

PRELIMINARY EQUIVALENT SKETCH PLAN
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18

TAX MAP No. 25 GRID No. 1 PARCEL NO. 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX table with 8 rows detailing sheet numbers and descriptions like 'TITLE SHEET', 'EXISTING CONDITION & DEMOLITION PLAN', etc.

SOILS LEGEND table with columns for Soil, Name, Class, and K Factor, listing soil types like Gladesstone-Urban land complex and Glenville silt loam.

STORMWATER MANAGEMENT SUMMARY table with columns for Area ID, ESDv Required CU.FT., ESDv Provided CU.FT., and Remarks, showing a total area of 11,205.

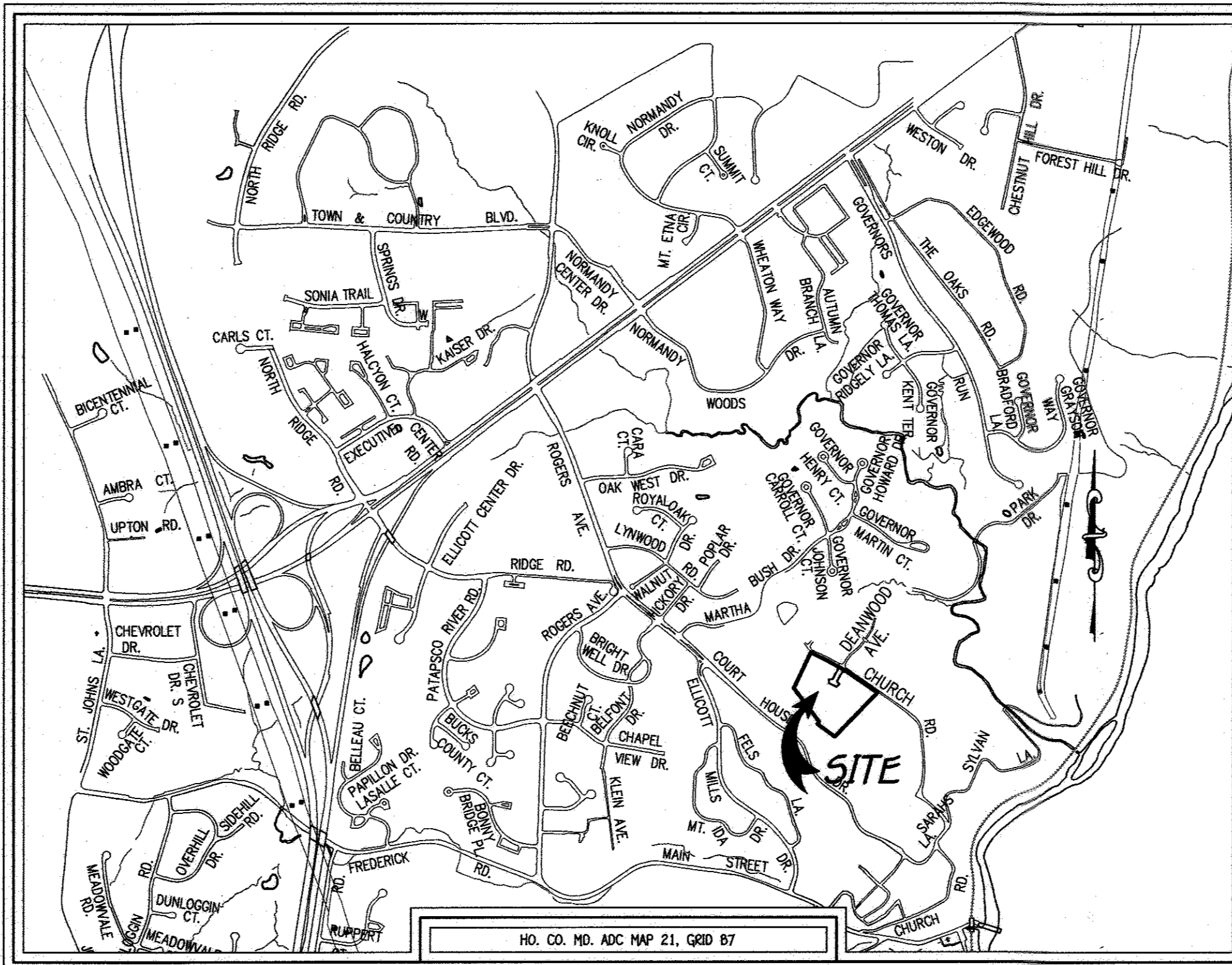
GROSS AREA = 0.55 ACRES
LOD = 4.65 ACRES
RCN = 49.3
TARQET Pe = 1.7

NOTE THAT THE PROPERTY IS LOCATED IN THE HISTORIC ELLICOTT CITY AREA OF HOWARD COUNTY IN THE WATERSHED OF THE PATASCO RIVER LOWER NORTH BRANCH (02130905).

MINIMUM LOT SIZE CHART table with columns for Lot No., Gross Area, Pipestem Area, and Minimum Lot Size, listing 13 lots.

SITE ANALYSIS DATA CHART table with items A through Q detailing area calculations for total area, floodplain, forest, wetlands, and open space.

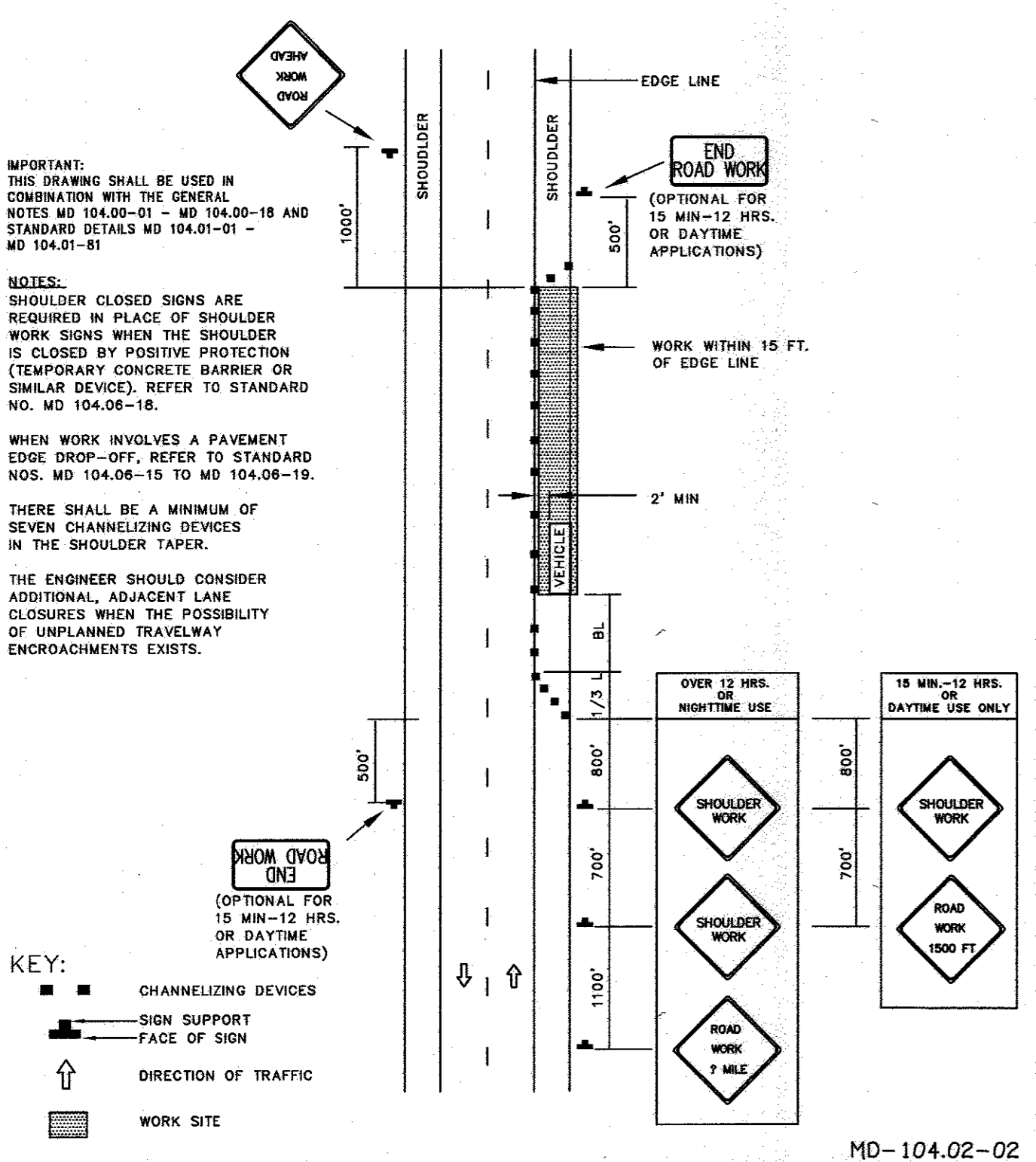
BENCHMARK INFORMATION table listing two benchmarks (B.M.#1 and B.M.#2) with their coordinates and elevations.



