

SHEET INDEX	
SHEET No.	SHEET
1	TITLE SHEET
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4-5	SCHEMATIC GRADING PLAN

PRELIMINARY PLAN SPRING HOLLOW LOTS 1 THRU 30 AND PRESERVATION PARCEL 'A'

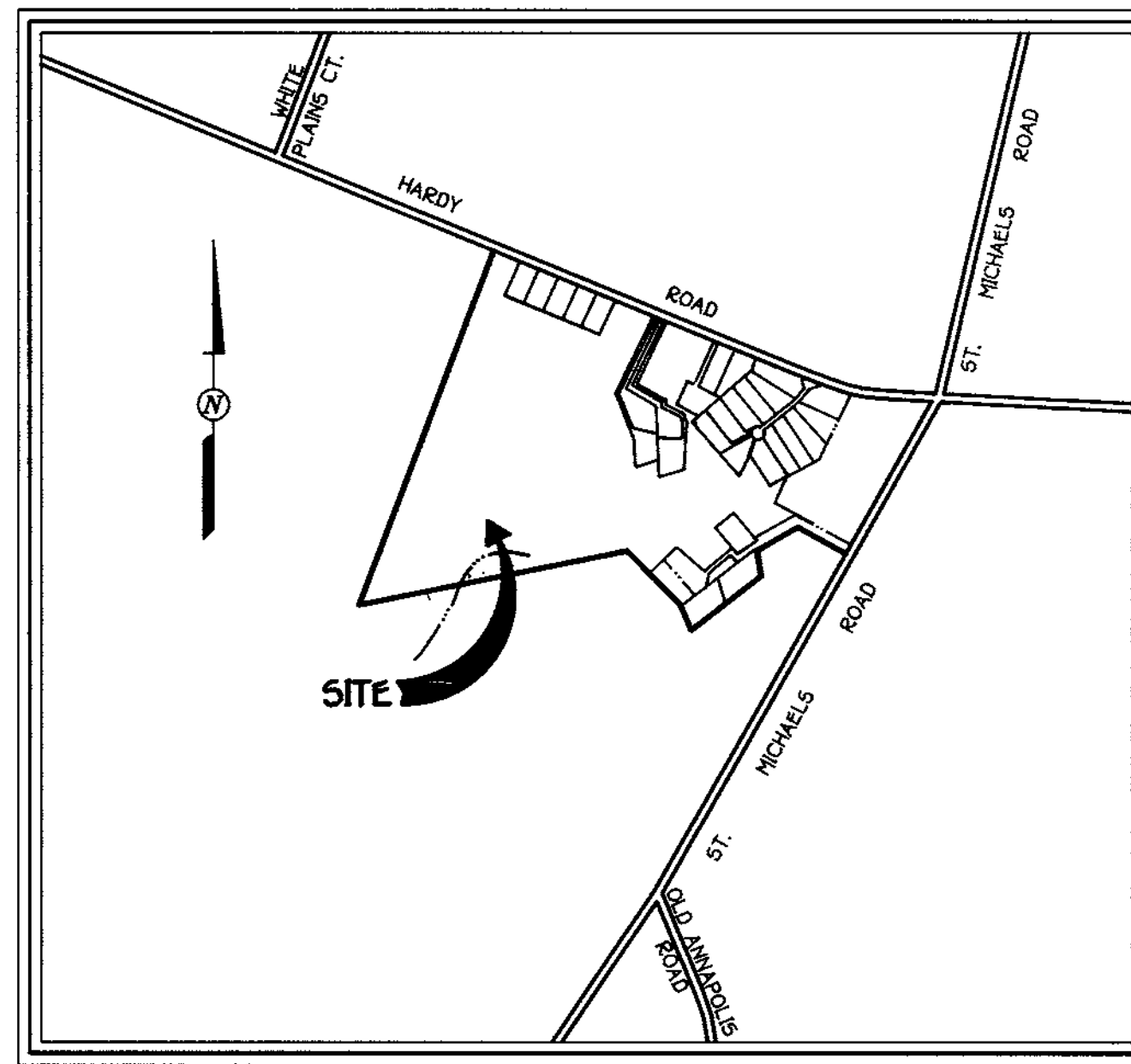
**(A Resubdivision Of "Lambert Green", Plat #10523 - Lot 2,
"Hardy Green", Plat #10928 - Lots 1,2,3,4 and 5,
"Steven's Delight", Plat #10927 - Lots 4 and 5,
"Scott's Delight", Plat #10926 - Lots 4 and 5)
TAX MAP NO. 7 PARCEL NOS. 522, 394, 341, 144 AND 38
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

