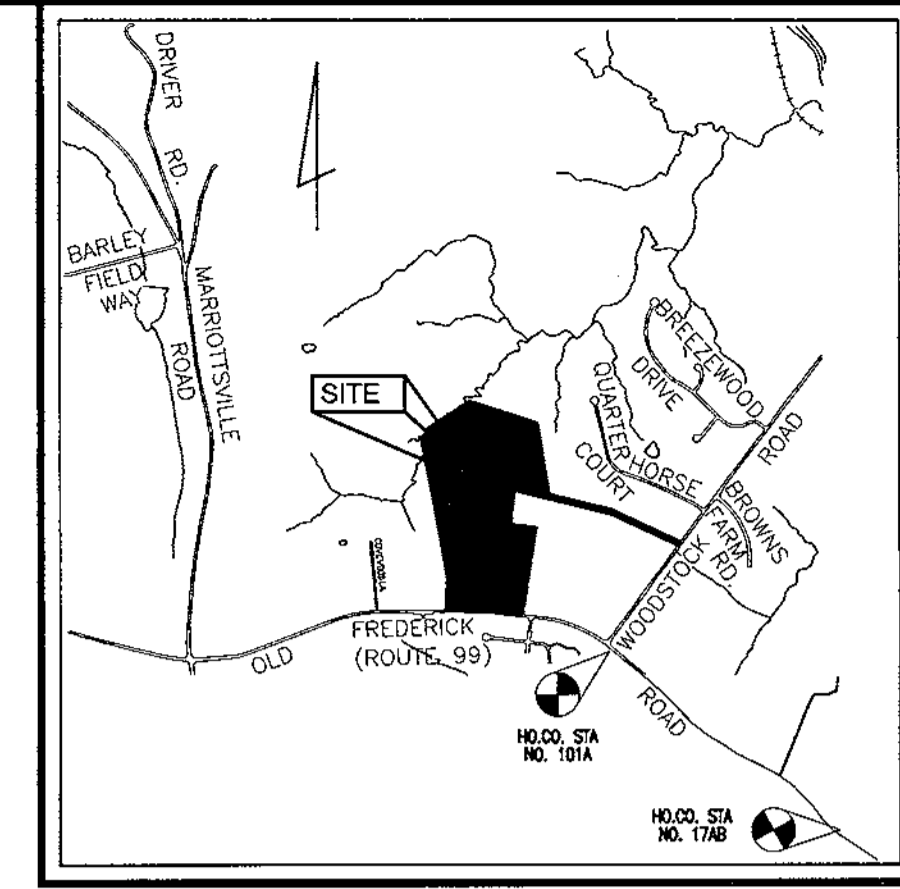


| SHEET INDEX | |
|-------------|---|
| SHEET NO. | TITLE |
| 1 | COVER SHEET |
| 2 | PRELIMINARY PLAN |
| 3 | PRELIMINARY GRADING & SEDIMENT CONTROL PLAN |
| 4 | FOREST CONSERVATION PLAN |
| 5 | FOREST CONSERVATION DETAILS |
| 6 | COUNTY APPROVED PERCOLATION PLAN |

PRELIMINARY PLAN

THE PRESERVE AT WAVERLY GLEN

LOTS 1-21, PRESERVATION PARCELS A-F AND NON-BUILDABLE BULK PARCEL G
 A RESUBDIVISION OF LOTS 1 & 2 AND PARCEL A OF SHADOW SHADE PLAT NO.
 13808 AND LOT 1 OF HIGHPOINT AT BREEZEWOOD FARMS PLAT NO. 6385
 HOWARD COUNTY, MARYLAND



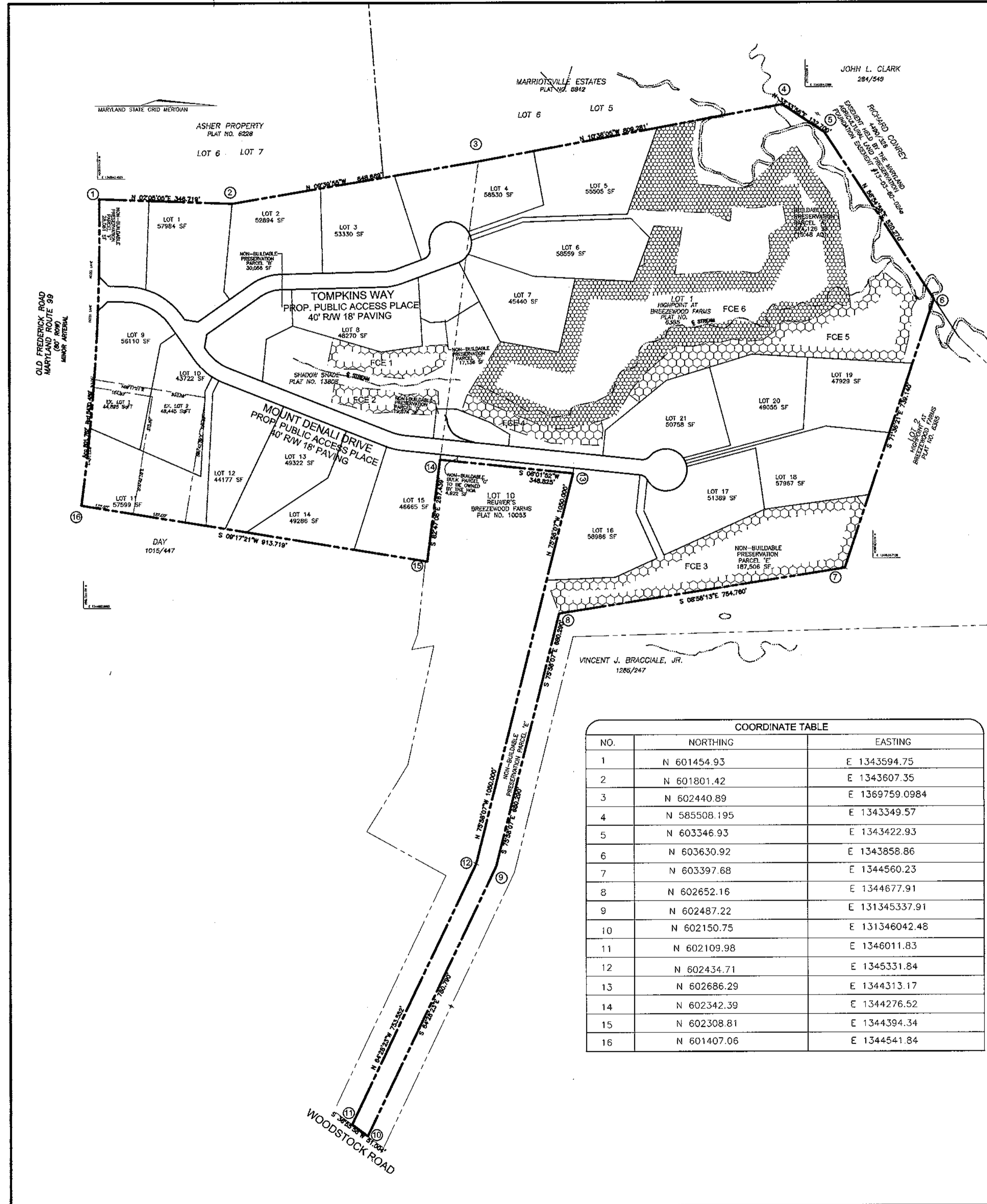
VICINITY MAP
 SCALE: 1"=2000'
 BENCHMARKS
 HOWARD COUNTY MONUMENT 101A
 HOWARD COUNTY MONUMENT 17AB

SITE DATA

LOCATION: TAX MAP 10, PARCELS '309' & '102'
 4TH ELECTION DISTRICT
 EXISTING ZONING: RC-DEO
 GROSS AREA OF PARCEL: 2,158,349 SQ. FT. (49.55 ACRES)
 AREA OF RIGHT OF WAY: 110,171 SQ. FT. (2.53 ACRES)
 AREA OF EX. FLOODPLAIN: 92,019 SQ. FT. (2.11 ACRES)
 AREA OF STEEP SLOPES (NOT LOCATED IN FLOODPLAIN): 132,279 SQ. FT. (3.04 ACRES)
 NET AREA OF PROJECT: 1,934,051 SQ. FT. (44.40 ACRES)
 NUMBER OF PROPOSED RESIDENTIAL LOTS/PARCELS: 22
 AREA OF PROPOSED RESIDENTIAL LOTS: 1,093,477 SQ. FT. (25.10 ACRES)
 AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A': 674,128 SQ. FT. (15.48 ACRES)
 AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B'-'F': 275,653 SQ. FT. (6.33 ACRES)
 AREA OF PROPOSED NON-BUILDABLE BULK PARCEL 'G': 4922 SQ. FT. (0.11 ACRES)
 NUMBER OF PROPOSED PRESERVATION PARCELS: 6 (1 BUILDABLE; 5 NON-BUILDABLE)
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 250,034 SF± (5.74 AC.)

