

U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
572	504400.104	1299074.306	572	178149.894	395950.644
813	504271.710	1299774.536	813	178066.370	396172.075
1664	504531.599	1297247.494	1664	178165.589	395401.831
1665	504591.532	1298105.399	1665	178183.857	395663.321
1672	504486.101	1299058.929	1672	178151.722	395953.957
1674	504523.567	1299031.435	1674	178163.147	395945.577
1678	504301.066	1299977.055	1678	178095.323	396234.047
1710	504329.529	1300021.684	1710	178103.990	396247.406
1719	503955.113	1326005.313	1719	179952.792	404167.232
1732	504214.240	1300142.995	1732	178068.858	396284.382
1733	504248.005	1300159.318	1733	178079.149	396289.357
1739	502728.910	1300432.127	1739	177618.131	396372.509
2256	503121.930	1298954.827	2256	177735.921	395788.115
2377	504060.670	1298547.590	2377	178028.146	395798.101
2380	504264.100	1297212.020	2380	178084.058	395391.021
5109	503252.529	1299734.324	5109	177775.728	396159.810
5110	503237.452	1299612.051	5110	177771.133	396122.549
5111	503234.767	1299503.478	5111	177770.314	396095.456
5112	502851.857	1300559.422	5112	177653.603	396411.461
5113	502497.470	1300048.124	5113	177454.586	396255.465

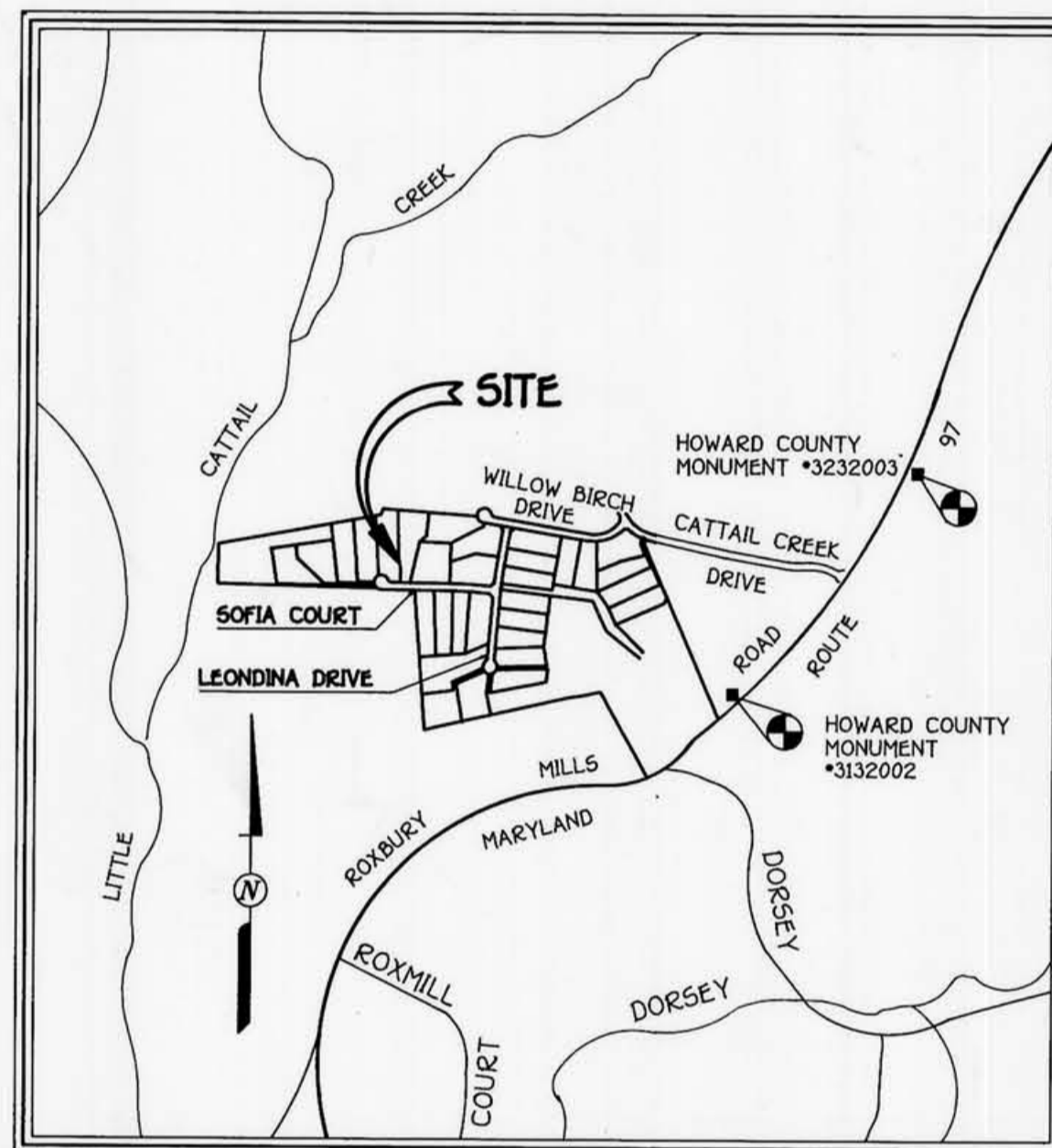
CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING AND DISTANCE	
1739-5113	999.76'	452.20'	25°54'56"	S58°55'18"W	448.35'
1674-1672	50.00'	48.35'	55°24'14"	S36°15'29"E	46.49'
1672-572	100.00'	16.52'	09°28'02"	S68°41'39"E	16.50'
813-1678	245.00'	211.97'	49°34'21"	N81°47'11"E	205.42'
1719-1733	325.00'	126.93'	22°22'37"	S53°00'24"E	126.12'

