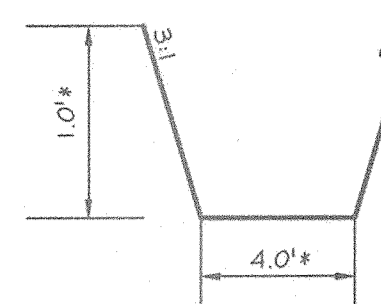
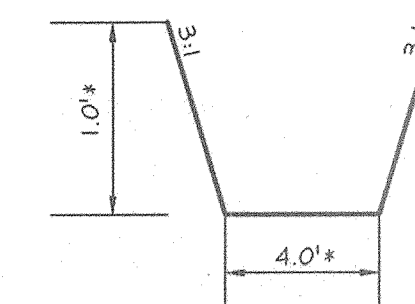


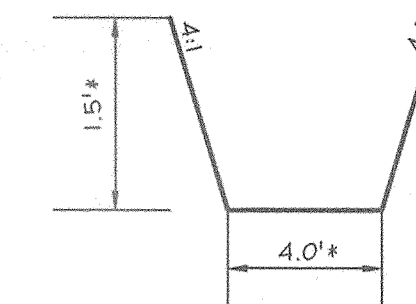
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BeB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
BeC3	Beltville silt loam, 5 to 10 percent slopes, severely eroded	C
RuB2	Rumford loamy sand, 1 to 5 percent slopes, moderately eroded	B



DRY SWALE AREA 1 DETAIL
No Scale



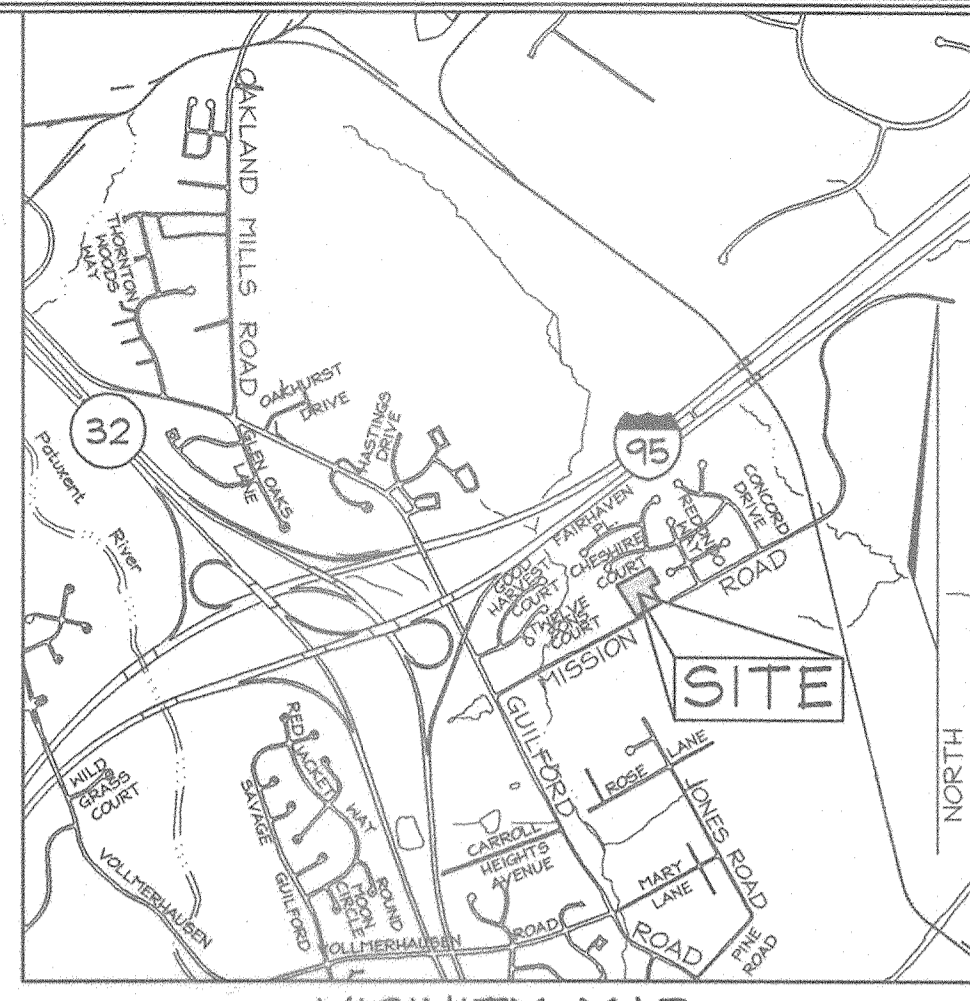
DRY SWALE AREA 2 DETAIL
No Scale



DRY SWALE AREA 4 DETAIL
No Scale

LEGEND

- Existing Contour
- Existing Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Soil Boundary
- Ex. Utility Pole
- Ex. Tree
- Ex. Evergreen
- Proposed Street Tree
- Non-rooftop receiving area
- Rooftop disconnect treatment path



