

GENERAL NOTES

- EXISTING ZONING - R-20 *per April 2009 Comprehensive Zoning*
- SITE AREA - GROSS = 13,077 AC.+/-, NET = 11,86 AC.+/-
- AREA OF PROPOSED LOTS - 6,028 AC.+/-
- AREA OF ROADS - 1,134 AC.+/-
- NUMBER OF PROPOSED LOTS - 19 SINGLE FAMILY LOTS.
- OPEN SPACE LOT NO. 20 (RECREATION AREA PART OF LOT 20), OWNED BY HOWARD COUNTY. LOT 21 SUM POND OWNED BY HOA. CENSUS TRACT - #6027
- RECORD PLAT REFERENCES - 12932, 14103
- DEED REFERENCES - 4327 / 0328, 995 / 0194
- MINIMUM LOT SIZE - 12,000 S.F.
- THE SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE SITE IS LOCATED WITHIN THE PLANNED SERVICE AREA AND THE PATAPSCO TREATMENT PLANT DRAINAGE AREA. THE SITE IS PROPOSED TO BE SERVICED WITH PUBLIC WATER AND SEWER.
- OPEN SPACE - REQ. - 40% OF GROSS SITE AREA
13,077 X .4 = 5,231 AC.+/-
- PROV. - 252,212 S.F. = 5,796 AC.+/- = 44.3%
- RECREATION AREA - REQ. - 200 S.F. PER LOT
200 X 19 = 3,800 S.F. = 0.087 AC.+/-
- PROV. - 3,800 S.F. = 0.087 AC.+/-
- THE TOPOGRAPHY SHOWN IS FROM FIELD RUN SURVEY WITH MAXIMUM 2' CONTOUR INTERVALS PREPARED BY G.W. STEPHENS DATED 09/05/03.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 31A & 31D, WERE USED FOR THIS PROJECT.
- EXISTING UTILITIES ARE BASED ON THE UTILITY DRAWINGS FOR CONTRACT NOS. 64 W FOR THE 6" WATER MAIN IN NOTTINGHAM WAY AND 417-S FOR THE 10" SANITARY SEWER IN BONNIE BRANCH RD.
- 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.
- BUILDING FOOTPRINTS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- STREET CLASSIFICATION NOTE:
THE EXTENSION OF NOTTINGHAM WAY IS PROPOSED AS A PUBLIC ACCESS STREET. ATTENBOROUGH WAY IS PROPOSED AS A PUBLIC ACCESS PLACE.
- THE SWM AREA (LOT NO. 21), HOA OWNED.
- OPEN SPACE LOTS 20 WILL BE TRANSFERRED TO HOWARD COUNTY FEE SIMPLE.
- THIS PROJECT IS GRANDFATHERED TO THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE SKETCH PLAN S02-18 WAS APPROVED PRIOR TO MAY 22, 2003. THIS PROJECT IS SUBJECT TO ZONING REGULATIONS COUNCIL BILL S-2003, EFFECTIVE 10-01-03.
- BUFFER LANDSCAPING IS THE DEVELOPER'S RESPONSIBILITY AS PART OF THE DEVELOPERS AGREEMENT.
- FOR PUBLIC WATER AND SEWER SEE PUBLIC DRAWINGS.
- FOR STORMDRAINS SEE ROAD DRAWINGS.

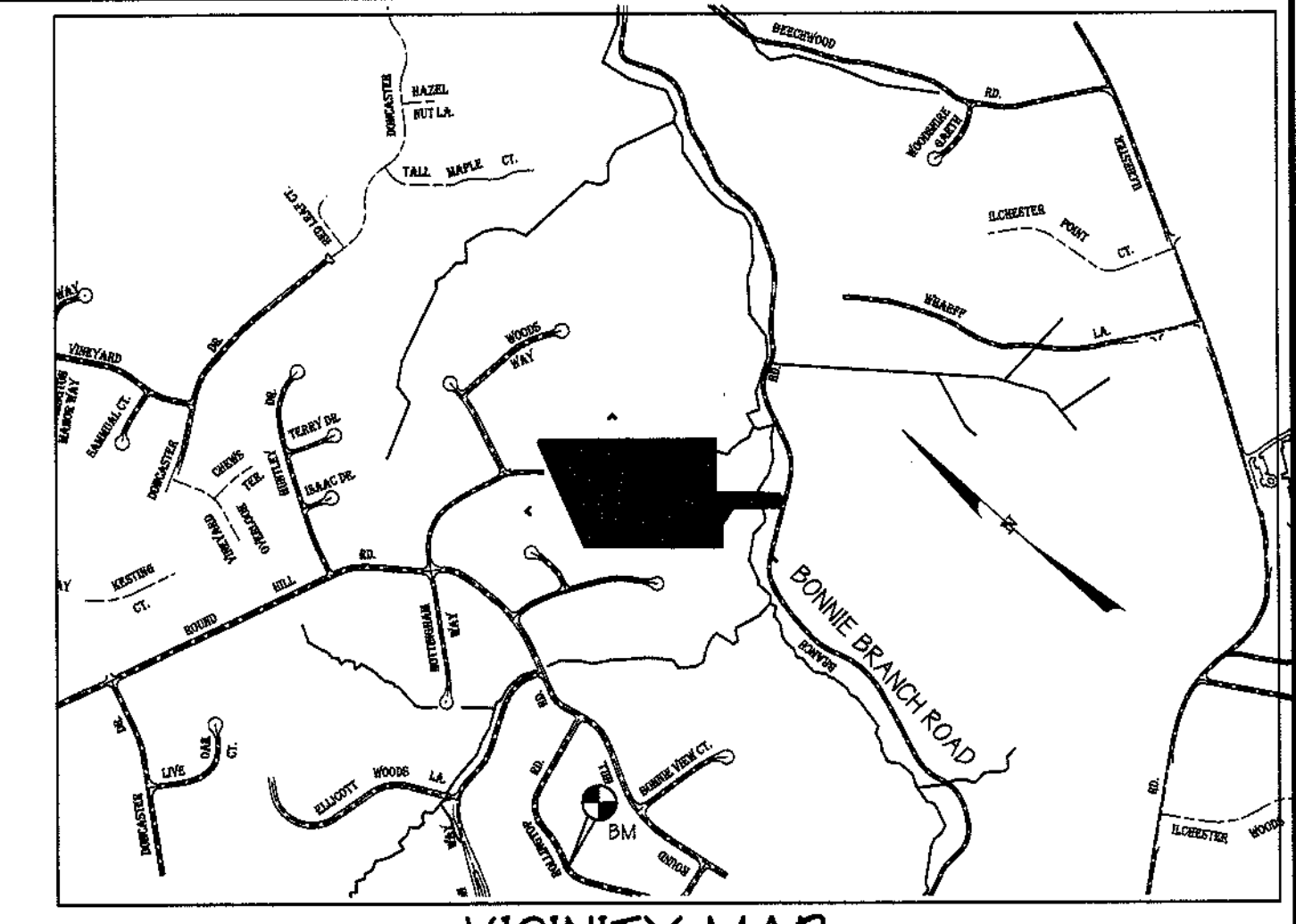
MINIMUM LOT SIZE CHART			
LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	17170		17170
2	17594		17594
3	12821		12821
4	12014		12014
5	16585		16585
6	12138		12138
7	13680		13680
8	18781		18781
9	14651		14651
10	12191		12191
11	12282		12282
12	12001		12001
13	12350		12007
14	13353	304	12113
15	15695	1485	14171
16	14553	1436	12115
17	12155		12155
18	12082		12082
19	12100		12100

Preliminary Plan

P 04 - 06

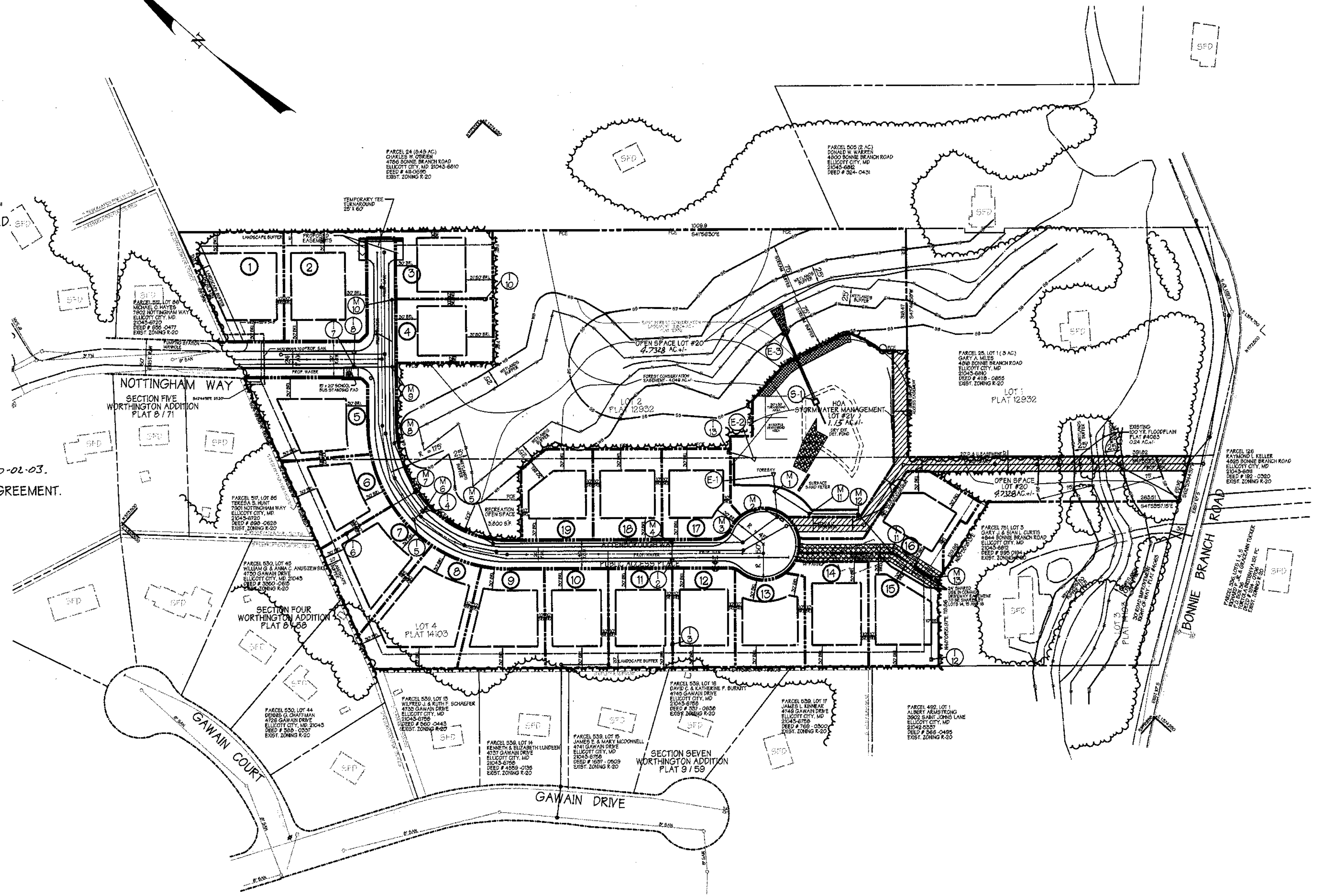
NOTTINGHAM WAY ACRES

PARCEL 25, LOT 2 PARCEL 751, LOT 4



VICINITY MAP
SCALE: 1" = 1000'

BENCH MARK: # 31DA - SET IN CONCRETE
 N 571982.846
 E 1372144.970
 ELEV. 482.359
 7' EAST FROM EAST EDGE OF PAVING OF ROLLING TOP ROAD
 85.8' TO TRANSMISSION POWER LINES GATE AND 0.1 MILE FROM ORCHARD ROAD



SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY SITE PLAN
3	PRELIMINARY LANDSCAPE PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN
5	PRELIMINARY FOREST CONSERVATION PLAN NOTES & DETAILS
6	PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN
7	PRELIMINARY STORMWATER MANAGEMENT PLAN
8	STREAM CROSSING DETAILS
9	PRELIMINARY ROAD PLAN AND PROFILE
10	PRELIMINARY STORM DRAIN DRAINAGE AREA MAP

LEGEND	
PROPOSED RIGHT-OF-WAY LINE	---
PROPOSED LOT LINE	---
TRACT BOUNDARY	---
EXISTING LOT OR PARCEL LINE	---
EXISTING RIGHT-OF-WAY LINE	---
PROPOSED EASEMENT	---
EXISTING TREELINES	---
PROPOSED TREELINES	---
BUILDING SETBACK LINE	---
WETLAND LIMIT LINE	---
100 YEAR FLOOD PLAIN	---
75' STREAM BUFFER	---
25' WETLANDS BUFFER	---
STREAM	---

OWNERS
 PARCEL 25, LOT 2
 MICHAEL L. WASHINGTON
 916 FROG MORTAR ROAD
 BALTIMORE, MD 21220-4304

PARCEL 751, LOT 4
 NOTTINGHAM WAY ACRES, LLC
 100 WEST PENNSYLVANIA AVE.
 TOWSON, MD 21204

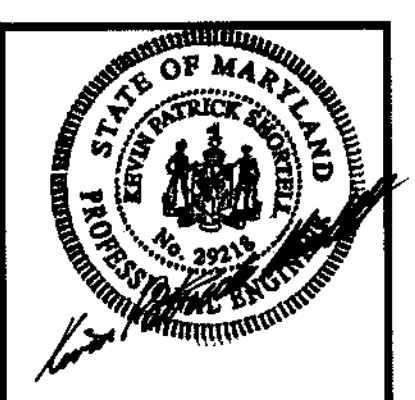
DEVELOPER
 NOTTINGHAM WAY ACRES, LLC
 100 WEST PENNSYLVANIA AVE.
 TOWSON, MD 21204

NOTE:
 PER SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AFTER CONSULTATION WITH THE SOIL CONSERVATION DISTRICT, THIS OFFICE HAS DETERMINED THAT THE INTRUSION INTO THE STREAM AND WETLAND BUFFERS IS CONSIDERED TO BE ESSENTIAL FOR THE PURPOSES OF THE SUM OUTFALL.