MINIMUM LOTS SIZE CHART						
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
5	46,628 Sq.Ft.	793 Sq.Ft.	45,835 Sq.Ft.	0	0	45,835 Sq.Ft.
6	53,298 Sq.Ft.	1,594 Sq.Ft.	51,704 Sq.Ft.	0	760	50,944 Sq.Ft.
7	51,748 Sq.Ft.	2,070 Sq.Ft.	49,678 Sq.Ft.	0	1750	47,928 Sq.Ft.
8	48,152 Sq.Ft.	2,932 Sq.Ft.	45,220 Sq.Ft.	0	0	45,220 Sq.Ft.
17	61,902 Sq.Ft.	3,145 Sq.Ft.	58,757 Sq.Ft.	0	0	58,757 Sq.Ft.
19	63,528 Sq.Ft.	6,409 Sq.Ft.	57,119 Sq.Ft.	0	0	57,119 Sq.Ft.
32	60,362 Sq.Ft.	966 Sq.Ft.	59,396 Sq.Ft.	0	0	59,396 Sq.Ft.
33	59,849 Sq.Ft.	2,176 Sq.Ft.	57,674 Sq.Ft.	0	0	57,674 Sq.Ft.
34	60,140 Sq.Ft.	2,989 Sq.Ft.	57,151 Sq.Ft.	0	0	57,151 Sq.Ft.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	Adjacent to Roadways	Adjacent to Perimeter Properties
LANDSCAPE TYPE	B	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	P6: 325'	P3: 960', P2: 935', P9: 1000', P4: 840', P7: 450', P5: 730', P8: 440'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	P1: 790 L.F.
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	N/A	N/A
NUMBER OF PLANTS REQUIRED		
SHADE TREES	325 ± 50 = 6 TREES	5355 ± 60 = 89
EVERGREEN TREES	325 ± 40 = 8 TREES	
SHRUBS		
NUMBER OF PLANTS PROVIDED		
SHADE TREES	6 SHADE TREES	89 SHADE TREES
EVERGREEN TREES	8 EVERGREEN TREES	
OTHER TREES (2:1 SUBSTITUTION)		
SHRUBS (2:1 SUBSTITUTION)		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A	

PRELIMINARY PLAN FOR VINEYARDS AT CATTAIL CREEK

(A RESUBDIVISION OF LOTS 1, 2 AND 3 VINEYARDS AT CATTAIL CREEK (PLAT No. 11776), LOTS 1, 2, AND 3, (PLAT No. 10524) AND PROPERTY OF MARIO F. MANNARELLI, SR. ET. AL.)
ZONED: RC-DEO



VICINITY MAP
SCALE: 1" = 1200'

**LOT 1 - 35, & PRESERVATION PARCEL "A"
TAX MAP 21 PARCEL Nos. 2, 220
AND PART OF PARCEL 132
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

