

SHEET INDEX	
1	COVER SHEET
2	SITE LAYOUT & UTILITY PLAN
3	GRADING AND SEDIMENT CONTROL PLAN
4	FOREST STAND DELINEATION PLAN
5	FOREST CONSERVATION & LANDSCAPE PLANS & DETAILS
6	STORM DRAIN DRAINAGE AREA MAP

SITE DATA

LOCATION: TAX MAP 38, GRID 15, P/O TM PARCEL 342
 1ST ELECTION DISTRICT
 EXISTING ZONING: R-12
 GROSS AREA OF PROJECT: 81,566.72 SF (1.87 AC.)
 AREA OF 100-YEAR FLOODPLAIN: 0 AC.
 AREA OF 25% OR GREATER STEEP SLOPES: 0 AC.
 NET AREA OF PROJECT: 81,566.72 SF (1.87 AC.)
 AREA OF PROPOSED BUILDABLE LOTS: 46,404.27 SF (1.065 AC.)
 AREA OF OPEN SPACE REQUIRED: 40% OF GROSS AREA OF PARCEL (0.74 AC.)
 CREDITED OPEN SPACE PROVIDED: 27,288.38 SF ; PROVIDED OPEN SPACE IS LOCATED ON OPEN SPACE LOT# 8
 4,959.78 SF ; PROVIDED OPEN SPACE IS LOCATED ON OPEN SPACE LOT# 1.
 32,248.16 SF (0.74 AC) 40% OF GROSS AREA
 NON CREDITED OPEN SPACE PROVIDED: 2,904.27 SF (0.066 AC); PROVIDED OPEN SPACE IS LOCATED ON
 OPEN SPACE LOT# 8.
 TOTAL OPEN SPACE PROVIDED: 0.806 AC
 AREA OF RECREATIONAL OPEN SPACE REQUIRED : 200 SF PER UNIT (1200 SF)
 AREA OF RECREATIONAL OPEN SPACE PROVIDED : 4,959.78 SF -LOCATED ON OPEN SPACE LOT 1.
 NUMBER OF BUILDABLE LOTS ALLOWED: 6 LOTS
 NUMBER OF BUILDABLE LOTS PROPOSED: 6 LOTS
 NUMBER OF OPEN SPACE LOTS: 2
 THE SMALLEST BUILDABLE LOT IS LOT 7 (7,209.49 SF).
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 88,869 SF (2.0 AC.)

GENERAL NOTES

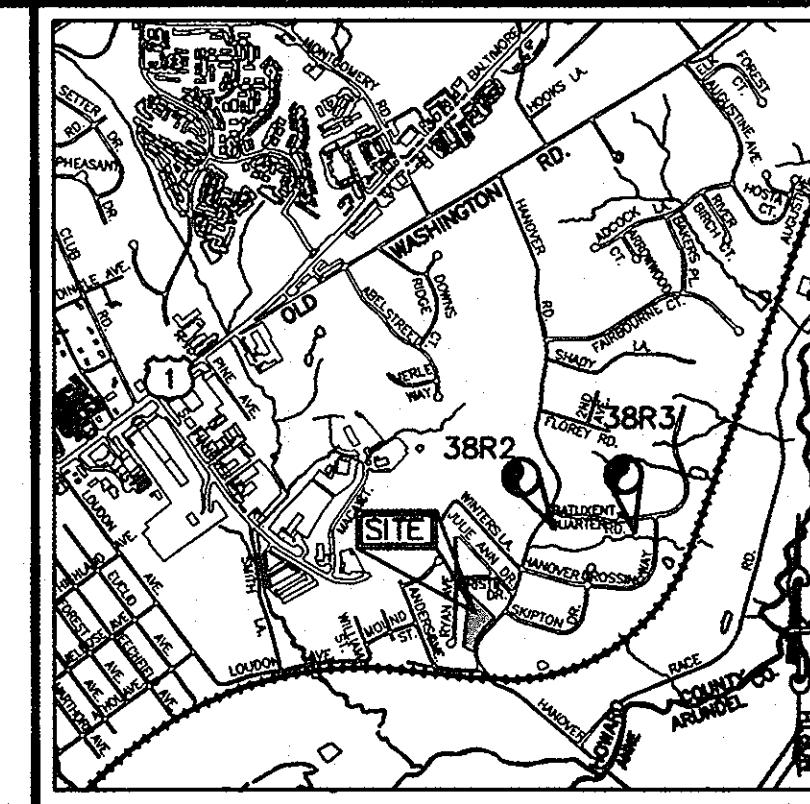
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- DEED REFERENCE: 26887/120
- THE PROJECT BOUNDARY IS BASED ON A SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2002.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2002.
- STORM WATER MANAGEMENT FOR THIS SUBDIVISION IS LOCATED ON OPENSACE LOT 8 AND WILL BE OWNED & MAINTAINED BY H.O.A. .CPV AND WQV IS PROVIDED BY POCKET POND (P-5). Rev IS PROVIDED BY ROOFTOPS TO GRASS CHANNELS.
- NO WETLANDS OR STREAMS ARE LOCATED ONSITE.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES ARE LOCATED ONSITE.
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED SEPTEMBER 17, 2007.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED MARCH 27, 2007 AND REVISED 27, 2008.
- PLANNING AND ZONING FILE NUMBERS: F-95-64, PLAT# 11799 (BEALMEAR II, SUBDIVISION LOTS 1 & 2).
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS REQUIRED FOR THIS SITE IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY 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 MINIMUM OF 20" SHALL BE MAINTAINED BETWEEN STREET LIGHTS AND TREES.
- OPEN SPACE LOTS 1 AND 8 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- A NOISE STUDY PREPARED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED FEBRUARY 25, 2008.
- LOT 2 TO LOT 6 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.01 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED BY COUNCIL BILL 45-2003.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 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.38R2 AND 38R3 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. (CONTRACT# R-3645)
- SEWER IS PUBLIC. (CONTRACT# R-3645)
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HERBST/BENSON & ASSOCIATES, DATED NOVEMBER 5, 2004.
- THIS SUBDIVISION IS LOCATED IN THE BWI AIRPORT ZONING DISTRICT. MARYLAND AVIATION ADMINISTRATION APPROVAL LETTER MUST ACCOMPANY THE SUBMISSION OF THE FINAL CONSTRUCTION PLAN ORIGINALS.
- TRAFFIC CONTROL WILL BE PROVIDED FOR THE PROPOSED ROAD WIDENING IN ACCORDANCE WITH THE LATEST MUTCD.
- PARKING TO BE PROVIDED IN ACCORDANCE WITH SECTION 133 OF THE ZONING REGULATIONS.
- THE FOREST CONSERVATION OBLIGATION FOR 0.60 ACRES WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN CONJUNCTION WITH THE FINAL PLAN.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOILS TEST.

