

Site Analysis Data Chart

1. General Site Data

a. Present Zoning: RC-DEO
 b. Applicable DPZ File References: F98-28, F98-29, F00-60
 c. Proposed Use of Site or Structure(s): SFD RESIDENTIAL
 Proposed Water and Sewer Systems: Public - X Private
 Any Other Information Which May be Relevant: N/A

2. Area Tabulation

a. Total Area of Site: 53.87 +/- Acres.
 b. Approximate Area of 100 Year Floodplain: N/A
 c. Approximate Area of Steep Slopes (25% or Greater): N/A
 d. Net Area of Site: 53.87 +/- Acres.
 e. Area of Proposed Building Lots: 27.29 +/- Acres.
 f. Area of Proposed Open Space Lots: N/A Acres.
 g. Area of Proposed Non-Buildable Preservation Parcels: 5.27 +/- Acres.
 h. Area of Proposed Buildable Preservation Parcels: 14.60 +/- Acres.
 i. Area of Bulk Parcels: N/A Acres.
 j. Area of Proposed Public Roads: 2.81 +/- Acres.
 k. Area of Proposed Private Roads: N/A Acres.
 l. Area of Proposed SWM Parcels: 3.90 +/- Acres.

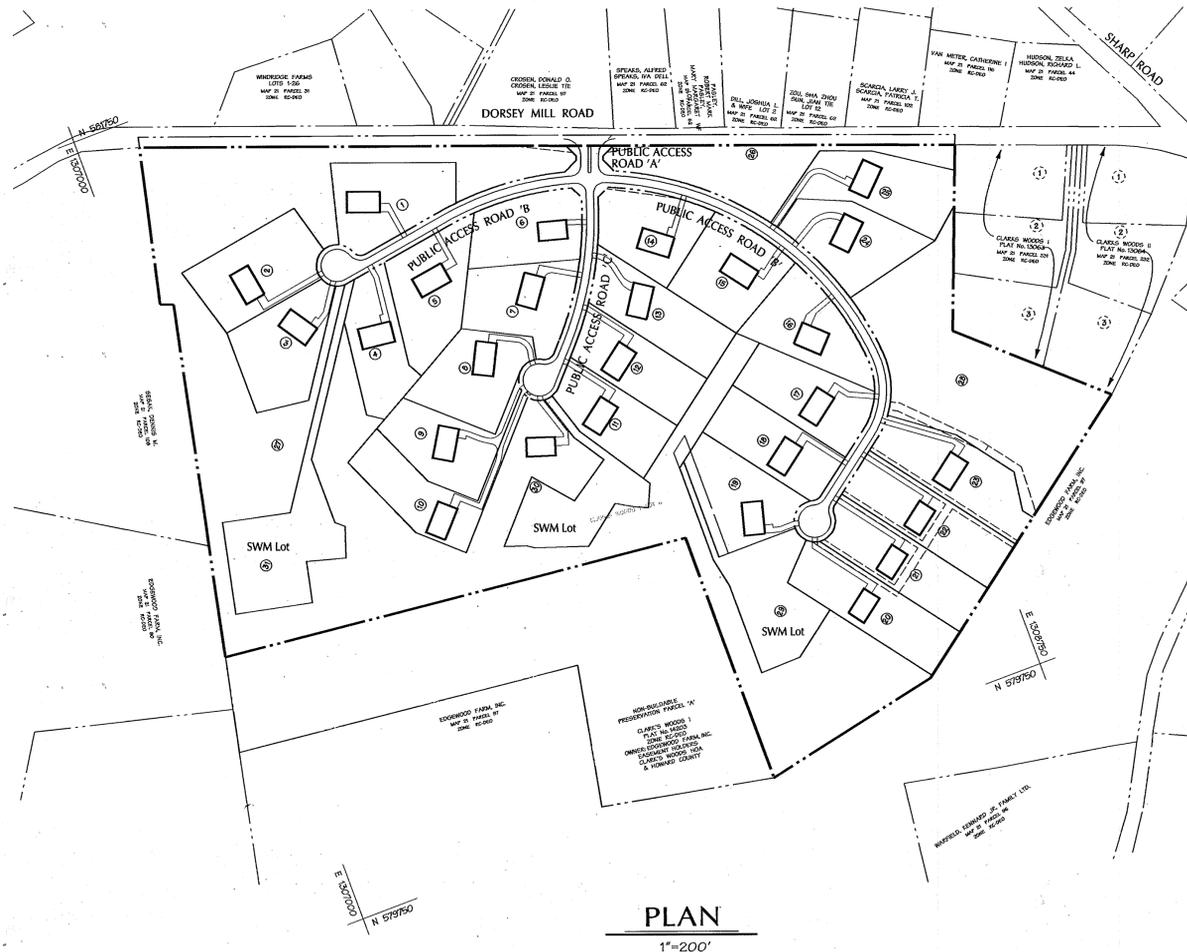
3. Unit/Lot Tabulation

a. Total Number of Residential Units/Lots Allowed for Project by Right: 53.87/1 unit per 4.25 Ac.=12.7+12 UNITS
 b. Total Number of Lots Allowed Per DEO/CEO: 53.87/1 unit per 2 Ac.=26.9=26 UNITS
 c. Total Number of Residential Units/Lots Proposed on this Submission: 26 D.U.
 d. 14 Units CEO/DEO to be Acquired.
 e. Total Number of Non-Buildable Preservation Parcels Proposed: 2
 f. Total Number of Buildable Preservation Parcels Proposed: 1
 g. Total Number of Stormwater Management Parcels: 3
 h. Total Number of Open Space Lots Proposed: N/A
 i. Total Number of Non-Buildable Bulk Parcels Proposed: N/A
 j. Total Number of Lots/Parcels Proposed: 31

General Notes

- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- Proposed water system is private.
- Proposed sewer system is private.
- There are no known cemeteries or grave sites on this property.
- Scenic road buffer landscaping will be provided on pres. parcel.
- The stormwater management facilities shown on this plan are an approximation of ultimate size and shape. It is understood that these facilities have not been designed and size and shape may change altering the number of units allocated for this development.
- Property is not located within the Metropolitan District.
- The existing topography has been flown by Harford Aerial Services, Inc. April 1999, with a 2' contour interval. Boundary per record plat 14203.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County monument numbers 21FA and 21F3 were used for this project.
- Water is private.
- Sewer is private.
- Howard County File F.00.60 for this property.
- There is no 100 year floodplain on this site.
- There are no existing structures on site.
- The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- This area designates a private sewage easement of at least 10,000 S.F. (or 10,000 S.F. per lot for shared drain fields associated with a shared sewage disposal system) as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. This easement shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Reconnection of a modified sewerage easement shall not be necessary.
- All wells and septic systems on adjacent properties within 100' of the project boundary, have been shown on the plans.
- All wells to be drilled prior to submittal of final plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'governmental delay' if the well drilling holds-up the Health Department signature of the record plat. If well success rate is accomplished at various locations within the site, the developer shall have the option to request relief from drilling the remaining wells prior to plat recording.
- Existing PVC observation pipes will be properly abandoned as per Health Department direction.
- No steep slopes over 25% exist on site.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line only and not onto the flag or pipe stem lot driveway.
- Driveway grading for lots 1, 24 & 25 will slope in one direction as shown on sheet 2 of 6.
- A groundwater appropriation permit shall be obtained prior to the submittal of record plat for signature.
- Existing permitted monitoring wells 1-11 shall be properly abandoned and sealed by a licensed well driller prior to signature of record plat.
- Any sewage force main line constructed within 50' of any existing well shall be constructed of welded steel pipe or encased in concrete as per COMAR 26.04.04.05.(B)(2)(a)(vi).

PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
CLARK'S MEADOW
 (RESUBDIVISION OF LOT 4, CLARK'S WOODS I)
 HOWARD COUNTY, MARYLAND



This plan complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Development of Clark's Meadow under the current Forest Conservation Act involves the retention of all 2.5+ acres on-site, and afforestation of 8.3 acres. Approximately 13.6 acres of afforestation is provided, with the additional 5.3 acres of afforestation to be used for the establishment of a private afforestation bank.

Justification of the Subdivision Design as Related to the Preservation Parcels

Clark's Meadow (formerly Lot 4 of Clark's Woods I) is a 53.9+- acre site zoned RC-DEO on Dorsey Mill Road in western Howard County. The majority of the site is currently farmed in crops, with a small forest area on the eastern and western perimeters. There is a small segment of wetlands located in the southwest portion of the site, in association with an off-site stream system. Minor protrusions of stream and wetland buffers extend into the site from this system. There is also a small area of steep slopes on the west side of the site. There are no existing structures on the property. Dorsey Mill Road, a county designated scenic road, provides public road frontage on the north side of the site.

A cluster subdivision of 25 lots has been designed respecting the environmentally sensitive areas along the southwest edge and setting back from the scenic road frontage. All the environmental areas, existing forest and scenic road frontage will be located within preservation parcels. The preservation parcel on the south side of the site will be contiguous with Preservation Parcel A of Clark's Wood I; this area will also be dedicated to forest conservation (afforestation), as is Parcel A.

The intended function and purpose of the Clark's Meadow Preservation Parcels will be:

- Conservation areas associated with the stream, wetland, steep slope and forest;
- Provision of forest conservation requirements for afforestation;
- Preservation of the rural character of Dorsey Mill Road by providing afforestation, landscaping and street trees along the property frontage.

The road alignments and cluster lot design minimizes impacts to these functions by locating all environmental areas and buffers within the preservation parcels, afforesting environmentally sensitive areas and minimizing the number of residential lots with rear or side yards close to the Dorsey Mill Road frontage.

Forest Conservation Calculations

BASIC SITE DATA	ACRES (1/10)
GROSS SITE AREA	53.9
AREA WITHIN 100 YEAR FLOODPLAIN	0.0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	0.0
NET TRACT AREA	53.9
LAND USE CATEGORY	RESIDENTIAL

INFORMATION FOR CALCULATIONS	ACRES (1/10)
A. NET TRACT AREA	53.9
B. REAFFORESTATION THRESHOLD (25% x A)	13.5
C. AFFORESTATION MINIMUM (20% x A)	10.8
D. EXISTING FOREST ON NET TRACT AREA	2.5
E. FOREST AREAS TO BE CLEARED	0.0
F. FOREST AREAS TO BE RETAINED	2.5

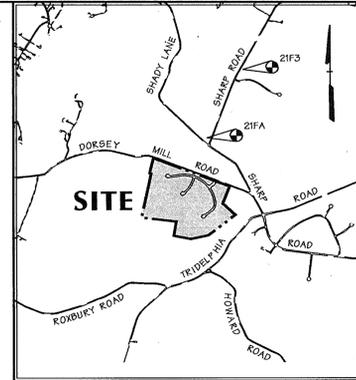
AFFORESTATION CALCULATIONS	ACRES (1/10)
A. NET TRACT AREA	53.9
C. AFFORESTATION MINIMUM (20% x A)	10.8
D. EXISTING FOREST ON NET TRACT AREA	2.5
E. FOREST AREAS TO BE CLEARED	0.0
F. FOREST AREAS TO BE RETAINED	2.5

AFFORESTATION REQUIRED	ACRES (1/10)
AFFORESTATION REQUIRED	8.3 ACRES
AFFORESTATION PROVIDED	13.6 ACRES

NOTES: LANDSCAPE-SIZE MATERIAL IS TO BE PLANTED ALONG FACE EDGES ADJACENT TO THE SCENIC ROAD -- SEE PRELIMINARY LANDSCAPE PLAN FOR PERIMETER LANDSCAPE REQUIREMENTS. SEE SHEET 4 FOR FOREST CONSERVATION EASEMENT LIMITS.

BENCHMARK

Coordinates based on NAD83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 21FA and No. 21F3.
 Sta. 21FA N 177402.7030 E 398818.7595
 Sta. 21F3 N 177633.2198 E 399007.0354



VICINITY MAP

SCALE: 1"=2000'

Forest Conservation Goals and Objectives

DEVELOPMENT OF THE CLARK'S MEADOW PROPERTY UNDER THE CURRENT FOREST CONSERVATION ACT (FCA) ENTAILS THE RETENTION OF APPROXIMATELY 2.5 ACRES OF EXISTING FOREST AND REQUIRES THE AFFORESTATION OF APPROXIMATELY 8.3 ACRES. APPROXIMATELY 13.6 ACRES OF AFFORESTATION WILL BE PLANTED ON-SITE WITH THE ADDITIONAL 5.3 ACRES OF AFFORESTATION, ABOVE THE REQUIREMENT, TO BE USED FOR THE ESTABLISHMENT OF A PRIVATE AFFORESTATION BANK. THESE AREAS WILL BE PLANTED WITH NATIVE SPECIES AND WILL ADJACENT EXISTING FORESTED AREAS.

NO FOREST CLEARING IS PROPOSED AND ALL EXISTING FOREST AREAS WILL BE RETAINED. APPROPRIATE FOREST PROTECTION MEASURES WILL BE IMPLEMENTED TO MAINTAIN THE HEALTH OF ALL EXISTING FORESTS THAT WILL BE RETAINED. PRIOR TO CONSTRUCTION, TEMPORARY FOREST PROTECTION FENCING AND SIGNAGE WILL BE INSTALLED ALONG THE PERIMETER OF THE RETENTION AREAS. FOLLOWING CONSTRUCTION, THE RETAINED FOREST AND AFFORESTATION AREAS WILL BE PLACED IN A FOREST CONSERVATION EASEMENT AND PERMANENT FOREST PROTECTION SIGNAGE WILL BE INSTALLED ALONG THE POST-CONSTRUCTION FOREST EDGE.