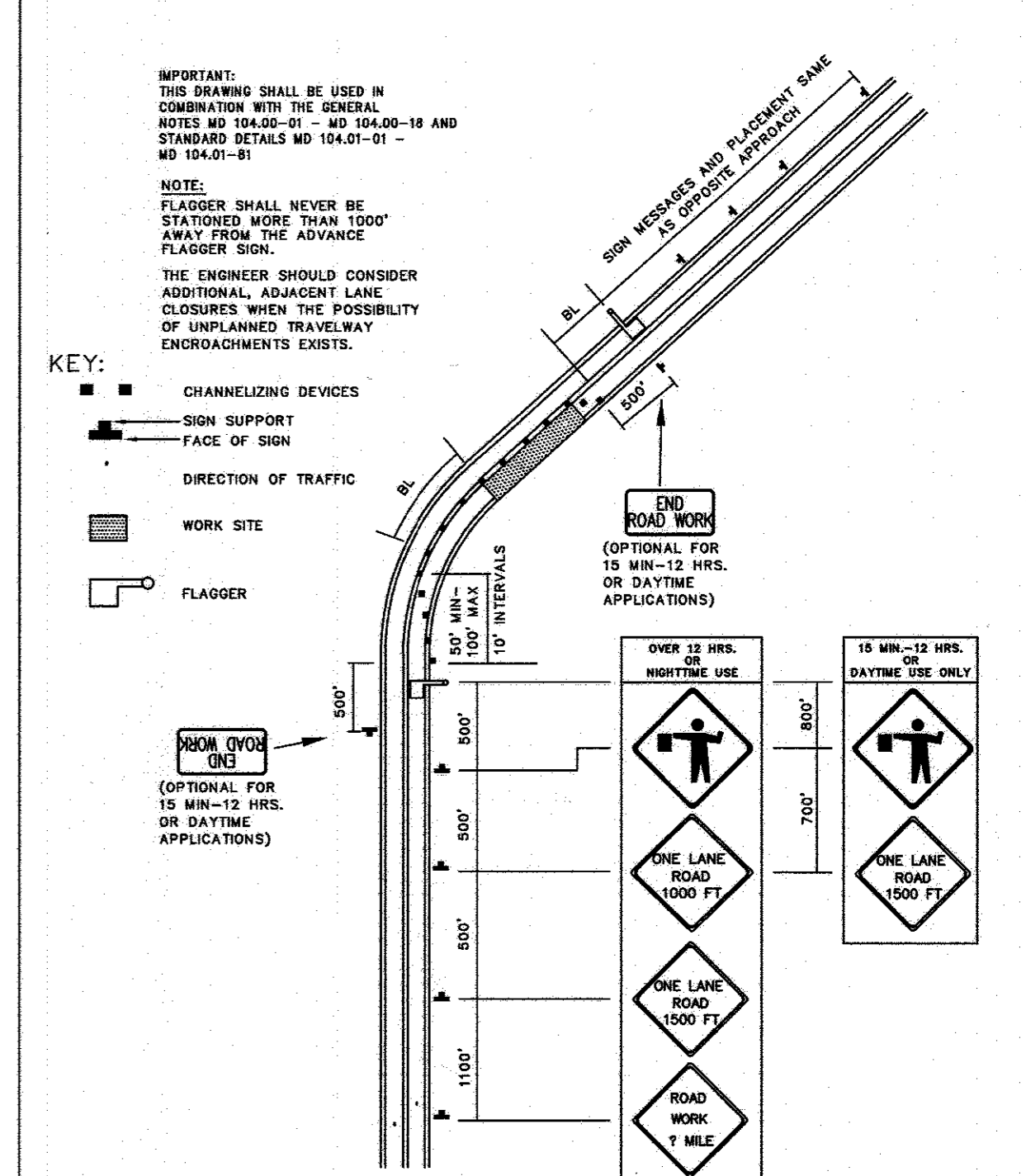
GENERAL NOTES

- 1. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. THE SUBJECT PROPERTY IS ZONED R-ED (PEE DATE 10/06/2013 COMPREHENSIVE ZONING PLAN).
3. BOUNDARY SURVEY... FIELD SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS...

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION



TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND...



DEVELOPER: LAND HOLDINGS LLC, C/O B. JAMES GREENFIELD
OWNERS: CHARLES T LACEY SR, KARLOS LACEY CO-TRUSTEES

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY
APPROVED: PLANNING BOARD OF HOWARD COUNTY PB418

PLANNING DIRECTOR: Valdis J. ... DATE: 4-11-17
DATE: Nov. 17, 2016

LEGEND table defining symbols for existing contours, spot elevations, limits of disturbance, proposed paving, boring holes, silt fences, erosion control matting, super silt fence, drainage area divide, tree protection, and proposed trees.

COMMUNITY MEETINGS

Table of community meetings with columns for No., Date, Location, and Presubmission Community Meeting (Y/N).

STORMWATER MANAGEMENT PRACTICES

Table of stormwater management practices with columns for Lot No., Dry Wells (M-5) Y/N, Micro-Bioretentment (M-6) Y/N, and Micro-Bioretentment (M-5) Y/N.

TITLE SHEET

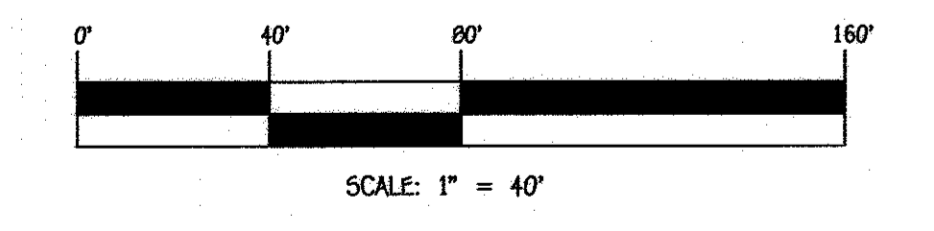
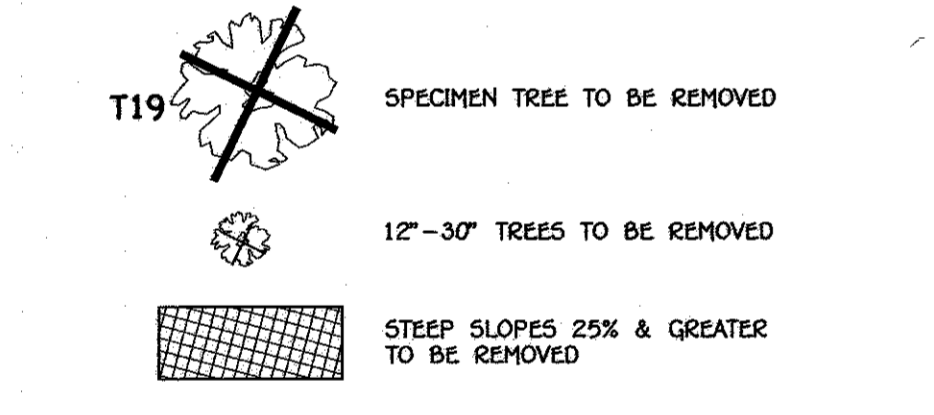
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18

ZONED R-ED
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: MARCH, 2017
SHEET 1 OF 8

KEY	SPECIES	SIZE (DBH)	CRZ (FT)	COMMENTS	STATUS
1	HEMLOCK	39"	52.5		TBR
2	NORWAY SPRUCE	33"	49.5		
3	WHITE PINE	37"	55.5		
4	WHITE PINE	36.5"	57.75		
5	SILVER MAPLE	49.5"	89.25		
6	SILVER MAPLE	36.5"	54.75		
7	BLACK WALNUT	37"	55.25		
8	BLACK WALNUT	32"	48		
9	BLACK WALNUT	41"	61.5		
10	SILVER MAPLE	47.5"	71.25	HEAVILY OVERGROWN WITH ENGLISH IVY	FALLEN DOWN
11	SILVER MAPLE	42"	63	VERY POOR, TRUNK ROT	TBR
12	SILVER MAPLE	45.5"	68.25	POOR, TRUNK ROT	
13	SILVER MAPLE	52"	78	POOR, TRUNK ROT	TBR
14	ENGLISH WALNUT	41"	61.5		
15	SILVER MAPLE	31"	46.5	FAIR, LIMITED CROWN SPREAD	
16	SILVER MAPLE	39"	58.5		
17	SILVER MAPLE	33"	49.5	FAIR, LEANING	
18	SILVER MAPLE	40.5"	60.75	FAIR, NARROW CROWN	
19	SILVER MAPLE	37"	55.5	FAIR, LIMITED CROWN SPREAD	
20	SILVER MAPLE	49"	67.5	FAIR, LIMITED CROWN SPREAD	TBR
21	SILVER MAPLE	41"	61.5	FAIR, MAJOR LIMB BROKEN	TBR
22	SILVER MAPLE	32"	48		TBR
23	SILVER MAPLE	34"	51	FAIR, LIMITED CROWN SPREAD	TBR
24	SILVER MAPLE	39"	58.5		TBR
25	TULIP POPLAR	39.5"	59.25		
26	TULIP POPLAR	39"	58.5	TWIN STEMS	
27	TULIP POPLAR	33.5"	50.25		
28	TULIP POPLAR	32"	48		
29	TULIP POPLAR	32"	48	TWIN STEMS	
30	TULIP POPLAR	31"	46.5		
31	TULIP POPLAR	39"	58.5		
32	TULIP POPLAR	46"	69		
33	TULIP POPLAR	38"	49.5		
34	TULIP POPLAR	32.5"	48.75	2 ADDITIONAL NEAR SPECIMEN SIZE TRUNKS	
35	TULIP POPLAR	39.5"	59.25		
36	TULIP POPLAR	40"	60		
37	TULIP POPLAR	59"	88.5		
38	TULIP POPLAR	61"	91.5	SPLITS INTO 2 TRUNKS ABOVE DBH	
39	TULIP POPLAR	41"	61.5		
40	SYCAMORE	31"	46.5		
41	SILVER MAPLE	31.5"	47.25	POOR, VERY LIMITED CROWN	
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43	SILVER MAPLE	39.75"	58.5	POOR, SPLIT TRUNK ABOVE BRANCH HEIGHT, TRUNK ROT, AND LIMB DAMAGE	

