

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES							
LANDSCAPE TYPE	N/A	A	A	A	A	A	A	D	
LINEAR FEET OF PERIMETER	96.71 LF.	205.16 LF.	135.02 LF.	340.37 LF.	466.56 LF.	430.52 LF.	275.32 LF.	246.69 LF.	
NUMBER OF PLANTS REQUIRED	N/A	(205.16/60) = 3.41 = 3	(135.02/60) = 2.25 = 2	(340.37/60) = 5.67 = 6	(466.56/60) = 7.77 = 8	(430.52/60) = 7.17 = 7	(275.32/60) = 4.59 = 5	(246.69/60) = 4.11 = 4	
SHADE TREES	N/A	0	0	0	0	0	0	0	35
SMALL/MEDIUM DECIDUOUS TREES	N/A	0	0	0	0	0	0	0	25
CREDIT FOR EXISTING VEGETATION	N/A	0	YES	0	YES	YES	YES	YES	16
SHADE TREES	N/A	0	1	0	5	7	0	1	16
SMALL/MEDIUM DECIDUOUS TREES	N/A	0	0	0	0	0	0	0	0
(2:1 SUBSTITUTION)	N/A	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	N/A	3	(2 REQUIRED - 1 CREDIT) = 1	6	(8 REQUIRED - 5 CREDIT) = 3	(7 REQUIRED - 7 CREDIT) = 0	(5 REQUIRED - 1 CREDIT) = 4	(4 REQUIRED - 1 CREDIT) = 3	20
SHADE TREES	N/A	3	0	6	0	0	0	0	20
SMALL/MEDIUM DECIDUOUS TREES	N/A	0	0	0	0	0	0	0	25

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
20		ACER RUBRUM OCTOBER RED MAPLE	2 1/2" - 3" CALIPER FULL CROWN, B&B
25		CUPRESSOCYPRIS LELANDI LEYLAND CYPRESS	6'-8" HGT.

Developer's/Builder's Certificate  
 I/We certify that the landscaping shown on this plan will be done according to Section 18.026 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of notice 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. Loney* 6-15-09  
 Builder Date

LANDSCAPE NOTES

- The Owner, Vendor and/or Their Agents shall be responsible for maintenance of the Required Landscaping including both Plant Materials and Soils, Fences and Walls. All Plant Materials shall be installed in Good Growing Conditions, and when necessary, replaced with New Materials to Ensure Continued Compliance with Applicable Regulations. All Other Required Landscaping shall be Permanently Maintained in Good Condition, and when necessary, replaced or Reinstated.
- No Clearing of Existing Vegetation is Permitted Within the Landscape Edge for which Credit is being Taken. However, Landscaping Maintenance is Permitted.
- At the Time of Plant Installation All Sheds and Trees Listed and Approved on the Landscape Plan shall Comply with the Proper Height Requirement in Accordance with the Howard County Landscape Manual. In Addition, No Substitutions or Reductions of the Required Plantings May be Made Without Prior Review and Approval from the Department of Planning and Zoning. Any Deviation from the Approved Landscape Plan may Result in Denial or Delay in the Release of Landscape Surety. Used Each Time as All Required Materials are Planted and Review are Made to Applicable Plans or Certificates.

