

COORDINATES		
NO	NORTH	EAST
1	545148.194	810948.348
2	545332.29	810900.32
3	545546.55	810754.27
4	546098.19	810373.76
5	546557.972	810829.022
6	546483.266	810937.915
7	546032.169	811214.586
8	546134.754	812235.284
9	545876.088	812261.283
10	545837.480	812377.440
11	545545.137	812406.730
12	545442.348	811601.274
13	544860.436	811311.458

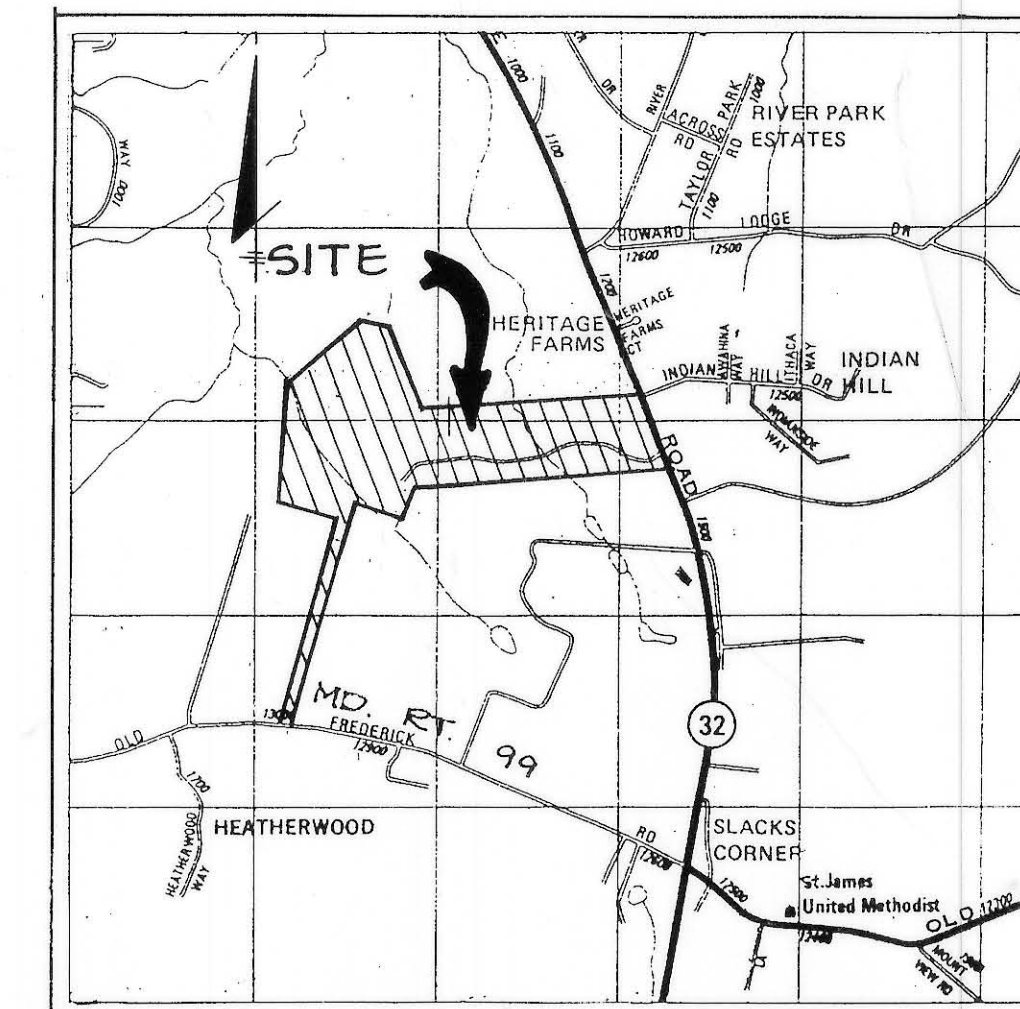
PRELIMINARY PLAN

COVENTRY MEADOWS

SECTION TWO

3RD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

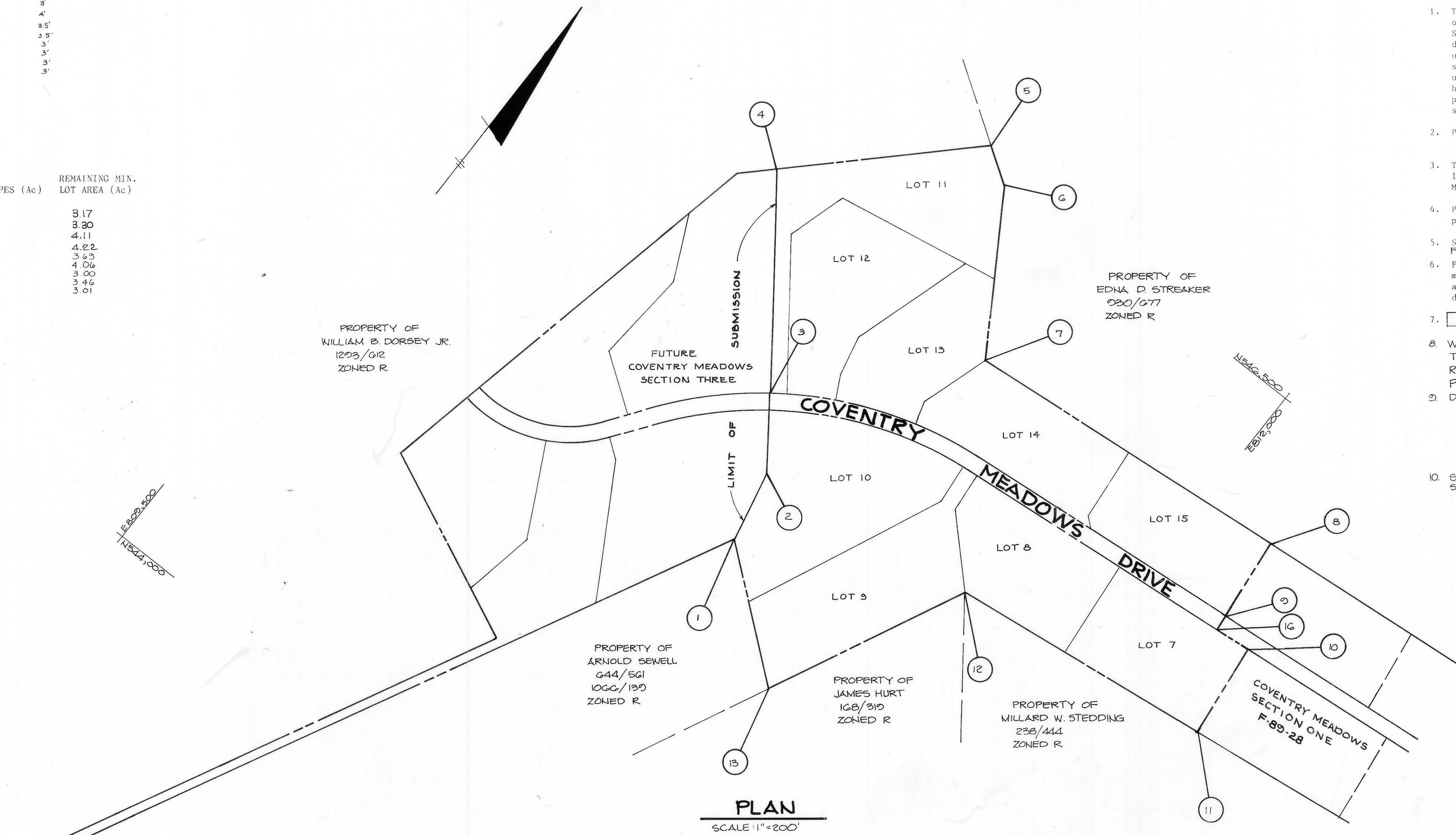


VICINITY MAP
SCALE 1"=2000'

PERC TEST DATA					
'A' NUMBER	LOT NO.		REMARKS	AVERAGE PERC TIME IN MINUTES FOR 2nd INCH	INLET MAXIMUM DEPTH PERMITTED IN FEET
	OLD	NEW			
33195	4	7	Hawkes Landing Lot 4	8 Min.	3'
29946	5	8	Hawkes Landing Lot 5	2 Min.	3'
42016	11	9		2 Min.	4'
42017	12	10		5 Min.	3.5'
42023	19	11/12/20	RECONFIGURED	8 Min.	3.5'
42025	20	11/12	RECONFIGURED	4 Min.	3'
42026	21	13	RECONFIGURED	5 Min.	3'
29947	6	14	HAWKES LANDING LOT 6	2 Min.	3'
29948	7	15	HAWKES LANDING LOT 7	3 Min.	3'

