

PRELIMINARY PLAN

THE MEADOWS AT ELLICOTT CITY III

PARCELS 'D-1' THRU 'D-3'

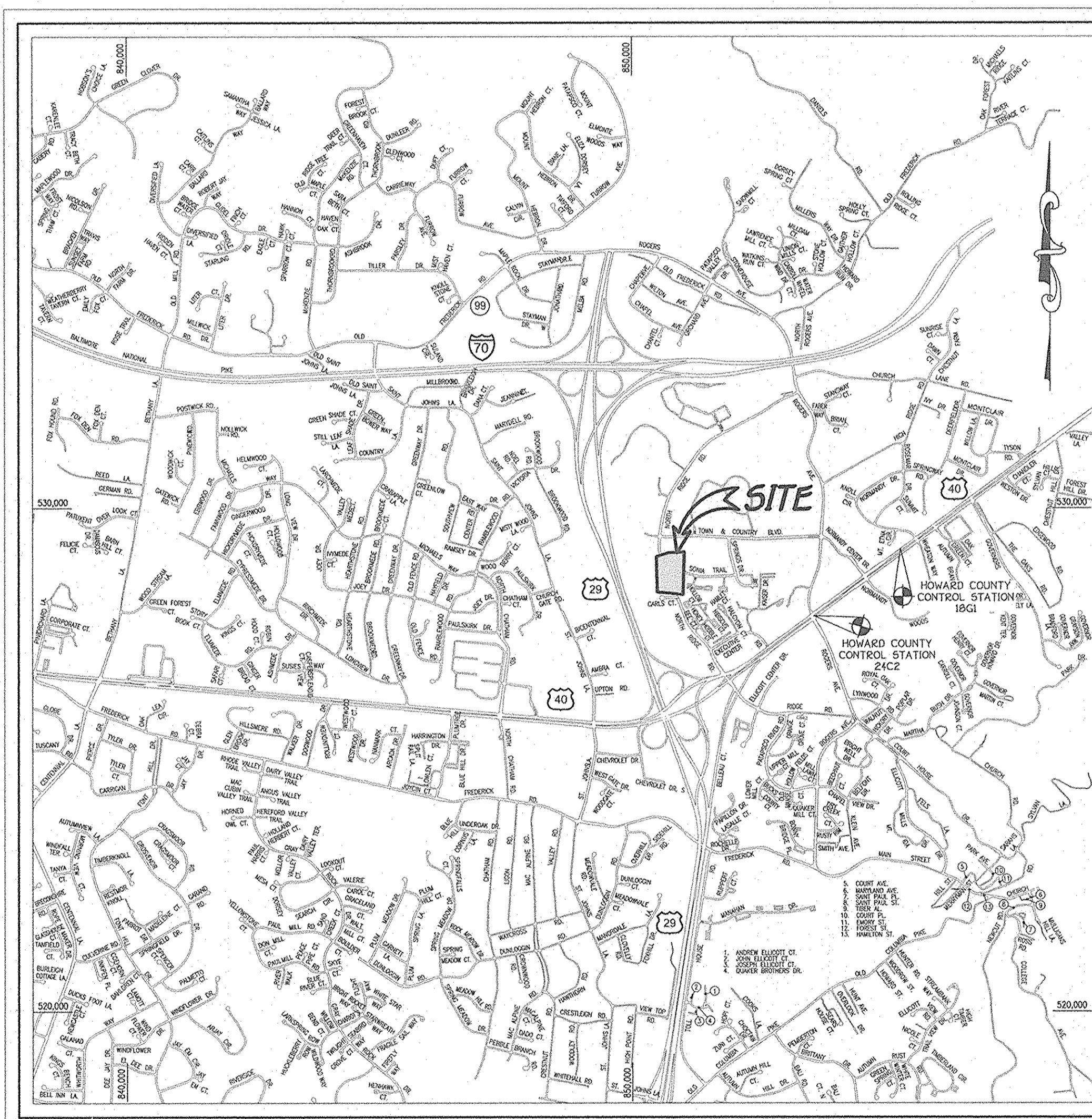
ZONING: R-A-15

TAX MAP No. 17 GRID No. 23 PARCEL Nos. 711

NO.	NORTH	EAST
101	589821.98	1362924.13
100	589901.48	1353260.32
3	589917.56	1363477.53
4	589971.30	1353454.71
29	589921.78	1362946.63