NOTE:
 THE EASEMENT PIPESTEMS SERVING LOTS 14-16 WILL COMPLY WITH THE DESIGN MANUAL MINIMUMS: 14" PAVING WITHIN A COMBINED PIPESTEM WIDTH OF 24".

DATA SOURCES
 EXISTING TOPO FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOURS BY G.W. STEPHENS DATED 09/05/03
 BOUNDARY SHOWN PER BOUNDARY SURVEY DATED 2002 (BY GWS)
 SOILS (IF SHOWN) TAKEN FROM H. CO. SOIL SURVEY, 1968
 PORTIONS OF 100 YEAR FLOODPLAIN TAKEN FROM PLAT NO. 4063, FROM DEED OF EASEMENT 4166/149.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1020 CROMWELL BRIDGE ROAD
 TOWSON, MARYLAND 21286-3396
 (410) 825-8120



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
David A. ... 5/12/14
 PLANNING DIRECTOR DATE

SUBDIVISION NAME NOTTINGHAM WAY ACRES		SECTION/AREA	LOT/PARCEL # PARCEL 25 - LOT 2, PARCEL 751-L04
PLAT # 12932, 14103	BLOCK #	ZONE R-20	TAX/ZONE MAP GRID NO. 91 PAR. NO. 28 & 291
ELECT. DISTR. #2		CENSUS TRACT #6027	
PRELIMINARY PLAN COVER SHEET NOTTINGHAM WAY ACRES HOWARD COUNTY, MARYLAND			
A RESUBDIVISION OF TWO EXISTING PLATTED LOTS: LOT 2 OF WASHINGTON PROPERTY, LOTS 1 & 2, F97-164, PLAT NO. 12932 AND LOT 4 OF J.B. ROGERS PROPERTY, LOTS 3 AND 4, F 00-98, PLAT NO. 14103. PRIOR REF. NO. S-02-18			
DES. BY	SCALE: 1"=100'	PROJ. NO. 109282	
DRN. BY	DATE: AUG. 20, 2003	10F10	
CHK. BY	APPROVED		

LEGEND

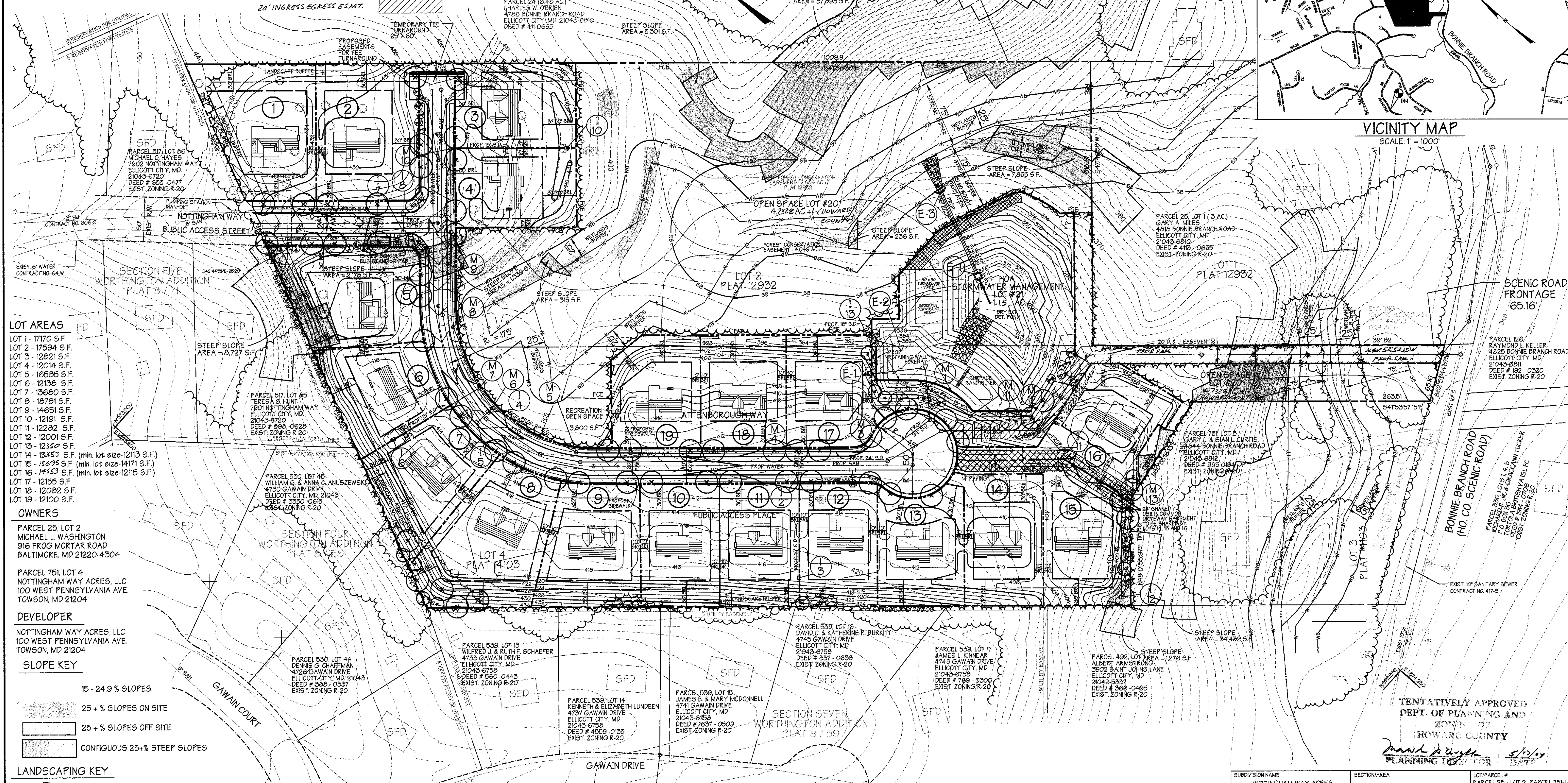
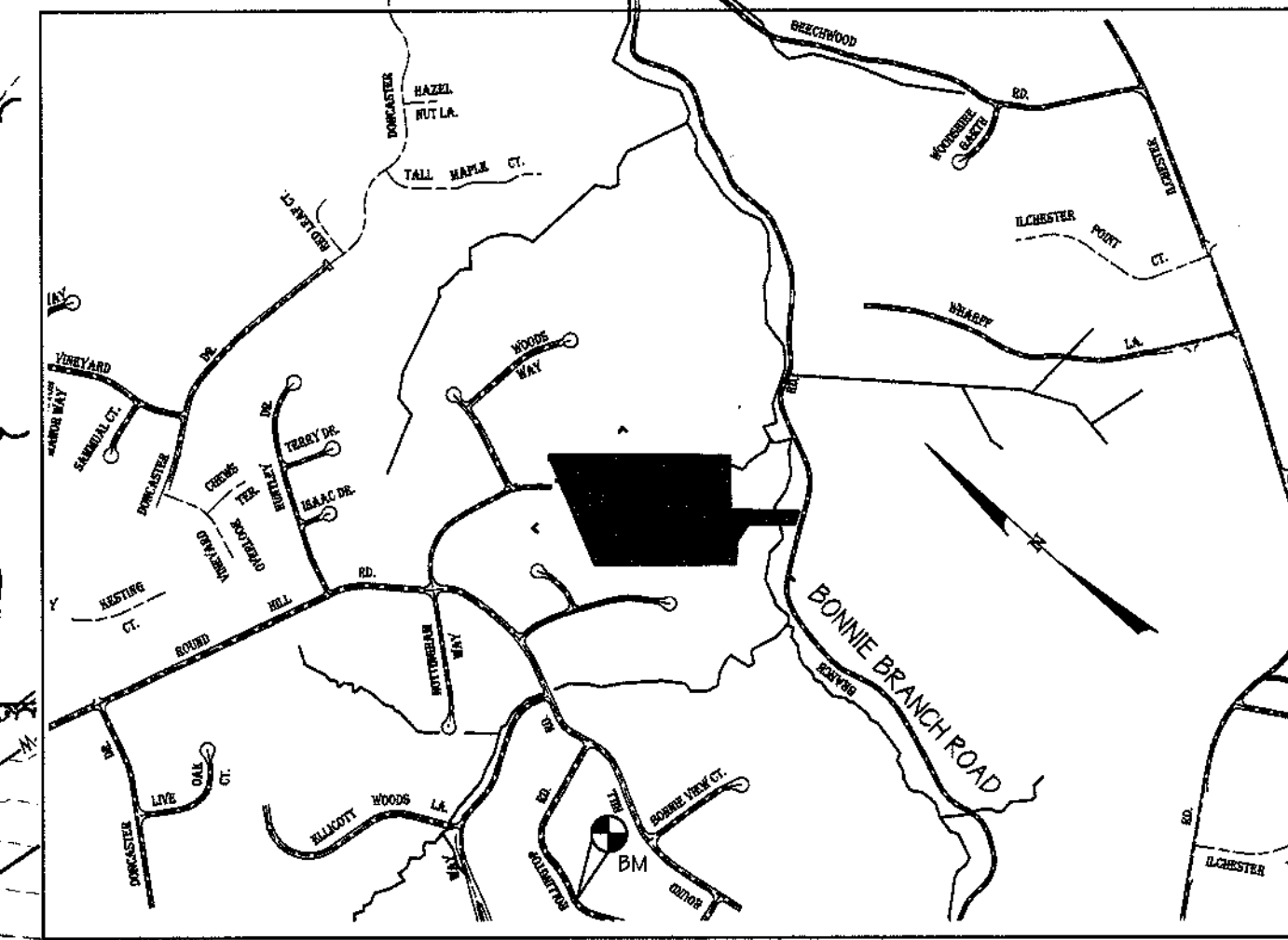
PROPOSED RIGHT-OF-WAY LINE	-----	EXISTING 5' CONTOUR	-----	305
PROPOSED LOT LINE	-----	EXISTING 25' CONTOUR	-----	300
TRACT BOUNDARY	-----	WETLAND LIMIT LINE	-----	W-W
EXISTING LOT OR PARCEL LINE	-----	100 YEAR FLOOD PLAIN	-----	FF-FF
EXISTING RIGHT-OF-WAY LINE	-----	75' STREAM BUFFER	-----	SB-SB
PROPOSED EASEMENT	-----	25' WETLANDS BUFFER	-----	WB-WB
EXISTING TREELINES	-----	STREAM	-----	300
PROPOSED TREELINES	-----	PROPOSED CONTOUR	-----	300
BUILDING SETBACK LINE	-----	SPECIMEN TREE	-----	
EXISTING SOIL CLASSIFICATIONS	-----	SHARED USE IN COMMON DRIVEWAY EASEMENT	-----	

20' DRAINAGE & UTILITY EASEMENT

20' INGRESS EGRESS ESMT.

BENCH MARK: # 31DA - SET IN CONCRETE

N 57192.646, E 1372144.970 ELEV. 482.359
 7' EAST FROM EAST EDGE OF PAVING OF ROLLING TOP ROAD
 85.8' TO TRANSMISSION POWER LINES GATE AND 0.1 MILE
 FROM ORCHARD ROAD



- LOT AREAS**
- LOT 1 - 17170 S.F.
 - LOT 2 - 17594 S.F.
 - LOT 3 - 12821 S.F.
 - LOT 4 - 12014 S.F.
 - LOT 5 - 16585 S.F.
 - LOT 6 - 12138 S.F.
 - LOT 7 - 13680 S.F.
 - LOT 8 - 18781 S.F.
 - LOT 9 - 14651 S.F.
 - LOT 10 - 12191 S.F.
 - LOT 11 - 12282 S.F.
 - LOT 12 - 12001 S.F.
 - LOT 13 - 12350 S.F.
 - LOT 14 - 12353 S.F. (min. lot size-12113 S.F.)
 - LOT 15 - 15695 S.F. (min. lot size-14171 S.F.)
 - LOT 16 - 19553 S.F. (min. lot size-12115 S.F.)
 - LOT 17 - 12155 S.F.
 - LOT 18 - 12092 S.F.
 - LOT 19 - 12100 S.F.

