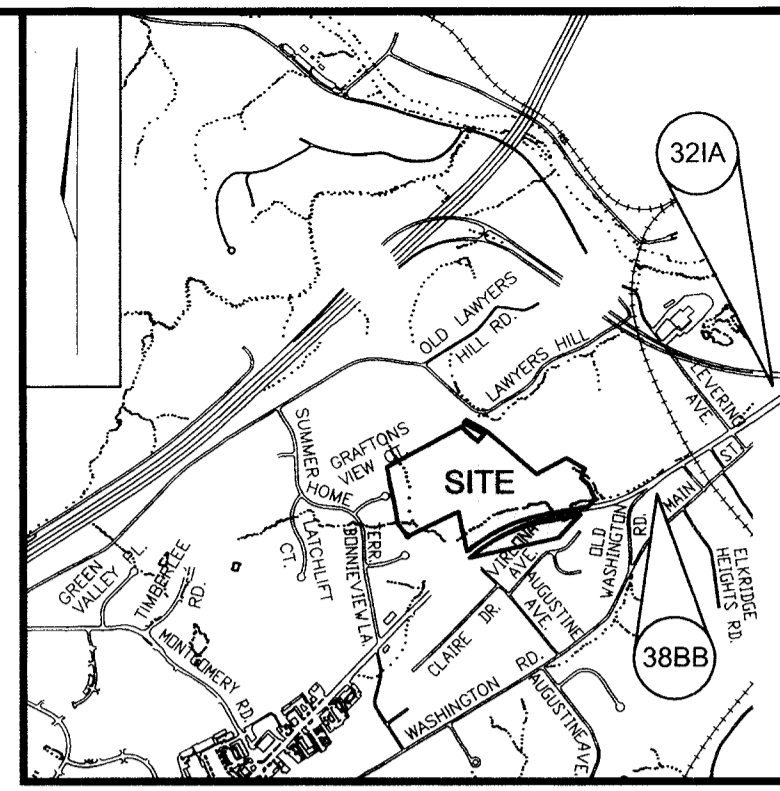


# PRELIMINARY EQUIVALENT SKETCH PLAN CYPRESS SPRINGS LOTS 1 - 43 AND OPEN SPACE LOTS 44 - 47

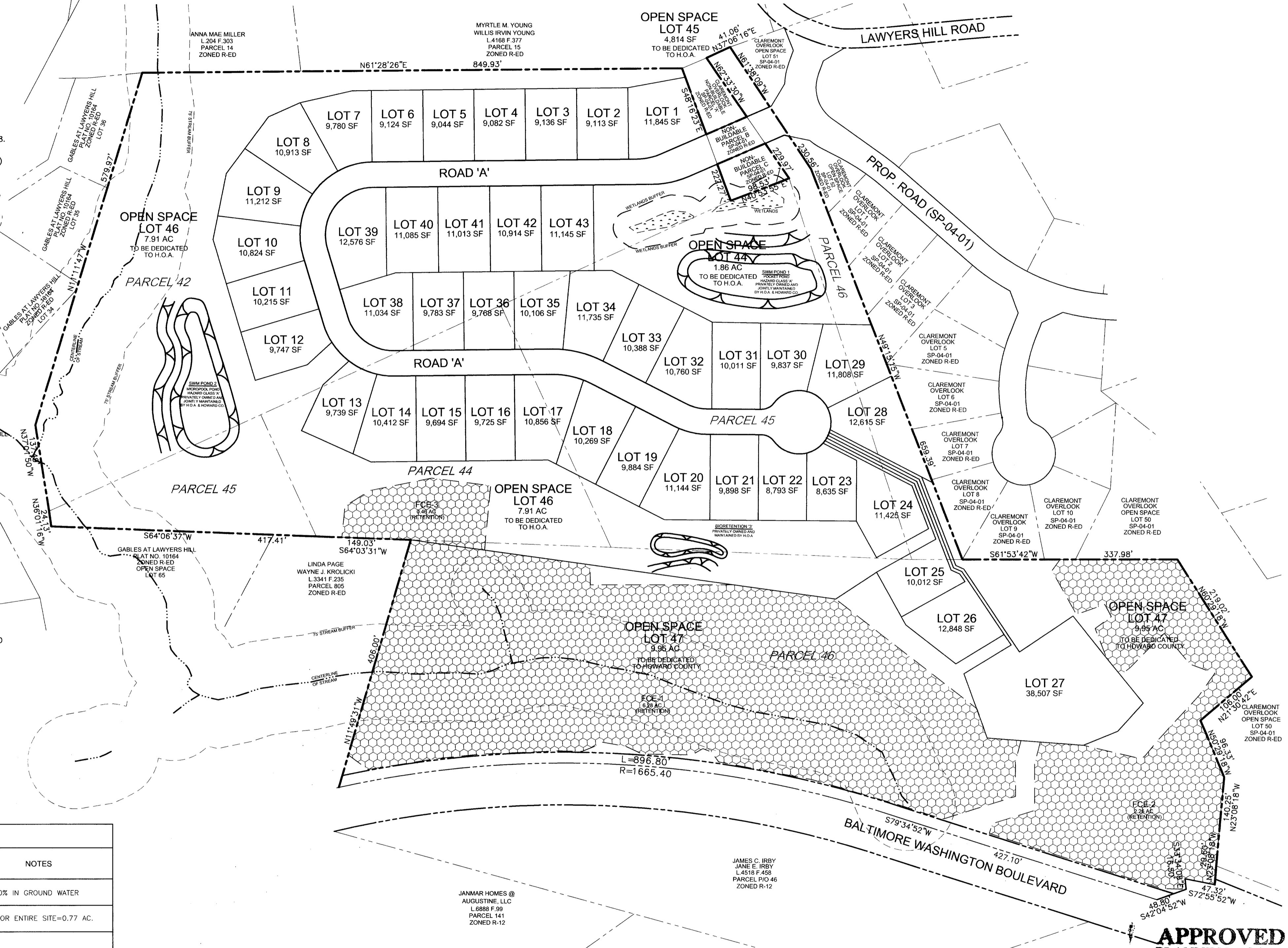


VICINITY MAP  
SCALE: 1"=2000'

## GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 386/658, 8232/574, 8344/670, 4518/458
- DENSITY TABULATION:  
GROSS AREA OF PROJECT: 33.10 AC  
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.73 AC (WITHIN STEEP SLOPES)  
AREA OF STEEP SLOPES OUTSIDE THE FLOODPLAIN: 10.85 AC  
NET AREA OF PROJECT: 21.52 AC  
DWELLING UNITS PER NET ACRE ALLOWED: 2 X 21.52 AC = 43 UNITS  
DWELLING UNITS PROPOSED: 43 SINGLE FAMILY UNITS
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, DATED JANUARY 2004.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER WILL PROVIDED THROUGH CONTRACT NO. 14-3208. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 10-3391.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY A MICROPOOL POND (P-1) AND A POCKET POND (P-5) TO PROVIDE THE REQUIRED WQV AND CPV, AND A BIORETENTION FACILITY (F-6) TO PROVIDE WQV AND REV.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 2004.
- AN "OBVIOUSLY NOT CRITICAL" FLOODPLAIN STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 2005.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 9.00 AC. LOCATED IN OPEN SPACE LOTS 46 AND 47. FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$78,408.00 FOR THE RETENTION OF 392,040 SF (9.00 AC).
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. FINANCIAL SURETY FOR THE REQUIRED 52 SHADE TREES AND 27 EVERGREEN TREES IN THE AMOUNT OF \$19,650.00 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- STREET LIGHTING IS PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- A NOISE STUDY WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2004.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE STREAMS OR THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS.