AFFORESTATION IN ZONE I, CONSISTING OF FACULTATIVE SPECIES, WILL OCCUR WITHIN EXISTING WETLAND AND LOW DRAIN MOST AREAS LOCATED ON THE SOUTHERN PORTION OF THE PROPERTY. THESE PLANTINGS OF WATER-TOLERANT SPECIES WILL PROVIDE ADDITIONAL SHADE AND WATER CLARITY TO THE WETLANDS, THUS, REDUCING THE POTENTIAL FOR THERMAL IMPACTS TO THE ADJACENT OFF-SITE STREAM. AFFORESTATION IN ZONE II WILL OCCUR IN UPLAND PORTIONS OF THE SITE. THE OBJECTIVE OF ZONE II PLANTINGS IS TO ESTABLISH A FAST-GROWING UPLAND, HARDWOOD FOREST WHICH WILL PROVIDE A BARRIER BETWEEN PORTIONS OF THE PROPOSED DEVELOPMENT AND NEARBY WETLAND AND STREAM RESOURCES.

Sheet Index Preliminary Equivalent Sketch Plan

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY SEDIMENT CONTROL AND GRADING
4	PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN
5	PRELIMINARY STORMWATER MANAGEMENT FACILITY 'A' & 'B' PLAN
6	PRELIMINARY STORMWATER MANAGEMENT FACILITY 'C' PLAN

Sheet Index Supplemental Sheets

SHEET	DESCRIPTION
1 of 1	FOREST STAND, WETLAND AND STREAM DELINEATION PLAN
1 of 1	SOILS MAP
1 of 2	PRELIMINARY SWM EXISTING CONDITIONS DRAINAGE AREA MAP
2 of 2	PRELIMINARY SWM PROPOSED CONDITIONS DRAINAGE AREA MAP
1 of 1	PRELIMINARY ROAD PROFILES
1 of 3	PRELIMINARY SIGHT DISTANCE PLAN
2 of 3	PRELIMINARY SIGHT DISTANCE PROFILE
3 of 3	PRELIMINARY SIGHT DISTANCE PROFILE
1 of 1	PRELIMINARY STORM DRAIN DRAINAGE AREA MAP

DATA SOURCES:

Topography shown is from aerial flown by Harford Aerial Services, Inc., Towson, Maryland in April 1999.
 Adjacent Septic Reserve Areas, Wetlands and Streams per adjacent plats and per Health Department Records.
 Rock Outcrop locations per DMW, Inc, January, 2003.
 Boundary and Wetland location information from the record plat "Clark's Woods I, Lot 4 and Non-Buildable Preservation Parcel A" dated January 27, 2000, recorded as plat number 14203 on May 4, 2000.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Handwritten signature and date: 10/2/03

Date	No.	Revision Description

OWNER/DEVELOPER:

DORSEY MILL, LLC
 C/O JAMES H. SELFBRIDGE BUILDERS, INC.
 14045 GARED DRIVE
 GLENWOOD, MARYLAND 21738

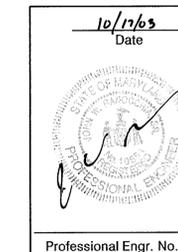
DMW

DMW - McCaskey-Walker, Inc. A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4706

TITLE: CLARK'S MEADOW
 Lots 1-25, Non-Buildable Preservation Parcels 'A' & 'C' Buildable Preservation Parcel 'B' & SWM Parcels
 Resubdivision of Lot 4, Clark's Woods I - SP-03-14

COVER SHEET

Election District: No. 4 - Parcel 227, Zone RC-DEO - Howard County, Maryland	Scale: 1"=200'	Proj. No. 02072A
Des. By: RTS	Date: 4/4/03	1 of 6
Drn. By: M55	Approved:	
Chk. By:		



"SWM Parcels" will be re-labeled as Preservation Parcels on the future Final Plan.

DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* Date: *10/2/03*

Chief, Division of Land Development: _____ Date: _____

Director: _____ Date: _____

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

[Signature] Date: *10/2/03*

County Health Officer: *[Signature]* Date: *10/2/03*

Howard County Health Department

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
9	43,564 SQ. FT.	2,677 SQ. FT.	40,887 SQ. FT.
10	45,696 SQ. FT.	5,628 SQ. FT.	40,068 SQ. FT.
25	53,113 SQ. FT.	1,568 SQ. FT.	51,545 SQ. FT.

COORDINATE CHART

PT.	NORTHING	EASTING
324	580576.0420	1308833.4280
434	580994.2049	1308995.5665
442	580298.0000	1309140.0000
543	581299.1963	1307089.7534
544	581310.8257	1307058.8704
549	581682.3978	1307144.2145
613	579811.1215	1308490.4516
620	579717.7495	1308050.9375
621	581303.8743	1308165.1988
622	581233.2346	1308355.6897
631	581386.0761	1307945.9745
632	581345.0785	1308055.4022
701	580555.1997	1306929.7846

LEGEND

- - - - - Existing Contour
- - - - - Existing Stream
- - - - - Existing Building
- - - - - Existing Woods line
- - - - - Existing Septic Area
- - - - - Proposed Lot Line
- - - - - Proposed Well Area
- - - - - Proposed Well
- - - - - Proposed 100' Well Circle
- - - - - Proposed Building Restriction Line
- - - - - Proposed Building
- - - - - Proposed Septic Reserve Area
- ⑦ Lot Number
- - - - - Approximate Stream Buffer
- - - - - Moderates 15%-25% Slopes
- - - - - 25' Wetland Buffer
- - - - - Wetland
- - - - - Roof Top Disconnection Credit (Lot 1-0.05 Ac.) (Lot 2-0.09 Ac.) (Lot 25-0.11 Ac.)
- - - - - Non-Roof Top Disconnection Credit (Lot 1-0.02 Ac.) (Lot 24-0.04 Ac.) (Lot 25-0.08 Ac.) (Public Access Road 'B'-0.07 Ac.)

DATA SOURCES:
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 Adjacent Septic Reserve Areas, Wetlands and Streams per adjacent plats and per Health Department Records.
 Rock Outcrop locations per DMW, Inc. January, 2003.
 Boundary and Wetland location information from the record plat "Clark's Woods I, Lot 4 and Non-Buildable Preservation Parcel 'A' dated January 27, 2000, recorded as plat number 14203 on May 4, 2000.

