

SCHEDULE A - PERIMETER LANDSCAPING

PERIMETER	CATEGORY	LANDSCAPE BUFFER TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERRY (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	ADJACENT TO ROADWAY	B	227.1'	NO	NO	5	6	-	-
P-2	ADJACENT TO PERIMETER	A	677.6'	NO	NO	11	-	-	-
P-3	ADJACENT TO PERIMETER	A	128.2'	NO	NO	2	-	-	-
P-4	ADJACENT TO PERIMETER	A	758.6'	YES 100% (F.C.E. RETENTION)	NO	0	-	-	-
P-5	ADJACENT TO PERIMETER	A	463.5'	NO	NO	8	-	-	-
P-6	ADJACENT TO ROADWAY	B	499.2'	NO	NO	10	12	-	-

NOTES:
 1. PERIMETER LANDSCAPING AND STREET TREE OBLIGATIONS SHALL BE PROVIDED AT THE FINAL PLAN STAGE AND IS THE RESPONSIBILITY OF THE DEVELOPER.
 2. INTERNAL LANDSCAPING SHALL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND IS THE RESPONSIBILITY OF THE BUILDER.



SWALE PLAN VIEW
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10000 NATIONAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL PARK
 ELICOTT CITY, MARYLAND 21042
 4100-401-2955

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
[Signature]
 PLANNING DIRECTOR
 8/18/09
 DATE

OWNER AND DEVELOPER
 HORSBERGER, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELICOTT CITY, MARYLAND 21042
 443-367-9415

PLAN
 SCALE: 1" = 50'

STATE OF MARYLAND
 PROFESSIONAL SEAL
 ALDO...
 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 2-22-11.
 DATE: 8-25-09

NOTE:
 THE DEVELOPER OR BUILDER SHALL PROVIDE INTERNAL LANDSCAPING FOR THIS SUBDIVISION AT THE SITE DEVELOPMENT PLAN STAGE.

APPROVED
 PLANNING BOARD
 HOWARD COUNTY
 DATE: 8-17-09
 PRELIMINARY EQUIVALENT SKETCH & LANDSCAPE PLAN
WAVERLY OVERLOOK
 LOTS 1-26 AND OPEN SPACE LOTS 27-31
 ZONING: R-20
 TAX MAP No. 10, GRID No. 21 & TAX MAP No. 16, GRID No. 4
 PARCEL Nos. 207 AND 224
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: AUGUST 17, 2009
 SHEET 2 OF 9

NOTE:
 ALL STRUCTURES ON-SITE ARE TO BE REMOVED. CIRCA DATE FOR STRUCTURES IS 1995.

STREET TREE SCHEDULE

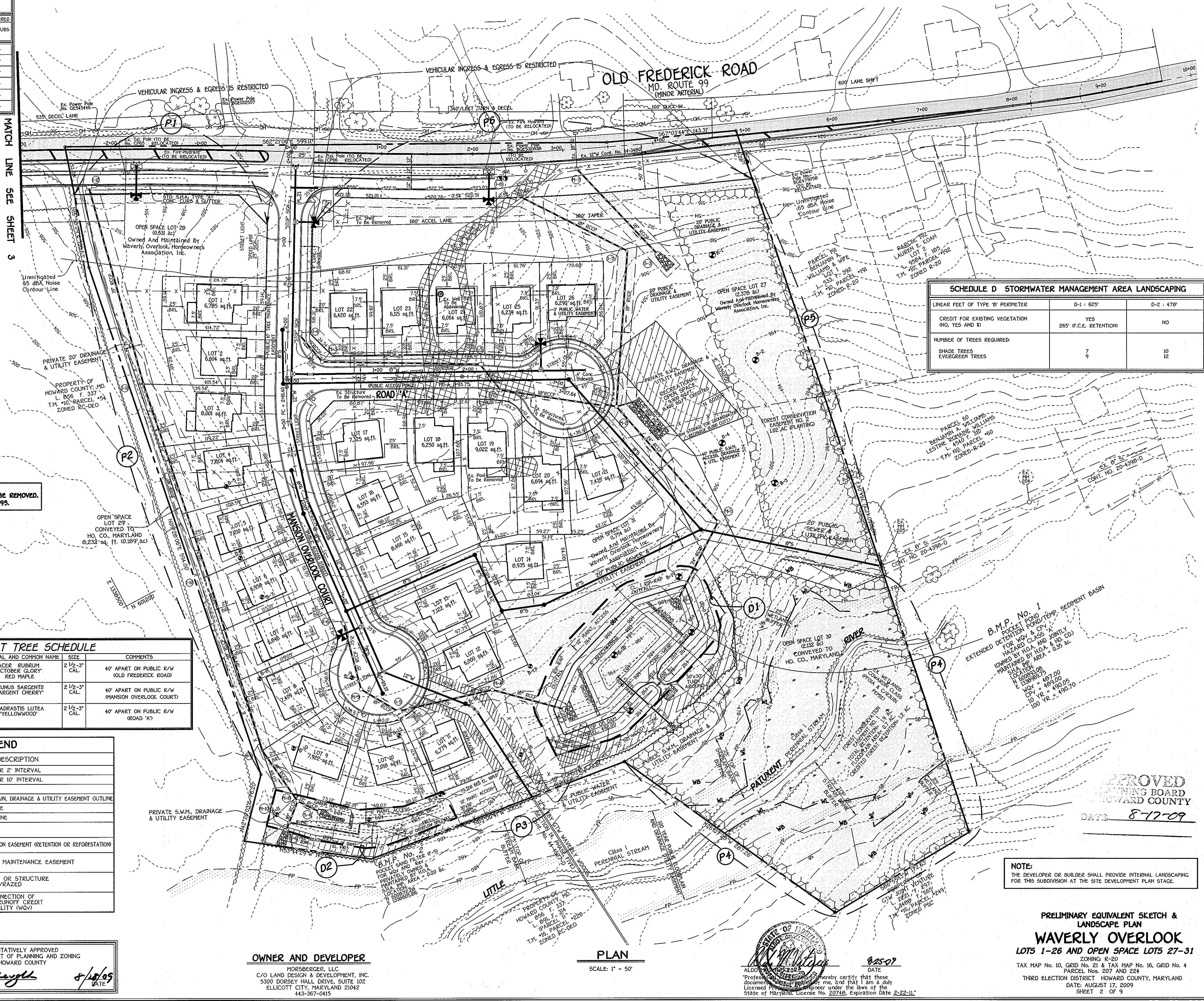
QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
749.87/40 = 18.74 19 TREES	ACER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W OLD FREDERICK ROAD
599.10/40 = 14.98 14.98 x 2 = 29.95 30 TREES	PRUNUS SARGENTII "SARGENT CHERRY"	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W "MANSION OVERLOOK COURT"
307.64/40 = 7.69 7.69 x 2 = 15.38 15 TREES	CLADRASTIS LUTEA "YELLOWWOOD"	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W "ROAD 'A'"

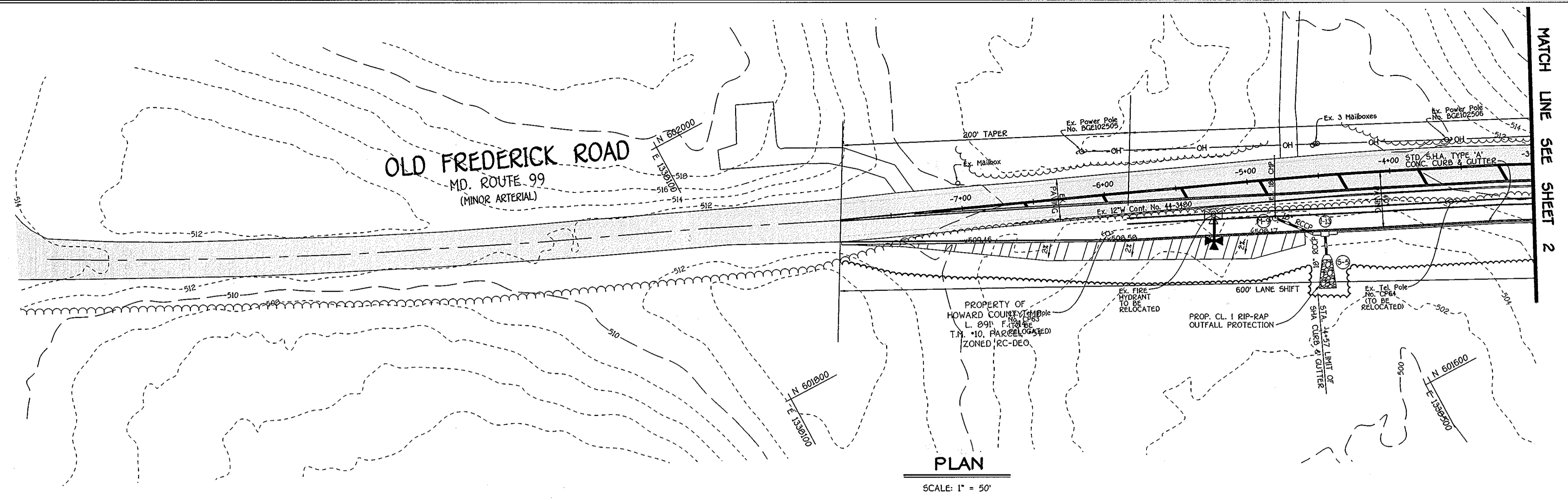
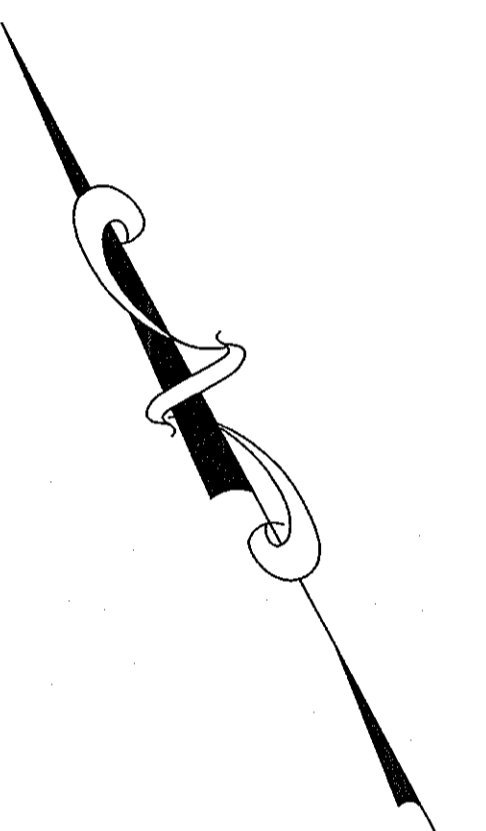
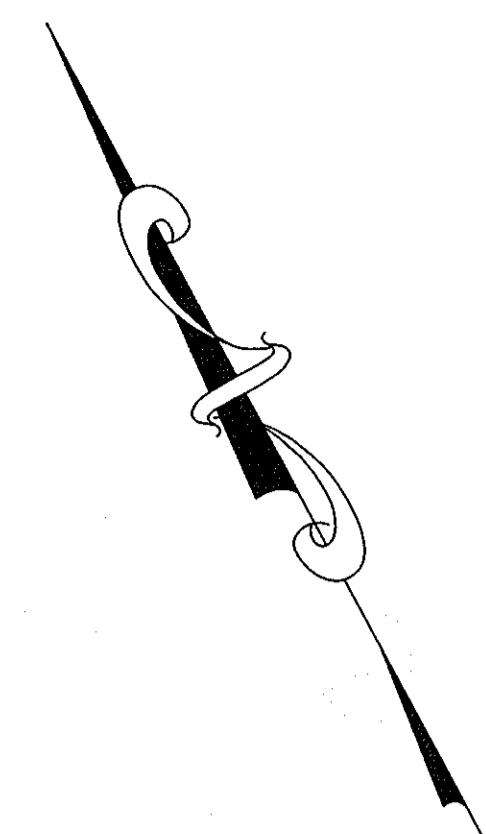
LEGEND

SYMBOL	DESCRIPTION
--- 510 ---	EXISTING CONTOUR 2' INTERVAL
--- 520 ---	EXISTING CONTOUR 10' INTERVAL
--- 50 ---	STREAM BUFFER
--- FP ---	100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT OUTLINE
---	EXISTING TREELINE
---	PROPOSED TREELINE
[Pattern]	WETLAND AREA
[Pattern]	FOREST CONSERVATION EASEMENT (RETENTION OR REFORESTATION)
[Pattern]	PUBLIC 10' TREE MAINTENANCE EASEMENT
[Pattern]	DENOTES PAVING OR STRUCTURE TO BE REMOVED/RAZED
[Pattern]	DENOTES DISCONNECTION OF NON-ROOF-TOP RUNOFF CREDIT FOR WATER QUALITY (WQV)

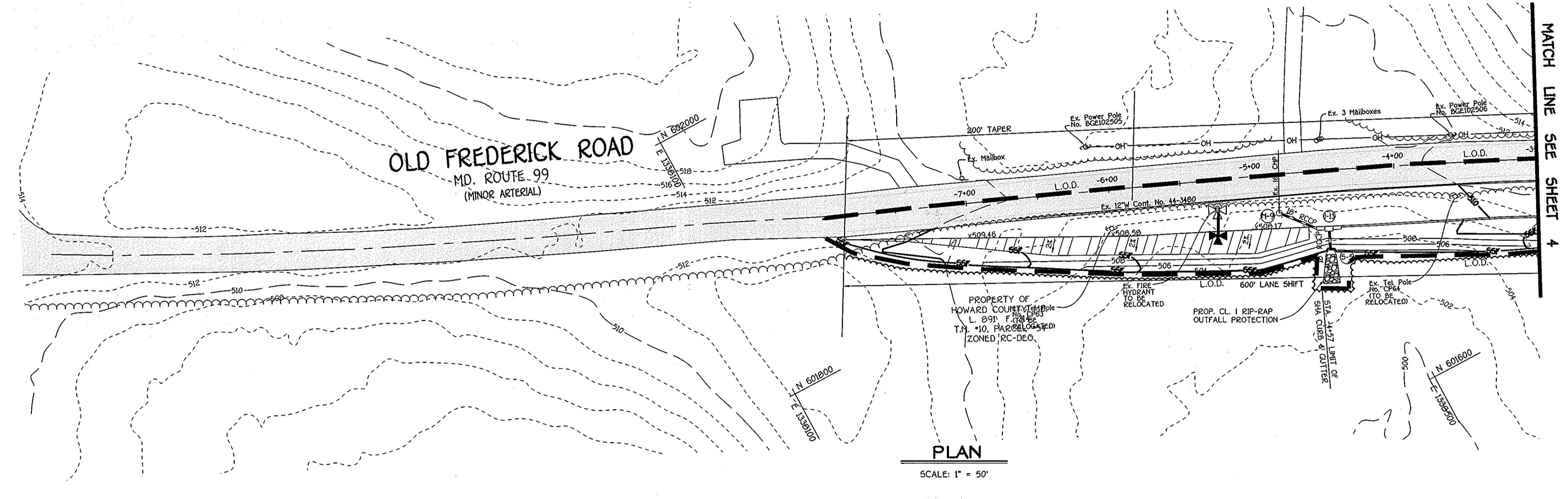
SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF TYPE 'B' PERIMETER	D-1 : 625'	D-2 : 478'
CREDIT FOR EXISTING VEGETATION (NO, YES AND X)	YES 265' (F.C.E. RETENTION)	NO
NUMBER OF TREES REQUIRED:		
SHADE TREES	7	10
EVERGREEN TREES	9	12





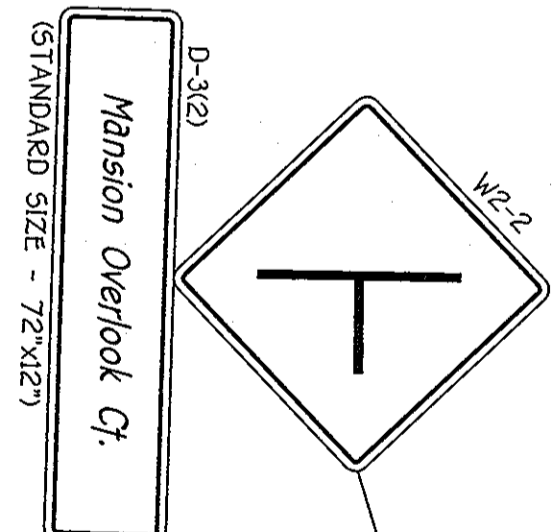
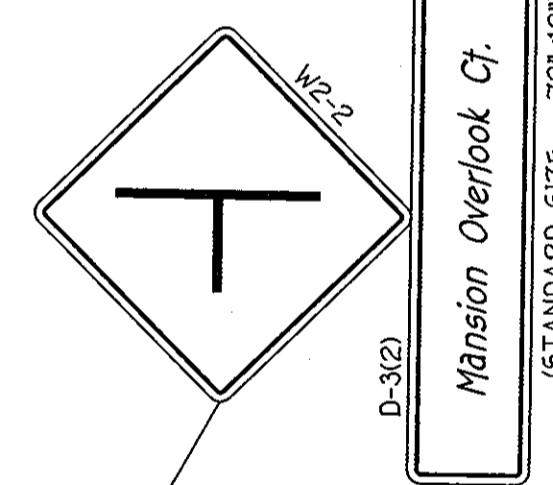
PLAN
SCALE: 1" = 50'



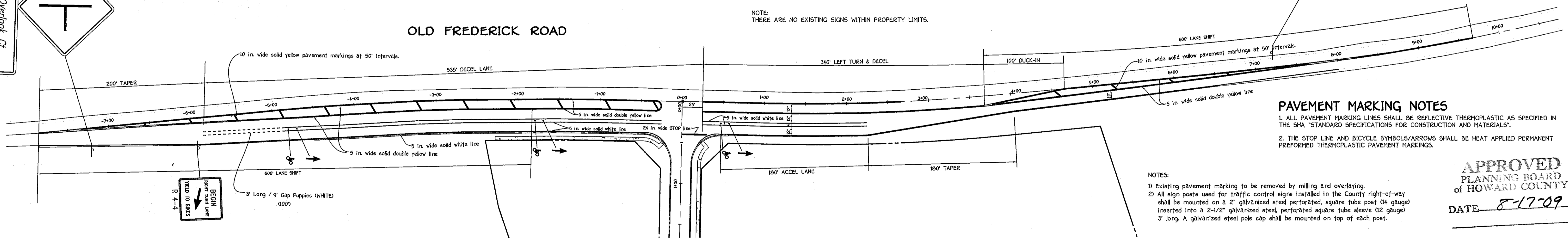
PLAN
SCALE: 1" = 50'

LEGEND

	SUPER-SILT FENCE
	SILT FENCE
	TREE PROTECTION FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	EARTH DIKE
	Denotes L.O.D. LIMITS OF DISTURBANCE
	E.C.M. DENOTES EROSION CONTROL MATTING
	GABION INFLOW PROTECTION
	R.P.S. REMOVABLE PUMPING STATION
	DENOTES PUBLIC 10' TREE MAINTENANCE EASEMENT
	DENOTES PAVING OR STRUCTURE TO BE REMOVED/RAZED
	EXISTING TREELINE
	PROPOSED TREELINE
	DENOTES DISCONNECTION OF NON-ROOF-TOP RUNOFF CREDIT FOR WATER QUALITY (WQV)



NOTE:
THERE ARE NO EXISTING SIGNS WITHIN PROPERTY LIMITS.



Striping Plan
SCALE: 1" = 60'

PAVEMENT MARKING NOTES
1. ALL PAVEMENT MARKING LINES SHALL BE REFLECTIVE THERMOPLASTIC AS SPECIFIED IN THE SHA "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS".
2. THE STOP LINE AND BICYCLE SYMBOLS/ARROWS SHALL BE HEAT APPLIED PERMANENT PREFORMED THERMOPLASTIC PAVEMENT MARKINGS.

- NOTES:
1) Existing pavement marking to be removed by milling and overlaying.
2) All sign posts used for traffic control signs installed in the County right-of-way shall be mounted on a 2" galvanized steel perforated, square tube post (14 gauge) inserted into a 2-1/2" galvanized steel perforated square tube sleeve (12 gauge) 3' long. A galvanized steel pole cap shall be mounted on top of each post.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-17-09

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL FREE
ELLCOTT CITY, MARYLAND 21042
410-481-2955

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Charles A. Leagle
PLANNING DIRECTOR
DATE 8/25/09

OWNER AND DEVELOPER
HORSBERGER, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0415



DATE 8-17-09

PRELIMINARY EQUIVALENT SKETCH PLAN
WAVERLY OVERLOOK
LOTS 1-26 AND OPEN SPACE LOTS 27-31
ZONING: R-20
TAX MAP No. 10, GRID No. 21 & TAX MAP No. 16, GRID No. 4
PARCEL Nos. 207 AND 224
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUGUST 17, 2009
SHEET 3 OF 9

MATCH LINE SEE SHEET 3

OLD FREDERICK ROAD
MD. ROUTE 99
(MINOR ARTERIAL)

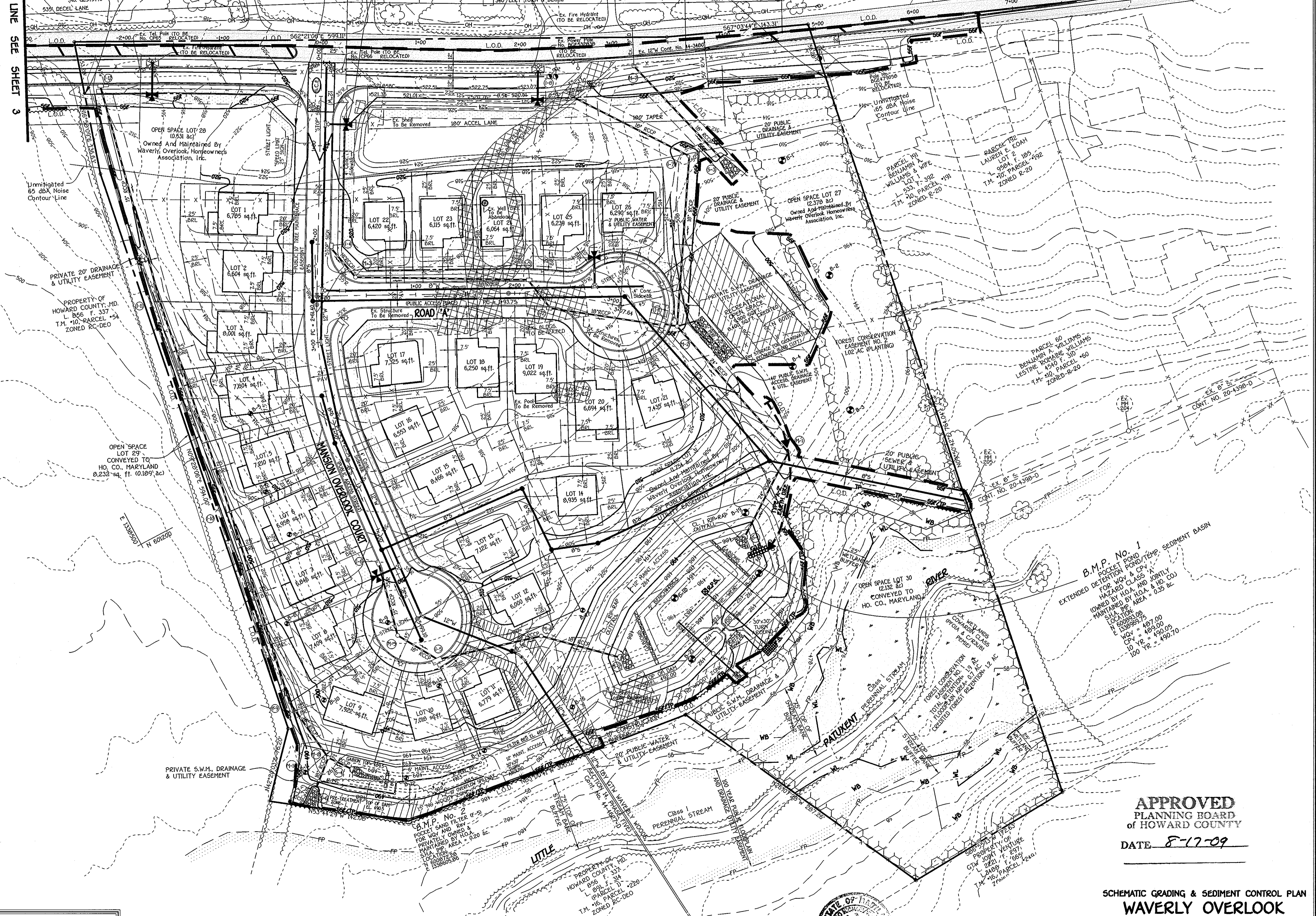
VEHICULAR INGRESS & EGRESS IS RESTRICTED

VEHICULAR INGRESS & EGRESS IS RESTRICTED

NOTE:
ALL STRUCTURES ON-SITE ARE TO BE REMOVED.
CIRCA DATE FOR STRUCTURES IS 1995.

