

SHEET INDEX

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3	SCHEMATIC GRADING & SEDIMENT CONTROL PLAN

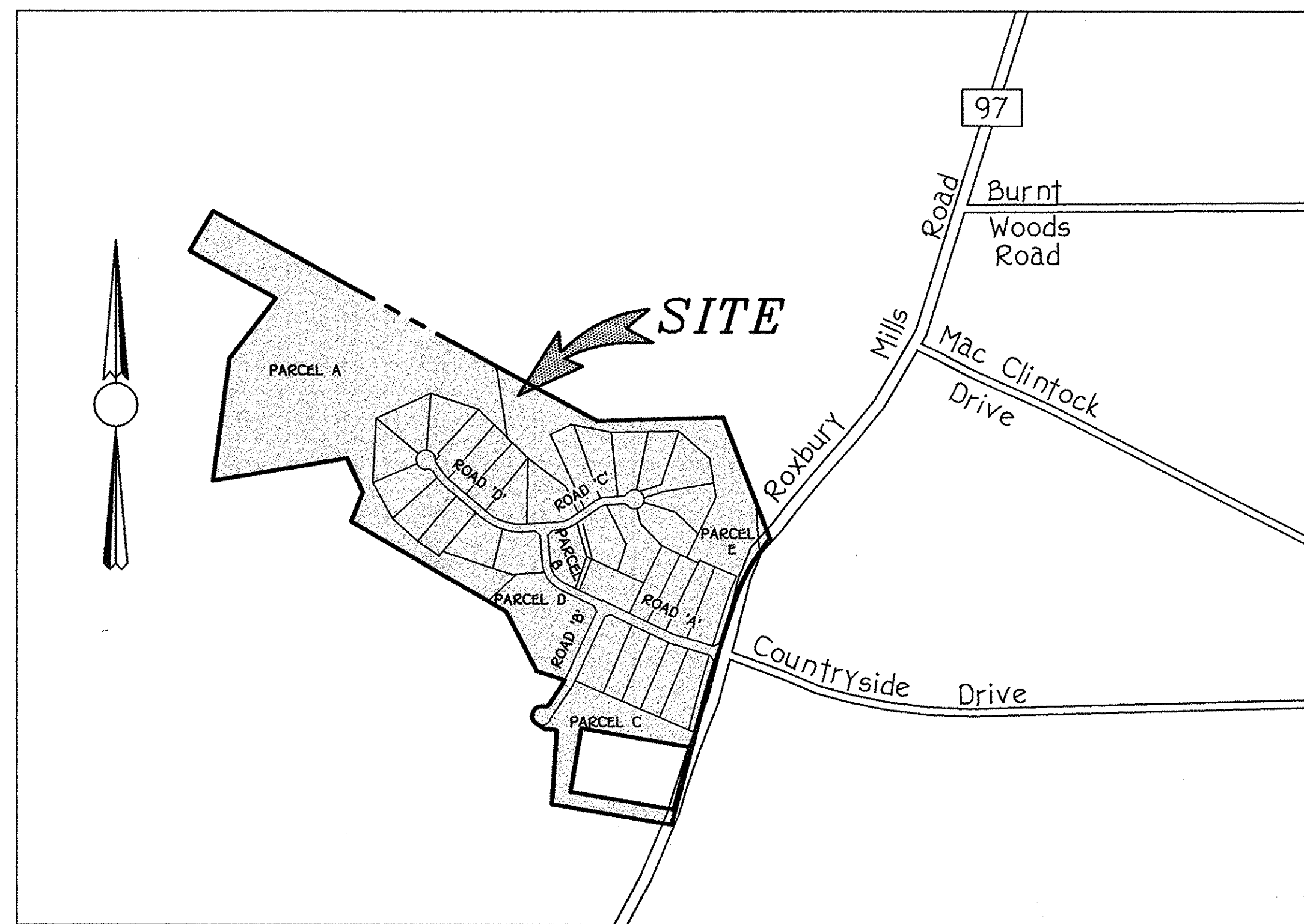
PRELIMINARY PLAN FOR CATTAIL RIDGE

LOTS 1 THRU 34 AND PRESERVATION PARCELS 'A','B','C','D','E' ZONING "RC-DEO" TAX MAP No. 21, PARCEL NO. 3, GRID NO. 3 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROAD NAME	CLASSIFICATION	R/W
ROAD 'A'	MAJOR COLLECTOR / ACCESS STREET	50'/40'
ROAD 'B'	ACCESS STREET	40'
ROAD 'C'	ACCESS STREET	40'
ROAD 'D'	ACCESS STREET	40'

POND NUMBER	POND NO. 1	POND NO. 2
LINEAR FEET OF PERIMETER	1050 L.F.	1000 L.F.
NUMBER OF TREES REQUIRED		
SHADE TREES	21	20
EVERGREEN TREES	27	25
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)	NO	NO
NUMBER OF TREES PROVIDED:		
SHADE TREES	21	20
EVERGREEN TREES	27	25
OTHER TREES (2:1 SUBSTITUTION)		

FOR PERIMETERS, SEE SHEET 3 OF 3



VICINITY MAP
SCALE: 1"=600'

POINT	NORTH	EAST
617	925817.05	790251.10
614	9258458.37	790202.44
612	9258458.36	789374.01
613	927757.13	78731.78
611	927578.70	786981.64
609	927145.00	787725.00
608	925840.00	787475.00
607	925820.00	787370.00
606	925305.00	788070.00
605	925225.00	788445.00
604	925975.00	788280.00
603	925480.00	788870.00
700	925855.19	789031.17
701	925815.31	78962.90
622	924994.09	789078.98
621	924984.20	789091.86
295	924994.24	789210.27
296	924958.66	789048.09
702	924861.56	789313.76
703	924478.12	789088.27
299	924373.48	789700.02
287	924368.88	789740.65
592	924925.54	789256.10
591	925187.19	789448.49
498	925499.30	790093.96
717	924870.41	789241.39
716	924773.23	789809.19
710	924910.54	789738.99
719	924916.67	789713.24
718	924542.18	78955.25

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED "RC-DEO".
 - TOTAL AREA OF PROPERTY = 86.38 AC.*
 - a) AREA OF PROPOSED BUILDABLE LOTS: 34.88 AC.*
 - b) AREA OF ROAD RIGHT-OF-WAY: 3.98 AC.*
