

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN

COORDINATE TABLE

1	N	478323.913
	E	851942.079
2	N	478200.178
	E	851973.895
3	N	478337.369
	E	851994.035
4	N	478335.026
	E	852011.882
5	N	478401.187
	E	852027.588
6	N	479112.767
	E	852074.253
7	N	478458.308
	E	852076.991
8	N	479037.727
	E	852160.294
9	N	477323.464
	E	852262.743
11	N	478726.316
	E	852442.027
12	N	478897.030
	E	852463.808
13	N	478847.848
	E	852554.461
14	N	478298.737
	E	852904.871
15	N	478217.471
	E	852992.866
17	N	478158.596
	E	853056.511
18	N	478200.178
	E	851973.895

GENERAL NOTES

EXISTING ZONING 3-12
 GROSS AREA OF TRACT 271.93 AC.
 AREA OF PROPOSED LOTS 8.33 AC.
 AREA OF PROPOSED ROAD RIGHTS OF WAY 1.94 AC.
 NUMBER OF LOTS PROPOSED 48
 BUILDABLE 34
 OPEN SPACE 14

WATER AND SEWER SYSTEMS PROPOSED
 REFERENCES: ZB 824 & 804 5-88-41 P.6210
 VP 86-76 5-89-23
 SA-256-D BA-257-D 97-89-33

OPEN SPACE TABULATION

LOT SIZE (SF)	NO. OF LOTS	GROSS AREA (AC)	MANDATORY OPEN SPACE	AREA OF REQUIRED OPEN SPACE
12,000 or larger	6	1.66 AC.	8%	0.15 AC.
10,800-11,999	7	1.79 AC.	10%	0.18 AC.
9,600-10,799	2	0.46 AC.	20%	0.09 AC.
8,400-9,599	1	0.21 AC.	30%	0.06 AC.
7,200-8,399	28	4.89 AC.	30%	1.47 AC.
TOTAL	44	9.01 AC.		1.95 AC.

(*) Denotes size of floodplain adjustment lots

AREA OF OPEN SPACE PROVIDED 10.95 AC.
 AREA OF NON-TIDAL WETLANDS 3.45 AC.
 AREA OF 2% OR GREATER SLOPES 1.50 AC.
 AREA OF 100 YEAR FLOODPLAIN 5.35 AC.
 AREA OF DRY RESTORATION AREA (% OF REQUIRED OPEN SPACE) 1.23 AC. (63% of required)
 AREA OF USE IN COMMON ACCESS 0.9 - 0.15 AC.
 NOTE: OPEN SPACE LOTS 47 & 48 ARE NOT INCLUDED IN THE OPEN SPACE PROVIDED ABOVE.

FLOODPLAIN LOT ADJUSTMENT TABULATION AND DENSITY TABULATION

1. GROSS ACREAGE	21.93 AC.
2. FLOODPLAIN AND STEEP SLOPE AREA	6.03 AC.
3. NET ACREAGE	15.92 AC.
4. NET MAX LOTS ALLOWED (C. x 3.63 LOTS PER ACRE)	57
5. MAX FLOODPLAIN ADJUSTMENT LOTS ALLOWED (A. x 3.63 x 10%)	7
6. FLOODPLAIN ADJUSTMENT LOTS PROPOSED (C. x 3.63)	7
7. TOTAL LOTS ALLOWED (D - F)	64
FLOODPLAIN ADJUSTMENT LOTS ARE LOTS 2, 3, 4, 5, 8, 11, 12	
LOTS REDUCED 10% IN AREA ARE LOTS 13, 14, 15, 16, 18, 19, 20, 22, 23, 24, 34, 35, 40, 41, 42, 44, 45	

VP 87-22 REQUEST FOR JACKET DRIVEWAY ACCESS TO GUILFORD RD (MD RTE 732) WAS DENIED 11-8-88.
 VP 86-76 REQUEST TO NOT EXTEND PROPOSED PUBLIC ROAD TO ADJACENT PROPERTY WAS DENIED 1-12-87.
 SA 276-D AND 257-D APPEAL TO REVERSE PREVIOUSLY DENIED WAIVER REQUEST (VP-86-76) WAS APPROVED 7-21-88.
 B 824-M REQUEST TO CHANGE ZONING TO R-SA-B WAS DENIED 6-22-86. PETITIONER WAS WINTERBROOK LIMITED PARTNERSHIP.
 ZB 804 REQUEST TO CHANGE ZONING FOR THE COMPREHENSIVE ZONING PLAN. THE PROPERTY OWNERS ASKED FOR IT TO BE ZONED R-SA FROM THE EXISTING R-12. THE OFFICE OF PLANNING AND ZONING RECOMMENDED R-SC FOR THE NEW ZONING. THE ZONING BOARD VOTED TO RETAIN THE EXISTING R-12 ZONING.