PRELIMINARY EQUIVALENT SKETCH PLAN

A RESUBDIVISION OF LOT 2 BEALMEAR II SUBDIVISION RECORDED AS PLAT NO. 11799

BASHAM PROPERTY

LOTS 2-7 & OPEN SPACE LOT 1 & 8 HOWARD COUNTY, MARYLAND



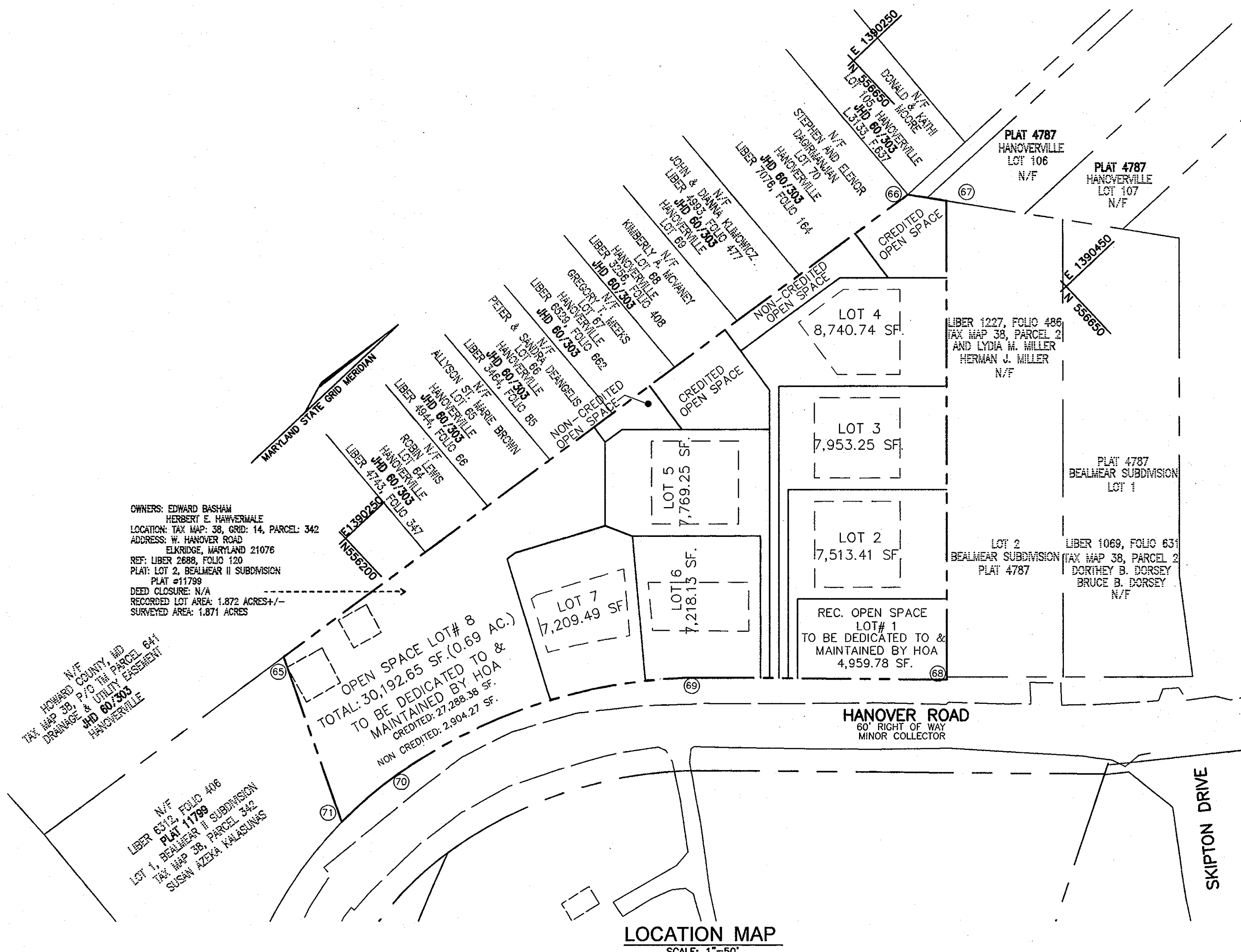
VICINITY MAP
 SCALE: 1"=2000'

ADC MAP COORDINATES

MAP: 20
 GRID: G-10, H-10

BENCH MARK

HOWARD COUNTY CONTROL STATION 38R2
 NORTH 557,500.663'
 EAST 1,391,227.052'
 ELEVATION 168.788' (NAVD 1988)
 HOWARD COUNTY CONTROL STATION 38R3
 NORTH 557,417.823'
 EAST 1,391,983.177'
 ELEVATION 124.653' (NAVD 1988)



CURVE DATA TABLE						
CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C1	169.28'	140.33'	234.33'	79°18'57"	216.07'	N 2°41'30" E
C5	338.52'	108.78'	210.50'	35°37'42"	207.13'	S 25°55'52" W
C6	265.00'	24.46'	48.77'	10°32'43"	48.70'	S 02°50'39" W
C2	111.78'	30.50'	59.55'	30°31'31"	58.85'	N 21°54'11" W
C3	287.94'	46.21'	91.64'	18°14'03"	91.25'	N 02°48'35" E

COORDINATE TABLE		
POINT	NORTHING	EASTING
65	556118.4389	1390278.5337
66	556616.3187	1390336.8896
67	556631.6984	1390356.8522
68	556419.9050	1390582.3454
69	556307.5180	1390474.7760
70	556121.2453	1390384.2018
71	556072.6003	1390381.7851

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	7,513.41	306.79	7,206.62
3	7,953.25	729.95	7,223.30
4	8,740.74	1123.27	7,617.47
5	7,769.25	550.61	7,218.64

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
 COVER SHEET
 BASHAM PROPERTY
 A RESUBDIVISION OF LOT 2
 BEALMEAR II SUBDIVISION
 RECORDED AS PLAT NO. 11799
 LOTS 2-7 & OPEN SPACE LOT 1 & 8
 TAX MAP #38 BLOCK 14 P/O TM PARCEL 342
 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

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16183 EXPIRATION DATE: 09-27-2010

