

SHEET INDEX	
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2	SKETCH PLAN

# SKETCH PLAN

# PHEASANT RUN WEST

## LOTS 1 THRU 10 AND PRESERVATION PARCELS 'A' & 'B'

### ZONING: RC-DEO

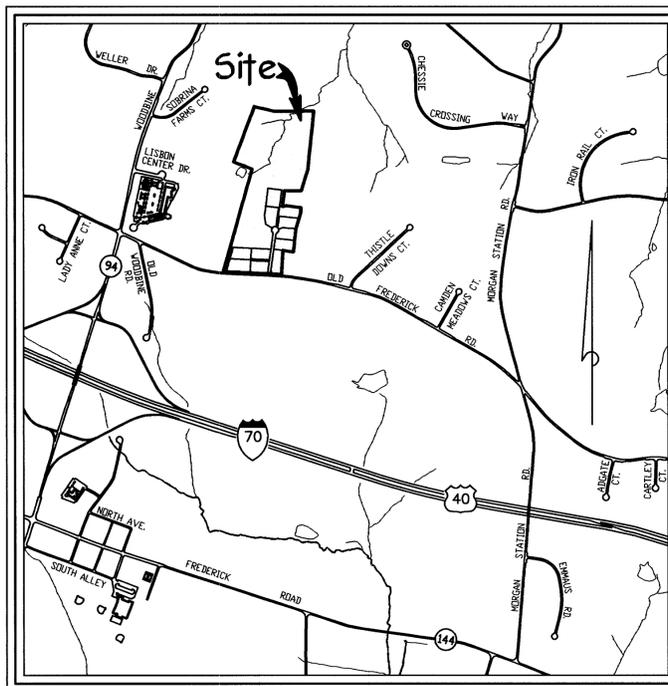
## TAX MAP NO. 3    GRID No. 19    PARCEL No. 5

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	48,316 sq.ft.	1,881 sq.ft.	46,435 sq.ft.
5	22,975 sq.ft.	3,246 sq.ft.	49,729 sq.ft.
8	47,984 sq.ft.	3,341 sq.ft.	44,643 sq.ft.
9	32,677 sq.ft.	3,187 sq.ft.	49,559 sq.ft.

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
DOVE CREEK COURT	PUBLIC ACCESS PLACE	40'

#### BULK REGULATIONS

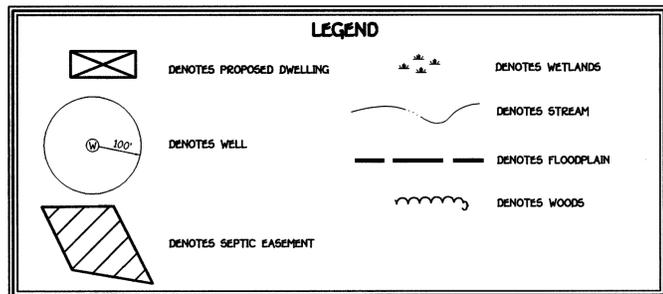
- a) MINIMUM WIDTH AT THE FRONT B.R.L. = 100'
- b) SETBACKS: FRONT: 50'
- SIDE: 30' FROM ROAD R/W
- REAR: 30'
- COLLECTOR OR ARTERIAL ROADS: 75'



#### VICINITY MAP

SCALE: 1" = 1200'

## FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



#### GENERAL NOTES:

1. SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/1993 COMPREHENSIVE ZONING.
2. AREA TABULATION:
  - a. GROSS AREA OF TRACT: 46,753 AC +/-
  - b. AREA OF FLOODPLAIN: 2.22 AC +/-
  - c. NET AREA OF TRACT: 44,533 AC +/-
  - d. AREA OF PUBLIC ROAD R/W: 1,297 AC +/-
  - e. NUMBER OF PROPOSED LOTS: 10
  - f. NUMBER OF NON-BUILDABLE PRESERVATION PARCELS: 1
  - g. NUMBER OF BUILDABLE PRESERVATION PARCELS: 1
  - h. AREA OF BUILDABLE LOTS: 10,710 AC +/-
  - i. AREA OF NON-BUILDABLE PRESERVATION PARCEL: 0,978 AC +/-
  - j. AREA OF BUILDABLE PRESERVATION PARCEL: 33,758 AC +/-
3. OPEN SPACE IS NOT REQUIRED FOR THIS SUBDIVISION SINCE IT IS NOT IMPORTING DENSITY UNDER THE DEO OPTION FOR CLUSTER SUBDIVISIONS.
4. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
5. PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT
6. THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
7. TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON HOWARD COUNTY 5' CONTOURS.
8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFER.
9. 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.
10. THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
11. BOUNDARY OUTLINE IS BASED ON DEED PLOT BY FISHER, COLLINS & CARTER, INC.
12. B.R.L. DENOTES BUILDING RESTRICTION LINE.
13. DRIVEWAYS 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 04 FEET SERVING MORE THAN ONE RESIDENCE
  - B) SURFACE - SIX (6") INCHES OF 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 (25 TONS 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
14. ALL AREAS ARE MORE OR LESS (M)
15. 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.
16. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY APPROPRIATE BEST MANAGEMENT PRACTICES.
17. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
18. THE WETLANDS DELINEATION STUDY AND FOREST STAND DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY, 2001.
19. THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED MAY, 2001.
20. SOILS INFORMATION TAKEN FROM SOIL MAP NO. 2, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.

#### DENSITY CALCULATIONS

1. NUMBER OF CLUSTER LOTS ALLOWED BY RIGHT = 46,753 / 4.25 = 11 UNITS
2. PER SECTION 104.F.2.b. OF THE ZONING REGULATIONS, ONE ADDITIONAL BONUS DWELLING UNIT IS ALLOWED ON THIS SITE.
3. NUMBER OF PROPOSED UNITS = 10 LOTS AND ONE BUILDABLE PRESERVATION PARCEL.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR    DATE



SKETCH PLAN  
**PHEASANT RUN WEST**  
LOTS 1 THRU 10 AND  
PRESERVATION PARCELS 'A' & 'B'  
ZONED "RC-DEO"  
TAX MAP 03, GRID 19, PARCEL 05  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: OCTOBER 25, 2001  
SHEET 1 OF 2

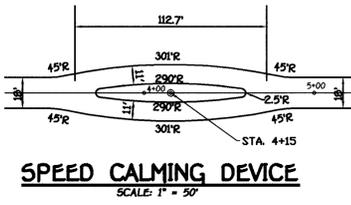
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PkE  
ELLICOTT CITY, MARYLAND 21042  
(410) 481-2885

**OWNERS**  
MARIO MANNARELLI, SR. & SERAFINO MANNARELLI  
2929 SUMMIT CIRCLE  
ELLICOTT CITY, MARYLAND 21043

**DEVELOPER**  
HERITAGE LAND DEVELOPMENT, INC.  
3050 WASHINGTON ROAD  
ROUTE 97, SUITE 220  
GLENWOOD, MD. 21738  
(410) 489-7900

