

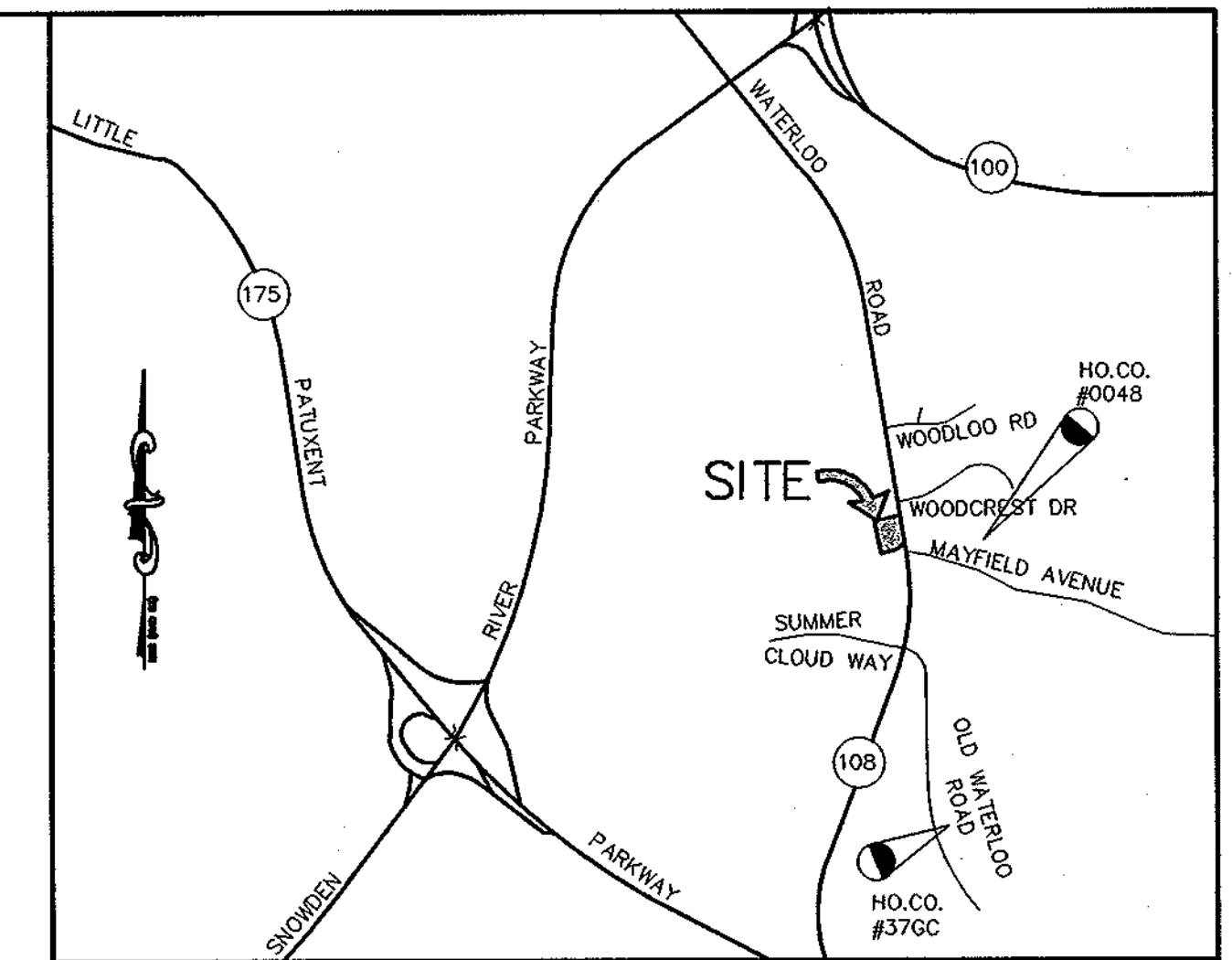
SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY DRAINAGE AREA MAP AND GRADING PLAN
4	PRELIMINARY LANDSCAPE PLAN
5	PRELIMINARY FOREST CONSERVATION PLAN
6	PRELIMINARY ROAD PROFILE, PRELIMINARY PLAN AND DRAINAGE AREA MAP

PRELIMINARY EQUIVALENT SKETCH PLANS

ARBOR MEADOWS

6th ELECTION DISTRICT

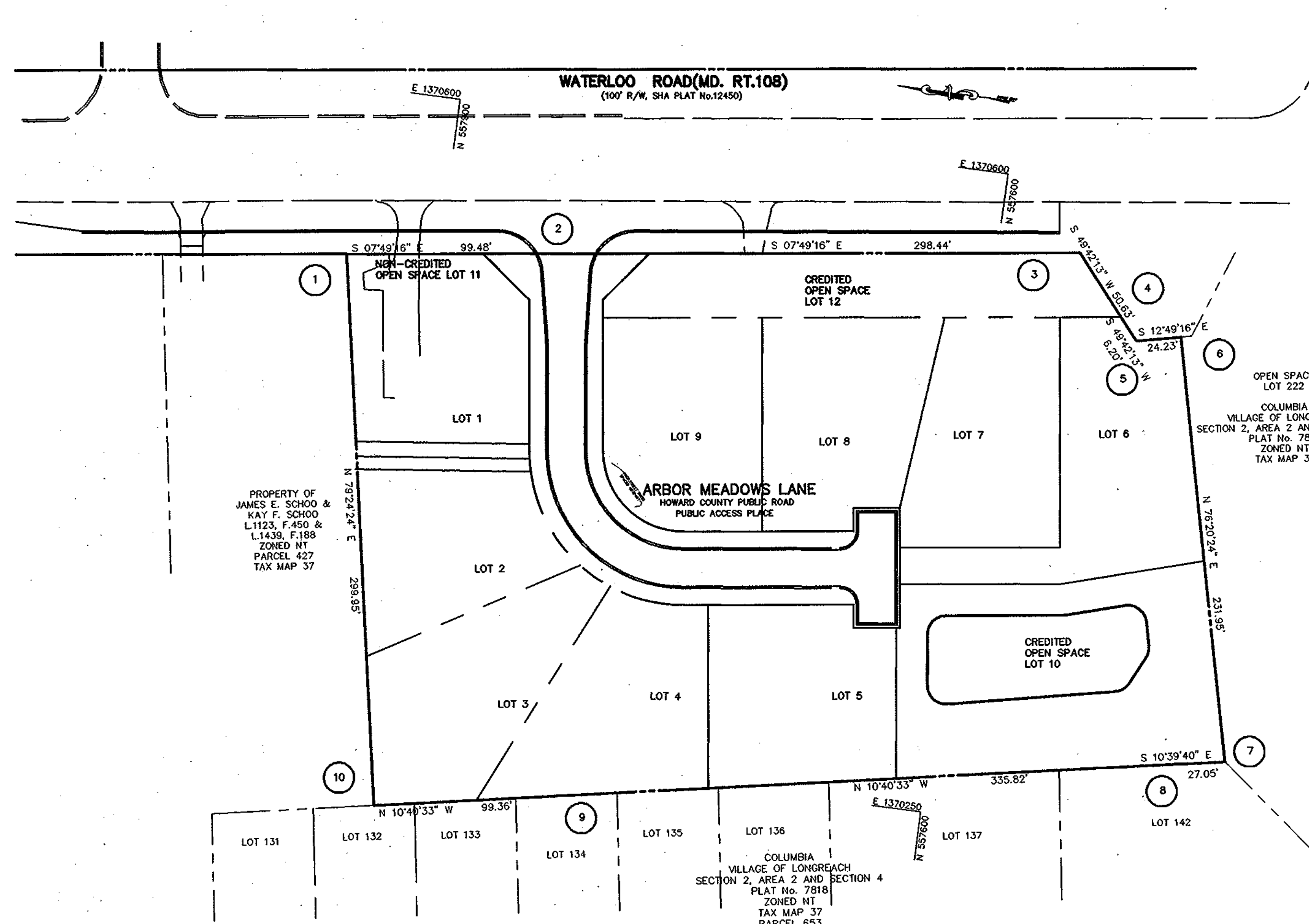
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. IV "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS, (JANUARY 1998)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD STUDY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY PATTON HARRIS RUST AND ASSOCIATES IN DECEMBER, 2002.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 0048 AND 37CC.
- WATER IS PUBLIC. CONTRACT NO. 320-W.
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATAPSCO. CONTRACT NO. 10-1351.
- THE PUBLIC STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY A POCKET POND WITH ROUTINE MAINTENANCE BY THE HOMEOWNERS ASSOCIATION AND WITH NON-ROUTINE MAINTENANCE BY HOWARD COUNTY AND THE DISCONNECTION OF NON-ROOFTOP RUNOFF CREDIT.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THERE ARE NO WETLANDS ON THIS SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED JULY, 2003.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED JUNE, 2003.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PATTON HARRIS RUST AND ASSOCIATES DATED MARCH 2003.
- SUBJECT PROPERTY ZONED R-12 PER 2-02-04 COMPREHENSIVE REZONING PLAN AND REGULATIONS.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- DESIGNED TRAFFIC SPEED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOL. III. ALL 40' RIGHT OF WAYS 15 M.P.H.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.
- ALL STREET CURB RETURNS SHALL HAVE 25' RADII UNLESS OTHERWISE NOTED.
- ALL STREET LIGHTS SHALL BE LOCATED BETWEEN 2'-0" AND 4'-0" BEHIND FACE OF CURB.
- TYPE AND NUMBER OF STREET TREES SHOWN ON THIS PLAN ARE TENTATIVE AND ARE USED FOR BOND PURPOSES ONLY. THE FINAL LOCATION AND VARIETY OF LOCATION AND VARIETY OF TREES MAY VARY TO ACCOMMODATE FIELD CONDITIONS INCLUDING 20' CLEARANCE OF ANY STREET LIGHT AND SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. BOND RELEASE IS CONTINGENT UPON SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THERE ARE TWO EXISTING PERMANENT STRUCTURES ON-SITE AND BOTH WILL BE DEMOLISHED. THE STRUCTURE ON PARCEL 253 WAS CONSTRUCTED IN 1899 AND THE STRUCTURE ON PARCEL 426 WAS BUILT IN 1962 ACCORDING TO THE MD DEPARTMENT OF ASSESSMENTS AND TAXATION. NEITHER HOUSE MERITS CONSIDERATION AS A HISTORIC STRUCTURE.
- THE 100 YEAR FLOODPLAIN DOES NOT EXIST ON THIS SITE.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THIS PROJECT IS SUBJECT TO THE AMENDED 5th EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, EFFECTIVE OCTOBER 7, 2003.
- THIS PROJECT IS SUBJECT TO THE COMPREHENSIVE REZONING PLAN AND REGULATIONS EFFECTIVE FEBRUARY 2, 2004.



