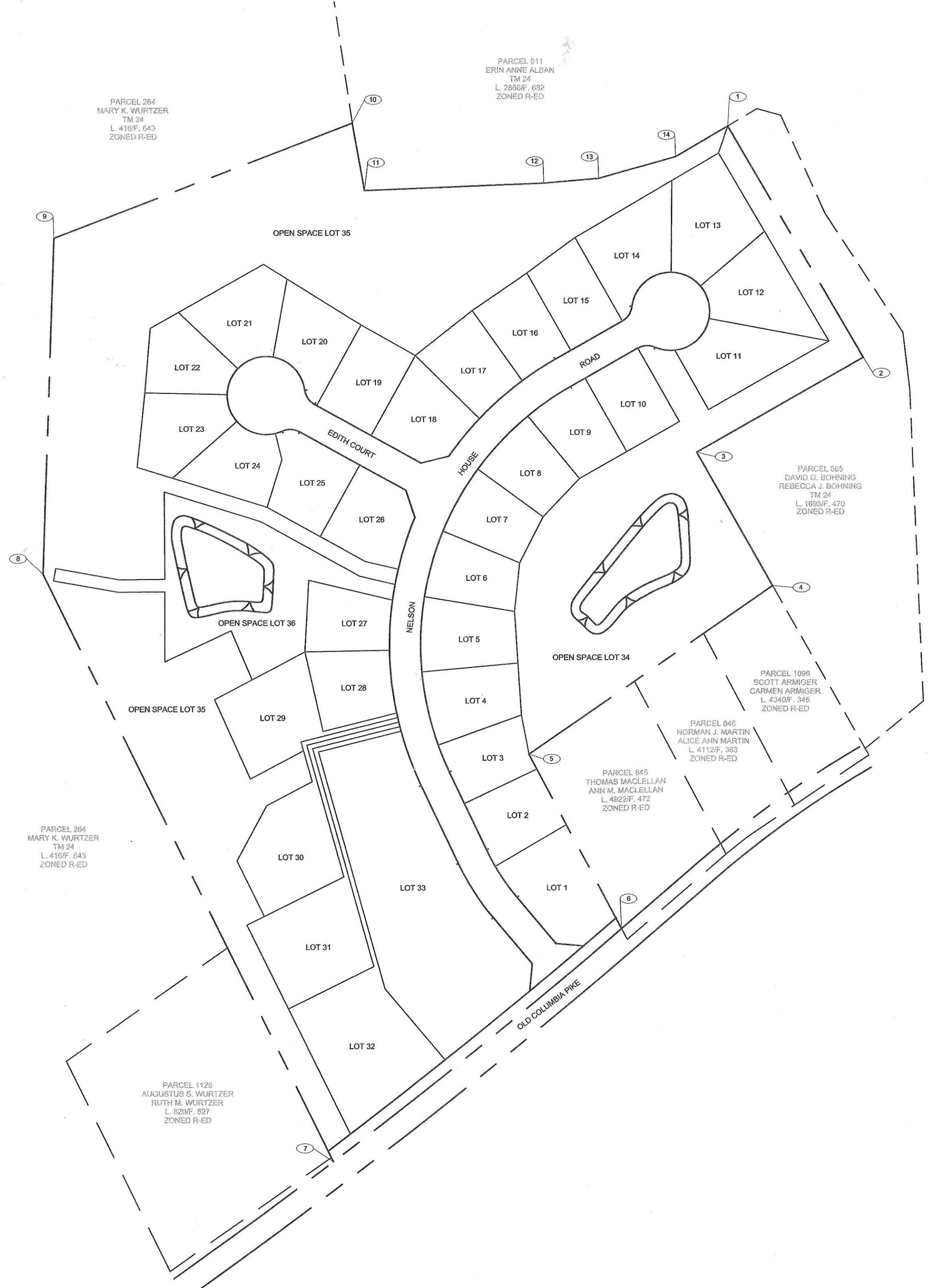
STORMWATER MANAGEMENT REQUIREMENTS
 (ACTUAL; INCLUDES CREDITS)

PONDS 1 AND 2 ARE POCKET PONDS WHICH PROVIDE Cpv, WQv, Qp AND Qf.

DRAINAGE AREA	Cpv	WQv	Rev	Qp	Qf
A-1 5.1 AC	0.23 AC-FT	0.12 AC-FT	0 AC-FT*	-	-
A-2 3.2 AC	0 AC-FT**	0.2 AC-FT***	0 AC-FT***	-	-
B 5.7 AC	0 AC-FT**	0.32 AC-FT***	0 AC-FT***	-	-
C 6.3 AC	0.26 AC-FT	0.09 AC-FT	0 AC-FT*	-	-
POND 1 (A-1, A-2 & B)	-	-	-	0.45 AC-FT	0.60 AC-FT
POND 2 (C)	-	-	-	0.48 AC-FT	0.57 AC-FT

*PROVIDED BY ROOFTOP DISCONNECT CREDIT
 **Q < 2.0 CFS EXEMPT
 ***PROVIDED BY BIORETENTION RAIN GARDEN
 ++PROVIDED BY INFILTRATION (DRY WELL) AND SHEET FLOW TO BUFFER CREDIT