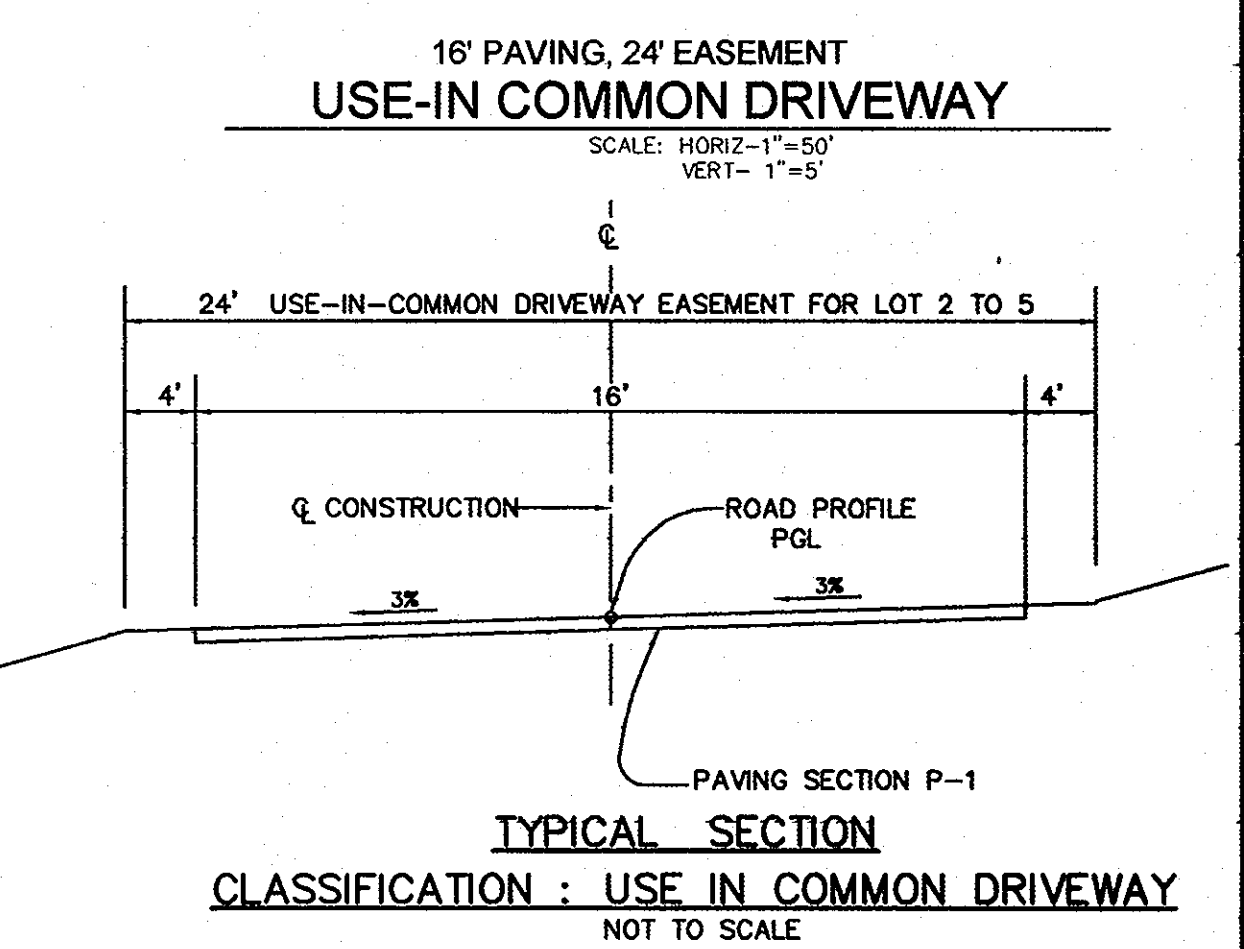
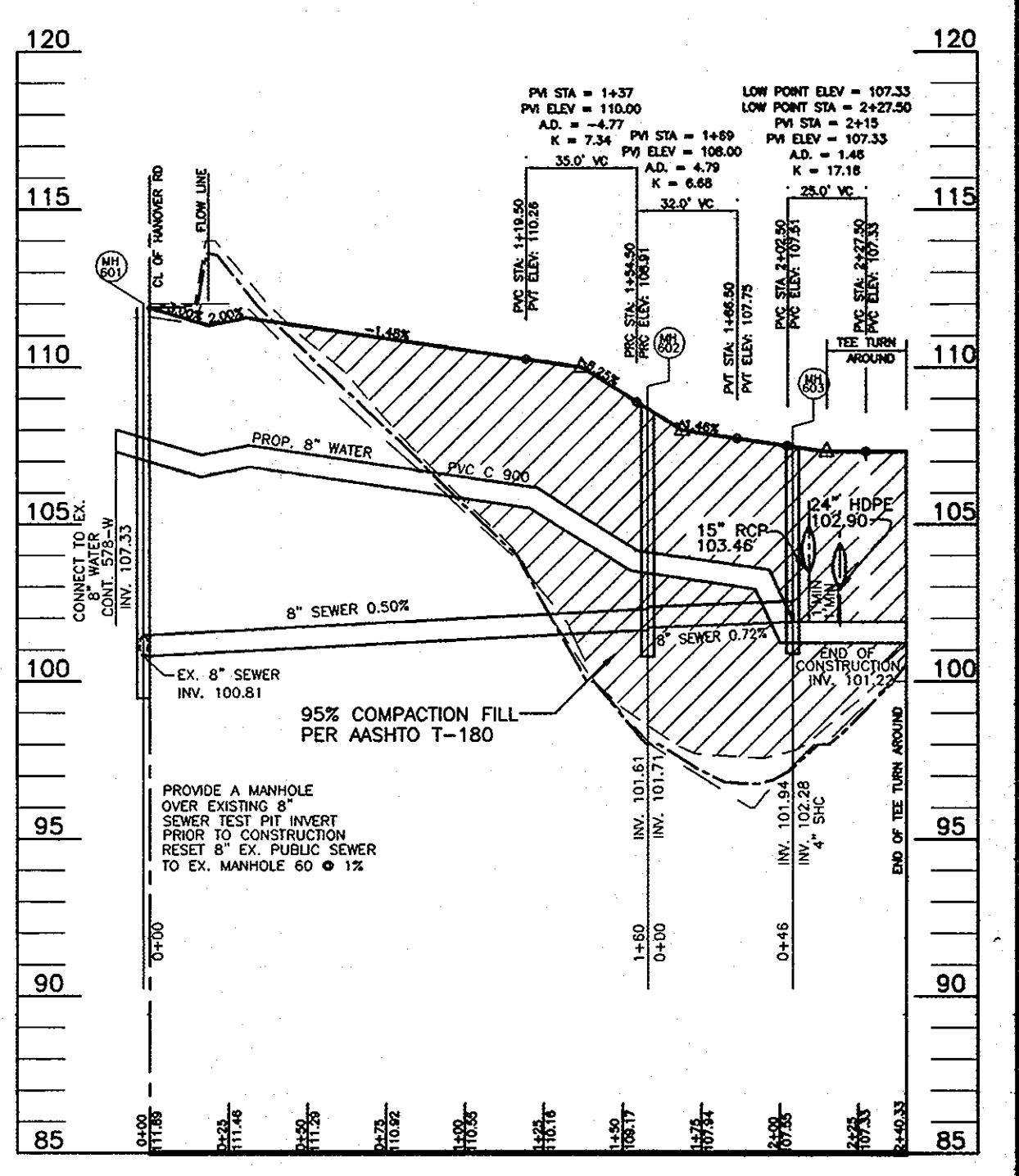
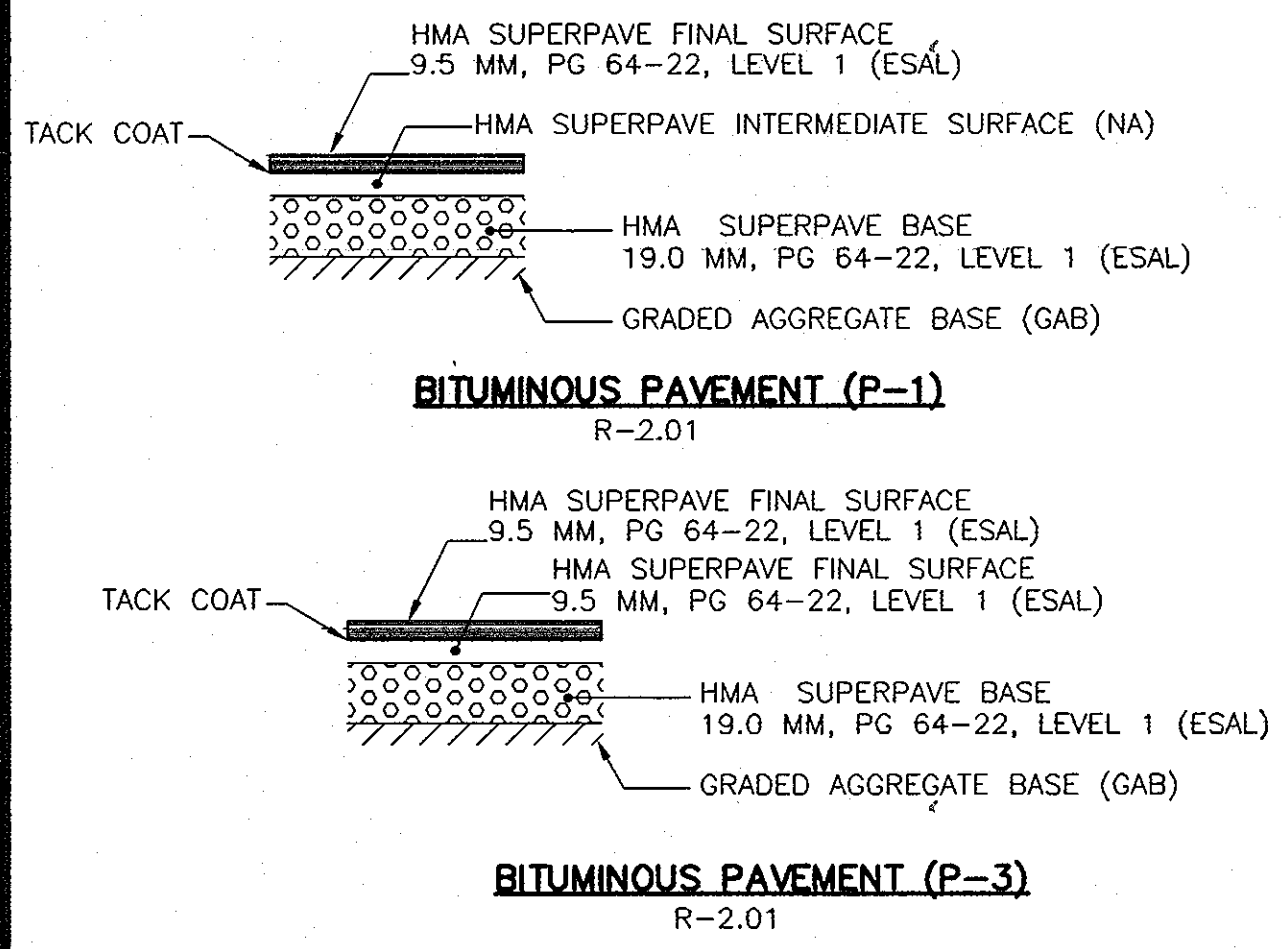
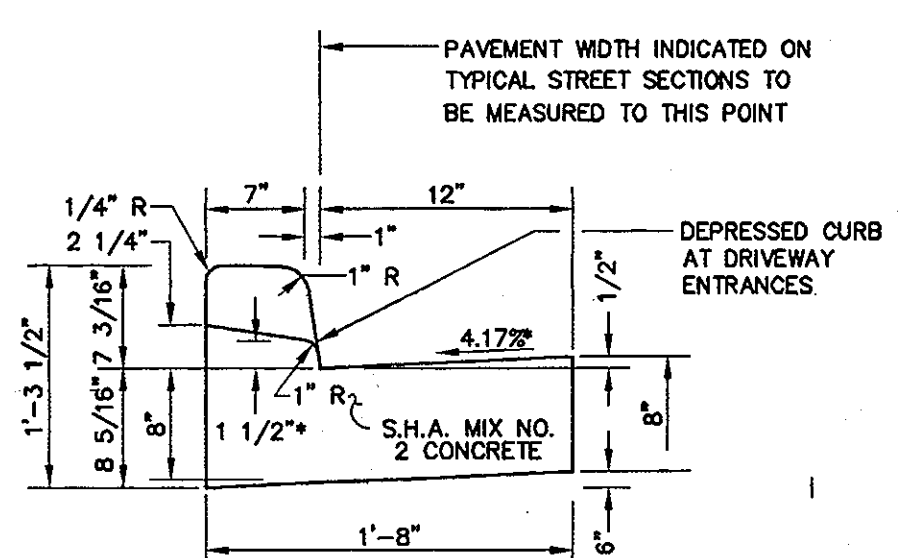
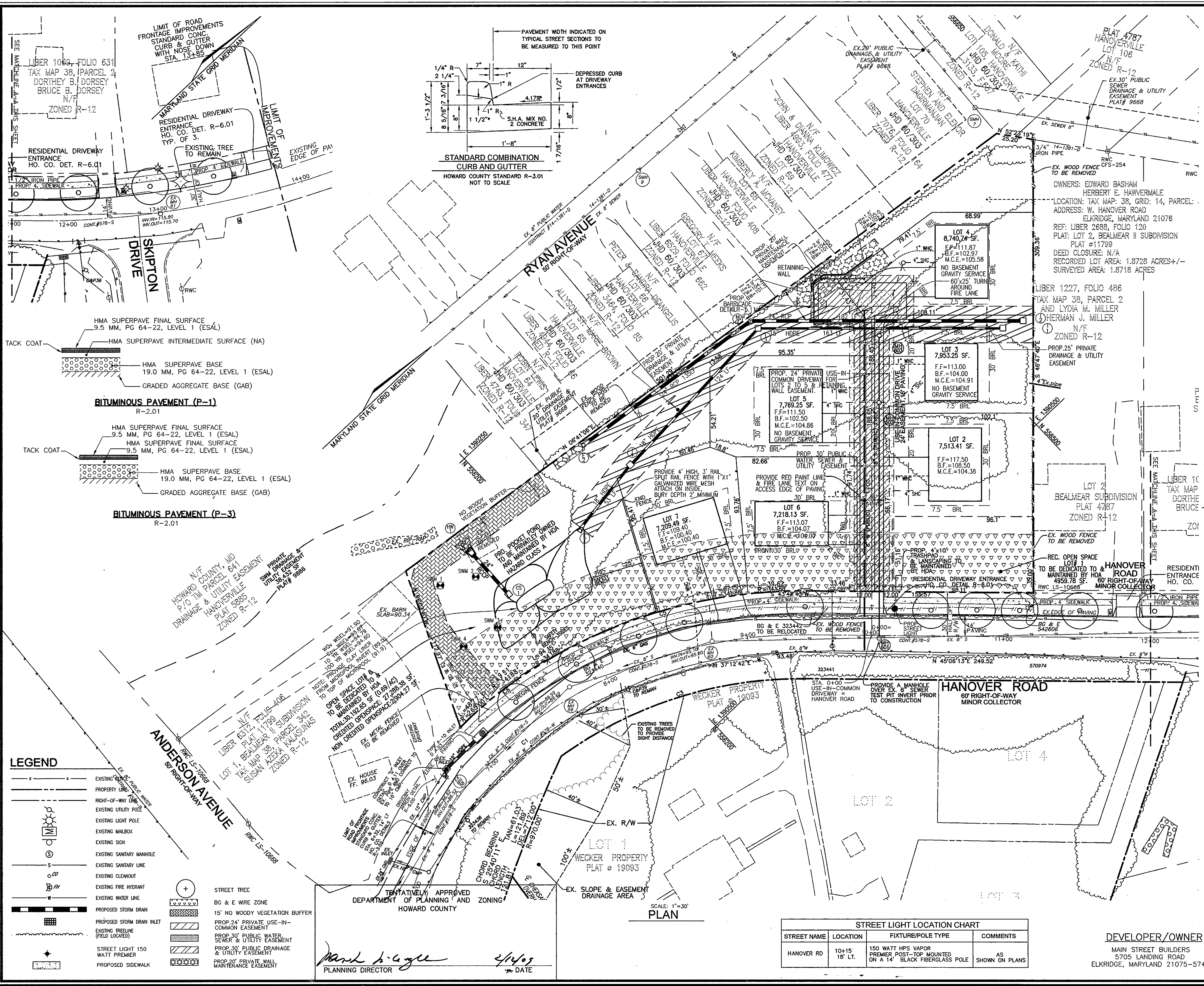
DESIGN BY: RHW/RJ
 DRAWN BY: RJ
 CHECKED BY: RHW
 DATE: FEBRUARY 2009
 SCALE: AS SHOWN
 W.O. NO.: 04-33

