

SHEET INDEX	
No.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN

COORDINATE TABLE		
POINT NO.	NORTH	EAST
200	564,866.5167	1,380,473.8741
201	564,895.3040	1,380,551.6609
202	564,871.4789	1,380,579.2159
204	564,330.3067	1,380,716.8943
205	563,466.6278	1,380,569.5318
217	563,231.7937	1,380,392.4867
206	563,042.3876	1,380,252.1552
208	562,970.4500	1,380,229.4850
209	563,005.6544	1,380,106.5943
210	563,229.3965	1,380,159.6623
212	563,247.8341	1,380,090.0630

PRELIMINARY PLAN FOR KRATZ PROPERTY

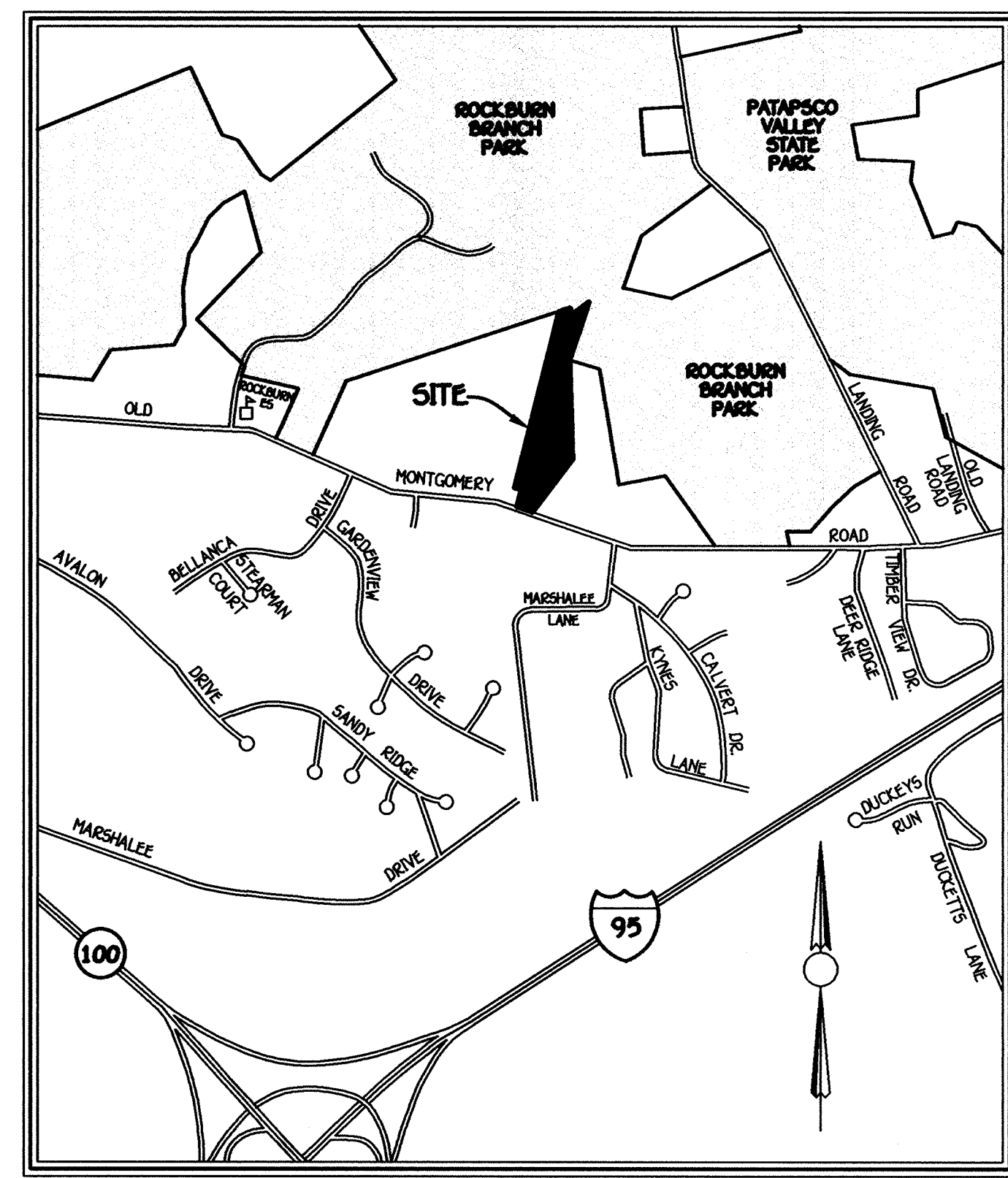
LOTS 1 THRU 22

ZONING "R-20"

TAX MAP No. 37 PARCEL No. : 56 GRID No. 5

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
9	14,977 sq. ft.	824 sq. ft.	14,153 sq. ft.
10	15,597 sq. ft.	1,361 sq. ft.	14,236 sq. ft.
11	15,939 sq. ft.	1,882 sq. ft.	14,057 sq. ft.
12	16,488 sq. ft.	2,380 sq. ft.	14,108 sq. ft.