GENERAL NOTES:

- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/10/1992 COMPREHENSIVE ZONING.
- TOTAL AREA OF PROPERTY = 68.857 AC. (INCLUDING EXISTING LOTS 1 - 3, PLAT No. 11776)
 - AREA OF PROPOSED BUILDABLE LOTS: 38.665 AC. (INCLUDING EXISTING LOTS 1 - 3, PLAT No. 11776)
 - AREA OF ROAD RIGHT-OF-WAY: 2.277 AC.
 - PRESERVATION PARCEL: 10.700 AC.
 - TOTAL AREA OF OPEN SPACE LOTS: 17.215 AC.
 - TOTAL NO. OF BUILDABLE LOTS: 32 (INCLUDING EXISTING LOTS 1 - 3, PLAT No. 11776)
 - TOTAL NO. OF OPEN SPACE LOTS: 3
 - TOTAL PRESERVATION PARCELS: 1
- DENSITY CALCULATIONS:
 - BASE DENSITY (1dw/4.25 AC.) = 68.857 AC. / 4.25 AC. = 16.2 # USE 16
 - MAX. DENSITY WITH "CEO" OPTION (1dw/2 AC.) = 68.857 AC. / 2 AC. = 34.428 # USE 34
 - PROPOSED NO. OF UNITS = 32 BUILDING LOTS AND PRESERVATION PARCEL "A". PRESERVATION PARCEL "A" CONTAINS THE EXISTING PRIMARY DWELLING.
 - NUMBER OF CEOs REQUIRED = 33 UNITS - 16 UNITS = 17 UNITS
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT
- THE WETLANDS DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE, INC. ON APRIL 29, 1994 AND APPROVED BY HOWARD COUNTY ON DECEMBER 8, 1994.
- THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED BY HOWARD COUNTY ON DECEMBER 8, 1995
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFER, UNLESS, APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
- THIS AREA DESIGNATED A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 20, 1994 BY FISHER, COLLINS, AND CARTER INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (25 TONS LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- ALL AREAS ARE MORE OR LESS (±)
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE PIPE/FLAG STEM DRIVEWAY.
- THE SKETCH PLAN WAS APPROVED ON DECEMBER 19, 1994
- PREVIOUS FILE NUMBER: 594-43, F95-139, F91-171, WP 95-96.
- NO CEMETERIES EXIST ON THE PROPERTY.
- 805.22 DENOTES ELEVATION OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT.
- STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE VIA A CENTRAL FACILITY.
- OPEN SPACE REQUIRED = 17.215 AC. (68.857 AC. x 25%)
- OPEN SPACE PROVIDED = 17.215 AC. (LOT 1 (HOMEOWNER'S ASSOCIATION) = 11.889 AC., LOT 20 (HOMEOWNER'S ASSOCIATION) = 2.860 AC., LOT 35 (HOWARD COUNTY RECREATION AND PARKS) = 3.966 AC.)
- OPEN SPACE LOTS 11 AND 20 SHALL BE ACCESSIBLE AND AVAILABLE FOR COMMUNITY USE.
- ALL STREET TREE AND LANDSCAPING OBLIGATIONS WILL BE SHOWN ON THE FINAL PLANS.
- LOTS 1 THRU 3 WERE CREATED UNDER HOWARD COUNTY PLANNING AND ZONING FILE NO. F-95-139 AND WP-95-96 AND ARE RECORDED AS PLAT No. 11776.

BULK REGULATIONS

- MINIMUM WIDTH AT THE FRONT B.R.L. = 100'
- SETBACKS: FRONT: 60'
SIDE: 40' FROM ROAD R/W
15' OTHER
REAR: 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
[Signature]
PLANNING DIRECTOR 12/1/95
JA DATE



[Signature]
CHARLES J. CROVO, SE.
10/26/95
DATE

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY, HEALTH DEPARTMENT.
[Signature] 11/17/95
COUNTY HEALTH OFFICER DATE

- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SIGNATURE OF FINAL PLATS.
- ALL RELEVANT WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- THE FOLLOWING LOTS WILL REQUIRE A WELL TO BE DRILLED PRIOR TO HOWARD COUNTY HEALTH DEPARTMENT SIGNATURE OF RECORD PLAT: 5, 8, 29, 30 AND 34. LOTS 29 AND 30 SHALL HAVE A SIMULTANEOUS YIELD TEST.
- 14,000 SQ.FT. OF SEPTIC AREA IS TO BE MAINTAINED ON LOT No. 17 UNTIL THE EXISTING BUILDING IS REMOVED AND SOILS PROVEN NOT TO BE IMPACTED.
- THE SEPTIC EASEMENT ON LOT 33, WHICH IS LOCATED ON SLOPED SLOPES, WILL BE RECONSIDERED UPON TO FINAL PLAT PROCEEDINGS.
- THE EXISTING WELL ON PROPOSED LOT 15 WILL BE ABANDONED AT TIME OF RECORD PLAT SIGNATURE.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
4100 86 - 3000

OWNER & DEVELOPER
MARIO F. MANNARELLI, SR.
MARIO F. MANNARELLI, JR.
2929 SUMMIT CIRCLE
ELLICOTT CITY, MARYLAND 21143

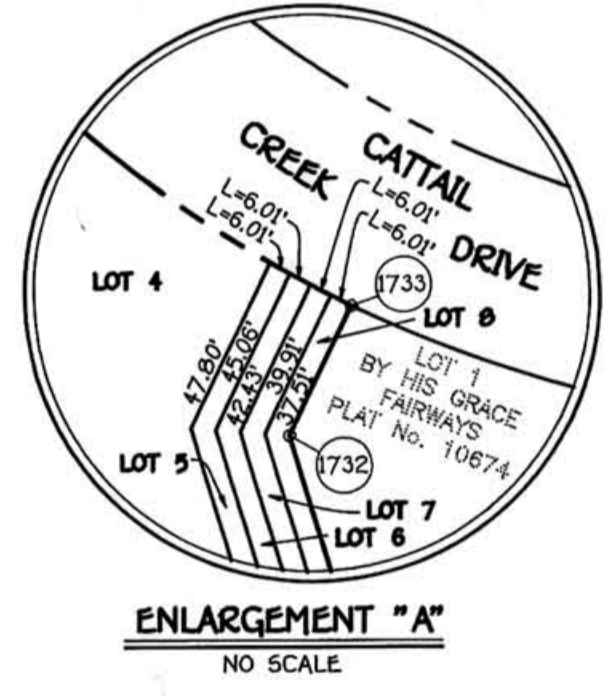
P-96-06

N 178216.910
METRIC
N 584700
E 1257050

N 178216.910
METRIC
N 584700
E 1257050



HORIZONTAL & RD. CURVE DATA			
CURVE 1	R=510.00'	DELTA=04°38'11"	L=122.19'
CURVE 2	R=2000.00'	DELTA=04°06'57"	L=143.67'



LEGEND			
	DENOTES WETLANDS		DENOTES STREAM
	DENOTES PROPOSED DWELLING		DENOTES FLOODPLAIN
	DENOTES WELL		DENOTES WOODS
	DENOTES APPROVED SEPTIC AS PER RECORDED PLAT No. 10524, AND RECORDED PLAT No. 11776.		DENOTES PERIMETER LANDSCAPE TREE
	DENOTES FENCE LINE		DENOTES EVERGREEN LANDSCAPE TREE
			DENOTES 25% SLOPES OR GREATER
			DENOTES 15%-24.9% SLOPES OR GREATER

OWNER & DEVELOPER
MARIO F. MANNARELLI, SR.
MARIO F. MANNARELLI, JR.
2929 SUMMIT CIRCLE
ELLCOTT CITY, MARYLAND 21043

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Joseph M. Della Ratta 12/1/95
PLANNING DIRECTOR DATE

