SHEET INDEX RELIMINARY EQUIVALENT SKETCH PLAN & LANDSCAPE PLAN SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN 4 PRELIMINARY FOREST CONSERVATION PLAN

WETLANDS AREA

LEGEND				
SYMBOL	DESCRIPTION			
$\overline{\sim}$	EXISTING TREE LINE			
0	Passed Perc Holes			
Of	FAILED PERC HOLES			
5B	STREAM BUFFER			
@-\	LANDSCAPE PERIMETER			
SF	SILT FENCE			
L.O.D	LIMIT OF DISTURBANCE			
₽ 8-2	SOIL BORING LOCATION			
277777	FOREST CONSERVATION EASEMENT (RETAINED)			
RECENT	FOREST CONSERVATION EASEMENT (REFORESTED)			
\sim	PROPOSED TREE LINE			
WL	WETLANDS LIMITS			
	WETLANDS BUFFER			

MINIMUM LOTS SIZE CHART					
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE		
5	49,784 sq.ft.	2,912 sq.ft.	46,872 sq.ft.		
6	59,884 sq.ft.	4,478 sq.ft.	55,406 sq.ft.		
15	49,842 sq.ft.	1,643 sq.ft.	48,199 sq.ft.		
16.	51,625 sq.ft.	2,340 sq.ft.	49,285 sq.ft.		
17	51,063 sq.ft.	3,123 sq.ft.	47,940 sq.ft.		
18	42,212 sq.ft.	4,074 sq.ft.	38,138 sq.ft.		

ROADWAY INFORMATION CHART

TRAFFIC CONTROL SIGNS

ROAD NAME CENTERLINE STA. OFFSET | POSTED SIGN | SIGN CODE

<u> "Sign posts:</u> all sign post used for traffic control signs installed in the county right-of-way shali

galvanized steel, perforated, square tube sleeve (12 gauge) - 3' long. A galvanized steel pole cap

PRIVATE SEPTIC INFORMATION

10,049 sq.ft.

10,007 50.11.

11.071 sq.ff.

10,250 \$4.11.

11,098 sq.ft.

12,044 sq.ft.

10,550 sq.ft.

10,214 sq.ft.

10,103 sq.ft.

10.034 64.51.

10.076 \$4.11.

10.133 sq.ft.

10,179 50.51.

10,141 sq.ff.

CLASSIFICATION

LICHENDALE DRIVE

SHALL BE MOUNTED ON TOP OF EACH POST."

LANDSCAPING PLANT LIST

PICEA ABLES

CHORWAY SPRUCE)

R/W WIDTH

DESIGN SPEED

6'-6" HGT.

PRELIMINARY EQUIVALENT SKETCH PLAN PFEFERKORN OVERLOOK

PHASE II AND III

BUILDABLE LOTS 4 - 18, BUILDABLE PRESERVATION PARCEL 'B,' NON-BUILDABLE BULK PARCEL 'D' NON-BUILDABLE PRESERVATION PARCELS 'C', 'E', & 'F'

TAX MAP NO. 15 GRID No. 14 PARCEL No. 164 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

15AA	15AB WATHER BY	
N 536000 E 800000 N 534000 E 8000000	NON-BUILDABLE NON-BUILDABLE PRESERVATION PARCEL F BUILDABLE PRESERVATION PARCEL F PARCEL BUILDABLE PRESERVATION PARCEL BUILD	≥ 53488 E 810000
STE	PARCEL 'B' 10 10 11 12 11 12 11 12 11 12 12 12 12 12 12	
ATTENDAM	ADC MAP PAGE 9 GRID H-4	1

VICINITY MAP

SCALE: 1" = 1200'

PHASING TABULATION				
PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS		
1	2010	3		
TT.	2011	7		
III	2012	5		

GENERAL NOTES CONTINUED

34. ARTICLES OF INCORPORATION BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION FOR THE

37. ON JANUARY 13, 2007, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONDING FOR HOWARD COUNTY ORDERED THAT NONCONFORMING USE ONCU) CASE NO. 07-01, A PETITION FILED BY MR. JAMES

A. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND

B. THE PETITIONER SHALL COMPLY WITH THE ALL REQUIREMENTS IMPOSED BY THE DEPARTMENT OF

39. NON-BUILDABLE BULK PARCEL O' TO BE OFFERED TO THE ADJOINING PROPERTY OWNER (OWNER OF PARCEL No. 165) ONCE THE ASSOCIATED PLAT IS RECORDED. THIS NON-BUILDABLE BULK PARCEL TO SHALL BE USED FOR ACCESS ONTO LICHENDALE DRIVE SHOULD PARCEL 165 BE SUBDIVIDED IN THE

40. IN THE EVENT THAT THE CURRENT OWNER OF PARCEL 165 REFUSES TO ACCEPT NON-BUILDABLE BULK PARCEL 'D', THE PARCEL WILL BE MADE AVAILABLE TO ANY OR ALL SUBSEQUENT OWNERS OF PARCEL 165 FOR PERPETUITY TO ALLOW FOR ACCESS ONTO LICHENDALE DRIVE SHOULD PARCEL 165 BE

2. MAXIMUM DENSITY (I LOT PER 2 NET ACRES): (50.342 Ac.-0.454 Ac.)=49.888 ACRES / 2 = 24.94

30' BRL

3. TOTAL NUMBER OF PROPOSED DWELLING UNITS • 15 CLUSTER LOTS • 1 BUILDABLE

PURSUANT TO THE CEO DENSITY TRANSFER PROVISION OF SECTION 106 OF THE ZONING REGULATIONS. (16 PROPOSED - 11 BY-RIGHT = 5 CEO RIGHTS REQUIRED)

4. 5 DEVELOPMENT RIGHTS WILL BE TRANSFERRED TO THIS SUBDIVISION

30. NO ENVIRONMENTAL IMPACTS ARE PROPOSED WITH THIS PROJECT.

1. BASE DENSITY: 50.342 ACRES / 4.25 = 11.84 UNITS OR

UNITS OR 24 SINGLE FAMILY DETACHED HOMES.

DENSITY TABULATIONS

11 SINGLE FAMILY DETACHED HOMES

PRESERVATION PARCEL = 16.

PFEFFERXORN PETITIONER) FOR THE REQUESTED CONFIRMATION OF A NONCONFORMING USE FOR ONE OF SNOLE-FAMILY DETACHED DWELLING AS A RENTAL UNIT AND A BARN AS FOUR (4) APARTMENT UNITS ON ONE (1) LOT BE GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:

C. THE GRANTED NONCONFORMING USE SHALL APPLY SOLELY TO THE NONCONFORMING STRUCTURES AND

USES AS DEPICTED ON THE PLANS SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.

BULK REGULATIONS

a) MINIMUM WIDTH AT THE FRONT B.R.L. = 100 b) SETBACKS: FRONT: 50° SIDE: 30' FROM ROAD R/W 10° OTHER REAR: 30" COLLECTOR OR ARTERIAL ROADS: 75'

Owner And Developer

JAMES W. PFEFFERKORN, ETAL 2797 PFEFFERKORN ROAD WEST FRIENDSHIP, MARYLAND 21794-9415

COORDINATE TABLE

- L AS A CONSEQUENCE OF THIS PLAN'S SUBMISSION AFTER NOVEMBER 15, 2001,
 THIS SUBDIVISION PLAN WILL BE SUBJECT TO THE AMENDED FIFTH EDITION OF THE
 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 02/02/04 COMPREHENSIVE
 ZONDIG PLAN AND THE "COMP LITE" ZONDIG AMENDMENTS EFFECTIVE 07/28/06.
- 2. SUBJECT PROPERTY ZONED RC-DED PER 02/02/04 COMPREHENSIVE ZONGNG PLAN AND THE "COMP LITE" ZONGNG AMENDMENTS EFFECTIVE 07/28/06.
- 3. a. GROSS AREA OF TRACT . 50.342 AC.
- C. AREA OF 25% OR GREATER SLOPES . 0.45 AC.
- d NET AREA OF TRACT . 49.000 AC. 4. a. AREA OF PROPOSED ROAD RAW = 3.26 AC.
- b. AREA OF PROPOSED BUILDABLE LOTS . 16.64 AC.
- C. AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS = 0.83 AC. d area of proposed buildable preservation parcel = 29.61 AC.
- 5. NUMBER OF LOTS PROPOSED:
- a. BUILDABLE = 15 b. NON-BUILDABLE PRESERVATION PARCELS = 3

E TOTAL AREA OF SUBDIVISION . 50.342 ACA.