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
MONTEY ROAD	PUBLIC ACCESS STREET	40'
COLLETT COURT	PUBLIC ACCESS PLACE	40'



VICINITY MAP
SCALE 1" = 600'

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. The subject property is zoned R-20 per comprehensive zoning effective October 18, 1993.
2. This project is in conformance with the latest Howard County Subdivision Standards unless waiver (s) have been approved.
3. Site Data:
 - (A) Current Zoning: R-20 (4,000 sq.ft. lot size option)
 - (B) Location: On Old Montgomery Road approx. 900 feet west of intersection with Marshalee Lane.
 - (C) Election District: First
 - (D) Tax Map: 37
 - (E) Parcel: 56
 - (F) Deed Reference: 677/80
 - (G) Gross Area of Tract: 12.11 Acres +/-
 - (H) Area of Floodplain: 0.15 Acres +/-
 - (I) Net Area of Tract: 11.96 Acres +/-
 - (J) Area of Public Road Right-of-Way: 1.60 Acres +/-
 - (K) Area of Proposed Lots:
 - (a) Area of Buildable Lots: 6.00 Acres
 - (b) Area of Open Space Required: 30% of 12.11 Acre = 3.63 Acres
 - (c) Area of Open Space Provided: 4.51 Ac - 0.22 (Areas < 35') = 4.29 Ac. Net (35%)
 - (d) Recreation Open Space Required: 200 sq.ft./18 = 3,600 sq.ft.
 - (e) Recreation Open Space Provided: (on Lot No. 1) = 4,000 sq.ft.
 - (L) Total Number of Proposed Lots: 22
 - (M) Number of Buildable Lots: 18
 - (N) Number of Open Space Lots: 4
4. The proposed water and sewer systems shall be public.
5. The subject property is partially located within the Metropolitan District. Public water and/or sewer allocations for this development is subject to Section 10.122-B of the Howard County Code. Allocations will be made at the time of final plat approval, if capacity is available at that time. Application has been made to incorporate entire parcel into the District.
6. Existing utilities shown hereon are taken from current Howard County contract drawings.
 - A. Existing Water Contract No. 34-W
 - B. Existing Sewer Contract No. 10-1043
7. Topographic information established at five (5) foot intervals based on current Howard County Aerial Survey performed by Harford Aerial Surveys, Inc. photographed March 22, 1989.
8. There are no steep slopes with contiguous areas of 20,000 sq.ft. or greater on this site.
9. Survey Control is based on NAD83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations:

No. 378A	N	563,779,909	Elevation: 394.72
	E	1,376,329,279	
No. 378B	N	563,657,706	Elevation: 373.82
	E	1,378,028,624	
10. Wetland and forest stand delineation information was taken from reports prepared by Exploration Research, Inc. dated August, 1997.
11. The subject property, due to its location, is exempt from having to perform an APFO Traffic Analysis.
12. A waiver request for use of draft road design standards and maximum cut-de-sac length was approved on November 5, 1997. By The Development Engineering Division.
13. Boundary information shown hereon is based on survey prepared by R. M. Mochi Group, P.C. dated July, 1997.
14. Denotes areas of open space less than 35' in width and applied to open space tabulation in Note No. 3 above.
15. See Howard County Planning & Zoning file no. 598-06 for past project history. The sketch plan was approved on February 3, 1998.
16. All street tree plantings, perimeter and s.w.m. area landscaping will be installed by the Developer in conjunction with the final road plans.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 6/28/99
PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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OWNER
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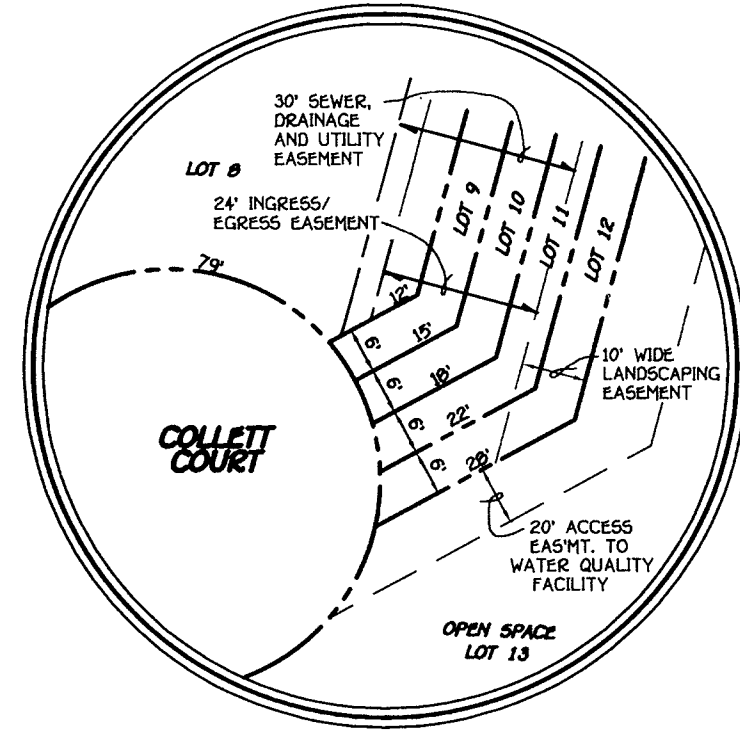
DEVELOPER
C.M. PARTNERSHIP
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(410) 442-1045
ATTN: MR. RONALD B. CARTER



