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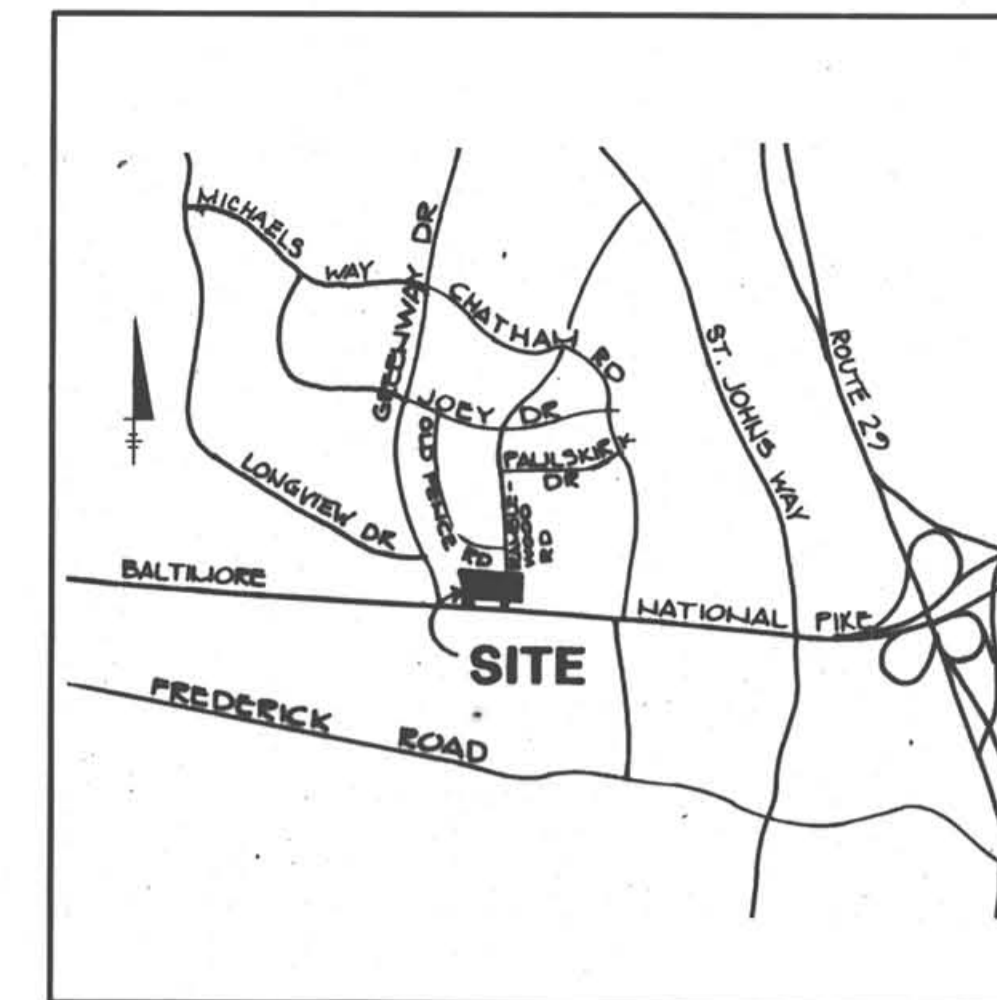
# PRELIMINARY PLAN