COORDINATE TABLE

POINT	NORTH	EAST
24	609203.375694	1280173.799800
27	609090.175356	1280353.637690
37	609172.259974	1280366.968760
43	60735.212077	127904.634415
54	609947.218252	1279024.209992
87	609091.837258	1280594.813440
101	607773.053520	1280003.372180
102	607402.436229	1280369.228553
379	607044.209000	1280652.400000
681	609440.350000	1280287.558000
1236	609993.016000	1280652.160000
1237	609993.546000	1279956.210000
1240	609971.590000	1279920.706000
1693	609567.301000	1279890.492000
1694	609676.260000	1279653.631000
1695	609021.212000	1279707.845000
1696	609984.704000	1279980.880000
2090	609997.238000	1280653.796000
2127	609297.733000	1281212.827000
2129	608439.110000	1281441.937000
2133	609295.767000	1280673.564000
2134	607198.074000	1280479.883000
2135	607604.151000	1281001.314000
2136	607756.603000	1280994.310000
2137	607972.510000	1281243.770000
2138	607822.220000	1281544.417000
2139	607768.146000	1281553.649000
2142	607855.158000	1281653.134000
2143	607845.725000	1281569.055000
2144	608124.297000	1281077.237000
2145	608337.103000	1281197.773000
2159	609987.854000	1280913.510000
2160	609467.693000	1280217.488000

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
21	60,401	401	60,000
22	61,970	1,970	60,000
23	58,127	8,127	50,000
24	59,295	9,295	50,000
16	55,044	5,044	50,000
17	60,560	10,560	50,000
18	57,877	14,715	43,162
19	53,528	3,528	50,000
20	54,999	11,524	43,475

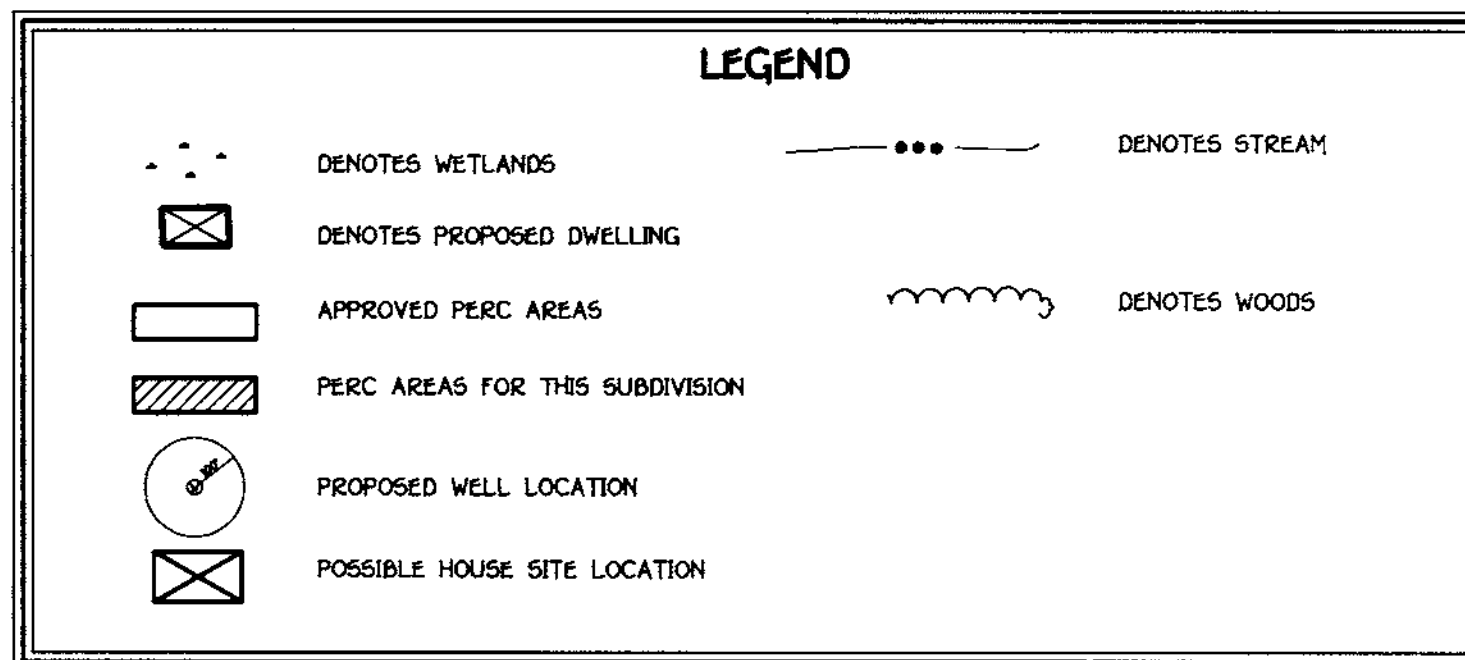
SCHEDULE A - PERIMETER LANDSCAPE EDGE																							
Category	Perimeter Edge																						
	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	P14	P15	P16	P17	P18	P19	P20	P21	P22	P23
Landscape Type	A	C	C	A	A	A	A	A	A	C	C	C	C	C	A	C	A	A	A	A	A	B	B
Linear Feet Or Roadway Frontage/Perimeter	550'	410'	223'	193'	196'	250'	280'	282'	522'	742'	198'	250'	160'	521'	789'	764'	350'	1235'	263'	752'	263'	360'	263'
Credit For Existing Vegetation (Yes, No Linear Feet) (Describe Below If Needed)	YES 306'	NO	NO	NO	NO	NO	NO	YES 250'	YES 522'	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Credit For Wall, Fence Or Berm (Yes, No Linear Feet) (Describe Below If Needed)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Number Of Plants Required																							
Shade Trees	4	10	5	3	3	4	4	0	0	18	4	6	4	13	13	19	5	20	4	12	4	7	5
Evergreen Trees	--	20	11	--	--	--	--	--	--	37	9	12	8	26	--	38	--	--	--	--	--	9	6
Shrubs	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

