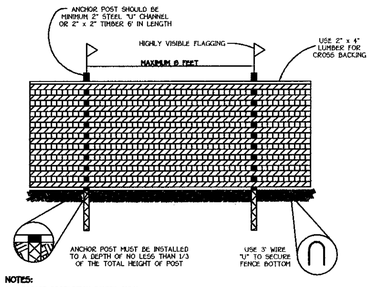
BLAZE ORANGE PLASTIC MESH



NOTES:

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL

NOT TO SCALE

FOREST CONSERVATION WORKSHEET

PROJECT NAME: MAYFIELD OVERLOOK DATE: 10/20/04

BASIC SITE DATA	ACRES
GROSS SITE AREA:	1.5
AREA WITHIN 100 YEAR FLOODPLAIN:	-
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL:	-
AREA WITHIN OVERHEAD TRANSMISSION LINES:	-
NET TRACT AREA (NTA):	1.5
LAND USE CATEGORY: RSC	

INFORMATION FOR CALCULATIONS	
NET TRACT AREA (NTA):	1.5
FOREST CONSERVATION THRESHOLD (20% x NTA):	0.3
AFFORESTATION THRESHOLD (15% x NTA):	0.2
EXISTING FOREST ON NTA:	0.7
EXISTING FOREST ABOVE CONSERVATION THRESHOLD:	0.4
BREAK-EVEN POINT (if applicable):	0.4
FOREST TO BE CLEARED:	0.5
FOREST TO BE RETAINED:	0.2

AFFORESTATION CALCULATIONS

NO FOREST CLEARING: AFFORESTATION THRESHOLD - EXISTING FOREST	____
FOREST CLEARING: (AFF. THRES. - EX. FOREST) + (FOREST TO BE CLEARED x 2)	____

REFORESTATION CALCULATIONS

CLEARING ABOVE THRESHOLD

a. FOREST CLEARED ABOVE THRESHOLD (0.4x 1/4):	0.1
b. FOREST CLEARED BELOW THRESHOLD (0.10x 2):	0.2
REFORESTATION REQUIRED (a. + b)	0.30

FCP NOTES

1. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
2. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
3. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
5. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
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7. PERMANENT SIGNAGE SHALL BE PLACED 50 - 100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
8. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN MET BY THE PLACEMENT OF 0.20 ACRES OF FOREST RETENTION INTO AN EASEMENT AREA AND BY PAYMENT OF A FEE-IN-LIEU TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF $5,534.00 FOR 0.30 ACRES OF REFORESTATION.

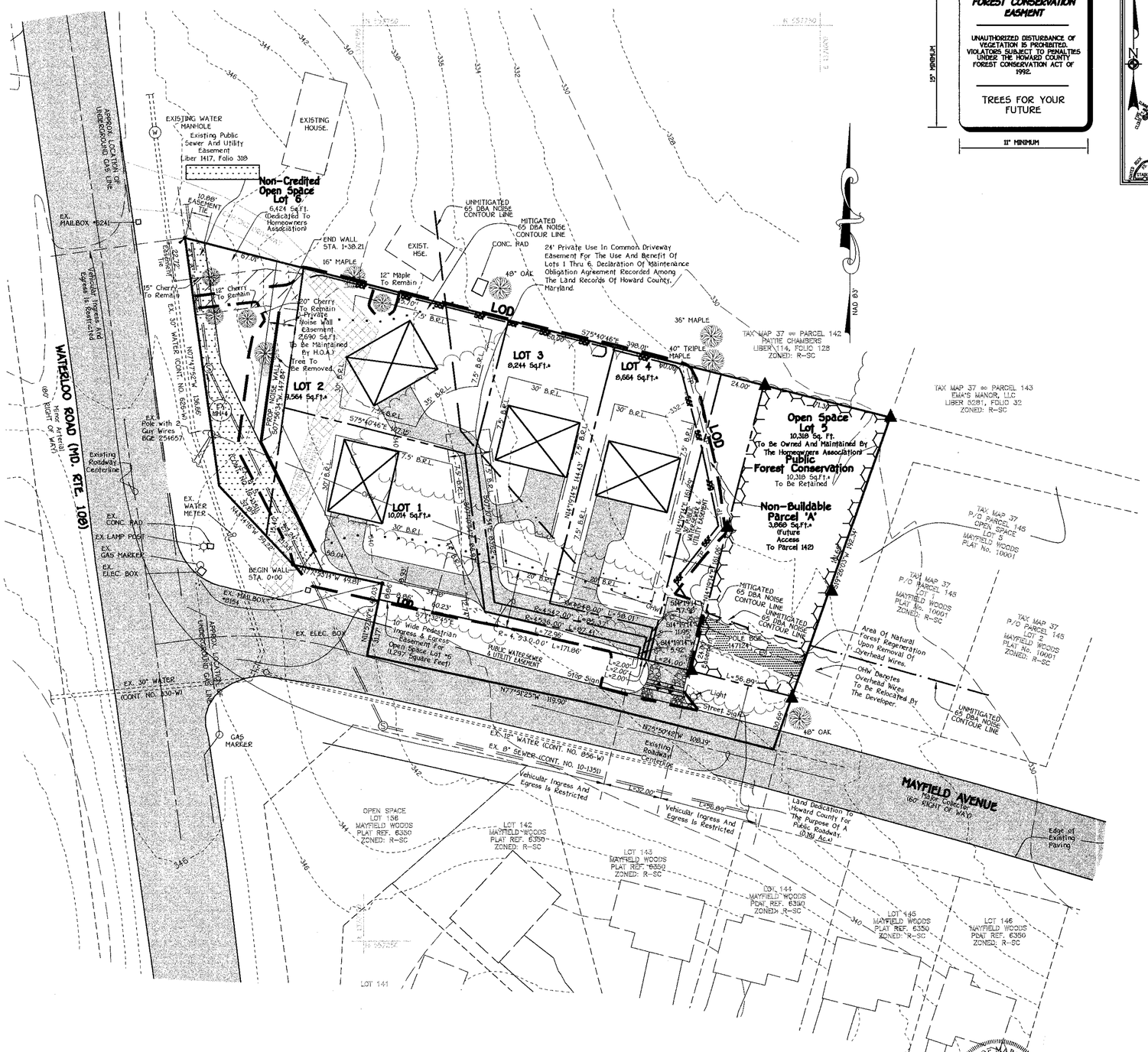
Area Tabulation Chart

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
- BUILDABLE....4
- NON-BUILDABLE....0
- OPEN SPACE....2
- PRESERVATION PARCELS....0