PIPE STEM LOT TABULATION					
LOT #	GROSS AREA (Ac)	PIPESTEM (Ac)	FLOODPLAIN (Ac)	STEEP SLOPES (Ac)	REMAINING MIN. LOT AREA (Ac)
7	3.17				3.17
8	3.30				3.30
9	4.20	0.13	0.06		4.11
10	5.06		0.84		4.22
11	4.25				3.69
12	4.06				4.06
13	3.00				3.00
14	3.46				3.46
15	3.01				3.01

SITE TABULATION		
PRESENT ZONING		R
Number of Lots	Section One	6
	Section Two	9
	TOTAL	15
Area of Lots	Section One	18.67 Ac.
	Section Two	23.61 Ac.
	TOTAL	52.28 Ac.
Area of Road Right-of-Way		
	Section One	1.99 Ac.
	Section Two	1.78 Ac.
	TOTAL	3.77 Ac.
Total Area of Open Space		0 Ac.
Area of 100 Year Floodplain		
	Section One	1.65 Ac.
	Section Two	0.82 Ac.
	TOTAL	2.57 Ac.
Total Area of Submission		
	Section One	20.66 Ac.
	Section Two	35.23 Ac.
	TOTAL	56.05 Ac.
Water System		Private
Sewer System		Private



- NOTES:
- The area shown thus indicates a private sewage easement of approximately 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene for individual disposal. Improvements of any kind in this area are restricted until public sewage is available and servicing any residential structures on this site. This easement shall become null and void upon connection to a public sewage. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 - Percolation test holes shown hereon have been field located as shown
• DARK DOT APPROVED and ○ DISAPPROVED.
 - The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health and Mental Hygiene.
 - Percolation areas and water wells for adjoining lots are shown where pertinent.
 - See Office of Planning and Zoning file: S-88-70, WP-88-100 & WP-88-123, F-89-28.
 - For flag or pipestem lots, refuse collection, snow removal and maintenance to be provided at the junction of the flag of pipestem and the road right of way and not onto the flag or pipestem driveway.
 - denotes 25% steep slopes.
 - WP-88-100 AND WP-88-123 IS A WAIVER OF SECTION 16,120 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES SUBMITTAL OF A PRELIMINARY PLAN FOR COVENTRY MEADOWS SECTION ONE.
 - DRIVEWAY CULVERTS WILL BE REQUIRED FOR THE FOLLOWING LOTS

LOT #	CULVERT SIZE (in.)
10	15
11	12
12	12
 - STORMWATER MANAGEMENT FOR THE ROAD WILL BE PROVIDED BY STONE FILTER DITCH PROTECTION ACROSS SIDE DITCHES.

NO.	SHEET INDEX
1	TITLE SHEET
2	PRELIMINARY PLAN

DATE NO. REVISION

OWNER/DEVELOPER:
THE DICKEY FAMILY % WALTER JOHNSON
PRUDENTIAL-BACHE SECURITIES
290 W. PRATT STREET BALTIMORE, MARYLAND 21201

PROJECT:
COVENTRY MEADOWS
(SECTION TWO LOTS 7-15)

AREA TAX MAP NO. 9 ZONED R PARCEL 71
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **TITLE SHEET**

