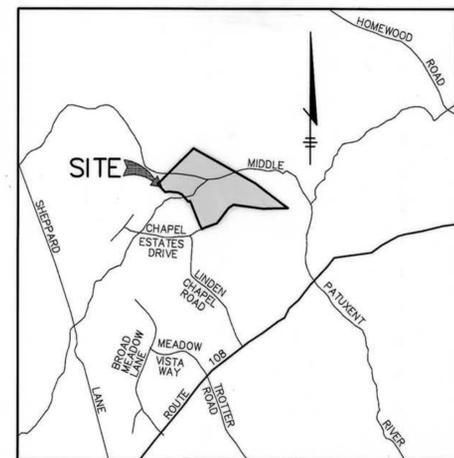


COORDINATE TABLE

| NO. | NORTH | EAST |
|------|--------------|--------------|
| 897 | N 510223.175 | E 822428.885 |
| 900 | N 510792.658 | E 822269.355 |
| 902 | N 511598.513 | E 820835.512 |
| 1006 | N 510332.758 | E 822877.297 |
| 1007 | N 510237.278 | E 823011.865 |
| 1498 | N 509843.826 | E 821204.130 |
| 1499 | N 509859.510 | E 821282.272 |
| 1500 | N 509871.348 | E 821298.901 |
| 1534 | N 510313.279 | E 821754.814 |
| 1539 | N 509885.718 | E 821372.373 |
| 1540 | N 510240.147 | E 821643.406 |
| 1600 | N 510779.988 | E 820006.890 |
| 1601 | N 510508.685 | E 820185.994 |
| 1602 | N 510608.828 | E 820286.915 |
| 1603 | N 510589.131 | E 820481.461 |
| 1604 | N 510542.363 | E 820572.006 |
| 1605 | N 510375.744 | E 820716.476 |
| 1606 | N 510397.707 | E 820755.431 |
| 1607 | N 509859.242 | E 820976.974 |
| 1608 | N 509778.859 | E 821018.248 |

PRELIMINARY PLAN CHAPEL WOODS III LOTS 28 - 36 & PARCEL A A RESUBDIVISION OF LOTS 7 AND 8 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

