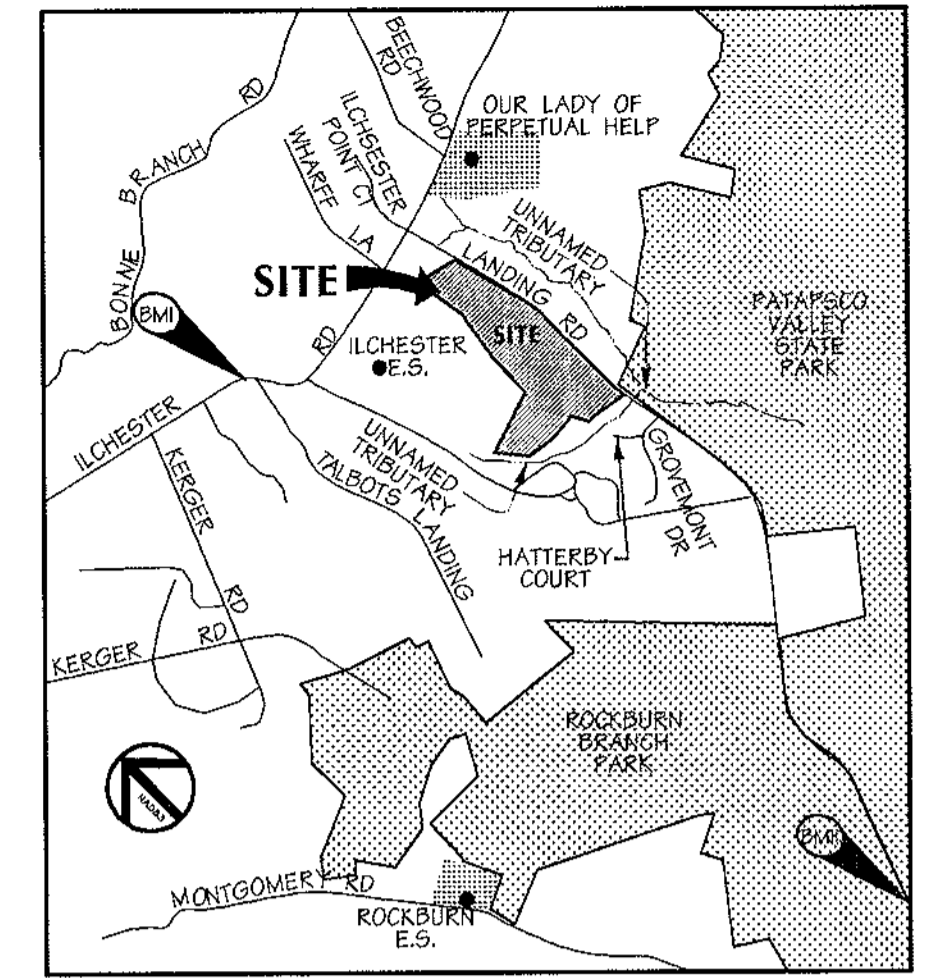


**General Notes**

- The project is in conformance with the latest Howard County standards unless waivers have been approved.
- Location of treelines, streams, topography, ex. structures, etc. derived from low-level flight & aerial photo acquired April 8, 2002. Prelim. 100 yr. floodplain per existing H.C. plans, and is to be revised for final plan.
- There will be no Howard County services provided on the flag or pipestem lots.
- A 10' x 4' trash pad will be placed at the edge of the County roadway to provide a place for the residents on the Private Access Place to place refuse and recyclable items.
- Water and sewer extensions for this project will be public. An application is being submitted to the county for the inclusion of the project area into the metropolitan district. The drainage area is the Patapsco Watershed.
- Existing utilities shown are taken from record drawings obtained from Howard County Water & Sewer Contract Nos. 14-2639-D & 14-3976-D.
- Boundary shown hereon is based on field survey by DMW dated September, 2002.
- APFD Traffic Analysis is not required for this project. This project is located farther than 1-1/2 miles from the intersection of two major collector roadways.
- A noise study is not required for this project.
- There are no known cemeteries or grave sites on this property.
- The stormwater management facilities shown on this plan are an approximation of their ultimate size and shape. It is understood that these facilities have not been designed and their size and shape may change during the construction of the project. The facilities are to be privately owned and maintained by the H.O.A.
- This proposal is subject to the Fifth Edition of the Subdivision and Land Development Regulations and to compliance with County Council Bill 50-2001 which amends portions of the Zoning Regulations.
- See Howard County Site Inventory HO-420 Older Mill.
- All existing driveways located within limits of Phase II are to be removed.
- The Phase II submission milestone window for preliminary plan submission for 55 units begins 7-11-03 and ends 1-1-04.
- The path location across the adjacent open space lot 53 (Glynchoster Farm) will be determined during the Preliminary Plan. The construction will be the responsibility of the developer of the Owens Property on both Glynchoster Farm and Owens Property.
- Under the current Forest Conservation Act, development of the Owens Property, Phase 2 proposes the clearing of approximately 8.9 forested acres, and 2.8 acres forest retention. When evaluated cumulatively with the previous phase of the project, 8.6 acres of reforestation is required, with 3.9 acres of reforestation being provided on-site. The remaining 4.7 acres of will be reforested at an approved off-site location.

# Preliminary Plan Owens Property – Phase II Lots 43–97, Open Space Lots 98,99 and 100 Howard County, Maryland



**LOCATION MAP**

SCALE: 1" = 200'

**BENCHMARK**

**DESCRIPTION**

BM1  
#305A-BISC SET IN CONCRETE  
N 969641.123  
E 1374815.935  
ELEVATION = 468.80  
2 FT. SOUTH OF SIDEWALK ON LANCHESTER ROAD  
1471 FT. FROM GATE IN FENCE ON TRANSMISSION LINE R.O.W.

BM2  
#317A-BISC SET IN CONCRETE  
N 954321.555  
E 1382742.880  
ELEVATION = 256.365  
20.0' SOUTH OF CENTERLINE OF LANDING ROAD  
.25 MILES NORTHWEST ON LANDING ROAD FROM  
INTERSECTION OF LANDING ROAD AND MONTGOMERY RD.

**Site Analysis Data Chart**

**1. General Site Data**

- a. Present Zoning: R-20
- b. Applicable DPZ File References: F-04-29, P-03-08, 6-02-15.
- c. Proposed Use of Site or Structure(s): SFD RESIDENTIAL
- Proposed Water and Sewer Systems:  Public  Private
- Any Other Information Which May be Relevant:

**2. Area Tabulation**

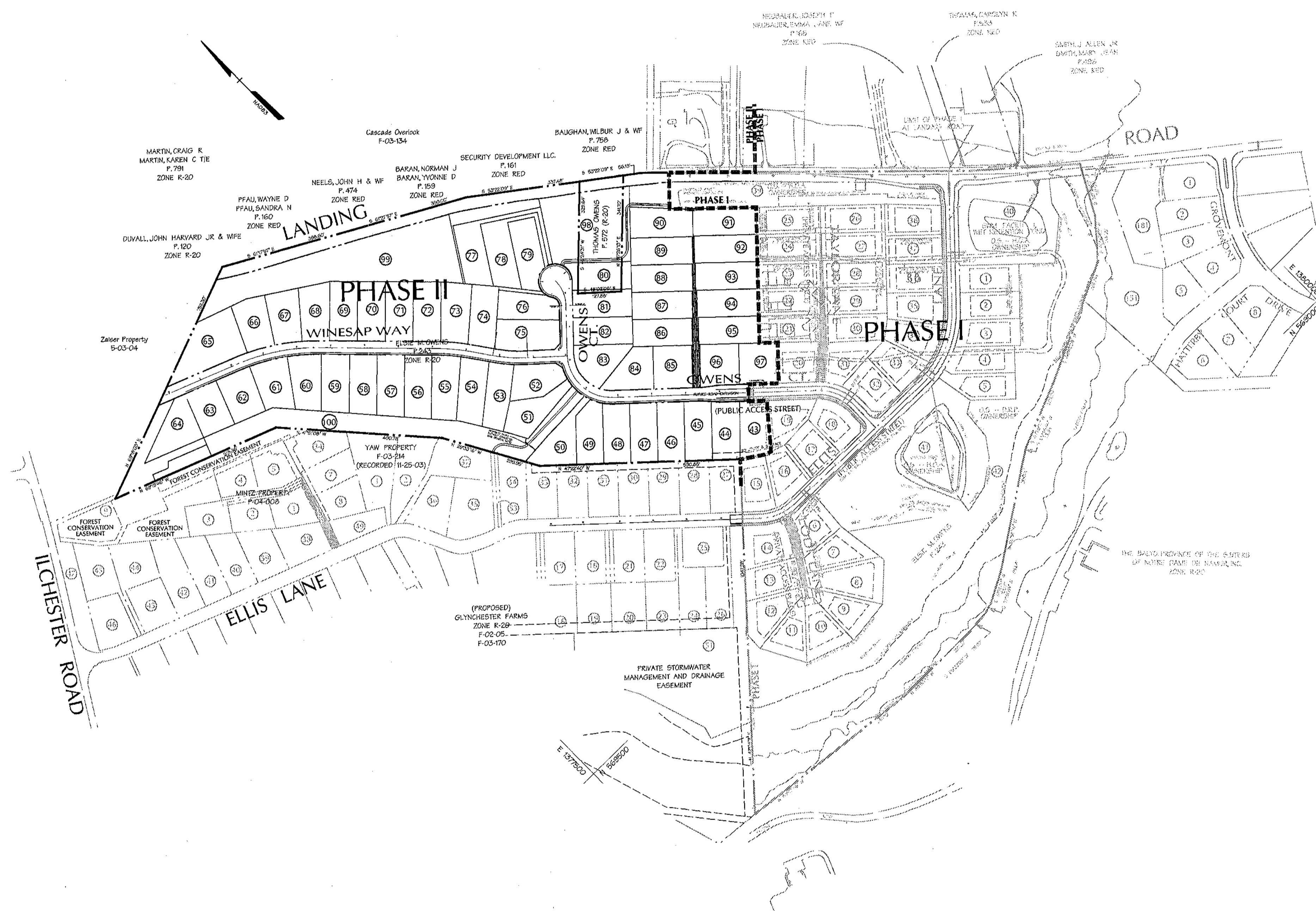
- a. Total Area of Site: 24.3 Ac.± (this phase).
- b. Approximate Area of 100 Year Floodplain: 0 Acres
- c. Approximate Area of Steep Slopes (25% or Greater): 0 Acres
- d. Net Area of Site: 24.3± Acres
- e. Area of Proposed Building Lots: 16.8 Acres.
- f. Area of Proposed Open Space Lots: 5.5 Acres
- g. Area of Proposed Preservation Parcels: 0
- h. Area of Bulk Parcels: 0 Acres
- i. Area of Proposed Public Roads: 2.0 Acres ±
- j. Area of Proposed Private Roads: 0.5 Acres (\*Included in lots)

**3. Unit/Lot Tabulation**

- a. Total Number of Residential Units/Lots Allowed for Project by Right: N/A
- b. Total Number of Residential Units/Lots Proposed on this Submission: 55 SFD
- c. Density of Project Per Gross Acre: 2.3 LOTS / ACRE
- d. Total Number of Preservation Parcels Proposed : 0
- e. Total Number of Open space Lots Proposed : 3
- f. Total Number of Non - Buildable Bulk Parcels Proposed : 0
- g. Total Number of Lot/Lots Proposed: 58

**4. Open Space Data**

- a. Minimum Residential Lot Size Selected: 14,000 Square Feet
- b. Open Space Required: 7.29 Acres (30% of gross area)
- c. Total Open Space Provided on This Submission: 7.29 Acres (5.5 Ac. Phase II and 1.79 Ac. from excess in Phased I) 30%
- d. Area of Recreation Open Space Required: 11,000 S.F. (200 S.F./LOT)
- e. Area of Rec. Open Space Provided on This Submission: An excess area of Recreational Open Space was provided with Owens Property Phase I, P-03-08, (7,600SF required, 107,620SF provided). Phase II requires 11,000SF (55 LOTS x 200SF). This requirement will be met using 11,000SF of the excess.