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: '3419/444 (PARCEL '102'); 1453/747 (PARCEL '304')
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL & ASSOCIATES DATED MARCH 2001
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PREPARED BY POTOMAC AERIAL SURVEYS DATED 4/14/01.
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY TO BE PROVIDED BY: FACILITY NO. 1: A MICROPOOL EXTENDED DETENTION POND (HAZARD CLASS 'A') Cpv and WQv; FACILITY NO. 2: EXTENDED DETENTION OF WQ (HAZARD CLASS 'A') WQv only; FACILITY NO. 3: EXTENDED DETENTION OF WQ (HAZARD CLASS 'A') WQv only
- WETLANDS DELINEATED BY ECO-SCIENCES 09-27-00.
- THE FLOODPLAIN IS BASED ON F-86-13, HIGHPOINT AT BREEZEWOOD FARMS, LOTS 1 & 2, PLAT NO. 6385.
- FOREST STAND DELINEATION PLAN PREPARED BY FREDERICK WARD AND ASSOC. DATED 7-21-01.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED 2-22-01.
- THERE IS NO GRADING OR DISTURBANCE WITHIN STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
- 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 FINAL AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- TRASH COLLECTION AND RECYCLING WILL BE CURBSIDE PICKUP AT COUNTY ROADWAY.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL, DATED SEPTEMBER 2002. THE NOISE CONTOUR IS BASED ON THE PROJECTED 2020 TRAFFIC STUDY.
- DENSITY: NUMBER OF ENTITIES PERMITTED BY RIGHT: 49.55/4.25 = 11
 MAXIMUM RECEIVING YIELD: 44.4/2 = 22
 NUMBER OF BUILDABLE ENTITIES PROPOSED: 21 LOTS AND 1 BUILDABLE PRESERVATION PARCEL = 22 TOTAL
 NUMBER OF DEED UNITS NEEDED: 22-11 = 11
 5 DEEDS FROM THE DIPAUVA SENDING PLAT AND 6 DEEDS FROM THE ACKERMAN SENDING PLAT.
- AS A CONSEQUENCE OF ITS SUBMISSION FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE IT DID NOT HAVE PRELIMINARY APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
- THE EXISTING DRIVEWAY FROM WOODSTOCK ROAD WILL BE REMOVED WEST OF LOT 10 OF REUBEN'S BREEZEWOOD FARMS, PLAT NO. 10063.
- THE FOREST CONSERVATION EASEMENT TO BE RECORDED AS PART OF SHADOW SHADE, PLAT NO. 13808 WILL NOT BE RETAINED AS PART OF THIS SUBDIVISION.
- PRESERVATION PARCELS 'A', 'E' & 'F' TO BE PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOA AS EASEMENT HOLDERS. PRESERVATION PARCELS 'B', 'C', 'D' & 'G' ARE TO BE OWNED BY HOWARD COUNTY AS THE EASEMENT HOLDER. PRESERVATION PARCEL 'A' TO BE A BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL. PRESERVATION PARCEL 'C' TO BE USED TO PRESERVE ENVIRONMENTALLY SENSITIVE RESOURCES. PRESERVATION PARCELS 'B', 'C' & 'D' ARE TO ENCOMPASS STORMWATER MANAGEMENT FACILITIES. THE 5% OPEN SPACE OBLIGATION FOR THE DENSITY RECEIVING SUBDIVISION WILL BE FULFILLED IN THE CREATION OF THE HOA OWNED PRESERVATION PARCELS B, C, AND D.
- FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD AND ASSOCIATES, DATED JULY 2002.
- PLANNING AND ZONING FILE NUMBERS: S-02-03, F-99-25, F-86-13
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 6.93 AC. AND REFORESTATION OF 5.36 AC. FOR A TOTAL FOREST CONSERVATION OBLIGATION AREA OF 12.29 AC.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- LOTS 18-20 AND 5-6 & PRESERVATION PARCEL A WILL UTILIZE . . . USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-8-06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS.



LOCATION PLAN

SCALE: 1"=200'

| AREA | REQUIREMENT | VOLUME REQUIREMENT W/O CREDITS | CREDITS | VOLUME REQUIREMENT AFTER CREDITS | NOTES |
|------|---------------------------------|--------------------------------|-------------------------|----------------------------------|---|
| 1 | WATER QUALITY VOLUME WQV | 0.15 AC.FT. | 4.81 AC. IN GRASS SHALE | 0.09 AC. FT. | LOTS EXEMPT 25% IN NATURAL CONSERVATION |
| 2 | RECHARGE VOLUME REV | 0.04 AC.FT. | GRASS SIDE DITCH | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION |
| 3 | CHANNEL PROTECTION VOLUME CPV | 0.22 AC.FT. | N/A | 0.22 AC. FT. | |
| 4 | OVERHEAD FLOOD PROTECTION, Q10P | N/A | N/A | N/A | |
| 5 | EXTREME FLOOD VOLUME, Q100P | N/A | N/A | N/A | |

NOTE: SWM PROVIDED BY A MICROPOOL ED(P-1) FACILITY

| AREA | REQUIREMENT | VOLUME REQUIREMENT W/O CREDITS | CREDITS | VOLUME REQUIREMENT AFTER CREDITS | NOTES |
|------|---------------------------------|--------------------------------|------------------------------|----------------------------------|---|
| 1 | WATER QUALITY VOLUME WQV | 0.04 AC.FT. | 2.22 AC. IN GRASS SHALE | 0.03 AC. FT. | LOTS EXEMPT 25% IN NATURAL CONSERVATION |
| 2 | RECHARGE VOLUME REV | 0.01 AC.FT. | 2.22 AC. IN GRASS SIDE DITCH | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION |
| 3 | CHANNEL PROTECTION VOLUME CPV | 0.30 AC.FT. | 1YR. RUNOFF LESS THAN 2 CFS | 0 | |
| 4 | OVERHEAD FLOOD PROTECTION, Q10P | N/A | N/A | N/A | |
| 5 | EXTREME FLOOD VOLUME, Q100P | N/A | N/A | N/A | |

NOTE: SWM PROVIDED BY AN EXTENDED DETENTION OF WQV.

| AREA | REQUIREMENT | VOLUME REQUIREMENT W/O CREDITS | CREDITS | VOLUME REQUIREMENT AFTER CREDITS | NOTES |
|------|---------------------------------|--------------------------------|-----------------------------|----------------------------------|---|
| 1 | WATER QUALITY VOLUME WQV | 0.10 AC.FT. | 1.52 AC. IN LOTS | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION 1.31AC. IN AREA 5 |
| 2 | RECHARGE VOLUME REV | 0.02 AC.FT. | 1.52 AC. IN LOTS | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION 1.31AC. IN AREA 5 |
| 3 | CHANNEL PROTECTION VOLUME CPV | 0.22 AC.FT. | 1YR. RUNOFF LESS THAN 2 CFS | 0 | |
| 4 | OVERHEAD FLOOD PROTECTION, Q10P | N/A | N/A | N/A | |
| 5 | EXTREME FLOOD VOLUME, Q100P | N/A | N/A | N/A | |

NOTE: SWM PROVIDED: N/A

| AREA | REQUIREMENT | VOLUME REQUIREMENT W/O CREDITS | CREDITS | VOLUME REQUIREMENT AFTER CREDITS | NOTES |
|------|---------------------------------|--------------------------------|------------------------------|----------------------------------|---|
| 1 | WATER QUALITY VOLUME WQV | 0.07 AC.FT. | 1.96 AC. IN LOTS UNDEVELOPED | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION 2.50AC. IN AREA 7 |
| 2 | RECHARGE VOLUME REV | 0.02 AC.FT. | 1.96 AC. IN LOTS UNDEVELOPED | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION 2.50AC. IN AREA 7 |
| 3 | CHANNEL PROTECTION VOLUME CPV | 0.07 AC.FT. | 1YR. RUNOFF LESS THAN 2 CFS | 0 | |
| 4 | OVERHEAD FLOOD PROTECTION, Q10P | N/A | N/A | N/A | |
| 5 | EXTREME FLOOD VOLUME, Q100P | N/A | N/A | N/A | |

NOTE: SWM PROVIDED: N/A

| YEAR | PHASE | ALLOCATIONS |
|------|-------|-------------|
| 2004 | 1 | 7 |
| 2005 | 2 | 12 |

TEMPORARILY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 March 2, 2003
 PLANNING DIRECTOR
 OWNER/DEVELOPER
 TBI HOMES, INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0223

| AREA | REQUIREMENT | VOLUME REQUIREMENT W/O CREDITS | CREDITS | VOLUME REQUIREMENT AFTER CREDITS | NOTES |
|------|---------------------------------|--------------------------------|------------------------------|----------------------------------|---|
| 1 | WATER QUALITY VOLUME WQV | 0.07 AC.FT. | 4.09 AC. IN LOTS | 0.02 AC. FT. | LOTS EXEMPT 25% IN NATURAL CONSERVATION |
| 2 | RECHARGE VOLUME REV | 0.02 AC.FT. | 4.09 AC. IN GRASS SIDE DITCH | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION |
| 3 | CHANNEL PROTECTION VOLUME CPV | 0.23 AC.FT. | 1YR. RUNOFF LESS THAN 2 CFS | 0 | |
| 4 | OVERHEAD FLOOD PROTECTION, Q10P | N/A | N/A | N/A | |
| 5 | EXTREME FLOOD VOLUME, Q100P | N/A | N/A | N/A | |

NOTE: SWM PROVIDED BY AN EXTENDED DETENTION OF WQV.

| AREA | REQUIREMENT | VOLUME REQUIREMENT W/O CREDITS | CREDITS | VOLUME REQUIREMENT AFTER CREDITS | NOTES |
|------|---------------------------------|--------------------------------|-----------------------------|----------------------------------|---|
| 1 | WATER QUALITY VOLUME WQV | 0.06 AC.FT. | 3.63 AC. IN LOTS | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION |
| 2 | RECHARGE VOLUME REV | 0.01 AC.FT. | 3.63 AC. IN LOTS | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION |
| 3 | CHANNEL PROTECTION VOLUME CPV | 0.24 AC.FT. | 1YR. RUNOFF LESS THAN 2 CFS | 0 | |
| 4 | OVERHEAD FLOOD PROTECTION, Q10P | N/A | N/A | N/A | |
| 5 | EXTREME FLOOD VOLUME, Q100P | N/A | N/A | N/A | |

NOTE: SWM PROVIDED: N/A

| AREA | REQUIREMENT | VOLUME REQUIREMENT W/O CREDITS | CREDITS | VOLUME REQUIREMENT AFTER CREDITS | NOTES |
|------|---------------------------------|--------------------------------|------------------------------|----------------------------------|---|
| 1 | WATER QUALITY VOLUME WQV | 0.29 AC.FT. | 2.58 AC. IN LOTS UNDEVELOPED | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION 8.76AC. IN AREA 6 |
| 2 | RECHARGE VOLUME REV | 0.07 AC.FT. | 2.95 AC. IN LOTS UNDEVELOPED | 0 | LOTS EXEMPT 25% IN NATURAL CONSERVATION 8.76AC. IN AREA 6 |
| 3 | CHANNEL PROTECTION VOLUME CPV | 0.28 AC.FT. | 1YR. RUNOFF LESS THAN 2 CFS | 0 | |
| 4 | OVERHEAD FLOOD PROTECTION, Q10P | N/A | N/A | N/A | |
| 5 | EXTREME FLOOD VOLUME, Q100P | N/A | N/A | N/A | |