LEGEND

- SSP-SSP-SSP SUPER-SILT FENCE
- SS-SF-SF SILT FENCE
- TP-TP-TP TREE PROTECTION FENCE
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE
- DENOTES L.O.D. LIMITS OF DISTURBANCE
- E.C.M. DENOTES EROSION CONTROL MATTING
- G.I.P. GABION INFLOW PROTECTION
- R.P.S. REMOVABLE PUMPING STATION
- DENOTES PUBLIC UTILITY TREE MAINTENANCE EASEMENT
- DENOTES PAVING OR STRUCTURE TO BE REMOVED/RAZED
- EXISTING TREELINE
- PROPOSED TREELINE



B.M.P. No. 1
POCKET POND / SEDIMENT BASIN
FOR 100% & CIVIL
FOR HAZARD CLASS 'A'
OWNED BY HOWARD COUNTY
MAINTAINED BY HOWARD COUNTY
LOCATION:
E 138000.75
N 138000.75
WSA = 189.00
LSA = 189.00
100 YR. = 190.70

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-17-09

SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
WAVERLY OVERLOOK
LOTS 1-26 AND OPEN SPACE LOTS 27-31
TAX MAP No. 10, GRID No. 21 & TAX MAP No. 16, GRID No. 4
PARCEL Nos. 207 AND 224
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUGUST 17, 2009
SHEET 4 OF 9

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David A. Layton 8/18/09
PLANNING DIRECTOR DATE

OWNER AND DEVELOPER
MORSBERGER, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
443-367-0415

PLAN
SCALE: 1" = 50'

DATE 8-25-09
I hereby certify that these documents were prepared by me or that I am a duly Licensed Professional Engineer under the laws of the State of Maryland License No. 20710, Expiration Date 2-22-11.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK • 10772 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410-481-2855

E:\2009\04135\DWG\PRELIMINARY-R-201004135 SHEET 2-4 PRELIM & GRADING PLANS.dwg, 8/25/2009 8:31:59 AM, JamesH

NET TRACT AREA		Acres
A. Total Tract Area		13.5
B. Area within 100 Year Floodplain		0.7
C. Area to remain in agricultural production		0
D. Net Tract Area		12.8

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

AFFORESTATION THRESHOLD		(percentage)	0.15	1.92
F. Afforestation Threshold				
G. Conservation Threshold		(percentage)	0.20	2.56

EXISTING FOREST COVER:

H. Existing forest cover (excluding floodplain)	1.3
I. Area of forest above afforestation threshold	0
J. Area of forest above conservation threshold	0

BREAK-EVEN POINT:

K. Forest retention above threshold with no mitigation	Break-even Point
L. Clearing permitted without mitigation	0

PROPOSED FOREST CLEARING

M. Total area of forest to be cleared or Retained Outside FCE	0.2
N. Total area of forest to be retained in FCE	1.1

PLANTING REQUIREMENTS

O. Reforestation for clearing above conservation threshold	0
P. Reforestation for clearing below conservation threshold	0.4
Q. Credit for retention above conservation threshold	0
R. Total reforestation required	0.4
S. Total afforestation required	0.62
T. Total reforestation and afforestation required	1.02

Planting/Soil Specifications

- Installation of bare-root plant stock shall take place between March 15 - April 20 and container stock March 15 - May 30 or September 15 - November 15. Fall planting of stock shall not be recommended.
- Disturbed areas shall be seeded and stabilized as per general construction plan for project. Planting areas not impacted by site grading shall have no additional topsoil installed.
- Bare-root plants shall be installed so that the top of root mass is level with the top of existing grade. Roots shall be dipped in an arborvitae seal prior to planting. Balled-in-the-dirt plants shall consist of 3 parts existing soil to 1 part pine fines or equivalent.
- Fertilizer shall consist of nitrogen 22-0-02 or equivalent, applied as per manufacturer's specifications, for woody shrubs. Herbaceous plants shall be fertilized with Osmocote 8-0-2.
- Plant material shall be transported to the site in a 100-gallon covered truck. Plants shall be kept moist prior to planting.
- All non-organic debris associated with the planting operation shall be removed from the site by the contractor.

Sequence of Construction

- Soil erosion control shall be installed in accordance with general construction plan for site.
- Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
- Upon completion of the planting, signage shall be installed as shown.
- Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.

Maintenance of Plantings

- Maintenance of plantings shall last for a period of 2 years.
- Plantings must receive 2 gallons of water, either through precipitation or watering, weekly during the 1st growing season, as needed. During second growing season, once a month during May-September, if needed.
- Invasive species and noxious weeds will be removed, as required, from planting areas monthly and/or with limited herbicide application (see general note where appropriate). Old field successional species will be retained.
- Plants will be examined a minimum two times during the growing season for serious pest and disease. Serious problems will be treated with the appropriate agent.
- Dead branches will be pruned from plantings.

Guarantee Requirements

- A 75 percent survival rate of forestation plantings will be required at the end of 2 growing seasons. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season. All trees dying from natural regeneration may be counted up to 50 percent towards the total survival number if they are healthy, native species at least 1/2 inches tall.

Surety for Forestation

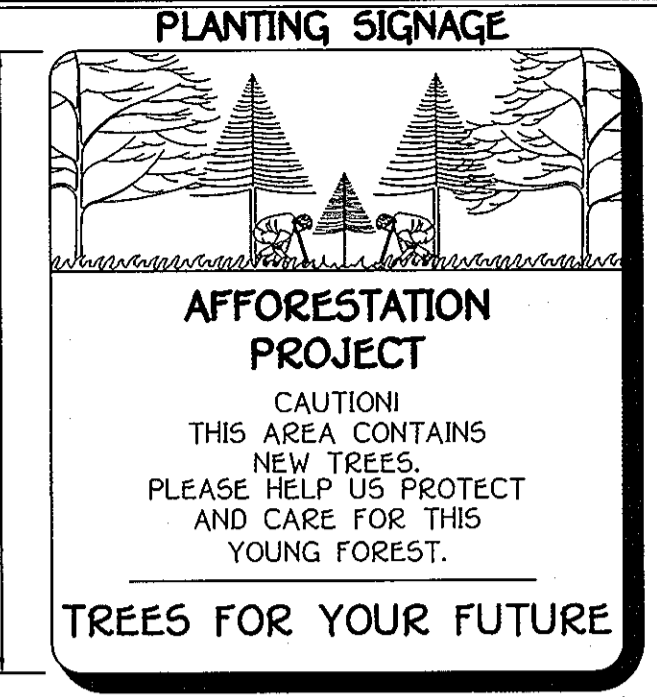
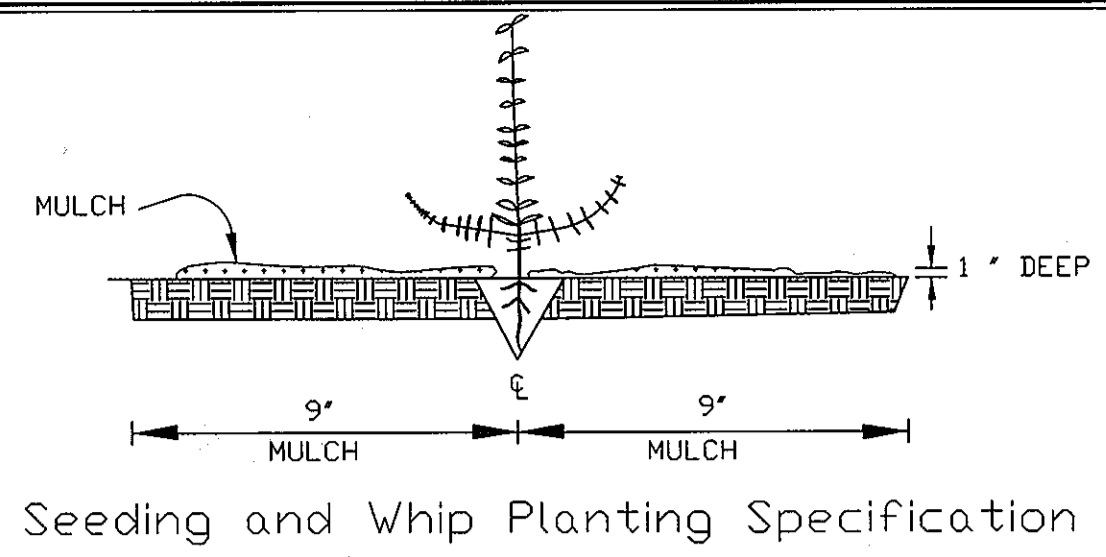
SURETY WILL BE PROVIDED WITH THE FINAL PLAN.

Planting Notes

When possible, plants shall be installed within 48 hours of delivery. If installation cannot be performed within this time frame, plant stock shall be stored and protected from desiccation.

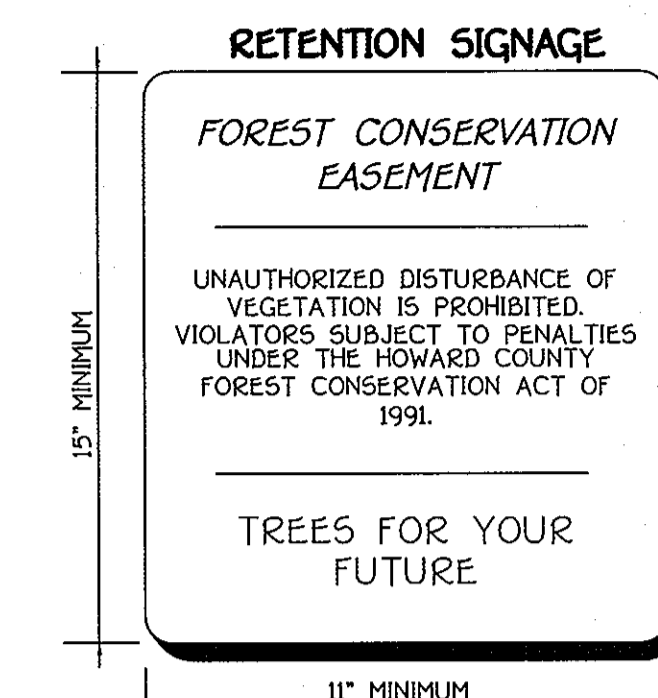
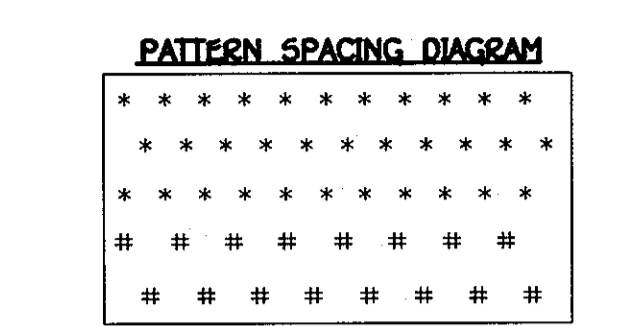
Application of herbicide, hand-weed or equipment, may be used to reduce plant competition from old field successional growth at the time of installation. Mowing, re-application of herbicide, or a combination thereof, may be used to control unwanted, competing vegetation.

Plantings shall be installed within one year or two growing seasons of subdivision approval. Plantings shall be installed in accordance with the time schedule included in Note 1 of the planting/Seeding Specifications.



ON-SITE FOREST STAND DATA

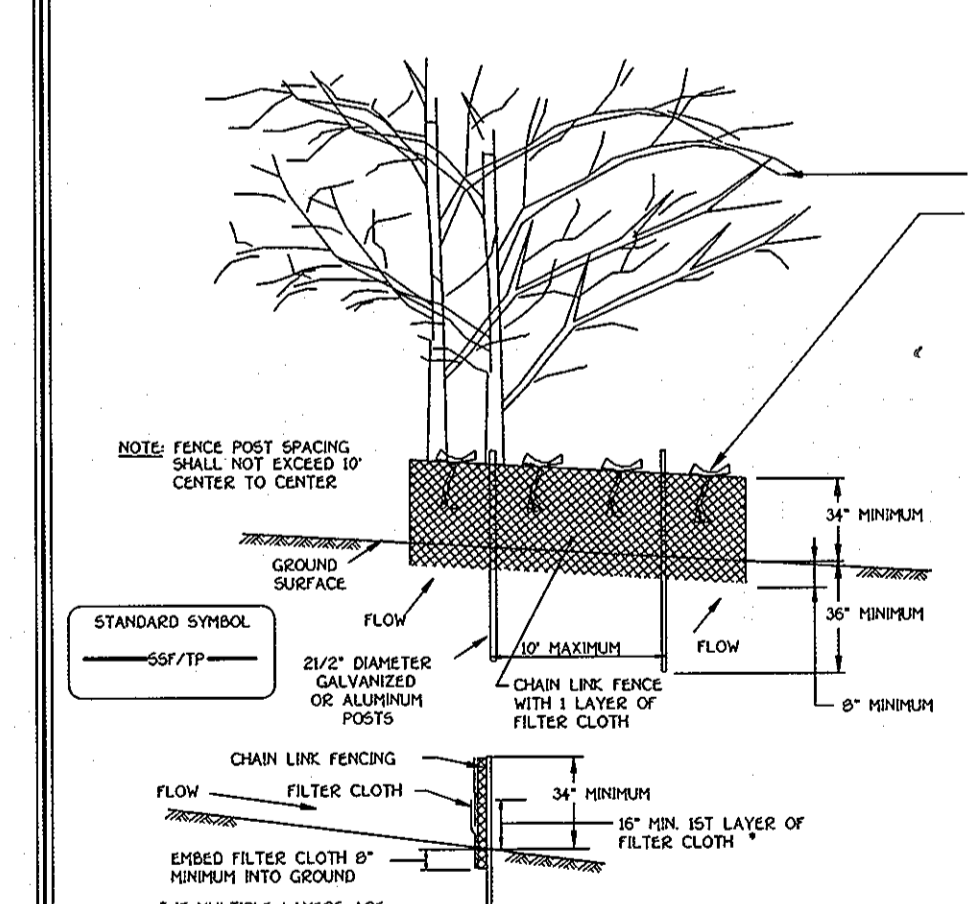
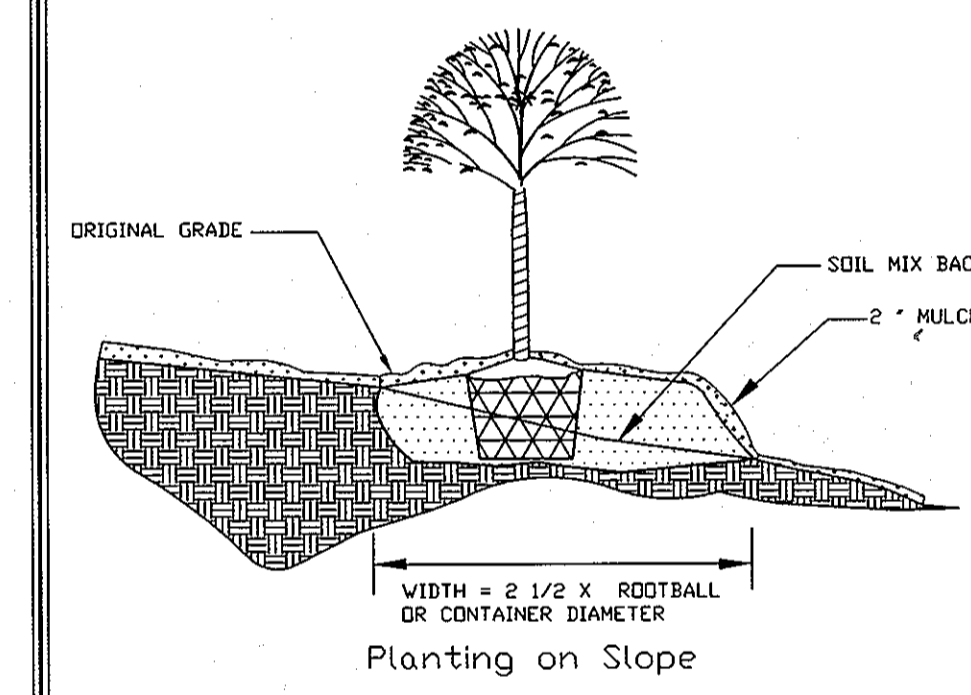
KEY	COMMUNITY TYPE	ACREAGE	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
F1	POPLAR	1.3	Liriodendron Tulipifera, Acer Rubrum, Fraxinus Pennsylvanica, Quercus alba, Liriodendron Benzoin	GOOD	1.3 = BUFFERS



SOILS LEGEND

SOIL	NAME	CLASS
EKC2	Elk oak silt loam, 0 to 15 percent slopes, moderately eroded	B
ESB2	Elk oak silt loam, 3 to 8 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenlea loam, 0 to 15 percent slopes, moderately eroded	B
GIC3	Glenlea loam, 0 to 15 percent slopes, severely eroded	B
GNA	Glenville silt loam, 0 to 3 percent slopes	C
MD2	Hälor loam, 15 to 25 percent slopes, moderately eroded	D
HA	Hälor loam silt loam	D

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

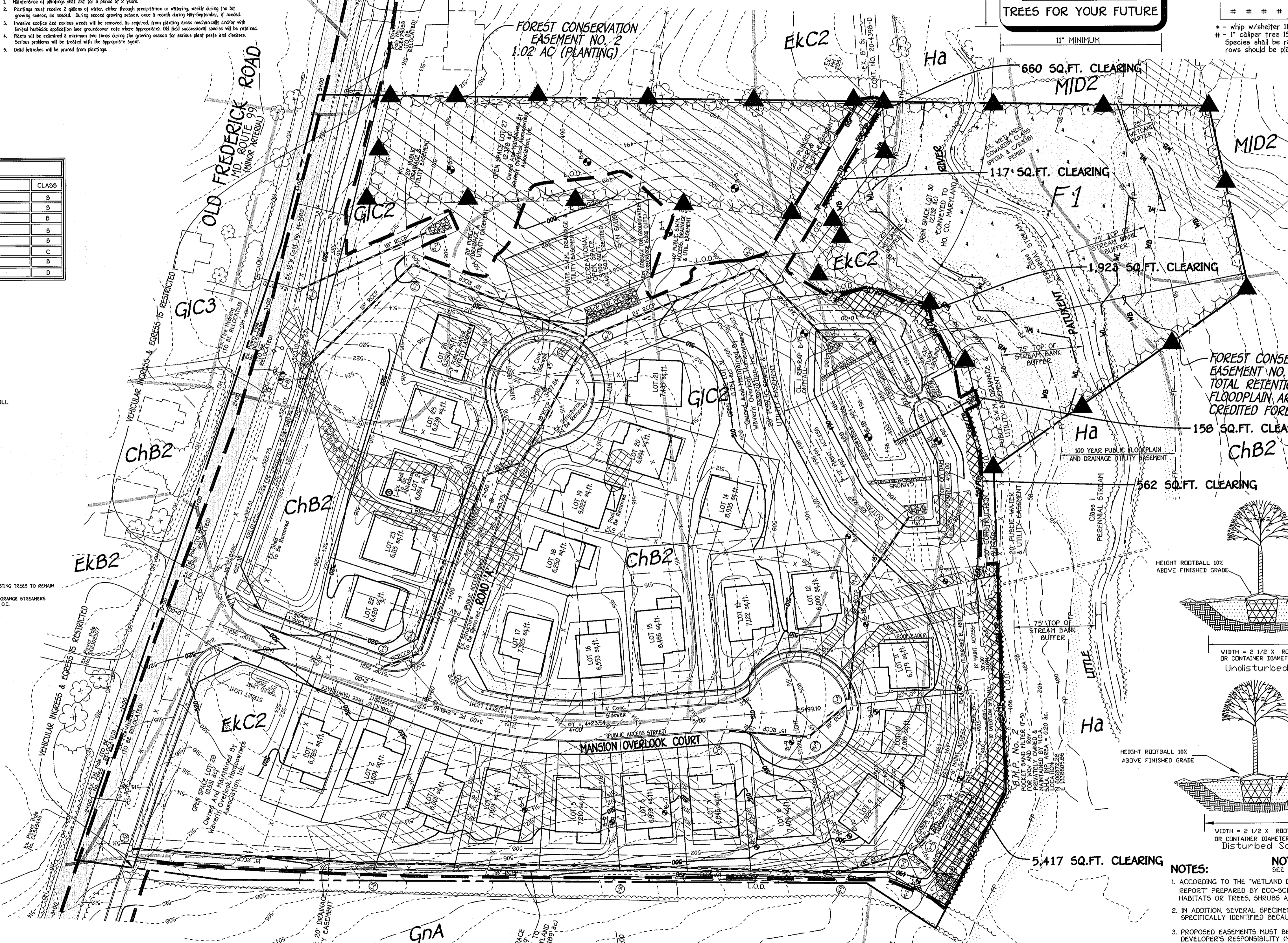


Construction Specifications

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 42" fence shall be used, identifying 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and trust rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 6" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and tacked.
- Maintenance shall be performed as needed and silt buildup removed when "bulge" develops in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class 1:

Tensile Strength	50 lbs/ft (min)	Test: HMT 509
Tensile Max	20 lbs/ft (min)	Test: HMT 509
Flow Rate	0.3 gal/ft (min/minute)	Test: HMT 332
Filtering Efficiency	75% (min)	Test: HMT 332

SUPER SILT FENCE, TREE PROTECTION FENCE
 NOT TO SCALE
 Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS
 MD ONE Qualified Professional USLACE Wetland Delineator Certification # WCP29306000448
 11001 Hilltop Road, Suite 100, P.O. Box 21842, Ellicott City, Maryland 21042
 410.461.2855
 DATE: 8/25/09
 JEFF P. CANOVES



FCE Planting Area (F.C.E. #2) - 1.02 acres

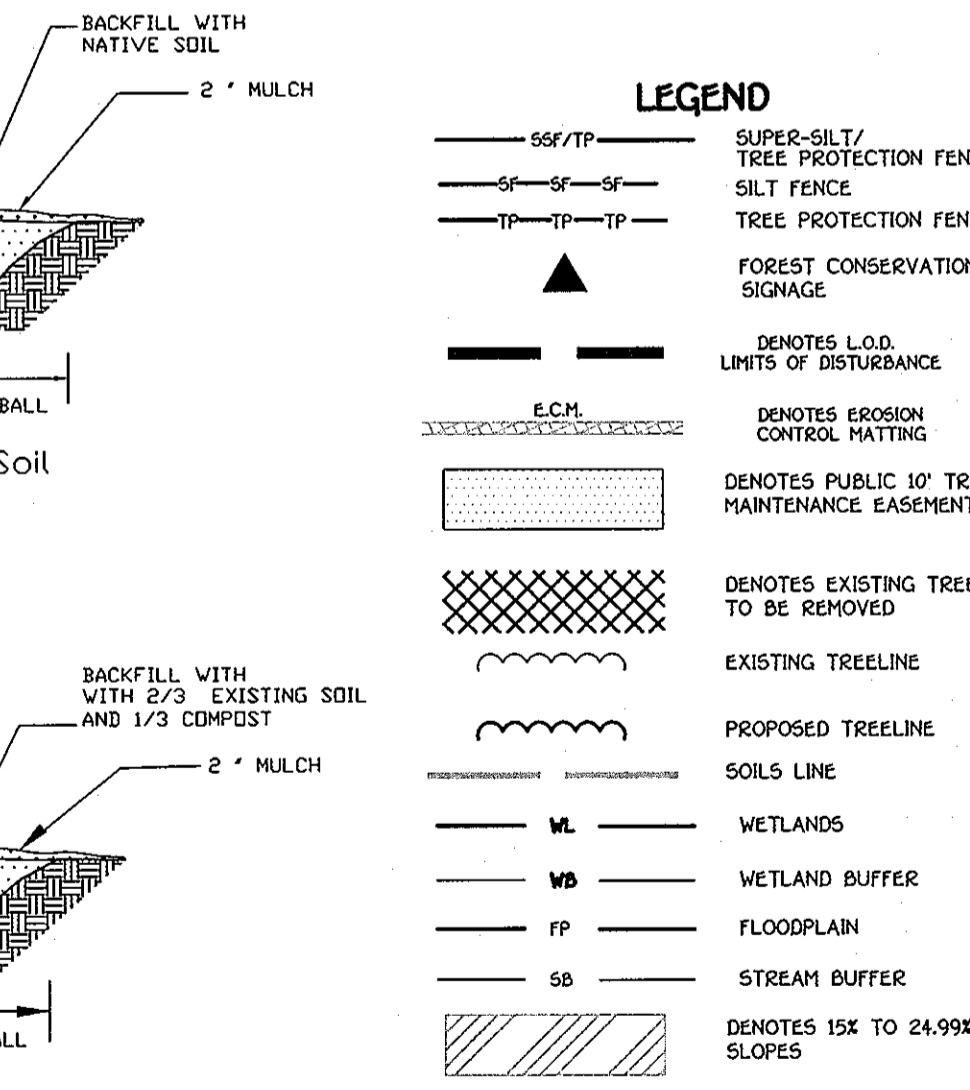
Planting required (350 WHPS PER ACRE) = 0.9 x 350 = 357 WHPS
 Planting provided (324 whips and 25 - 1" trees)

Qty	Species	Size	Spacing
10	Acer rubrum - Red maple	1" cal	15' o.c.
15	Quercus alba - White oak	1" cal	15' o.c.
25 Total 1" caliper trees			
92	Acer rubrum - Red maple	2-3" whip	11' o.c.
35	Cercis canadensis - Red bud	2-3" whip	11' o.c.
30	Cornus florida - Flowering dogwood	2-3" whip	11' o.c.
30	Liriodendron tulipifera - Tulip poplar	2-3" whip	11' o.c.
30	Prunus serotina - Black cherry	2-3" whip	11' o.c.
30	Robinia pseudo-acacia - Black locust	2-3" whip	11' o.c.
30	Quercus alba - White oak	2-3" whip	11' o.c.
32	Viburnum prunifolium - Blackhaw	2-3" whip	11' o.c.
314 Total whip plantings			

1" CAL. TREES = 200/ACRE (25 TREES/200) = 0.125 AC.
 WHPS w/shelters = 350/ACRE = (350 x 0.0995 AC. 0.02 - 0.125) = 314 WHPS

ON-SITE WETLAND DATA

WETLAND SYSTEM	COWARDEN CLASSIFICATION	DOMINANT VEGETATION	ACREAGE
A	PC1A/ R3UB1	Acer Rubrum, Fraxinus Pennsylvanica, Liriodendron Benzoin, Impatiens Capensis, Boehmeria cylindrica, Symlocarpus foetidus	0.64



NOTES:

- ACCORDING TO THE "WETLAND DELINEATION, FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN REPORT" PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., THEY DID NOT DETECT THE PRESENCE OF CRITICAL HABITATS OR TREES, SHRUBS AND PLANTS OF ANY RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.
- IN ADDITION, SEVERAL SPECIMEN TREES WERE IDENTIFIED WITHIN THE EXISTING FOREST; HOWEVER, THEY WERE NOT SPECIFICALLY IDENTIFIED BECAUSE THERE WILL BE NO PROPOSED DISTURBANCES WITHIN THE EXISTING FOREST.
- PROPOSED EASEMENTS MUST BE DEVOID OF TRASH, DEBRIS, STRUCTURES, FENCING, ETC. AND IT IS THE DEVELOPER'S RESPONSIBILITY (NOT HOWARD COUNTY) TO KEEP THESE AREAS CLEAN OF DEBRIS AND ENCROACHMENT FOR THE ENTIRE 2-YEAR MAINTENANCE PERIOD.