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:
- BUILDABLE....0.781 AC±
- NON-BUILDABLE....0.000 AC±
- OPEN SPACE....0.530 AC±
- PRESERVATION PARCELS....0.000 AC±

TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS....0.161 AC±

TOTAL AREA OF SUBDIVISION TO BE RECORDED....1.472 AC±



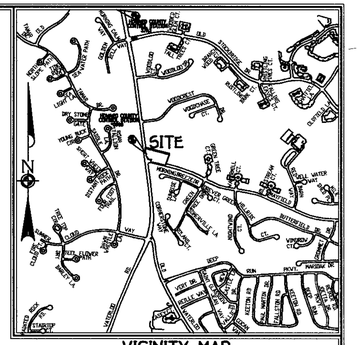
FOREST CONSERVATION EASEMENT

UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992.

TREES FOR YOUR FUTURE

15" MINIMUM

11" MINIMUM



VICINITY MAP

SCALE : 1" = 1200'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 11/9/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 11/8/04

STATE OF MARYLAND — TERESELLA R. KOBER — No. 10001 — PROFESSIONAL LAND SURVEYOR

OWNER AND DEVELOPER

Mr. J. Patraic Weymouth
C/O Land Design Development, Inc
8000 Main Street
Ellicott City, Maryland

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93M006100448
JOHN F. CANOLES 11/2/04

FOREST CONSERVATION PLAN

MAYFIELD OVERLOOK

LOTS 1 THRU 6

Zoned: R-SC

Tax Map: 37 Parcel: 671 Grid: 14
First Election District
Howard County, Maryland
Scale: 1" = 30'
Date: October 15, 2003
Sheet 1 of 1

F-03-135

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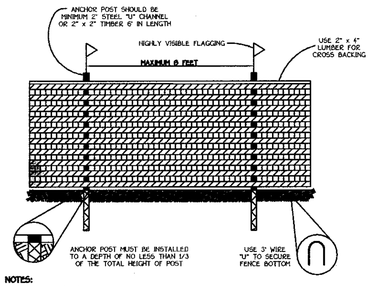
BLAZE ORANGE PLASTIC MESH



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TREE PROTECTION DETAIL

NOT TO SCALE

FOREST CONSERVATION WORKSHEET

PROJECT NAME: MAYFIELD OVERLOOK DATE: 10/20/04

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AREA WITHIN OVERHEAD TRANSMISSION LINES:	-
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LAND USE CATEGORY: RSC	

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FOREST TO BE RETAINED:	0.2

AFFORESTATION CALCULATIONS	
NO FOREST CLEARING: AFFORESTATION THRESHOLD - EXISTING FOREST	____
FOREST CLEARING (ANY. THRES. - EX. FOREST) + (FOREST TO BE CLEARED x 2)	____

REFORESTATION CALCULATIONS	
CLEARING ABOVE THRESHOLD	
a. FOREST CLEARED ABOVE THRESHOLD (0.4x 1/4):	0.1
b. FOREST CLEARED BELOW THRESHOLD (0.10x 2):	0.2
REFORESTATION REQUIRED (a + b)	0.3

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Area Tabulation Chart

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- NON-BUILDABLE 0
- OPEN SPACE 2
- PRESERVATION PARCELS 0

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:
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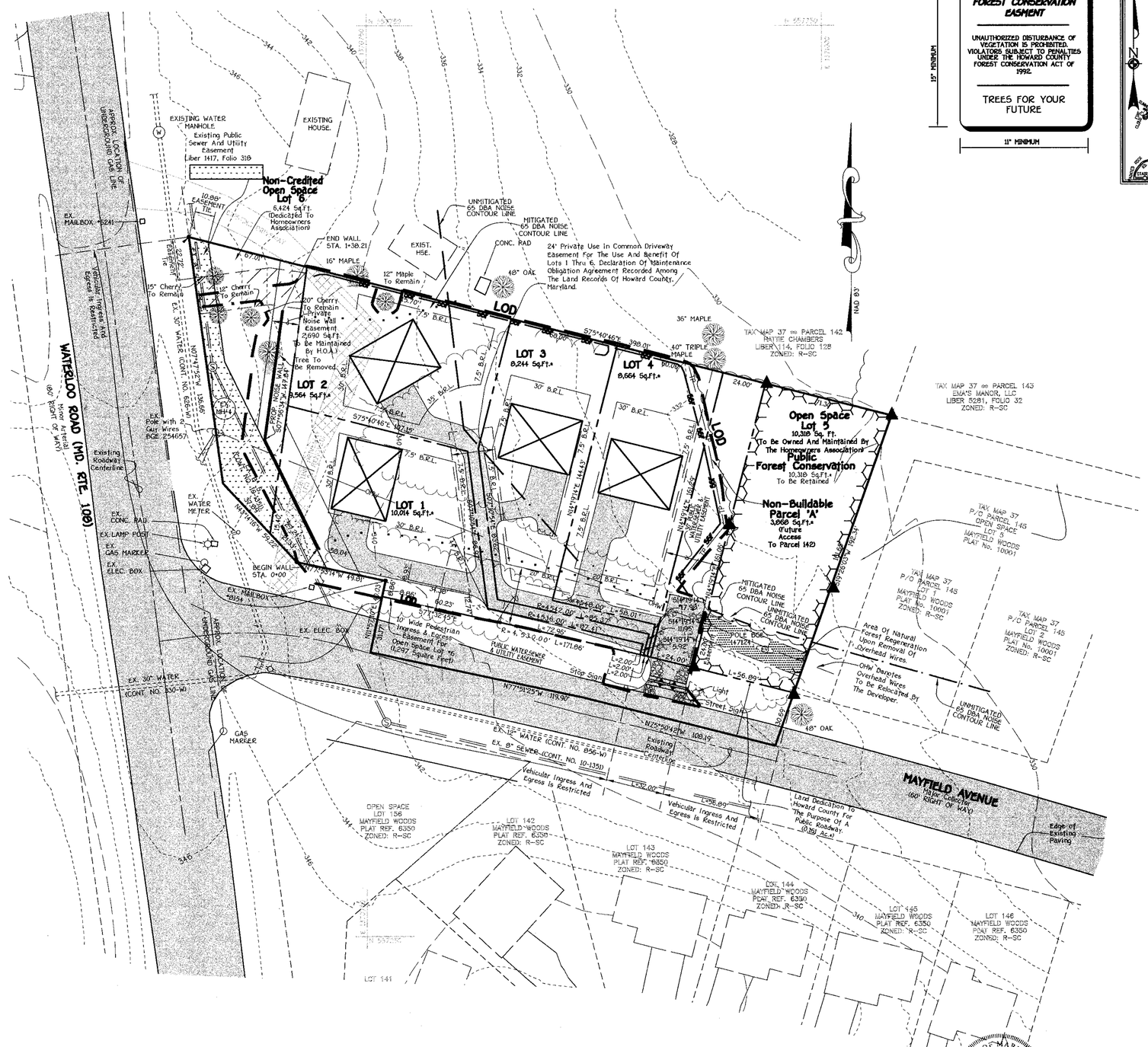