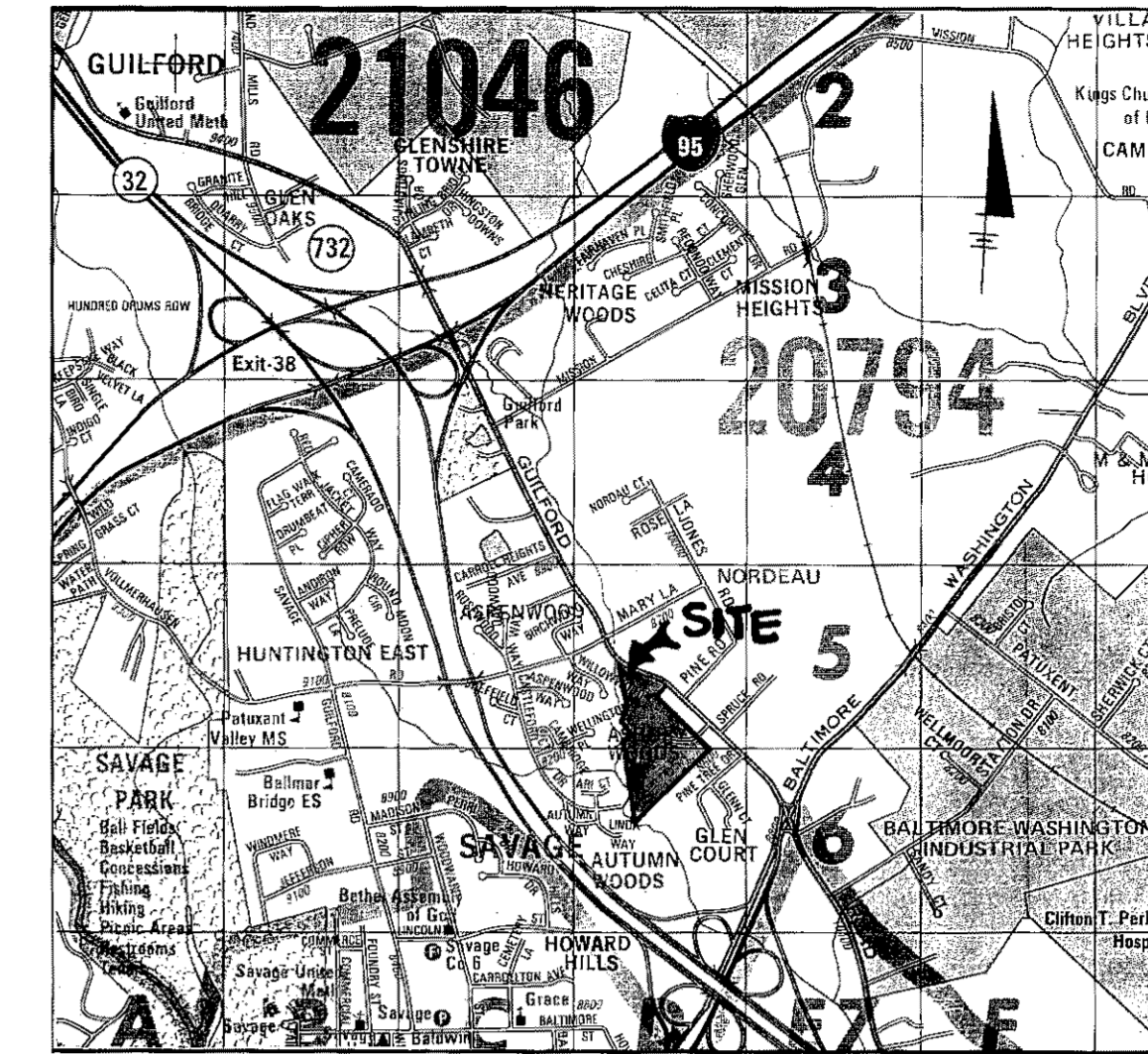
MINIMUM LOT AREA CHART

LOT NO.	GROSS AREA	25% AND > SLOPES	PIPESTEM AREA	FLOODPLAIN AREA	RESULTING MIN. LOT AREA
1	10,276 SF	---	2,360 SF	224 SF	7,692 SF
2	7,790	---	---	149 SF	7,641
7	9,324	---	1,720 SF	---	7,604
16	8,136	---	520	---	7,616
17	9,259	---	1,640	---	7,619
18	7,928	300 SF	---	---	7,628
19	7,690	84	---	---	7,606
21	10,710	1,435	---	---	9,275
30	12,176	140	---	---	12,036
38	14,306	---	1,720 SF	---	12,586
39	9,127	---	1,520	---	7,607
43	9,241	---	1,640	---	7,601