1 SHEET OF 6

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark deLoyle 2/12/09
 PLANNING DIRECTOR DATE

DEVELOPER/OWNER
 MAIN STREET BUILDERS
 5705 LANDING ROAD
 ELKBRIDGE, MARYLAND 21075-5742



SYMBOL	QTL	BOTANICAL NAME	SIZE	REMARKS
(Symbol)	10	AMUR MAPLE ACER GINNALA (SHADE TREES-GROWTH HEIGHT=20')	2"-3" Col.	B & B

NOTE:
BETWEEN ANY STREET LIGHT AND ANY TREE.
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED

LEGEND

(Symbol)	EXISTING SANITARY MANHOLE	(Symbol)	STREET TREE
(Symbol)	EXISTING SANITARY LINE	(Symbol)	BG & E WIRE ZONE
(Symbol)	EXISTING CLEAFOUT	(Symbol)	15' NO WOODY VEGETATION BUFFER
(Symbol)	EXISTING FIRE HYDRANT	(Symbol)	PROP. 24' PRIVATE USE-IN-COMMON EASEMENT
(Symbol)	EXISTING WATER LINE	(Symbol)	PROP. 30' PUBLIC DRAINAGE & UTILITY EASEMENT
(Symbol)	PROPOSED STORM DRAIN	(Symbol)	PROP. 20' PRIVATE WALL MAINTENANCE EASEMENT
(Symbol)	PROPOSED STORM DRAIN INLET	(Symbol)	
(Symbol)	EXISTING TREETRINE (FIELD LOCATED)	(Symbol)	
(Symbol)	STREET LIGHT 150 WATT PREMIER	(Symbol)	
(Symbol)	PROPOSED SIDEWALK	(Symbol)	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark C. Agell
PLANNING DIRECTOR

DATE: 2/14/09

STREET LIGHT LOCATION CHART

STREET NAME	LOCATION	FIXTURE/POLE TYPE	COMMENTS
HANOVER RD	104+15-18' LT.	150 WATT HPS VAPOR PREMIER POST-TOP MOUNTED ON A 14" BLACK FIBERGLASS POLE	AS SHOWN ON PLANS

DEVELOPER/OWNER
MAIN STREET BUILDERS
5705 LANDING ROAD
ELKCRIDGE, MARYLAND 21075-5742

NO. _____ REVISION _____ DATE _____

**PRELIMINARY EQUIVALENT SKETCH PLAN
SITE LAYOUT, UTILITY PLAN &
PROFILE**

BASHAM PROPERTY
A RESUBDIVISION OF LOT 2
BEALMEAR II SUBDIVISION
RECORDED AS PLAT NO. 11799
LOTS 2-7 & OPEN SPACE LOT 1 & 8

TAX MAP #38 BLOCK 14 1ST ELECTION DISTRICT P10 TM PARCEL 342 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
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SCALE: AS SHOWN
W.O. NO.: 04-33

2 SHEET OF 6

LEGEND:

- EXISTING CONTOUR
- - - - PROPOSED CONTOUR
- 402.88 PROPOSED SPOT ELEVATION
- 402.88 EXISTING SPOT ELEVATION
- ===== EXISTING CURB AND GUTTER
- ===== PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN INLET
- EXISTING TRENCH (FIELD LOCATED)

LEGEND:

- SOIL BORING
- EXISTING TREES TO REMAIN
- ECM EROSION CONTROL MATTING
- STREET LIGHT 150 WATT PREMIER
- STREET TREE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- M1B2 M1D3 SOILS BOUNDARY
- PROPOSED SIDEWALK
- MODERATE SLOPES (15% - 24.99%)
- STEEP SLOPE (>25%)
- LOD LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- CP CURB INLET PROTECTION
- PROP. 24' PRIVATE USE-IN-COMMON EASEMENT
- PROP. 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
- PROP. 30' PUBLIC DRAINAGE & UTILITY EASEMENT
- CREDITED OPEN SPACE
- 15' NO WOODY VEGETATION BUFFER
- 40' BG & E WIREZONE
- PROP. 20' PRIVATE WALL MAINTENANCE EASEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE
- ACIP AT GRADE INLET PROTECTION

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Coyle
PLANNING DIRECTOR
2/10/09
DATE

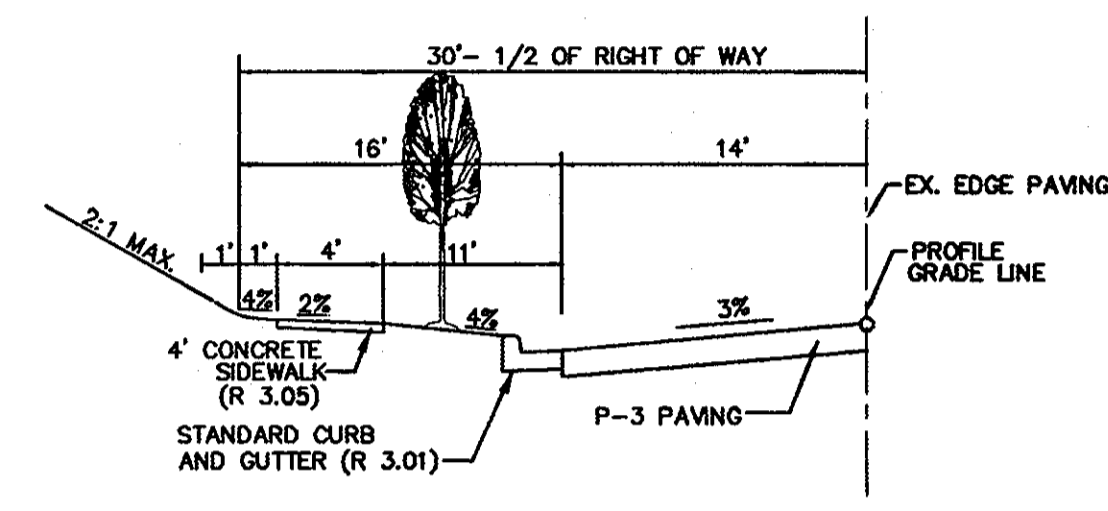
SAVING AND EXCEPTING
LIBER 2576, FOLIO 095
0.148 ACRES
THE BOARD OF
COUNTY COMMISSIONERS OF
HOWARD COUNTY, MARYLAND
LIBER 462, FOLIO 143

GRADING & SEDIMENT CONTROL PLAN

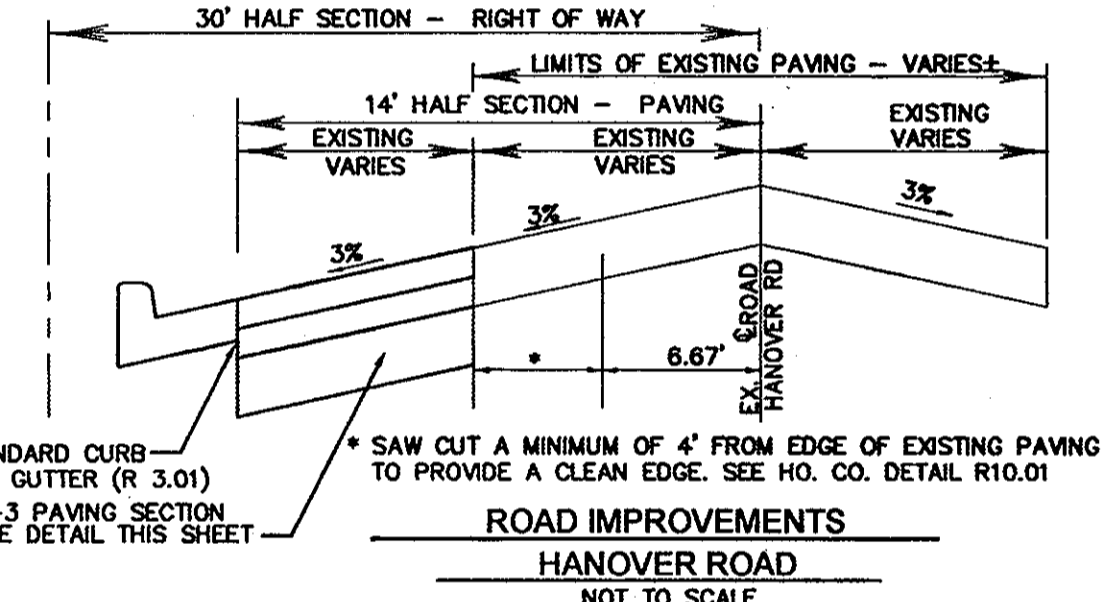
SCALE: 1"=30'

CREDITED OPEN SPACE EXHIBIT

SCALE: 1"=80'



TYPICAL ROADWAY SECTION
CLASSIFICATION: MINOR COLLECTOR
HANOVER ROAD
DESIGN SPEED: 35 MPH
SECTION NOT TO SCALE

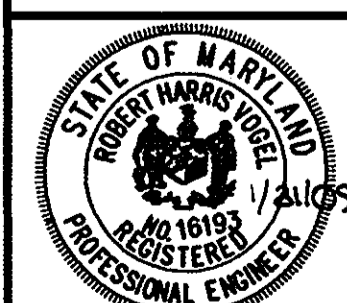


ROAD IMPROVEMENTS
HANOVER ROAD
NOT TO SCALE

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
GRADING & SEDIMENT CONTROL PLAN
BASHAM PROPERTY
A RESUBDIVISION OF LOT 2
BEALMEAR II SUBDIVISION
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LOTS 2-7 & OPEN SPACE LOT 1 & 8
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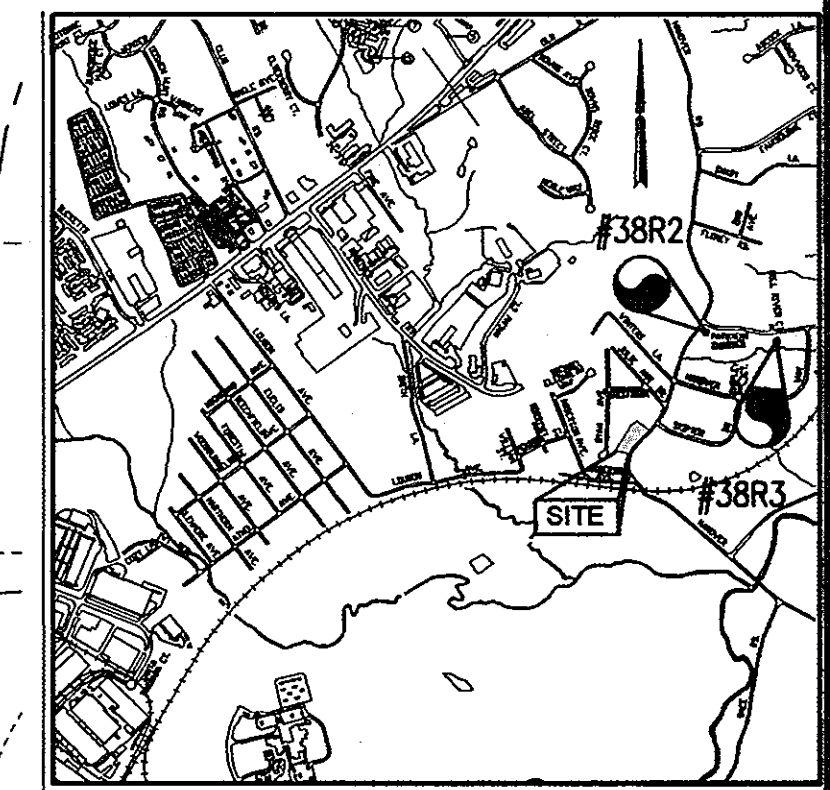