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TREES FOR YOUR FUTURE

15" MINIMUM

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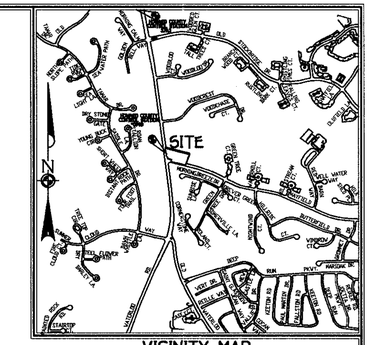

VICINITY MAP

SCALE : 1" = 1200'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 11/9/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 11/8/04

FISHER, COLLINS & CARTER, INC.
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Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification #WDCP93MD0610044B
JOHN P. CANOLES 11/8/04

No	Date	REVISION
1	11/8/04	SHEET 2 AND 3 ADDED

OWNER AND DEVELOPER

Mr. J. Patrick Weymouth
C/O Land Design Development, Inc
8000 Main Street
Ellicott City, Maryland

STATE OF MARYLAND
THOMAS A. MOSER
No. 19092
PROFESSIONAL LAND SURVEYOR

FOREST CONSERVATION PLAN

MAYFIELD OVERLOOK

LOTS 1 THRU 6

Zoned: R-SC
Tax Map: 37 Parcel: 571 Grid: 14
First Election District
Howard County, Maryland
Scale: 1" = 30'
Date: October 15, 2003
Sheet 1 of 3

F-03-135

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SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO ROADWAY
LANDSCAPE TYPE	B	A	A	B
LINEAR FEET OF PERIMETER	196'	398'	162'	282'
NUMBER OF TREES REQUIRED SHADE TREES EVERGREENS	4 5	7 0	3 0	N/A (HOUSES FRONT ROAD)
CREDIT FOR EXISTING VEGETATION (YES - NO)	YES 3 SHADE TREES (Existing)	YES 1 SHADE TREES (Existing)	YES	NO
CREDIT FOR WALL, FENCE OR BERM (YES - NO)	NO	NO	NO	NO
NUMBER OF TREES PROVIDED SHADE TREES EVERGREENS	1 5	6 0	0 0	0 0

I / We Certify That The Landscaping Shown On This Plan Will Be Done According To Section 16.124 Of The Howard County Code And The Howard County Landscape Manual. I /We Further Certify That Upon Completion Of Certification Of Landscape Installation Accompanied By An Executed One Year Guarantee Of Plant Materials Will Be Submitted To The Department Of Planning And Zoning.

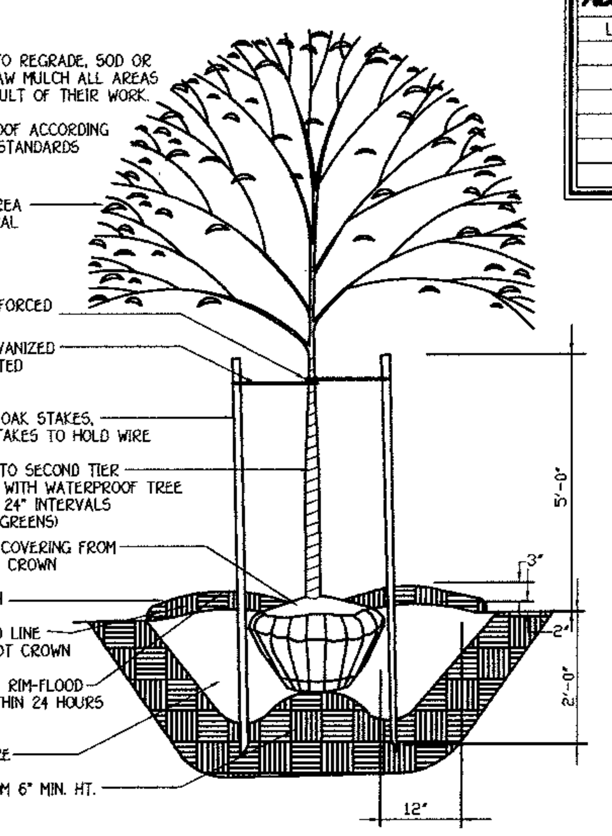
Stephen F. Forney 2-7-05
Name Date

Private Sewer House Connection Easement And Private Maintenance Access Easement For Noise Wall

LINE	CHORD BEARING AND DISTANCE
①	N07°47'52"W 20.00'
②	S82°26'50"W 41.73'
③	N82°03'26"W 20.22'
④	S07°56'34"W 20.00'
⑤	N82°03'26"W 17.50'
⑥	S82°26'50"W 38.92'