GENERAL NOTES

- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 05-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION OF THESE PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- THE SUBJECT PROPERTY IS ZONED R-A-15 PER THE 2004 ZONING REGULATIONS.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION UNLESS WAIVERS HAVE BEEN APPROVED.
- SITE DATA:
 - CURRENT ZONING: R-A-15
 - LOCATION: 1800' NORTH FROM THE INTERSECTION OF U.S. ROUTE 40 AND NORTH RIDGE ROAD
 - ELECTION DISTRICT: 2ND
 - TAX MAP: 17
 - GRID: 23
 - PARCEL: 711
 - PLAT REFERENCE: PLAT NO. 9419
- AREA TABULATION:
 - a. GROSS AREA OF TRACT: 9,667 AC.
 - b. AREA OF FLOODPLAIN: N/A (THERE IS NO FLOODPLAIN ON THIS SITE).
 - c. AREA OF STEEP SLOPES: N/A (THERE ARE NO STEEP SLOPES ON THIS SITE).
 - d. NET AREA OF TRACT: 9,667 AC.
 - e. NUMBER OF BUILDABLE PARCELS: 3
 - f. AREA OF BUILDABLE PARCELS: 7,753 AC.
 - g. AREA OF PUBLIC ROAD R/W: 1,914 AC.
 - h. AREA OF PARCEL 'D-1': 3,017 AC.
 - i. AREA OF PARCEL 'D-2': 1,735 AC.
 - j. AREA OF PARCEL 'D-3': 3,001 AC.
 - k. TOTAL AREA OF OPEN SPACE REQUIRED FOR PARCEL 'D-1': 9,667/25% + 2,417 AC.
 - l. TOTAL AREA OF OPEN SPACE PROVIDED FOR PARCEL 'D-1': 4,257 AC.
 - m. TOTAL AREA OF OPEN SPACE REQUIRED FOR PARCEL 'D-2': 3,263/25% + 0,816 AC.
 - n. TOTAL AREA OF OPEN SPACE PROVIDED FOR PARCEL 'D-2': 1,949 AC.
 - o. AREA OF OPEN SPACE PROVIDED FOR PARCELS 'D-2' AND 'D-3': 6,206 AC. (SEE TABULATION CHART THIS SHEET)
 - 1. CREDITED OPEN SPACE: 4,014 AC.
 - 2. NON-CREDITED OPEN SPACE: 2,192 AC.
 - p. PREVIOUS FILE NUMBERS: F-90-30 (PLAT NO. 9419), SDP 98-96 (PARCEL C-1 & C-2), SDP 98-138 (PARCEL C-B, 503-15)
- DENSITY TABULATION:
 - NO. OF UNITS ALLOWED (APARTMENTS): 15 DU / NET ACRE = 15 x 9,667 AC = 145 UNITS
 - TOTAL NO. OF UNITS PROPOSED = 122
- RECREATIONAL OPEN SPACE TABULATION:
 - a. RECREATIONAL OPEN SPACE REQUIRED ON PARCEL 'D-1' = 400 SF. / UNIT = 400 SF. x 122 UNITS = 48,800 SF. (0.56% OF GROSS AREA)
 - b. RECREATIONAL OPEN SPACE PROVIDED ON PARCEL 'D-1' = 400 SF. / UNIT = 400 SF. x 47 UNITS = 18,800 SF.
 - c. RECREATIONAL OPEN SPACE ON 'D-2' = 3,575 SQ.FT. (4.73% OF PARCEL 'D-2')
 - d. RECREATIONAL OPEN SPACE ON 'D-3' = 5,355 SQ.FT. (4.10% OF PARCEL 'D-3')
 - e. RECREATIONAL OPEN SPACE ON 'D-2' & 'D-3' = 8,930 SQ.FT. (0.92% OF PARCEL 'D-2' & 'D-3')
 - f. TOTAL RECREATIONAL OPEN SPACE PROVIDED = 8,930 SQ.FT. ON PARCELS D-1, D-2, D-3 AND C-2.
- THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PUBLIC.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND /OR SEWER ALLOCATION FOR THIS DEVELOPMENT ARE SUBJECT TO SECTION 18.122-B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE MADE AVAILABLE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
- EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY DRAWINGS.
 - a. EXISTING WATER CONTRACT NO. 14-1156-D, 14-3153-D & 14-3272-D
 - b. EXISTING SEWER CONTRACT NO. 14-1156-D, 14-3153-D & 14-3272-D
- TOPOGRAPHIC CONTOURS BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER INC. DATED AUGUST 2006.
 - 12. DENOTES SLOPES 1% TO 24.99% (0.3% AC.)
 - 13. (THERE ARE NO 25% OR GREATER SLOPES ON THIS SITE.)
- THIS PLAN MUST COMPLY WITH THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE NEW ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 50-2001.
- STORMWATER MANAGEMENT WILL BE PROVIDED FOR IN ACCORDANCE WITH HO. CO. AND MD.378 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A SURFACE SAND FILTER AND A BIO-RETENTION FACILITY TO BE PRIVATELY OWNED AND MAINTAINED BY HOA.
- THERE ARE NO WETLANDS OR STREAMS WITHIN THE PROPERTY OR ADJACENT TO THE PROPERTY BASED ON A REPORT FROM ECO-SCIENCE PROFESSIONALS INC. DATED MARCH 15, 2007.
- A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY LEE CUNNINGHAM LTD. DATED MAY, 2003 AND APPROVED WITH 503-16 ON MARCH 15, 2004.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A RECORD PLAT RECORDED AS PLAT NO. 9419. FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER INC. DATED AUGUST 2006.
- REQUIRED PARKING TABULATION:
 - APARTMENT PARKING REQUIRED = 244 SPACES (122 UNITS x 2 SPACE/UNIT)
 - OVERFLOW PARKING REQUIRED = 37 SPACES (122 UNITS x 0.3 SPACE/UNIT)
 - TOTAL PARKING REQUIRED = 281 SPACES
- PROVIDED PARKING TABULATION:
 - PARCEL D-1: 42 UNITS/APARTMENTS x 2 SPACES = 84 SPACES REQUIRED
 - 42 UNITS/APARTMENTS x 0.3 OVERFLOW SPACES = 13 SPACES REQUIRED
 - TOTAL SPACES = 97 SPACES REQUIRED
 - TOTAL SPACES = 100 SPACES PROVIDED
 - PARCEL D-2: 28 UNITS/APARTMENTS x 2 SPACES = 56 SPACES REQUIRED
 - 28 UNITS/APARTMENTS x 0.3 OVERFLOW SPACES = 8 SPACES REQUIRED
 - TOTAL SPACES = 64 SPACES REQUIRED
 - TOTAL SPACES = 64 SPACES PROVIDED
 - PARCEL D-3: 52 UNITS/APARTMENTS x 2 SPACES = 104 SPACES REQUIRED
 - 52 UNITS/APARTMENTS x 0.3 OVERFLOW SPACES = 16 SPACES REQUIRED
 - TOTAL SPACES = 120 SPACES REQUIRED
 - TOTAL SPACES = 122 SPACES PROVIDED
- TOTAL SPACES = 286 SPACES PROVIDED
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 15 ACRES OF AFFORESTATION. THE AFFORESTATION OBLIGATION WILL BE MET IN AN OFFSITE PLANTING LOCATION. COUNTY'S FEE IN LIEU PROGRAM OR PURCHASE OF CREDIT IN A FOREST CONSERVATION BANK WITH THE FUTURE FINAL SUBDIVISION PLAN SUBMISSION.
- IN ACCORDANCE WITH ZONING SECTION 112, "AT LEAST 10 PERCENT OF THE DWELLINGS IN EACH R-A-15 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS".
 - a) TOTAL NUMBER OF "MIHU" REQUIRED = 14 x 0.10 = 1.4 UNITS = 15 UNITS
 - b) TOTAL NUMBER OF "MIHU" PROVIDED = 15 UNITS
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
 - HOWARD COUNTY MONUMENT NO. 18G1 N 589984.951 E 1367750.255
 - HOWARD COUNTY MONUMENT NO. 24C2 N 588648.312 E 1366038.195
- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE BASED ON A VISUAL SITE VISIT, AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- SOILS INFORMATION TAKEN FROM HOWARD COUNTY SOIL SURVEY, HOWARD COUNTY, MARYLAND.
- THE KNOX BOX LOCATION SHOWN ON SHEET 2 SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5 FEET IN HEIGHT AND NO MORE THAN 6 FEET LATERALLY FROM THE DOOR. THE KNOX BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED AND INTEGRATED WITH THE FIRE ALARM SYSTEM (NFPA-1012.1).
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY PENNMAN AND BROWNE INC. DATED AUGUST 2007.
- EACH BUILDING WILL BE REQUIRED TO HAVE AN APPROVED AUTOMATIC SPRINKLER SYSTEM MEETING THE DESIGN REQUIREMENTS OF NFPA13.
- THE PROPOSED STORM DRAINAGE SYSTEM WITHIN PARCELS D-1, D-2 AND D-3 WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-09-023 TO WAIVE SUBDIVISION SECTION 16.131(A)(1) TO NOT BE REQUIRED TO PROVIDE SIDEWALKS ALONG BOTH SIDES OF ALL ROADS. THE PLANNING DIRECTOR ON NOVEMBER 3, 2007 APPROVED THE WAIVER REQUEST.



VICINITY MAP

SCALE: 1" = 2000'

SECOND ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
5	PRELIMINARY LANDSCAPE PLAN
6	SWM ENLARGED PLANS
7	PRELIMINARY DRAINAGE AREAS AND SOILS MAP
8	ROAD PROFILES

ROAD NAME	OFFSET	POSTED SIGN	SIGN CODE
SONIA TRAIL	0+52, 23' LT	STOP	R1-1
SONIA TRAIL	1+05, 23' RT	25 MPH LIMIT	R2-1
COURT A	0+37, 18' LT	STOP	R1-1
COURT B	0+38, 18' LT	STOP	R1-1
COURT C	0+38, 18' LT	STOP	R1-1
COURT D	0+37, 23' LT	STOP	R1-1
NORTH RIDGE ROAD	18+90, 25' RT	35 MPH LIMIT	R2-1
NORTH RIDGE ROAD	21+50, 25' LT	35 MPH LIMIT	R2-1
NORTH RIDGE ROAD	24+70, 25' RT	35 MPH LIMIT	R2-1

PARCEL	GROSS AREA	OPEN SPACE REQUIRED (25%)	CREDITED OPEN SPACE PROVIDED	NON-CREDITED OPEN SPACE PROVIDED
PARCEL 'C-2'	3,263 AC.	0,816 AC.	1,618 AC.	0,331 AC.
PARCEL 'D'	9,667 AC.	2,417 AC.	-	-
PARCEL 'D-1'	3,017 AC.	-	0,980 AC.	0,770 AC.
PARCEL 'D-2'	1,735 AC.	-	0,363 AC.	0,997 AC.
PARCEL 'D-3'	3,001 AC.	-	1,053 AC.	0,494 AC.
TOTAL	11,016 AC.	3,233 AC.	4,014 AC.	2,192 AC.

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
NORTH RIDGE ROAD	MAJOR COLLECTOR	40 MPH	80'
SONIA TRAIL	MINOR COLLECTOR	35 MPH	60'

NARRATIVE

IT IS OUR OPINION THAT THE ANALYSIS AND PROPOSAL FOR THE PROVISION OF SWM IS CONSISTENT WITH THE INTENT OF THE MDE AND HOWARD COUNTY DESIGN MANUALS.

IN SUPPORT OF THIS OPINION, A DISCUSSION OF THE GENERAL PERFORMANCE STANDARDS FOR STORMWATER MANAGEMENT IN MARYLAND FROM THE MDE DESIGN MANUAL FOLLOWS:

STANDARD NO. 1 - THE SITE DESIGN HAS MINIMIZED STORMWATER RUNOFF AND MAXIMIZED PREVIOUS AREAS FOR STORMWATER TREATMENT. THIS IS EVIDENCED BY THE PERVIOUS AREAS DISTRIBUTED THROUGHOUT THE SITE.

