

**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED "R-20" PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- GROSS AREA OF SITE SUBJECT TO SUBDIVISION = 3.34 AC.±
- NET AREA OF SITE = 3.34 AC.±
- AREA OF PROPOSED PUBLIC RW: 0.23 AC±
- NUMBER OF PROPOSED BULKBUILDABLE LOTS: 8
- AREA OF PROPOSED BULKBUILDABLE LOTS: 2.71 AC±
- NUMBER OF PROPOSED BULK PARCELS: 1
- AREA OF PROPOSED BULK PARCELS: 0.04
- NUMBER OF PROPOSED OPEN SPACE LOTS: 2
- AREA OF PROPOSED OPEN SPACE LOT: 0.38 AC±
- OPEN SPACE REQUIRED (10% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION): 0.33 AC. x 10% = 0.34 AC.±
- OPEN SPACE PROVIDED: 0.35 AC.±
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS PROPERTY IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/20/03 PER CONSUMER BILL 75-2003.
- PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. WATER AND SEWER SERVICE WILL BE PROVIDED BY AN EXTENSION OF CONTRACT 24-3668-D.
- HOWARD COUNTY SOILS MAP 15.
- BOUNDARY SURVEY AND TOPOGRAPHY WERE PREPARED BY SILL, ADCOCK & ASSOCIATES ON OR ABOUT DECEMBER, 2007.
- THERE ARE NO STEEP SLOPES, WETLANDS, STREAMS, HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
 

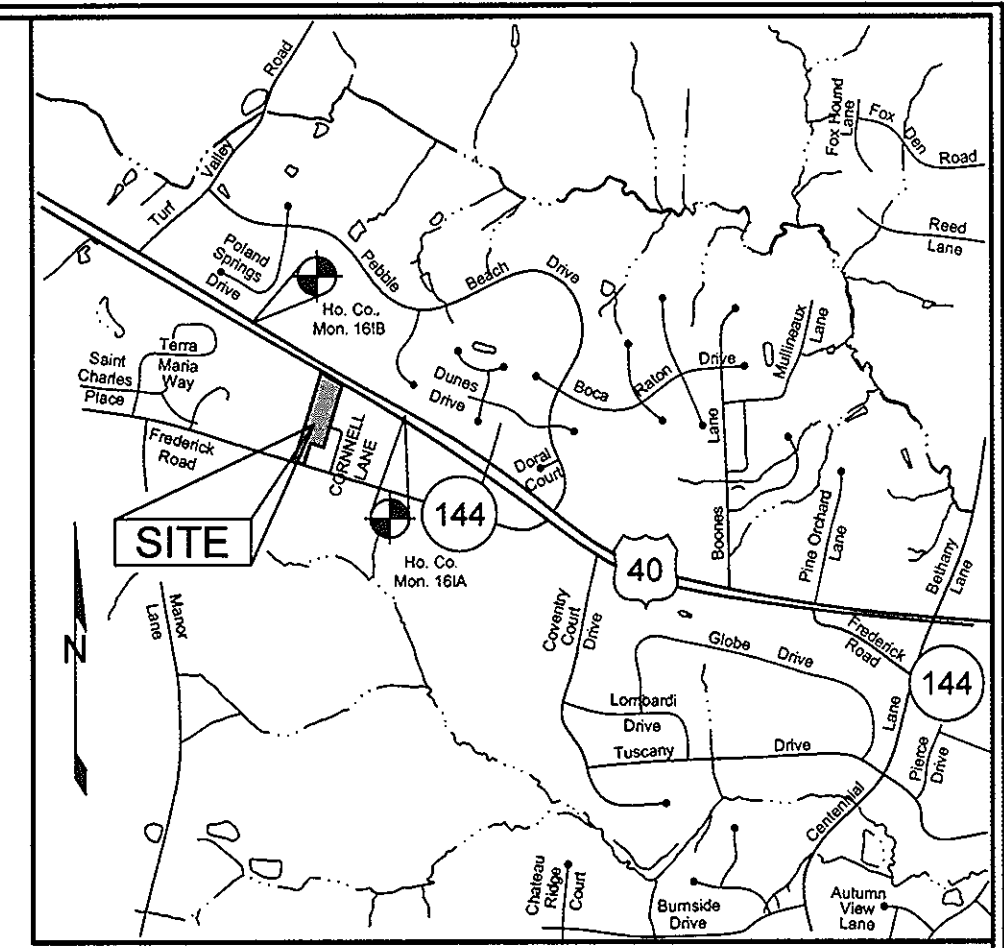
STATE HIGHWAY ADMINISTRATION	410.531.5533
BGE(CONTRACTOR SERVICES)	410.850.4620
BGE(UNDERGROUND DAMAGE CONTROL)	410.787.9058
MIS UTILITY	1.800.257.7777
COLONIAL PIPELINE COMPANY	410.795.1390
HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES	410.313.4900
HOWARD COUNTY HEALTH DEPARTMENT	410.313.2640
AT&T	1.800.252.1133
VERIZON	1.800.743.0033/410.224.9210
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL HDPE PIPE SPECIFICATION AND INSTALLATION SHALL MEET AASHTO M-252 TYPE S, M-294 TYPE S AND ASTM D2321, RESPECTIVELY.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. DRIVEWAY PAVING TO BE HOWARD COUNTY STANDARD P-1 PAVING SECTION. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST, PRIOR TO CONSTRUCTION.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 161B AND 161A WERE USED FOR THIS PROJECT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
  - STRUCTURES (CULVERTS/SRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- ALL DITCHES AND SWALES WILL HAVE EROSION CONTROL MATTING.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT. WATER QUALITY AND RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING ROOFTOP DISCONNECTS. AREAS NOT UTILIZING ROOFTOP DISCONNECTS WILL BE TREATED BY BIORETENTION FACILITIES (P-6). CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$7,200.00 (25 SHADE TREES @ \$300.00 EACH). STREET TREES AND PERIMETER LANDSCAPE TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE.
- THE TRAFFIC STUDY AND NOISE STUDY FOR THIS PROJECT WERE PREPARED BY MARS GROUP, DATED FEBRUARY 2008.
- OPEN SPACE LOT 7 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY RECREATION AND PARKS. ACCESS TO OPEN SPACE LOT 7 WILL BE PROVIDED BY THE FEE SIMPLE STRIP ALONG THE PROPERTY LINE BETWEEN THE CORNELL PROPERTY AND THE ROBBINS PROPERTY, WHICH CURRENTLY PROVIDES ACCESS TO OPEN SPACE LOT 12 (PLAT #13746).
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 0.17 ACRES (7,405.20 SF) OF FOREST, AFFORESTATION/REFORESTATION PLANTING OF 9.19 ACRES (398,460 SF) OF FOREST AND THE REMAINING 0.47 ACRES (20,473.20 SF) OF FOREST PLANTING WILL BE PROVIDED BY THE FRIENDSHIP LAKES FOREST MITIGATION BANK (SDP-02-117). SURETY IN THE AMOUNT OF \$5,619.24 SHALL BE PAID WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAN.
- THIS PROJECT IS ADJACENT TO A SCENIC ROAD (FREDERICK ROAD) AND IS SUBJECT TO THE SCENIC ROAD GUIDELINES, SECTION 16.125 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A WAIVER PETITION (WP-08-114) TO WAIVE SECTION 16.119(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT THE RETENTION OF AN EXISTING DRIVEWAY ONTO MARYLAND ROUTE 144 WAS APPROVED ON JUNE 28, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE DRIVEWAY MUST MEET DESIGN MANUAL STANDARDS.
  - REFERENCE THIS WAIVER IN A LABEL UNDER THE MITIGATED NOISE LINE ON THIS PLAN AND THE FORTHCOMING PLAT AND PLAN.
  - APPROVAL IS CONTINGENT TO AT LEAST 25' OF USEABLE REAR YARD DEPTH REMAINING ON THE PLAN AT THE TIME OF CONSTRUCTION OF THE PROPOSED HOMES ON LOTS 5 AND 6.
  - THE HOUSE ON LOT 5 SHOULD BE MOVED AS CLOSE TO THE FRONT BRL AS POSSIBLE TO INCREASE THE SIZE OF THE USEABLE REAR YARD.
  - EXTEND OR WRAP THE NOISE WALL AROUND THE PROPERTY LINES OF LOTS 5 AND 6 TO WHERE THE MITIGATED 65 dba NOISE LINE IS SHOWN ON THE PLAN.
  - PROVIDE AN EASEMENT FOR THE EXTENDED PORTIONS OF THE NOISE WALL THAT FALL ON LOTS 5 AND 6. INCLUDE THIS EASEMENT ON THE RECORD PLAT.
- THE PURPOSE OF BULK PARCEL A IS TO PROVIDE FOR VEHICULAR ACCESS FOR PARCEL 16 IN ACCORDANCE WITH SECTION 16.119(a)(8) OF THE SUBDIVISION REGULATIONS. BULK PARCEL A SHALL BE TRANSFERRED TO THE OWNER OF PARCEL 16 AFTER PLAT RECORDATION, FREE OF CHARGE. AT FINAL PLAT STAGE, IF THE OWNER OF PARCEL 16 WILL NOT ACCEPT OWNERSHIP, THEN AN EASEMENT WILL BE PROVIDED.
- THE MITIGATED NOISE LINE ALONG FREDERICK ROAD/MD-144 IS BASED ON THE EFFECT OF THE PLACEMENT OF THE STRUCTURE ON THE LOT.
- THE FOREST CONSERVATION BANK SDP (FRIENDSHIP FARMS) MUST BE RED-LINED TO REFLECT THE OBLIGATION MET WITH THE BANK PRIOR TO THE RECORDATION OF THIS SUBDIVISION.
- THE 65 dba NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dba NOISE EXPOSURE. THE 65 dba NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- ALL ROOF LEADERS SHALL DRAIN TO DRYWELLS AND BIORETENTION FACILITIES ON THEIR RESPECTIVE LOTS WHEN BEING UTILIZED FOR STORMWATER MANAGEMENT TREATMENT.
- PEDESTRIAN ACCESS FOR OPEN SPACE LOTS 7 & 8 WILL BE PROVIDED THROUGH OPEN SPACE LOT 12 OF THE CORNELL PROPERTY. NOISE WALL MAINTENANCE ACCESS TO OPEN SPACE LOT 8 (TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION), WILL BE PROVIDED BY AN EASEMENT OVER AND ACROSS LOTS 5 AND 6. NO MAINTENANCE ACCESS WILL BE GRANTED THROUGH OPEN SPACE LOT 7 (TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS).
- THE PLACEMENT AND THE WIDTH OF THE PRIVATE ACCESS EASEMENT TO LOT 8 HAS NOT BEEN FINALIZED AND IS SUBJECT TO CHANGE DUE TO ONGOING DISCUSSIONS WITH THE DEPARTMENT OF RECREATION AND PARKS, THE DEPARTMENT OF PLANNING AND ZONING, AND THE FINAL PLACEMENT OF THE HOMES AND OTHER FEATURES ON THE LOTS.
- PER THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.121(A)(2), LOTS LOCATED WITHIN THE R-20 ZONING DISTRICT MAY BE REDUCED FROM A MINIMUM SIZE OF 20,000 SQUARE FEET TO A MINIMUM SIZE OF 18,000 SQUARE FEET IF AN OPEN SPACE LOT IS DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. SINCE LOT 7 IS BEING DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS, THIS DEVELOPMENT HAS A MINIMUM LOT SIZE OF 18,000 SQUARE FEET.