VICINITY MAP
SCALE: 1"=2000'

MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
4	9,310 ±	625 ±	8,685 ±
5	10,572 ±	1,963 ±	8,609 ±
6	10,124 ±	1,755 ±	8,369 ±
7	9,766 ±	1,442 ±	8,324 ±
8	8,202 ±	1,315 ±	6,887 ±
9	7,754 ±	1,107 ±	6,647 ±

GENERAL NOTES

1. Subject property Zoned "R-SC" per 02/02/04 Comprehensive Zoning Plan.
2. Public water and sewer to be utilized.
3. This site is located within the metropolitan district.
4. Soils map no. 30.
5. Gross area of site: 2.952 ac.±
6. Number of proposed buildable lots: 9
Area of proposed buildable lots: 1.98 ac.±
7. Number of proposed open space lots: 1
Area of proposed open space lot: 0.81 ac.±
8. Open space requirements:
a.) Open space required (25%-6,000 of minimum lot size):
2.952 ac.± x 0.25=0.74 ac.±
b.) Open space provided:
0.81 ac.±
9. Topography is based on a field run survey prepared by FSH Associates, Inc. in July 2005.
10. Boundary is taken from record plat 3735, Dorsey Property.
11. 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 the actual design may change altering the number of units allocated for this development.
12. Stormwater management quantity & quality is provided as necessary in accordance with the 2000 Stormwater Management Manual. Water Quality and Recharge are treated as follows:
-New Driveway paving for lots 1-3: Non-Rooftop disconnects. (All of the driveway for lot 1 is existing; only a small portion of the driveway for lot 2 is new paving; all of the driveway for lot 3 is new paving)
-New house on lot 2: Rooftop disconnects
-Remainder of project: Dry Swales
Channel Protection is not required for this site since the discharge from each drainage area is less than 2.0 cfs.
13. A.P.F.O. Traffic Study prepared by Street Traffic Studies Ltd.
14. Wetland Letter and report and Forest Stand Delineation and report prepared by Exploration Research Inc.
15. There are no floodplains, steep slopes, wetlands, streams, historic structures or cemeteries on-site.
16. Forest Conservation Obligations in accordance with Section 16.1202 of the Forest Conservation Manual shall be fulfilled under the Final Plat Submission. The Forest Conservation obligations will be met by off-site planting or the payment of a fee-in-lieu.
17. Perimeter Landscape Obligations in accordance with Section 16.124 of the Landscape Manual shall be fulfilled under the Final Plat Submission.
18. Street trees are to be planted along Mission Road in accordance with the Route 1 Manual. Trees to be Quercus rubra - Red Oak and to be a minimum caliper of 2-1/2 inches.
19. The adjacent property, Lot 3 Dorsey Property, is vacant.

OWNERS

- LOT 1
DORSEY, ROGER W. & WF
8742 Mission Road
Jessup, MD 20794
- LOT 2
BORDENAVE, BESSIE
8790 Mission Road
Jessup, MD 20794

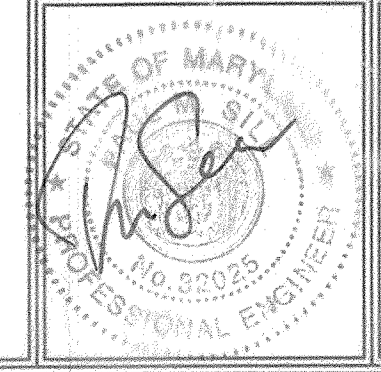
**DEVELOPER/
CONTRACT PURCHASER**

HERITAGE LAND DEVELOPMENT
3060 Washington Road, Suite 220
Glenwood, MD 21738
(410) 489-7900

**SKETCH PLAN
R.W. DORSEY PROPERTY**

LOTS 1 THRU 9 AND OPEN SPACE LOT 10

TAX MAP 42 GRID 24 PARCEL 425
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
8318 Forest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: PS
DRAWN BY: PS
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: March 07, 2006
M.O. No.: 8381
SHEET No.: 1 OF 1

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Laughlin
PLANNING DIRECTOR
DATE: 3/1/06