STANDARD NO. 2 - STORMWATER DISCHARGES TO OFFSITE WETLANDS AND WATERS HAVE BEEN TREATED WITH STRUCTURAL BMP'S TO THE MAXIMUM EXTENT PRACTICAL.

STANDARD NO. 3 - GROUNDWATER RECHARGE IS MAXIMIZED BY DISTRIBUTING THE STORMWATER MANAGEMENT PRACTICES THROUGHOUT THE SITE AND PROVIDING STRUCTURAL RECHARGE IN UP-GRADIENT LOCATIONS.

STANDARD NO. 4 - WATER QUALITY MANAGEMENT IS PROVIDED THROUGH THE APPLICATION OF STRUCTURAL PRACTICES WITH TWO SAND FILTERS AND A BIORETENTION FACILITY.

STANDARD NO. 5 - THE SITE DESIGN IS IN ACCORDANCE WITH THE MDE DESIGN MANUAL. THEREFORE, IT MAY BE CONCLUDED THAT THE RESULTS OF THE DESIGN SHOULD REMOVE AT LEAST 80% OF THE AVERAGE ANNUAL POST DEVELOPMENT TOTAL SUSPENDED SOLIDS AND AT LEAST 40% OF THE AVERAGE ANNUAL POST DEVELOPMENT TOTAL PHOSPHOROUS LOAD.

STANDARD NO. 6 - 10 AND 100 YEAR PEAK DISCHARGE MANAGEMENT IS MET FOR STUDY POINTS 1, 2 AND 5 AS REQUIRED BY HOWARD COUNTY.

STANDARD NO. 7 - Cpv IS PROVIDED BY UTILIZING TWO UNDERGROUND CMP ED FACILITIES.

STANDARD NO. 8 - THIS STANDARD DOES NOT APPLY BECAUSE THE SITE DOES NOT DISCHARGE TO SENSITIVE RESOURCES AS DESCRIBED IN THE DESIGN MANUAL.

STANDARD NO. 9 - AN OPERATION AND MAINTENANCE AGREEMENT WILL BE EXECUTED AS REQUIRED.

STANDARD NO. 10 - PRE-TREATMENT OF THE SAND FILTERS ARE PROPOSED WITH FOREBAYS. PRE-TREATMENT FOR THE BIORETENTION FACILITY IS PROPOSED WITH A SAND FILTER LAYER AND MULCH LAYER.

STANDARD NO. 11 - THIS STANDARD DOES NOT APPLY BECAUSE REDEVELOPMENT DOES NOT APPLY TO THIS PROJECT.

STANDARD NO. 12 - THIS STANDARD DOES NOT APPLY BECAUSE THE PROPOSED ACTIVITY IS NOT INDUSTRIAL.

STANDARD NO. 13 - THIS STANDARD DOES NOT APPLY BECAUSE THE PROPOSED ACTIVITY DOES NOT INCLUDE ANY HOTSPOTS AS DESCRIBED IN THE DESIGN MANUAL.

STANDARD NO. 14 - THE DESIGN TEAM HAS MET WITH THE HOWARD COUNTY PERSONNEL ON OTHER SIMILAR PROJECTS TO IDENTIFY POTENTIAL ISSUES.

DESIGN POINT	1-Year (cfs)		10-Year (cfs)		100-Year (cfs)	
	Exist	Prop	Exist	Prop	Exist	Prop
DESIGN POINT 1	4.33	3.44	38.73	33.10	77.58	74.07
DESIGN POINT 2	0.04	0.04	0.89	0.41	1.98	0.81
DESIGN POINT 3	0.22	0.26	5.30	21.20	11.70	32.26
DESIGN POINT 4	0.02	0.04	0.44	0.07	0.94	0.10
DESIGN POINT 5	0.00**	0.48	0.00**	1.21	0.00**	1.79
TOTAL	4.61	4.26	45.36	55.99	92.20	109.03

Storm Event	Discharge (cfs)	Elevation (ft)
1-Year	0.47	430.01
10-Year	28.65	430.94
100-Year	29.09	430.95

Storm Event	Discharge (cfs)	Elevation (ft)
1-Year	0.45	430.01
10-Year	N/A*	N/A*
100-Year	N/A*	N/A*

* Bypassed

	Rev VOLUME	Rev AREA	WQv	Cpv
DESIGN POINT 1 - 5.53 ACRES	0.084 ac/ft	1.039 ac	0.323 ac/ft	0.455 ac/ft
DESIGN POINT 2 - 4.1 ACRES	0.061 ac/ft	0.758 ac	0.236 ac/ft	0.313 ac/ft

RECHARGE VOLUME MET WITH GRAVEL STORAGE LOCATED UPSTREAM OF EACH SAND FILTER. WQV MET WITH 1 BIORETENTION FACILITY, 1 UNDERGROUND SAND FILTER FACILITY, AND 1 SURFACE SAND FILTER. SEE WQV STORMWATER MANAGEMENT SUMMARY BELOW. Cpv MET IN 2 EXTENDED DETENTION FACILITIES. THE 10- AND 100-YEAR MANAGEMENT FOR STUDY POINTS 1, 2 AND 5 IS MET IN AN OFFSITE FACILITY. PER THE APPROVED PLAN FOR ELLICOTT CITY WAL-MART, PARCEL D. NO STORMWATER CREDITS ARE BEING APPLIED.

	Study Area 1 (acft)	Study Area 2 (acft)
Total WQv Required	0.323	0.236
Rev Volume Required	0.084	0.061
Structural WQv Required (WQv-Rev)	0.239	0.175
V _{TEMP} Required (WQv x 75%)	0.242	0.177
V _{TEMP} Provided Sand Filter #1	0.202	-
V _{TEMP} Provided Sand Filter #2	-	0.230
Bioretention #1	0.046	-
Total V _{TEMP} Provided	0.248	0.230

FISHER, COLLINS & CARTER, INC.
CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENARY SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
(410) 461-2855

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

PLANNING DIRECTOR: *Mark A. Doyle* 9/13/07
DATE: 9/13/07

LEGEND

Description Symbol

Existing Contour ---440---

Proposed Contour ---440---

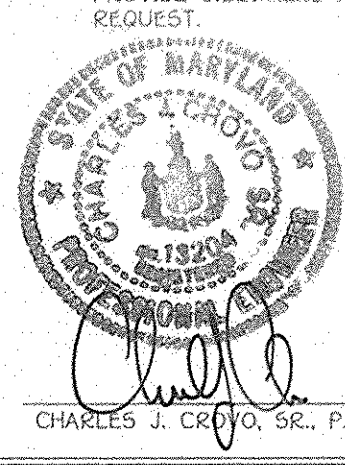
Proposed Storm Drain Line 24" RCCP (50')