# PRELIMINARY EQUIVALENT SKETCH PLAN

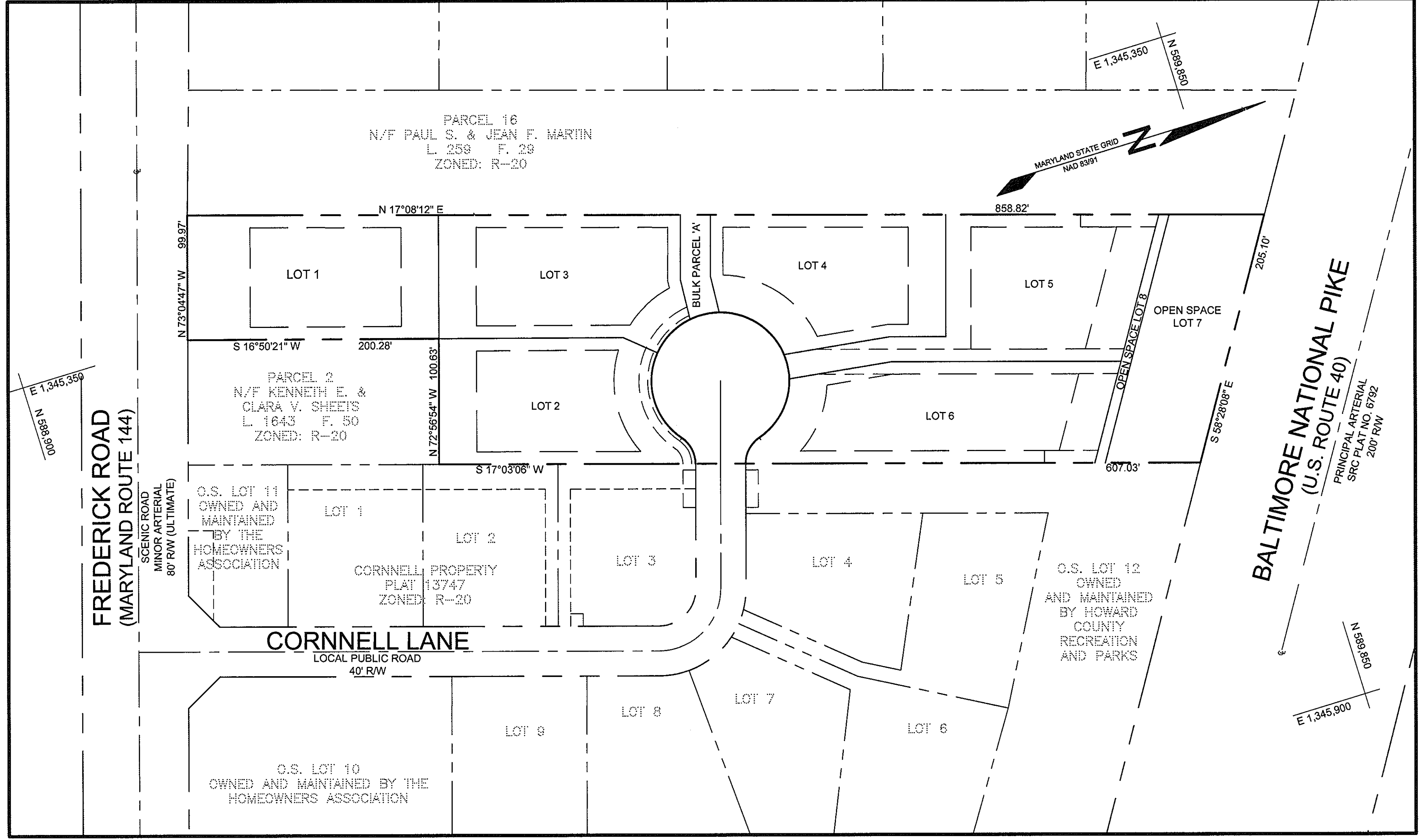
## ROBBINS PROPERTY

### LOTS 1-6, OPEN SPACE LOTS 7, 8 AND BULK PARCEL 'A'

#### HOWARD COUNTY, MARYLAND



HOWARD COUNTY, MARYLAND ADC MAP 11 GRID D6  
VICINITY MAP  
SCALE: 1"=2000'



BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
16IA	589,509.3676	1,346,343.632	462.988	11.5' SOUTHWEST OF WBL RT. 40, 20.8' WEST OF PK NAIL IN SHOULDER, 66.4' SOUTH OF LAST POST IN GUARDRAIL
16IB	590,475.2538	1,344,753.9350	469.892	11' SOUTHWEST OF WBL RT. 40, 134.8' WEST OF CEMETERY LANE SIGN, 144.8' NORTH OF FIRST POST IN GUARDRAIL

MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA (sq)	PIFESTEM AREA (sq)	MINIMUM LOT SIZE
5	20,742±	2,549±	18,193±

STREET LIGHT TABLE			
FIXTURE TYPE	POLE TYPE	LOCATION	STREET
100 WATTS TOP PREMIER POST TOP MOUNTED	14" BLACK FIBERGLASS	6 STA. 08+12' 22" LEFT	CORNELL LANE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY ROAD PROFILE
3	PRELIMINARY LAYOUT PLAN
4	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
5	PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
6	PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN

OWNER	DEVELOPER
APRIL R. ROBBINS 5 JOYCE ROAD FARMINGTON, MA 01701-3365	WILLIAMSBURG GROUP, LLC C/O ROBERT CORBETT 5485 HARPERS FARM ROAD, SUITE 200 COLUMBIA, MD 21044 410.997.8800

**COVER SHEET**

**ROBBINS PROPERTY**

LOTS 1-6, OPEN SPACE LOTS 7, 8 AND BULK PARCEL 'A'

TAX MAP 16 GRID 23      PARCEL 235  
2ND ELECTION DISTRICT      HOWARD COUNTY, MARYLAND

	<b>Sill · Adcock &amp; Associates · LLC</b>	DESIGN BY: PS
	Engineers · Surveyors · Planners	DRAWN BY: PS, JI
	2300 North Ridge Road, Suite 160 Bilcott City, Maryland 21043 Phone: 443.325.7682 Fax: 443.325.7685 Email: info@saaland.com	CHECKED BY: PS
		SCALE: AS SHOWN
		DATE: FEBRUARY 5, 2009
		PROJECT #: 07-093
	SHEET #: 1 of 6	

PROFESSIONAL CERTIFICATION: 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. 32925, EXPIRATION DATE: JUNE 06, 2009

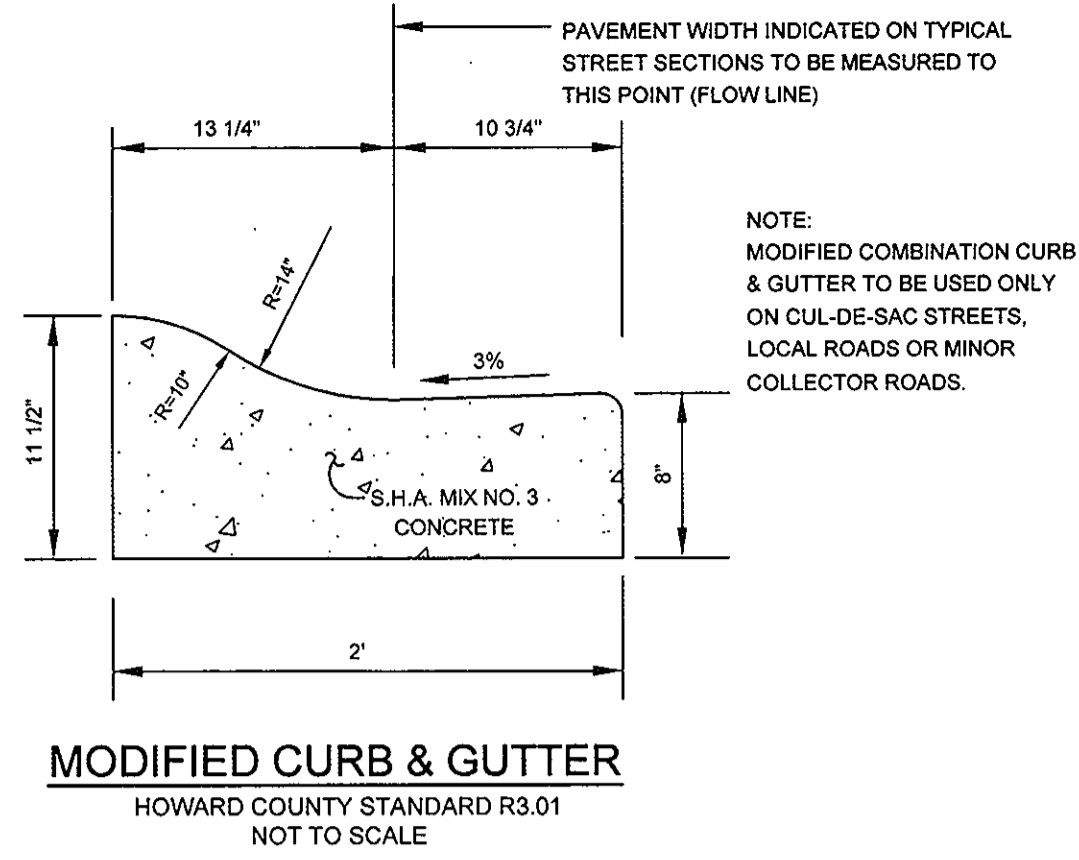
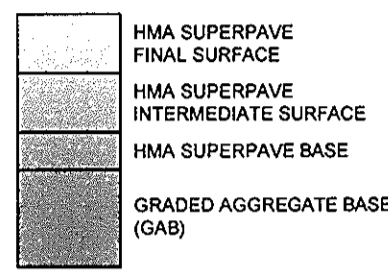
TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Handwritten signature and date: 4/12/09*

PLANNING DIRECTOR      DATE

PAVING SECTIONS							
SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)		MIN HMA WITH GAB		HMA WITH CONSTANT GAB	
		3 TO <5 TO <7	5 TO <7	3 TO <5 TO <7	5 TO <7	3 TO <5 TO <7	5 TO <7
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	2.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0
P-3	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: NON-RESIDENTIAL MINOR COLLECTORS: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	3.0	3.0	3.0	4.5	3.0
		GRADED AGGREGATE BASE (GAB)	10.0	6.0	3.0	6.0	6.0

- NOTES:
- HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARAGE TRUCKS
  - HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.0" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX)
  - GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
  - THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 3 WEEKS OF PLACEMENT OF BASE COURSE AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
  - IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL/INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
  - THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CRB VALUE FOR EACH ROADWAY.