- Site Information:
 - Existing Zoning: RC-DEO Per 10/18/1992 Comprehensive Zoning.
 - Property Identifications: Tax Map No. 7
 - Gross Area Of Tract: 119,573 Acres
 - Area Of Proposed Roads: 1,498 Acres
 - Area Of Proposed Cluster Buildable Lots: 32,663 Acres
 - Area Of Buildable Agricultural Preservation Parcel A = 85,414 Acres
 - Number Of Proposed Buildable Lots: 30
 - Number Of Buildable Agricultural Preservation Parcels: 1
- Density Tabulation:
 - Gross Area = 119,573 Ac.
 - Lot Yield: 119,573 ÷ 4.25 = 2813 28 Lots
 - 1 Bonus Unit On Buildable Preservation Parcel 'A': 2 Bonus Lots
 - Total Yield: 31 Units
- Private Water And Private Sewer To Be Utilized
- Topography Is Based On Aerial Topography Flown On Or About May, 1996.
- Wetlands And Forest Stand Delineation Prepared By Eco-Science Professionals, Inc. Approved Under 5-98-01 On 9/18/97.
- A.P.F.O. Traffic Study Prepared By "Street Traffic Studies" Approved Under 598-01 On 9/18/97.
- Previous Howard County File No. 5 98-01 Approved On 9/18/97, WP-98-03.
- All Aspects Of The Project Are In Conformance With The Latest Howard County Standards.
- 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.
- No Cemeteries Exist On The Property.
- All Street Tree And Landscaping Obligations Will Be Shown On The Final Plan.
- B.R.L. Denotes Building Restriction Line.
- Storm Water Management Will Be Provided On Site Via A Central Facility. (SEE NOTE ON SHEET 3 OF 5)
- 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.
- All Wells And Septics Within 100' Of Property Have Been Shown.
- In Accordance With Section 16.15.10 In The Subdivision Regulations This Site Has A Non-critical 100 Year Flood plain Therefore 100 Year Flood plain Delineation Should Not Be Required.
- A FEE-IN-LIEU OF OPEN SPACE FOR THE REMAINING SIX (6) 3 AC. LOTS IN THE "SCOTT'S DELIGHT" SUBDIVISION AND "STEVEN'S DELIGHT" SUBDIVISION IN THE AMOUNT OF \$9,000.00 SHALL BE PAID PRIOR TO FINAL PLAT RECORDATION.
- ST. MICHAELS ROAD IS A SCENIC ROAD REQUIRING ADDITIONAL PERIMETER LANDSCAPING.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL
- STATE WATER APPROPRIATION PERMIT NO. H0979015 (01).
- FOR LOTS 22-29 CONFIGURATION OF WELL SITES AND ACCESS EASEMENTS SUBJECT TO ADJUSTMENT TO MAXIMIZE SPACING BETWEEN WELLS.
- SIMULTANEOUS YIELD TEST REQUIRED FOR WELLS ON LOTS 22-29.
- FOR LOTS 1-13, DEPENDING UPON FINAL WELL LOCATION HEALTH DEPARTMENT RESERVE THE RIGHT TO REQUEST SIMULTANEOUS YIELD TESTS ON THESE WELLS IN CLOSE PROXIMITY TO ONE ANOTHER.



