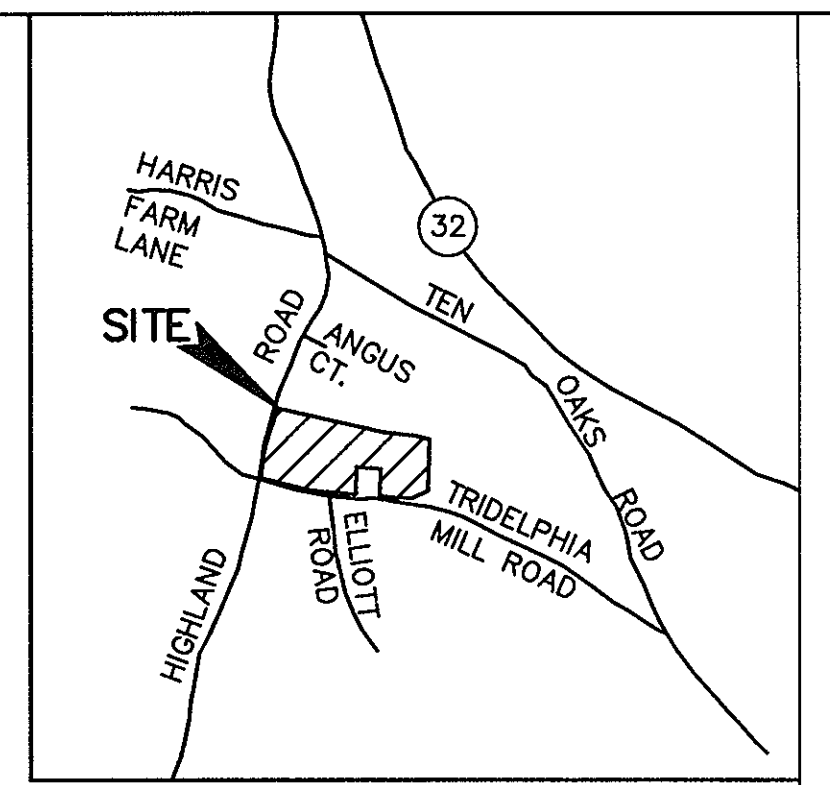
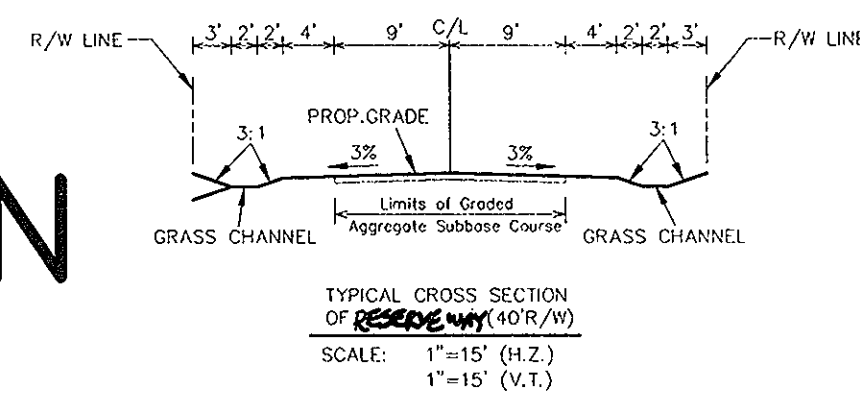
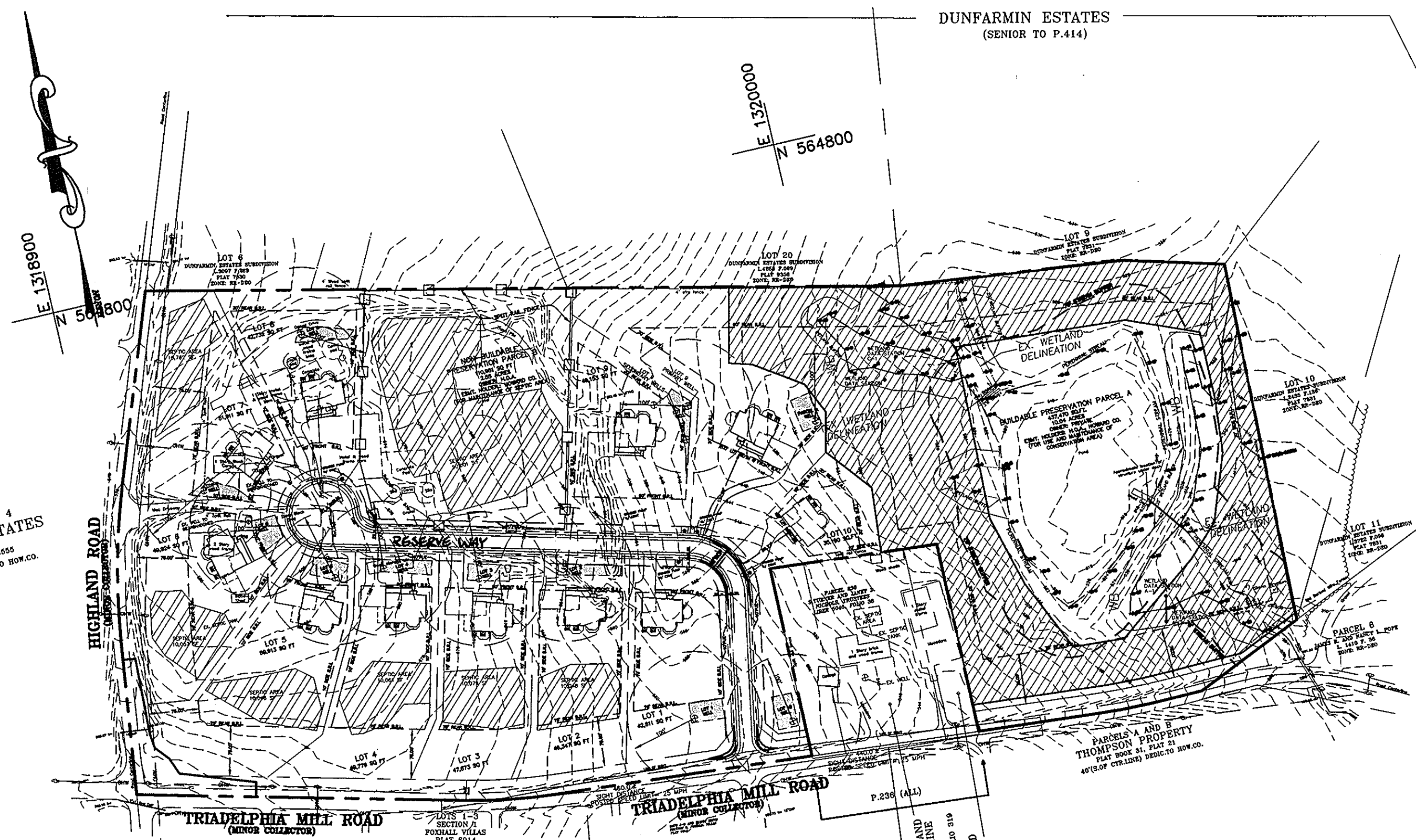


SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY EQUIVALENT SKETCH PLAN
4	GRADING AND SEDIMENT AND EROSION CONTROL PLAN
5	GRADING AND SEDIMENT AND EROSION CONTROL PLAN
6	PRELIMINARY LANDSCAPE PLAN
7	PRELIMINARY LANDSCAPE PLAN
8	PRELIMINARY LANDSCAPE PLAN DETAIL SHEET
9	PRELIMINARY FOREST CONSERVATION PLAN
10	PRELIMINARY FOREST CONSERVATION PLAN
11	STREET GRADE ESTABLISHMENT PLAN
12	DRAINAGE AREA MAPS FOR SWM CONCEPT & CULVERT & FLOOD STUDY
13	SIGHT DISTANCE PLAN
14	SIGHT DISTANCE PLAN

PRELIMINARY EQUIVALENT SKETCH PLAN FOR MARTY A. HOWARD PROPERTY LOTS 1-10 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B. A SUBDIVISION OF TAX MAP 34, GRID 3, PARCEL 414 ELECTION DISTRICT 5 HOWARD COUNTY, MD



- EXISTING ZONING: RR-DEO (RURAL RESIDENTIAL-DENSITY EXCHANGE OPTION), PER APRIL 2004 COMPREHENSIVE ZONING PLAN.
- DEED REFERENCE: 3172/336
- PLAT REFERENCE: N/A
- GROSS AREA OF TRACT: 26.044 AC.
- AREA OF 100 YEAR FLOODPLAIN: N/A
- AREA OF STEEP SLOPES: N/A
- NET AREA OF TRACT: 26.044 AC.
- NUMBER OF PROPOSED LOTS/PARCELS: 13
 - BUILDABLE LOTS: 10
 - BUILDABLE PRESERVATION PARCELS: 1
 - NON-BUILDABLE PRESERVATION PARCELS: 2
- AREA OF PROPOSED LOTS/PARCELS:
 - BUILDABLE LOTS: 10.06 AC.
 - BUILDABLE PRESERVATION PARCELS: 10.13 AC.
 - NON-BUILDABLE PRESERVATION PARCELS: 3.33 AC.
 - AREA OF PROPOSED PUBLIC ROADS: 1.02 AC.
- LAND FOR A PUBLIC ROAD WILL BE DEDICATED UNDER A PLAT TO BE SUBMITTED WITH THE FINAL PLAN FOR THE MARTY A. HOWARD PROPERTY.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE EXISTING TOPOGRAPHY SHOWN HERE ON WAS FIELD RUN BY C.D.D.I. IN 2005.
- LANDSCAPING FOR THIS DEVELOPMENT AND LANDSCAPING SURELY WILL BE PROVIDED AT FINAL PLAN STAGE, IN ACCORDANCE WITH THE LATEST EDITION OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT WILL BE MET VIA THE PROVISION OF 5.2 AC. OF AFFORESTATION ON BUILDABLE PRESERVATION PARCEL A.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE COORDINATE SYSTEM HOWARD COUNTY MONUMENT NO'S 34GB, 34HA, AND 34AA WERE USED FOR THIS PROJECT.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- PRIVATE WATER AND SEWER SYSTEMS WILL BE UTILIZED FOR THIS DEVELOPMENT. LOTS 2, 3, 4, 5, 6 AND 7 WILL UTILIZE THEIR OWN, INDIVIDUAL SYSTEM. LOTS 1, 8, 9 AND 10 AND BUILDABLE PRESERVATION PARCEL 'A' WILL UTILIZE THEIR OWN, INDIVIDUAL WELLS AND A SHARED SEPTIC SYSTEM.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED BY THE FOLLOWING MEANS: CHANNEL PROTECTION VOLUME (CPV) WILL BE PROVIDED THROUGH DISPERSIONS, WHEREBY THE 1YR. DISCHARGE LEAVING ANY POINT IN THE PROPOSED DEVELOPMENT HAS BEEN CALCULATED TO BE LESS THAN 2 OFS AFTER ALL CREDITS FOR ROOFTOP DISCONNECTION AND NON-ROOFTOP DISCONNECTION HAVE BEEN ACCOUNTED FOR.
- WATER QUALITY VOLUME (WQV) WILL BE PROVIDED THROUGH ROOFTOP DISCONNECTION CREDIT FOR THE PROPOSED HOMES, NON ROOFTOP DISCONNECTION CREDIT FOR THE PROPOSED DRIVEWAYS, AND GRASS CHANNEL CREDIT FOR THE PROPOSED ROAD.
- RECHARGE VOLUME (REV) WILL BE PROVIDED THROUGH THE USE OF THE GRASS CHANNEL CREDIT AND THE NATURAL AREA CONSERVATION CREDIT.
- OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD PROTECTION VOLUME ARE NOT REQUIRED.
- EXISTING UTILITIES SHOWN HEREON ARE BASED ON FIELD SURVEYS AND RECORD DRAWINGS.
- THERE IS NO FLOODPLAIN STUDY REQUIREMENT FOR THIS PROJECT.
- THE WETLAND DELINEATION FOR THIS SITE WAS PREPARED BY BRAY HILL, LLC IN 2005. NO WETLAND IMPACTS ARE PROPOSED UNDER THIS PRELIMINARY EQUIVALENT SKETCH PLAN.
- A TRAFFIC STUDY FOR THIS DEVELOPMENT HAS BEEN PREPARED BY THE TRAFFIC GROUP IN 2005.
- A NOISE STUDY HAS NOT BEEN PREPARED FOR THIS PROJECT.
- THE GEOTECHNICAL STUDY FOR THIS PROJECT WAS PREPARED BY CDDI IN 2005.
- PROJECT BACKGROUND INFORMATION:
 - SUBDIVISION NAME: MARTY HOWARD PROPERTY
 - TAX MAP/GRID/PARCEL: 34/3/414
 - ZONING RR-DEO
 - ELECTION DISTRICT: 5TH
 - TOTAL (GROSS) TRACT AREA: 26.044AC
 - NUMBER OF PROPOSED LOTS: 13
 - APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE NO'S: BA CASE 89-45E
- THE EXISTING DWELLING AND ACCESSORY STRUCTURES ON THE SITE WILL BE ABANDONED AND REMOVED.
- THE EXISTING PRIVATE WATER AND SEWERAGE FACILITIES SERVING THE EXISTING DWELLING WILL BE ABANDONED IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT PROCEDURES.
- ALL KNOWN SEWAGE DISPOSAL EASEMENTS OF RECORD HAVE BEEN SHOWN.
- THE PROPOSED ACCESS ROAD SHALL BE PUBLIC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE PROVIDED IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND WILL BE SHOWN ON THE FINAL PLAN.
- STREET TREES WILL BE PROVIDED ON THE ACCESS ROAD IN ACCORDANCE WITH SECTION 15.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- SIDEWALKS ARE NOT PROVIDED BECAUSE THIS SITE IS LOCATED WITHIN THE RR ZONING DISTRICT, IN ACCORDANCE WITH SECTION 16.134 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- ZZZZZ THIS AREA DESIGNATES A PRIVATE EASEMENT OF 10,000 S.F. MINIMUM AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL OR AS APPROPRIATE FOR THE SHARED SEWAGE FACILITY. IMPROVEMENTS OF ANY NATURE ON THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE BECOMES AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ADJUSTMENTS INTO PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION SUBDIVISION REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE 4-13-2004.
- BUILDABLE PRESERVATION PARCEL 'A'
 - AREA: 10.13 ACRES
 - OWNER: PRIVATE OWNERSHIP
 - EASEMENT HOLDERS: H.O.A. HOWARD COUNTY
 - PURPOSE: TO SATISFY REQUIREMENTS FOR ON-SITE AFFORESTATION AND PROVIDE A NATURAL CONSERVATION AREA AND A RESIDENCE
 - NON-BUILDABLE PRESERVATION PARCEL 'B'
 - AREA: 2.37 ACRES
 - OWNER: H.O.A.
 - EASEMENT HOLDER: HOWARD COUNTY
 - PURPOSE: TO SERVE AS A MEANS OF SEWAGE TREATMENT AND DISPOSAL FOR LOTS 1, 8-10, AND BUILDABLE PARCEL A
- EXISTING SITE IS PERMITTED TO BE USED AS A LANDSCAPE OPERATION PER BA CASE 89-45E. THIS USE WILL NOT BE CONTINUED AFTER DEVELOPMENT.
- HOWARD COUNTY IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF NON-BUILDABLE PARCEL B, WHICH SERVICES LOTS 1, 8-10, AND BUILDABLE PRESERVATION PARCEL A, AS A SHARED SEPTIC AREA. OBLIGATIONS OF OWNERS OF LOTS/PARCELS SERVICED BY COMMON SEPTIC AREA IN NON-BUILDABLE PRESERVATION PARCEL B IS TO NOTIFY HOWARD COUNTY OF REPAIRS TO SYSTEM AS NECESSARY TO KEEP IT FUNCTIONAL.
- TOTAL SQ. FOOTAGE OF SHARED SEPTIC AREA IS 50,001 SQ. FT AND SUPPORTS 25 TOTAL BEDROOMS FOR THREE COMPLETE SYSTEMS.
- BA-89-45 E WILL BE EXTINGUISHED UPON RECORDATION OF PLATS.
- EXISTING POND, WHICH WILL BE MODIFIED, IS NOT REQUIRED FOR USE AS AN SWM FACILITY



EXISTING:		PROPOSED:	
○	FIRE HYDRANT	○	FIRE HYDRANT
○	WATER VALVE	○	WATER VALVE
○	WATER MANHOLE	○	WATER MANHOLE
○	STORM DRAIN MANHOLE	○	STORM DRAIN MANHOLE
○	SEWER MANHOLE	○	SEWER MANHOLE
○	CATCH BASIN	○	CATCH BASIN
○	YARD INLET	○	YARD INLET
○	LIGHT POLE	○	STORM DRAIN PIPE
○	POWER POLE	○	FLOW LINE
○	GAS VALVE	○	FENCE LINE
○	FENCE LINE	○	SIGN
○	SIGN	○	TREE LINE
○	TREE	○	BUILDING RESTRICTION LINE(TYP.)
○	TREE LINE	○	20' CONTOUR
○	OVER HEAD WIRES	○	BUILDING
○	INTER. 2' CONTOUR	○	LIMIT OF DISTURBANCE
○	INDEX 10' CONTOUR	○	SHADE TREE
○	BUILDING/SHEDS	○	ORNAMENTAL TREE
○	EXPANDED STREAM BUFFER	○	PROPOSED DRAINAGE DIVIDE
○	EXISTING DRAINAGE DIVIDE	○	FOREST CONSERVATION AREA

CERTIFICATION OF APPLICANT

I HEREBY CERTIFY THAT THE INFORMATION SUPPLIED HERewith IS CORRECT AND COMPLETE AND AUTHORITY FOR PERIODIC ON-SITE INSPECTIONS BY THE DEPARTMENT OF PLANNING AND ZONING AND THE SUBDIVISION REVIEW COMMITTEE AGENCIES AS MAY BE NECESSARY TO REVIEW THIS APPLICATION AND ANY WAIVER PETITIONS FILED IN CONNECTIONS HERewith AND TO ENFORCE THE SUBDIVISION REGULATIONS AND OTHER APPLICABLE LAWS, THIS RIGHT-OF-WAY ENTRY SHALL CONTINUE UNTIL ALL ADMINISTRATIVE APPEALS PERTAINING TO THE PROPERTY HAVE BEEN EXHAUSTED.