Super Silt Fence 55' ---55'---

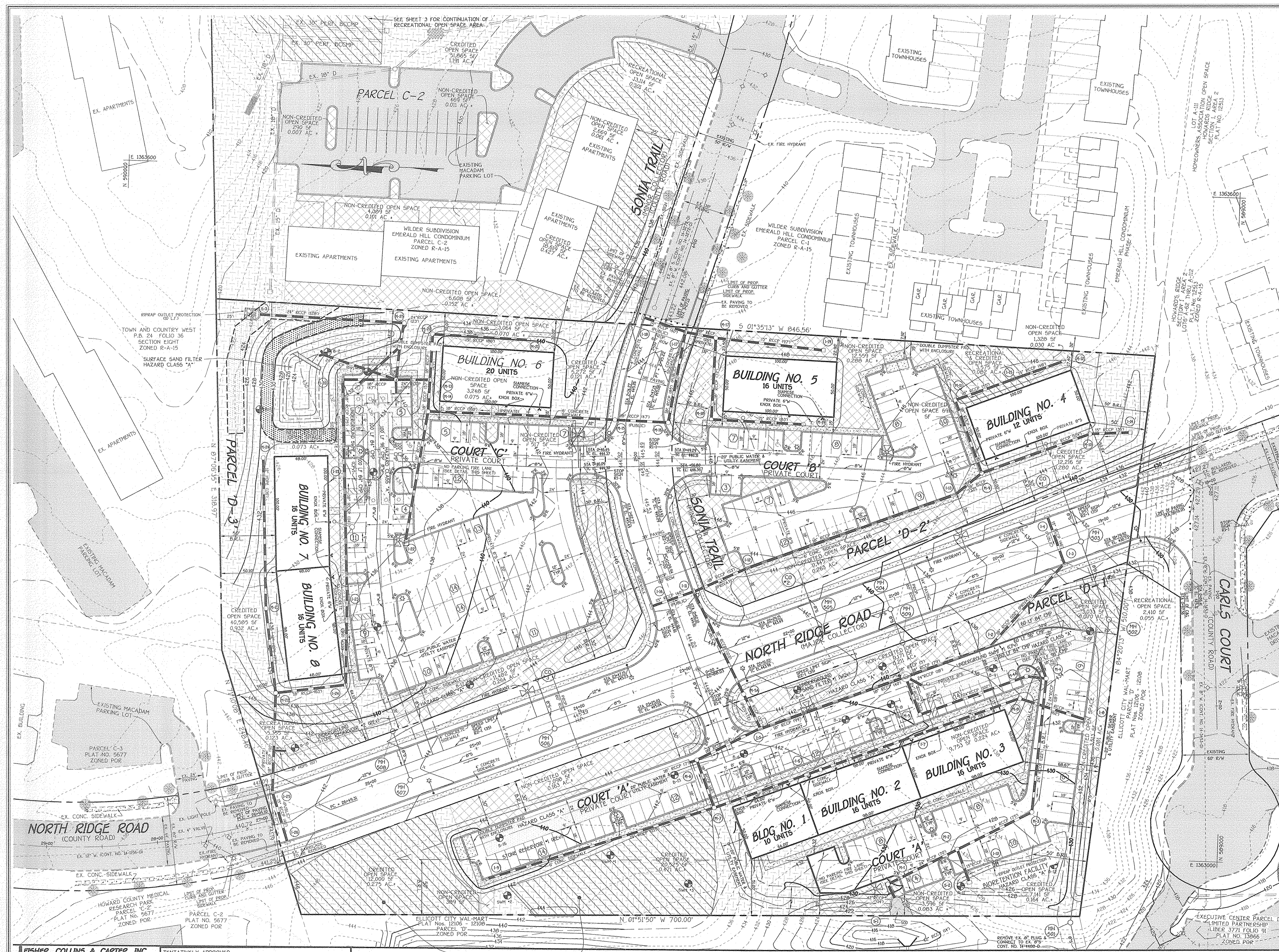
Limit of Grading Disturbance (L.O.D.) ---55'---

OWNER/DEVELOPER
WILDER BUILDING CORPORATION
3300-102 SONIA TRAIL
ELLICOTT CITY, MARYLAND 21143
TEL. NO. (410) 750-1931

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2008.



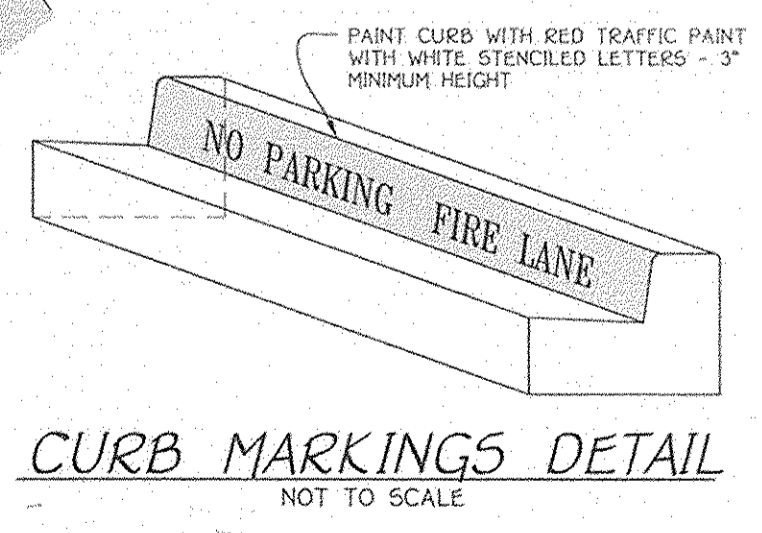
TITLE SHEET
THE MEADOWS AT ELLICOTT CITY III
PARCELS 'D-1' THRU 'D-3'
(A SUBDIVISION OF PENDING PROPERTY, PARCEL D, PLAT NO. 9419)
PREVIOUS FILE NO. F 90-30 AND 5 03-16)
ZONING: R-A-15
Tax Map No. 17, Grid No. 23, Parcel No. 711
SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
DATE: DEC. 17, 2007
SHEET 1 OF 8



PUBLIC STREET LIGHT CHART				
STREET NAME	LOCATION	OFFSET	FIXTURE/POLE TYPE	
NORTH RIDGE ROAD	CL. STA. 18+74	26L	250-WATT HPS VAPOR SAG FIXTURE MOUNTED ON IP ARM ON A 30-FOOT BLACK FIBERGLASS POLE	
NORTH RIDGE ROAD	CL. STA. 20+60	25R	250-WATT HPS VAPOR SAG FIXTURE MOUNTED ON IP ARM ON A 30-FOOT BLACK FIBERGLASS POLE	
NORTH RIDGE ROAD	CL. STA. 22+50	25L	250-WATT HPS VAPOR SAG FIXTURE MOUNTED ON IP ARM ON A 30-FOOT BLACK FIBERGLASS POLE	
NORTH RIDGE ROAD	CL. STA. 23+47	25R	250-WATT HPS VAPOR SAG FIXTURE MOUNTED ON IP ARM ON A 30-FOOT BLACK FIBERGLASS POLE	
NORTH RIDGE ROAD	CL. STA. 25+50	25L	250-WATT HPS VAPOR SAG FIXTURE MOUNTED ON IP ARM ON A 30-FOOT BLACK FIBERGLASS POLE	
SONIA TRAIL	CL. STA. 0+63	22R	150-WATT 'PREMIERE' HPS VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE	
SONIA TRAIL	CL. STA. 1+60	23R	150-WATT 'PREMIERE' HPS VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE	
SONIA TRAIL	CL. STA. 2+20	27L	150-WATT 'PREMIERE' HPS VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE	

PRIVATE STREET LIGHT CHART				
COURT	LOCATION	OFFSET	FIXTURE/POLE TYPE	
COURT A	N 589942.26 E 1363224.28		100-WATT 'TRADITIONAL' HPS VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE	
COURT B	N 589257.47 E 1363202.49		100-WATT 'TRADITIONAL' HPS VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE	
COURT C	N 589783.02 E 1363344.24		100-WATT 'TRADITIONAL' HPS VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE	

CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
NORTH RIDGE ROAD	26+49.31 TO 26+95.10	650.00R	45.79'	4°02'11"
SONIA TRAIL	1+09.94 TO 2+95.22	275.00R	185.28'	38°36'08"



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 410.331.2855

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Mark D. Lynch 3/13/04
 PLANNING DIRECTOR DATE

DENOTES CREDITED OPEN SPACE
 DENOTES RECREATIONAL OPEN SPACE
 DENOTES NON-CREDITED OPEN SPACE

PLAN
 SCALE: 1" = 40'