 - c) TOTAL NO. OF BUILDABLE LOTS: 32
 - d) TOTAL NO. OF PRESERVATION PARCELS = 5
 - e) TOTAL AREA OF PRESERVATION PARCELS = 42.79 AC.*
 - DENSITY CALCULATIONS:
 - a) BASE DENSITY: 86.38 / 4.25 AC./UNIT = 20 UNITS
 - b) MAX. DENSITY WITH "CEO" OPTION: 86.38 / 2 AC./UNIT = 43
 - c) PROPOSED NO. OF UNITS = 32 BUILDING LOTS
 - d) NUMBER OF CEOs REQUIRED = 32 UNITS - 20 UNITS = 12 UNITS
 - ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
 - PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT
 - THE WETLAND AND FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. AND APPROVED UNDER 598-09.
 - A.P.F.O. TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, APPROVED UNDER 598-09.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS, UNLESS, APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND.
 - 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.
 - TOPOGRAPHY IS BASED ON FLOWN AERIAL TOPO IN 1998.
 - 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
 - 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 15 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (25 TON 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
 - ALL AREAS ARE MORE OR LESS (M)
 - 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.
 - THE SKETCH PLAN WAS APPROVED ON MARCH 4, 1998.
 - PREVIOUS FILE NUMBER: 5 98-09
 - TOTAL AREA OF OPEN SPACE REQUIRED = 86.38 AC. x 5% = 4.32 AC.*
 - TOTAL AREA OF OPEN SPACE PROVIDED = 4.32 AC.*
 - IN ACCORDANCE WITH SECTION 15.115.D OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION IS EXEMPT FROM HAVING TO DELINEATE THE 100 YEAR FLOODPLAIN.
 - PARCEL 'F' (0.41 AC.) TO BE CONVEYED TO ADJACENT PROPERTY OWNER (PRIOR TO PLAT RECORDATION). The acreage of this parcel is not used to support any of the residential density proposed within this subdivision.

PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED		
						SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ADJACENT TO ROADWAY	B	387'	NO	NO	7	9	-
P-2	ADJACENT TO PERIMETER	A	275'	NO	NO	5	-	-
P-3	ADJACENT TO PERIMETER	A	553'	NO	NO	11	-	-
P-4	ADJACENT TO PERIMETER	A	892'	NO	NO	17	-	-
P-5	ADJACENT TO PERIMETER	A	422'	NO	NO	8	-	-
P-6	ADJACENT TO PERIMETER	A	380'	NO	NO	8	-	-
P-7	ADJACENT TO PERIMETER	A	648'	NO	NO	13	-	-
P-8	ADJACENT TO PERIMETER	A	1030'	NO	NO	21	-	-
P-9	ADJACENT TO ROADWAY	B	368'	NO	NO	7	9	-
P-10	ADJACENT TO PERIMETER	A	640'	YES (640')	NO	0	-	-
P-11	ADJACENT TO ROADWAY	B	400'	NO	NO	8	10	-
P-12	ADJACENT TO PERIMETER	A	359'	NO	NO	7	-	-
P-13	ADJACENT TO ROADWAY	B	192'	NO	NO	3	5	-

- NOTES:**
- ALL WELLS ARE TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL.
 - ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES HAVE BEEN SHOWN.
 - GROUNDWATER APPROPRIATIONS PERMIT SHALL BE OBTAINED PRIOR TO RECORD PLAT SUBMITTAL.
 - PRESERVATION PARCELS A THRU E HAVE NO POTENTIAL TO SUPPORT A DWELLING UNIT OR COMMERCIAL FACILITY. THIS IS BECAUSE THE DEVELOPMENT DENSITY ASSOCIATED WITH THE ACREAGE COMPRISING THESE PARCELS HAVE BEEN USED TO SUPPORT THE CREATION OF CLUSTER LOTS LOCATED IN THIS DEO/CEO RECEIVING SUBDIVISION.

* Calculations reflect inclusion of Parcel F (.41AC). If F is conveyed (see note #2), its acreage should be netted out prior to finalization of these calculations during the final plan stage.

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT
LOT 10	55,538 SQ. FT.	5,538 SQ. FT.	50,000 SQ. FT.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