William J. Wagners (SIGNATURE OF PROPERTY OWNER/AGENT) *William J. Wagners* (PRINT NAME OF OWNER/AGENT) 1/24/06 (DATE)

ADJOINER INFORMATION					
MAP No.	PARCEL	OWNER	ADDRESS	LIBER/FOLIO	PLAT No. LOT No.
34	8	JAMES R. POPE AND NANCY L. POPE, WF	13170 TRIDELPHIA MILL ROAD CLARKSVILLE, MD 21029	1410/036	NA
34	236	S. TURNER NICHOLS, TRUSTEE JANET D. NICHOLS, TRUSTEE	13270 TRIDELPHIA MILL ROAD CLARKSVILLE, MD 21029	5045/538	NA
34	292	E. LON BRIGHTBILL AND NANCY L. BRIGHTBILL, T/E	14000 ANGLUS COURT CLARKSVILLE, MD 21029	3097/269	7830 LOT 6
34	292	MICHAEL DOUGHERTY AND MADONNA LEE McDONALD	5520 E. SMALLWOOD COURT CLARKSVILLE, MD 21029	5041/156	7831 LOT 9
34	292	KANDICE G. KRISHNAMURTHY AND MANOJEP KRISHNAMURTHY	5535 NE SMALLWOOD COURT CLARKSVILLE, MD 21029	2435/136	7851 LOT 10
34	292	JOSEPH M. LANGU AND LYONNE P. LANGU	5624 NE SMALLWOOD COURT CLARKSVILLE, MD 21029	3722/098	7831 LOT 11
34	292	WILLIAM L. STUTZ AND MARIE B. STUTZ, T/E	14008 ANGLUS COURT CLARKSVILLE, MD 21029	4256/599	9359 LOT 20
128	308	JOHN A. RIBORDON AND ELIZABETH E. RIBORDON, T/E	13979 HIGHLAND ROAD CLARKSVILLE, MD 21029	4028/678	4555 P 10
34	340	THOMAS M. RHEFFERD	13945 HIGHLAND ROAD CLARKSVILLE, MD 21029	5837/306	NA P 10
34	359	SAMUEL ROBERT TURNER AND RHONDA MARIE TURNER	13261 TRIDELPHIA MILL ROAD CLARKSVILLE, MD 21029	3848/036	NA PAR "A"
34	359	JOE E. SPANIE AND BERTHA M. SPANIE, WF	13145 TRIDELPHIA MILL ROAD CLARKSVILLE, MD 21029	0734/218	NA PAR "B"
34	385	ERIC S. CLAWSON AND RIMBERLY P. CLAWSON	13420 TRIDELPHIA HILL ROAD CLARKSVILLE, MD 21029	2779/192	4435 LOT 1
34	395	YOLANDA S. ELLIOTT	13351 TRIDELPHIA MILL ROAD CLARKSVILLE, MD 21029	3026/503	6014 LOT 1
34	395	PATRICK F. MARLATT AND PATRICIA A. MARLATT, WF	2000X TRIDELPHIA MILL ROAD CLARKSVILLE, MD 21029	1327/709	6014 LOT 2
34	395	SOHAILA ALI HASSAN	13331 TRIDELPHIA MILL ROAD CLARKSVILLE, MD 21029	5221/444	6014 LOT 3
34	395	RONALD GEORGE MITCHELL AND NANCY ELLEN MITCHELL	13295 TRIDELPHIA MILL ROAD CLARKSVILLE, MD 21029	1617/583	7018 LOT 4
34	395	SUNEEL K. BHARDWAJ AND SHAHZAD POURREZA-DJOURSHARI	13301 ELLIOTT DRIVE CLARKSVILLE, MD 21029	5112/244	7018 LOT 5

LAND TABULATION	
a) Total area of Marty A. Howard property per field survey:	26.044 acres
b) Total public R/W to be dedicated to Howard County:	2.495 acres

DENSITY TABULATION	
a) Total gross property area:	26.044 ac±
b) Area of on-site floodplain:	0 ac±
c) Area of steep slopes:	0 ac±
d) Permitted area:	26.044 ac±
e) By right yield:	
Gross area (26.044)/4.25=	6
f) Max # of lots allowed:	13
Net area (26.044)/2 =	13
g) Number of buildable entities proposed:	11
h) Density per DEO option:	5

LOCATION MAP
SCALE: 1"=150'

GENERAL NOTE:
A waiver to DMV III, the site distance easement was granted on August 17, 2006.

ROAD CURVE DATA						
ROAD NAME	STATION TO STATION	RADIUS	DELTA	LENGTH	TANGENT	CHORD/DISTANCE
PUBLIC ACCESS PLACE	2+59.78 TO 3+71.95	75'	85°41'24"	112.17'	69.56'	N32°34'30"W/102.00'
	8+39.10 TO 9+29.94	108'	48°11'27"	90.84'	48.30'	S51°19'29"E/88.18'

SOILS LEGEND	
MAP SYMBOL/SOIL GROUP	SOIL TYPE
CgB2	B CHESTER GRAVELLY SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
ChB2	B CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
ChC2	B CHESTER SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
G1A	B GLENGLE LOAM, 0 TO 3 % SLOPES
G1B2	B GLENGLE LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
G1C2	B GLENGLE LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
G2B2	C GLENGLE SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
MqC2	C MONTALTO SILTY CLAY LOAM, 8 TO 15 % SLOPES, SEVERELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7

OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKO CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
FAX: (240) 243-0715

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

BENCHMARKS NAD'83 HORIZONTAL
NO. CO. #346B
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
N 533966.710' E 1317792.494'
NO. CO. #3414A
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
N 555780.149' E 1318355.505'

NAD'27 VERTICAL
NO. CO. #34AA
CONCRETE MONUMENT AT SURFACE
ELEV. 561.105'

10/05/2006
DATE



YU NING QU
PROFESSIONAL ENGINEER NO. 24594

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM
Robert W. Wells
County Health Officer
Howard County Health Department
Date: 10/16/06

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark J. Wyley
PLANNING DIRECTOR
Date: 11/3/06

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507
FAX (301) 937-3501

MARTY A. HOWARD PROPERTY
LOTS 1-10; TAX MAP 34, GRID 3, PARCEL 414
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

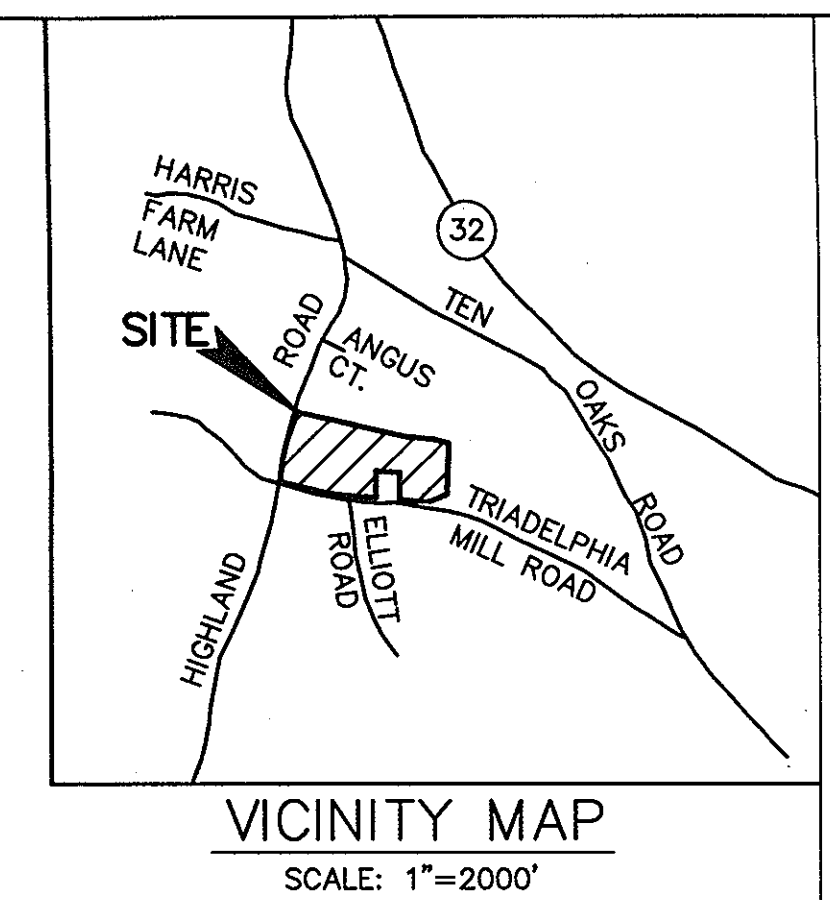
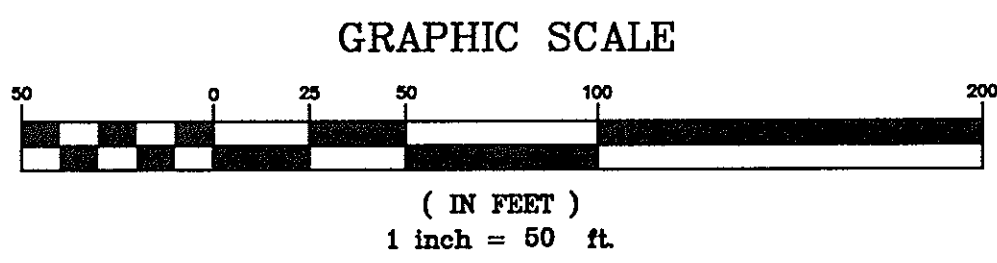
COVER SHEET

REVISIONS	
6/28/06	REV. PER
6/9/06	COMMENTS DATED
9/5/06	REV. PER D.S.
8/22/06	COMMENTS DATED
10/4/06	REV. PER D.S.
9/29/06	COMMENTS DATED
9/29/06	REV. PER D.S.

DATE: OCT., 2006
DWN. PJ
CHECKED MM

SCALE: AS SHOWN
PROJECT/FILE NO. 04 - 074
SHEET NO. 1 OF 14

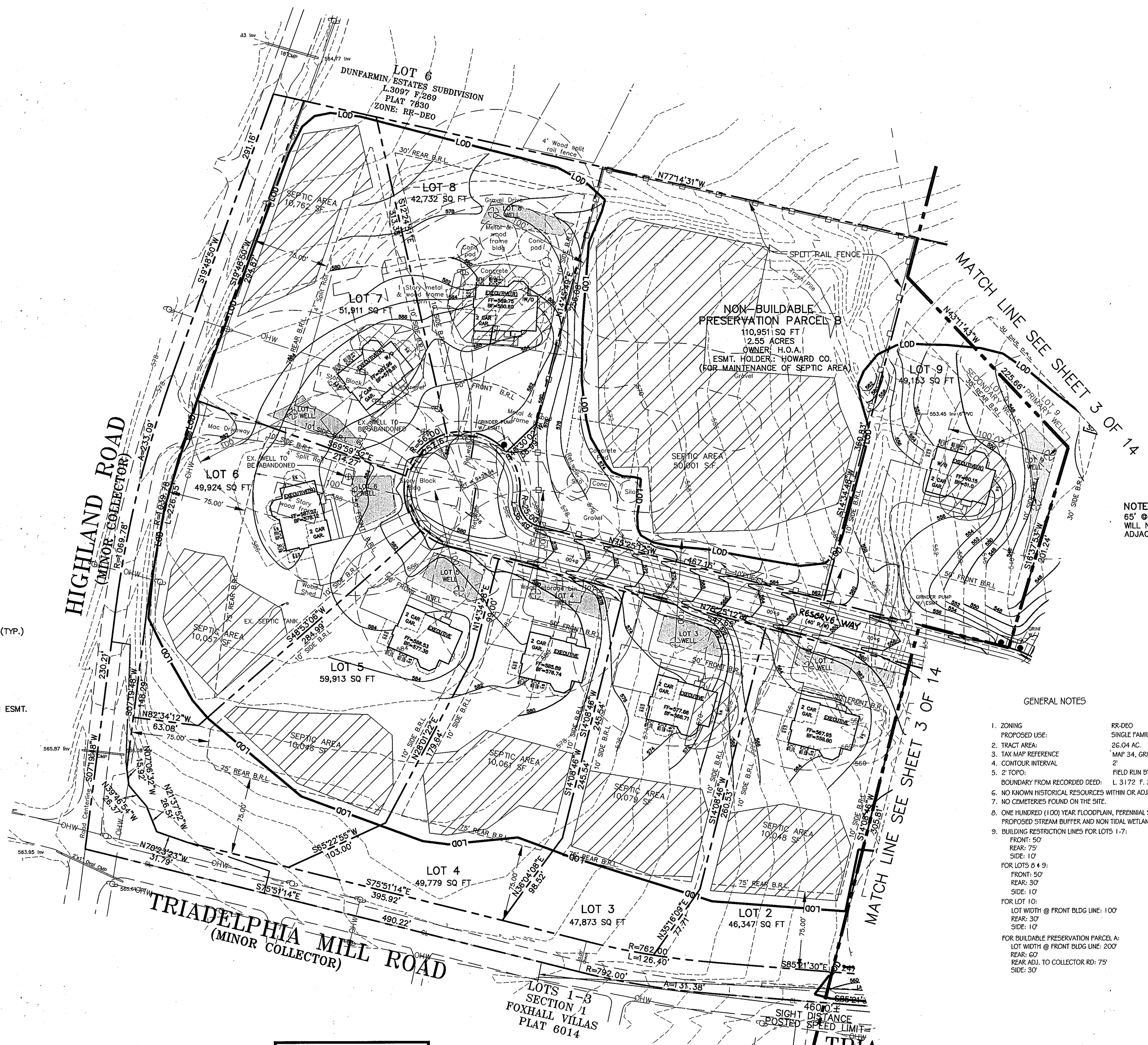
SP-06-14



CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
 ENGINEERS - PLANNERS - SURVEYOR'S
 4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
 OFFICE (301) 937-3501

MARTY HOWARD PROPERTY
 LIBER 3172, FOLIO 336
 13938 HIGHLAND ROAD ELECTION DISTRICT 5
 HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN



- LEGEND:**
- | | |
|-------------------------|---------------------------------|
| EXISTING: | PROPOSED: |
| * LIGHT POLE | — STORM DRAIN PIPE |
| ⊕ POWER POLE | — TREE LINE |
| -x- FENCE LINE | - BLDG. RESTRICTION LINE (TYP.) |
| ○ TREE | 20 CONTOUR |
| ~ TREE LINE | — BUILDING |
| -2- INTER. 2' CONTOUR | — LIMIT OF DISTURBANCE |
| -10- INDEX 10' CONTOUR | ▨ CLASS (I) FILL |
| — BUILDING/SHEDS | ▨ FOREST CONSERVATION ESMT. |
| -w-w WETLAND LIMITS | |
| -wb- 25' WETLAND BUFFER | |
| -p- PERENNIAL STREAM | |
| -b- 75' STREAM BUFFER | |

NOTE:
 65' @ 5% SHEET FLOW
 WILL NOT DRAIN TO
 ADJACENT PROPERTY

- GENERAL NOTES**
- ZONING: PROPOSED USE: RR-DEO SINGLE FAMILY RESIDENTIAL
 - TRACT AREA: 26.04 AC.
 - TAX MAP REFERENCE: MAP 34, GRID 3-414
 - CONTOUR INTERVAL: 2'
 - TOPO: FIELD RUN BY CDDI.
 - BOUNDARY FROM RECORDED DEED: L. 3172 F. 336, PARCEL 414
 - NO KNOWN HISTORICAL RESOURCES WITHIN OR ADJACENT TO SITE.
 - NO CEMETERIES FOUND ON THE SITE.
 - ONE HUNDRED (100) YEAR FLOODPLAIN, PERENNIAL STREAM, PROPOSED STREAM BUFFER AND NON TIDAL WETLANDS IF ANY SHOWN.
 - BUILDING RESTRICTION LINES FOR LOTS 1-7:
 FRONT: 50'
 REAR: 75'
 SIDE: 10'
 FOR LOTS 8 & 9:
 FRONT: 50'
 REAR: 30'
 SIDE: 10'
 FOR LOT 10:
 LOT WIDTH @ FRONT BLDG LINE: 100'
 REAR: 30'
 SIDE: 10'
 - FOR BUILDABLE PRESERVATION PARCEL A:
 LOT WIDTH @ FRONT BLDG LINE: 200'
 REAR: 60'
 REAR ADJ. TO COLLECTOR RD: 75'
 SIDE: 30'

REVISIONS

6/28/06 REV. PER	
COMMENTS DATED	
6/9/06	D.S.
9/5/06 REV. PER	
COMMENTS DATED	
8/22/06	D.S.
10/4/06 REV. PER	
COMMENTS DATED	
9/29/06	D.S.