## CHATHAM MEWS SUBDIVISION

### LOTS 1 - 17, PARCELS B & C

### 2nd ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND



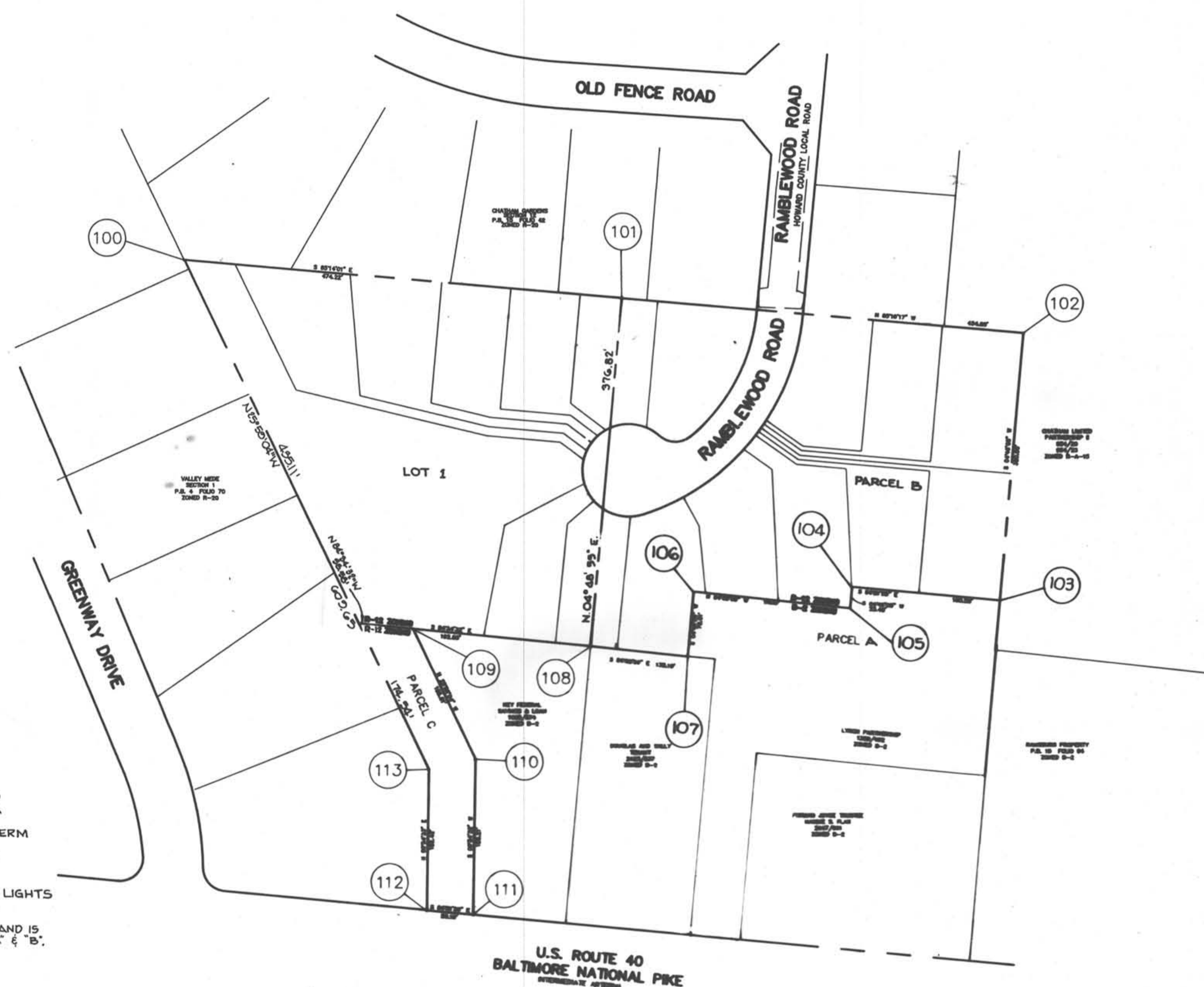
**VICINITY MAP**  
 SCALE: 1" = 2000'

