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3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN

# PRELIMINARY EQUIVALENT SKETCH PLAN PEACEFIELDS AT CATTAIL CREEK

## LOTS 1 THRU 14 & PRESERVATION PARCELS 'A' THRU 'C' (A RESUBDIVISION OF LOTS 1 & 2, PEACEFIELDS, PLAT No. 11105) ZONED: "RR"

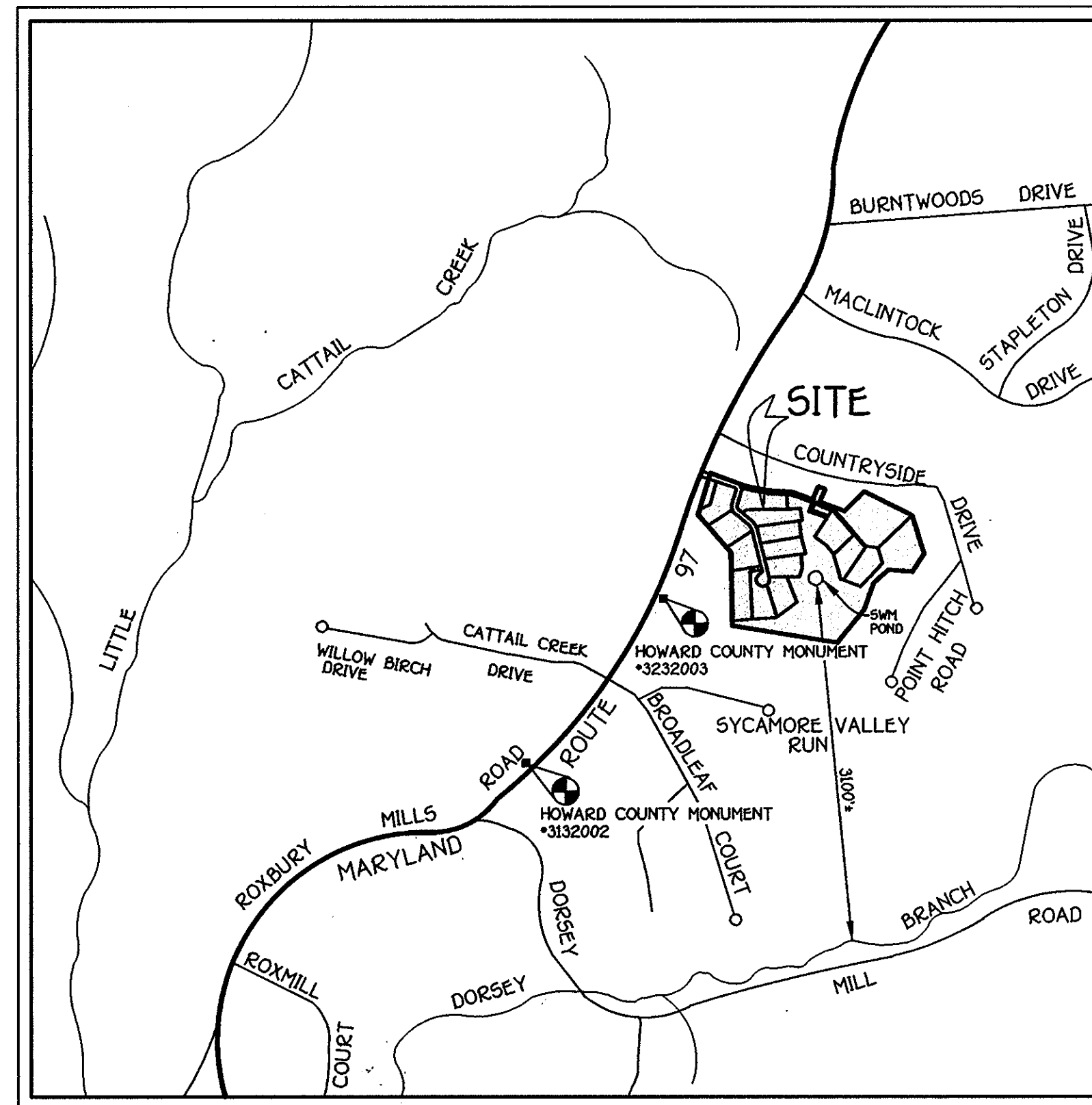
U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST
117	584257.338104	1303284.353102
121	584950.487352	1302475.756402
122	584387.488107	1302487.579593
129	584814.452903	1303673.129927
153	585230.949846	1303894.274549
154	584939.045499	1303944.485029
157	584901.388952	1303955.073710
188	585284.438229	1303340.113272
187	585227.099804	1303302.518948
575	585419.38800	1303496.1673
605	584717.495201	1303564.089547
607	584912.529996	1303489.011916
615	584332.409738	1303152.563191
617	585438.302493	1303919.944915
618	585449.728222	1303340.356491
619	585351.833458	1303098.974768
620	585409.010754	1302941.227372
625	585420.509930	1302758.493774
634	585454.575879	1302584.505054
636	585236.646674	1302228.582855
640	585553.288692	1302320.866487