- LOTS 24-27 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR 24-27 SHALL BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF ROAD 'A'.
- LAWYERS HILL ROAD IS A SCENIC ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
- THE EXISTING STRUCTURE LOCATED ON LOT 27 IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-449. THE OLD GRACE RECTORY, AND SHALL BE RETAINED. ALL OTHER EXISTING STRUCTURES ONSITE SHALL BE REMOVED PRIOR TO CONSTRUCTION.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (CB-45-2003) AND THE ZONING REGULATIONS, AS AMENDED BY COUNCIL BILL 75-2003.
- OPEN SPACE LOTS 44-46 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OPEN SPACE LOTS 47 SHALL BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- PRIOR TO OR AT THE TIME OF RECORD PLAT REVIEW, THE APPLICANT IS REQUESTED TO SUBMIT DOCUMENTATION OF THE LOCATIONS OF EXISTING WELLS AND SEPTIC SYSTEMS ON THE PROPERTY.
- INGRESS AND EGRESS IS RESTRICTED ALONG BALTIMORE WASHINGTON BOULEVARD.
- FOR STORMWATER MANAGEMENT PURPOSES, OPEN SPACE IMPROVEMENTS ARE PERMITTED ON RECREATIONAL OPEN SPACE ONLY.
- A FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 2004.
- ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE - 3" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- ON OCTOBER 7, 2004 THE HDC APPROVED THE SITE LAYOUT CONSIDERING THAT THE IRBY RESIDENCES WILL REMAIN ON A LARGER LOT INCLUDING THE EXISTING DRIVEWAY AROUND THE HOUSE.
- NON-BUILDABLE PARCEL B (CLAREMONT OVERLOOK) WILL BE CONVEYED TO THE OWNERTAX MAP 32, PARCEL 42 CONCURRENT WITH THE PLAT RECORDATION (CLAREMONT OVERLOOK) FOR THE PURPOSES OF A PUBLIC ROAD.
- THIS PROJECT IS SUBJECT TO PLANNING BOARD CASE NO. 374, WHICH WAS APPROVED ON MAY 11, 2006.

97. Upon expiration of the current billboard sign lease on April 1, 2017, the two (2) billboards on DRP Open Space lot 47 shall be removed, either by the developer or by DRP. (See letter dated January 20, 2005 in file SP-05-06.)



BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
321A	565,065.463'	1,395,212.248'	27.696'
368B	564,007.646'	1,393,649.975'	27.696'

## SITE DATA

LOCATION: TAX MAP 38, GRID 3, PARCELS 42, 44, 45, AND 46  
1ST ELECTION DISTRICT  
EXISTING ZONING: R-ED  
GROSS AREA OF PROJECT: 33.10 AC  
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.73 AC  
AREA OF STEEP SLOPES OUTSIDE THE FLOODPLAIN: 10.85 AC  
NET AREA OF PROJECT: 21.52 AC  
AREA OF PROPOSED BUILDABLE LOTS: 10.93 AC  
AREA OF OPEN SPACE REQUIRED: 50% X 33.10 AC = 16.55 AC  
AREA OF OPEN SPACE PROVIDED: 50% = 19.83 AC  
AREA OF RECREATIONAL OPEN SPACE REQUIRED: 300 SF X 43 LOTS = 12,900 SF  
AREA OF RECREATIONAL OPEN SPACE PROVIDED: 13,238 SF  
AREA OF PROPOSED RIGHT-OF-WAY: 2.19 AC  
NUMBER OF LOTS/PARCELS ALLOWED (2 PER NET ACRE): 43 BUILDABLE LOTS  
NUMBER OF LOTS/PARCELS PROPOSED: 43 BUILDABLE LOTS  
TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 17.95 AC

## MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
24	11,425 SF	277 SF	11,148 SF
25	10,012 SF	1,204 SF	8,808 SF
26	12,848 SF	1,623 SF	11,225 SF
27	38,507 SF	2,229 SF	36,278 SF

## SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE LAYOUT PLAN	2
SITE LAYOUT PLAN	3
GRADING AND SEDIMENT EROSION CONTROL PLAN	4
GRADING AND SEDIMENT EROSION CONTROL PLAN	5
FOREST CONSERVATION AND LANDSCAPING PLAN	6
FOREST CONSERVATION AND LANDSCAPING PLAN	7

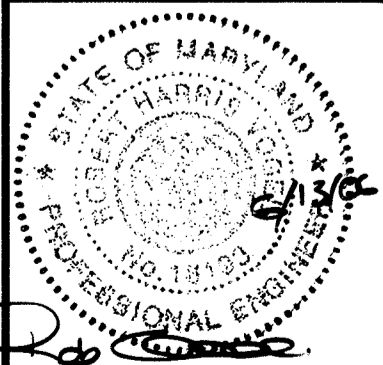
## OWNER / DEVELOPER / CONTRACT PURCHASER

TRINITY HOMES AT CYPRESS SPRINGS, L.L.C.  
3675 PARK AVENUE, SUITE 301  
ELLCOTT CITY, MARYLAND 21043  
(410) 480-0023

## COVER SHEET CYPRESS SPRINGS LOTS 1 - 43 AND OPEN SPACE LOTS 44 - 47

TAX MAP 38 GRID 3 PARCELS 42, 44, 45 AND 46  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961



DESIGN BY: LJT/JCO  
DRAWN BY: LJT/JCO  
CHECKED BY: RRV  
DATE: JUNE 12, 2006  
SCALE: 1"=50'  
W.O. NO.: 04-30

## STORMWATER MANAGEMENT REQUIREMENTS - POND 1

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
5.83 AC.					
1	WATER QUALITY VOLUME (WQv)	0.19 AC. FT.	—	0.19 AC. FT.	50% IN GROUND WATER
2	RECHARGE VOLUME (REV)	0.03 AC. FT. 0.31 AC. FT.	0.34 AC. TO GRASS SWALE	0.43 AC. FT.	Rev. FOR ENTIRE SITE=0.77 AC.
3	CHANNEL PROTECTION VOLUME (CPv)	0.32 AC. FT.	—	0.32 AC. FT.	
4	OVERHEAD FLOOD PROTECTION (O <sub>100</sub> F)	—	—	—	
5	EXTREME FLOOD VOLUME (O <sub>100</sub> P)	—	—	—	

## STORMWATER MANAGEMENT REQUIREMENTS - POND 2

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
8.25 AC.					
1	WATER QUALITY VOLUME (WQv)	0.27 AC. FT.	1.13 AC. TO BIOMET.	0.14 AC. FT.	50% IN GROUND WATER
2	RECHARGE VOLUME (REV)	0.038 AC. FT. 0.35 AC. FT.	N/A	0.43 AC. FT.	Rev. FOR ENTIRE SITE=0.77 AC.
3	CHANNEL PROTECTION VOLUME (CPv)	0.48 AC. FT.	—	0.48 AC. FT.	
4	OVERHEAD FLOOD PROTECTION (O <sub>100</sub> F)	—	—	—	
5	EXTREME FLOOD VOLUME (O <sub>100</sub> P)	—	—	—	

## STORMWATER MANAGEMENT REQUIREMENTS - AREA 3

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
3.10 AC.					
1	WATER QUALITY VOLUME (WQv)	0.09 AC. FT.	BIORETENTION	0.00 AC. FT.	
2	RECHARGE VOLUME (REV)	0.01 AC. FT. 0.11 AC. FT.	0.46 AC. TO BIORETENTION	0.00 AC. FT.	Rev. FOR ENTIRE SITE=0.77 AC. Rev. PROVIDED ENTIRE SITE=0.80 AC.
3	CHANNEL PROTECTION VOLUME (CPv)	—	—	—	1 YR RUNOFF LESS THAN 2 CFS
4	OVERHEAD FLOOD PROTECTION (O <sub>100</sub> F)	—	—	—	
5	EXTREME FLOOD VOLUME (O <sub>100</sub> P)	—	—	—	