**GENERAL NOTES**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- LOCATION: TAX MAP 24 PARCELS 979 & 1137. ZONING: R-12 (6.3 AC.) & B-2 (1.3 AC.) REFERENCES INCLUDE:  
 ZB 863M - REQUEST A ZONING CHANGE FROM R-12 TO B-2 FOR 5.2 ACRES OF PARCEL 979 AND 1137, BOTH DPZ AND THE PLANNING BOARD RECOMMENDED DENIAL OF REZONING. THE PETITIONERS WITHDREW THE APPLICATION ON JULY 5, 1988 PRIOR TO THE ZONING BOARD HEARING.  
 ZB 889M - REQUESTED A ZONING CHANGE OF 1.15 ACRES OF PARCEL 979 FROM R-12 TO B-2, BOTH DPZ AND THE PLANNING BOARD RECOMMENDED DENIAL OF REZONING. ON AUGUST 16, 1990, THE ZONING BOARD DENIED THE REZONING REQUEST.  
 WP-93-113 - REQUESTED WAIVER TO REDUCE REQUIRED 40' OPEN SPACE LOT FRONTAGE TO 20'; APPROVED WITH CONDITIONS ON JULY 22, 1993.  
 ELECTION DISTRICT: 2nd  
 TOTAL TRACT AREA: 7.6 AC. ( 6.7 AC. R-12 ) ( 0.9 AC. B-2 )  
 B-2 AREA: 0.9 AC. PARCEL B  
 TOTAL AREA OF BUILDABLE LOTS: 4.2 AC.  
 TOTAL AREA OF ROAD RIGHT-OF-WAY: 0.3 AC.  
 MINIMUM LOT SIZE: 9600 SF  
 OPEN SPACE REQUIRED (20% GROSS AREA): ±1.34 AC.  
 OPEN SPACE PROVIDED: 1.8 AC.  
 RECREATION AREA REQUIRED: N.A., LESS THAN 20 LOTS  
 TOTAL AREA OF SUBMISSION: 6.7 AC.  
 NET AREA OF SUBMISSION:  
 GROSS AREA: 6.7 AC.  
 STEEP SLOPES: 0.0 AC.  
 FLOODPLAIN: 0.0 AC.  
 NET AREA: 6.7 AC.  
 TOTAL NUMBER OF LOTS:  
 R-12 BUILDABLE LOTS: 16  
 OPEN SPACE LOTS: 1  
 TOTAL NUMBER OF LOTS: 17  
 DATE OF SKETCH PLAN APPROVED AND DPZ REF. #: S-93-20 APPROVED 11-15-93
- TOPOGRAPHY SHOWN HEREON WAS PERFORMED BY RIEMER MUEGGE & ASSOCIATES, INC. DEC. 1993. ALL CONTOURS ARE IN TWO FOOT INTERVALS.
- HORIZONTAL DATUM USED WAS MARYLAND STATE GRID AND VERTICAL DATUM REFERENCED WAS MEAN SEA LEVEL.
- PUBLIC WATER AND SEWER WILL BE PROVIDED FOR THIS SITE.
- STORMWATER MANAGEMENT FACILITY #1 IS AN EXTENDED DETENTION FACILITY AND WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY. STORMWATER MANAGEMENT FACILITY #2 IS A FLOOD CONTROL FACILITY AND MAINTENANCE WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY.
- THERE IS NO 100-YEAR FLOODPLAIN LOCATED ON THIS SITE.
- THERE ARE NO WETLANDS LOCATED ON THIS SITE.
- THERE ARE NO SLOPES GREATER THAN 25% FOUND ON THIS SITE.
- THERE ARE NO STRUCTURES OF HISTORIC VALUE FOUND ON THIS SITE.
- THE GEOTECHNICAL REPORT FOR THIS SITE WAS PERFORMED BY ATEC, INC. DEC. 1993.
- THE EXISTING UTILITIES WERE LOCATED USING THE BEST AVAILABLE INFORMATION.
- SEE F-79-10, ZB-863M, ZB 889M, WP-93-113 & S-93-20
- AN ACCESS EASEMENT UPON PARCEL B IS RECORDED AND DESCRIBED IN LIBER CMP 864, FOLIO 665. PROPERTIES AUTHORIZED TO USE THE EASEMENT INCLUDE THE FOLLOWING REFERENCED PROPERTIES: 884/665, 1359/462, AND 2425/537.
- PARCEL 'B' TO BE COMBINED WITH PARCEL 1000 AT A FUTURE DATE.
- SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HOWARD COUNTY, MARYLAND.
- SOILS INFORMATION OBTAINED FROM USDA "S" SOIL SURVEY OF HOWARD COUNTY, MARYLAND, MAPS 15 & 16.
- ELEMENTARY SCHOOL DISTRICT: ST. JOHNS LANE SCHOOL REGION: NORTHERN
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- STREET LIGHTS AND STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION REGULATIONS AT FINAL PLAN STAGE.
- FOR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PIPESTEM LOT DRIVEWAY.
- OPEN SPACE TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- SEDIMENT CONTROL MEASURES WILL BE SHOWN AT FINAL PLAN STAGE.