Date	No.	Revision Description

OWNER/DEVELOPER:
 DORSEY MILL, LLC
 C/O JAMES H. SELFRIDGE BUILDERS, INC.
 14045 GARED DRIVE
 GLENWOOD, MARYLAND 21738



TITLE: CLARK'S MEADOW
Lots 1-25, Non-Buildable Preservation Parcels 'A' & 'C' Buildable Preservation Parcel 'B' & SWM Parcels Resubdivision of Lot 4, Clark's Woods I - SP-03-14
PRELIMINARY/EQUIVALENT SKETCH PLAN
 Election District No. 4 + Parcel 227, Zone RC-DEO + Howard County, Maryland
 Des. By: RTG Scale: 1"=100' Proj. No. 02072A
 Drn. By: M56 Date: 11-04-03
 Chk. By: E403 Approved: 2 of 6

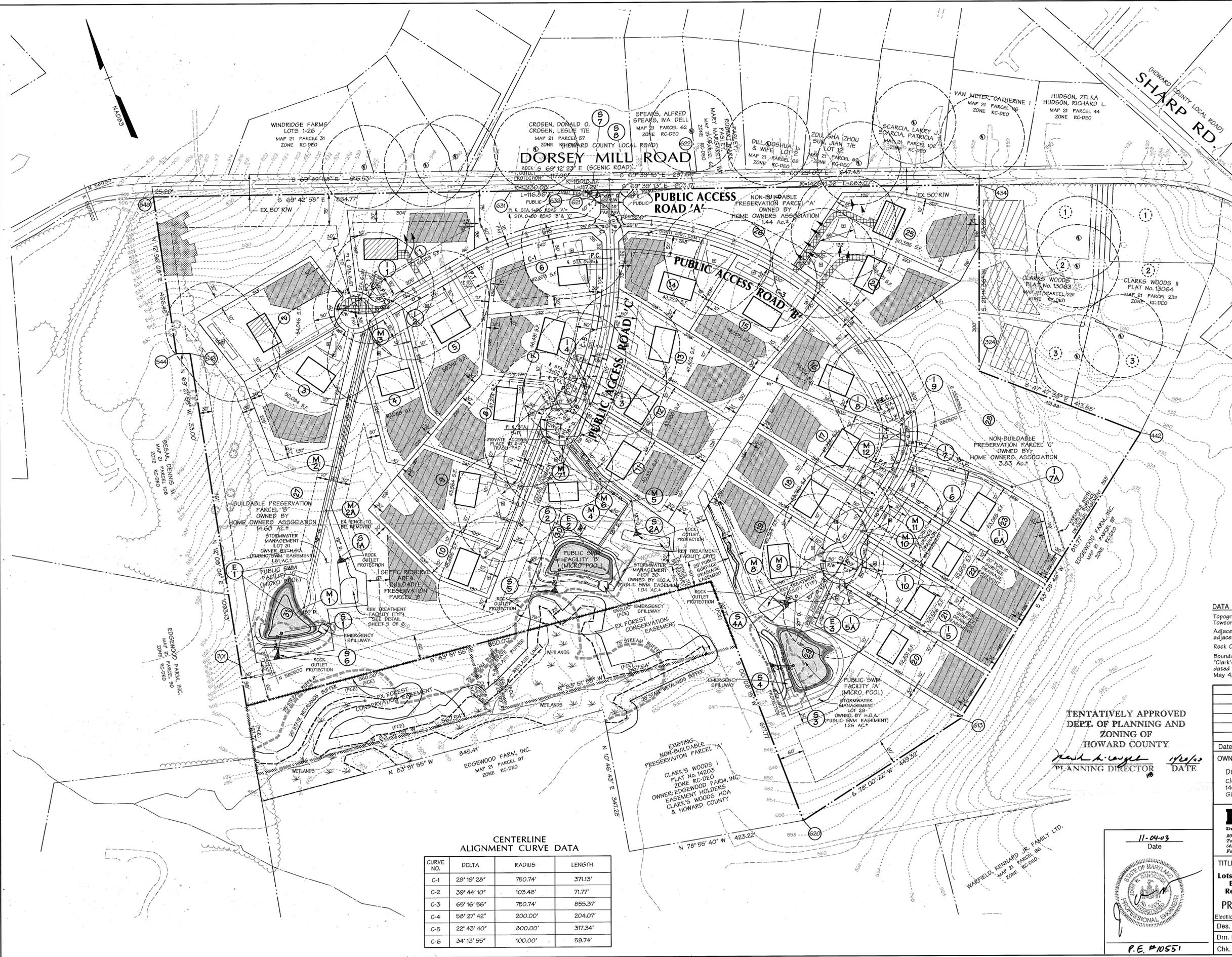
11-04-03
 Date

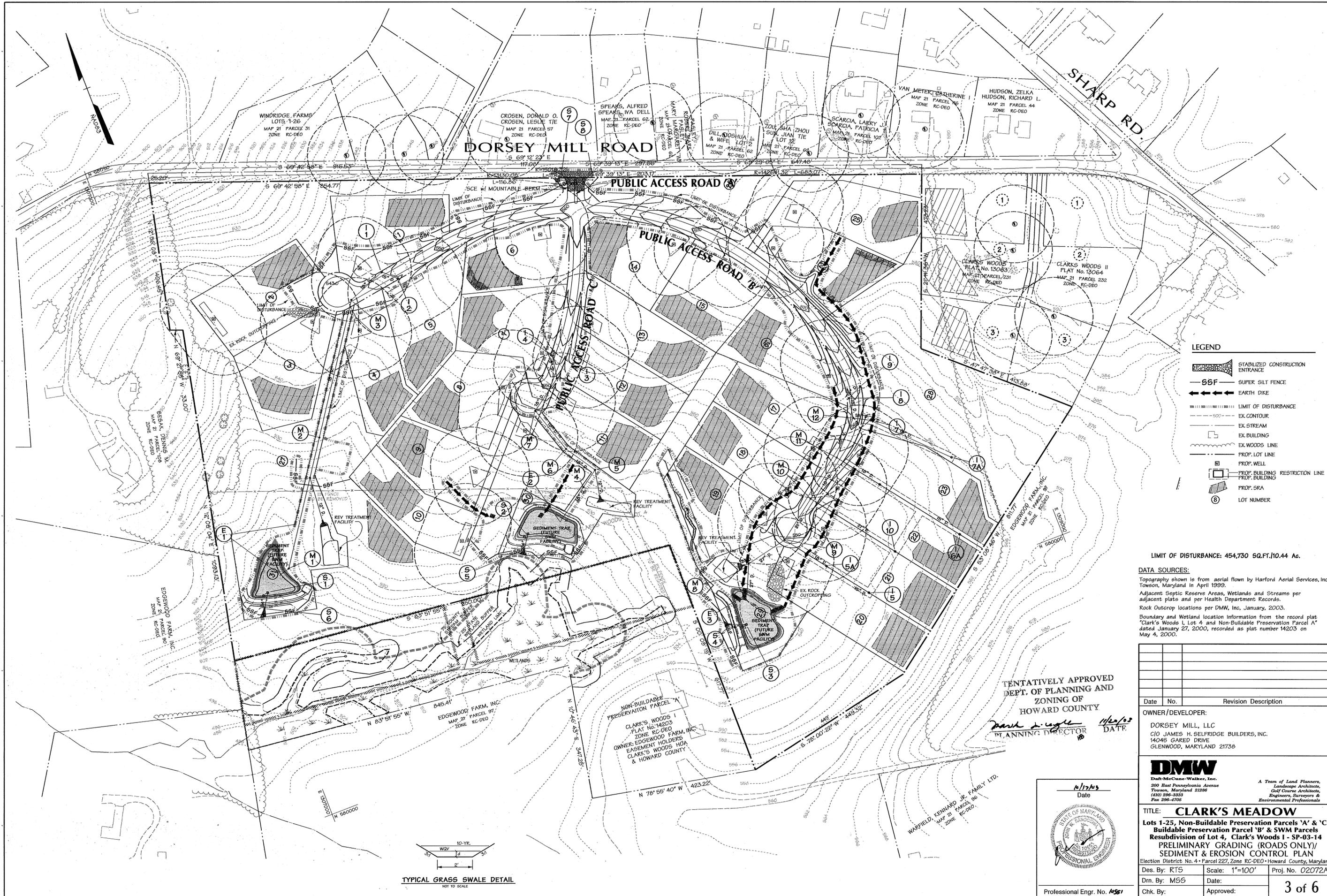
 P.E. #10551

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 Planning Director
 DATE

CENTERLINE ALIGNMENT CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH
C-1	28° 19' 28"	750.74'	371.13'
C-2	39° 44' 10"	103.48'	71.77'
C-3	65° 16' 56"	750.74'	855.37'
C-4	58° 27' 42"	200.00'	204.07'
C-5	22° 43' 40"	800.00'	317.34'
C-6	34° 13' 55"	100.00'	59.74'





LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBANCE
- EX CONTOUR
- EX STREAM
- EX BUILDING
- EX WOODS LINE
- PROP. LOT LINE
- PROP. WELL
- PROP. BUILDING RESTRICTION LINE
- PROP. SRA
- LOT NUMBER

LIMIT OF DISTURBANCE: 454,730 SQ.FT./10.44 AC.

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 Rock Outcrop locations per DMW, Inc, January, 2003.
 Boundary and Wetland location information from the record plat "Clark's Woods I, Lot 4 and Non-Buildable Preservation Parcel A" dated January 27, 2000, recorded as plat number 14203 on May 4, 2000.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Mark A. Eagle 1/16/03
 PLANNING DIRECTOR DATE

Date	No.	Revision Description

OWNER/DEVELOPER:
 DORSEY MILL, LLC
 C/O JAMES H. SELFRIDGE BUILDERS, INC.
 14045 GARED DRIVE
 GLENWOOD, MARYLAND 21738

DMW
 Daft-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3353
 Fax 296-4706

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

TITLE: CLARK'S MEADOW
 Lots 1-25, Non-Buildable Preservation Parcels 'A' & 'C'
 Buildable Preservation Parcel 'B' & SWM Parcels
 Resubdivision of Lot 4, Clark's Woods I - SP-03-14
 PRELIMINARY GRADING (ROADS ONLY)/
 SEDIMENT & EROSION CONTROL PLAN

Election District No. 4 • Parcel 227, Zone RC-DEO • Howard County, Maryland
 Des. By: RTS Scale: 1"=100' Proj. No. 02072A
 Drn. By: MSS Date:
 Chk. By: Approved: **3 of 6**

1/16/03
 Date

Professional Engr. No. 14561



SP-03-14

1/16/2003 2:22:13 PM \\HATHEN\MSTATION\CAD\NET\DWG\SP-03-14.dwg PLOT: 02/27/2003 11:42:29 AM

FOREST CONSERVATION EASEMENT 'B' (CONT'D.)

AFFORESTATION BANK (5.8± AC.) CONTINUED

DORSEY MILL ROAD

FOREST CONSERVATION EASEMENT 'A' 12± ACRES TOTAL 1.2± AC. AFFORESTATION

AFFORESTATION BANK (5.8± AC.)

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

FOOD	A	B	C
LINEAR FT OF PERIMETER (TYPE 'B')	1004 LF	1021 LF	777 LF
NUMBER OF TREES REQUIRED			
SHADE TREES @ 150 LF	20	20	16
EVERGREEN TREES @ 140 LF	25	26	19
CREDIT FOR EXISTING VEGETATION	0 LF	0 LF	0 LF
CREDIT FOR OTHER LANDSCAPING	NA	NA	NA
NUMBER OF TREES PROVIDED*			
SHADE TREES			
EVERGREEN TREES			
SHRUBS			

NOTE: THE DEVELOPER WILL PROVIDE ALL SWM LANDSCAPE OBLIGATIONS

FOREST CONSERVATION EASEMENT 'C' 3.8± ACRES TOTAL 1.3± ACRES RETENTION 2.5± AC. AFFORESTATION

NOTE: SEE COVER SHEET (1 OF 4) FOR FOREST CONSERVATION CALCULATIONS AND FOREST CONSERVATION GOALS AND OBJECTIVES.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROP.					
		P 1A-C	P 2A,C,D,E	P 3A-G	P 4A-F	P 5A-D	P 6A-C
LANDSCAPE TYPE 'A'							
LINEAR FEET OF PERIMETER		297 LF	535 LF	1045 LF	1566 LF	1187 LF	504 LF
LANDSCAPE TYPE 'B'	P 1B	P 2B	P 6B				
LINEAR FEET OF PERIMETER	304 LF	313 LF	339 LF				
LANDSCAPE TYPE 'C'							
LINEAR FEET OF PERIMETER							
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	NA	N/A	N/A	387 LF	NA	N/A
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED							
SHADE TREES	6	6	7	5	9	17	26
EVERGREEN TREES	8	8	8	5	9	17	26
SHRUBS	8	8	8	5	9	17	26
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 @ 140 LF. 178 STREET TREES SHOWN ON THIS SHEET.
NOTE: THE DEVELOPER WILL PROVIDE ALL PERIMETER LANDSCAPE OBLIGATIONS

LEGEND

- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- 100 YR. FLOOD + 1' FREEBOARD (I.E. FLOODPLAIN)
- EX. TREE LINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. STRUCTURE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- PROP. ROW TREATMENT FACILITY
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- NON-WOODY VEGETATION ZONE
- LIMIT OF DISTURBANCE (L.O.D.)
- BASE OF EMBANKMENT
- FOREST CONSERVATION EASEMENT LINE
- PROPOSED STREET TREE
- STEEP SLOPES (20%+ SLOPES)
- PROPOSED SETBACK RESERVE AREA
- AFFORESTATION
- RETENTION

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

John A. ...
PLANNING DIRECTOR DATE

Date	No.	Revision Description

OWNER/DEVELOPER:
DORSEY MILL, LLC
C/O JAMES H. SELFRIDGE BUILDERS, INC.
14045 GARED DRIVE
GLENWOOD, MARYLAND 21735

DMW
Darr-McCune-Walkers, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

TITLE: **CLARK'S MEADOW**
Lots 1-25, Non-Buildable Preservation Parcels 'A' & 'C'
Buildable Preservation Parcel 'B' & SWM Facilities
Resubdivision of Lot 4, Clark's Woods I - SP-03-14

PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN

Election District: No. 4 - Parcel 227, Zone RC-DEO - Howard County, Maryland

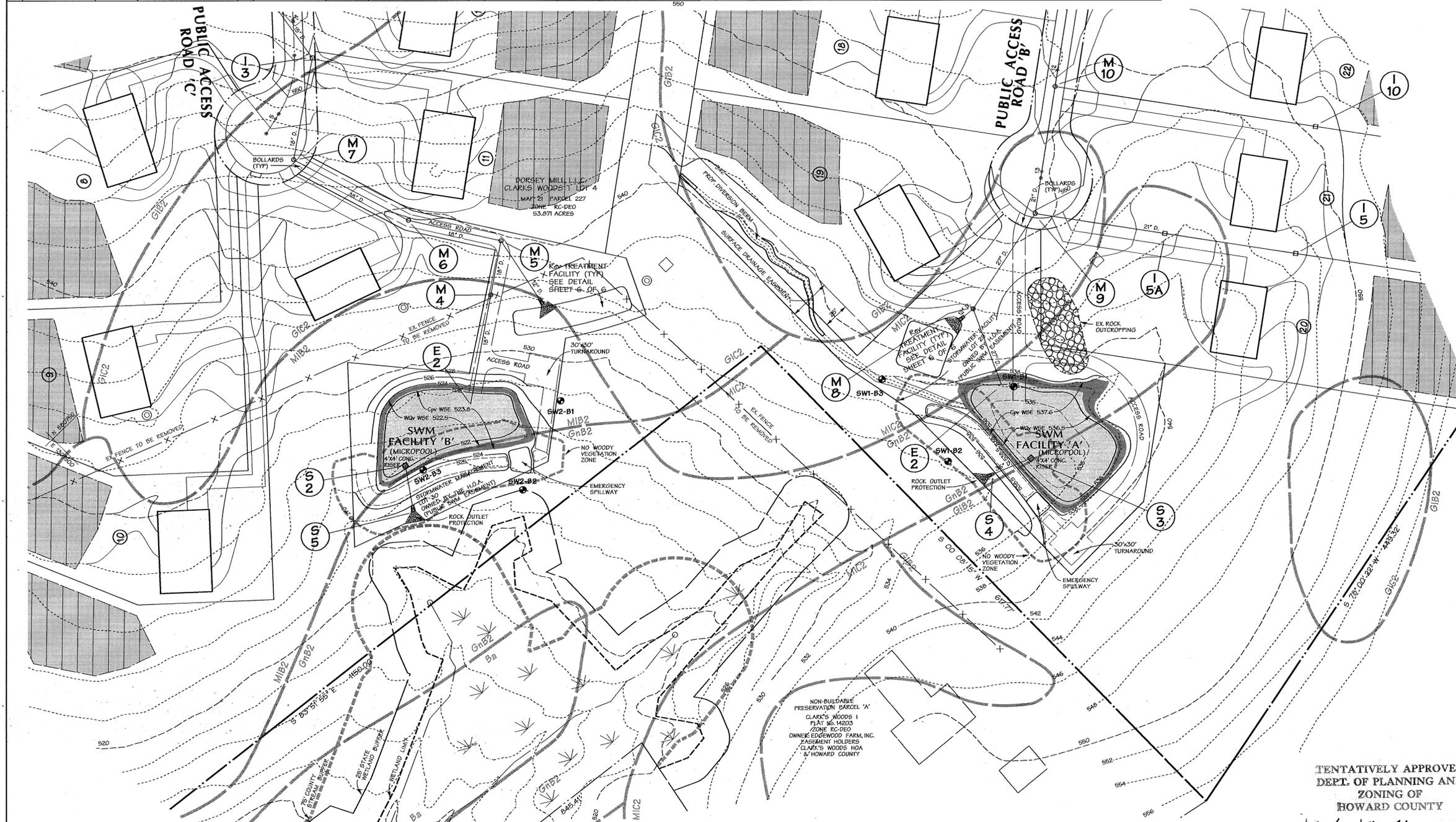
Des. By: AJ5 Scale: 1"=100' Proj. No. 02072A
 Drn. By: AJ5 Date: 8-7-03
 Chk. By: Approved: 4 of 6



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Adjacent Well and Septic locations per Health Department Records.
Boundary and Wetland location information from the record plat "Clark's Woods I, Lot 4 and Non-Buildable Preservation Parcel 'A'" dated January 27, 2000, recorded as plat number 14203 on May 4, 2000.

FOREST CONSERVATION EASEMENT 'B' 11.1± ACRES TOTAL 1.2± ACRES RETENTION 9.9± AC. AFFORESTATION (5.3± AC. IN AFFORESTATION BANK)

SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A 'A'				SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A 'B'				SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A 'C'				SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A 'D'				SUMMARY OF GENERAL STORAGE REQUIREMENTS - D.A 'E'			
STEP	REQUIREMENT	VOL. REQUIRED (AC-FT.)	NOTES	STEP	REQUIREMENT	VOL. REQUIRED (AC-FT.)	NOTES	STEP	REQUIREMENT	VOL. REQUIRED (AC-FT.)	NOTES	STEP	REQUIREMENT	VOL. REQUIRED (AC-FT.)	NOTES	STEP	REQUIREMENT	VOL. REQUIRED (AC-FT.)	NOTES
1	WATER QUALITY VOLUME (WQv)	0.31 (13,504 CF)	PROVIDED WITH MICROPOOL ED POND, GRASSED SWALES	1	WATER QUALITY VOLUME (WQv)	0.16 (7,241 CF)	PROVIDED WITH MICROPOOL ED POND, GRASSED SWALES	1	WATER QUALITY VOLUME (WQv)	0.22 (9,583 CF)	PROVIDED WITH MICROPOOL ED POND, GRASSED SWALES	1	WATER QUALITY VOLUME (WQv)	0.03 (1,250 CF)	MET BY PROPOSED CREDITS	1	WATER QUALITY VOLUME (WQv)	0.03 (1,250 CF)	MET BY PROPOSED CREDITS
2	RECHARGE VOLUME (Rev)	0.05 (2,178 CF)	PROVIDED WITH BIORETENTION, GRASSED SWALES	2	RECHARGE VOLUME (Rev)	0.04 (1,740 CF)	PROVIDED WITH BIORETENTION, GRASSED SWALES	2	RECHARGE VOLUME (Rev)	0.034 (1,481 CF)	PROVIDED WITH BIORETENTION, GRASSED SWALES	2	RECHARGE VOLUME (Rev)	0.009 (392 CF)	MET BY PROPOSED CREDITS	2	RECHARGE VOLUME (Rev)	0.009 (392 CF)	MET BY PROPOSED CREDITS
3	CHANNEL PROTECTION (Cp)	0.30 (13,100 CF)	PROVIDED WITH MICROPOOL ED POND	3	CHANNEL PROTECTION (Cp)	0.27 (11,760 CF)	PROVIDED WITH MICROPOOL ED POND	3	CHANNEL PROTECTION (Cp)	0.23 (10,018 CF)	PROVIDED WITH MICROPOOL ED POND	3	CHANNEL PROTECTION (Cp)	N/A	NOT REQUIRED	3	CHANNEL PROTECTION (Cp)	N/A	NOT REQUIRED
4	OVERBANK FLOOD PROTECTION VOLUME (OP)	N/A	PROVIDE SAFE PASSAGE FOR THE 10-YR EVENT IN FINAL DESIGN	4	OVERBANK FLOOD PROTECTION VOLUME (OP)	N/A	PROVIDE SAFE PASSAGE FOR THE 10-YR EVENT IN FINAL DESIGN	4	OVERBANK FLOOD PROTECTION VOLUME (OP)	N/A	PROVIDE SAFE PASSAGE FOR THE 10-YR EVENT IN FINAL DESIGN	4	OVERBANK FLOOD PROTECTION VOLUME (OP)	N/A	PROVIDE SAFE PASSAGE FOR THE 10-YR EVENT IN FINAL DESIGN	4	OVERBANK FLOOD PROTECTION VOLUME (OP)	N/A	PROVIDE SAFE PASSAGE FOR THE 10-YR EVENT IN FINAL DESIGN
5	EXTREME FLOOD VOLUME (EF)	N/A	PROVIDE SAFE PASSAGE FOR THE 100-YR EVENT IN FINAL DESIGN	5	EXTREME FLOOD VOLUME (EF)	N/A	PROVIDE SAFE PASSAGE FOR THE 100-YR EVENT IN FINAL DESIGN	5	EXTREME FLOOD VOLUME (EF)	N/A	PROVIDE SAFE PASSAGE FOR THE 100-YR EVENT IN FINAL DESIGN	5	EXTREME FLOOD VOLUME (EF)	N/A	PROVIDE SAFE PASSAGE FOR THE 100-YR EVENT IN FINAL DESIGN	5	EXTREME FLOOD VOLUME (EF)	N/A	PROVIDE SAFE PASSAGE FOR THE 100-YR EVENT IN FINAL DESIGN



