

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN & LANDSCAPE PLAN
3	SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
4	SIMPLIFIED FOREST STAND DELINEATION, WETLAND DELINEATION & PRELIMINARY FOREST CONSERVATION PLAN
5	PRELIMINARY STORMWATER MANAGEMENT ON-SITE ONLY DRAINAGE AREA MAP

COORDINATE TABLE		
Point	North	East
335	N 536218.707	E 1345212.214
336	N 536291.030	E 1345240.398
204	N 536247.012	E 1345258.095
205	N 536260.291	E 1345198.468
207	N 536256.988	E 1345381.036
211	N 536268.081	E 1345217.315
216	N 536154.232	E 1345351.514
213	N 536306.433	E 1345476.945
214	N 536314.980	E 1345599.060
338	N 536245.882	E 1345229.440
339	N 536313.355	E 1345160.149

# PRELIMINARY EQUIVALENT SKETCH PLAN

# GUILFORD MEADOWS

## BUILDABLE LOTS 1 THRU 6

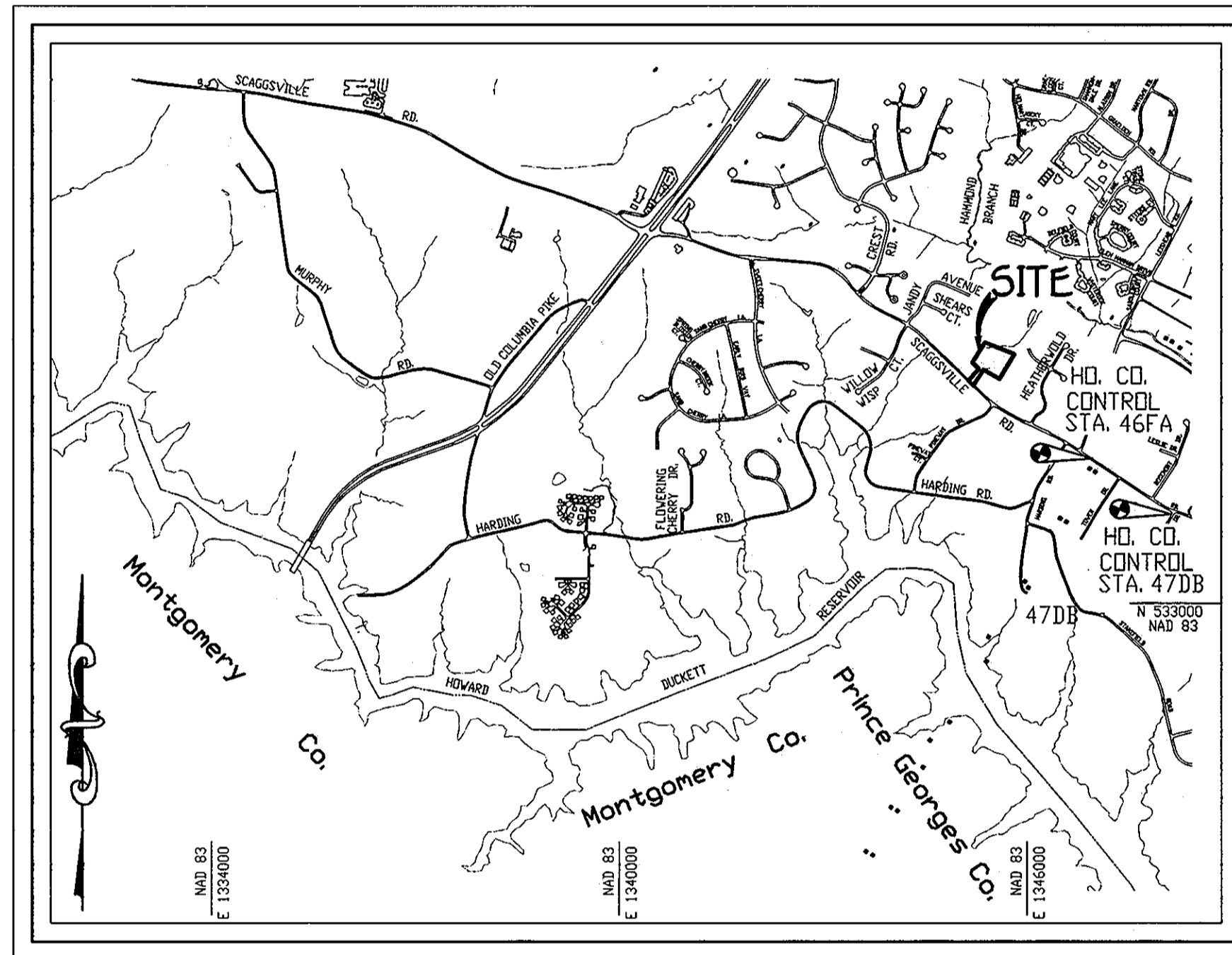
ZONING: R-20

TAX MAP No. 46 GRID No. 11 & 12 PARCEL No. 6 & 12

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	40,758 Sq. Ft.	2,231 Sq. Ft.	38,527 Sq. Ft.
3	35,120 Sq. Ft.	2,315 Sq. Ft.	32,805 Sq. Ft.
4	34,539 Sq. Ft.	2,748 Sq. Ft.	31,791 Sq. Ft.
5	31,299 Sq. Ft.	1,858 Sq. Ft.	29,437 Sq. Ft.
6	29,190 Sq. Ft.	1,477 Sq. Ft.	27,718 Sq. Ft.

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	USE-IN-COMMON EASEMENT
N/A	USE-IN-COMMON DRIVEWAY	15 M.P.H.	30'

AN ADDRESS RANCE SIGN WILL BE NEEDED FOR LOTS 1 THRU 6 AT THE INTERSECTION OF THE USE-IN-COMMON DRIVEWAY & SCAGGSVILLE ROAD. EACH NUMBER SHALL BE A MINIMUM OF 3" PLAIN BLOCK LETTERING.