Private Noise Wall Easement

LINE	CHORD BEARING AND DISTANCE
1	N77°53'14"W 19.11'
2	N26°19'46"W 126.42'
3	N07°56'34"E 93.01'
4	S75°40'46"E 15.09'
5	S07°56'34"W 86.73'
6	S26°10'34"E 93.11'



TREE PLANTING DETAIL

EVERGREEN PLANTING DETAIL

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no healed-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor id responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be base on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

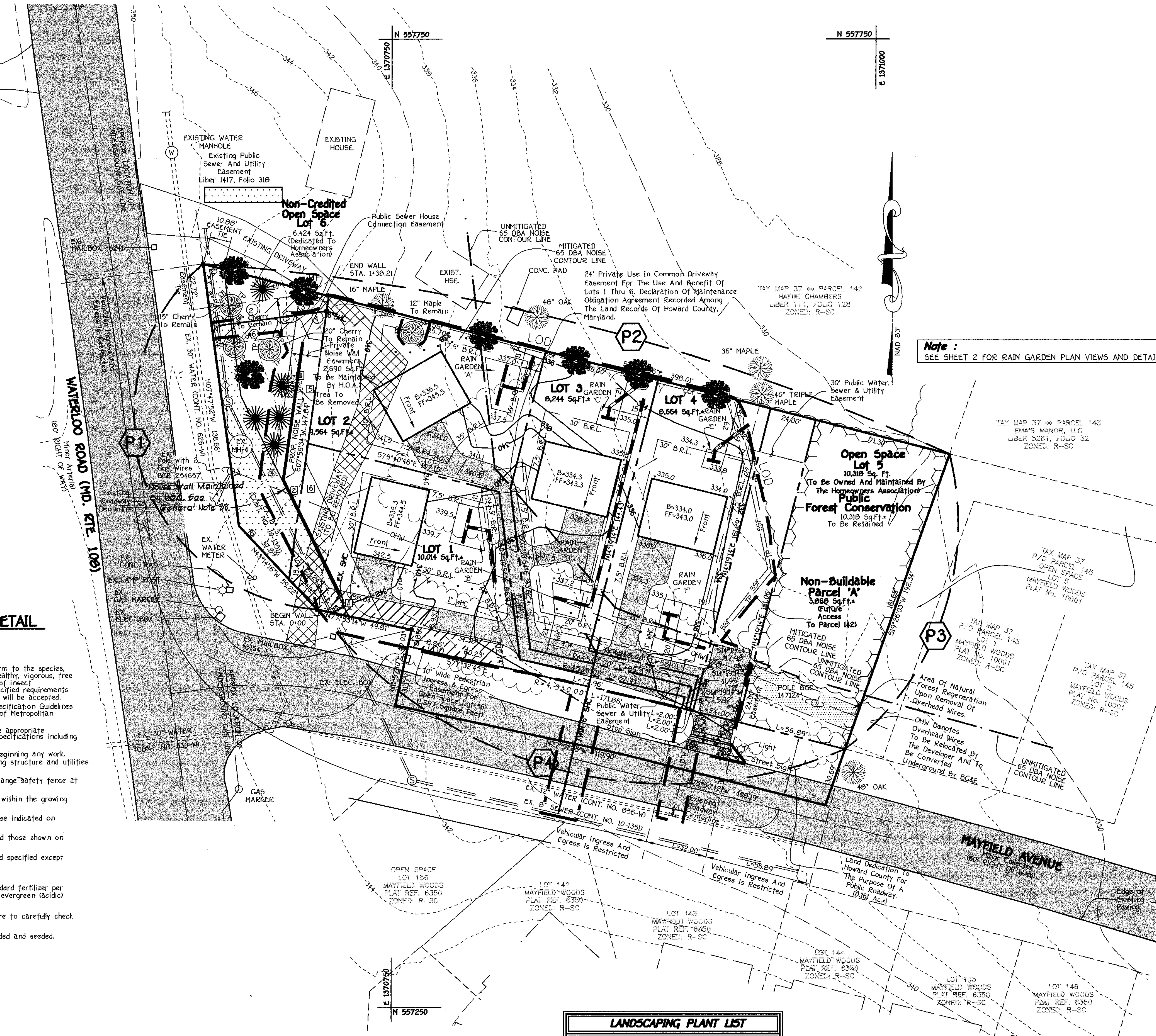
Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.



Note :
SEE SHEET 2 FOR RAIN GARDEN PLAN VIEWS AND DETAILS

Note: All Water Meters Shall Be Located Inside Each House. Curb Stops Shall Be Located AT The Edge Of The Public Utility Easement.

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
7		ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B
5		PINUS STROBUS "EASTERN WHITE PINE"	5' TO 6' HT

Landscaping For Lots 1 Thru 4 On File With This Plat Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Landscaping Must Be Posted As Part Of The Builder's Grading Permit In The Amount Of $2,850 & Derived As Follows:
(7) Shade Trees @ $300.00 Per Tree = $2,100.00
(5) Evergreens @ $150.00 Per Tree = $750.00

AREA TABULATION FOR SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED 4
TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED 1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED 2
TOTAL NUMBER OF LOTS TO BE RECORDED 7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED .... 0.838 Ac.
TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED .... 0.089 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED .... 0.384 Ac.
TOTAL AREA OF LOTS TO BE RECORDED .... 1.311 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED .... 0.161 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED .... 1.472 Ac.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton — CHIEF, DIVISION OF LAND DEVELOPMENT — 3/3/05 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION — 3/3/05 DATE

