

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SKETCH PLAN

SKETCH PLAN

PHEASANT RUN EAST

LOTS 1 THRU 14 AND PRESERVATION PARCELS "A" THRU "D"

ZONING: RC-DEO

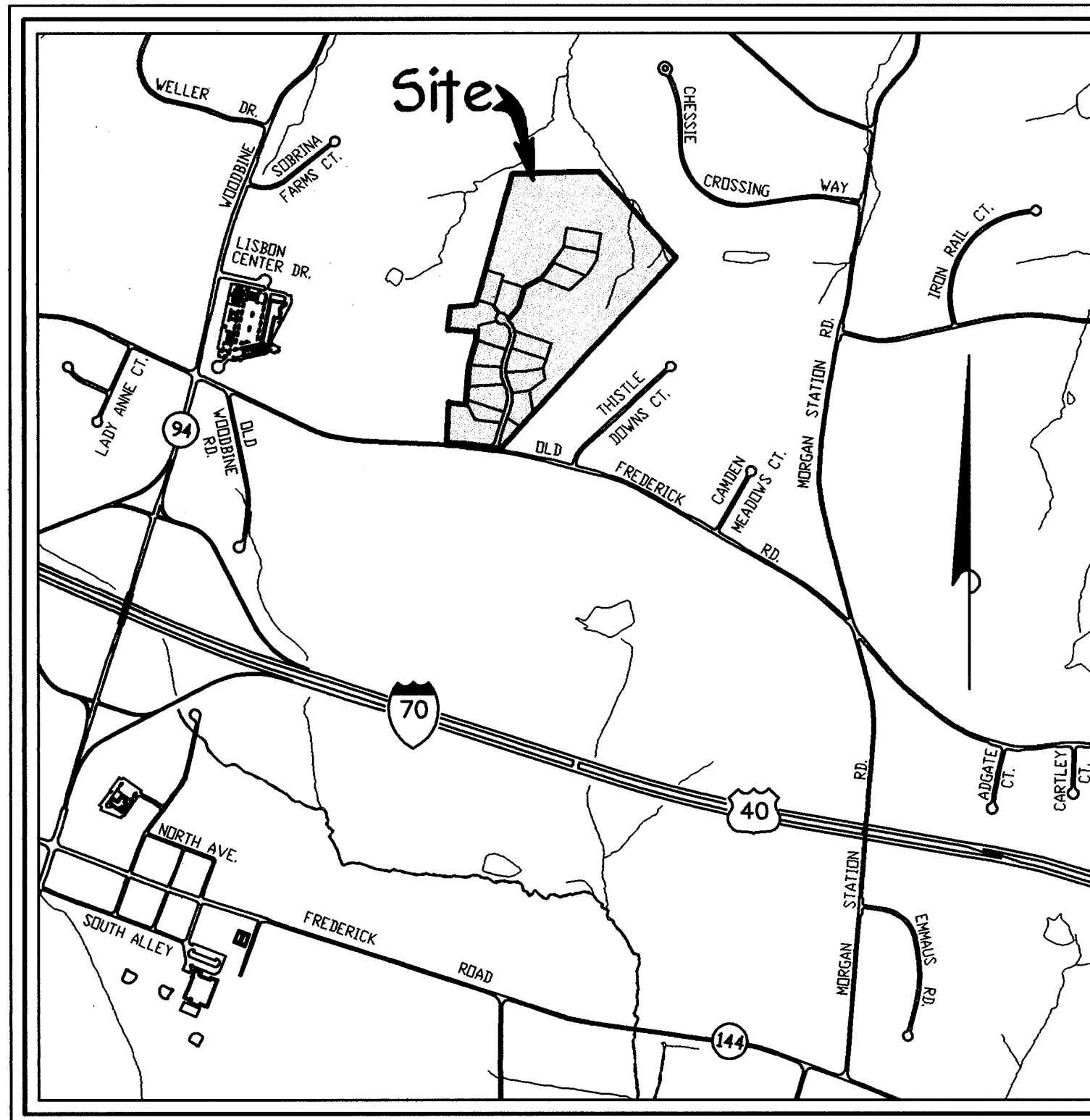
TAX MAP NO. 3 GRID No. 19 PARCEL No. 29

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	44,384 sq.ft.±	1,184 sq.ft.±	43,200 sq.ft.±
8	53,446 sq.ft.±	6,954 sq.ft.±	46,492 sq.ft.±
9	53,429 sq.ft.±	5,229 sq.ft.±	48,199 sq.ft.±
10	47,479 sq.ft.±	3,830 sq.ft.±	43,649 sq.ft.±

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
PHEASANT RUN COURT	PUBLIC ACCESS PLACE	40'

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'



VICINITY MAP

SCALE: 1" = 1200'

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LEGEND	
	DENOTES PROPOSED DWELLING
	DENOTES WETLANDS
	DENOTES WELL
	DENOTES STREAM
	DENOTES SEPTIC EASEMENT
	DENOTES FLOODPLAIN
	DENOTES WOODS