MINIMUM LOTS SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
4	50,151 Sq.Ft.	1,794 Sq.Ft.	48,357 Sq.Ft.	48,357 Sq.Ft.
12	57,352 Sq.Ft.	7,979 Sq.Ft.	49,373 Sq.Ft.	49,373 Sq.Ft.
13	47,574 Sq.Ft.	6,386 Sq.Ft.	41,188 Sq.Ft.	41,188 Sq.Ft.
14	55,830 Sq.Ft.	7,237 Sq.Ft.	48,593 Sq.Ft.	48,593 Sq.Ft.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	510 L.F.
NUMBER OF TREES REQUIRED:	
SHADE TREES	10
EVERGREEN TREES	12
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES PROVIDED:	
SHADE TREES	10
EVERGREEN TREES	12
OTHER TREES (2:1 SUBSTITUTION)	---

SCHEDULE A PERIMETER LANDSCAPE EDGE										
CATEGORY	Adjacent to Roadways			Adjacent to Perimeter Properties						
	B 282'	A 810'	A 367'	A 385'	A 170'	A 965'	A 210'	A 377'	A 905'	A 905'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	P1	P2	P3	P4	P5	P6	P7	P8	P9	P9
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES (227')	NO	NO	YES (654')	YES (210')	YES (377')	YES (905')	YES (905')
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED:										
SHADE TREES	4	13	2	6	2	5	0	0	0	0
EVERGREEN TREES	7	-	-	-	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-	-	-	-	-

NOTE: IN ADDITION TO THE LANDSCAPE OBLIGATIONS OUTLINED IN SCHEDULE A, THE DEVELOPER INTENDS TO PROVIDE A 300' LONG LANDSCAPE BUFFER (ON LOT 14, OPPOSITE LOTS 12 AND 13) CONSISTING OF A SHRUB LAYER, EVERGREEN TREES AND HARDWOODS TO BUFFER THE HISTORIC SITE FROM THE NEW DEVELOPMENT.



VICINITY MAP  
SCALE: 1" = 1200'

### GENERAL NOTES:

- SUBJECT PROPERTY ZONED "RR" PER 10/18/1992 COMPREHENSIVE ZONING.
- TOTAL AREA OF PROPERTY = 31.91 AC. \*  
 a) AREA OF PROPOSED BUIDABLE LOTS: 15.28 AC. \*  
 b) AREA OF ROAD RIGHT-OF-WAY: 1.10 AC. \*  
 c) AREA OF PRESERVATION PARCELS: 12.46 AC. \*  
 d) TOTAL NO. OF BUIDABLE LOTS: 14  
 e) TOTAL NO. PRESERVATION PARCELS: 4  
 \* FOR THE PURPOSE OF DENSITY, 28.84 AC. IS USED EXCLUDING THE 3.07 AC. LOT.
- DENSITY CALCULATIONS:  
 a) BASE DENSITY: 6 UNITS  
 b) MAX. DENSITY: 14 UNITS  
 c) PROPOSED NO. OF UNITS: 14 UNITS  
 d) DEO REQUIRED: 8 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 WETLANDS DELINEATION STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN SEPTEMBER, 1998.
- THE TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP ON MARCH 27, 1998.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFER.
- 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.
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 26, 1993 BY FISHER, COLLINS & CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- 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 (4 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 (425 LOADS)  
 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 (±)
- 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.
- GEOTECHNICAL ANALYSIS WAS PREPARED BY HERBST/BENSON & ASSOC. ON JUNE 23, 1998.
- ALL STREET TREES & LANDSCAPING OBLIGATIONS WILL BE SHOWN ON THE FINAL PLANS.
- PREVIOUS FILES: PLAT No. 11105, F 94-20 & WP 93-111.
- HISTORIC HOUSE (H0-9) EXISTS ON THE SITE.  
CEMETERY (C21-5) EXISTS ON SITE.