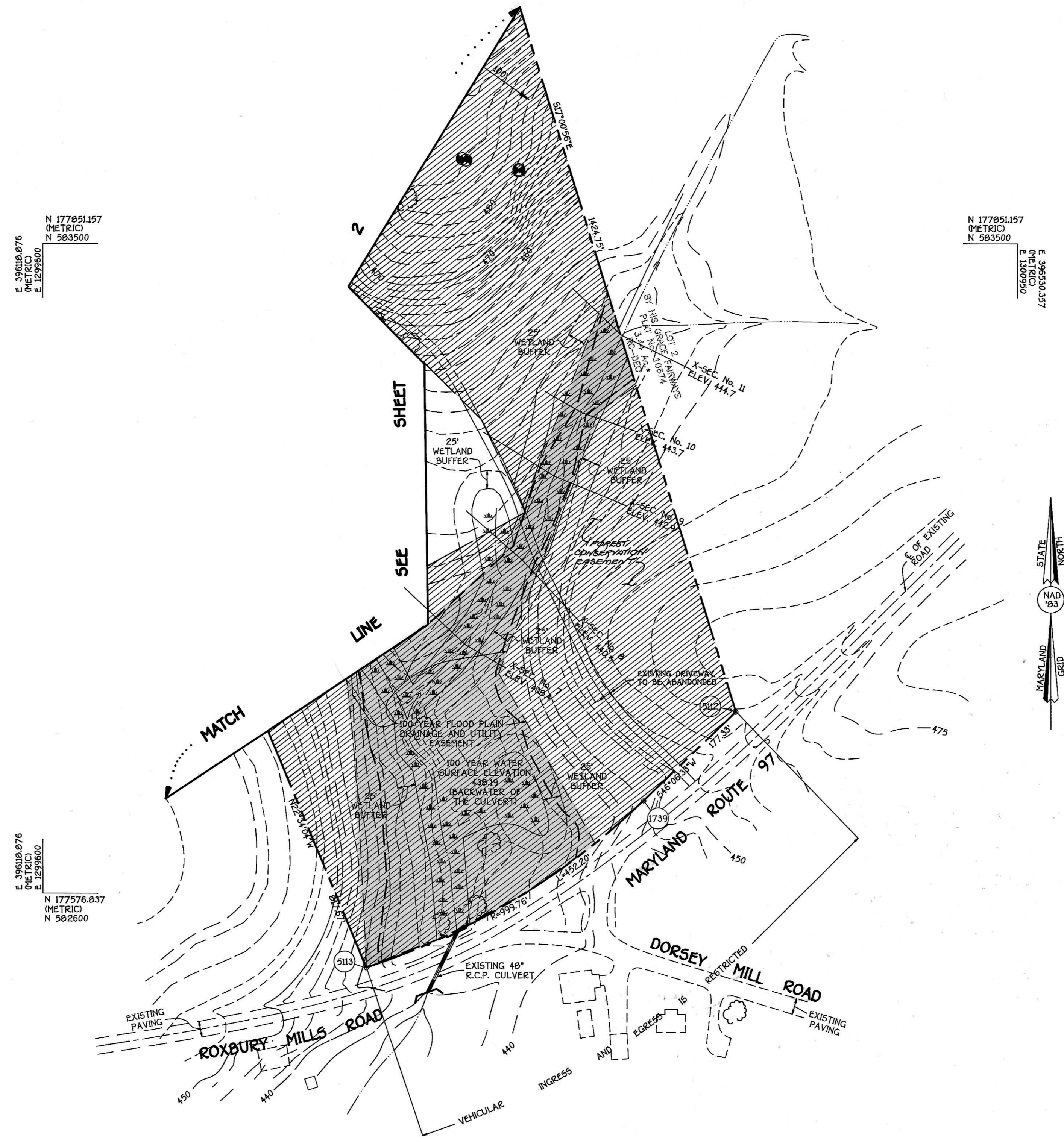
PRELIMINARY PLAN
VINEYARDS AT CATTAIL CREEK
LOTS 1 thru 35 & PRESERVATION PARCEL 'A'
(A RESUBDIVISION OF LOTS 1, 2 AND 3, VINEYARDS AT CATTAIL CREEK
(PLAT No. 11776), LOTS 1, 2 AND 3, (PLAT No. 10524)
AND PROPERTY OF MARIO F. MANNARELLI, SR. ET. AL.)
ZONED: RC-DEO
TAX MAP No. 21 PARCEL Nos. 2, 220 AND PART OF PARCEL 132
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: OCTOBER 31, 1995
SHEET 2 OF 4



APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS,
HOWARD COUNTY, HEALTH DEPARTMENT.
James M. Bond 11/17/95
COUNTY HEALTH OFFICER DATE