## STORMWATER MANAGEMENT REQUIREMENTS - AREA 4

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
0.98 AC.					
1	WATER QUALITY VOLUME (WQv)	0.03 AC. FT.	BIORETENTION	0.00 AC. FT.	
2	RECHARGE VOLUME (REV)	0.004 AC. FT.	BIORETENTION	0.00 AC. FT.	
3	CHANNEL PROTECTION VOLUME (CPv)	—	—	—	
4	OVERHEAD FLOOD PROTECTION (O <sub>100</sub> F)	—	—	—	
5	EXTREME FLOOD VOLUME (O <sub>100</sub> P)	—	—	—	

PLAN  
SCALE: 1"=100'

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: May 11, 2006  
PB 374 JA



**LEGEND**

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- EXISTING TREELINE
- PROPOSED STREET TREE
- PROPOSED TREE MAINTENANCE EASEMENT
- NO WOODY VEGETATION BUFFER
- RECREATIONAL OPEN SPACE
- PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- USE-IN-COMMON ACCESS EASEMENT

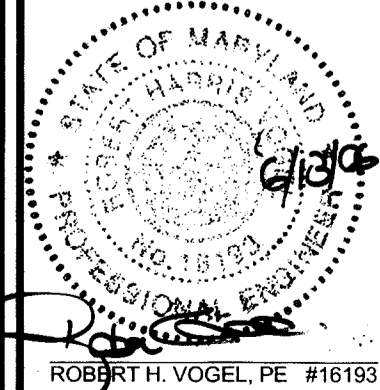


**APPROVED**  
**PLANNING BOARD**  
of HOWARD COUNTY  
DATE May 11, 2006  
PB 374 JA  
Mark H. Vogel State Director, DPZ

SITE LAYOUT PLAN  
**CYPRESS SPRINGS**  
LOTS 1 - 43 AND  
OPEN SPACE LOTS 44 - 47  
TAX MAP 38 GRID 3 PARCELS 42, 44, 45 AND 46  
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET TEL: 410.461.7666  
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: LJTJCO  
DRAWN BY: LJTJCO  
CHECKED BY: RHW  
DATE: JUNE 12, 2006  
SCALE: 1"=50'  
W.O. NO.: 04-30



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
C1	49.86	125.00	22°51'07"	25.26	N49°53'04"E	49.53
C2	175.77	95.00	106°00'25"	126.08	S08°18'26"W	151.75
C3	122.69	95.00	73°59'35"	71.58	S91°41'34"E	114.34
C4	75.18	155.00	127°47'25"	38.34	S75°12'21"W	74.45
C5	44.48	95.00	26°49'38"	22.66	N75°41'14"E	44.08









**LEGEND**

- 10- EXISTING 2 FT CONTOUR
- 200- EXISTING 10 FT CONTOUR
- 300- PROPOSED 2 FT CONTOUR
- 350- PROPOSED 10 FT CONTOUR
- SS- SUPER SILT FENCE
- LOD- LIMIT OF DISTURBANCE
- E.T.- EXISTING TREELINE
- P.T.- PROPOSED TREELINE
- E.D.- EARTH DIKE
- S.T.- PROPOSED STREET TREE
- P.T.M.E.- PROPOSED TREE MAINTENANCE EASEMENT
- N.V.B.- NO WOODY VEGETATION BUFFER
- R.O.S.- RECREATIONAL OPEN SPACE
- P.W.S.U.- PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- U.C.A.- USE-IN-COMMON ACCESS EASEMENT
- A.15-24-9- AREA OF 15 TO 24.9 PERCENT SLOPES
- A.25- OR GREATER- AREA OF 25 PERCENT OR GREATER SLOPES
- S.C.E.- STABILIZED CONSTRUCTION ENTRANCE

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
CsE	SANDY AND CLAYEY LAND, MODERATELY STEEP	B
Bc2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
Bc3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
Br2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
Br3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
Bf	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES, NORTH & SOUTH ASPECTS	C
CnD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C

**APPROVED**  
 PLANNING BOARD  
 HOWARD COUNTY  
 May 11, 2006  
 PR 374 JA  
 Director, DPE

**GRADING AND SEDIMENT EROSION CONTROL PLAN**  
**CYPRESS SPRINGS**  
 LOTS 1 - 43 AND  
 OPEN SPACE LOTS 44 - 47  
 TAX MAP 38 GRID 3 PARCELS 42, 44, 45 AND 46  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