LEGEND

- 25' State Wetland Buffer
- Wetland Boundary
- 75' State Wetland Buffer
- Existing Contours
- Existing Curb & Gutter
- Existing Stream
- Existing Building
- Proposed Building
- Property Boundary
- Proposed Major Contour
- Proposed Minor Contour
- Soil Lines/Types
- Septic Reserve Area

DATA SOURCES:
 Topography shown is from aerial flown by Harford Aerial Services, Inc., Towson, Maryland in April 1999.
 Adjacent Septic Reserve Areas, Wetlands and Streams per adjacent plats and per Health Department Records.
 Rock Outcrop locations per DMW, Inc., January, 2003.
 Boundary and Wetland location information from the record plat "Clark's Woods I, Lot 4 and Non-Buildable Preservation Parcel A" dated January 27, 2000, recorded as plat number 14203 on May 4, 2000.

SWM FACILITY 'B'
DESIGN FLOW SUMMARY PROPOSED CONDITIONS

Structure Type	RETENTION
Water Quality Type	MICROPOOL EXTENDED DETENTION POND & Rev TREATMENT FACILITY
Structure Classification	'A'
Watershed Area to Facility (SWM)	10.85 Ac.
Level of Management Required	1-YR.
Level of Management Provided	1-YR.
Top Width Provided	12'
Maximum Height of Fill	4.0'
Freeboard Required	2.0'
Freeboard Provided	2.0'
Water Quality Vol. WQv, Required (Ac-ft)	0.16-0.04(Rev)=0.14
Water Quality Vol. WQv, Provided (Ac-ft)	0.16
Recharge Required (%vol. method, Re _v), (Ac-ft)	0.04
Recharge Provided (Ac-ft)	0.04
Channel Protection Vol. Cp, Required (Ac-ft)	0.27
Channel Protection Vol. Cp, Provided (Ac-ft)	0.27
WQv, Water Surface Elev. = Normal Pool	522.5
Cp, Water Surface Elev.	523.6
Riser Crest Elev.	524.5

SWM FACILITY 'A'
DESIGN FLOW SUMMARY PROPOSED CONDITIONS

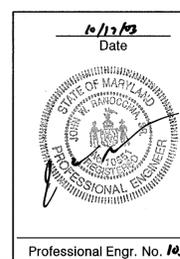
Structure Type	RETENTION
Water Quality Type	MICROPOOL EXTENDED DETENTION POND & Rev TREATMENT FACILITY
Structure Classification	'A'
Watershed Area to Facility (SWM)	32.89 Ac.
Level of Management Required	1-YR.
Level of Management Provided	1-YR.
Top Width Provided	12'
Maximum Height of Fill	4.0'
Freeboard Required	2.0'
Freeboard Provided	2.0'
Water Quality Vol. WQv, Required (Ac-ft)	0.31-0.05(Rev)=0.26
Water Quality Vol. WQv, Provided (Ac-ft)	0.31
Recharge Required (%area method, Re _v), (Ac-ft)	0.05
Recharge Provided (Ac-ft)	0.05
Channel Protection Vol. Cp, Required (Ac-ft)	0.30
Channel Protection Vol. Cp, Provided (Ac-ft)	0.30
WQv, Water Surface Elev. = Normal Pool	536.5
Cp, Water Surface Elev.	537.6
Riser Crest Elev.	538.5

SWM Facility 'A' and 'B' Water quality is met within the Micropool Extended Detention Pond. Recharge is met within Rev Treatment Facility. Channel Protection is met by extended detention of the 1 year storm in the Micropool Extended Detention Pond.
 Hazard Classification 'A'

NOTE: This SWM Facility shall be owned and maintained by the Homeowner's Association (H.O.A.)

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Mark A. ... 1/20/03
 PLANNING DIRECTOR DATE



Date	No.	Revision Description

OWNER/DEVELOPER:
 DORSEY MILL, LLC
 C/O JAMES H. SELFRIDGE BUILDERS, INC.
 14045 GARED DRIVE
 GLENWOOD, MARYLAND 21738

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

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

TITLE: **CLARK'S MEADOW**
 Lots 1-25, Non-Buildable Preservation Parcels 'A' & 'C'
 Buildable Preservation Parcel 'B' & SWM Parcels
 Resubdivision of Lot 4, Clark's Woods I - SP-03-14

PRELIMINARY SWM FACILITY 'A' & 'B'

Election District No. 4 • Parcel 227, Zone RC-DEO • Howard County, Maryland

Des. By: RTS	Scale: 1"=50'	Proj. No. 02072A
Drn. By: MSS	Date:	
Chk. By:	Approved:	5 of 6

Professional Engr. No. 10557

SP-03-14

LEGEND

- 25' State Wetland Buffer
- 75' State Wetland Buffer
- Existing Contours
- Existing Curb & Gutter
- Existing Stream
- Existing Building
- Proposed Building
- Property Boundary
- Proposed Major Contour
- Proposed Minor Contour
- Soil Lines/Types
- Septic Reserve Area