PLAN
SCALE: 1"=50'

COORDINATE LIST		
NO.	NORTHING	EASTING
1	557949.62	1370508.50
2	557851.06	1370522.04
3	557555.40	1370562.65
4	557522.66	1370524.04
5	557518.65	1370519.31
6	557495.02	1370524.69
7	557440.24	1370299.30
8	557466.82	1370294.29
9	557796.83	1370232.08
10	557894.47	1370213.67

SITE TABULATION

EXISTING ZONING	R-12
GROSS AREA OF PROPERTY	2.97 AC
AREA IN 100 YR. FLOODPLAIN AND PROTECTED STEEP SLOPES	0 AC
NET TRACT AREA	2.97 AC
AREA OF PROPOSED BUILDABLE LOTS	2.02 AC
AREA OF PUBLIC ROAD RIGHT-OF-WAY	0.33 AC
MINIMUM LOT SIZE SELECTED	9,600 SF
AREA OF REQUIRED OPEN SPACE (20%)	0.594 AC (25,875 SF)
AREA OF PROVIDED OPEN SPACE:	
CREDITED	0.618 AC (26,928 SF)
NON-CREDITED	0.00 AC (0 SF)
TOTAL PROVIDED	0.618 AC (26,928 SF)
NUMBER OF BUILDABLE LOTS	9
NUMBER OF OPEN SPACE LOTS	2
PROPOSED WATER AND SEWER	PUBLIC

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Janet A. Taylor
PLANNING DIRECTOR
JA

BENCH MARKS

HOWARD COUNTY MONUMENT 0048
N 557,526.343 E 1,370,661.989 ELEV. 348.719
LOCATED 103'+/- NORTH OF MAYFIELD AVENUE
CENTERLINE OF ROAD AND 5.3' WEST OF POLE
#254657.

HOWARD COUNTY MONUMENT 37CC
N 555,250.791 E 1,370,946.348 ELEV. 331.855
LOCATED ON OLD WATERLOO ROAD, 63.91'
NORTHEAST FROM 2 STORY BUILDING (#6528),
107.3' SOUTHEAST FROM WATER MANHOLE, 64.5'
NORTHWEST FROM FIRE HYDRANT.

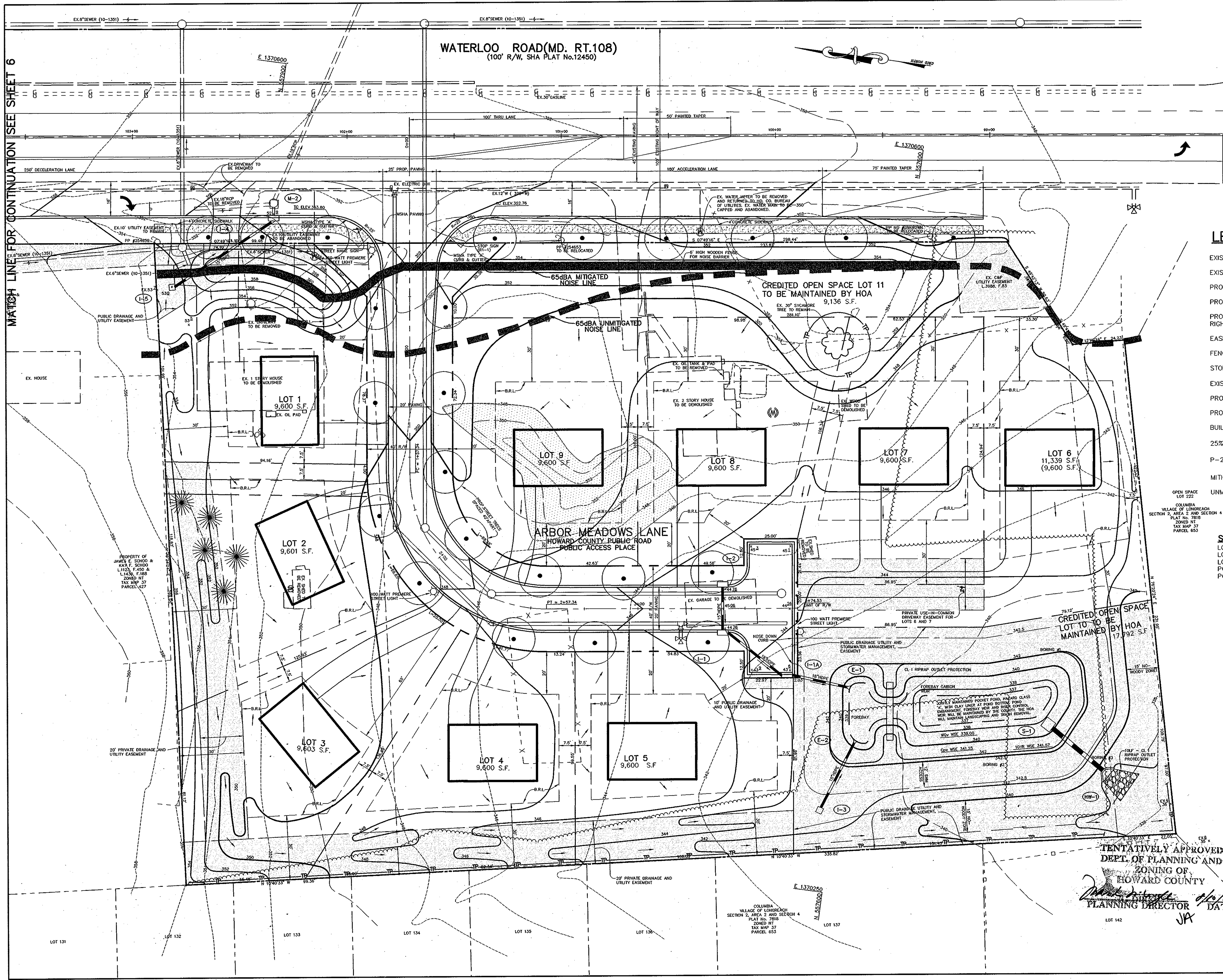
MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	MIN. LOT AREA
1	9,600	0	9,600	9,600
2	9,601	0	9,601	9,600
3	9,603	0	9,603	9,600
4	9,600	0	9,600	9,600
5	9,600	0	9,600	9,600
6	11,339	1,739	9,600	9,600
7	9,600	0	9,600	9,600
8	9,600	0	9,600	9,600
9	9,600	0	9,600	9,600
10*	17,792	0	17,792	0
11*	9,136	0	9,136	0

ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET
* OPEN SPACE LOT

DATE	NO.	REVISION
OWNER		
KENNETH E. FERGUSON AND WIFE 6236 WATERLOO ROAD COLUMBIA, MD 21045		
DEVELOPER		
CORNERSTONE HOLDINGS, LLC ATTN: BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MD 20723 (410) 792-2565		
PROJECT		
ARBOR MEADOWS		
AREA		
TAX MAP 37, GRID 14 PARCEL 253 AND 426 ZONING R-12 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
TITLE SHEET		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
7-27-04 DATE		
DESIGNED BY : C.J.R.		
DRAWN BY: DAM		
PROJECT NO: 11906/1-0/ENR/ PRELIM/COOCCOV.DWG		
DATE : JULY 27, 2004		
SCALE : 1" = 50'		
DRAWING NO. 1 OF 6		



WATERLOO ROAD (MD. RT.108)
(100' R/W, SHA PLAT No.12450)