### BULK REGULATIONS

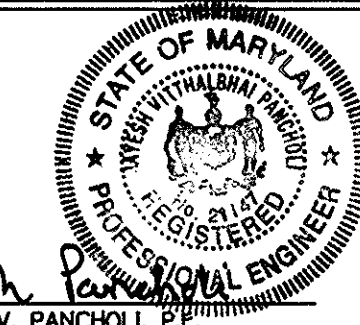
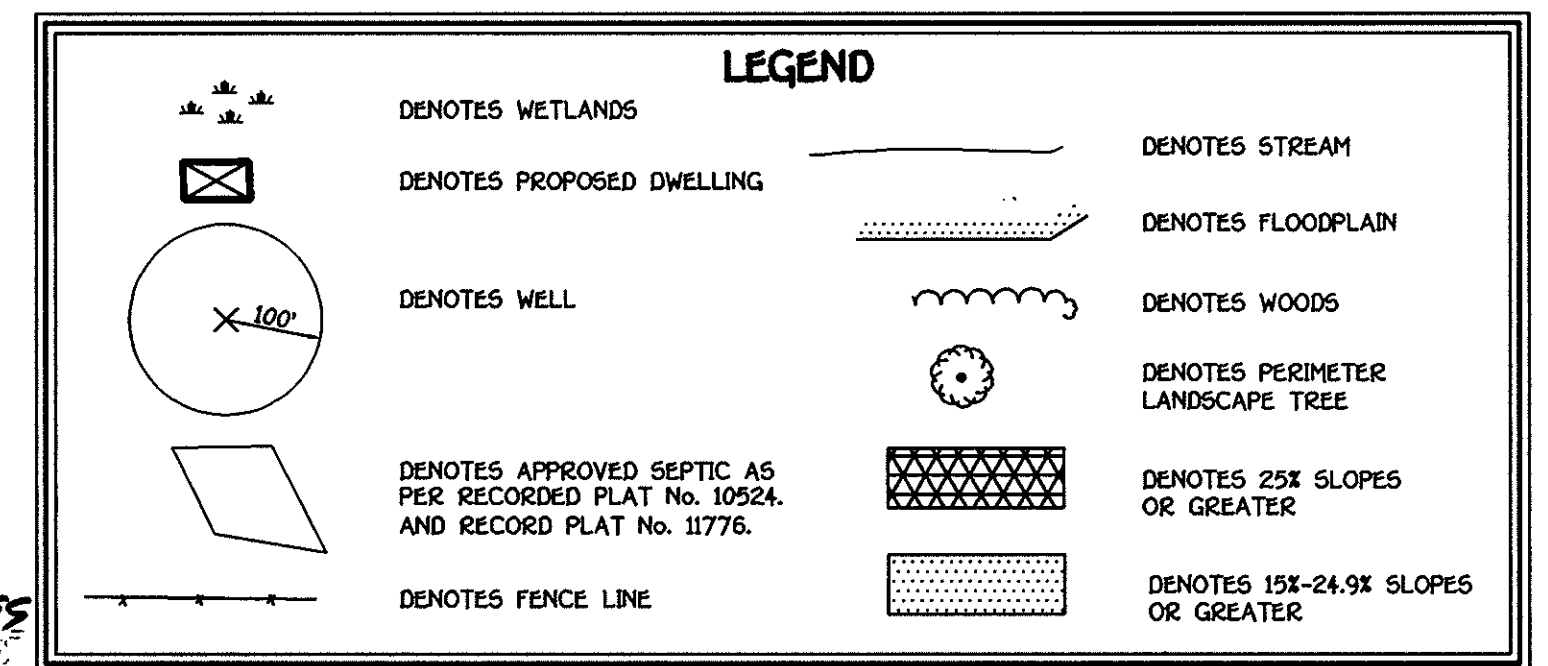
- MINIMUM WIDTH AT THE FRONT B.R.L. = 100'
- SETBACKS: FRONT: 50'  
 SIDE: 30' FROM ROAD R/W  
 10' OTHER  
 REAR: 30'  
 COLLECTOR OR ARTERIAL ROADS: 75' (MD. RTE. 97)

## TAX MAP 21 GRID 9 PARCEL 63 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING  
HOWARD COUNTY

PLANNING DIRECTOR DATE 5/12/99

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS,  
HOWARD COUNTY, HEALTH DEPARTMENT.  
County Health Officer DATE 4/26/99



JAYESH V. PANCHOLI, P.E. DATE 4-6-99

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PKWY  
ELLCOTT CITY, MARYLAND 21114  
(410) 661-2855

OWNER  
BRUCE A. MANGER  
2719 ST. PAUL STREET  
BALTIMORE, MARYLAND 21210

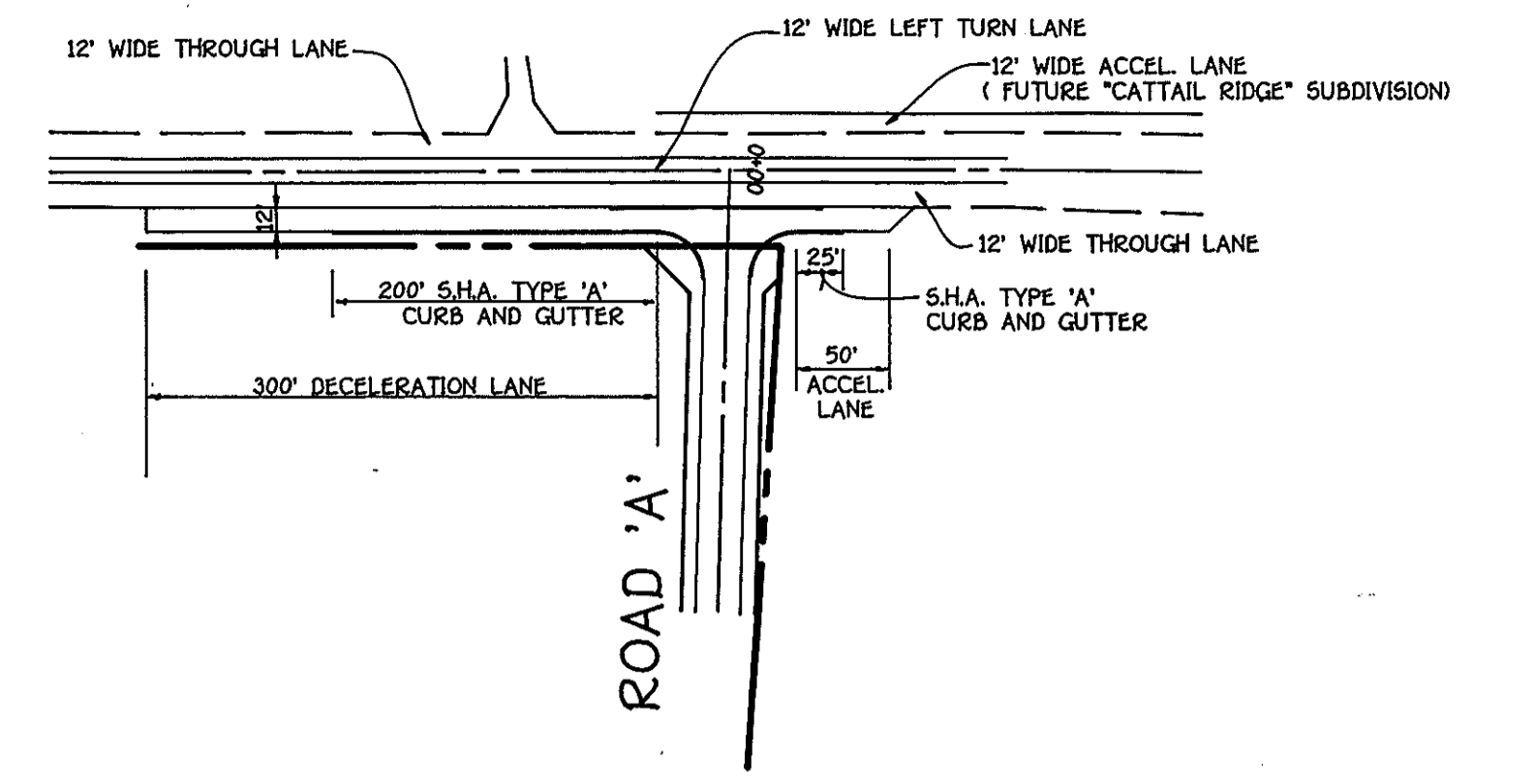
CONTRACT PURCHASER & DEVELOPER  
HERITAGE LAND DEVELOPMENT  
3243 BETHANY LANE  
ELLCOTT CITY, MARYLAND 21042

- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SIGNATURE OF FINAL PLATS.
- ALL WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES HAVE BEEN SHOWN.
- ALL WELLS TO BE DRILLED PRIOR TO RECORD PLAT APPROVAL.

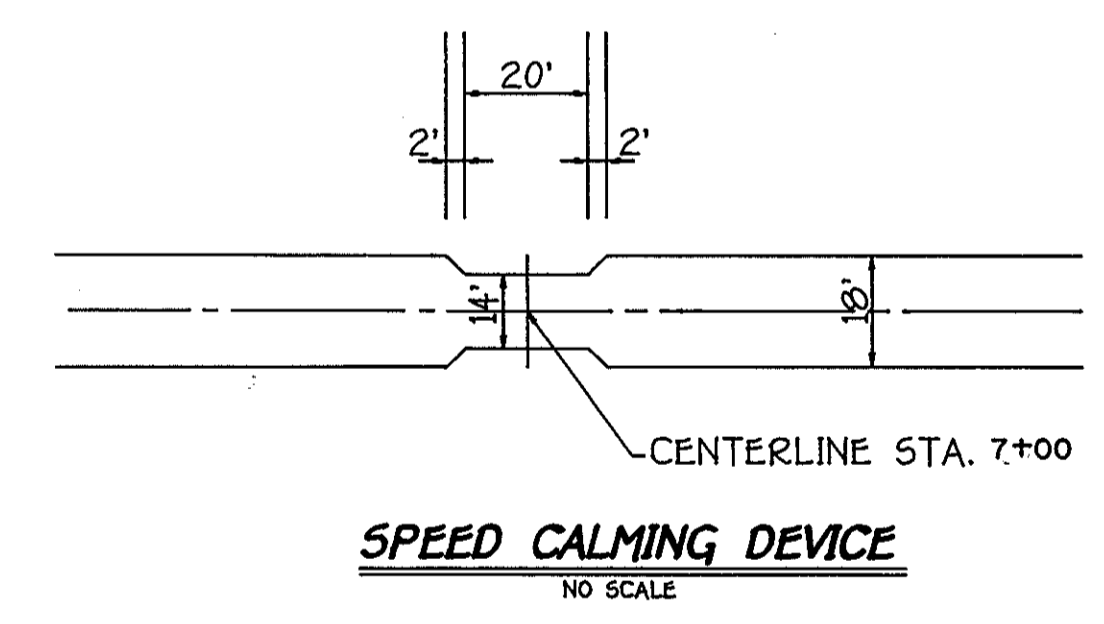
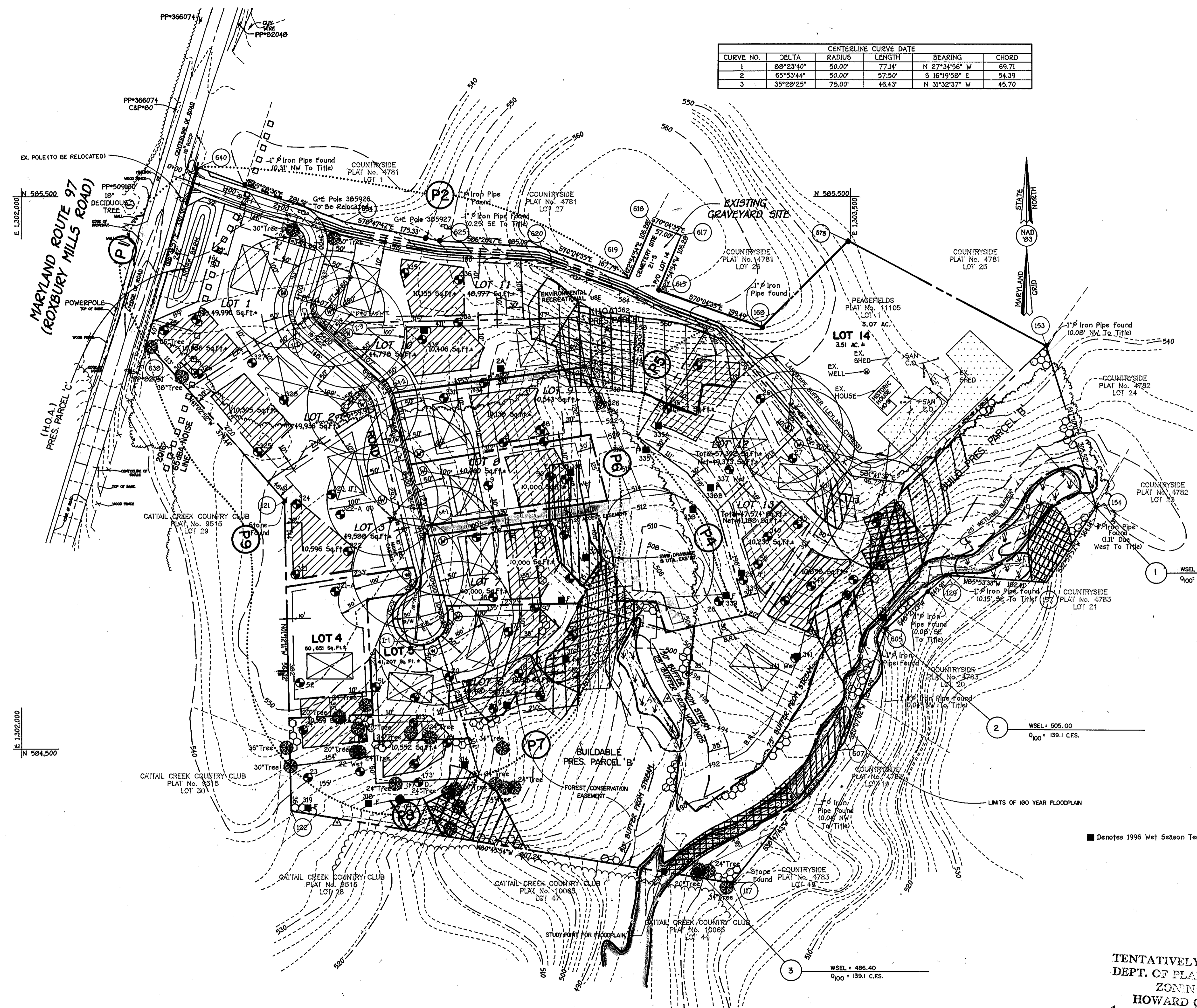


