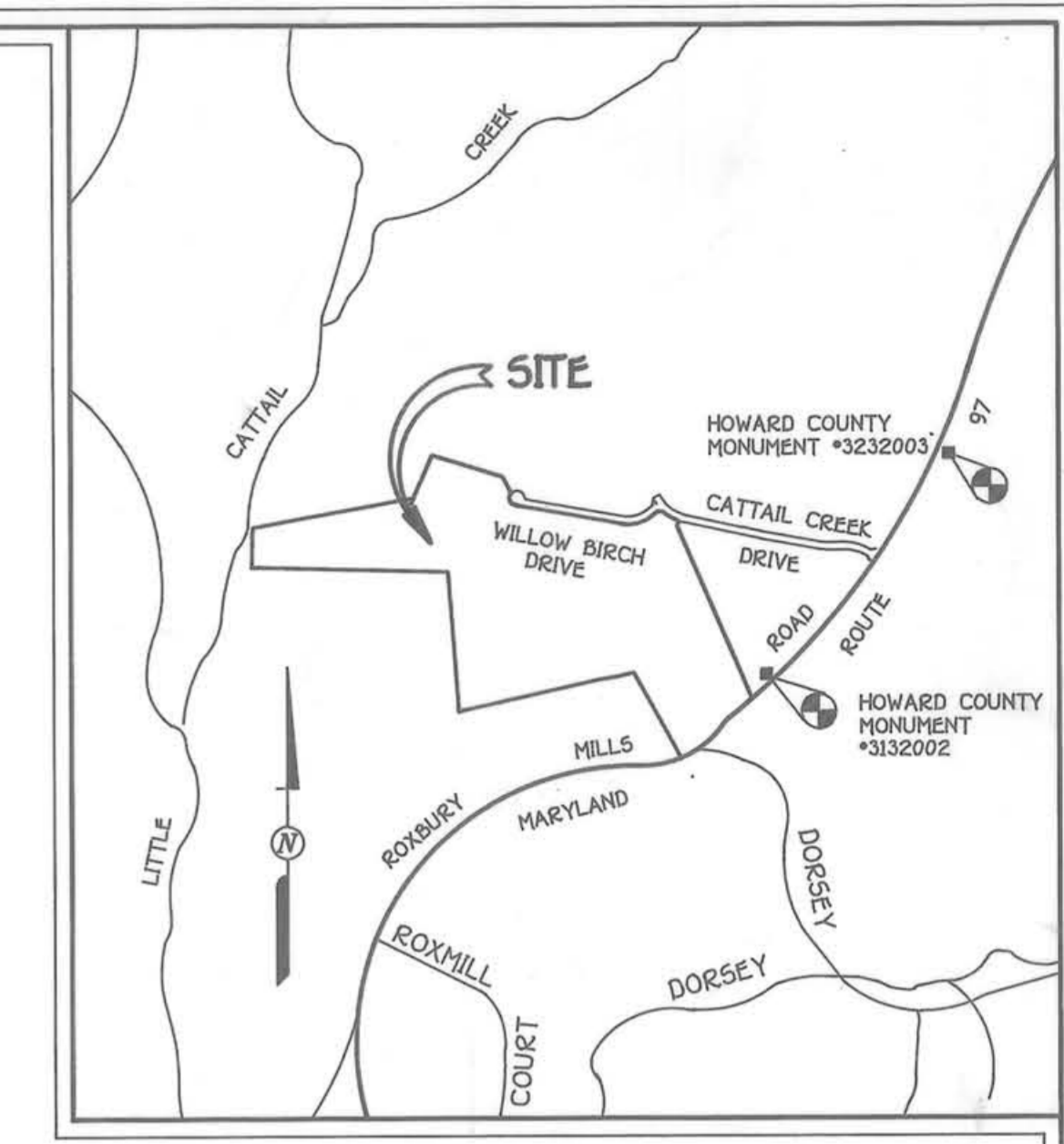




N 524,000
E 784,000

N 522,000
E 784,000



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- EXISTING ZONING = "RC-DEO"
- PROPERTY IS COMPRISED OF PART OF LAND CONVEYED BY DEED DATED JUNE 28, 1989 FROM PLEASANT HILLS JOINT VENTURE, ETAL, TO MARIO F. MANNARELLI, SR. AND MARIO F. MANNARELLI, JR. AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2020 AT FOLIO 124 AND LOT 3 OF CATTAIL CREEK COUNTRY CLUB SUBDIVISION RECORDED AS PLAT No. 10507 AND LOTS 1, 2 AND 3 OF MANNARELLI PROPERTY SUBDIVISION RECORDED AS PLAT No. 10524, AND ALL OF THE LAND CONVEYED BY CATTAIL CREEK COUNTRY CLUB, INC. TO MARIO F. MANNARELLI, SR., ETAL, BY DEED RECORDED IN LIBER 2456 AT FOLIO 306. THIS STATEMENT IS OFFERED WITHOUT THE BENEFIT OF A TITLE REPORT.
- TOPOGRAPHIC SURVEY BY HOWARD COUNTY 1" = 200' TOPO MAPS.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- PRIVATE WATER AND SEWER TO BE UTILIZED.
- TRAFFIC STUDIES BY THE TRAFFIC GROUP.
- WETLANDS AND FOREST ANALYSIS BY ECO-SCIENCE PROFESSIONALS, INC. P.O. BOX 5006 GLEN ARM, MARYLAND 21057 ON OR ABOUT MARCH 31, 1994.
- THIS PROJECT IS A RECEIVING PROJECT UTILIZING THE "CEO" OPTION.
- GROSS AREA OF TRACT : 72.2 Ac.
- DENSITY CALCULATIONS :
 - BASE DENSITY (1du/4.25 Ac.) = 72.2/4.25 = 16.99 USE 16
 - MAX DENSITY WITH "CEO" OPTION (1du/2.2 Ac.) = 72.2/2.2 = 32.8 USE 36