VICINITY MAP  
SCALE: 1" = 2000'

## SIXTH ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND

LEGEND	
-492-	EXISTING 2' CONTOURS
-490-	EXISTING 10' CONTOURS
-482-	PROPOSED CONTOUR
→	SHEET FLOW (5% MAX.)
□	DISCONNECTED IMPERVIOUS AREA
□	DISCONNECTION RECEIVING AREA
NOTE: UNIT SIZE SHOWN REFLECT NOMINAL BUILDING SIZE AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNSPOUT LOCATIONS SUBJECT TO FINAL ARCHITECTURE.	
GLB2	SOILS LINES AND TYPE
MLC2	
○	SPECIMEN TREE
L.O.D.	LIMIT OF DISTURBANCE (L.O.D.)
—	STREAM AND TOP OF BANK
SB	50' STREAM BANK BUFFER
WL	LIMIT OF WETLANDS
W	WETLANDS AREA
WB	25' WETLANDS BUFFER
XXXXXX	USE-IN-COMMON ACCESS EASEMENT
	PUBLIC WATER & UTILITY EASEMENT
	PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC SEWER & UTILITY EASEMENT
	NATURAL AREA CONSERVATION

### GENERAL NOTES

- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SECTORS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE 'COMP LITE' ZONING AMENDMENTS EFFECTIVE 7/28/06.
- a. GROSS AREA OF TRACT = 4.723 AC.  
b. AREA OF 25% OR GREATER SLOPES = 0.00 AC.  
c. NET AREA OF TRACT = 4.72 AC.  
d. AREA OF SCAGGSVILLE ROAD RIGHT OF WAY = 0.070 AC.  
e. AREA OF PROPOSED BUILDABLE LOTS = 4.653 AC.  
f. AREA OF PROPOSED OPEN SPACE LOTS = 0.00 AC.
- OPEN SPACE TABULATION  
a. GROSS AREA OF TRACT = 4.723 AC.  
b. PROVIDED OPEN SPACE = 6x x 4.723 AC = 0.283 AC.  
c. A FEE-IN-LIEU FOR PROVIDING OPEN SPACE IS BASED ON SECTION 16.12(b)(2)(K)(III) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. A FEE-IN-LIEU OF \$6,000.00 BASED ON 4 LOTS X \$1,500/LOT WILL BE PAID WITH THE SUBMISSION OF THE FINAL PLAN.
- NUMBER OF LOTS PROPOSED:  
BUILDABLE = 6
- PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. CONTRACT NO. 24-4403-D
- PUBLIC WATER AND SEWER ARE IN THE LITTLE PATUXENT SEWERAGE AREA.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 33, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED OCTOBER, 2005.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY BY FISHER COLLINS AND CARTER INC DATED APRIL 28, 2006.
- THERE ARE NO STEEP SLOPES 15% OR GREATER ON THIS SITE.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE CRITERIA CONTAINED IN THE 2000 HANDBOOK FOR DESIGN MANUAL VOLUMES I & II, CHAPTER 5 "STORMWATER CREDITS FOR INNOVATIVE SITE PLANNING". SOME OF THE WAYS AND MEANS WILL BE PROVIDED AND MAINTAINED BY UTILIZING NON-STRUCTURAL BEST MANAGEMENT PRACTICE IN ACCORDANCE WITH CHAPTER 5 OF THE DESIGN MANUAL. THE REMAINING REQUIREMENTS WILL BE ADDRESSED WITH LEVEL SPREADERS. COW WAS NOT REQUIRED BECAUSE THE 1 YEAR STORM IS LESS THAN THE 2.0cfs MANDATED BY THE AFOREMENTIONED MANUAL.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY HARS GROUP, DATED JUNE, 2006, AND APPROVED ON 7/24/06.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED APRIL 15, 2008, AND APPROVED ON 7/24/08.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DIVISION.
- NO CEMETERIES OR HISTORIC FEATURES ARE LOCATED ON THIS PROPERTY.
- 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 No. 46FA & 47DB WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS.  
HOWARD COUNTY MONUMENT NO. 46FA N 53140.8621 ELEV. = 403.66  
E 134692.7187  
N 53416.8339 ELEV. = 398.57  
E 134631.2767
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM, AND FCE AREAS OR THEIR REQUIRED BUFFERS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY FEE-IN-LIEU PAYMENT FOR THE AFFORESTATION REQUIREMENT OF 15% OR 0.7 ACRES.  
AFFORESTATION IS 0.7 AC. X 43560 = 30,492 SQ. FT. OF PLANTING AT 40.75/SQ.FT. = 422,869.00.
- LANDSCAPING FOR THIS SUBDIVISION AND REQUIRED SURETY AMOUNT OF \$9,750.00 BASE ON 20 SHADE TREES @ \$400/SHADE TREE AND 25 EVERGREENS @ \$150/EVERGREEN TREE WILL BE PROVIDED WITH A DEVELOPER AGREEMENT WITH THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.1200 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE APPROVED.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT PER HOWARD COUNTY DESIGN MANUAL, VOL. III, SECTION 5.2.9.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS  
D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (25) LOADING  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- DRIVEWAYS SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOLUME IV DESIGN MANUAL.
- ALL EXISTING STRUCTURES SHOWN ON-SITE ON SHEET 2 ARE TO BE RAZED.
- THIS LOCATION WAS PRESENTED BEFORE THE HOWARD COUNTY HISTORIC COMMISSION ON JUNE 3, 2008 AS CASE NO. HDC-08-17. THE COMMISSION HAD NO OBJECTION TO THE DEMOLITION OF THE EXISTING HOUSE BELIEVED TO BE BUILT IN THE 1930s.
- FOR R-20 INTELL. SUBDIVISIONS THAT ARE RESTRICTED IN USING OPTIONAL LOT SIZES UNDER SECTION 16.12(a), STEEP SLOPES, FLOODPLAINS, WETLANDS, WETLANDS BUFFERS, STREAMS, AND STREAM BUFFERS MAY BE LOCATED ON LOTS, PROVIDED THAT THE BUILDING ENVELOPE IS NO CLOSER THAN 35 FEET FROM THESE ENVIRONMENTAL FEATURES.
- WETLANDS ARE PRESENT ON SITE IN THE NORTHERN END OF THIS SITE. A WETLAND DELINEATION WAS PREPARED ON APRIL 15, 2008 BY ECO-SCIENCE PROFESSIONALS AND THE WETLANDS WILL BE PROTECTED BY A 25-FOOT WETLAND BUFFER.
- AN OFF-SITE INTERMITTENT STREAM IS PRESENT ALONG THE EDGE OF THIS SITE AND A 50-FOOT STREAM BUFFER IS LOCATED ON LOTS 4, 5, AND 6.
- A COMMUNITY MEETING WAS CONDUCTED ON APRIL 10, 2008 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS. PER SECTION 16.12(b)(d), OF THE SUBDIVISION REGULATIONS.
- EXISTING UTILITIES ARE BASED ON FIELD RUN TOPOGRAPHY AND WATER CONTRACT NO. 354-W AND SEWER CONTRACT NO. 529-S.