**Phase II Development**

SCALE 1" = 200'

**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	MIN. (NET) LOT SIZE
77	18,960	4123	14,837
78	18,760	2900	15,860
86	14,300	300	14,000
87	14,680	538	14,142
88	14,984	744	14,240
89	15,404	954	14,450
90	17,447	1157	16,290
91	17,297	1157	16,140
92	15,674	954	14,720
93	15,304	744	14,560
94	14,858	538	14,320
95	14,640	340	14,300
50	15,000	1000	14,000
51	14,865	865	14,000

**Sheet Index**

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	PRELIMINARY SWM PLAN
5	PRELIMINARY SWM PLAN
6	PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN
7	PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN
8	PRELIMINARY FOREST CONSERVATION PLAN
9	PRELIMINARY FOREST CONSERVATION PLAN
10	PRELIMINARY LANDSCAPE PLAN
11	PRELIMINARY LANDSCAPE PLAN

Date	No.	Revision Description

OWNER/ DEVELOPER:  
  
PATAPSCO LANDING, LLC  
c/o James Keilty and Co. Inc.  
P.O. Box 5528  
61 E. Padonia Road.  
Timonium, MD 21093

**DMW**  
Darr McCune Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 286-2838  
Fax: 286-4708

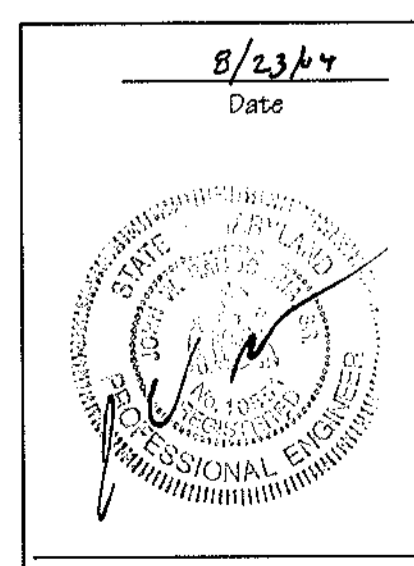
A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

PROPOSAL NAME	OWENS PROPERTY	SECTION/AREA	PHASE II	LOT/PARCEL #	243, 572
PLAT OR LOT	BLOCK #	ZONE	PAVING MAP	ELECT. DISTRICT	GEN. TRACT
	10,11,16,17	R-20	21	1	
<b>TITLE</b>					
<b>OWENS PROPERTY - PHASE II PRELIMINARY PLAN COVER SHEET</b>					
Des. By	ADL	Scale	AS SHOWN	Proj. No.	01086.0
Drn. By	ADL	Date	8/30/04	<b>1 of 11</b>	
Chk. By		Approved			

SENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Frank A. Taylor*  
PLANNING DIRECTOR

8/26/04  
JA



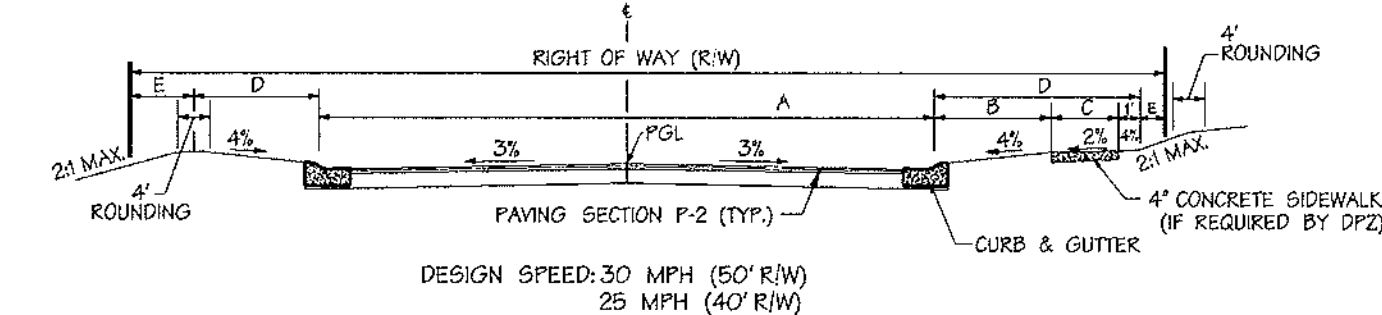
Professional Eng. No. 10557

ROAD STATION & OFFSET	DESCRIPTION
OWENS COURT 5+44.18' RT.	100-WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
OWENS COURT 9+05.19' LT.	100-WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
L.P. 5A 1+67' 3' FROM FACE OF CURB	100-WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
OWENS COURT 10+34.27' LT.	100-WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
WINESAP WAY 4+02.15' LT.	100-WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE

ROAD CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	SPEED CONTROL
Ⓐ	89.49°	130'	203.06'	128.86'	5 27'36.09"E 183.04'	N/A R=315' Max. 60' Min.
Ⓑ	37.66°	106'	69.92'	36.28'	5 24'17.27"39"E 68.67'	N/A R=315' Max. 60' Min.
Ⓒ	13.34°	443.24'	103.17'	51.82'	5 41'42.33"E 102.84'	N/A R=315' Max. 60' Min.
Ⓓ	9.58°	600'	100.32'	50.28'	5 40'15.10"81"E 100.21'	

**LEGEND**

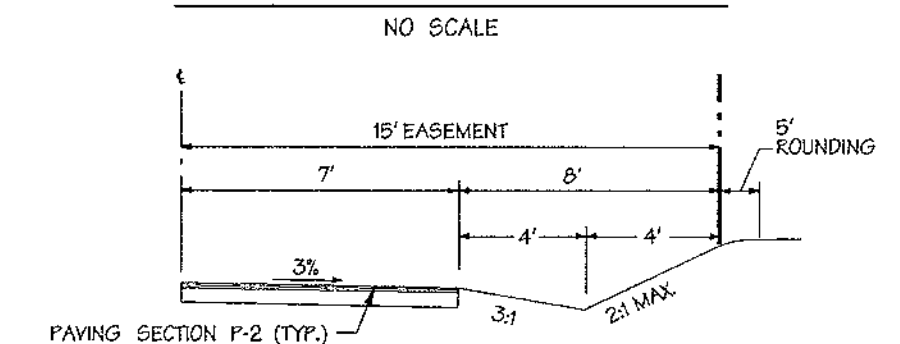
- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- 100 YR W/B + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)
- EX. TREE LINE
- EX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- AREA OF INTERPOLATED CONTOURS
- EX. STRUCTURE
- PROP. TREE LINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STEEP SLOPES (15-24% SLOPES)
- STEEP SLOPES (25%+ SLOPES)
- NATURAL AREA CONSERVATION CREDIT EASEMENT
- STOP SIGN
- FOREST CONSERVATION EASEMENT LINE
- EX. UTILITY POLE
- PROPOSED LIGHT POLE
- EASEMENT AREAS



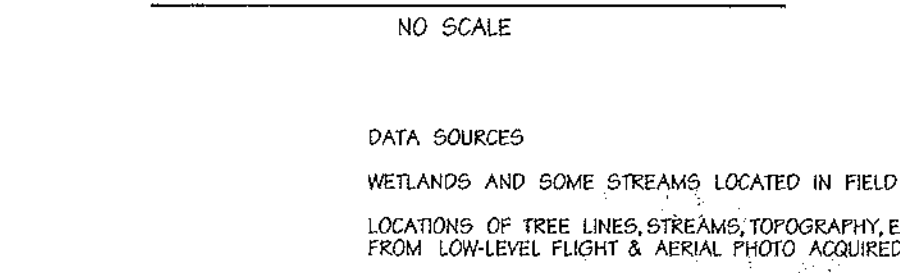
CLASSIFICATION	A	B	C	D	E	R/W	
ACCESS STREET	500 ADT	24'	3'	4'	8'	0	40'
ACCESS STREET	500 ADT	24'	3'	4'	8'	0	50'

(ELLIS LANE)

**OWENS CT. AND ROAD 'B' TYPICAL ROAD SECTION**



**ROAD 'A' PRIVATE ACCESS PLACE TYPICAL HALF ROAD SECTION**



**DATA SOURCES**

WETLANDS AND SOME STREAMS LOCATED IN FIELD BY GPS ON 12/10/14  
 LOCATIONS OF TREE LINES, STREAMS, TOPOGRAPHY, EX. STRUCTURES, ETC. DERIVED FROM LOW-LEVEL FLIGHT & AERIAL PHOTO ACQUIRED APRIL 9, 2002  
 BOUNDARY SHOWN PER BOUNDARY SURVEY DATED SEPTEMBER 2002, PREPARED BY DAFT-MCUNE - WALKER, INC.  
 SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1988.  
 PORTIONS OF 100 YR FLOODPLAIN TAKEN FROM REGISTERED PLAN #15569 OF GLENCHESTER FARMS FLOOD PLAN STUDY FOR TOWN OF GLENCHESTER, PA. DATED 9-15-98 (DMW) AND 100 YR FLOOD PLAN STUDY FOR GLENCHESTER SUBDIVISION DATED 4-18-97 (DPA GROUP, INC.) AND STUDY PREPARED FOR THIS PRELIMINARY PLAN.

Date	No.	Revision Description

OWNER / DEVELOPER:  
 PATAPSCO LANDING, LLC  
 c/o James Keelty and Co. Inc.  
 P.O. Box 525  
 61 E. Padonia Road  
 Timonium, MD 21093

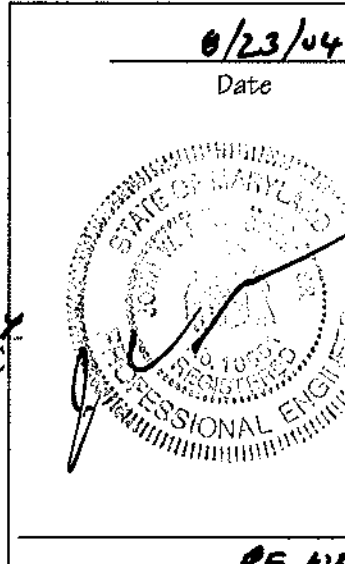
**DMW**

Daft-McCune-Walker, Inc.  
 300 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 Fax 296-4706

SUBDIVISION NAME	OWENS PROPERTY	SECTION/AREA	PHASE II	LOT/FACEL	245, 572
PLAT OR LP BLOCK #	101116/17	ZONE	R-20	AVENUE WAY	31
				ELECTRICAL	1
				CELEBRITY TRACT	

**OWENS PROPERTY - PHASE II PRELIMINARY PLAN**

Des By	KAD	Scale	1"=50'	Proj. No.	01086.D
Drn By	ADL	Date	8/30/04		
Chk By	Approved				



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

**LEGEND**

	STREAM CENTERLINE		ROADWAY CENTERLINE
	75' STREAM BUFFER		PROP. LOT NUMBER
	WETLAND		ADJACENT LOT LINE
	25' WETLAND BUFFER		PROP. LOT LINE
	100 YR RISE + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)		BUILDING SETBACK LINE
	EX. TREE LINE		STEEP SLOPES (15-24.9% SLOPES)
	EX. MINOR CONTOUR (2' INT.)		STEEP SLOPES (25%+ SLOPES)
	EX. MAJOR CONTOUR (10' INT.)		NATURAL AREA CONSERVATION CREDIT EASEMENT
	AREA OF INTERPOLATED CONTOURS		STOP SIGN
	EX. STRUCTURE		FOREST CONSERVATION EASEMENT LINE
	PROP. TREE LINE (IF SHOWN)		EX. UTILITY POLE
	PROPERTY BOUNDARY		PROPOSED LIGHT POLE
	RIGHT OF WAY LINE		EASEMENT AREAS

ROAD CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	SPEED CONTROL
⊖	9.59°	600'	100.32'	50.28'	S 40°15'10.81"E 100.21'	N/A
⊕	23.86°	600'	249.95'	126.81'	S 56°58'39.61"E 249.14'	N/A

MARTIN, CRAIG R.  
MARTIN, KAREN C T/E  
P. 791  
ZONE R-20

NEELS, JOHN H & WF  
P. 474  
ZONE RED

DUVALL, JOHN, HARVARD JR & WIFE  
P. 120  
ZONE R-20

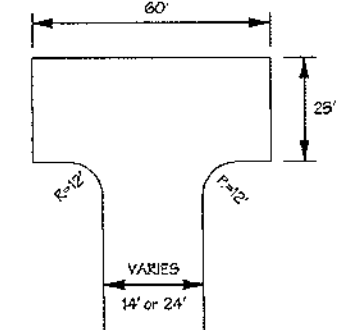
ZAISER, WILLIAM, E AND WIFE  
P. 157  
ZONE R-20  
S-03-004