NOTE: "TBR" REFERS TO EXISTING SPECIMEN TREES PROPOSED TO BE REMOVED.



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38396, EXPIRATION DATE: 01/12/2016.
 Signature: *Stephen Smith* 3/10/17
 DATE: 3/10/17
 Signature of Professional Engineer

DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

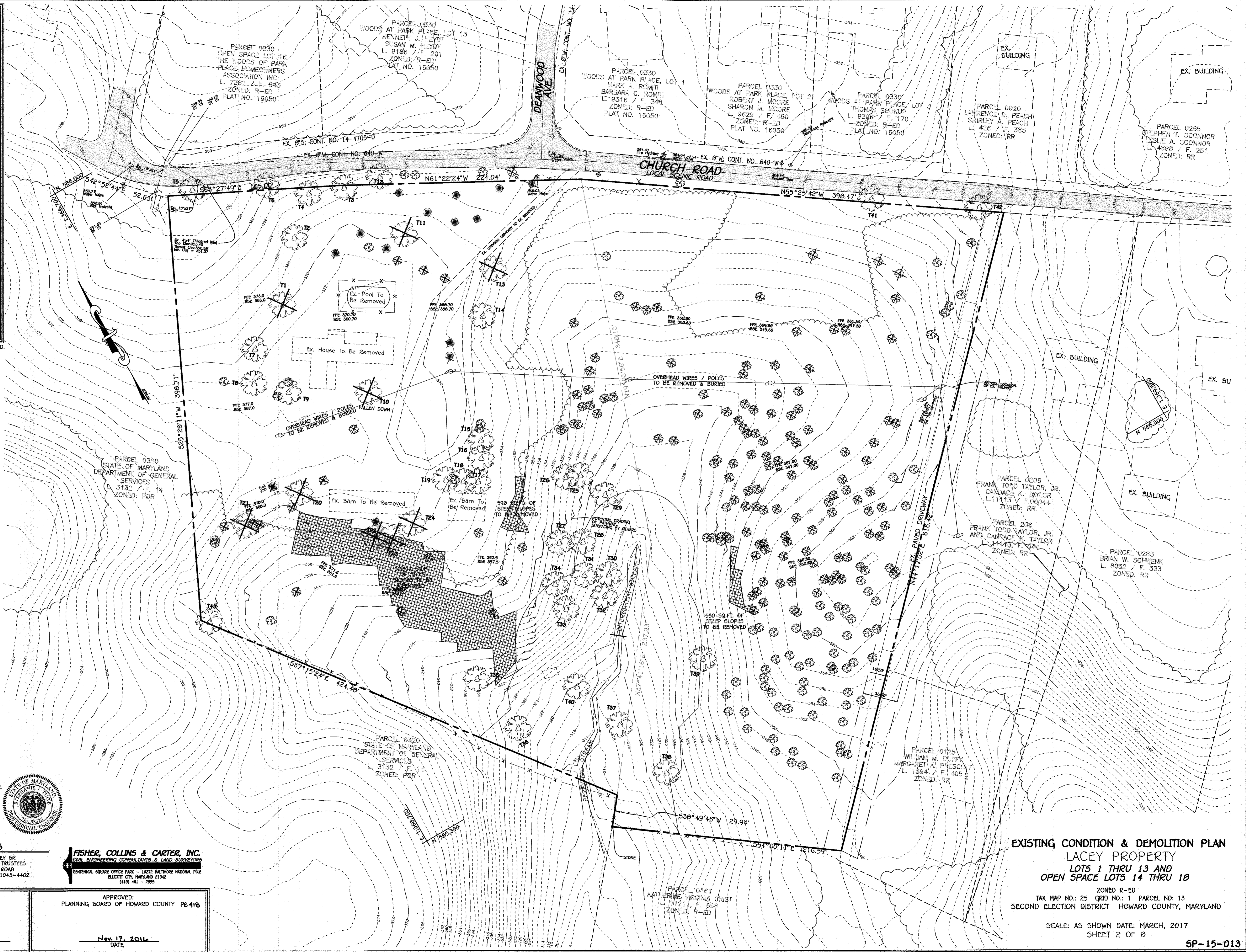
OWNERS
 CHARLES T LACEY SR
 KARLOS LACEY CO-TRUSTEES
 3538 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2895

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

Signature: *Valley*
 PLANNING DIRECTOR
 DATE: 4-11-17

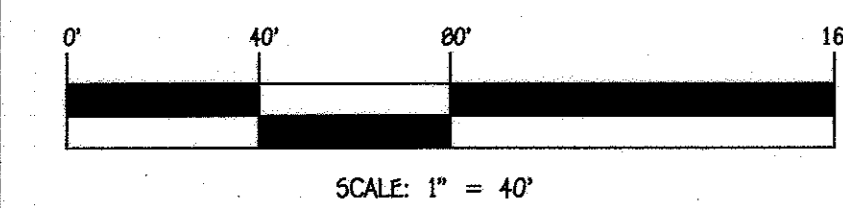
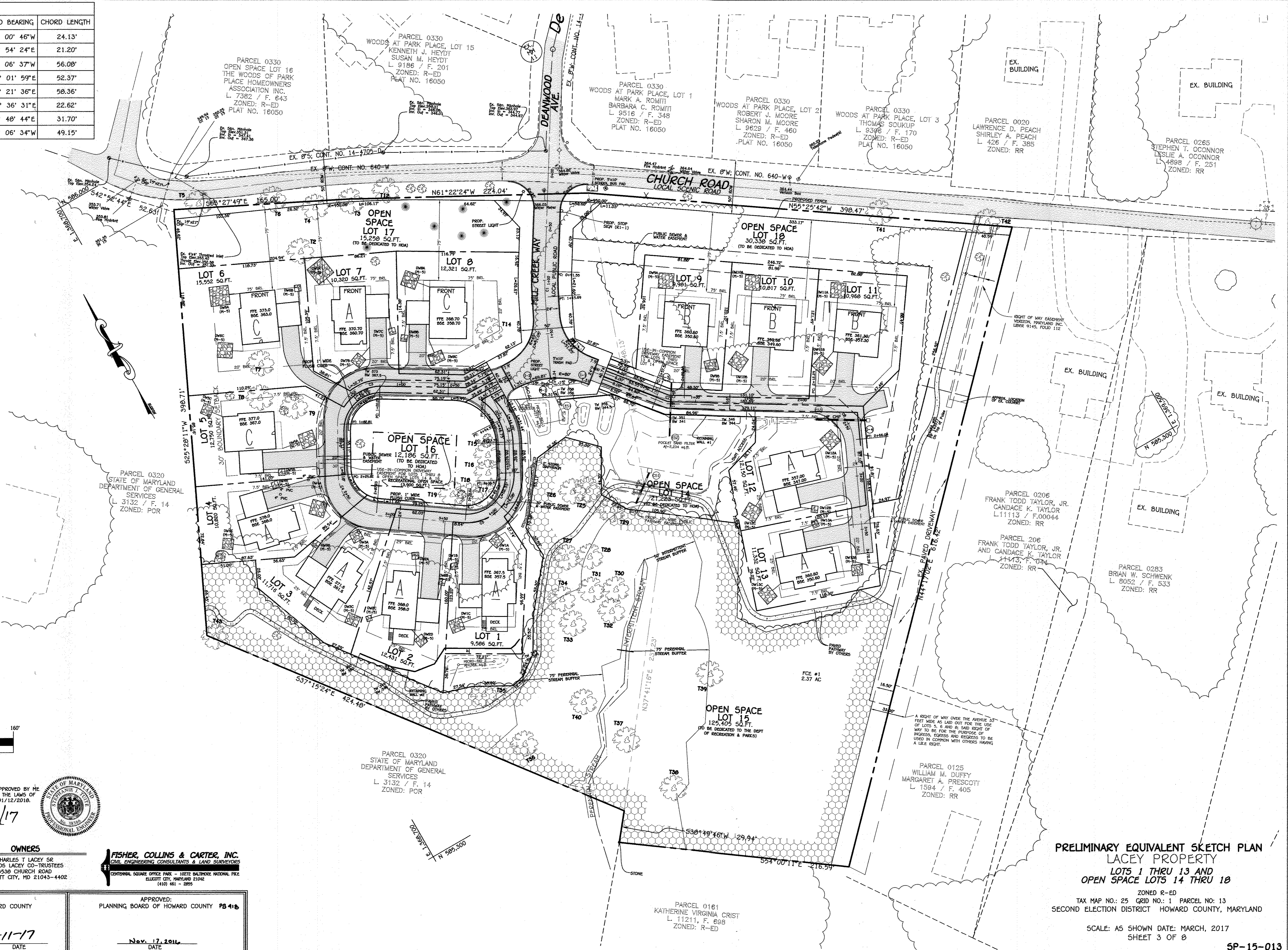
APPROVED:
 PLANNING BOARD OF HOWARD COUNTY PB 416
 DATE: Nov. 17, 2016