**MODIFIED CURB & GUTTER**  
HOWARD COUNTY STANDARD R3.01  
NOT TO SCALE

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*David K. Leight* 2/12/09  
PLANNING DIRECTOR DATE

**DEVELOPER**  
WILLIAMSBURG GROUP, LLC  
C/O ROBERT CORBETT  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
410.997.8800

**OWNER**  
APRIL R. ROBBINS  
5 JOYCE ROAD  
FARMINGTON, MA 01701-3365

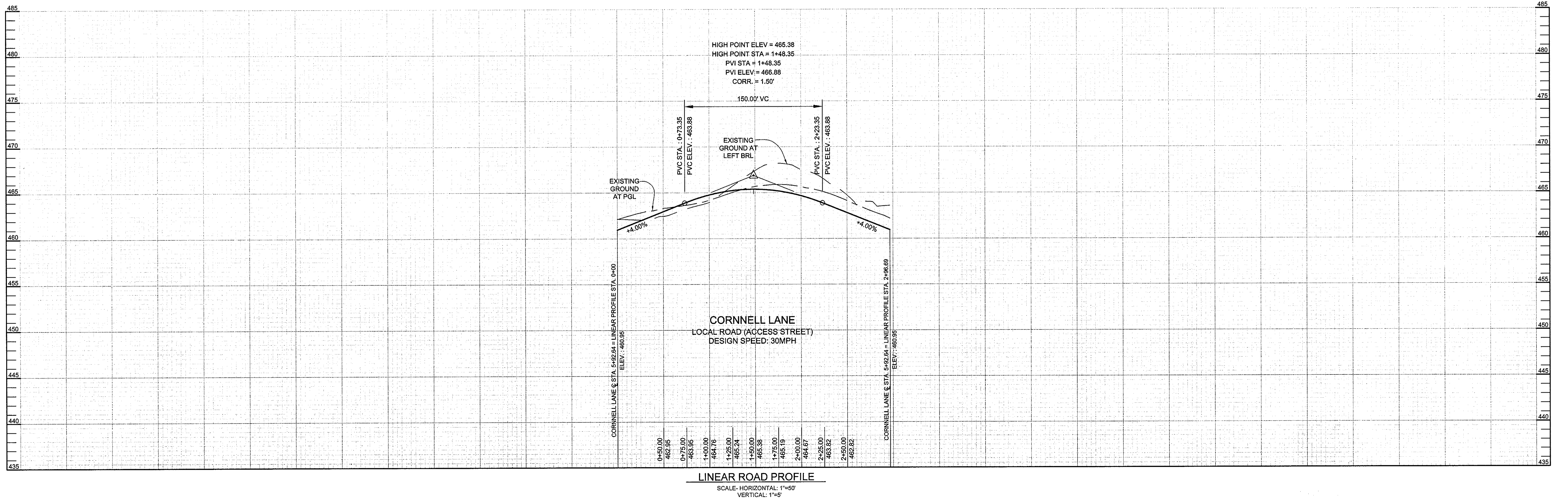
**PRELIMINARY ROAD PROFILE**  
**CORNELL LANE**  
**ROBBINS PROPERTY**

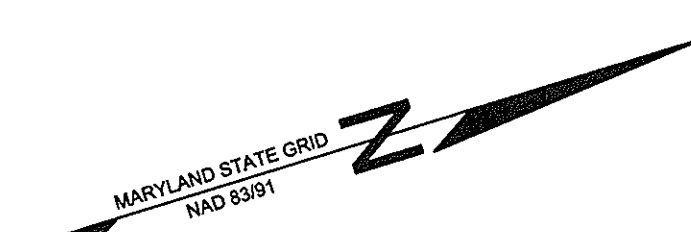
LOTS 1 THRU 6 AND OPEN SPACE LOTS 7, 8 AND BULK PARCEL 'A'  
TAX MAP 16 GRID 23 PARCEL 235  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

DESIGN BY: PS  
DRAWN BY: MRM  
CHECKED BY: PS  
SCALE: AS SHOWN  
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SHEET #: 2 OF 6

