

PRELIMINARY PLAN

Montjoy PHASE IV

ELECTION DISTRICT NO.2, HOWARD COUNTY, MARYLAND

General Notes

- The project is in conformance with the latest Howard County standards unless waivers have been approved.
- The existing topography is taken from aerial survey, supplemented by field survey, at 2-foot contour intervals prepared by Rodgers and Associates, dated Oct. 2001.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate System. Howard County Monument Nos. 30FA, 37GB, 30CA, 30CB, and 30IA were used for this project.
- Water and sewer are public. Howard County Contract no. 24-4064-D.
- As a consequence of its submission for County review prior to November 15, 2001, this plan is subject to compliance with the Fourth Edition of the Subdivision Regulations. In addition, because it did not have preliminary plan approval prior to November 1, 2001, it is subject to compliance with County Council Bill 50-2001 which amends portions of the Zoning Regulations.
- Stormwater management for this plan provided on-site by the stormwater management facility: SWMF #1 (P-1 micropool extended detention pond) provided under F-03-87. The facility provides water quality and channel protection control. The facility is a public facility, owned by HOA with the joint maintenance between HOA and Howard Co.
- Existing utilities are based on Howard County contract drawings.
- The floodplain study for this project was prepared by Rodgers Consulting, Inc. dated 11/29/01.
- The wetland delineation study for this project was prepared by McCarthy and Associates, Inc. November, 2000, and was approved per sketch plan S-01-20.
- The traffic study for this project was prepared by The Traffic Group, dated 1/24/02.
- The noise study for this project was prepared by Stano Engineering, Inc., dated 11/28/01.
- The geotechnical report for this project was prepared by GTA dated 11/30/01.
- Soils information taken from the Howard County Soils Survey, dated July, 1968, sheet 20.
- The area of this application is 5.0± acres. (Phase IV). The total site area = 76.43 acres. Phase IV consist of Non-buildable Bulk Parcel "B" and part of Open Space Lot 126 as recorded under F-03-87. The purpose of this Preliminary Plan is to change the Non-buildable Bulk Parcel (Parcel "B") to a buildable bulk parcel. Total number of units proposed under this plan is 42 apartments units.
- The existing zoning classification for phase IV of this project is R-A-15.
- Front setbacks required from public roads only and not from private roads per Howard County Zoning section 112.D(4)(b)(1).
- The waiver petition, WP-01-117, was approved on August 1, 2001 to waive Section 16.115 and 16.116(a) to allow work in the floodplain and in the stream buffer for the construction of a public access place crossing to serve 15 proposed residential R-20 zoned lots, and section 15-120(c)(4) to allow SFA lots to front on a private road greater than 200 feet in length (applies to road in front of proposed lots 89-103). Approval is subject to the following conditions: (1). Construct the crossing using the bottomless culvert proposed with the waiver documentation. (2) Limit the disturbance to the environmental areas to the minimum extend necessary for construction of the stream crossing. (3). In preparation of the Forest Conservation Plan proposal, provide afforestation within the unwooded area of the priority stream buffer shown on the Stream Crossing Exhibit.
- A minimum of twenty (20) feet shall be maintained between trees and street lights.
- The required Forest Conservation obligation is fulfilled under the Final Construction Plan (F-03-87) for Phases I, II, & III of this subdivision.
- The landscape obligations for Phase IV will be deferred to the SDP stage as part of the building permit application.
- The Director of Planning and Zoning has approved the building length on applicable structures greater than 120 feet in length to a maximum 182 feet in length, per Zoning Section 112.D(1)(e).
- A Decision and Order for Administrative Adjustment to increase the 40-ft. maximum building height up to 46.7 feet for the proposed apartment buildings was issued on August 29, 2003 (AA Case # 03-17).

***APFO SCHEDULE**

PHASE	# OF TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION DUE DATES
I	144	2003	WITHIN 9 MONTHS OF THE DATE OF SIGNATURE APPROVAL OF THE SKETCH PLAN
II	105	2004	BETWEEN JULY 1, 2001 AND APRIL 1, 2002
III	113	2005	BETWEEN JULY 1, 2002 AND APRIL 1, 2003
IV	42	2006	BETWEEN JULY 1, 2003 AND NOV. 1, 2003

*APFO SCHEDULE AS GRANTED PER HOWARD COUNTY DEPT. OF PLANNING AND ZONING APPROVAL LETTER OF SEPTEMBER 27, 2001 FOR 404 TENTATIVE ALLOCATIONS FOR THE R-A-15 ZONED PORTION.
 **TENTATIVE ALLOCATIONS FOR THE R-20 ZONED PORTION OF THE SITE WAS GRANTED UPON SIGNATURE APPROVAL OF THE SKETCH PLAN BY THE DIRECTOR OF PLANNING AND ZONING.