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21112  
410-401-2855

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Monica J. Smith*  
PLANNING DIRECTOR, DEP.  
12/15/08  
DATE

OWNER  
STEPHEN F. & BARBARA L. FORNEY  
3368 BRANTLEY COURT  
GLENWOOD, MARYLAND 21738  
(410) 442-1988

DEVELOPER  
HAMILTON REED, L.L.C.  
8000 MAIN STREET  
ELLCOTT CITY, MARYLAND 21045  
(410) 480-9105

*Alida R. Vitucci*  
ALIDA R. VITUCCI, P.E.  
Professional Certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09.

12-4-08  
DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
TITLE SHEET  
**GUILFORD MEADOWS**  
BUILDABLE LOTS 1 THRU 6  
ZONING: R-20  
GRID No. 11 & 12 PARCEL No. 6 & 12  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: NOVEMBER 28, 2008  
SHEET 1 OF 5

SP-08-017

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	N/A	A	A	A	A	A	A	D	
LINEAR FEET OF PERIMETER	96.71 LF.	205.16 LF.	135.02 LF.	340.37 LF.	468.56 LF.	430.52 LF.	275.32 LF.	246.69 LF.	
NUMBER OF PLANTS REQUIRED	N/A	(205.16/60' = 3.41) = 3	(135.02/60' = 2.25) = 2	(340.37/60' = 5.68) = 6	(468.56/60' = 7.80) = 8	(430.52/60' = 7.17) = 7	(275.32/60' = 4.58) = 5	(246.69/60' = 4.11) = 4 (246.69/10' = 24.66) = 25	35 25
CREDIT FOR EXISTING VEGETATION	N/A	0	YES	0	YES	YES	YES	YES	16
SHADE TREES	N/A	0	1	0	5	7	1	1	1
SMALL/MEDIUM DECIDUOUS TREES	N/A	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	N/A	3	(2 REQUIRED - 1 CREDIT) = 1	6	(8 REQUIRED - 5 CREDIT) = 3	(7 REQUIRED - 7 CREDIT) = 0	(5 REQUIRED - 1 CREDIT) = 4	(4 REQUIRED - 1 CREDIT) = 3	20
SHADE TREES	N/A	0	0	0	0	0	0	0	0
SMALL/MEDIUM DECIDUOUS TREES	N/A	0	0	0	0	0	0	0	0