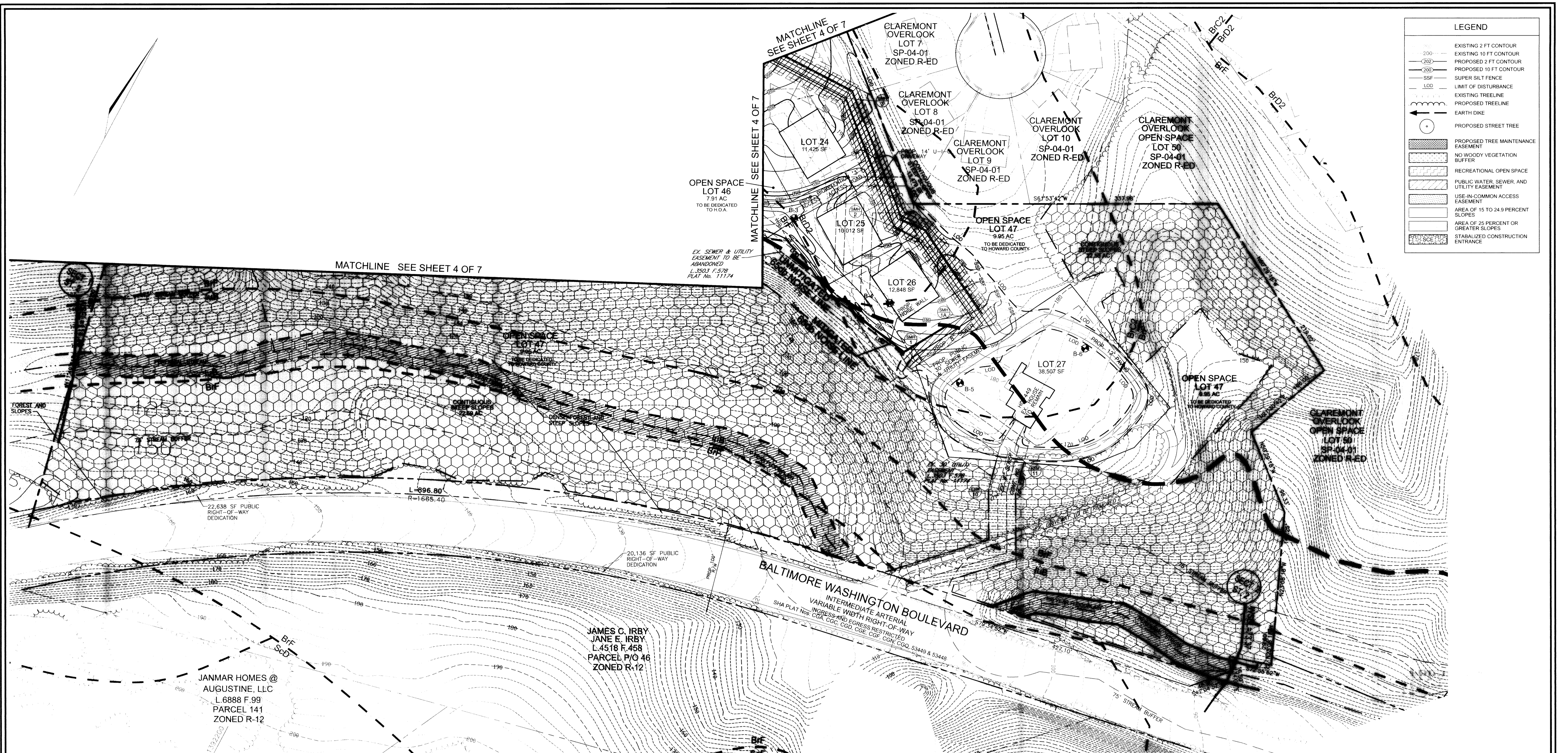
**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET TEL: 410.461.7666  
 ELIGOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: LJT/JCO  
 DRAWN BY: LJT/JCO  
 CHECKED BY: RHV  
 DATE: JUNE 12, 2006  
 SCALE: 1"=50'  
 W.O. NO: 04-30

4 SHEET OF 7



LEGEND	
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	EXISTING TREELINE
	PROPOSED TREELINE
	EARTH DIKE
	PROPOSED STREET TREE
	PROPOSED TREE MAINTENANCE EASEMENT
	NO WOODY VEGETATION BUFFER
	RECREATIONAL OPEN SPACE
	PUBLIC WATER, SEWER, AND UTILITY EASEMENT
	USE-IN-COMMON ACCESS EASEMENT
	AREA OF 15 TO 24.9 PERCENT SLOPES
	AREA OF 25 PERCENT OR GREATER SLOPES
	STABILIZED CONSTRUCTION ENTRANCE



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	B
BcC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BcC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BcD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BcD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BfF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES, NORTH & SOUTH ASPECTS	C
CcD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C