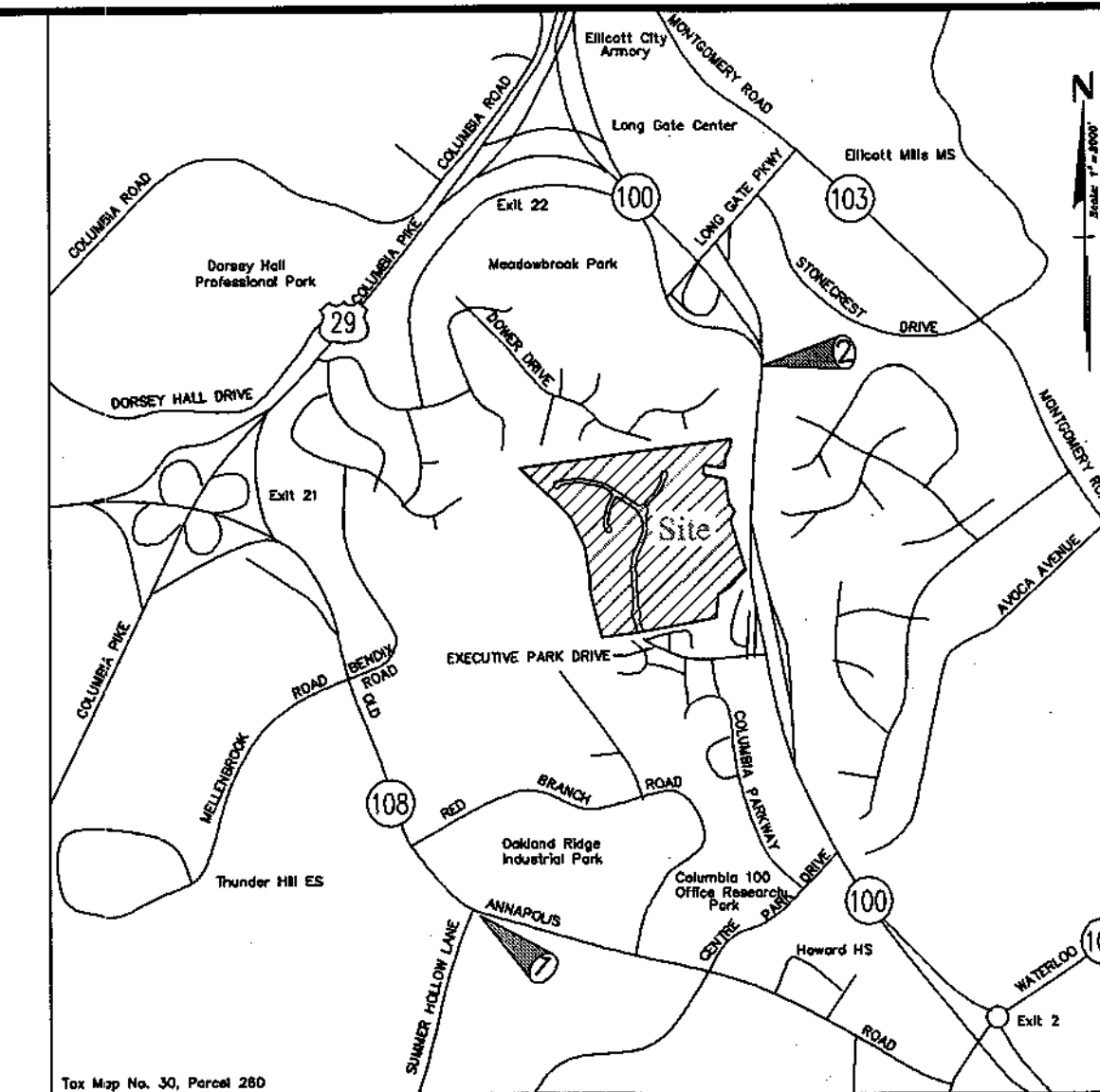
PROPOSED PHASING SCHEDULE

PHASE	SINGLE FAMILY ATTACHED	APARTMENT	TOTALS	UNIT #'S
I	60	84	144	6-19, 37-41, 43-56, 148-159, 168-182, APTS. A, B, C, D, E, H, AND I
II	53	52	105	20-34, 58-73, 160-166, 183-197, APTS. F, G, J, AND K
III	5	108	113	1-5, APTS. L, M, O, R, S, T, U, AND V
IV	0	42	42	APTS. N, O, P
			404	