OWNERS

PARCEL 25, LOT 2
 MICHAEL L WASHINGTON
 916 FROG MORTAR ROAD
 BALTIMORE, MD 21220-4304

PARCEL 751, LOT 4
 NOTTINGHAM WAY ACRES, LLC
 100 WEST PENNSYLVANIA AVE
 TOWSON, MD 21204

DEVELOPER

NOTTINGHAM WAY ACRES, LLC
 100 WEST PENNSYLVANIA AVE
 TOWSON, MD 21204

SLOPE KEY

- 15 - 24.9% SLOPES
- 25+ % SLOPES ON SITE
- 25+ % SLOPES OFF SITE
- CONTIGUOUS 25+% STEEP SLOPES

LANDSCAPING KEY

- ⊗ PROPOSED SHADE TREE
- ⊙ PROPOSED SMALL DECIDUOUS TREE
- ⊖ PROPOSED EVERGREEN TREE

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD
 TOWSON, MARYLAND 21286-3396
 (410) 925-8120

SUBDIVISION NAME NOTTINGHAM WAY ACRES		SECTION/AREA		LOT/PARCEL # PARCEL 25 - LOT 2, PARCEL 751-L04	
PLAT # 12932, 14103	BLOCK #	ZONE R-20	TAX ZONE MAP TAX MAP 31 SEID NO. 9, PAR. NO. 25 & 751	ELECT. DISTR. #2	CENSUS TRACT #6027

PRELIMINARY PLAN
NOTTINGHAM WAY ACRES
 HOWARD COUNTY, MARYLAND

PRIOR REF. NO. S-02-18

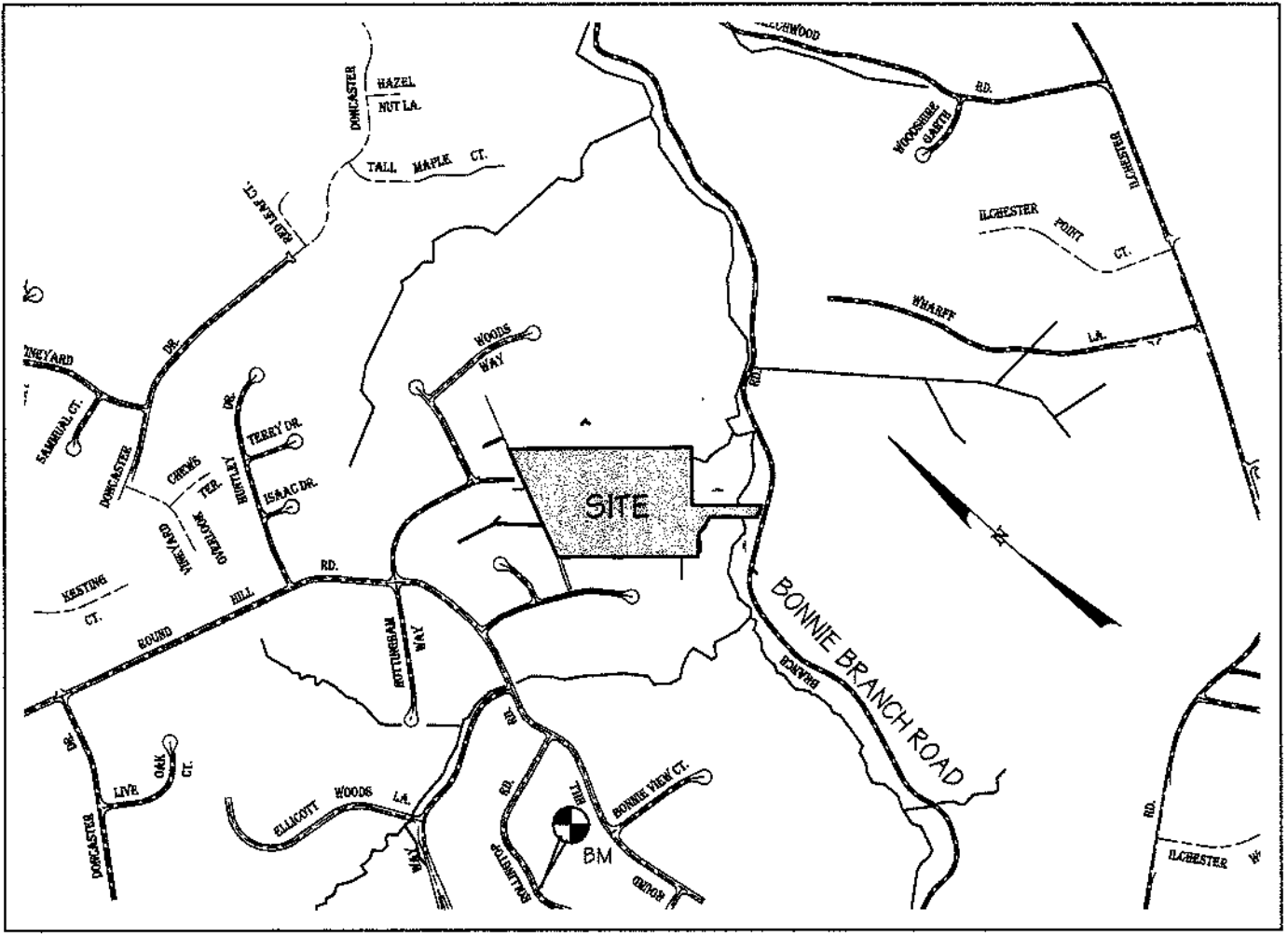
DES. BY	SCALE: 1"=50'	PROJ. NO: 109292
DRN BY	DATE: AUG 20, 2005	
CHK BY	APPROVED	2 OF 10

DATE: 5/12/05

PERIMETER 5
603 I.F.
TYPE "A" BUFFER
(1:60)

LEGEND
PROPOSED RIGHT-OF-WAY LINE
PROPOSED LOT LINE
TRACT BOUNDARY
EXISTING LOT OR PARCEL LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED EASEMENT
EXISTING TREELINES
PROPOSED TREELINES
BUILDING SETBACK LINE
EXISTING 5' CONTOUR
WETLAND LIMIT LINE
100 YEAR FLOOD PLAIN

75' STREAM BUFFER
25' WETLANDS BUFFER
STREAM
PROPOSED SHADE TREE
PROPOSED ORNAMENTAL TREE
PROPOSED EVERGREEN TREE



PERIMETER 4
745 I.F.
EX. VEGETATION TO REMAIN

SCHEDULE "D" SWM AREA
815 I.F.
TYPE "B" BUFFER

PERIMETER 2
727 I.F.
EXISTING VEGETATION TO REMAIN

PERIMETER 1
1029 I.F.
TYPE "A" BUFFER
(1:60)

PERIMETER 6
443 I.F.
TYPE "A" BUFFER
(1:60)

SCHEDULE A PERIMETER LANDSCAPE EDGE				
ROADWAYS	B	E	A	C
Linear Feet of Roadway Frontage	265'	0	586'	0
Perimeter Edge 1	0	0	1029'	0
Perimeter Edge 2	0	0	745'	0
Perimeter Edge 3	0	0	0	0
Perimeter Edge 4	0	0	727'	0
Perimeter Edge 5	0	0	603'	0
Perimeter Edge 6	0	0	443'	0
Credits for Existing Vegetation (Yes, No, Linear Feet)	40'	NO	1472'	NO
Credits for Wall Finishes (Yes, No, Linear Feet)	NO	NO	NO	NO
Number of Plants Provided	0	0	45	0
Shade Trees	0	0	0	0
Evergreen Trees	0	0	0	0
Shrubs	0	0	0	0
Number of Plants Provided	0	0	0	0
Shade Trees	0	0	0	0
Evergreen Trees	0	0	0	0
Other Trees (21 sub)	0	0	0	0
Shrubs (101 sub)	0	0	0	0

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
Linear Feet of Perimeter	815'
Number of Trees Required (364 LF)	Landscape Type "B" 71
Shade Trees	73
Evergreen Trees	307
Credits for Existing Vegetation (No, Yes and %)	NO
Credits for Other Landscaping (No, Yes and %)	NO
Number of Trees Provided	0
Shade Trees	0
Evergreen Trees	0
Other Trees (21 substitution)	0
Shrubs (101 substitution)	0

STREET TREE LANDSCAPING REQUIREMENT	
Linear Feet of Roadway	1650'
Number of Trees Required	47
Shade Trees	0
Ornamental Trees	0
Credits for Existing Vegetation (No, Yes and %)	365'
Number of Trees Provided	0
Shade Trees	0
Ornamental Trees (21 substitution)	0

NOTE: AS PART OF THE DEVELOPER'S AGREEMENT, THE DEVELOPER IS RESPONSIBLE FOR ALL BUFFER LANDSCAPING AS SHOWN ON THIS PLAN.

OWNERS
PARCEL 25, LOT 2
MICHAEL L. WASHINGTON
916 FROG MORTAR ROAD
BALTIMORE, MD 21220-4304

DEVELOPER
NOTTINGHAM WAY ACRES, LLC
100 WEST PENNSYLVANIA AVENUE
TOWSON, MD 21204

PARCEL 751, LOT 4
NOTTINGHAM WAY ACRES, LLC
100 WEST PENNSYLVANIA AVENUE
TOWSON, MD 21204

GENERAL NOTES
1. EXISTING ZONING - R-20
2. SITE AREA - GROSS = 13.077 AC +/-, NET = 11.86 AC +/-
3. AREA OF PROPOSED LOTS - 7.465 AC +/-
4. AREA OF ROADS - 1.2127 AC +/-
5. NUMBER OF PROPOSED LOTS - 19 SINGLE FAMILY LOTS - 1 OPEN SPACE PARCEL
6. CENSUS TRACT - #6027
7. RECORD PLAT REFERENCES - 12932, 14103
8. DEED REFERENCES - 4327 / 0328, 995 / 0194

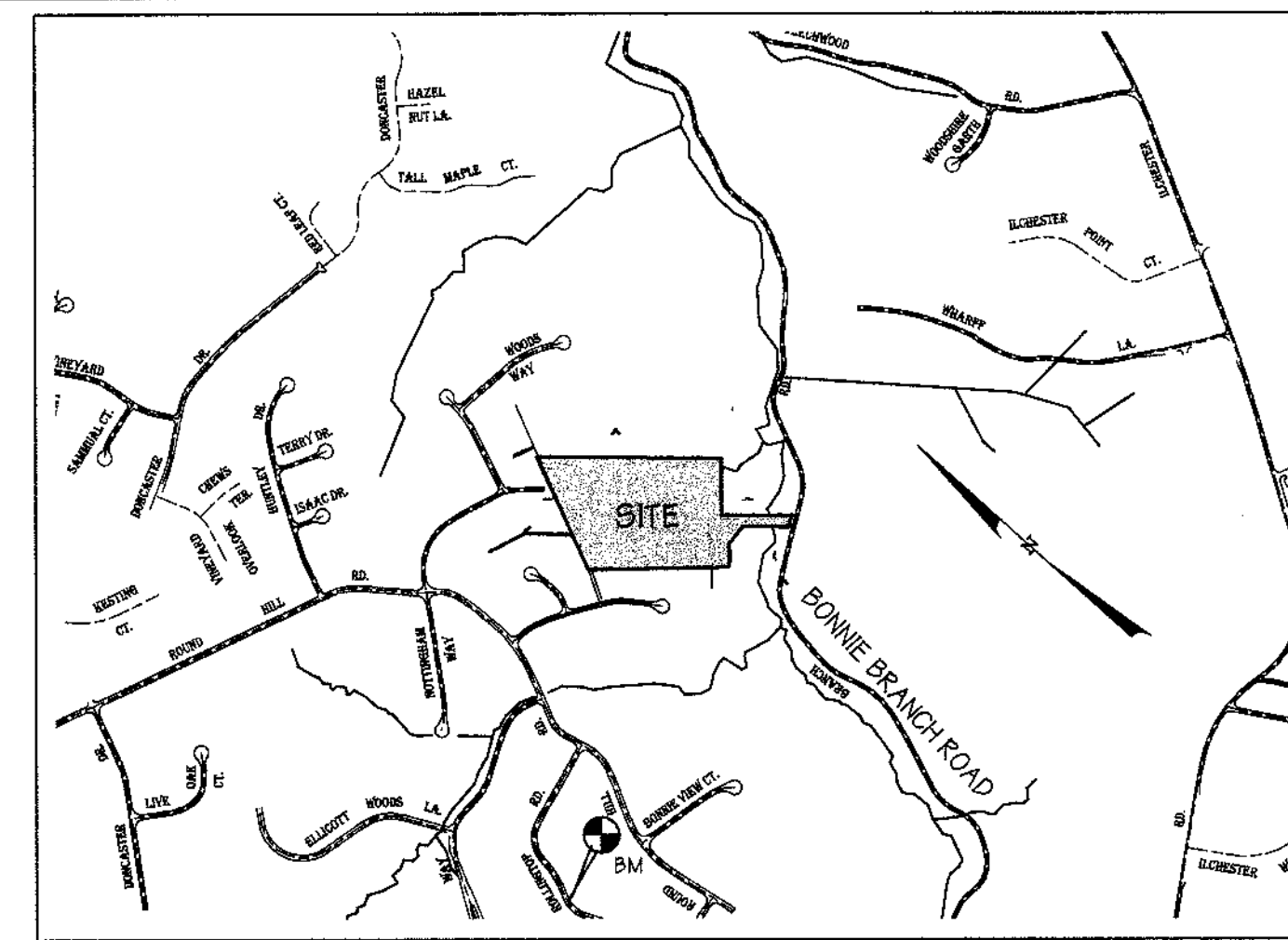
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Handwritten signature
PLANNING DIRECTOR
5/1/2007 DATE

BENCH MARK: # 31DA - SET IN CONCRETE
N 571982.646
E 1372144.970
ELEV. 482.359

SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #
NOTTINGHAM WAY ACRES			PARCEL 25 - LOT 2, PARCEL 751-L014
PLAT #	BLOCK #	ZONE	TAX/ZONE MAP
12932, 14103		R-20	TAX MAP 31
ELECT. DISTR.		CENSUS TRACT	
#2		#6027	
PRELIMINARY LANDSCAPE PLAN			
NOTTINGHAM WAY ACRES			
HOWARD COUNTY, MARYLAND			
DES. BY	SCALE: 1"=50'	PROJ. NO.: 109282	
DRN. BY	DATE: September 19, 2003		
CHK. BY	APPROVED	3 OF 10	