*[Signature]*  
ALDO H. VITUCCI, P.E.  
DATE

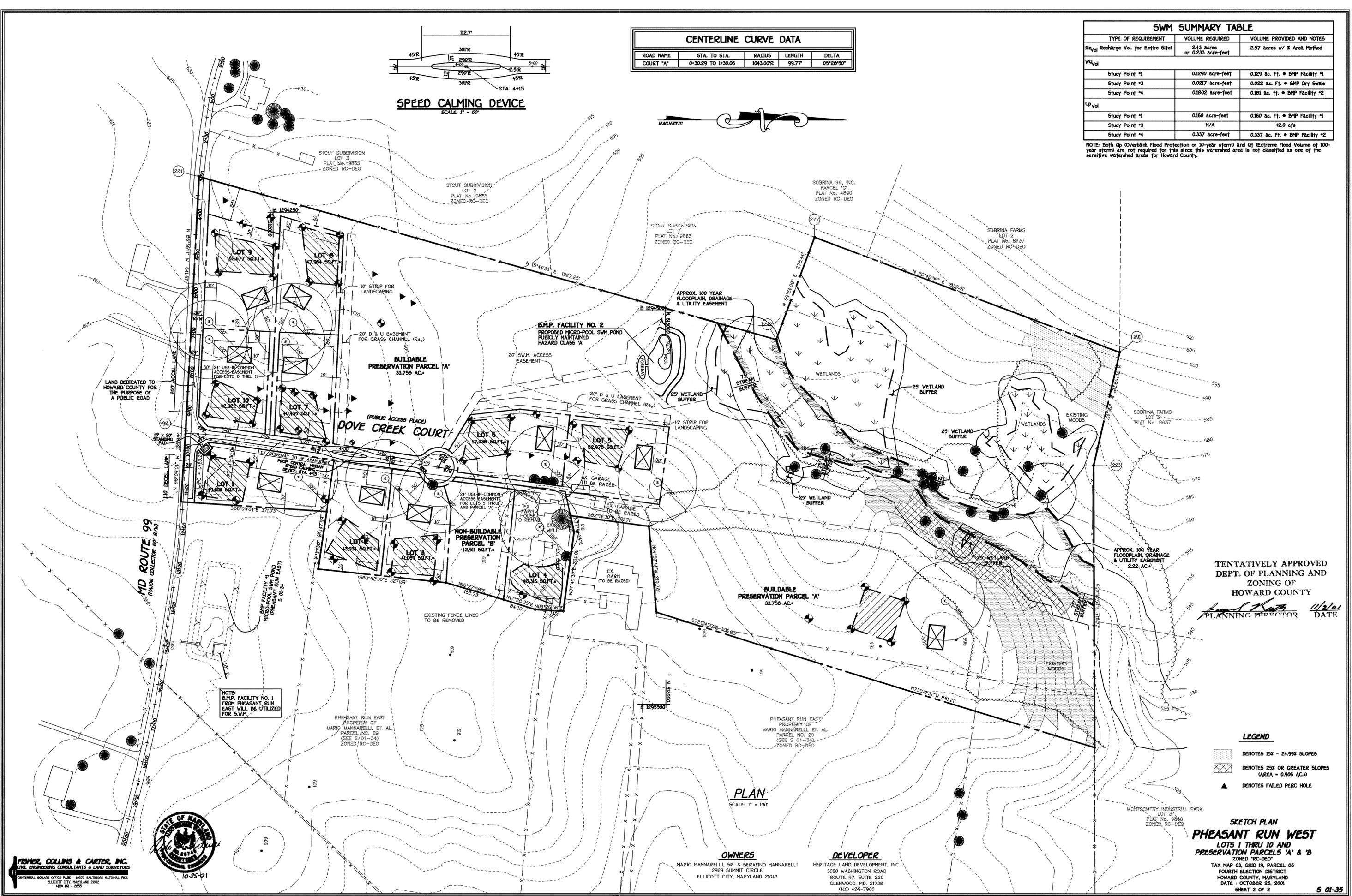
10-25-01  
DATE



CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
COURT "A"	0+30.29 TO 1+30.06	1043.00R	99.77	05°20'50"

SWM SUMMARY TABLE		
TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED AND NOTES
$R_{vol}$ Recharge Vol. for Entire Site	2.43 acres or 0.233 acre-feet	2.57 acres w/ % Area Method
$WQ_{vol}$		
Study Point #1	0.1290 acre-feet	0.129 ac. Ft. • BMP Facility #1
Study Point #3	0.0217 acre-feet	0.022 ac. Ft. • BMP Dry Swale
Study Point #4	0.1802 acre-feet	0.181 ac. ft. • BMP Facility #2
$Cp_{vol}$		
Study Point #1	0.160 acre-feet	0.160 ac. Ft. • BMP Facility #1
Study Point #3	N/A	<2.0 cfs
Study Point #4	0.337 acre-feet	0.337 ac. Ft. • BMP Facility #2

NOTE: Both  $Cp$  (Overbank Flood Protection or 10-year storm) and  $Cf$  (Extreme Flood Volume of 100-year storm) are not required for this since the watershed area is not classified as one of the sensitive watershed areas for Howard County.



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- LEGEND**
- DENOTES 15% - 24.9% SLOPES
  - DENOTES 25% OR GREATER SLOPES (AREA = 0.906 AC.)
  - DENOTES FAILED PERC HOLE

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DATE: OCTOBER 25, 2001  
SHEET 2 OF 2

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ELLICOTT CITY, MARYLAND 21114  
410 461-2995



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

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