MARYLAND ROUTE 97

CURVE NO.	DELTA	CENTERLINE RADIUS	CURVE LENGTH	CHORD	BEARING
1	88°23'40"	50.00'	77.14'	69.71'	N 27°34'56" W
2	65°53'44"	50.00'	57.50'	54.39'	S 16°19'58" E
3	35°28'25"	75.00'	45.43'	45.70'	N 31°32'37" W

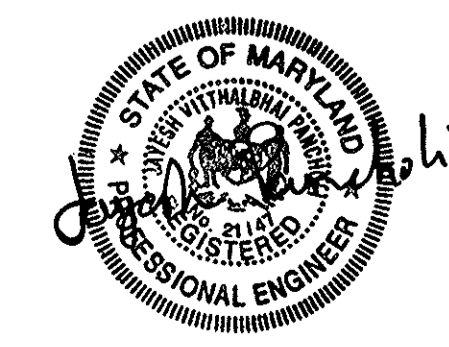


TRAFFIC FLOW DETAIL  
SCALE: 1" = 100'



SPEED CALMING DEVICE  
NO SCALE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Paul R. K... 5/10/99*  
PLANNING DIRECTOR DATE



FILE # F-94-20  
PRELIMINARY EQUIVALENT SKETCH PLAN  
**PEACEFIELDS AT CATTAIL CREEK**  
LOTS 1 THRU 14 & PRESERVATION PARCELS 'A' THRU 'C'  
(A RESUBDIVISION OF LOTS 1 & 2, PLAT No. 11105)  
FOURTH ELECTION DISTRICT  
TAX MAP No. 21 GRID 9 PART OF PARCEL 63  
HOWARD COUNTY, MARYLAND  
Scale: 1" = 100'  
DATE: AUGUST 4, 1998  
SHEET 2 OF 3

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CONTINENTAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FREE  
ELICOTT CITY, MARYLAND 21042  
4100 481 - 1295

**OWNER**  
BRUCE A. MANGER  
2719 ST. PAUL STREET  
BALTIMORE, MARYLAND 21218

**CONTRACT PURCHASER & DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
3243 BETHANY LANE  
ELICOTT CITY, MARYLAND 21042