NOTE: SWM PROVIDED: N/A

COVER SHEET
 THE PRESERVE AT WAVERLY GLEN
 LOTS 1-21, PRESERVATION PARCELS A-F AND
 NON-BUILDABLE BULK PARCEL G
 A RESUBDIVISION OF LOTS 1 & 2 AND PARCEL A OF
 SHADOW SHADE PLAT NO. 13808 AND LOT 1 OF HIGHPOINT AT
 BREEZEWOOD FARMS PLAT NO. 6385
 REF. S-02-03, F-99-25, F-86-13 PARCELS '304' & '102'
 TAX MAP 10, BLOCK 23 HOWARD COUNTY, MARYLAND
 4TH ELECTION DISTRICT

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS ARCHITECTS SURVEYORS
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-290-9550 Fax: 410-720-6228
 Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: JCO
 DRAWN BY: MHM
 CHECKED BY: RHV
 DATE: MARCH, 2003
 SCALE: AS SHOWN
 W.O. NO.: 2017198.00

1 SHEET OF 6

| LOT NO. | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
|---------|------------|---------------|------------------|
| 5 | 55505 SF | 1733 SF | 53772 SF |
| 11 | 57599 SF | 5280 SF | 52319 SF |
| 18 | 57967 SF | 1487 SF | 59454 SF |
| 19 | 47929 SF | 2554 SF | 45375 SF |
| 20 | 49055 SF | 1010 SF | 48045 SF |

| CATEGORY | PERIMETER LANDSCAPE EDGE | | | | | | | | | |
|--|--------------------------|---------|----------------------------------|--------|--------|--------|---------|----------|-----------|--------|
| | ADJACENT TO ROADWAYS | | ADJACENT TO PERIMETER PROPERTIES | | | | | | | |
| Perimeter/Frontage Designation Landscape Type | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Linear Feet of Roadway Frontage/Perimeter | 350 | 511 | 915 | 267 | 348 | 385 | 880 | 1302 | 1080 | 1345 |
| Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed) | No | No | No | No | No | No | No | Yes* 923 | Yes* 1060 | No |
| Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed) | No | No | No | No | No | No | No | No | No | No |
| Number of Plants Required (LF Remaining) | 1:50 7 | 1:50 10 | 1:60 15 | 1:60 4 | 1:50 7 | 1:60 6 | 1:60 15 | 1:60 6 | 379 0 | 1:60 0 |
| Shade Trees | 1:40 9 | 1:40 13 | - | - | 1:40 9 | - | - | - | - | - |
| Evergreen Trees | - | - | - | - | - | - | - | - | - | - |
| Shrubs | - | - | - | - | - | - | - | - | - | - |
| Number of Plants Provided | - | - | - | - | - | - | - | - | - | - |
| Shade Trees | - | - | - | - | - | - | - | - | - | - |
| Evergreen Trees | - | - | - | - | - | - | - | - | - | - |
| Other Trees (2:1 Substitution) | - | - | - | - | - | - | - | - | - | - |
| Shrubs (10:1 Substitution) | - | - | - | - | - | - | - | - | - | - |
| Describe Plant Substitution Credits Below if needed | - | - | - | - | - | - | - | - | - | - |

* Existing Woods to Remain

| LINEAR FEET OF PERIMETER | SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING | | |
|--|--|------------------------------------|------------------------------------|
| | SWM FACILITY 1 508 LF | SWM FACILITY 2 223 LF | SWM FACILITY 3 283 LF |
| CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET) | No | No | No |
| CREDIT FOR OTHER LANDSCAPING (NO, YES AND %) | No | No | No |
| NUMBER OF TREES REQUIRED (225) | 10 SHADE TREES 13 EVERGREEN TREES | 4 SHADE TREES 6 EVERGREEN TREES | 6 SHADE TREES 7 EVERGREEN TREES |
| NUMBER OF TREES PROVIDED | - SHADE TREES - EVERGREEN TREES | - SHADE TREES - EVERGREEN TREES | - SHADE TREES - EVERGREEN TREES |

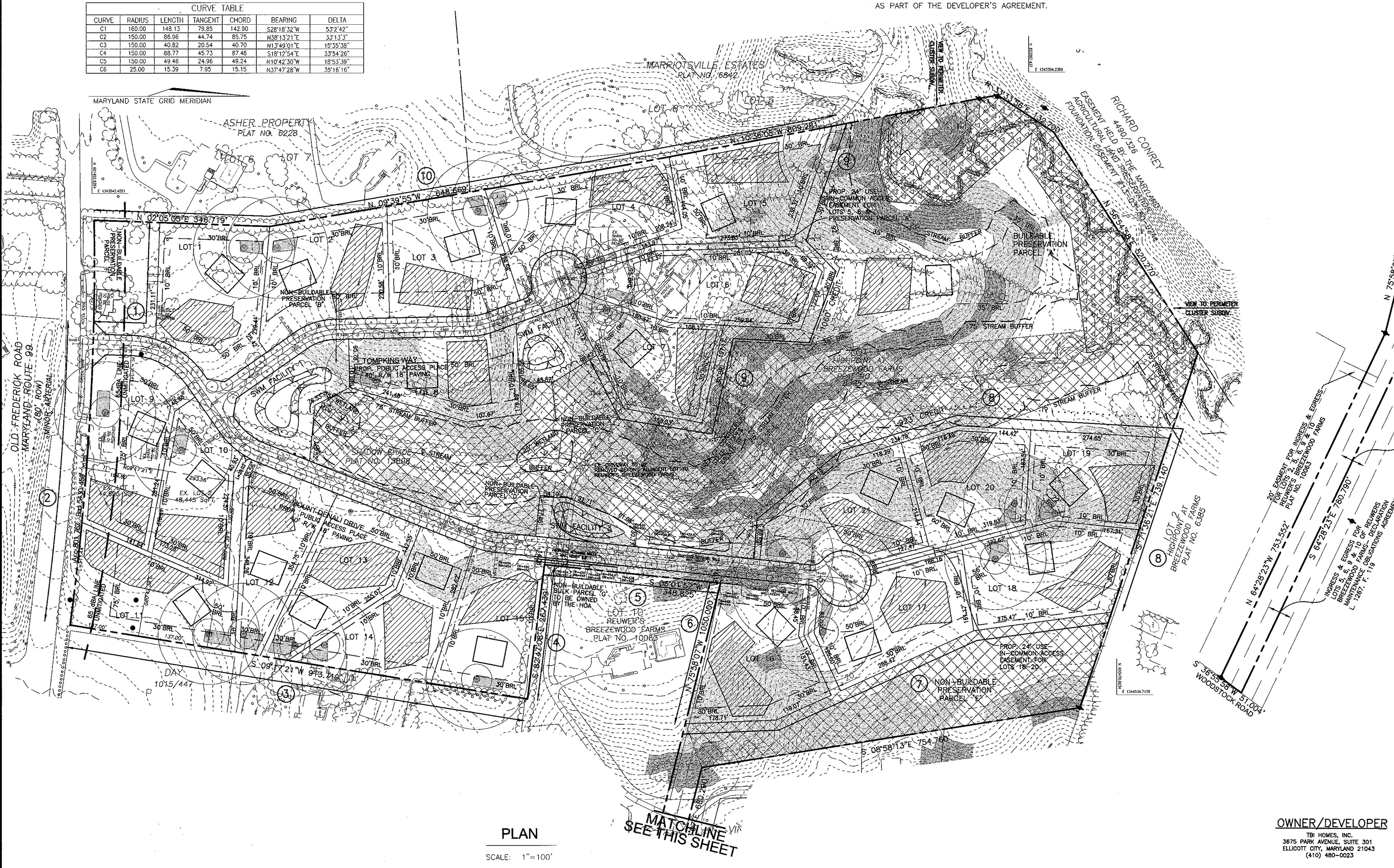
| STREET TREE CALCULATIONS | | | |
|--------------------------|---------|----------------|----------------|
| ROAD NAME | LENGTH | TREES REQUIRED | TREES PROVIDED |
| MOUNT DENALI DRIVE | 3420 LF | 86 | 86 |
| TOMPKINS WAY | 1630 LF | 40 | 40 |

GENERAL NOTES

1. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
2. FINANCIAL SURETY FOR THE REQUIRED 126 STREET TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

| LEGEND | |
|--------------------------|--|
| EXISTING CONTOUR | |
| EXISTING TREES TO REMAIN | |
| SOIL BOUNDARY | |
| Q STREAM | |
| STREAM BUFFER | |
| WETLAND BUFFER | |
| WETLAND | |
| 100 YEAR FLOODPLAIN | |
| SLOPES > 25% | |
| SLOPES 15% TO 24.9% | |
| NATURAL AREA EASEMENT | |
| SEPTIC EASEMENT | |

| CURVE TABLE | | | | | |
|-------------|--------|--------|---------|--------|-----------------------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
| C1 | 160.00 | 148.13 | 78.85 | 142.90 | S28°18'32"W 53°2'42" |
| C2 | 150.00 | 86.56 | 44.74 | 85.75 | N38°13'21"E 32°13'3" |
| C3 | 150.00 | 40.82 | 20.54 | 40.70 | N13°49'01"E 15°35'38" |
| C4 | 150.00 | 88.77 | 45.73 | 87.48 | S18°12'54"E 33°54'26" |
| C5 | 150.00 | 49.46 | 24.36 | 49.24 | N10°42'30"W 18°53'39" |
| C6 | 25.00 | 15.39 | 7.95 | 15.15 | N37°47'28"W 35°16'16" |