James M. Burdette 11/17/95
COUNTY HEALTH OFFICER (NEW) DATE



N 177951157
METRIC
N 583500
E 39818.976
METRIC
E 1299600

N 177951157
METRIC
N 583500
E 39818.976
METRIC
E 1300990

N 177576837
METRIC
N 582600
E 39818.976
METRIC
E 1299600

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James M. Burdette 12/1/95
PLANNING DIRECTOR DATE

OWNER & DEVELOPER
MARIO F. MANNARELLI, SR.
MARIO F. MANNARELLI, JR.
2929 SUMMIT CIRCLE
ELLCOTT CITY, MARYLAND 21043

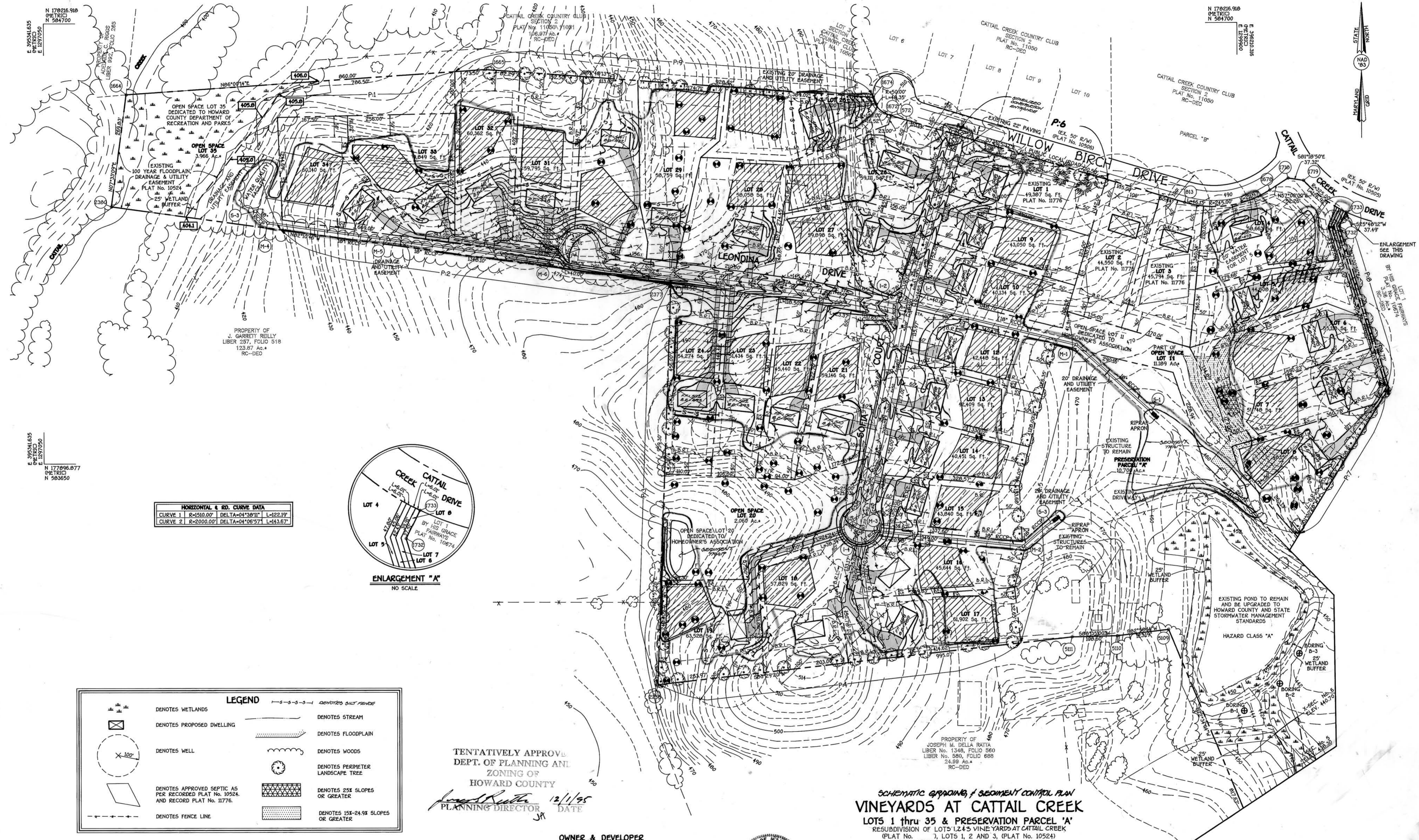


PRELIMINARY PLAN
VINEYARDS AT CATTAIL CREEK
LOTS 1 thru 35 & PRESERVATION PARCEL 'A'
RESUBDIVISION OF LOTS 1, 2 AND 3, (PLAT No. 10524)
(PLAT No. 11776), LOTS 1, 2 AND 3, (PLAT No. 10524)
AND PROPERTY OF MARIO F. MANNARELLI, SR. ETAL.
ZONED: RC-DEO
TAX MAP No. 21 PARCEL Nos. 2, 220 AND PART OF PARCELS 211 AND 132
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: AUGUST 22, 1995
SHEET 3 OF 4

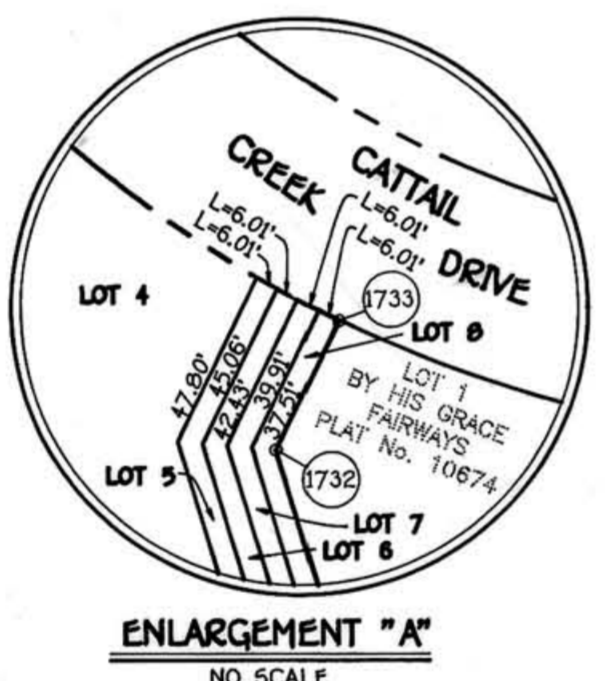
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 METRIC
 N 584700
 E 395341.635
 METRIC
 E 1237020

N 178216.916
 METRIC
 N 584700
 E 395341.635
 METRIC
 E 1237020



HORIZONTAL & RD. CURVE DATA

CURVE 1	R=1510.00'	DELTA=04°38'11"	L=122.19'
CURVE 2	R=2000.00'	DELTA=04°06'57"	L=143.67'



LEGEND