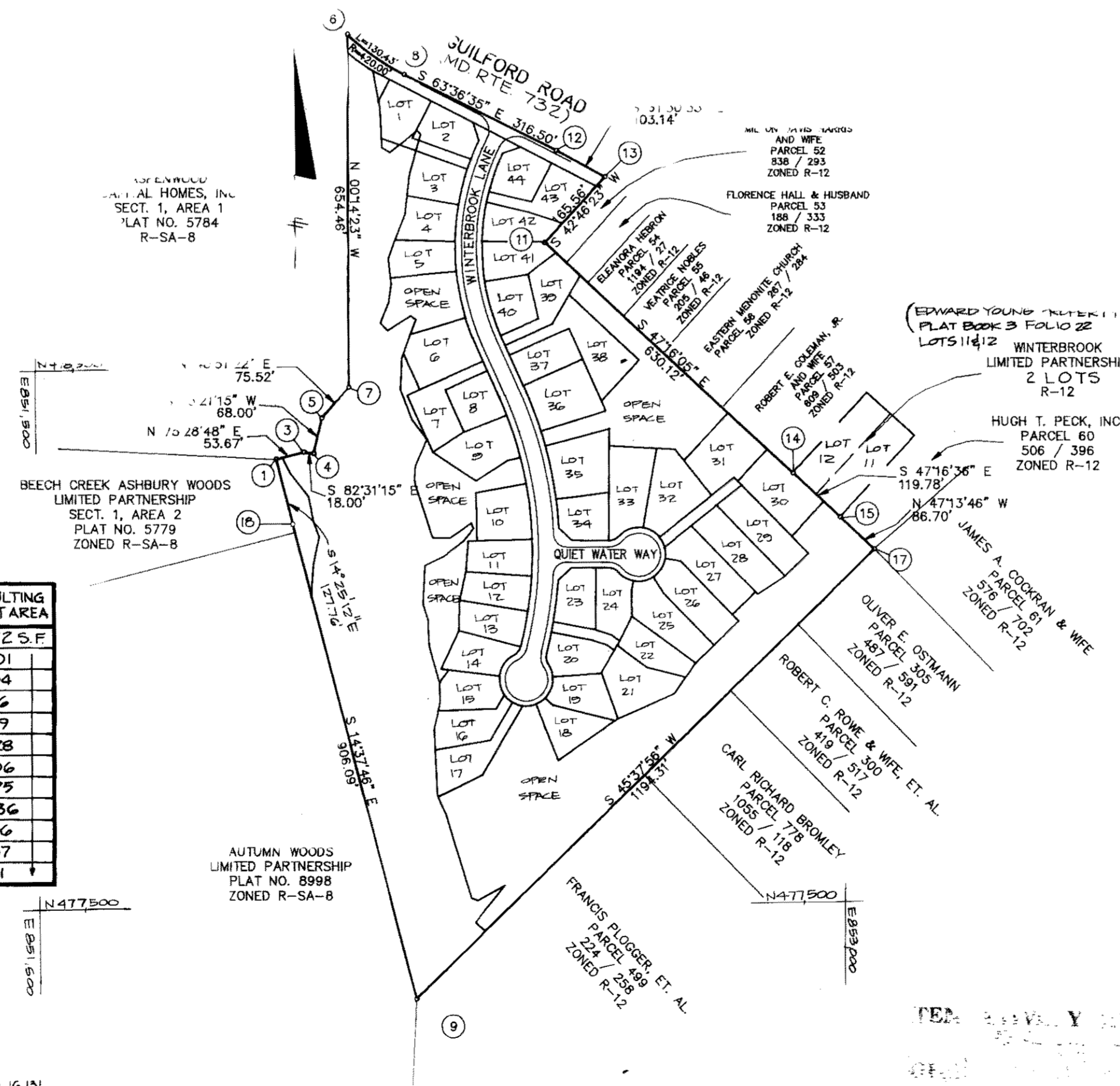
NOTES

- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.151 OF THE SUBDIVISION REGULATIONS.
- STREET LIGHTS WILL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE DESIGN MANUAL.
- SEDIMENT CONTROL MEASURES WILL BE SHOWN ON THE FINAL ROAD CONSTRUCTION DRAWINGS.
- PUBLIC WATER AND PUBLIC SEWER ARE TO BE USED.
- STORMWATER MANAGEMENT SHALL OCCUPY LESS THAN 50% OF THE OPEN SPACE PROVIDED.

PRELIMINARY PLAN WINTERBROOK 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'



PLAN
SCALE: 1"=200'

TENTATIVELY APPROVED
ON 7-5-89
DATE
OFFICE OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
5.18.89
DATE

DATE	NO.	REVISION
OWNER/DEVELOPER		
WINTERBROOK LIMITED PARTNERSHIP 9030 RED BRANCH ROAD SUITE 200 COLUMBIA, MARYLAND 21045		
PROJECT		
WINTERBROOK A SINGLE FAMILY DETACHED SUBDIVISION		
AREA TAX MAP NO. 47 PARCELS 436, 31, 32, 33 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
TITLE SHEET		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Elicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE	DESIGNED BY: J.J.B.	28 824 1504 VP 86-76, 5-86-278A-276-D, BA 257-D, 3-86-41, WP 89-33
DATE	DRAWN BY: C.A.D.	
DATE	PROJECT NO: 33304	
DATE	SCALE: AS SHOWN	
DATE	DRAWING NO. 1 OF 3	

REMOVE EX. HEADWALL AND GUARDRAIL ON SOUTH SIDE OF GUILFORD ROAD. EXTEND EX. BOX CULVERT AND RELOCATE GUARDRAIL TO SOUTH SIDE OF SIDEWALK.

CURVE DATA		
FROM & STA 0+00 TO & STA. 4+26.08		
R	T	L
425.00	205.15	382.26'
FROM & STA 5+28.87 TO & STA 10+28.23		
R	T	L
725.00	254.34	480.23



TENTATIVELY APPROVED
1-5-89
SEARCHED, INDEXED AND
FILED
J.G.
5.18.89

LEGEND

.....	LIMITS OF WETLANDS
BRL	BUILDING RESTRICTION LINE
[196.6]	100-YEAR FLOOD PLAIN DESIGNATION
	25% AND GREATER SLOPES

TENTATIVELY APPROVED
ON _____ DATE _____
OFFICE of PLANNING AND ZONING of
HOWARD COUNTY
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER / DEVELOPER WINTERBROOK LIMITED PARTNERSHIP 9030 RED BRANCH ROAD SUITE 200 COLUMBIA, MARYLAND 21049		
PROJECT: LOTS 1-9, 36-47 & 53 WINTERBROOK A SINGLE FAMILY DETACHED SUBDIVISION AREA TAX MAP NO. 47 PARCELS 498, 31, 32, 59, 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE	DESIGNED BY: J.J.E.	25024, 204, NP 80-76, 5-86-27 BA-250-D, BA-251-D, 5-88-41, WP-88-38
DATE	DRAWN BY: C.A.D.	
DATE	PROJECT NO: 39304	
DATE	DATE: DEC. 2, 1988	
DATE	SCALE: AS SHOWN	
DATE	DRAWING NO. 2 OF 3	





LEGEND

- LIMIT OF WETLANDS LINES
- B.R.L. BUILDING RESTRICTION LINES
- 100 YEAR FLOOD PLAN
- 25% AND GREATER SLOPES

CURVE DATA

FROM & STA 2+00 TO & STA. 4+30.08		
R	T	L
425.00'	205.15'	380.20'
FROM & STA 5+38.87 TO & STA. 10+28.23		
R	T	L
725.00'	254.34'	489.23'

NOTES:

1. OPENSACE LOTS 47 AND 48 ARE USE-IN-COMMON ACCESS EASEMENTS.
2. USE-IN-COMMON ACCESS EASEMENT (OPENSACE LOT 47) SERVES LOTS 21 & 22.
3. USE IN COMMON ACCESS EASEMENT (OPENSACE LOT 48) SERVES LOTS 27, 28, 29, 30 AND 31.
4. BOTH USE-IN-COMMON ACCESS EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
5. HOUSE NUMBER SIGNS WILL BE PROVIDED AT EACH PRIVATE DRIVE WHERE THE DRIVE MEETS THE PUBLIC ROAD.
6. OPENSACE LOTS 47 & 48 AREAS HAVE NOT BEEN USED IN MEETING THE MINIMUM OPENSACE REQUIREMENTS.

