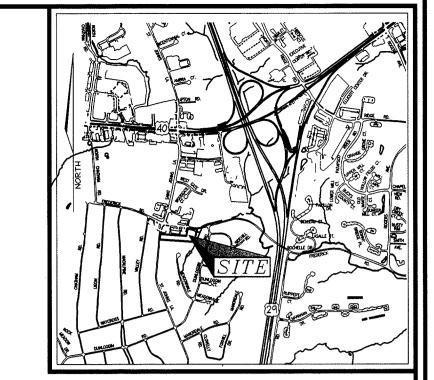


Existing Contour -----Direction of Flow Existing Trees to Remain GnB2 Soils Boundry

Slopes 25% > HERE KEPITETERAKAN KEM Slopes 15% to 24.9%



VICINITY MAP

SITE DATA

LOCATION: TAX MAP 24, GRID II PARCEL 821 2ND ELECTION DISTRICT EXISTING ZONING: R-SC GROSS AREA OF PROJECT: 4.020 AC. AREA OF PROPOSED FLOODPLAIN: 0.283 AC. AREA OF STEEP SLOPES : 6098.0 SF. = 0.140 AC. NET AREA OF PROJECT: 3.597 AC.

AREA OF PROPOSED BUILDABLE LOTS: 2.170 AC. AREA OF PROPOSED PUBLIC ROAD : 0.0797 AC. AREA OF OPEN SPACE REQUIRED: 0.8 AC. (20%) AREA OF OPEN SPACE: 1.77 AC.( 42 %)
AREA OF RECREATIONAL OPEN SPACE REQUIRED: 2,500 SF.

NUMBER OF LOTS/PARCELS PROPOSED: 10+1 OPEN SPACE LOT (TOTAL 11)

### GENERAL NOTES

OWNER/DEVELOPER

JAMES H. CORONEOS 2205 FREDERICK ROAD

CATONSVILLE , MD 21228 PHONE: 410-747-1927

I. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

- 2. DEED REFERENCE: 677/637
- 3. DENSITY: ( 4 DWELLING UNITS PER NET AC.) 3.597 ACRES/4=14 UNITS NUMBER OF BUILDABLE ENTITIES PROPOSED: 10 LOTS PLUS 1 OPEN SPACE LOT (TOTAL II)
- 4. THE PROJECT BOUNDARY IS BASED ON A DEED PLOT.
- 5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL PHOTOGRAMETRIC MAPS.
- 6. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- 7. STORMWATER MANAGEMENT (2 YR AND 10 YR) TO BE PROVIDED FOR THIS SUBDIVISION.
  WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION, THE FACILITIES WILL BE LOCATED WITHIN
  THE OPEN SPACE LOT. THE FACILITY WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
- 8. FLOODPLAIN SHOWN ONSITE ARE BASED ON HOWARD COUNTY FLOODPLAIN STUDY NO. 31-42.
- 9. FOREST STAND DELINEATION PLAN PREPARED BY EXPLORATION RESEARCH, INC. DATED MAY, 2000.
- 10. APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED FEBRUARY 24, 2000.
- II. THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- 12. A NOISE STUDY WAS PREPARED VOGEL # ASSOCIATES, INC. DATED MAY, 2000. 13. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- 14. STREET LIGHTING MAYBE PROVIDED AT FINAL STAGE OF PLAN
- 15. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- 16. THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE , IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED
- AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. 17. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- 18. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- 19. OPEN SPACE LOT II TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
  20. THIS PLAN IS SUBJECT TO WP-00-110 APPROVED JULY 6, 2000 TO WAIVE SECTION 16.121(e)(1) TO PERMIT THE REQUIRED 40' OPEN SPACE LOT FRONTAGE ON A PUBLIC ROAD TO ZERO.

TEMPATIVELY OFFRITED



## SKETCH PLAN

# CORONEOS PROPERTY

TAX MAP #24 2ND ELECTION DISTRICT

PARCEL '821' HOWARD COUNTY, MARYLAND

3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043 Tel 410.461.5828 Fax 410.465.3966

ROBERT H. VOGEL, PE No.1619

DRAWN BY: R.L.P. CHECKED BY: R.H.V. DATE: JULY 24, 2000 SCALE: \_\_\_\_ W.O. NO.: 99-134

SHEET \_\_ OF \_\_\_