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DESIGN BY: RHW/RJ
DRAWN BY: RJ
CHECKED BY: RHW
DATE: FEBRUARY 2009
SCALE: AS SHOWN
W.O. NO.: 04-33

3 SHEET OF 6

SP-08-010



VICINITY MAP
SCALE: 1"=2000'



LEGEND

- Existing Contour
- Existing Trees
- >24.9% Steep Slopes
- <24.9% Steep Slopes
- Soils divide
- Stand Delineation Line
- Property Line

SOILS LEGEND

SOIL	NAME	SLOPE	K-VALUE	SOIL GROUP
ScD	SANDY AND CLAYEY LAND	MODERATELY SLOPING	.43	D
IuB	ILICA LOAM, LOCAL ALLUVIUM	1 TO 5 PERCENT SLOPES	.43	D

NOTE - HOWARD SOIL SURVEY, MAP NUMBER 26

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Marsha M. Long
PLANNING DIRECTOR

4/10/09
DATE

FOREST STAND TOTALS

STAND F1	0.30 ACRES
STAND H	0.36 ACRES
STAND OF	1.04 ACRES
STAND T	0.17 ACRES
TOTAL	1.87 ACRES

SUPPLEMENTAL INFORMATION

GROSS SITE AREA	1.87 ACRES
ZONED	R12
PROPOSED USE	RESIDENTIAL

PLAN
SCALE: 1"=30'

FOREST STAND ANALYSIS TABLE

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOILS INFORMATION			D. EXISTING VEGETATION	E. STAND CHARACTERISTICS			F. FOREST AREA IN SEN. ENV.	G. HABITAT
			1. SOILS TYPES	2. TYPICAL FOREST COVER FOR SOILS TYPE	3. WOODLAND SUITABILITY INDEX		1. SIZE (DIA)	2. AGE (YRS)	3. GENERAL CONDITION		
F-1	WOODED	0.30 AC.	ScD	OAKS AND OTHER UPLAND HARDWOODS	45	TULIP POPLAR, OAK SP LONDON PLANETREE OLD FIELD GRASSES	6"-24"	20	GOOD	0.00 Ac	G
T	TREE GROUPINGS	0.17 AC.	ScD		45		6"-24"	20	GOOD	0.00 Ac	G
QF	OPEN FIELD	1.04 AC.	ScD IuB		45 43		6"-24"	20	GOOD	0.00 Ac	G
H	HEDGEROW	0.36 AC.	ScD		45		6"-15"	20	GOOD	0.00 Ac	G

John Canoles
DNR QUALIFIED FOREST PROFESSIONAL
JOHN CANOLES
ECO-SCIENCE PROFESSIONALS, INC.

DEVELOPER/OWNER
MAIN STREET BUILDERS
5705 LANDING ROAD
ELKRIDGE, MARYLAND 21075-5742

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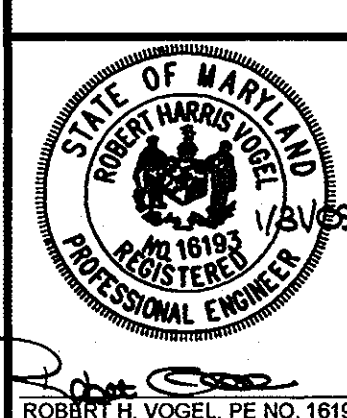
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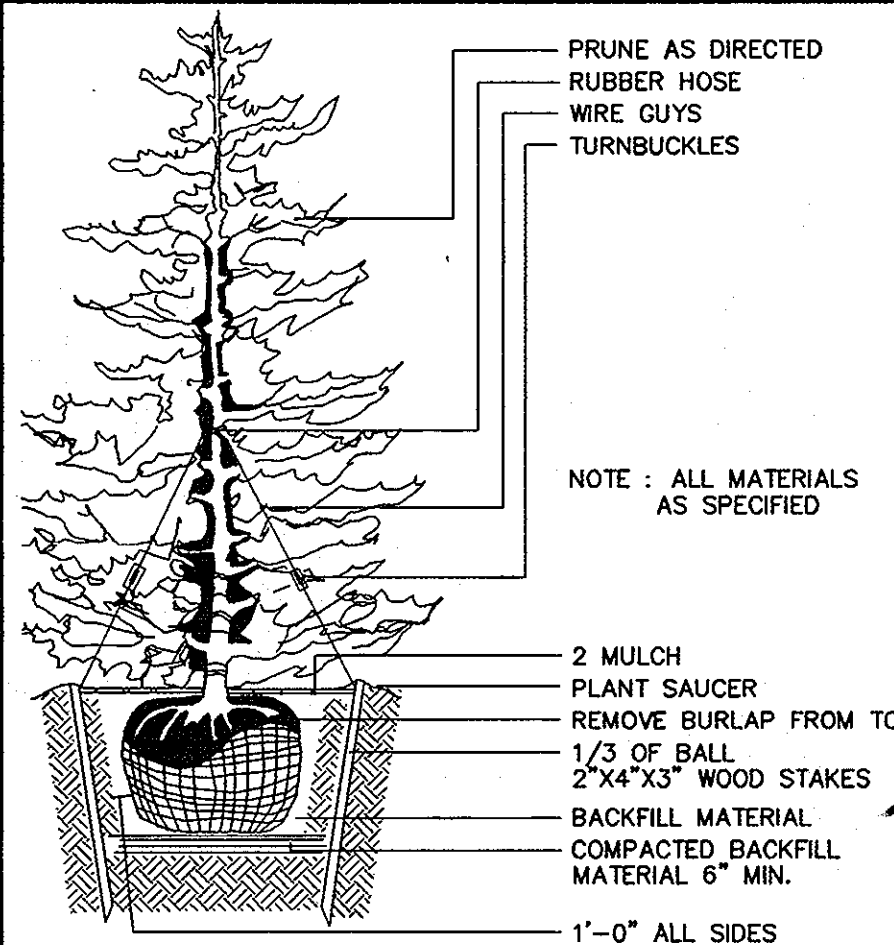


PROFESSIONAL CERTIFICATE

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4 SHEET OF 6



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
HOWARD COUNTY FOREST CONSERVATION WORKSHEET

ZONED R-12 NET TRACT AREA:
A. TOTAL TRACT AREA 1.87 AC. (81,556.72 SF)
B. AREA WITHIN 100 YEAR FLOODPLAIN 0.00 AC
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION 0.00 AC
D. NET TRACT AREA 1.87 AC (81,556.72 SF)