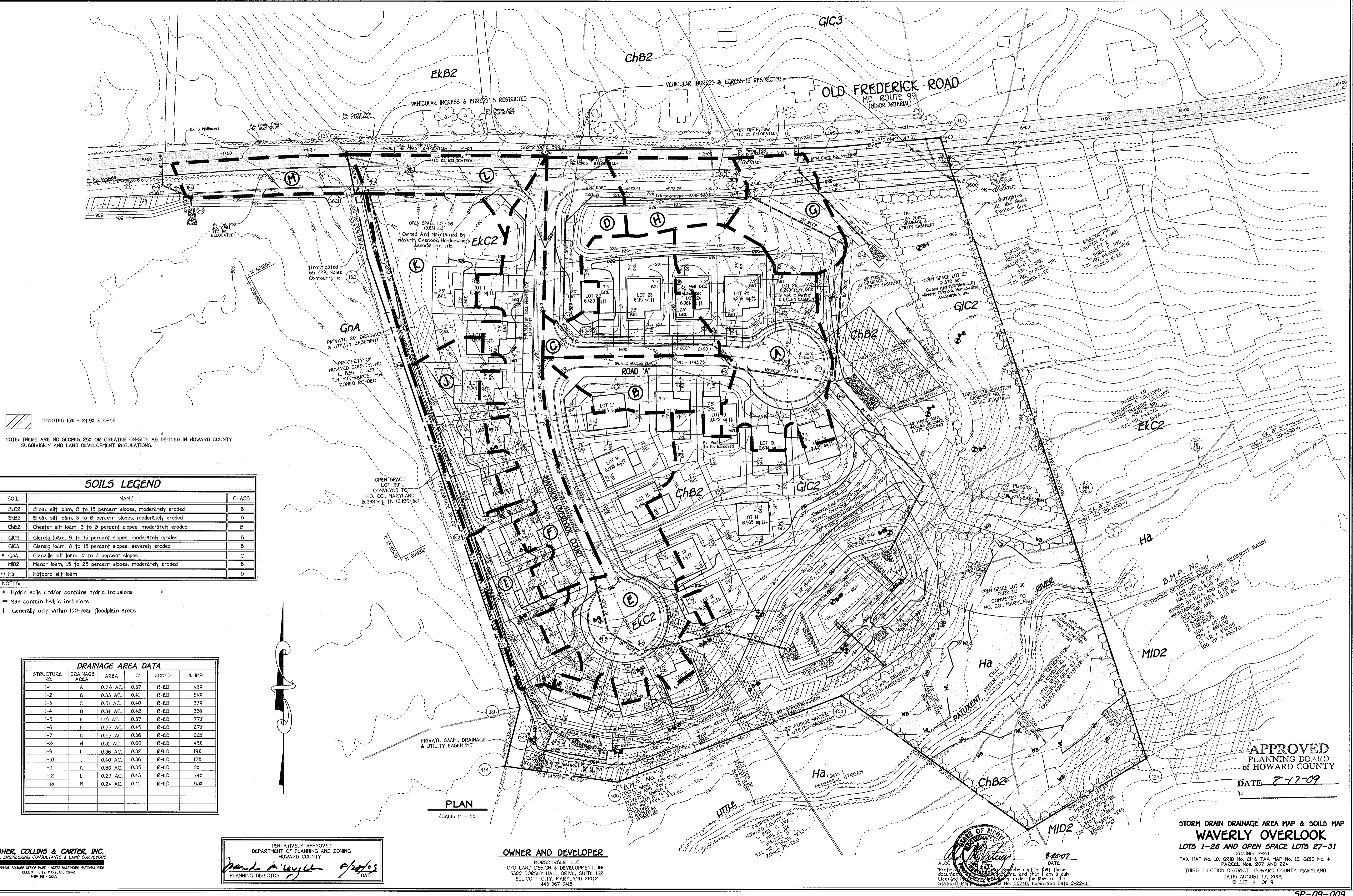
NOTES:
 SEE SHEET 1 (PLAN VIEW) FOR FOREST CONSERVATION EASEMENT BEARINGS & DISTANCES.

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 8-17-09

OWNER AND DEVELOPER
 MORSBERGER, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0145

PLANNING DIRECTOR
 DATE: 8/25/09

PRELIMINARY FOREST CONSERVATION PLAN
WAVERLY OVERLOOK
 LOTS 1-26 AND OPEN SPACE LOTS 27-31
 ZONING: R-20
 TAX MAP No. 10, GRID No. 21 & TAX MAP No. 16, GRID No. 4
 PARCELS Nos. 207 AND 224
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: AUGUST 17, 2009
 SHEET 5 OF 9



/// DENOTES 15% - 24.9% SLOPES

NOTE: THERE ARE NO SLOPES 25% OR GREATER ON-SITE AS DEFINED IN HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

SOIL	NAME	CLASS
ELC2	Elloak silt loam, 0 to 15 percent slopes, moderately eroded	B
EKB2	Elloak silt loam, 3 to 8 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelig loam, 0 to 15 percent slopes, moderately eroded	B
GIC3	Glenelig loam, 0 to 15 percent slopes, severely eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
Ha	Häbboro silt loam	D

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

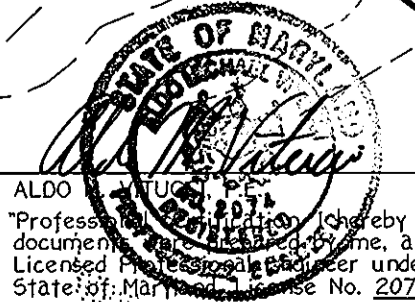
STRUCTURE NO.	DRAINAGE AREA	AREA	C	ZONED	x IMP.
I-1	A	0.78 AC.	0.37	R-ED	42x
I-2	B	0.33 AC.	0.41	R-ED	54x
I-3	C	0.51 AC.	0.40	R-ED	37x
I-4	D	0.34 AC.	0.42	R-ED	36x
I-5	E	1.15 AC.	0.37	R-ED	77x
I-6	F	0.77 AC.	0.45	R-ED	27x
I-7	G	0.27 AC.	0.36	R-ED	22x
I-8	H	0.31 AC.	0.60	R-ED	45x
I-9	I	0.36 AC.	0.32	R-ED	19x
I-10	J	0.40 AC.	0.36	R-ED	17x
I-11	K	0.60 AC.	0.35	R-ED	2x
I-12	L	0.27 AC.	0.43	R-ED	74x
I-13	M	0.24 AC.	0.41	R-ED	83x

PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2000

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mark A. Leight
 PLANNING DIRECTOR DATE

OWNER AND DEVELOPER
 MORSEBERGER, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 443-367-0415



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 8-17-09

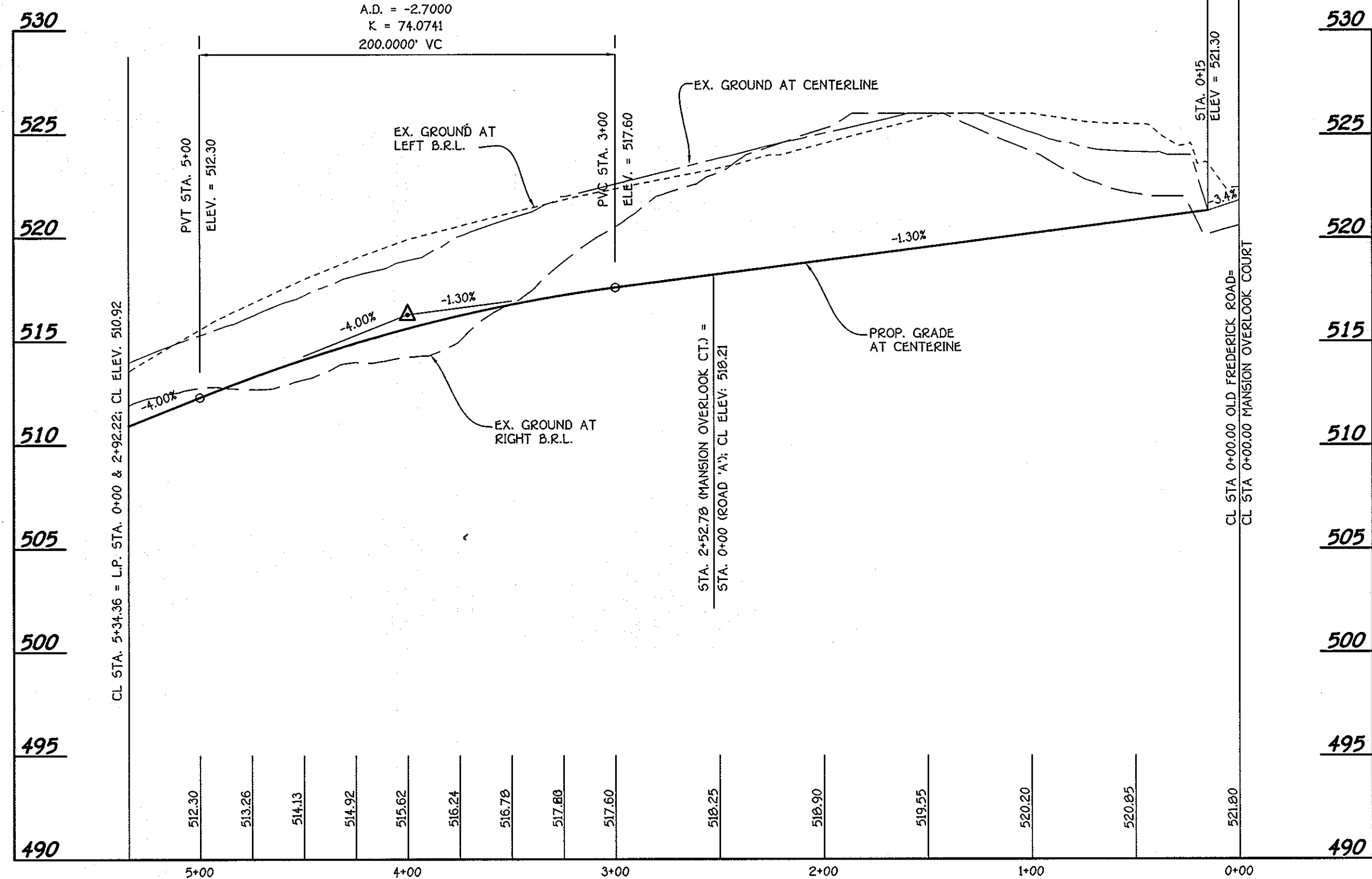
STORM DRAIN DRAINAGE AREA MAP & SOILS MAP
WAVERLY OVERLOOK
 LOTS 1-26 AND OPEN SPACES 27-31
 ZONING: R-20
 TAX MAP No. 10, GRID No. 21 & TAX MAP No. 16, GRID No. 4
 PARCEL Nos. 207 AND 224
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: AUGUST 17, 2009
 SHEET 6 OF 9

MANSION OVERLOOK COURT

PUBLIC ACCESS STREET
30 MPH DESIGN SPEED

VERTICAL CURVE DATA

PVI STA = 4+00
PVI ELEV = 516.30
A.D. = 2.7000
K = 74.0741
200.0000' VC



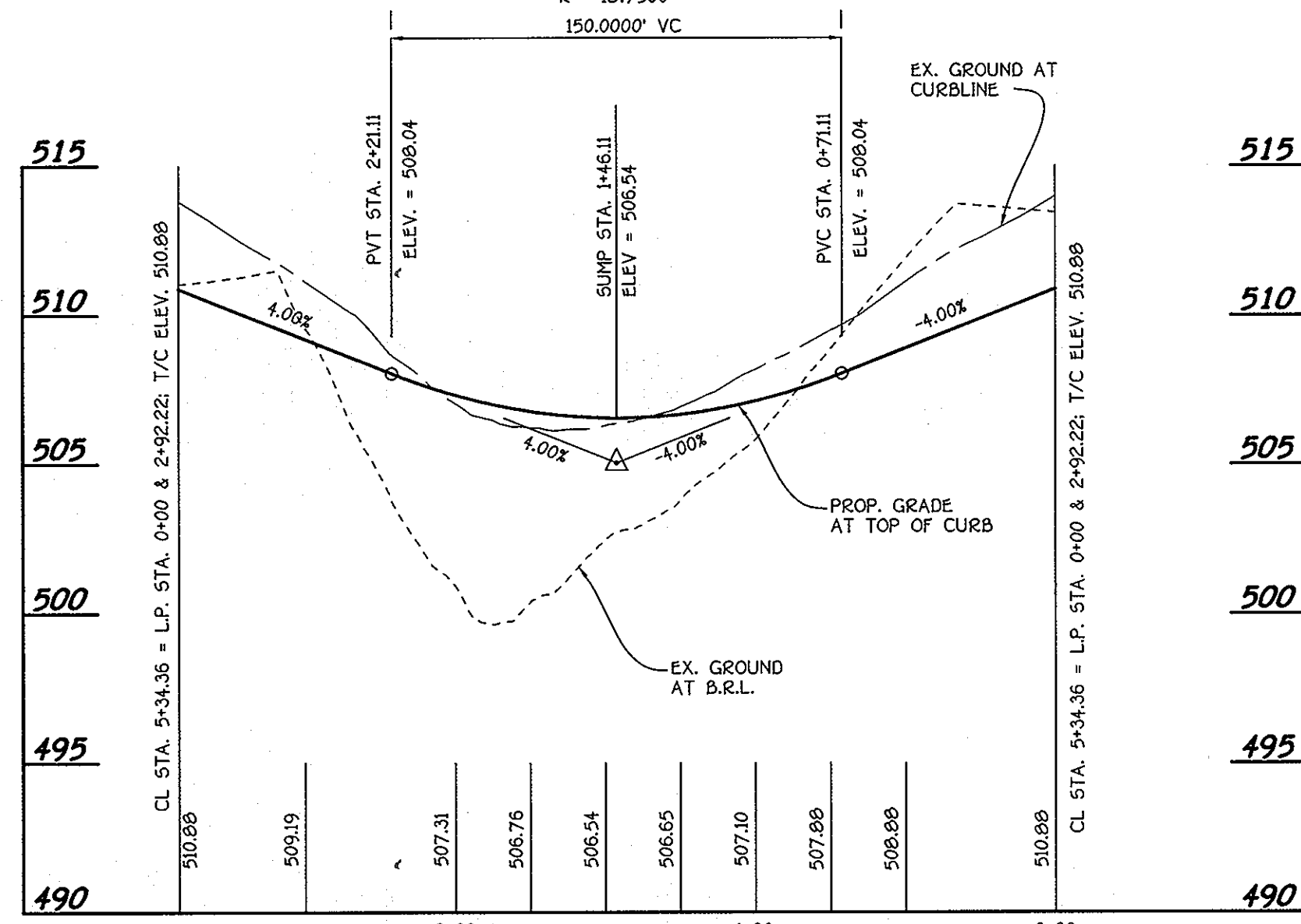
PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'

MANSION OVERLOOK COURT

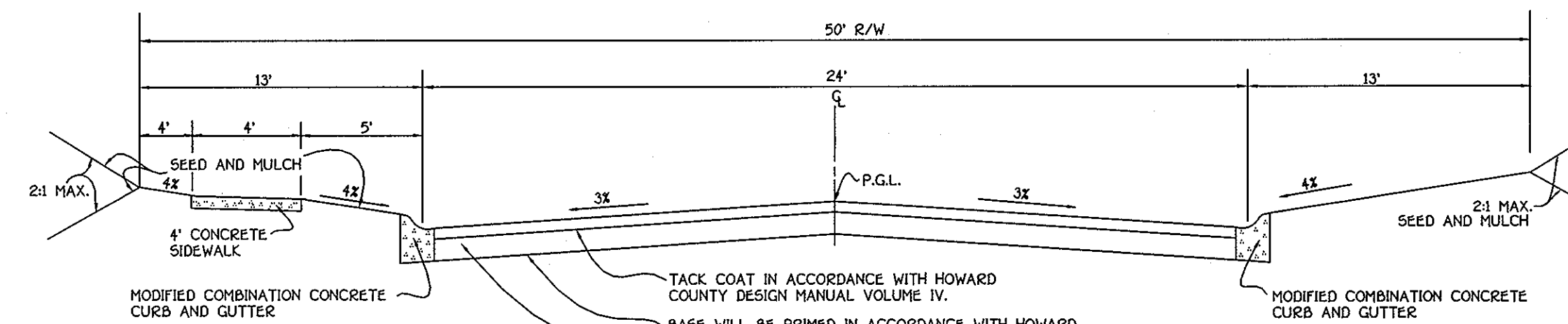
VERTICAL CURVE DATA

PVI STA = 1+46.11
PVI ELEV = 505.04
A.D. = 8.0000
K = 18.7500
150.0000' VC



LINEAR PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



NOTE:

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.

TACK COAT IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV.
BASE WILL BE PRIMED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV.
PAVING SECTION SHALL BE IN ACCORDANCE WITH SECTION NUMBER P-2 DRWG. R-2.01

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	R. STATION LIMITS	PAVING SECTION
MANSION OVERLOOK COURT	PUBLIC ACCESS STREET	30 MPH	R-ED	0+00 TO 5+99.10	P-2
ROAD 'A'	PUBLIC ACCESS PLACE	25 MPH	R-ED	0+00 TO 2+99.66	P-2

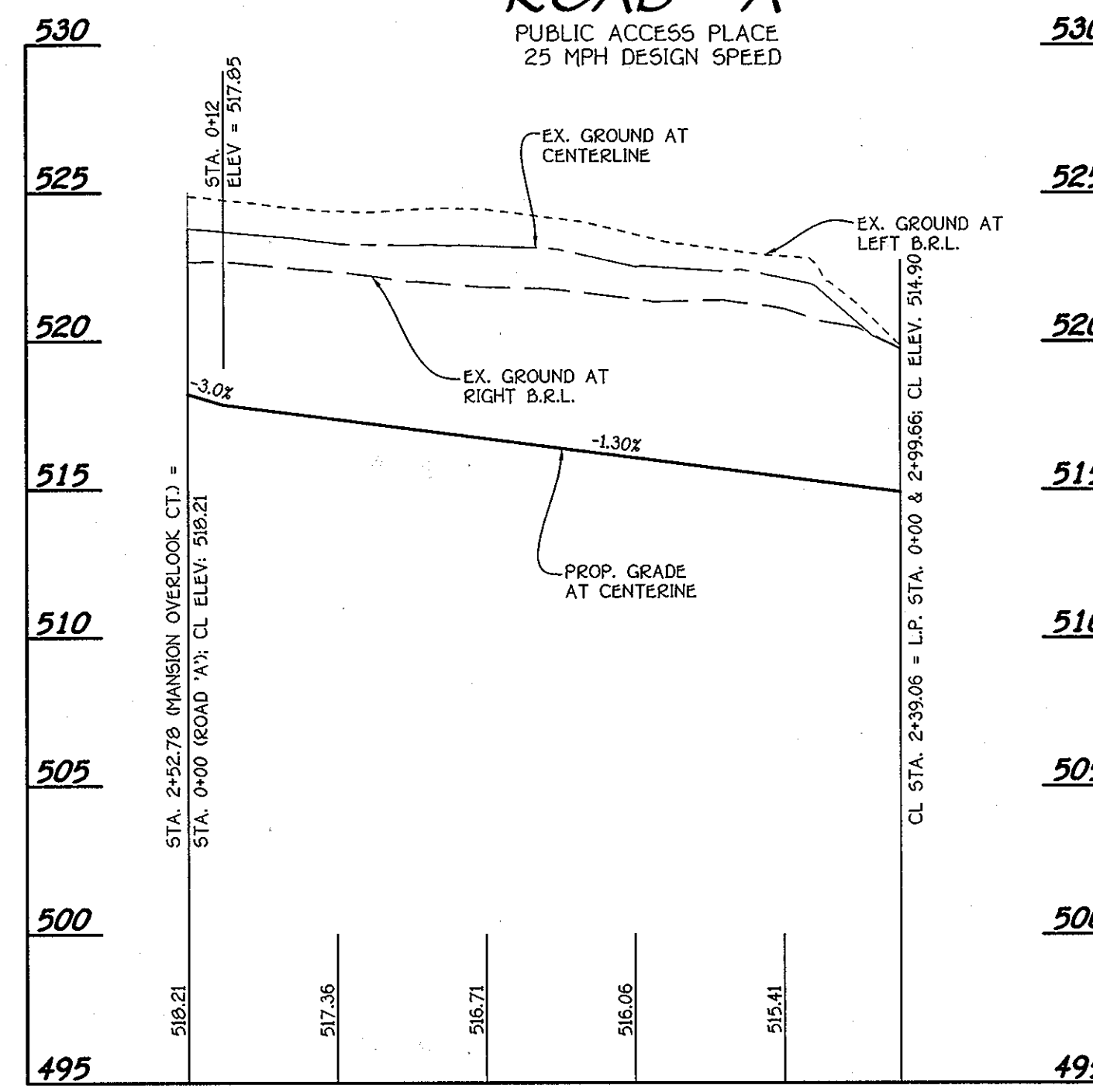
TYPICAL ROADWAY SECTION

NO SCALE

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO <5	5 TO <7	>7	3 TO <5	5 TO <7	>7
P-2	PARKING DRIVE ARLES RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS ACCESS PLACE, ACCESS STREET CUL-DE-SACS RESIDENTIAL	PAVEMENT MATERIAL (INCHES)					
		HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)					
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)					
		HMA SUPERPAVE BASE 19.0 MM PG 64-22, LEVEL 1 (ESAL)					
		GRADED AGGREGATE BASE (GAB)					
		MIN HMA WITH GAB		HMA WITH CONSTANT GAB			
		1.5	1.5	1.5	1.5	1.5	1.5
		2.0	2.0	2.0	3.5	2.0	2.0
		8.0	4.0	3.0	4.0	4.0	4.0

