

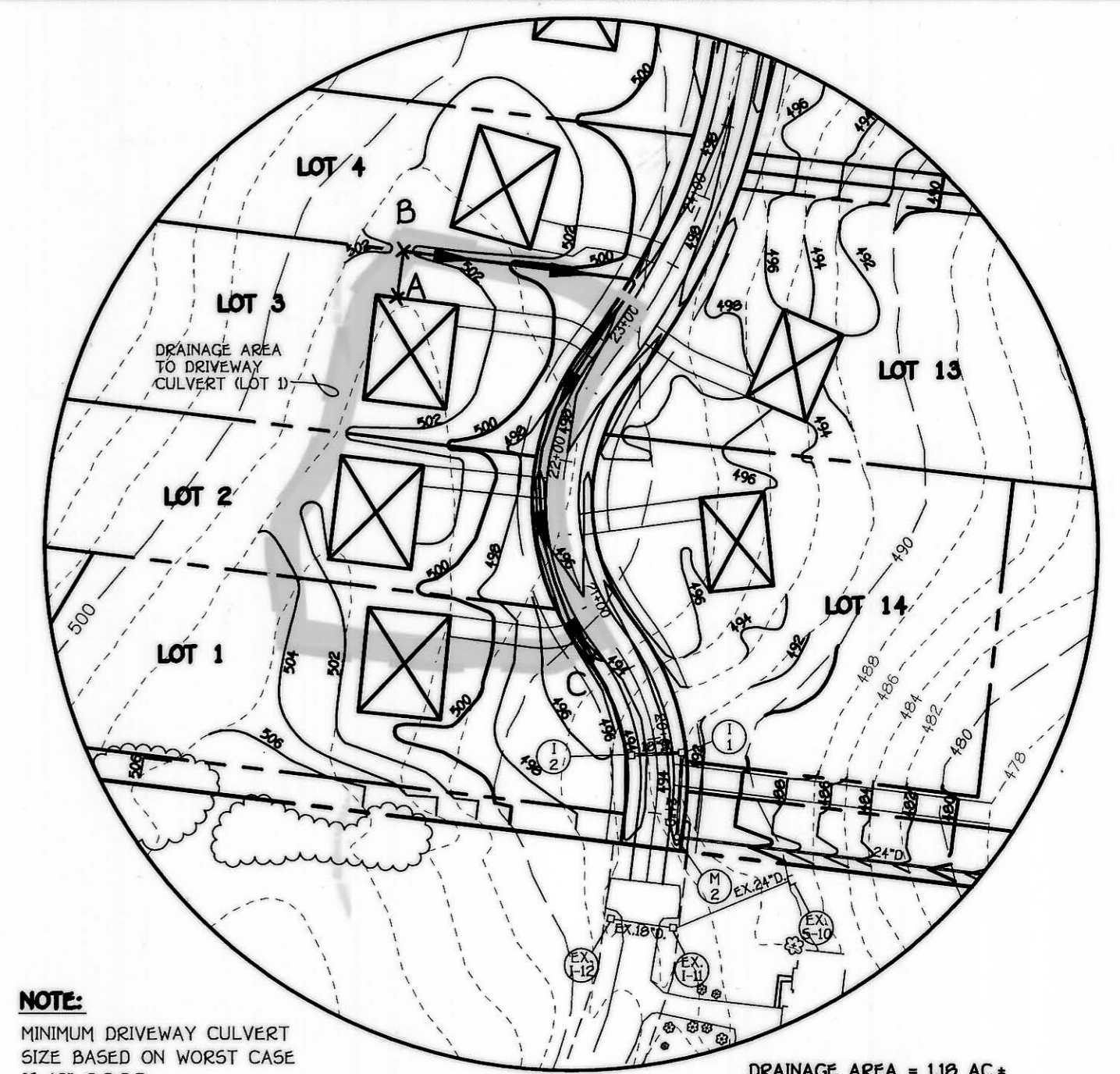
**LEGEND**

- 55f — 55f — 55f — SUPER-SILT FENCE
- 5f — 5f — 5f — SILT FENCE
- I.P. — INLET PROTECTION
- S.C.E. — STABILIZED CONSTRUCTION ENTRANCE
- A-2 — EARTH DIKE
- — LIMIT OF DISTURBANCE
- R.I.P. — RIP-RAP INFLOW PROTECTION