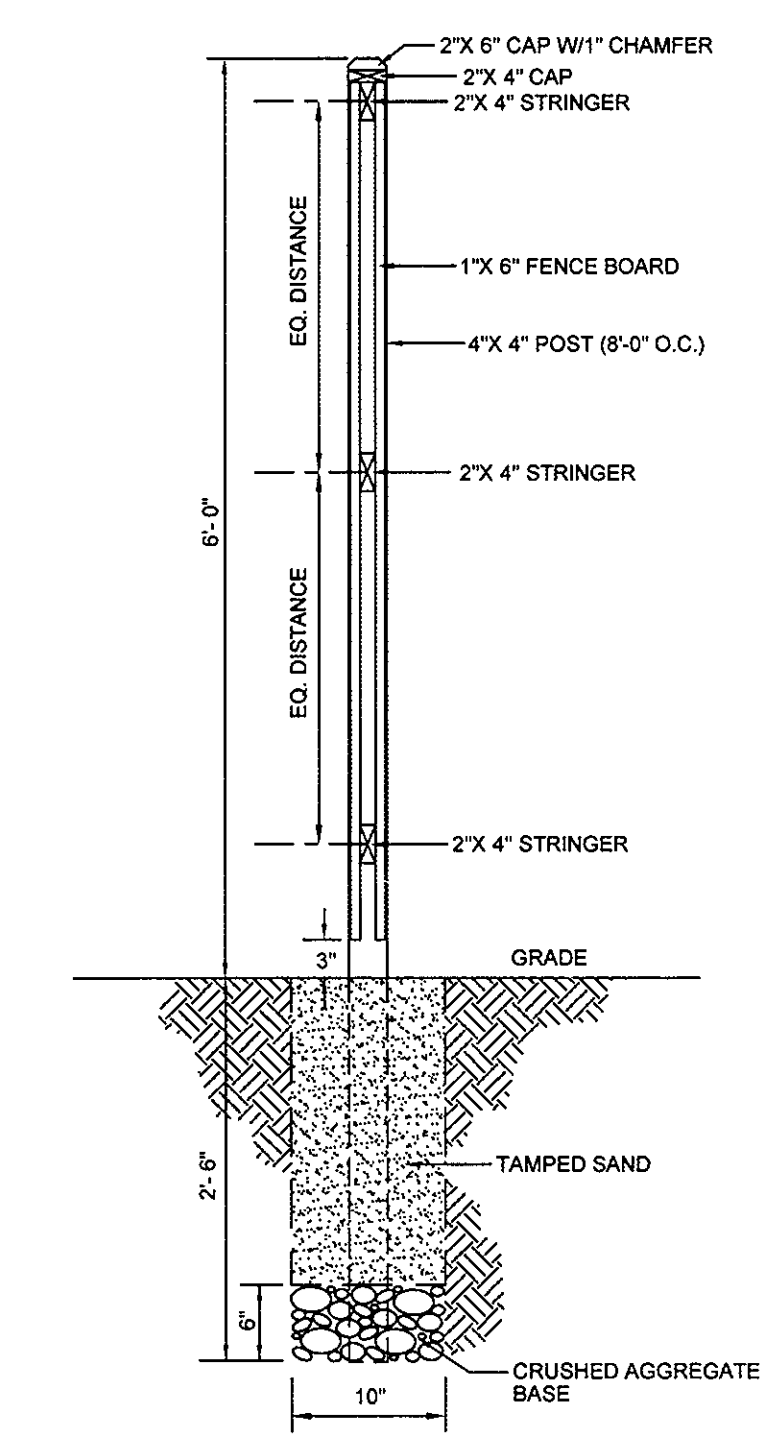
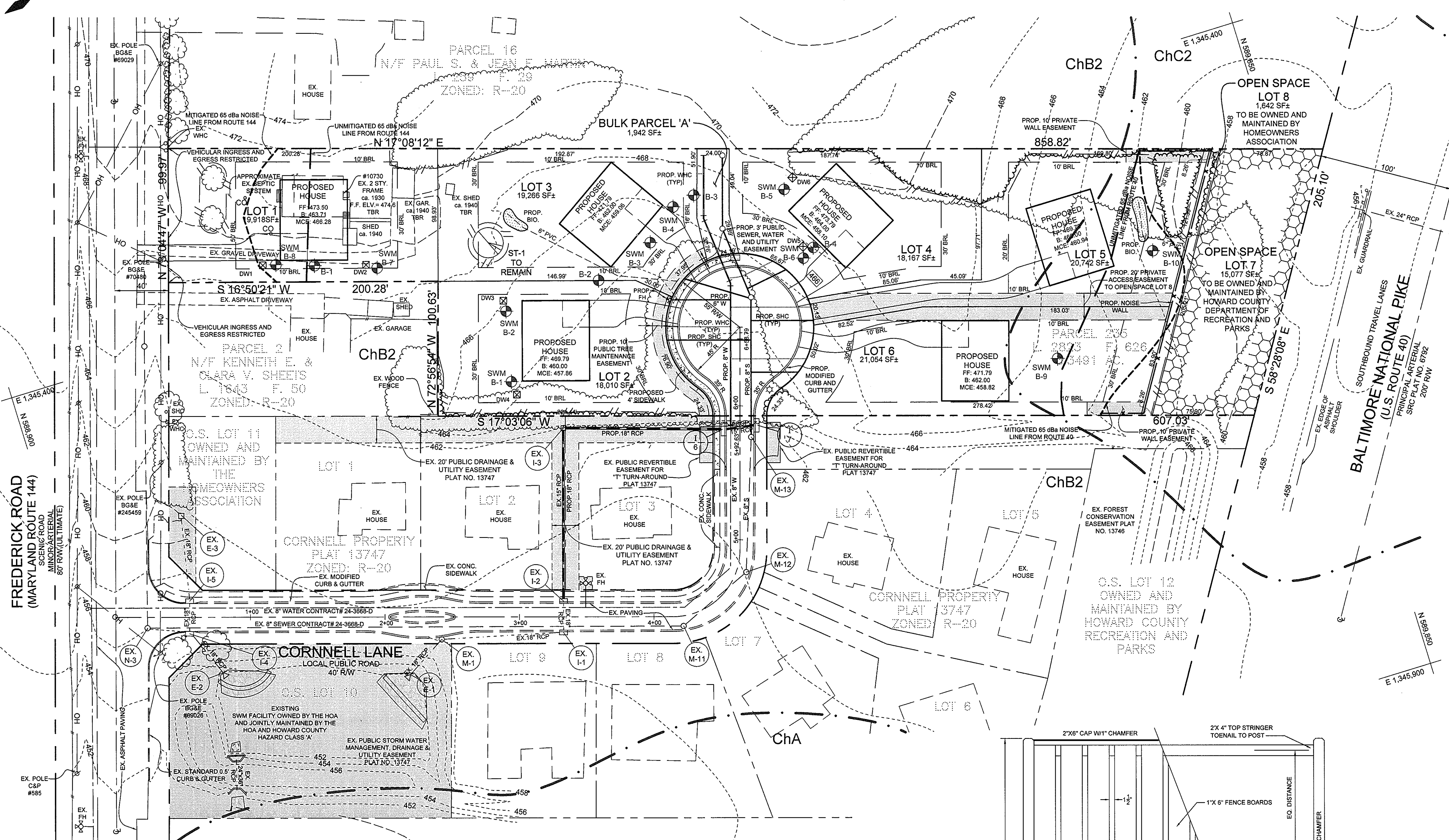
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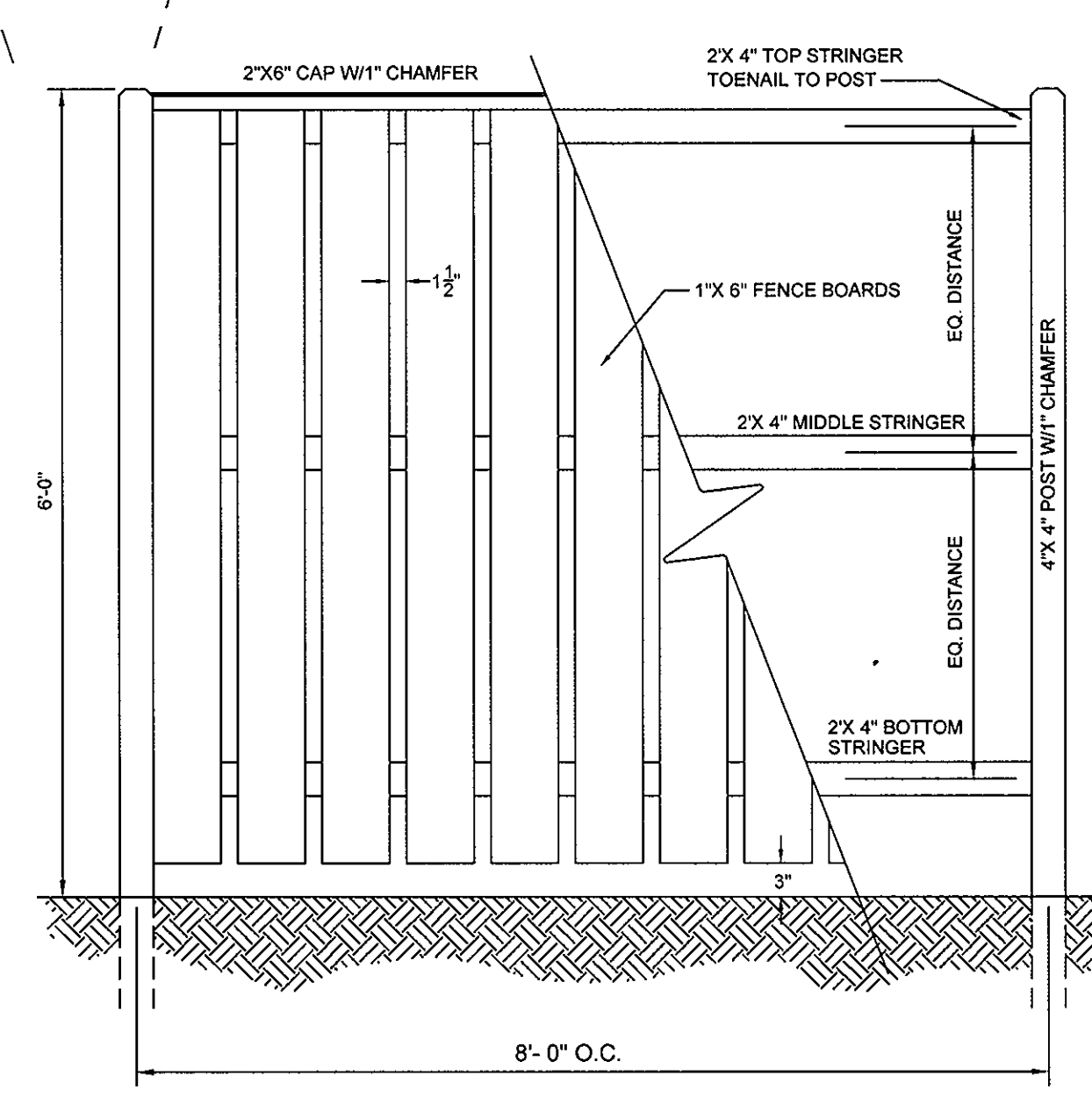