~~DIRECTOR~~ ~~DATE~~

STATE OF MARYLAND — TERRELL A. FISHER — NO. 9767 REGISTERED — PROFESSIONAL ENGINEER

△	2/15/05	SHEET 2 AND 3 ADDED
No	DATE	REVISION

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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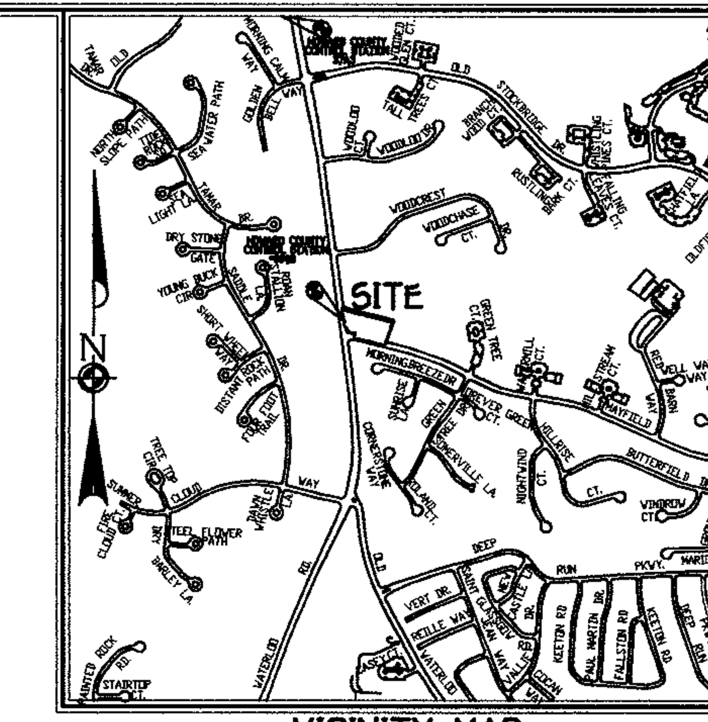

VICINITY MAP
SCALE : 1" = 1200'

General Notes:

1. Subject Property Zoned R-SC Per 10/18/93 Comprehensive Zoning Plan.
2. Coordinates Based On Nad'83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations 37A3 And No.48.
   Sta. 37A3 N561130.798 E1369913.218
   Sta. 48 N557526.343 E1370661.989
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July, 2002; By Fisher, Collins & Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Right-Of-Way Line And Not To The Pipestem Lot Driveway.
6. Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
   a) Width - 12 Feet (14 Feet Serving More Than One Residence);
   b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum);
   c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
   d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading);
   e) Drainage Elements - Capable Of Safety Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
   f) Structure Clearances - Minimum 12 Feet;
   g) Maintenance - Sufficient To Ensure All Weather Use.
7. All Lot Areas Are More Or Less (±).
8. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad'83 Grid Measurement.
9. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of Structures Is Permitted Within The Forest Conservation Easement Areas.
10. Wetlands Area Delineated By Eco-Science Professionals On September 18, 2002. (No Wetlands Located On Site.)
11. No 100 Year Floodplain Exist On Site.
12. The Following Department Of Planning And Zoning File Numbers Exist For This Property. WP-03-144 (Dated July 11, 2003)
13. No Cemeteries Exist On Site By Visual Observation.
14. [symbol] Denotes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act. 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.
15. The Forest Conservation Requirements Per Section 16.1202 Of The Howard County Code And Forest Conservation Manual For This Project Has Been Fulfilled By On-Site Retention Of Existing Forest In The Amount Of 0.2 Acres. The Remaining Forest Conservation Obligation Is 0.3 Acres And A Fee In-Lieu For Forest Conservation In The Amount Of $6,534.00 Will Be Paid. (13,068 Sq. Ft. x $0.50/Sq. Ft.= $6,534.00)
16. The On-Site Forest Conservation Surety Is In The Amout Of $2,063.60. (Forest Retention: ($0.20 x 10318 Sq. Ft. = $2,063.60)
17. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code - Cont. No. 14-4242-D.
18. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
19. There Are No Existing Dwelling/Structure(s) Located On Site To Remain.
20. Articles Of Incorporation By The State Department Of Assessments And Taxation For The Mayfield Overlook Property Homeowner's Association, Inc. Were Accepted And Approved On June 7, 2002 With Filing # 1000361987158668
21. Open Space Tabulation
   a). Open Space Required = (1.472 Ac. X 25%) = 0.368 Ac. ±
   b). Open Space Provided = (Lot 5) = 0.384 Ac. ±
   c). Non-Credited Open Space Provided = (Lot 6) = 0.147 Ac. ±
22. Landscaping For Lots 1 Thru 4 On File With This Plat Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Landscaping Is Posted As Part Of The Developer's Agreement In The Amount Of $2,850 & Derived As Follows: (7) Shade Trees @ $300.00 Per Tree = $2,100.00; (5) Evergreens @ $150.00 Per Tree = $750.00
23. Lots 1 Thru 4 Require The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155(a)(2)(ii) Of The Subdivision Regulations.
24. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
25. Open Space Lots 5 And 6 Are Owned And Maintained By The Mayfield Overlook Property Homeowner's Association, Inc.
26. The Open Space Shown Hereon Is Hereby Dedicated To A Property Owners Association For The Residents Of This Subdivision.
27. The Unmitigated 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development. A Noise Study Was Provided By Wildman Associates On Or About October, 2002.
28. Management For Both Water Quality And Groundwater Recharge Have Been Provided For Each Residential Lot By A 'Raingarden' Facility That Has Been Located on Lots 1 Thru 4. Water Quality And Groundwater Recharge for The Initial Portion Of The Use-In-Common Driveway Will Be Provided By Non-Rooftop Disconnection.
29. Contour Information Is Based On Field Run Topography Performed By Fisher, Collins & Carter, Inc. On Or About July 26, 2002.
30. The Purpose Of Non-Buildable Parcel "A" Is To Provide Fee Simple Access At No Charge For The Exclusive Use Of Parcel 142. Non-Buildable Parcel "A" Is To Be Conveyed Immediately After Recordation Of This Plat.
31. This Plan Is Subject To WP-03-144 Approved On July 11, 2003.
   Section 16.120(b)(4)(iv) Which Restricts Lots Being Encumbered By Access Easements For Open Space Lots.
   Section 16.121(e)(1) Which Requires Open Space Lots Or Areas To Have A Minimum Of 40 Foot Of Road Frontage To A Public Road Which Is Suitable For Access By Pedestrians And Maintenance Vehicles.
   This Waiver Approval Is Subject To The Following Conditions:
   +) A Maintenance Agreement For The Use-In-Common Access Easement For Lots 1 Thru 4 and Open Space Lots 5 And 6 Be Recorded To Accomadate A Shared Driveway Serving Said Lots.
   +) A 12' Wide Pedestrian And Vehicular Access Easement For Lot 6.
   +) Ingress And Egress Being Restricted Along The Entire Length Of Maryland Route 108 (Waterloo Road).
32. The Noise Wall Across Lots 1 & 6 As Shown On This Drawing Will Be Owned And Maintained By The Mayfield Overlook Property Homeowner's Association Inc.
33. Existing Overhead Power Lines And Or Power Poles Are To Be Relocated By The Developer.
34. The Existing Driveway As Shown [symbol] Shall Be Abandoned.
35. Storm Water Management Facilities Will Be Required On The Parcels Shown On This Plan In Accordance With The Design Manuals. Prior To Signature Approval Of The Site Development Plan, The Developer Will Be Required To Execute The Developer's Agreement For The Construction Of The Storm Water Management Facility And Maintenance Agreement.