10/05/2006
 DATE

YU NING QU
 PROFESSIONAL ENGINEER NO. 24594

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM

 County Health Officer
 Howard County Health Department
 Date: 10/16/06

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

 PLANNING DIRECTOR
 DATE: 11/2/06

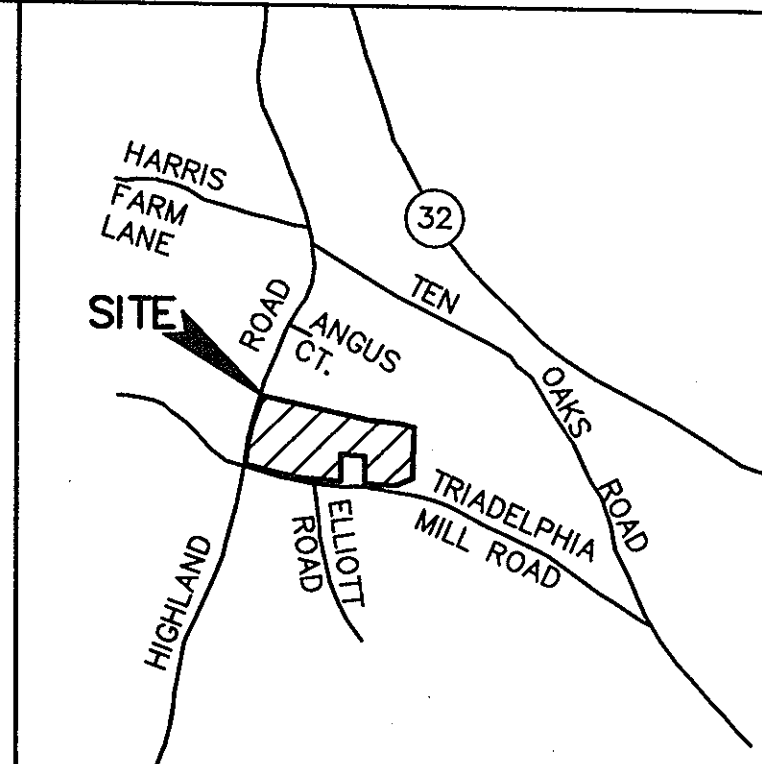
OWNER/DEVELOPER:
 CHURCHILL GROUP
 5 CHOKE CHERRY ROAD, SUITE 360
 ROCKVILLE, MD 20850
 PH: (240) 243-1000
 FAX: (240) 243-0715

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 FOR LOCATION OF UTILITIES CALL 1-800-257-7777
 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



VICINITY MAP
SCALE: 1"=2000'

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
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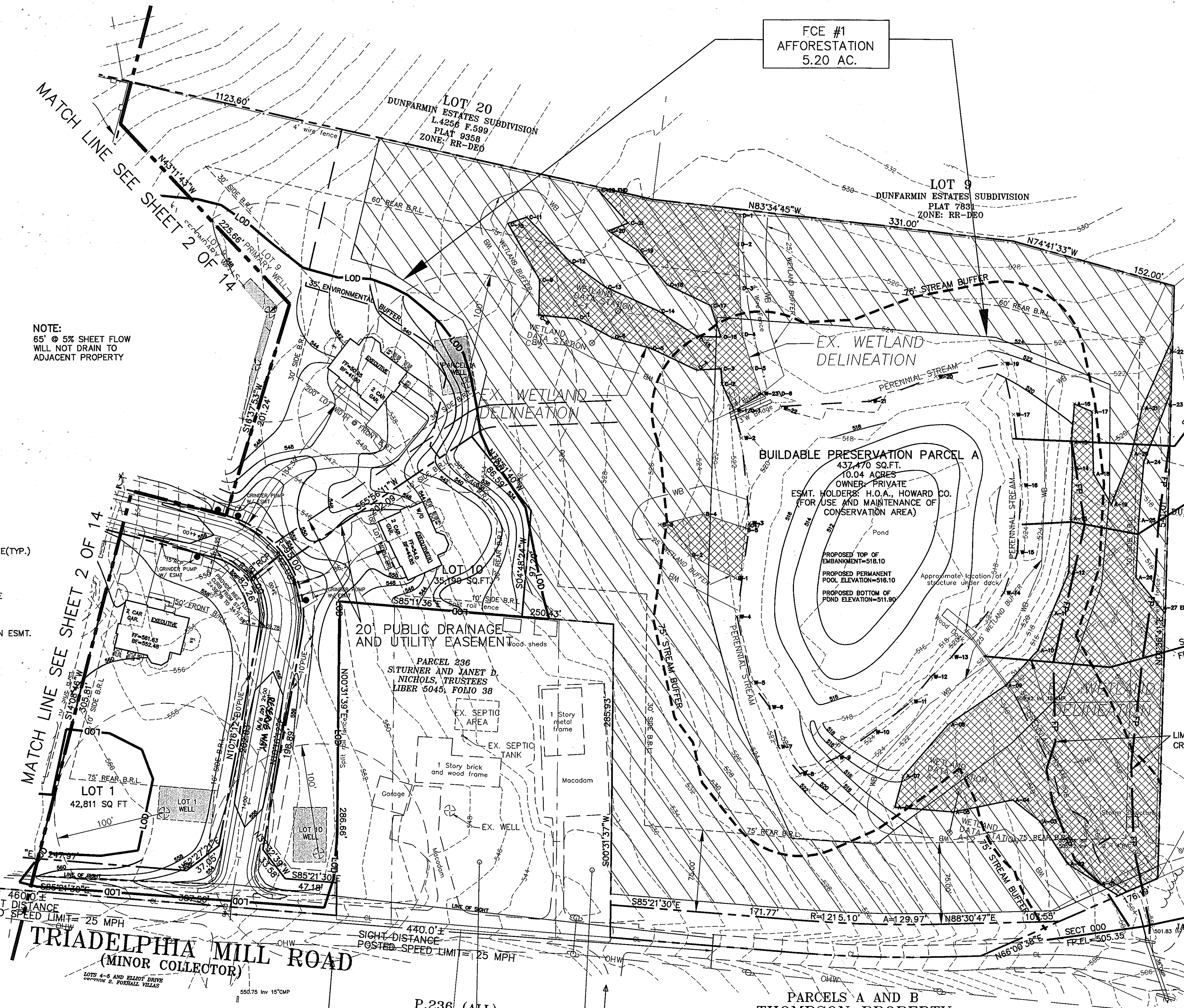
MARTY HOWARD PROPERTY
LIBER 3172, FOLIO 336
13938 HIGHLAND ROAD ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

PRELIMINARY
EQUIVALENT
SKETCH PLAN

REVISIONS

6/28/06	REV. PER
6/9/06	COMMENTS DATED
9/5/06	REV. PER D.S.
8/22/06	COMMENTS DATED D.S.
10/4/06	REV. PER
9/29/06	COMMENTS DATED D.S.

DATE:	OCT., 2006
DWN.	RLS
CHECKED	MM
SCALE:	1"=50'
PROJECT/FILE NO.	04-074
SHEET NO.	3 OF 14



NOTE:
65' @ 5% SHEET FLOW
WILL NOT DRAIN TO
ADJACENT PROPERTY

LEGEND:

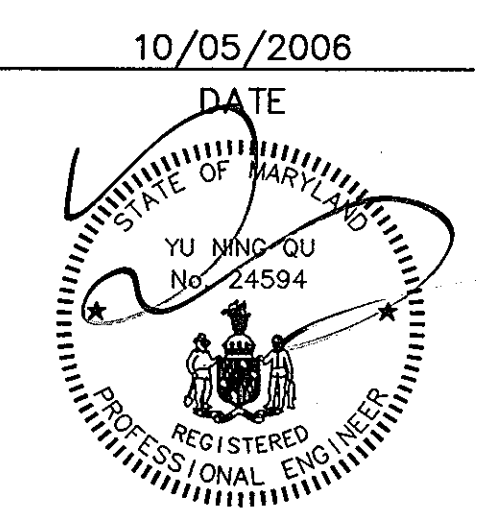
- | EXISTING: | PROPOSED: |
|-------------------------|--------------------------------|
| * LIGHT POLE | — STORM DRAIN PIPE |
| ⊕ POWER POLE | — TREE LINE |
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| -2- INTER. 2' CONTOUR | — LIMIT OF DISTURBANCE |
| -10- INDEX 10' CONTOUR | — CLASS (I) FILL |
| — BUILDING/SHEDS | — FOREST CONSERVATION ESMT. |
| -w-w WETLAND LIMITS | — WETLAND AREA |
| -WB- 25' WETLAND BUFFER | |
| - - - PERENNIAL STREAM | |
| - - - 75' STREAM BUFFER | |

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM
Robert J. Wilson
County Health Officer
Howard County Health Department
Date: 10/16/06

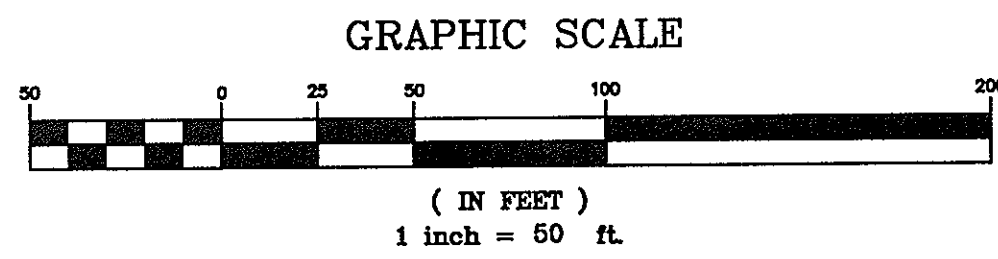
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mary Howard
PLANNING DIRECTOR
DATE: 10/16/06

OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
FAX: (240) 243-0715

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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

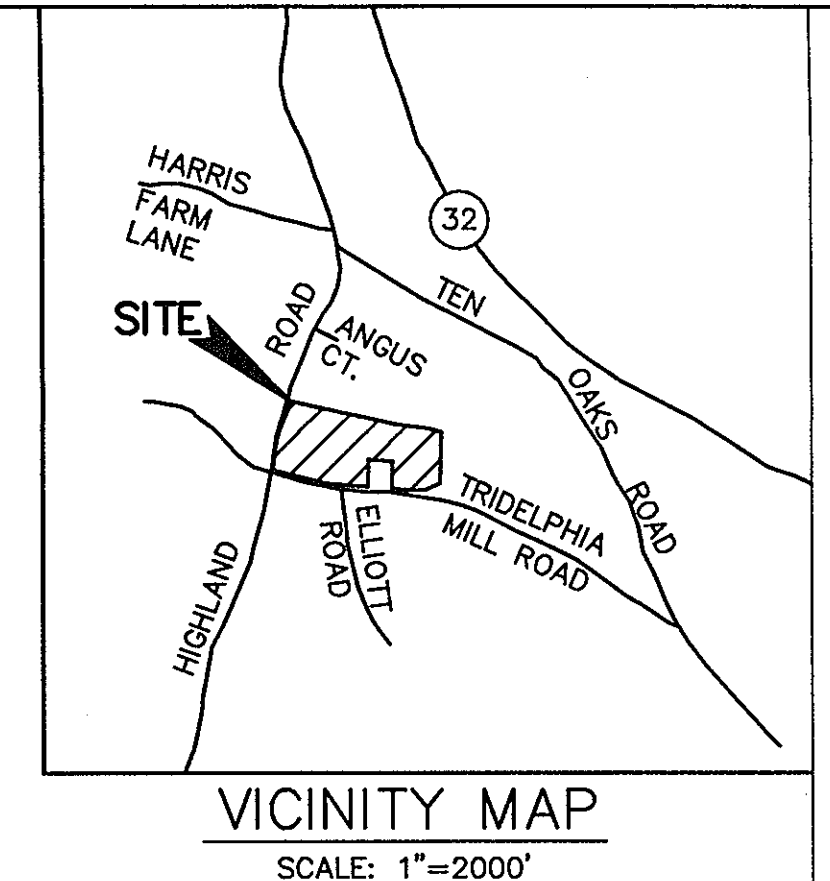
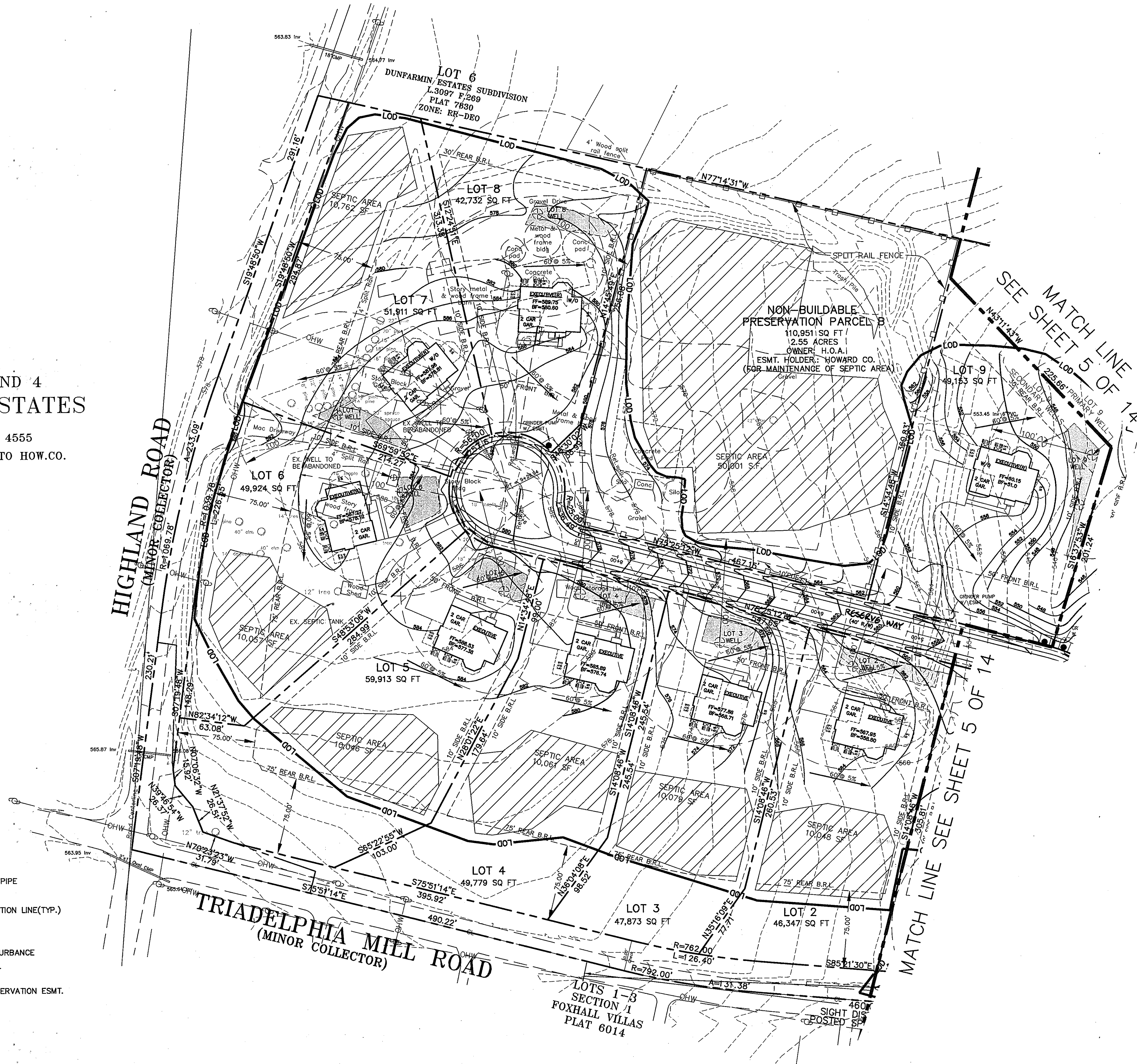


YU NING QU
PROFESSIONAL ENGINEER NO. 24594



**LOTS 1 AND 4
FENTON ESTATES**

PLATS 4435 AND 4555
40'(W.OF CTR.LINE) DEDIC.TO HOW.CO.



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

MARTY HOWARD PROPERTY
LIBER 3172, FOLIO 336
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

**PRELIMINARY
SOIL EROSION AND
SEDIMENT CONTROL PLAN**

REVISIONS

9/5/06 REV. PER
COMMENTS DATED
8/22/06. D.S.
10/4/06 REV. PER
COMMENTS DATED
9/29/06. D.S.