**LANDSCAPING PLANT LIST**

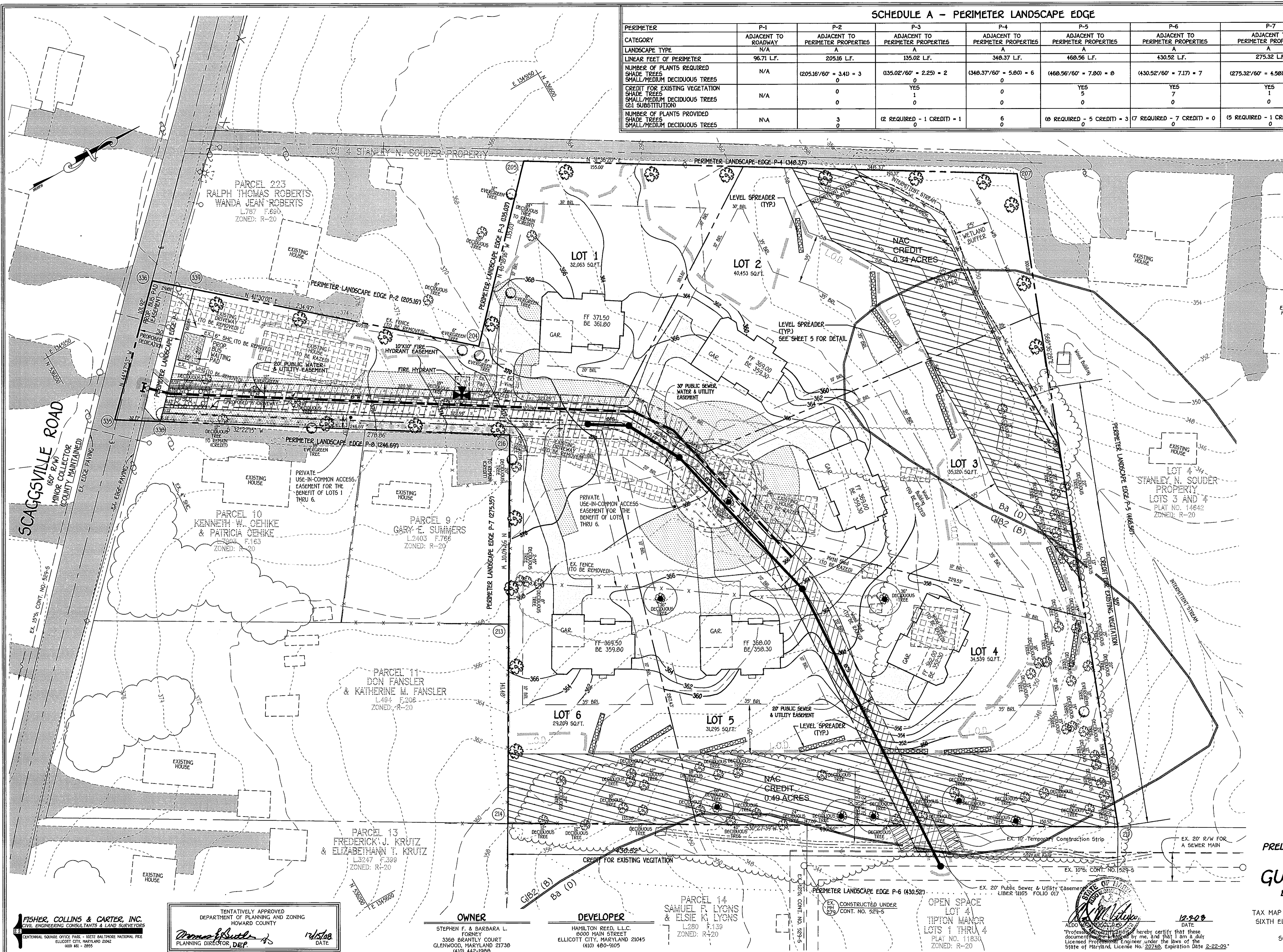
QTY.	KEY	NAME	SIZE
20		ACER RUBRUM OCTOBER GLORY OCTOBER RED MAPLE	2 1/2" - 3" CALIPER FULL CROWN, B&B
25		CUPRESSOCYPRIS LELANDI LEYLAND CYPRESS	6'-8' HGT.

**LEGEND**

- 492- EXISTING 2' CONTOURS
- 490- EXISTING 10' CONTOURS
- 482- PROPOSED CONTOUR
- SHEET FLOW (5% MAX.)
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA

NOTE: UNIT SIZE SHOWN REFLECT NOMINAL BUILDING SIZE AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNSPOUT LOCATIONS SUBJECT TO FINAL ARCHITECTURE.

- GLB2 SOILS LINES AND TYPE
- MLC2
- SPECIMEN TREE
- L.O.D. LIMIT OF DISTURBANCE (L.O.D.)
- STREAM AND TOP OF BANK
- 50' STREAM BANK BUFFER
- LIMIT OF WETLANDS
- WETLANDS AREA
- 25' WETLANDS BUFFER
- USE-IN-COMMON ACCESS EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- NATURAL AREA CONSERVATION



**PRELIMINARY EQUIVALENT SKETCH PLAN AND LANDSCAPE PLAN**  
**GUILFORD MEADOWS**  
 BUILDABLE LOTS 1 THRU 6

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 10722 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 410-481-2995

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
  
 PLANNING DIRECTOR, DEP.  
 DATE: 12/28/08

**OWNER**  
 STEPHEN F. & BARBARA L. FORNEY  
 3360 BRANTLY COURT  
 GLENWOOD, MARYLAND 21738  
 (410) 412-1998

**DEVELOPER**  
 HAMILTON REED, LLC  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21045  
 (410) 480-9105

PARCEL 14  
 SAMUEL F. LYONS & ELSIE M. LYONS  
 L280 F.139  
 ZONED: R-20

OPEN SPACE  
 LOT 4  
 TIPICAN MAJOR  
 LOTS 1 THRU 4  
 PLAT NO. 11830  
 ZONED: R-20

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
  
 DATE: 12-28-08  
 I, [Name], hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09.

TAX MAP NO.: 46 GRID NO.: 11 & 12 PARCEL NO.'S: 6 & 12  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: R-20  
 SCALE: 1" = 30' DATE: NOVEMBER 28, 2008  
 SHEET 2 OF 5

**LEGEND**

- SSF — SSF — SSF — SUPER-SILT FENCE
- SF — SF — SF — SILT FENCE
- ▣ S.C.E. ▣ STABILIZED CONSTRUCTION ENTRANCE
- A-2 → EARTH DIKE
- L.O.D. ——— LIMIT OF DISTURBANCE



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK • 1872 BALDWIN NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2295

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
*Thomas S. Suttles*  
 PLANNING DIRECTOR  
 DATE