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

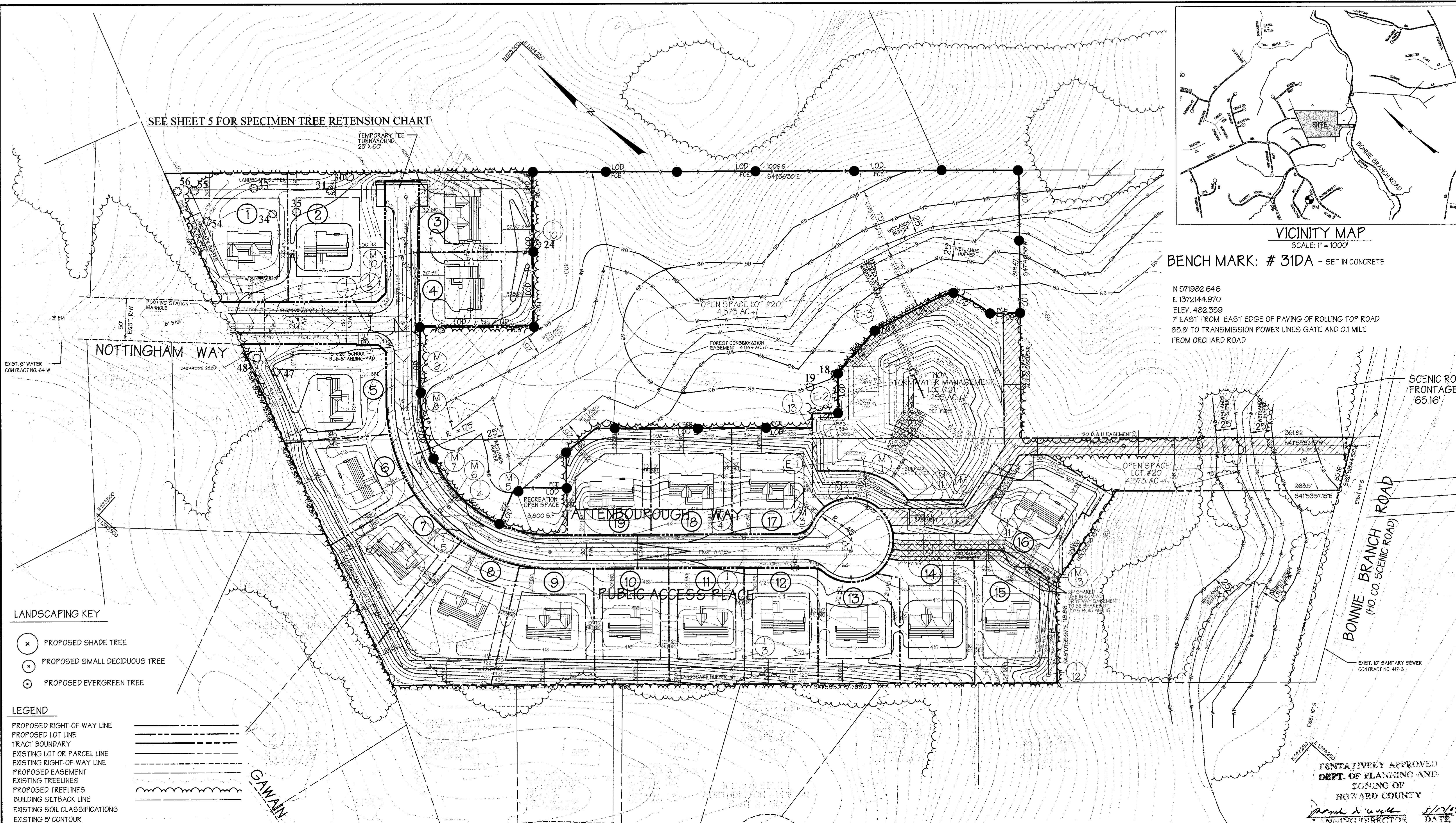
SEE SHEET 5 FOR SPECIMEN TREE RETENTION CHART



VICINITY MAP
SCALE: 1" = 1000'

BENCH MARK: # 31DA - SET IN CONCRETE

N 571982.646
E 1372144.970
ELEV. 482.359
7' EAST FROM EAST EDGE OF PAVING OF ROLLING TOP ROAD
85.8' TO TRANSMISSION POWER LINES GATE AND 0.1 MILE
FROM ORCHARD ROAD



- LANDSCAPING KEY**
- ⊗ PROPOSED SHADE TREE
 - ⊙ PROPOSED SMALL DECIDUOUS TREE
 - ⊕ PROPOSED EVERGREEN TREE

- LEGEND**
- PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - TRACT BOUNDARY
 - EXISTING LOT OR PARCEL LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED EASEMENT
 - EXISTING TREELINES
 - PROPOSED TREELINES
 - BUILDING SETBACK LINE
 - EXISTING SOIL CLASSIFICATIONS
 - EXISTING 5' CONTOUR
 - EXISTING 25' CONTOUR
 - WETLAND LIMIT LINE
 - 100 YEAR FLOOD PLAIN
 - 75' STREAM BUFFER
 - 25' WETLANDS BUFFER
 - STREAM

DEVELOPER
NOTTINGHAM ACRES WAY, LLC
100 WEST PENNSYLVANIA AVENUE
TOWSON, MD 21204

OWNERS
PARCEL 25, LOT 2
MICHAEL L. WASHINGTON
916 FROG MORTAR ROAD
BALTIMORE, MD 21220-4304

PARCEL 751, LOT 4
NOTTINGHAM ACRES WAY, LLC
100 WEST PENNSYLVANIA AVENUE
TOWSON, MD 21204

- GENERAL NOTES**
- EXISTING ZONING - R-20
 - SITE AREA - GROSS = 13.077 AC.±, NET = 11.86 AC.±
 - AREA OF PROPOSED LOTS - 7.465 AC.±
 - AREA OF ROADS - 1.2127 AC.±
 - NUMBER OF PROPOSED LOTS - 21 SINGLE FAMILY LOTS
- 1 OPEN SPACE PARCEL
 - CENSUS TRACT - #6027
 - RECORD PLAT REFERENCES - 12932, 14103
 - DEED REFERENCES - 4327 / 0328, 995 / 0194

- FCP LEGEND**
- ⊗ LOD - PROPOSED LOD / TEMPORARY PROTECTIVE FENCING
 - FCE - FOREST CONSERVATION EASEMENT LIMIT
 - PERMANENT SIGNAGE
- MD DNR Qualified Professional
USACOE Wetlands Delineator
Certification # WDCP93MD0310006A
Henry A. Leskinen
Henry A. Leskinen

SITE AREA COMPUTATIONS
GROSS TRACT AREA - 13.1 ACRES
100 YEAR FLOODPLAIN - 0.2 ACRES
NET TRACT AREA - 12.9 ACRES
ZONING R-20

FOREST CLEARING
FOREST TO BE CLEARED - 8.8 ACRES

SUBDIVISION NAME NOTTINGHAM WAY ACRES		SECTION/AREA	LOT/PARCEL # PARCEL 25 - LOT 2, PARCEL 751-L04
PLAT # 12932, 14103	BLOCK #	ZONE R-20	TAX/ZONE MAP TAX MAP 31
ELECT. DISTR. #2		CENSUS TRACT #6027	

**PRELIMINARY
FOREST CONSERVATION PLAN
NOTTINGHAM WAY ACRES
HOWARD COUNTY, MARYLAND**

DES. BY	SCALE: 1"=50'	PROJ. NO.: 109282
DRN BY	DATE: AUG. 28, 2003	
CHK BY	APPROVED	

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

**Eco-Science
Professionals, Inc.**
CONSULTING ECOLOGISTS
P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

Key	Species Name	Size	Cond.
1	Tulip poplar	31"	Good
2	Tulip poplar	31"	Good
3	Tulip poplar	31"	Good
4	Tulip poplar	42"	Good
5	Tulip poplar	34"	Good
6	Tulip poplar	34"	Good
7	Tulip poplar	30"	Good
8	Tulip poplar	30"	Good
9	Tulip poplar	30"	Good
10	Tulip poplar	34"	Good
11	Tulip poplar	42"	Good
12	Tulip poplar	32"	Good
13	Tulip poplar	35"	Good
14	White oak	31"	Good
15	Tulip poplar	30"	Good
16	Tulip poplar	34"	Good
17	Tulip poplar	30"	Good
18	Tulip poplar	30"	Good
19	Tulip poplar	38"	Good
20	Tulip poplar	37"	Good
21	Tulip poplar	36"	Good
22	Tulip poplar	37"	Good
23	Tulip poplar	36"	Good
24	Tulip poplar	27"	Good
25	Tulip poplar	31"	Fair
26	Tulip poplar	34"	Good
27	Tulip poplar	30"	Good
28	Tulip poplar	31"	Good
29	Tulip poplar	31"	Good

30	Tulip poplar	37"	Good
31	Tulip poplar	34"	Good
32	Tulip poplar	32"	Good
33	Tulip poplar	32"	Good
34	Tulip poplar	32"	Good
35	Tulip poplar	31"	Good
36	Tulip poplar	34"	Good
37	Tulip poplar	37"	Good
38	Tulip poplar	30"	Good
39	Tulip poplar	30"	Good
40	Tulip poplar	41"	Good
41	Tulip poplar	31"	Good
42	Tulip poplar	30"	Good
43	Tulip poplar	33"	Good
44	Tulip poplar	30"	Good
45	Tulip poplar	40"	Good
46	Tulip poplar	37"	Good
47	Tulip poplar	31"	Good
48	Tulip poplar	37"	Good
49	Tulip poplar	37"	Good
50	Tulip poplar	33"	Good
51	Tulip poplar	37"	Good
52	Tulip poplar	34"	Good
53	Tulip poplar	31"	Good
54	Tulip poplar	31"	Good
55	Tulip poplar	31"	Good
56	Tulip poplar	32"	Good

Specimen trees to be retained marked with single asterisk *

Specimen trees to be possibly retained marked with double asterisk **

All other specimen trees are proposed for removal

Sequence of Construction

- Pre-construction meeting shall be held between developer, contractor, and County inspector.
- Sediment control shall be installed in accordance with general construction plan for site. Temporary protective fencing and forest conservation signage shall be installed as per forest conservation plan.
- Site shall be graded, infrastructure installed, and houses constructed. Disturbed areas shall be stabilized. Permanent signage in poor condition shall be replaced.
- Post construction meeting shall be held with County inspector to ensure compliance with development plan. Sediment control and temporary protective fencing shall be removed upon stabilization of site and completion of construction activities.
- Certification of forest retention paperwork shall be submitted to the County.

Forest Conservation Worksheet

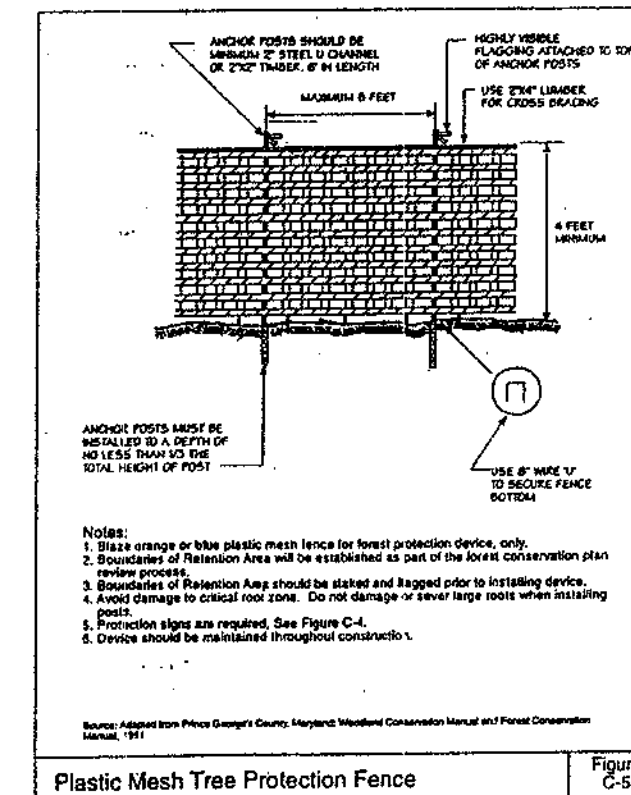
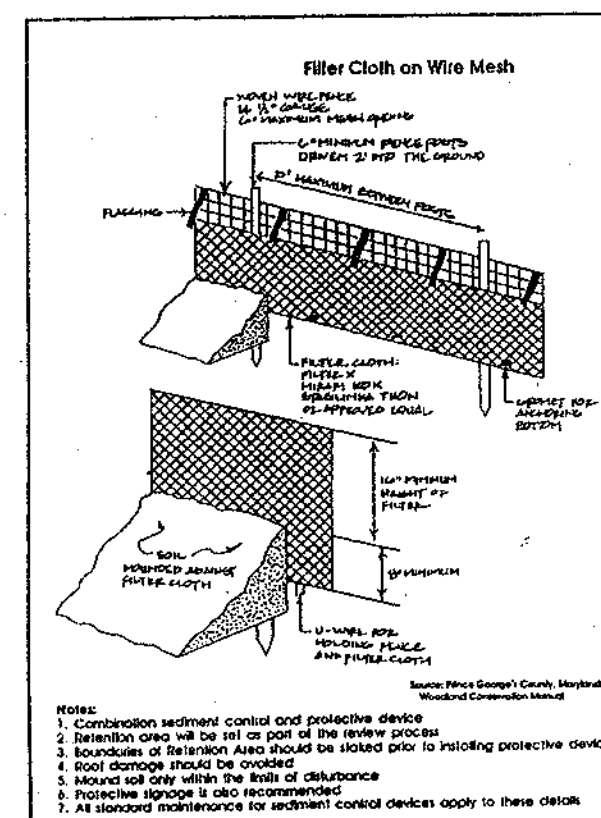
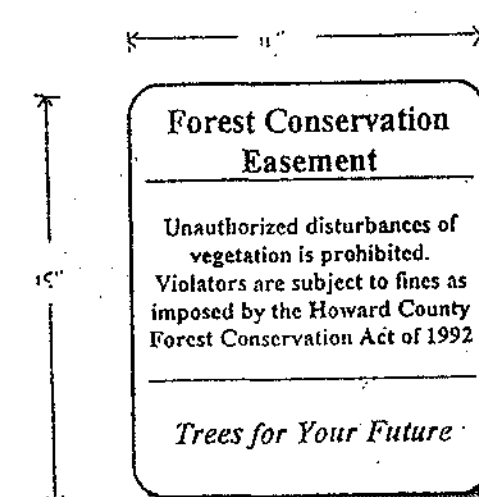
PROJECT NAME: Lurleen Property DATE: 11/26/03

BASIC SITE DATA	ACRES
Gross Site Area:	13.1
Area within 100 year floodplain:	0.2
Area within agricultural use or preservation parcel:	-
Area within overhead transmission lines:	-
Net Tract Area (NTA):	12.9
Land Use Category:	R-20
INFORMATION FOR CALCULATIONS	
Net Tract Area (NTA):	12.9
Forest conservation threshold (20% x NTA):	2.6
Afforestation threshold (15% x NTA):	1.9
Existing forest on NTA:	12.8
Existing forest above conservation threshold:	10.2
Break even point (if applicable):	4.6
Forest to be cleared:	8.8
Forest to be retained:	4.0
AFFORESTATION CALCULATIONS	
No forest clearing: Afforestation Threshold - Existing Forest:	-
Forest clearing: (Aff. thresh. - ex. forest) + (forest to be cleared x 2):	-
REFORESTATION CALCULATIONS	
Clearing above threshold	
a. Forest cleared above threshold $8.8 \times 1/4 = 2.2$ acres	
b. Forest retained above threshold: 1.4 acres	
Reforestation Required (a-b):	0.8

REFORESTATION NOTE:

- The developer proposes to meet the 0.8 acre reforestation obligation through payment of the fee-in-lieu into the Howard County Forest Conservation Fund. The amount of the fee payment \$17,424.00.
- The developer will have met the forest conservation obligation for the property upon payment of the fee to Howard County and retention of remaining 4.0 acres of onsite forest in a forest conservation easement.