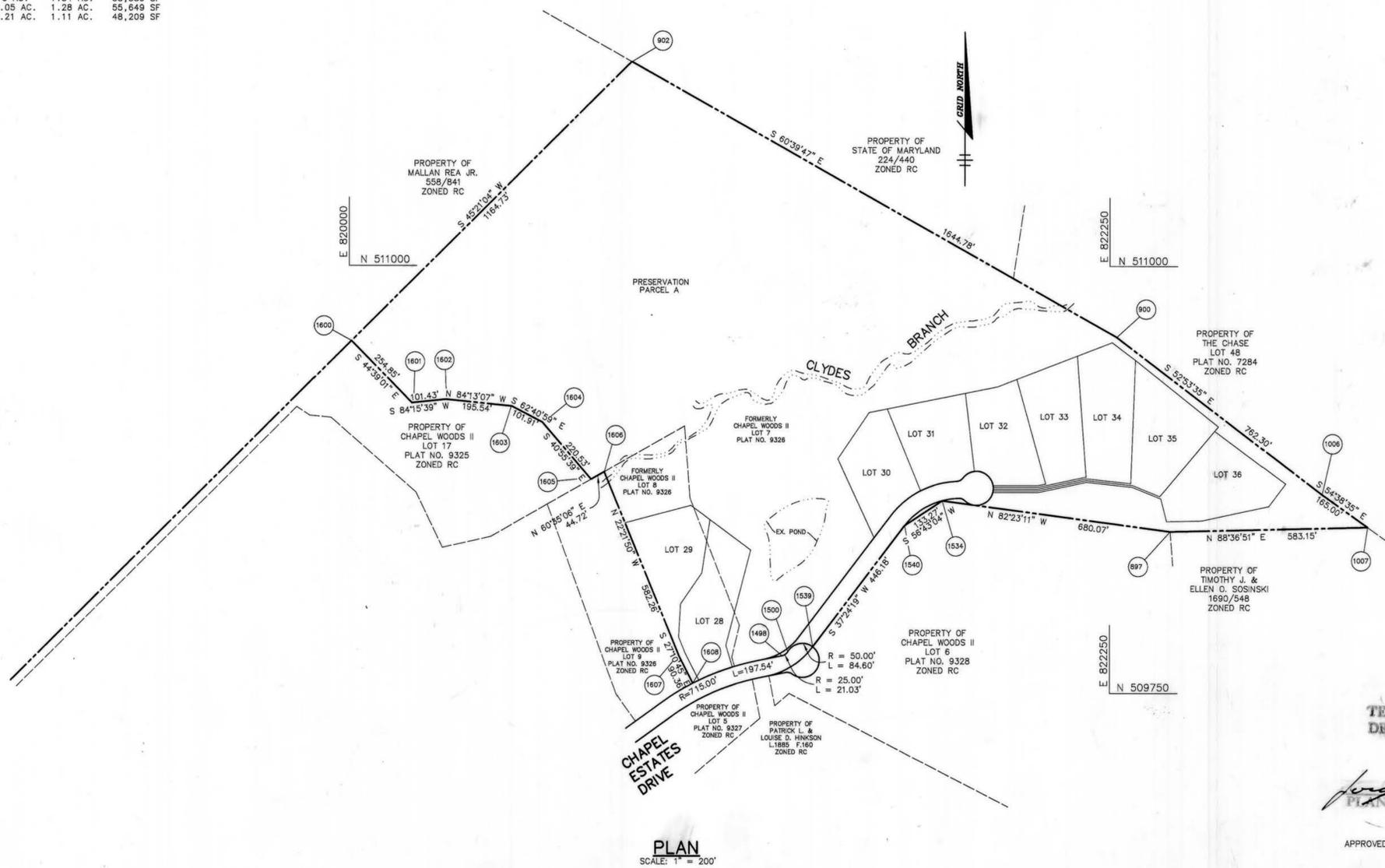
GENERAL NOTES

- THE AREA SHOWN WITH Hatched Pattern INDICATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT 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 SEWER. 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 AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PERCOLATION AREAS AND WATER WELLS FOR ADJOINING LOTS ARE SHOWN WHERE PERTINENT.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S: S-94-37, WP-94-39.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- ZONING

| | |
|---------------------------------|---------------------------|
| TOTAL NUMBER OF LOTS | RC |
| TOTAL AREA OF LOTS | 9 + 1 PRESERVATION PARCEL |
| TOTAL AREA OF PARCEL A | 11.33 ACRES |
| TOTAL AREA OF ROAD RIGHT OF WAY | 0.96 ACRES |
| TOTAL AREA OF FLOODPLAIN | 40.94 ACRES |
| TOTAL AREA OF SUBMISSION | 15.70 ACRES |
| WATER SYSTEM | 53.23 ACRES |
| SEWER SYSTEM | PRIVATE |
| OPEN SPACE REQUIRED | PRIVATE |
| D.U. ALLOWED | 12 |
| D.U. PROVIDED | 9 |
- STREET TREES WILL BE PROVIDED AS PER THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AT THE FINAL PLAN STAGE.
- DE-FACTO SHM FOR THE PROPOSED ROADWAY IS TO BE PROVIDED IN THE EXISTING POND AS PER LETTER DATED APRIL 15, 1994 BY MR. JAMES IRVIN.
- UNDER S-94-37 DPW APPROVED REQUEST TO ALLOW THE LENGTH OF CUL-DE-SAC TO BE GREATER THAN 1200' AND ALLOW A 200' RADIUS FOR THE ROAD.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- TOPOGRAPHIC SURVEY BASED ON FIELD RUN SURVEY PERFORMED BY RIEMER MUEGGE & ASSOCIATES, INC. IN JUNE, 1994. THE CONTOUR INTERVAL IS 2'.
- THE 100 YEAR FLOODPLAIN SHOWN IS BASED ON THE CLYDE BRANCH STUDY PERFORMED BY HOWARD COUNTY, AND DELINEATED ON P-88-251.