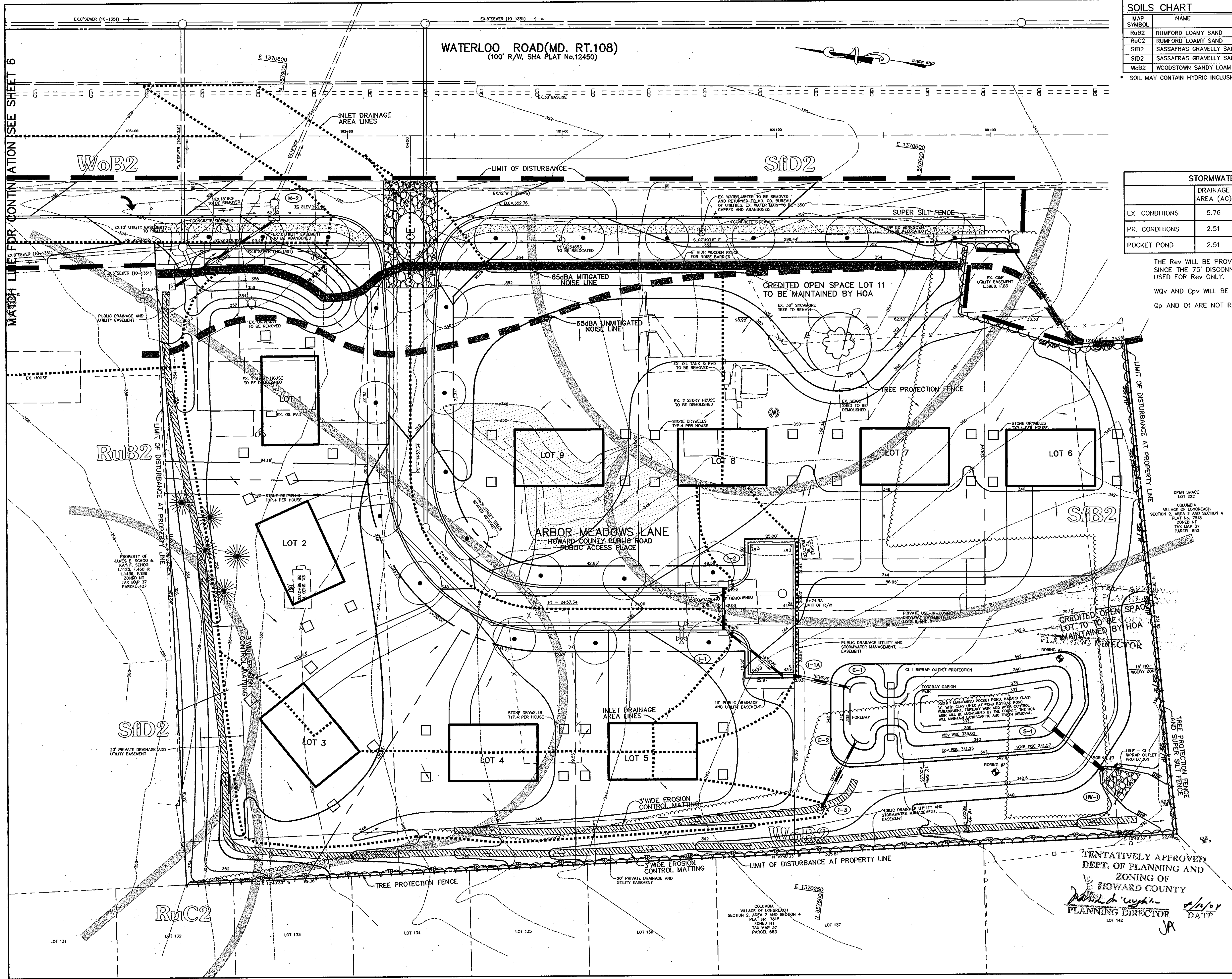
LEGEND

EXISTING 2' CONTOUR	----- 298
EXISTING 10' CONTOUR	----- 300
PROPOSED 2' CONTOUR	----- 298
PROPOSED 10' CONTOUR	----- 300
PROPERTY LINE AND RIGHT OF WAY	-----
EASEMENT	-----
FENCE	-----
STORM DRAIN	----- 15'D
EXISTING TREELINE	-----
PROPOSED TREELINE	-----
PROP. SPOT ELEVATION	13' 2
BUILDING RESTRICTION LINES	-----
25% OR GREATER SLOPES	-----
P-2 PAVING	-----
MITIGATED NOISE LINE	-----
UNMITIGATED NOISE LINE	-----

STREET LIGHT DATA
 LOCATE 18' RIGHT OF CL STA 0+53 ARBOR MEADOW LANE
 LOCATE 13' RIGHT OF CL STA 2+09 ARBOR MEADOW LANE
 LOCATE 11' RIGHT OF CL STA 3+75 ARBOR MEADOW LANE
 POLE HEIGHT = 30' LIGHT FIXTURE = 250w HPS
 POLE TYPE = BRONZE ALUMINUM

DATE	NO.	REVISION
OWNER		
KENNETH E. FERGUSON AND WIFE 6236 WATERLOO ROAD COLUMBIA, MD 21045		
DEVELOPER		
CORNERSTONE HOLDINGS, LLC ATTN: BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MD 20723 (410) 792-2565		
PROJECT		
ARBOR MEADOWS		
AREA		
TAX MAP 37, GRID 14 PARCEL 253 AND 426 ZONING R-12 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY EQUIVALENT SKETCH PLAN		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
 7.27.04 DATE		
DESIGNED BY : C.J.R. DRAWN BY: DAM PROJECT NO: 11906/1-0/ENGR/ PRELIM/C4005IT.DWG DATE : JULY 27, 2004 SCALE : 1" = 20' DRAWING NO. 2 OF 6		
 CHRISTOPHER J. REID # 19949		

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR
 DATE



SOILS CHART					
MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS DWELLINGS	EROSION HAZARD	HYDRIC	SLOPE (%)
RuB2	RUMFORD LOAMY SAND	SLIGHT	MODERATE	NO	1-5%
RuC2	RUMFORD LOAMY SAND	SLIGHT	MODERATE	NO	5-10%
SfB2	SASSAFRAS GRAVELLY SANDY LOAM	SLIGHT	MODERATE	NO	1-5%
SfD2	SASSAFRAS GRAVELLY SANDY LOAM	MODERATE	---	NO	10-15%
WoB2	WOODSTOWN SANDY LOAM	MODERATE	MODERATE	NO*	1-5%

* SOIL MAY CONTAIN HYDRIC INCLUSIONS

STORMWATER MANAGEMENT SUMMARY TABLE							
	DRAINAGE AREA (AC)	WQv* (CF)	Rev (CF)	Cpv (AC-FT)	Qp 1 (CFS)	Qp 10 (CFS)	Qp 100 (CFS)
EX. CONDITIONS	5.76	-	-	-	3	12	23
PR. CONDITIONS	2.51	2982	806 (0.22 AC)	0.114	2.66	8.90	14.61
POCKET POND	2.51	3136	-	0.130	0.06	8.29	13.73

THE Rev WILL BE PROVIDED BY THE ROOFTOP DISCONNECT CREDIT USING DRYWELLS SINCE THE 75' DISCONNECT LENGTH CANNOT BE PROVIDED. DRYWELLS WILL BE USED FOR REV ONLY.

WQv AND Cpv WILL BE PROVIDED IN THE PROPOSED POCKET POND.

Qp AND Qf ARE NOT REQUIRED FOR THIS SITE.

DRAINAGE AREA CHART			
INLET NO.	AREA (AC.)	C	% IMP
I-1	0.78	0.38	46
I-2	0.57	0.41	49
I-3	0.25	0.31	48
I-4	2.70	0.45	49
I-5	0.22	0.31	54
I-1A	0.10	0.58	50

DATE	NO.	REVISION

OWNER: KENNETH E. FERGUSON AND WIFE
6236 WATERLOO ROAD
COLUMBIA, MD 21045

DEVELOPER: CORNERSTONE HOLDINGS, LLC
ATTN: BRIAN BOY
9691 NORFOLK AVENUE
LAUREL, MD 20723
(410) 792-2565

PROJECT: ARBOR MEADOWS

AREA: TAX MAP 37, GRID 14
PARCEL 253 AND 426 ZONING R-12
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PRELIMINARY DRAINAGE AREA MAP AND GRADING PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

PHRA

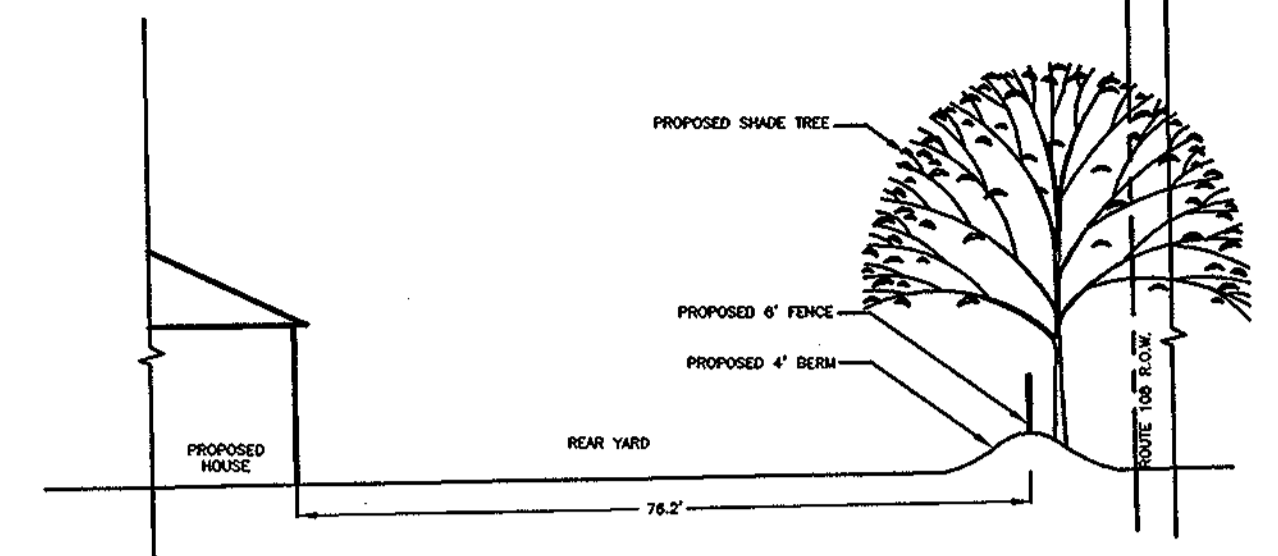
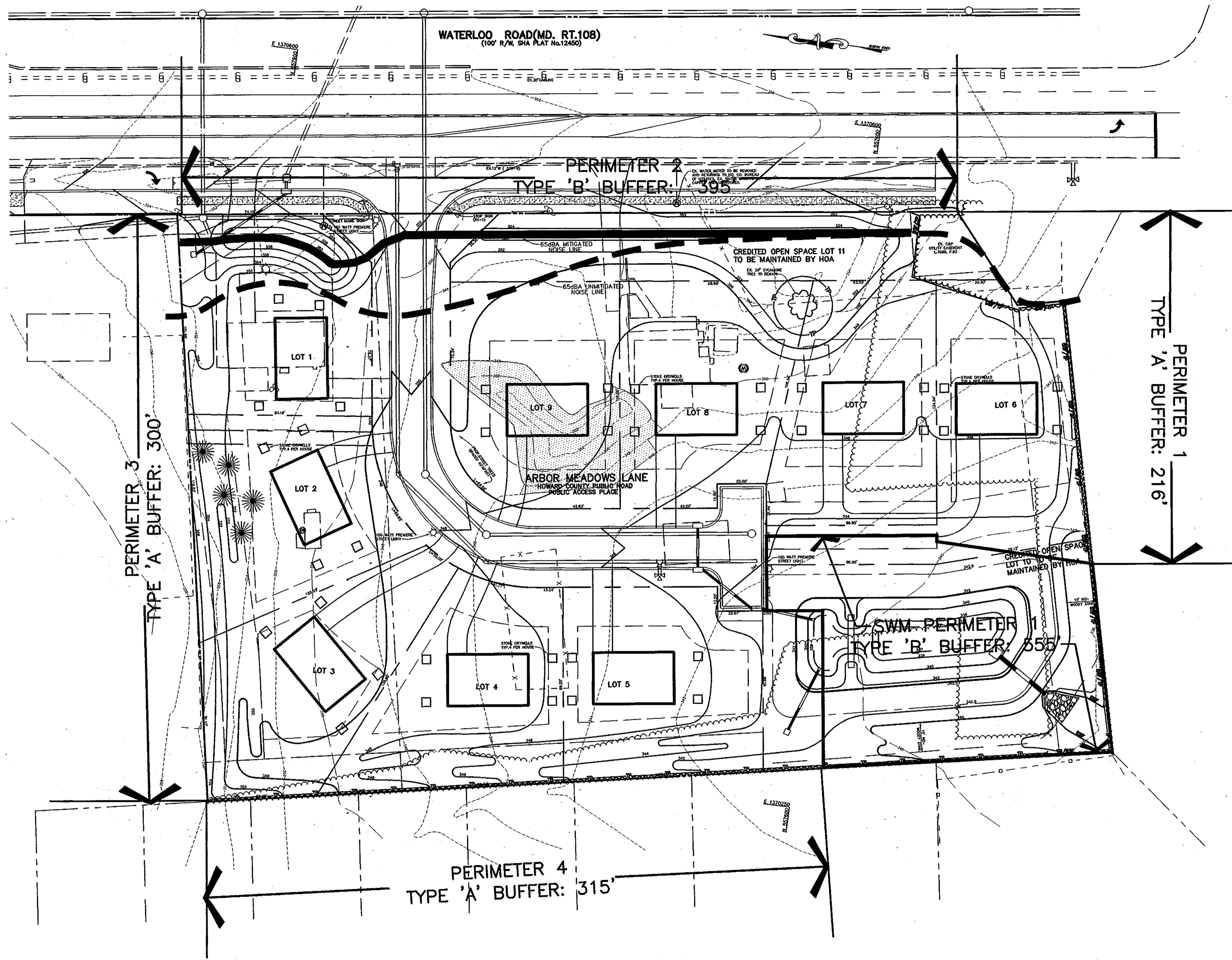
7.27.04 DATE

DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO: 11806/1-0/ENGR/
PRELIM/C000GRA.DWG
DATE: JULY 27, 2004
SCALE: 1" = 20'
DRAWING NO. 3 OF 6

CHRISTOPHER J. REID # 19949

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 7/27/04

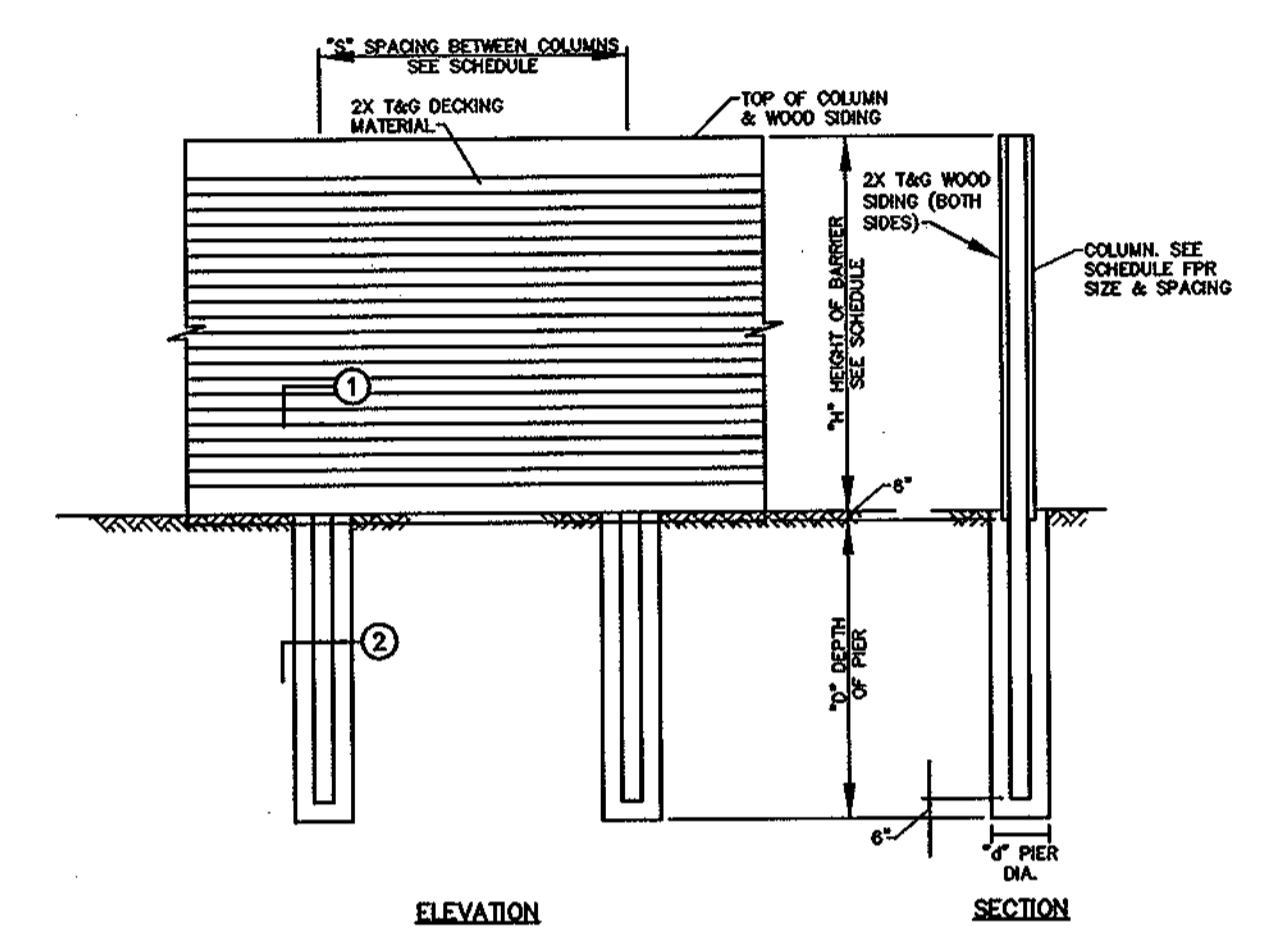




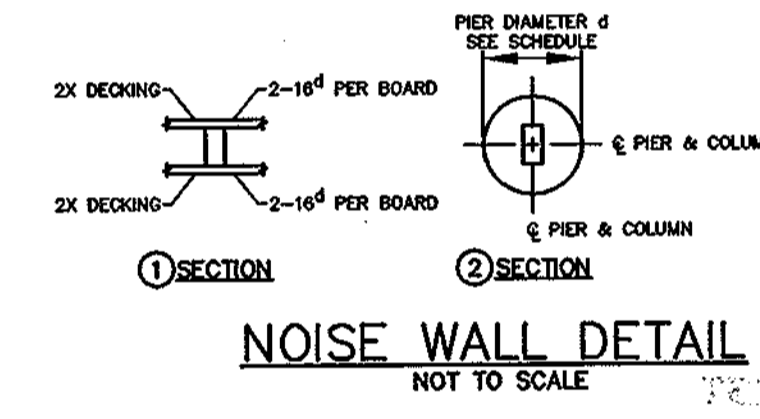
PERIMETER #2 TYPICAL SECTION
SCALE: 1" = 20'

- NOTES:**
- GENERAL
 - HEIGHT OF BARRIER SHALL BE BASED ON ACOUSTIC REQUIREMENTS.
 - BARRIER WALLS HAVING A HEIGHT (H) NOT INDICATED IN THE TABLES SHALL BE CONSTRUCTED AS SHOWN IN THE NEXT HIGHER HEIGHT CATEGORY.
 - SIDING
 - 2X WOOD DECKING MATERIAL SHALL BE UTILIZED TO SPAN HORIZONTALLY BETWEEN POSTS. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND 33% INCREASE IN STRESS FOR WIND LOADS AS CONSIDERED APPROPRIATE. DECKING SHALL BE MOIS.
 - SIDING IN CONTACT WITH THE GROUND AND FOR A DISTANCE OF 6" ABOVE GRADE SHALL BE TREATED WITH WOOD PRESERVATIVE.
 - POST
 - WOOD POST SHALL BE UTILIZED OF THE SPACING INDICATED ON THE SCHEDULE. DESIGN CRITERIA IS BASED ON AN ALLOWABLE BENDING STRESS OF 1400 LBS. PER SQ. IN. AND A 33% INCREASE FOR WIND LOADINGS.
 - POST EMBEDDED IN CONCRETE SHALL BE TREATED WITH A WOOD PRESERVATIVE IN THE AREA OF EMBEDMENT AND 12" ABOVE GRADE.
 - CONCRETE
 - CONCRETE IN THE PIERS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 LBS. PER SQ. IN.
 - CONCRETE SHALL BE PLACED IN DRILLED PIERS UTILIZING THE EARTH AS THE FORMS.
 - FOUNDATIONS
 - THE DRILLED PIERS HAVE BEEN DESIGNED UTILIZING AN ALLOWABLE PASSIVE PRESSURE OF 300 LBS. PER SQ. FT. AND THE FOLLOWING FORMULA:

$$D = \left(\frac{1.5 M}{P} \right)^{1/2}$$
 - M = MOMENT AT TOP OF DRILLED PIER (FT.-LBS.)
 - P = ALLOWABLE PASSIVE PRESSURE (300 LBS. PER SQ. FT.)
 - d = DIAMETER OF PIER (FT.)
 - D = DEPTH OF PIER (FT.)
 - ALTERNATE #1 (PRESERVATIVE TREATMENT) ALTERNATE #1 REPRESENTS THE ADDITIONAL COST FACTOR FOR TREATING THE BASIC WOOD STRUCTURE INDICATED ON THIS REFERENCE PLAN. THE NECESSITY FOR TREATMENT AND THE TYPE OF PRESERVATIVE WILL BE SUBJECT TO LOCAL CONDITIONS. ALL TREATMENTS SHALL CONFORM TO ANFA STANDARD C-14.
 - ALTERNATE #2 (PAINTING) ALTERNATE #2 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO PAINT ONE SIDE OF THE BASIC WOOD STRUCTURE SHOWN ON THIS REFERENCE PLAN. PAINTING SHALL CONSIST OF 3 APPLICATIONS OF PAINT. 2 COATS OF LATEX BASE PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-00968 SHALL BE APPLIED OVER A PRIMER COAT CONFORMING TO FEDERAL SPECIFICATION TT-P-00250.
 - ALTERNATE #3 (STAINING) ALTERNATE #3 REPRESENTS THE ADDITIONAL COST FACTOR REQUIRED TO STAIN ONE SIDE OF THE BASIC WOOD STRUCTURE. STAIN SHALL CONSIST OF 2 COATS OF SEMI-TRANSPARENT SEALER STAIN APPLIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
 - ALTERNATE #4 (PRESERVATIVE TREATMENT) SHALL BE UTILIZED FOR THIS PROJECT.