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd per *J.M.* 4/9/98
COUNTY HEALTH OFFICER DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
1800 101 - 2955

OWNER
MR. LAMBERT CISSEL
3425 HIPSLEY HILL ROAD
WOODBINE, MARYLAND 21797

DEVELOPER
HERITAGE LAND DEVELOPMENT
C/O TIMOTHY W. FEAGA
3043 BETHANY LANE
ELLCOTT CITY, MARYLAND 21042

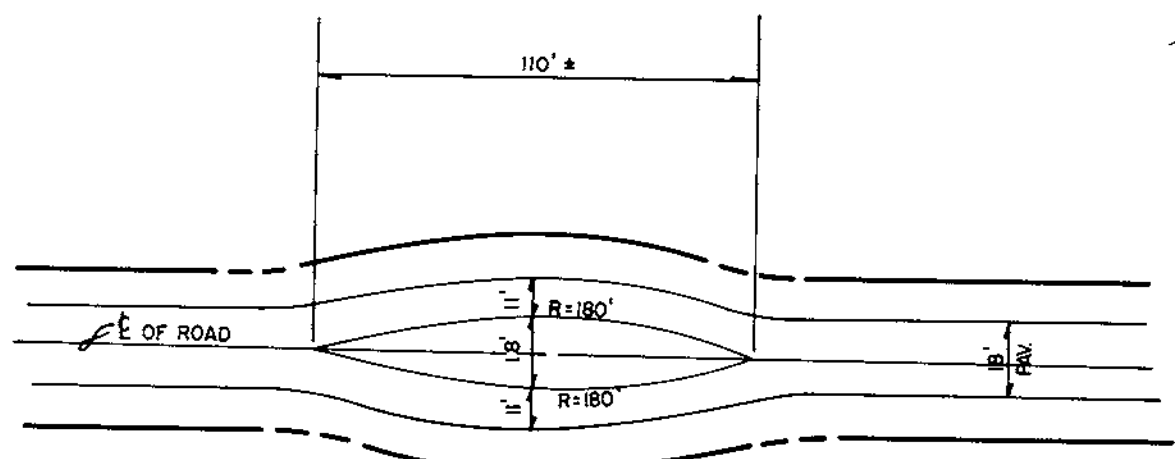
ZACHARIA Y. FISCH
PROFESSIONAL ENGINEER
22418
DATE: 3/25/98

SPRING HOLLOW
LOTS 1 THRU 30 AND
PRESERVATION PARCEL 'A'
(A RESUBDIVISION OF "LAMBERT GREEN", PLAT #10523 - LOT 2,
"HARDY GREEN", PLAT #10928 - LOTS 1,2,3,4 AND 5,
"STEVEN'S DELIGHT", PLAT #10927 - LOTS 4 AND 5,
"SCOTT'S DELIGHT", PLAT #10926 - LOTS 4 AND 5)
TAX MAP NO. 7 PARCEL NOS. 522, 394, 341, 144 AND 38
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: JANUARY, 1998
SHEET 1 OF 5

- LEGEND**
- APPROVED PERC AREAS
 - PERC AREAS FOR THIS SUBDIVISION
 - PROPOSED WELL LOCATION
 - POSSIBLE HOUSE SITE LOCATION

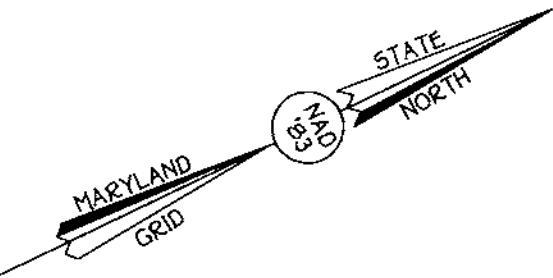
OWNER
 MR. LAMBERT CISEL
 3425 HIPSLEY MILL ROAD
 WOODBINE, MARYLAND 21797

DEVELOPER
 HERITAGE LAND DEVELOPMENT
 C/O TIMOTHY W. FEAGA
 3243 BETHANY LANE
 ELLICOTT CITY, MARYLAND 21042



FOR 25 M.P.H. DESIGN SPEED - DEFLECTION CURVE = 180'

SPEED CONTROL DEVICE
 NO SCALE



N 107°00'00" E 1,273.000



NOTE: AT FINAL PLAN STAGE, FURTHER REFINEMENT OF THE SPEED CALMING DEVICES AND PAVING WIDTH AT THE ENTRANCES TO COURTS 'A' & 'B' MAY BE REQUIRED.