MINTZ, ANDREW C.  
MINTZ, PAUL T T/E  
P. 240  
ZONE R-20

MINTZ, LEA JOAN  
P. 633  
ZONE R-20

RYLAND GROUP, INC.  
P. 242  
ZONE R-20

GLYNCHESTER FARMS  
F-03-170



'T' TURN-A-ROUND DETAIL  
NO SCALE

**STREET LIGHT TABLE**

ROAD STATION & OFFSET	DESCRIPTION
WINESAP WAY 8+60, 15' RT.	100-WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
WINESAP WAY 11+65, 15' RT.	100-WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE

MATCH LINE - SEE SHEET 2 OF 11

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Mark A. Keely*  
PLANNING DIRECTOR  
DATE: *7/2/04*

Date	No.	Revision Description

OWNER/ DEVELOPER:  
PATAPSCO LANDING, LLC  
c/o James Keely and Co. Inc.  
P.O. Box 5228  
61 E. Padonia Road,  
Timonium, MD 21093

**DMW**  
Draft-McCune-Walker, Inc.  
300 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 298-3333  
Fax: 298-4705  
A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

SUBDIVISION NAME	OWENS PROPERTY	SECTION/AREA	PHASE II	LOT/FACEL #	243, 672
PLAT OR LIP	BLOCK #	ZONE	MAP #	ELECT. DISTRICT	CONTR. TRACT
10,11,15,17	R-20	31	1		

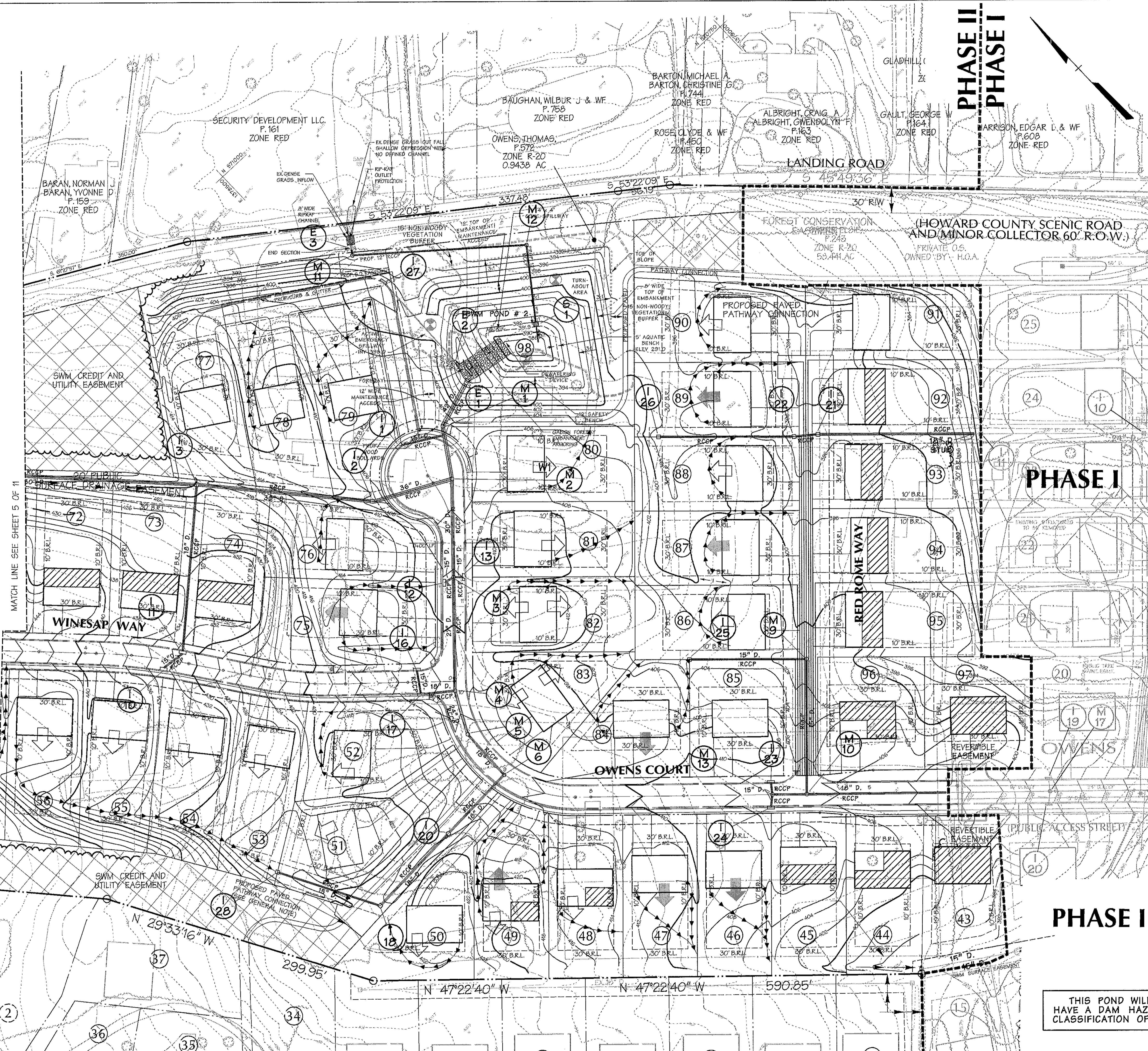
TITLE  
**OWENS PROPERTY - PHASE II**  
PRELIMINARY PLAN

Des. By	Scale	1"=50'	Proj. No.	01086.D
Drn. By	ADL	Date	8/30/04	3 of 11
Chk. By	Approved			

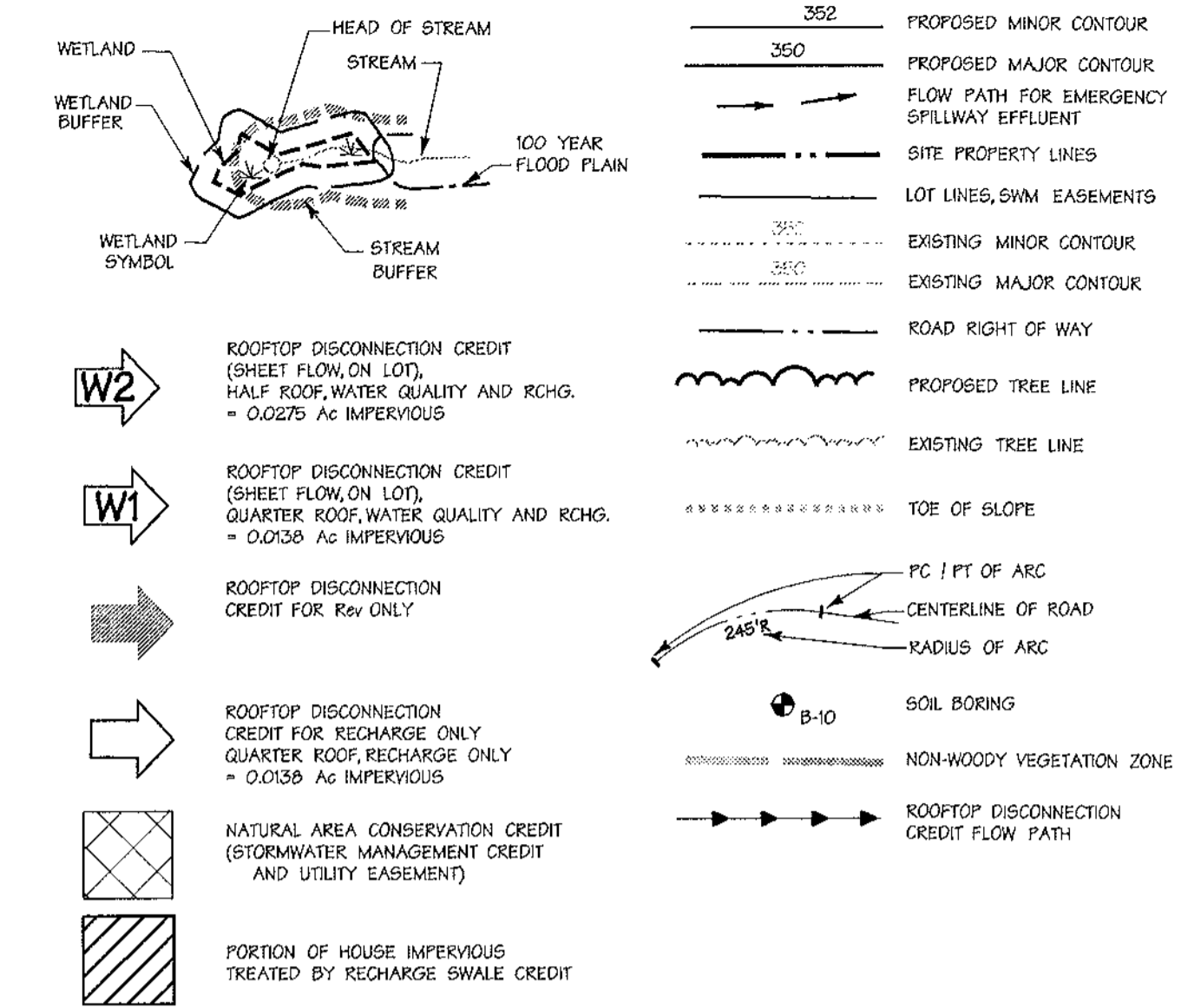
8/2/04  
Date



P-04-13



**Legend**



**POND II DESIGN FLOW SUMMARY PROPOSED CONDITIONS**

Structure Type	RETENTION
Water Quality Type	WET POND
Structure Classification	'A'
Watershed Area to Facility (SWM)	0.0377 SQ MI.
Level of Management Required	25-YR.
Level of Management Provided	25-YR.
Top Width Provided	12' AND 8'
Maximum Height of Fill	8.0'
Freeboard Required	1.0'
Freeboard Provided	1.0'
Water Quality Vol. WQ, Required (Ac-ft)	0.269
Water Quality Vol. WQ, Provided (Ac-ft)	0.324
Recharge Required (Kara method, Re.) (Ac)	2.069
Recharge Provided (Ac)**	2.200
Channel Protection Vol. C <sub>p</sub> , Required (Ac-ft)	0.387
Channel Protection Vol. C <sub>p</sub> , Provided (Ac-ft)	0.387
Normal Pool Elev.	392.0
WQ, Extended Detention Water Surface Elev. (WSE)	393.4
C <sub>p</sub> Water Surface Elev.	395.2
25-yr Storm WSE	397.5
Riser Crest Elev.	397.0
100 Yr. Clogged Water Surface Elev.	399.0
Pond Volume Below 100 Yr. Clogged WSE (Ac-ft)	1.785
Forebay Volume Required	0.028
Forebay Volume Provided	0.060

\* WQ IS PROVIDED PARTIALLY IN THE WET PORTION OF THE POND AND PARTIALLY BY EXTENDED DETENTION (E.D.). C<sub>p</sub> IS PROVIDED IN THE POND ABOVE THE WQ E.D. WSE

\*\* RECHARGE REQUIRED/PROVIDED IS BASED ON ENTIRE SITE (PHASE I AND PHASE II) AND IS TREATED COMPLETELY BY SWM NON-STRUCTURAL CREDITS.