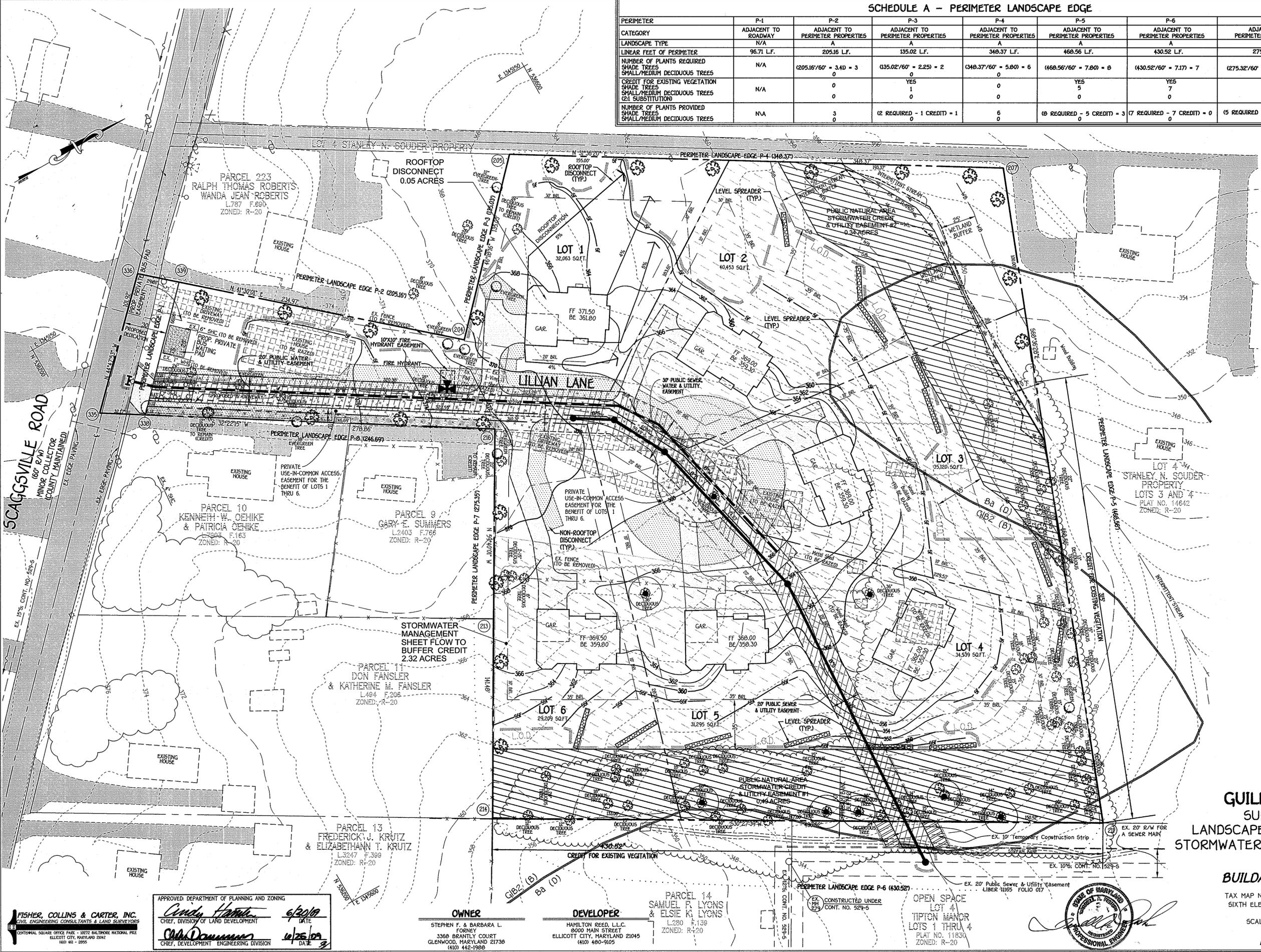
LEGEND

- 492- EXISTING 2' CONTOURS
- 490- EXISTING 10' CONTOURS
- 482- PROPOSED CONTOUR
- SHEET FLOW (5% MAX.)
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA
- SHEET FLOW TO BUFFER CREDIT
- NOTE: UNIT SIZE SHOWN REFLECTS NOMINAL BUILDING SIZE AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNSPOUT LOCATIONS SUBJECT TO FINAL ARCHITECTURE.
- GLB2 SOILS LINES AND TYPE
- MLC2
- SPECIMEN TREE
- L.O.D. LIMIT OF DISTURBANCE (L.O.D.)
- STREAM AND TOP OF BANK
- 50' TOP OF STREAM BANK BUFFER
- LIMIT OF WETLANDS
- WETLANDS AREA
- 25' WETLANDS BUFFER
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC NATURAL AREA STORMWATER CREDIT & UTILITY EASEMENT

GUILFORD MEADOWS  
 SUPPLEMENTAL PLAN  
 LANDSCAPE, FOREST CONSERVATION,  
 STORMWATER MANAGEMENT, TOPOGRAPHY  
 AND SOILS