N 555500.0000  
N 166492.3369  
E 405869.6114  
E 1331000  
(Meters)

N 551500  
N 166097.5362  
E 405869.6114  
E 1331000  
(Meters)



**NOTE:**  
MINIMUM DRIVEWAY CULVERT SIZE BASED ON WORST CASE 15 12" R.C.C.P.

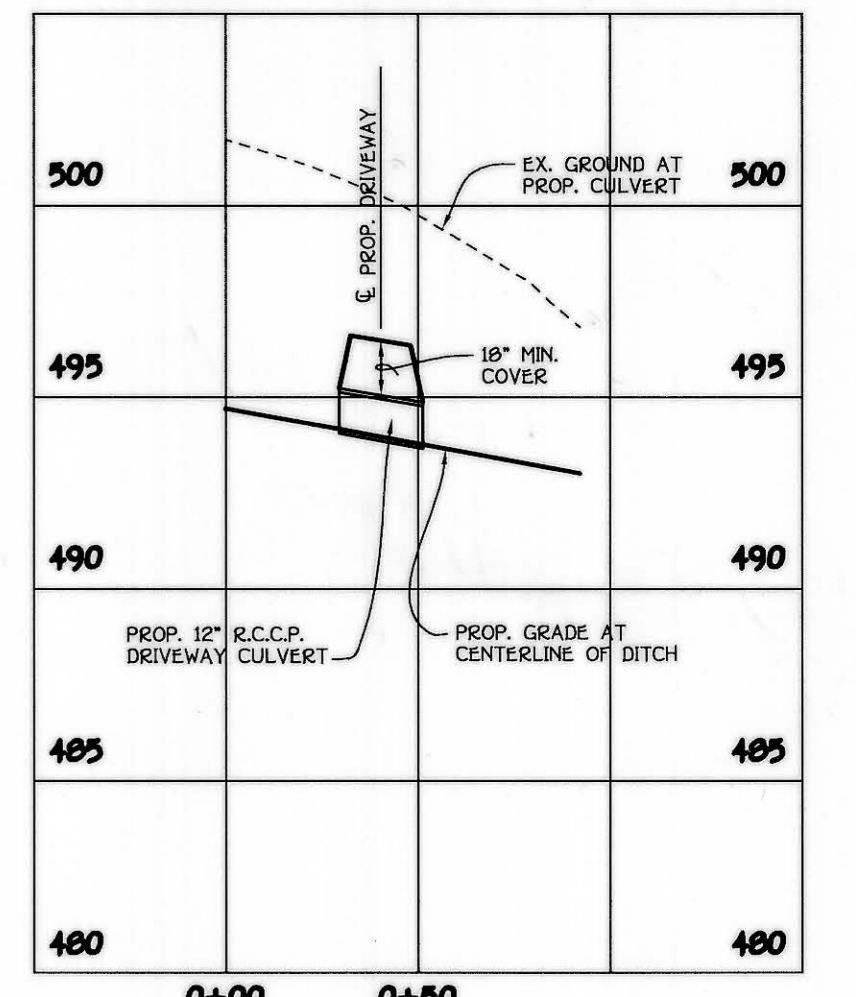
**DRAINAGE AREA = 1.10 AC\***  
C FACTOR = 0.20  
AVG. VELOCITY = 1.9 f.p.s.  
INTENSITY = 6.60  
T/C = 10.0 MIN. MAX.  
Q = C x I x A = 0.20 x 6.6 x 1.10 = 1.48 c.f.s.