PLAN

SCALE: 1"=100'

MATCHLINE
SEE THIS SHEET

MATCHLINE
SEE THIS SHEET

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
March 2, 2003
PLANNING DIRECTOR *JA* DATE

PRELIMINARY PLAN AND
LANDSCAPE PLAN CONCEPT PLAN
THE PRESERVE AT WAVERLY GLEN
LOTS 1-21, PRESERVATION PARCELS A-F AND
NON-BUILDABLE BULK PARCEL G
A RESUBDIVISION OF LOTS 1 & 2 AND PARCEL A OF
SHADOW SHADE PLAT NO. 13808 AND LOT 1 OF HIGHPOINT AT
BREEZEWOOD FARMS PLAT NO. 6385
REF. S-02-03, F-99-25, F-86-13 PARCELS '304' & '102'
TAX MAP 10 BLOCK 23 HOWARD COUNTY, MARYLAND
4TH ELECTION DISTRICT

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: JCO
DRAWN BY: MMH
CHECKED BY: RHV
DATE: MARCH, 2003
SCALE: AS SHOWN
W.O. NO.: 2017139.00
2 SHEET OF 6

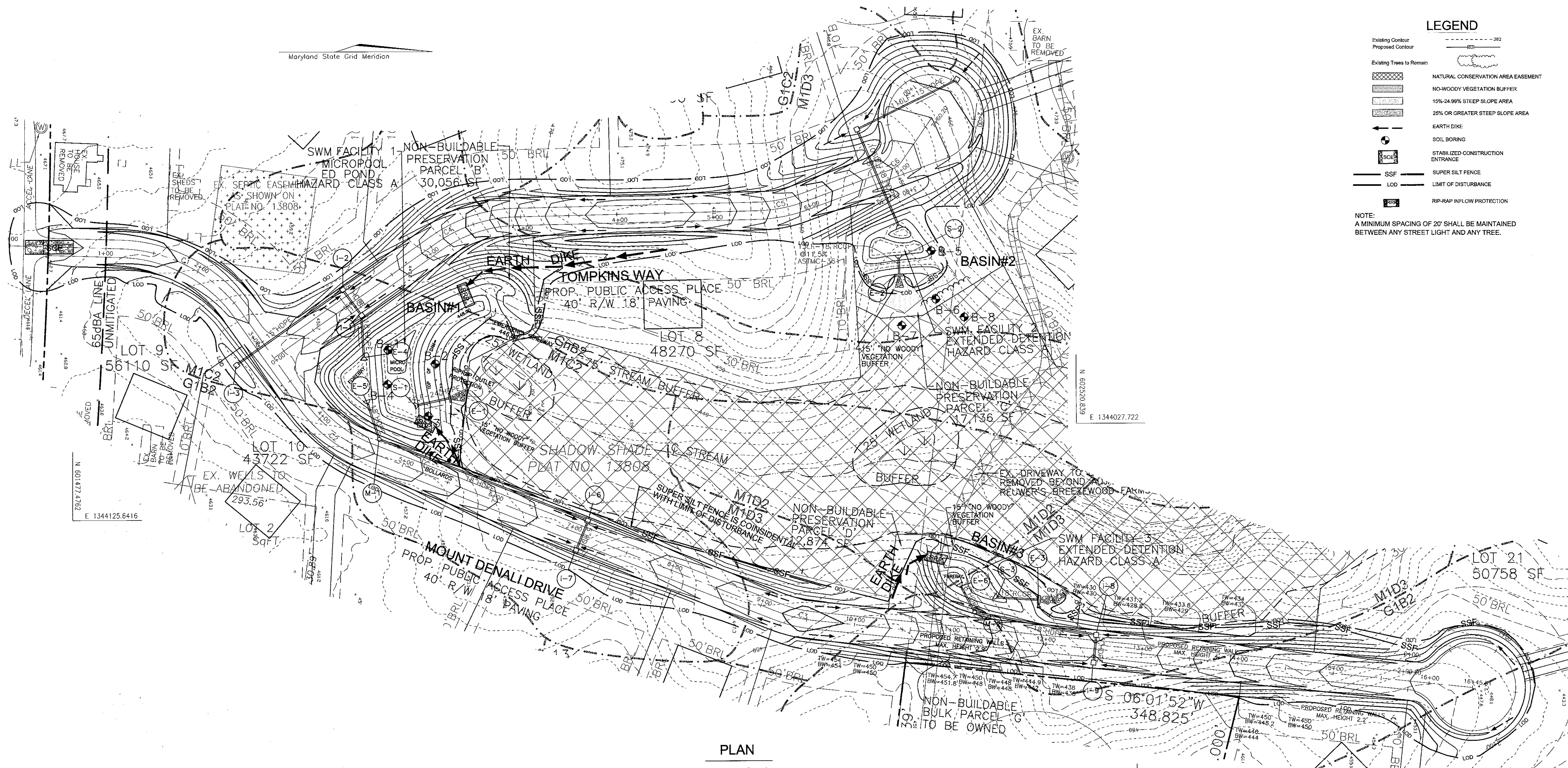
OWNER/DEVELOPER
THE HOMES, INC.
3675 PARK AVENUE, SUITE 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

Maryland State Grid Meridian

LEGEND

- Existing Contour
- Proposed Contour
- Existing Trees to Remain
- NATURAL CONSERVATION AREA EASEMENT
- NO-WOODY VEGETATION BUFFER
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- EARTH DIKE
- SOIL BORING
- STABILIZED CONSTRUCTION ENTRANCE
- SSF SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- RIP-RAP INFLOW PROTECTION

NOTE:
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.



PLAN
SCALE: 1"=50'

| SOILS LEGEND | | |
|--------------|--|------|
| SYMBOL | NAME / DESCRIPTION | TYPE |
| EK3 | ELDKK SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED | B |
| GB2 | GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED | B |
| GIC2 | GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| GIC3 | GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED | B |
| GnB2 | GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED | C |
| MIC2 | MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| MIC3 | MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED | B |
| MIE | MANOR LOAM, 25 TO 45 PERCENT SLOPES | B |

PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
THE PRESERVE AT WAVERLY GLEN
 LOTS 1-21, PRESERVATION PARCELS A-F AND NON-BUILDABLE BULK PARCEL G
 A RESUBDIVISION OF LOTS 1 & 2 AND PARCEL A OF SHADOW SHADE PLAT NO. 13808 AND LOT 1 OF HIGHPOINT AT BREEZEWOOD FARMS PLAT NO. 6385
 REF. S-02-03, F-99-25, F-86-13 PARCELS '304' & '102'
 TAX MAP 10 BLOCK 23 HOWARD COUNTY, MARYLAND
 4TH ELECTION DISTRICT

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
David D. ...
 PLANNING DIRECTOR DATE

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: JCO
 DRAWN BY: MIM
 CHECKED BY: RHV
 DATE: MARCH, 2003
 SCALE: AS SHOWN
 W.O. NO.: 2017138.00

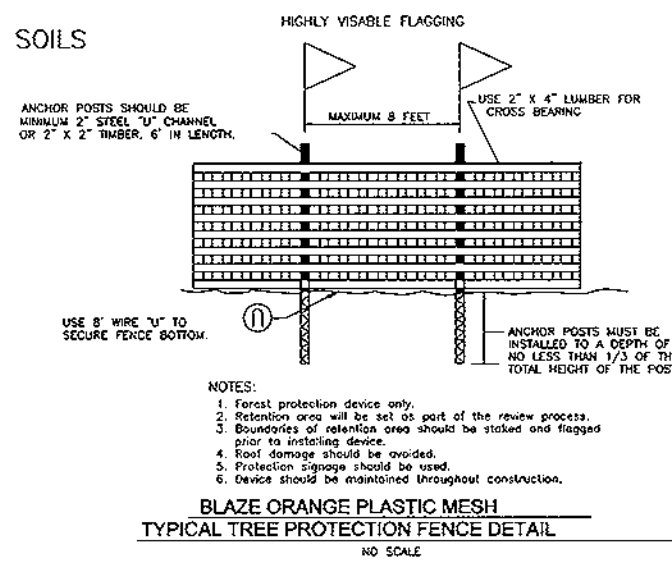
3 SHEET OF 6

OWNER/DEVELOPER
 TBI HOMES, INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

FOREST RETENTION AREAS AND NOTES

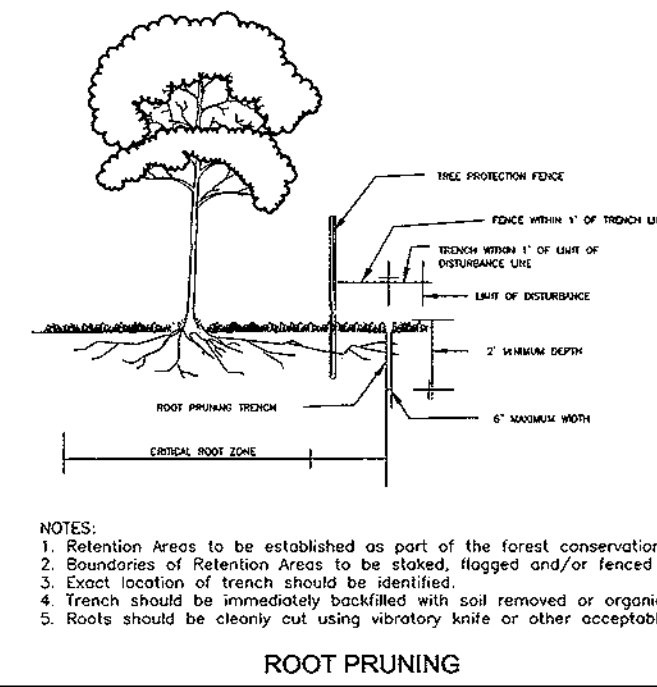
- FORESTED STREAM BUFFERS ARE RETAINED IN OPEN SPACE LOTS.
- FORESTED WETLANDS AND THEIR BUFFERS ARE RETAINED IN OPEN SPACE LOTS
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
- THE WOODED STEEP SLOPES ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
- FORESTED AREAS ADJACENT TO FLOODPLAINS AND STREAM BUFFERS ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
- UNWOODED SWM NATURAL CREDIT AREAS CAN BE PLANTED PER DED POLICY.
- THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
- CHANGES IN GRADING AND RUNOFF WITHIN CONSTRUCTION/INSTALLATION AREAS WILL NOT ADVERSELY AFFECT THE SOILS WITHIN THE FOREST RETENTION AREA. SEDIMENT CONTROL MEASURES WILL REDIRECT CONCENTRATED FLOW RUNOFF TO STORMWATER MANAGEMENT FACILITIES, RETAIN SEDIMENT WITHIN THE CONSTRUCTION SITE, AND/OR REDIRECT CLEAN WATER AWAY FROM CONSTRUCTION AREAS.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE, DPZ, AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 6.93 AC. AND THE REFORESTATION OF 5.36 AC. TOTAL OBLIGATION IS 12.29 AC. TOTAL PROVIDED IS 12.29 AC.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