SCHEDULE				
40 #/sq HORIZONTAL LOADING				
H	S	D	d	POST SIZE
5'	8'	6'	12"	4X8
10'	8'	8'	18"	6X12
15'	8'	10'	24"	8X15
20'	6'	10'	30"	10X16



NOISE WALL DETAIL
NOT TO SCALE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
John H. Coyle 7/27/04
PLANNING DIRECTOR DATE

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF 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 DEVELOPER'S AGREEMENT.
 - THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
 - ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 - ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.

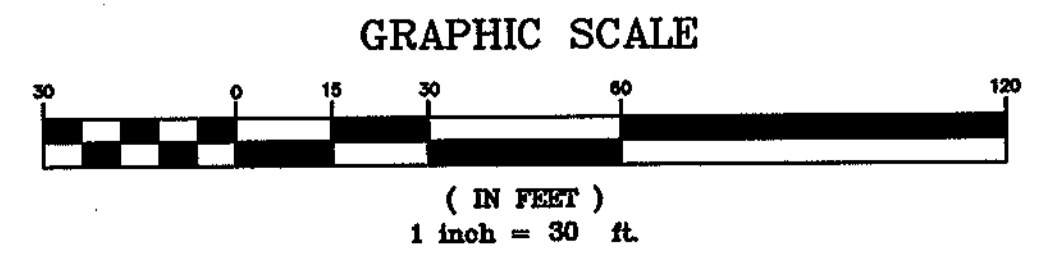
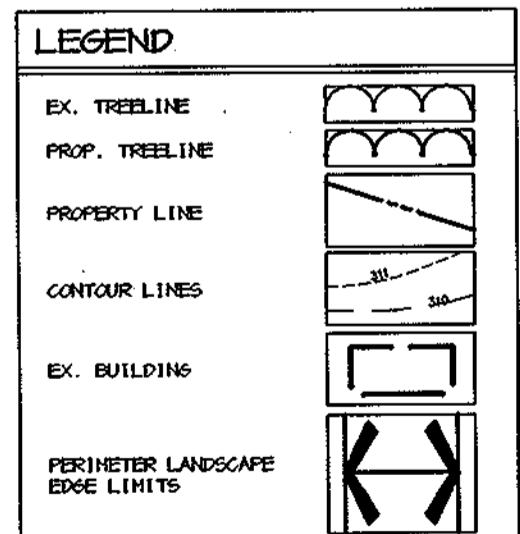
DATE NO.	REVISION
OWNER	KENNETH E. FERGUSON AND WIFE 6236 WATERLOO ROAD COLUMBIA, MD 21045
DEVELOPER	CORNERSTONE HOLDINGS, LLC ATTN: BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MD 20723 (410) 792-2565
PROJECT	ARBOR MEADOWS
AREA	TAX MAP 37, GRID 14 PARCEL 253 AND 426 ZONING R-12 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY LANDSCAPE PLAN
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DESIGNED BY :	PJS
DRAWN BY :	PJS/KLS
PROJECT NO.:	11906/1-0/ENGR/ PRELIM/2004IND.DWG
DATE :	JULY 27, 2004
SCALE :	1" = 30'
DRAWING NO.:	4 OF 6

SCHEDULE A - PERIMETER LANDSCAPE EDGE	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	2	1	3	4
PERIMETER	2	1	3	4
LANDSCAPE TYPE	B	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	345'±	216'±	300'±	315'±
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR DRIVE ENTRANCES (YES, NO, LINEAR FEET)	40'±	NO	NO	NO
LINEAR FEET REMAINING	355'±	216'±	300'±	315'±
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)	YES	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	4	5	5
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0

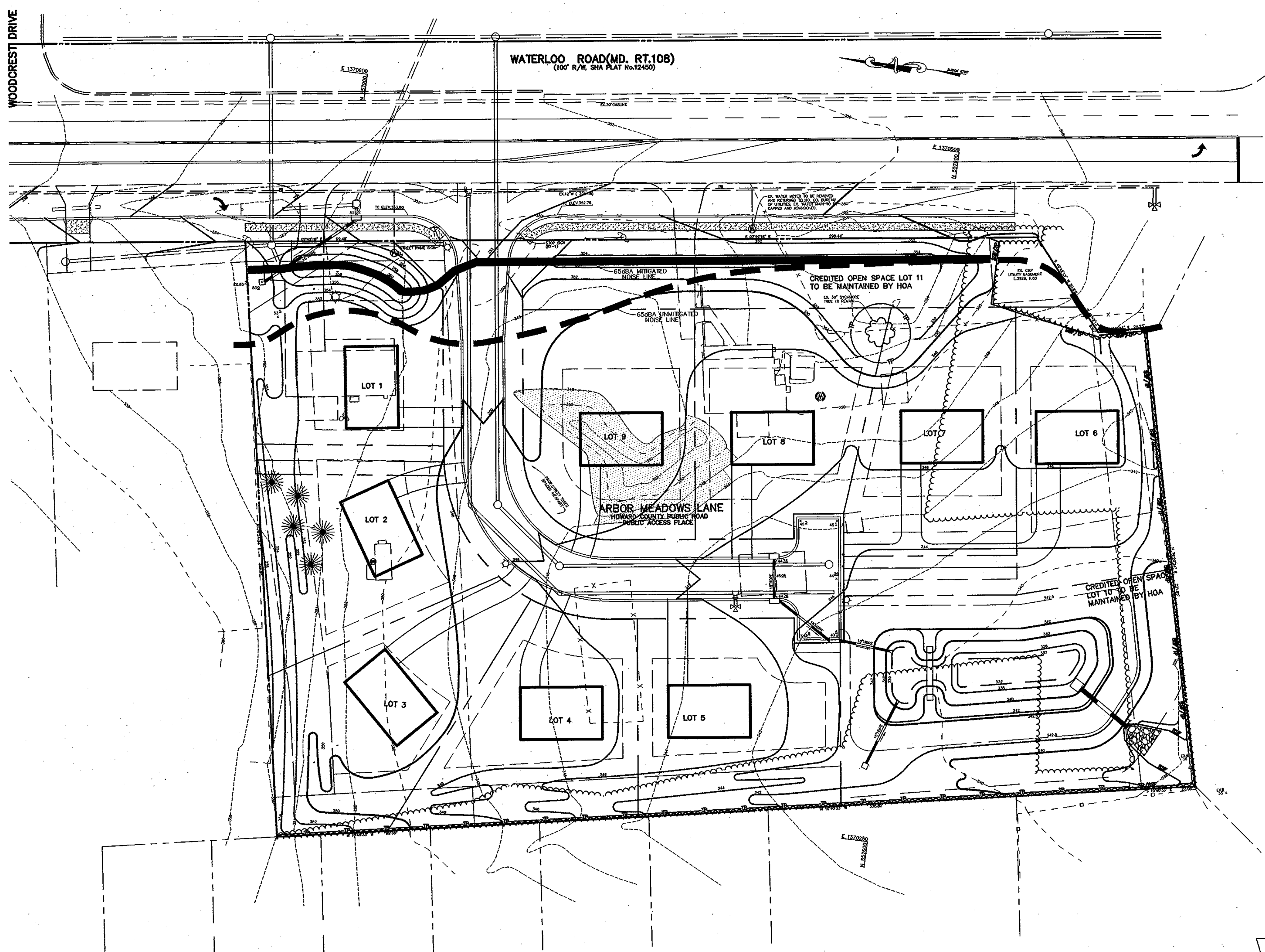
SCHEDULE D-STORMWATER MANAGEMENT AREA LANDSCAPING	
S.W.M. POND PERIMETER	1
LANDSCAPE TYPE	B
LINEAR FEET OF TOTAL PERIMETER	555'±
CREDIT FOR EX. VEGETATION (NO OR YES & %)	NO
CREDIT FOR OTHER PROP. LANDSCAPING (NO OR YES & %)	NO
LINEAR FEET OF REMAINING PERIMETER	555'±
NUMBER OF TREES REQUIRED:	
SHADE TREES	11
EVERGREEN TREES	14

STREET TREE CALCULATIONS		
ROAD A	340' / 40'	9 LARGE TREES
TOTAL TREES REQUIRED		9 LARGE TREES

STREET TREES ALSO ARE REQUIRED ON MD 108; LOCATION TO BE COORDINATED WITH STA.



* SUBSTITUTION NOTES: COMBINATION OF FENCE AND BERM ARE TO BE SUBSTITUTED FOR EVERGREEN REQUIREMENT. SEE TYPICAL SECTION.