LOCATION MAP

SCALE: 1"=200'



Vicinity Map
Scale: 1" = 200'

NOTES:
 THIS SURVEY IS IN THE MARYLAND STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS INCORPORATING THE FOLLOWING HOWARD COUNTY, MARYLAND CONTROL STATIONS:

STATION 30FA N.568621.336' E.1361563.983'
 STATION 37GB N.553452.821' E.1368503.167'
 STATION 30CA N.575083.465' E.1364681.801'
 STATION 30CB N.576541.342' E.1361211.296'
 STATION 30IA N.567750.958' E.1364842.598'

BENCH MARKS (NAD83)

BENCHMARK NO. 1---HO. CO. NO. 30FA
 HOWARD CO. STD. STAMPED DISC LOCATED SW CORNER OF RT. 108 AND SUMMER HOLLOW LANE.
 N 568621.336, E 1361563.983 ELEV. 441.619
 BENCHMARK NO. 2---HO. CO. NO. 30CA
 HOWARD CO. STD. STAMPED DISC LOCATED ON THE EAST SIDE OF THE N.B.L. OF RT. 100
 N 575083.465, E 1364681.801 ELEV. 380.087

PARKING CALCULATIONS (@ 2.0 SP./UNIT) FOR PHASE IV

APARTMENTS (42 units)	
a. Required:	Total 84
b. Provided:	Total 84

OPEN SPACE CALCULATIONS (PHASE IV)

Total area of Phase IV submission = 5.0± Ac.
 required @ 5.07± AC. x25% = 1.25± AC.
 provided = 3.44± AC. (P/O LOT 126)

RECREATION OPEN SPACE CALCULATIONS (PHASE IV)

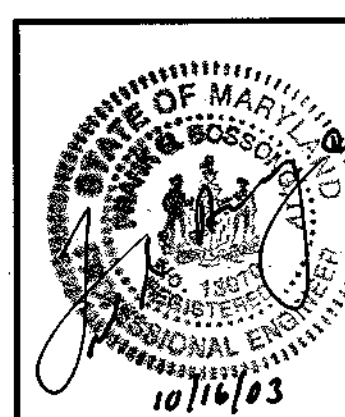
Apartment : 175 sf x 42 = 7,350 sf
 Total required : 7,350 sf or 0.17 ac.
 Provided: 0.01 acres are provided within Phase IV. Pending SDP-04-06 and SDP-04-07 propose an excess of recreational open space of which 0.16 acres is intended to count toward the Phase IV obligation. As the pool and clubhouse serve the entire Phase I-IV community equally, 0.16 acres of this recreational space will be credited to Phase IV.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 HOWARD COUNTY