OWNER/DEVELOPER
 WILDER BUILDING CORPORATION
 1300-102 SONIA TRAIL
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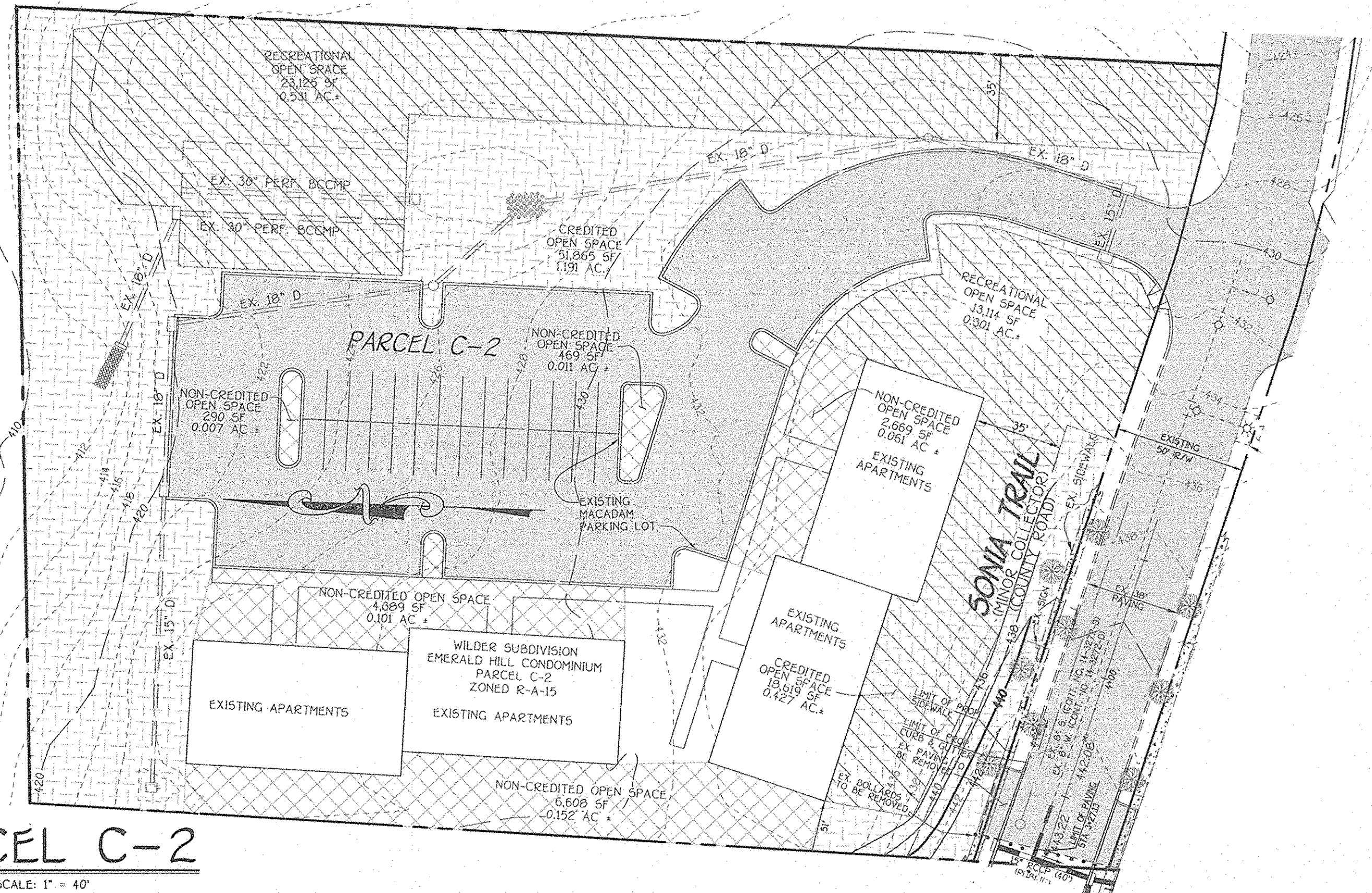
FOR CONTINUATION SEE SHEET 3

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2006.

CHARLES J. GROVO, SE., P.E. 3/13/04
 PRELIMINARY PLAN
THE MEADOWS AT ELLICOTT CITY III
 PARCELS 'D-1' THRU 'D-3'
 (A SUBDIVISION OF 'HOWES PROPERTY, PARCEL 'D', PLAT NO. 9419)
 PREVIOUS FILE NO. '90-30 AND 5-03-01'
 ZONING R-A-15
 Tax Map No. 17, Grid No. 23, Parcel No. 711
 SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 DATE: DEC. 17, 2007
 SHEET 2 OF 2

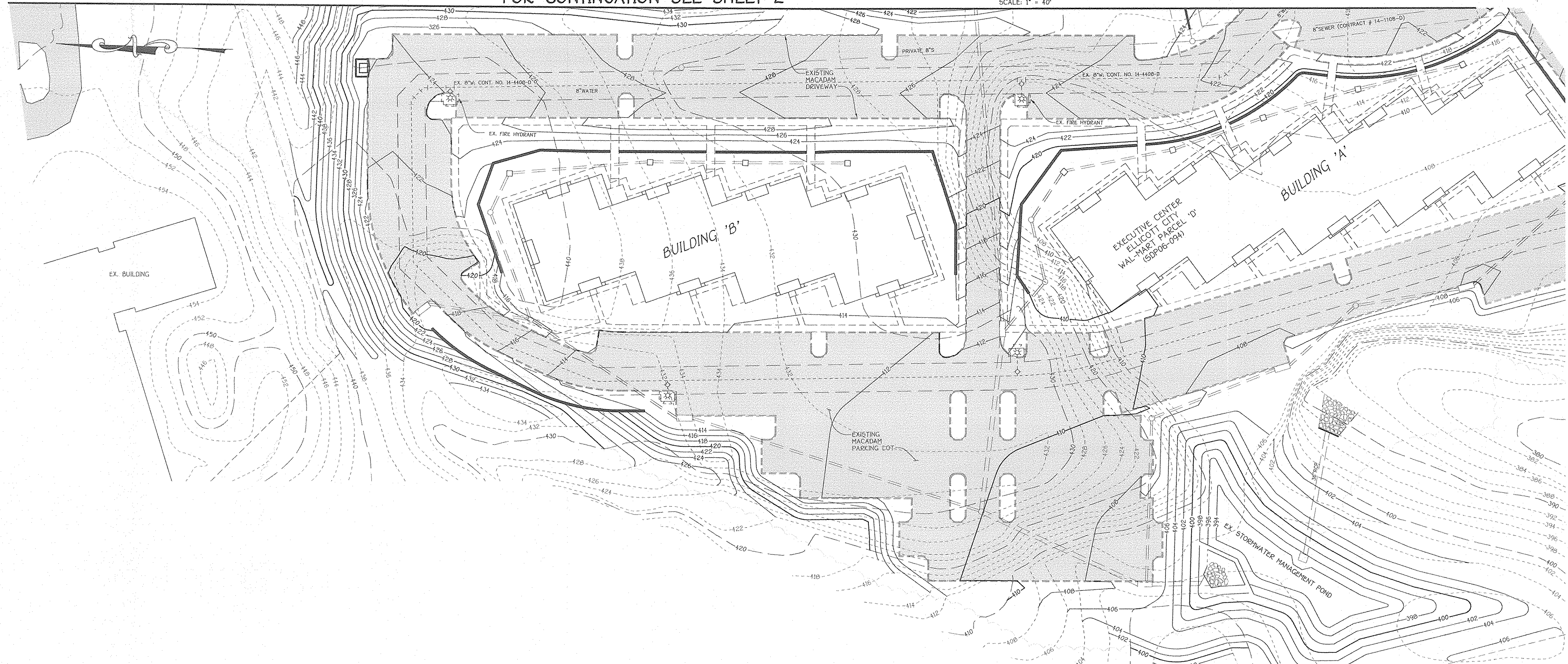
K:\Drawings\661145 Wilder Subdivision (Wilder) (long) preliminary\SHEET 2 - 3 PRELIMINARY PLAN.dwg, PRELIM PLAN 2, 11

P07-019



PARCEL C-2
SCALE: 1" = 40'

FOR CONTINUATION SEE SHEET 2



PLAN
SCALE: 1" = 40'

OWNER/DEVELOPER
WILDER BUILDING CORPORATION
1300-102 SONIA TRAIL
ELLICOTT CITY, MARYLAND 21043
TEL. NO. (410) 750-1931

"Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2008."