LAND USE CATEGORY
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-12

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

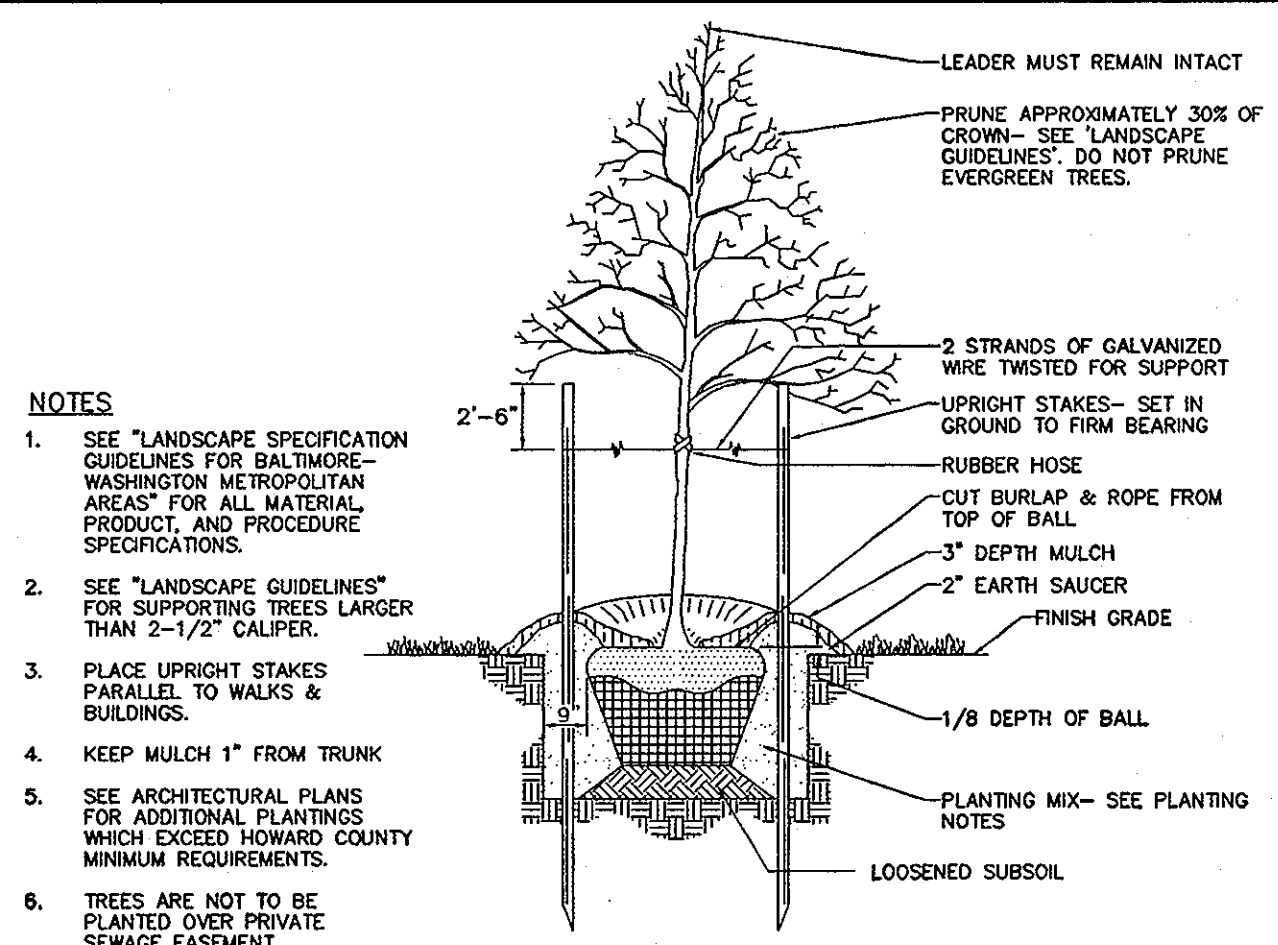
EXISTING FOREST COVER:
G. EXISTING FOREST COVER = 13031.35 SF (0.30 AC)
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 0.02 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0.00 AC

BREAK EVEN POINT:
(2 X I) + F = BREAK EVEN POINT (0 AC)
J. FOREST RETENTION WITH NO MITIGATION = 0.00 AC
K. CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC

PROPOSED FOREST CLEARING:
L. TOTAL AREA OF FOREST TO BE CLEARED = 0.30 AC
M. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC

PLANTING REQUIREMENTS:
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (L X 25) = 0.00 AC
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F) = 0.00 AC
Q. TOTAL REFORESTATION REQUIRED (N+P-Q) = 0.00 AC
R. TOTAL AFFORESTATION REQUIRED = 0.00 AC
S. TOTAL AFFORESTATION REQUIRED = 0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 0.00 AC

THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. TOTAL FOREST CONSERVATION OBLIGATION IS FULFILLED BY AN OFFSITE LOCATION OR FOREST CONSERVATION BANK OR BY PAYMENT OF FEE-IN-LIEU FOR THE 0.60 ACRE OBLIGATION UNDER FINAL ROAD CONSTRUCTION PLANS.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

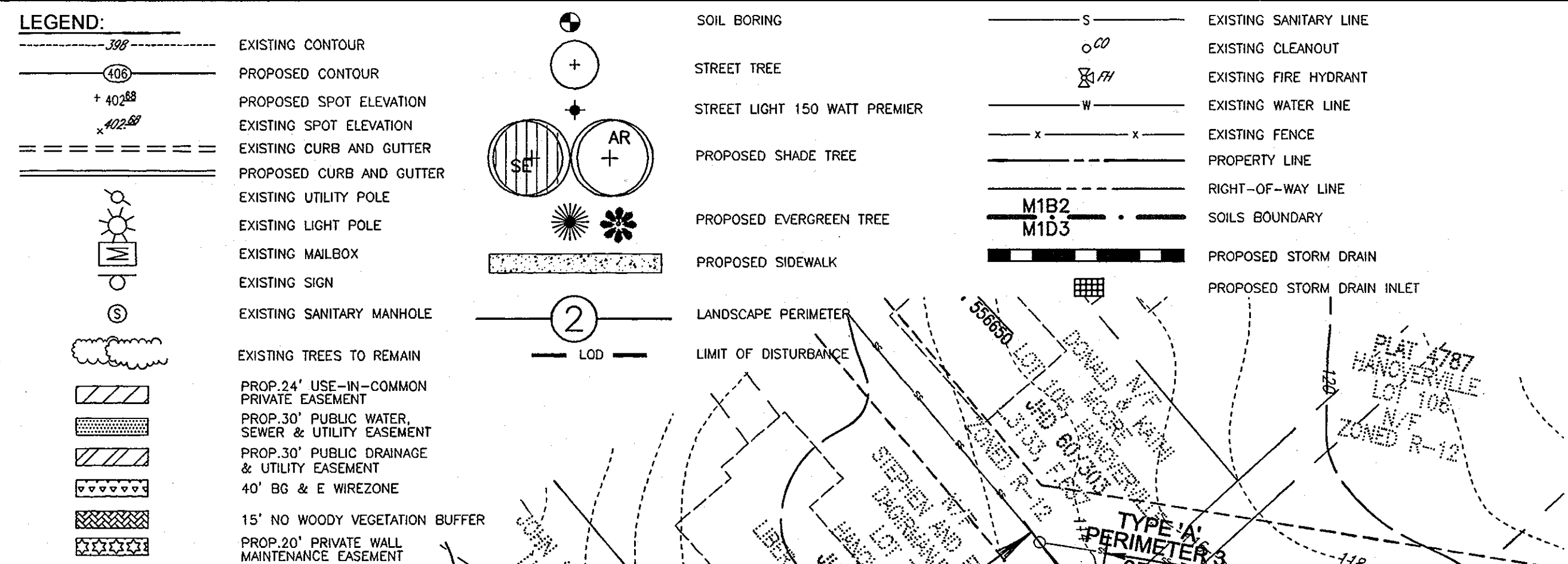
SOILS LEGEND

SOIL	NAME	SLOPE	K-VALUE	SOIL GROUP
SdD	SANDY AND CLAYEY LAND	MODERATELY SLOPING	.43	D
UuB	ILUCA LOAM, LOCAL ALLUVIUM	1 TO 5 PERCENT SLOPES	.43	D

NOTE - HOWARD SOIL SURVEY, MAP NUMBER 26

TRASH PAD LANDSCAPING

SYM.	QTY.	DESCRIPTION	SIZE	REMARKS
○	8	DWARF JAPANESE YEW	18"-24" SP	B&B



SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS					ADJACENT TO PERIMETER PROPERTIES					TOTAL
	1	2	3	4	5	1	2	3	4	5	
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5	1	2	3	4	5	
LANDSCAPE TYPE	1	2	3	4	5	1	2	3	4	5	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	96	309'	25'	501'	113'						
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO						
CREDIT FOR EXISTING WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO						
NUMBER OF PLANTS REQUIRED (IF REMAINING)	1:60	2	1:60	5	1:60	0	1:60	8	1:50	2	17
SHADE TREES	-	-	-	-	-	-	-	-	-	-	05
EVERGREEN TREES	-	-	-	-	-	-	-	-	-	-	05
NUMBER OF PLANTS PROVIDED	2	5	0	8	2						17
SHADE TREES	-	-	-	-	-						05
EVERGREEN TREES	-	-	-	-	-						05
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-						-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-						-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED											

* SCHEDULE 'D' LANDSCAPING, ACCURATING AT SAME PLACE.