**LEGEND**

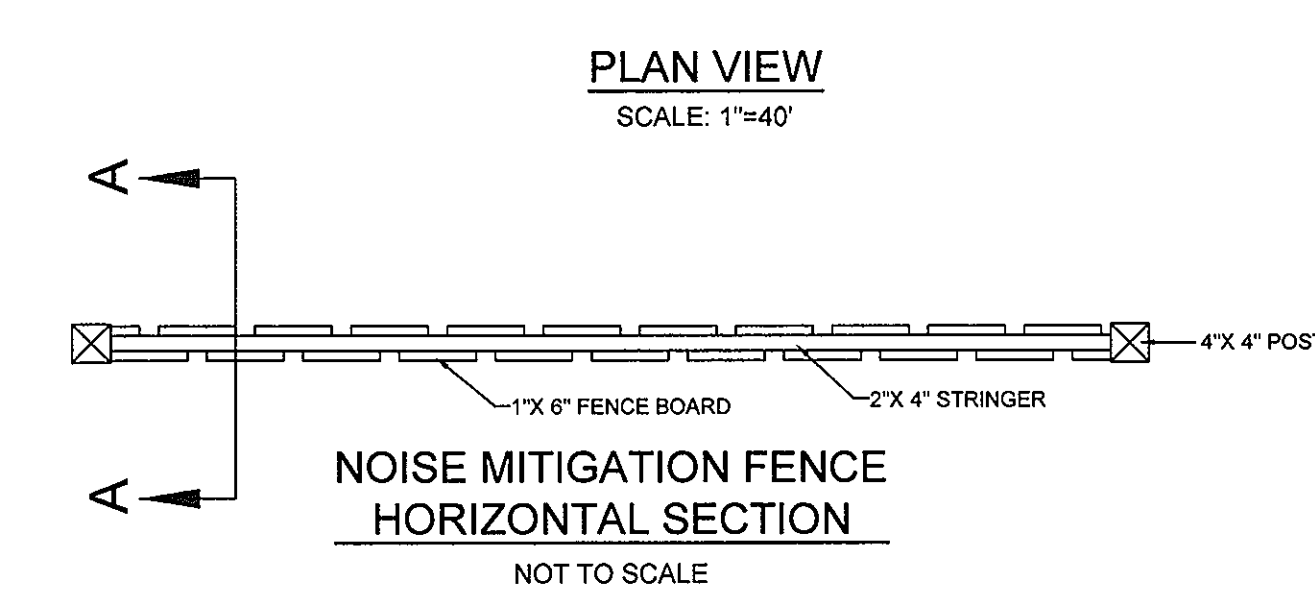
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	382.3
PROPOSED SPOT ELEVATION	+82.5
DIRECTION OF FLOW	---
EXISTING TREELINE	---
EXISTING SPECIMEN TREE	---
PROPOSED TREELINE	---
LIGHT POLES	☆ POST TOP
PROPOSED DRY WELL	---
FOREST CONSERVATION AREA	---
TREE PROTECTION FENCE	---



**NOISE MITIGATION FENCE SECTION A-A**  
NOT TO SCALE



**NOISE MITIGATION WOODEN FENCE DETAIL (ELEVATION)**  
NOT TO SCALE



**NOISE MITIGATION FENCE HORIZONTAL SECTION**  
NOT TO SCALE

**PLAN VIEW**  
SCALE: 1"=40'

**OWNER**  
APRIL R. ROBBINS  
5 JOYCE ROAD  
FARMINGTON, MA 01701-3385

**DEVELOPER**  
WILLIAMSBURG GROUP, LLC  
C/O ROBERT CORBETT  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
410.997.8800

**PRELIMINARY LAYOUT PLAN**  
**ROBBINS PROPERTY**

LOTS 1-6, OPEN SPACE LOTS 7, 8 AND BULK PARCEL 'A'  
TAX MAP 16 GRID 23  
2ND ELECTION DISTRICT

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners

DESIGN BY: PS  
DRAWN BY: PS, JJ  
CHECKED BY: PS  
SCALE: AS NOTED  
DATE: FEBRUARY 5, 2009  
PROJECT #: 07-093  
SHEET #: 3 of 6

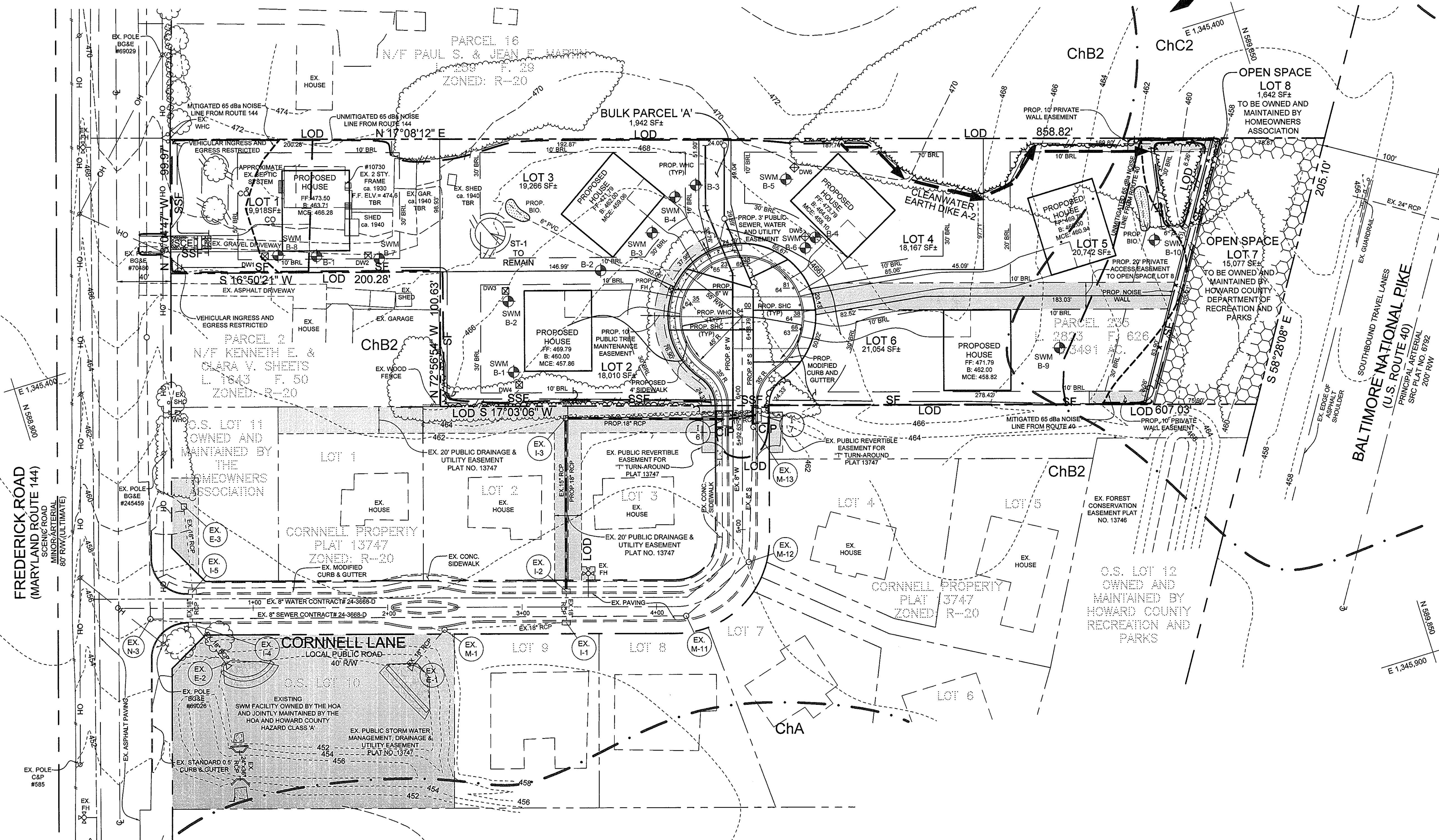
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HOWARD COUNTY