Charles J. Groves, Sr.
CHARLES J. GROVES, SR., P.E. 2/5/08
DATE

PRELIMINARY PLAN
THE MEADOWS AT
ELLICOTT CITY III
PARCELS 'D-1' THRU 'D-3'
(A SUBDIVISION OF "HONES PROPERTY, PARCEL 'D', PLAT NO. 9419)
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SHEET 3 OF 8

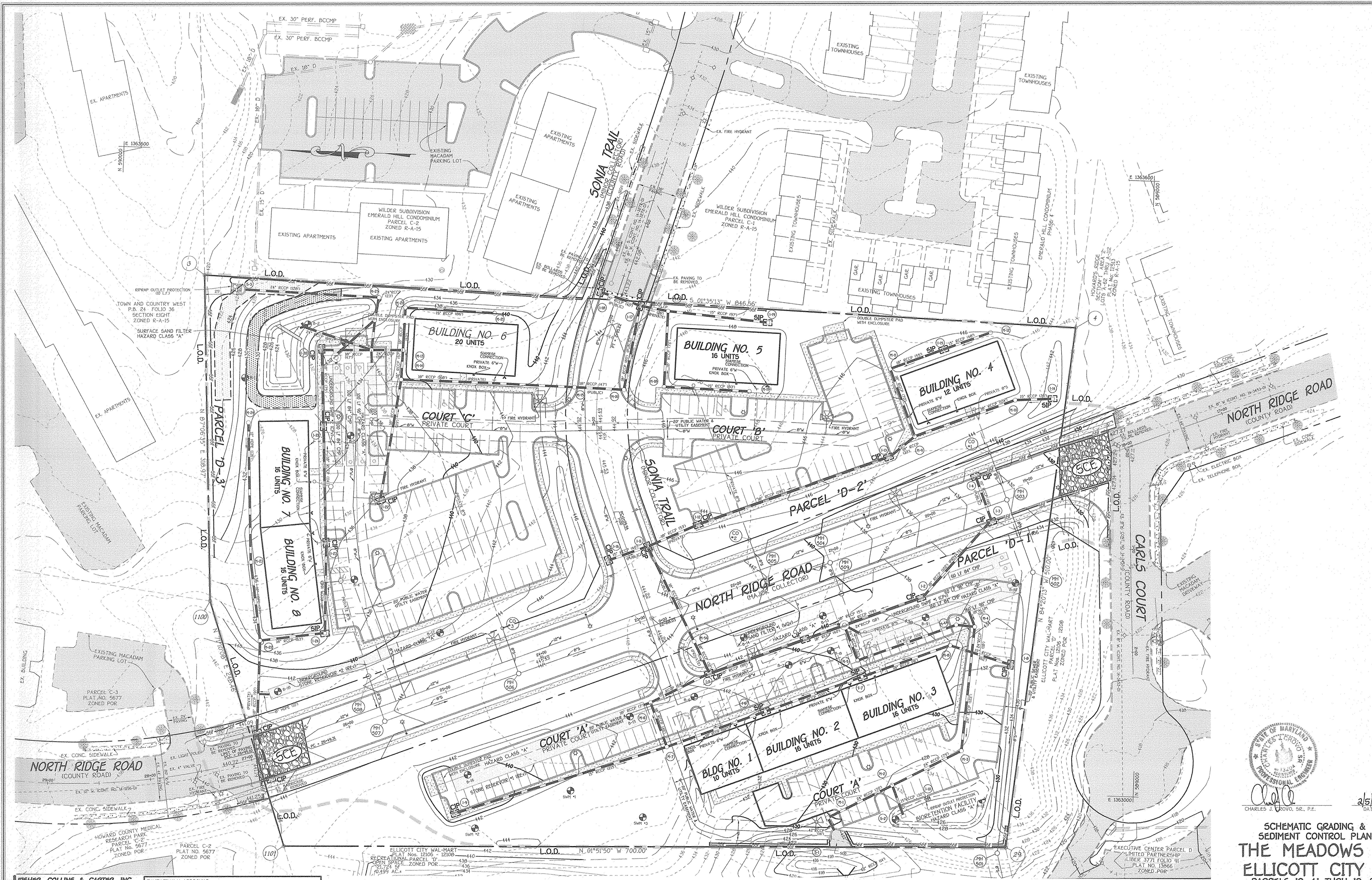
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

David M. Gayer 2/15/08
PLANNING DIRECTOR DATE

K:\Drawings\016145 Wilder Subdivision (Wilder) \Jing\preliminary\sheet 2 - 3 PRELIMINARY PLAN.dwg, PRELIM PLAN 3, 11

6/11/15 Wilder Subdivision (Wilder) Preliminary Grading Sheet - Preliminary Grading Plan, 11



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 410.461.2955

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Paul H. Gough 3/12/16
 PLANNING DIRECTOR DATE

PLAN
 SCALE: 1" = 40'

OWNER/DEVELOPER
 WILDER BUILDING CORPORATION
 3300-102 SONIA TRAIL
 ELLICOTT CITY, MARYLAND 21043
 TEL. NO. (410) 750-1931

"Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13204, Expiration Date: November 3, 2008."

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 13104
 CHARLES J. ROVO, SR., P.E.
 a/5/16
 DATE

SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
THE MEADOWS AT ELLICOTT CITY III
 PARCELS 'D-1' THRU 'D-3'
 (A SUBDIVISION OF "HOENES PROPERTY, PARCEL 'D', PLAT NO. 9419) (PREVIOUS FILE NO. P-90-30 AND 5-03-10)
 ZONING R-A-15
 Tax Map No. 17, Grid No. 23, Parcel No. 711
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DEC. 17, 2007
 SHEET 4 OF 8

P07-019

TOWN AND COUNTRY WEST
SECTION EIGHT
P.L. 24 FOLIO 38
ZONED R-A-15

SURFACE SAND FILTER
HAZARD CLASS "A"

15' NO WOODY ZONE

LEVEL AREA

BOLLARD, TYP.

ACCESS

PARCEL 'D-3'

F-1 SURFACE SAND FILTER
1" = 20'-0"

BUILDING NO. 7

UNDERGROUND SIMF #2 (CPV)
100 LF 84" CWP
100 LF 84" CWP
100 LF 96" CWP
HAZARD CLASS "A"

BUILDING NO. 6

EXISTING APARTMENTS

EXISTING APARTMENTS

BUILDING NO. 2

BUILDING NO. 3

COURT 'A'

PARCEL 'D-1'

ACCESS

BOLLARD, TYP.

HAZARD CLASS "A"

LEVEL AREA

F-6 BIORETENTION FACILITY
1" = 20'-0"

APPLIEDSTORMWATER
DESIGN WATERWAY CONSTRUCTION
dba T.E. Scott & Associates, Inc.
129 Cockeysville Road phone: 410.458.2651
Hunt Valley, MD 21030 fax: 443.269.0216
tes@mdswm.com www.mdswm.com

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 30772 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481 - 2855

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
Daniel deLoyle 2/15/08
PLANNING DIRECTOR DATE

OWNER/DEVELOPER

WILDER BUILDING CORPORATION
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TEL. NO. (410) 750-1931

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Charles J. Crovo
CHARLES J. CROVO, SR., P.E.
DATE

2/15/08
DATE

SWM ENLARGED PLANS
**THE MEADOWS AT
ELLCOTT CITY III**
PARCELS 'D-1' THRU 'D-3'
(A SUBDIVISION OF "HONES PROPERTY, PARCEL 'D', PLAT NO. 9419"
(PREVIOUS FILE NO. F 90-30 AND 5 03-16))
ZONING: R-A-15
Tax Map No. 17, Grid No. 23, Parcel No. 711
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DEC. 17, 2007
SHEET 6 OF 8