EXISTING CONDITION & DEMOLITION PLAN
LACEY PROPERTY
 LOTS 1 THRU 13 AND
 OPEN SPACE LOTS 14 THRU 18
 ZONED R-ED
 TAX MAP NO. 25 GRID NO. 1 PARCEL NO. 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: MARCH, 2017
 SHEET 2 OF 8
 5P-15-013

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	24.14'	238.00'	005° 48' 39"	S29° 00' 46"W	24.13'
C2	21.45'	41.00'	029° 58' 21"	S73° 54' 24"E	21.20'
C3	62.58'	39.00'	091° 56' 18"	S75° 06' 37"W	56.08'
C4	57.41'	39.00'	084° 20' 55"	S13° 01' 59"E	52.37'
C5	65.93'	39.00'	096° 51' 54"	N76° 21' 36"E	58.36'
C6	22.79'	53.00'	024° 38' 17"	N15° 36' 31"E	22.62'
C7	31.86'	92.00'	019° 50' 19"	S48° 48' 44"E	31.70'
C8	53.76'	37.00'	083° 14' 38"	N17° 06' 34"W	49.15'



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Stephanie J. Jute 4/11/17
 Signature of Professional Engineer DATE



DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

OWNERS
 CHARLES T LACEY SR
 KARLOS LACEY CO-TRUSTEES
 3536 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 12722 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

Valdis J. J. Jute 4-11-17
 PLANNING DIRECTOR DATE

APPROVED:
 PLANNING BOARD OF HOWARD COUNTY PB 418

Nov. 17, 2014
 DATE

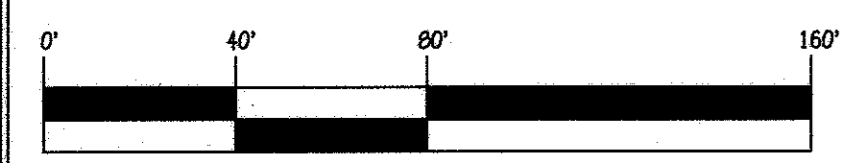
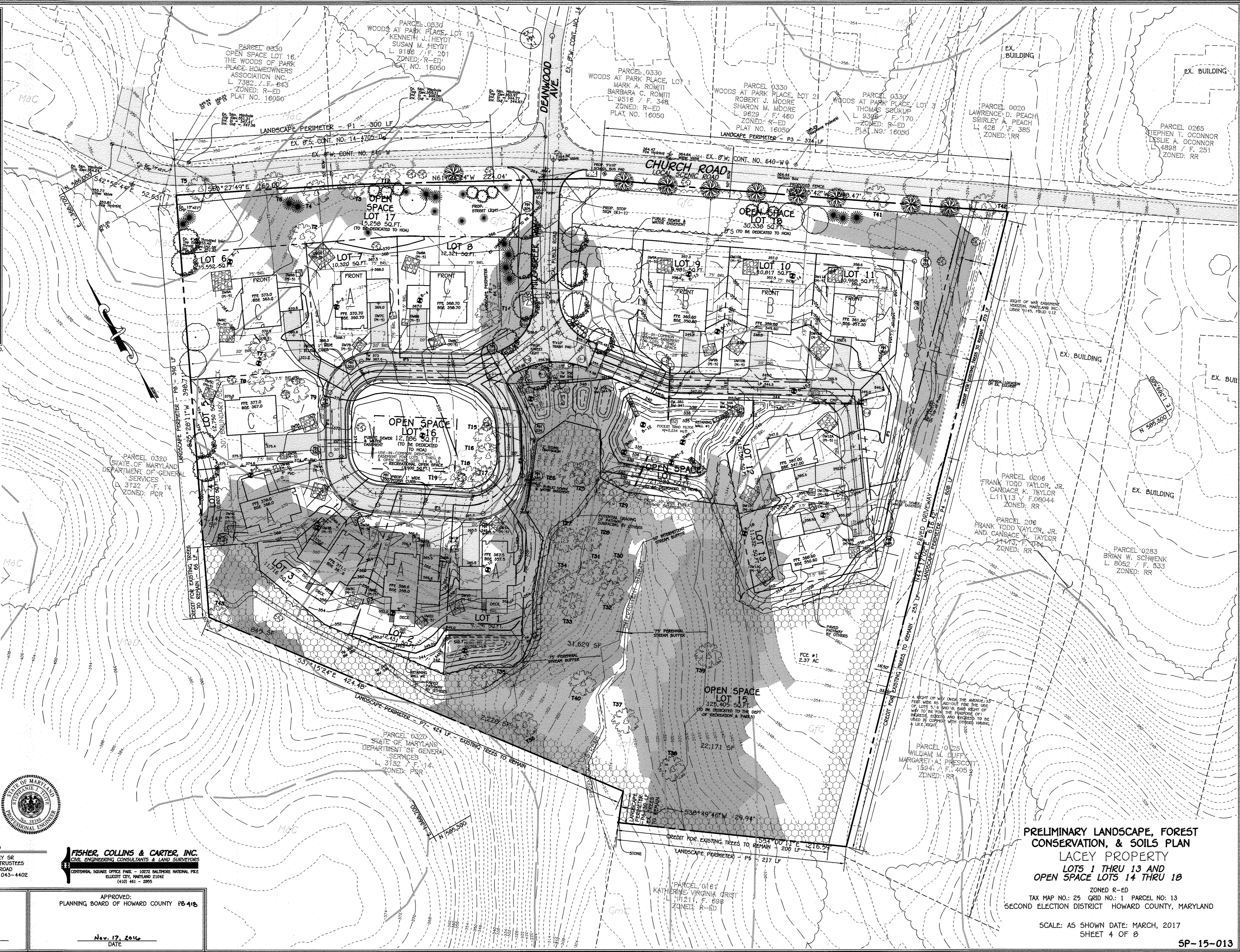
PRELIMINARY EQUIVALENT SKETCH PLAN
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18

ZONED R-ED
 TAX MAP NO: 25 GRID NO: 1 PARCEL NO: 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: MARCH, 2017
 SHEET 3 OF 8

KEY	SPECIES	SIZE (DBH)	SIZE (HT)	COMMENTS	STATUS
1	HEMLOCK	35"	52.5'		TBR
2	NORWAY SPRUCE	35"	49.5'		
3	WHITE PINE	37"	55.5'		
4	WHITE PINE	38.5"	57.75'		
5	SILVER MAPLE	49.5"	89.25'		
6	SILVER MAPLE	36.5"	54.75'		
7	BLACK WALNUT	37.5"	56.25'		
8	BLACK WALNUT	32"	48'		
9	BLACK WALNUT	41"	61.5'		
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35	TULIP POPLAR	39.5"	59.25'		
36	TULIP POPLAR	40"	60'		
37	TULIP POPLAR	55"	82.5'		
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NOTE: "TBR" REFERS TO EXISTING SPECIMEN TREES PROPOSED TO BE REMOVED.