- c. Buildable preservation parcels = 1 d. Non-Buildable bulk parcels = 1
- 6. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NOW.
-). SOILS INFORMATION TAKEN FROM SOIL HAP No. 13, SOIL SURVEY, HOWARD COUNTY
- THIS AREA DESCRIATES A PRIVATE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS
- ARE RESTRICTED ONTH. PUBLIC SEMERAGE IS
 AVARIABLE. THESE EASEMENTS SHALL BECOME
 NULL AND VOID UPON CONNECTION TO A
 PUBLIC SEMERAGE SYSTEM. THE COUNTY HEALTH
 OFFICER SHALL HAVE THE AUTHORITY TO GRANT
 VARIANCES FOR ADJUSTMENTS TO THE PRIVATE
 SEMERAGE EASEMENT. RECORDATION OF A MODIFIED
 EAGEMENT SHALL HAVE A MECCESORY

EASEMENT SHALL NOT BE NECESSARY.

- 0. Boundary outline based on field run survey performed by fisher, collins & carter, inc. dated september, 2005.
- IL TOPOGRAPHY SHOWN IS FROM HARFORD AERIAL DATED JULY, 2005 AND SUPPLEMENTI WITH FIELD RUN TOPO BY FISHER, COLLINS AND CARTER, INC.
- 12. THERE ARE AREAS OF STEEP SLOPES (25% OR GREATER) LOCATED ON THIS PROPERTY AS
- 13. STORMWATER MANAGEMENT FOR THE PEFFERKORN OVERLOCK SUBDIVISION IS BEING MET WITH A COMBINATION OF BOTH STRUCTURAL AND NON-STRUCTURAL METHODS.
- OF BOTH STRUCTURAL AND NON-STRUCTURAL METHODS.

 THE USE-IN-COMMON DRIVEWAY AT THE ENTRANCE TO THE DEVELOPMENT IS BEING TREATED BY BOTH NON-ROOFTOP DISCONNECT AND GRASS CHANNEL CREDIT. Three private Bio-Referring Facilifies SIZED for both the let and diversal access to treat (14,15 and 17): Lots, 7 thrull a being treated with a micropool extended determion facility (Public) that outfall adjacent to the existing stream charge; Treatment for lots 12 and 13 provided by Landscape Infiltration Bein; Treatment for lots 16 and 18 by sheet flow to biffer and 17 ment for lots 4,560 opproved under F-07-007 by providing 3 private Bio-Referment Facility.

 THE NON-CRITICAL (ROODPLAN STUDY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLING & CARTER, INC. DATED AUGUST, 2004.
- 15. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP.
- 16. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES DATED OCTOBER 1, 2007.
- 17. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED
- BY ECO-SCIENCE PROFESSIONALS, INC., DATED 4/29/08. 18. THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- 19. FOR FLAG OR PSPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE
- FLAG OR PSPESTEM AND THE ROAD R/W LINE AND NOT THE PSPESTEM LOT DRIVEWAY.
- 20. THE PURPOSES OF THE FOLLOWING PARCELS ARE AS FOLLOWS: BUILDABLE PRESERVATION PARCEL B'WILL CONTAIN THE EXISTING HOUSE, ASSORTED BARNS AND OUTBUILDINGS ALONG WITH VARIOUS ENVIRONMENTAL FEATURES. IT WILL BE PRIVATELY OWNED AND THE EASEMENT HOLDERS WILL BE THE PFEFFERKORN OVERLOOK HOYEOMNER'S ASSOCIATION GIOAD AND HOWARD COUNTY, HARYLAND.
 NON-BUILDABLE PRESERVATION PARCEL 'C' IS AN ISOLATED PARCEL THAT WILL PROVIDE AN ADEQUATE AREA for the lichendale drive storm drain system outrall. It will be privately owned and the EASEMENT HOLDERS WILL BE THE PREFERENCEN OVERLOOK HOA AND HOWARD COUNTY, MARYLAND. NON-BUILDABLE BUIL PARCEL D. FOR THE PURPOSE OF CREATING AN AREA TO CONTAIN THE STREET TREE EASEMENT AND TEMPORARY GRADING AREA FOR THE CONSTUCTION OF LICHENDALE DRIVE. KON-BUILDABLE PRESERVATION PARCEL E-WILL CONTAIN THE MICROPOOL EXTENDED DETENTION FACILITY AND THE LANDSCAPE INTELERATION BERM. IT WILL BE OWNED BY THE PREFERENCE OVERLOOK HOA AND THE EASEMENT HOLDER WILL BE HOWARD COUNTY, MARYLAND.