- WP-93-113 - REQUEST TO REDUCE THE REQUIRED 40 FOOT OPEN SPACE LOT FRONTAGE TO 20 FEET; APPROVED JULY 22, 1993 WITH THE FOLLOWING CONDITIONS: (1) INCREASE SIDE SETBACK OF LOT 10 ADJACENT TO OPEN SPACE ACCESS, FROM 7.5 FEET TO 17.5 FEET. (2) DEMARCATION OF OPEN SPACE LOT WITH BOLLARDS.  
 WP-95-13 - a) REQUEST TO WAIVE THE SDP PROCESS IN ORDER TO OBTAIN A GRADING PERMIT TO PROVIDE A STOCKPILE AREA OF MATERIALS FOR FUTURE SITEWORK. SUBMITTED 8/11/94, APPROVED 9/2/94.  
 b) REQUEST TO WAIVE THE LIMIT OF ADJACENT PIPESTEM LOTS FROM 4 TO PERMIT 5 ADJACENT PIPESTEM LOTS FOR LOTS 2-G. SUBMITTED 8/31/94 APPROVED 9/2/94.  
 ZB-949M - REQUEST TO REZONE PARCEL 'C' FROM B-2 TO R-12 DUE TO ERROR MADE IN REDRAWING MAP AFTER COMPREHENSIVE ZONING PROCESS. APPROVED.

- NOISE MITIGATION WILL BE ACHIEVED THROUGH THE CONSTRUCTION OF A LANDSCAPED BERM ALONG THE SOUTHERN PROPERTY LINE. THIS BERM AND ITS PLANTINGS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- MINIMUM SPACING BETWEEN STREET LIGHTS AND STREET TREES SHALL BE 20'.
- F-94-84 IS RECORDED AS PLAT No. 11216 AND IS THE SUBDIVISION PLAT FOR PARCELS 'A' & 'B'.



**PLAN**  
 SCALE: 1" = 100'

NO.	NORTHING	EASTING
100	526834.353	845833.307
101	526794.948	846055.883
102	526759.100	846489.255
103	526470.094	846469.723
104	526484.426	846305.769
105	526461.104	846303.848
106	526478.479	846194.702
107	526408.708	846128.863
108	526419.456	846074.251
109	526437.687	845832.263
110	526297.628	845900.527
111	526128.429	845898.837
112	526133.918	845848.879
113	526286.330	845850.411

**LOT TABULATION**

LOT NO.	GROSS AREA sq. ft.	PIPESTEM AREA sq. ft.	100 YR. FLOODPLAIN sq. ft.	25% SLOPES sq. ft.	MINIMUM LOT SIZE sq. ft.
1	12,095	0	0	0	12,095
2	11,567	566	0	0	11,001
3	14,229	954	0	0	13,275
4	13,079	967	0	0	12,112
5	11,323	532	0	0	10,791
6	12,868	729	0	0	12,139
7	11,639	0	0	0	11,639
8	12,172	0	0	0	12,172
9	9,728	0	0	0	9,728
10	10,883	899	0	0	9,984
11	12,750	0	0	0	12,750
12	11,200	0	0	0	11,200
13	10,180	430	0	0	9,750
14	11,757	1,997	0	0	10,860
15	13,119	1,841	0	0	11,278
16	15,414	2,549	0	0	12,865

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY

*Jaykant Parekh* 11/3/94  
 PLANNING DIRECTOR DATE

DATE	NO.	REVISION	
OWNERS MICHAEL J. LYNCH 8430 BALT. NATIONAL PIKE ELLICOTT CITY, MD 21043 410-461-8188			DEVELOPER SARGENT DEVELOPMENT CORP. 111 CHARLES SHEEHAN ANJANA SHEEHAN 1002 INGLESDALE AVE. CATONSVILLE, MD 21228 301-854-0936
PROJECT <b>CHATHAM MEWS SUBDIVISION</b> LOTS 1-17, PARCELS B & C			
AREA TAX MAP NO. 24 ZONED R-12 & B-2 PARCELS 979 & 1137 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
TITLE <b>TITLE SHEET</b>			
<b>RIEMER MUEGGE &amp; ASSOCIATES, INC.</b> Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282			
11.3.94 DATE	DESIGNED BY: JTD		
	DRAWN BY: JTD		
	PROJECT NO: 50008		
	DATE: NOV. 3, 1994		
	SCALE: AS SHOWN		
	DRAWING NO. 1 OF 3		