Signage and Fencing Details



SEDIMENT CONTROL NOTE

Sediment control shall be installed in accordance with the grading plan prepared for the site.

FCCP NOTES

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County and 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.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Permanent signage shall be placed 100' apart along the boundaries of all areas included in Forest Conservation Easements.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Long 5/12/04
PLANNING DIRECTOR DATE

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
NOTTINGHAM WAY ACRES		PARCEL 25 - LOT 2, PARCEL 75H-L0T4
PLAT #	BLOCK #	ZONE
12892, 14103		R-20
TAXZONE MAP	ELECT. DIST.	CENSUS TRACT
TAX MAP 31	#2	#6027

PRELIMINARY
FOREST CONSERVATION NOTES & DETAILS
NOTTINGHAM WAY ACRES
HOWARD COUNTY, MARYLAND

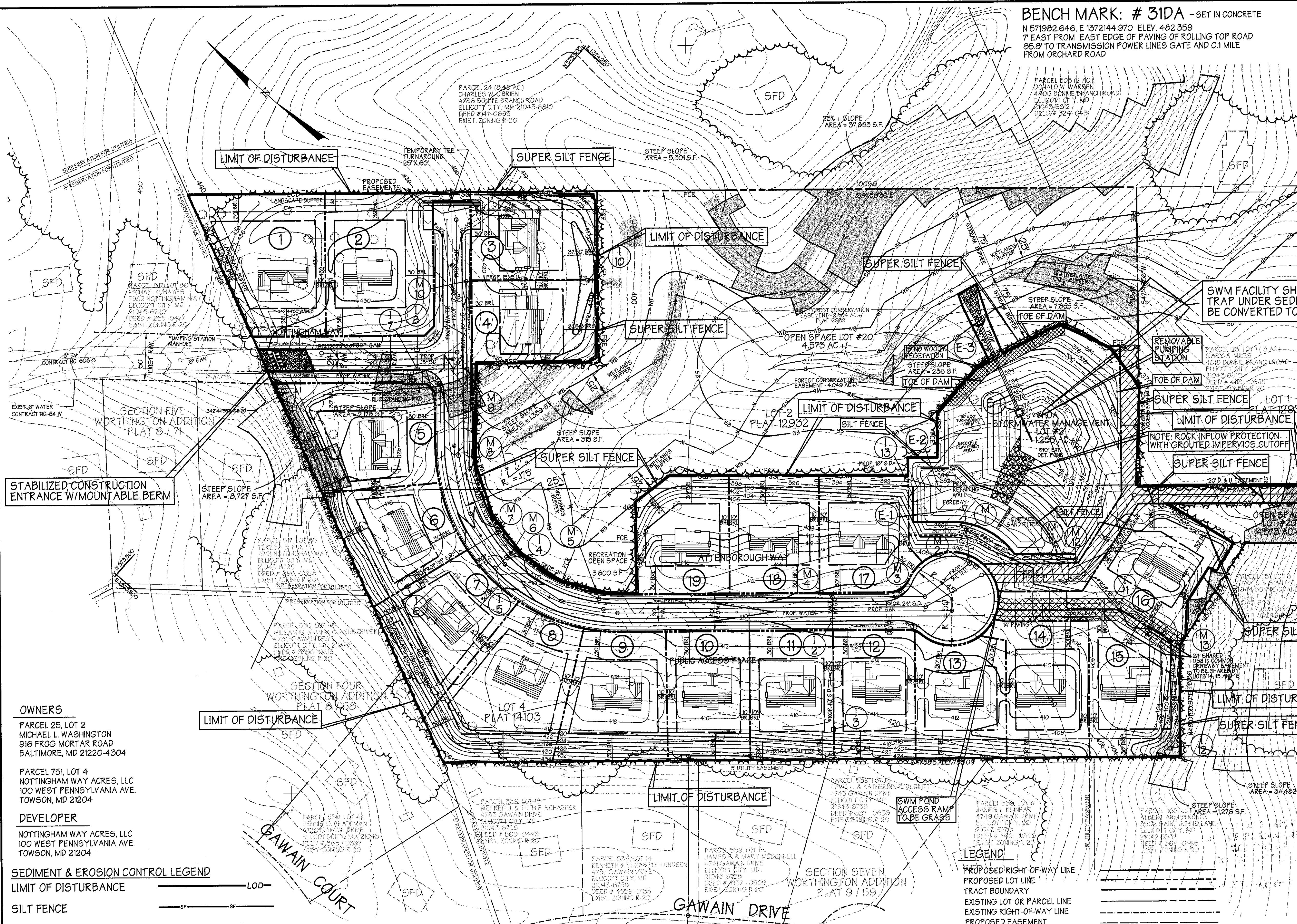
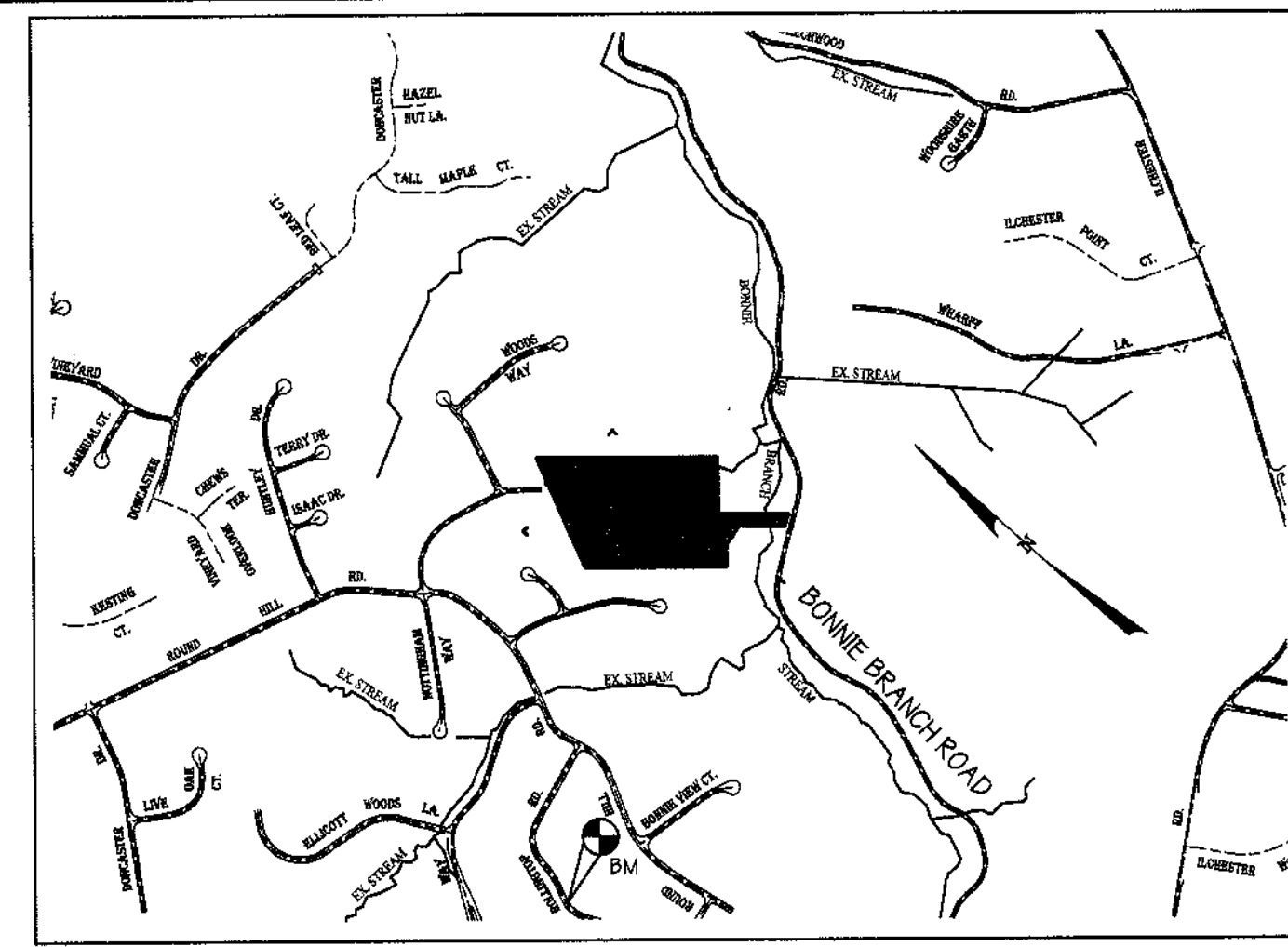
PES. BY	SCALE: N.T.S.	PROJ. NO. 109282
DRN BY	DATE: AUG. 28, 2003	5 OF 10
CHK BY	APPROVED	

GWS
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

MD DNR Qualified Professional
USACOE Wetland Delimitator
Certification # WD093MD0310006A
Henry A. Laskin
Henry A. Laskin

Eco-Science
Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. Box 2026 Glen Arden, MD 21051 (410) 582-6122

BENCH MARK: # 31DA - SET IN CONCRETE
 N 571922.646, E 1372144.970 ELEV. 492.359
 7' EAST FROM EAST EDGE OF PAVING OF ROLLING TOP ROAD
 85.8' TO TRANSMISSION POWER LINES GATE AND 0.1 MILE
 FROM ORCHARD ROAD



SWM FACILITY SHALL FUNCTION AS SEDIMENT TRAP UNDER SEDIMENT CONTROL AND THEN BE CONVERTED TO SWM POND.

REMOVABLE PUMPING STATION

NOTE: ROCK INFLOW PROTECTION WITH GROUTED IMPERVIOUS CUTOFF

FOR STREAM CROSSING DETAILS SEE SHEET NO. 8

OWNERS
 PARCEL 25, LOT 2
 MICHAEL L. WASHINGTON
 916 FROG MORTAR ROAD
 BALTIMORE, MD 21220-4304

PARCEL 751, LOT 4
 NOTTINGHAM WAY ACRES, LLC
 100 WEST PENNSYLVANIA AVE.
 TOWSON, MD 21204

DEVELOPER
 NOTTINGHAM WAY ACRES, LLC
 100 WEST PENNSYLVANIA AVE.
 TOWSON, MD 21204

SEDIMENT & EROSION CONTROL LEGEND

LIMIT OF DISTURBANCE	LOD
SILT FENCE	SF
SUPER SILT FENCE	SSF
STABILIZE CONSTRUCTION ENTRANCE W/ MOUNTABLE BERM	[Symbol]
RIP RAP INFLOW PROTECTION	[Symbol]
REMOVABLE PUMPING STATION	[Symbol]

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1020 CROMWELL BRIDGE ROAD
 TOWSON, MARYLAND 21286-3396
 (410) 825-8120

SLOPE KEY

[Symbol]	15 - 24.9 % SLOPES
[Symbol]	25 + % SLOPES ON SITE
[Symbol]	25 + % SLOPES OFF SITE
[Symbol]	CONTIGUOUS 25+% STEEP SLOPES