SCALE: 1" = 40'

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Stephanie Luter 4/11/17
 Signature of Professional Engineer DATE



DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GRIFFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

OWNERS
 CHARLES T LACEY SR
 KARLOS LACEY CO-TRUSTEES
 3530 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21042
 (410) 461-2995

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

APPROVED:
 PLANNING BOARD OF HOWARD COUNTY PB 418

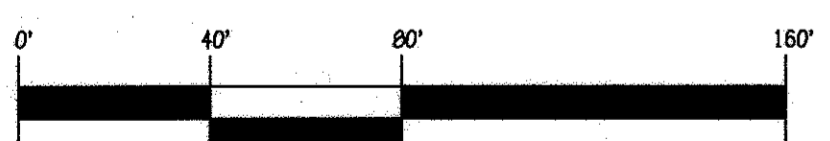
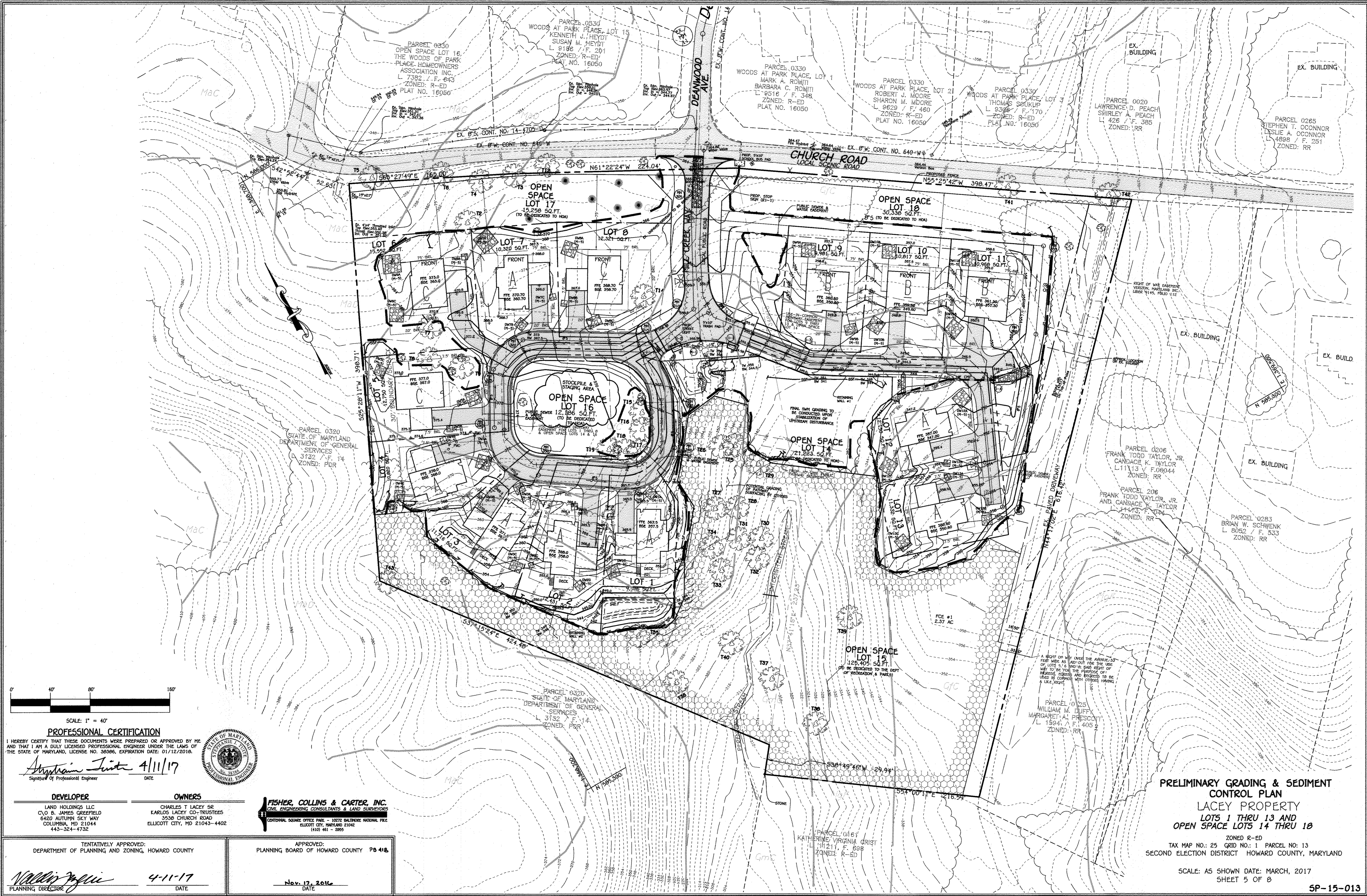
Walter J. Lacey 4-11-17
 PLANNING DIRECTOR DATE

Nov. 17, 2016
 DATE

PRELIMINARY LANDSCAPE, FOREST CONSERVATION, & SOILS PLAN
LACEY PROPERTY
 LOTS 1 THRU 13 AND OPEN SPACE LOTS 14 THRU 18

ZONED R-ED
 TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: MARCH, 2017
 SHEET 4 OF 8



SCALE: 1" = 40'
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36386, EXPIRATION DATE: 01/12/2018.

Stephen J. Jurek 4/11/17
 Signature of Professional Engineer DATE



DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

OWNERS
 CHARLES T LACEY 52
 KARLOS LACEY CO-TRUSTEES
 3538 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402

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 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2995

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

Nellis J. Jurek 4-11-17
 PLANNING DIRECTOR DATE

APPROVED:
 PLANNING BOARD OF HOWARD COUNTY PB 418

Nov. 17, 2016
 DATE

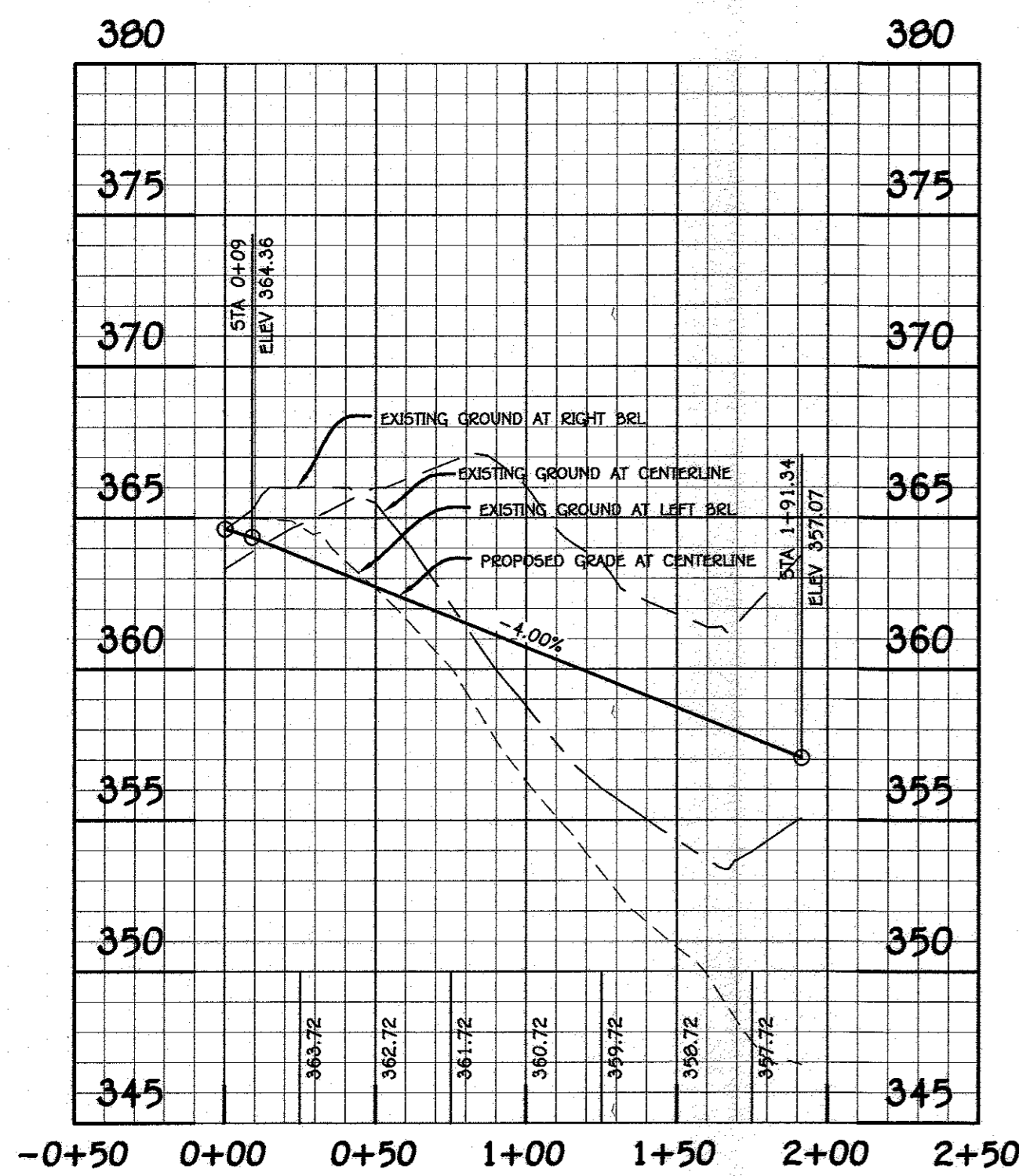
PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18

ZONED R-ED
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 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