ROAD 'A'

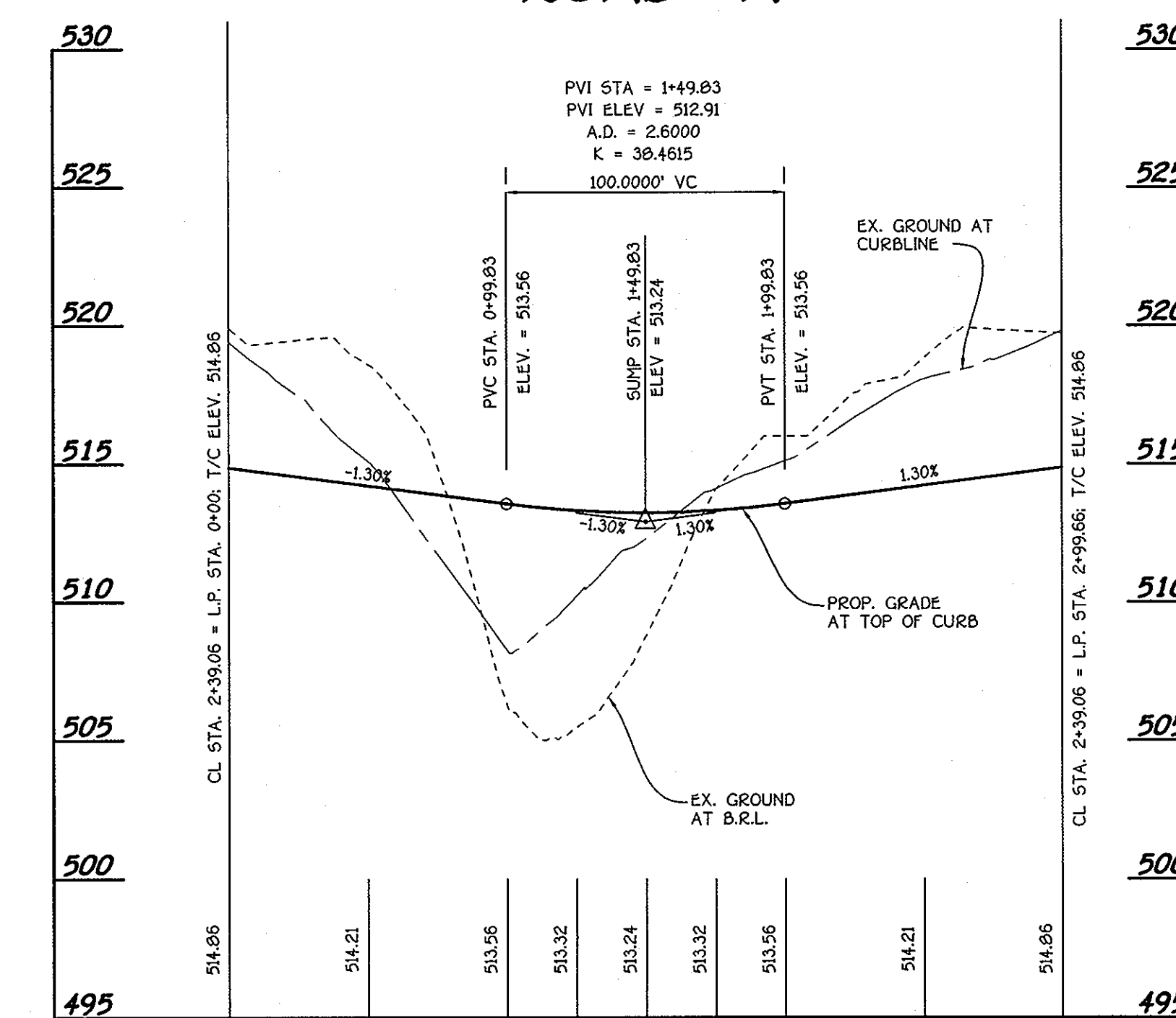
PUBLIC ACCESS PLACE
25 MPH DESIGN SPEED



PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'

ROAD 'A'



LINEAR PROFILE

SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

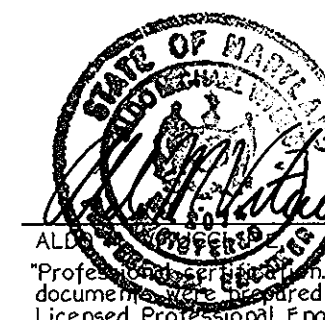
DATE: 5-17-09

PRELIMINARY ROAD PROFILES
WAVERLY OVERLOOK
LOTS 1-26 AND OPEN SPACE LOTS 27-31
ZONING: R-20
TAX MAP No. 10, GRID No. 21 & TAX MAP No. 16, GRID No. 4
PARCEL Nos. 207 AND 224
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DATE: AUGUST 17, 2009
SHEET 7 OF 9

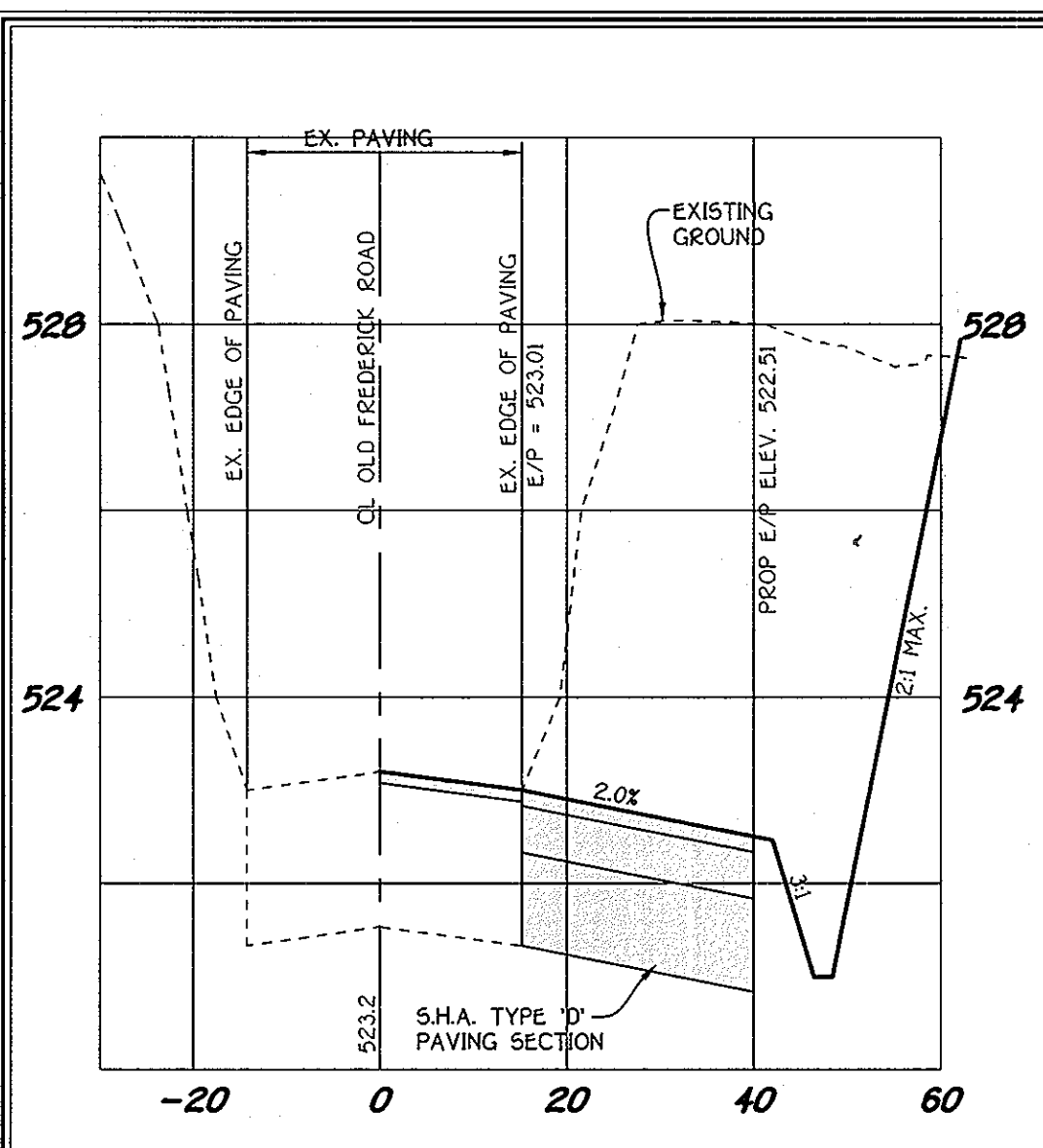
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
3300 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
ELLICOTT CITY, MARYLAND 21042
4109 661 - 2099

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
DATE: 5/17/09

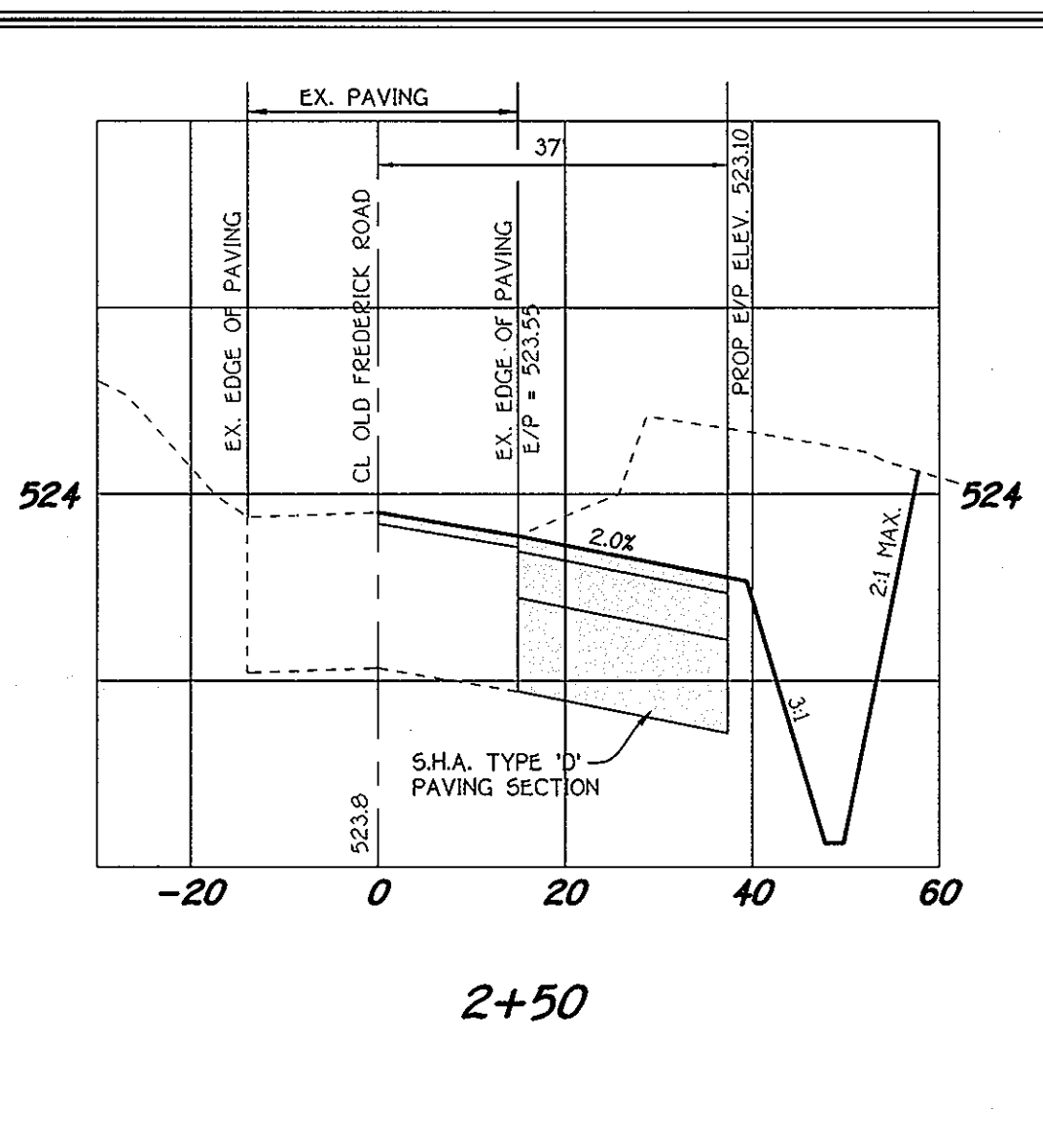
OWNER AND DEVELOPER
MORSEBERGER, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0415



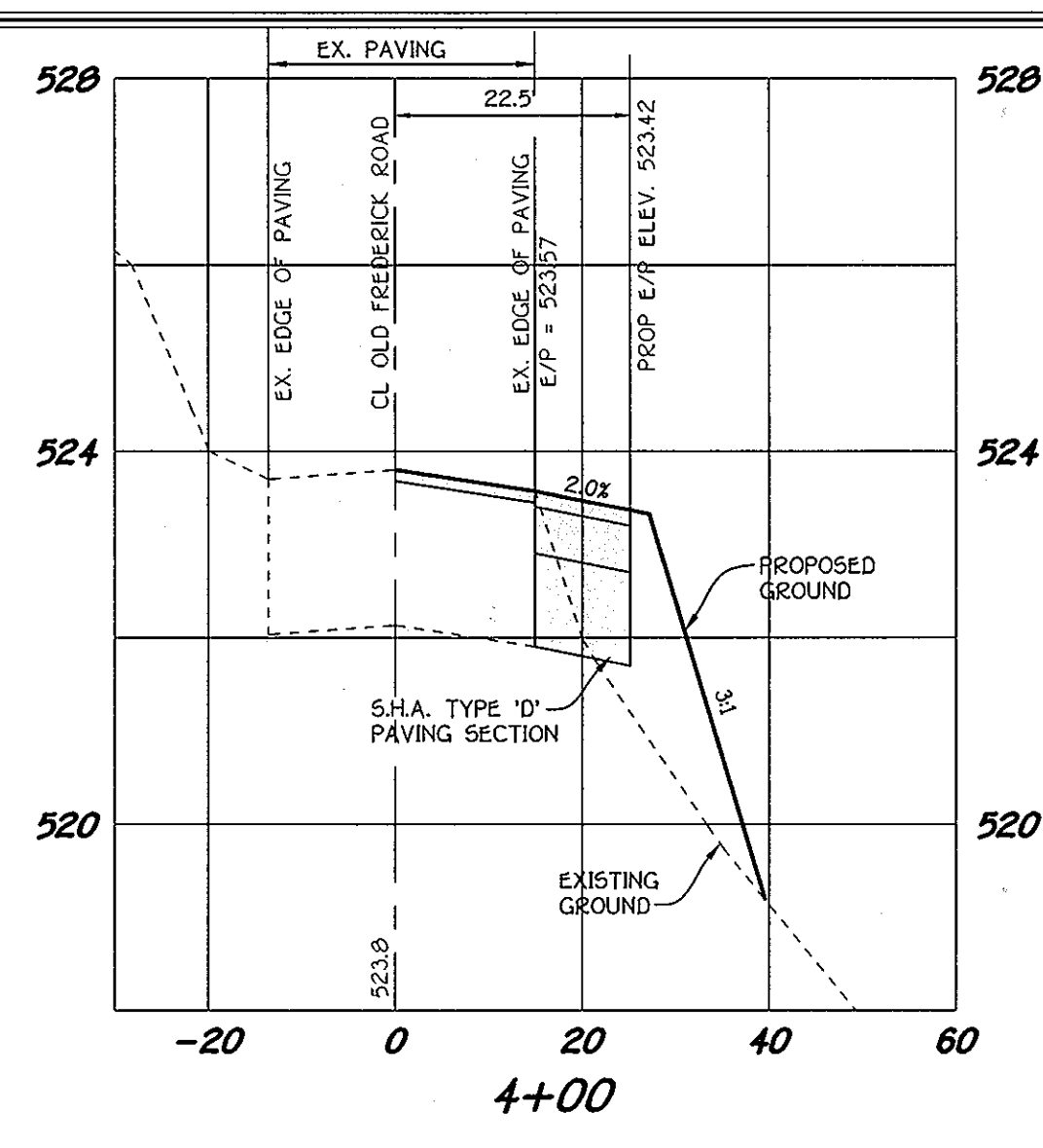
DATE: 5-17-09
I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 22748, Expiration Date 2-22-11.