**PHASE I**

THIS POND WILL HAVE A DAM HAZARD CLASSIFICATION OF 'A'

DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*Mark A. Light*  
 PLANNING DIRECTOR

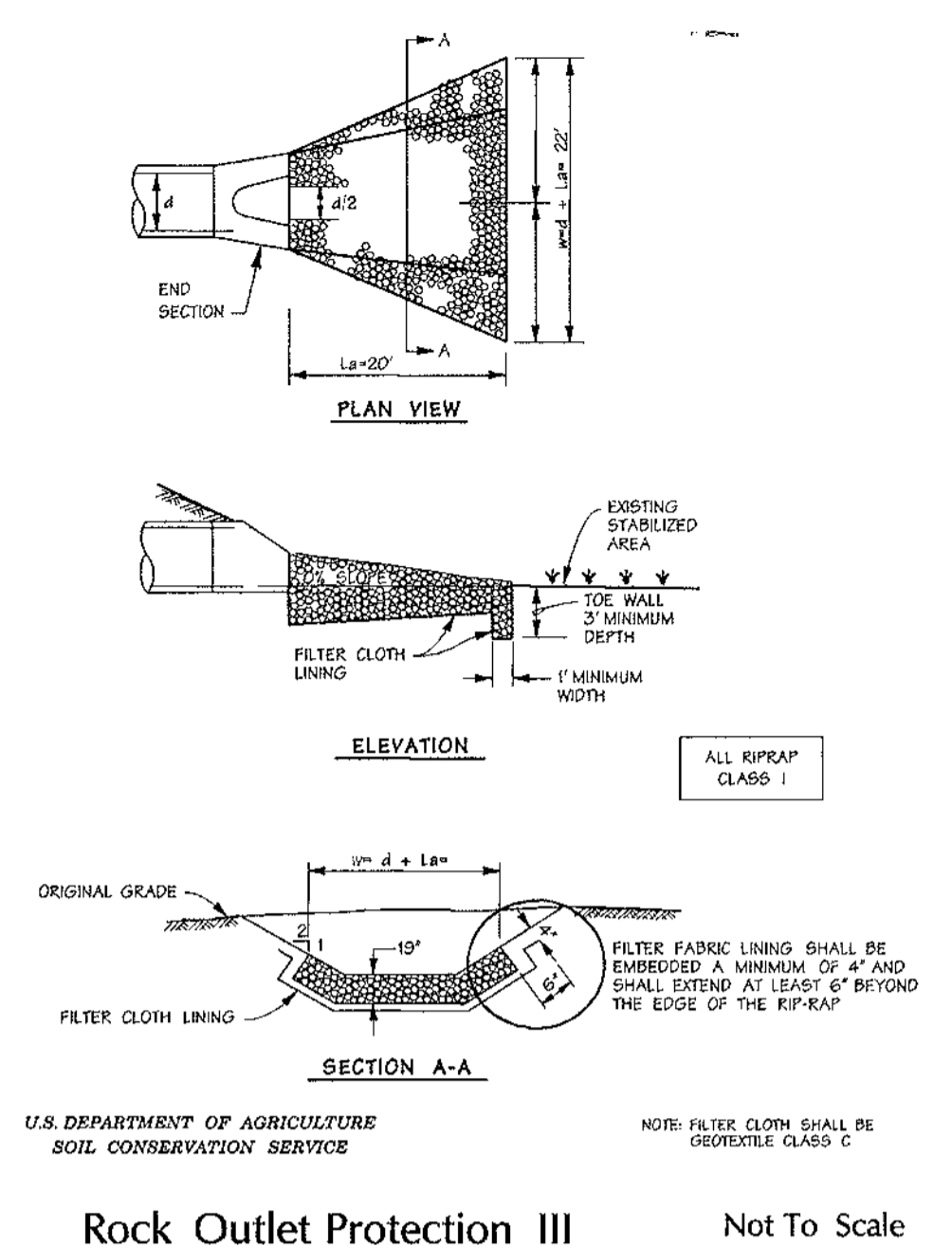
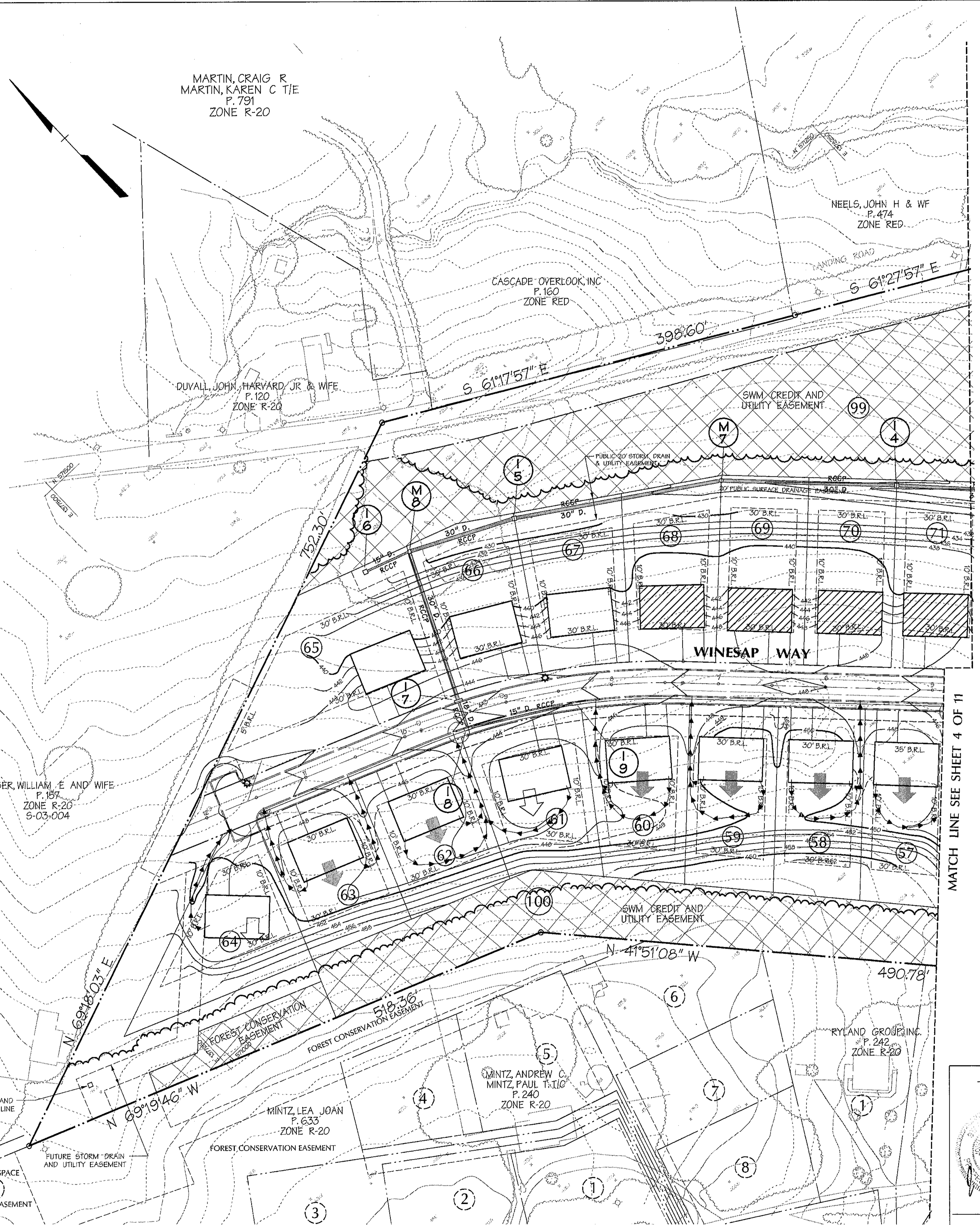
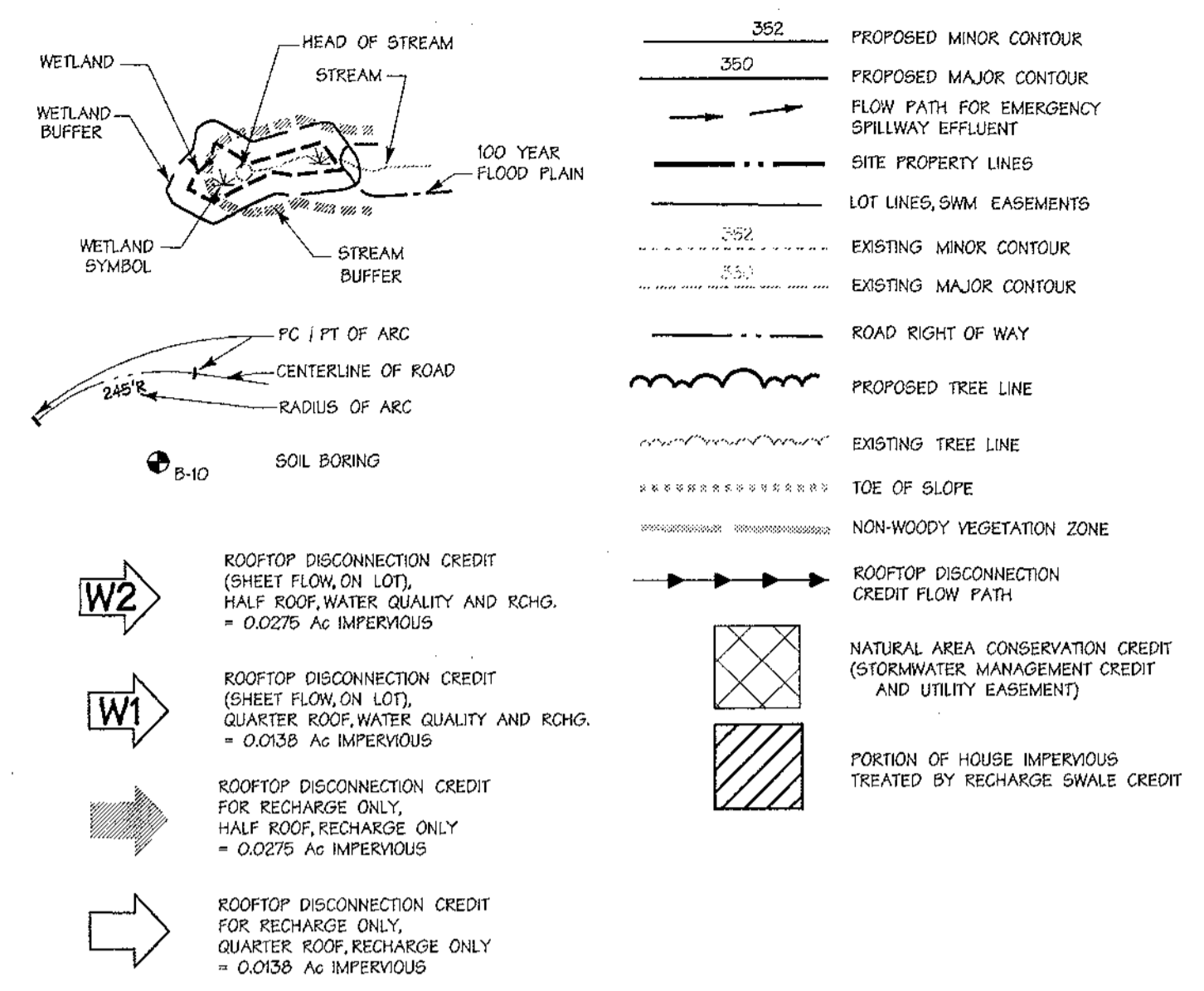
Date: 8/30/04  
 PE 10551

OWNER/ DEVELOPER:  
 PATAPSCO LANDING, LLC  
 c/o James Keely and Co. Inc.  
 P.O. Box 528  
 61 E. Padonia Road,  
 Timonium, MD 21093

**DMW**  
 Dan McCune-Walker, Inc.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 286-1039  
 Fax 286-4708  
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

REVISION NAME	OWENS PROPERTY	SECTION/AREA	PHASE II	LOT/FACILITY #	243, 572
PLAT OR L.P. BLOCK #	10,11,16,17	ZONE	R-20	GENUS TRACT	
<b>TITLE</b>					
<b>OWENS PROPERTY - PHASE II</b>					
<b>PRELIMINARY STORMWATER MANAGEMENT PLAN</b>					
Des By	MRT	Scale	1"=50'	Proj. No.	01086.D
Drn By	ADL	Date	8/30/04		
Chk By		Approved			