APPROVED FOR PRIVATE SEWER AND PRIVATE WATER SYSTEMS.  
*Ray J. Baker 4/26/99*  
HOWARD COUNTY HEALTH OFFICER DATE

SP99.03



**Legend**

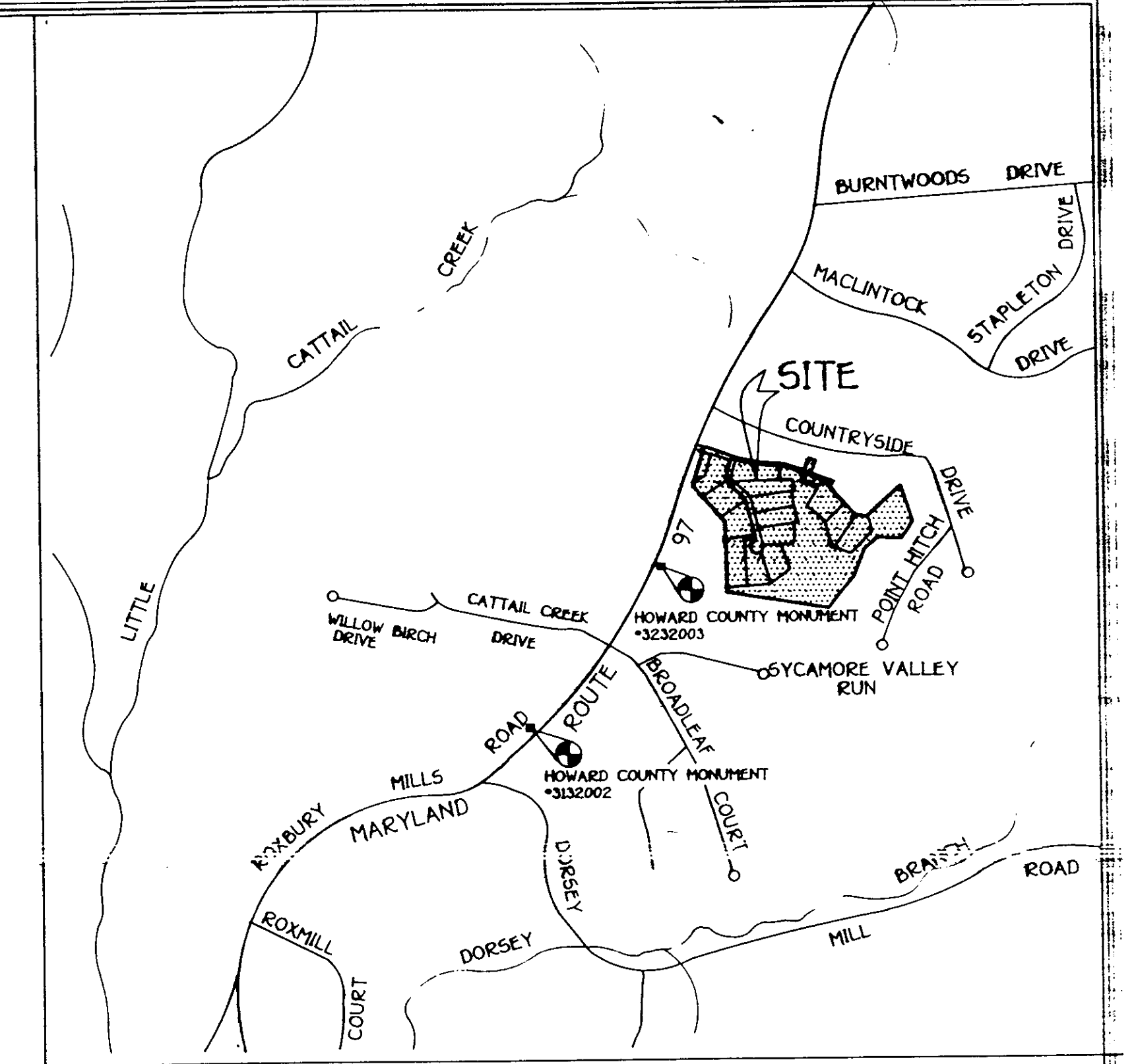
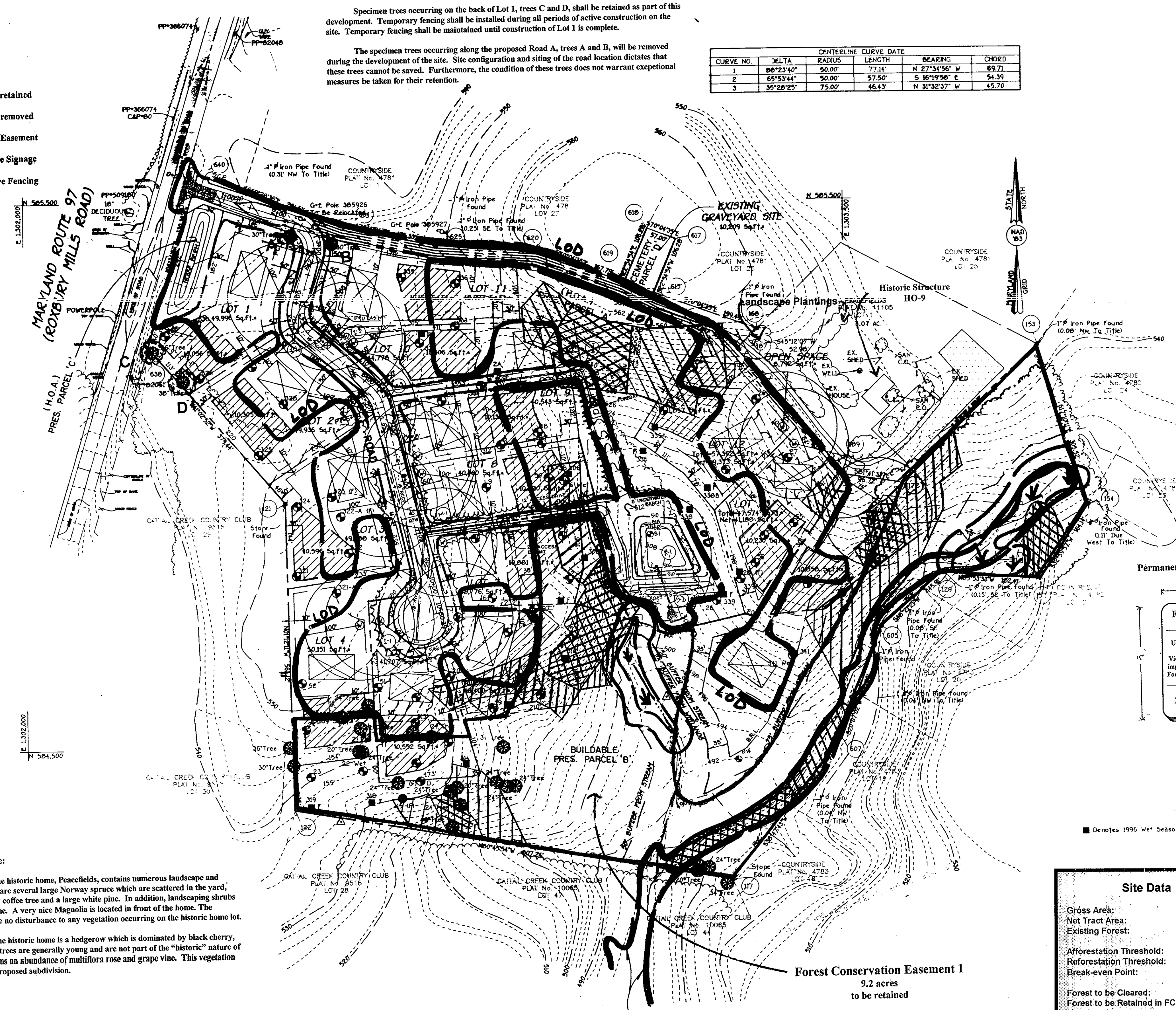
- Existing Contours
- Proposed Contours
- Existing Treeline
- Proposed Treeline
- ⊙ Specimen Tree to be retained
- ⊙ Specimen Tree to be removed
- Forest Conservation Easement
- Permanent Protective Signage
- Temporary Protective Fencing