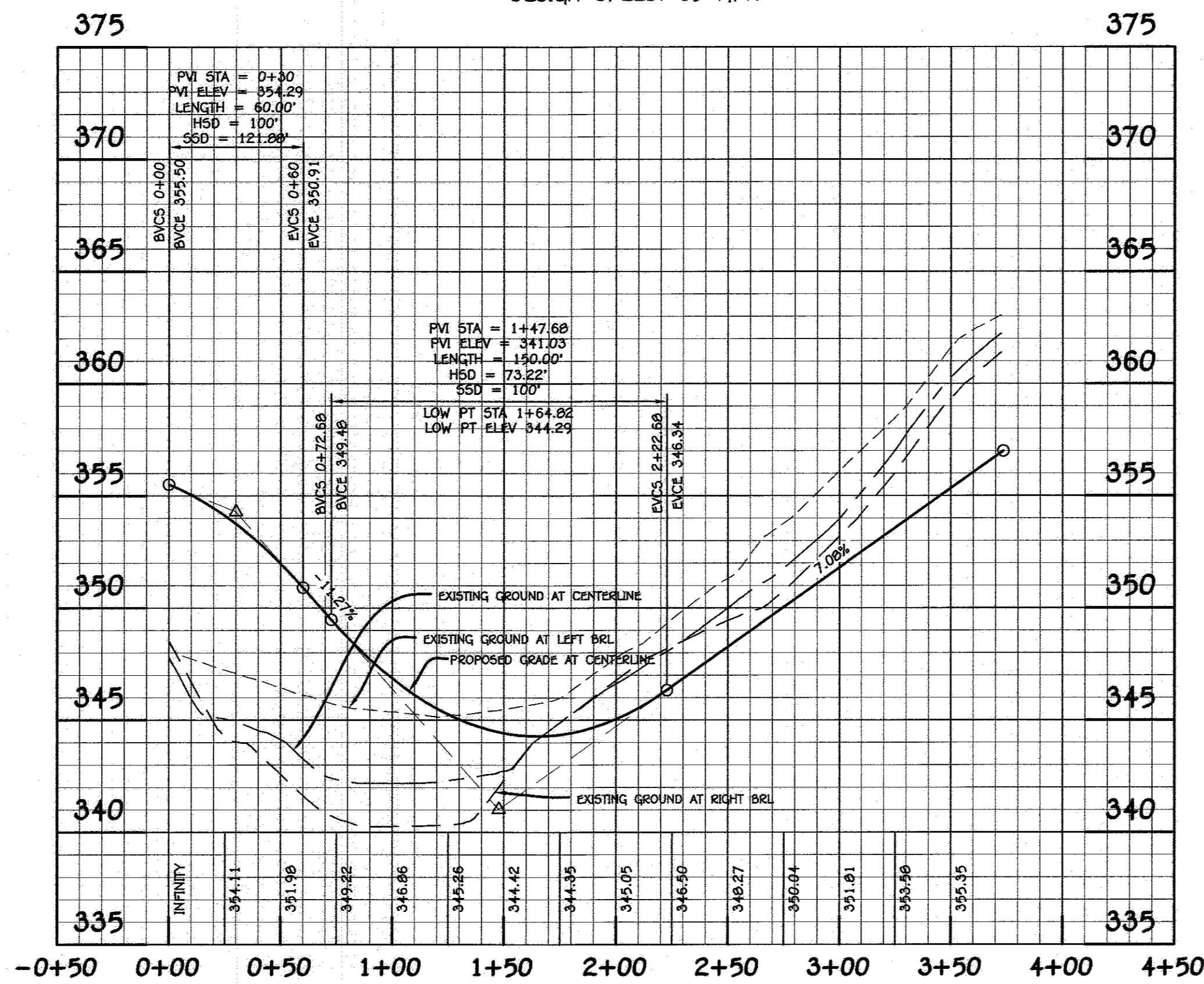
SCALE: AS SHOWN DATE: MARCH, 2017
 SHEET 5 OF 8

DESIGN SPEED: 15 MPH

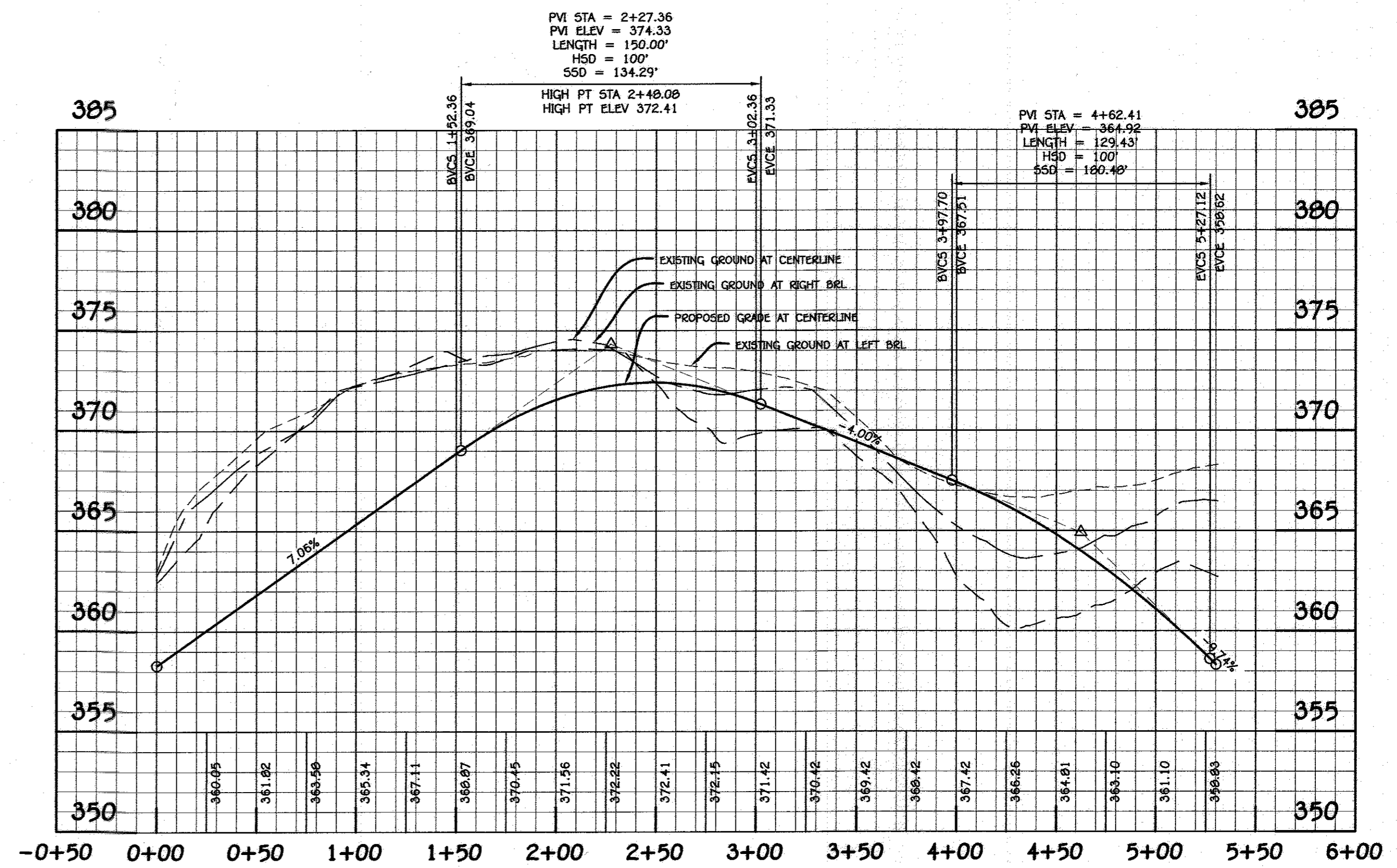
DESIGN SPEED: 25 MPH



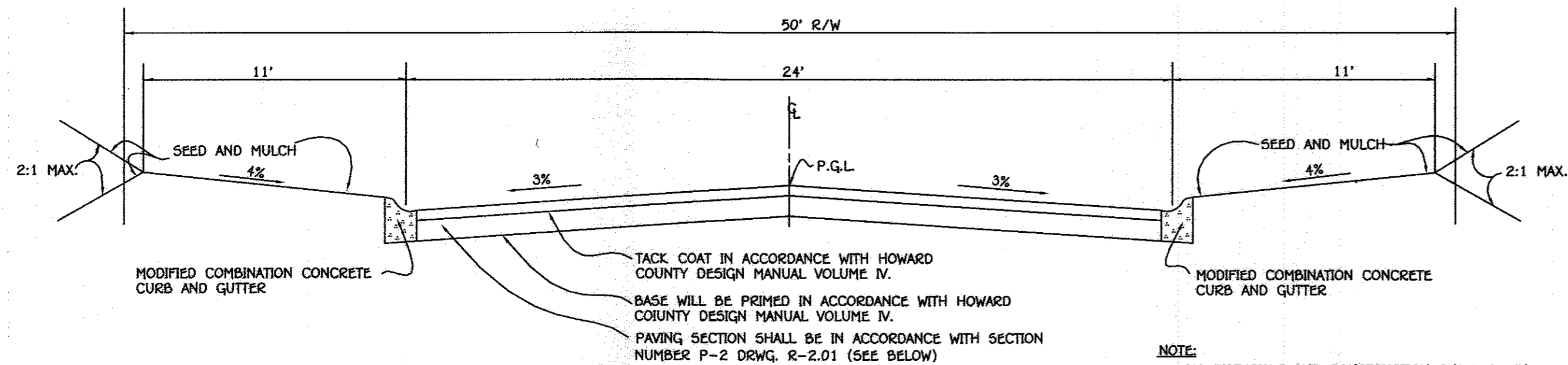
PROFILE ROAD 'A'
SCALE HORZ. 1" = 50'
VERT. 1" = 5'