TENTATIVELY APPROVED
ON 1-5-89
 DATE
OFFICE OF PLANNING AND ZONING
 OF
HOWARD COUNTY
 PLANNING DIRECTOR
 DATE

DATE	NO	REVISION
OWNER / DEVELOPER WINTERBROOK LIMITED PARTNERSHIP 9030 RED BRANCH ROAD SUITE 200 COLUMBIA, MARYLAND 21045		
PROJECT: WINTERBROOK A SINGLE FAMILY DETACHED SUBDIVISION LOTS 10-35, 48 & 49		
AREA TAX MAP NO. 47 PARCELS 498, 51, 32, 39 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE: PRELIMINARY PLAN		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		

PLAN
 SCALE 1" = 50'
 CARL RICHARD BROMLEY
 PARCEL 778
 1055/118
 ZONED R-12

ROBERT C. ROWE & WIFE ET. AL.
 PARCEL 300
 419/517
 ZONED R-12

OLIVER E. OSTMANN
 PARCEL 305
 487/591
 ZONED R-12

JAMES A. COCKRAN & WIFE
 PARCEL G1
 576/702
 ZONED R-12

DATE 1-5-89
 DESIGNED BY: J.S.B.
 DRAWN BY: C.A.D.
 PROJECT NO: 39304
 DATE: DEC. 8, 1988
 SCALE: AS SHOWN
 DRAWING NO. 3 OF 3

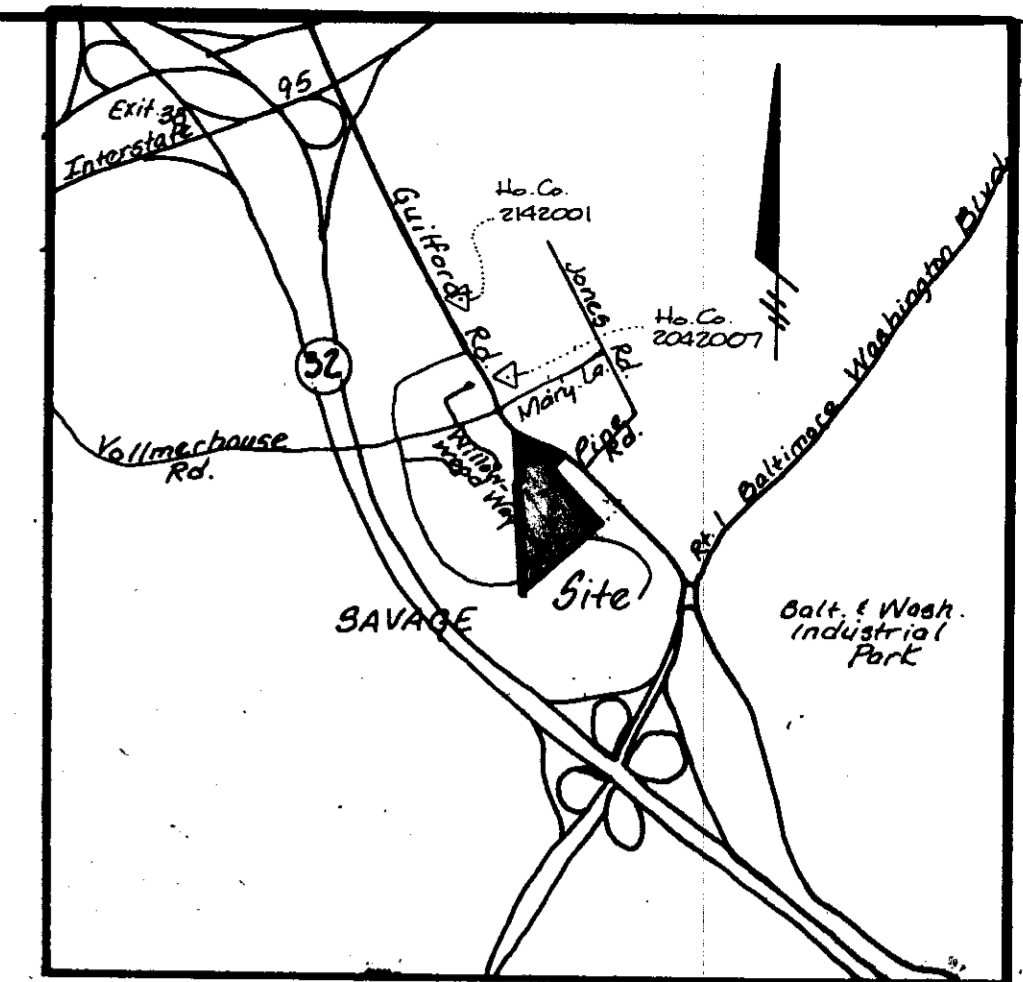
Sheet Index

No.	Description
1 of 3	Cover Sheet
2 of 3	Preliminary Plan
3 of 3	Grading Plan & Drain. Area Map
1 of 1	Drainage Area Details
1 of 1	Prelim. Road Profiles
1 of 1	Forest Stand Delineation
2 of 2	Forest Con. Details
1 of 2	Forest Conservation Plan
2 of 2	Guilford Road Sections