**OWNER**  
 STEPHEN F. & BARBARA L. FORNEY  
 3368 BRANTLY COURT  
 GLENWOOD, MARYLAND 21730  
 (410) 442-1980

**DEVELOPER**  
 HAMILTON REED, L.L.C.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21045  
 (410) 490-9105

OPEN SPACE  
 LOT 4  
 TIPTON MANOR  
 LOTS 1 THRU 4  
 PLAT NO. 11830  
 ZONED: R-20

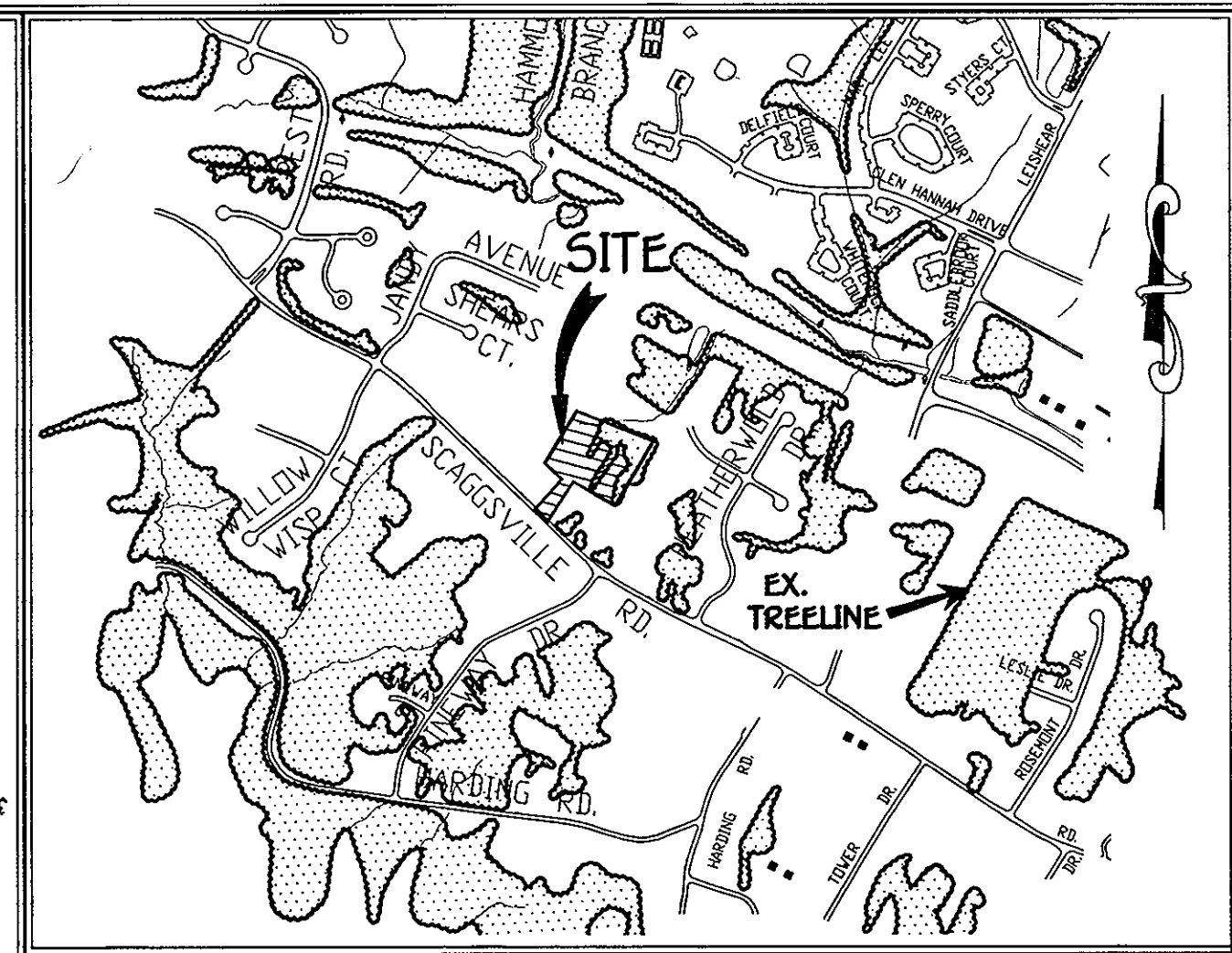


12-9-08  
 DATE

**SCHMATIC GRADING AND  
 AND SEDIMENT CONTROL PLAN  
 GUILFORD MEADOWS  
 BUILDABLE LOTS 1 THRU 6**  
 TAX MAP NO.: 46 GRID NO.: 11 & 12 PARCEL NO'S: 6 & 12  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: R-20  
 SCALE: 1" = 30'  
 DATE: NOVEMBER 28, 2008  
 SHEET 3 OF 5

SOILS LEGEND		
SOIL	NAME	CLASS
**Ba	Baile silt loam	D
GIB2	Glenely loam, 3 to 8 percent slopes, moderately eroded	B