GRID NORTH



U.S. ROUTE 40  
BALTIMORE NATIONAL PIKE  
INTERMEDIATE ARTERIAL  
150' R/W

PLAN  
SCALE: 1"=50'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY

*James St. ...* 11/10/94  
PLANNING DIRECTOR

DATE	NO.	REVISION
OWNERS		DEVELOPER
MICHAEL J. LYNCH 9430 BALT. NATIONAL PIKE ELLICOTT CITY, MD 21043 410-481-5188		CHARLES SHEEHAN ARTANA SHEEHAN 1002 INGLESTIDE AVE. CATONSVILLE, MD 21228
		SARGENT DEVELOPMENT CORP. 111 13243 WESTBETH LANE CLARKSVILLE, MD 21029 301-864-0938
PROJECT		
CHATHAM MEWS SUBDIVISION LOTS 1-17, PARCELS B & C		
AREA TAX MAP NO. 24 ZONED R-12 & B-2 PARCELS 979 & 1137 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
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PRELIMINARY PLAN		
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DATE		DESIGNED BY :JTD
11.3.94		DRAWN BY : JTD
		PROJECT NO : 50008
		DATE : NOV. 3, 1994
		SCALE : AS SHOWN
JAYKANT D. PAREKH #19148		DRAWING NO. 2 OF 3

P 94.06

SCHEDULE A  
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES				
		A	B	C	D	E
Perimeter Edge						
Landscape Type		A	A	A	A	A
Linear Feet of Roadway Frontage/Perimeter		660	200	710	435	330
Credit for Existing Vegetation Yes No Linear Feet Describe below if needed		100'		300'	300'	
Number of Plants Required						
Shade Trees		12	5	12	3	1
Evergreen Trees		0	0	0	0	0
Shrubs		0	0	0	0	0
Number of Plants Provided		*	*	*	*	*
Shade Trees						
Evergreen Trees						
Shrubs						
Describe plant substitution credits below if needed						

\* DEFERRED TO FINAL PLAN. TO BE INSTALLED BY DEVELOPER.

SCHEDULE D  
STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	500
Number of Trees Required	
Shade Trees	10
Evergreen Trees	12
Credit for Existing Vegetation (No, Yes and %)	---
Credit for Other Landscaping (No, Yes and %)	---
Number of Trees Provided	
Shade Trees	
Evergreen Trees	
Other Trees (2:1 substitution)	

LANDSCAPE NOTES:

- DEVELOPER WILL BE RESPONSIBLE FOR PERIMETER 'C' PLANTING (BERM & FENCE INCLUDED) AND FOR STORMWATER MANAGEMENT PLANTINGS.
- THE LANDSCAPING PROPOSED FOR THE BERM SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND WILL BE SUBMITTED WITH THE FINAL PLANS.
- DEVELOPER WILL PROVIDE STREET TREES AT FINAL PLAN STAGE.
- BUILDER WILL BE RESPONSIBLE FOR ALL OTHER PERIMETER PLANTINGS.