**Specimen Tree Note:**

Specimen trees occurring on the back of Lot 1, trees C and D, shall be retained as part of this development. Temporary fencing shall be installed during all periods of active construction on the site. Temporary fencing shall be maintained until construction of Lot 1 is complete.

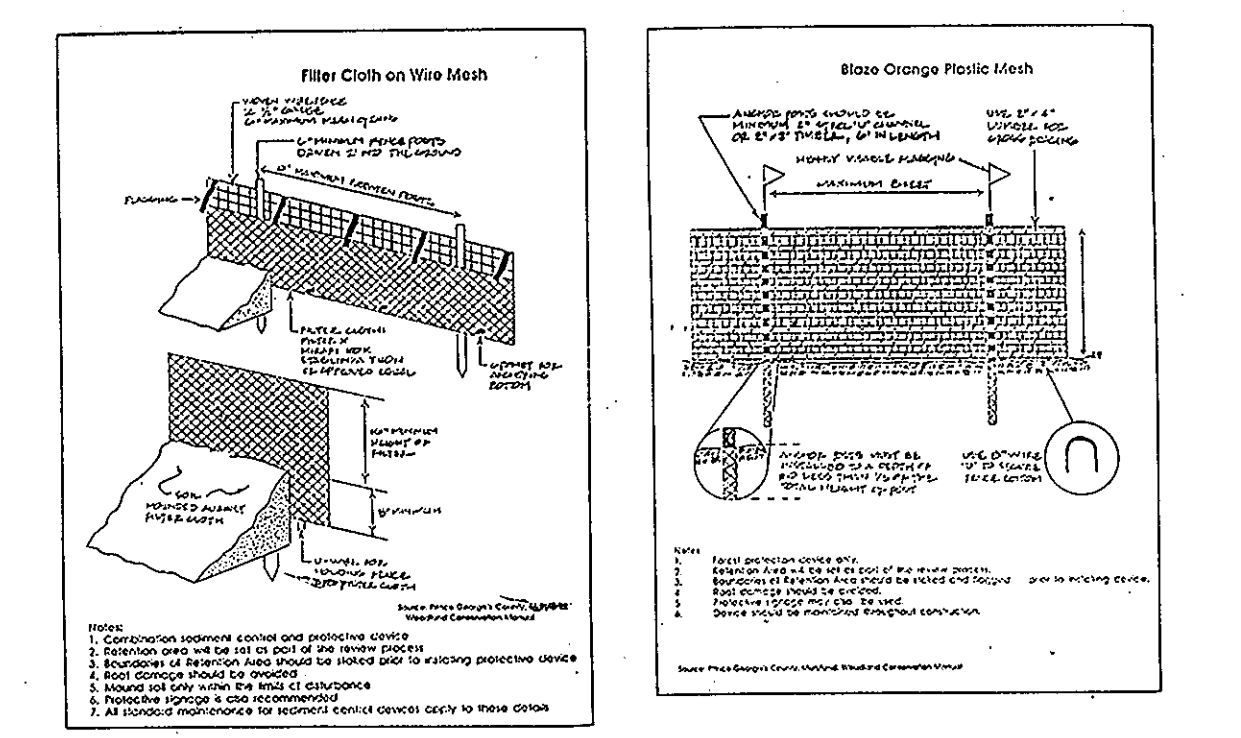
The specimen trees occurring along the proposed Road A, trees A and B, will be removed during the development of the site. Site configuration and siting of the road location dictates that these trees cannot be saved. Furthermore, the condition of these trees does not warrant exceptional measures be taken for their retention.