GENERAL NOTES:

1. SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/1993 COMPREHENSIVE ZONING.
2. AREA TABULATION:
 - A. GROSS AREA OF TRACT: 60.051 AC. +/-
 - B. AREA OF FLOODPLAIN: 5.65 AC. +/-
 - C. NET AREA OF TRACT: 54.401 AC. +/-
 - D. AREA OF PUBLIC ROAD R/W: 1.601 AC. +/-
 - E. NUMBER OF PROPOSED BUILDABLE LOTS: 14
 - F. NUMBER OF PRESERVATION PARCELS: 4
 - G. AREA OF BUILDABLE LOTS: 15,318 AC. +/-
 - H. AREA OF PRESERVATION PARCELS: 43,132 AC. +/-
3. OPEN SPACE IS NOT REQUIRED FOR THIS SUBDIVISION SINCE IT IS NOT IMPORTING DENSITY UNDER THE DEO OPTION FOR CLUSTER SUBDIVISIONS.
4. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
5. PRIVATE WATER AND SEWER WILL BE USED WITHIN THE PROJECT.
6. THE SUBJECT PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
7. TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON HOWARD COUNTY 5' CONTOURS.
8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND/OR STREAM BUFFER.
9. 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.
10. THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
11. BOUNDARY OUTLINE IS BASED ON DEED PLOT BY FISHER, COLLINS & CARTER, INC.
12. B.R.L. DENOTES BUILDING RESTRICTION LINE.
13. 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 (14 FEET SERVING MORE THAN ONE RESIDENCE)
 - 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 45 FOOT TURNING RADIUS
 - D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS H2S 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
14. ALL AREAS ARE MORE OR LESS (M.O.L.)
15. 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.
16. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 578 SPECIFICATIONS. WATER QUALITY WILL BE PROVIDED BY APPROPRIATE BEST MANAGEMENT PRACTICES.

"THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT."
17. THE WETLANDS DELINEATION STUDY AND FOREST STAND DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY, 2001.
18. THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED MAY, 2001.
19. SOILS INFORMATION TAKEN FROM SOIL MAP NO. 2, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
20. AS A CONSEQUENCE OF THIS SKETCH PLAN BEING SUBMITTED BEFORE NOVEMBER 15, 2001, IT WILL BE SUBJECT TO THE 4th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. IN ADDITION, SINCE NO PRELIMINARY PLAN WAS APPROVED PRIOR TO NOVEMBER 1, 2001, THIS PLAN MUST COMPLY WITH THE HOWARD COUNTY ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 50-2001.
21. A Cemetery Access and Accommodation Plan for the Cemetery on Preservation Parcel "D" was approved by the Planning Director, based on recommendation by the Howard County Planning Board on 1/18/02.

DENSITY CALCULATIONS

1. NUMBER OF CLUSTER LOTS ALLOWED BY RIGHT = 60.051 / 4.25 = 14 UNITS
2. NUMBER OF PROPOSED UNITS = 14 UNITS
3. IN ACCORDANCE WITH SECTION 104.F.1.C. OF THE ZONING REGULATIONS (AS AMENDED BY COUNCIL BILL 50-2001) THE BUILDABLE PRESERVATION PARCEL "B" IS A BONUS UNIT IN ADDITION TO THE 14 UNITS ABOVE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR 3/19/02
DATE

SKETCH PLAN
PHEASANT RUN EAST
LOTS 1 THRU 14
AND PRESERVATION PARCELS "A" THRU "D"
ZONED "RC-DEO"
TAX MAP 03, GRID 19, PARCEL 29
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 19, 2002
SHEET 1 OF 2