Mark A. Gable 10/16/03
 PLANNING DIRECTOR DATE

SHEET INDEX

COVER SHEET	1
PRELIMINARY PLAN	2
GRADING/SEDIMENT CONTROL	3
LANDSCAPE PLAN	4



**PRELIMINARY PLAN
COVER SHEET**



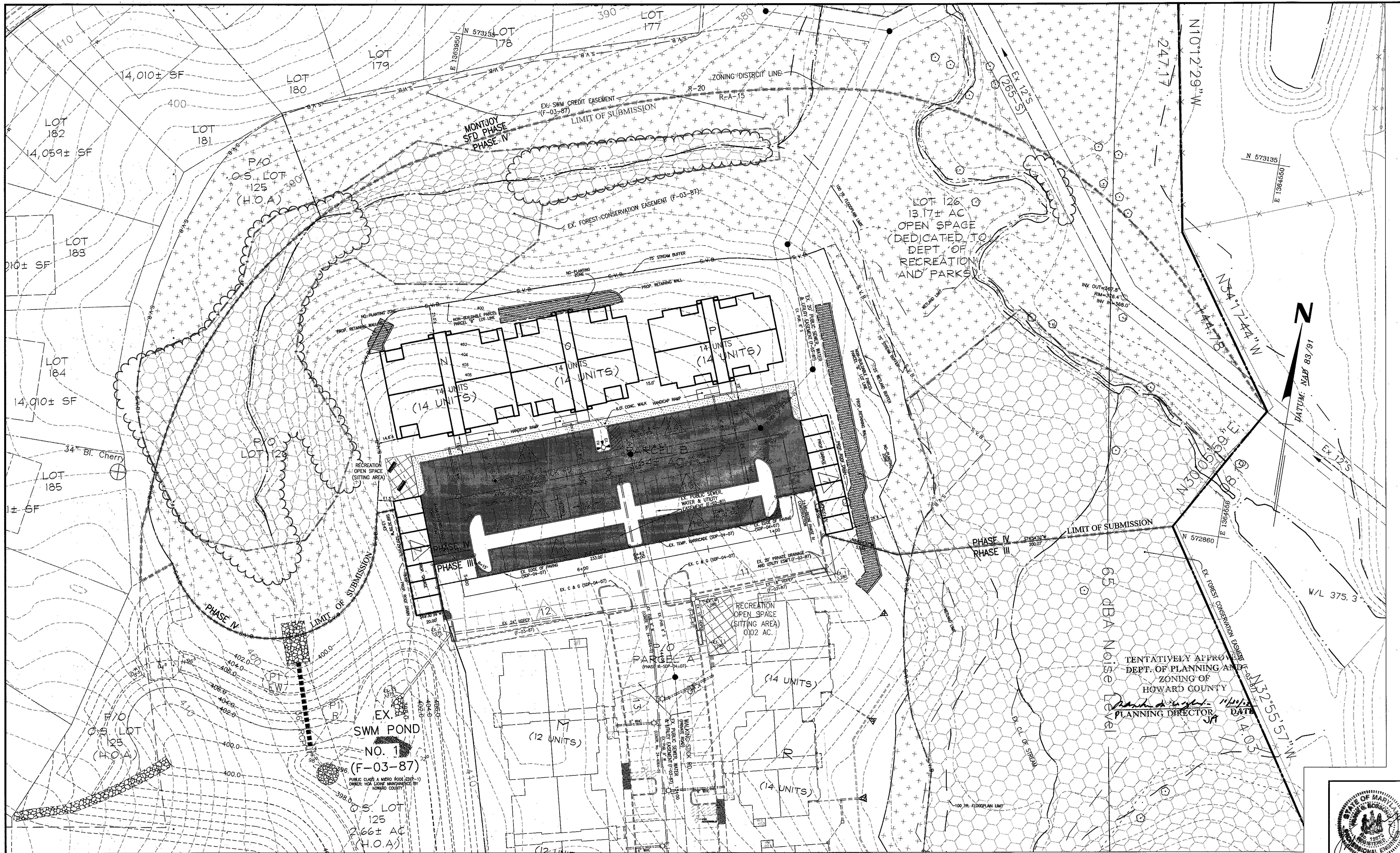
Rodgers Consulting, Inc.
 9260 Gather Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6256 (fax)
 301.253.6609
 www.rodgers.com

PHASE IV
Montjoy
 ELECTION DISTRICT NO. 2
 HOWARD COUNTY, MARYLAND
 TAX MAP:30 GR:12 PARCEL NO. 260

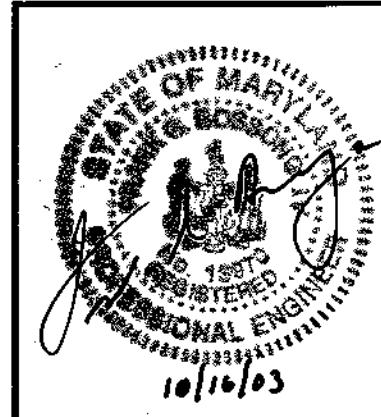
SCALE: AS SHOWN
 JOB No. 643G
 DATE: 7/03
 INDEX No.
 SHEET No. 1 OF 4

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	12/01
	DESIGNED			
	DRAWN		YSL	7/03
	REVIEWED		PFB	
	FINAL MYLAR SUBMITTAL	10/20/03		
	REVISED PER HOWARD COUNTY REVIEW COMMENTS	9/18/03		
	ISSUED FOR REVIEW	8/5/03		