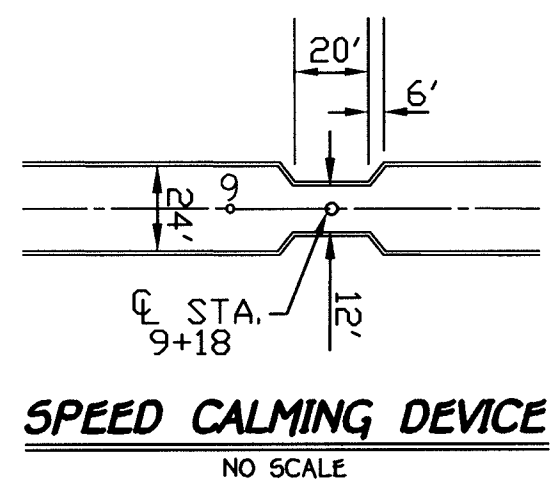
3-19-99
DATE

**TITLE SHEET
PRELIMINARY PLAN
KRATZ PROPERTY
LOTS 1 THRU 22**

ZONING: R-20
TAX MAP: 37 PARCEL: 56 GRID: 5
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: OCTOBER 10, 1998
SHEET 1 OF 3



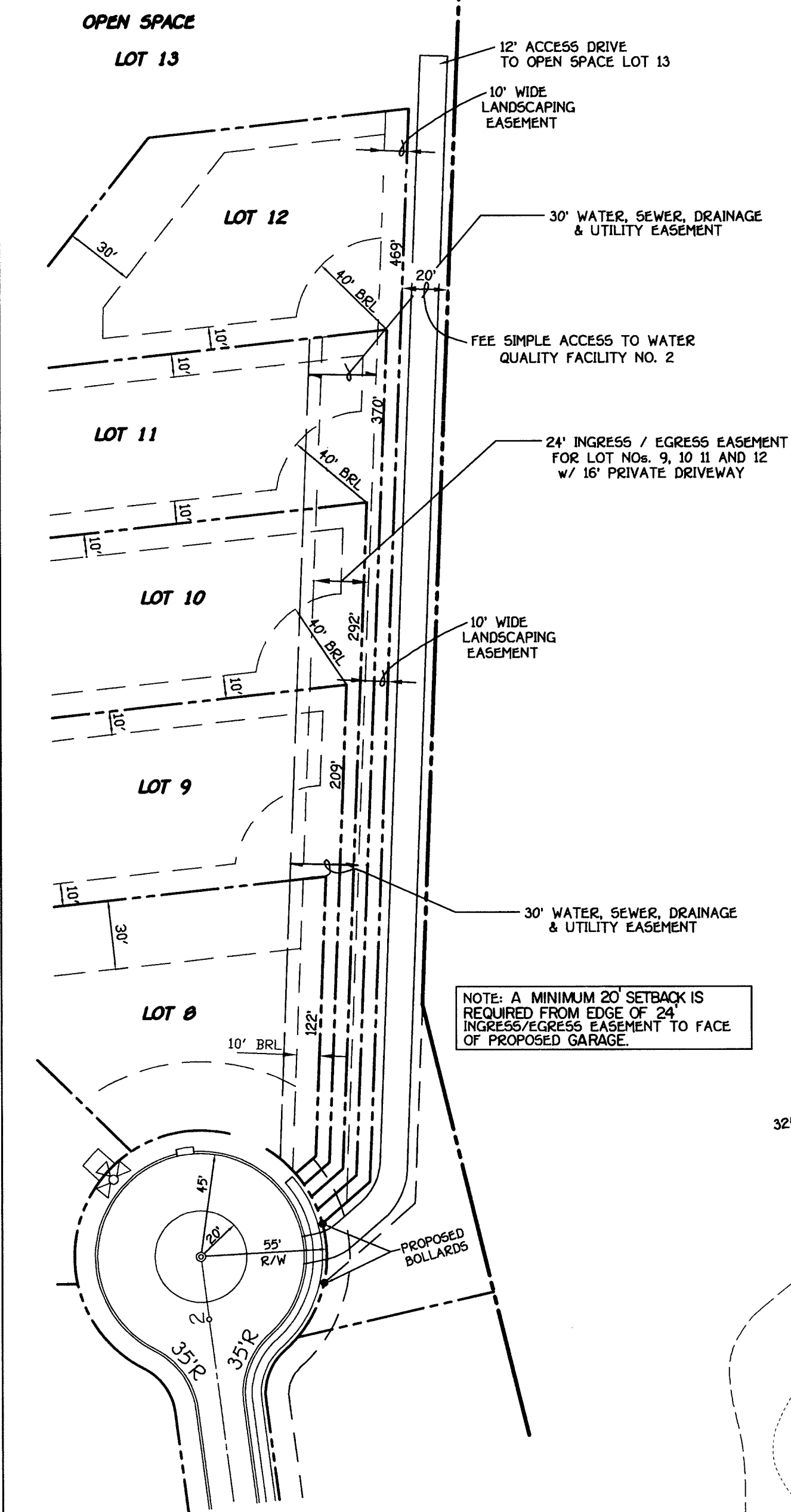
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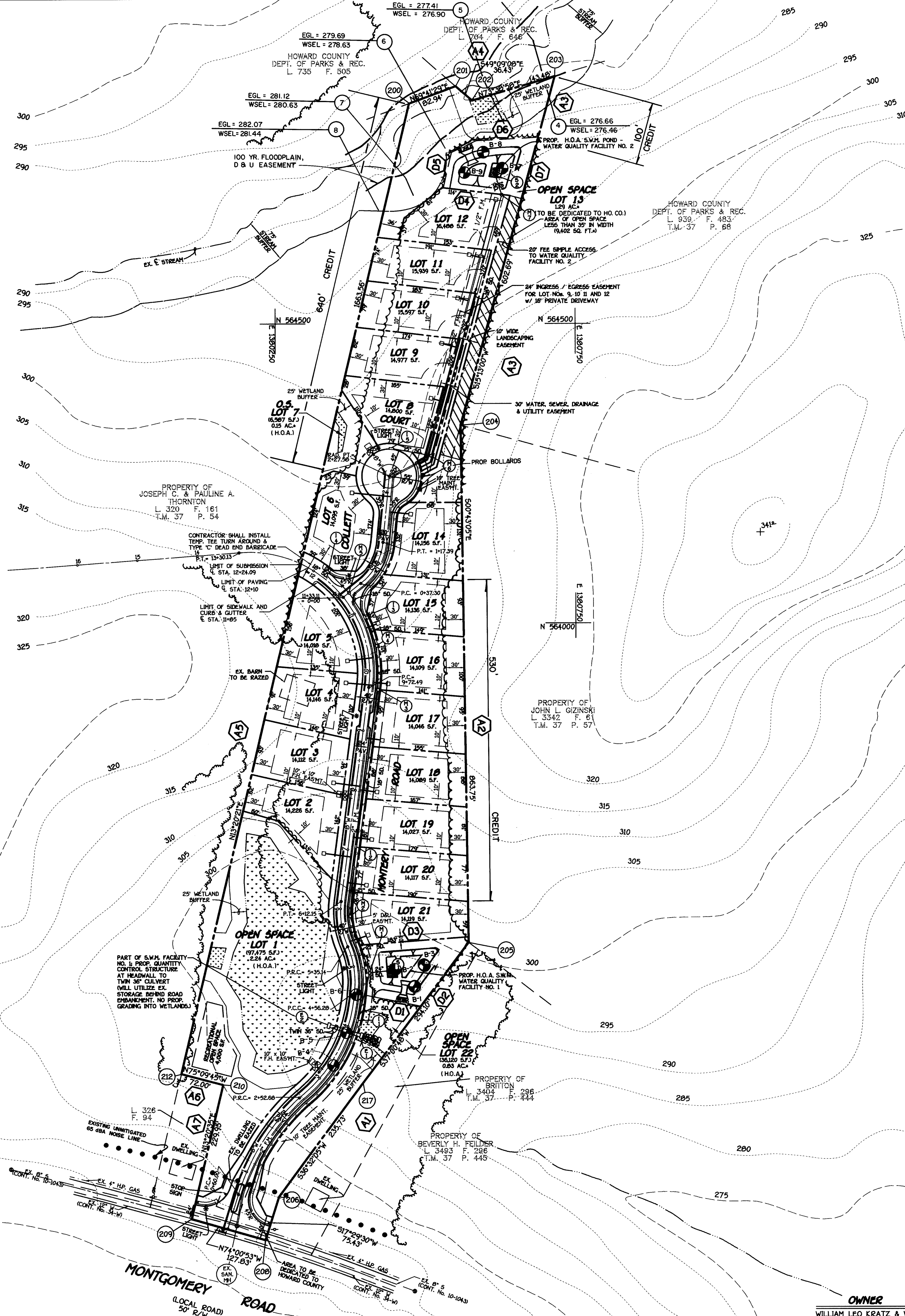
SPEED CALMING DEVICE
NO SCALE