**Legend**

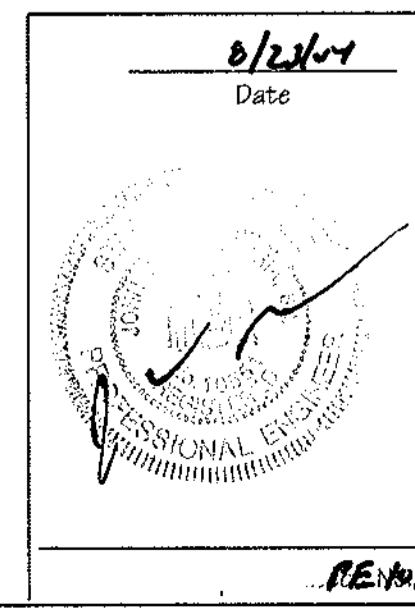


Rock Outlet Protection III Not To Scale

MATCH LINE SEE SHEET 4 OF 11

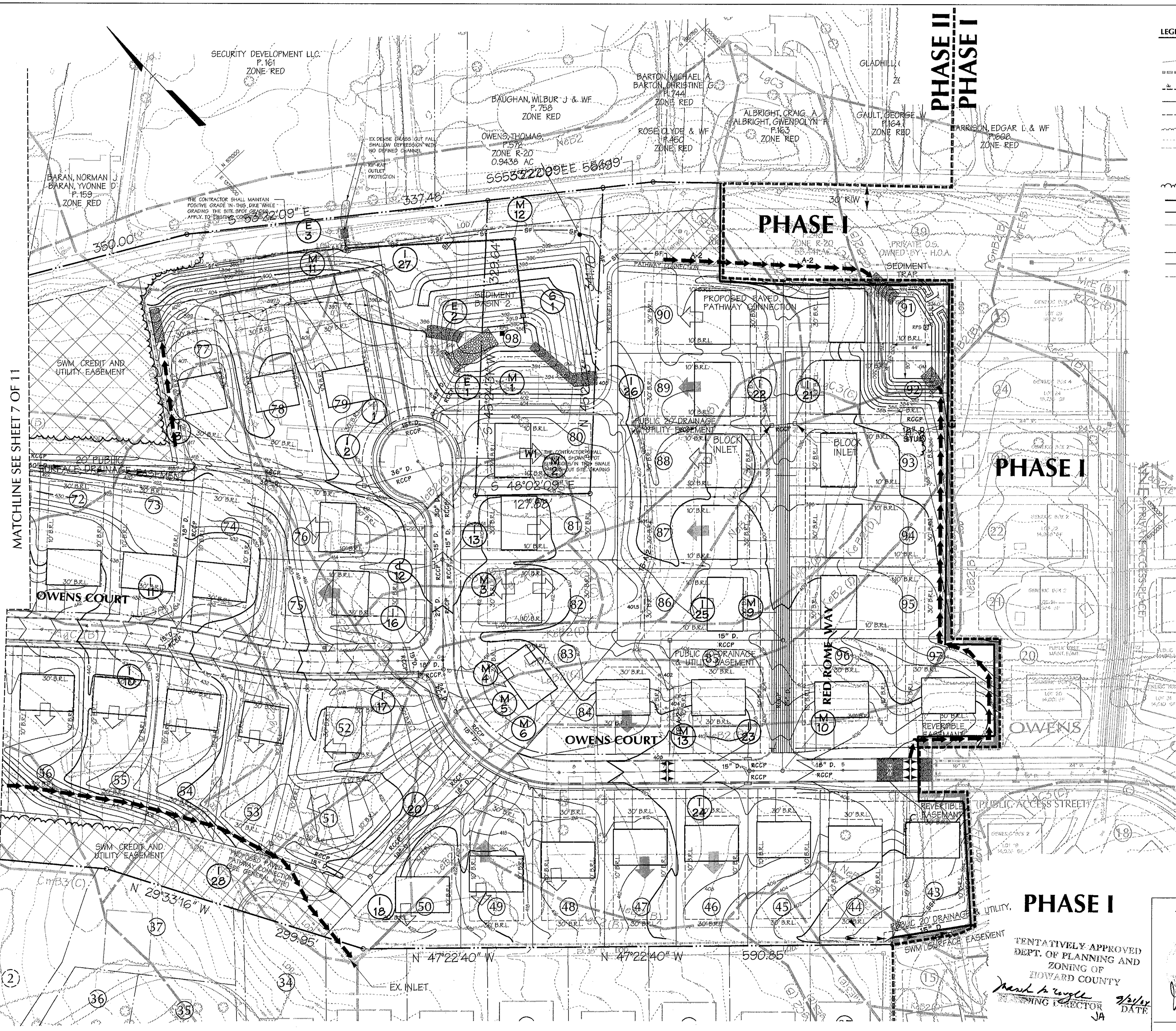
TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*Mark L. Wyle* 9/6/10  
 PLANNING DIRECTOR DATE  
 JA

Date	No.	Revision Description
OWNER/ DEVELOPER:		
PATAPSCO LANDING, LLC c/o James Keilty and Co. Inc. P.O. Box 528 61 E. Padonia Road Timonium, MD 21093		
Data McCune Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3833 Fax: 296-4705 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
ADDRESS NAME	SECTION/AREA	LIT/PANEL #
OWENS PROPERTY	PHASE II	243, 572
PLAN OR LOT	TRACED # ZONE	RECORD #
10,11,16,17	R-20	31
TITLE		
OWENS PROPERTY - PHASE II PRELIMINARY STORMWATER MANAGEMENT PLAN		
Des By	MRT	Scale 1"=50'
Des No.	ADL	Date 8/30/04
Des No.	ADL	Proj. No. 01086.D
Chk By	Approved	5 OF 11



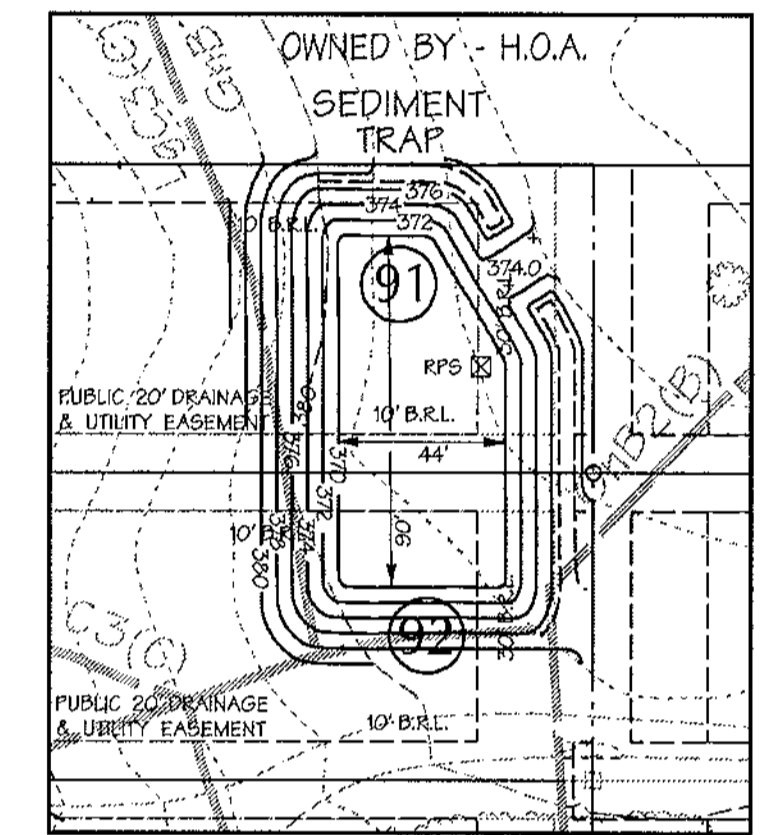
REVISIONS

MATCHLINE SEE SHEET 7 OF 11

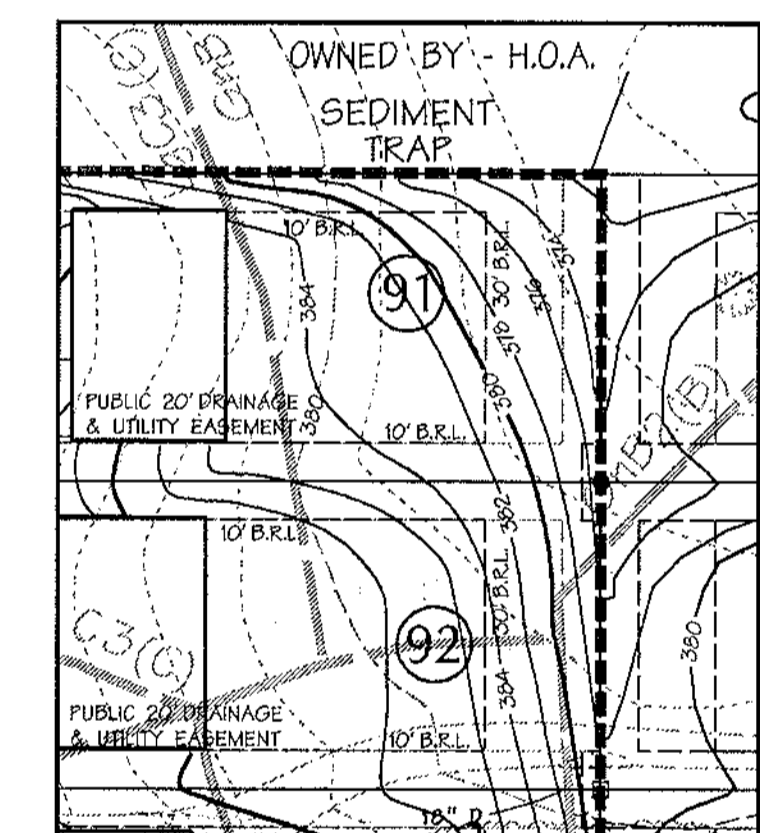


**LEGEND**

	STREAM CENTERLINE		EARTH DIKE (E.D.)
	75' STREAM BUFFER		STABILIZED CONSTRUCTION ENTRANCE (SCE)
	WETLAND		TEMPORARY SWALE (T.S.)
	25' WETLAND BUFFER		SUPER SILT FENCE
	100 YR WSE + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)		SILT FENCE
	EX. TREELINE		GABION MATTRESS INFLOW PROTECTION
	EX. MINOR CONTOUR		ROCK OUTLET PROTECTION TYPE II
	EX. MAJOR CONTOUR		MOUNTABLE BERM
	EX. STRUCTURE		REMOVABLE PUMPING STATION
	PROP. TREELINE (IF SHOWN)		STEEP SLOPES (15-24% SLOPES)
	PROPERTY BOUNDARY		STEEP SLOPES (25% SLOPES)
	RIGHT OF WAY LINE		NON-WOODY VEGETATION ZONE LIMIT OF DISTURBANCE (L.O.D.)
	ROADWAY CENTERLINE		BASE OF EMBANKMENT
	PROP. LOT NUMBER		SOIL TYPE DELINEATION LINE
	ADJACENT LOT LINE		
	PROP. LOT LINE		
	BUILDING SETBACK LINE		