BUILDABLE LOTS 1 THRU 6

MAP NO: 46 GRID NO: 11 & 12 PARCEL NO'S: 6 & 12  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: R-20  
 SCALE: 1" = 30' DATE: JUNE 9, 2009  
 SHEET 1 OF 2  
 PREVIOUSLY APPROVED SP-08-017



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Cindy Harris* 6/30/09  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*Chris Dammus* 6/25/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER  
 STEPHEN F. & BARBARA L. FORNEY  
 3360 BRANTLY COURT  
 GLENWOOD, MARYLAND 21738  
 (410) 442-1989

DEVELOPER  
 HAMILTON REED, LLC  
 8200 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21045  
 (410) 480-9105

PARCEL 14  
 SAMUEL F. LYONS  
 & ELSIE M. LYONS  
 L280 F.139  
 ZONED: R-20

OPEN SPACE  
 LOT 4  
 TIPTON MANOR  
 LOTS 1 THRU 4  
 PLAT NO. 11830  
 ZONED: R-20



1:2004/04/05/10/RECORD PLATS/04/05/ Guilford Meadows Supplemental Plan, Cwp, 6/10/2009 9:50:51 AM, 1:1

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 8022 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 410 461-2055

F-09-095

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	40,750 Sq. Ft.	2,231 Sq. Ft.	38,527 Sq. Ft.
3	35,120 Sq. Ft.	2,315 Sq. Ft.	32,805 Sq. Ft.
4	34,539 Sq. Ft.	2,749 Sq. Ft.	31,791 Sq. Ft.
5	31,299 Sq. Ft.	1,859 Sq. Ft.	29,437 Sq. Ft.
6	29,193 Sq. Ft.	1,477 Sq. Ft.	27,716 Sq. Ft.

**FCP NOTES**

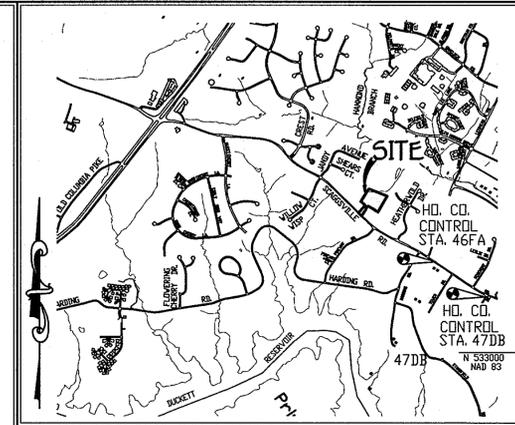
- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas. No rare, threatened or endangered species or critical habitats were observed on the property.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements or stream/wetland buffers.
- There are no slopes 15%-25% or greater on this site.
- No cemeteries or historic features are located on this property.

SOILS LEGEND		
SOIL	NAME	CLASS
**Ba	Batte silt loam	D
GLB2	Glenelg loam, 3 to 0 percent slopes, moderately eroded	B

NOTES:  
 \* Hydric soils and/or contain hydric inclusions  
 \*\* May contain hydric inclusions  
 \* Generally only within 100-year floodplain areas