 - PROPOSED NO. OF UNITS = 36 (1 UNIT ON PRES. PARCEL 'A' AND 35 NEW BUILDING LOTS)
 - NUMBER OF "CEO'S" REQUIRED = 20
- OPEN SPACE REQUIRED FOR "CEO" OPTION (25%) = 72.2 x 25% = 18.05 Ac.
- OPEN SPACE PROVIDED = 18.27 Ac.
- AREA TABULATION :
 - GROSS AREA = 72.2 Ac.
 - AREA OF CLUSTER LOTS = 41.65 Ac.
 - AREA OF OPEN SPACE LOTS = 18.05 Ac.
 - AREA OF PRESERVATION PARCEL 'A' = 9.62 Ac.
 - AREA OF PROPOSED ROADS = 2.66 Ac.
 - AREA OF 100 YR. FLOODPLAIN = 10.41 Ac.
- AREA OF OPEN SPACE LESS THAN 35' WIDE=0.22 Ac. (IN ADDITION TO THE 18.05 Ac.± OPEN SPACE REQUIRED)
- OPEN SPACE LOTS 1 AND 14 SHALL BE ACCESSIBLE AND AVAILABLE FOR COMMUNITY USE.

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

Joseph Smith 12/19/94
PLANNING DIRECTOR DATE

SKETCH PLAN

VINEYARDS AT CATTAIL CREEK
LOTS 1 thru 38 & PRESERVATION PARCEL 'A'
RESUBDIVISION OF LOT 3, CATTAIL CREEK COUNTRY CLUB,
(PLAT No. 10507), 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" = 200'
DATE: NOVEMBER 9, 1994
SHEET 1 OF 1

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. 10507.		DENOTES SPECIMEN TREE
	DENOTES FENCE LINE		THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE 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 SEWERAGE SHALL NOT BE NECESSARY.

PLAN
SCALE 1" = 200'

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



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 100
ELLCOTT CITY, MARYLAND 21042
4109 411 - 2995