NOTE: A PRELIMINARY EVALUATION SHOWS THAT THE PAVING WIDTH OF HARDY ROAD MEETS THE DESIGN MANUAL REQUIREMENTS OF A LOCAL OPEN SECTION ROAD. WHERE FOUND NECESSARY A 4' SHOULDER AND SIDE DITCH WILL BE INSTALLED ALONG THE FRONTAGE OF HARDY ROAD.

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

Greg M. Boyd
 COUNTY HEALTH OFFICER
 DATE: 4/9/98

HARDY ROAD
 LOCAL ROAD
 P.C. 518.1+95.90 P.T. 518.2+01.06
 R = 200'
 L = 81.16'
 Δ = 23°15'06"

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

James R. Katz
 PLANNING DIRECTOR
 DATE: 4/17/98



Preliminary Plan
SPRING HOLLOW
 Lots 1 thru 30 And
 Preservation Parcel 'A'

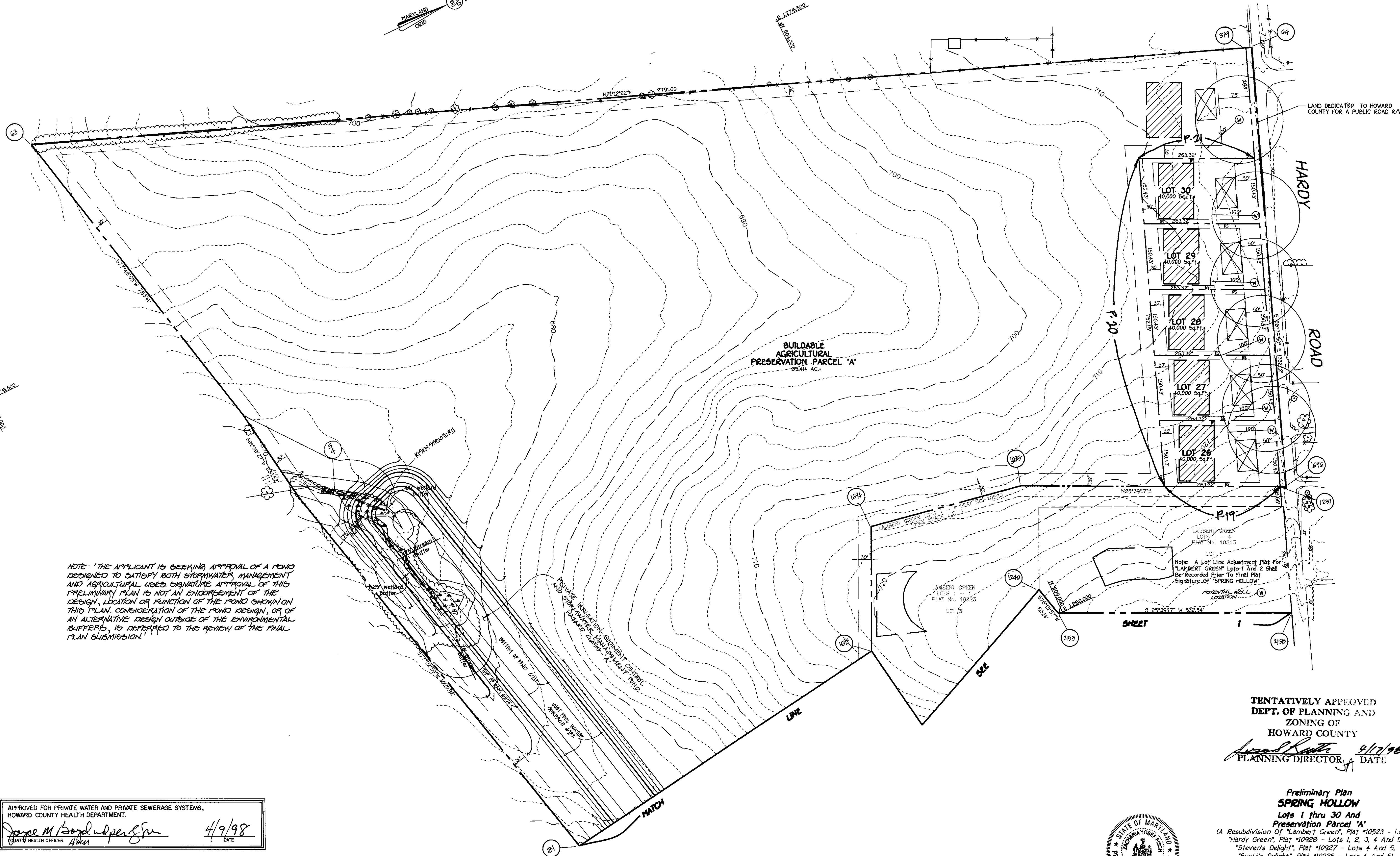
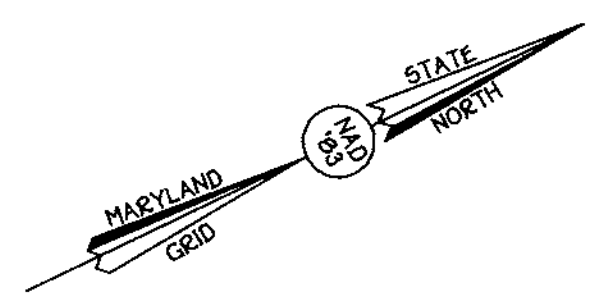
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Tax Map No. 7 Parcel Nos. 522, 394, 341, 144 And 38
 Fourth Election District Howard County, Maryland