**TIME OF CONCENTRATION**  
A-B 30' OVERLAND FLOW = 3.0x  
B-C 430' DITCH FLOW = 2.0x

**DRIVEWAY CULVERT ANALYSIS**  
SCALE: 1" = 100'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Joseph R. Smith* 6/30/02  
PLANNING DIRECTOR DATE



**DRIVEWAY CULVERT PROFILE @ LOT 1**  
SCALE: HORIZ: 1" = 50'  
VERT: 1" = 5'



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.  
*Joseph R. Smith* 8-21-02  
COUNTY HEALTH OFFICER DATE

**PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN**  
**HALL SHOP MANOR**  
LOTS 1 THRU 15,  
NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'  
AND NON-BUILDABLE BULK PARCELS 'C' & 'D'  
(IGLEHART PROPERTY)  
ZONED: RR-DEO  
TAX MAP NO. 41 PARCEL NO. 130  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: AUGUST 3, 2002  
SHEET 3 OF 4

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
410-461-2000

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

**OWNER**  
MILTON IGLEHART, ET. AL.  
12501 ROUTE 216  
HIGHLAND, MARYLAND 20777

**DEVELOPER**  
LAND DESIGN AND DEVELOPMENT, L.L.C.  
8000 MAIN STREET  
ELICOTT CITY, MARYLAND 21042

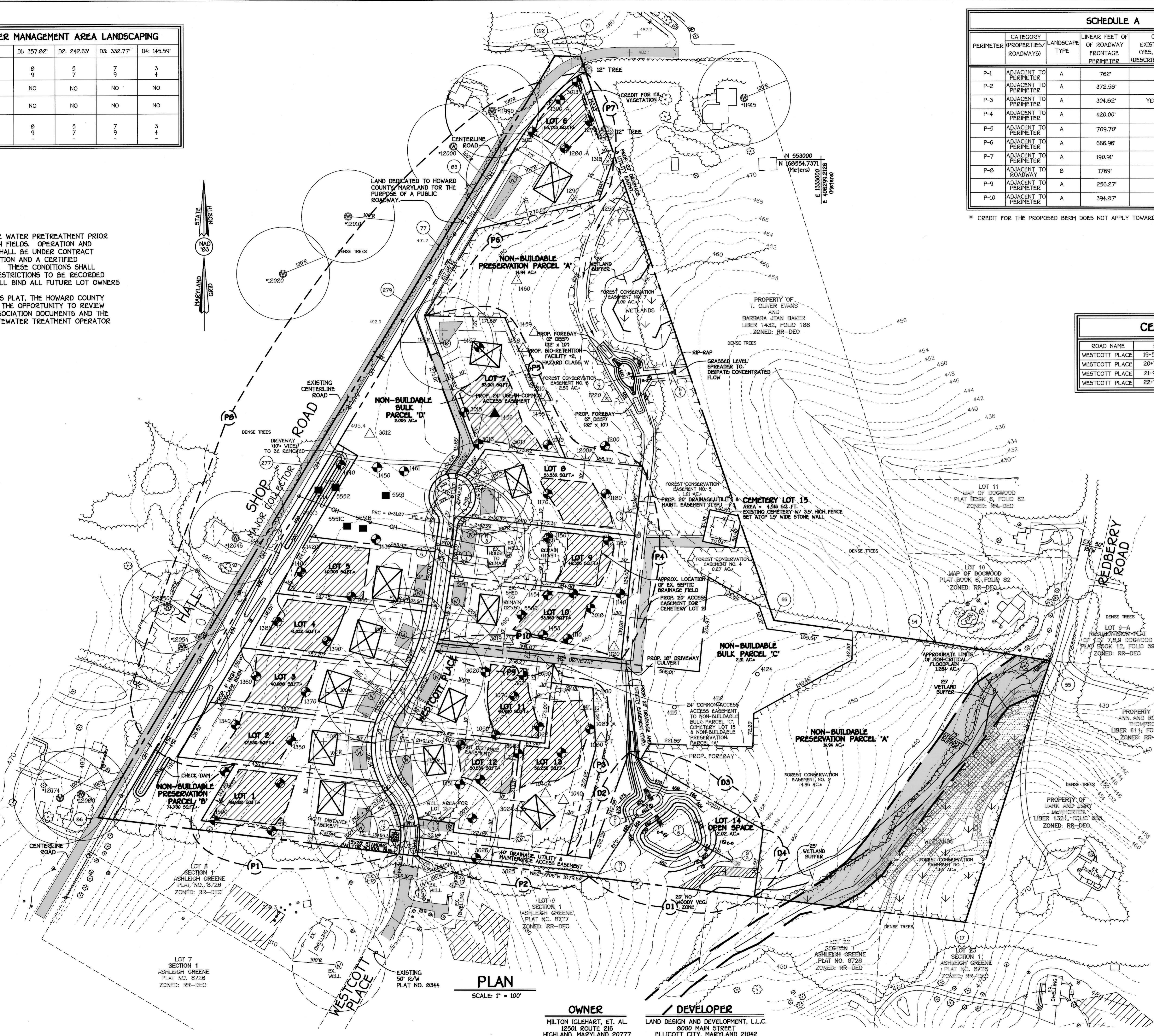
SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING				
LINEAR FEET OF PERIMETER	D1: 357.82'	D2: 242.63'	D3: 332.77'	D4: 145.59'
NUMBER OF TREES REQUIRED:				
SHADE TREES	8	5	7	3
EVERGREEN TREES	9	7	9	4
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO
NUMBER OF TREES PROVIDED:				
SHADE TREES	8	5	7	3
EVERGREEN TREES	9	7	9	4
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-