MINIMUM LOT SIZE CHART

| LOT NO. | GROSS AREA | PIPESTEM AREA | REMAINING AREA | 100 YR. FL. PL. | 25% SLOPES | MINIMUM LOT SIZE |
|---------|------------|---------------|----------------|-----------------|------------|--------------------|
| 28 | 1.30 AC. | 0.00 AC. | 0.00 AC. | 0 AC. | 0 AC. | 1.30 AC. 56,415 SF |
| 29 | 1.28 AC. | 0.06 AC. | 1.20 AC. | 0 AC. | 0 AC. | 1.20 AC. 52,284 SF |
| 30 | 1.37 AC. | 0.00 AC. | 0.00 AC. | 0 AC. | 0 AC. | 1.14 AC. 49,523 SF |
| 31 | 1.13 AC. | 0.00 AC. | 0.00 AC. | 0 AC. | 0 AC. | 1.13 AC. 49,056 SF |
| 32 | 1.17 AC. | 0.00 AC. | 0.00 AC. | 0 AC. | 0 AC. | 1.17 AC. 51,137 SF |
| 33 | 1.21 AC. | 0.02 AC. | 1.19 AC. | 0 AC. | 0 AC. | 1.19 AC. 52,011 SF |
| 34 | 1.37 AC. | 0.03 AC. | 1.34 AC. | 0 AC. | 0 AC. | 1.34 AC. 58,389 SF |
| 35 | 1.37 AC. | 0.05 AC. | 1.32 AC. | 0 AC. | 0.05 AC. | 1.28 AC. 55,649 SF |
| 36 | 1.37 AC. | 0.06 AC. | 1.31 AC. | 0 AC. | 0.21 AC. | 1.11 AC. 48,209 SF |



- WETLANDS HAVE BEEN FIELD DELINEATED BY RIEMER MUEGGE & ASSOCIATES, INC. IN SEPTEMBER, 1993.
- THERE IS NO GEOTECHNICAL STUDY PERFORMED FOR THIS DEVELOPMENT.
- PRIMARY USES FOR PRESERVATION PARCEL A ARE FOR FOREST CONSERVATION & OPEN SPACE.
- ALL WELLS ARE TO BE DRILLED PRIOR TO RECORD PLAN.
- WP-94-20-A REQUEST TO WAIVE SECTION 12 (B)(XII) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS DENIED DECEMBER 14, 1993.
- PIPESTEM ACCESS ON LOT 28 WILL BE ADJUSTED AS NECESSARY ON THE FINAL PLAN TO SATISFY THE MINIMUM SEPARATION CRITERIA FOR WELLS.

| DATE | NO. | REVISION |
|---|-----|----------|
| | | |
| OWNER / DEVELOPER | | |
| ERIC MIKOLASKO c/o J.M. INC. 5570 STERRETT PLACE SUITE 205 COLUMBIA, MARYLAND 21044 410-740-4486 | | |
| PROJECT | | |
| CHAPEL WOODS III LOTS 28 - 36 & PARCEL A A RESUBDIVISION OF LOTS 7 AND 8 | | |
| AREA | | |
| TAX MAP NO. 28 PARCEL 86 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND | | |
| TITLE | | |
| TITLE SHEET | | |

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Joyce Smith 8/15/95
PLANNING DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

Joann B. ... 7-20-95
COUNTY HEALTH OFFICER DATE

7.12.95
DATE

DESIGNED BY: C.J.R.