Coordinate Table

Point#	North	East
1:	478323.913000	851942.079000
2:	478337.369000	851994.035000
3:	478335.026000	852011.882000
4:	478401.187000	852027.588000
5:	479112.767000	852074.253000
6:	478458.308000	852076.991000
7:	477323.464000	852202.743000
8:	478200.178000	851973.895000
9:	478158.596000	853056.511000
10:	478217.471000	852992.866000
11:	478298.737000	852904.871000
12:	478726.316000	852442.027000
13:	478847.848000	852554.461000
14:	478897.050000	852463.808000
15:	479037.727000	852180.294000

PRELIMINARY PLAN WINTERBROOK 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



Vicinity Map
Scale: 1" = 2000'

GENERAL NOTES

- R-12 zoning (single family detached)
- Gross Area: 222.168 Acres
Net Area: 174.8
Area of Proposed Lots: 7.32
Area of Proposed Roads: 1.96 Acres
Area of Total Floodplain: 4.64 Acres
Area of Floodplain (in building lots): None
Area of Steep Slopes (in building lots): None
Area of open space (public) required: 22.168 x 30% = 6.65 Acres
Area of recreational open space required: 200 x 34 = 6,800 SF.
- Total Buildable Lots Proposed: 34
Total Open Space Lots Proposed: 2
Total Open Space Area Proposed: 12.80 Ac.
Total Recreational Open Space Proposed: 2.0 Ac.
(based on 8,400 SF minimum lots)
- Public Water and Sewer to be utilized.
- Topography by Riemer, Muegge & Associates, Inc. Dated 5-18-88. Two Foot Contours.
- Wetlands delineation and vegetative analysis by Exploration Research, Inc. Date analysis July 30, 1993. Date approved: March 15, 1994.
- Preliminary Flood Plain Study by Riemer, Muegge & Associates. Date of Study Oct. 1993. Date approved: 1/15/94.
- Traffic Counts by Daniel Consultants, Inc. Date of Study Date approved: 1/15/94.
- Geotechnical report by Hillis, Carnes Engineering Associates and Earth Engineering, Inc. Date of Study April 1993. Date approved: Feb. 18, 1994.
- No existing structures on site.
- See vegetative analysis for existing vegetation to remain and impact area. (Forest Stand Delineation Report).
- Street trees will be provided in accordance with section 16.131 of the subdivision regulations.
- Street lights will be provided on the final road construction drawings in accordance with the Design Manual.
- Sediment control measures will be shown on the final road construction drawings.
- Stormwater management shall occupy less than 50% of the open space provided. (See Final Plan for details)
- Z.B. 804 Request to change zoning for the comprehensive zoning plan. The owners asked for a zoning change to R-SA, the Zoning Board voted to retain the existing R-12 zoning.

- Z.B. 824M Request to change zoning to R-SA-8 was denied 6-22-86. Petitioner was Winterbrook Limited Partnership.
- VP86-76 Request to not extend proposed public road to adjacent property was denied 1-12-87.
- BA. 256D and 257D Appeal to reverse previously denied waiver request (VP86-76) was approved 7-21-88.
- VP89-33 Request for direct driveway access to Guilford Road was denied 11-8-88.
- WP92-60 Request to waive Section 16.121a and extend approval for compliance of submitting original drawings for signature per technically complete letter denied 11-22-91.
- WP92-118 Request to waive Sections 16.116a1, 16.116a2 and 16.116a3 and reactivate the project at the Preliminary Plan stage, to permit grading and clearing in selective buffer areas approved 6-10-93. 9-28-94. Mitigation Replanting for disturbed areas shall be shown on Final Plan.
17. The origin of coordinates area based on Howard County monuments N° 2042007 & 2142001

Minimum Lot Size Chart

Lot No.	Gross Area	Pipe stem Area	Remaining Area	100 Year Floodplain	25% Slopes	Min. Lot Size
15	10104	1612	8492	—	—	8492
20	10556	588	9968	—	—	9968
23	10275	254	10021	—	—	10021
24	9758	635	9123	—	—	9123
26	11065	484	10579	—	—	10579
31	12085	3000	9085	—	—	9085
25	15591	800	14791	—	—	14791

LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPE SCHEDULE

LANDSCAPED EDGE TYPE	LANDSCAPED CHARACTER	SHADE TREES LINEAR FOOT	EVERGREEN TREES LINEAR FOOT	SHRUBS/ LINEAR FOOT
A	Light Buffer	1:60	0	0
B	Moderate Buffer	1:50	1:40	0
C	Heavy Buffer	1:40	1:20	0
D	Screen	1:60	1:10	0
E	Buffer/Parking adjacent to Roadway	1:40	0	1:4