NOTE:  
 LOTS 1 THRU 5 REQUIRE WASTE WATER PRETREATMENT PRIOR TO DISCHARGE INTO SEWERAGE DRAIN FIELDS. OPERATION AND MAINTENANCE OF THESE FACILITIES SHALL BE UNDER CONTRACT BETWEEN THE HOMEOWNER'S ASSOCIATION AND A CERTIFIED WASTEWATER TREATMENT OPERATOR. THESE CONDITIONS SHALL BE PART OF THE COVENANTS AND RESTRICTIONS TO BE RECORDED AMONG THE LAND RECORDS AND SHALL BIND ALL FUTURE LOT OWNERS TO THIS REQUIREMENT.  
 PRIOR TO RECORDATION OF THIS PLAT, THE HOWARD COUNTY HEALTH DEPARTMENT WILL BE GIVEN THE OPPORTUNITY TO REVIEW AND APPROVE THE HOMEOWNER'S ASSOCIATION DOCUMENTS AND THE CONTRACT WITH THE CERTIFIED WASTEWATER TREATMENT OPERATOR FOR LOTS 1 THRU 5.

SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS
P-1	ADJACENT TO PERIMETER	A	762'	NO	NO	13 - - -
P-2	ADJACENT TO PERIMETER	A	372.50'	NO	NO	7 - - -
P-3	ADJACENT TO PERIMETER	A	304.82'	YES 200.00' (F.C.E.)	NO	2 - - -
P-4	ADJACENT TO PERIMETER	A	420.00'	NO	NO	7 - - -
P-5	ADJACENT TO PERIMETER	A	709.70'	NO	NO	12 - - -
P-6	ADJACENT TO PERIMETER	A	666.96'	NO	NO	11 - - -
P-7	ADJACENT TO PERIMETER	A	190.91'	YES 143.13'	NO	1 - - -
P-8	ADJACENT TO ROADWAY	B	1769'	NO	YES 300' (BERM) *	35 37 - -
P-9	ADJACENT TO PERIMETER	A	256.27'	NO	NO	5 - - -
P-10	ADJACENT TO PERIMETER	A	394.87'	NO	NO	7 - - -

\* CREDIT FOR THE PROPOSED BERM DOES NOT APPLY TOWARDS THE SHADE TREE REQUIREMENT FOR P-8.

CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
WESTCOTT PLACE	19+55.39 TP 20+73.20	150.00'R	117.81'	45°00'00"
WESTCOTT PLACE	20+73.20 TO 21+91.02	150.00'R	117.82'	45°00'00"
WESTCOTT PLACE	21+91.02 TO 22+71.61	150.00'R	80.59'	30°46'59"
WESTCOTT PLACE	22+71.61 TO 25+03.60	450.00'R	231.99'	29°32'16"



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE 8/30/02



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
 COUNTY HEALTH OFFICER  
 DATE 8-21-02

NOTE:  
 SEE ROAD PROFILE SHEET FOR DRIVEWAY SIGHT DISTANCE PLANS AND PROFILES FOR LOT 1 AND LOT 13.

PRELIMINARY PLAN AND LANDSCAPE PLAN  
**HALL SHOP MANOR**  
 LOTS 1 THRU 15,  
 NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'  
 AND NON-BUILDABLE BULK PARCELS 'C' & 'D'  
 (GLEHART PROPERTY)  
 ZONED: RR-DEO  
 TAX MAP No. 41 PARCEL No. 136 GRID No. 1  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: AUGUST 3, 2002  
 SHEET 2 OF 4

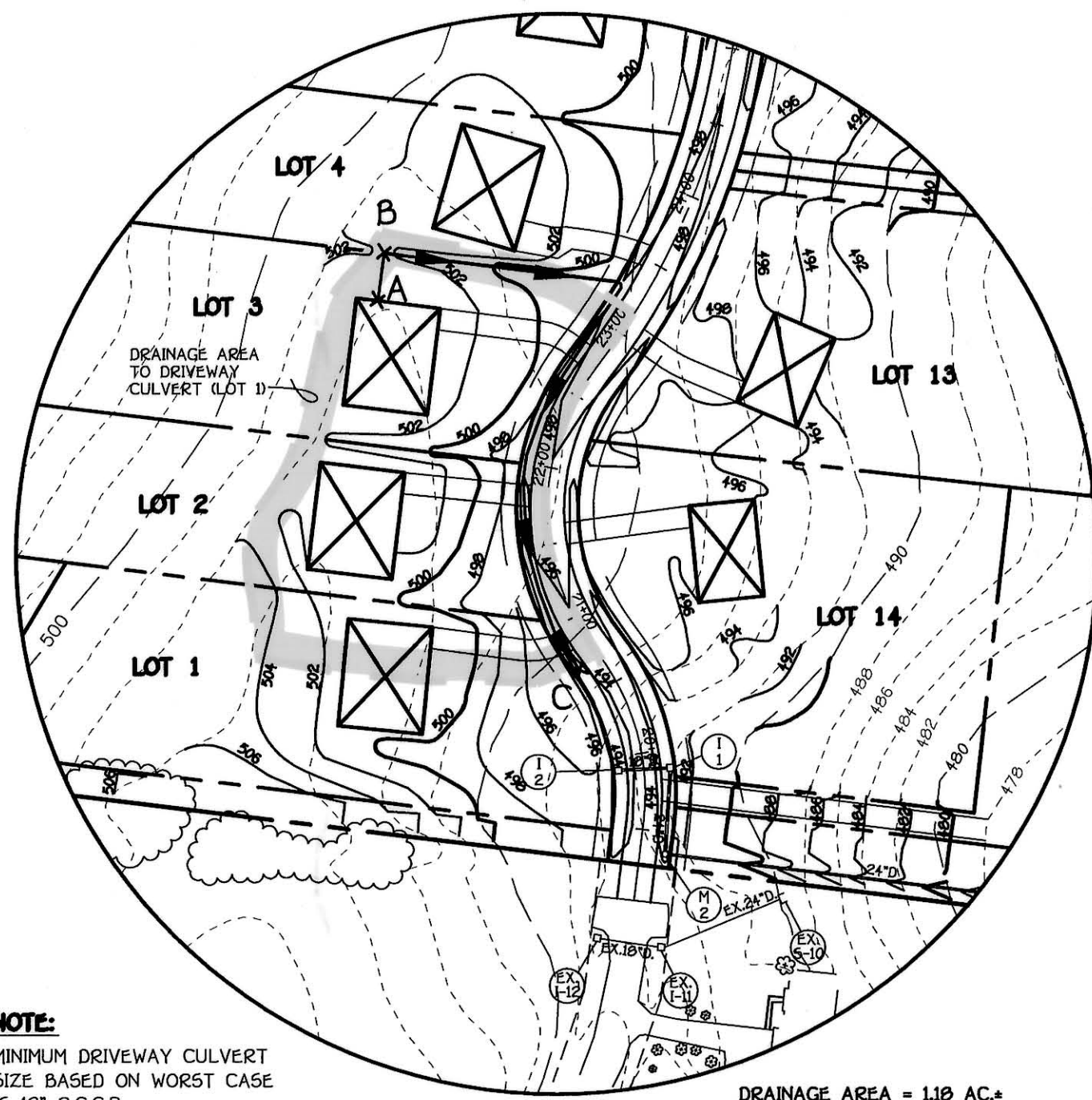
**LEGEND**

- 55F — 55F — 55F — SUPER-SILT FENCE
- 5F — 5F — 5F — SILT FENCE
- I.P. — INLET PROTECTION
- S.C.E. — STABILIZED CONSTRUCTION ENTRANCE
- A-2 — EARTH DIKE
- — LIMIT OF DISTURBANCE
- R.I.P. — RIP-RAP INFLOW PROTECTION



N 552500.0000  
N 166042.3368  
E 402689.6114  
E 1331000

N 551500  
N 166097.5362  
E 402689.6114  
E 1331000



**NOTE:**

MINIMUM DRIVEWAY CULVERT SIZE BASED ON WORST CASE 15 12" R.C.C.P.

**TIME OF CONCENTRATION**  
A-B 30' OVERLAND FLOW • 3.0X  
B-C 430' DITCH FLOW • 2.0X

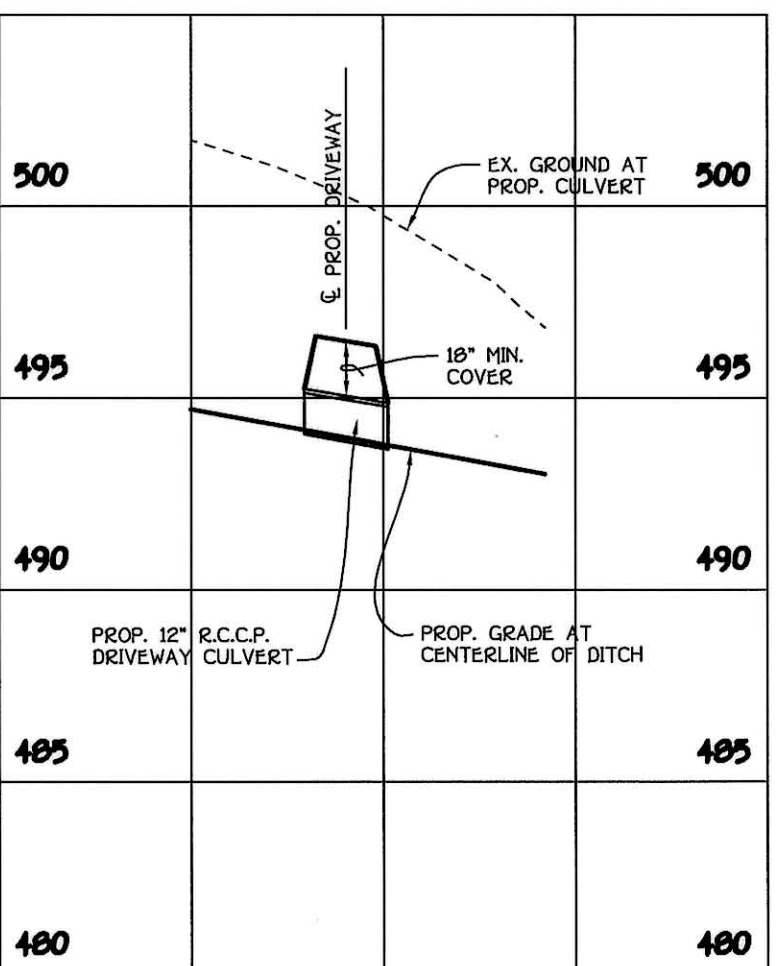
**DRAINAGE AREA = 1.18 AC.**  
C FACTOR = 0.28  
AVG. VELOCITY = 1.9 f.p.s.  
INTENSITY = 6.60  
T/C = 10.0 MIN. MAX.  
Q = C x I x A = 0.28 x 6.6 x 1.18 = 2.18 c.f.s.