LEGEND:

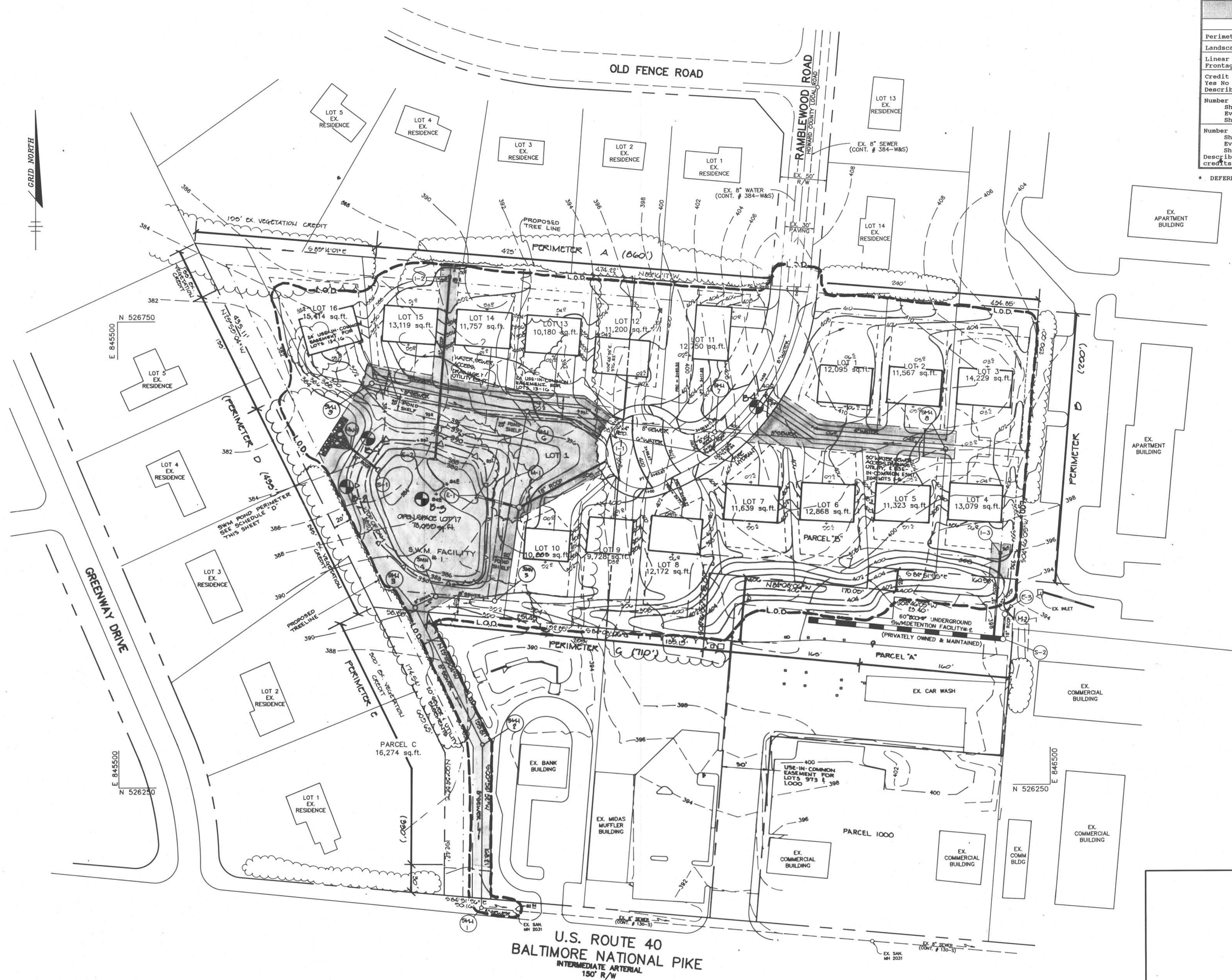
LIMIT OF DISTURBANCE ——— L.O.D. ——— L.O.D. ———  
STORM WATER MANAGEMENT PERIMETER ——— Δ ——— Δ ——— Δ ———

TENTATIVELY APPROVED  
DEPT. OF PUBLIC WORKS  
ZONING DIV.  
HOWARD COUNTY

*James R. ...*  
PLANNING DIRECTOR *COH* DATE 11/10/94

DATE	REVISION
OWNERS	DEVELOPER
MICHAEL J. LYNCH 8430 BALT. NATIONAL PIKE ELLICOTT CITY, MD 21043 410-461-5188	SARGENT DEVELOPMENT CORP. III 13243 WESTGATE LANE CLARKSVILLE, MD 21029 301-854-0938
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JAYKANT D. PAREKH #19148	DRAWING NO. 3 OF 3

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