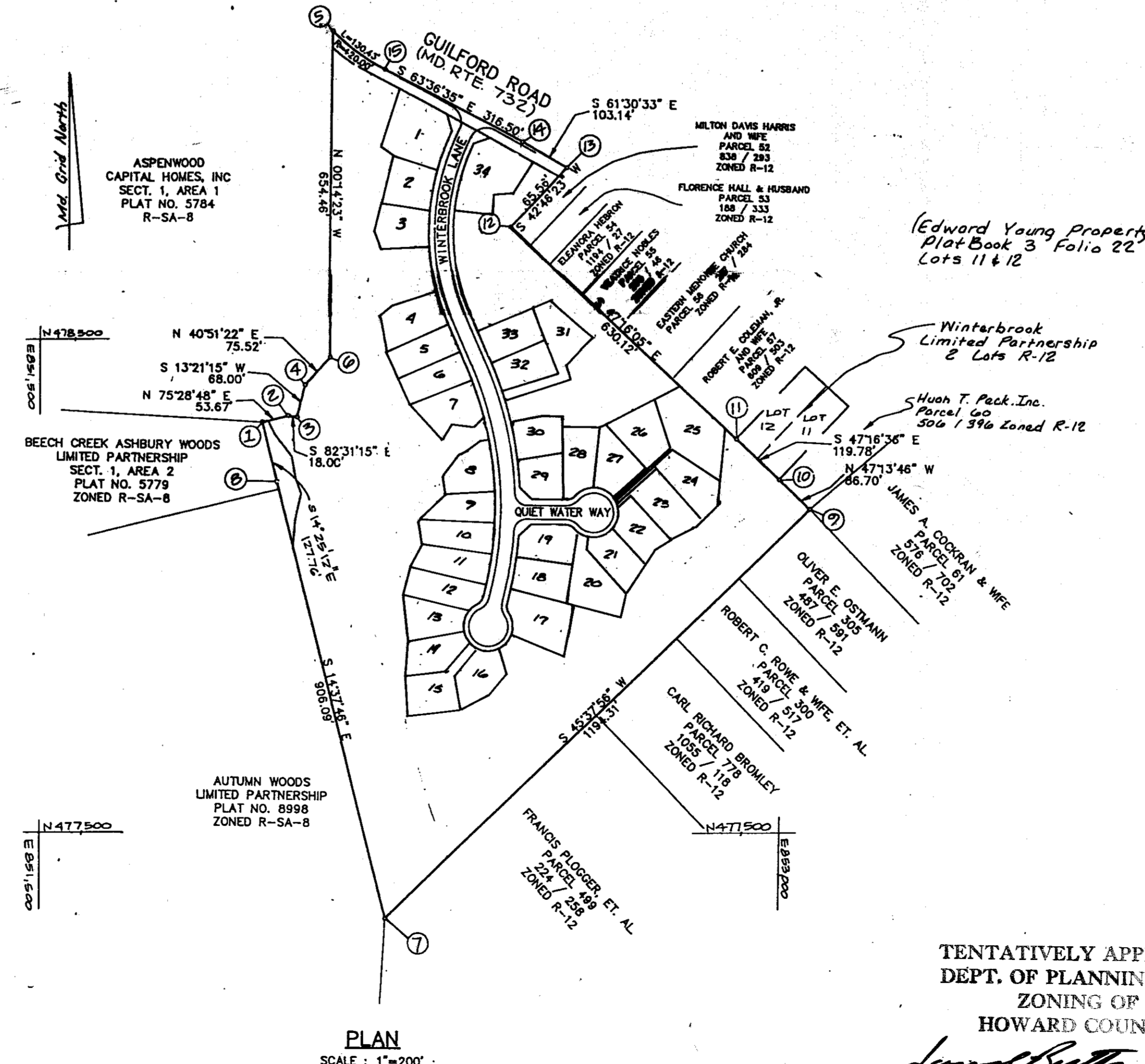
Except as otherwise noted in the Howard County Landscape Manual, the following plant substitutions may be allowed in lieu of the requirements listed above.

- 2 small deciduous trees for shade tree.
- 2 evergreen trees for 1 shade tree.
- 10 shrubs for 1 shade or evergreen tree.

Existing vegetation to remain may be credited towards fulfilling the landscape planting requirements of the final or site development plan stage.

Contouring of the perimeter of all stormwater management ponds is required and will be indicated on final plans, and will be the responsibility of the developer.

The developer will be responsible for all perimeter landscaping indicated on this plan, and will be shown on the final plans.