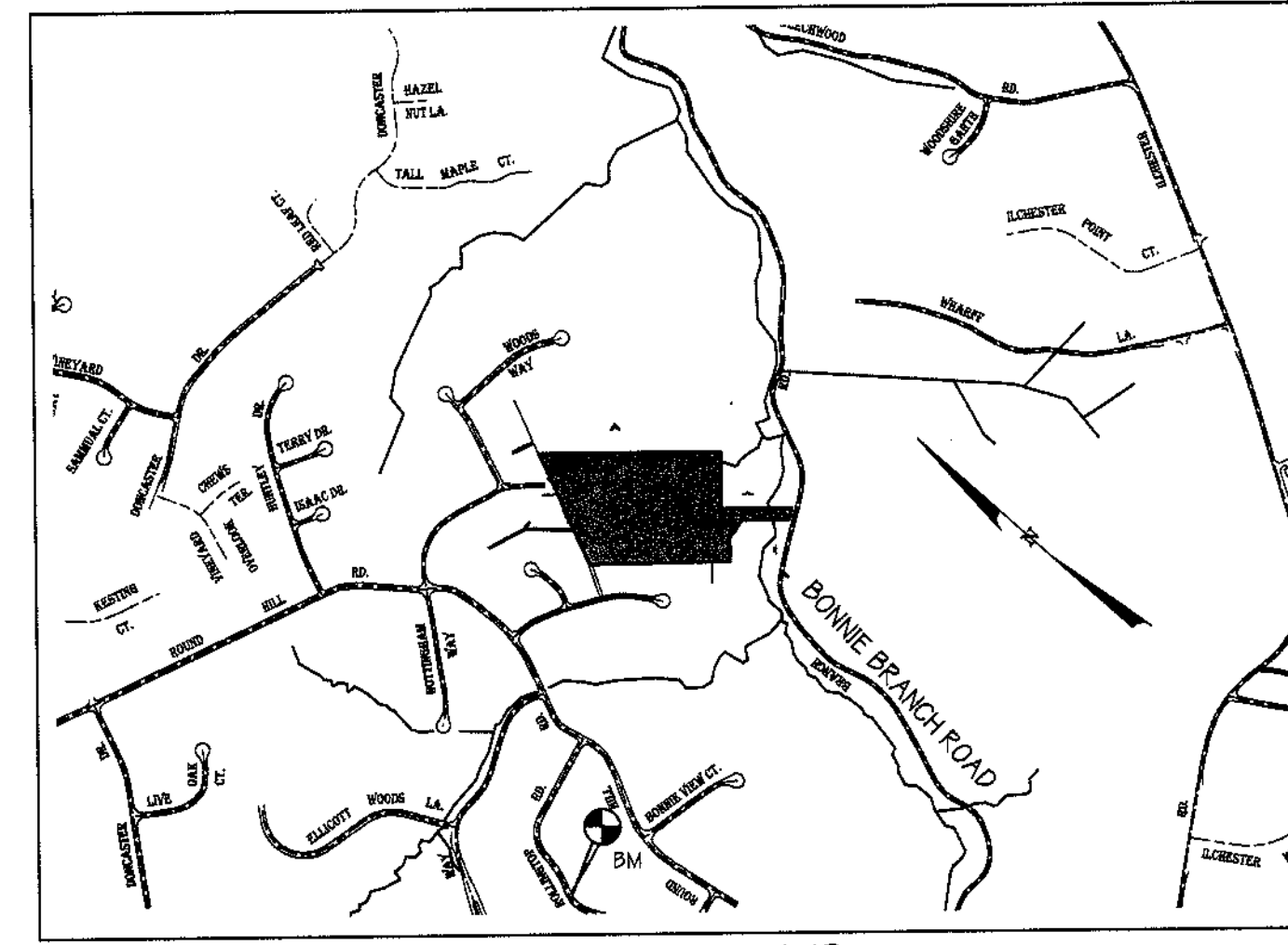
- UTILITY CONSTRUCTION OUTSIDE ROADWAY**
- EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON UPSTREAM SIDE OF TRENCH
 - IMMEDIATELY FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED AND IMMEDIATELY STABILIZED (MULCHED, SEEDED AND/OR SODDED MECHANICAL STABILIZATION) AT THE END OF EACH WORK DAY.
 - SILT FENCE SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE (1) WORKING DAY (SILT FENCE AS PER SEC STANDARD, STD. DRAWING - E-15-3)
 - THE CONTRACTOR SHALL DISTURB AND OPEN TRENCH THE MINIMUM PRACTICAL AREA REQUIRED TO ACCOMPLISH THE WORK DESIGNATED FOR EACH DAY
 - ALL SEDIMENT AND EROSION CONTROL PRACTICES AND VEGETATIVE STABILIZATION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS. ANY EROSION AND SEDIMENT CONTROL PRACTICES DAMAGED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

- LEGEND**
- PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - TRACT BOUNDARY
 - EXISTING LOT OR PARCEL LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED EASEMENT
 - EXISTING TREELINES
 - PROPOSED TREELINES
 - BUILDING SETBACK LINE
 - EXISTING SOIL CLASSIFICATIONS
 - EXISTING 5' CONTOUR
 - EXISTING 25' CONTOUR
 - WETLAND LIMIT LINE
 - 100 YEAR FLOOD PLAIN
 - 75' STREAM BUFFER
 - 25' WETLANDS BUFFER
 - STREAM
 - PROPOSED CONTOUR
 - SPECIMEN TREE
 - SHARED USE IN COMMON DRIVEWAY EASEMENT
 - 20' OPEN SPACE ACCESS EASMT.

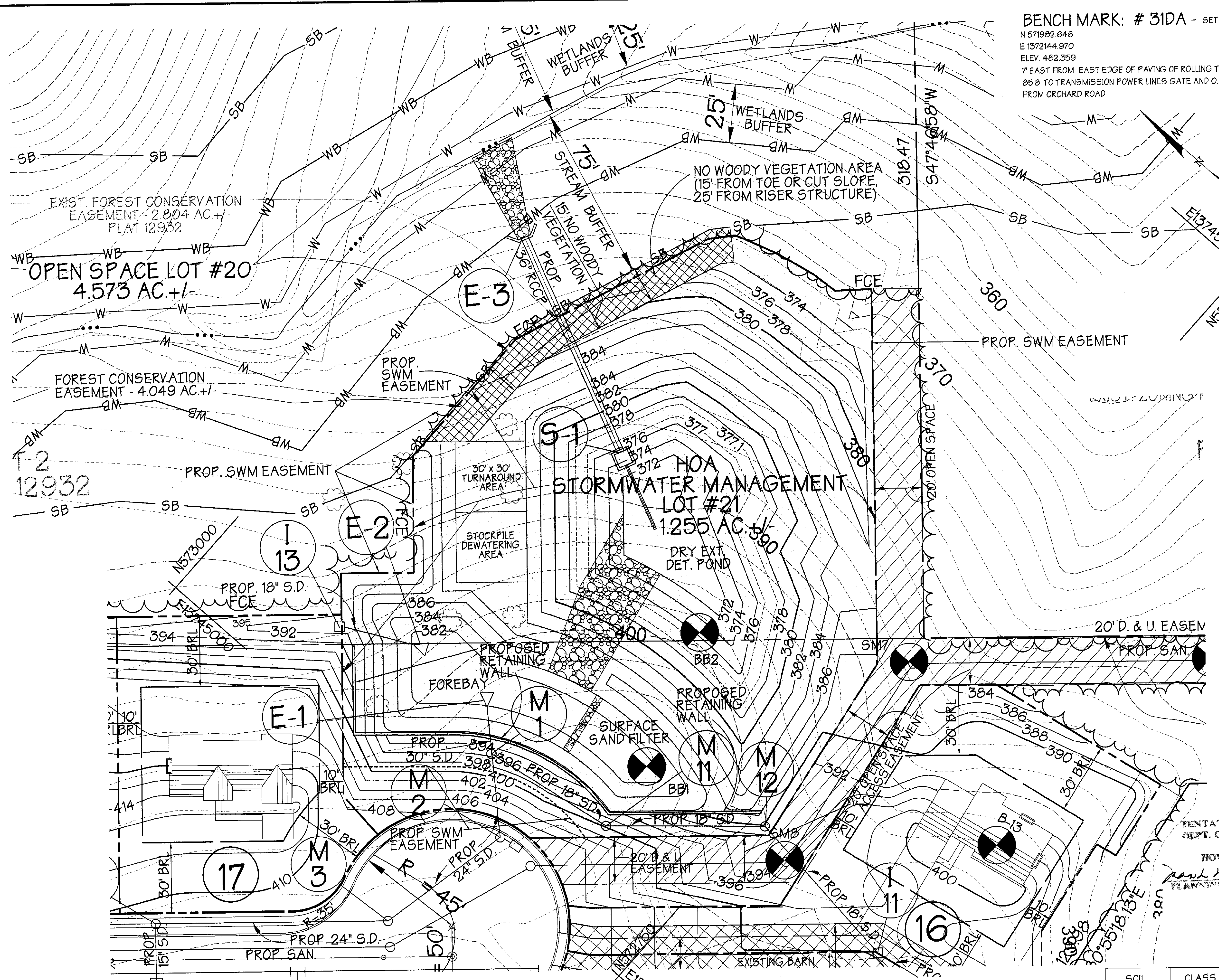
DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY
 PRELIMINARILY APPROVED
 [Signature]
 PLANNING DIRECTOR
 DATE: 5/1/2011

SUBDIVISION NAME NOTTINGHAM WAY ACRES		SECTION/AREA		LOT/PARCEL # PARCEL 25 - LOT 2, PARCEL 751-L04
PLAT # 12932, 14103	BLOCK #	ZONE R-20	TAX ZONE MAP TAX MAP 31	ELECT. DISTR. #2
PRELIMINARY GRADING & SEDIMENT AND EROSION CONTROL PLAN				CENSUS TRACT #8027
NOTTINGHAM WAY ACRES				HOWARD COUNTY, MARYLAND
DES. BY	SCALE: 1"=50'	PROJ. NO: 109282		
DRN. BY	DATE: AUG. 20, 2003	6 OF 10		
CHK. BY	APPROVED	9.04.06		

BENCH MARK: # 31DA - SET IN CONCRETE
 N 571982.646
 E 1372144.970
 ELEV. 482.359
 7' EAST FROM EAST EDGE OF PAVING OF ROLLING TOP ROAD
 85.8' TO TRANSMISSION POWER LINES GATE AND 0.1 MILE
 FROM ORCHARD ROAD



VICINITY MAP
 SCALE: 1" = 1000'



	TOTAL EXISTING (cfs)	PROPOSED POND INFLOW (cfs)	PROPOSED POND DISCHARGE (cfs)	POND WATER SURFACE ELEVATION (feet)	PROPOSED BYPASS (cfs)	TOTAL PROPOSED (cfs)
1-YR.	8.46	19.59	0.54	378.47	3.21	3.69
10-YR.	51.05	67.82	32.94	381.37	17.51	49.93
100-YR.	97.09	112.42	114.88	382.03	32.82	146.33

DESCRIPTION	DATA
POND TYPE	MD-378 DETENTION (DRY)
HAZARD CLASSIFICATION	HAZARD CLASS "A"
TOP OF EMBANKMENT	384.03
FREEBOARD REQUIRED (100-YR. STORM)	2.0 FT.
FREEBOARD PROVIDED (100-YR. STORM)	2.0 FT.

	Proposed Routed	Proposed Bypass	BMP Used
Area (acres)	17.64 ac.	8.81 ac.	
Rev (Required / Provided)	0.04 ac-ft / 0.04 ac-ft	N/A	Stone Storage beneath Surface Sand Filter
WQv (Required / Provided)	0.135 ac-ft / 0.14 ac-ft	N/A	Surface Sand Filter
Cpv (Required / Provided)	0.67 ac-ft / 0.67 ac-ft	N/A	Detention Pond **
Qp10 (Required / Provided)	1.05 ac-ft / 1.42 ac-ft	N/A	Detention Pond **
Qp100 (Required / Provided)	N/A	N/A	N/A

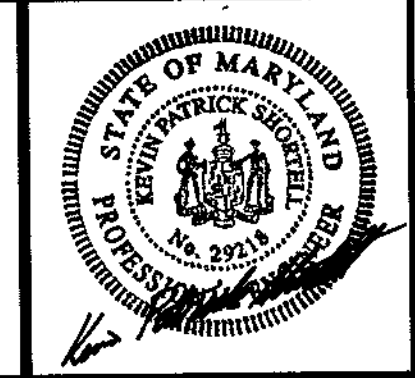
NOTE: THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THAT THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.

LEGEND

PROPOSED RIGHT-OF-WAY LINE	---
PROPOSED LOT LINE	---
TRACT BOUNDARY	---
EXISTING LOT OR PARCEL LINE	---
EXISTING RIGHT-OF-WAY LINE	---
PROPOSED EASEMENT	---
EXISTING TREELINES	---
PROPOSED TREELINES	---
BUILDING SETBACK LINE	---
EXISTING SOIL CLASSIFICATIONS	---
EXISTING 5' CONTOUR	---
EXISTING 25' CONTOUR	---
WETLAND LIMIT LINE	---
100 YEAR FLOOD PLAIN	---
75' STREAM BUFFER	---
25' WETLANDS BUFFER	---
STREAM	---

TENTATIVELY APPROVED
 SEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 DATE: 5/16/10

GWS
 GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1020 CROMWELL BRIDGE ROAD
 TOWSON, MARYLAND 21286-3396
 (410) 825-8120

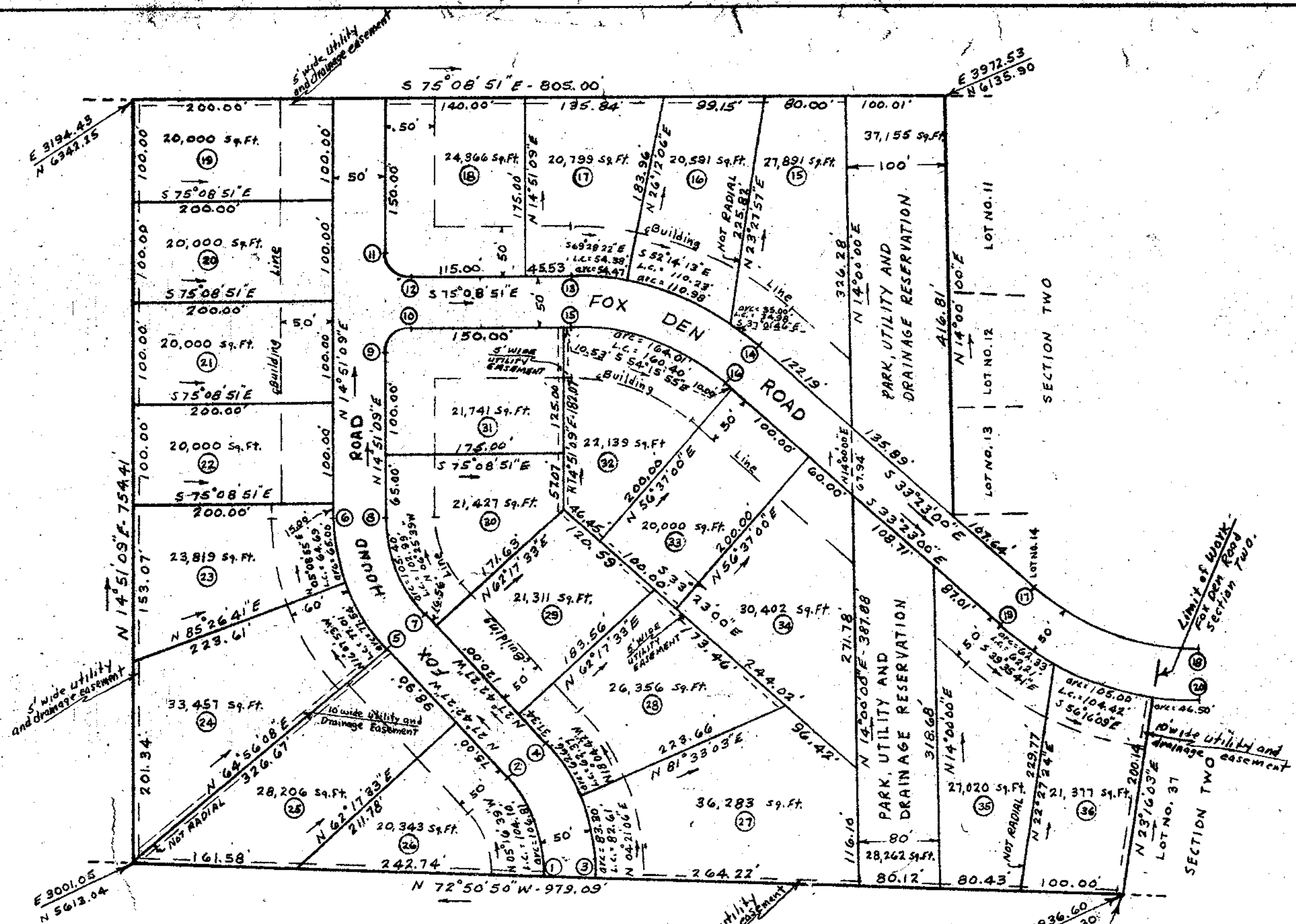


OWNERS
 PARCEL 25, LOT 2
 MICHAEL L. WASHINGTON
 916 FROG MORTAR ROAD
 BALTIMORE, MD 21220-4304
 PARCEL 751, LOT 4
 NOTTINGHAM WAY ACRES, LLC
 100 WEST PENNSYLVANIA AVENUE
 TOWSON, MD 21204