- LEGEND:**
- | | |
|-------------------------|------------------------------------|
| EXISTING: | PROPOSED: |
| * LIGHT POLE | — STORM DRAIN PIPE |
| ⊕ POWER POLE | — TREE LINE |
| -x-x- FENCE LINE | - - - BLDG. RESTRICTION LINE(TYP.) |
| ○ TREE | — 20' CONTOUR |
| — TREE LINE | — BUILDING |
| -2- INTER. 2' CONTOUR | - - - LIMIT OF DISTURBANCE |
| -10- INDEX 10' CONTOUR | ▨ CLASS (I) FILL |
| [] BUILDING/SHEDS | ▨ FOREST CONSERVATION ESMT. |
| -w-w- WETLAND LIMITS | |
| -wb- 25' WETLAND BUFFER | |
| - - - PERENNIAL STREAM | |
| - - - 75' STREAM BUFFER | |

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark K. Lyle 11/3/06
PLANNING DIRECTOR DATE

OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
FAX: (240) 243-0715

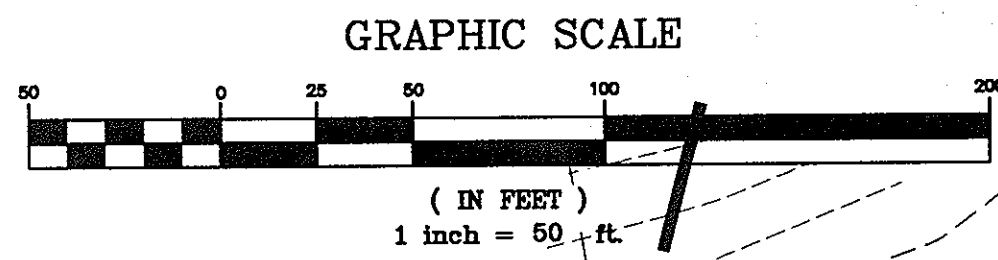
10/05/2006
DATE

YU NING QU
PROFESSIONAL ENGINEER NO. 24594

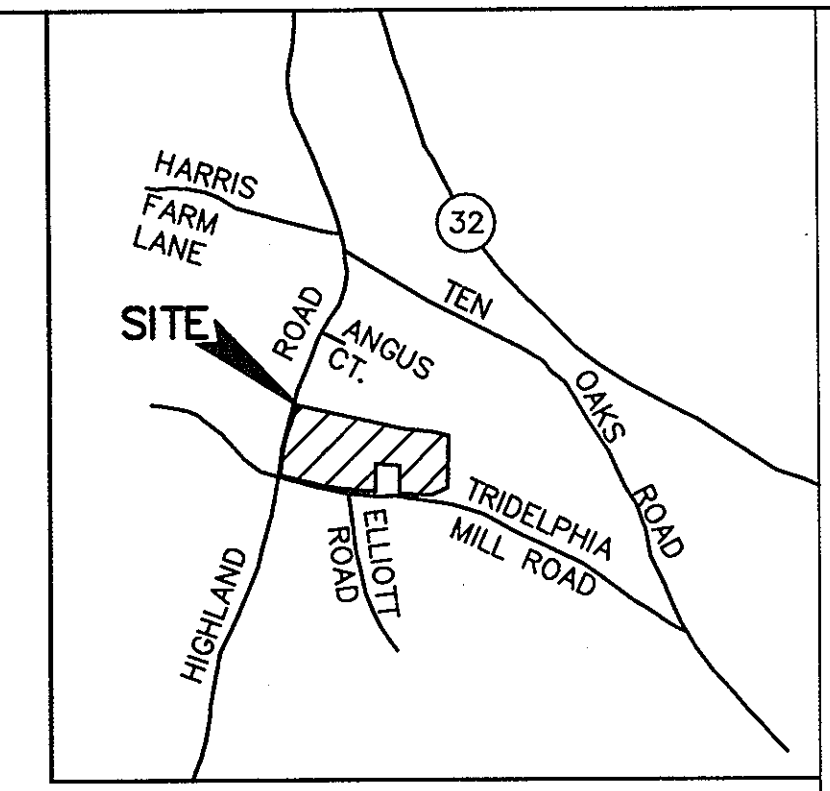
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM

Richard D. Weber 10/10/06
County Health Officer Date
Howard County Health Department

DATE: OCT., 2006
DWN. RLS. CHECKED MT
SCALE: 1"=50'
PROJECT/FILE NO. 04-074
SHEET NO. 4 OF 14



FCE #1
AFFORESTATION
5.20 AC.



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4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501

MARTY HOWARD PROPERTY
LIBER 3172, FOLIO 336
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

PRELIMINARY
SOIL EROSION AND
SEDIMENT CONTROL PLAN

REVISIONS	
9/5/06 REV. PER	
COMMENTS DATED	
8/22/06	D.S.
10/4/06 REV. PER	
COMMENTS DATED	
9/29/06	D.S.

SEE SHEET 4 OF 14
MATCH LINE

SEE SHEET 4 OF 14
MATCH LINE

TRIDELPHIA MILL ROAD
(MINOR COLLECTOR)

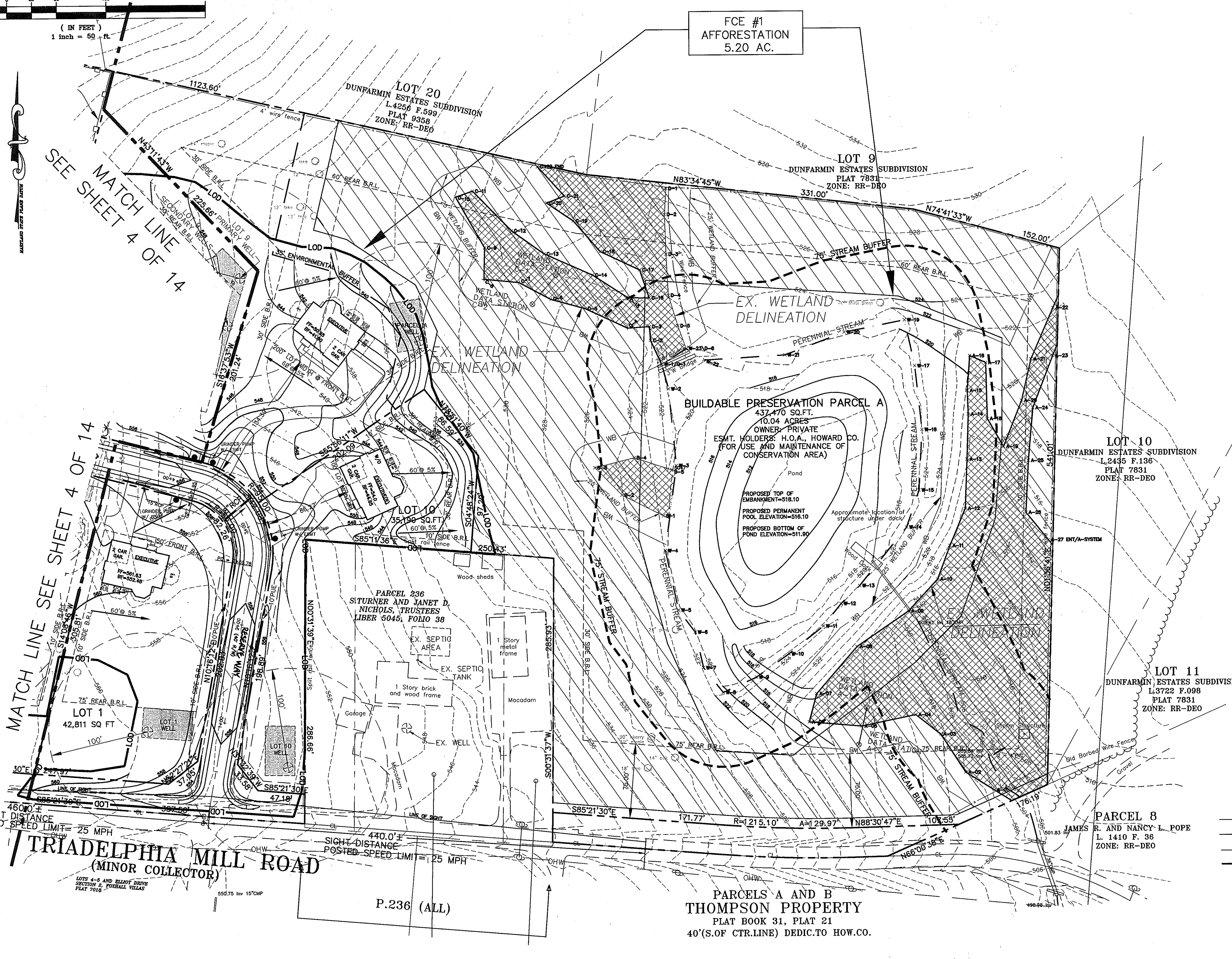
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Nancy H. Lytle
PLANNING DIRECTOR
DATE 11/5/06

OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
FAX: (240) 243-0715

10/6/2006
DATE
YU NING QU
No. 24594
REGISTERED PROFESSIONAL ENGINEER
YU NING QU
PROFESSIONAL ENGINEER NO. 24594

DATE: OCT., 2006	
DWN. RLS	CHECKED MT
SCALE: 1"=50'	
PROJECT/FILE NO. 04-074	
SHEET NO. 5 OF 14	

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM
Robert Dele
County Health Officer
Date 10/16/06
Howard County Health Department



- LEGEND:**
- | | |
|-------------------------|--------------------------------|
| EXISTING: | PROPOSED: |
| ○ LIGHT POLE | — STORM DRAIN PIPE |
| ⊙ POWER POLE | — TREE LINE |
| — FENCE LINE | — BLDG. RESTRICTION LINE(TYP.) |
| ○ TREE | — CONTOUR |
| — TREE LINE | — BUILDING |
| — INTER. 2' CONTOUR | — LIMIT OF DISTURBANCE |
| — INDEX 10' CONTOUR | — CLASS (I) FILL |
| — BUILDING/SHEDS | — FOREST CONSERVATION ESMT. |
| — WETLAND LIMITS | — WETLAND AREA |
| — WB 25' WETLAND BUFFER | |
| — PERENNIAL STREAM | |
| — 75' STREAM BUFFER | |

PARCELS A AND B
THOMPSON PROPERTY
PLAT BOOK 31, PLAT 21
40'(S.OF CTR.LINE) DEDIC.TO HOW.CO.

P.236 (ALL)

LOT 11
DUNFARMIN ESTATES SUBDIVISION
L.3722 F.098
PLAT 7831
ZONE: RR-DEO

PARCEL 8
JAMES R. AND NANCY L. POPE
L. 1410 F. 36
ZONE: RR-DEO

BUILDABLE PRESERVATION PARCEL A
437,470 SQ.FT.
10.04 ACRES
OWNER: PRIVATE
ESMT. HOLDERS: H.O.A., HOWARD CO.
(FOR USE AND MAINTENANCE OF
CONSERVATION AREA)

PARCEL 236
STURNER AND JANET D.
NICHOLS, TRUSTEES
LIBER 6045, FOLIO 38

LOT 10
DUNFARMIN ESTATES SUBDIVISION
L.2435 F.136
PLAT 7831
ZONE: RR-DEO

LOT 20
DUNFARMIN ESTATES SUBDIVISION
L.4254 F.599
PLAT 9358
ZONE: RR-DEO

LOT 9
DUNFARMIN ESTATES SUBDIVISION
PLAT 7831
ZONE: RR-DEO

SEE SHEET 4 OF 14
MATCH LINE

SEE SHEET 4 OF 14
MATCH LINE

TRIDELPHIA MILL ROAD
(MINOR COLLECTOR)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Nancy H. Lytle
PLANNING DIRECTOR
DATE 11/5/06

OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
FAX: (240) 243-0715

10/6/2006
DATE
YU NING QU
No. 24594
REGISTERED PROFESSIONAL ENGINEER
YU NING QU
PROFESSIONAL ENGINEER NO. 24594

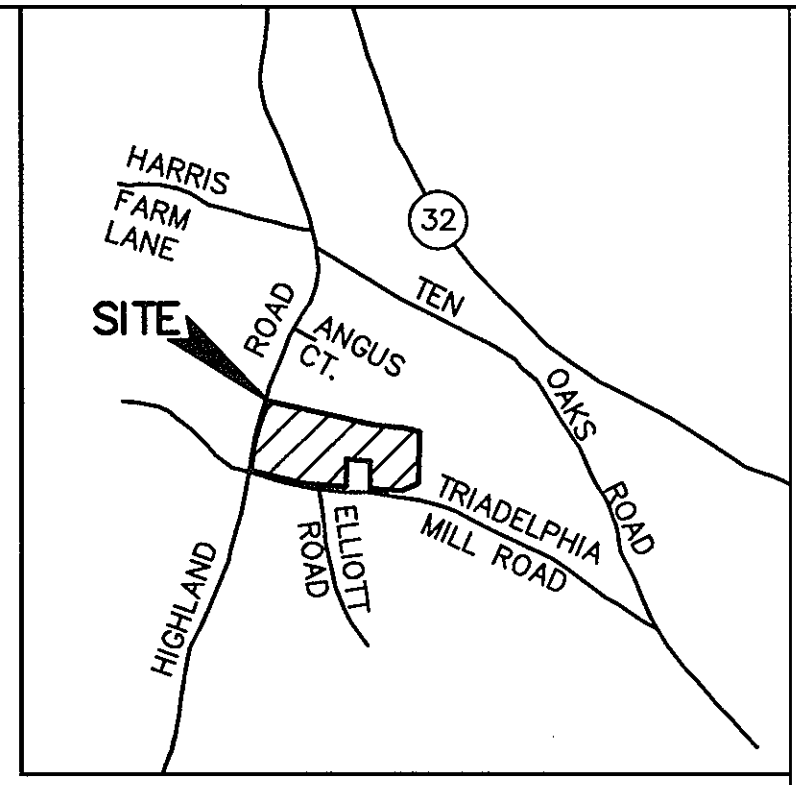
DATE: OCT., 2006	
DWN. RLS	CHECKED MT
SCALE: 1"=50'	
PROJECT/FILE NO. 04-074	
SHEET NO. 5 OF 14	

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM
Robert Dele
County Health Officer
Date 10/16/06
Howard County Health Department

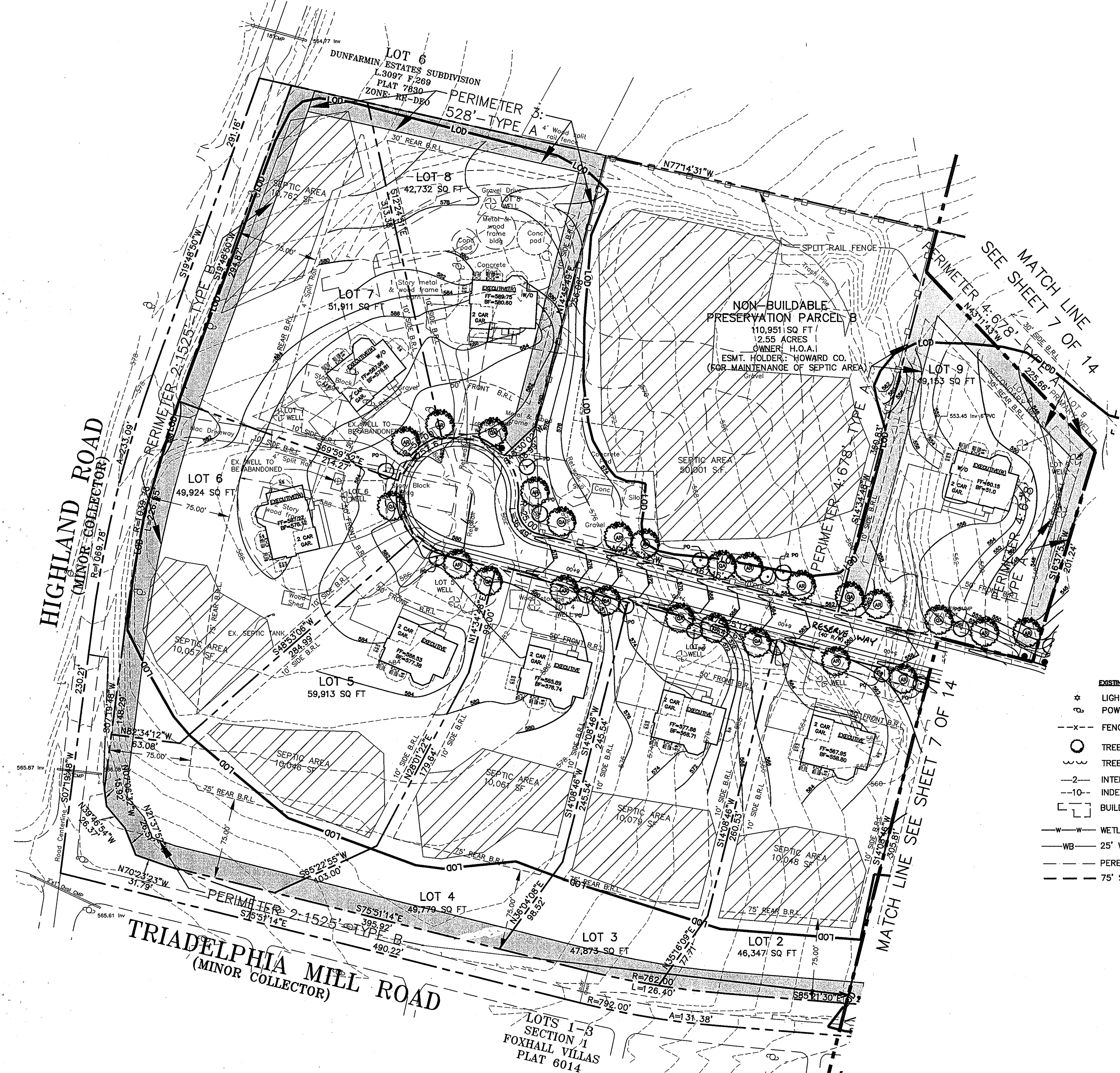
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES

- ZONING: RR-DEO
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- TRACT AREA: 26.04 AC.
- TAX MAP REFERENCE: MAP 34, GRID 3-414
- CONTOUR INTERVAL: 2'
- 2' TOPO: FIELD RUN BY CDDI
- BOUNDARY FROM RECORDED DEED: L. 3172 F. 336, PARCEL 414
- NO KNOWN HISTORICAL RESOURCES WITHIN OR ADJACENT TO SITE.
- NO CEMETRIES FOUND ON THE SITE.
- ONE HUNDRED (100) YEAR FLOODPLAIN, PERENNIAL STREAM, PROPOSED STREAM BUFFER AND NON TIDAL WETLANDS IF ANY SHOWN.
- BUILDING RESTRICTION LINES FOR LOTS 1-7:
 - FRONT: 50'
 - REAR: 75'
 - SIDE: 10'
- FOR LOTS 8 & 9:
 - FRONT: 50'
 - REAR: 30'
 - SIDE: 10'
- FOR LOT 10:
 - LOT WIDTH @ FRONT BLDG LINE: 100'
 - REAR: 30'
 - SIDE: 10'
- FOR BUILDABLE PRESERVATION PARCEL A:
 - LOT WIDTH @ FRONT BLDG LINE: 200'
 - REAR: 60'
 - REAR ADJ. TO COLLECTOR RD: 75'
 - SIDE: 30'
- AS PART OF THE DEVELOPER'S AGREEMENT, THE CHURCHILL GROUP WILL BE HELD RESPONSIBLE FOR THE IMPLEMENTATION OF ALL LANDSCAPING SHOWN HEREON.