Inset 1 - Existing Conditions at Trap



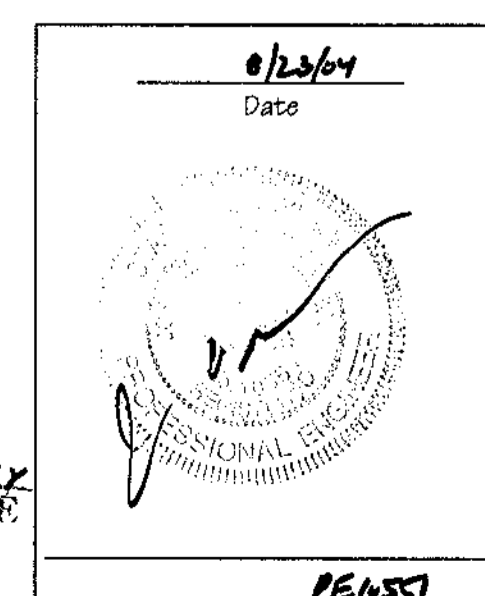
Inset 2 - Ultimate Conditions at Trap

**PHASE I**

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
EDWARD COUNTY

*Mark A. Cagle*  
PLANNING DIRECTOR

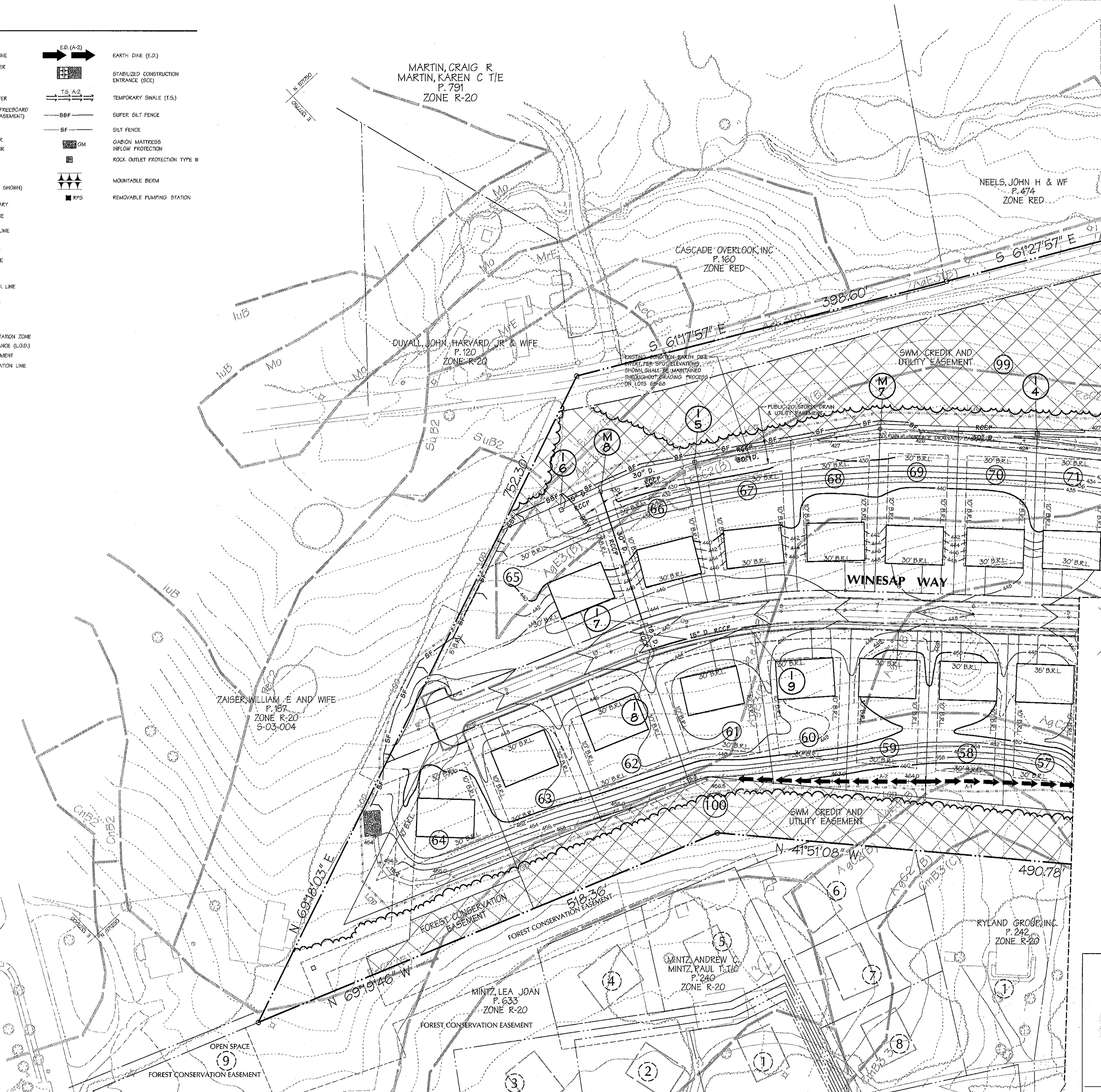
*JA*  
DATE



Date	No.	Revision Description
OWNER/ DEVELOPER:		
PATAPSCO LANDING, LLC c/o James Keetty and Co. Inc. P.O. Box 528 61 E. Padonia Road. Timonium, MD 21093		
<b>DMW</b>		
Daft-McCune-Walker, Inc. A Team of Land Planners, 200 East Pennsylvania Avenue Landscape Architects, Towson, Maryland 21286 Engineers, Surveyors & (410) 296-3335 Environmental Professionals Fax 296-4706		
SUBDIVISION NAME	OWENS PROPERTY	SECTION/AREA PHASE II
LOT/BLK #		243, 572
DATE OF UP TO DATE	10/11/17	REVISION 31
TITLE		
<b>OWENS PROPERTY - PHASE II</b> PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN		
Des By	MRT	Scale 1"=50'
Drn By	ADL	Date 8/30/04
Chk By		Approved
		Proj. No. 01086.D
		6 of 11

**LEGEND**

- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- 100 YR WBE + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)
- EX. TREELINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. STRUCTURE
- PROP. TREELINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STEEP SLOPES (15-24.9% SLOPES)
- STEEP SLOPES (25%+ SLOPES)
- NON-WOODY VEGETATION ZONE
- LIMIT OF DISTURBANCE (L.O.D.)
- BASE OF EMBANKMENT
- SOIL TYPE DELINEATION LINE
- E.D. (A-2)
- EARTH DIKE (E.D.)
- STABILIZED CONSTRUCTION ENTRANCE (SCE)
- TEMPORARY SWALE (T.S.)
- SUPER SILT FENCE
- SILT FENCE
- GABION MATTRESS
- INFLOW PROTECTION
- ROCK OUTLET PROTECTION TYPE III
- MOUNTABLE BERM
- REMOVABLE PUMPING STATION



MATCHLINE SEE SHEET 6 OF 7

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Frank S. English* 7/2/04  
PLANNING DIRECTOR DATE  
JA

Date	No.	Revision Description

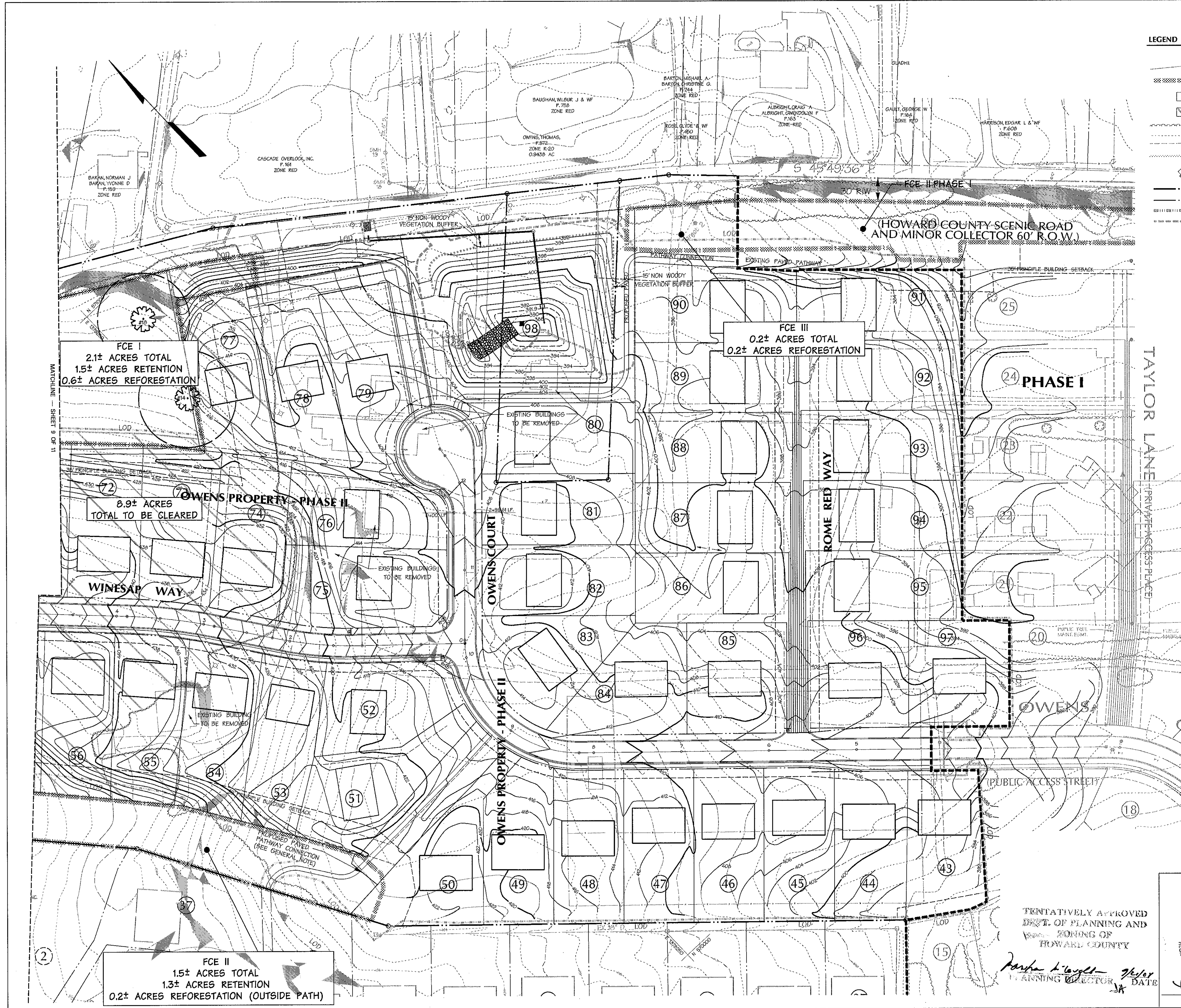
OWNER/ DEVELOPER:  
  
PATAPSCO LANDING, LLC  
c/o James Keilty and Co. Inc.  
P.O. Box 525  
61 E. Padonia Road  
Timonium, MD 21093

**DMW**  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 286-3333  
Fax 286-4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

SUBDIVISION NAME	OWENS PROPERTY	SECTION/AREA	PHASE II	LOT/PARCEL #	245, 572
PLAT OR REF. BLOCK #	1011, 1617	ZONE	R-20	TRACT/DISTRICT	OWENS TRACT
TITLE <b>OWENS PROPERTY - PHASE II</b> PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN					

Des By	MRT	Scale	1"=50'	Proj. No.	01066.D
Drn By	ADL	Date	8/30/04	7 of 11	
Chk By	Approved				



**LEGEND**

- STREAM CENTERLINE
- FOREST CONSERVATION EASEMENT LINE
- REFORESTATION
- FOREST CLEARING
- EX TREELINE
- EX MINOR CONTOUR (2' INT.)
- EX MAJOR CONTOUR (10' INT.)
- AREA OF INTERPOLATED CONTOURS
- EX STRUCTURE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LIMIT OF DISTURBANCE
- NON-WOODY VEGETATION ZONE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- STEEP SLOPES (15-24.9% SLOPES)
- STEEP SLOPES (25%+ SLOPES)
- NATURAL AREA CONSERVATION CREDIT EASEMENT
- SPECIMEN TREES WITH CRITICAL ROOT ZONES
- SPECIMEN TREES TO BE REMOVED

**FOREST CONSERVATION CALCULATIONS**

BASIC SITE DATA	ACRES (110)
GROSS SITE AREA	155.9
AREA WITHIN 100 YEAR FLOODPLAIN	4.3
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	0.0
NET TRACT AREA	151.6
LAND USE CATEGORY	RESIDENTIAL

**INFORMATION FOR CALCULATIONS**

A. NET TRACT AREA	151.6
B. REFORESTATION THRESHOLD (20% x A)	10.3
C. EXISTING FOREST ON NET TRACT AREA	25.3
D. EXISTING FOREST ON NET TRACT AREA	25.3
E. FOREST AREAS TO BE CLEARED	17.4
F. FOREST AREAS TO BE RETAINED	7.9

**REFORESTATION CALCULATIONS**

A. NET TRACT AREA	151.6
B. REFORESTATION THRESHOLD (20% x A)	10.3
C. EXISTING FOREST ON NET TRACT AREA	25.3
D. FOREST AREAS TO BE CLEARED	17.4
E. FOREST AREAS TO BE RETAINED	7.9
F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	15.0
G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	2.4
H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.0

**CLEARING BELOW THE THRESHOLD**

IF FOREST AREAS TO BE RETAINED ARE LESS THAN THE REFORESTATION THRESHOLD (IF F IS GREATER THAN B), THE FOLLOWING CALCULATIONS APPLY:

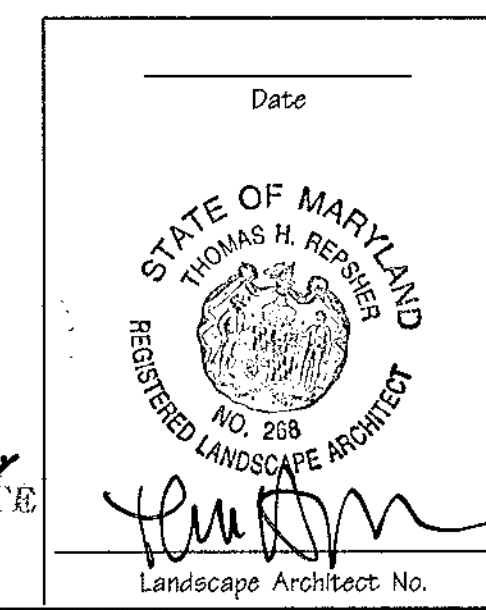
REFORESTATION FOR CLEARING ABOVE THRESHOLD	3.8
REFORESTATION FOR CLEARING BELOW THRESHOLD	4.8
TOTAL REFORESTATION REQUIRED	8.6
CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.0
REFORESTATION PROVIDED ON SITE	3.9 ACRES
REFORESTATION PROVIDED OFF SITE	4.7 ACRES