| SOILS LEGEND | | |
|--------------|---|------|
| SYMBOL | NAME / DESCRIPTION | TYPE |
| EJC3 | ELIOAK SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED | B |
| GIB2 | GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED | B |
| GIC2 | GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| GIC3 | GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED | B |
| GnB2 | GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED | C |
| MIC2 | MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | B |
| MID3 | MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED | B |
| MI2 | MANOR LOAM, 25 TO 45 PERCENT SLOPES | B |



SITE DATA:

LOCATION: TAX MAP 10, PARCELS 102 AND 304
 4TH ELECTION DISTRICT
 EXISTING ZONING: RC-DEO
 GROSS AREA OF PARCEL: 49.55 ACRES
 AREA OF FLOODPLAIN: 2.11 ACRES
 TOTAL FORESTED AREA: 11.72 ACRES
 NET TRACT AREA: 47.44 ACRES
 FOREST WITHIN NET TRACT AREA: 9.49 ACRES



- NOTES:
- Retention areas to be established as part of the forest conservation plan review process.
 - Boundaries of Retention Areas to be staked, flagged and/or fenced prior to trenching.
 - Exact location of trench should be identified.
 - Trench should be immediately backfilled with soil removed or organic soil.
 - Roots should be cleanly cut using vibrating knife or other acceptable equipment.

AREA OF FOREST STAND F-2 CONSIDERED "CLEARED" FOR THE PURPOSE OF PREPARING FOREST CONSERVATION WORKSHEET.

FOREST PROTECTION NOTES

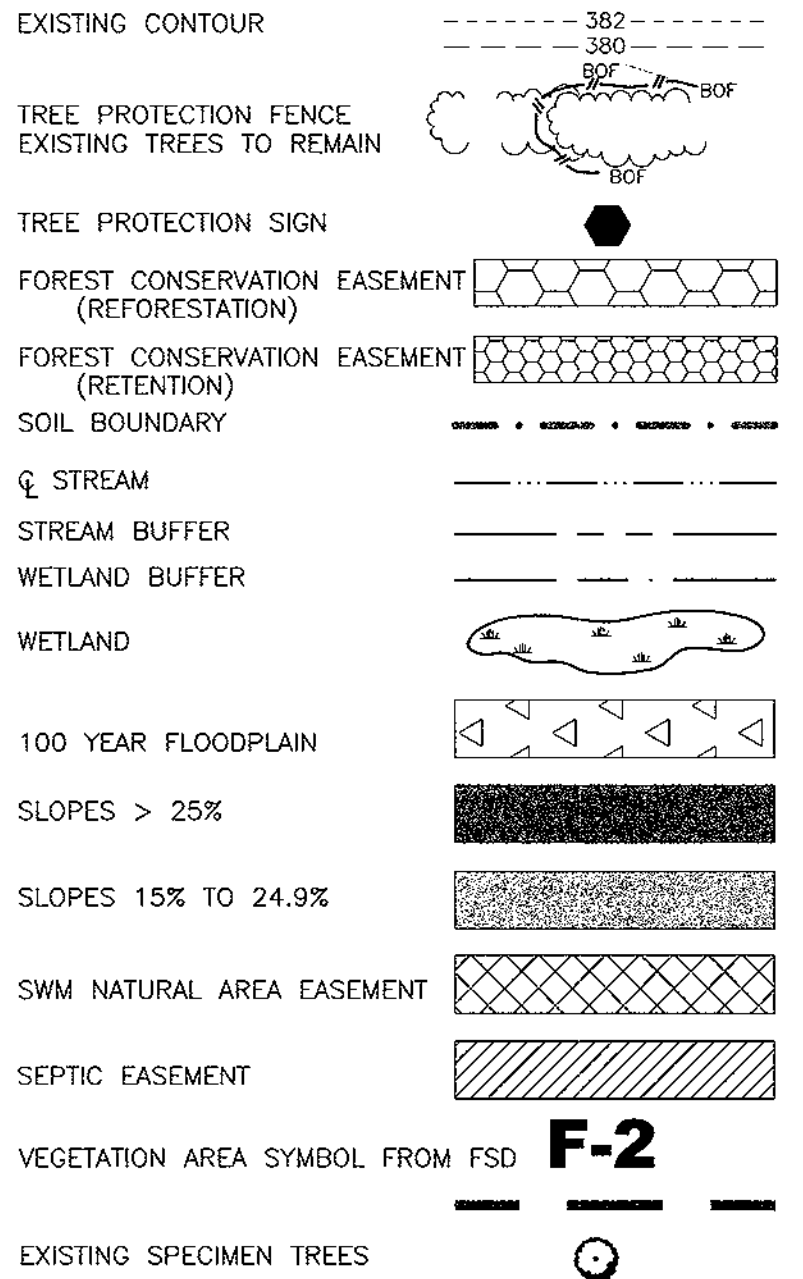
- PRE-CONSTRUCTION ACTIVITIES**
- Install blaze orange fence and retention signs before construction begins.
 - Fencing shall be maintained in good condition and promptly repaired or restored as the situation warrants.
 - A qualified tree care expert shall determine if root pruning is required along the limit of disturbance. Root prune trees as required. Water any root-pruned trees immediately after root-pruning and monitor for signs of stress during construction.
- CONSTRUCTION PHASE**
- No disturbance or dumping is allowed inside the tree retention area.
 - No equipment shall be operated inside the tree retention area including tree canopies.
 - In the event of drought, the protected trees shall be monitored for signs of stress and watered as needed.
- POST-CONSTRUCTION ACTIVITIES**
- At the direction of a qualified tree care expert, damages to retained trees shall be repaired by the contractor.
 - Fence removal and stabilization shall be as per the sediment and erosion control plan.
 - Do not remove signs.

SPECIMEN TREE CHART:

| NO. | D.B.H. (INCHES) | COMMON NAME | SAVE | 13 | 31 | AMERICAN BEECH | *YES |
|-----|-----------------|----------------|------|----|----|----------------|------|
| 1 | 36 | BLACK WALNUT | YES | 13 | 31 | AMERICAN BEECH | *YES |
| 2 | 31 | BLUE SPRUCE | NO | 14 | 47 | WHITE OAK | *YES |
| 3 | 38 | BLACK WALNUT | YES | 15 | 36 | AMERICAN BEECH | YES |
| 4 | 34 | BLACK WALNUT | YES | 16 | 33 | TULIP POPLAR | YES |
| 5 | 37 | RED MAPLE | YES | 17 | 33 | AMERICAN BEECH | YES |
| 6 | 33 | TULIP POPLAR | YES | 18 | 31 | AMERICAN BEECH | YES |
| 7 | 32 | RED MAPLE | NO | | | | |
| 8 | 38 | TULIP POPLAR | NO | | | | |
| 9 | 44 | TULIP POPLAR | NO | | | | |
| 10 | 35 | AMERICAN BEECH | *YES | | | | |
| 11 | 36 | WHITE OAK | *YES | | | | |
| 12 | 31 | AMERICAN BEECH | *YES | | | | |

* WITHIN FCE

LEGEND



HOWARD COUNTY FOREST CONSERVATION WORKSHEET

ZONED RC-DEO
 NET TRACT AREA:
 A. TOTAL TRACT AREA = 49.55 AC.
 B. AREA WITHIN 100 YEAR FLOODPLAIN = 2.11 AC.
 C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION = 0.00 AC.
 D. NET TRACT AREA = 47.44 AC.

LAND USE CATEGORY
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.
 ARA MDR IDA HDR MPD CIA
 0 1 0 0 0 0

E. AFFOREST THRESHOLD = 20% X D = 9.49 AC
 F. CONSERVATION THRESHOLD = 25% X D = 11.86 AC

EXISTING FOREST COVER:
 G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 9.61 AC
 H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 0.12 AC
 I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0.00 AC

BREAK EVEN POINT:
 (2 X I) + F = BREAK EVEN POINT (11.86 AC)
 J. FOREST RETENTION WITH NO MITIGATION = 11.86 AC
 K. CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC

PROPOSED FOREST CLEARING:
 L. TOTAL AREA OF FOREST TO BE CLEARED = 2.68 AC
 M. TOTAL AREA OF FOREST TO BE RETAINED = 6.93 AC

PLANTING REQUIREMENTS:
 N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.00 AC
 P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 5.36 AC
 Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F) = 0.00 AC
 R. TOTAL REFORESTATION REQUIRED (N+P-Q) = 5.36 AC
 S. TOTAL AFFORESTATION REQUIRED = 0.00 AC
 T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 5.36 AC
 TOTAL REQUIRED FOREST CONSERVATION OBLIGATION IS 12.29 ACRES.
 (RETENTION-6.93 ACRES, REFORESTATION-5.36 AC)

COST ESTIMATE: (For bonding purposes only)
 RETENTION OF 6.93 ACRES (301,669 SF X 0.20) \$60,333.80
 PLANTING TREES IN UNFORESTED SWM CREDIT AREAS 5.36 ACRES
 (233,531 SF X 0.50) \$116,765.50

SURETY NOTE
 FINANCIAL SURETY IN THE AMOUNT OF \$177,099.30 WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT. THE SURETY AMOUNT IS SUBJECT TO THE FINAL PLAN APPROVAL.