PLAN
SCALE: 1" = 200'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE

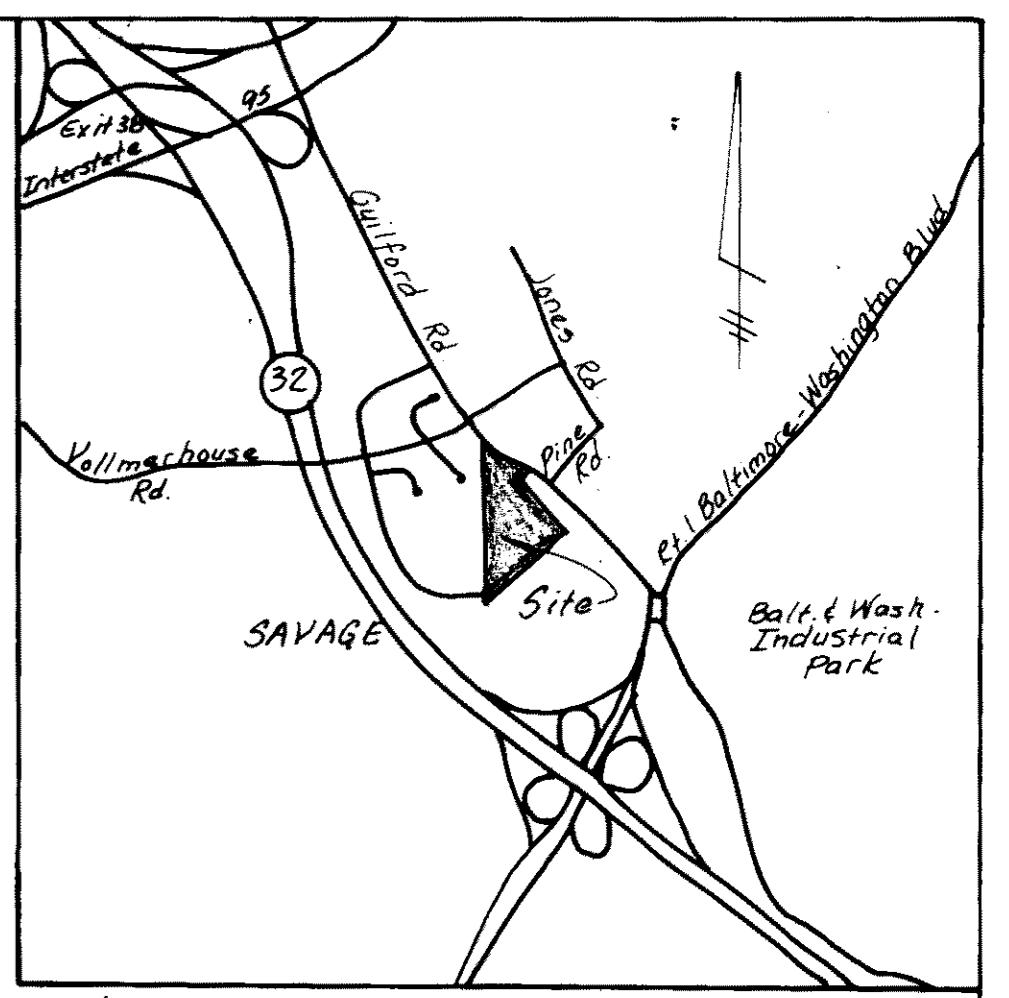
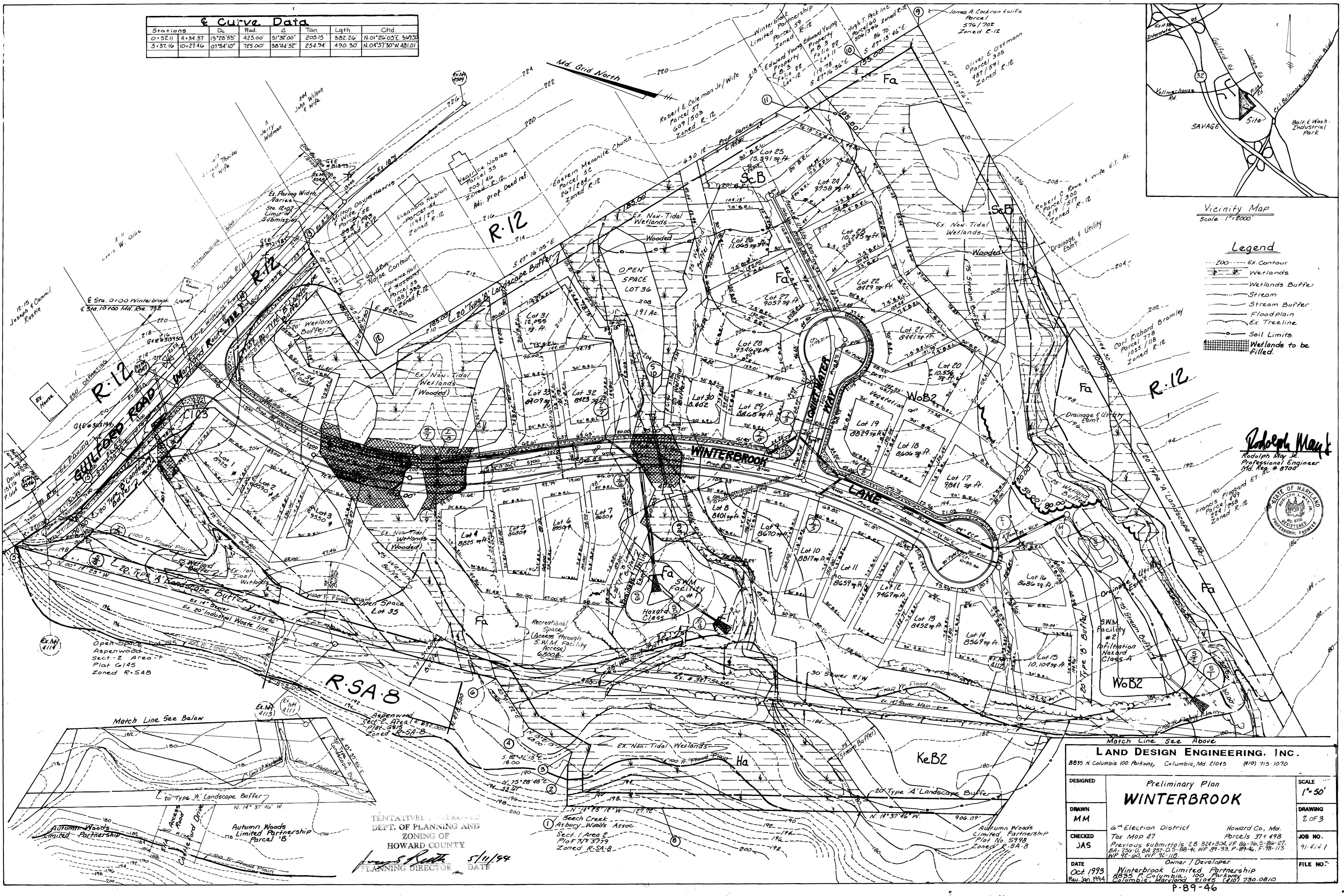


Rudolph Mayh
10-12-93

LAND DESIGN ENGINEERING, INC.
8835 N. Columbia 100 Parkway, Columbia Md. 21045 (410) 715-1070

Designed	Preliminary Plan	Scale	As Shown
Drawn	WINTERBROOK	Drawing	1 OF 3
M.M.	Cover Sheet	Job No.	
Checked	6th Election District	Howard Co., Md.	
R.M.	Tax Map 47	Parcels 37+498	
Date	Previous Submittals: ZB 824M, VP86-76, 5-86-87, BA-256-D, BA-257-D, 5-88-41, WP 89-33, P 89-16, P 90-19, WP 92-60, WP 92-118	Owner / Developer	File No.
Oct. 1993	Winterbrook Limited Partnership (410) 730-0800	8835F Columbia 100 Pkwy. Columbia Md. 21045	
Rev. Jan. 1994			

Curve Data					
Stations	Ds	Rad	Δ	Tan	Chd.
0+52.11	4+34.37	19°28'55"	423.00	51°38'00"	205.15 382.26 N.01°26'05"E. 349.53
5+37.16	10+27.46	01°54'10"	725.00	38°44'52"	254.94 490.30 N.04°37'30"W. 481.01



Vicinity Map
Scale: 1"=2000'

Legend

- 200 --- Ex Contour
- Wetlands
- Wetlands Buffer
- Stream
- Stream Buffer
- Floodplain
- Ex. Treeline
- Soil Limits
- Wetlands to be filled.