LEGEND:

- | | |
|-------------------------|------------------------------|
| EXISTING: | PROPOSED: |
| * LIGHT POLE | STORM DRAIN PIPE |
| ○ POWER POLE | BLDG. RESTRICTION LINE(TYP.) |
| -x- FENCE LINE | 20' CONTOUR |
| ○ TREE | BUILDING |
| ~ TREE LINE | LIMIT OF DISTURBANCE |
| -2- INTER. 2' CONTOUR | SHADE TREE |
| -10- INDEX 10' CONTOUR | ORNAMENTAL TREE |
| □ BUILDING/SHEDS | FOREST CONSERVATION ESMT. |
| -w-w WETLAND LIMITS | LANDSCAPE BUFFER EDGE |
| -wb- 25' WETLAND BUFFER | |
| - - - PERENNIAL STREAM | |
| - - - 75' STREAM BUFFER | |

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OFFICE (301) 937-3501

MARTY HOWARD PROPERTY
LIBER 3172, FOLIO 336
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

PRELIMINARY
LANDSCAPE PLAN

REVISIONS

6/28/06 REV. PER	COMMENTS DATED
6/9/06	D.S.
9/5/06 REV. PER	COMMENTS DATED
8/22/06	D.S.
10/4/06 REV. PER	COMMENTS DATED
9/29/06	D.S.

10/05/2006
DATE

GARY BUTSON
REGISTERED LANDSCAPE ARCHITECT MD#53

OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
FAX: (240) 243-0715

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark K. Lytle
PLANNING DIRECTOR

10/7/06
DATE

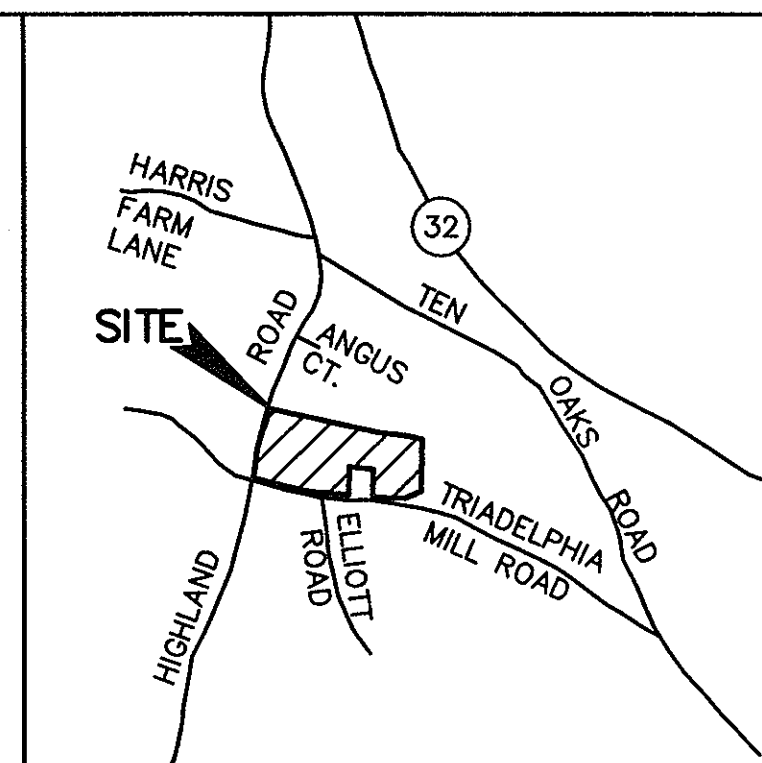
MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

DATE:	OCT., 2006
DWN.	CHECKED
DS	MM
SCALE:	1"=50'
PROJECT/FILE NO.	04-074
SHEET NO.	6 OF 14

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



VICINITY MAP
SCALE: 1"=2000'

LEGEND:

- | | |
|-------------------------|--------------------------------|
| EXISTING: | PROPOSED: |
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| ⊕ POWER POLE | ▬ BLDG. RESTRICTION LINE(TYP.) |
| -x- FENCE LINE | 20 CONTOUR |
| ○ TREE | ▬ BUILDING |
| ⊖ TREE LINE | ▬ LIMIT OF DISTURBANCE |
| -2- INTER. 2' CONTOUR | ⊙ TC SHADE TREE |
| -10- INDEX 10' CONTOUR | ○ ORNAMENTAL TREE |
| ▬ BUILDING/SHEDS | ▨ FOREST CONSERVATION ESMT. |
| -w-w WETLAND LIMITS | ▨ LANDSCAPE BUFFER EDGE |
| -WB- 25' WETLAND BUFFER | ▨ WETLAND AREA |
| ▬ PERENNIAL STREAM | |
| ▬ 75' STREAM BUFFER | |

MATCH LINE SEE SHEET 6 OF 14

MATCH LINE SEE SHEET 6 OF 14

PERIMETER 2:
1525'-TYPE B
TRIADELPHIA MILL ROAD
(MINOR COLLECTOR)

FCE #1
AFFORESTATION
5.20 AC.

LOT 20
DUNFARMIN ESTATES SUBDIVISION
L.4236 F.599
PLAT 9358
ZONE: RR-DEO

LOT 9
DUNFARMIN ESTATES SUBDIVISION
PLAT 7831
ZONE: RR-DEO

LOT 10
DUNFARMIN ESTATES SUBDIVISION
L.2435 F.136
PLAT 7831
ZONE: RR-DEO

LOT 11
DUNFARMIN ESTATES SUBDIVISION
L.3722 F.098
PLAT 7831
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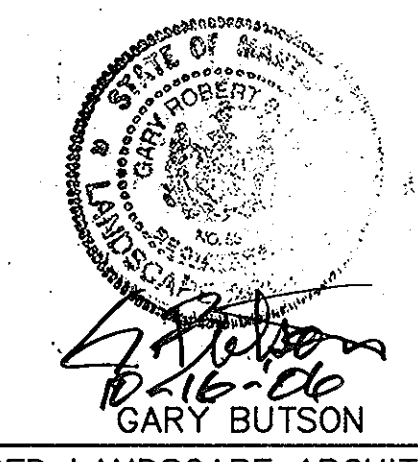
PARCEL 8
JAMES R. AND NANCY L. POPE
L. 1410 F. 36
ZONE: RR-DEO

PARCELS A AND B
THOMPSON PROPERTY
PLAT BOOK 31, PLAT 21
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark H. Eagle
PLANNING DIRECTOR DATE 01/2/06

10/05/2006
DATE



REGISTERED LANDSCAPE ARCHITECT MD#53

MISS UTILITY
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

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OFFICE (301) 937-3501

MARTY HOWARD PROPERTY
LIBER 3172, FOLIO 336
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

PRELIMINARY
LANDSCAPE PLAN

REVISIONS

6/28/06 REV. PER	COMMENTS DATED
6/9/06	D.S.
9/5/06 REV. PER	COMMENTS DATED
8/22/06	D.S.
10/4/06 REV. PER	COMMENTS DATED
9/29/06	D.S.

DATE: OCT., 2006	
DWN. DS	CHECKED MM
SCALE: 1"=50'	
PROJECT/FILE NO. 04-074	
SHEET NO. 7 OF 14	

VEGETATIVE STABILIZATION
Permanent and Temporary Seeding, Sodding and Mulching

- I. **Site Preparation**
Permanent or temporary stabilization shall be completed within (a), seven calendar days as to the surface of all sediment control practices such as diversions, grade stabilization structures, berms, dikes, grassed waterways, sediment basins, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and (b.) fourteen days as to all other disturbed or graded areas on the project site.
- II. **Seedbed Preparation and Seeding Application**
The top layer of soil shall be loosened, limed and fertilized by raking, discing or harrowing or other acceptable means before seeding. Flat areas and slopes up to 3 to 1 grade shall be loose and friable to a depth of at least 3 inches. Slopes steeper than 3 to 1 shall have the slopes up to 1-3 inches of loose soil and friable before seeding. Flat areas and slopes up to 3 to 1 grade shall be loose and friable to a depth of at least 3 inches. Slopes steeper than 3 to 1 shall have the top 1-3 inches of soil loose and friable before seeding. Apply seed uniformly with a cyclone seeder, drill cultipacker, seeder or hydroseeder on a firm moist seedbed.
- III. **Soil Amendments**
Lime and fertilize according to soil tests. In lieu of soil test apply the following:
Dolomitic 2 tons/acre or 92 lbs/1000 sq. ft. (permanent and sodding)
Limestone: 1 ton/acre or 46 lbs/1000 sq. ft. (temporary)
Fertilizer: 10-10-10 or equivalent at 1000 lbs/acre or 23 lbs/1000 sq. ft. (permanent and sodding) 10-10-10 or equivalent at 600 lbs/acre or 15 lbs/1000 sq. ft. (temporary).
- IV. **Sediment Control Practices Seeding**
Seed: Kentucky 31' Tall Fescue 60 lbs/acre or 1.38 lbs/1000 sq. ft. and Italian (annual) ryegrass 40 lbs/acre or .92 lbs/1000 sq. ft.
Dates: 2/1 - 10/31 5/1 - 8/14 with irrigation
- V. **Temporary Seeding:** Per growing season
Seed: Italian or perennial ryegrass 40 lbs/acre or .92 lbs/1000 sq. ft.
Dates: 2/1 - 4/30 and 8/15 - 11/30
Seed: Millet 40 lbs/acre or .92/1000 sq. ft.
Dates: 5/1 - 8/14
- VI. **Permanent Seeding**
 - A. **Residential and High Maintenance Areas**
Seed: Kentucky Bluegrass, 'Plush', 'Birka', 'Parade', 'Vantage', 'Columbia', 'Merion', 'Adelphi', 'South Dakota', 'Kenblue'. Any three varieties at 30 lbs. to make 90 lbs/acre of 2 lbs/1000 sq. ft. and Red Fescue - Pennlawn or Jamestown 10 lbs/1000 sq. ft.
Dates: 2/1 - 4/30 and 8/15 - 10/31
Seed: Kentucky 31' Tall Fescue 220-260 lbs/acre or 5-6 lbs/1000 sq. ft.
Dates: 2/1 - 10/31 (5/1 - 8/14 irrigation required)
 - B. **Low Maintenance and Mining Areas**
Seed: Kentucky 31' Tall Fescue 40 lbs/acre or 1.92 lbs/1000 sq. ft. and 'Interstate' Sericea lespedeza (inoculated) 20 lbs/acre or .46 lbs/1000 sq. ft.
Dates: 2/1 - 4/30 and 8/15 - 10/31
 - C. **General and Large Acreage**
Seed: Kentucky 31' Tall Fescue 60 lbs/acre or 1.38 lbs/1000 sq. ft.
Dates: 2/1 - 10/31
- VII. **Mulching**
All seedings require mulching. Also, use mulch during non-seeding dates until seeding can be done.

Mulch shall be unrotted, unchopped small grain straw applied at a rate of 1-1/2 to 2 tons/acre or 70-90 lbs/1000 sq. ft. (2 bales). Mulch materials shall be relatively free of all kinds of weeds and shall be free of prohibited noxious weeds. Spread mulch uniformly mechanically or by hand. Mulch anchoring shall be accomplished immediately after mulch placement to minimize loss by wind or water. This may be done by mulch nettings, mulch anchoring tool, peg and twine or liquid mulch binders.

Liquid mulch binder shall be rapid curing cutback asphalt applied at a rate of 200 gal/acre or 5 gal. Per 1000 sq. ft. Slopes 8 feet or more high use 348 gal/acre or 8 gal/1000 sq. ft.
- VIII. **Sodding**
Class of turfgrass sod shall be Maryland or Virginia State certified, or Md. Or Virginia State approved sod. Sod shall be harvested, delivered and installed within a period of 36 hours. Sod is to be laid with the long edges parallel to the contour with staggered joints with all ends tightly abutting and not over lapping. Sod shall be rolled and thoroughly watered within eight hours of installation. Daily watering to maintain 4 inch depth of moisture for the first week is required in the absence of rainfall. Sod is not to be applied on frozen ground.
- IX. **Maintenance**
 - A. Irrigation - when soil moisture deficient irrigate to prevent loss of stand of protection vegetation.
 - B. Repairs - If stand is inadequate for erosion control, overseed and fertilize using half of the rates originally applied. If stand is over 60% damaged, reestablish following original rates and procedures.

Note: Use of this information does not preclude meeting all of the requirements of the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control Vegetative Practices or SCS Standards and Specifications for Critical Area Planting (MD-342).