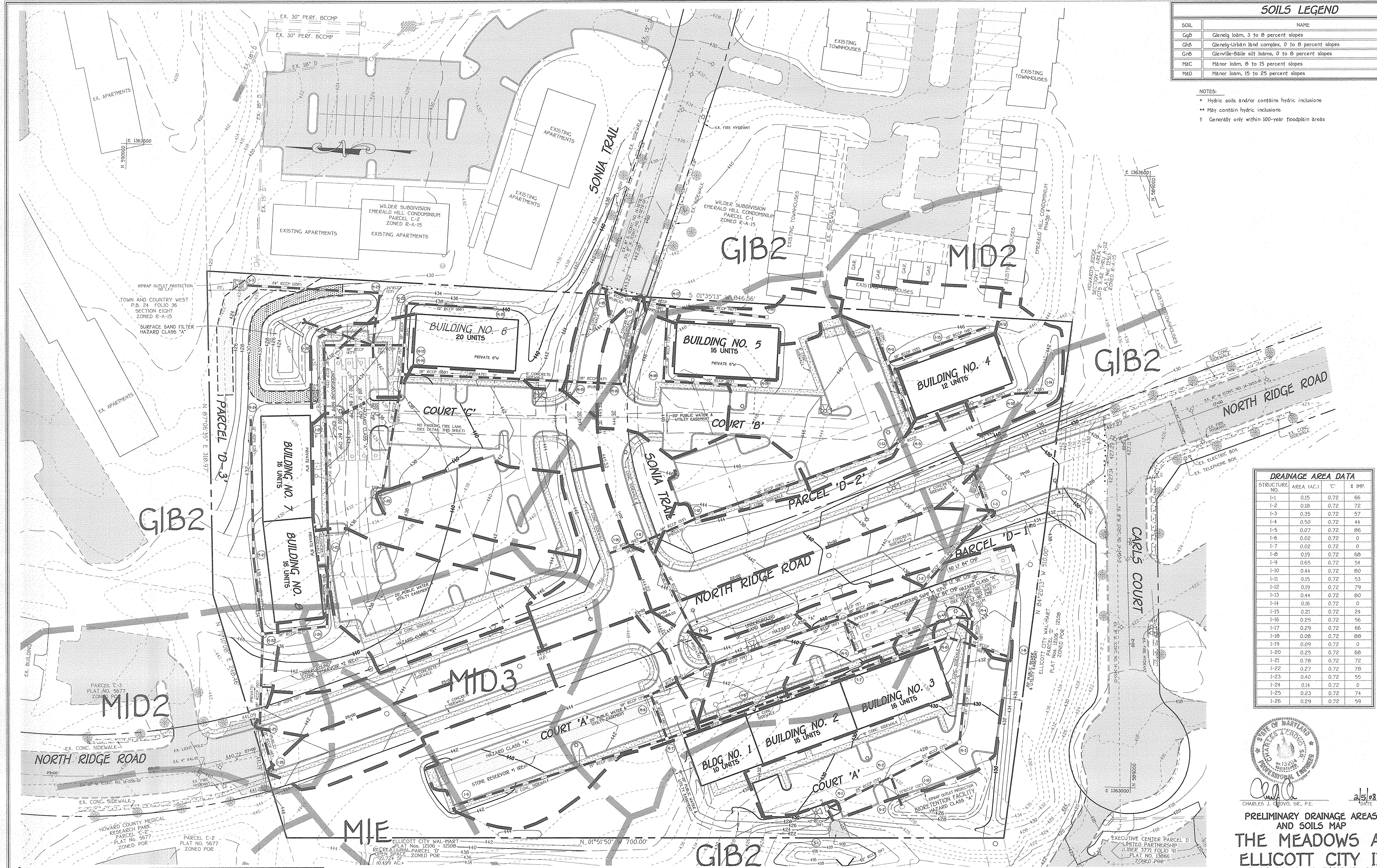
P07-019

K:\Drawings\661145 Water Subdivision (Wider)\dwg\preliminary\sheet 6 PRELIMINARY SWM PLAN.dwg, Enlarged Plans, 1:1

SOILS LEGEND

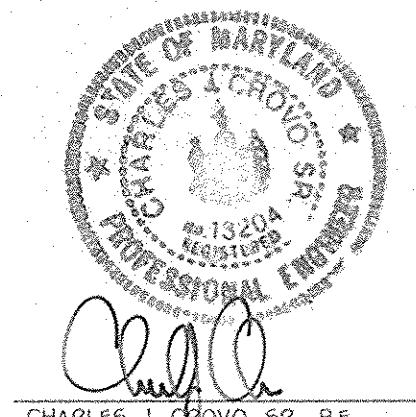
SOIL	NAME
GqB	Glenelg loam, 3 to 8 percent slopes
GhB	Glenelg-Urban land complex, 0 to 8 percent slopes
GrB	Glenville-Baile silt loams, 0 to 8 percent slopes
MaC	Manor loam, 8 to 15 percent slopes
MaD	Manor loam, 15 to 25 percent slopes

- NOTES:
- Hydric soils and/or contains hydric inclusions
 - May contain hydric inclusions
 - † Generally only within 100-year floodplain areas



DRAINAGE AREA DATA

STRUCTURE NO.	AREA (AC.)	'C'	# IMP.
I-1	0.15	0.72	66
I-2	0.18	0.72	72
I-3	0.35	0.72	57
I-4	0.50	0.72	44
I-5	0.07	0.72	86
I-6	0.02	0.72	0
I-7	0.02	0.72	0
I-8	0.19	0.72	68
I-9	0.65	0.72	54
I-10	0.44	0.72	80
I-11	0.15	0.72	53
I-12	0.19	0.72	79
I-13	0.44	0.72	80
I-14	0.16	0.72	0
I-15	0.21	0.72	24
I-16	0.25	0.72	56
I-17	0.29	0.72	66
I-18	0.08	0.72	88
I-19	0.09	0.72	0
I-20	0.25	0.72	68
I-21	0.78	0.72	72
I-22	0.27	0.72	78
I-23	0.40	0.72	55
I-24	0.14	0.72	0
I-25	0.23	0.72	74
I-26	0.29	0.72	59



CHARLES J. GROVO, P.E. 2/5/08
 PRELIMINARY DRAINAGE AREAS AND SOILS MAP
THE MEADOWS AT ELLICOTT CITY III
 PARCELS 'D-1' THRU 'D-3'
 (A SUBDIVISION OF 'HOMES PROPERTY, PARCEL 'D', PLAT NO. 9419) (PREVIOUS FILE NO. F 90-30 AND 5 03-16)
 ZONING: R-A-15
 Tax Map No. 17, Grid No. 23, Parcel No. 711
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DEC. 17, 2007
 SHEET 7 OF 8

FISHER, COLLINS & CARTER, INC.
 CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21034
 (410) 401-2855