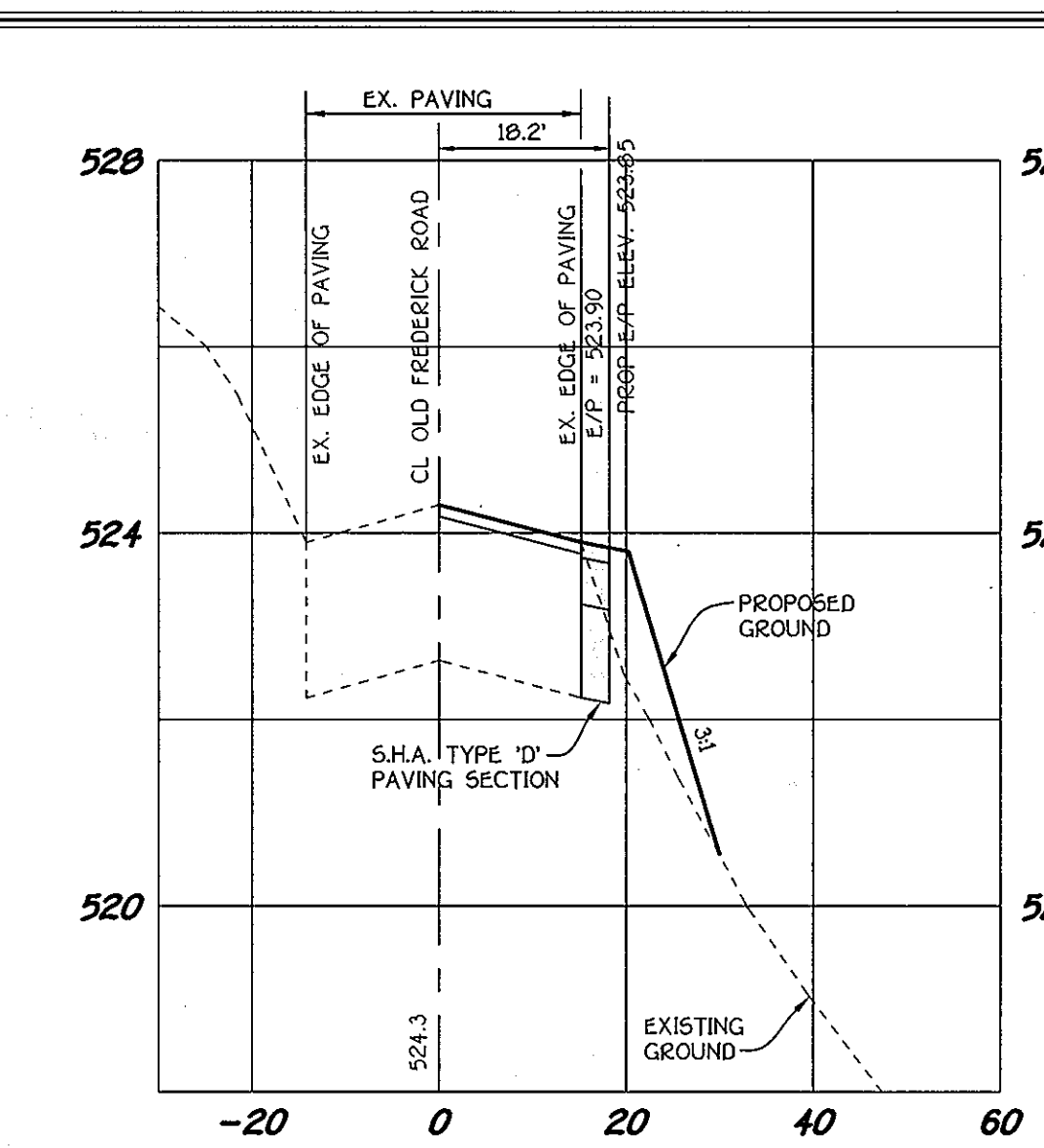
1+00



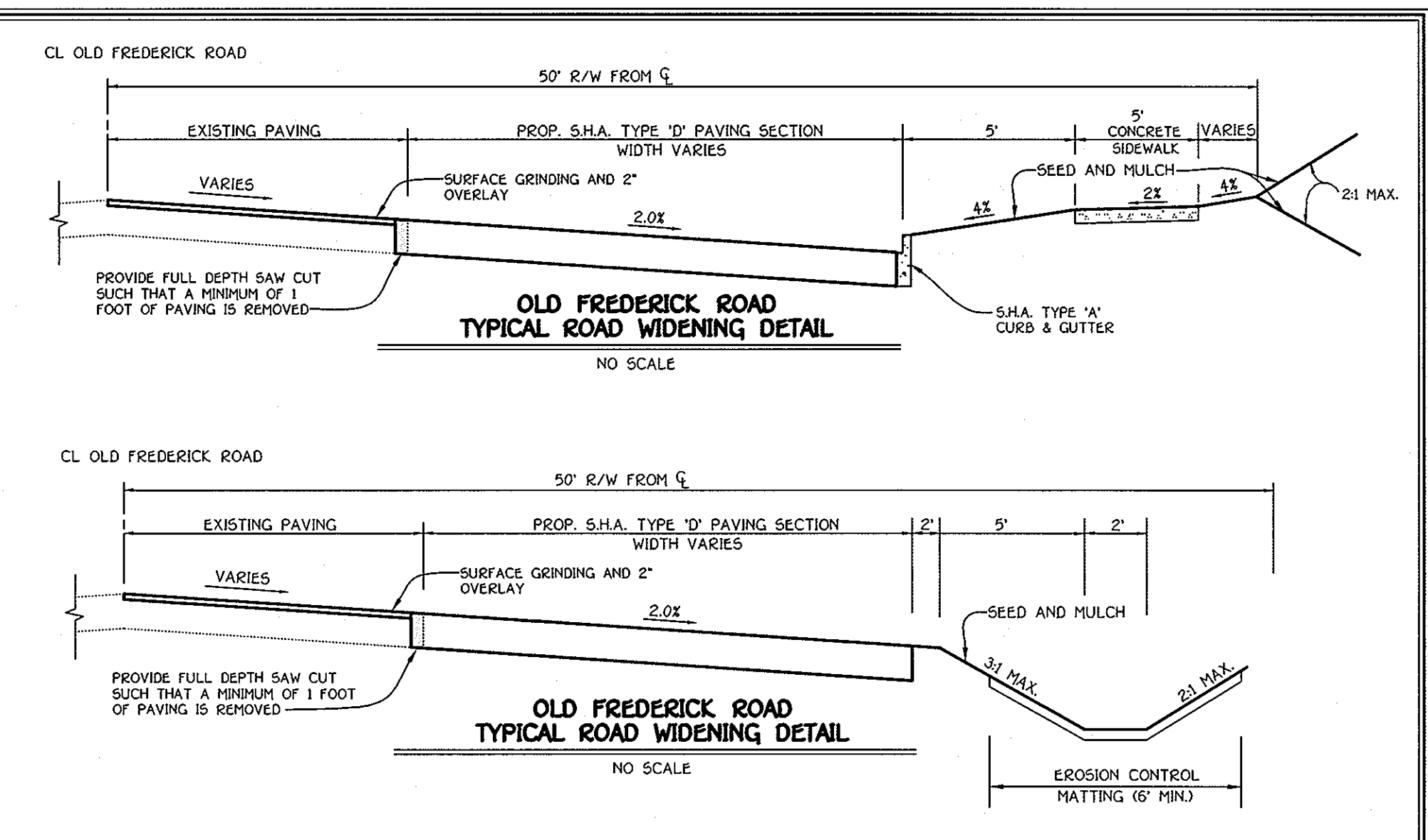
2+50



4+00

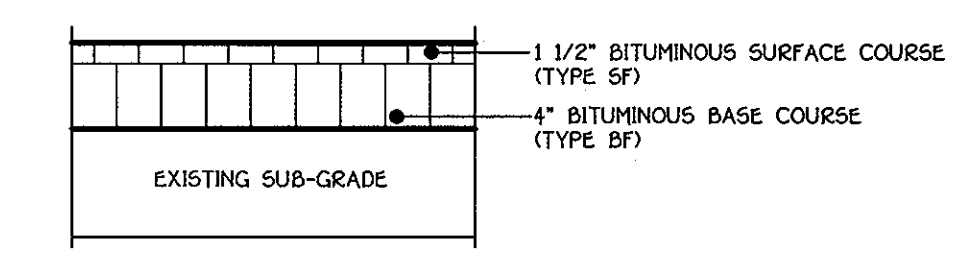


5+50

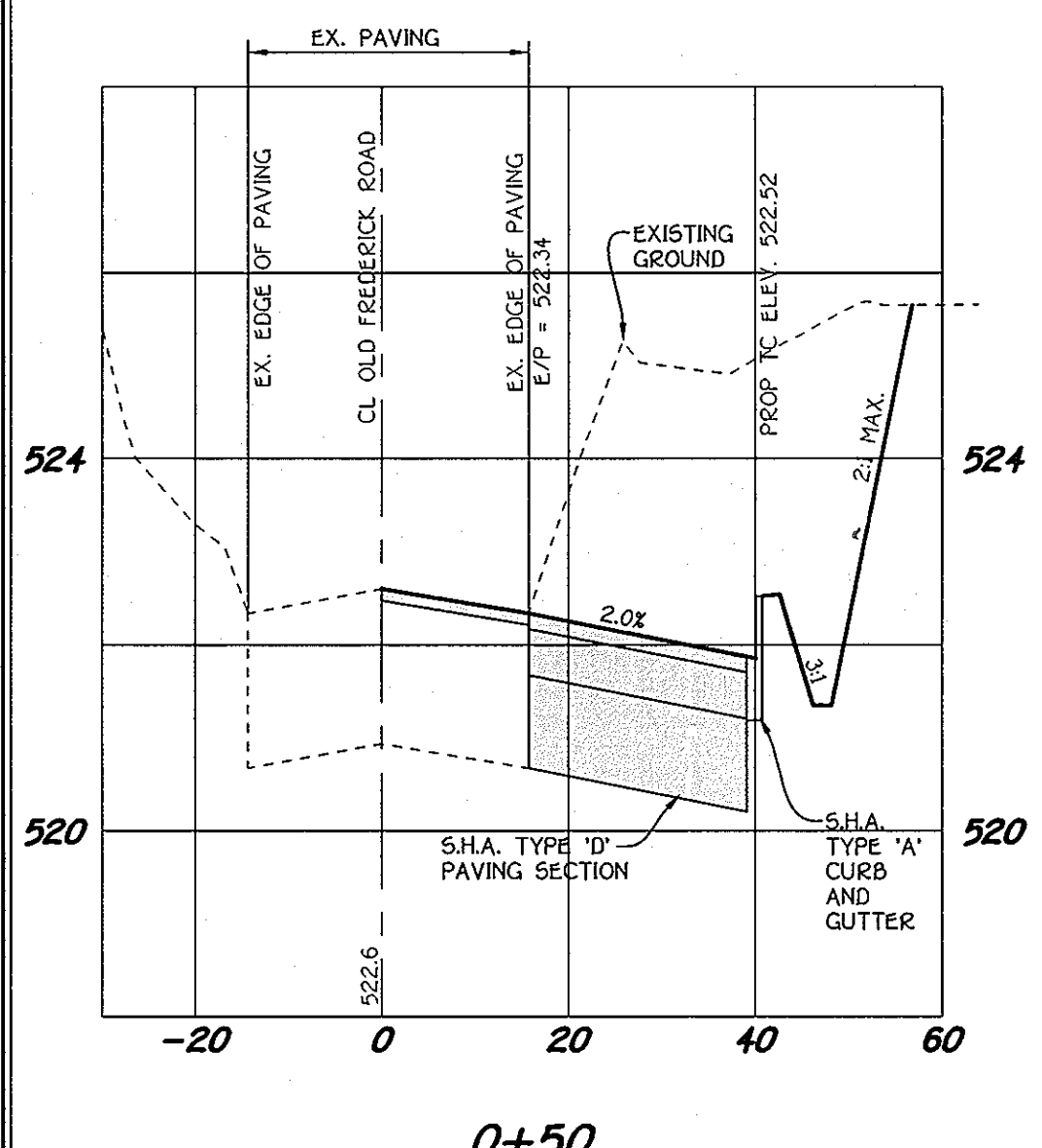


OLD FREDERICK ROAD
TYPICAL ROAD WIDENING DETAIL

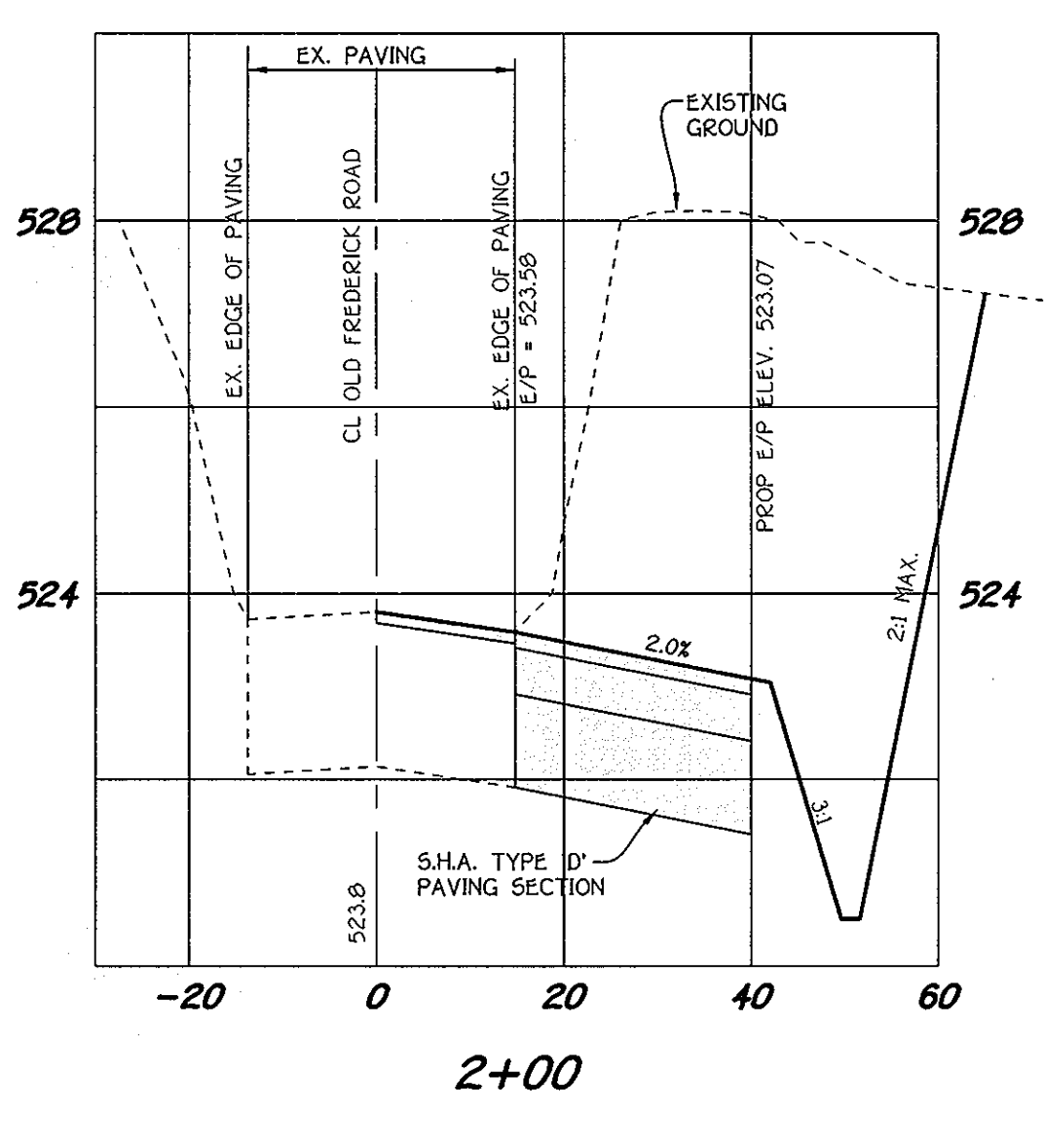
OLD FREDERICK ROAD
TYPICAL ROAD WIDENING DETAIL