	DENOTES WETLANDS		DENOTES STREAM
	DENOTES PROPOSED DWELLING		DENOTES FLOODPLAIN
	DENOTES WELL		DENOTES WOODS
	DENOTES APPROVED SEPTIC AS PER RECORDED PLAT No. 10524 AND RECORD PLAT No. 11776.		DENOTES PERIMETER LANDSCAPE TREE
	DENOTES FENCE LINE		DENOTES 25% SLOPES OR GREATER
			DENOTES 15%-24.9% SLOPES OR GREATER

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
James R. ... 12/1/95
 PLANNING DIRECTOR DATE

OWNER & DEVELOPER
 MARIO F. MANNARELLI, SR.
 MARIO F. MANNARELLI, JR.
 2929 SUMMIT CIRCLE
 ELLICOTT CITY, MARYLAND 21043



SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
VINEYARDS AT CATTAIL CREEK
 LOTS 1 thru 35 & PRESERVATION PARCEL 'A'
 RESUBDIVISION OF LOTS 1, 2 & 3, (PLAT No. 10524)
 AND PROPERTY OF MARIO F. MANNARELLI, SR. ETAL.
 ZONED: RC-DEO
 TAX MAP No. 21 PARCEL Nos. 2, 220 AND PART OF PARCELS 211 AND 132
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
 DATE: AUGUST 22, 1995
 SHEET 4 OF 4

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS,
 HOWARD COUNTY, HEALTH DEPARTMENT.
George M. ... 11/17/95
 COUNTY HEALTH OFFICER DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTONIAL SQUARE OFFICE PARK - 1827 BALDROSE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 MD 96 - 1992