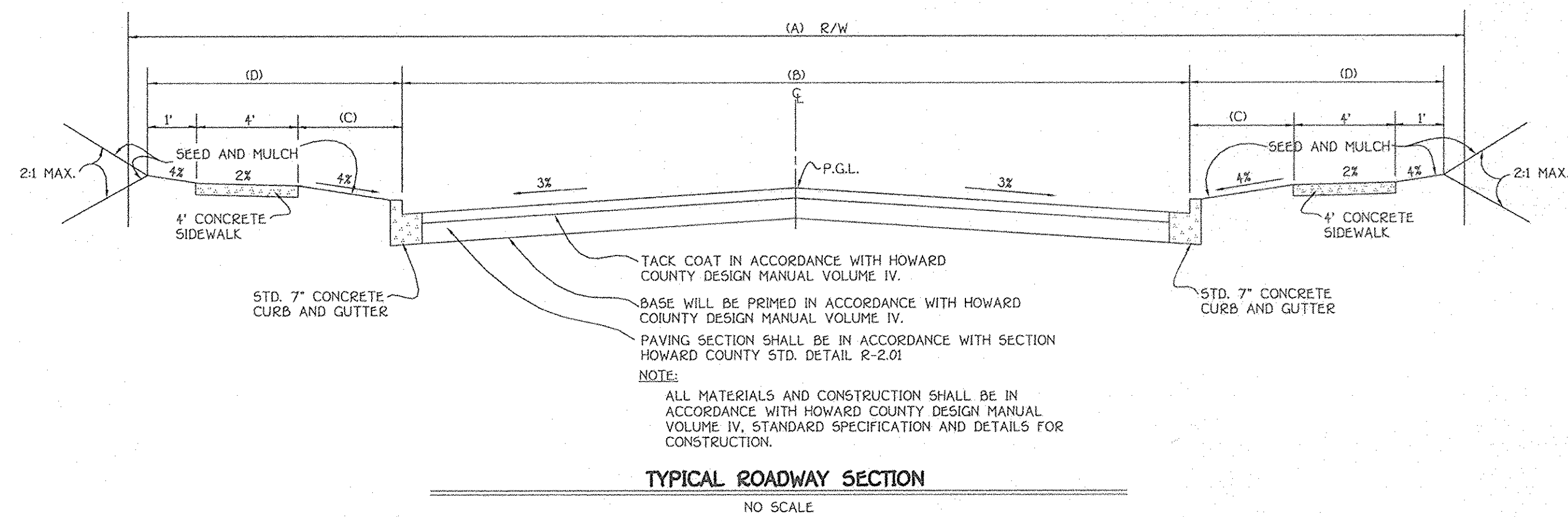
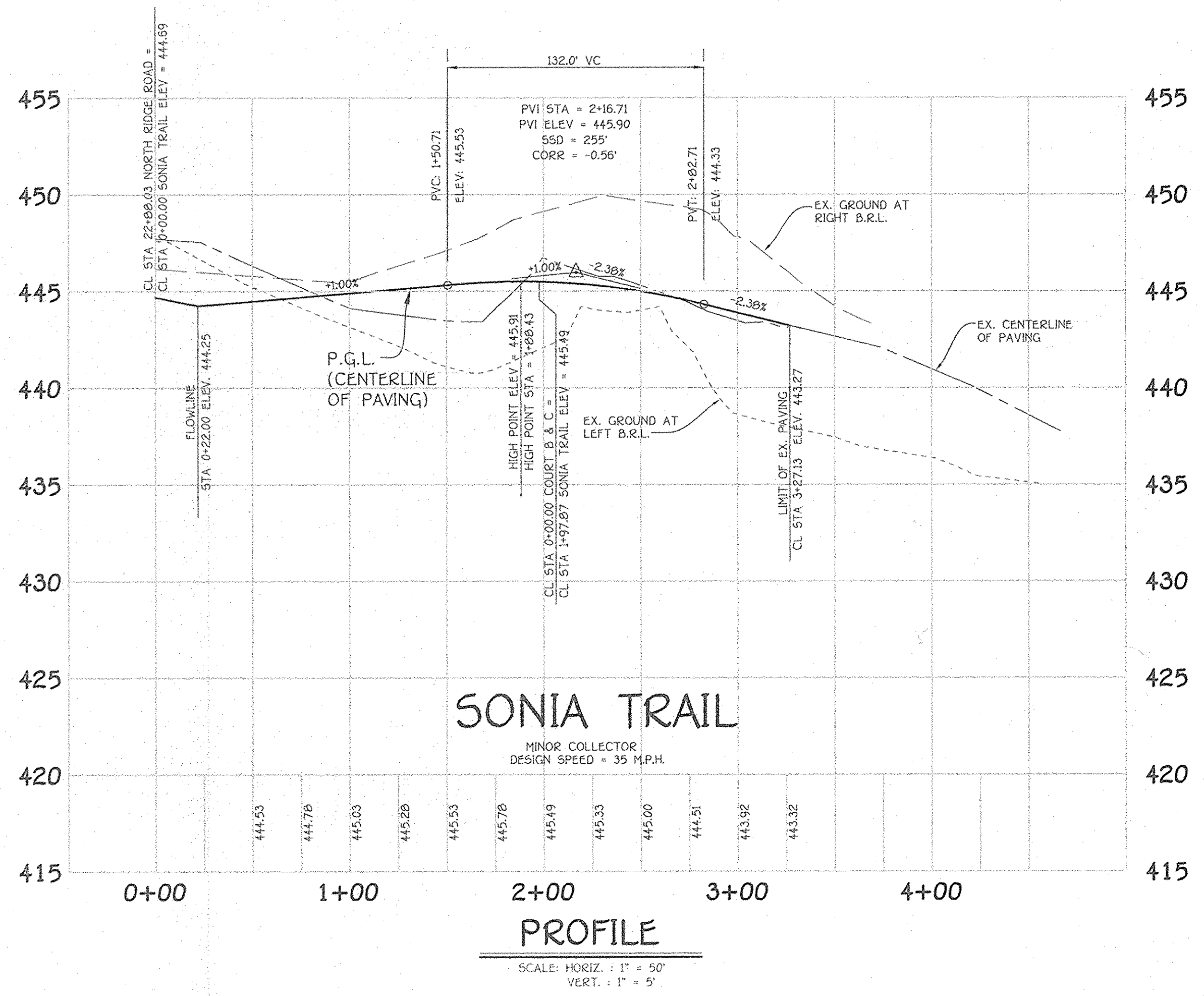
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
 [Signature] 2/13/08
 PLANNING DIRECTOR DATE

PLAN
 SCALE: 1" = 40'

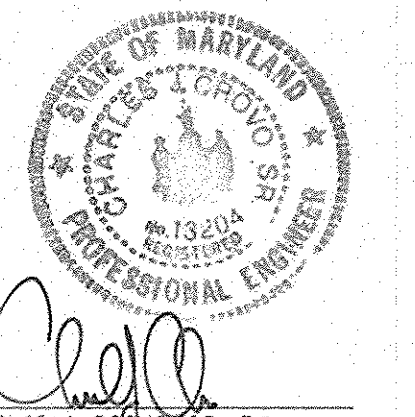
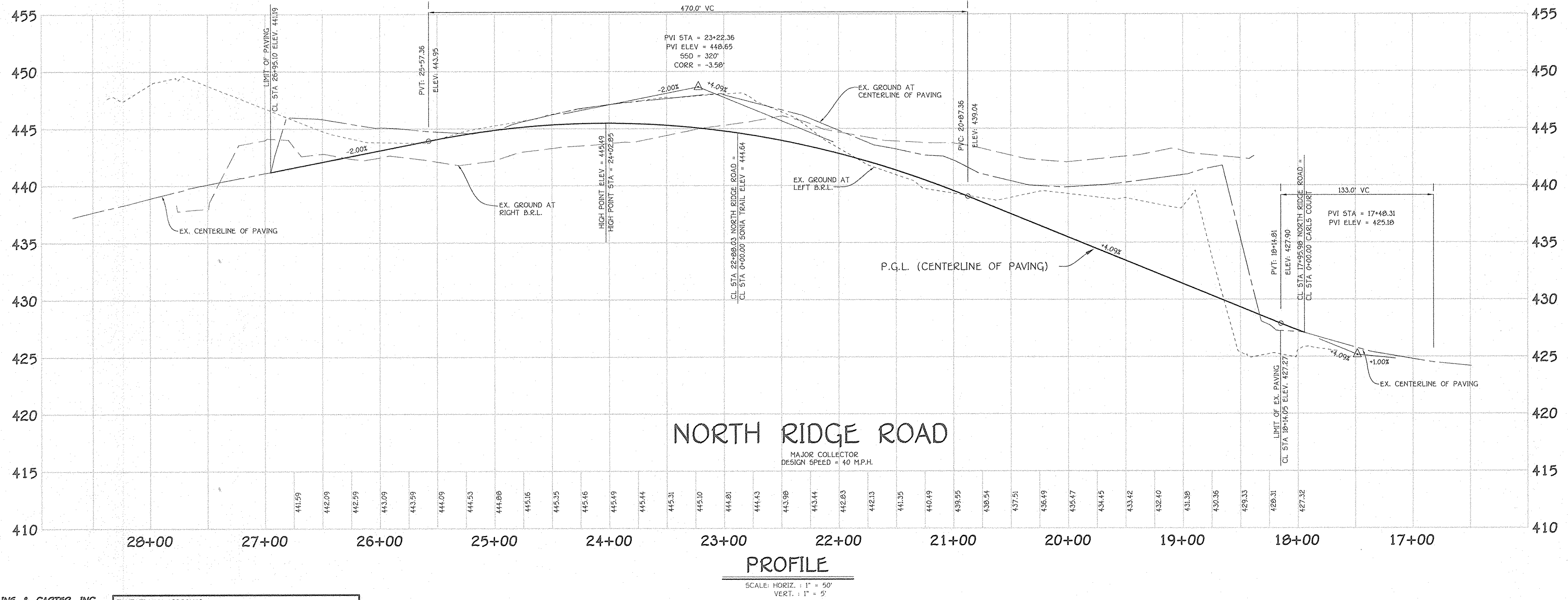
OWNER/DEVELOPER
 WILDER BUILDING CORPORATION
 3300-102 SONIA TRAIL
 ELLICOTT CITY, MARYLAND 21043
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E:\Drawings\961145 Wilder Subdivision (Wilder) final preliminary\DRIFET 7 PRELIMINARY DRAINAGE AREAS & SOILS MAP.dwg, DRAINAGE MAP, 1:1



ROADWAY INFORMATION CHART									
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	A	B	C	D	PAVING SECTION
NORTHBRIDGE ROAD	MAJOR COLLECTOR	40 M.P.H.	RA-15	18+15.16 TO 26+95	80	44	5'	10'	P-4
SONIA TRAIL	MINOR COLLECTOR	35 M.P.H.	RA-15	0+00 TO 3+27	60	36	5'	10'	P-4



ROAD PROFILES
THE MEADOWS AT ELLICOTT CITY III
PARCELS 'D-1' THRU 'D-3'
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DATE: DEC. 17, 2007
SHEET 8 OF 8

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10277 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410.481.2855

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Paul K. Taylor 2/18/08
PLANNING DIRECTOR DATE

OWNER/DEVELOPER
WILDER BUILDING CORPORATION
1300-102 SONIA TRAIL
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