GRADING AND SEDIMENT EROSION CONTROL PLAN  
**CYPRESS SPRINGS**  
 LOTS 1 - 43 AND  
 OPEN SPACE LOTS 44 - 47

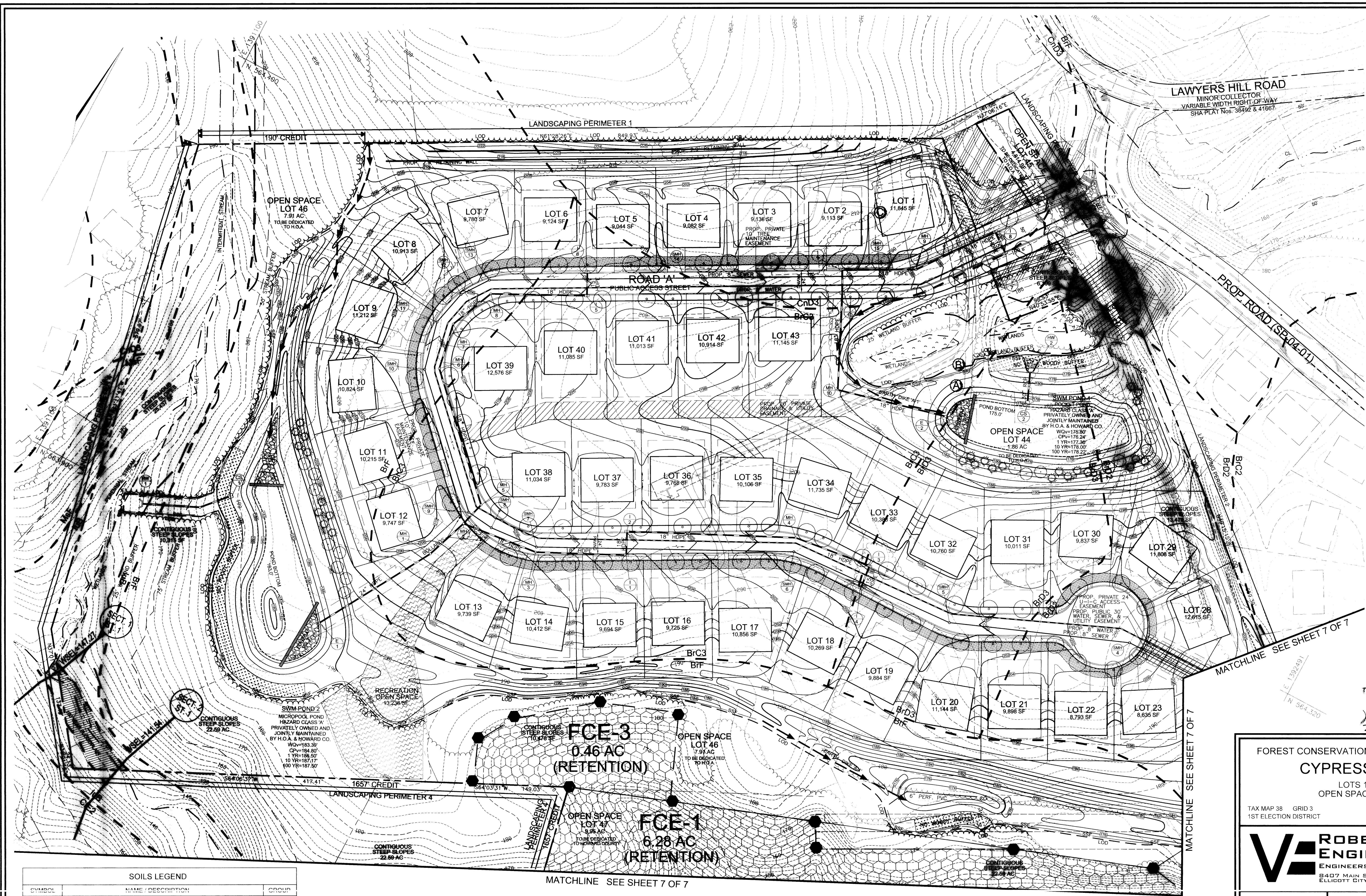
TAX MAP 38 GRID 3 PARCELS 42, 44, 45 AND 46  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

APPROVED  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE *May 11, 2006*  
*PB 374 JA*  
*Robert H. Vogel 7/1/06*  
 Director, PPE

DESIGN BY: LJT/JCO	
DRAWN BY: LJT/JCO	
CHECKED BY: RHV	
DATE: JUNE 12, 2006	
SCALE: 1"=50'	
W.O. NO.: 04-30	





**LEGEND**

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- SSF SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST CONSERVATION SIGN
- PROPOSED STREET TREE
- ▨ PROPOSED TREE MAINTENANCE EASEMENT
- ▨ NO WOODY VEGETATION BUFFER
- ▨ RECREATIONAL OPEN SPACE
- ▨ PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- ▨ USE-IN-COMMON ACCESS EASEMENT
- ▨ AREA OF 15 TO 24.9 PERCENT SLOPES
- ▨ AREA OF 25 PERCENT OR GREATER SLOPES
- ▨ FOREST CONSERVATION EASEMENT (RETENTION)
- Ⓐ SPECIMEN TREE

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
SeE	SANDY AND CLAYEY LOAM, MODERATELY STEEP	B
BrC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
BrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES, NORTH & SOUTH ASPECTS	C
ChD3	CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C

**LAWYERS HILL ROAD**  
 MINOR COLLECTOR  
 VARIABLE WIDTH RIGHT-OF-WAY  
 SHA PLAT Nos: 36392 & 41667

**PROP. ROAD (SEE 07-01)**

MATCHLINE SEE SHEET 7 OF 7

MATCHLINE SEE SHEET 7 OF 7

**APPROVED**  
 PLANNING BOARD  
 HOWARD COUNTY  
 DATE: May 11, 2006  
 PG 374  
 Director, DEE

**FOREST CONSERVATION AND LANDSCAPING PLAN**  
**CYPRESS SPRINGS**  
 LOTS 1 - 43 AND  
 OPEN SPACE LOTS 44 - 47

TAX MAP 38 GRID 3 PARCELS 42, 44, 45 AND 46  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: LJT/JCO  
 DRAWN BY: LJT/JCO  
 CHECKED BY: RHV  
 DATE: JUNE 12, 2006  
 SCALE: 1"=50'  
 W.O. NO: 04-30

6 SHEET OF 7



**GENERAL NOTES**

- FOREST CONSERVATION REQUIREMENTS FOR THIS PROJECT SHALL BE PROVIDED BY THE RETENTION OF 9.00 AC OF FOREST LOCATED ON OPEN SPACE LOTS 46 AND 47.
- FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$78,408.00 FOR THE RETENTION OF 392,040 SF (9.00 AC.).
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF 19,650.00 FOR 52 SHADE TREES AND 27 EVERGREEN TREES.
- SPECIMEN TREES 'A' AND 'C' ARE TO BE REMOVED. SPECIMEN TREES 'B, D, E, F, G, H, AND I' ARE TO REMAIN.