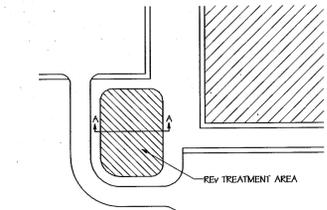
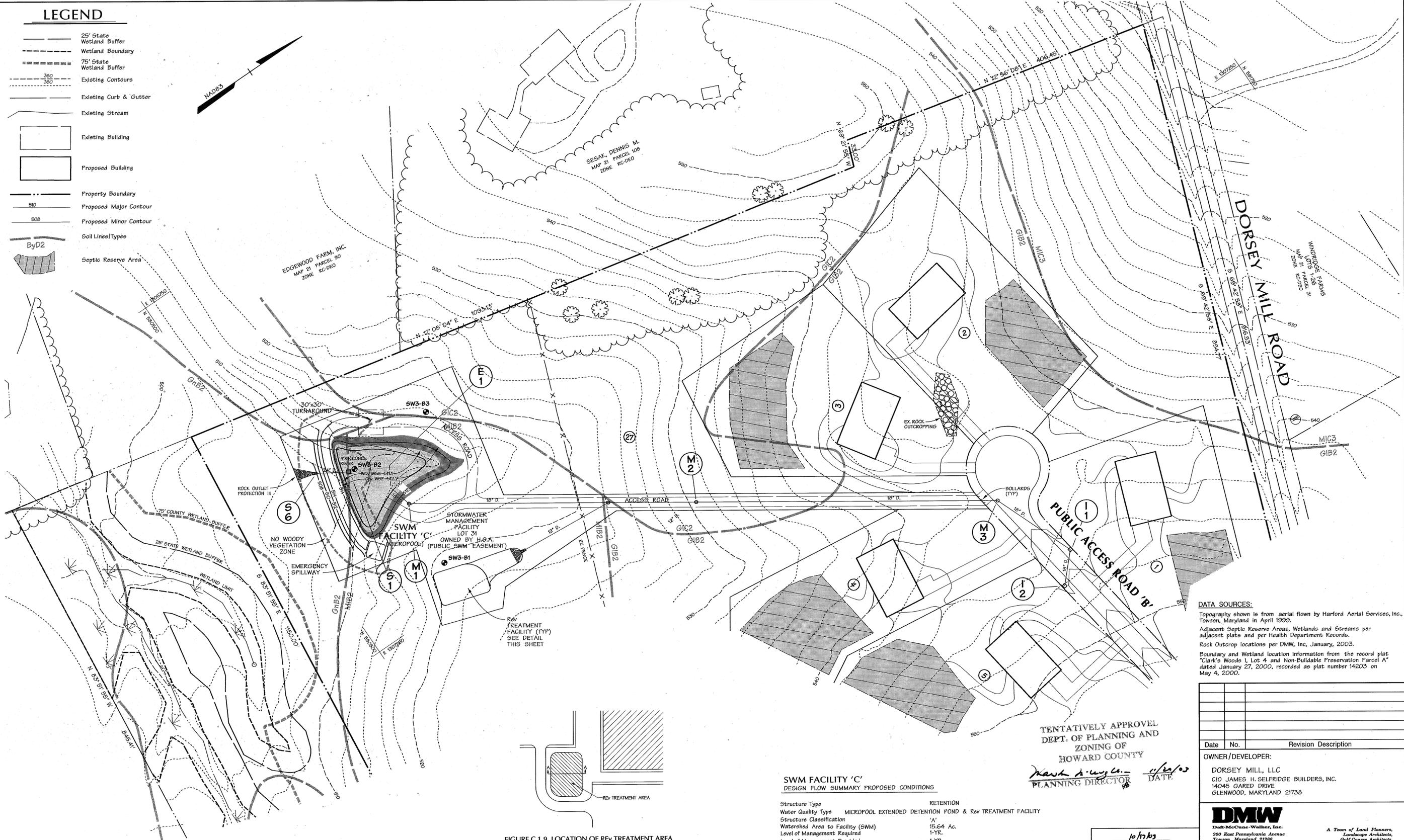
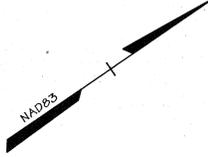


FIGURE C.1.9 LOCATION OF REV TREATMENT AREA

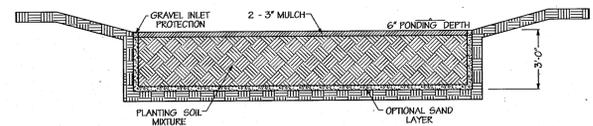


FIGURE C.1.10 CROSS SECTION "A-A"

SWM Facility 'C'
 Water quality is met within the Micropool Extended Detention Pond. Recharge is met within Rev Treatment Facility, Grass Swales, and Dry Wells. Channel Protection is met by extended detention of the 1 year storm in the Micropool Extended Detention Pond.
 Hazard Classification 'A'

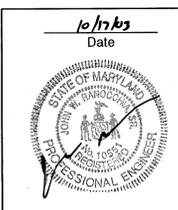
NOTE: This SWM Facility shall be owned and maintained by the Homeowner's Association (H.O.A.)

DATA SOURCES:
 Topography shown is from aerial flown by Harford Aerial Services, Inc., Towson, Maryland in April 1999.
 Adjacent Septic Reserve Areas, Wetlands and Streams per adjacent plats and per Health Department Records.
 Rock Outcrop locations per DMW, Inc. January, 2003.
 Boundary and Wetland location information from the record plat "Clark's Woods I, Lot 4 and Non-Buildable Preservation Parcel 'A' dated January 27, 2000, recorded as plat number 14203 on May 4, 2000."

SWM FACILITY 'C'
 DESIGN FLOW SUMMARY PROPOSED CONDITIONS

Structure Type	RETENTION
Water Quality Type	MICROPOOL EXTENDED DETENTION POND & REV TREATMENT FACILITY
Structure Classification	'A'
Watershed Area to Facility (SWM)	15.64 Ac.
Level of Management Required	1-YR.
Level of Management Provided	1-YR.
Top Width Provided	12'
Maximum Height of Fill	6'
Freeboard Required	2.0'
Freeboard Provided	2.0'
Water Quality Vol. WQ ₁ Required (Ac-ft)	0.22-0.034(Rev)=0.186
Water Quality Vol. WQ ₂ Provided (Ac-ft)	0.26
Recharge Required (%vol. method, Re ₁)(Ac-ft)	0.034
Recharge Provided (Ac)	0.034
Channel Protection Vol. Cp ₁ Required (Ac-ft)	0.23
Channel Protection Vol. Cp ₂ Provided (Ac-ft)	0.23
WQ ₁ Water Surface Elev. = Normal Pool	511.1
Cp ₁ Water Surface Elev.	512.7
Riser Crest Elev.	513.5

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



Professional Engr. No. 101703

Date	No.	Revision Description

OWNER/DEVELOPER:
 DORSEY MILL, LLC
 C/O JAMES H. SELFRIDGE BUILDERS, INC.
 14045 GARED DRIVE
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DMW
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TITLE: **CLARK'S MEADOW**
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 Resubdivision of Lot 4, Clark's Woods I - SP-03-14
 PRELIMINARY SWM FACILITY 'C'

Election District No. 4 - Parcel 227, Zone RC-DEO - Howard County, Maryland
 Des. By: RT5 Scale: 1"=50'
 Proj. No. 02072A
 Dwn. By: MSS Date: 10/17/03
 Chk. By: Approved: 6 of 6

SP-03-14