**SITE DATA:**

	PHASE I	PHASE II	TOTAL
GROSS SITE	31.64 AC	24.3 AC	55.9 AC
FLOODPLAIN	4.33 AC	0.0 AC	4.3 AC
NET TRACT AREA	27.31 AC	24.3 AC	51.6 AC
FOREST ON NET TRACT	13.60 AC	11.7 AC	25.3 AC
FOREST CLEARED	8.50 AC	8.7 AC	17.2 AC
FOREST RETAINED	5.10 AC	3.0 AC	8.1 AC

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Barbara K. Taylor*  
PLANNING DIRECTOR



Date	No.	Revision Description

OWNER/ DEVELOPER:  
PATAPSCO LANDING, LLC  
c/o James Keelty and Co. Inc.  
P.O. Box 5229  
61 E. Padonia Road  
Timonium, MD 21093

**DMW**  
Duff McCune-Walker, Inc.  
2010 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3253  
Fax: 296-4700

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

PROJECT NAME	DISTRICT	LOT/FACILITY
OWENS PROPERTY	PHASE II	245,572

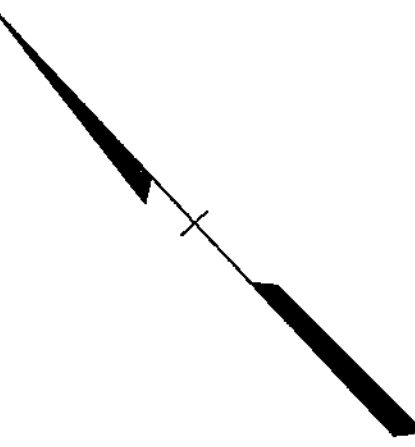
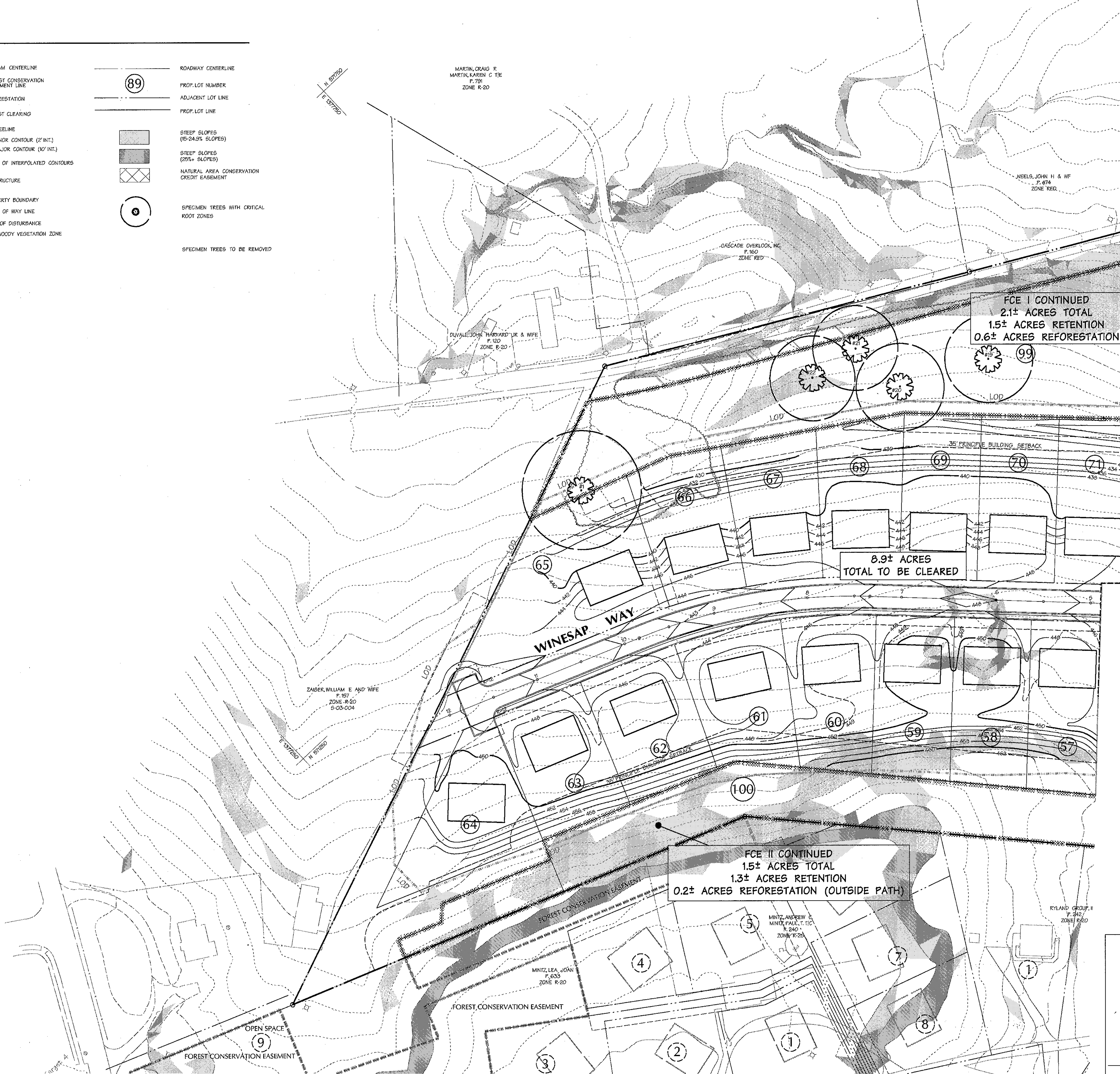
TITLE: **OWENS PROPERTY - PHASE II**  
**PRELIMINARY FOREST CONSERVATION PLAN**

Des By	Scale	1"=50'	Proj. No.	01086.D
Drn By	Date	8/30/04	8 of 11	
Chk By	Approved			



**LEGEND**

- STREAM CENTERLINE
- FOREST CONSERVATION EASEMENT LINE
- REFORESTATION
- FOREST CLEARING
- EX. TREELINE
- EX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- AREA OF INTERPOLATED CONTOURS
- EX. STRUCTURE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- LIMIT OF DISTURBANCE
- NON-WOODY VEGETATION ZONE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- STEEP SLOPES (15-24.9% SLOPES)
- STEEP SLOPES (25%+ SLOPES)
- NATURAL AREA CONSERVATION CREDIT EASEMENT
- SPECIMEN TREES WITH CRITICAL ROOT ZONES
- SPECIMEN TREES TO BE REMOVED



**SPECIMEN TREE CHART**

TREE	DESCRIPTION	CONDITION	PROPOSED STATUS
1	42" WHITE OAK	FAIR	TO BE SAVED
2	51" CHESTNUT OAK	FAIR	TO BE REMOVED
3	30" WHITE OAK	GOOD	TO BE REMOVED
4	30" RED OAK	GOOD	TO BE REMOVED
5	31" TULIP POPLAR	GOOD	TO BE REMOVED
6	38" RED OAK	GOOD	TO BE REMOVED
7	43" CHESTNUT OAK	POOR	TO BE REMOVED
8	30" CHESTNUT OAK	FAIR	TO BE REMOVED
9	33" CHESTNUT OAK	GOOD	TO BE REMOVED
10	40" RED OAK	FAIR	TO BE REMOVED
11	34" RED OAK	FAIR	TO BE REMOVED
12	33" TULIP POPLAR	GOOD	TO BE REMOVED
13	33" BLACK GUM	FAIR	TO BE REMOVED
14	37" TULIP POPLAR	GOOD	TO BE SAVED
15	36" TULIP POPLAR	GOOD	TO BE REMOVED
16	40" RED OAK	FAIR	TO BE REMOVED
17	44" TULIP POPLAR	FAIR	TO BE REMOVED
18	35" SCARLET OAK	FAIR	TO BE SAVED
19	31" RED OAK	GOOD	TO BE SAVED
20	31" BEECH	GOOD	TO BE SAVED
21	30" WHITE OAK	FAIR	TO BE SAVED
22	30" WHITE OAK	GOOD	TO BE SAVED

**GOALS AND OBJECTIVES**

The goals and objectives of this Forest Conservation Plan are to identify forest resources to be retained and cleared under the development of the second phase of the Owens Property, and to identify on-site planting areas to satisfy reforestation obligations. Approximately 8.9 acres of existing forest will be cleared under this phase, and 2.8 acres will be retained. When evaluated cumulatively with the previous phase of the development, a reforestation obligation of 8.6 acres is generated. A total of 3.9 acres of reforestation will be provided on-site, with the remaining 4.7 acres to be reforested off-site.

On-site reforestation plantings will consist of 1" or 2" caliper stock to encourage respect for plantings and to provide aesthetically pleasing reforestation areas.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*March 2, 2004* 7/2/04  
PLANNING DIRECTOR DATE  
JA

Date	No.	Revision Description

OWNER/ DEVELOPER:  
  
PATAPSCO LANDING, LLC  
c/o James Keelty and Co. Inc.  
P.O. Box 5228  
61 E. Padonia Road  
Timonium, MD 21093

**DMW**  
Duff-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax: 296-4708  
  
A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

Date  
  
Landscape Architect No.

SUBDIVISION NAME	OWENS PROPERTY	SECTION/AREA	PHASE II	LOT/FACILITY #
PLAT/ OR L.P.	BLOCK #	ZONE <td>TAXING MAP</td> <td>ELECT. DISTRICT</td>	TAXING MAP	ELECT. DISTRICT
10/11/87/1	R-20	21	1	243, 672

TITLE  
**OWENS PROPERTY - PHASE II  
PRELIMINARY FOREST  
CONSERVATION PLAN**

Des By	Scale	1"=50'	Proj. No.	01086.D
Drn By	ADL	Date	8/30/04	9 of 11
Chk By	Approved			

**SCHEDULE D  
STORMWATER MANAGEMENT  
AREA LANDSCAPING**

POND #	1
LINEAR FT OF PERIMETER (TYPE 'B')	917 LF
NUMBER OF TREES REQUIRED	
SHADE TREES @ 1/50 LF.	18
EVERGREEN TREES @ 1/40 LF.	23
CREDIT FOR EXISTING VEGETATION	NA
CREDIT FOR OTHER LANDSCAPING	NA
NUMBER OF TREES PROVIDED	
SHADE TREES	
EVERGREEN TREES	
SHRUBS	

\* THE DEVELOPER WILL PROVIDE ALL SWM LANDSCAPE OBLIGATIONS WITH THE FINAL PLANS.

**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	P 1	P 2	P 3	P 4
LANDSCAPE TYPE 'A'				
LINEAR FEET OF PERIMETER			1900 LF.	711 LF.
LANDSCAPE TYPE 'B'				
LINEAR FEET OF PERIMETER	885 LF.	119 LF.		
LANDSCAPE TYPE 'C'				
LINEAR FEET OF PERIMETER				
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	812	N/A	1161	130
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED				
SHADE TREES	3	2	12	10
EVERGREEN TREES	4	3	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES				
EVERGREEN TREES				
OTHER TREES (2:1 SUBSTITUTION)				
SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

NOTE: STREET TREES WILL BE PROVIDED @ A SPACING OF 1/40 LF.  
THE DEVELOPER WILL PROVIDE ALL PERIMETER LANDSCAPE OBLIGATIONS WITH THE FINAL PLANS.  
NOTE: 128 STREET TREES SHOWN THIS SHEET.