Howard County Forest Conservation Worksheet

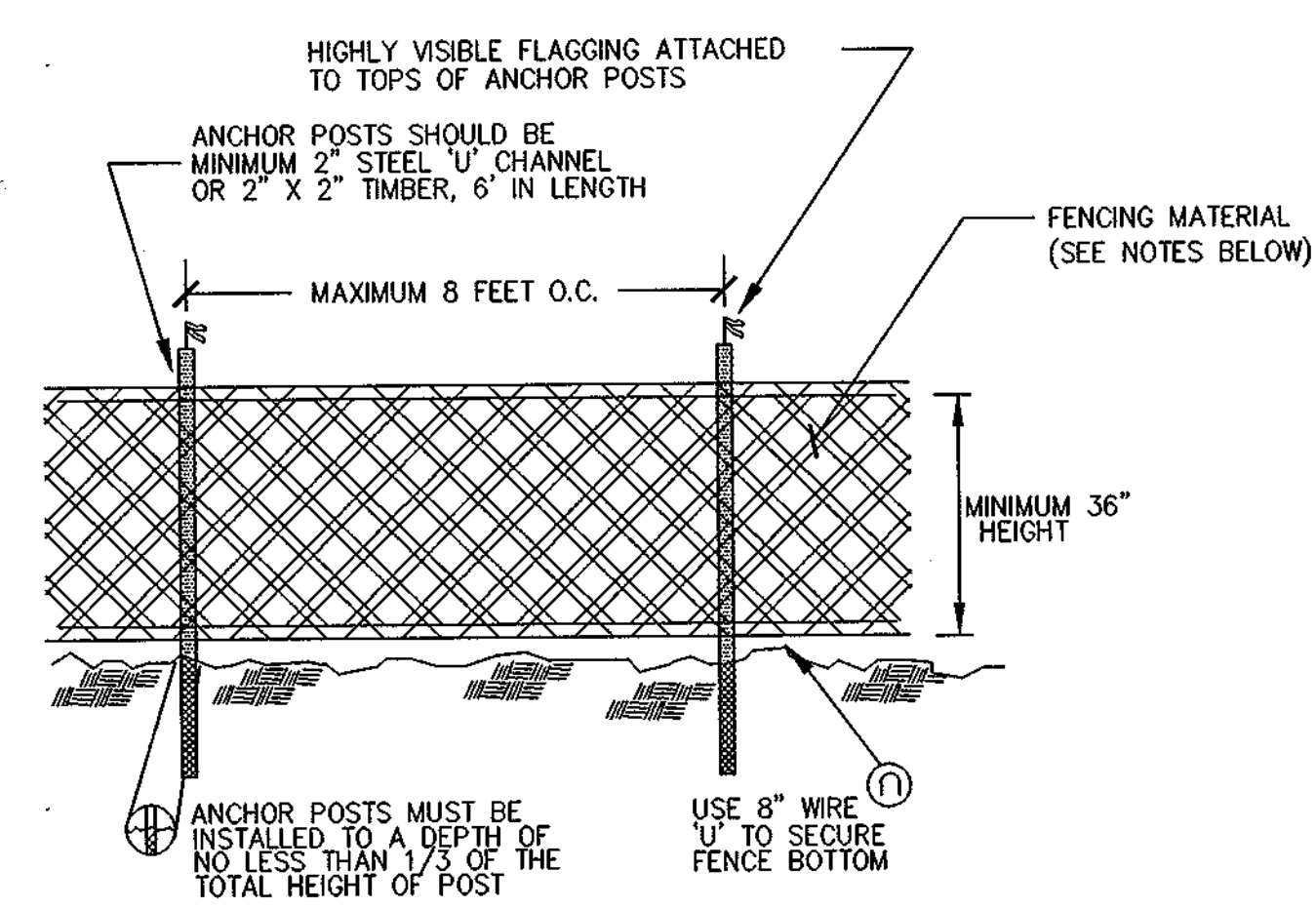
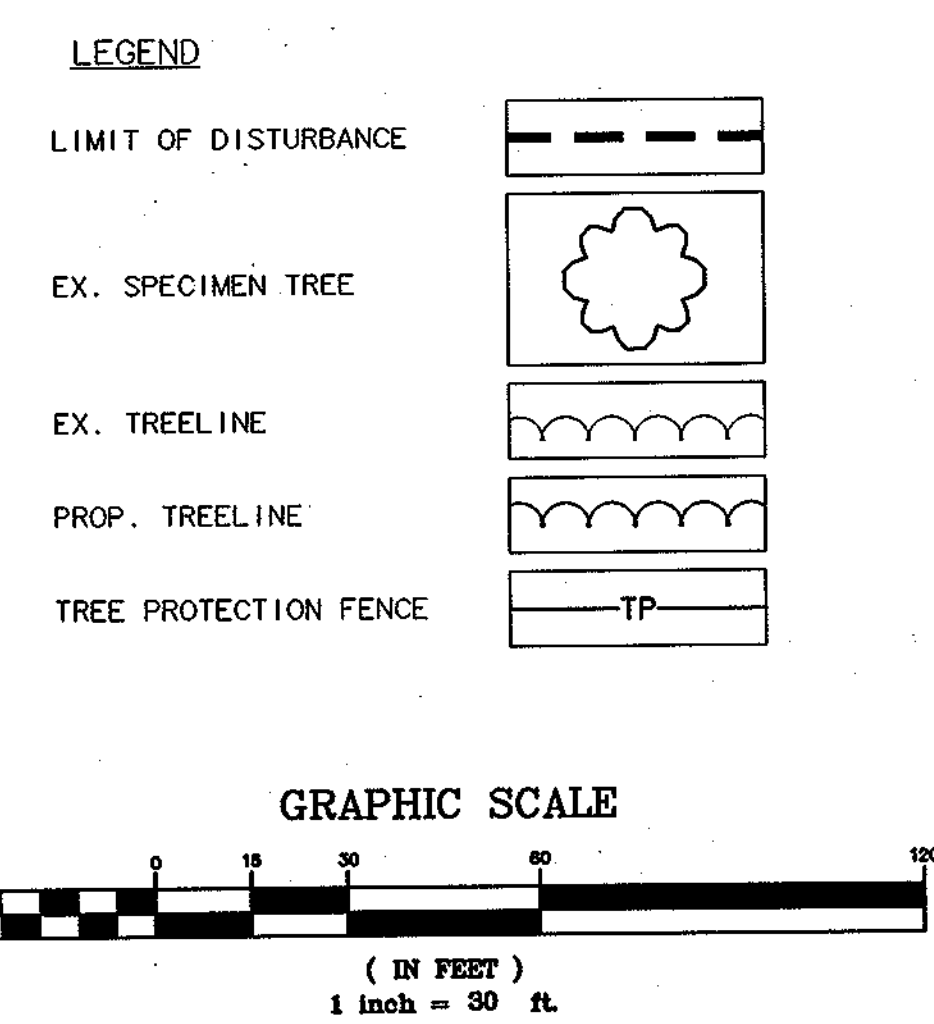
Project Name: ARBOR MEADOWS
 County File #:
 Date: October 2, 2003
 Revised January 8, 2004

Net Tract Area		Acres
A. Total Tract Area		A = 2.97
B. 100 year Floodplain		B = 0.00
C. Net Tract Area = (A-B-C)		C = 2.97
Land Use Category: Residential - Suburban		
D. Afforestation Threshold (Net Tract Area X .15%)		D = 0.45
E. Conservation Threshold (Net Tract Area X .20%)		E = 0.59
Existing Forest Cover		
F. Existing Forest Cover within the Net Tract Area		F = 0.38
G. Area of Forest Above Conservation Threshold		G = 0.00
If the Existing Forest Cover (F) is greater than Conservation Threshold (G), then G = Existing Forest Cover (F) - Conservation Threshold (G); Otherwise G = 0		
Break Even Point		
H. Break Even (Amount of forest that must be retained so that no mitigation is required)		H = FALSE
(1) If the area of forest above the Conservation Threshold (G) is greater than zero, then H = (0.2 X the area of forest above Conservation Threshold (G)) + the Conservation Threshold (E)		
(2) If the area of forest above the Conservation Threshold (G) is equal to zero, then H = Existing Forest Cover (F)		
Proposed Forest Clearing		
I. Forest Clearing Permitted Without Mitigation		I = FALSE
I = Existing Forest Cover (F) - Break Even Point (H)		
Proposed Forest Clearing		
J. Total Area of Forest to be Cleared		J = 0.38
K. Total Area of Forest to be Retained		K = 0.00
K = Existing Forest Cover (F) - forest to be cleared (J)		
Planting Requirements		
If the Total Area of Forest to be Cleared (K) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0); If not, calculate the planting requirement below:		
L. Reforestation for Clearing Above the Conservation Threshold		L = 0.00
(1) If the total area of forest to be retained (K) is greater than the Conservation Threshold (E), then L = the area of forest to be cleared (J) X 0.25; or (2) If the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then L = area of forest above Conservation Threshold (G) X 0.25		
M. Reforestation for Clearing Below the Conservation Threshold		M = 0.76
(1) If Existing Forest Cover (F) is greater than Conservation Threshold (E) and the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 X (the Conservation Threshold (E) - the forest to be retained (K)) (2) If Existing Forest (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 X Forest to be cleared (J).		
N. Credit for Retention Above the Conservation Threshold		N = 0.00
If the area of forest to be retained (K) is greater than the Conservation Threshold (E), then N = K - E		
P. Total Reforestation Required P = L + M - N		P = 0.76
Q. Total Afforestation Required		Q = 0.07
(1) If Existing Forest Cover (F) is less than the Afforestation Threshold (D) then Q = the Afforestation Threshold (D) - the Existing Forest Cover (F)		
R. Total Planting Requirement R = P + Q		R = 0.83

