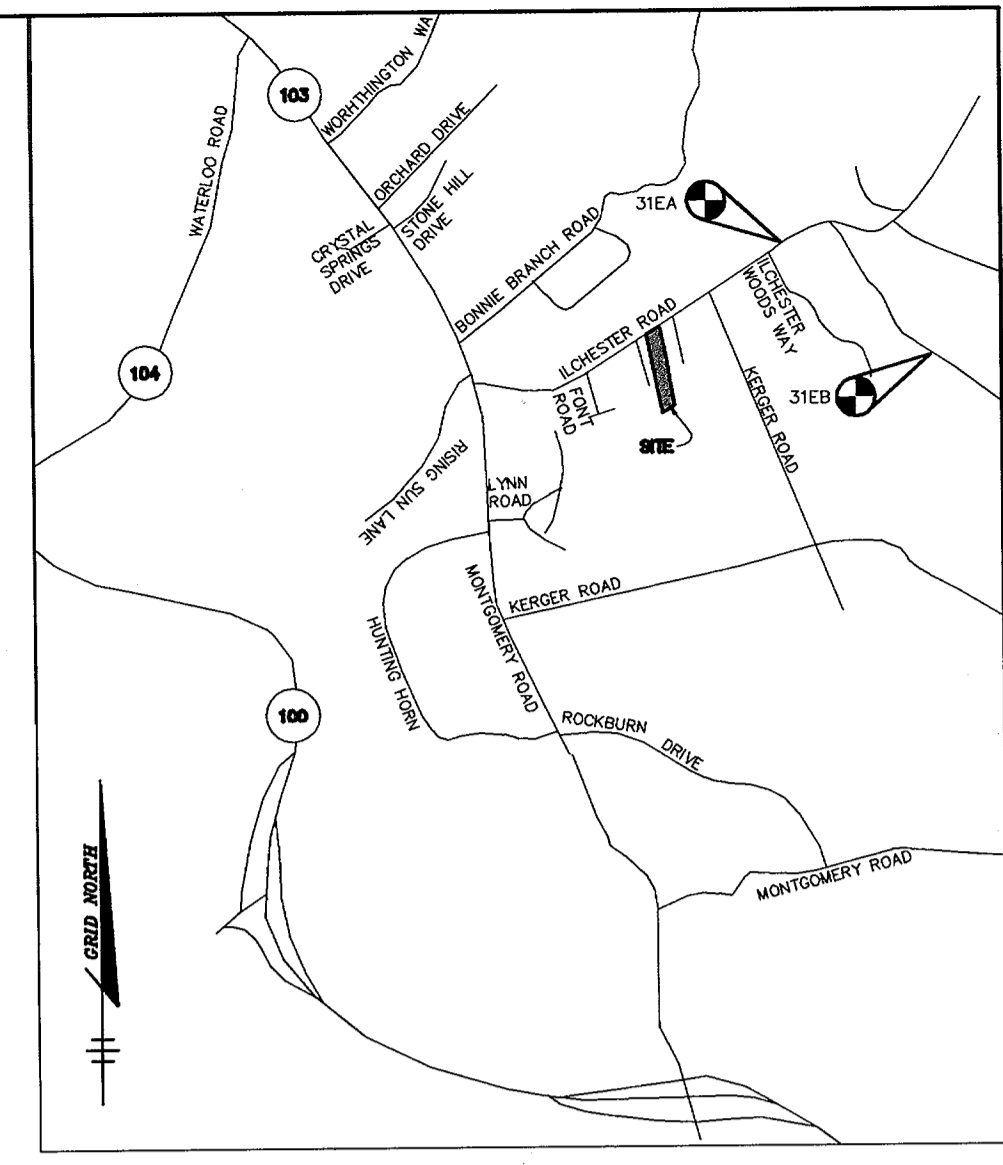


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN

SKETCH PLAN ILCHESTER MANOR LOTS 1-7