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	582053.33	1366199.13
2	581757.16	1366373.26
3	581635.62	1366159.68
4	581464.67	1366256.96
5	581249.05	1365944.86
6	581025.65	1366063.63
7	580727.24	1365894.42
8	581479.54	1365321.56
9	581909.70	1365335.19
10	582057.21	1365717.89
11	581970.69	1365733.68
12	581980.31	1365963.53
13	581986.47	1366033.92
14	582014.05	1366132.31



PLAN VIEW
 SCALE 1"=100'

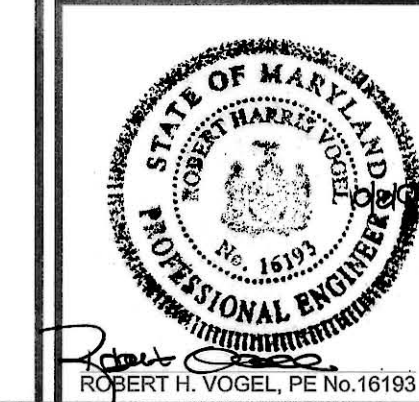
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DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Handwritten Signature
 PLANNING DIRECTOR 10/18/02
 DATE

COVER SHEET
THE WOODS OF TIBER BRANCH
LOTS 1-36

TAX MAP 24, BLOCK 18 PARCEL '255'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-01-09, PB CASE NO. 352 (APP. 6/13/01)

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



OWNER
 THEODORE & PATRICIA NELSON
 3992 OLD COLUMBIA PIKE
 ELLICOTT CITY, MARYLAND 21043

DEVELOPER
 TRINITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

DESIGN BY: RHW
 DRAWN BY: CMH
 CHECKED BY: RHW
 DATE: OCTOBER 2002
 SCALE: AS SHOWN
 W.O. NO.: 2017080.0

1 SHEET OF 6

LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW

EXISTING TREES TO REMAIN

LIGHT POLES
 WALK OUT BASEMENT
 AREA OF 15 TO 24.9 PERCENT SLOPES
 AREA OF 25 PERCENT OR GREATER SLOPES

PROPOSED STREET TREES

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
29	13,650 SF	583 SF	13,067 SF
30	15,337 SF	1046 SF	14,291 SF
31	17,751 SF	1742 SF	16,009 SF
32	24,606 SF	2394 SF	21,612 SF



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Janet Ruth
 PLANNING DIRECTOR 11/18/02
 DATE

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2 SHEET OF 6

E 1365000
N 582,250

E 1365000
N 581,500

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
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James S. Butler 10/16/02
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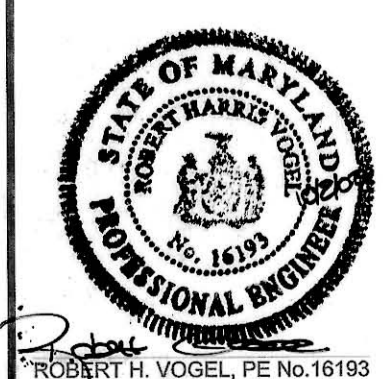
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Surveys: Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



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3 SHEET OF 6

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SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K VALUE
BrB2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES	C	.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES	C	.24
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES	C	.24
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES	C	.24
Co	CODORUS SILT LOAM, LEVEL	C	.49
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	.32
LbB2	LEOCRE SILT LOAM, 3 TO 8 PERCENT SLOPES	B	.32
WbB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	.43

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

SPOT ELEVATION

DIRECTION OF FLOW

EXISTING TREES TO REMAIN

LIGHT POLES

WALK OUT BASEMENT

AREA OF 15 TO 24.9 PERCENT SLOPES

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PROPOSED STREET TREE



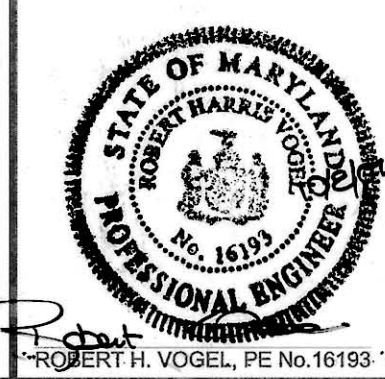
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James R. Rutter 10/16/02
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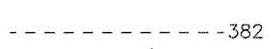
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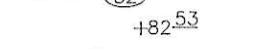
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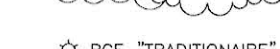
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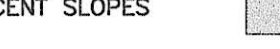
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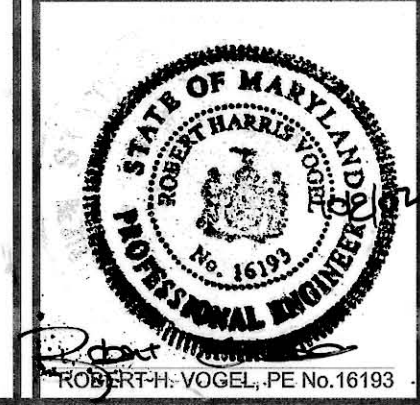
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