FOREST CONSERVATION PLAN
THE PRESERVE AT WAVERLY GLEN
 LOTS 1-21, PRESERVATION PARCELS A-F AND NON-BUILDABLE BULK PARCEL G
 A RESUBDIVISION OF LOTS 1 & 2 AND PARCEL A OF SHADOW SHADE PLAT NO. 13808 AND LOT 1 OF HIGHPOINT AT BREEZEWOOD FARMS PLAT NO. 6385
 REF. S-02-03, F-99-25, F-86-13
 TAX MAP 10, BLOCK 23
 PARCELS '304' & '102' 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

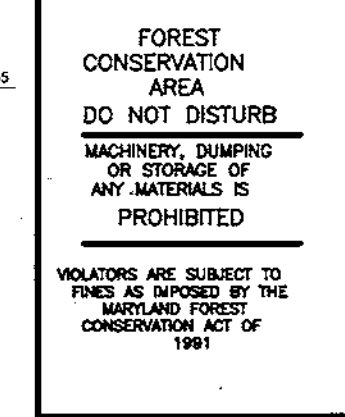
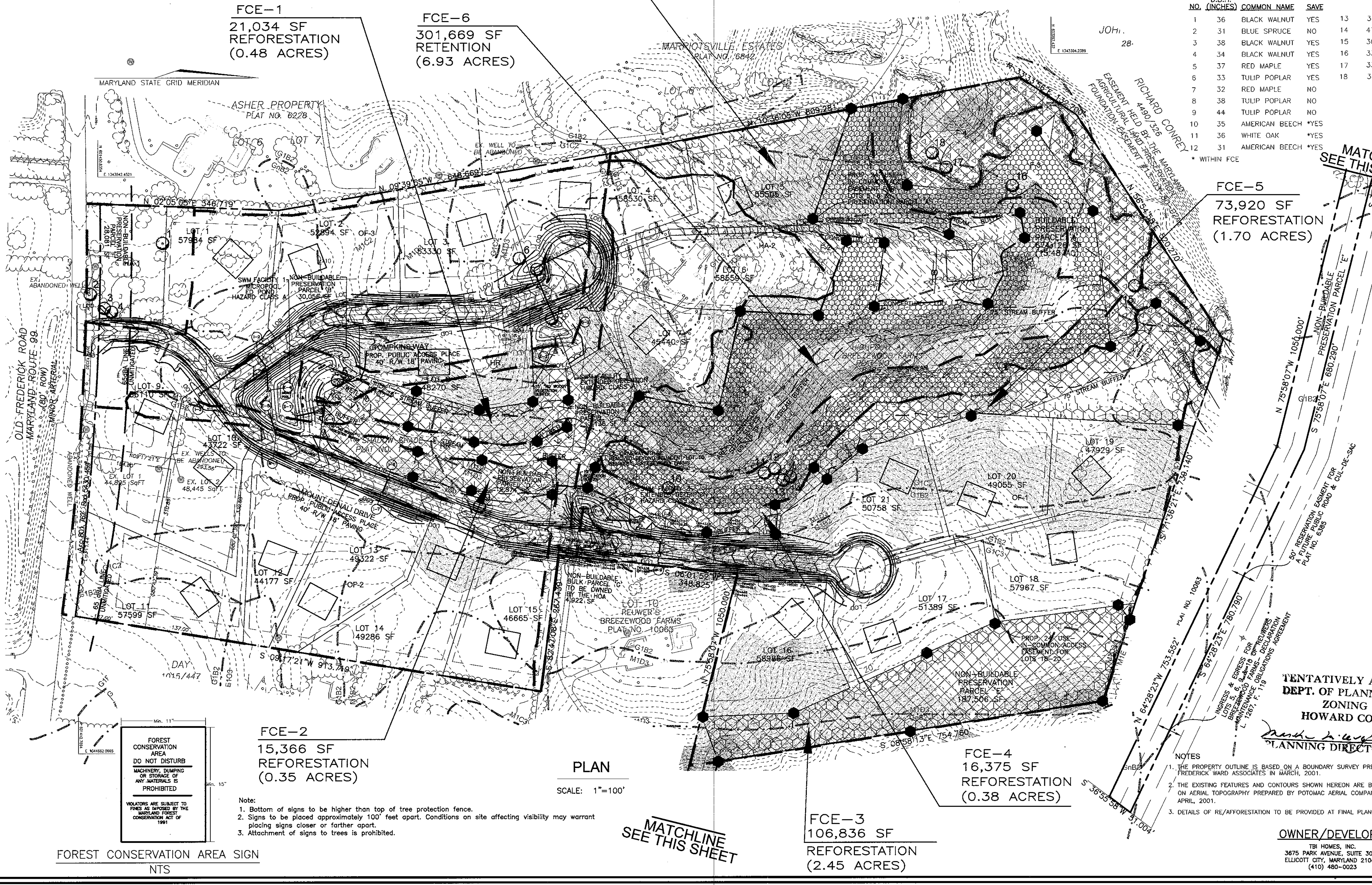
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR JA

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-290-9550 Fax: 410-720-6226
 Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: MHM
 DRAWN BY: MHM
 CHECKED BY: RHV
 DATE: MARCH 2003
 SCALE: AS SHOWN
 W.O. NO.: 2017139.00

STATE OF MARYLAND
 ENGINEERS & SURVEYORS
 No. 2033
 LICENSED PROFESSIONAL ENGINEER

4 SHEET OF 6



FCE-2
 15,366 SF
 REFORESTATION
 (0.35 ACRES)

- Notes:
- Bottom of signs to be higher than top of tree protection fence.
 - Signs to be placed approximately 100' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
 - Attachment of signs to trees is prohibited.

PLAN

SCALE: 1"=100'

MATCHLINE
 SEE THIS SHEET

FCE-3
 106,836 SF
 REFORESTATION
 (2.45 ACRES)

FCE-5
 73,920 SF
 REFORESTATION
 (1.70 ACRES)

FCE-4
 16,375 SF
 REFORESTATION
 (0.38 ACRES)

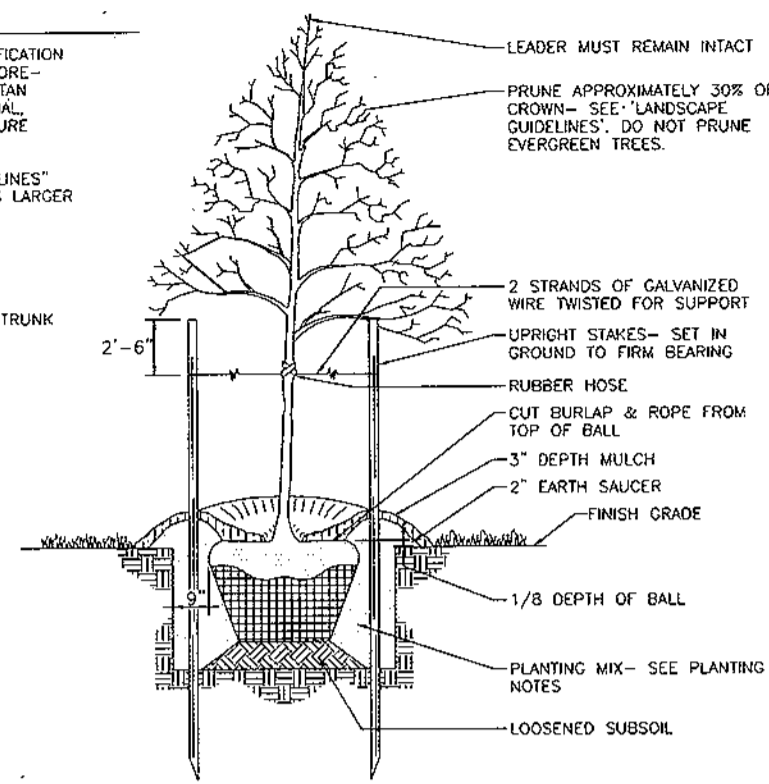
FCE-6
 301,669 SF
 RETENTION
 (6.93 ACRES)

FCE-1
 21,034 SF
 REFORESTATION
 (0.48 ACRES)

FOREST CONSERVATION AREA SIGN
 NTS

NOTES:

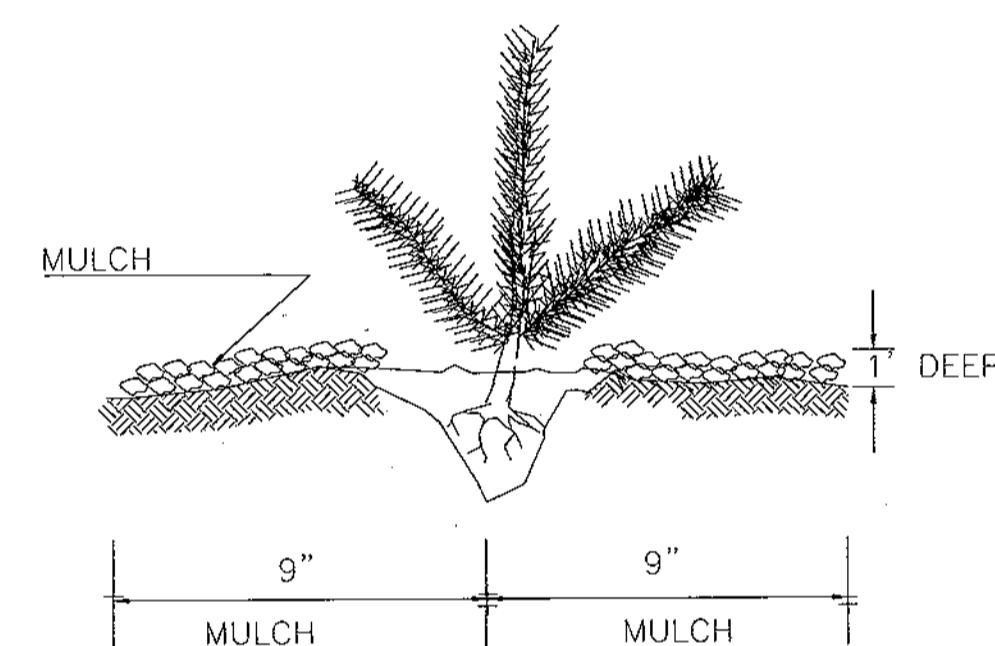
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING

TREES UP TO 2-1/2" CALIPER NOT TO SCALE

SEEDLING AND WHIP PLANTING SPECIFICATION



- NOTE:**
- Plant mix to be 1/3 pioneer & 2/3 mid to late successional species
 - Plant larger stock and evergreens around perimeter to protect interior smaller stock.
 - When shrubs are specified, plant them in clusters.
 - Do not plant trees in a grid pattern.