 NON-BUILDABLE PRESERVATION PARCELT WILL CONTAIN VARIOUS ENVIRONMENTAL FEATURES. IT WILL BE PRIVATELY OWNED AND THE EASEMENT HOLDERS WILL BE THE PREFERENCEN OVERLOOK HOA AND HOWARD COUNTY MARYLAND.
- COUNTY, MARYLAND 21. NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- 22. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE HARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY HONOMENT NOS. 15 AA AND 15 AB WERE USED FOR THIS PROJECT.
 HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY
- HOWARD COUNTY MONUMENT NO. 15AA & 1,312,790.714 ELEV. = 588.457 HOWARD COUNTY HONDINGHT NO. 1548 8 1316,925,177 ELEY. = 536,529
- 23. NO CLEARING, GRADING OR CONSTRUCTION IS PERHITTED WITHIN THE WETLANDS, STREAM OR THEIR REQUIRED BUFFERS
- 24. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE and the forest conservation manual for this subdivision will be fulfilled by on-site reforestation (planting) of 3.0 acres and retention of 10.2 acres of forests. The total area on-site forestation provided is 13.2 ac
- 25. BUILDABLE PRESERVATION PARCEL 'B' DOES NOT RETAIN THE RIGHT TO BE FURTHER SUBDIVIDED IN ACCORDANCE WITH THE CEO CLUSTER REGULATIONS IN SECTION 106 OF THE HOWARD COUNTY
- 26. THE LOTS SHOWN HEREON COMPLY WITH THE MINDHAM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. 27. ALL EXISTING WELLS AND SEPTIC FIELDS WITHIN 100 FEET OF SUBJECT PROPERTY HAVE BEEN SHOWN.
- 28. GROWN WATER APPROPRIATIONS PERMIT SHALL BE OBTAINED FOR THE PROPERTY PRIOR TO FINAL RECORD PLAT SUBMITTAL FOR SIGNATURES.
- 29. WELLS SHALL BE DRILLED ON LOTS PRIOR TO RECORDATION OF THE FINAL RECORD PLAT. 30. A LANDSCAPING SURETY WILL BE REQUIRED AS PART OF THE DEVELOPER'S
- 31. THE EXISTING HOUSE ON BUILDABLE PRESERVATION PARCEL '8' TO REMAIN NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. 32 ALL HOUSES ON LOTS 4, 5 & 6 TO FACE PFEFFERKORN ROAD.
- 33. THE PROPERTY IS LISTED IN THE HOWARD COUNTY HISTORIC SITES INVENTORY AS HO-566, AND GRANARY. THE PLAN IS CONSISTENT WITH THE ADVISORY COMMENTS OF THE HOWARD COUNTY HISTORIC DISTRICT COMMISSION IN THE JULY 6, 2006 MEETING.

PRELIMINARY EQUIVALENT SKETCH PLAN

PFEFFERKORN OVERLOOK

PHASE II AND III

BUILDABLE LOTS 4 - 18, BUILDABLE PRESERVATION PARCEL 'B', NON-BUILDABLE BULK PARCEL 'D' NON-BUILDABLE PRESERVATION PARCELS 'C', 'E' & 'F'

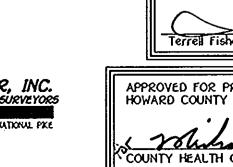
(A RESUBDIVISION OF PFEFFERKORN OVERLOOK, LOTS 1 THRU 3 AND BULK PARCEL 'A' PLAT NUMBERS 19596 THRU 19598)