DEVELOPER
 NOTTINGHAM WAY ACRES, LLC
 100 WEST PENNSYLVANIA AVENUE
 TOWSON, MD 21204

SOIL	CLASS
BrF	C
BrD2	C
BrB2	C
GnB2	C
ReC2	B
LeB2	B
Mo	D
MrE	C

SUBDIVISION NAME: NOTTINGHAM WAY ACRES SECTION/AREA: PARCEL 25 - LOT 2, PARCEL 751-LOT 4
 PLAT # 12892, 14103 BLOCK # ZONE R-20 TAXZONE MAP TAX MAP 31 ELECT. DISTR. #2 CENSUS TRACT #6027
PRELIMINARY SWM PLAN
NOTTINGHAM WAY ACRES
 HOWARD COUNTY, MARYLAND
 DES. BY: SCALE: 1"=20' PROJ. NO.: 109292
 DRN BY: DATE: DEC. 2, 2005
 CHK BY: APPROVED
 7 OF 10
 P.04.06

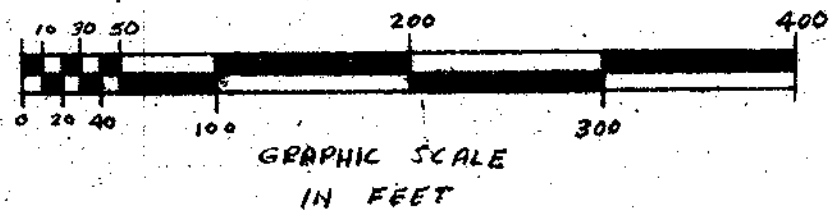


CURVE DATA

No.	A	D°	R	L	T	L.C.	L.C. COURSE
1-2	44°51'37"	41.99356	136.42	106.81	56.31	104.16'	N 05°16'39" W
3-4	44°51'37"	80.17479	186.42	145.96	76.95	142.26	N 05°16'39" W
5-6	42°33'36"	29.85867	191.89	142.64	74.74	139.28	N 06°25'39" W
7-8	42°33'36"	40.38044	141.89	105.40	55.26	102.99	N 06°25'39" W
9-10	90°00'00"	229.18320	25.00	39.27	25.00	35.36	N 59°51'09" E
11-12	90°00'00"	229.18320	25.00	39.27	25.00	35.36	N 30°08'51" W
13-14	41°45'51"	20.85484	275.00	200.45	104.91	196.04	N 54°15'55" W
15-16	41°45'51"	25.46488	225.00	164.01	85.84	160.40	N 54°15'55" W
17-18	42°37'00"	24.12642	237.48	176.63	92.63	172.59	N 54°41'30" W
19-20	42°37'00"	19.93036	287.48	213.83	112.13	208.93	N 54°41'30" W

CO-ORDINATES ASSUMED
 AREA IN LOTS-12.1184 ACRES
 AREA IN ROADS-1.9616 ACRES
 TOTAL AREA-14.0720 ACRES

AREA IN PARK, UTILITY
 AND DRAINAGE -1.5018 ACRES
 RESERVATION PLOTS



OWNERS DEDICATION

I, Raymond W. Griffith, President of the Debra Corp, a body corporate of the State of Maryland, owner of the property shown and described hereon, adopt this plan of subdivision and reserve the fee simple title to the beds of the streets and/or roads shown hereon, and in consideration of the approval of this plat by the Planning Commission of Howard County, I for myself, my heirs or assigns, do hereby give and grant unto the Board of County Commissioners of Howard County the right and option to acquire for the consideration of one dollar, the fee simple title to the beds of the streets and/or roads shown hereon, within the period of five years from the date of the recording of this plat among the land records of Howard County.

Witness my hand and seal this 1st day of June 1964.

Raymond W. Griffith
 Raymond W. Griffith, Pres.
 The Debra Corporation
 122 Dunlaggin Road
 Ellicott City, Maryland

ENGINEERS CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of a part of the land which by Deed recorded among the land records of Howard County in Liber No. 400 Folio 770 was granted and conveyed by Rifa Ranner, widow to the Debra Corporation and that all corners will be marked by steel pins or concrete monuments.

I further certify that the requirements of Section 72A to 72D of the Annotated Code of Maryland (Title, Clerk of Court; Subtitle, clerk of Circuit Court) as far as they relate to the marking of this plat and setting of markers have

J. H. Rife
 J. H. Rife Registered Surveyor No. 2537

MAP OF
 "BE THANY MANOR" SECTION THREE
 SECOND ELECTION DISTRICT OF HOWARD COUNTY
 ELLICOTT CITY, MARYLAND
 SCALE 1" = 100'
 1 June 1964

RECORDED PLAT BOOK 9 FOLIO 85
 ON JUNE 4 1964 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MD.

File No. C-153

J. H. Rife
 213 West Avenue
 Hanover, Penna.
 Registered Surveyor No. 2537

PLAT APPROVED BY

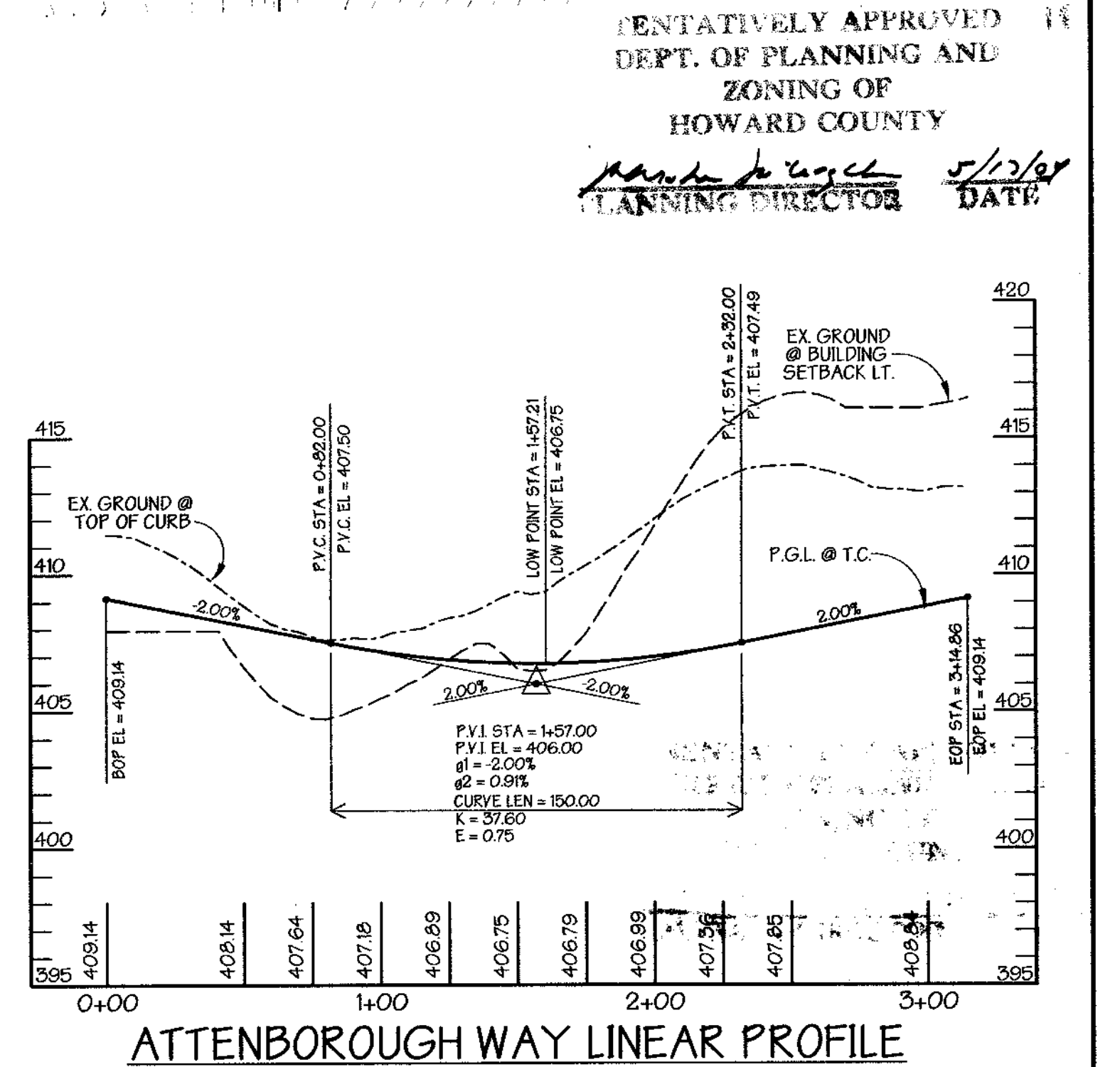
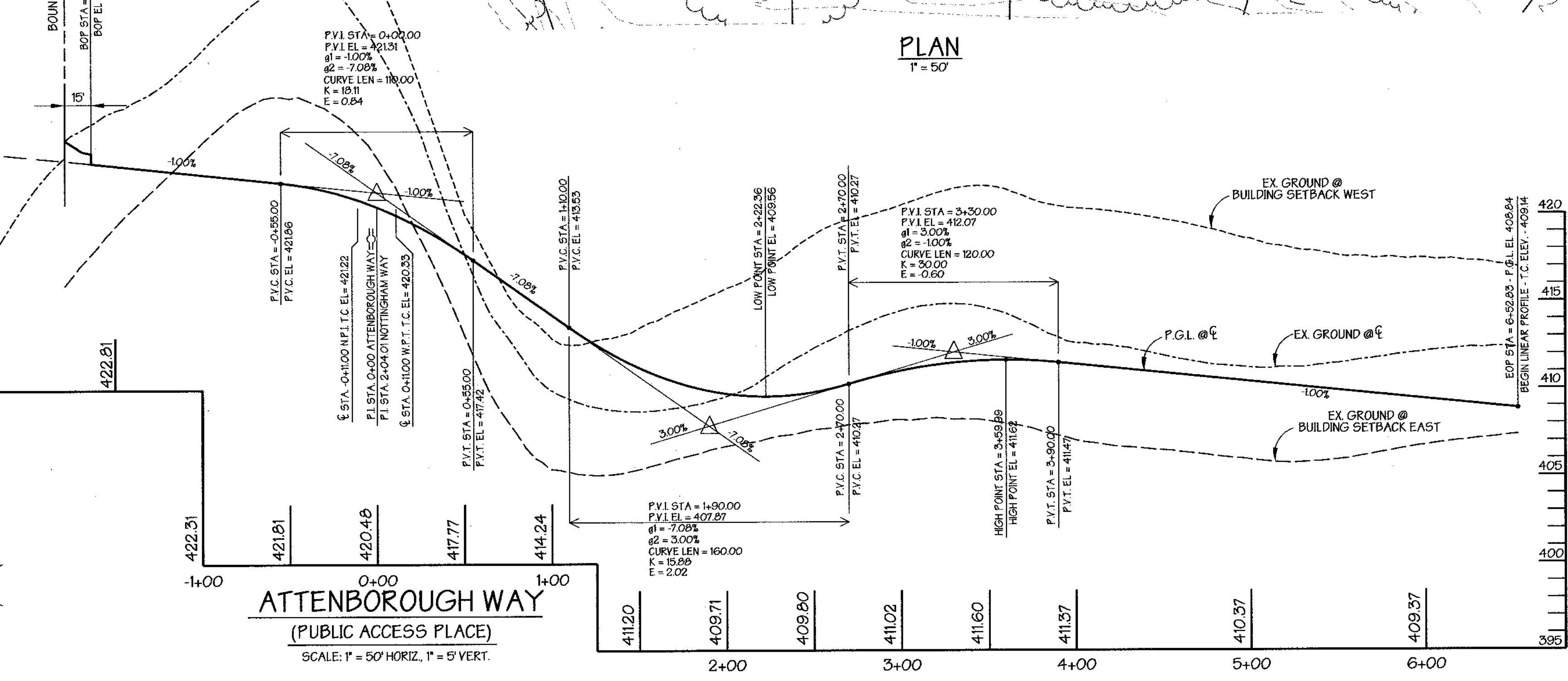
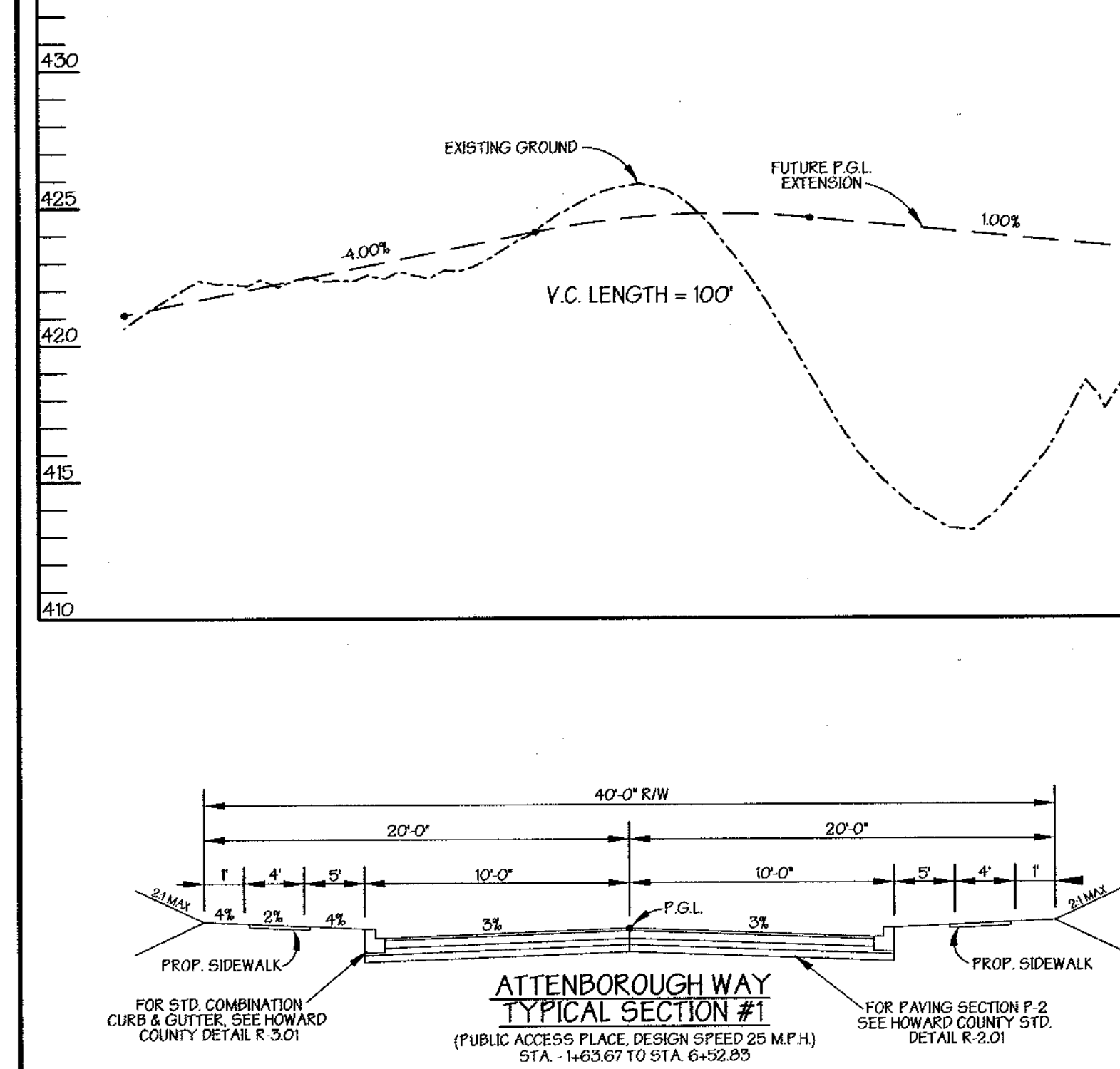
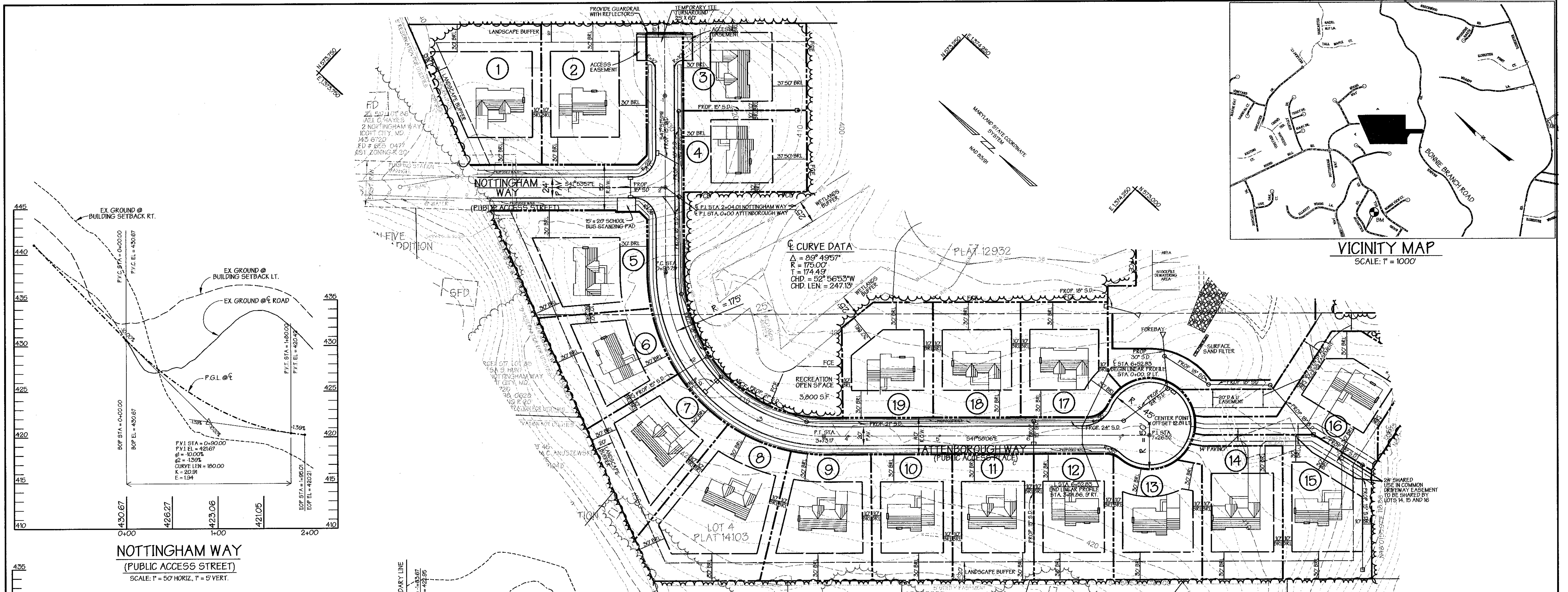
6-4-64 *E. Wesley Brown*
 E. Wesley Brown, Acting Chief Engineer, Metropolitan Commission