**LEGEND**

	STREAM CENTERLINE		PROPERTY BOUNDARY
	75' STREAM BUFFER		RIGHT OF WAY LINE
	WETLAND		ROADWAY CENTERLINE
	25' WETLAND BUFFER		PROP. LOT NUMBER
	100 YR WSE + 1' FREEBOARD (I.E. FLOODPLAIN)		ADJACENT LOT LINE
	EX. TREE LINE		PROP. LOT LINE
	EX. MINOR CONTOUR		BUILDING SETBACK LINE
	EX. MAJOR CONTOUR		STEEP SLOPES (18-24% SLOPES)
	AREA OF INTERPOLATED CONTOURS		STEEP SLOPES (25%+ SLOPES)
	EX. STRUCTURE		NON-WOODY VEGETATION ZONE
	PROP. TREE LINE (IF SHOWN)		LIMIT OF DISTURBANCE (L.O.D.)
			BASE OF EMBANKMENT
			FOREST CONSERVATION EASEMENT LINE
			PROPOSED STREET TREE

Date	No.	Revision Description

OWNER/ DEVELOPER:  
PATAPSCO LANDING, LLC  
c/o James Keilty and Co. Inc.  
P.O. Box 528  
61 E. Padonia Road,  
Timonium, MD 21093

**DMW**  
Daft-McCune-Walker, Inc.  
300 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

PROVISION NAME	OWENS PROPERTY	DISTRICT/AREA	PHASE II	LOT/FINISH #
PLATE OR LF	10,118,171	R-20	1	245,672
TAXZONE MAP	31	1		
TITLE	<b>OWENS PROPERTY - PHASE II</b>			
PRELIMINARY LANDSCAPE PLAN				
Des By	CRH	Scale	1"=50'	Proj. No.
Drn By	CRH	Date	8/30/04	01066.D
Chk By	MM	Approved		10 of 11

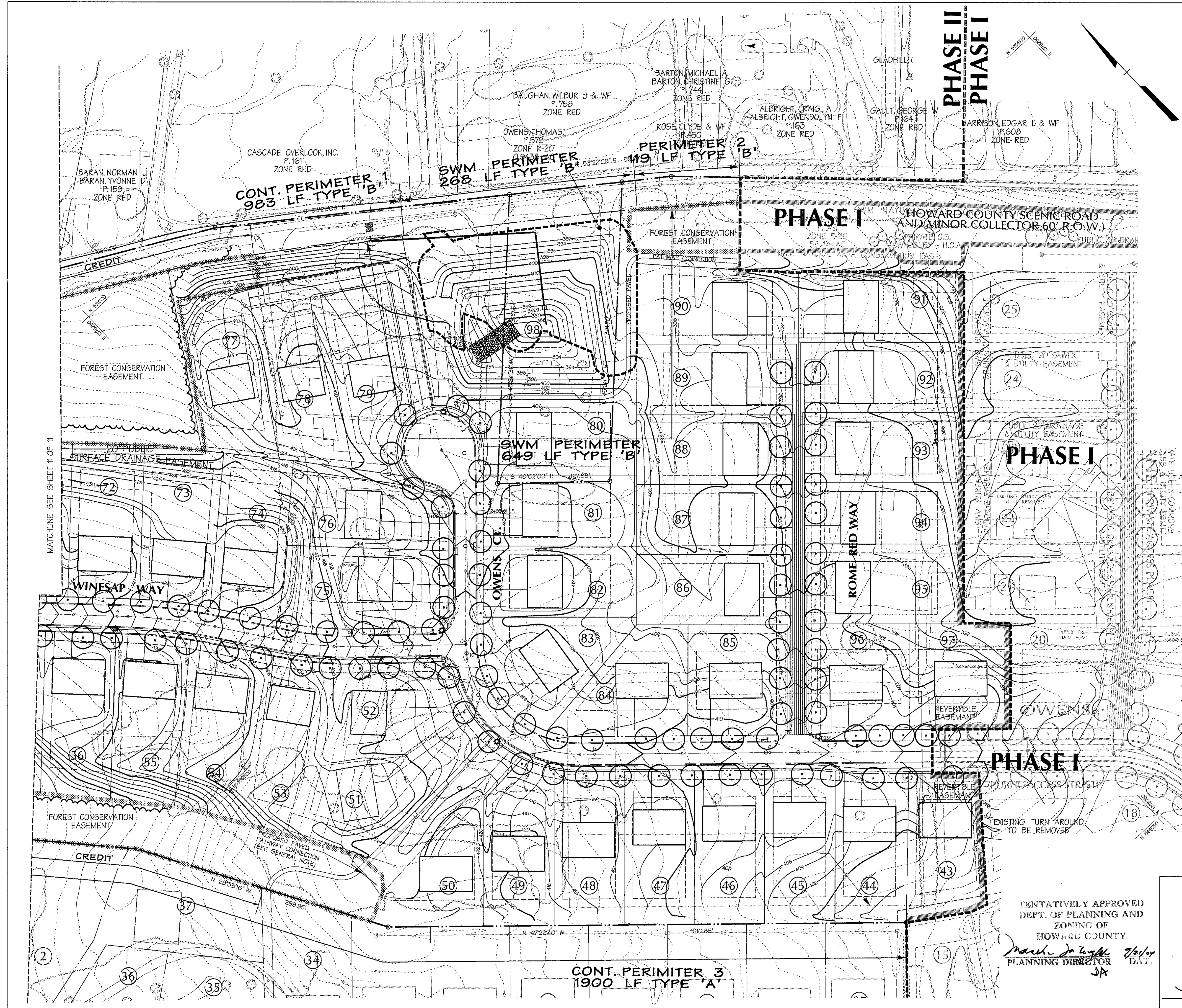
Date \_\_\_\_\_

STATE OF MARYLAND  
THOMAS H. RESHER  
NO. 268  
REGISTERED LANDSCAPE ARCHITECT


















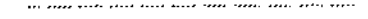







*[Signature]*  
Landscape Architect

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

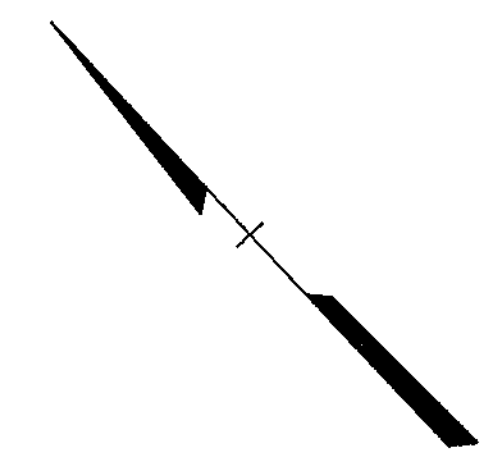
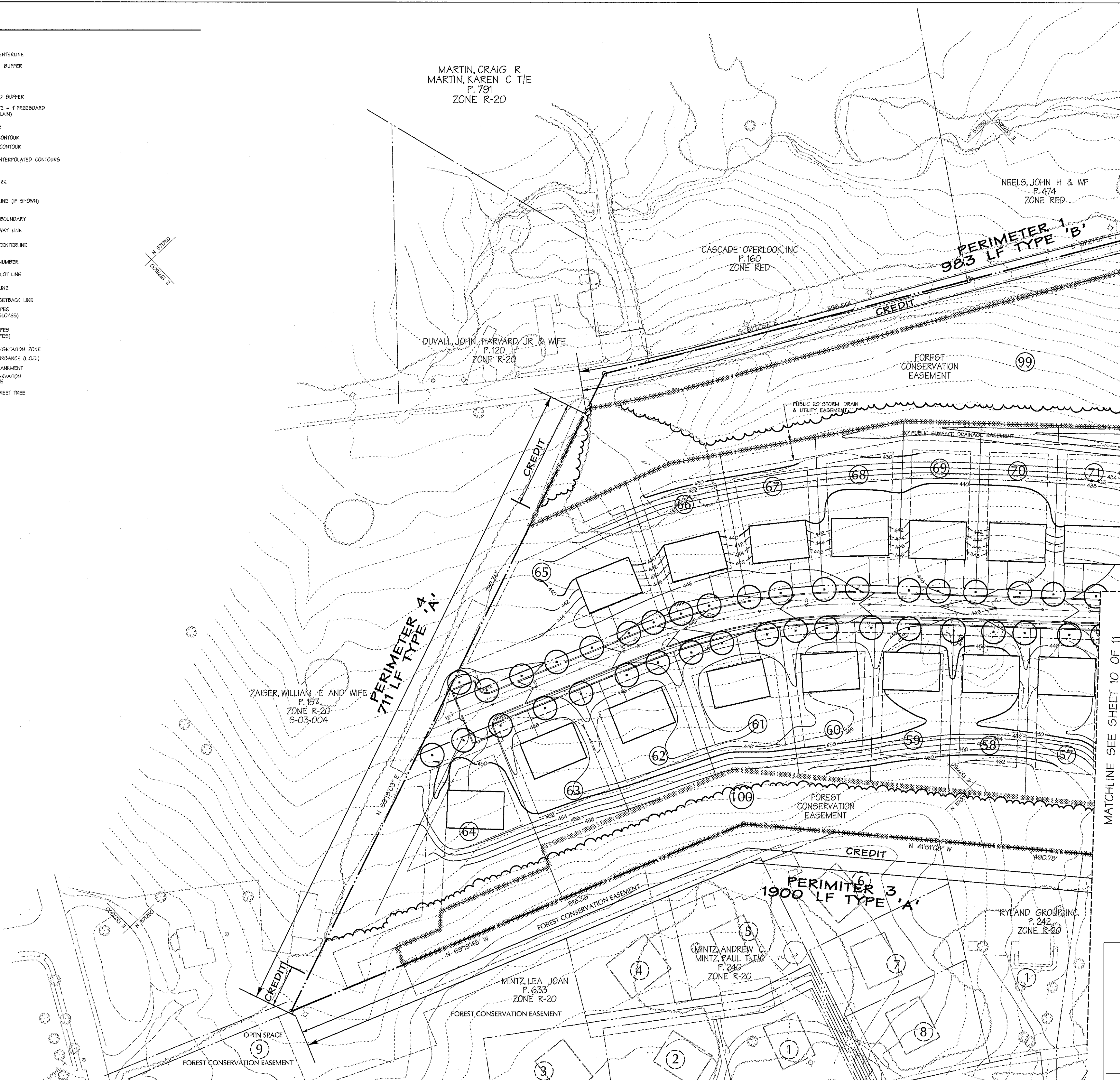
*[Signature]* Planning Director  
*[Signature]* D.A.T.



**LEGEND**

-  STREAM CENTERLINE
-  75' STREAM BUFFER
-  WETLAND
-  25' WETLAND BUFFER
-  100 YR WIDE + 1' FREEBOARD (I.E. FLOODPLAIN)
-  EX. TREELINE
-  EX. MINOR CONTOUR
-  EX. MAJOR CONTOUR
-  AREA OF INTERPOLATED CONTOURS
-  EX. STRUCTURE
-  PROP. TREELINE (IF SHOWN)
-  PROPERTY BOUNDARY
-  RIGHT OF WAY LINE
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-  STEEP SLOPES (25%+ SLOPES)
-  NON-WOODY VEGETATION ZONE
-  LIMIT OF DISTURBANCE (L.O.D.)
-  BASE OF EMBANKMENT
-  FOREST CONSERVATION EASEMENT LINE
-  PROPOSED STREET TREE

N 87°50'00" E  
D 322.62' S



MATCHLINE SEE SHEET 10 OF 11

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Mark J. ...* 7/21/04

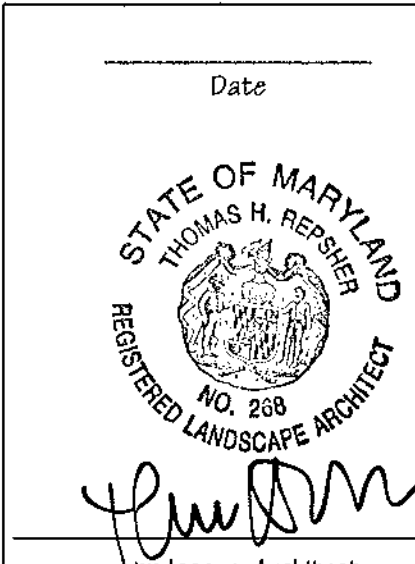
Date	No.	Revision Description

OWNER/ DEVELOPER:

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Fax: 296-4705

A Team of Land Planners,  
Landscape Architects,  
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Environmental Professionals



PROJECT NAME	OWENS PROPERTY	SECTION/AREA	PHASE II	LOT/FARMS #	245,572
PLAT OR L.P. BLOCK #	10/11/17	ZONE	R-20	ELECT. DISTRICT	1
TITLE					
<b>OWENS PROPERTY - PHASE II</b>					
PRELIMINARY LANDSCAPE PLAN					
Des. By	ADL	Scale	1"=50'	Proj. No.	01086.D
Drn. By	ADL	Date	8/30/04	11 of 11	
Chk. By		Approved			