OWNER AND DEVELOPER

Mr. J. Patraic Weymouth
C\O Land Design Development, Inc
8000 Main Street
Ellicott City, Maryland

SUPPLEMENTAL PLAN

SEDIMENT EROSION CONTROL, LANDSCAPING & STORMWATER MANAGEMENT PLAN

MAYFIELD OVERLOOK

LOTS 1 THRU 6 & NON-BUILDABLE PARCEL A

Zoned: R-SC
Tax Map: 37 Grid: 14 Parcel: 144
First Election District
Howard County, Maryland
Scale: 1" = 30'
Date: May 28, 2003
Revised Date: December 28, 2004
F-03-135 △ Sheet 2 of 3 WP-03-144

F-03-135

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PLYWALL SOUND BARRIER SPECIFICATIONS

1. DESCRIPTION: This work shall consist of the construction of sound barrier consisting of Plywall panels as manufactured by Hoover Treated Wood Products, Inc., supported by Parallam PSL posts as manufactured by Trus Joist MacMillan. Sound Barrier shall be designed to withstand a wind load of 25 psf, as specified by the Maryland State Highway Administration for noise barriers.

2. MATERIALS: Materials shall conform to the following:

2.1 SOUND BARRIER PANELS - Panels shall be fabricated as two-piece "Plywall" panels for the 8 ft. high barrier and three-piece "Plywall" panels for the 10 ft. and 12 ft. high barriers by 8ft. wide, as manufactured by Hoover Treated Wood Products, Inc. Panels design shall have been tested in accordance with ASTM E-90 and ASTM E-413 and shall resulted in a sound transmission class of 38 or better. Panels shall consist of a structurally sound frame of 2" by 4" (nominal) Southern Yellow Pine lumber, surfaced four sides, covered on both panel faces by shiplap-jointed, APA-303 speciality siding, Southern Pine, exposure durability classification Exterior, Texture 1-11, 5-ply, 19/32" thick, grooves 8" o.c., wood patches. All wood used in panel construction shall be pressure preservatively treated with CCA preservative to a minimum net retention of 0.60 pcf in accordance with American Wood Preservers Association C-2 and C-9. All plywood siding and 2" (nominal) lumber shall be kiln dried after treatment to a moisture content of 19 percent or less. All panel sections shall be fabricated prior to shipment. All panels shall have two nylon lifting webs, securely attached along the top.

2.2 SUPPORT POSTS - Posts shall be ___" x ___" x ___ ft long (from wind load/height chart), Parrallam PSL Southern Pine Parallel Strand Lumber, 2.0 E, as manufactured by Trus Joist MacMillan. Minimum net retention of preservation shall be 0.60 pcf of CCA. Posts shall be bundled so that each layer is separated by wood spacers to allow Air drying after treatment.
Note: See wind load/height chart below for the appropriate post dimensions. The design wind load is 35 psf. Post heights are 8 ft., 10 ft., and 12ft.

2.3 CLEATS - Vertical cleats for attaching panels to posts shall be 4" x 4" (nominal) Southern Pine timbers, surfaced four sides. Minimum net retention shall be 0.60 pcf of CCA preservative.

2.4 FASTENERS - All nails or spikes shall be hot dip galvanized zinc coated per ASTM A-153.

2.5 SOURCING - All Wood Sound Barrier System Materials, including posts, panels and cleats shall be treated and fabricated at one location. The following is a list of known suppliers:

Hoover Treated Wood Products, Inc., 1-800-531-5558.

3 CONSTRUCTION:

3.1 MATERIAL UNLOADING AND STORAGE - Contractor shall provide suitable unloading equipment and storage space for Sound Barrier Materials. Sound Barrier Materials shall be kept off the ground and shall be protected from mud, spattering, staining, vandalism or physical damage.

3.2 POST HOLES - Post holes shall be augered to the required diameter and depth, which shall be determined by the owner's engineer. Spacing shall allow clear spans equal to the panel width plus one inch tolerance. Posts may shrink slightly after erection. The contractor shall take all measures and precautions necessary to prevent collapse of the hole sides. Actual post width shall be checked at delivery because treatment may cause some swelling. Actual panel width shall also be verified at delivery.

3.3 POST SETTING - Posts shall be set plumb and in precise position to accept panels and shall be braced in such a manner as to remain plumb and in the required lateral position during backfilling. Post spacing shall allow clear spans between posts equal to the panel width plus a maximum one-inch tolerance. In no case shall the erection tolerance between posts exceed 1 inch.

3.4 BACKFILLING - Posts shall be set in concrete footings.

3.5 ATTACHMENT OF REAR CLEATS - Prior to setting panels, the rear cleats shall be fully attached to each post to support the Sound Barrier panels during placement. Cleats shall be placed at an elevation that will insure support of the panel over the entire height. The rear edge of the cleat shall be flush with the rear face of the post. The cleats shall be attached with hot dip galvanized zinc coated spikes as shown.
Note: Contractor may attach rear cleats prior to setting posts.