C CURVE DATA				
ROAD NAME	C STA. TO E STA.	RADIUS	LENGTH	DELTA
MONTEREY ROAD	0+60.00 TO 2+52.66	367.41R	192.68'	30°02'51"
MONTEREY ROAD	2+52.66 TO 4+56.28	248.00R	203.60'	47°02'17"
MONTEREY ROAD	4+56.28 TO 5+35.14	150.00R	78.86'	30°00'00"
MONTEREY ROAD	5+35.14 TO 6+12.15	147.08R	77.01'	30°00'00"
MONTEREY ROAD	9+72.49 TO 12+24.09	200' R	251.60'	72°04'41"
COLLETT COURT	0+37.30 TO 1+17.39	100' R	80.09'	45°53'17"

* - DENOTES SPEED CALMING DEVICE



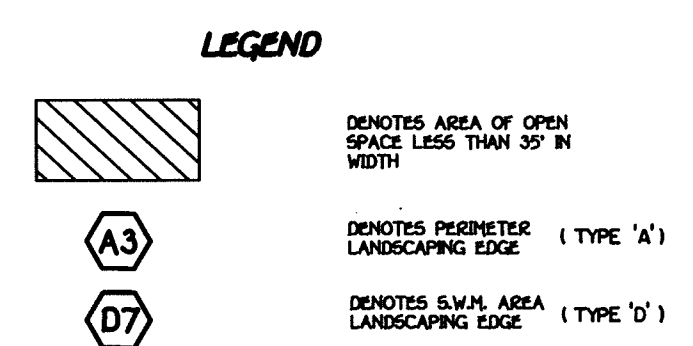
PIPESTEM DETAIL
SCALE: 1" = 50'



PLAN
SCALE: 1" = 100'

SCHEDULE D S.W.M. AREA LANDSCAPING (FACILITY 1)			
LINEAR FEET OF PERIMETER	D1: 92'	D2: 140'	D3: 183'
CREDIT FOR EXISTING VEGETATION (NO, YES AND X)	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	NO	NO	NO
NUMBER OF TREES REQUIRED: (TYPE 'D')			
SHADE TREES	2	3	4
EVERGREEN TREES	10	14	19

SCHEDULE D S.W.M. AREA LANDSCAPING (FACILITY 2)				
LINEAR FEET OF PERIMETER	D4: 114'	D5: 60'	D6: 144'	D7: 104'
CREDIT FOR EXISTING VEGETATION (NO, YES AND X)	NO	(YES 60')	(YES 144')	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	NO	NO	NO	NO
NUMBER OF TREES REQUIRED: (TYPE 'D')				
SHADE TREES	2	0	0	2
EVERGREEN TREES	12	0	0	11



SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NUMBER OF PLANTS REQUIRED (SHADE TREES, EVERGREEN TREES, SHRUBS)
A1	ADJACENT TO PERIMETER	A	300'	NO	NO	5 - - -
A2	ADJACENT TO PERIMETER	A	864'	YES 330'	NO	6 - - -
A3	ADJACENT TO PERIMETER	A	499'	YES 100'	NO	7 - - -
A4	ADJACENT TO PERIMETER	A	283'	YES 283'	NO	0 - - -
A5	ADJACENT TO PERIMETER	A	1664'	YES 640'	NO	18 - - -
A6	ADJACENT TO PERIMETER	A	72'	NO	NO	2 - - -
A7	ADJACENT TO PERIMETER	A	230'	NO	NO	4 - - -

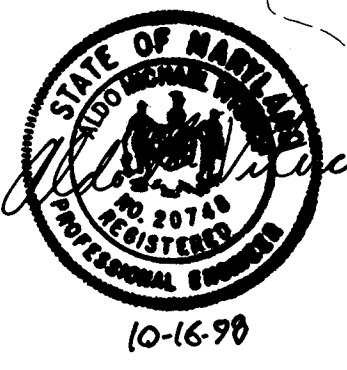
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR
DATE: 6/22/98

PRELIMINARY PLAN
KRATZ PROPERTY
LOTS 1 THRU 22
ZONED R-20
TAX MAP: 37 PARCEL: 56 GRID: 5
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: OCTOBER 10, 1998
SHEET 2 OF 3