F-12

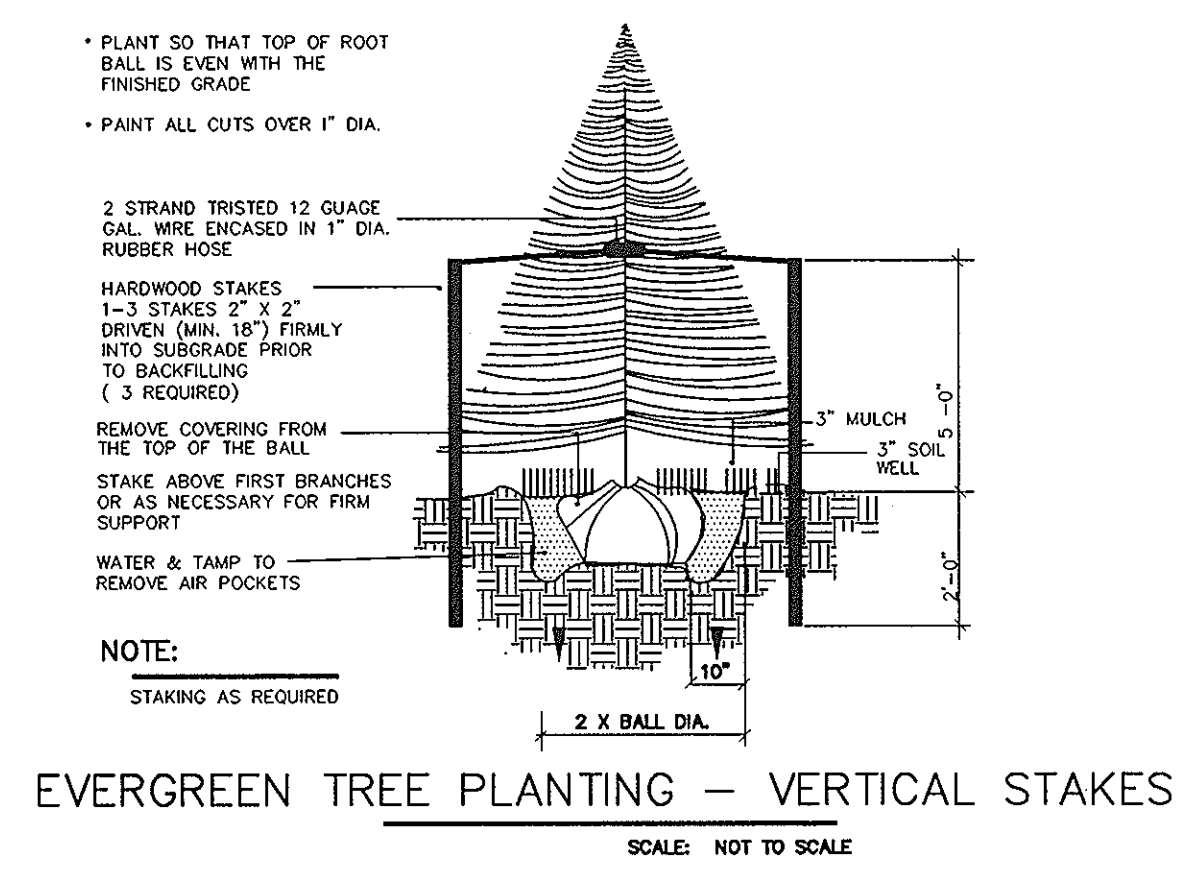
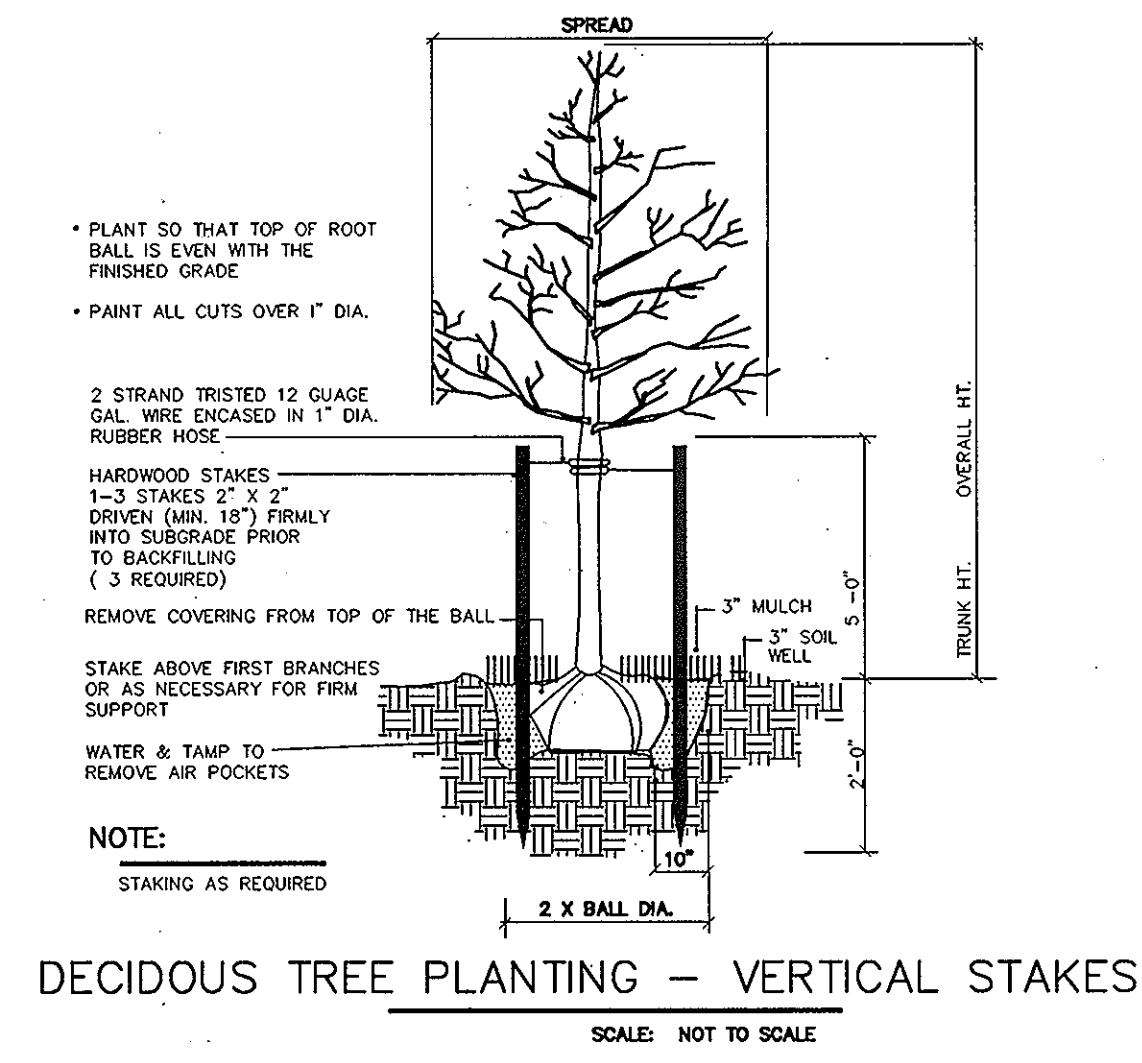
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48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

ONLY FOR LANDSCAPE USE

OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
FAX: (240) 243-0715

SWM LANDSCAPE SPECIFICATIONS

1. **General**
 - a) Some plants that are suitable for erosion control and possess aesthetic value are listed in Table 5. The list includes plants which establish easily on difficult sites as well as plants that will require some site improvement before they will grow satisfactorily
 - b) These plants cannot be expected to provide an erosion cover or prevent soil slippage on a soil that is not stable due to its texture, structure, water movement or excessive slope.
 - c) Ground covers are not necessary low-maintenance plants. In general, they are more difficult to establish than turf. Plants included in this list respond favorably to careful treatment during the period of establishment.
2. **Planting Time**
 - a) The vegetation should be planted in the early Spring. This allows for the maximum root and top development to check erosion and allow the plant to become established before winter.
 - b) Woody plants may be planted during the Fall of year, if given special care during the winter.
 - c) Balled and burlapped plants may be planted any time of year the soil is not frozen.
3. **Soil preparation**
 - a) For short slopes, small areas, and mass planting with close spacing, apply a commercial granular fertilizer such as 5-10-10 and organic supplement such as composted cow manure, peat or well-rotted sawdust. Work into the soil to a 4" depth prior to planting. Fertilizer at the rate of 3 to 5 lbs. per 100 sq. ft. The organic material needed will depend upon the soil and plant being used. Plants such as pachysandra require a high amount of organic material, about a 2-inch layer worked into the root zone. Depending on the soil type and steepness of slope, the depth of soil worked will vary from 4 to 6 inches.
 - b) For steep slopes and large area plantings, working up the entire planting area may be impractical and would probably induce erosion. Center hole planting, a hole dug for each plant, would be more desirable. If the soil is poorly suited to the species being planted, incorporate organic material into the planting hole. Whether organic material is needed or not, fertilize each plant at the rate of one ounce per plant for a 6" diameter hole of some complete fertilizer such as 10-10-10. Mix fertilizer with soil below the roots of the plants.
 - c) Another alternative is to add to the planting hole a sandy loam soil mixed with peat, composted cow manure, and cocoa shells, or well-rotted sawdust at the rate of 1:1 or 2:1.
 - d) The entire planted slope shall be covered with a protective mulch such as excelsior, wood chips, straw or wood pulp fiber to conserve moisture and control erosion. Weeds shall be controlled by pulling or other acceptable means. Where fresh woodchips, wood shavings or sawdust are used as mulches of for adding organic material to planting bed, a slow release fertilizer, or other forms should be used in addition to other fertilizers.
 - e) Where erosion hazard is very high, heavy jute netting stapled to the slope will provide excellent erosion control, as will landscape mats or excelsior or fiber glass.
 - f) Where individual plants are planted and mulch is not used, a temporary cover crop of annuals will be used for erosion control until planted materials offer protective cover.
4. **Maintenance**
 - a) Some watering, remulching and fertilizing may be required of a new planting during the period of establishment. Cultivation is not recommended. This will encourage erosion and cause root injury. Competing weeds will need to be controlled.
 - b) If controlled release fertilizer was used at time of planting, additional fertilizing may not be necessary for several years. Otherwise, fertilize plantings during the Spring of the second growing season and thereafter as needed, using 20 to 30 pounds of a granulated commercial fertilizer such as 5-10-10 per 1000 square feet.



RESIDENTIAL PERIMETER LANDSCAPE EDGE CALCULATIONS			
PERIMETER	LINEAR FEET	NO. OF TREES REQUIRED	EDGE TYPE
PERIMETER 1 SFD-SFD	764	12	A
PERIMETER 2 SFD REAR YARD TO ROAD	1525	30	B
1 SHADE TREE/50 LF		38	
1 EVERGREEN TREE/40 LF			
PERIMETER 3 SFD-SFD	528	8	A
PERIMETER 4 SFD-SFD	678	11	A
TOTAL PLANTING OBLIGATION			
SHADE TREES		61	
EVERGREEN TREES		38	

STREET TREE PLANTING LIST						
LABEL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
Shade Trees						
AR	22	Acer rubrum 'Red Sunset'	Red Sunset Maple	2 1/2"-3" Cal.	B&B	PER PLAN
QA	19	Quercus acutissima	Sawtooth Oak	2 1/2"-3" Cal.	B&B	PER PLAN
Ornamental Trees						
PO	23	Prunus x 'Okame'	Okame Cherry	1 1/2"-2" Cal.	B&B	PER PLAN

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
10/2/06
PLANNING DIRECTOR DATE

10/05/2006
DATE
GARY BUTSON
REGISTERED LANDSCAPE ARCHITECT MD#53

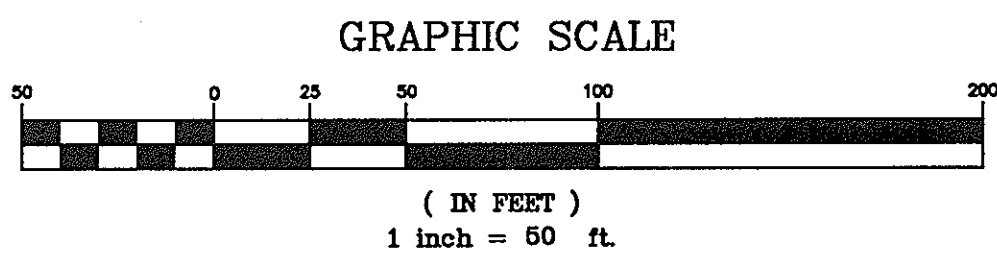
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

MARTY HOWARD PROPERTY
LIBER 3172, FOLIO 336
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

PRELIMINARY LANDSCAPE PLAN DETAIL SHEET

REVISIONS
6/28/06 REV. PER COMMENTS DATED
6/9/06 D.S.
9/5/06 REV. PER COMMENTS DATED
8/22/06 D.S.
10/4/06 REV. PER COMMENTS DATED
9/29/06 D.S.

DATE: OCT., 2006
DWN. DS CHECKED MM
SCALE: N/A
PROJECT/FILE NO. 04-074
SHEET NO. 8 OF 14



FOREST CONSERVATION WORKSHEET

PROJECT NAME: MARTY HOWARD PROPERTY DATE: 12/15/05

BASIC SITE DATA ACRES

Gross Site Area: 26.0
 Area within 100-year floodplain: n/a
 Area within agricultural use or preservation parcel: n/a
 Area within overhead transmission lines: n/a

Net Tract Area (NTA) 26.0
 Land Use Category: MDR

INFORMATION FOR CALCULATIONS

Net Tract Area (NTA) 26.0
 Forest conservation threshold (25% x NTA) 6.5
 Afforestation threshold (20% x NTA) 5.2

Existing forest on NTA 0
 Existing forest above conservation threshold: n/a
 Break even point (if applicable) n/a

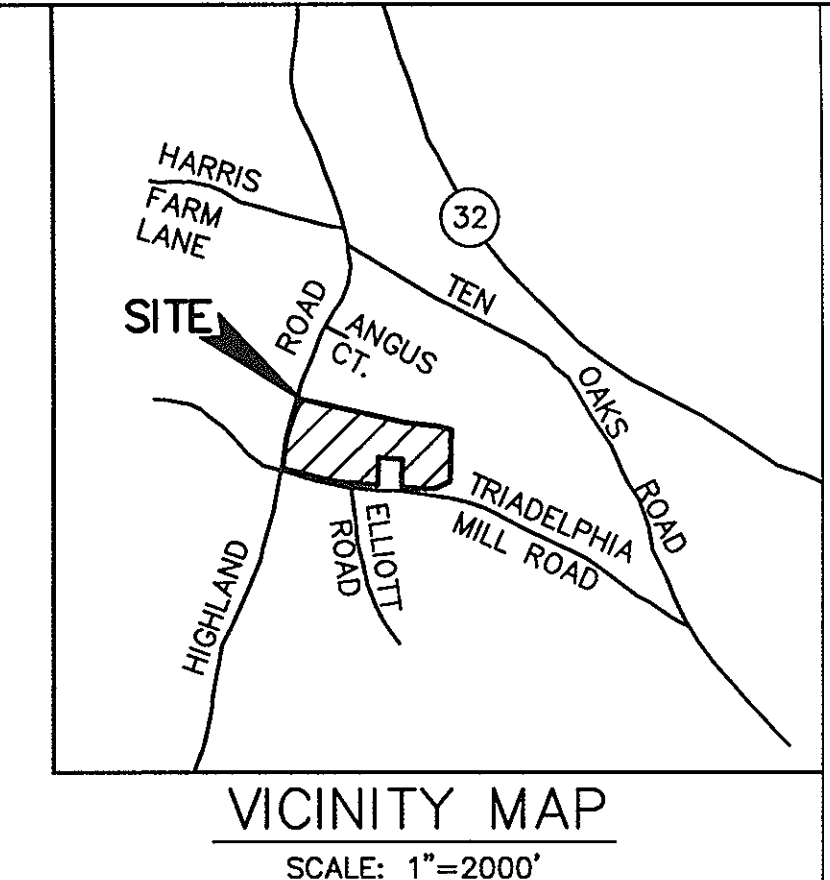
Forest to be cleared: n/a
 Forest to be retained: n/a

AFFORESTATION CALCULATIONS

No forest clearing: Afforestation threshold 5.2

SOIL LEGEND					
SYMBOL	SOIL	SOIL GROUP	SLOPE	ERODABILITY	HYDROLOGIC CLASS/ K-FACTOR
CyB2	CHESTER GRAVELLY SILT LOAM	B	6% TO 8%	MODERATE	.K
ChB2	CHESTER SILT LOAM	B	3% TO 8%	MODERATE	.K
ChC2	CHESTER SILT LOAM	B	0% TO 3%	MODERATE	.K
G1A	GLENKING LOAM	B	3% TO 8%	MODERATE	.K
G1B2	GLENKING LOAM	B	3% TO 8%	MODERATE	.K
G1G2	GLENKING LOAM	B	8% TO 15%	MODERATE	.K
G1B2	GLENKING SILT LOAM	C	3% TO 8%	MODERATE	.K
MgC2	MONTALTO SILTY CLAY LOAM	C	8% TO 15%	SEVERE	.K

INDICATES HYDRIC SOILS
 TAKEN FROM SOILS, ISSUED JULY 1962, MAP #7



- GENERAL NOTES
- ZONING: RR-DFO SINGLE FAMILY RESIDENTIAL
 - PROPOSED USE: 26.04 AC.
 - TAX MAP REFERENCE: MAP 34, GRID 3-414
 - CONTOUR INTERVAL: 2'
 - 2' TOPO: FIELD RUN BY CDDI.
 - BOUNDARY FROM RECORDED DEED: L. 3172 F. 336, PARCEL 414
 - NO KNOWN HISTORICAL RESOURCES WITHIN OR ADJACENT TO SITE.
 - NO CEMETERIES FOUND ON THE SITE.
 - ONE HUNDRED (100) YEAR FLOODPLAIN, PERENNIAL STREAM, PROPOSED STREAM BUFFER AND NON TIDAL WETLANDS IF ANY SHOWN.
 - BUILDING RESTRICTION LINES FOR LOTS 1-7:
 FOR LOT 5:
 FRONT: 50'
 REAR: 75'
 SIDE: 10'
 FOR LOTS 6 & 9:
 FRONT: 50'
 REAR: 30'
 SIDE: 10'
 FOR LOT 10:
 LOT WIDTH @ FRONT BLDG LINE: 100'
 REAR: 30'
 SIDE: 10'
 FOR BUILDABLE PRESERVATION PARCEL A:
 LOT WIDTH @ FRONT BLDG LINE: 200'
 REAR: 60'
 REAR ADJ. TO COLLECTOR RD: 75'
 SIDE: 30'

- LEGEND:
- | | |
|--------------------------|-------------------------------------|
| EXISTING: | PROPOSED: |
| ○ LIGHT POLE | ▬ STORM DRAIN PIPE |
| ⊕ POWER POLE | -X- FENCE LINE |
| -X- FENCE LINE | ⊕ SIGN |
| ○ TREE | ⊕ TREE LINE |
| - - - TREE LINE | - - - BLDG. RESTRICTION LINE (TYP.) |
| - - - INTER. 2' CONTOUR | 20 CONTOUR |
| - - - INDEX 10' CONTOUR | ▬ BUILDING |
| ▬ BUILDING/SHEDS | ▬ LIMIT OF DISTURBANCE |
| - - - WETLAND LIMITS | ▨ WOODLAND AFFORESTATION AREA |
| - - - 25' WETLAND BUFFER | ⊕ AFFORESTATION SIGN |
| - - - PERENNIAL STREAM | |
| - - - 75' STREAM BUFFER | |
| ▬ 25% OR GREATER SLOPES | |
| ▬ 15% - 25% SLOPES | |

NOTE: STEEP SLOPES AS SHOWN HEREON ARE NOT CONSIDERED TO BE STEEP SLOPES PER SECTION 10B.8.55 OF THE SUBDIVISION REGULATIONS.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Frank H. Taylor 11/2/06
 PLANNING DIRECTOR DATE

OWNER/DEVELOPER:
 CHURCHILL GROUP
 5 CHOKO CHERRY ROAD, SUITE 360
 ROCKVILLE, MD 20850
 PH: (240) 243-1000
 FAX: (240) 243-0715

MISS UTILITY
 FOR LOCATION OF UTILITIES CALL 1-800-257-7777
 48 HOURS IN ADVANCE OF ANY WORK IN THE VICINITY

CAPITOL DEVELOPMENT DESIGN, INC.
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 OFFICE (301) 937-3501

MARTY HOWARD PROPERTY
 LIBER 3172, FOLIO 336
 ELECTION DISTRICT 5
 HOWARD COUNTY, MARYLAND

PRELIMINARY
 FOREST CONSERVATION
 PLAN

REVISIONS	
6/28/06 REV. PER	COMMENTS DATED
6/9/06	D.S.
9/1/06 REV. PER	COMMENTS DATED
8/22/06	D.S.
10/4/06 REV. PER	COMMENTS DATED
9/29/06	D.S.