*Mark D. Lyle* 2/10/09  
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SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
ChA	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
EXISTING TREES	
EXISTING SPECIMEN TREE	
TREE PROTECTION FENCE	
FOREST CONSERVATION AREA	
PROPOSED TREELINE	
LIGHT POLES	
STABILIZED CONSTRUCTION ENTRANCE	
SILT FENCE	
SUPER SILT FENCE	
EARTH DIKE	
LIMIT OF DISTURBANCE	
SOIL BOUNDARY	
PROPOSED DRY WELL	
CURB INLET PROTECTION	
TO BE REMOVED	



**OWNER**  
 APRIL R. ROBBINS  
 5 JOYCE ROAD  
 FARMINGTON, MA 01701-3365

**DEVELOPER**  
 WILLIAMSBURG GROUP, LLC  
 C/O ROBERT CORBETT  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD 21044  
 410.997.8800

**PRELIMINARY GRADING,  
 SEDIMENT AND EROSION CONTROL PLAN  
 ROBBINS PROPERTY**

LOTS 1-6, OPEN SPACE LOTS 7, 8 AND BULK PARCEL 'A'

TAX MAP 16 GRID 23 PARCEL 235  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**Sill · Adcock &  
 Associates · LLC**  
 Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Ellicott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@saaland.com

DESIGN BY: PS  
 DRAWN BY: PS, JJ  
 CHECKED BY: PS  
 SCALE: 1"=40'  
 DATE: FEBRUARY 5, 2009  
 PROJECT #: 07-093  
 SHEET #: 4 of 5

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark A. Carugh* 2/12/09  
 PLANNING DIRECTOR DATE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
ChA	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B



**OWNER**  
APRIL R. ROBBINS  
5 JOYCE ROAD  
FARMINGTON, MA 01701-3365

**DEVELOPER**  
WILLIAMS GROUP, LLC  
C/O ROBERT CORBETT  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
410.997.8800

**STORM DRAIN DRAINAGE AREA MAP**  
**ROBBINS PROPERTY**  
LOTS 1-6, OPEN SPACE LOTS 7, 8 AND BULK PARCEL 'A'

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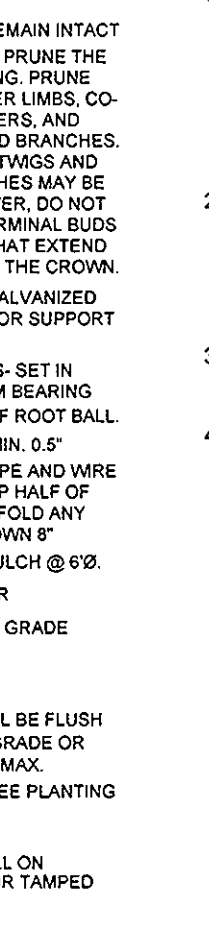
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*David M. Coughlin* 2/12/09  
PLANNING DIRECTOR DATE

**NOTES**

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLANK IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK FOR ADDITIONAL PLANTING WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



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

**LANDSCAPE AND FOREST CONSERVATION NOTES**

- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURVEY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- LANDSCAPING IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 26 SHADE TREES IN THE AMOUNT OF \$7,500.00 WILL BE PAID WITH THE GRADING PERMIT.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 0.17 ACRES (7,405.20 SF) OF FOREST, AFFORESTATION/REFORESTATION PLANTING OF 0.19 ACRES (8,276.40 SF) OF FOREST AND THE REMAINING 0.47 ACRES (20,473.20 SF) OF FOREST PLANTING WILL BE PROVIDED BY THE FRIENDSHIP LAKES FOREST MITIGATION BANK (SDP-02-117). SURETY IN THE AMOUNT OF \$5,619.24 SHALL BE PAID WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAN.

KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
⊙	6	LIQUIDAMBAR STYRACIFLUA 'AMERICAN SWEETGUM'	2 1/2"-3" CAL.	B & B
⊙	7	QUERCUS COCCINEA 'SCARLET OAK'	2 1/2"-3" CAL.	B & B
⊙	10	FAGUS GRANDIFOLIA 'AMERICAN BEECH'	2 1/2"-3" CAL.	B & B
⊙	2	CORNUS KOUSA 'KOUSA DOGWOOD'	8'-10' HT.	B & B
⊙	14(1)	CUPRESSOCYPRUS LEYLANDI 'LEYLAND CYPRESS'	8' HT.	B & B
⊙	7	ACER RUBRUM 'OCTOBER GLORY' 'OCTOBER GLORY RED MAPLE'	2 1/2"-3" CAL.	B & B

1. SUPPLEMENTAL BUFFERING. NO SURETY REQUIRED.

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES		
	1	3	2	4	5
PERIMETER/FRONTAGE DESIGNATION	NA (1)	B	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	100	205	859	363	505
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES (2) 205LF	YES (3) 205LF 854LF	NO	NO
REMAINING PERIMETER LENGTH	-	-	-	-	-
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO
REMAINING PERIMETER LENGTH	-	-	-	-	-
NUMBER OF PLANTS REQUIRED	-	1.50 = 0	1.60 = 11	1.60 = 6	1.60 = 8
SHADE TREES	-	1.40 = 0	-	-	-
EVERGREEN TREES	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	-	-	11 (3)	6	8
SHADE TREES	-	-	-	-	-
EVERGREEN TREES	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-	-

- HOUSE FRONTS ON ROAD.
- CREDIT TAKEN FOR 205LF OF EXISTING WOODS, REDUCING THE PERIMETER TO 0LF.
- CREDIT TAKEN FOR 205LF OF EXISTING WOODS, REDUCING THE PERIMETER TO 739LF.