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

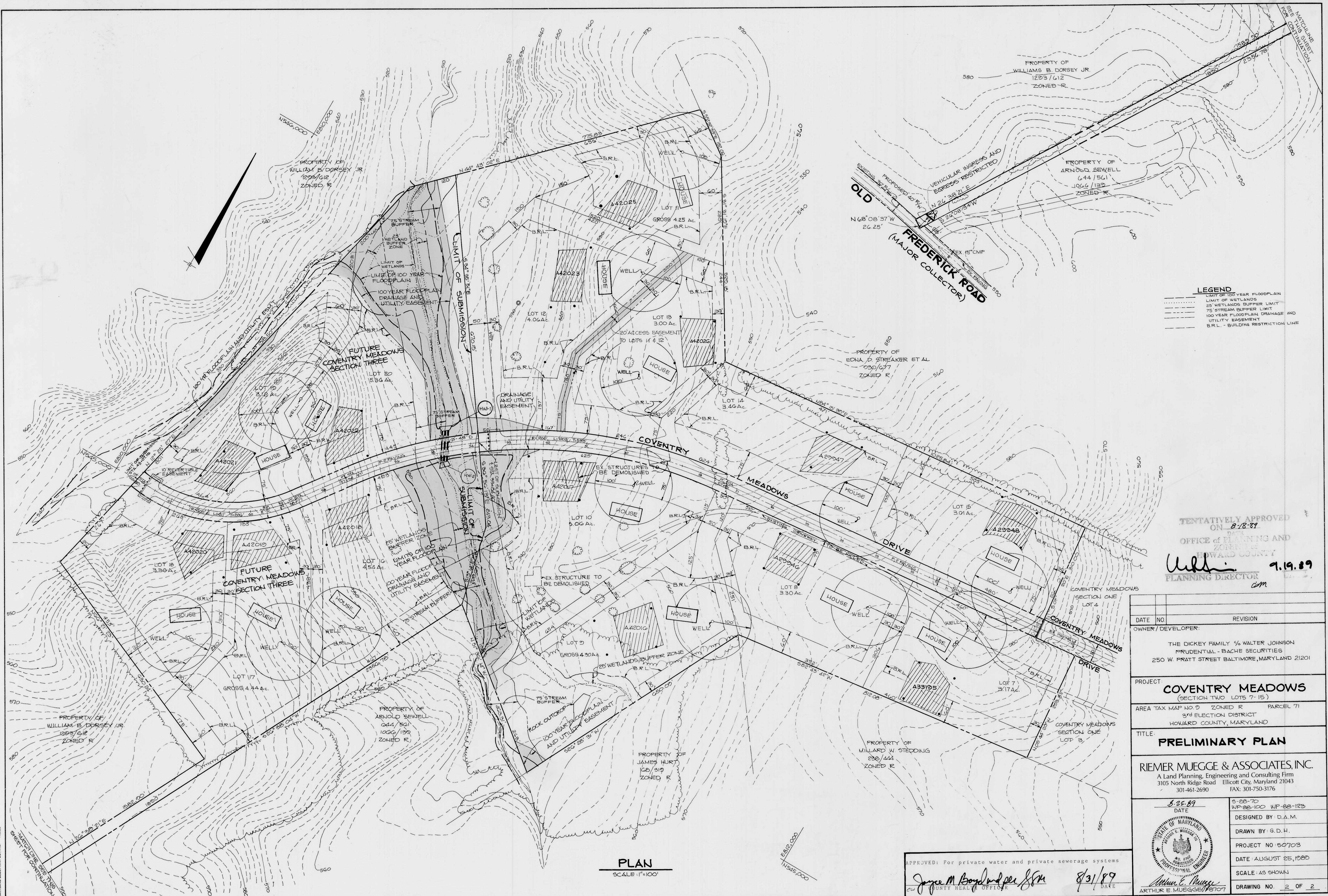
DATE 8-25-89
DESIGNED BY: DAM
DRAWN BY: HBJ
PROJECT NO: 50703
DATE AUGUST 25, 1989
SCALE: AS SHOWN
DRAWING NO. 1 OF 2



TENTATIVELY APPROVED
ON 8-18-89
OFFICE OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
Ullrich
DATE 8/19/89

APPROVED: For private water and private sewerage systems
James M. Boydland per J.E.M.
COUNTY HEALTH OFFICER
DATE 8/31/89

OLD FREDERICK ROAD



LEGEND
 - - - - - LIMIT OF 100 YEAR FLOODPLAIN
 - - - - - LIMIT OF WETLANDS
 - - - - - 25' WETLANDS BUFFER LIMIT
 - - - - - 75' STREAM BUFFER LIMIT
 - - - - - 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
 - - - - - B.R.L. - BUILDING RESTRICTION LINE

TENTATIVELY APPROVED
 ON 8-18-89
 DATE
 OFFICE OF PLANNING AND ZONING
 HOWARD COUNTY
William H. ... 9.19.89
 PLANNING DIRECTOR
 CM

DATE	NO.	REVISION
OWNER / DEVELOPER:		
THE DICKEY FAMILY % WALTER JOHNSON PRUDENTIAL - BACHE SECURITIES 250 W. PRATT STREET BALTIMORE, MARYLAND 21201		
PROJECT:		
COVENTRY MEADOWS (SECTION TWO LOTS 7-15)		
AREA TAX MAP NO. 9 ZONED R PARCEL 71 3RD 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

8-25-89
 DATE
 5-28-70
 WP-28-100 WP-28-123
 DESIGNED BY: D.A.M.
 DRAWN BY: G.D.H.
 PROJECT NO: 50703
 DATE: AUGUST 25, 1989
 SCALE: AS SHOWN
 DRAWING NO. 2 OF 2

PLAN
 SCALE: 1"=100'

APPROVED: For private water and private sewerage systems
Joyce M. Boyd 8/31/89
 COUNTY HEALTH OFFICER DATE