**General Notes:**

- Subject Property Zoned R-20 Per The 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Effective 07-20-06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 46FA And 47DB. Station No. 46FA North 535,140.8621 East 1,346,962.7187 Station No. 47DB North 534,316.9330 East 1,348,131.2767
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2005 By Fisher, Collins & Carter, Inc..
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
 a) Width - 12 Feet (16 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 (H25-Loading);  
 e) Drainage Elements - Capable Of Safely 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.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Easement Areas.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Traffic Study For This Project Was Prepared By Mars Group, Dated June, 2006 And Approved Under SP-08-17 On July 24, 2008.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Previous Department Of Planning And Zoning File Numbers: SP-08-17.
- There Is No 100 Year Floodplain On This Property.
- This Property Is Located Within The Metropolitan District.
- All Existing Structures Located On This Site Are To Be Razed.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2.9.
- The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc., Dated April 15, 2008 And Approved Under SP-08-17 On July 24, 2008.
- An Off-Site Intermittent Stream Is Present Along The Edge Of This Site And A Fifty (50) Foot Stream Buffer Is Located On Lots 4, 5 And 6.
- Stormwater Management For This Project Will Be Provided In Accordance With The Criteria Contained In The 2000 Maryland Stormwater Design Manual, Volumes I & II, Chapter 5 "Stormwater Credits For Innovative Site Planning". Some Of The WqV And Rev Will Be Provided And Maintained By Utilizing Non-Structural Best Management Practice In Accordance With Chapter 5 Of The Design Manual. The Remaining Requirements Will Be Addressed With Level Spreaders. Cpv Was Not Required Because The One (1) Year Storm Is Less Than The 2.0 cfs Mandated By The Aforementioned Manual.
- The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Will Be Fulfilled By A Fee-In-Lieu Payment Of \$22,069.00 Based On 0.70 Acres X 43,560 Sq. Ft./Acre X \$0.75/Sq. Ft.
- Landscaping For This Subdivision And Required Surety Amount Of \$9,750.00, Based On Twenty (20) Shade Trees @ \$300/Shade Tree, And Twenty-Five (25) Evergreens @ \$150/Evergreen Tree Will Be Provided With A Developer's Agreement With The Final Plans In Accordance With Section 16.124 Of The Subdivision And Land Development Regulations And The Howard County Landscape Manual.
- This Property Is Listed In The Howard County Historic Sites Inventory As HO-707. The Plan Was Reviewed By The Historic District Commission On June 5, 2008 As Case HDC-08-30. The Commission Had No Objection To The Proposal.
- For R-20 Infill Subdivisions That Are Restricted In Using Optional Lot Sizes Under Section 16.121(a), Steep Slopes, Floodplains, Wetlands, Wetlands Buffers, Streams, And Stream Buffers May Be Located On Lots, Provided That The Building Envelope Is No Closer Than Thirty-Five (35) Feet From These Environmental Features.
- The Use-In-Common Driveway Maintenance Agreements For Lots 1 Thru 6 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$6,000.00 Based On 4 Lots x \$1500/Lot.
- This Development Is Designed To Be In Accordance With Section 16.127-Residential Infill Development-Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- Approval Of A Site Development Plan Is Required For The Development Of Lots 1 Thru 6 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- Articles Of Incorporation For Guilford Meadows Homeowners Association, Inc. Is Filed With The State Department Of Assessments And Taxation On , Receipt \*
- Limit Of Disturbance 133,008 Sq. Ft.



**VICINITY MAP**

SCALE: 1" = 2000'  
 ADC MAP No. 19, GRID No. D7

**COORDINATE TABLE**

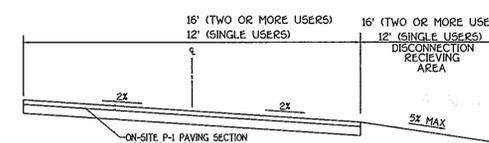
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336	N 536291.030	E 1345140.398
204	N 536457.012	E 1345295.095
205	N 536500.291	E 1345198.468
207	N 536056.980	E 1345381.036
211	N 536686.081	E 1345017.315
216	N 536454.232	E 1345381.514
219	N 536398.433	E 1345476.945
214	N 536314.980	E 1345599.060
338	N 536245.882	E 1345229.440
339	N 536313.395	E 1345160.149

**SEDIMENT CONTROL LEGEND**

- SSF—SSF—SSF— SUPER-SILT FENCE
- SF—SF—SF— SILT FENCE
- SS.S.C.E. STABILIZED CONSTRUCTION ENTRANCE

**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA		Acres
A. TOTAL TRACT AREA.....		4.9
B. AREA WITHIN 100 YEAR FLOODPLAIN.....		0
C. AREA TO REMAIN IN AGRICULTURE PRODUCTION.....		0
D. NET TRACT AREA.....		4.9
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)		
ARA MDR IDA HDR MPD CIA		
INFORMATION FOR CALCULATIONS:		
E. AFFORESTATION THRESHOLD.....	15% x D =	0.7
F. FOREST CONSERVATION THRESHOLD.....	20% x D =	1.0
EXISTING FOREST COVER:		
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).....		0
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD.....		0
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....		0
BREAK EVEN POINT:		
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....		--
K. CLEARING PERMITTED WITHOUT MITIGATION.....		--
PROPOSED FOREST CLEARING:		
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE.....		0
M. TOTAL AREA OF FOREST TO BE RETAINED IN FCE.....		0
PLANTING REQUIREMENTS:		
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....		0
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....		0
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....		0
R. TOTAL REFORESTATION REQUIRED.....		0.7
S. TOTAL AFFORESTATION REQUIRED.....		0.7
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....		0.7



**TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION**  
 NOT TO SCALE

**LEGEND**

- 492--- EXISTING 2' CONTOURS
- 490--- EXISTING 10' CONTOURS
- 482--- PROPOSED CONTOUR
- SHEET FLOW (5% MAX.)
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA
- SHEET FLOW TO BUFFER CREDIT

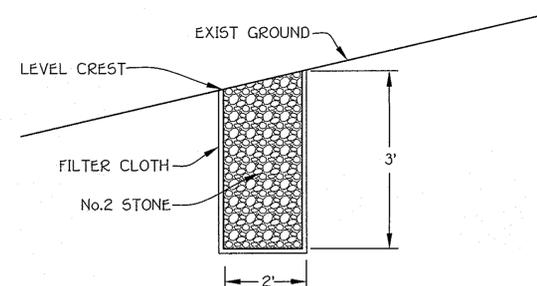
NOTE: UNIT SIZE SHOWN REFLECT NOMINAL BUILDING SIZE AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNSPOUT LOCATIONS SUBJECT TO FINAL ARCHITECTURE.

**GLB2** SOILS LINES AND TYPE

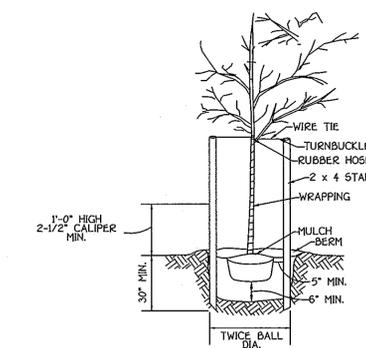
**MLC2**

**L.O.D.** LIMIT OF DISTURBANCE (L.O.D.)

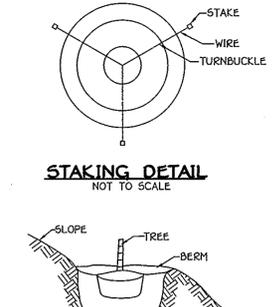
- STREAM AND TOP OF BANK
- 50' TOP OF STREAM BANK BUFFER
- LIMIT OF WETLANDS
- WETLANDS AREA
- 25' WETLANDS BUFFER
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC NATURAL AREA STORMWATER CREDIT & UTILITY EASEMENT



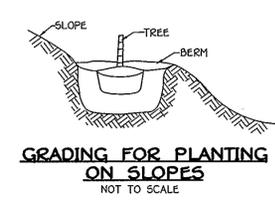
**LEVEL SPREADER DETAIL**  
 NOT TO SCALE



**TREE PLANTING**  
 NOT TO SCALE



**STAKING DETAIL**  
 NOT TO SCALE



**GRADING FOR PLANTING ON SLOPES**  
 NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
**Cindy Hamer** 6/20/09  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
**Chris Damann** 6/20/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

**OWNER**  
 STEPHEN F. & BARBARA L. FORNEY  
 3366 BRANTLY COURT  
 GLENWOOD, MARYLAND 21738  
 (410) 442-1988

**DEVELOPER**  
 HAMILTON REED, L.L.C.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21045  
 (410) 480-9105



**GUILFORD MEADOWS**  
 SUPPLEMENTAL PLAN  
 LANDSCAPE, FOREST CONSERVATION,  
 STORMWATER MANAGEMENT, TOPOGRAPHY  
 AND SOILS

**BUILDABLE LOTS 1 THRU 6**

ZONING R-20  
 GRID No. 11 & 12 PARCEL No. 6 & 12  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: JUNE 9, 2009  
 SHEET 2 OF 2

PREVIOUSLY APPROVED SP-08-017

F-09-095