Rodolph May Jr.
Rodolph May Jr.
Professional Engineer
Md. Reg. # 8700

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

Match Line See Above

LAND DESIGN ENGINEERING, INC.
8835 N. Columbia 100 Parkway, Columbia, Md. 21045 (410) 715-1070

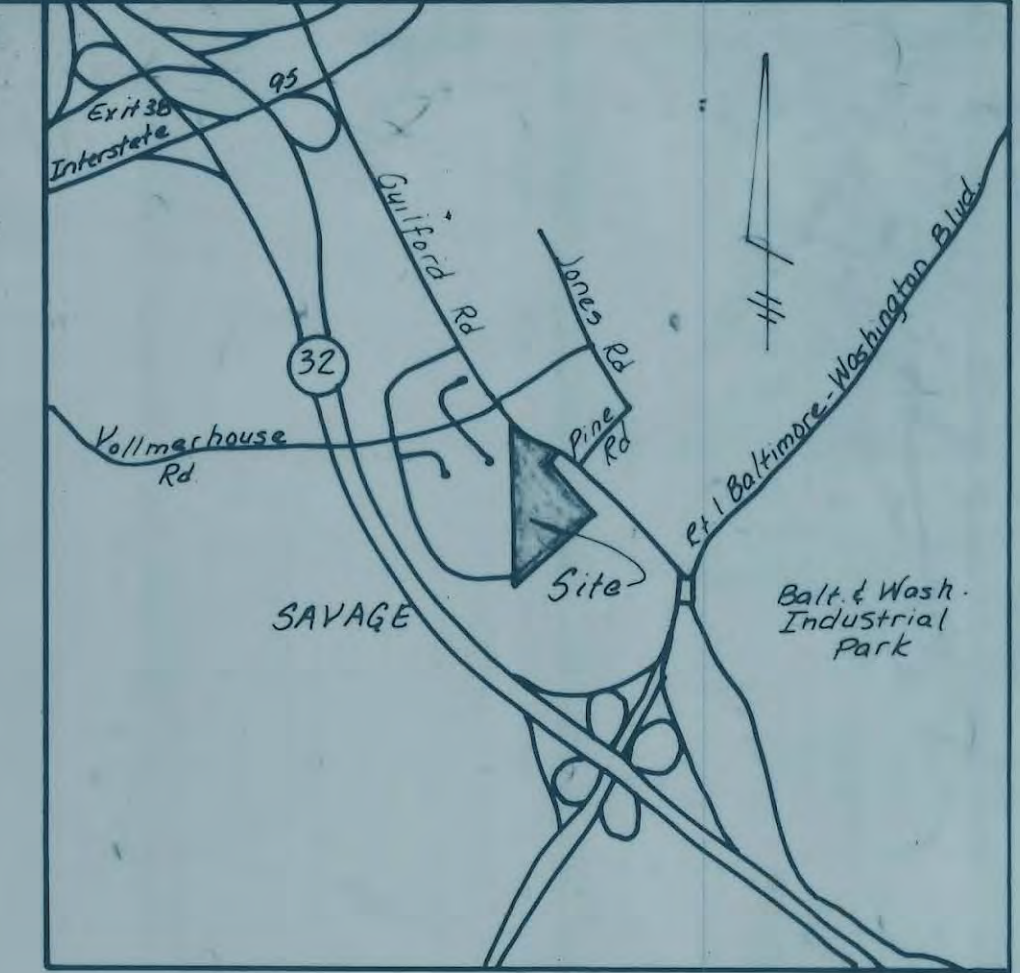
DESIGNED	Preliminary Plan	SCALE	1"=50'
DRAWN	MM	DRAWING	2 OF 3
CHECKED	JAS	JOB NO.	91-4141
DATE	Oct 1993	FILE NO.	

6th Election District
Tax Map 47
Previous Submittals: 2-B 824+804, VP 86-76, 5-86-27, 8A-256-D, BA 257-D, 5-88-41, WP 89-33, P-89-46, F-98-113, WP 92-00, WP 92-118.

Howard Co., Md.
Parcels 371 498
Owner/Developer
Winterbrook Limited Partnership
8835 N. Columbia 100 Parkway
Columbia, Maryland 21045 (410) 730-0810

P-89-46

TENTATIVE DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
5/11/99
PLANNING DIRECTOR DATE



Vicinity Map
Scale 1"=2000'

Legend

- - - - - Ex Contour
- Wetlands
- Wetlands Buffer
- Stream
- Stream Buffer
- Flood plain
- Ex Treeline
- Soil Limits
- Wetlands to be Filled
- Forest Retention Easement
- Limit of Disturbance
- Drainage Area Divide

Rodolph May Jr.
Rodolph May Jr.
Professional Engineer
Md. Reg. # 8700
10/1/93



LAND DESIGN ENGINEERING, INC.

8835 N. Columbia 100 Parkway, Columbia, Md 21045 (410) 715-1070

DESIGNED	Preliminary Plan	SCALE	1"=50'
DRAWN	MM	DRAWING	3 of 3
CHECKED	JAS	JOB NO.	91-4141
DATE	Oct 1993 Rev. Jan 1994	FILE NO.	

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Smith 5/11/94
PLANNING DIRECTOR DATE



Owner / Developer
Winterbrook Limited Partnership
8835 N. Columbia 100 Parkway
Columbia Maryland 21045 (410) 730-0810
P-89-46