[Signature] 1/11/99
DATE

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

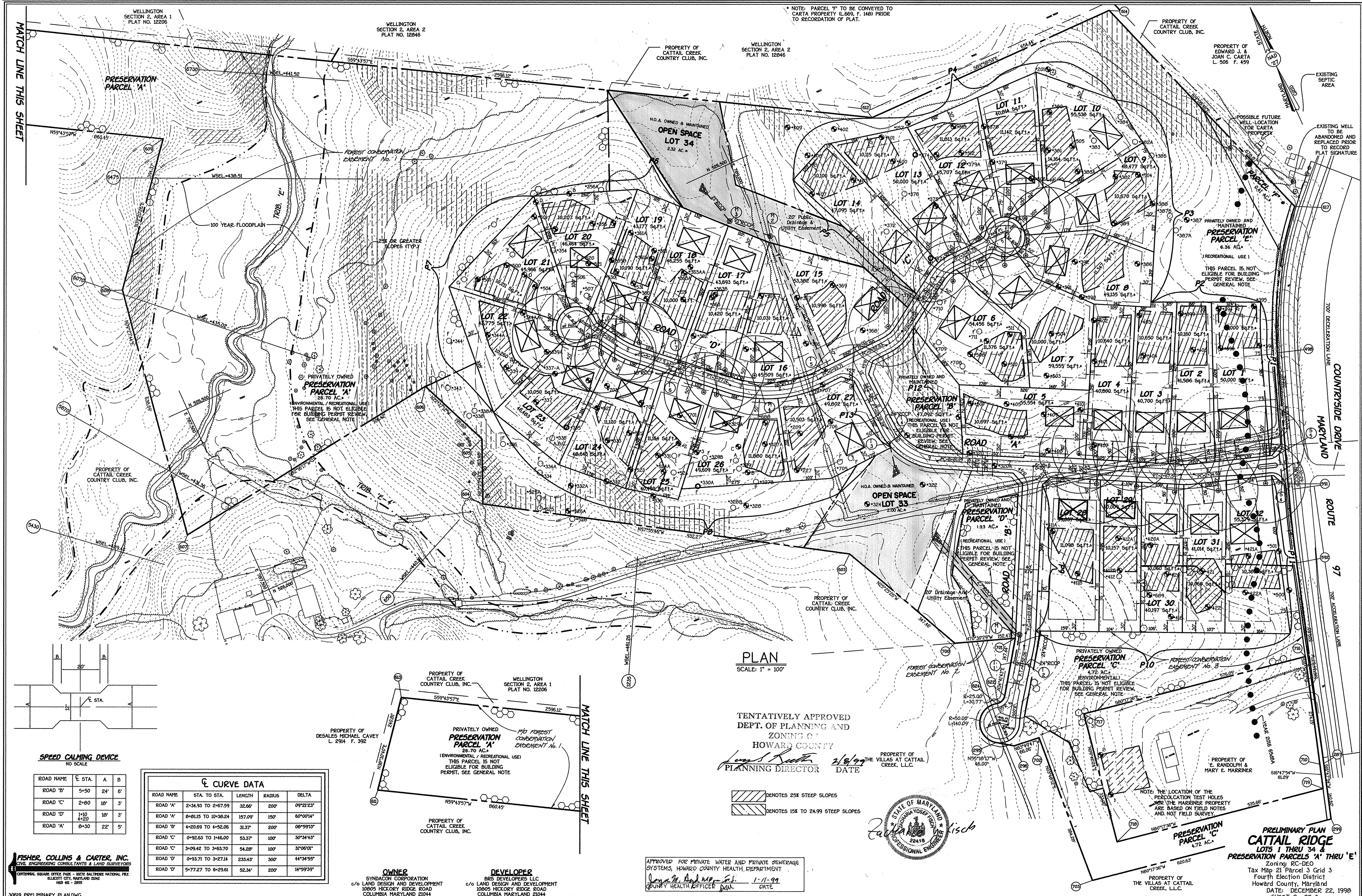
[Signature] 1-11-99
COUNTY HEALTH OFFICER DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL FREE
ELLETTT CITY, MARYLAND 21112
410.461.2999

OWNER
SYNDACON CORPORATION
LAND DESIGN AND DEVELOPMENT
10605 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

DEVELOPER
BRS DEVELOPERS LLC
LAND DESIGN AND DEVELOPMENT
10605 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

PRELIMINARY PLAN
CATTAIL RIDGE
LOTS 1 THRU 34 &
PRESERVATION PARCELS 'A' THRU 'E'
ZONING: RC-DEO
TAX MAP No. 21, PARCEL NO. 3, GRID NO. 3
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: DECEMBER 22, 1998
SHEET 1 OF 3



* NOTE: PARCEL 'F' TO BE CONVEYED TO CARTA PROPERTY (L.669, F. 146) PRIOR TO RECORDATION OF PLAT.