**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA  
 A. TOTAL TRACT AREA 33.10 AC  
 B. AREA WITHIN 100 YEAR FLOODPLAIN 0.73 AC  
 C. NET TRACT AREA 32.37 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)  
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.  
 ARA MDR IDA HDR MPD CJA  
 0 0 0 1 0 0

D. AFFORESTATION THRESHOLD 15% X D = 4.86 AC  
 E. CONSERVATION THRESHOLD 20% X D = 6.47 AC

EXISTING FOREST COVER:  
 F. EXISTING FOREST COVER 19.10 AC  
 G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD 12.63 AC

BREAK EVEN POINT:  
 H. BREAK EVEN POINT 9.00 AC  
 I. FOREST CLEARING PERMITTED WITHOUT MITIGATION 10.10 AC

PROPOSED FOREST CLEARING:  
 J. TOTAL AREA OF FOREST TO BE CLEARED 10.10 AC  
 K. TOTAL AREA OF FOREST TO BE RETAINED 9.90 AC

PLANTING REQUIREMENTS:  
 L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD 0.00 AC  
 M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD 0.00 AC  
 N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD 0.00 AC  
 P. TOTAL REFORESTATION REQUIRED 0.00 AC  
 Q. TOTAL AFFORESTATION REQUIRED 0.00 AC  
 R. TOTAL PLANTING REQUIRED 0.00 AC

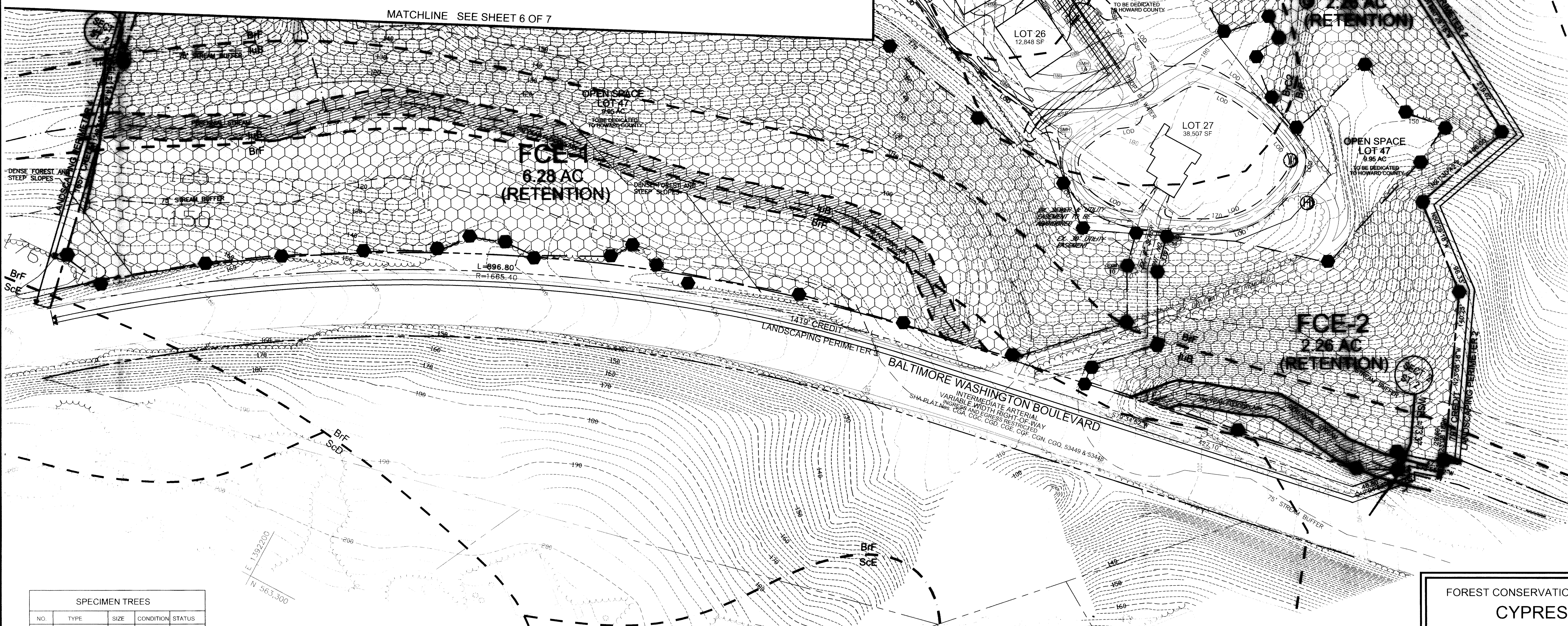
**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	3	1	2	4
Perimeter/Frontage Designation	B	A	A	A
Landscaping Type	1419	1064	1665	1703
Linear Feet of Roadway	1419	190	797	1657
Frontage/Perimeter				
Credit for Existing Vegetation (Yes, No, Linear Feet)	Yes*	Yes*	Yes*	Yes*
Describe below if needed				
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	No	No	No	No
Describe below if needed				
Number of Plants Required	150	150	150	150
Shade Trees	140	15	15	1
Evergreen Trees	10	0	0	0
Shrubs	0	0	0	0
Number of Plants Provided	0	15	15	1
Evergreen Trees	0	0	0	0
Other Trees (2:1 Substitution)	0	0	0	0
Shrubs (10:1 Substitution)	0	0	0	0
Describe Plant Substitution Credits Below if needed				