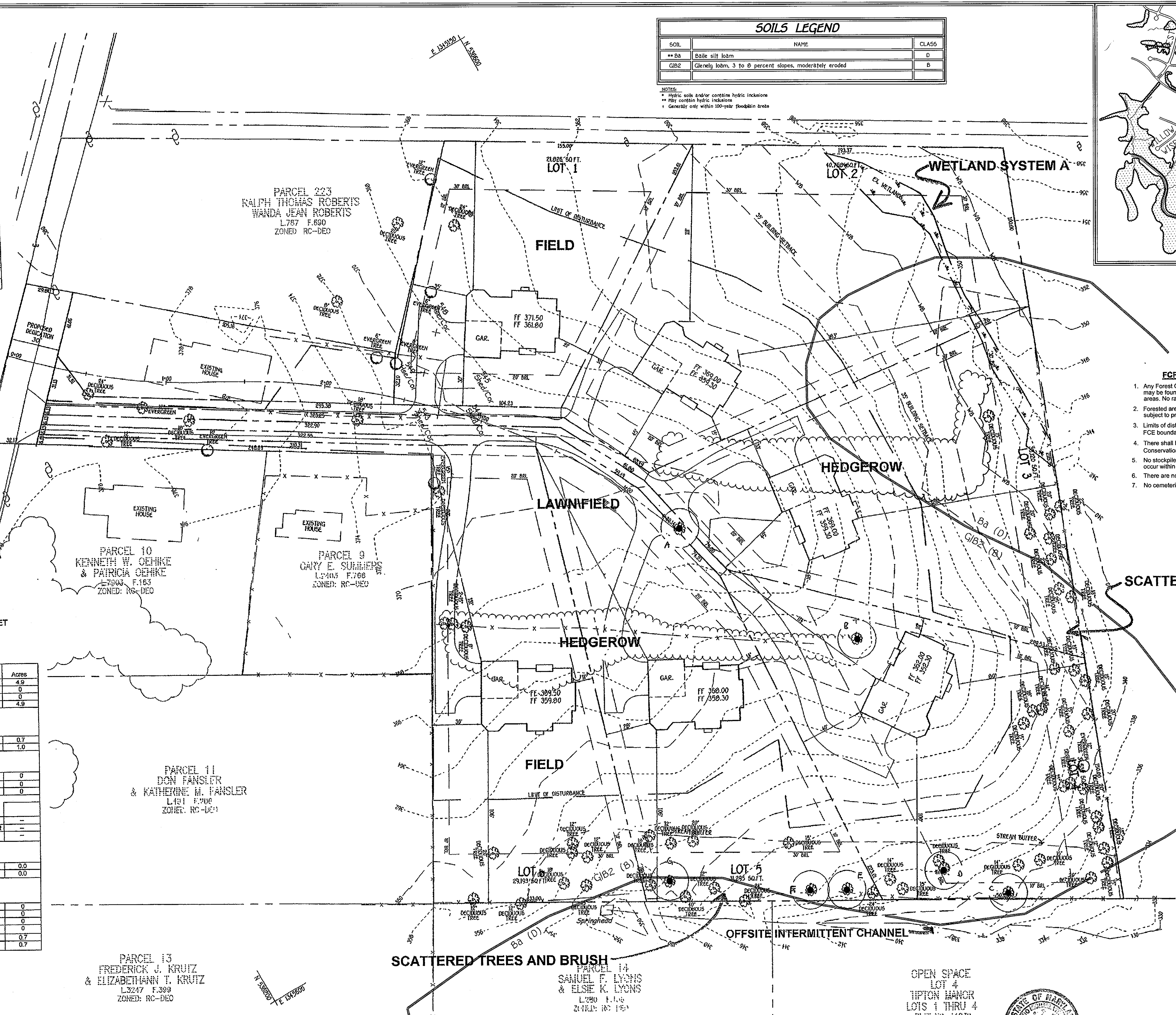
NOTES:  
 \* Metric soils and/or contain hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas



VICINITY MAP  
 SCALE: 1" = 1000'  
 ADC MAP PAGE 19  
 GRID D-7

**SPECIMEN TREE CHART**

Key	Species, Size	Condition/Comments
A	Norway maple, 48" dbh	Cleared
B	Red oak, 34" dbh	Cleared
C	Tulip poplar, 46" dbh	Retained
D	Tulip poplar, 38" dbh	Retained
E	Tulip poplar, 38" dbh	Retained
F	Tulip poplar, 48" dbh	Retained
G	Tulip poplar, 42" dbh	Retained



- FCP NOTES**
- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas. No rare, threatened or endangered species or critical habitats were observed on the property.
  - Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
  - Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
  - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
  - No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements or stream/wetland buffers.
  - There are no slopes 15%-25% or greater on this site.
  - No cemeteries or historic features are located on this property.

**LEGEND**

- Existing Contours
- Existing Trees
- Existing Hedgerow
- Wetland Limits
- Wetland/Stream Buffer

**LEGEND**

- SPECIMEN TREE

- NOTES:**
- No rare, threatened or endangered species or critical habitats were observed on the property.
  - Surrounding land use is primarily high density residential development.
  - Treed areas on the net tract area of the site do not meet the County's minimum size requirement to be considered regulated forest.

**FOREST CONSERVATION WORKSHEET**  
 Version 1.0

Project: Forney Property  
 Date: April 2, 2008

NET TRACT AREA	Acres
A. Total tract area	4.9
B. Area within 100 Year Floodplain	0
C. Area of site to remain in agricultural production	0
D. Net Tract Area	4.9

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)  
 ARA MDR IDA HDR MPD CIA  
 X

E. Afforestation Threshold (percentage)	0.15	0.7
F. Conservation Threshold (percentage)	0.20	1.0

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain)	0
H. Area of forest above afforestation threshold	0
I. Area of forest above conservation threshold	0

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	Break-Even Point
K. Clearing permitted without mitigation	Break-Even Point

PROPOSED FOREST CLEARING

L. Total area of forest to be Cleared or Retained Outside FCE	0.0
M. Total area of forest to be Retained in FCE	0.0

PLANTING REQUIREMENTS

N. Reforestation for clearing above Conservation Threshold	0
P. Reforestation for clearing below Conservation Threshold	0
Q. Credit for retention above conservation threshold	0
R. Total reforestation required	0
S. Total afforestation required	0.7
T. Total reforestation and afforestation required	0.7

PARCEL 223  
 RALPH THOMAS ROBERTS  
 WANDA JEAN ROBERTS  
 L787 F.680  
 ZONED: RC-DEO

PARCEL 10  
 KENNETH W. GEHNKE  
 & PATRICIA GEHNKE  
 L7943 F.163  
 ZONED: RC-DEO

PARCEL 9  
 GARY E. SULLIERS  
 L7403 F.788  
 ZONED: RC-DEO

PARCEL 11  
 DON FANSLER  
 & KATHERINE M. FANSLER  
 L431 F.206  
 ZONED: RC-DEO

PARCEL 13  
 FREDERICK J. KRUIZ  
 & ELIZABETHANN T. KRUIZ  
 L3247 F.399  
 ZONED: RC-DEO

PARCEL 14  
 SAMUEL F. LYONS  
 & ELSIE K. LYONS  
 L340 F.116  
 ZONED: RC-15A

OPEN SPACE  
 LOT 4  
 HILTON HANOR  
 LOTS 1 THRU 4  
 PLAT 113 11R30

FISHER, COLLINS & CARTER, INC.  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 19725 BALTIMORE NATIONAL PIKE  
 ELIOTT CITY, MARYLAND 20622  
 (410) 461-2255