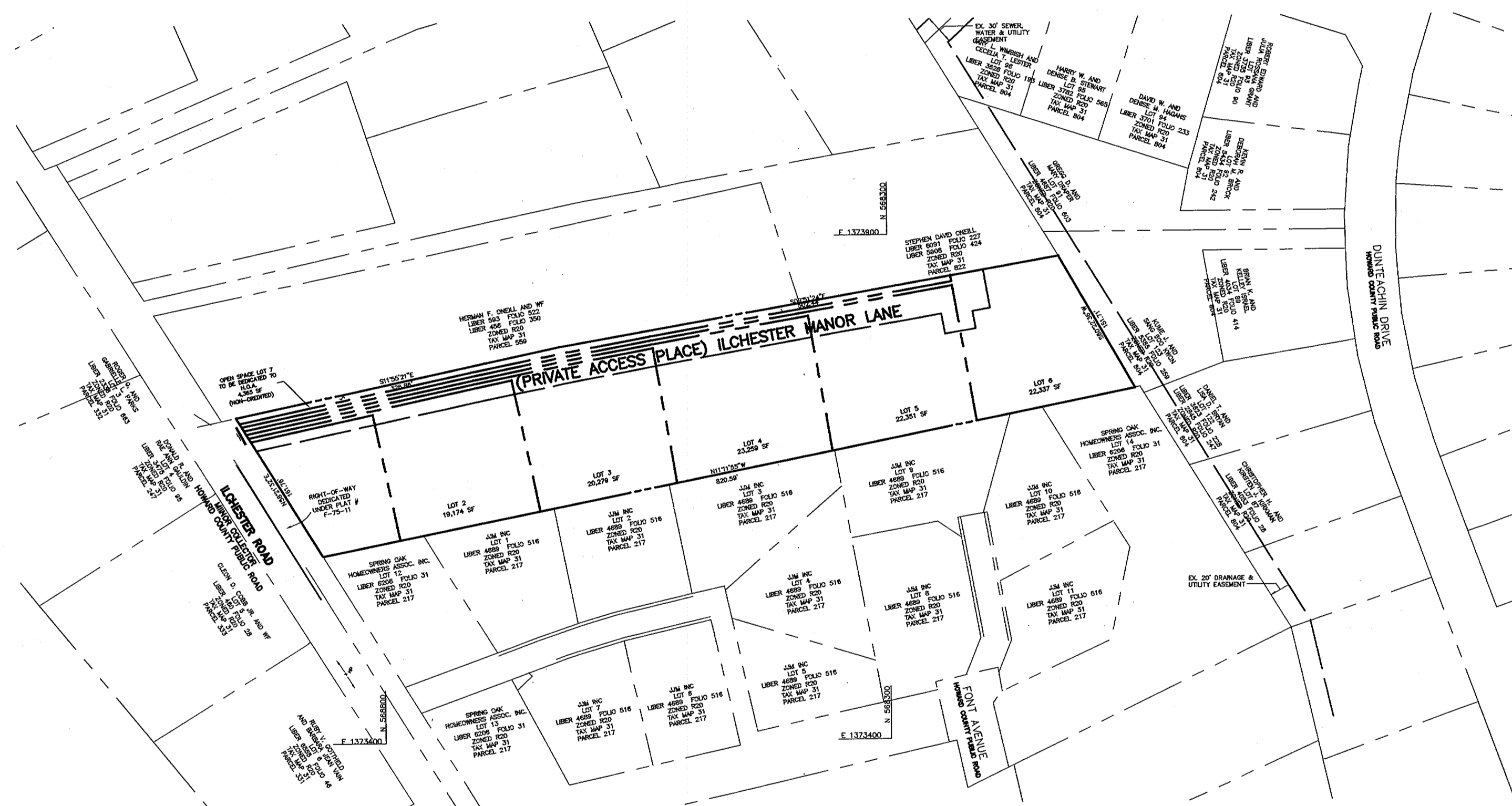
A RESUBDIVISION OF PARCEL 642 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