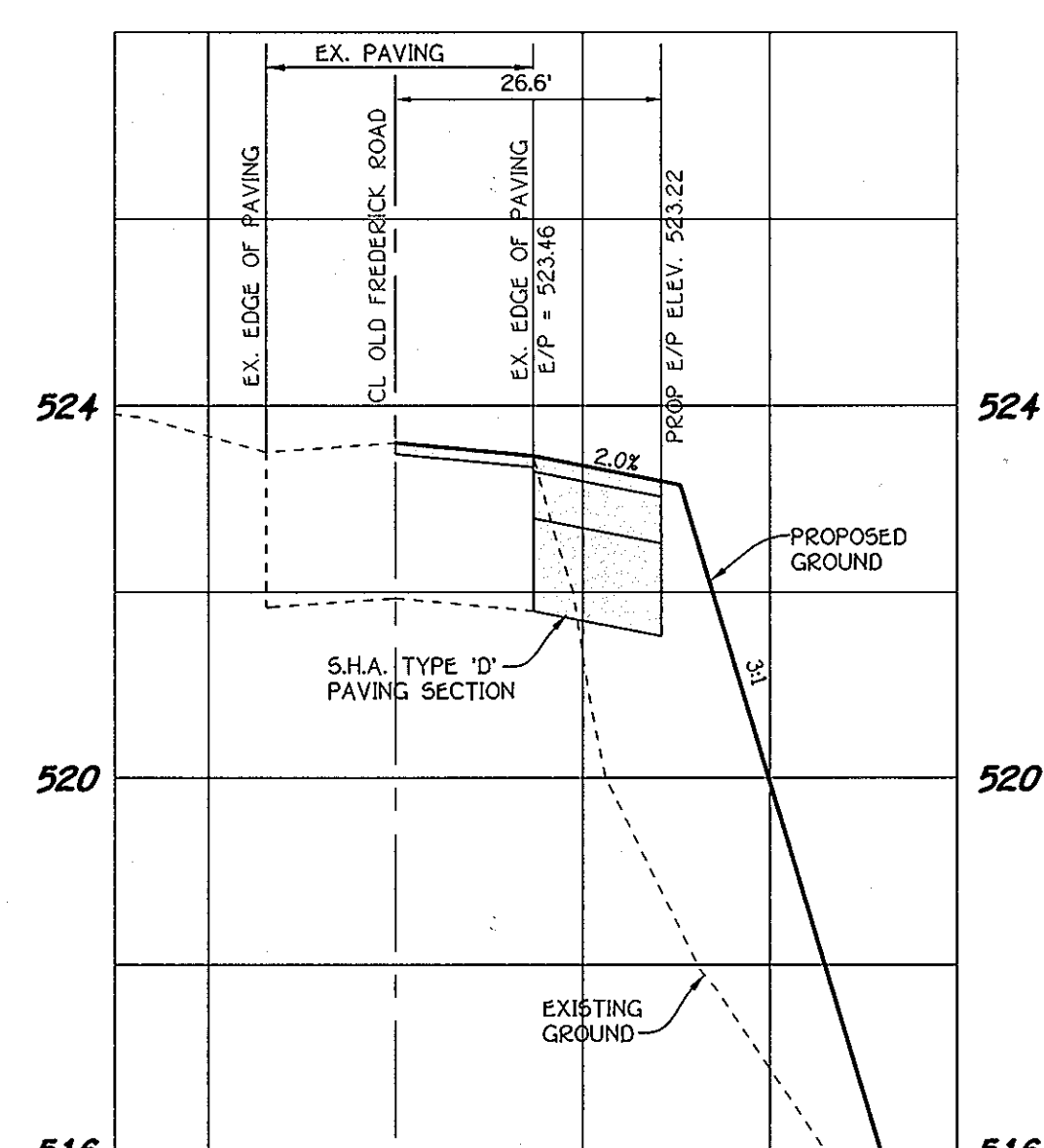
DRIVEWAY DETAIL



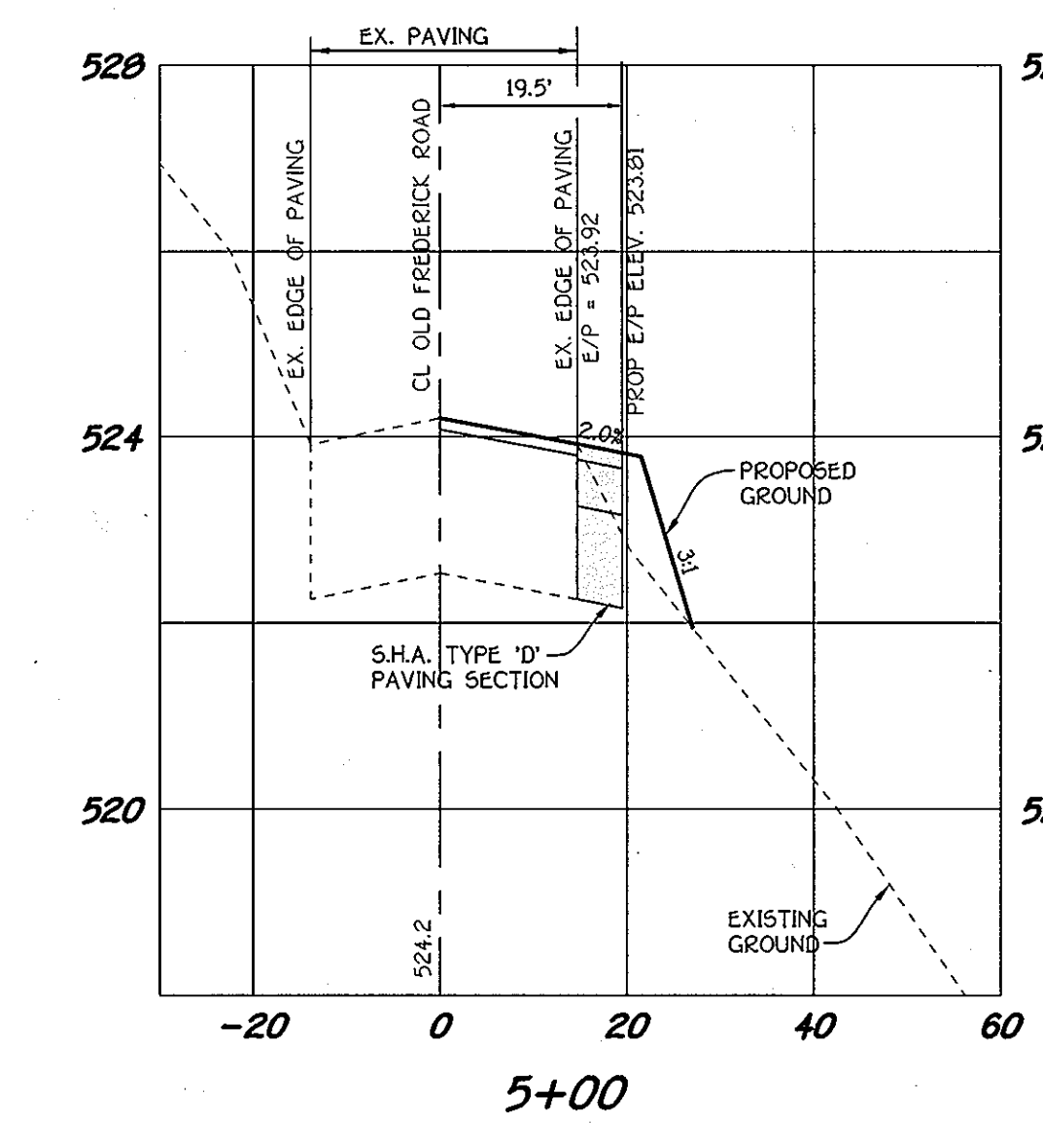
0+50



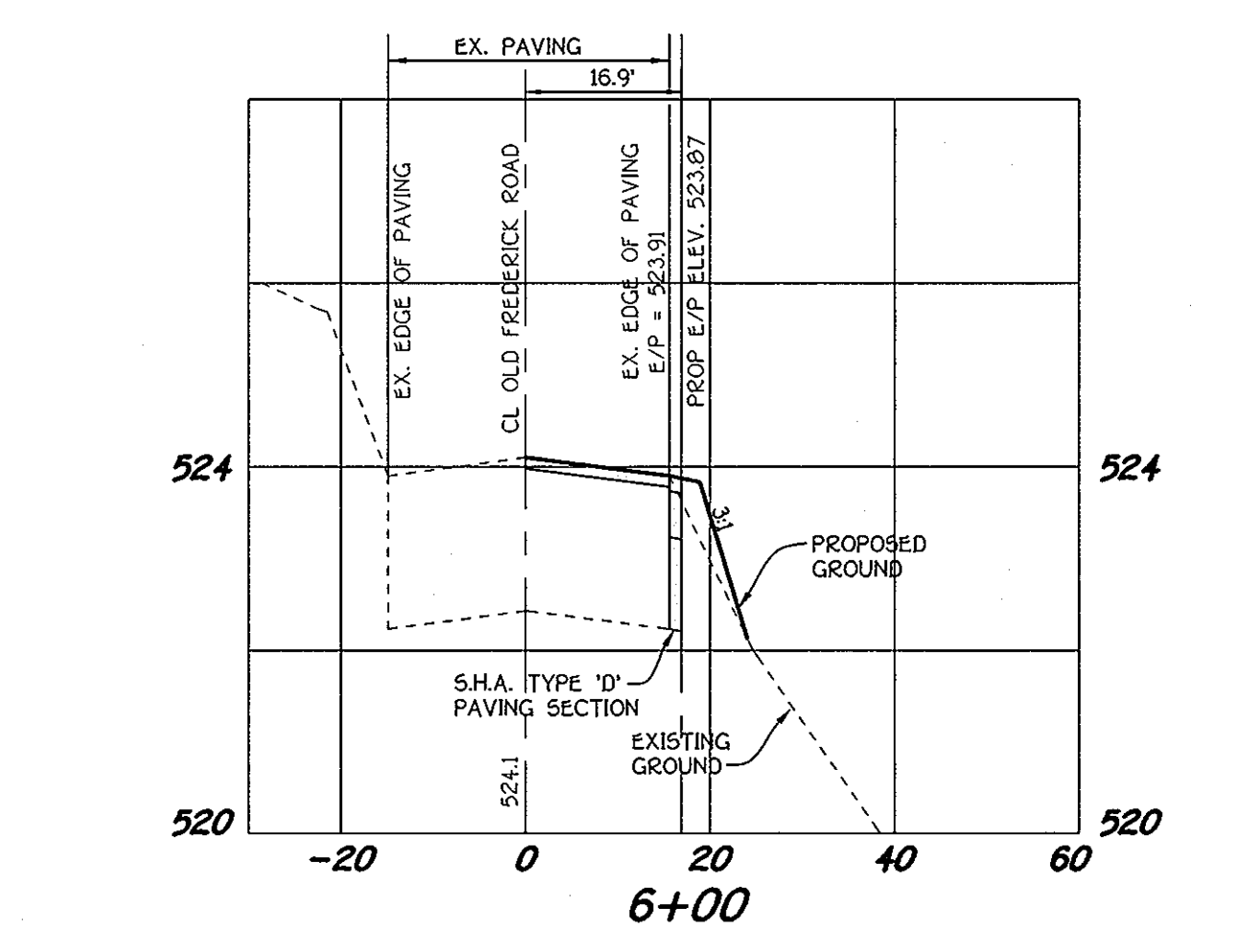
2+00



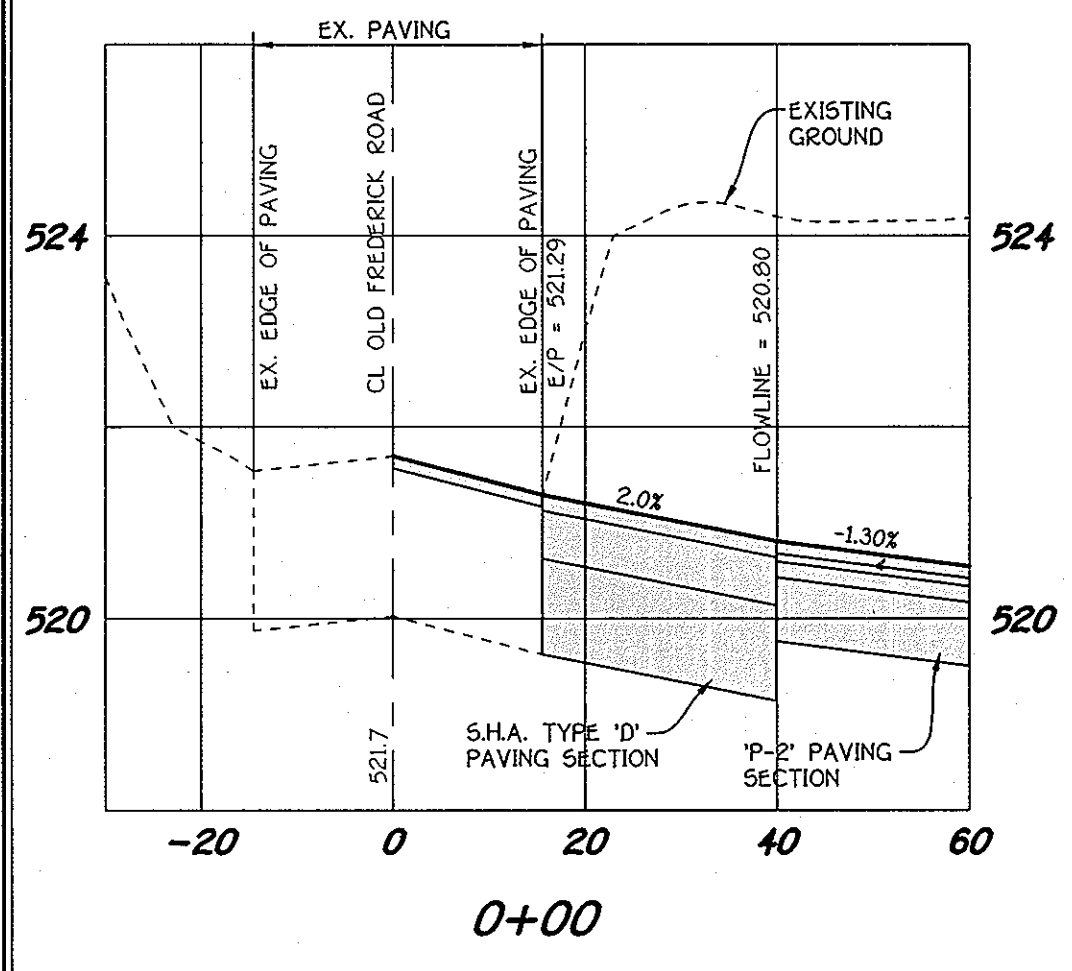
3+50



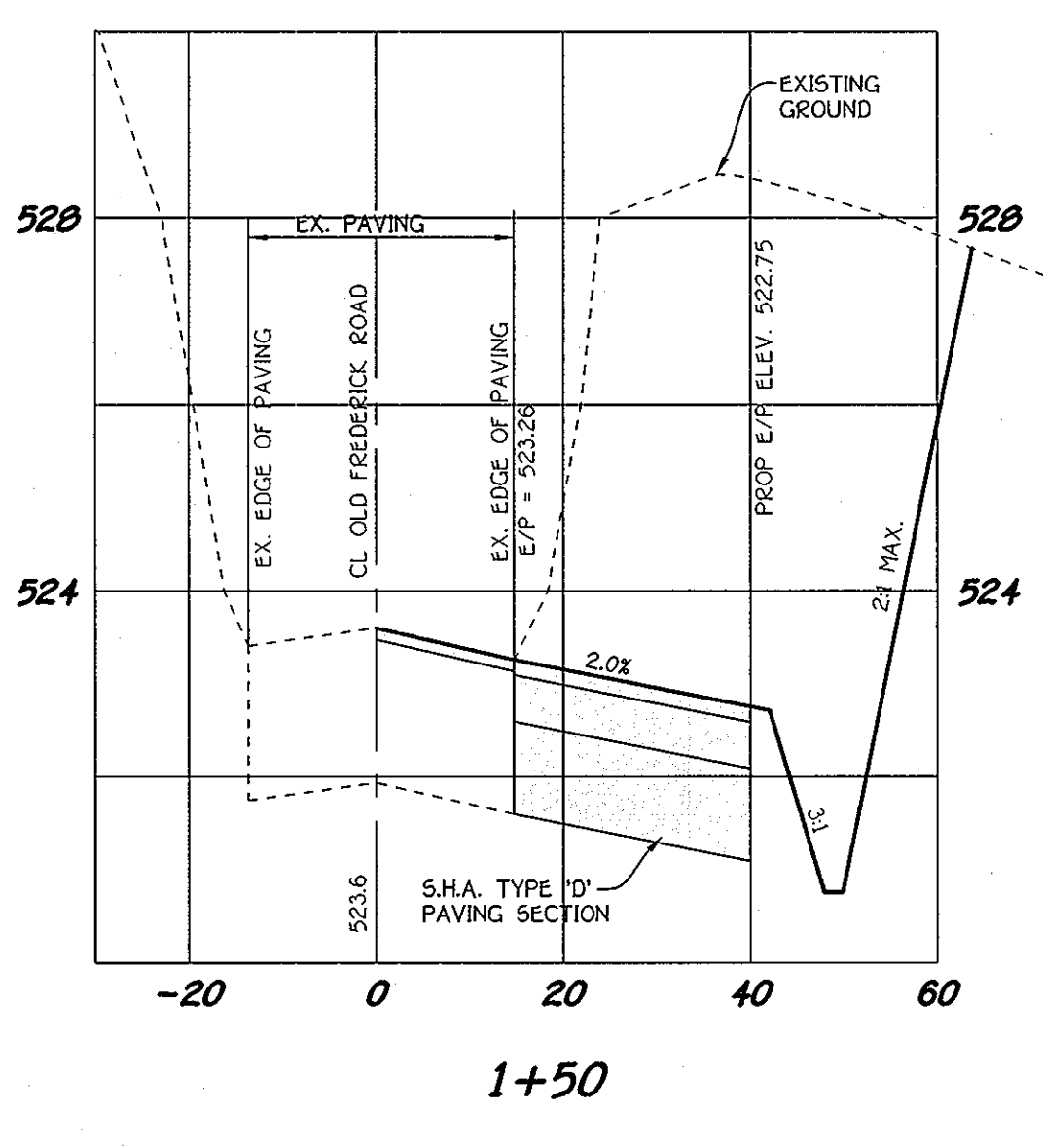
5+00



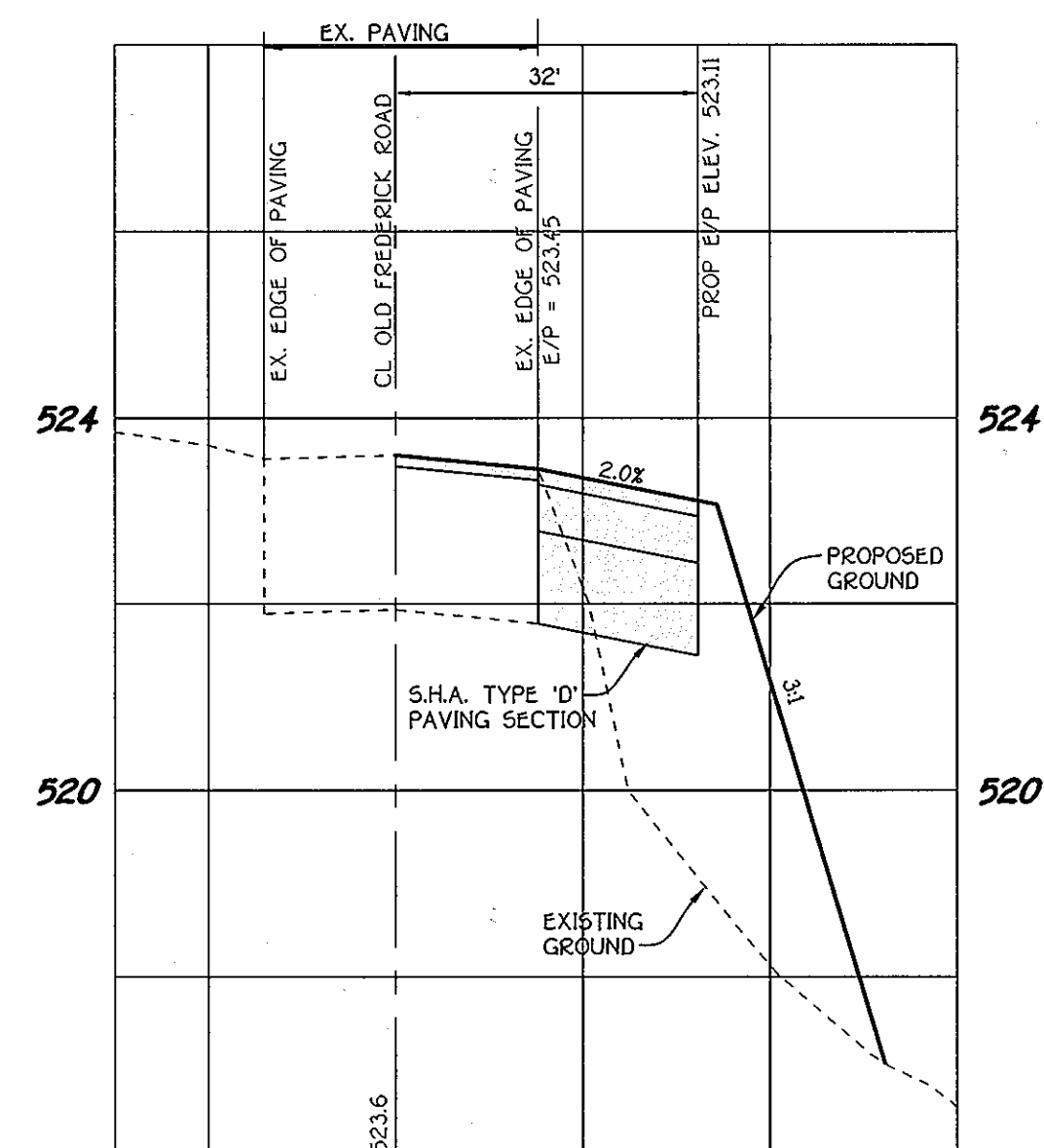
6+00



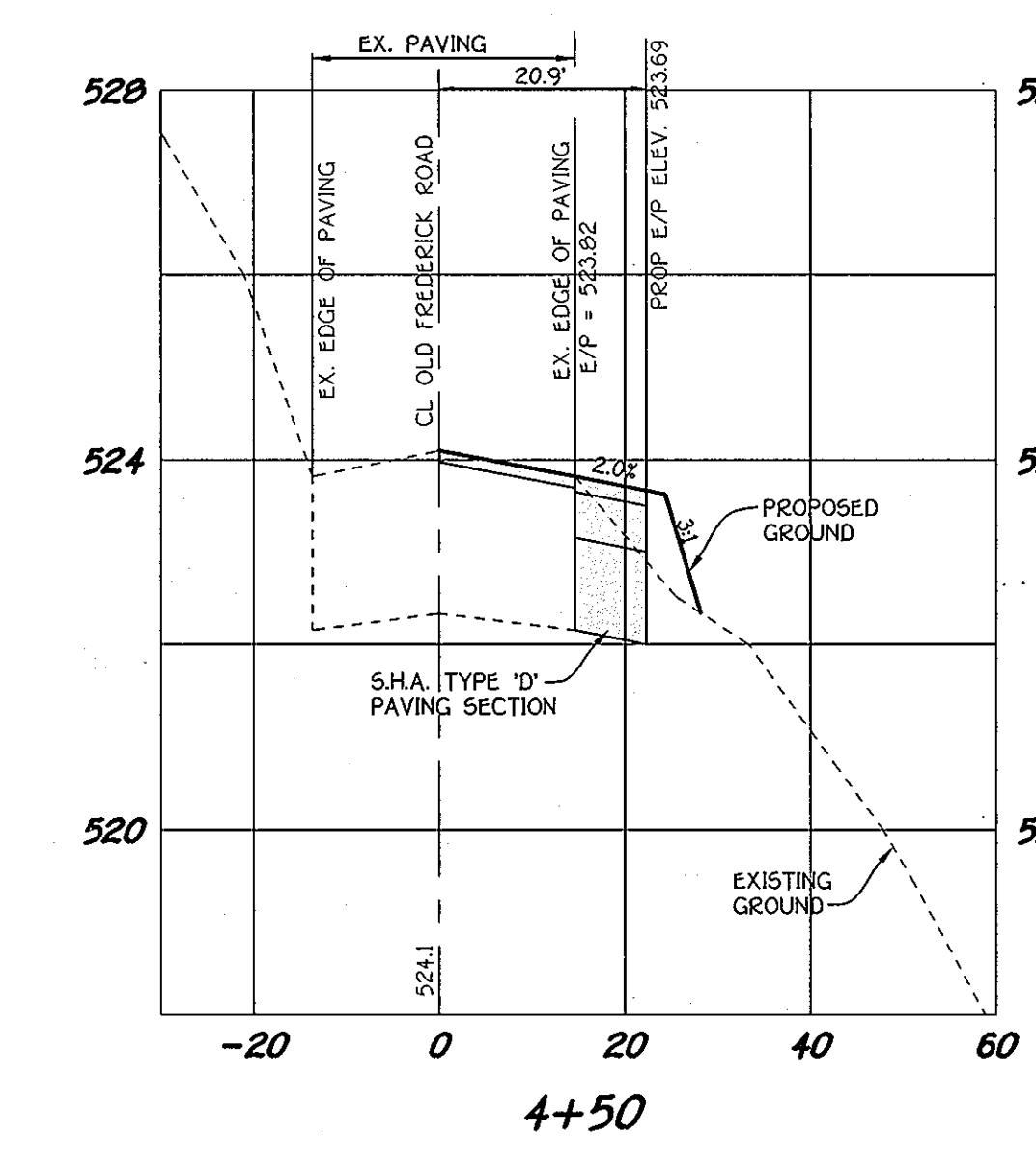
0+00



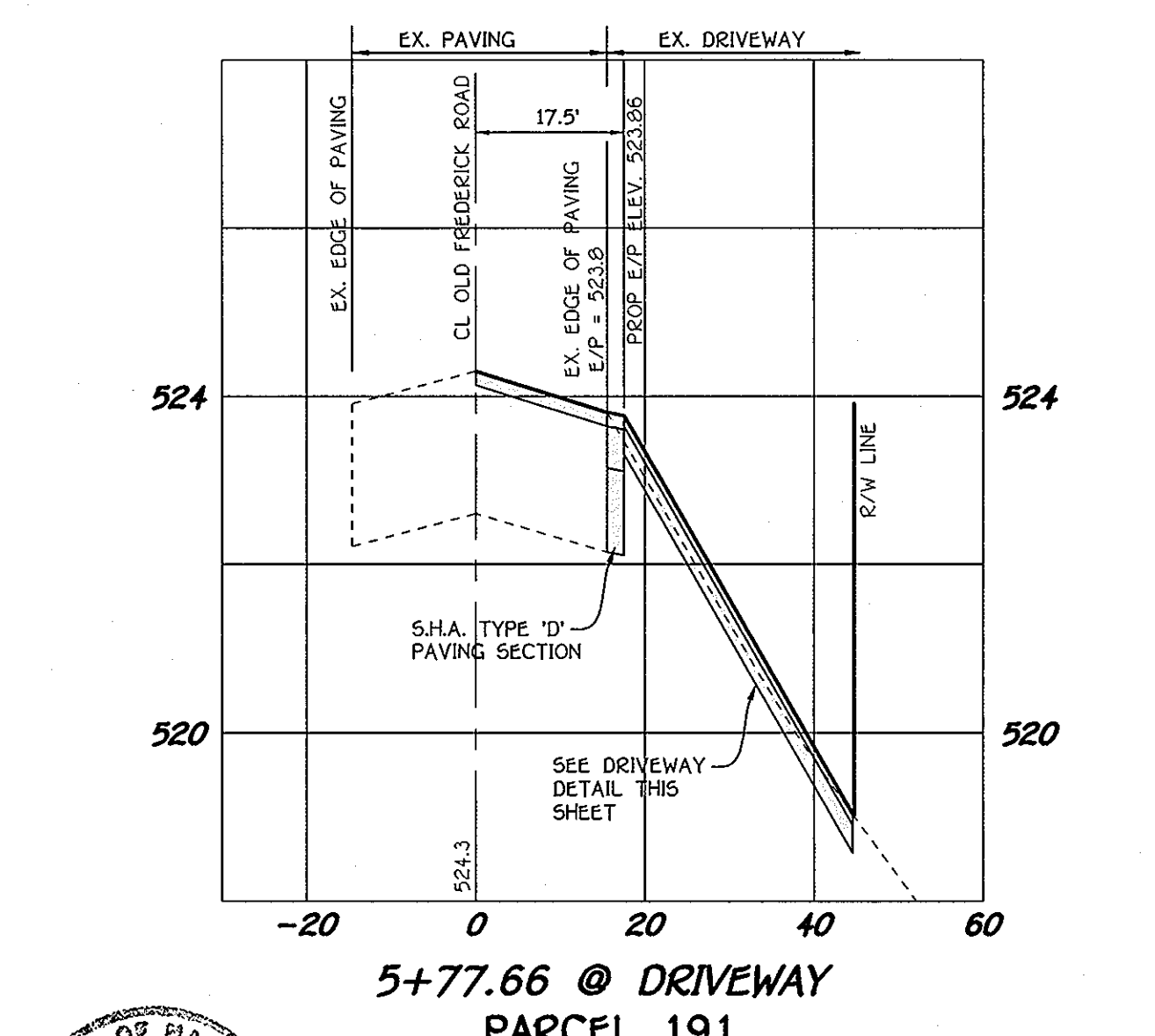
1+50



3+00



4+50



5+77.66 @ DRIVEWAY

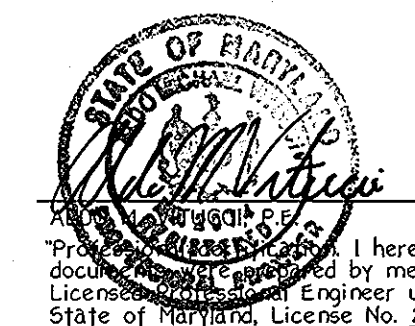
CROSS-SECTIONS

SCALE: HOR. : 1" = 20'
VER. : 1" = 2'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FIRE
ELLICOTT CITY, MARYLAND 21042
410-461-2995