DENSITY CHART

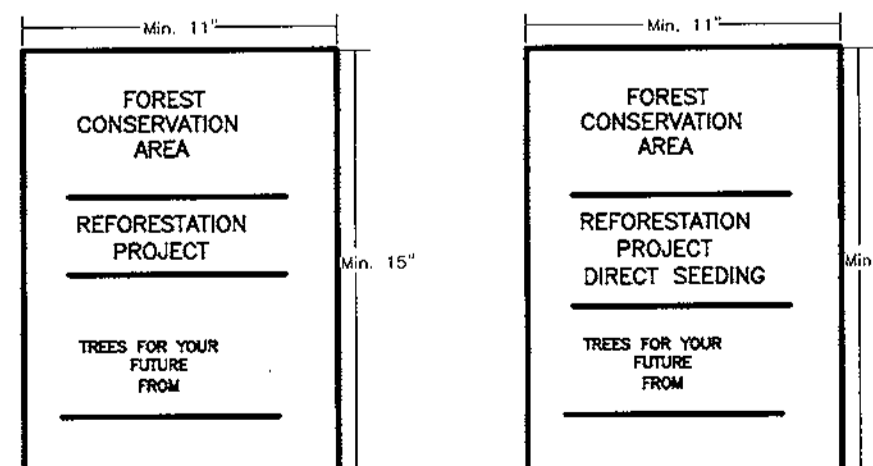
| SIZE | QTY. PER ACRE | AVERAGE SPACING |
|------------|---------------|-----------------|
| 1" CALIPER | 200 | 15'x15' |
| WHIPS | 360 | 11'x11' |

NOTES:

- RANDOMLY SPACE SEEDLINGS / WHIPS SO THAT NO MORE THAN 5 OF ANY PARTICULAR SPECIES ARE PLANTED IN SUCCESSION. PLANT 1" CAL TREES AROUND PERIMETER OF REFORESTATION AREA.
- ALL PROPOSED PLANT MATERIAL TO BE NATIVE PLANT SPECIES. NO ORNAMENTAL CULTIVARS TO BE USED.
- REFORESTATION MANAGEMENT RECORDS SHOULD BE KEPT FOR HOWARD COUNTY REVIEW.
- YEAR 1: INSPECT TREES FOR HEALTH AND VIGOR AT: A. BEGINNING OF GROWING SEASON, B. MIDSUMMER AND C. FALL. ADJUST WATERING, PEST CONTROL, WEEDING AND FEEDING AS NEEDED. AFTER ONE-YEAR REPLACE ANY TREES THAT DID NOT SURVIVE DURING THE NEXT PLANTING SEASON.
- YEAR 2: INSPECT TREES FOR HEALTH AND VIGOR IN APRIL & OCTOBER. ADJUST WATERING, PEST CONTROL, WEEDING AND FEEDING AS NEEDED. REPLACE ANY TREES THAT DID NOT SURVIVE YEAR 2 DURING THE NEXT PLANTING SEASON UP TO 50% OF ORIGINAL INSTALLATION.
- CONTRACTOR TO FOLLOW ALL STATE AND COUNTY GUIDELINES FOR AFFORESTATION & REFORESTATION.

Note:

- The signs notify construction workers and future residents of the newly planted material, improving the trees' survival rates.



Chuck Schneider
CHUCK SCHNEIDER
 DNR QUALIFIED FOREST PROFESSIONAL

OWNER/DEVELOPER

TBI HOMES, INC.
 3675 PARK AVENUE, SUITE 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 460-0023

TOTAL

TOTAL

REFORESTATION PROVIDED - TOTAL

5.36 ACRES OR 233,531 SF
 1" CALIPER TREES
 492 (2.46 AC) @ 200 TREES PER ACRE
 SEEDLINGS - WITH TREE SHELTERS
 1044 (2.90 AC) @ 360 WHIPS PER ACRE

| PLANT SCHEDULE | | | |
|----------------|--|---------|--------------|
| QUAN. | BOTANICAL NAME | SIZE | SPACING (FT) |
| 233 | Acer rubrum Red Maple | 1" Cal. | 15 X 15 |
| 130 | Liquidambar straciflua American Sweet Gum | 1" Cal. | 15 X 15 |
| 129 | Fraxinus americana White Ash | 1" Cal. | 15 X 15 |
| 209 | Acer rubrum Red Maple | 3-4' | 11 X 11 |
| 208 | Platanus occidentalis Sycamore | 3-4' | 11 X 11 |
| 208 | Prunus serotina Black Cherry | 3-4' | 11 X 11 |
| 208 | Quercus palustris Pin Oak | 3-4' | 11 X 11 |
| 208 | Fraxinus pennsylvanica Green Ash | 3-4' | 11 X 11 |

REFORESTATION PROVIDED - FCE-1

0.48 ACRES OR 21,034 SF
 1" CALIPER TREES
 40 (.20 AC) @ 200 TREES PER ACRE
 SEEDLINGS - WITH TREE SHELTERS
 101 (.28 AC) @ 360 WHIPS PER ACRE

| PLANT SCHEDULE - FCE - 1 | | | |
|--------------------------|-----------------------------------|---------|--------------|
| QUAN. | BOTANICAL NAME | SIZE | SPACING (FT) |
| 40 | Acer rubrum Red Maple | 1" Cal. | 15 X 15 |
| 26 | Acer rubrum Red Maple | 3-4' | 11 X 11 |
| 25 | Platanus occidentalis Sycamore | 3-4' | 11 X 11 |
| 25 | Prunus serotina Black Cherry | 3-4' | 11 X 11 |
| 25 | Quercus palustris Pin Oak | 3-4' | 11 X 11 |

REFORESTATION PROVIDED - FCE-4

0.38 ACRES OR 16,375 SF
 1" CALIPER TREES
 32 (.16 AC) @ 200 TREES PER ACRE
 SEEDLINGS - WITH TREE SHELTERS
 80 (.22 AC) @ 360 WHIPS PER ACRE

| PLANT SCHEDULE - FCE - 4 | | | |
|--------------------------|-------------------------------------|---------|--------------|
| QUAN. | BOTANICAL NAME | SIZE | SPACING (FT) |
| 32 | Acer rubrum Red Maple | 1" Cal. | 15 X 15 |
| 16 | Acer rubrum Red Maple | 3-4' | 11 X 11 |
| 16 | Platanus occidentalis Sycamore | 3-4' | 11 X 11 |
| 16 | Prunus serotina Black Cherry | 3-4' | 11 X 11 |
| 16 | Quercus palustris Pin Oak | 3-4' | 11 X 11 |
| 16 | Fraxinus pennsylvanica Green Ash | 3-4' | 11 X 11 |

REFORESTATION PROVIDED - FCE-2

0.35 ACRES OR 15,366 SF
 1" CALIPER TREES
 30 (.15 AC) @ 200 TREES PER ACRE
 SEEDLINGS - WITH TREE SHELTERS
 72 (.20 AC) @ 360 WHIPS PER ACRE

| PLANT SCHEDULE - FCE - 2 | | | |
|--------------------------|-----------------------------------|---------|--------------|
| QUAN. | BOTANICAL NAME | SIZE | SPACING (FT) |
| 30 | Acer rubrum Red Maple | 1" Cal. | 15 X 15 |
| 18 | Acer rubrum Red Maple | 3-4' | 11 X 11 |
| 18 | Platanus occidentalis Sycamore | 3-4' | 11 X 11 |
| 18 | Prunus serotina Black Cherry | 3-4' | 11 X 11 |
| 18 | Quercus palustris Pin Oak | 3-4' | 11 X 11 |

REFORESTATION PROVIDED - FCE-5

1.70 ACRES OR 73,920 SF
 1" CALIPER TREES
 140 (.70 AC) @ 200 TREES PER ACRE
 SEEDLINGS - WITH TREE SHELTERS
 360 (1.0 AC) @ 360 WHIPS PER ACRE

| PLANT SCHEDULE - FCE - 5 | | | |
|--------------------------|--|---------|--------------|
| QUAN. | BOTANICAL NAME | SIZE | SPACING (FT) |
| 47 | Acer rubrum Red Maple | 1" Cal. | 15 X 15 |
| 47 | Liquidambar straciflua American Sweet Gum | 1" Cal. | 15 X 15 |
| 46 | Fraxinus americana White Ash | 1" Cal. | 15 X 15 |
| 72 | Acer rubrum Red Maple | 3-4' | 11 X 11 |
| 72 | Platanus occidentalis Sycamore | 3-4' | 11 X 11 |
| 72 | Prunus serotina Black Cherry | 3-4' | 11 X 11 |
| 72 | Quercus palustris Pin Oak | 3-4' | 11 X 11 |
| 72 | Fraxinus pennsylvanica Green Ash | 3-4' | 11 X 11 |