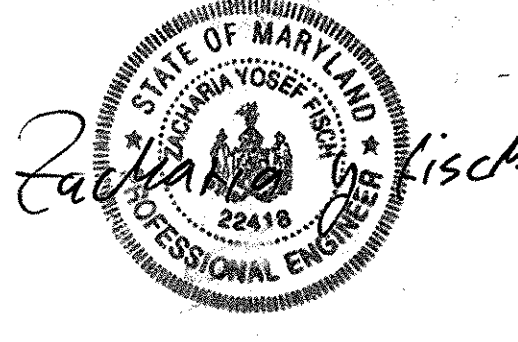
MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR DATE: 2/8/99

▨ DENOTES 25% STEEP SLOPES
▨ DENOTES 15% TO 24.9% STEEP SLOPES



SPEED CALMING DEVICE
NO SCALE

ROAD NAME	℄ STA.	A	B
ROAD 'B'	5+50	24'	6'
ROAD 'C'	2+80	18'	3'
ROAD 'D'	1+10	18'	3'
ROAD 'A'	8+30	22'	5'

℄ CURVE DATA				
ROAD NAME	STA. TO STA.	LENGTH	RADIUS	DELTA
ROAD 'A'	2+34.93 TO 2+67.59	32.66'	200'	09°21'23"
ROAD 'A'	8+01.15 TO 10+38.24	157.09'	150'	60°00'14"
ROAD 'B'	4+20.69 TO 4+52.06	31.37'	200'	06°59'13"
ROAD 'C'	0+92.63 TO 1+46.00	53.37'	100'	30°34'43"
ROAD 'C'	3+09.42 TO 3+63.70	54.28'	100'	31°06'01"
ROAD 'D'	0+93.71 TO 3+27.14	233.43'	300'	44°34'55"
ROAD 'D'	5+77.27 TO 6+29.61	52.34'	200'	14°59'35"

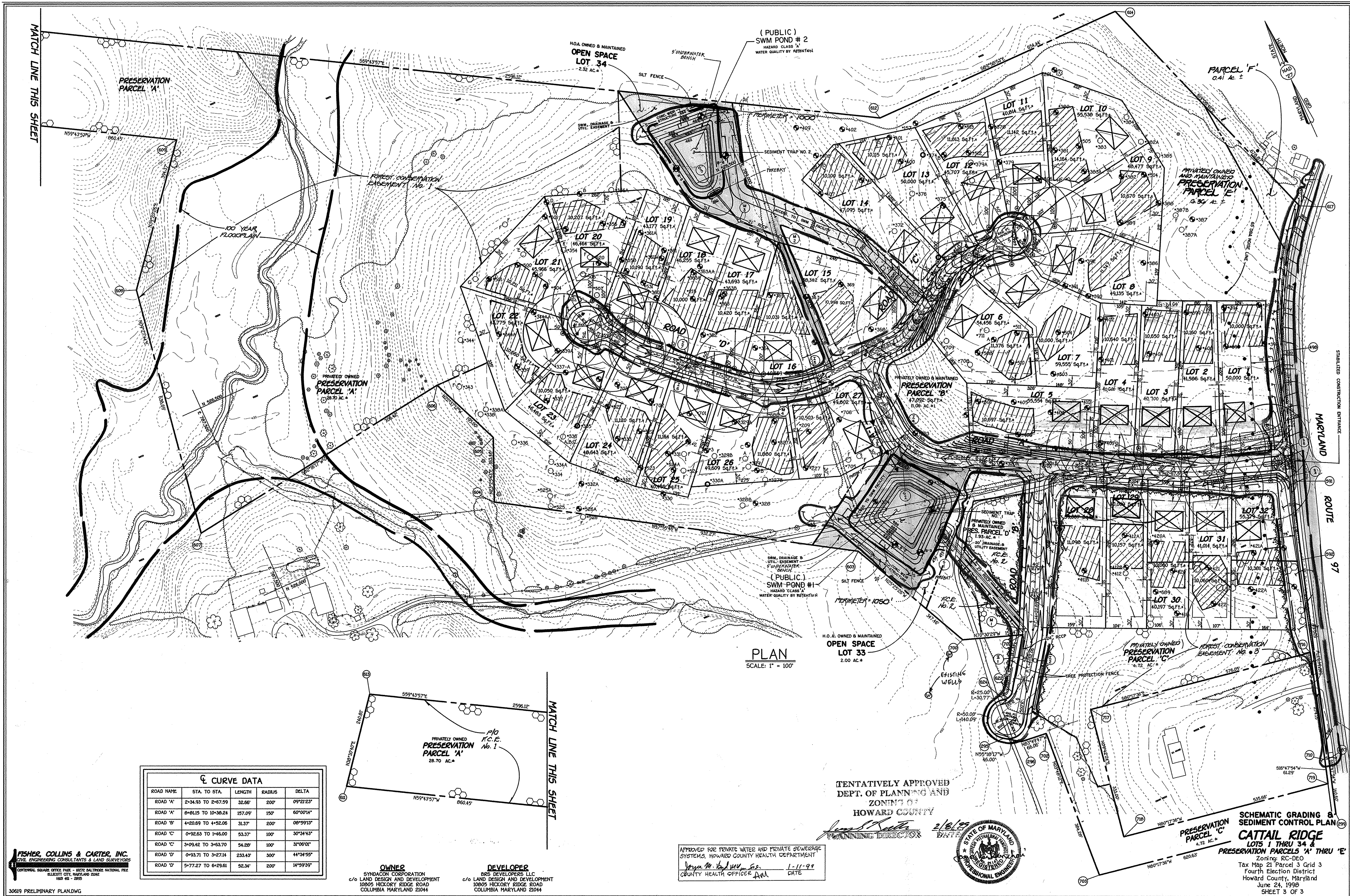
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL FREE
BLK/OTT CITY, MARYLAND 21046
(410) 461-2000