Scale: 1" = 100'
 Date: December 3, 1997
 Sheet 2 of 5

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BAL THORNE NATIONAL PKWY
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

ST. MICHAEL'S ROAD
 (MINOR COLLECTOR)
 (SCENIC ROAD)



LAND DEDICATED TO HOWARD COUNTY FOR A PUBLIC ROAD R/W

BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A'
25.44 AC.

HARDY ROAD

LOT 30
40,000 SQ. FT.

LOT 29
40,000 SQ. FT.

LOT 28
40,000 SQ. FT.

LOT 27
40,000 SQ. FT.

LOT 26
40,000 SQ. FT.

NOTE: THE APPLICANT IS SEEKING APPROVAL OF A POND DESIGNED TO SATISFY BOTH STORMWATER MANAGEMENT AND AGRICULTURAL USES. SIGNATURE APPROVAL OF THIS PRELIMINARY PLAN IS NOT AN ENDORSEMENT OF THE DESIGN, LOCATION OR FUNCTION OF THE POND SHOWN ON THIS PLAN. CONSIDERATION OF THE POND DESIGN, OR OF AN ALTERNATIVE DESIGN OUTSIDE OF THE ENVIRONMENTAL BUFFERS, IS DEFERRED TO THE REVIEW OF THE FINAL PLAN SUBMISSION!

Note: A Lot Line Adjustment Plat for "LAMBERT GREEN" Lots 1 and 2 shall be Recorded Prior To Final Plat Signature of "SPRING HOLLOW"

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James M. Bordner 4/17/98
PLANNING DIRECTOR DATE

Preliminary Plan
SPRING HOLLOW
Lots 1 thru 30 And
Preservation Parcel 'A'

(A Resubdivision Of "Lambert Green", Plat "10523 - Lot 2, "Hardy Green", Plat "10928 - Lots 1, 2, 3, 4 And 5, "Steven's Delight", Plat "10927 - Lots 4 And 5, "Scott's Delight", Plat "10926 - Lots 4 And 5")
Tax Map No. 7 Parcel Nos. 522, 394, 341, 144 And 38
Fourth Election District, Howard County, Maryland



Zachary J. Gisch

Scale: 1" = 100'
Date: December 3, 1997
Sheet 3 of 5

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
James M. Bordner 4/9/98
COUNTY HEALTH OFFICER DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481-2855

OWNER AND DEVELOPER
MR. LAMBERT CISEL
3425 HIPSLEY HILL ROAD
WOODBINE, MARYLAND 21797

G:\Drawings\30559\30559 Preliminary Plan Sht. 2.dwg Fr1 Jan 16 14:51:43 1998 PREPARED BY JULIE WOLCH