REFORESTATION PROVIDED - FCE-3

2.45 ACRES OR 106,836 SF
 1" CALIPER TREES
 250 (1.25 AC) @ 200 TREES PER ACRE
 SEEDLINGS - WITH TREE SHELTERS
 432 (1.2 AC) @ 360 WHIPS PER ACRE

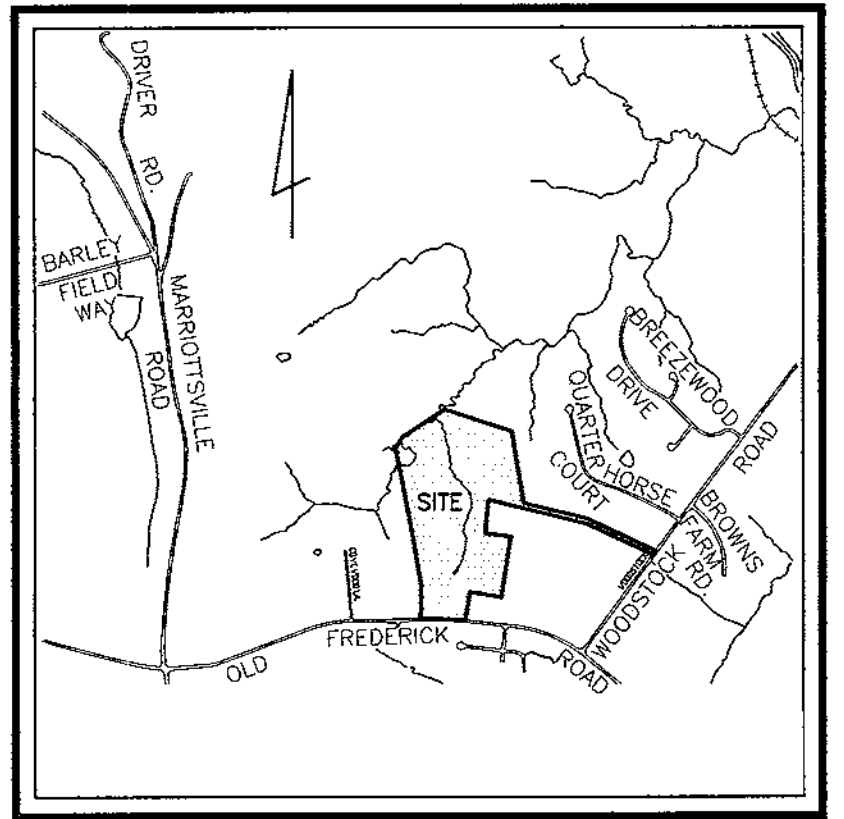
| PLANT SCHEDULE - FCE - 3 | | | |
|--------------------------|--|---------|--------------|
| QUAN. | BOTANICAL NAME | SIZE | SPACING (FT) |
| 84 | Acer rubrum Red Maple | 1" Cal. | 15 X 15 |
| 83 | Liquidambar straciflua American Sweet Gum | 1" Cal. | 15 X 15 |
| 83 | Fraxinus americana White Ash | 1" Cal. | 15 X 15 |
| 108 | Acer rubrum Red Maple | 3-4' | 11 X 11 |
| 108 | Platanus occidentalis Sycamore | 3-4' | 11 X 11 |
| 108 | Prunus serotina Black Cherry | 3-4' | 11 X 11 |
| 108 | Quercus palustris Pin Oak | 3-4' | 11 X 11 |
| 108 | Fraxinus pennsylvanica Green Ash | 3-4' | 11 X 11 |

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
John H. ...
 PLANNING DIRECTOR
 DATE 4/24/03

FOREST CONSERVATION DETAILS
THE PRESERVE AT WAVERLY GLEN
 LOTS 1-21, PRESERVATION PARCELS A-F AND
 NON-BUILDABLE BULK PARCEL G
 A RESUBDIVISION OF LOTS 1 & 2 AND PARCEL A OF
 SHADOW SHADE PLAT NO. 13808 AND LOT 1 OF HIGHPOINT AT
 BREEZEWOOD FARMS PLAT NO. 6385
 REF. S-02-03, F-99-25, F-86-13 PARCELS '304' & '102'
 TAX MAP 10 BLOCK 23 HOWARD COUNTY, MARYLAND
 4TH ELECTION DISTRICT

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: ELW
 DRAWN BY: ELW
 CHECKED BY: RHV
 DATE: MARCH, 2003
 SCALE: AS SHOWN
 W.O. NO.: 2017138.00
 5 SHEET OF 6



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EXISTING CONTOUR - 382
- EXISTING TREES TO REMAIN - 380
- SOIL BOUNDARY
- STREAM
- STREAM BUFFER
- WETLAND BUFFER
- WETLAND
- 100 YEAR FLOODPLAIN
- SLOPES > 25%
- SLOPES 15% TO 24.9%
- PASSED PERC. TEST ⊙
- FAILED PERC. TEST ○
- PREVIOUS PASSED PERC. TEST ⊠
- PREVIOUS FAILED PERC. TEST □
- EXISTING WELL ⊕
- PROPOSED WELL ⊙
- PROPERTY LINE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Marsha H. Vogel 2/2/03
PLANNING DIRECTOR DATE

OWNER/DEVELOPER

TBI HOMES, INC.
3675 PARK AVENUE, SUITE 301
ELLICOTT CITY, MARYLAND 21043
(410) 480-0023

GENERAL NOTES:

1. ON-SITE WETLAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS ON OCTOBER 25, 2000.
2. FOREST STAND DELINEATION PREPARED BY FREDERICK WARD ASSOC. ON APRIL 26, 2001.
3. THE PROPERTY OUTLINE IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOC., DATED MARCH 2001.
4. THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON AERIAL TOPOGRAPHY PREPARED BY POTOMAC AERIAL SURVEYS, INC. ON APRIL 4, 2001.
5. THERE IS A 100 YEAR FLOODPLAIN ON SITE.
6. THERE ARE NO HISTORIC SITES ON THE SUBJECT PARCEL.
7. EXISTING WELL ON NON-BUILDABLE PRESERVATION PARCEL "F" PREVIOUSLY ABANDONED.
8. EXISTING HOUSE ON NON-BUILDABLE PRESERVATION PARCEL "F" TO BE REMOVED AND PRIOR TO RECORD PLAT.
9. THERE IS NO FOUNDATION UNDER THE WESTERN 25' OF THE EXISTING HOUSE ON NON-BUILDABLE PRESERVATION PARCEL "F".
10. EXISTING WELL ON LOT 9 PREVIOUSLY ABANDONED.
11. EXISTING BARN AND WELL ON LOT 9 TO BE ABANDONED PRIOR TO RECORD PLAT.
12. EXISTING WELL ON LOT 10 TO BE ABANDONED PRIOR TO RECORD PLAT.
13. EXISTING HOUSE, SEPTIC AND WELL ON LOT 6 TO REMAIN.
14. ALL WELLS SHALL BE DRILLED PRIOR TO RECORD PLAT.
15. GROUNDWATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO RECORD PLAT SUBMITTAL.
16. THE PURPOSE OF THIS PERCOLATION PLAN IS TO ESTABLISH SEPTIC AND WELL LAYOUT AND SHOULD NOT BE USED FOR ULTIMATE LOT/ROAD LAYOUT.

| SOILS LEGEND | | | | | |
|--------------|---|------|-----------|--------|-------------------|
| SYMBOL | NAME / DESCRIPTION | TYPE | 'K' VALUE | HYDRIC | HYDRIC INCLUSIONS |
| EIC3 | ELIOAK SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED | B | .28 | NO | NO |
| GIB2 | GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED | B | .32 | NO | NO |
| GIC2 | GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | B | .32 | NO | NO |
| GIC3 | GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED | B | .32 | NO | NO |
| GIB2 | GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED | C | .32 | NO | YES |
| MIC2 | MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED | B | .37 | NO | NO |
| MID3 | MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED | B | .37 | NO | NO |
| MIE | MANOR LOAM, 25 TO 45 PERCENT SLOPES | B | .37 | NO | NO |

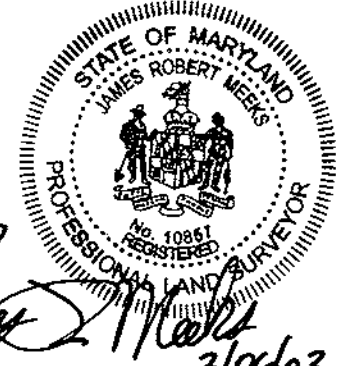
NOTE:
THE PURPOSE OF THIS REVISED PERCOLATION CERTIFICATION PLAN IS TO REMOVE 2 LOTS AND ACCOMMODATE MINOR REVISIONS TO THE ROAD ALIGNMENT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS ON LOTS 1-21 AND BUILDABLE PRESERVATION PARCEL "A".

Penny Brewster MD/Jan 3/7/03
COUNTY HEALTH OFFICER MR DATE

PERCOLATION CERTIFICATION:
I CERTIFY THAT THE LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS DONE UNDER MY DIRECT SUPERVISION, AND ARE CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

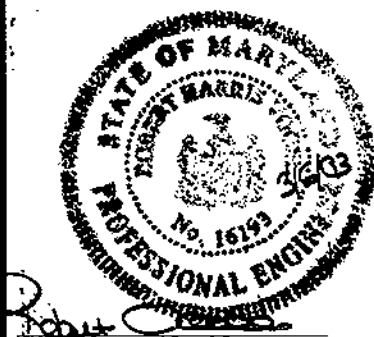
James Robert Meeks 3/06/03
JAMES ROBERT MECKS, LAND SURVEYOR No. 10857 DATE



PRELIMINARY PLAN
PERCOLATION CERTIFICATION PLAN
THE PRESERVE
AT WAVERLY GLEN

TAX MAP 10 BLOCK 23 PARCELS '304' & '102'
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



DESIGN BY: RLV
DRAWN BY: JT
CHECKED BY: JCO
DATE: FEBRUARY, 2003
SCALE: 1"=100'
W.O. NO.: 2017139.0
6 SHEET OF 6