3.6 SETTING PANELS - Sound Barrier panels shall be lifted by the provided lift straps and seated firmly against the prefixed rear cleats in a manner which maintains panel plumb and level while providing a maximum one inch tolerance between the posts. The panel will then be secured by attaching the front cleats to the posts along the unsecured panel face. Nails shall not be driven into the panel.
Note: Front cleats shall be firmly and securely fixed to the post at both ends before releasing lifting straps.

3.7 PANEL BOTTOM EMBEDMENT - Bottom of panels shall be backfilled with crushed stone to prevent the passage of sound and to provide drainage.

3.8 FIELD TRIMMING OF POST TOPS - After panels have been set, the post tops shall be rough trimmed with a square cut 3" above the top of the panel.

3.9 DISPOSAL OF TREATED WOOD SCRAPS - Do not burn scraps. Dispose of scraps as ordinary trash. Landfilling is acceptable for CCA treated wood.

3.10 WOOD FINISH - No finish is required

Wind Load (PSF)							
HEIGHT	20	25	28	30	33	35	40
6'	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75
8'	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75	3.5 x 9.75
10'	3.5 x 9.75	3.5 x 9.75	5.25 x 9.75	5.25 x 9.75	5.25 x 9.75	5.25 x 9.75	5.25 x 9.75
12'	5.25 x 9.75	5.25 x 9.75	5.25 x 12	5.25 x 12	5.25 x 12	5.25 x 12	5.25 x 12
14'	5.25 x 12	5.25 x 12	5.25 x 12	5.25 x 12	5.25 x 12	5.25 x 12	5.25 x 14
16'	5.25 x 14	5.25 x 14	5.25 x 14	5.25 x 14	5.25 x 14	5.25 x 14	7 x 14
18'	7 x 14	7 x 14	7 x 14	7 x 14	7 x 14	7 x 14	7 x 14
20'	7 x 14	7 x 14	7 x 14	7 x 14	7 x 14	7 x 16	7 x 16
22'	7 x 16	7 x 16	7 x 16	7 x 16	7 x 16	7 x 16	11 x 14
24'	11 x 12	11 x 12	11 x 14	11 x 14	11 x 14	11 x 14	11 x 16
26'	11 x 16	11 x 16	11 x 16	11 x 16	11 x 16	11 x 16	11 x 19
28'	11 x 19	11 x 19	11 x 19	11 x 19	11 x 19	11 x 19	11 x 19
30'	11 x 19	11 x 19	11 x 19	11 x 19	11 x 19	11 x 19	

The design for post heights 6' through 12' assumes embedment in soil or planar. Posts 14' or taller in height are assumed to be embedded in concrete. Post embedment depth is to be determined by local engineer. Panel width 8'.

Note: At this site, posts shall be set in concrete footings.

INSTALLATION INSTRUCTIONS FOR PLYWALL BARRIERS

PLYWALL is a panelized post and panel barrier system that is very simple to install. All components are made of pressure treated wood and can be installed by non-specialized crews without heavy equipment.

SHIPPING: PLYWALL is panelized and ready to install when shipped. Shipment is by truck to the job site. Unloading requires a large forklift or a crane and slings. Bundles can weigh as much as 8,000 pounds. Panels are stacked flat in bundles 8 feet across, requiring long forks if a forklift is used. Posts are bundled in standard lumber bundles, about 3.5 feet across, which can be handled with standard 4-foot forks.

Shipping usually consists of posts on the first loads. Loads can be mixed with both posts and panels if desired. Staging of materials may be a problem on tight sites. Materials can be staged nearby at a lumberyard or other storage area and shuttled to the site as needed. This is helpful when space is limited at the site. It is important to store the bundles off the ground and to keep them clean.

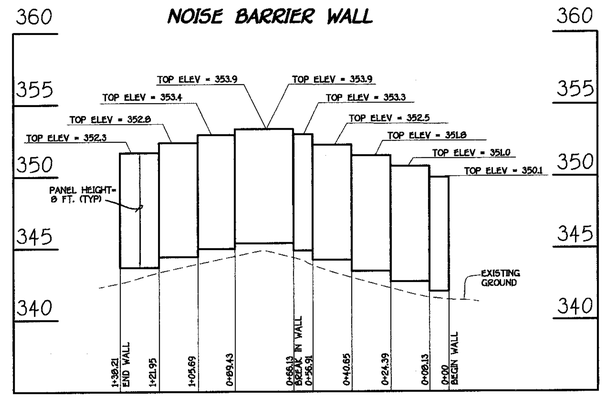
INSTALLATION - POSTS: Installation begins with laying out and boring the post holes. The Panel size will determine the depth and diameter of the footings. Recommendations are based on a minimum allowable soil load bearing capacity of 1500 psf and 1/2" to 3/4" clean and well graded stone backfill. Posts must be set accurately and plumb so that the panels will fit neatly between the posts with a construction allowance determined by the panel size (see drawing). Posts are supplied with one foot extra length so that they can be set without having to have the top at a precise elevation. They can be easily trimmed to the proper elevation later. Additional length can be supplied on request. **At this site, posts shall be set in concrete footings.**

INSTALLATION - PANELS: Panels are fabricated in modules that are a maximum of either 8 feet high or 8 feet wide. Two built-in nylon web lifting loops are provided at the top of each panel for lifting by crane with two hooks. Before lifting and positioning the panel between posts, attach the rear, pre-drilled, long 4x4 cleats vertically to each post, then swing the panel into position. When the panel is in position against the rear 4x4 cleats, spike or lag the front 4x4 cleats to the post through the pre-drilled holes in the 4x4's, "squeezing" the panel between the rear and front 4x4 attachment members. The panels are not nailed to the 4x4 attachment members or the posts, and they bear directly on earth at the bottom. After securing the panels, the lifting loops may be cut off with a sharp utility knife or folded and tacked to the top framing member for possible future use if the wall might need to be relocated.