Eco-Science  
 Professionals, Inc.  
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional  
 USACE Wetland Delineator  
 Certification # WDCPS010000448  
 JOHN P. CANOLES

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 Planning Director: [Signature]  
 DATE

OWNER  
 STEPHEN F. & BARBARA L. FORNEY  
 3369 BRANTLY COURT  
 GLENWOOD, MARYLAND 21738  
 (410) 442-1998

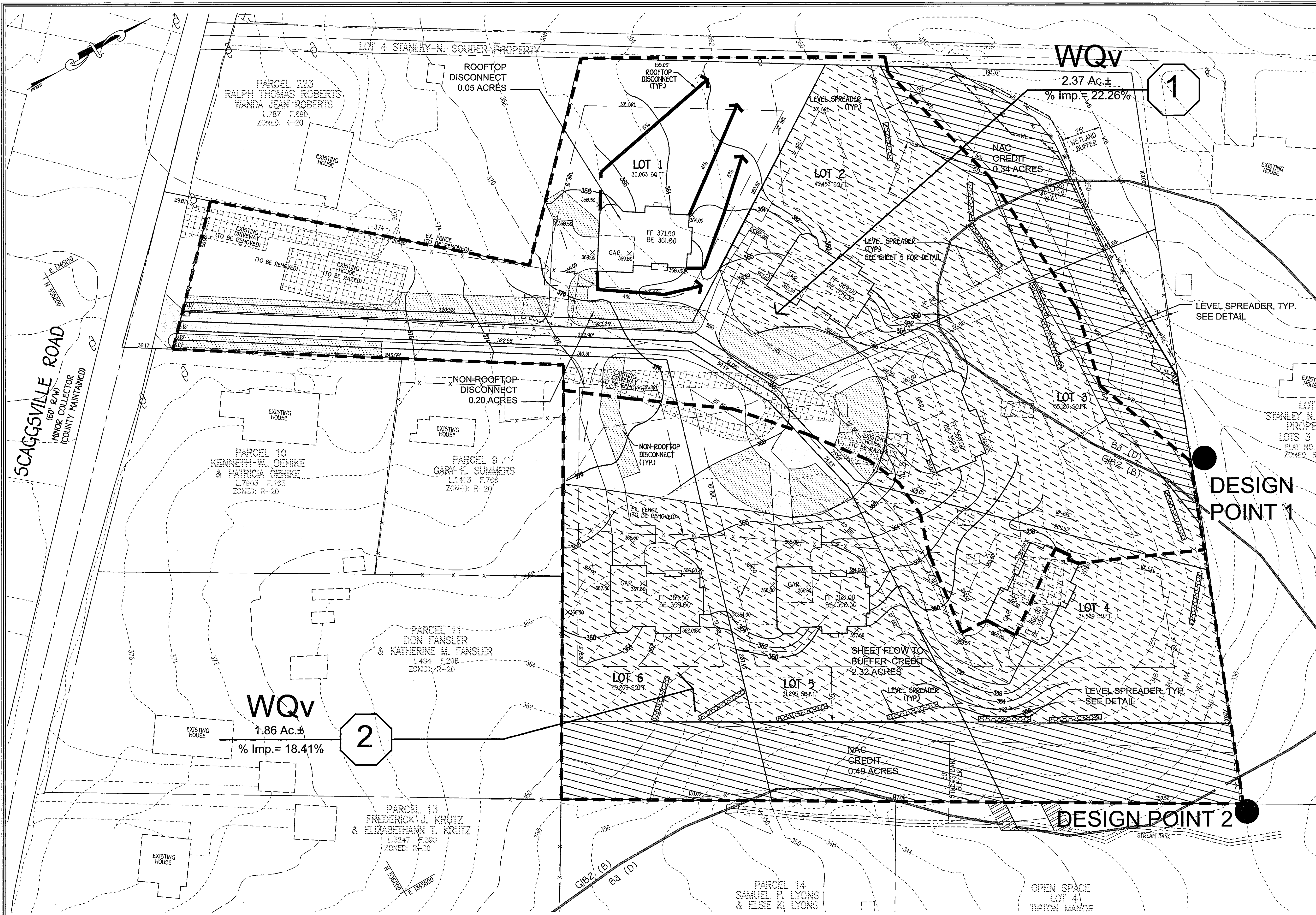
DEVELOPER  
 HAMILTON REED, L.L.C.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21045  
 (410) 480-9105

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 [Signature]  
 DATE 12.4.08

DATE 12.4.08  
 "Professional" designation I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20718, Expiration Date 2-22-09."

SIMPLIFIED FOREST STAND DELINEATION, WETLAND DELINEATION & PRELIMINARY FOREST CONSERVATION PLAN  
**GUILFORD MEADOWS**  
 BUILDABLE LOTS 1 THRU 6  
 TAX MAP NO: 46 GRID NO: 11 & 12 PARCEL NO'S: 6 & 12  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: R-20  
 SCALE: 1" = 30' DATE: NOVEMBER 28, 2008  
 SHEET 4 OF 5