CURVE NO.	DELTA	RADIUS	LENGTH	BEARING	CHORD
1	86°23'40"	50.00'	77.11'	N 27°34'56" W	69.71'
2	65°53'44"	50.00'	57.50'	S 16°19'50" E	54.39'
3	35°28'25"	75.00'	46.43'	N 31°32'37" W	45.70'

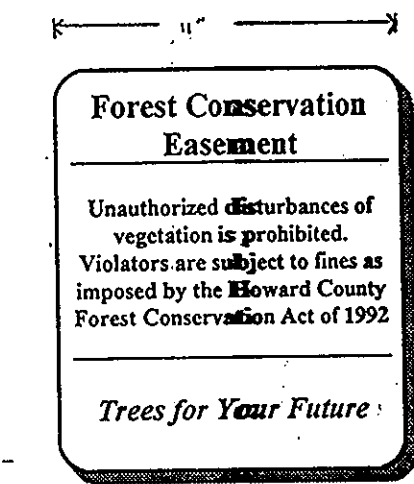


**VICINITY MAP**  
SCALE: 1" = 1200'

**Temporary Protective Fencing**



**Permanent Protective Signage**



■ Denotes 1996 Wet Season Tests.

Site Data	
Gross Area:	28.9 Acres
Net Tract Area:	28.0 Acres
Existing Forest:	17.0 Acres
Afforestation Threshold:	5.8 Acres
Reforestation Threshold:	7.2 Acres
Break-even Point:	9.2 Acres
Forest to be Cleared:	7.8 Acres
Forest to be Retained in FCE:	9.2 Acres
Reforestation Required:	0 Acres

**FCP - Historic Structure Note:**

The lawn surrounding the historic home, Peacefields, contains numerous landscape and ornamental plantings. Included are several large Norway spruce which are scattered in the yard, specimen red maple, a Kentucky coffee tree and a large white pine. In addition, landscaping shrubs are present surrounding the home. A very nice Magnolia is located in front of the home. The proposed development will cause no disturbance to any vegetation occurring on the historic home lot.

Along the driveway to the historic home is a hedgerow which is dominated by black cherry, sassafras and red cedar. These trees are generally young and are not part of the "historic" nature of the home. The hedgerow contains an abundance of multiflora rose and grape vine. This vegetation will be removed as part of the proposed subdivision.

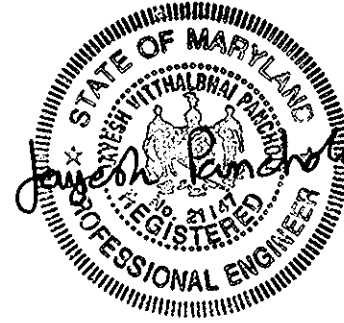
TENTATIVE  
DEPT. OF PLANNING  
ZONING &  
HOWARD COUNTY  
*Franklin S. Slaters*  
PLANNING DIRECTOR DATE

**FCP NOTES**

- Any Forest Conservation Easement (FCE) shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.
- Forest retained outside the Forest Conservation Easement shall not be considered part of the Forest Conservation Easement and may be cleared or retained without effecting the Forest Conservation Worksheet calculations.

**GRADING AND**

**FOREST CONSERVATION PLAN**  
FILE # F-94-20  
SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN  
PEACEFIELDS AT CATTAIL CREEK  
LOTS 1-13 & PRESERVATION PARCEL A-D  
TAX MAP No. 21 GRID 9 PART OF PARCEL 63  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



Scale: 1" = 100'  
DATE: AUGUST 4, 1998  
SHEET 3 OF 3

Eco-Science Professionals, Inc.  
CONSULTING ECOLOGISTS

P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

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

MD DNR Qualified Professional  
USA COGS Wetland Delimitator  
Certification # WDCP93MD0610044B2

**OWNER**  
BRUCE A. MANGER  
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3243 BETHANY LANE  
ELLICOTT CITY, MARYLAND 21042

APPROVED FOR PRIVATE SEWER AND PRIVATE WATER SYSTEMS.

*Clayton S. Baker* 4/26/99  
HOWARD COUNTY HEALTH OFFICER DATE