1. THERE IS NO 100 YEAR FLOODPLAIN AFFECTING THIS DEVELOPMENT.
2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
3. PROPOSED WATER SYSTEM IS PUBLIC.
4. PROPOSED SEWER SYSTEM IS PUBLIC.
5. THERE ARE NO KNOWN CEMETARIES OR GRAVE SITES ON THE PROPERTY.
6. THE STORMWATER MANAGEMENT SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THE ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT IT HAS NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR DEVELOPMENT. STORM WATER MANAGEMENT FOR THIS DEVELOPMENT HAS BEEN PROVIDED BY GRASS CHANNELS AND DRY WELLS.
7. PROPERTY IS LOCATED WITH IN THE METROPOLITAN DISTRICT.
8. THE EXISTING TOPOGRAPHY IS TAKEN FROM "HOWARD COUNTY MARYLAND SITE PLANNING GIS DATA" WITH 5' FEET CONTOUR INTERVALS PREPARED BY HOWARD COUNTY MARYLAND/GIS DATED OCTOBER 14, 1999.
9. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 31EA AND 31EB WERE USED FOR THIS PROJECT.
10. NO HOWARD COUNTY FILES WERE FOUND FOR THIS PROPERTY.
11. BOUNDARY IS PER DEED PLOT PREPARED BY PHR&A.
12. TRASH PAD AND MAILBOXES WILL BE PROVIDED ON OPEN SPACE LOT 1.
13. THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL 50-2001.
14. NO WETLANDS EXIST ON SITE AS CERTIFIED BY PATTON HARRIS RUST & ASSOCIATES PER FIELD INVESTIGATION ON NOVEMBER 14, 2002.
15. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6 INCHES COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
16. 40'X10' RECYCLING/REFUSE AND BUS STOP PAD TO BE PROVIDED AT PRELIMINARY PLAN STAGE.



PLAN
SCALE: 1" = 100'

SITE TABULATION

EXISTING ZONING	R-20
GROSS AREA OF PROPERTY	2.86 AC
AREA IN 100 YR. FLOODPLAIN AND STEEP SLOPES	0 AC
NET TRACT AREA	2.86 AC
AREA OF PROPOSED BUILDABLE LOTS	2.57 AC
RIGHT OF WAY TO BE DEDICATED	0 AC
MINIMUM LOT SIZE PROVIDED	18,000 SF
AREA OF REQUIRED OPEN SPACE (10% OF GROSS)	0.29 AC (12,451.9 SF)
AREA OF PROVIDED OPEN SPACE:	
CREDITED	.29 AC (12,498.74 SF)
NON-CREDITED	0 AC
TOTAL PROVIDED	.29 AC (12,498.74 SF)
NUMBER OF BUILDABLE LOTS	5 INCLUDING ONE HOUSE TO REMAIN
NUMBER OF OPEN SPACE LOTS	1
PROPOSED WATER AND SEWER	PUBLIC

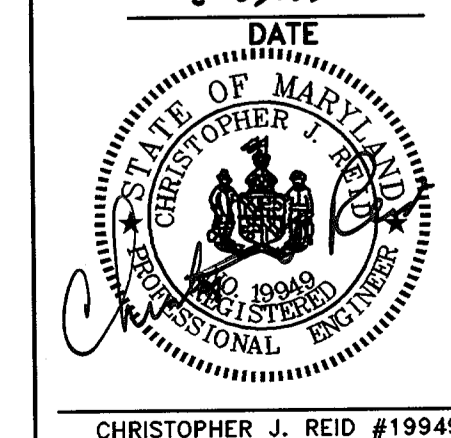
MINIMUM LOT SIZE TABULATION				
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	MIN. LOT AREA
2	19,174	1,058	18,116	18,000
3	20,279	1,639	18,640	18,000
4	23,259	2,274	20,985	18,000
5	22,351	2,855	19,496	18,000
6	22,337	2,869	19,468	18,000