30559 Preliminary Plan Sht 2.dwg

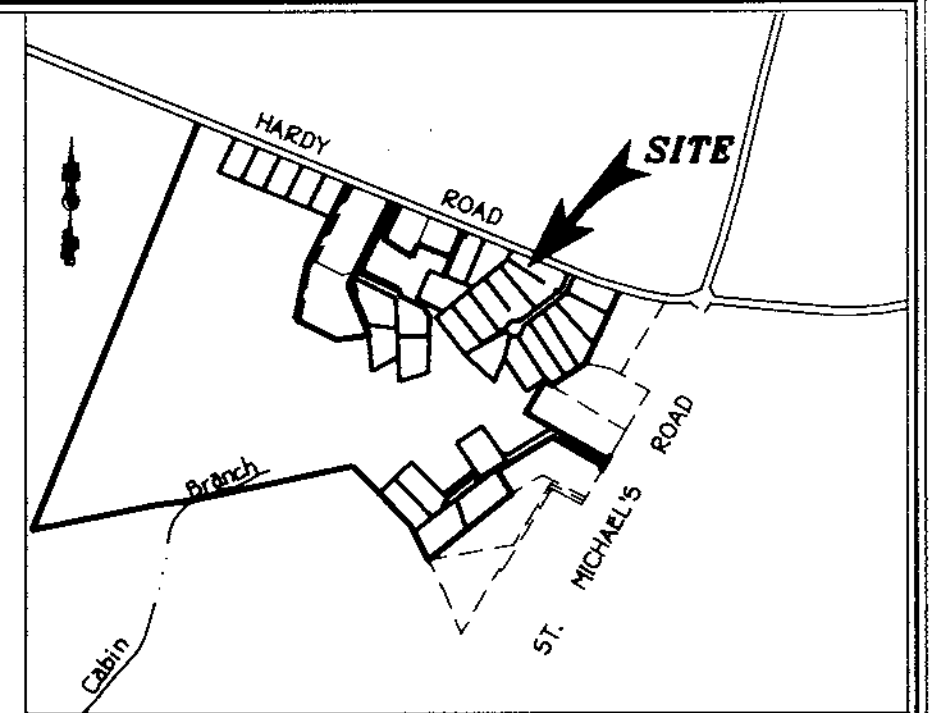
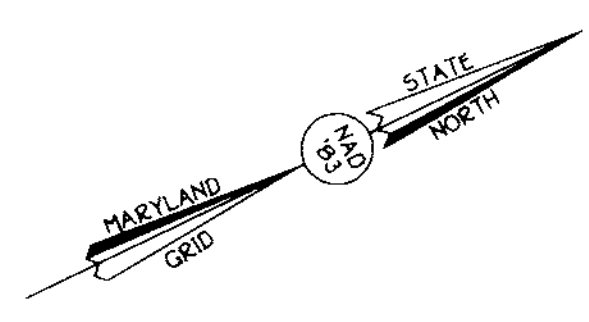
P-9826

LEGEND

- APPROVED PERC AREAS
- PERC AREAS FOR THIS SUBDIVISION
- PROPOSED WELL LOCATION
- POSSIBLE HOUSE SITE LOCATION

OWNER
 MR. LAMBERT CISEL
 3425 HIPSLEY MILL ROAD
 WOODBINE, MARYLAND 21797

DEVELOPER
 HERITAGE LAND DEVELOPMENT
 C/O TIMOTHY W. FEAGA
 3243 BETHANY LANE
 ELLICOTT CITY, MARYLAND 21042



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
Jayce M. Boydland per Jm 4/9/98
 COUNTY HEALTH OFFICER DATE

N 1,607.000' E 1,273.500'



HARDY ROAD
 LOCAL ROAD
 ST. MICHAEL'S ROAD
 COURT B

* CURVE DATA
 P.C. STA. 14+30.00 P.T. STA. 2+0.00
 Radius = 200'
 Arc Length = 61.15'
 Delta = 23°19'00"