DRAWN BY: DAM

PROJECT NO: 28814

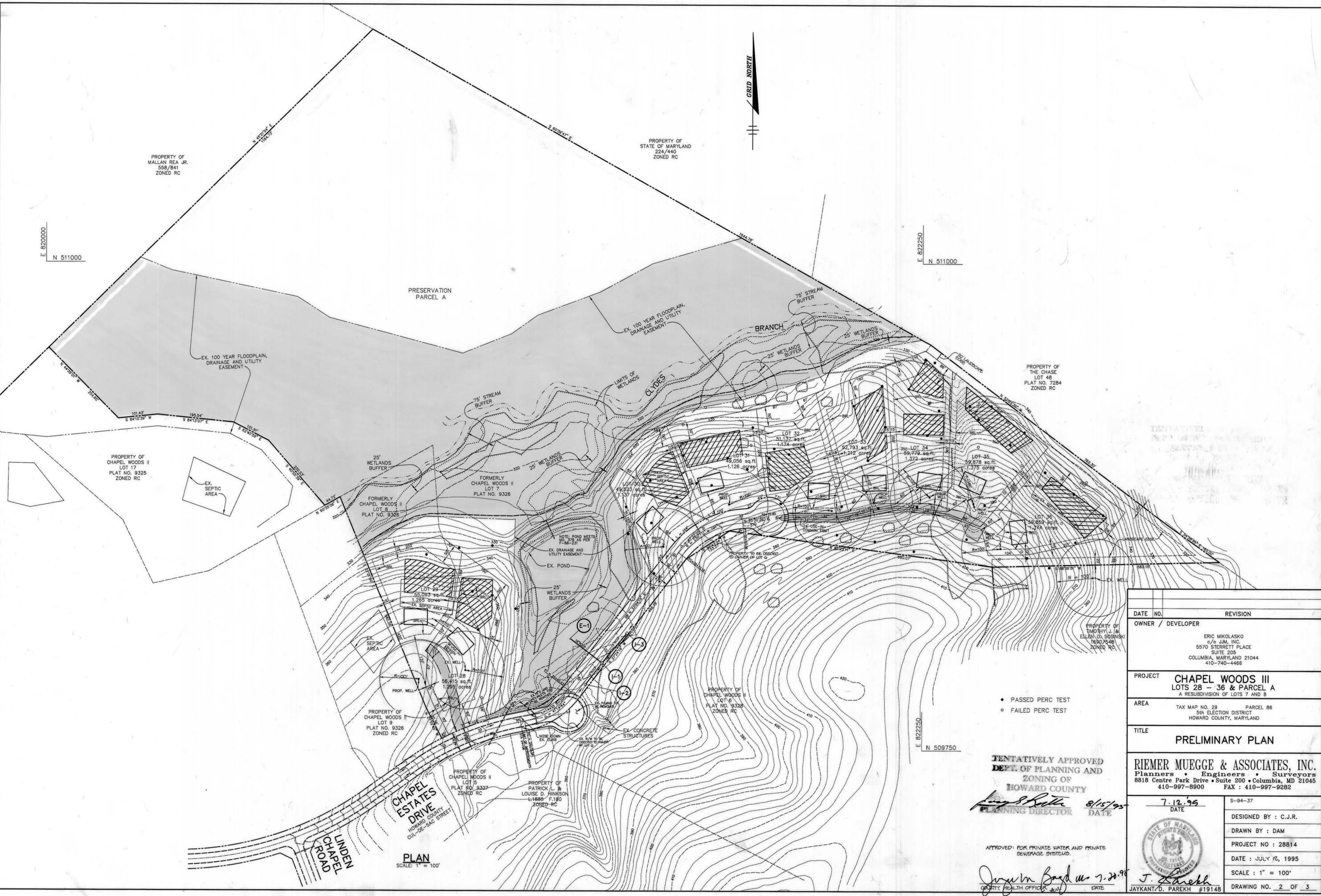
DATE: JULY 12, 1995

SCALE: AS SHOWN

DRAWING NO. 1 OF 3

JAYKANT D. PAREKH #19148

PLAN
SCALE: 1" = 200'



PLAN
SCALE: 1" = 100'