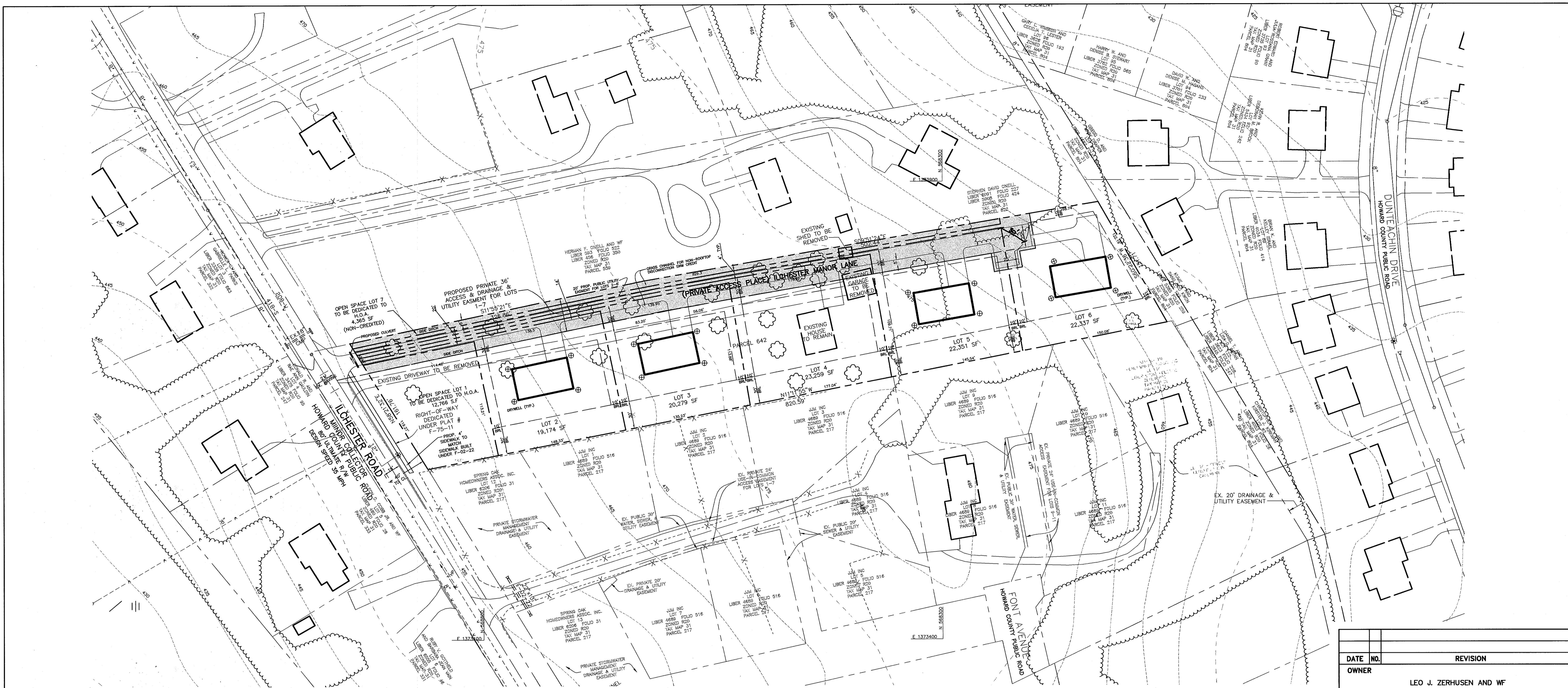
* ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET
NOTE: LOTS 1 AND 7 ARE OPEN SPACE LOTS.

DATE	NO.	REVISION
OWNER		
LEO J. ZERHUSEN AND WF 5193 ILCHESTER ROAD ELLCOTT CITY, MD 21043		
DEVELOPER		
CORNERSTONE HOLDINGS, LLC 9691 NORFOLK AVENUE LAUREL, MD 20723 (410) 792-2565 ATTN: BRIAN BOY		
PROJECT		
ILCHESTER MANOR A RESUBDIVISION OF PARCEL 642		
AREA		
ZONED R20 PARCEL 642, LOT 1 TAX MAP 31 GRID No. 15 1st. ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
COVER SHEET		
Patton Harris Rust & Associates, pc Engineers. Surveyors. Planners. Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
PHRA		
2-25-02		
DESIGNED BY: P.J.S.		
DRAWN BY: K.L.S.		
CHECKED BY: C.J.R.		
PROJECT NO: 11819/1-0/PLANNING/PLANS		
DATE: FEBRUARY 26, 2003		
SCALE: 1" = 100'		
DRAWING NO. 1 OF 2		
CHRISTOPHER J. REID #19949		

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Long 2/24/03
PLANNING DIRECTOR DATE
(Mark)





PLAN
SCALE: 1" = 50'