**STREET TREE SCHEDULE**

SYMBOL	STREET NAME	LF REQUIRED	TREES REQUIRED	TREES PROVIDED
⊙	CORNELL LANE	299'	7	7

1. SEE PLANT LIST (THIS SHEET) FOR SPECIES AND SIZE

**SPECIMEN TREE TABLE**

KEY	SIZE	TYPE	CONDITION	LOCATION	REMARKS
ST-1	48"	WALNUT	GOOD	L-1	

**FOREST CONSERVATION EASEMENT PLANT LIST (0.19 AC)**

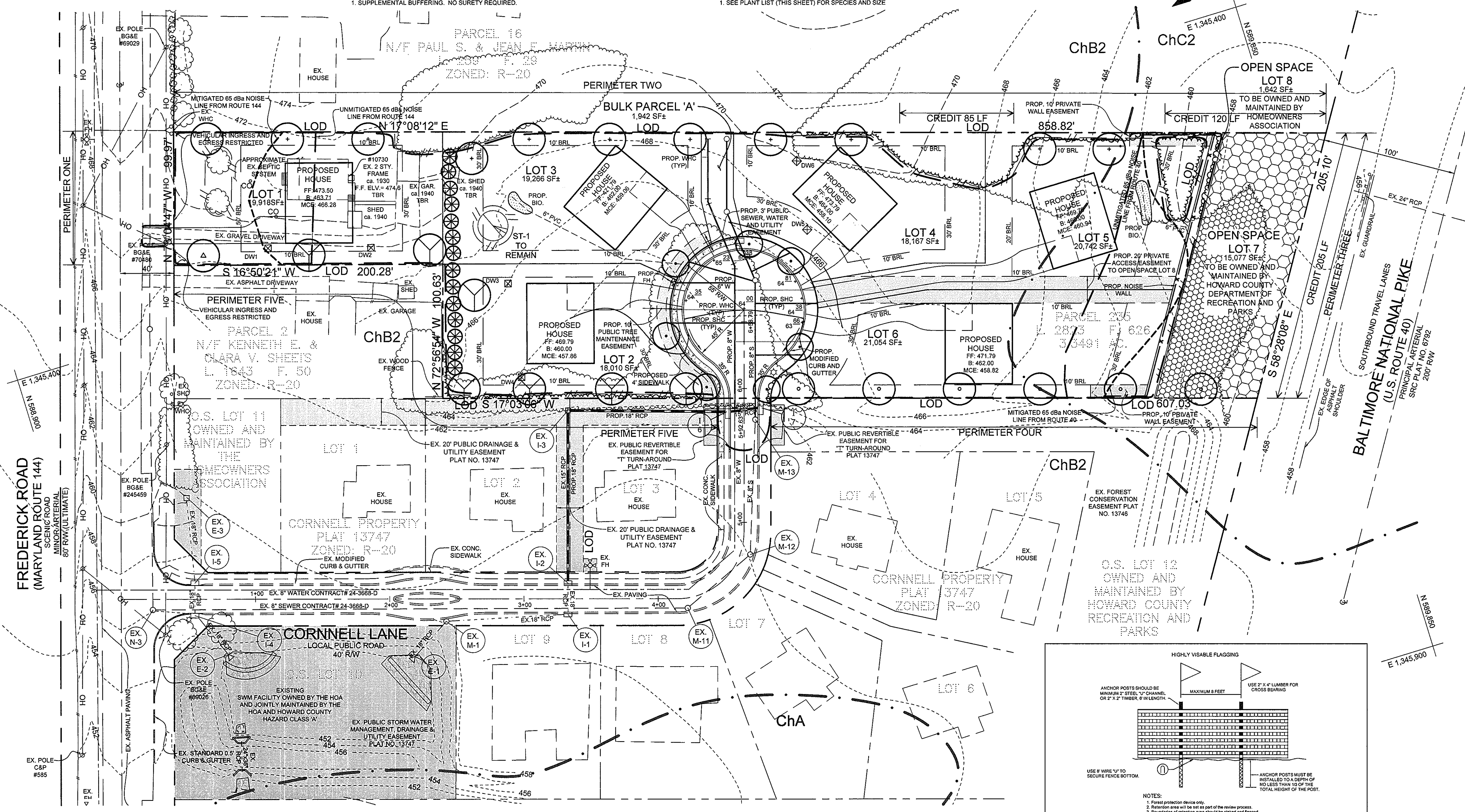
QUANTITY	BOTANICAL NAME	SIZE	SPACING	NOTE
8	ACER RUBRUM 'OCTOBER GLORY' 'OCTOBER GLORY RED MAPLE'	1" CAL.	15' x 15'	B & B
8	QUERCUS ROBUR 'FASTIGIATA' 'ENGLISH OAK'	1" CAL.	15' x 15'	B & B
8	LIQUIDAMBAR STYRACIFLUA 'AMERICAN SWEETGUM'	1" CAL.	15' x 15'	B & B
7	TILIA CORDATA 'GREENSPICE' 'LITTLELEAF LINDEN'	1" CAL.	15' x 15'	B & B
7	QUERCUS RUBRA 'RED OAK'	1" CAL.	15' x 15'	B & B

**LEGEND**

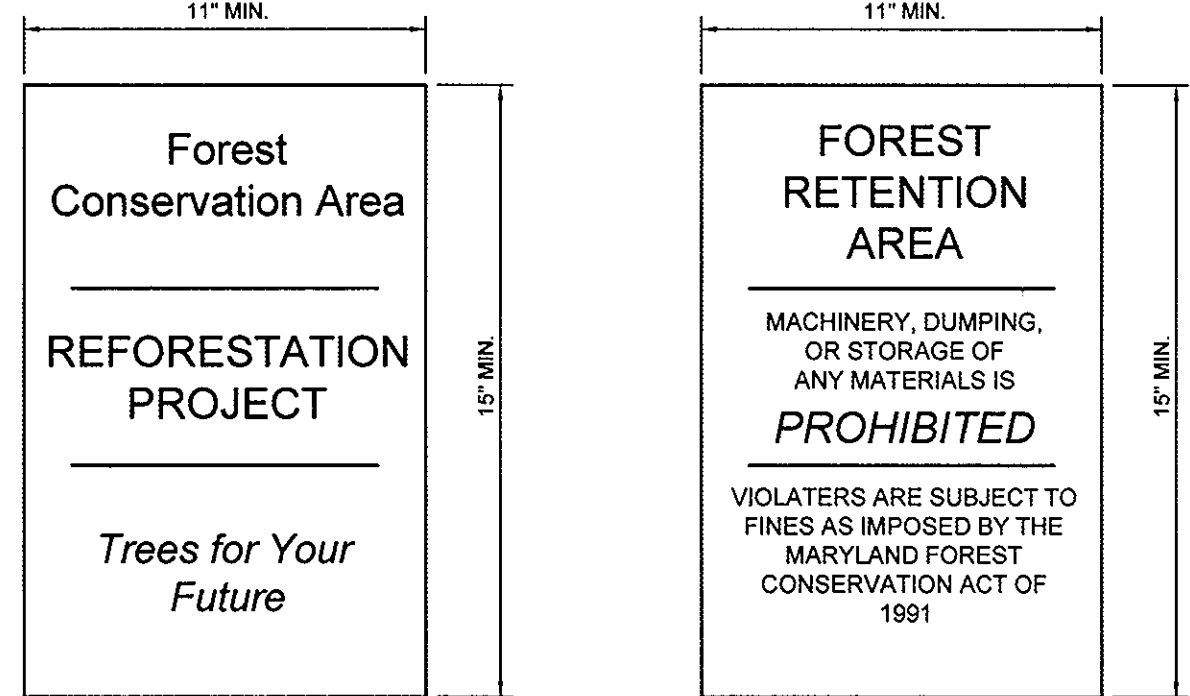
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TREES
- EXISTING SPECIMEN TREE
- PROPOSED LANDSCAPE TREES
- FOREST CONSERVATION AFFORESTATION AREA (8,419 SF OR 0.19 AC.)
- FOREST CONSERVATION RETENTION AREA (7,478 SF OR 0.17 AC.)
- FOREST CONSERVATION SIGN
- TREE PROTECTION FENCE

**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA					
A	TOTAL TRACT AREA				3.34 AC
B	DEDUCTIONS				0.00 AC
C	NET TRACT AREA				3.34 AC
LAND USE CATEGORY					
ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0
D	AFFORESTATION THRESHOLD (NET TRACT AREA x 15%)				0.50 AC
E	CONSERVATION THRESHOLD (NET TRACT AREA x 20%)				0.67 AC
EXISTING FOREST COVER					
F	EXISTING FOREST COVER WITHIN THE NET TRACT AREA				0.49 AC
G	AREA OF FOREST ABOVE CONSERVATION THRESHOLD				0.00 AC
BREAK EVEN POINT					
H	BREAK EVEN POINT				0.49 AC
I	FOREST CLEARING PERMITTED WITHOUT MITIGATION				0.00 AC
PROPOSED FOREST CLEARING					
J	TOTAL AREA OF FOREST TO BE CLEARED				0.32 AC
K	TOTAL AREA OF FOREST TO BE RETAINED				0.17 AC
PLANTING REQUIREMENTS					
L	REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD				0.00 AC
M	REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD				0.64 AC
N	CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD				0.00 AC
P	TOTAL REFORESTATION REQUIRED				0.64 AC
Q	TOTAL AFFORESTATION REQUIRED				0.01 AC
R	TOTAL PLANTING REQUIRED				0.65 AC



**PLAN VIEW**  
SCALE: 1"=40'



**FOREST CONSERVATION SIGN DETAIL**  
NOT TO SCALE

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5 JOYCE ROAD  
FARMINGTON, MA 01701-3365

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5485 HARPERS FARM ROAD, SUITE 200  
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**PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN**  
**ROBBINS PROPERTY**

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