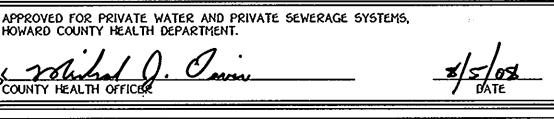
TAX MAP NO. 15 GRID No. 14 PARCEL No. 164 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: JULY 23, 2008 SHEET 1 OF 4

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

P/2/01-





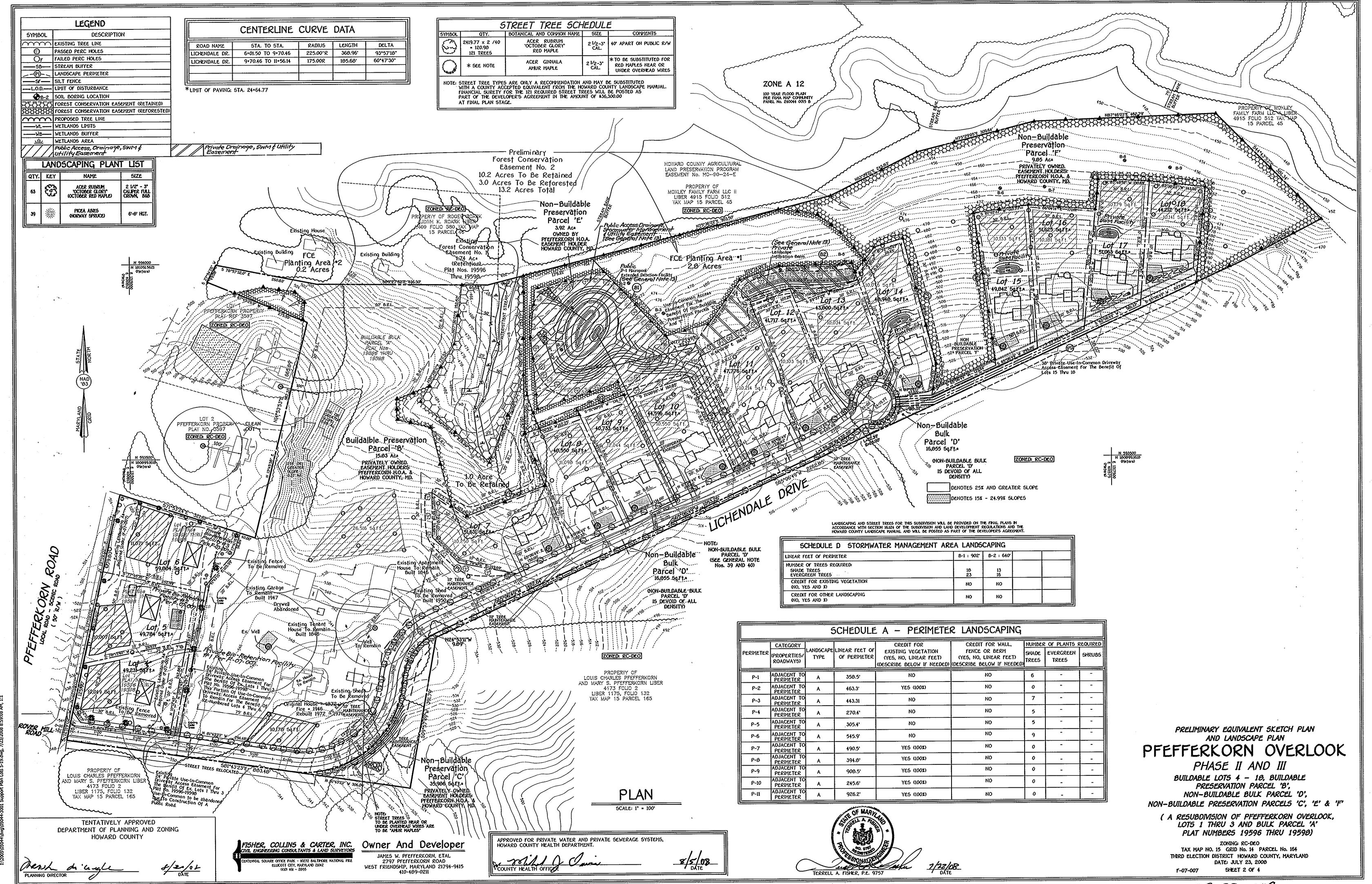


in Are Based On Field Locations

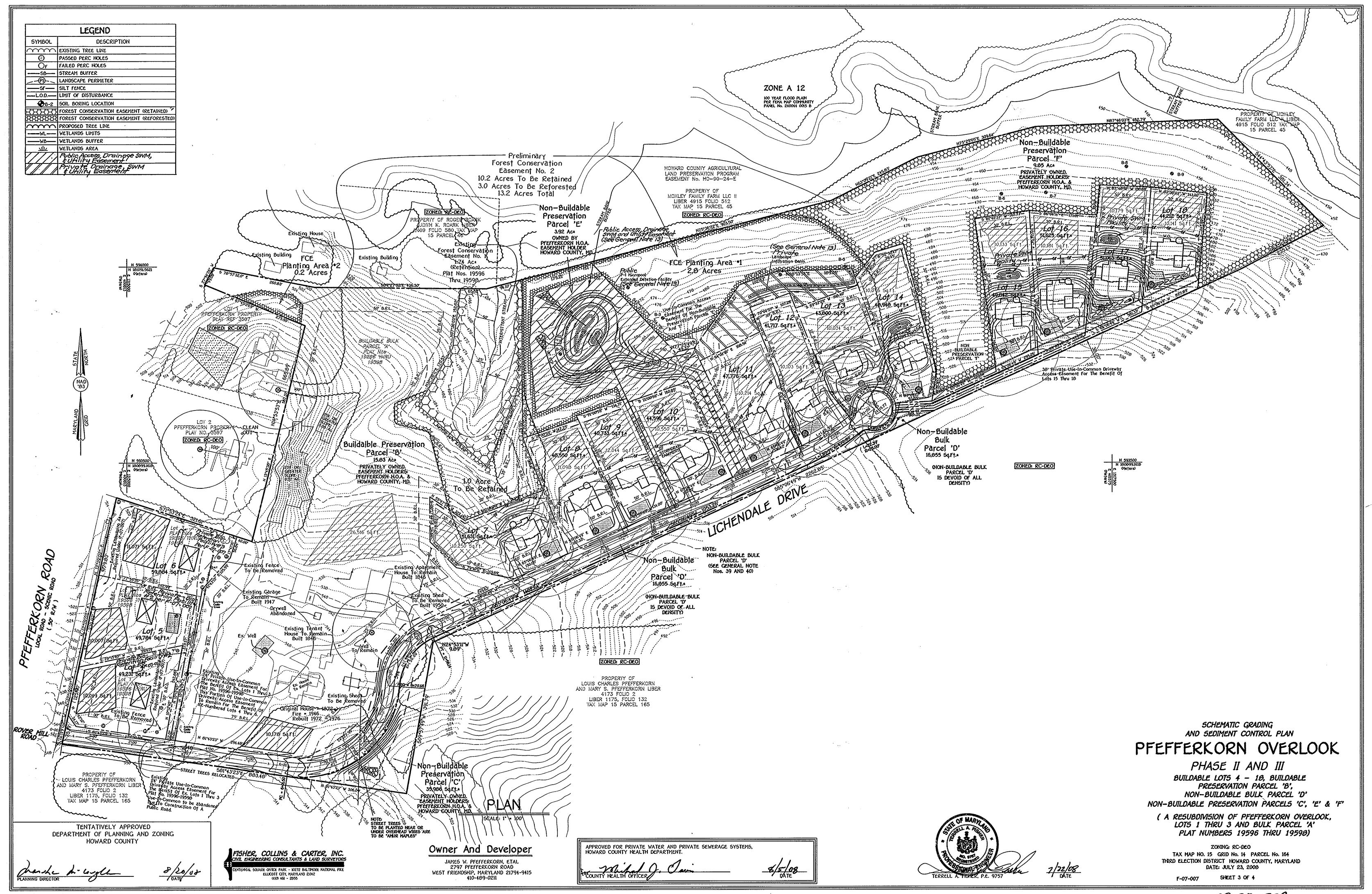




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