INSTALLATION- STACKABLE PANELS:
Stacking panels between posts is accomplished by lowering the top panel down onto the lower panel, guiding the plywood edges over the protruding, beveled "tongue" formed by the lower panel's topmost framing member. It is not necessary to slide the panels all the way down from the top of the posts as would be the case with steel or concrete h-beams. After setting the panels, the lifting loops may be cut off with a sharp utility knife or folded and tacked to the top framing member for possible future use if the wall might need to be relocated. The horizontal panel joint is not designed for the plywood edges to meet due to the difficulty of assuring a perfect joint. A gap of about 1/4" is normal between the plywood butts.

Smaller panels are stacked on top to achieve the desired top elevation. The size and number of panels are determined in advance by the panel size.

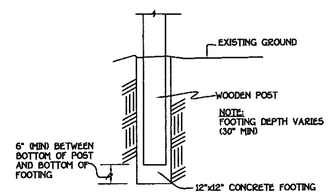
To finish off the wall, trim the posts to the desired height, bevel, or slope with a chain saw after setting panels. Be sure to order extra post length if the normal one foot is determined inadequate for your desired post finishing method. No finishing or maintenance of the panels or posts is necessary.



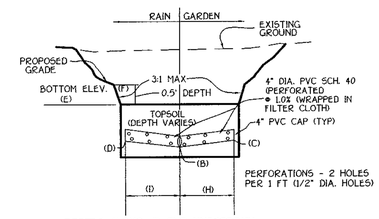
PROFILE

SCALE
HOR: 1"=30'
VERT: 1"=5'

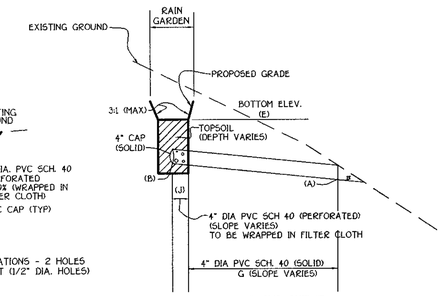
RAIN GARDEN DATA						
D.A.	A	B	C	D	E	F
A	335.5	337.4	333.6	333.5	332.0	333.8
B	335.8	337.8	333.9	335.2	332.7	334.0
C	336.0	338.0	334.0	336.3	332.8	334.1
D	336.0	338.0	334.0	336.3	332.8	334.1
E	337.0	339.0	335.0	337.3	333.8	335.1
F	337.5	339.55	335.6	333.9	334.4	336.65
G	22	35	22	116	23	32
H	11	9	4	5	4	4
I	11	9	4	5	4	4
J	7	7	5	7	5	5
K	335.3	337.3	333.4	334.5	332.2	333.3
L	1.7	1.7	1.6	2.8	1.6	1.8
M	0.5	0.5	0.5	0.7	0.5	0.7



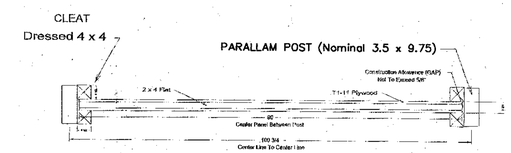
FOOTING DETAIL
SCALE 1"=2'



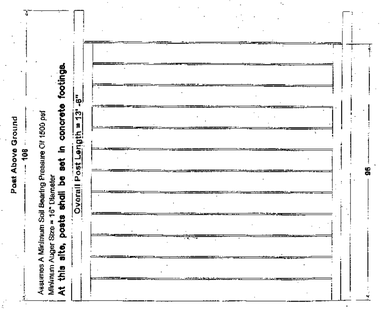
PROFILE ALONG 4" PVC UNDERDRAIN
NO SCALE



PROFILE ALONG 4" PVC OUTLET
NO SCALE

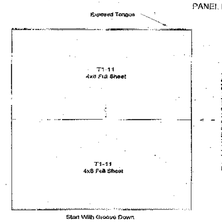


STANDARD 8' Wide X 8' High Detail
rev. 03-30-01

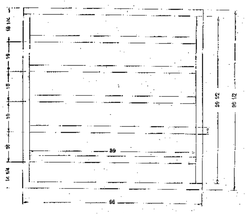


STANDARD 8' Wide X 8' High rev: 03-30-01

8' Wide X 8' High
STANDARD DRAWING rev: 12-03-98
PANEL DETAILS



Plywood Scheme



8 Wide by 8 High 2x4 Frame

RAIN GARDEN PLANT MATERIAL FOR LOT 4		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
60	CORNFLOWER	2 FT.
100	NARROW LEAF BUSH CLOVER	1 FT.

RAIN GARDEN PLANT MATERIAL FOR LOT 3		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
100	BIG BLUESTEM	1 FT.
75	BLACK EYED SUSAN	2 FT.

RAIN GARDEN PLANT MATERIAL FOR LOT 2		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
170	BROOM - SEDGE	1 FT.
72	WHITE HEATH ASTER	3 FT.

RAIN GARDEN PLANT MATERIAL FOR LOT 1		
QUANTITY	NAME	MAXIMUM SPACING (FT.)
169	BROOM - SEDGE	1 FT.
65	WHITE HEATH ASTER	3 FT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hanuska — 3/3/05
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

3/3/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

STATE OF MARYLAND — RUSSELL W. FRASIER — NO. 9781 — REGISTERED PROFESSIONAL ENGINEER

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

No.	DATE	REVISION
1	2/15/05	SHEETS 2 AND 3 ADDED

OWNER AND DEVELOPER
Mr. J. Patrick Weymouth
C/O Land Design Development, Inc
8000 Main Street
Ellicott City, Maryland

SUPPLEMENTAL PLAN
MAYFIELD OVERLOOK
LOTS 1 THRU 6 & NON-BUILDABLE PARCEL A

Zoned: R-SC
Tax Map: 37 Grid: 14 Parcel: 144
First Election District
Howard County, Maryland
Scale: 1" = 30'
Date: MAY 28, 2003
Revised Date: December 28, 2004
Sheet 3 of 3

F-03-135

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