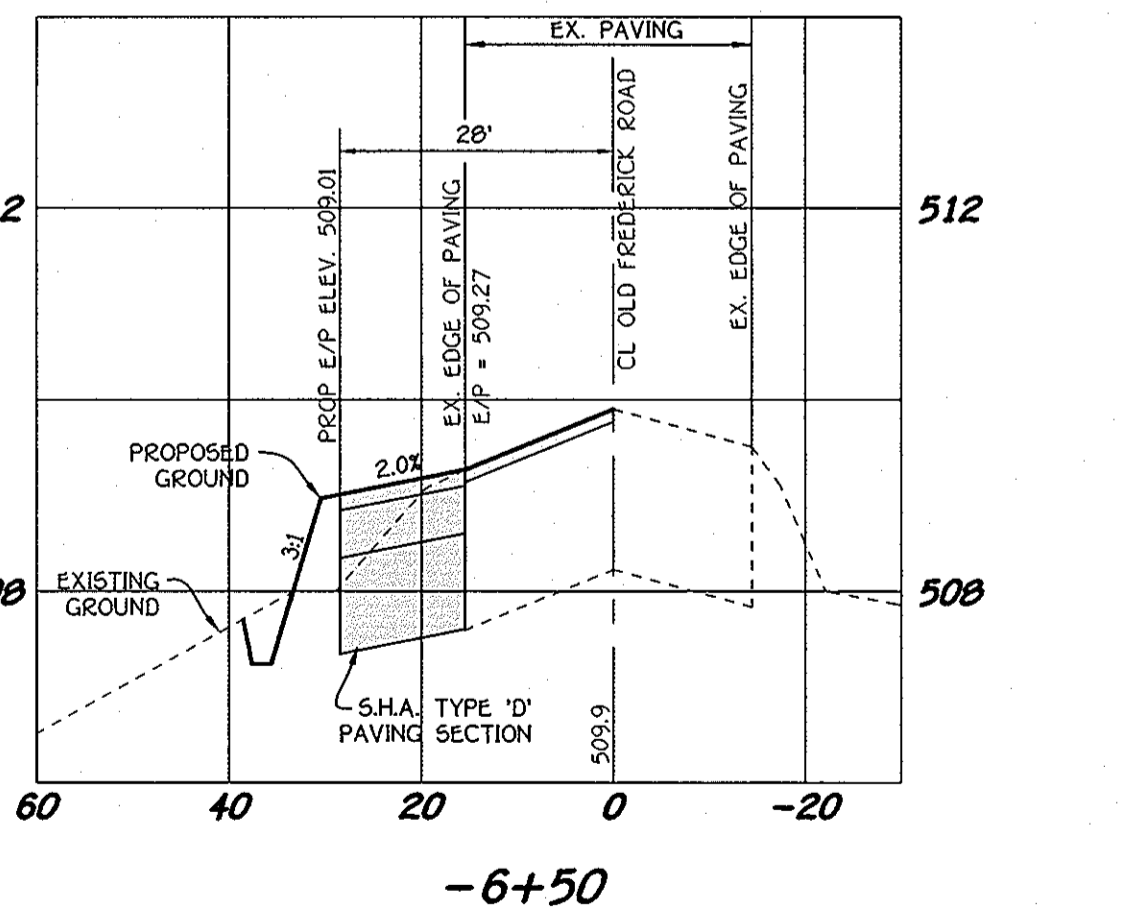
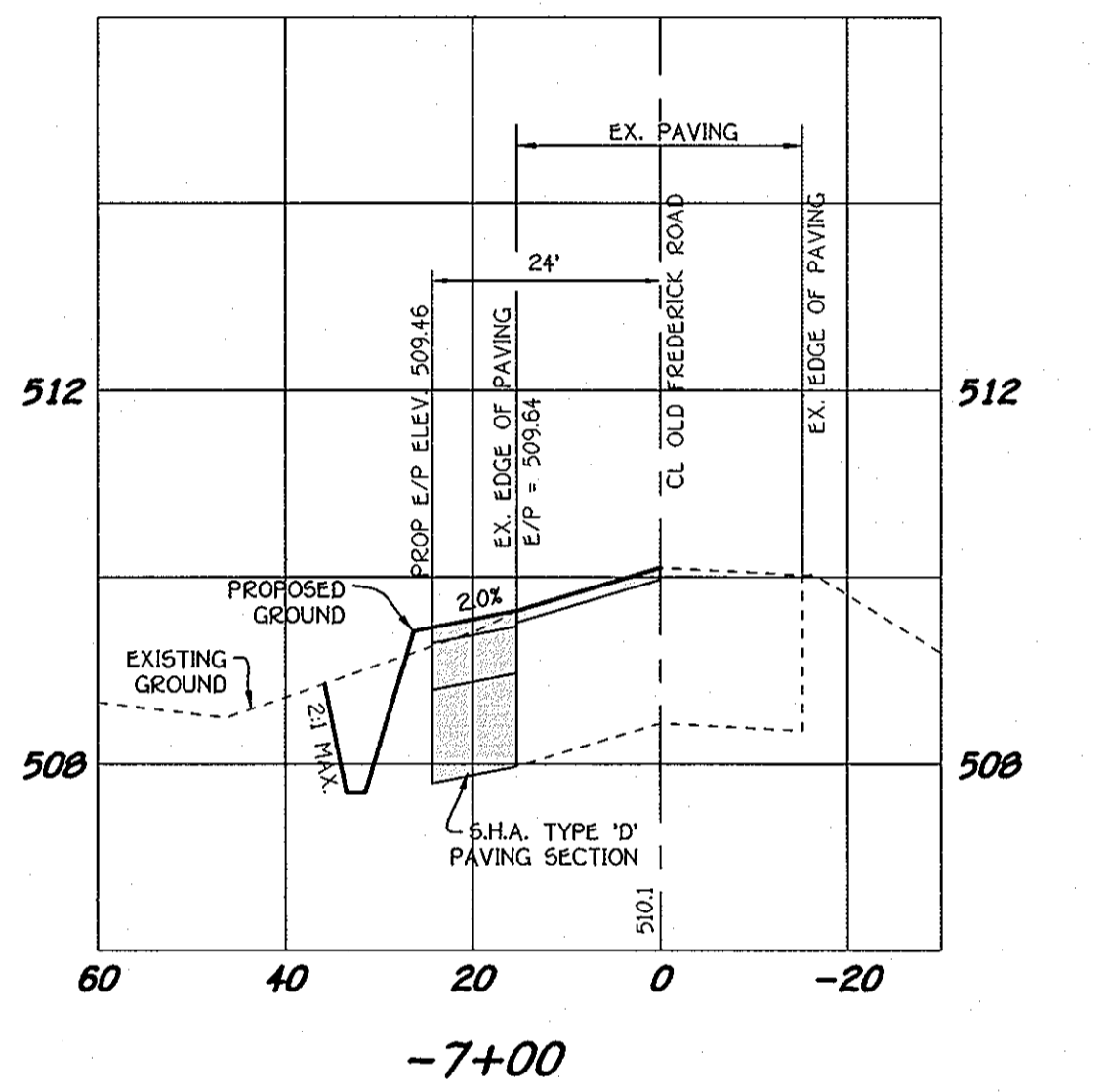
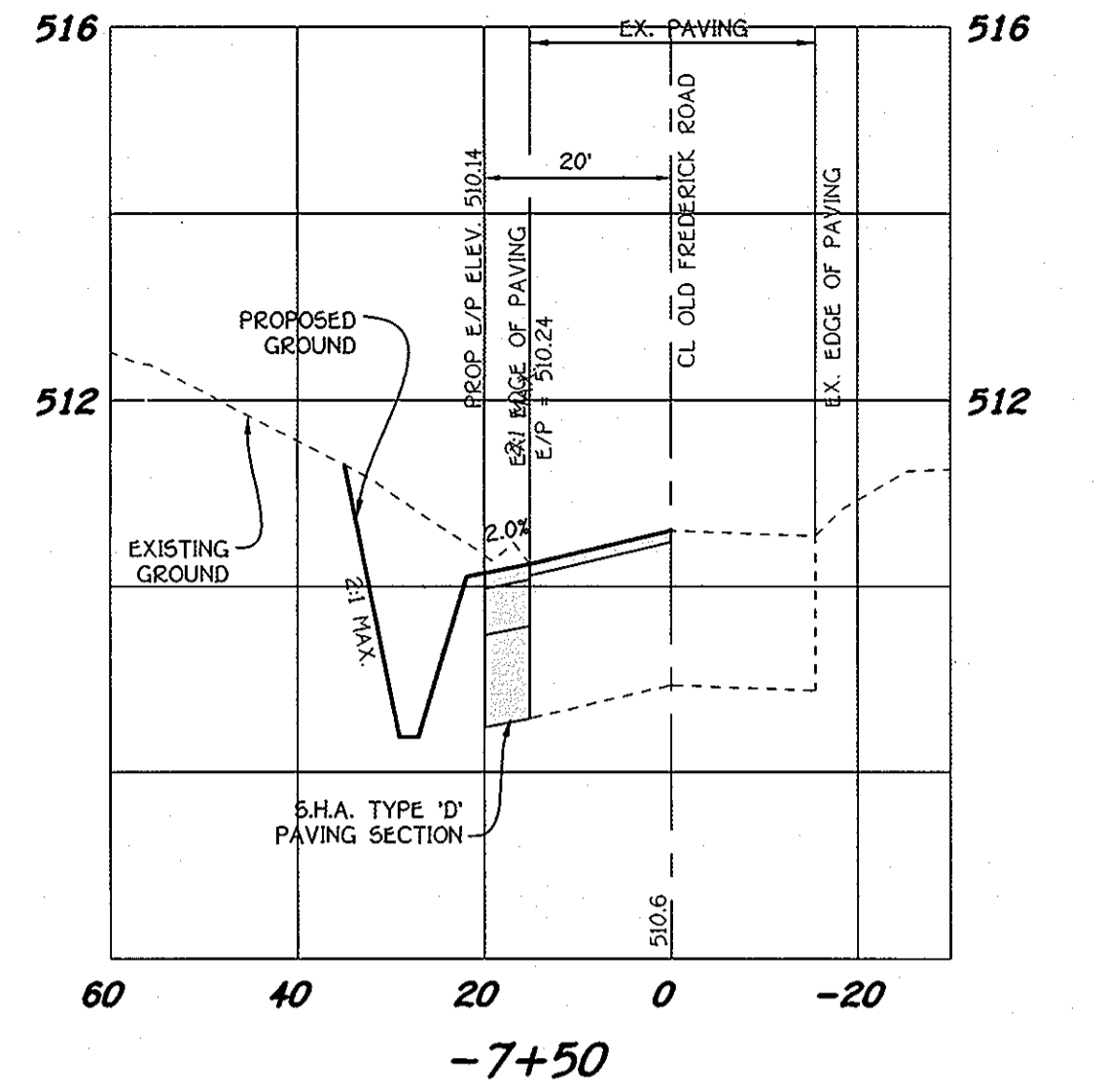
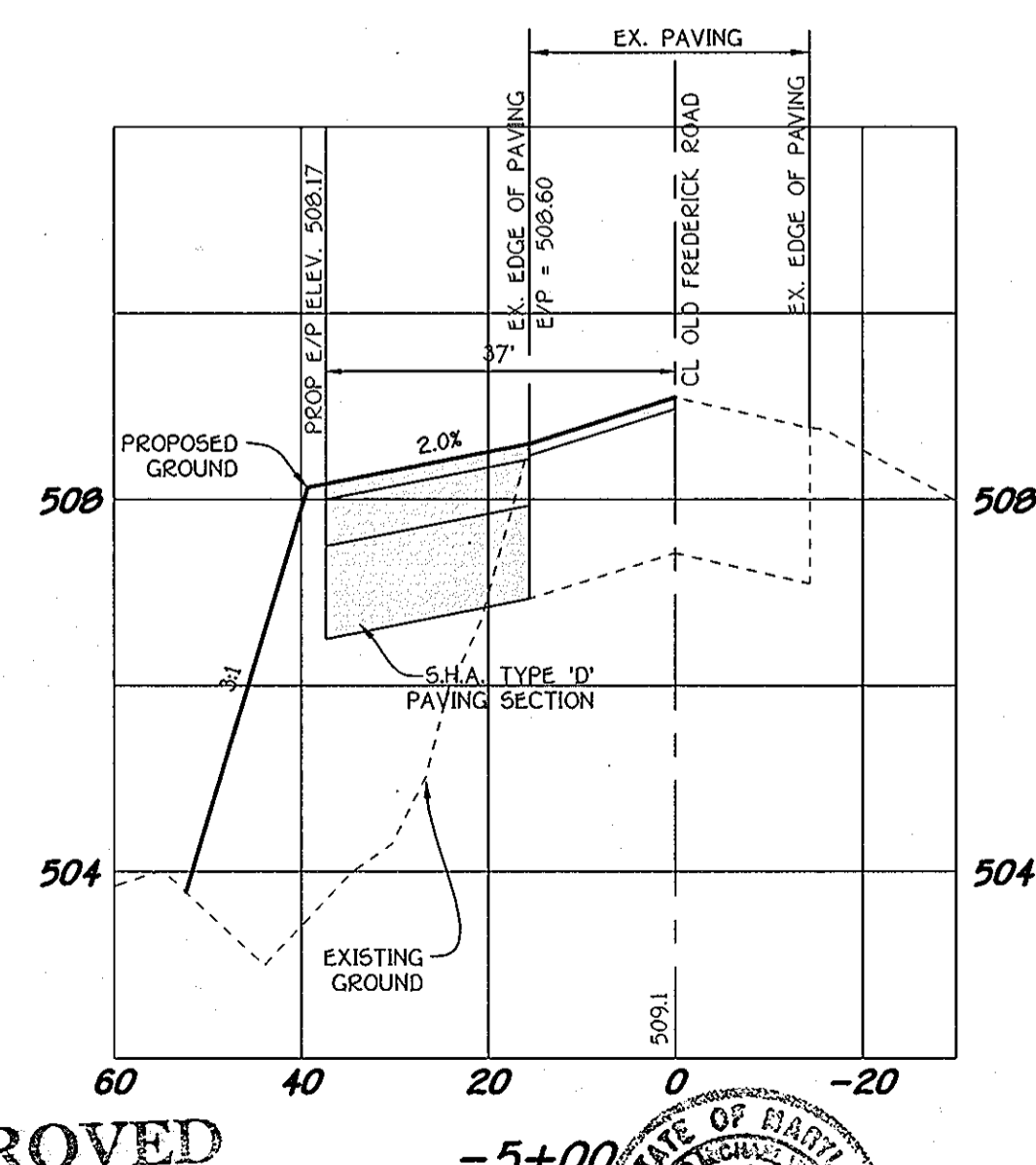
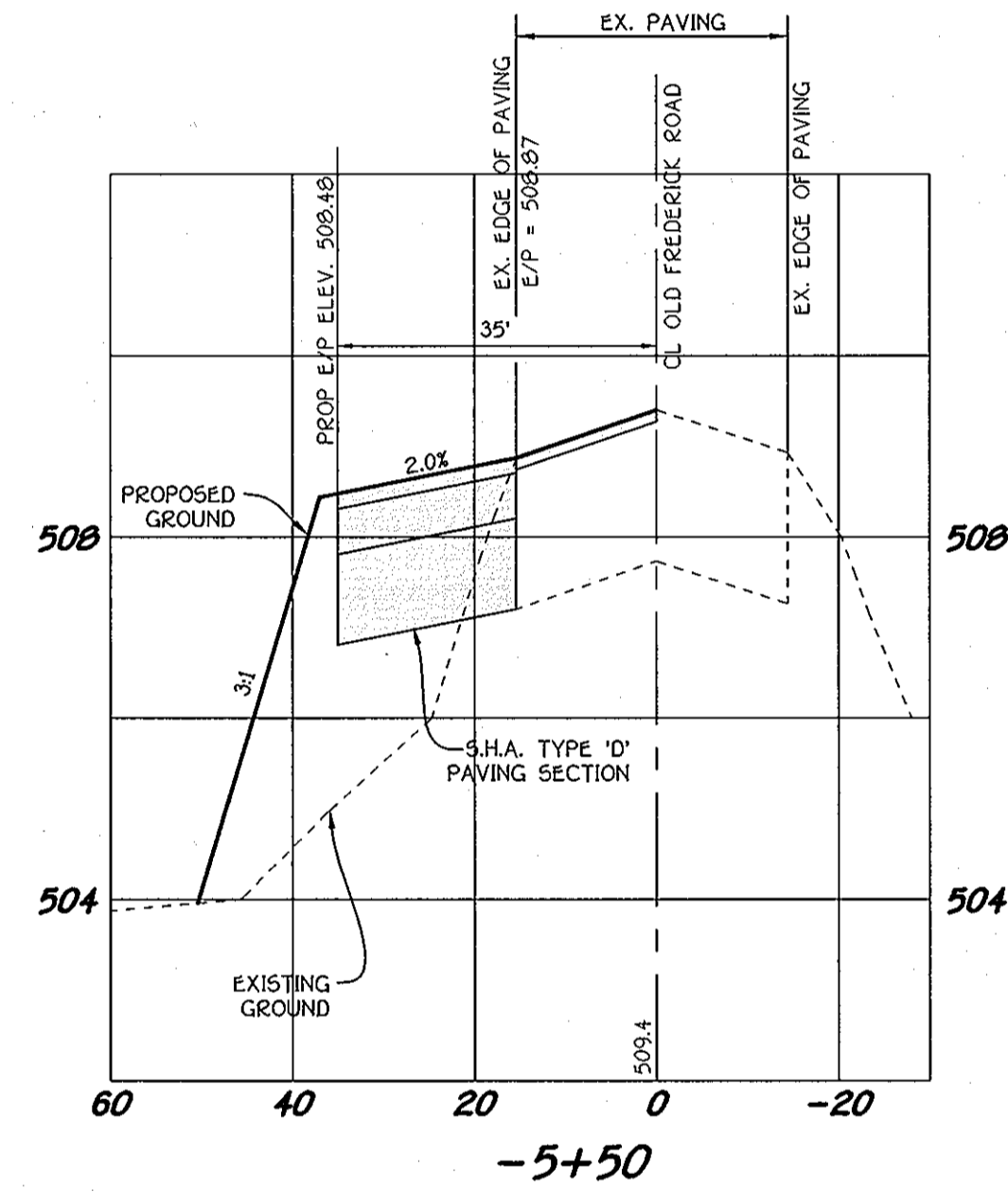
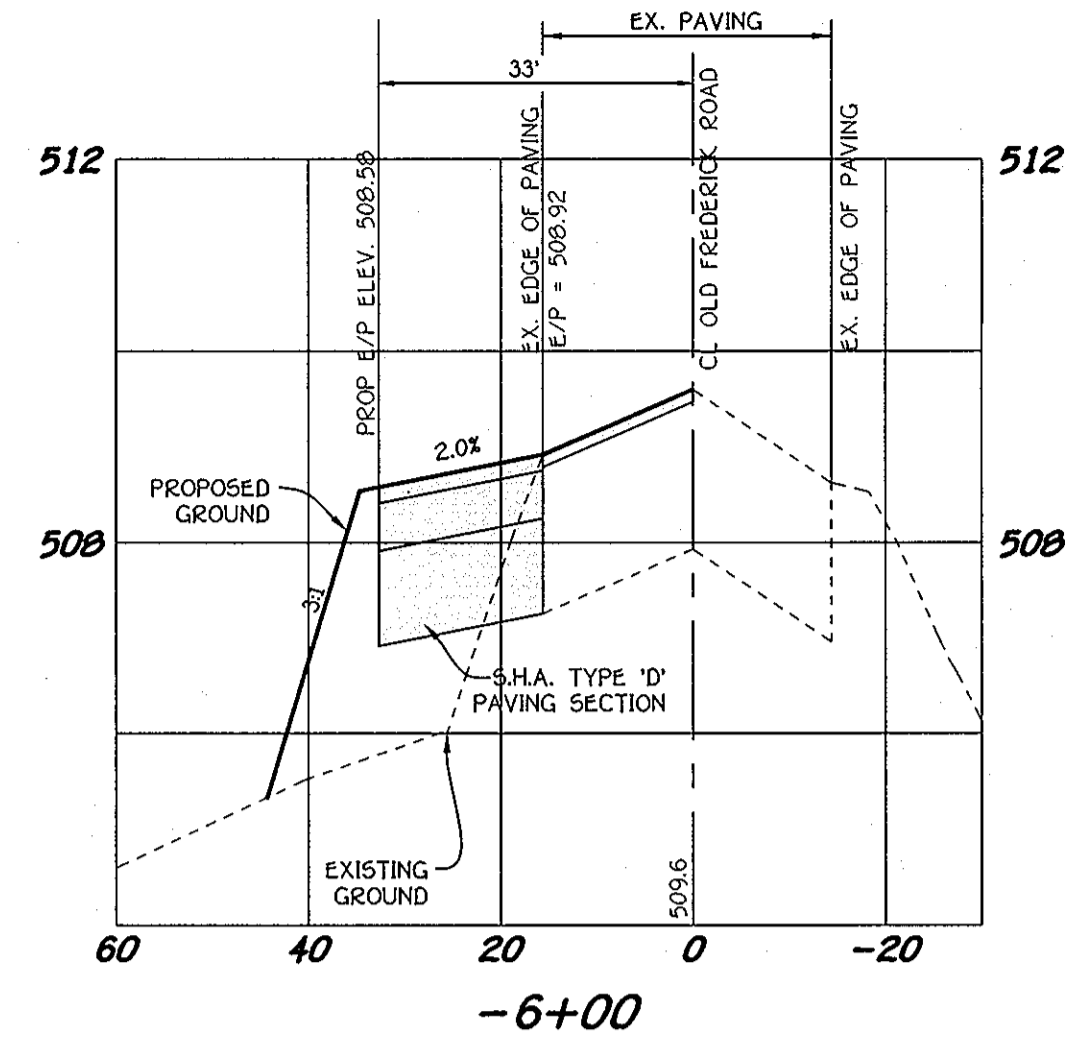
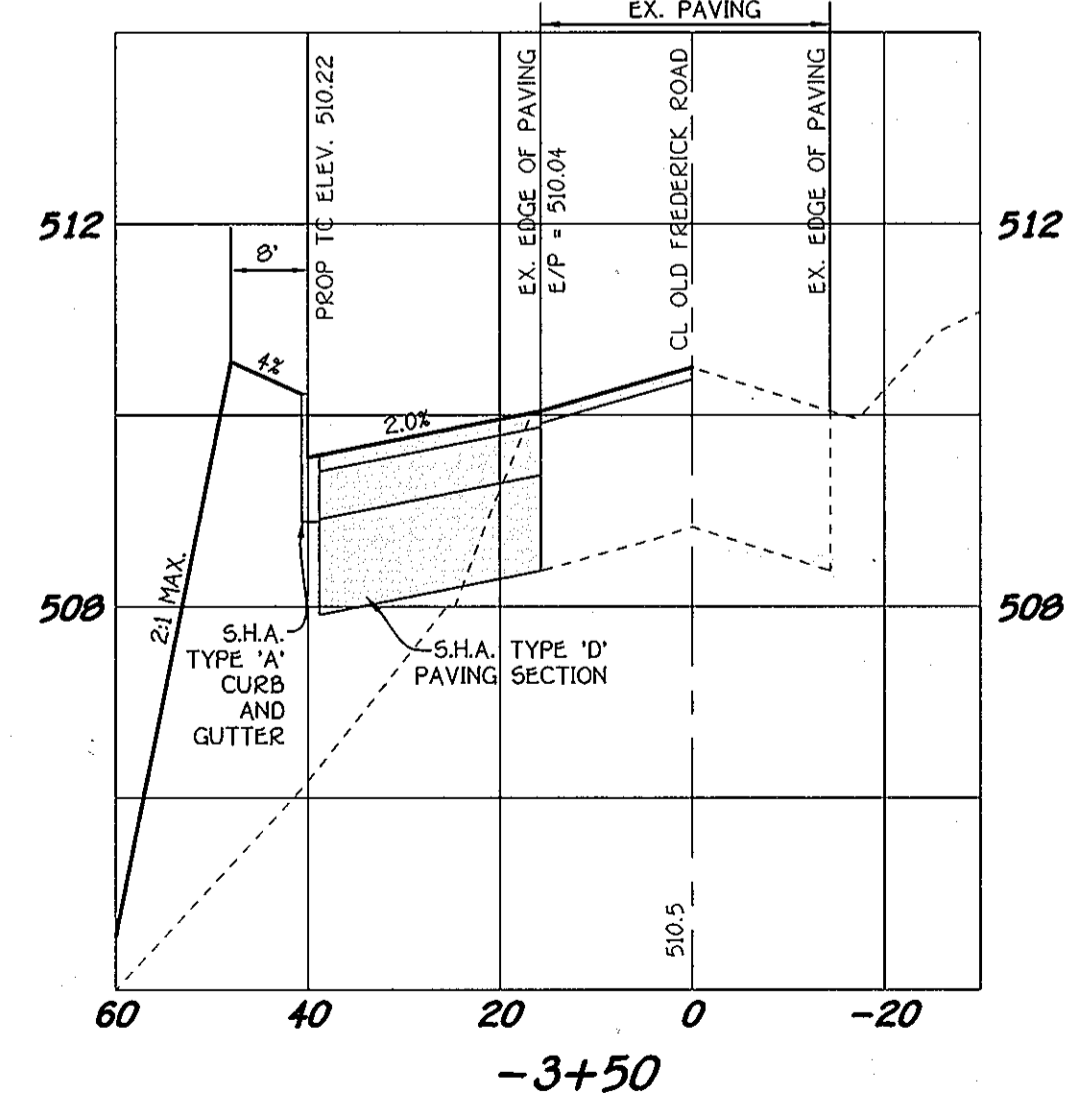
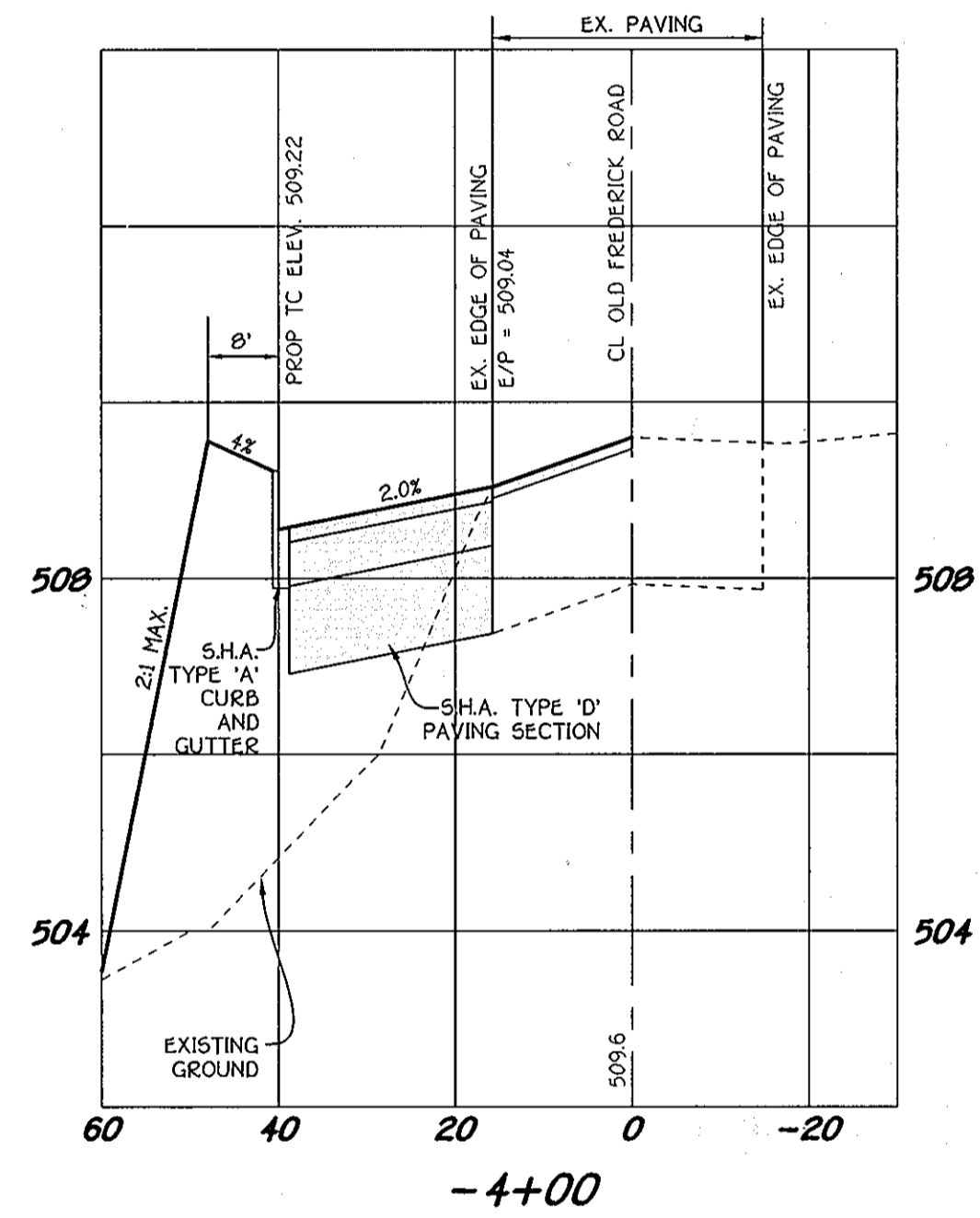
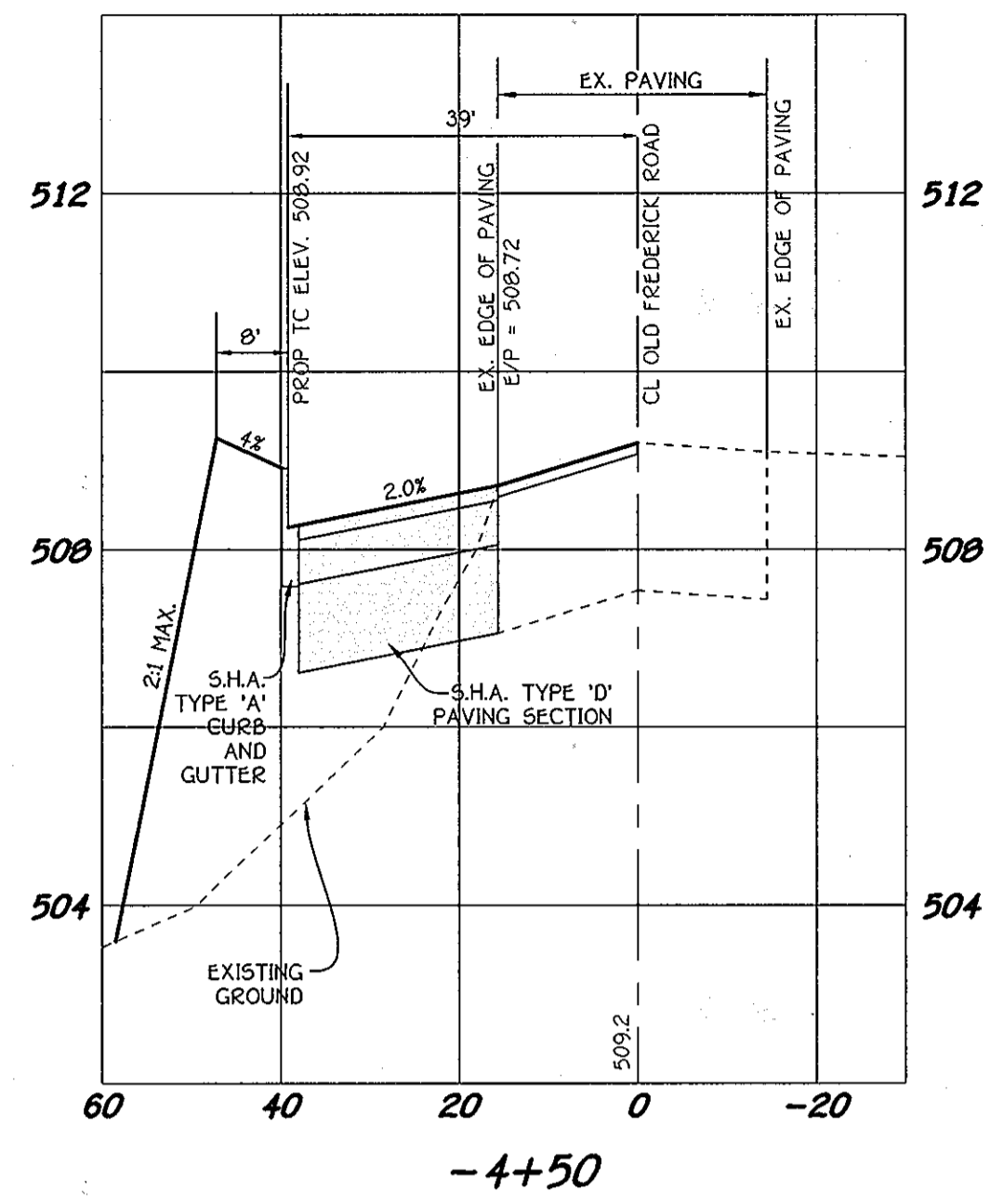
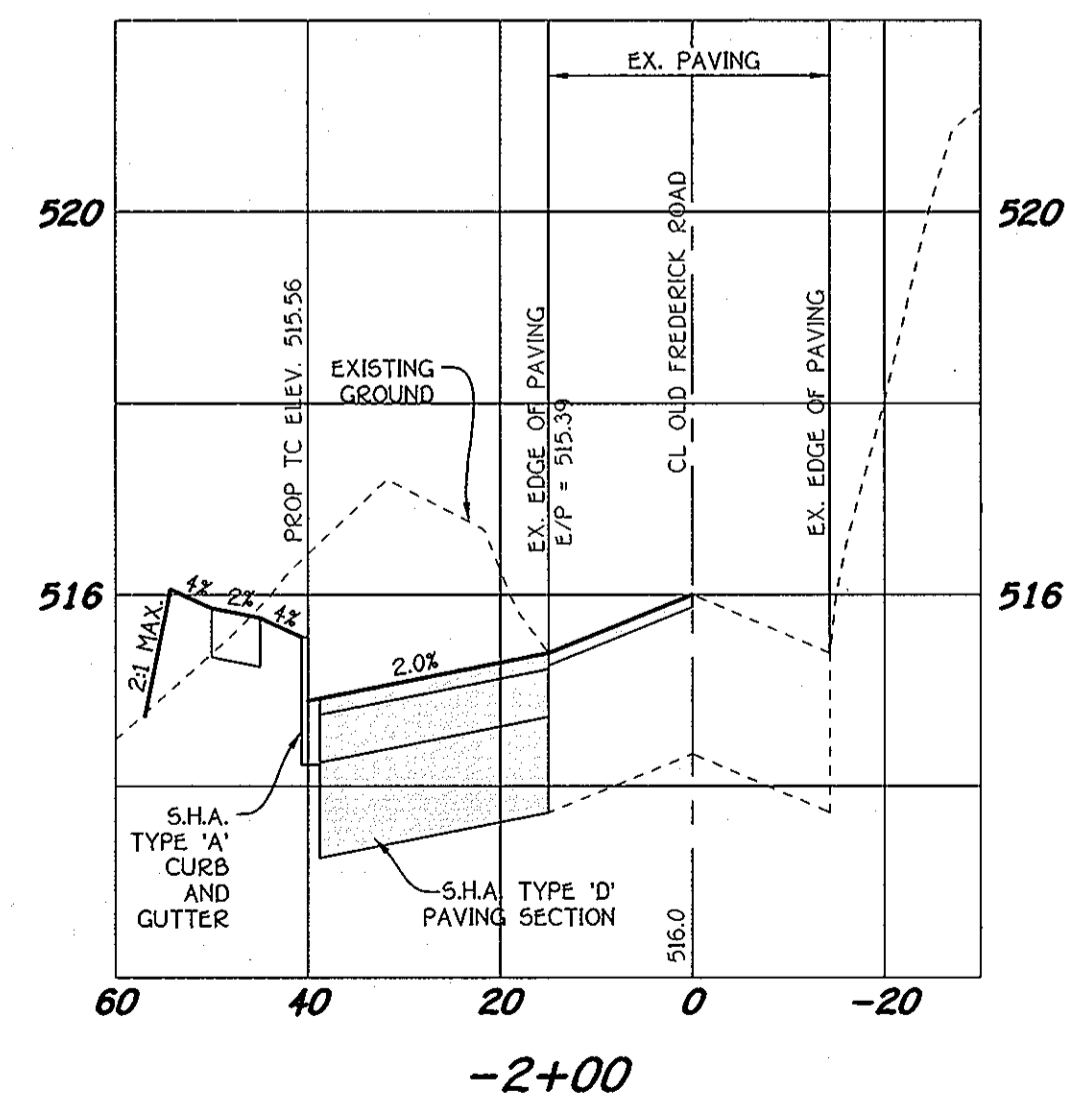
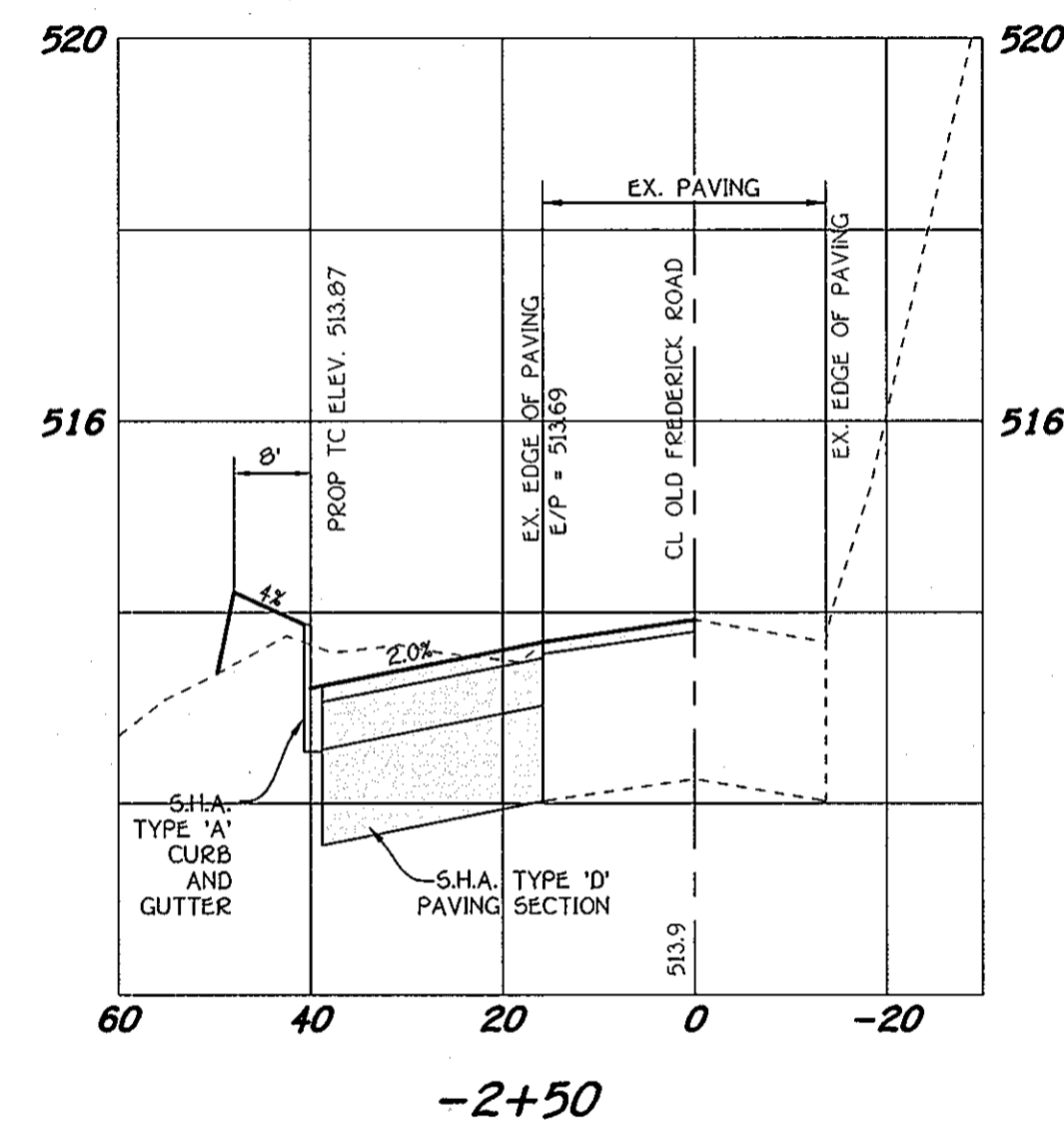
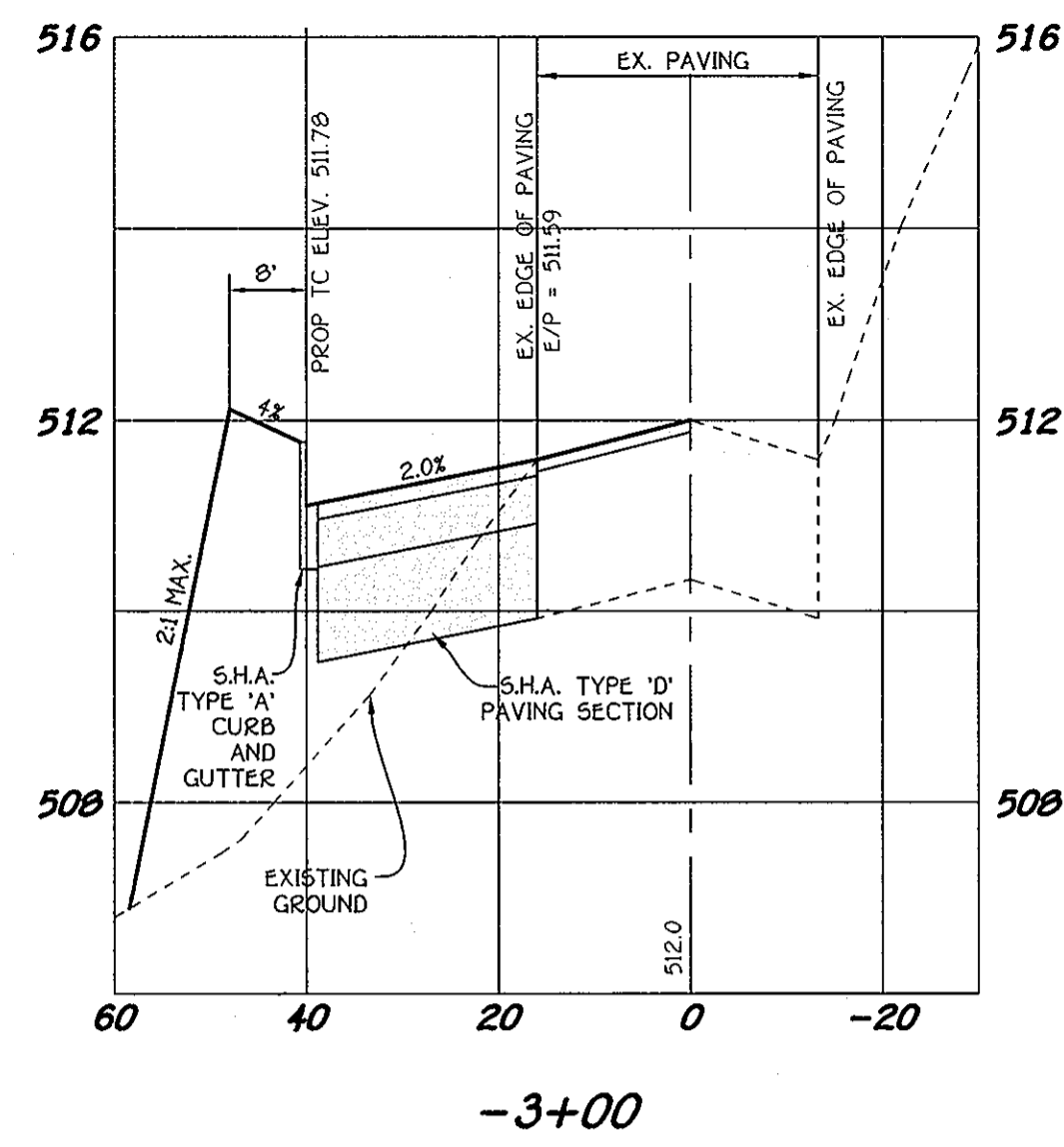
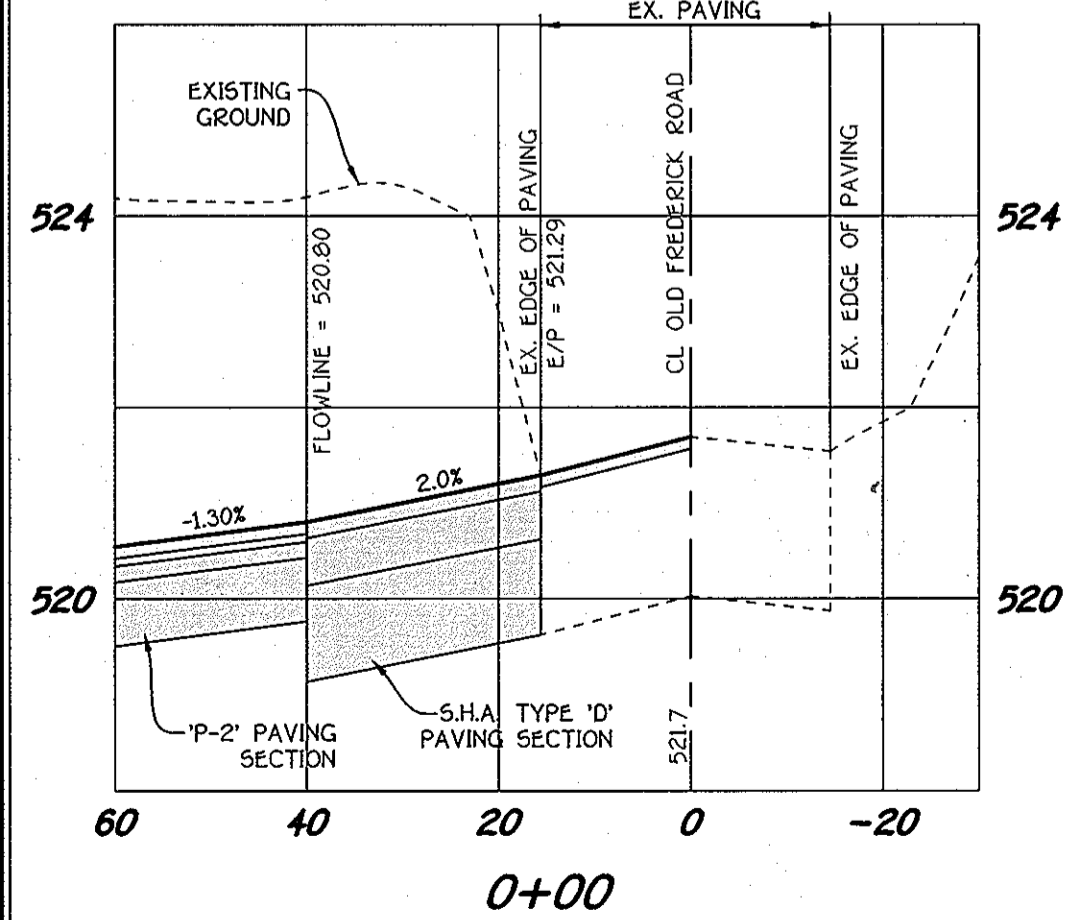
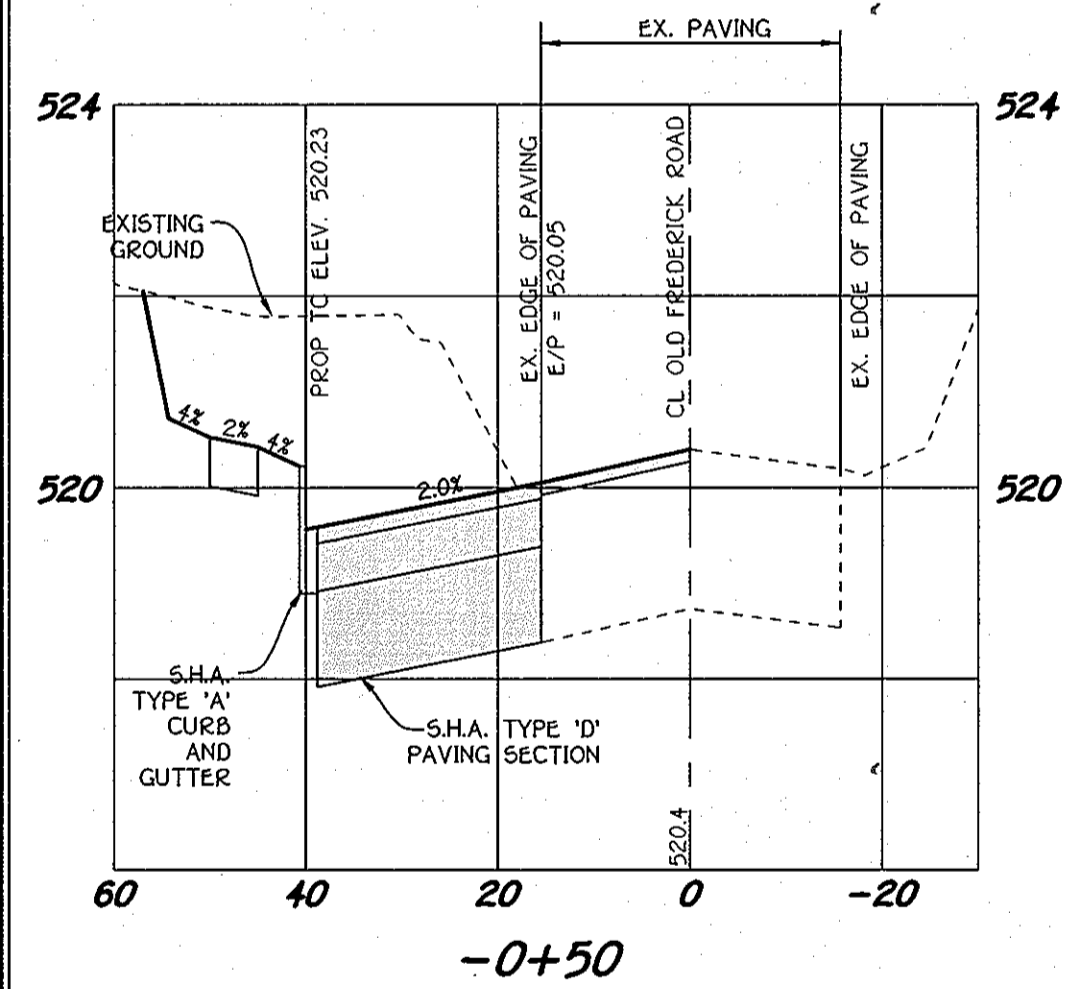
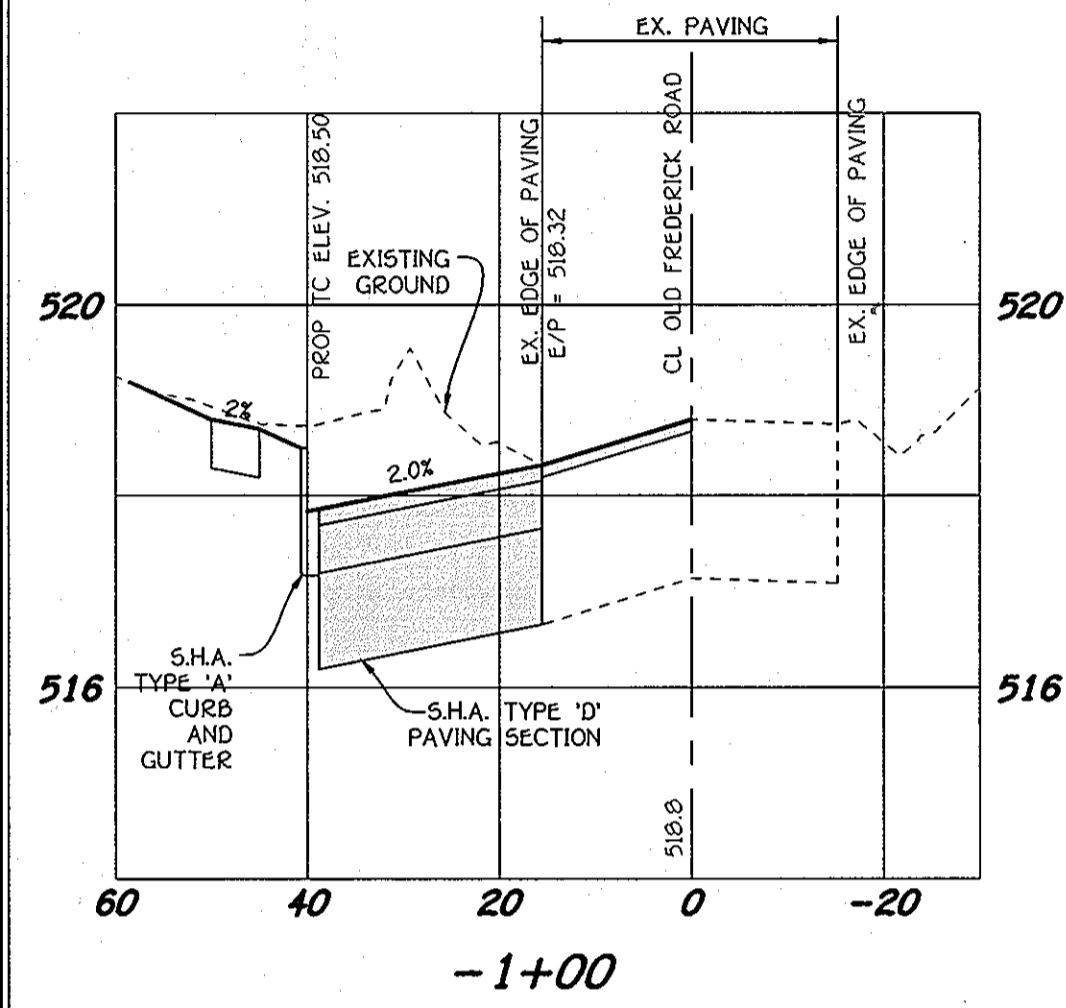
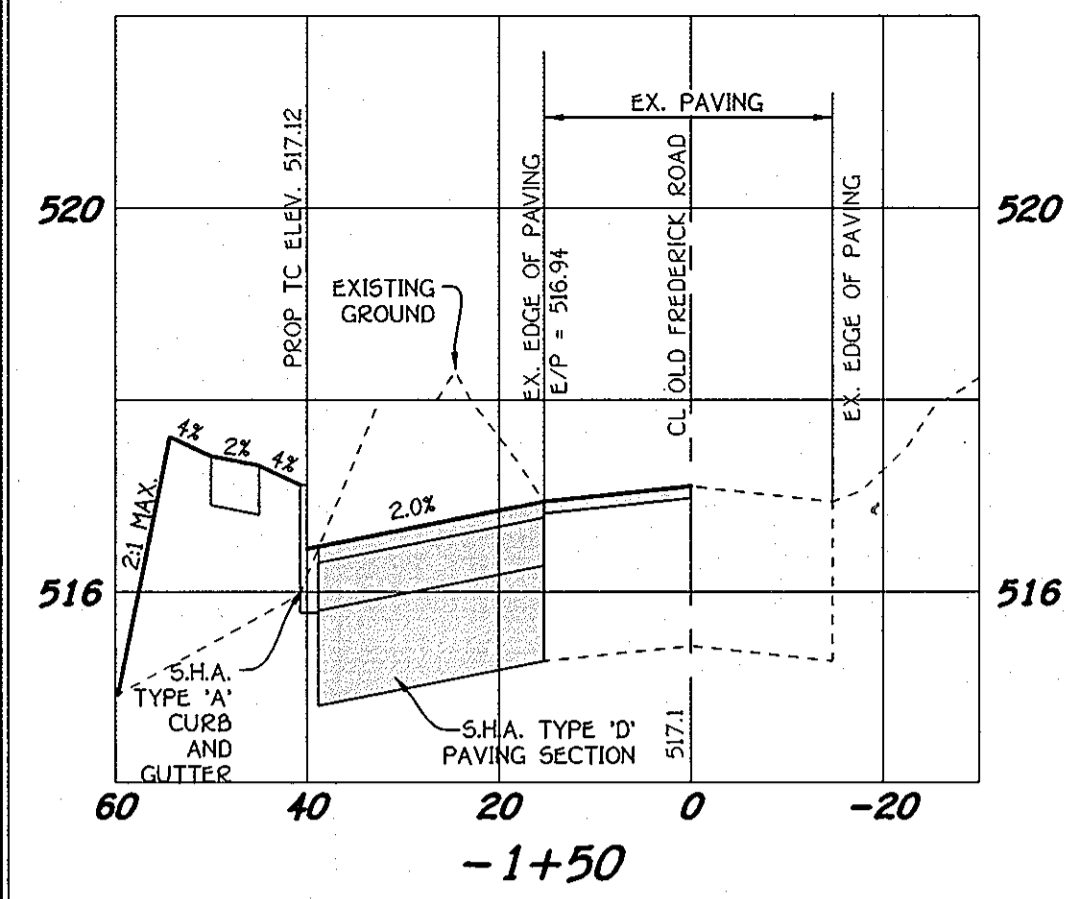
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul A. Leagle 8/24/09
PLANNING DIRECTOR DATE