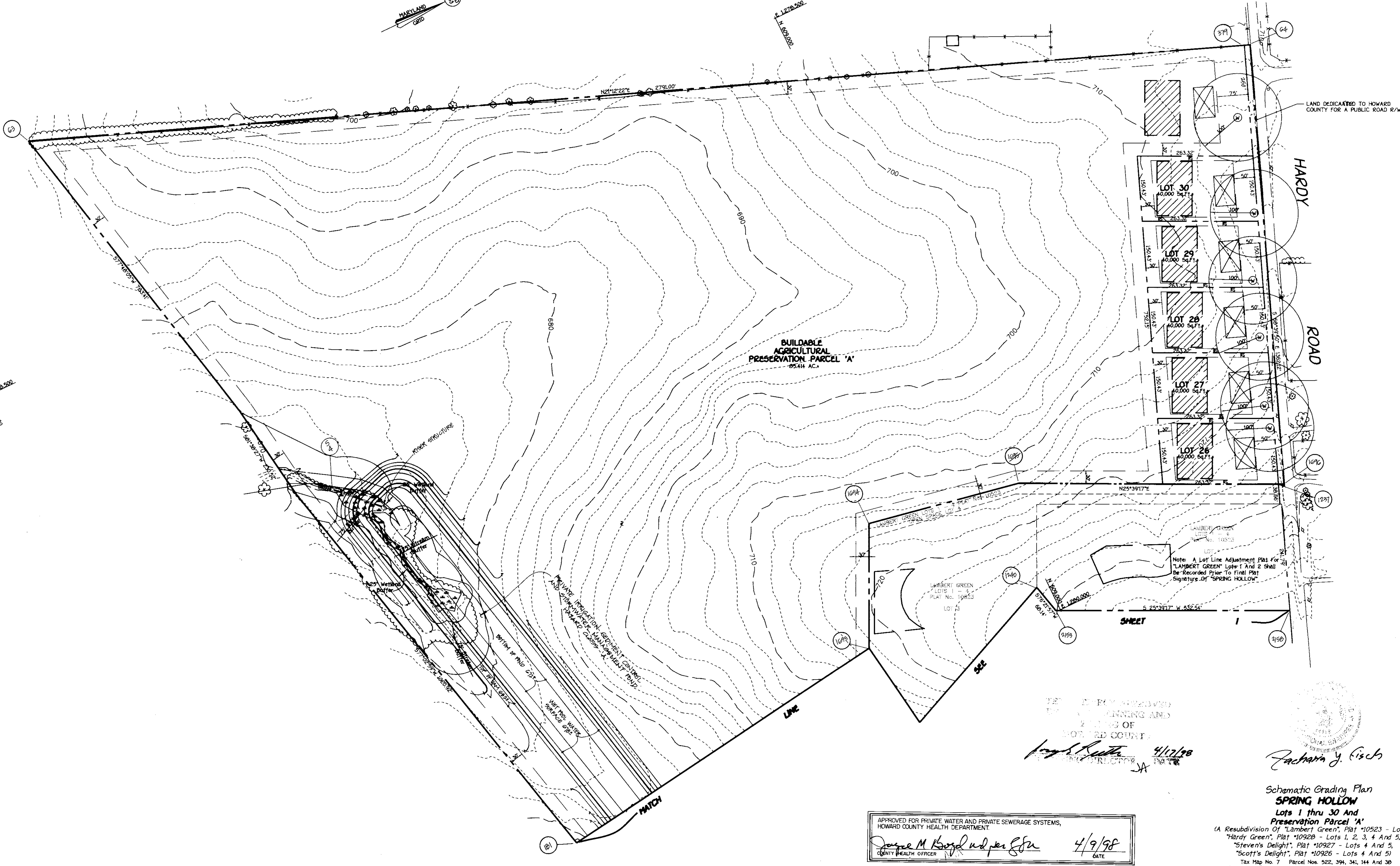
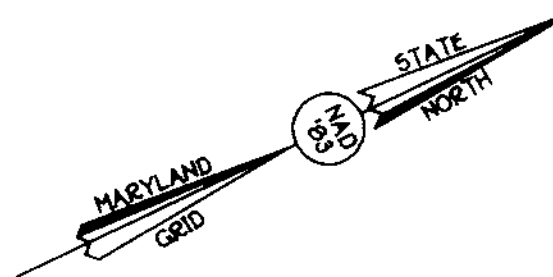
Joseph R. Fisher 4/17/98

Richard J. Fisch

**Schematic Grading Plan
 SPRING HOLLOW
 Lots 1 thru 30 And
 Preservation Parcel 'A'**

(A Resubdivision Of "Lambert Green", Plat #10523 - Lot 2,
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 Tax Map No. 7 Parcel Nos. 522, 394, 341, 144 And 38
 Fourth Election District, Howard County, Maryland

Scale 1" = 100'
 Date: December 3, 1997
 Sheet 4 of 5



LAND DEDICATED TO HOWARD COUNTY FOR A PUBLIC ROAD R/W

BUILDABLE AGRICULTURAL PRESERVATION PARCEL 'A'
65.414 AC.

HARDY ROAD

LOT 30
40,000 SQ. FT.

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40,000 SQ. FT.

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LOT 26
40,000 SQ. FT.

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APPROVED
BY THE BOARD OF
HEALTH OFFICERS OF
HOWARD COUNTY
Joseph R. Smith 4/10/98
COUNTY HEALTH OFFICER

Zachary J. Cisch

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
George M. Boyd and per *John* 4/9/98
COUNTY HEALTH OFFICER DATE

Schematic Grading Plan
SPRING HOLLOW
Lots 1 thru 30 And
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Tax Map No. 7 Parcel Nos. 522, 394, 341, 144 And 38
Fourth Election District - Howard County, Maryland
0' 100' 150' 200'

Scale: 1" = 100'
Date: December 3, 1997
Sheet 5 Of 5

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