Developer/Owner:
STRINGTOWN INVESTMENT, LLC
 6820 Elm Street
 Suite 200
 McLean, Va. 22101
 Mr. Russell Dickens
 (703) 734-9730



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING
 OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: 8/5/03



DATE	REVISION	DATE	BY	DATE
			BASE DATA	CADD
			DESIGNED	PFB, RC
			DRAWN	CgV
			REVIEWED	PFB
			RELEASE FOR:	<input type="checkbox"/>
			BY:	DATE

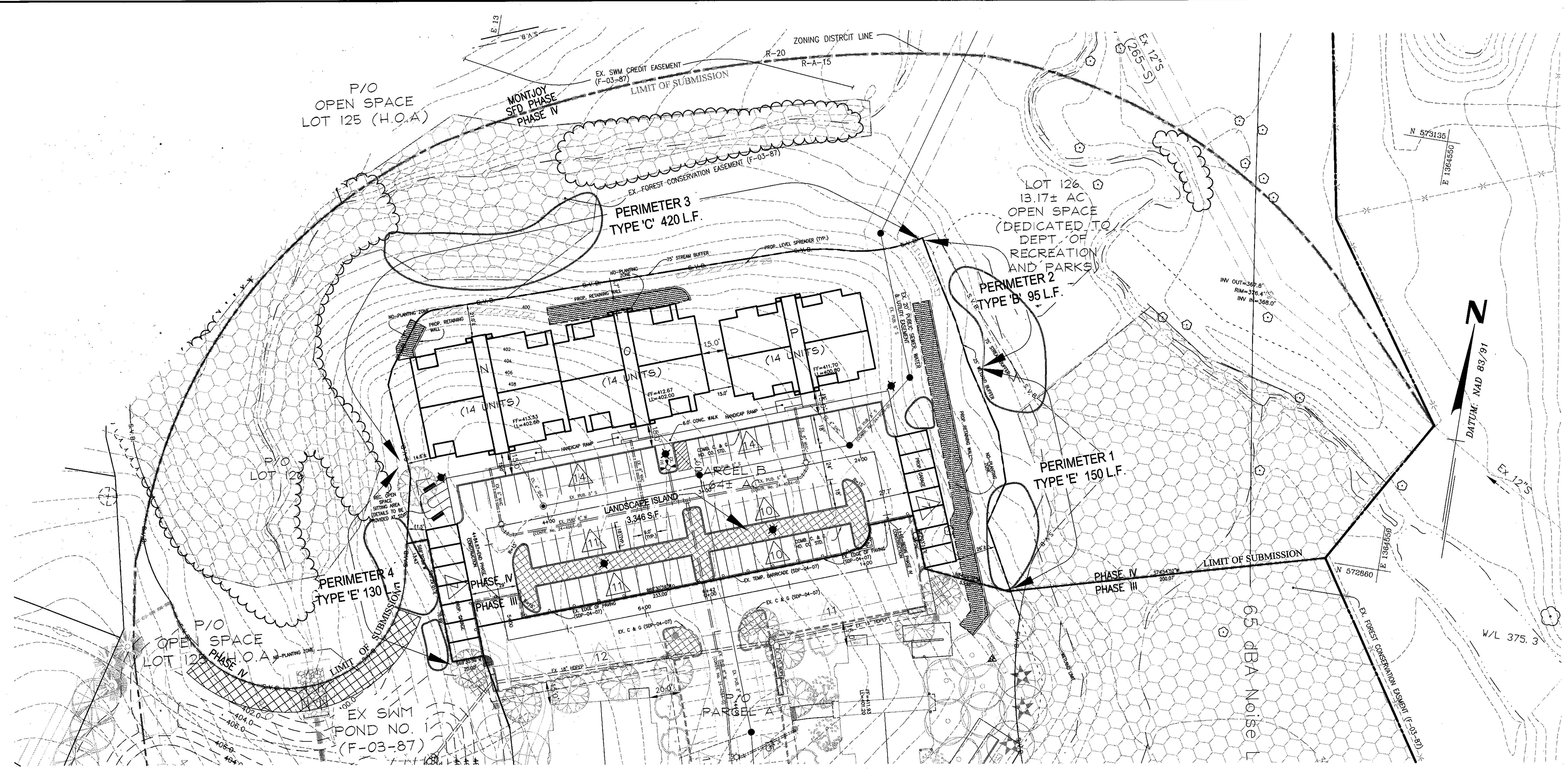
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PRELIMINARY PLAN