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING
SWM FACILITY #1

LANDSCAPE TYPE	TYPE B
LINEAR FEET OF PERIMETER	542 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND #)	NO
NUMBER OF TREES REQUIRED	11 SHADE TREES 14 EVERGREEN TREES
NUMBER OF TREES PROVIDED	11 SHADE TREES 14 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	

STREET TREE CALCULATIONS

STREET NAME	LINEAR FEET	REQUIRED TREES	PROVIDED TREES
HANOVER ROAD	415'/40	10	10

SYM.	QTY.	BOTANICAL NAME	SIZE	REMARKS
○	10	AMUR MAPLE ACER GINNALA (SHADE TREES-GROWTH HEIGHT=20')	2"-3" CAL.	B & B

NOTE:
A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

LANDSCAPE SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	SIZE	REMARKS
○	19	ACER RUBRUM AUTUMN FLAME RED MAPLE	2 1/2"-3" CAL.	B & B
○	7	SERVICEBERRY AMELANCHIER CANADENSIS (GROWTH HEIGHT=15')	4'-6" CHT.	B & B
○	11	PINUS STROBUS EASTERN WHITE PINE	6'-8" HT.	B & B
○	7	ARBORVITAE TECHY THUJA OCCIDENTALIS 'TECHY' (GROWTH HEIGHT=25')	6'-8" HT.	B & B

NOTE:
1. FINANCIAL SURETY FOR 28 SHADE TREES, 17 EVERGREEN TREES, 2 SHRUBS TO BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$11,190.00 THE SURETY AMOUNT IS SUBJECT TO THE FINAL PLAN APPROVAL.
2. FINANCIAL SURETY FOR 14 PUBLIC STREET TREES TO BE POSTED OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$4,200.00

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE
I/WE CERTIFY THAT LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF THE PROJECT, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S/OWNER'S NAME: _____
OWNERS/DEVELOPERS
MAIN STREET BUILDERS
5706 LANDING ROAD
ELKRIDGE, MARYLAND 21075-57000

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN FOREST CONSERVATION, LANDSCAPE PLAN & DETAILS
BASHAM PROPERTY
A RESUBDIVISION OF LOT 2 BEALMEAR II SUBDIVISION
RECORDED AS PLAT NO. 11799
LOTS 2-7 & OPEN SPACE LOT 1 & 8

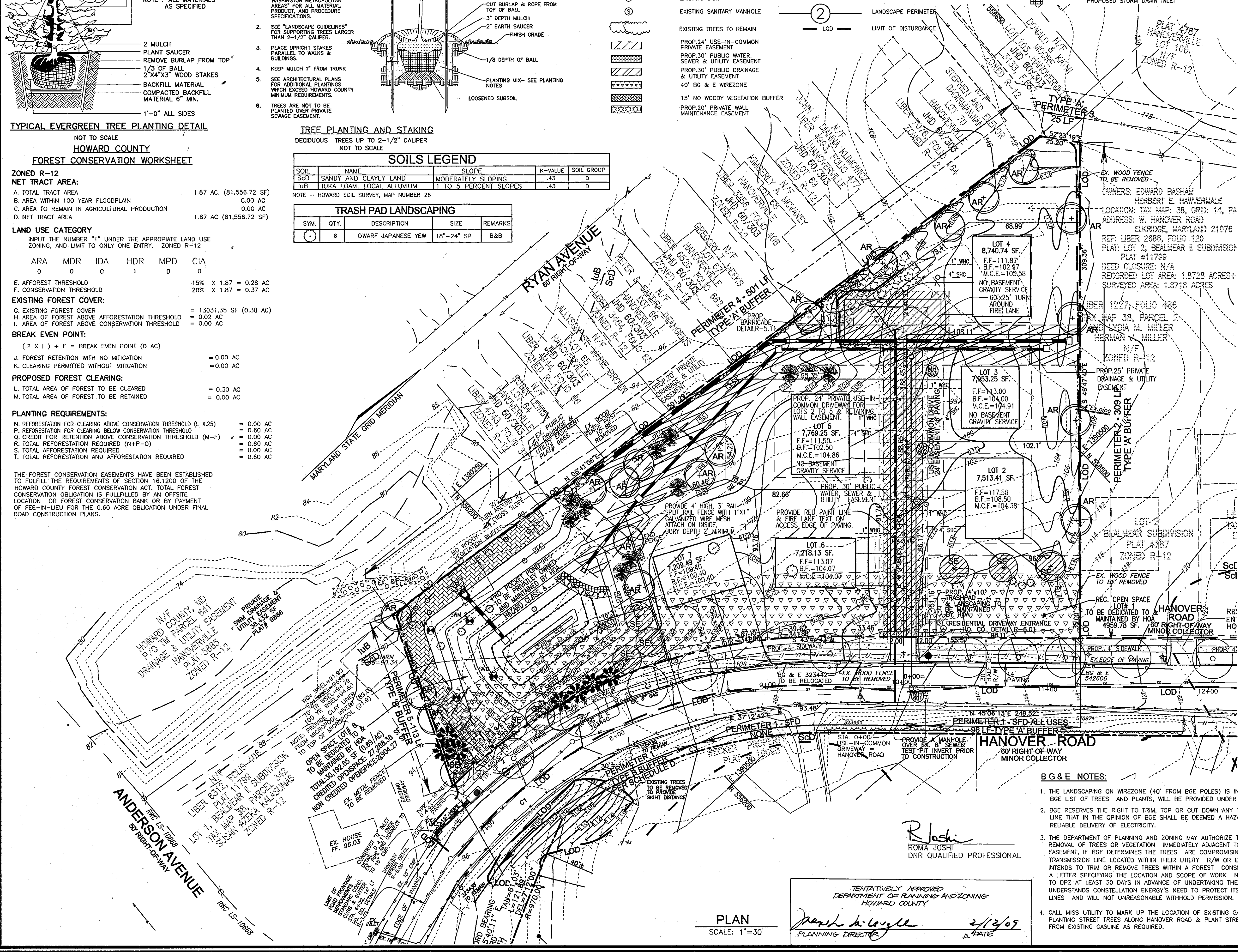
TAX MAP #38 BLOCK 14 1ST ELECTION DISTRICT P10 TM PARCEL 342 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELIDOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8966

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18113 EXPIRATION DATE: 09-27-2010

DESIGN BY: RHV/RJ
DRAWN BY: RJ
CHECKED BY: RHV
DATE: FEBRUARY 2009
SCALE: AS SHOWN
W.O. NO.: 04-33

5 SHEET OF 6



PLAN
SCALE: 1"=30'

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
R. J. Joshi
ROMA JOSHI
DNR QUALIFIED PROFESSIONAL

2/12/09
DATE



LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET (FIELD LOCATED)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- PROPOSED SIDEWALK
- MODERATE SLOPES (1.5% - 24.99%)
- SOIL BORING
- DIRECTION OF FLOW
- PROPOSED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE UNDER OTHER PHASES
- 15' NO WOODY VEGETATION BUFFER

DRAINAGE AREA TABULATIONS

NO.	AREA	'C'	% IMP.	SOIL TYPE	ZONE
I-1	0.17 AC.	0.50	28	28	R-12
I-2	3.11 AC.	0.42	20	20	R-12
EX. INLET 0.40 AC.		REPLACING EX. INLET W/ INLET A-10 FOR IMPROVEMENTS UNDER FINAL RD CONSTRUCTION PLANS			

SOILS LEGEND

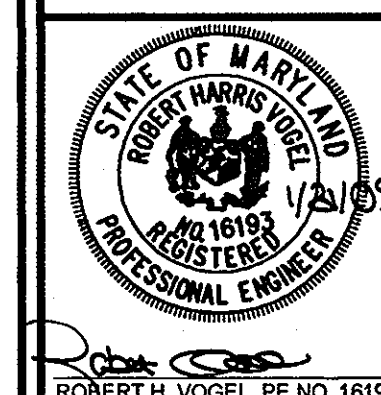
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IuB	IUKA LOAM, LOCAL ALLUVIUM	1 TO 5 PERCENT SLOPES	.43	D

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN
STORM DRAIN DRAINAGE
AREA MAP
BASHAM PROPERTY
A RESUBDIVISION OF LOT 2
BEALMEAR II SUBDIVISION
RECORDED AS PLAT NO. 11799
LOTS 2-7 & OPEN SPACE LOT 1 & 8**

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PROFESSIONAL CERTIFICATE
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DESIGN BY: RHV/RJ
DRAWN BY: RJ
CHECKED BY: RHV
DATE: FEBRUARY 2009
SCALE: AS SHOWN
W.O. NO.: 04-33

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Marka McLaughlin 2/12/09
PLANNING DIRECTOR

PLAN
SCALE: 1"=50'

DEVELOPER/OWNER
MAIN STREET BUILDERS
5705 LANDING ROAD
ELKRIDGE, MARYLAND 21075-5742