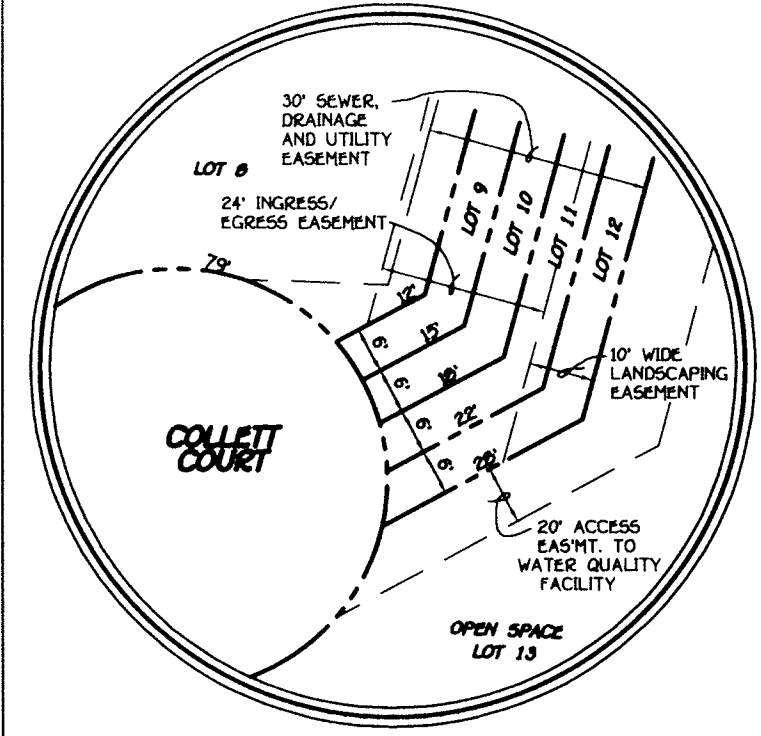
OWNER
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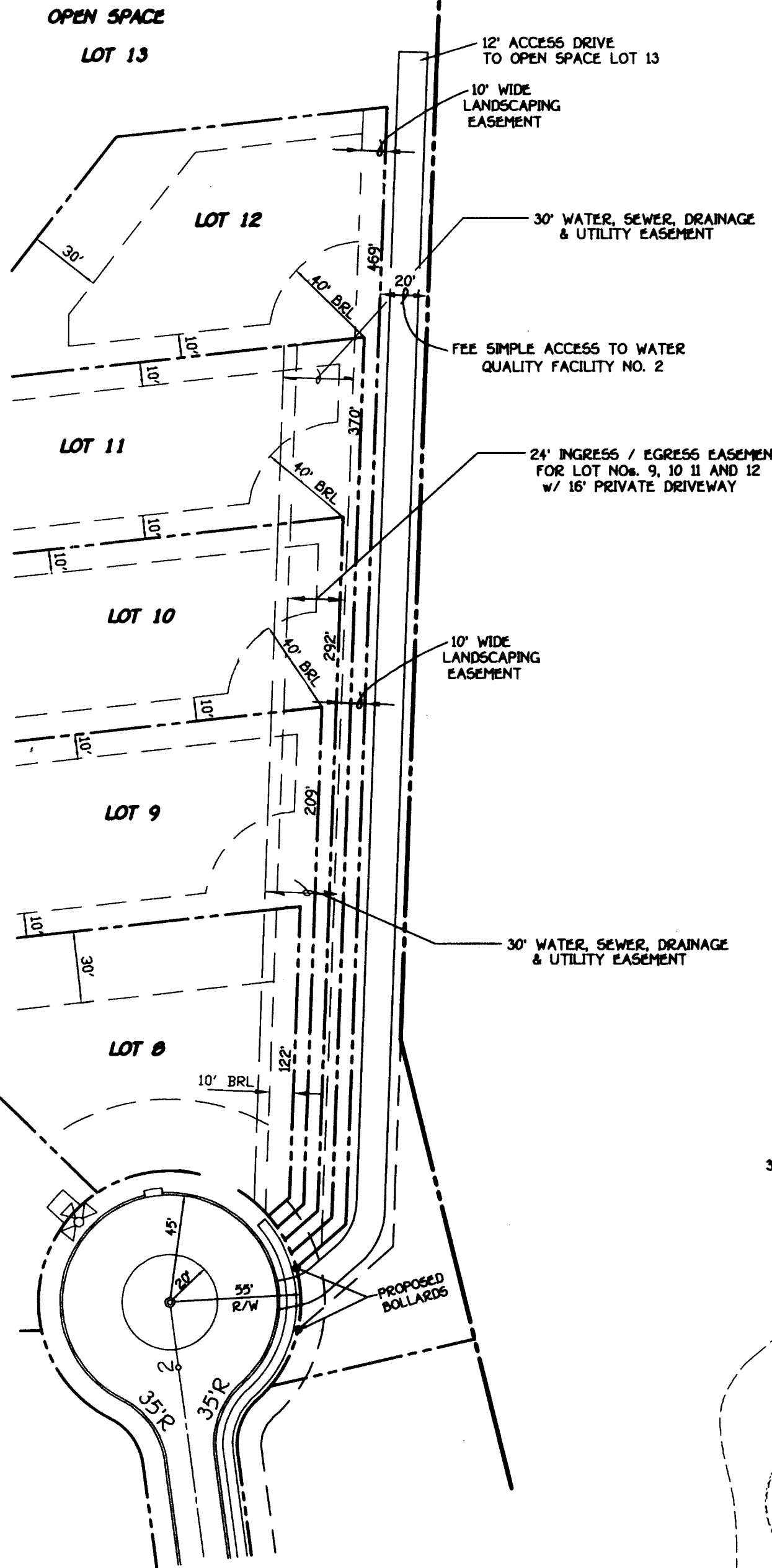
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 30272 BALTIMORE NATIONAL FREE
ELLIOTT CITY, MARYLAND 20928
410 488 - 2955