**DRIVEWAY CULVERT ANALYSIS**

SCALE: 1" = 100'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Joseph Smith* 6/30/02  
PLANNING DIRECTOR DATE



**DRIVEWAY CULVERT PROFILE @ LOT 1**

SCALE: HORIZ. 1" = 50' VERT. 1" = 5'



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT.

*Donald M. ...*  
COUNTY HEALTH OFFICER DATE

**PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN  
HALL SHOP MANOR  
LOTS 1 THRU 15,  
NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'  
AND NON-BUILDABLE BULK PARCELS 'C' & 'D'**

(GLEHART PROPERTY)  
ZONED RR-DEO  
TAX MAP No. 41 PARCEL No. 130  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: AUGUST 3, 2002  
SHEET 3 OF 4

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

**OWNER**  
MILTON IGLEHART, ET. AL.  
12501 ROUTE 216  
HIGHLAND, MARYLAND 20777

**DEVELOPER**  
LAND DESIGN AND DEVELOPMENT, L.L.C.  
8000 MAIN STREET  
ELLICOTT CITY, MARYLAND 21042

**PFCE NOTES**

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
- Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
- All FCA calculations shown to the nearest 0.1 acre as per the FCA requirements.
- Planting plans, signage, fencing and details for Forest Conservation Easement reforestation areas will be provided on the Forest Conservation Plan.

**PFCE LEGEND**

- Existing Contours
- - - Proposed Contours
- Forest to be Retained
- \* Ex. Specimen Tree
- Limits of Forest Conservation Easement
- Forestation Area

N 552500.0000  
N 166402.3369  
(Meters)  
E 1333000  
E 402669.6114  
(Meters)

N 551500  
N 166097.5362  
(Meters)  
E 1331000  
E 402669.6114  
(Meters)