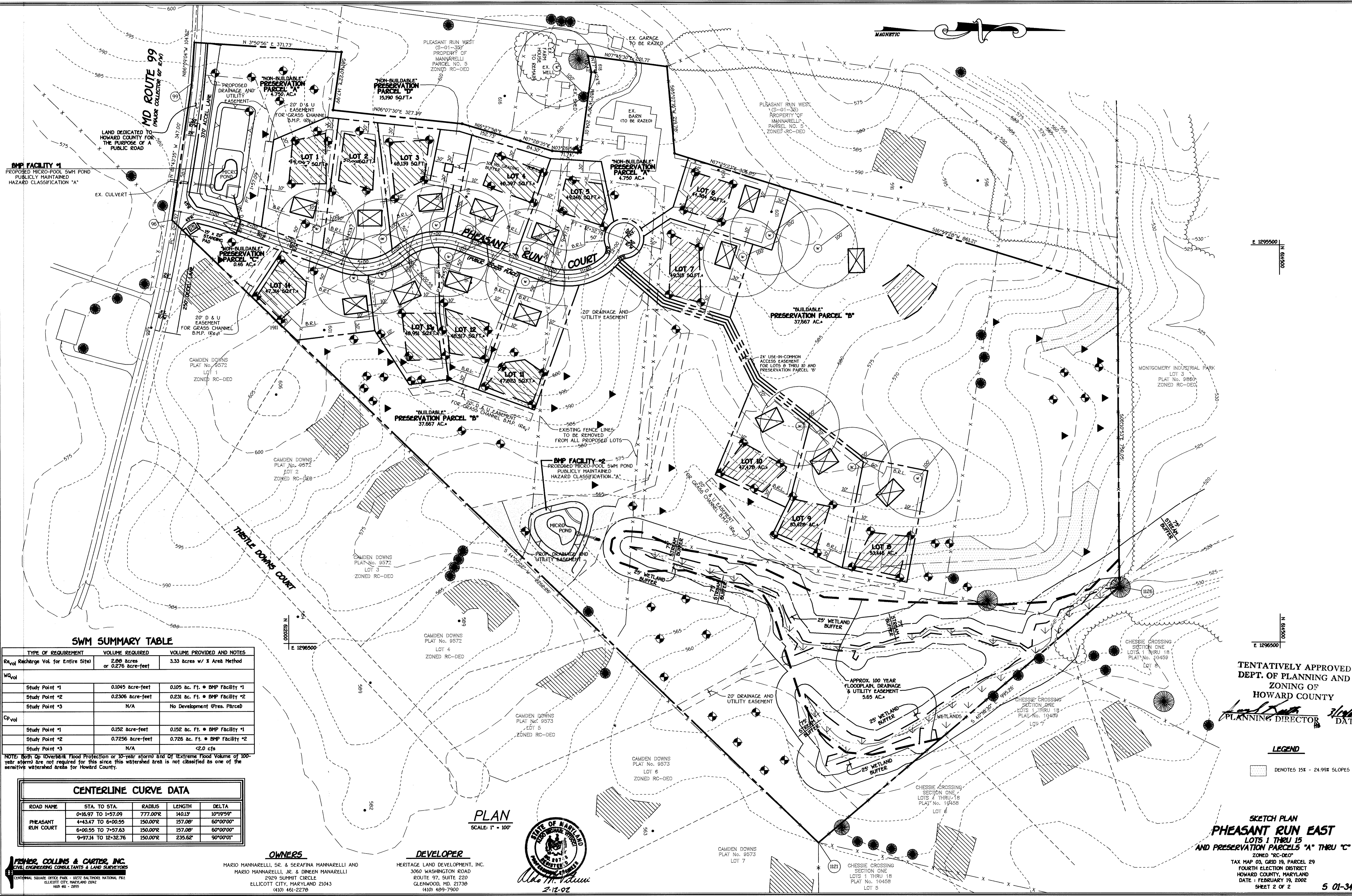


2-12-02
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTHAZORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2955

OWNERS
MARIO MANNARELLI, SR. & SERAFINO MANNARELLI AND
MARIO MANNARELLI, JR. & DINEEN MANNARELLI
2929 SUMMIT CIRCLE
ELLCOTT CITY, MARYLAND 21043
(410) 461-2278

DEVELOPER
HERITAGE LAND DEVELOPMENT, INC.
3060 WASHINGTON ROAD
ROUTE 97, SUITE 220
GLENWOOD, MD. 21736
(410) 489-7900



BMP FACILITY #1
PROPOSED MICRO-POOL SWM POND
PUBLICLY MAINTAINED
HAZARD CLASSIFICATION "A"

BMP FACILITY #2
PROPOSED MICRO-POOL SWM POND
PUBLICLY MAINTAINED
HAZARD CLASSIFICATION "A"

SWM SUMMARY TABLE

TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED AND NOTES
Revol Recharge Vol. for Entire Site	2.06 acres or 0.276 acre-feet	3.33 acres w/ X Area Method
WCvol		
Study Point #1	0.1045 acre-feet	0.105 ac. Ft. • BMP Facility #1
Study Point #2	0.2306 acre-feet	0.231 ac. Ft. • BMP Facility #2
Study Point #3	N/A	No Development (Pres. Parcel)
CPvol		
Study Point #1	0.152 acre-feet	0.152 ac. Ft. • BMP Facility #1
Study Point #2	0.7256 acre-feet	0.726 ac. Ft. • BMP Facility #2
Study Point #3	N/A	<2.0 cfs

NOTE: Both Up (Overbank Flood Protection or 10-year storm) and Df (Extreme Flood Volume of 100-year storm) are not required for this since this watershed area is not classified as one of the sensitive watershed areas for Howard County.

CENTERLINE CURVE DATA

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
PHEASANT RUN COURT	0+16.97 TO 1+57.09	777.00'R	140.13'	10°19'59"
	4+43.47 TO 6+00.55	150.00'R	157.08'	60°00'00"
	6+00.55 TO 7+57.63	150.00'R	157.08'	60°00'00"
	9+97.14 TO 12+32.76	150.00'R	235.62'	90°00'00"

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PLAN
SCALE: 1" = 100'

TENTATIVELY APPROVED
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LEGEND
DENOTES 15% - 24.99% SLOPES

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LOTS 1 THRU 15
AND PRESERVATION PARCELS "A" THRU "C"
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SHEET 2 OF 2