PROFILE ALIGNMENT - (COMMON DRIVE - EAST)
SCALE HORZ. 1" = 50'
VERT. 1" = 5'



PROFILE COMMON DRIVEWAY (WEST)
SCALE HORZ. 1" = 50'
VERT. 1" = 5'



TYPICAL ROADWAY SECTION (LOCAL ROAD AND CUL-DE-SAC)
NO SCALE

ROADWAY INFORMATION CHART

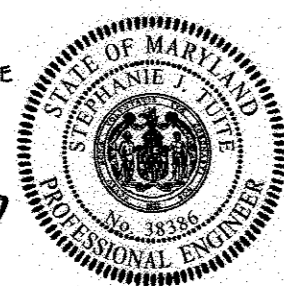
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
ROAD A	Y-TURNAROUND	25 M.P.H.	R-ED	0+00 TO 1+91.34	P-2

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5			5 TO <7			>7		
			MIN HMA WITH GAB	HMA WITH CONSTANT GAB	MIN HMA WITH GAB	HMA WITH CONSTANT GAB	MIN HMA WITH GAB	HMA WITH CONSTANT GAB	MIN HMA WITH GAB	HMA WITH CONSTANT GAB	
P-2	PARKING DRIVE ASILES:										
	RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
	LOCAL ROADS:		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
	ACCESS PLACE, ACCESS STREET		2.0	2.0	2.0	3.5	2.0	2.0	4.0	4.0	4.0
CUL-DE-SACS:		8.0	4.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	
RESIDENTIAL											

PROFESSIONAL CERTIFICATION

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Stephen J. Lutz 3/18/17
Signature of Professional Engineer DATE



DEVELOPER

LAND HOLDINGS LLC
C/O B. JAMES GREEFIELD
6420 AUTUMN SKY WAY
COLUMBIA, MD 21044
443-324-4732

OWNERS

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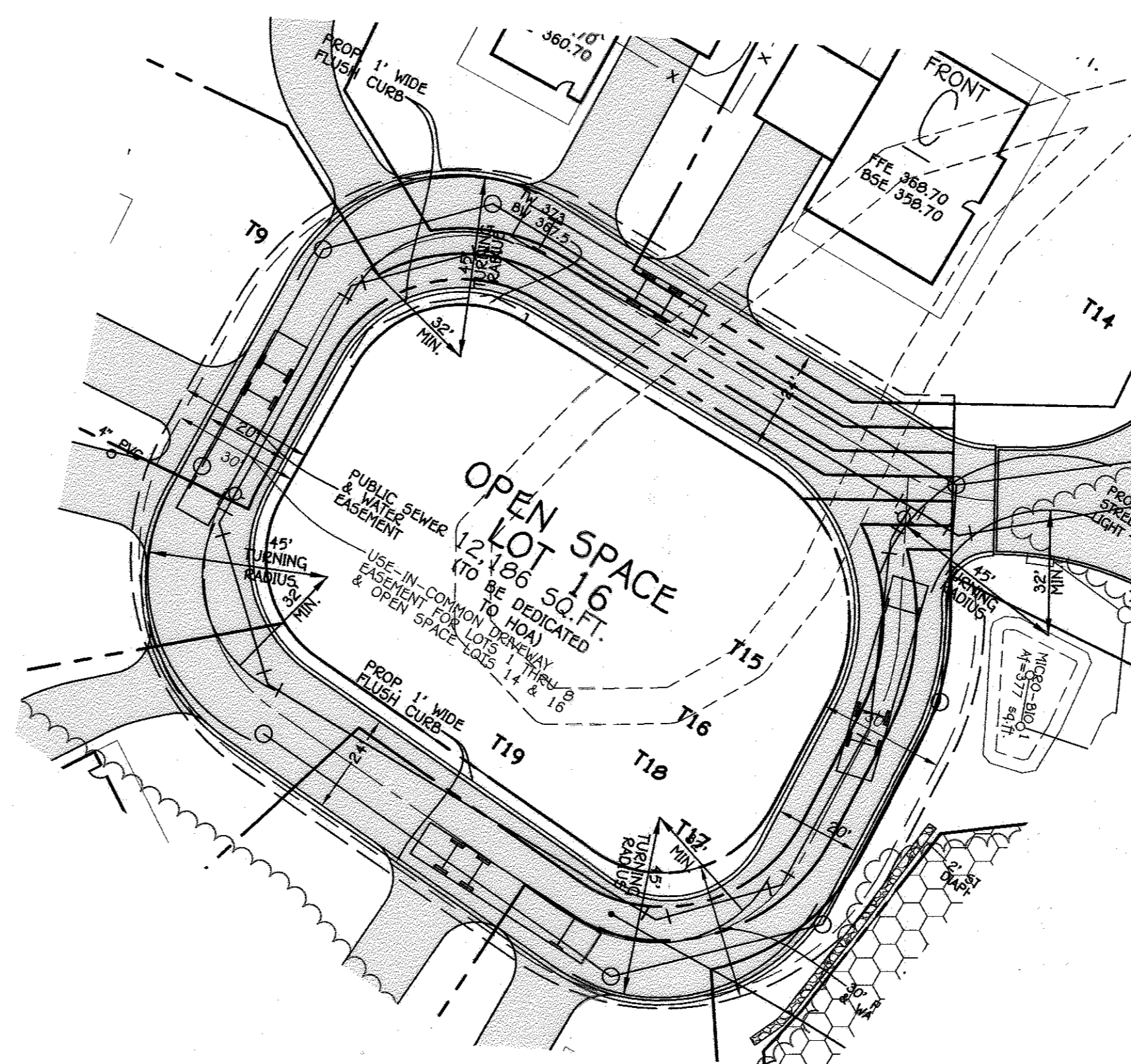
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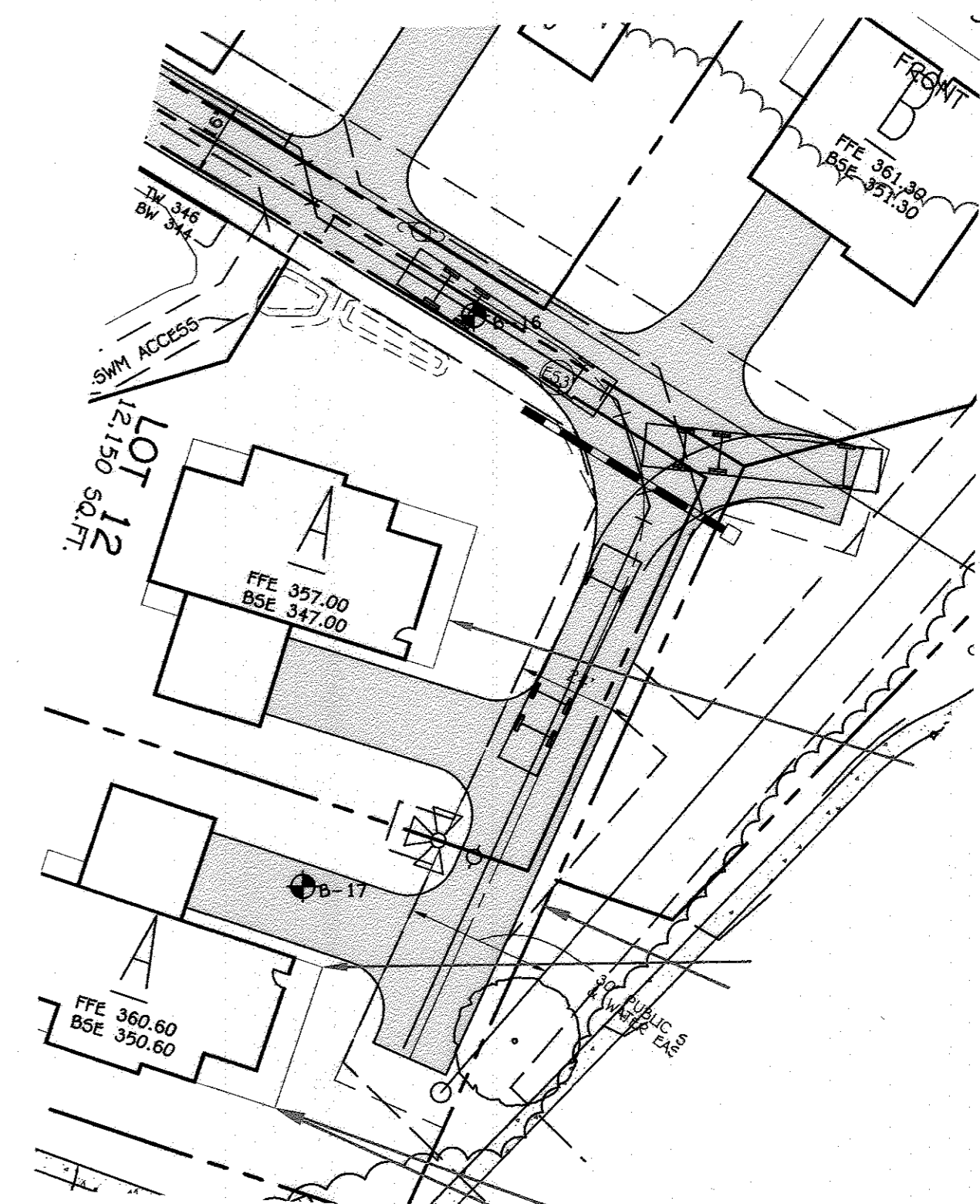
APPROVED:
PLANNING BOARD OF HOWARD COUNTY PB418