OWNER
SYNDACON CORPORATION
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10805 HICKORY RIDGE ROAD
COLUMBIA MARYLAND 21044

DEVELOPER
BSS DEVELOPERS LLC
c/o LAND DESIGN AND DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA MARYLAND 21044

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] DATE: 1-11-99
COUNTY HEALTH OFFICER DATE

PRELIMINARY PLAN
CATTAL RIDGE
LOTS 1 THRU 34 &
PRESERVATION PARCELS 'A' THRU 'E'
Zoning: RC-DEO
Tax Map 21 Parcel 3 Grid 3
Fourth Election District
Howard County, Maryland
DATE: DECEMBER 22, 1998
SHEET 2 OF 3



C CURVE DATA				
ROAD NAME	STA. TO STA.	LENGTH	RADIUS	DELTA
ROAD 'A'	2+34.93 TO 2+67.59	32.66'	200'	09°21'23"
ROAD 'A'	0+01.15 TO 10+38.24	157.09'	150'	60°00'14"
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FISHER, COLLINS & CARTER, INC.
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 BELTSVILLE CITY, MARYLAND 21115
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30619 PRELIMINARY PLANDWG

OWNER
 SYNDACON CORPORATION
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA MARYLAND 21044

DEVELOPER
 BBS DEVELOPERS LLC
 c/o LAND DESIGN AND DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA MARYLAND 21044

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
James M. [Signature] 1-11-99
 COUNTY HEALTH OFFICER DATE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
[Signature] 2/8/99
 PLANNING DIRECTOR DATE



SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
CATTAIL RIDGE
 LOTS 1 THRU 34 & PRESERVATION PARCELS 'A' THRU 'E'
 Zoning: RC-DEO
 Tax Map 21 Parcel 3 Grid 3
 Fourth Election District
 Howard County, Maryland
 June 24, 1998
 SHEET 3 OF 3

P-99-02