DATE: OCT., 2006

DWN.	CHECKED
DS	MM

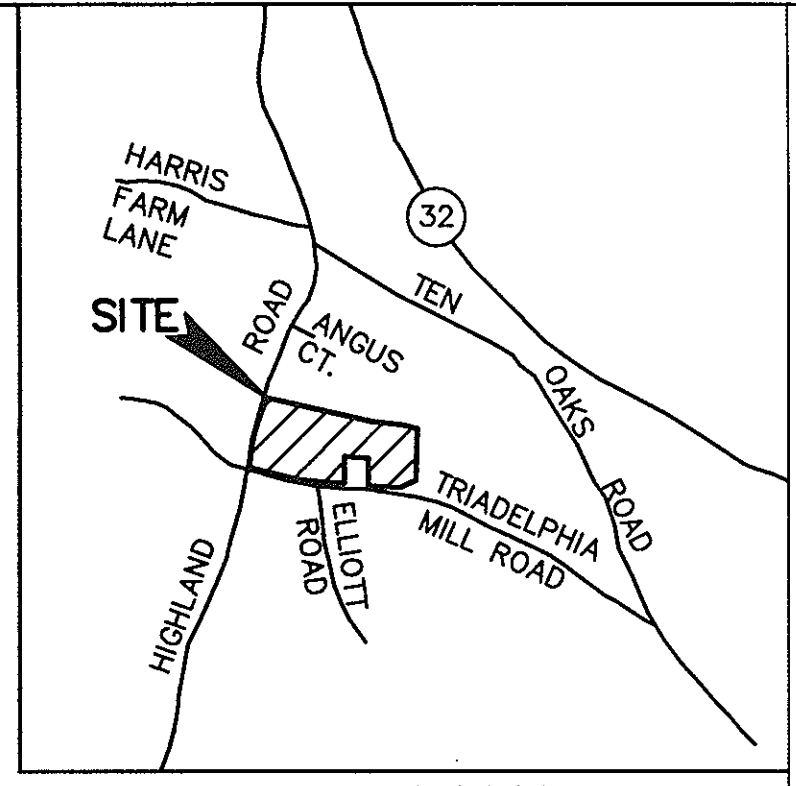
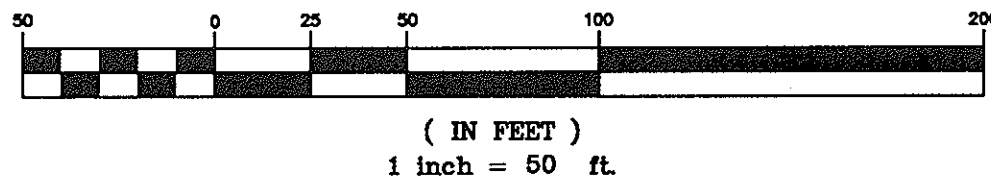
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PROJECT/FILE NO. 04-074

SHEET NO. 9 OF 14

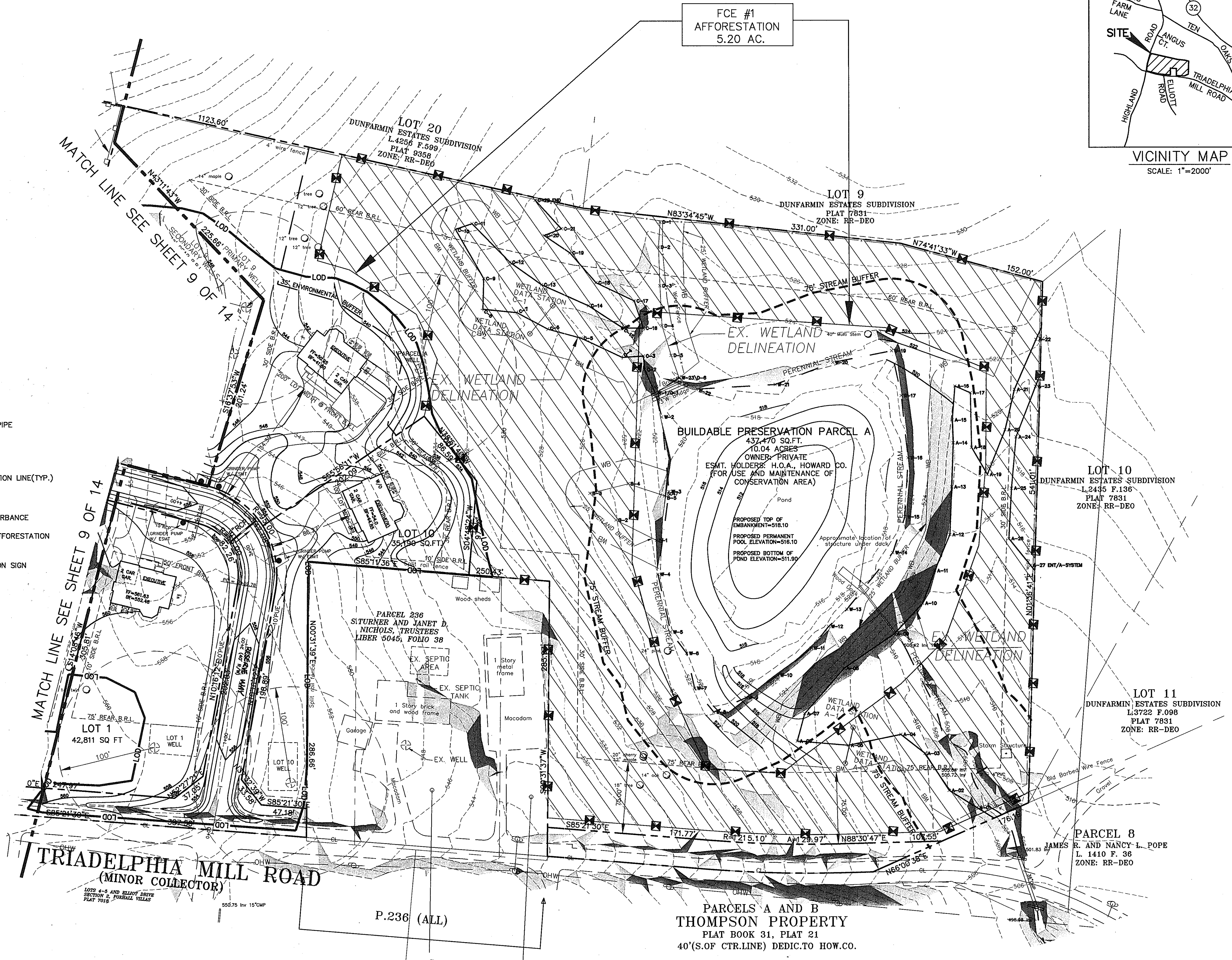
CERTIFICATION
 This plan was prepared to comply with the current standards of the Maryland Department of Natural Resources Forest Conservation Technical Manual. The preparer is a qualified professional under COMAR 08.19.06.01.
 Signed: *Marwan Mustafa* 10-16-2006
 Date

GRAPHIC SCALE



VICINITY MAP
SCALE: 1"=2000'

FCE #1
AFFORESTATION
5.20 AC.



LEGEND:

- | | |
|-------------------------|-----------------------------------|
| EXISTING: | PROPOSED: |
| ○ LIGHT POLE | —x— STORM DRAIN PIPE |
| ⊕ POWER POLE | -x- FENCE LINE |
| -x- FENCE LINE | - - SIGN |
| ○ TREE | — — TREE LINE |
| — — TREE LINE | - - BLDG. RESTRICTION LINE(TYP.) |
| -2- INTER. 2' CONTOUR | -10- CONTOUR |
| -10- INDEX 10' CONTOUR | ▭ BUILDING |
| ▭ BUILDING/SHEDS | - - LIMIT OF DISTURBANCE |
| -w-w WETLAND LIMITS | ▨ WOODLAND AFFORESTATION AREA |
| -wb- 25' WETLAND BUFFER | ⊠ AFFORESTATION SIGN |
| -p-p PERENNIAL STREAM | |
| -s-s 75' STREAM BUFFER | |
| ■ 25% OR GREATER SLOPES | |
| ▨ 15% - 25% SLOPES | |

NOTE: STEEP SLOPES AS SHOWN HEREON ARE NOT CONSIDERED TO BE STEEP SLOPES PER SECTION 108.B.55 OF THE SUBDIVISION REGULATIONS.

OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David King
PLANNING DIRECTOR *DK* 11/3/06
DATE

CERTIFICATION
This plan was prepared to comply with the current standards of the Maryland Department of Natural Resources Forest Conservation Technical Manual. The preparer is a qualified professional under COMAR 08.19.06.01.
Signed: *Marwan Mustafa*
Marwan Mustafa
10-16-2006
Date

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3507

MARTY HOWARD PROPERTY
LIBER 3172, FOLIO 336
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

PRELIMINARY
FOREST CONSERVATION
PLAN

REVISIONS

6/28/06	REV. PER
6/9/06	COMMENTS DATED
9/1/06	REV. PER D.S.
8/22/06	COMMENTS DATED D.S.
10/4/06	REV. PER D.S.
9/29/06	COMMENTS DATED D.S.

DATE:	OCT., 2006
DWN.	DS
CHECKED	MM
SCALE:	1"=50'
PROJECT/FILE NO.	04-074
SHEET NO.	10 OF 14

GRADE ESTABLISHMENT PLAN MARTY HOWARD PROPERTY RESERVE WAY

FROM STATION 0+00 TO 9+86.39
13938 HIGHLAND ROAD ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND
OWNER: CHURCHILL GROUP
DATE: APRIL, 2006 SHEET 11 OF 15

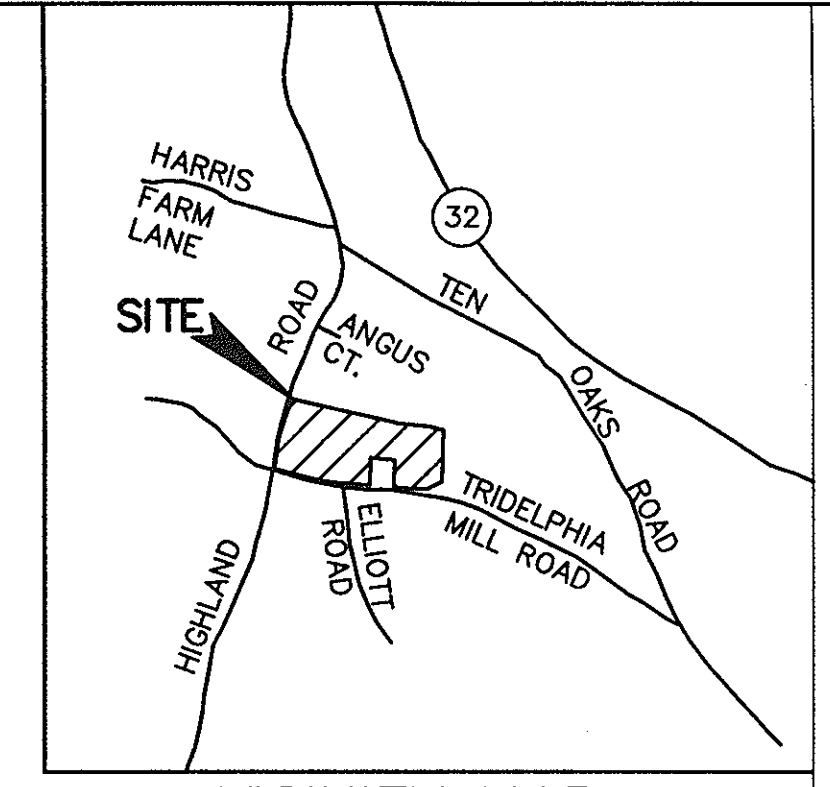
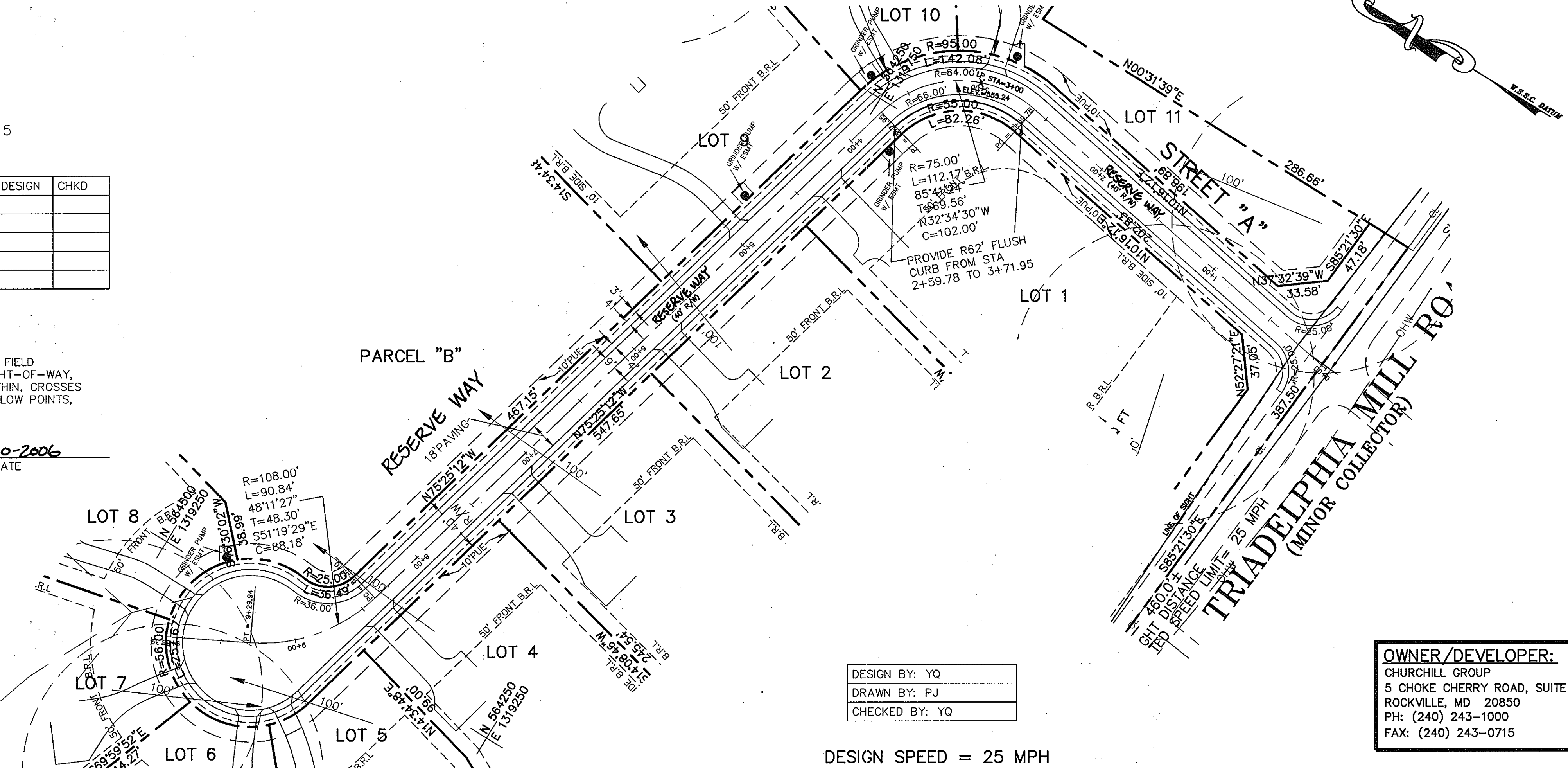
NO.	REVISION	DATE	DESIGN	CHKD

ENGINEER'S CERTIFICATE

I CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED FROM FIELD SURVEYS, THAT THERE IS NO EXISTING PAVING OR UTILITIES IN THIS RIGHT-OF-WAY, EXCEPT AS SHOWN, THAT NO PORTION OF THIS RIGHT-OF-WAY LIES WITHIN, CROSSES OR CONNECTS TO ANY EXISTING OR PROPOSED STATE ROAD AND THAT LOW POINTS, IF ANY, ARE AS SHOWN ON THE PRELIMINARY SUBDIVISION PLAN.