\* Existing Woods to Remain

**LEGEND**

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- SSF SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST CONSERVATION SIGN
- PROPOSED STREET TREE
- PROPOSED TREE MAINTENANCE EASEMENT
- NO WOODY VEGETATION BUFFER
- RECREATIONAL OPEN SPACE
- PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- USE-IN-COMMON ACCESS EASEMENT
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- FOREST CONSERVATION EASEMENT (RETENTION)
- SPECIMEN TREE



**SPECIMEN TREES**

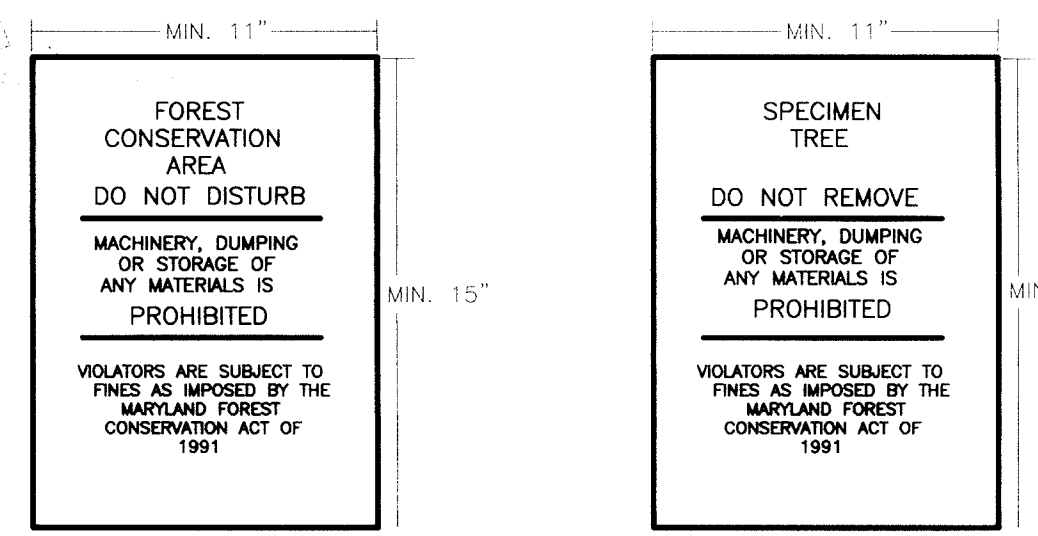
NO.	TYPE	SIZE	CONDITION	STATUS
A	SYCAMORE	32" dbh	GOOD	REMOVED
B	SYCAMORE	30" dbh	GOOD	REMAIN
C	SYCAMORE	34" dbh	GOOD	REMOVED
D	BLACK WALNUT	32" dbh	GOOD	REMAIN
E	BLACK WALNUT	32" dbh	GOOD	REMAIN
F	BLACK WALNUT	32" dbh	GOOD	REMAIN
G	BLACK WALNUT	32" dbh	GOOD	REMAIN
H	BLACK WALNUT	42" dbh	GOOD	REMAIN
I	WHITE OAK	48" dbh	GOOD	REMAIN

**SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING**

POND #1	
LINEAR FEET OF PERIMETER	788 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 126 LF EX. WOODS TO REMAIN
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	(642 LF)
SHADE TREES	13 SHADE TREES
EVERGREEN TREES	17 EVERGREEN TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	13 SHADE TREES
EVERGREEN TREES	17 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 TREES (0 SUBSTITUTION TREES)

**SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING**

POND #2	
LINEAR FEET OF PERIMETER	886 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 503 LF EX. WOODS TO REMAIN
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	(383 LF)
SHADE TREES	8 SHADE TREES
EVERGREEN TREES	10 EVERGREEN TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	8 SHADE TREES
EVERGREEN TREES	10 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 TREES (0 SUBSTITUTION TREES)



- NOTE:**
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
  - SIGNS TO BE PLACED APPROXIMATELY 50-100 FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
  - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

**APPROVED**  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE: May 11, 2006  
 PB 374 JA  
 Hank L. Cooper, Jr.  
 Director, DPB

**FOREST CONSERVATION AND LANDSCAPING PLAN**  
**CYPRESS SPRINGS**  
 LOTS 1 - 43 AND  
 OPEN SPACE LOTS 44 - 47

TAX MAP 38 GRID 3 PARCELS 42, 44, 45 AND 46  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: LJT/JCO  
 DRAWN BY: LJT/JCO  
 CHECKED BY: RHV  
 DATE: JUNE 12, 2006  
 SCALE: 1"=50'  
 W.O. NO.: 04-30

7 SHEET OF 7