- PASSED PERC TEST
- FAILED PERC TEST

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Augusta R. Kottler 8/15/95
PLANNING DIRECTOR DATE

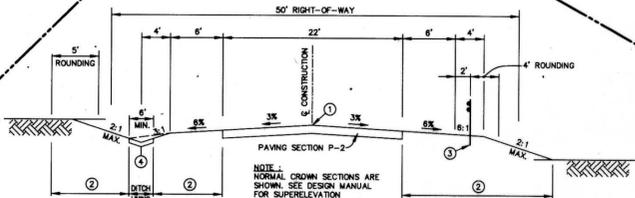
APPROVED FOR PRIVATE WATER AND PRIVATE
SEWERAGE SYSTEMS.
Jaykant D. Parekh 7.22.95
COUNTY HEALTH OFFICER DATE

| | |
|--|--|
| DATE NO. | REVISION |
| OWNER / DEVELOPER | |
| ERIC MIKOLASKO c/o J.M. INC. 5570 STERRETT PLACE SUITE 205 COLUMBIA, MARYLAND 21044 410-740-4466 | |
| PROJECT | |
| CHAPEL WOODS III LOTS 28 - 36 & PARCEL A A RESUBDIVISION OF LOTS 7 AND 8 | |
| AREA | TAX MAP NO. 29 PARCEL 86 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| TITLE | |
| PRELIMINARY PLAN | |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21046 410-997-8900 FAX : 410-997-9282 | |
| 7.12.95 DATE | S-94-37 |
| DESIGNED BY : C.J.R. | |
| DRAWN BY : DAM | |
| PROJECT NO : 28814 | |
| DATE : JULY 12, 1995 | |
| SCALE : 1" = 100' | |
| DRAWING NO. 2 OF 3 | |