**FOREST CONSERVATION EASEMENT #5**  
3.1 acres  
to be planted

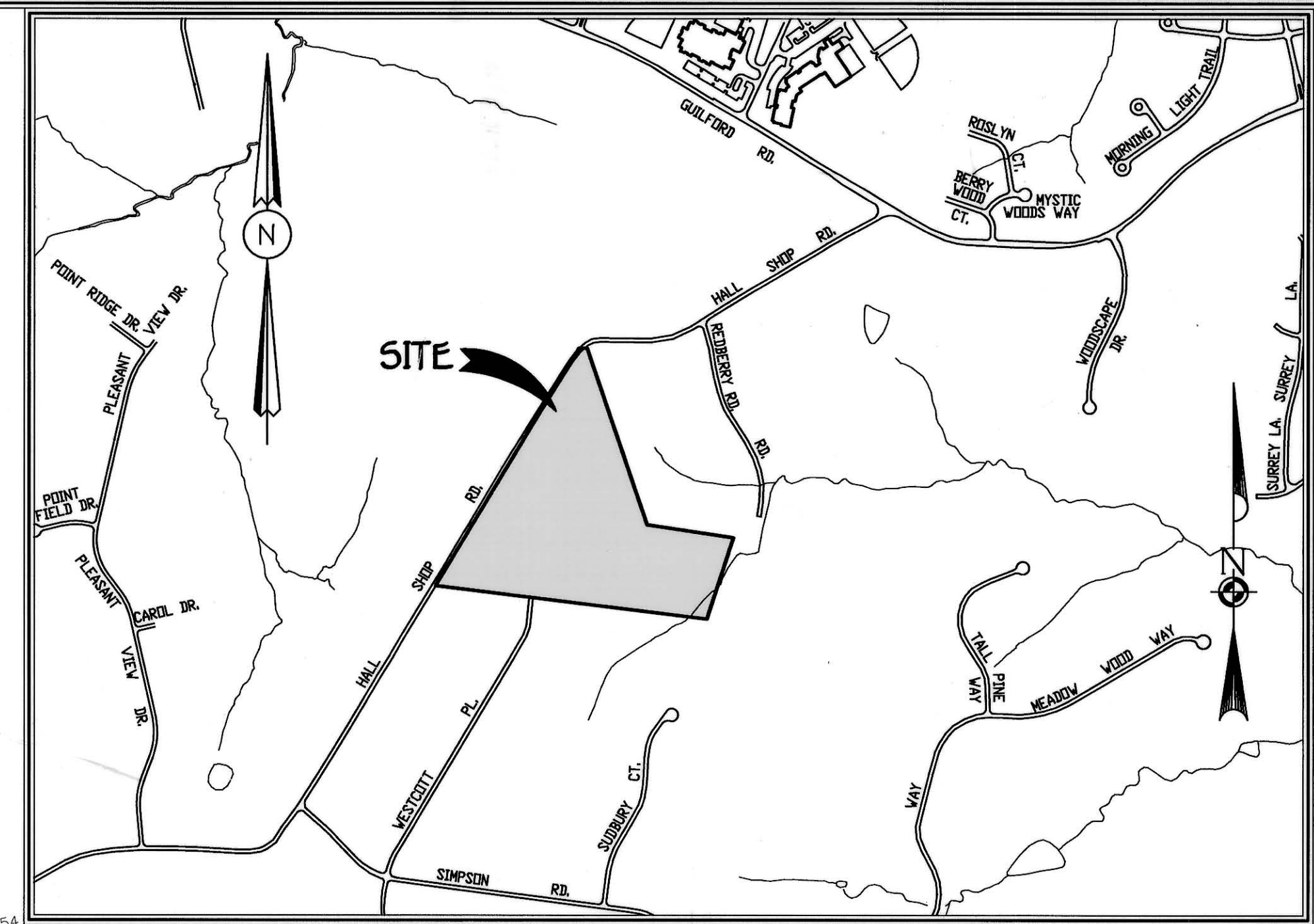
**FOREST CONSERVATION EASEMENT #6**  
1.0 acres  
0.3 to be retained  
0.7 to be planted

**FOREST CONSERVATION EASEMENT #4**  
1.0 acres  
to be retained

**FOREST CONSERVATION EASEMENT #3**  
0.3 acres  
to be retained

**FOREST CONSERVATION EASEMENT #2**  
5.1 acres  
to be planted

**FOREST CONSERVATION EASEMENT #1**  
1.7 acres  
to be retained



**VICINITY MAP**  
SCALE: 1" = 1200'

FOREST DATA	
	Acres
Gross Area:	40.3
Net Tract Area (NTA):	39.0
Existing Forest (NTA):	6.5
Afforestation Threshold:	7.8
Reforestation Threshold:	9.8
Afforestation Required:	1.3
Forest to be Retained (NTA) in FCE:	3.3
Forest to be "Cleared" (NTA):	3.2
Reforestation Required:	6.4
Forestation Required:	7.7
Onsite Reforestation Proposed:	8.9



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

**OWNER**  
MILTON IGLEHART, ET. AL.  
12501 ROUTE 216  
HIGHLAND, MARYLAND 20777

**DEVELOPER**  
LAND DESIGN AND DEVELOPMENT, L.L.C.  
8000 MAIN STREET  
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HOWARD COUNTY

*Joseph R. Smith* 8/30/02  
PLANNING DIRECTOR DATE

**PRELIMINARY  
FOREST CONSERVATION PLAN  
HALL SHOP MANOR**  
LOTS 1 THRU 16,  
NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'  
AND NON-BUILDABLE BULK PARCEL 'C' & 'D'

(GLEHART PROPERTY)  
ZONED RR-DEO  
TAX MAP No. 41 PARCEL No. 138  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: AUGUST 3, 2002  
SHEET 4 OF 4