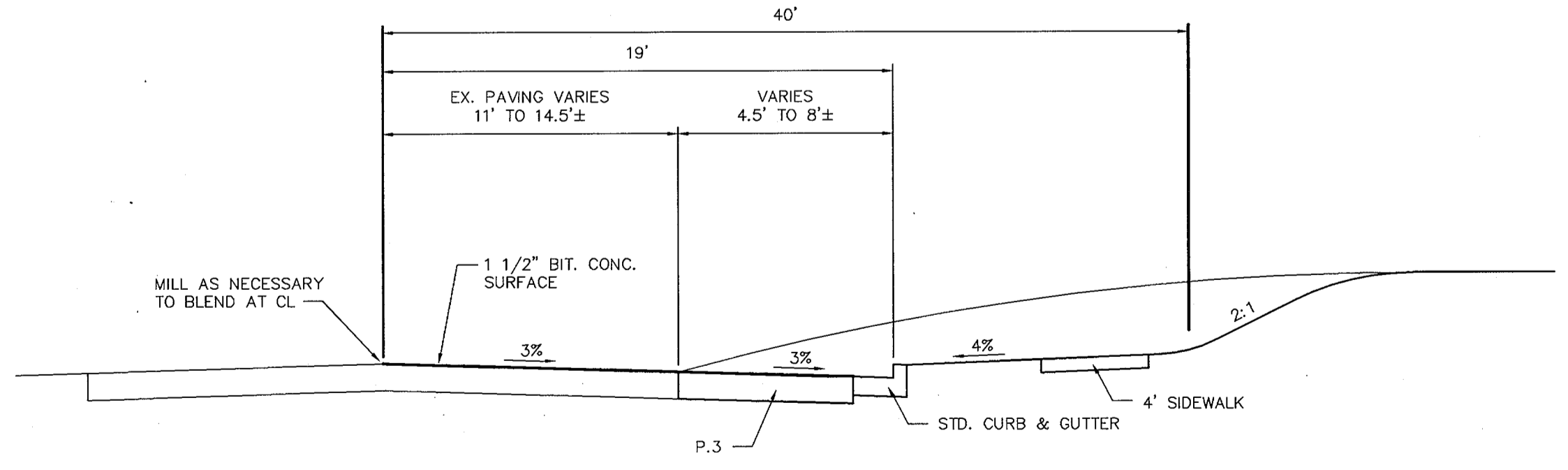
STORMWATER MANAGEMENT SUMMARY TABLES

DRAINAGE AREA #1

CRITERIA	REQUIRED	PROVIDED	COMMENTS
WQ _v	1292 CF	1292 CF	ROOFTOP & NON-ROOFTOP DISCONNECTION CREDIT
RE _v	0.08 AC	0.30 AC	ROOFTOP & NON-ROOFTOP DISCONNECTION CREDIT
C _{pv}	N/A		Q ₁ < 2 CFS
Q _p & Q _t	N/A		

DRAINAGE AREA #2

CRITERIA	REQUIRED	PROVIDED	COMMENTS
WQ _v	1149 CF	1149 CF	ROOFTOP & NON-ROOFTOP DISCONNECTION CREDIT
RE _v	0.07 AC	0.27 AC	ROOFTOP & NON-ROOFTOP DISCONNECTION CREDIT
C _{pv}	N/A		Q ₁ < 2 CFS
Q _p & Q _t	N/A		



TYPICAL SECTION
ILCHESTER ROAD WIDENING DETAIL

SCALE: 1" = 5'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Frank A. Doyle
PLANNING DIRECTOR
DATE: 2/26/03

DATE	NO.	REVISION
OWNER LEO J. ZERHUSEN AND WF 5193 ILCHESTER ROAD ELLCOTT CITY, MD 21043		
DEVELOPER CORNERSTONE HOLDINGS, LLC 9691 NORFOLK AVENUE LAUREL, MD 20723 (410) 792-2565 ATTN: BRIAN BOY		
PROJECT ILCHESTER MANOR A RESUBDIVISION OF PARCEL 642		
AREA PARCEL 642, LOT 1 TAX MAP 31 GRID No. 15 1ST. ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE SKETCH PLAN		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
2-25-03 DATE		DESIGNED BY: P.J.S.
		DRAWN BY: K.L.S.
		CHECKED BY: C.J.R.
PROJECT NO: 11819/1-0/PLANNING/PLANS/P100SKETCH		
DATE: FEBRUARY 26, 2003		
SCALE: 1" = 50'		
DRAWING NO. 2 OF 2		

P:\project\11819-01-01\Planning\Plans\P100SKETCH.dwg, Layout1, 02/26/03 01:47:42 PM, HP760(6).pc3, Arch D - 24 x 36 in. (landscape), 1:1