Marwan F. Mustafa
MARWAN F. MUSTAFA, P.E., L.S.
REGISTERED PROFESSIONAL ENGINEER, MD #20423

10-30-2006
DATE



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

James A. Lipp
PLANNING DIRECTOR JA

Y. Ning Qu
DATE

10/05/2006
DATE

YU NING QU
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER NO. 24594

SCALES:
1" = 50' HOR
1" = 5' VER

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYORS
4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
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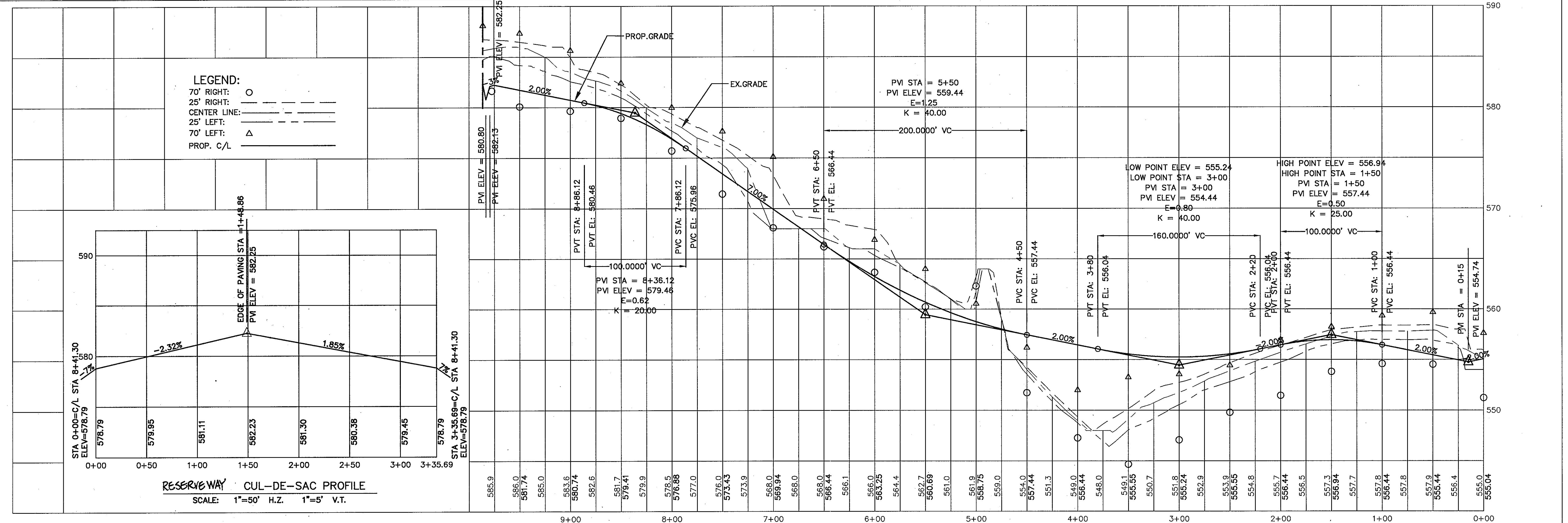
MARTY A. HOWARD PROPERTY
LOTS 1-11; TAX MAP 34, GRID 3, PARCEL 414
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

GRADE ESTABLISHMENT PLAN

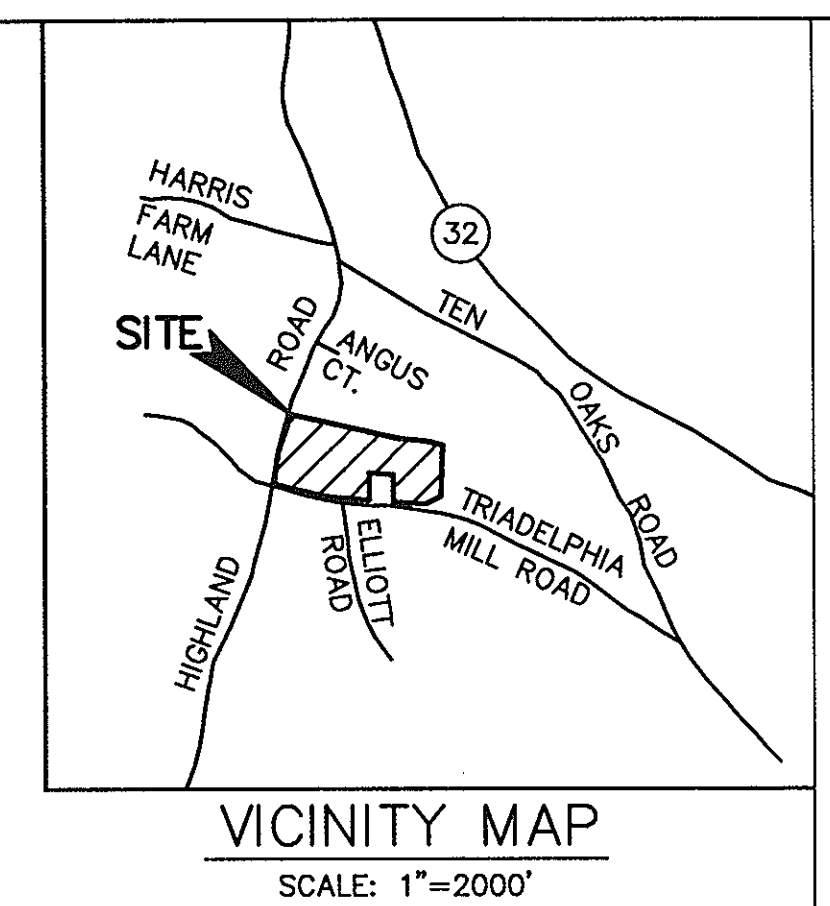
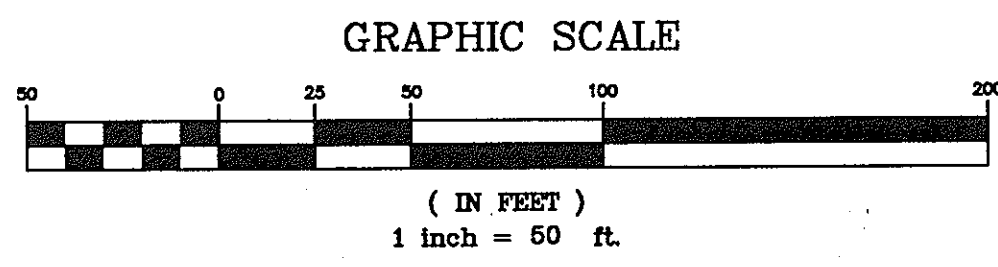
REVISIONS

DATE	BY	REVISION
6/28/06	MM	REV. PER COMMENTS

DATE: JUNE, 2006
DWN: PJ CHECKED: MM
SCALE: AS SHOWN
PROJECT/FILE NO. 04 - 074
SHEET NO. 11 OF 14

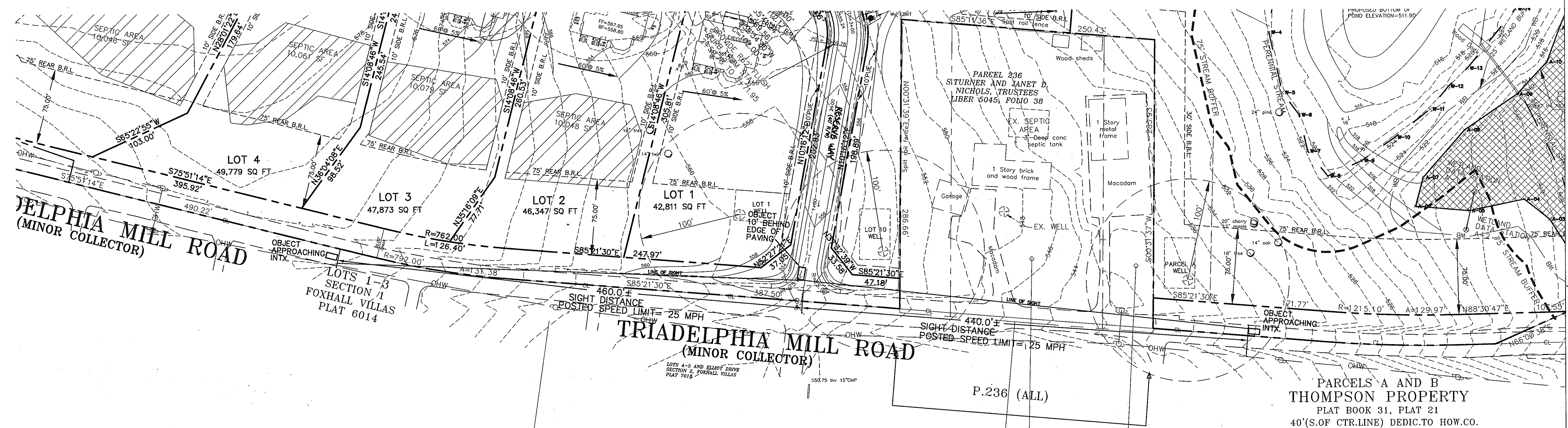


RESERVE WAY



GENERAL NOTE:

A waiver to DMV III, the site distance easement was granted on August 17, 2006.



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4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
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MARTY HOWARD PROPERTY
LIBER 3172, FOLIO 336
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

SIGHT DISTANCE PLAN

REVISIONS

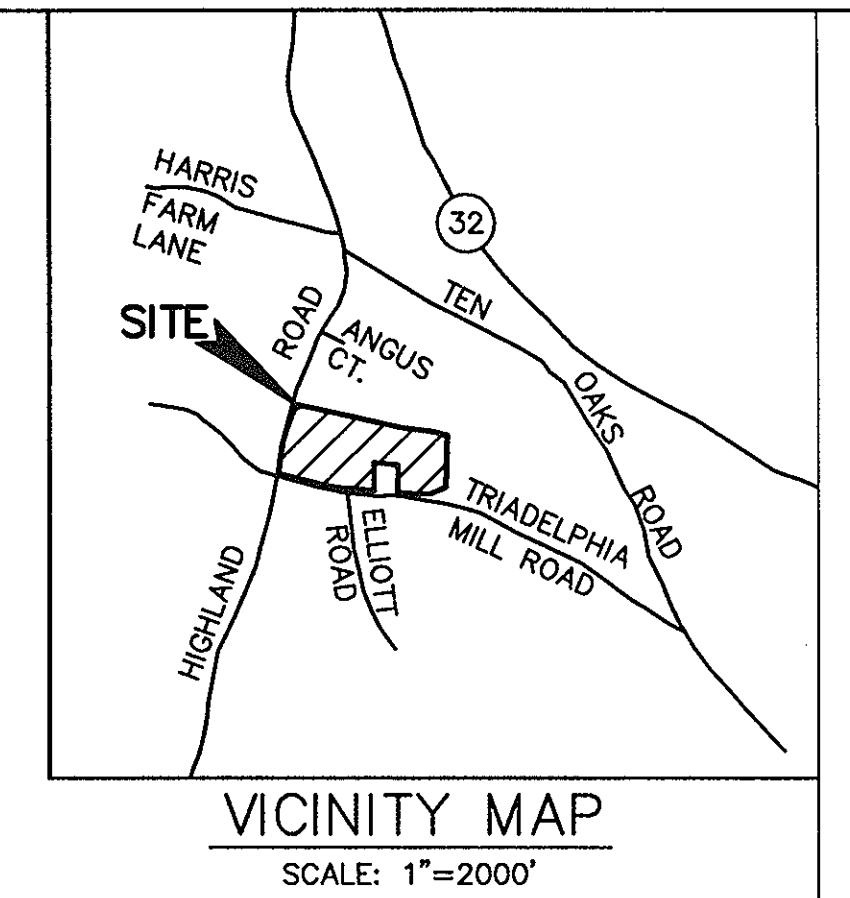
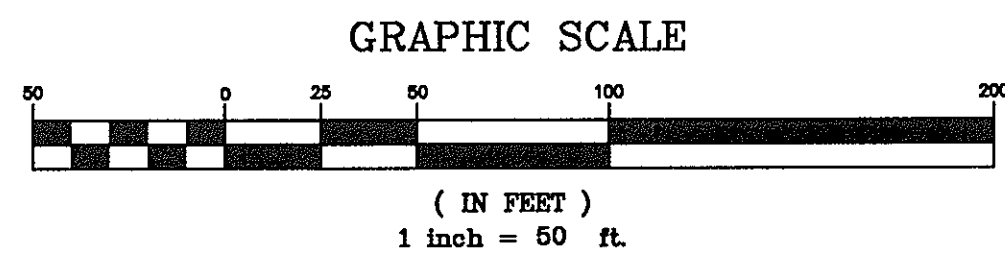
DATE:	APR., 2006
DWN.	SFP
CHECKED	YNO
SCALE:	1"=50'
PROJECT/FILE NO.	04-074
SHEET NO.	13 OF 14

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM
[Signature]
County Health Officer
Howard County Health Department
Date: 4/16/06

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR
DATE: 4/17/06

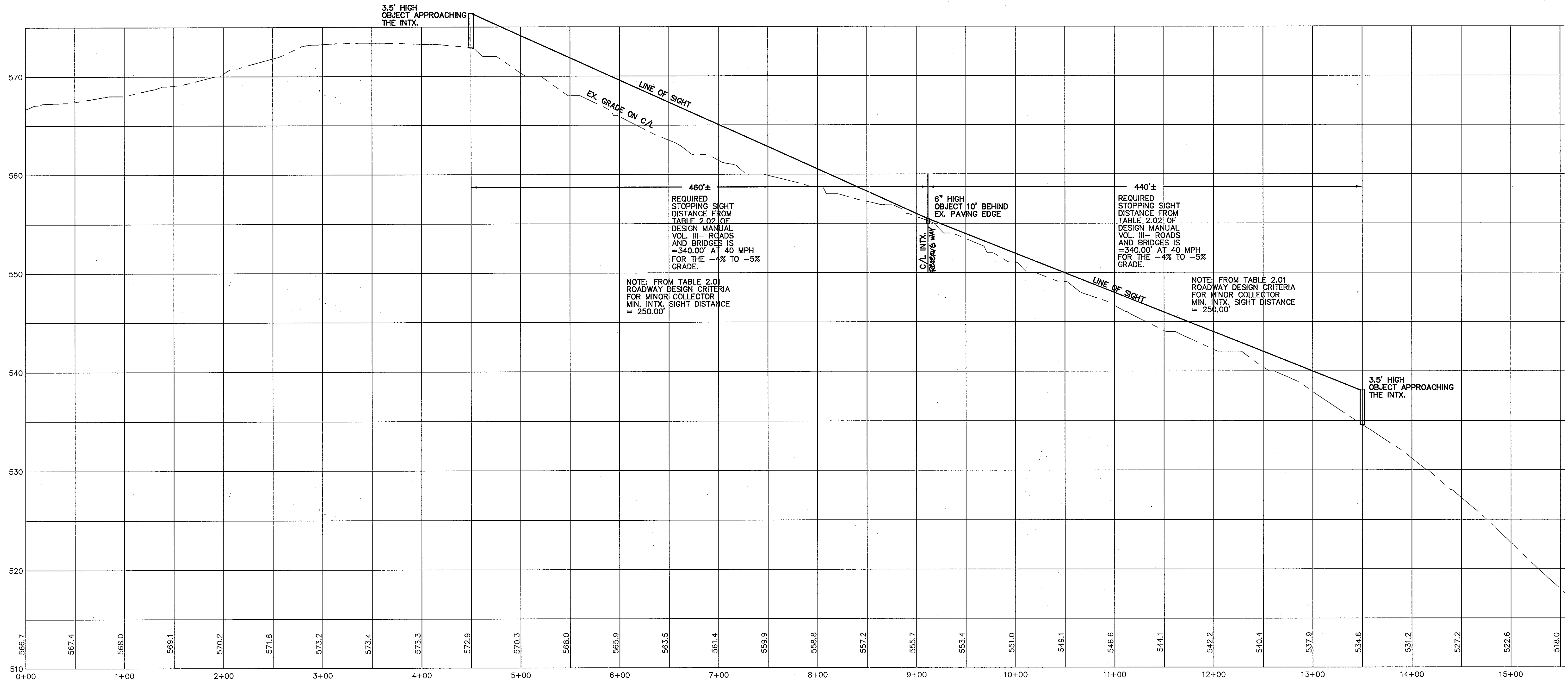
OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
FAX: (240) 243-0715

04/26/2006
DATE
YU NING QU
No. 24594
REGISTERED PROFESSIONAL ENGINEER
YU NING QU
PROFESSIONAL ENGINEER NO. 24594
SP-06-14



GENERAL NOTE:

A waiver to DMV III, the site distance easement was granted on August 17, 2006.



**SIGHT DISTANCE PROFILE
ON TRIADELPHIA MILL ROAD**

SCALE: H.Z. 1"=50'
V.T. 1"=5'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEM
Robert Wells
County Health Officer
Howard County Health Department

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Daniel D. Taylor
PLANNING DIRECTOR
11/2/06
DATE

OWNER/DEVELOPER:
CHURCHILL GROUP
5 CHOKE CHERRY ROAD, SUITE 360
ROCKVILLE, MD 20850
PH: (240) 243-1000
FAX: (240) 243-0715

10/05/2006
DATE

YU NING QU
PROFESSIONAL ENGINEER NO. 24594

DATE: APR., 2006
DWN. SFP CHECKED YNO

SCALE: 1"=50'

PROJECT/FILE NO. 04-074

SHEET NO. 14 OF 14

CAPITOL DEVELOPMENT DESIGN, INC.
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MARTY HOWARD PROPERTY
LIBER 3172, FOLIO 336
ELECTION DISTRICT 5
HOWARD COUNTY, MARYLAND

SIGHT DISTANCE
PROFILE

REVISIONS