Valerie Griffin 4-11-17
PLANNING DIRECTOR DATE

Nov. 17, 2016
DATE



TURNING TEMPLATES - FIRE TRUCK
SCALE: 1" = 30'

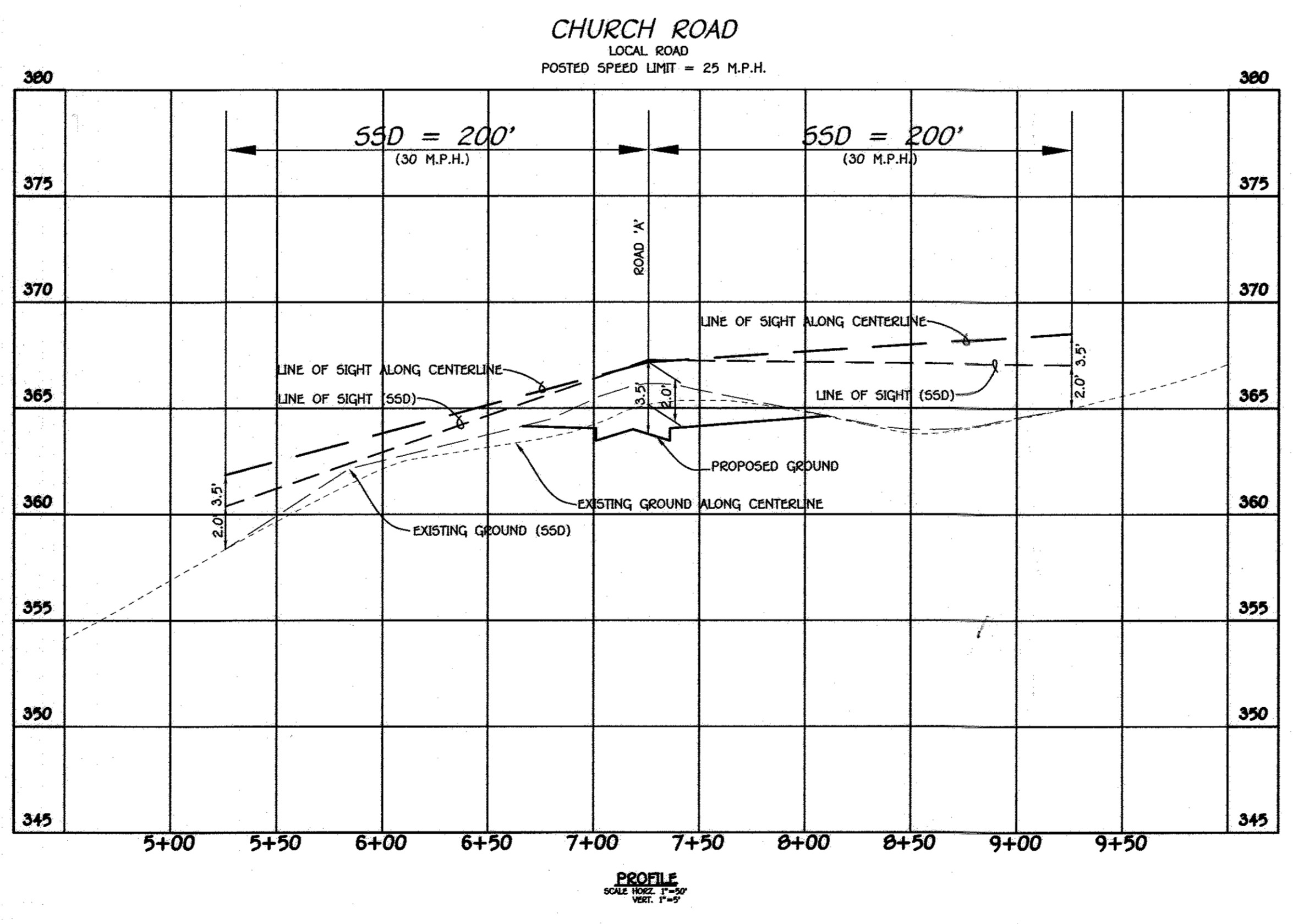
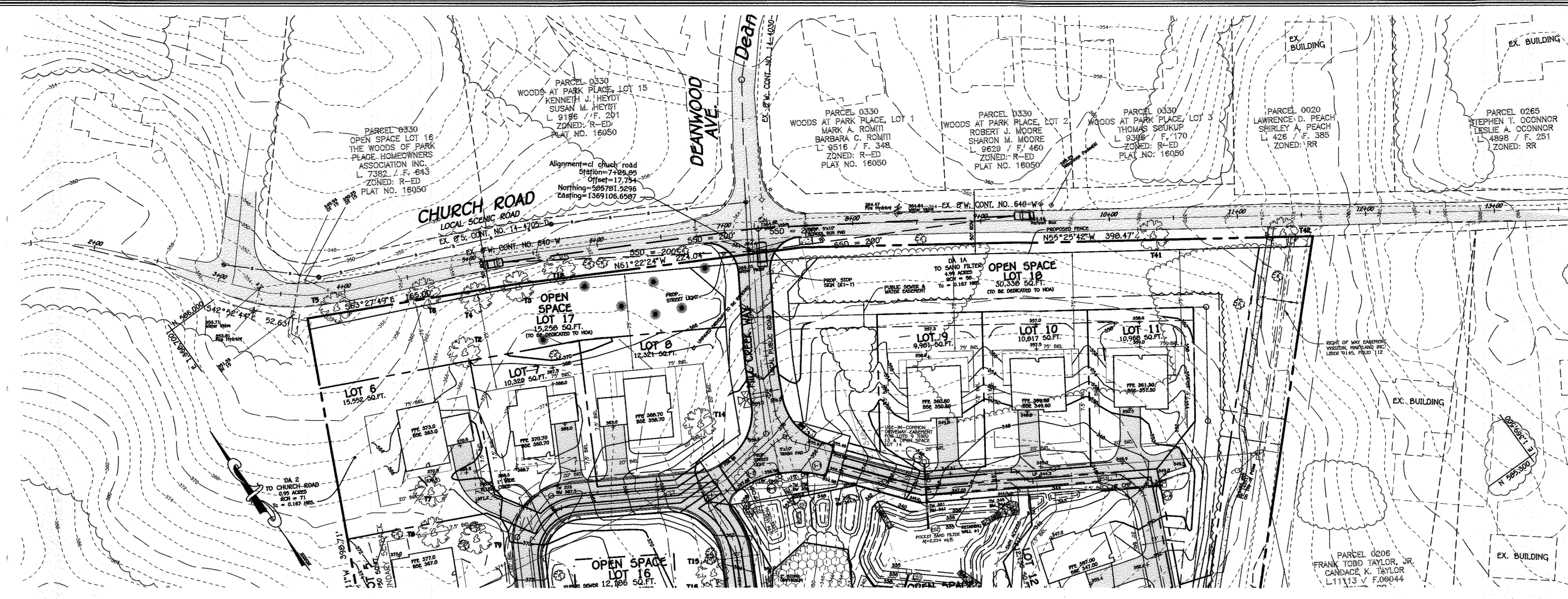


PRELIMINARY ROAD PROFILES

LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18

ZONED R-ED
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: MARCH, 2017
SHEET 7 OF 8



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 01/12/2018.

Signature of Professional Engineer DATE: 3/19/17

DEVELOPER
LAND HOLDINGS LLC
C/O B. JAMES GREENFIELD
6420 AUTUMN SKY WAY
COLUMBIA, MD 21044
443-324-4732

OWNERS
CHARLES T. LACEY SR.
KARLOS LACEY CO-TRUSTEES
3538 CHURCH ROAD
ELLCOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2929

TENTATIVELY APPROVED:
DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

Signature of Planning Director DATE: 4-1/17

APPROVED:
PLANNING BOARD OF HOWARD COUNTY 28418

DATE: Nov. 17, 2016

SIGHT DISTANCE ANALYSIS
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18
ZONED R-ED
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2017
SHEET 8 OF 8