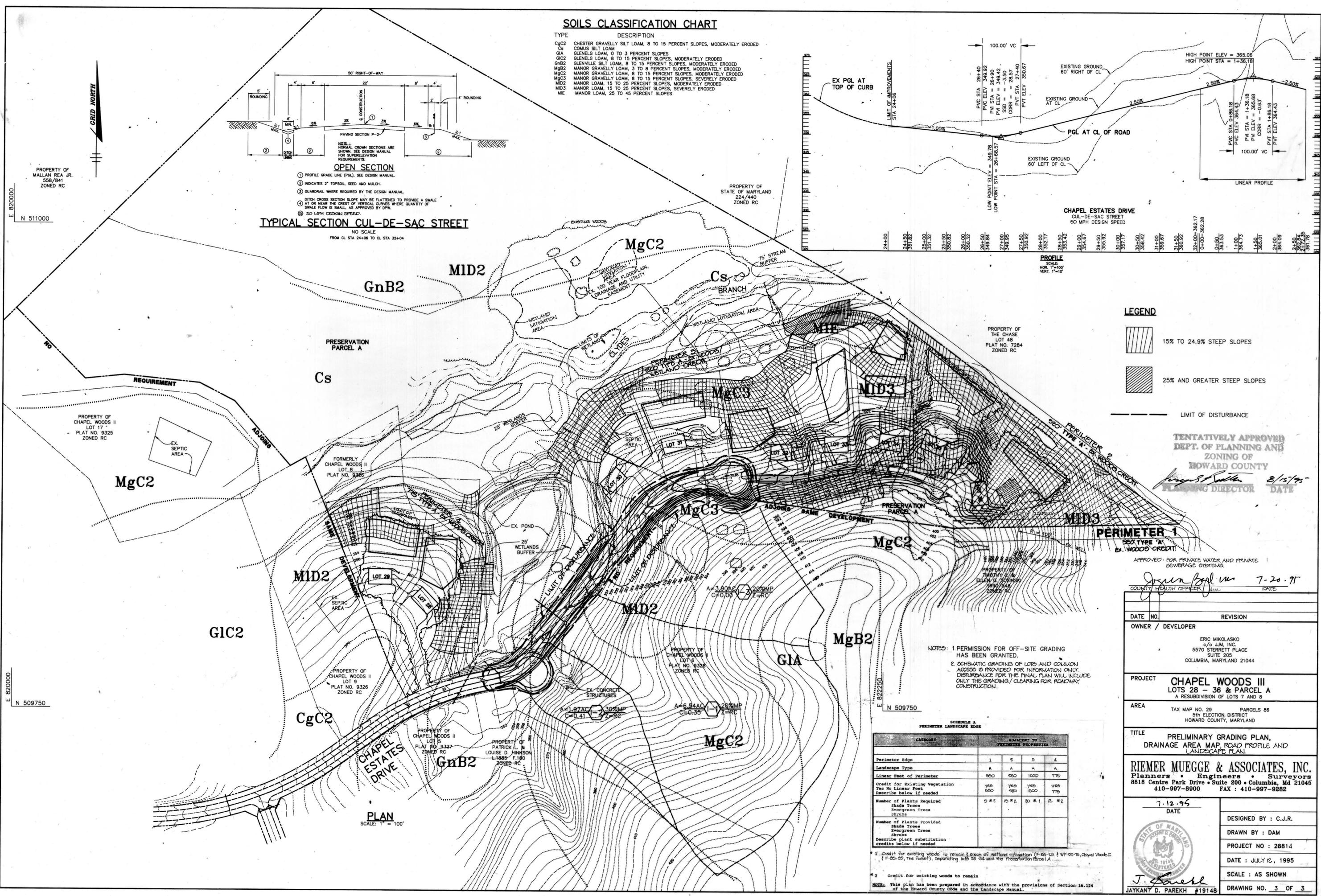
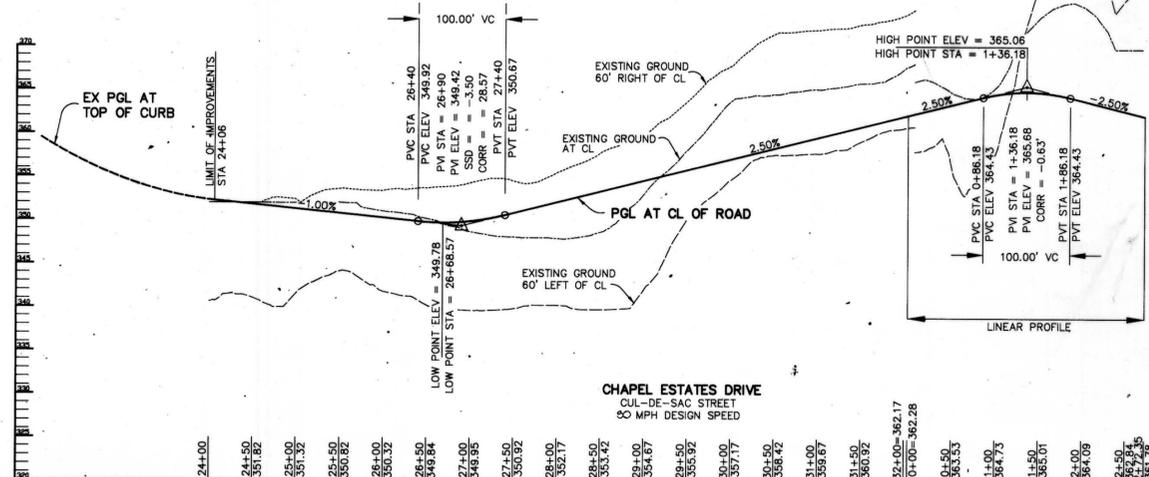


SOILS CLASSIFICATION CHART

| TYPE | DESCRIPTION |
|------|---|
| CgC2 | CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED |
| Cs | COMUS SILT LOAM |
| G1A | GLENELG LOAM, 0 TO 3 PERCENT SLOPES |
| G1C2 | GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED |
| G1B2 | GLENELG SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED |
| MgB2 | MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED |
| MgC2 | MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED |
| MgC3 | MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED |
| MID2 | MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED |
| MID3 | MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED |
| M1E | MANOR LOAM, 25 TO 45 PERCENT SLOPES |