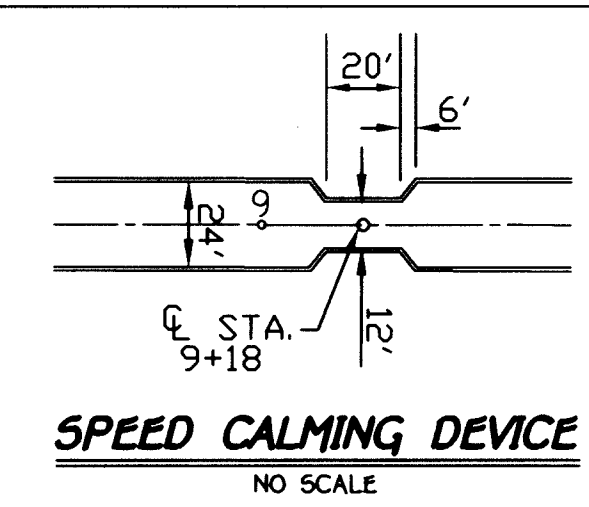
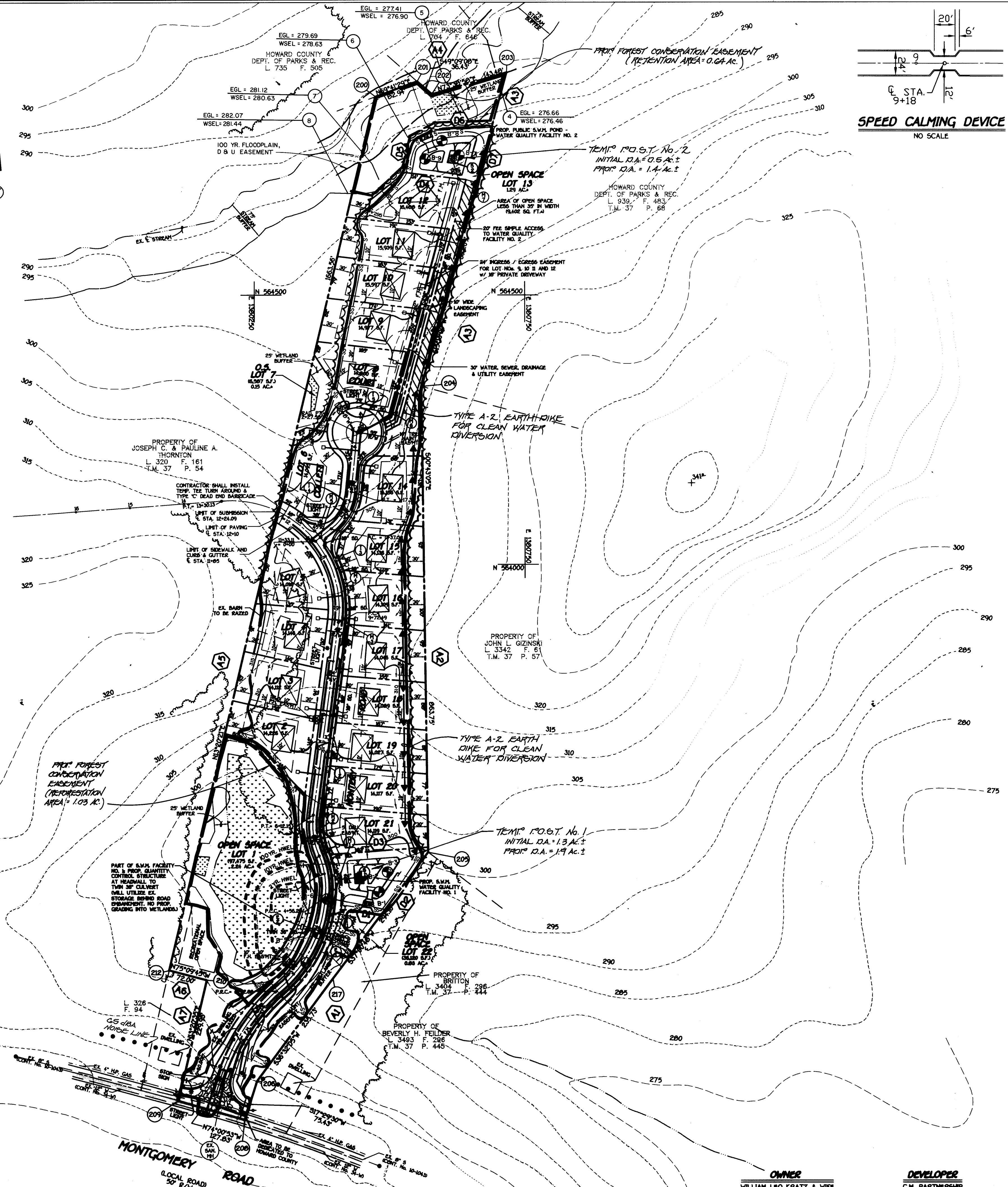
10-16-98