OWNER AND DEVELOPER
MORSBERGER, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0415



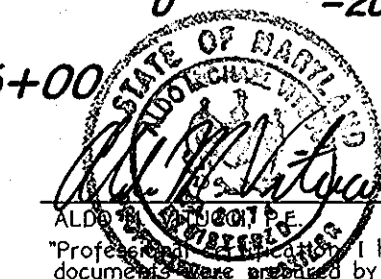
PARCEL 191
LOT 1
L. 533, F. 392
DATE 8-17-09

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 8-17-09
OLD FREDERICK ROAD
CROSS-SECTIONS
(STA. 0+00 TO STA. 6+00)
WAVELY OVERLOOK
LOTS 1-26 AND OPEN SPACE LOTS 27-31
ZONING: R-20
TAX MAP No. 10, GRID No. 21 & TAX MAP No. 16, GRID No. 4
PARCEL Nos. 207 AND 224
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUGUST 17, 2009
SHEET 8 OF 9



CROSS-SECTIONS
SCALE: HOR. 1" = 20'
VER. 1" = 2'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-17-09



DATE 8-17-09

OLD FREDERICK ROAD
CROSS-SECTIONS
(STA. 0+00 TO STA. -7+50)
WATER OVERTFLOW
LOTS 1-26 AND OPEN SPACE LOTS 27-31
ZONING: R-20
TAX MAP No. 10, GRID No. 21 & TAX MAP No. 16, GRID No. 4
PARCEL Nos. 207 AND 224
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: AUGUST 17, 2009
SHEET 9 OF 9

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10000 SQUARE OFFICE PARK - 10072 BALTIMORE NATIONAL PK.
ELLICOTT CITY, MARYLAND 21042
(410) 481-2095

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
DATE 8/20/09

OWNER AND DEVELOPER
MOSSBERGER, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
443-367-0415