6-3-64 *Wilmer M. Sanner*
 Wilmer M. Sanner, Chairman of Planning Commission

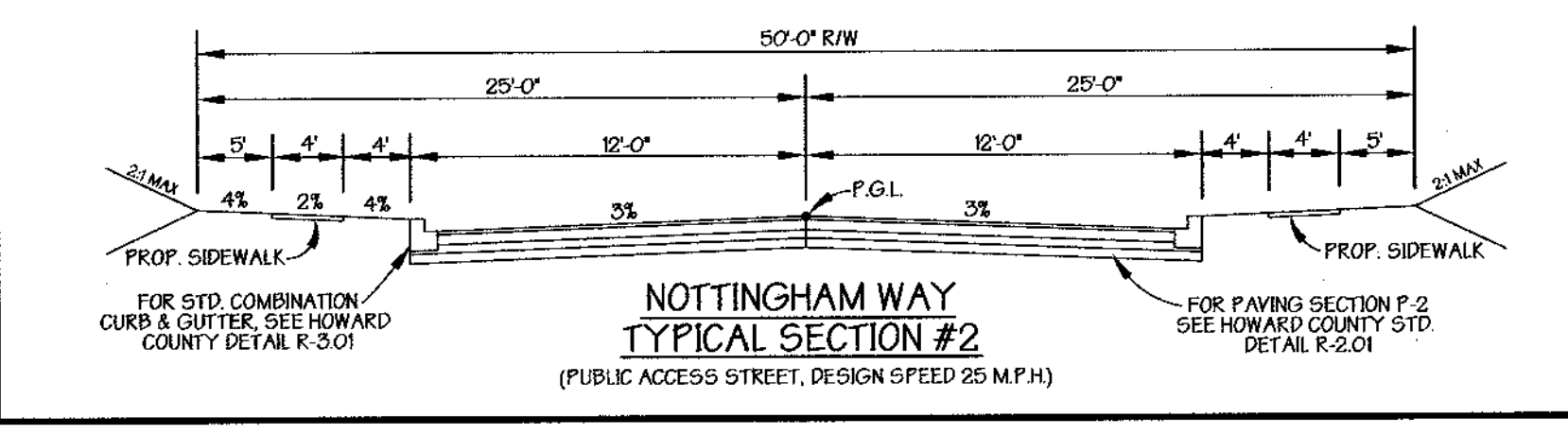
6-4-64 *Thomas G. Harris*
 Thomas G. Harris, Planning Director

6-4-64 *Herman S. O'Neill*
 Herman S. O'Neill, County Roads Supervisor

F303-C



GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21204
(410) 825-8120

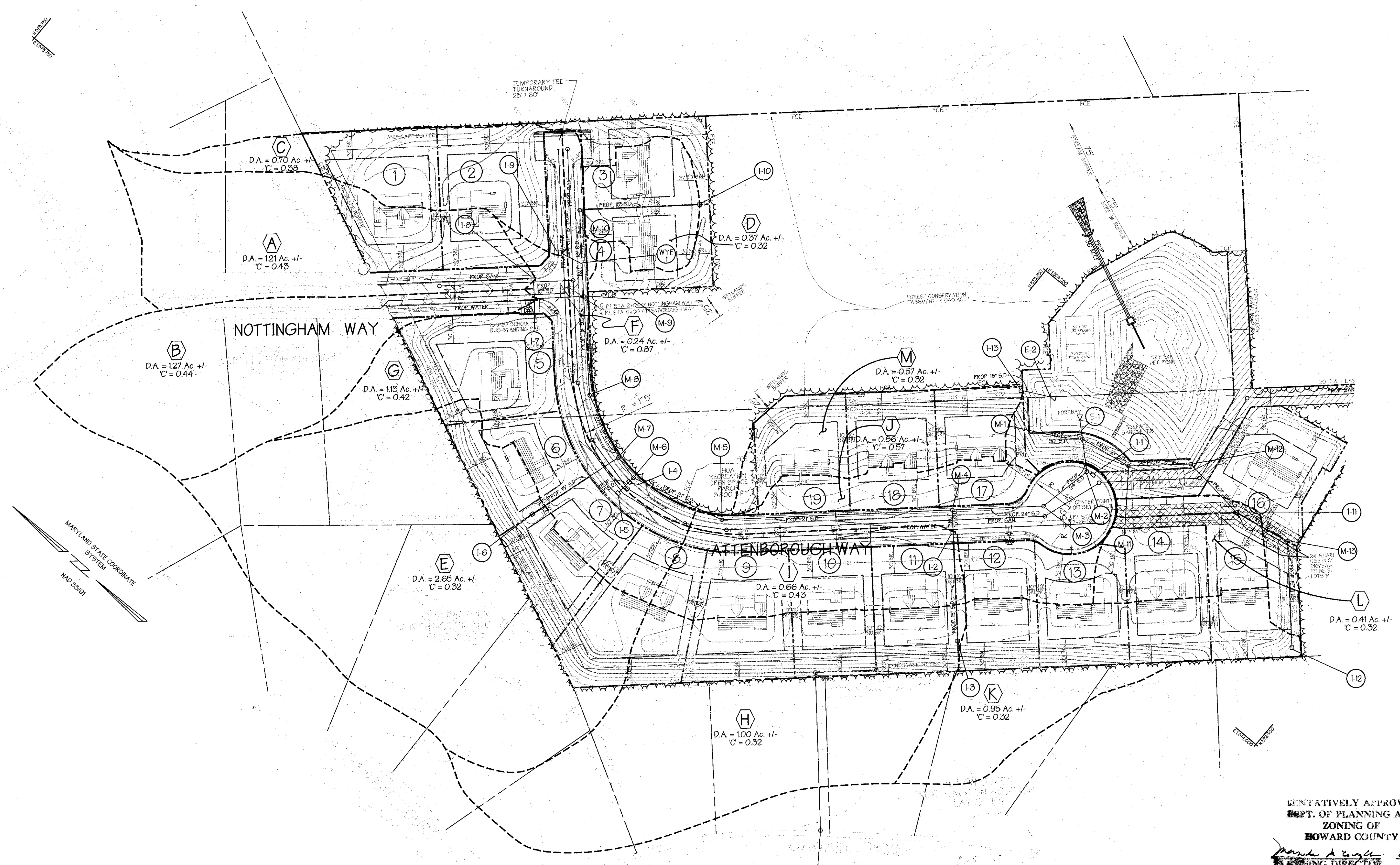


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CHIEF, BUREAU OF HIGHWAYS DATE: _____	DESIGNED: G.D.T.
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE: _____	DRAWN: B.M.H.
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: _____	CHECKED: G.D.T.

PRELIMINARY ROAD PLAN & PROFILE SHEET
SCALE: AS SHOWN

NOTTINGHAM WAY ACRES
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT # - 2
DATE: 09/23/03
MODIFIED 12/2/2003
MODIFIED 1/20/2004
SHEET - 9 of 10
P 04 - 06


P.04.06



PLAN
1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark A. Gault 5/12/04
PLANNING DIRECTOR DATE

GWS
GEORGE W. STEPHENS, JR.
AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21204
(410) 825-8120



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CHIEF, BUREAU OF HIGHWAYS DATE: _____	DESIGNED: G.D.T.
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE: _____	DRAWN: B.M.H.
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: _____	CHECKED: G.D.T.

DESIGNED: G.D.T.
DRAWN: B.M.H.
CHECKED: G.D.T.

**PRELIMINARY
STORM DRAIN
DRAINAGE AREA MAP**

SCALE: AS SHOWN

NOTTINGHAM WAY ACRES
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT # - 2
DATE - 09/25/03
MODIFIED 12/02/2003
MODIFIED 1/20/2004
SHEET-10 of 10
P 04 - 06

P.04-06