DETAIL 'A'
NO SCALE



PIPESTEM DETAIL
SCALE: 1" = 50'



SPEED CALMING DEVICE
NO SCALE

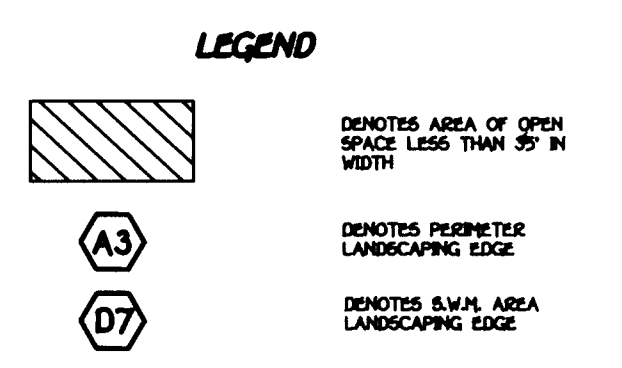
APPENDIX G FOREST CONSERVATION WORKSHEET

	ACRES
I. BASIC SITE DATA	(1/10 ACRES)
A. GROSS SITE AREA	12.1
B. AREA WITHIN 100 YEAR FLOOD PLAIN	-
C. AREA WITHIN AGRICULTURAL USE OF PRESERVATION PARCEL (IF APPLICABLE)	-
D. NET TRACT AREA	12.1
E. LAND USE CATEGORY(R-RD, R-RMD, R-S, C1/O, D) R-S	-
II. INFORMATION FOR CALCULATIONS	12.1
A. NET TRACT AREA	2.4
B. REFORESTATION THRESHOLD(20% X A)	1.8
C. AFFORESTATION MINIMUM(15% X A)	2.8
D. EXISTING FOREST ON NET TRACT AREA	7.8
E. FOREST AREAS TO BE CLEARED	0.7
F. FOREST AREAS TO BE RETAINED	6.1
IV. REFORESTATION CALCULATIONS	(1/10 ACRES)
A. NET TRACT AREA	12.1
B. REFORESTATION THRESHOLD(20% X A)	2.4
C. EXISTING FOREST ON NET TRACT AREA	7.8
D. FOREST AREAS TO BE CLEARED	0.7
E. FOREST AREAS TO BE RETAINED	6.1
F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD (D-F, IF F EQUALS OR IS GREATER THAN B, ALTERNATE 1)	0.7
G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD (D-F, IF APPLICABLE)	1.7
H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD (F-B, RETENTION CREDIT, IF APPLICABLE)	0

SELECT THE ALTERNATIVE THAT APPLIES:

1. CLEARING ABOVE THE THRESHOLD ONLY
IF FOREST AREAS TO BE RETAINED EQUAL OR ARE GREATER THAN THE REFORESTATION THRESHOLD (IF F EQUALS OR IS GREATER THAN B), THE FOLLOWING CALCULATIONS APPLY:
 REFORESTATION FOR CLEARING ABOVE THE THRESHOLD
 $G \times 1/4$
 CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD
 $I = \text{RETENTION CREDIT}$
 TOTAL REFORESTATION REQUIRED
 $(G \times 1/4) - I$
 IF THE TOTAL REFORESTATION REQUIREMENT IS EQUAL TO OR LESS THAN 0, NO REFORESTATION IS REQUIRED.

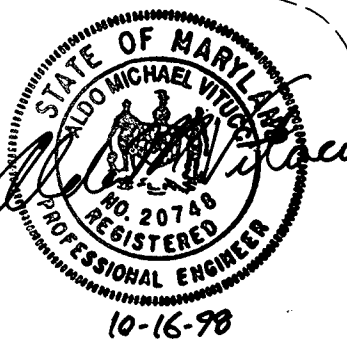
2. CLEARING BELOW THE THRESHOLD
IF FOREST AREAS TO BE RETAINED ARE LESS THAN THE REFORESTATION THRESHOLD (IF F IS LESS THAN B), THE FOLLOWING CALCULATIONS APPLY:
 REFORESTATION FOR CLEARING ABOVE THE THRESHOLD
 $G \times 1/4$
 REFORESTATION FOR CLEARING BELOW THRESHOLD
 $H \times 2$
 TOTAL REFORESTATION REQUIRED
 $(G \times 1/4) + (H \times 2)$
 SINCE CLEARING OCCURS BELOW THE THRESHOLD, NO FOREST RETENTION CREDIT IS POSSIBLE.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR *[Signature]* 10/26/99
DATE

SCHMATIC GRADING & SEDIMENT CONTROL PLAN
KRATZ PROPERTY
LOTS 1 THRU 22
ZONED R-20
TAX MAP: 37 PARCEL: 56 GRID: 5
1ST. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: OCTOBER 10, 1998
SHEET 3 OF 3

FISHER, COLLINS & CARTER, INC.
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PLAN
SCALE: 1" = 100'

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