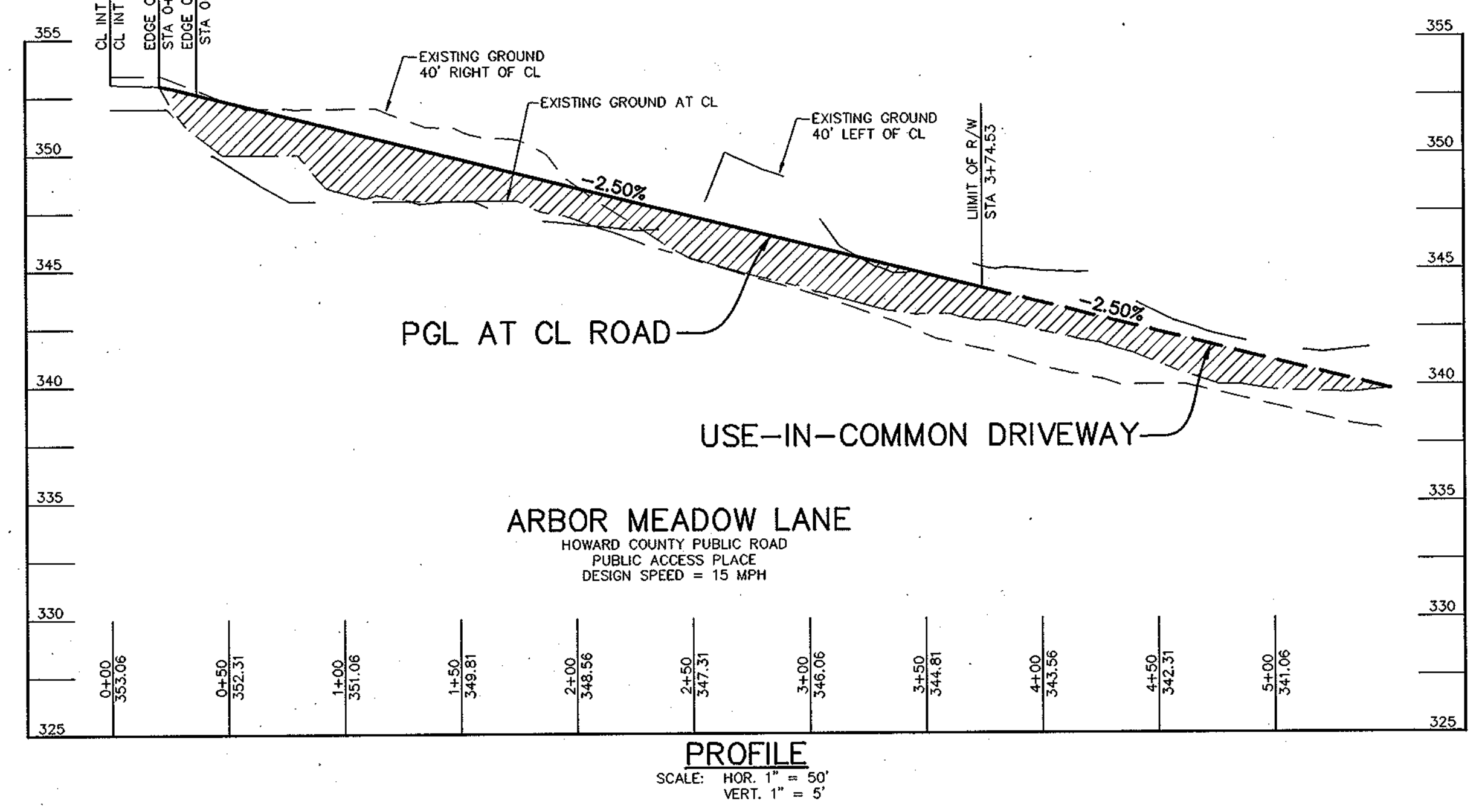
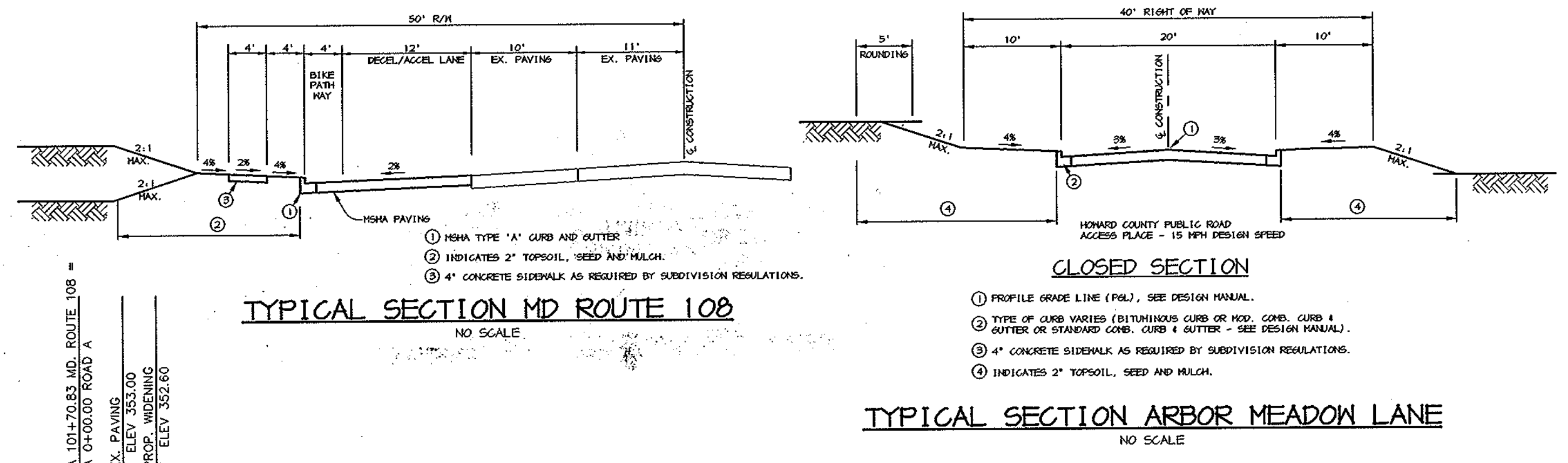
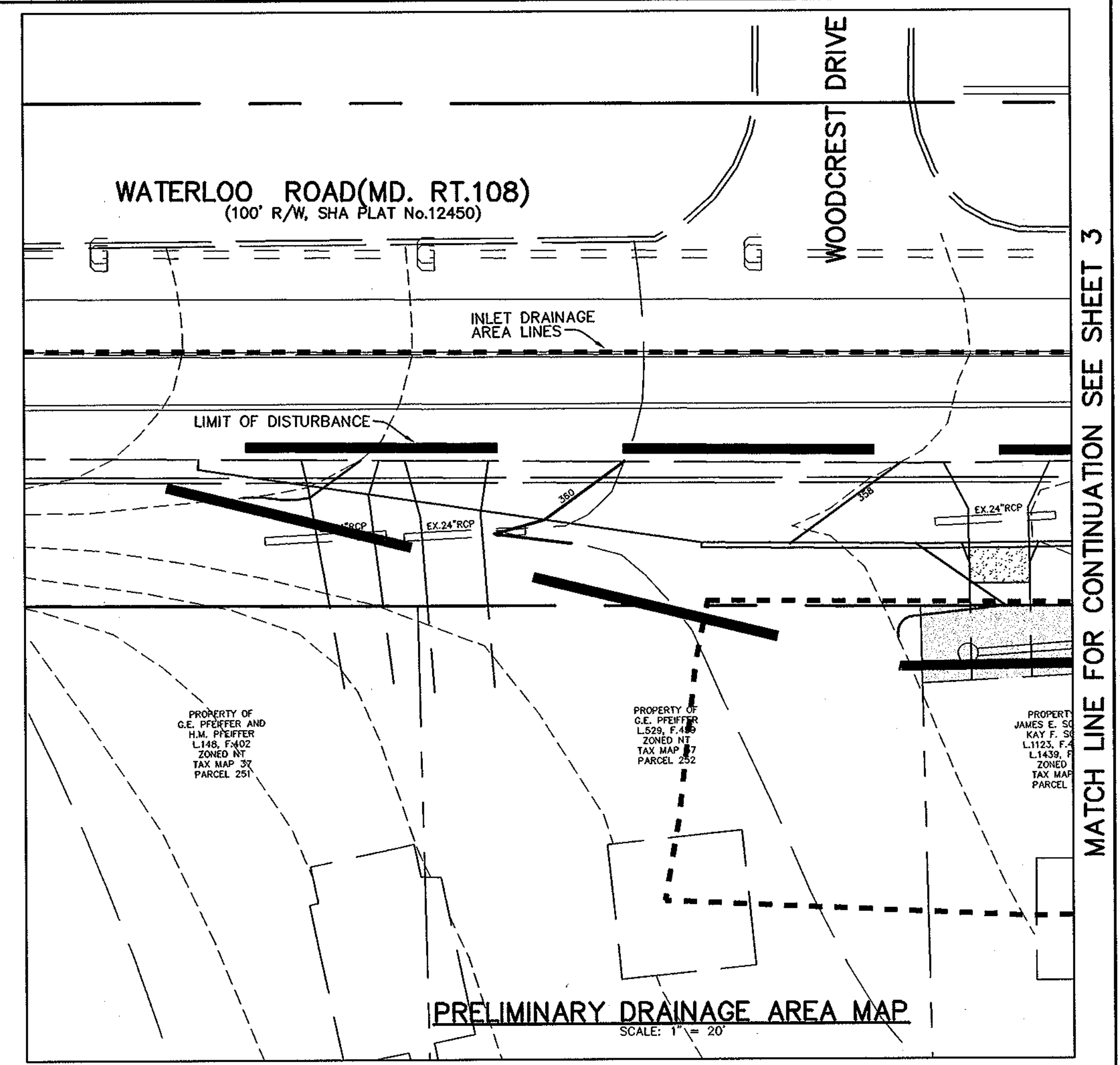
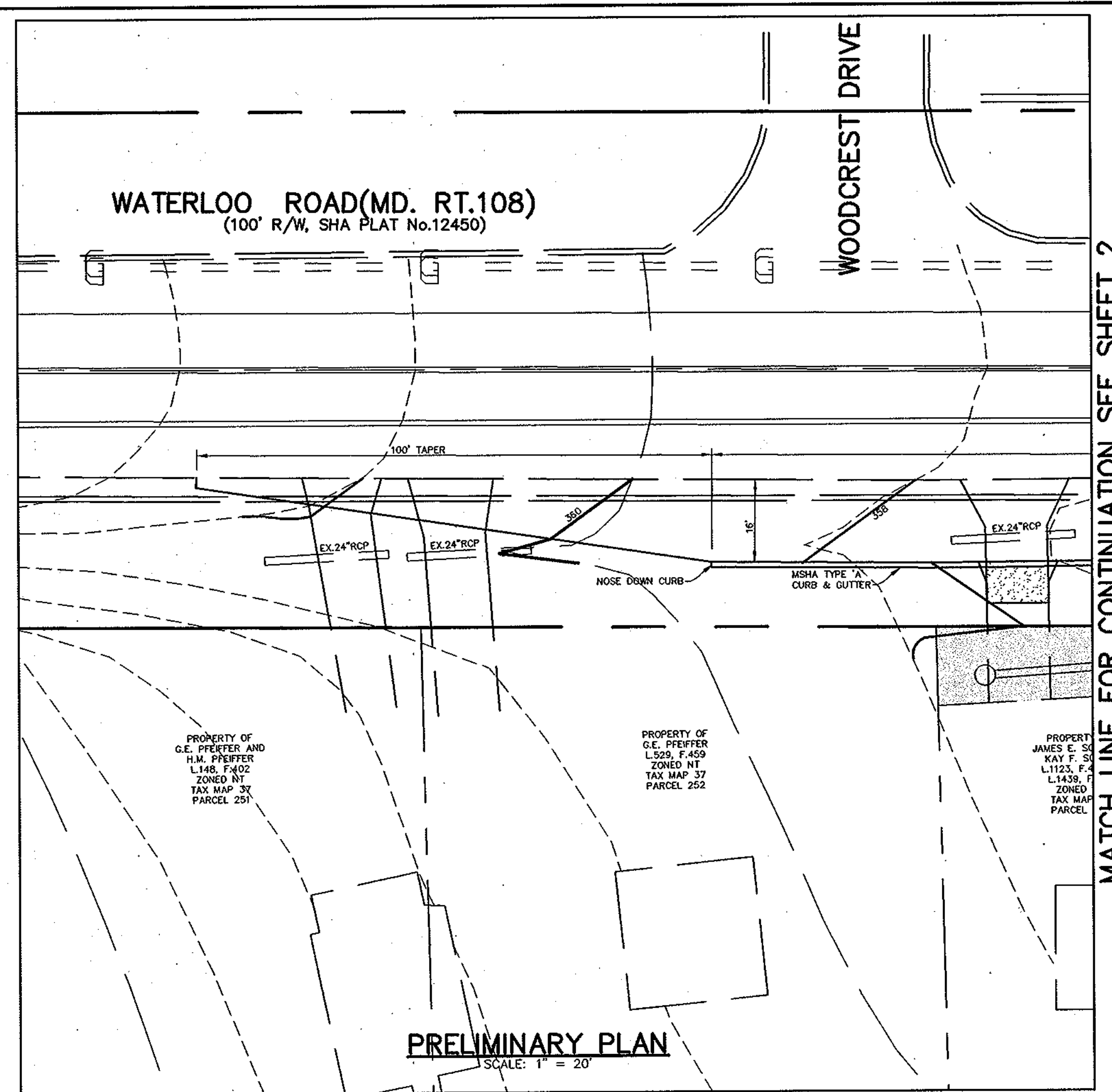
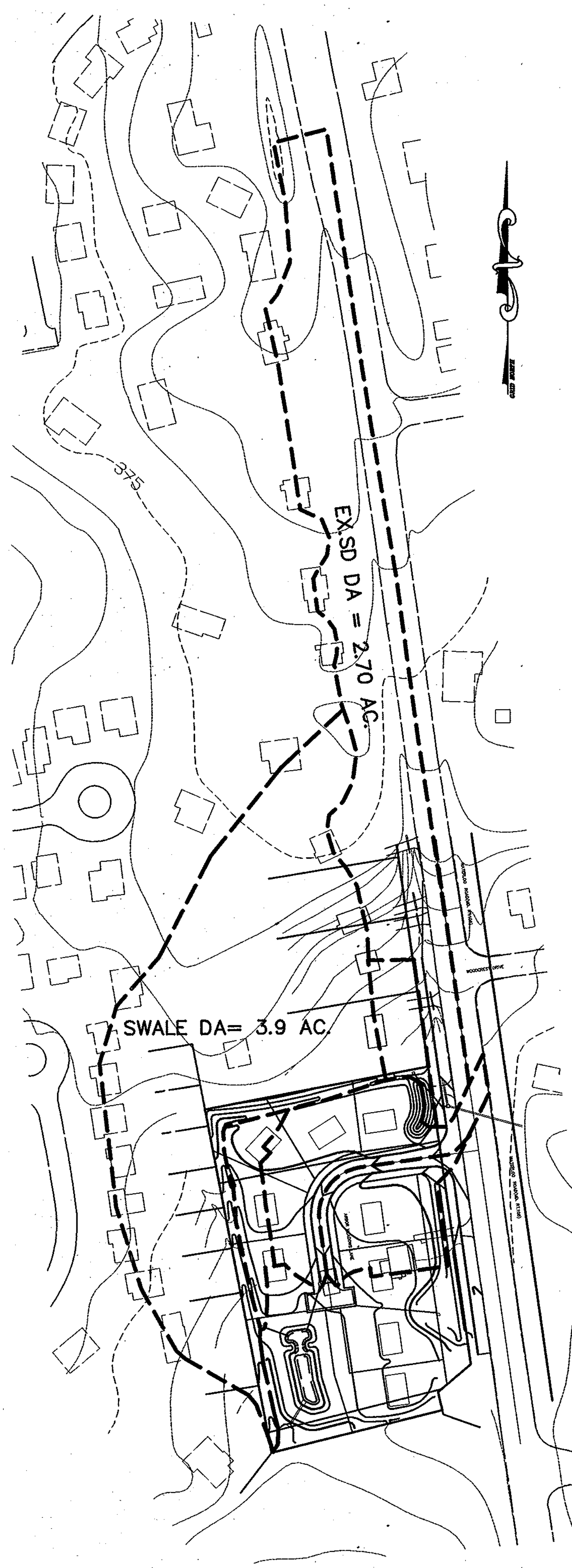
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR DATE