- OPEN SECTION**
- 1 PROFILE GRADE LINE (PGL). SEE DESIGN MANUAL.
 - 2 INDICATES 2" TOPSOIL, SEED AND MULCH.
 - 3 GUARDRAIL WHERE REQUIRED BY THE DESIGN MANUAL.
 - 4 DITCH CROSS SECTION SLOPE MAY BE FLATTENED TO PROVIDE A SWALE AT OR NEAR THE CREST OF VERTICAL CURVES WHERE QUANTITY OF SURFACE FLOW IS SMALL, AS APPROVED BY DRP.
 - 5 50 LPH DRAINAGE CAPACITY.
- NOTE: NORMAL CROWN SECTIONS ARE SHOWN. SEE DESIGN MANUAL FOR SUPERELEVATION REQUIREMENTS.



- LEGEND**
- 15% TO 24.9% STEEP SLOPES
 - 25% AND GREATER STEEP SLOPES
 - LIMIT OF DISTURBANCE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

J. S. Suter 8/15/95
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

J. Suter 7-20-95
COUNTY HEALTH OFFICER DATE

- NOTED: 1. PERMISSION FOR OFF-SITE GRADING HAS BEEN GRANTED.
2. SCHEMATIC GRADING OF LOTS AND COMMON ACCESS IS PROVIDED FOR INFORMATION ONLY. DISTURBANCE FOR THE FINAL PLAN WILL INCLUDE ONLY THE GRADING/CLEARING FOR ROADWAY CONSTRUCTION.

SCHEDULE A PERIMETER LANDSCAPE EDGE

| CATEGORY | ADJACENT TO PERIMETER PROPERTIES | | | |
|---|----------------------------------|-----|------|-----|
| | 1 | 2 | 3 | 4 |
| Perimeter Edge | A | A | A | A |
| Landscape Type | A | A | A | A |
| Linear Feet of Perimeter | 500 | 500 | 1000 | 775 |
| Credit for Existing Vegetation | Yes | Yes | Yes | Yes |
| Yes No Linear Feet | 500 | 500 | 1000 | 775 |
| Describe below if needed | | | | |
| Number of Plants Required | 0 | 15 | 30 | 11 |
| Shade Trees | | | | |
| Evergreen Trees | | | | |
| Shrubs | | | | |
| Number of Plants Provided | | | | |
| Shade Trees | | | | |
| Evergreen Trees | | | | |
| Shrubs | | | | |
| Describe plant substitution credits below if needed | | | | |

* 1 Credit for existing woods to remain & areas of wetland mitigation (F-20-201 & W-20-70, Chapel Woods II (F-20-20, The Forest), Separating lots 28-36 and the Preservation Parcel A.

* 2 Credit for existing woods to remain

NOTE: This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual.

| | |
|--|---|
| DATE NO. | REVISION |
| OWNER / DEVELOPER | ERIC MIKOLASKO c/o J.M. INC. 5570 STERRETT PLACE SUITE 205 COLUMBIA, MARYLAND 21044 |
| PROJECT | CHAPEL WOODS III LOTS 28 - 36 & PARCEL A A RESUBDIVISION OF LOTS 7 AND 8 |
| AREA | TAX MAP NO. 29 PARCELS 86 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND |
| TITLE | PRELIMINARY GRADING PLAN, DRAINAGE AREA MAP, ROAD PROFILE AND LANDSCAPE PLAN |
| RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 410-997-8900 FAX: 410-997-9282 | |
| 7.12.95 DATE | DESIGNED BY: C.J.R. |
| | DRAWN BY: DAM |
| | PROJECT NO: 28814 |
| | DATE: JULY 12, 1995 |
| | SCALE: AS SHOWN |
| | DRAWING NO. 3 OF 3 |

J. Suter
JAYKANT D. PAREKH #19148