RODGERS
 CONSULTING
 Enhancing the value of land assets

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 TAX MAP: 30 GRID:12 PARCEL 260

SCALE: 1" = 30'
JOB No. 643G
DATE: 8/5/03
INDEX No.
SHEET No. 2 OF 4



SCHEDULE A
PERIMETER LANDSCAPE EDGES

PERIMETER #	1	2	3	4
PROPOSED USE	PARKING	MFA	MFA	PARKING
ADJACENT USE	HIGHWAY	HIGHWAY	SFD	SFD
LANDSCAPE TYPE	E	B	C	E
LINEAR FEET OF PERIMETER	150'	95'	420'	130'
CREDIT FOR EX. VEGETATION	0'	0'	270'	90'
NET PERIMETER	150'	95'	150'	40'
NO. OF PLANTS PROP/REQ'D RATE				
SHADE TREES	4 @ 1/40' I.F.	2 @ 1/50' I.F.	4 @ 1/40' I.F.	1 @ 1/40' I.F.
EVERGREEN TREES	0	3 @ 1/40' I.F.	8 @ 1/20' I.F.	0
SHRUBS	38 @ 1/4' I.F.	0	0	10 @ 1/4' I.F.

NOTES: 1. Perimeter 1 average distance from highway is 420'. Proposed afforestation by previously submitted Forest Conservation Plan proposes approximately 150 I.F. of afforestation adjacent to this buffer. Full credit requested.
2. Proposed plant requirement to be adjusted at site development plan based on verification and acceptance of existing vegetation and conditions.

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

DETAILS TO BE PROVIDED AT SITE DEVELOPMENT STAGE
 NUMBER OF PARKING SPACES 84
 (@ 1 tree per 10 spaces)
 NUMBER OF TREES REQUIRED 9
 ISLAND AREA PROVIDED 3,346 SF

SCHEDULE C
RESIDENTIAL INTERNAL LANDSCAPING

DETAILS TO BE PROVIDED AT SITE DEVELOPMENT STAGE
 NUMBER OF APARTMENT UNITS 42
 NUMBER OF TREES REQ'D
 SHADE TREES (@ 1 per 3 units) 14

STREET TREES NOTE

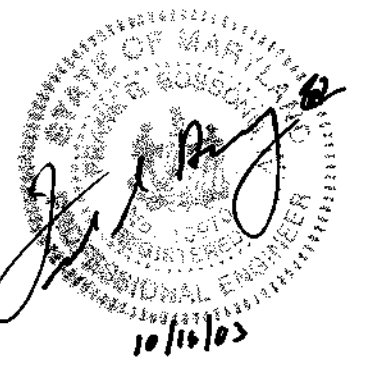
Per Chapter V of the Howard County Landscape Manual, "In single family attached or apartment developments where internal roads are designed as part of the parking lots, internal parking lot landscaping provided in accordance with the requirements of Section 16.124 and Chapter IV of the Landscape Manual shall satisfy street tree obligations. Internal parking lot landscaping will be allowed to fulfill street tree requirements only for those segments of the roadway that are lined with parking spaces perpendicular to the roadway."

Landscape obligation to be deferred to the SDP stage as part of the building permit obligation.

LEGEND

- PROPOSED TREES PER PHASE III PLANS
- FOREST CONSERVATION EASEMENTS PER PENDING FCP.
- PROPOSED LAMP POST LOCATION
- PREFERRED LOCATION OF PERIMETER PLANTING

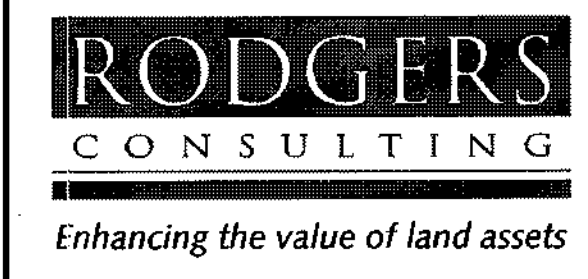
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
David L. Cagle 10/20/03
 PLANNING DIRECTOR DATE



DATE	REVISION	DATE	BY	DATE
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			PFB, RC	
			CoV	
			PFB	
		10/20/03		
		8/18/03		
		8/25/03		

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**PRELIMINARY
 LANDSCAPE PLAN**



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