SP-08-017



**LEGEND**

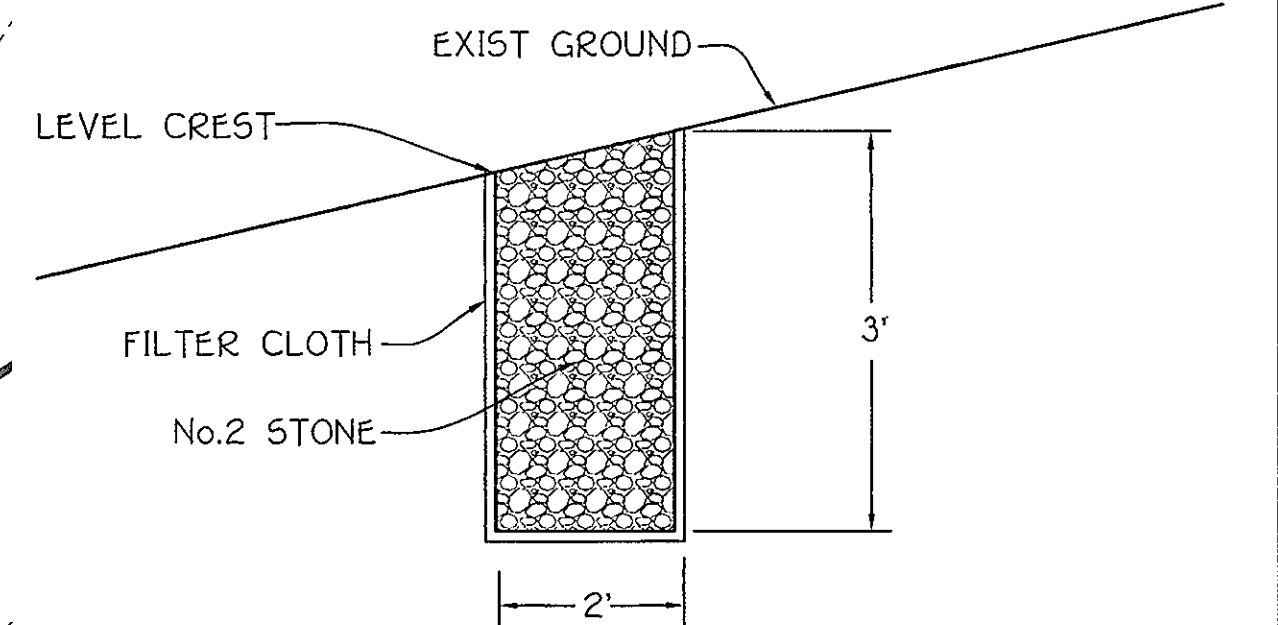
- - - - - EXISTING 2' CONTOURS
- - - - - EXISTING 10' CONTOURS
- GLB2 MLC2 SOIL LINES AND TYPES
- LIMIT OF DRAINAGE AREA
- TIME OF CONCENTRATION PATH
- - - - - PROPOSED CONTOUR
- DESIGN POINT
- ▨ NATURAL AREA CREDIT
- ▨ SHEET FLOW TO BUFFER CREDIT
- ROOF LEADER
- ROOFTOP DISCONN. FLOW PATH
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA
- LEVEL SPREADER
- ▨ SHEETFLOW TO BUFFER CREDIT

NOTE: UNIT SIZE SHOWN REFLECT MAXIMUM BUILDING SIZE AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNSPOUT LOCATIONS SUBJECT TO FINAL ARCHITECTURE.

**SOILS LEGEND**

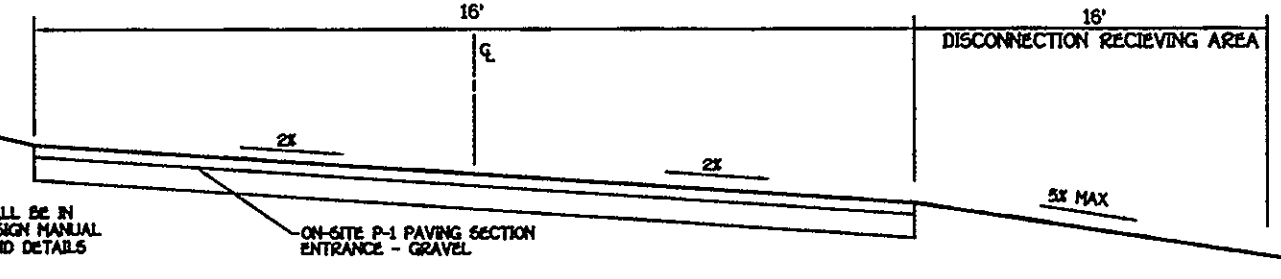
SOIL	NAME	CLASS
**Ba	Baile silt loam	D
GIB2	Clarely loam, 3 to 8 percent slopes, moderately eroded	B

NOTES:  
 \* Hydric soils and/or contain hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas



SEE PLAN FOR LOCATIONS AND LENGTHS. ENTIRE LEVEL SPREADER SHALL BE PARALLEL TO THE CONTOUR.

**LEVEL SPREADER DETAIL**  
NOT TO SCALE



**TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION**  
NOT TO SCALE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 11022 BALTIMORE NATIONAL FREE  
 ELLICOTT CITY, MARYLAND 21114  
 410-461-2855

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
*Matthew S. Subler*  
 PLANNING DIRECTOR, DEP.  
 11/15/08  
 DATE

**OWNER**  
 STEPHEN F. & BARBARA L. FORNEY  
 3368 BRANTLY COURT  
 GLENWOOD, MARYLAND 21738  
 (410) 442-1988

**DEVELOPER**  
 HAMILTON REED, L.L.C.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21145  
 (410) 480-9105

**APPLIEDSTORMWATER**  
 d/b/a T.E. Scott & Associates, Inc.  
 129 Cockeysville Road  
 Hunt Valley, MD 21130  
 tes@mdswm.com phone: 410.458.2651  
 www.mdswm.com fax: 443.269.0216

**ALDO M. GIBSON, P.E.**  
 12-9-08  
 DATE  
 "Professional Seal" I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09."

**PRELIMINARY EQUIVALENT SKETCH PLAN AND LANDSCAPE PLAN**  
**GUILFORD MEADOWS**  
 BUILDABLE LOTS 1 THRU 6

TAX MAP NO.: 46 GRID NO.: 11 & 12 PARCEL NO.'S: 6 & 12  
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: R-20  
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 SHEET 5 OF 5