DATE NO.	REVISION
OWNER	KENNETH E. FERGUSON AND WIFE 6236 WATERLOO ROAD COLUMBIA, MD 21045
DEVELOPER	CORNERSTONE HOLDINGS, LLC ATTN: BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MD 20723 (410) 792-2565
PROJECT	ARBOR MEADOWS
AREA	TAX MAP 37, GRID 14 PARCEL 253 AND 426 ZONING R-12 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY FOREST CONSERVATION PLAN
Patton Harris Rust & Associates, PC Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DATE	7-27-04
DESIGNED BY :	PJS
DRAWN BY :	PJS/KLS
PROJECT NO.:	11908/1-0/ENGR/PRELM/LA00FCP.DWG
DATE :	JULY 27, 2004
SCALE :	1"=30'
DRAWING NO.	5 OF 6
SCOTT R. WOLFORD # 797	

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED USING FIELD RUN TOPOGRAPHY. SPECIMEN TREE LOCATIONS WERE FIELD APPROXIMATED.
 - NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
 - NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
 - THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY CEMETERIES INVENTORY.
 - FOUR EXISTING STRUCTURES ARE PRESENT ON THE SITE AS SHOWN.
 - THIS SITE CONTAINS NO HYDRIC SOILS AND NO SOILS WITH POSSIBLE HYDRIC INCLUSIONS. RUMFORD LOAMY SAND (RuB2), RUMFORD LOAMY SAND (RuC2), SASSAFRAS GRAVELLY SANDY LOAM (SIB2), SASSAFRAS GRAVELLY SANDY LOAM (SID2), AND WOODSTOWN SANDY LOAM (W6B2) ARE ALSO PRESENT ON THE SITE.
 - THE FSD, DATED DECEMBER 22, 2003, HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THIS PROJECT.
 - JUSTIFICATION FOR FOREST REMOVAL: IN ORDER TO ACCOMMODATE THE LOT SIZE AND THE HOUSE FOOTPRINT SHOWN, STORMWATER MANAGEMENT MUST BE PROVIDED AS SHOWN. THE NUMBER OF LOTS AND THE HOUSE FOOTPRINT SHOWN ARE THE MINIMUM TO MAKE THIS A VIABLE PROJECT. IT IS INAPPROPRIATE TO ATTEMPT TO RETAIN ANY OF THE EXISTING FOREST ON-SITE GIVEN THE SMALL LOT SIZE.
 - THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERCEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
 - THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
 - THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT WILL BE MET BY PAYMENT OF A FEE-IN-LIEU.



- NOTES:**
- BLAZE ORANGE MESH OR SUPER SILT FENCE FOR TREE PROTECTION DEVICE, ONLY.
 - BOUNDARIES OF PROTECTION AREA WILL BE ESTABLISHED PRIOR TO GRADING AND SEDIMENT CONTROL.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 - FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- TREE PROTECTION FENCING**
 NOT TO SCALE



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James E. Ferguson 8/27/04
PLANNING DIRECTOR DATE

DATE	NO.	REVISION

OWNER
KENNETH E. FERGUSON AND WIFE
6236 WATERLOO ROAD
COLUMBIA, MD 21045

DEVELOPER
CORNERSTONE HOLDINGS, LLC
ATTN: BRIAN BOY
9691 NORFOLK AVENUE
LAUREL, MD 20723
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PROJECT
ARBOR MEADOWS

AREA
TAX MAP 37, GRID 14
PARCEL 253 AND 426 ZONING R-12
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
PRELIMINARY ROAD PROFILE
PRELIMINARY PLAN AND
PRELIMINARY DRAINAGE AREA MAP

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

PHRA

7.27.04
DATE

DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO: 11906/1-0/ENGR/
PRELIM/PROFILE2.DWG
DATE: JULY 27, 2004
SCALE: AS SHOWN
DRAWING NO. 6 OF 6

CHRISTOPHER J. REID # 19949