

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH, LANDSCAPING & STORMWATER MANAGEMENT PLAN
3	SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
4	STORM DRAIN DRAINAGE AREA MAP & SOILS MAP
5	PRELIMINARY ROAD PROFILES & STRIPING PLAN
6	DETAIL SHEET
7	WETLAND & FOREST STAND DELINEATION PLAN

PRELIMINARY EQUIVALENT SKETCH PLAN

CHERRYTREE VIEW

BUILDABLE LOTS 1 - 11 AND OPEN SPACE LOTS 12 & 13

ZONING: R-20

TAX MAP No. 46 GRID No. 11 PARCEL No. 55

COORDINATE TABLE		
Point	North	East
404	N 537516.74109031	E 1343572.34160820
110	N 537047.87205354	E 1343191.74071966
421	N 537193.28833410	E 1342842.03141831
413	N 537775.86332867	E 1343051.67057238
414	N 537266.73009000	E 1343281.26337000
415	N 537693.73671995	E 1343414.44320452
420	N 537630.27463910	E 1343483.47997054

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
CHERRYTREE VIEW WAY	0+33	28"R	250-WATT H.P.S. W/30" VAPOR CORONA FIXTURE MOUNTED ON A 30-FOOT BRONZE FIBERGLASS POLE WITH A 12" ARM. ANGLE ARE TOWARDS CENTER OF INTERSECTION.
CHERRYTREE VIEW WAY	L.P. 1+38	5' BEHIND CURB	100-WATT H.P.S. COLONIAL POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
CHERRYTREE VIEW WAY	2+05	15'L	100-WATT H.P.S. COLONIAL POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

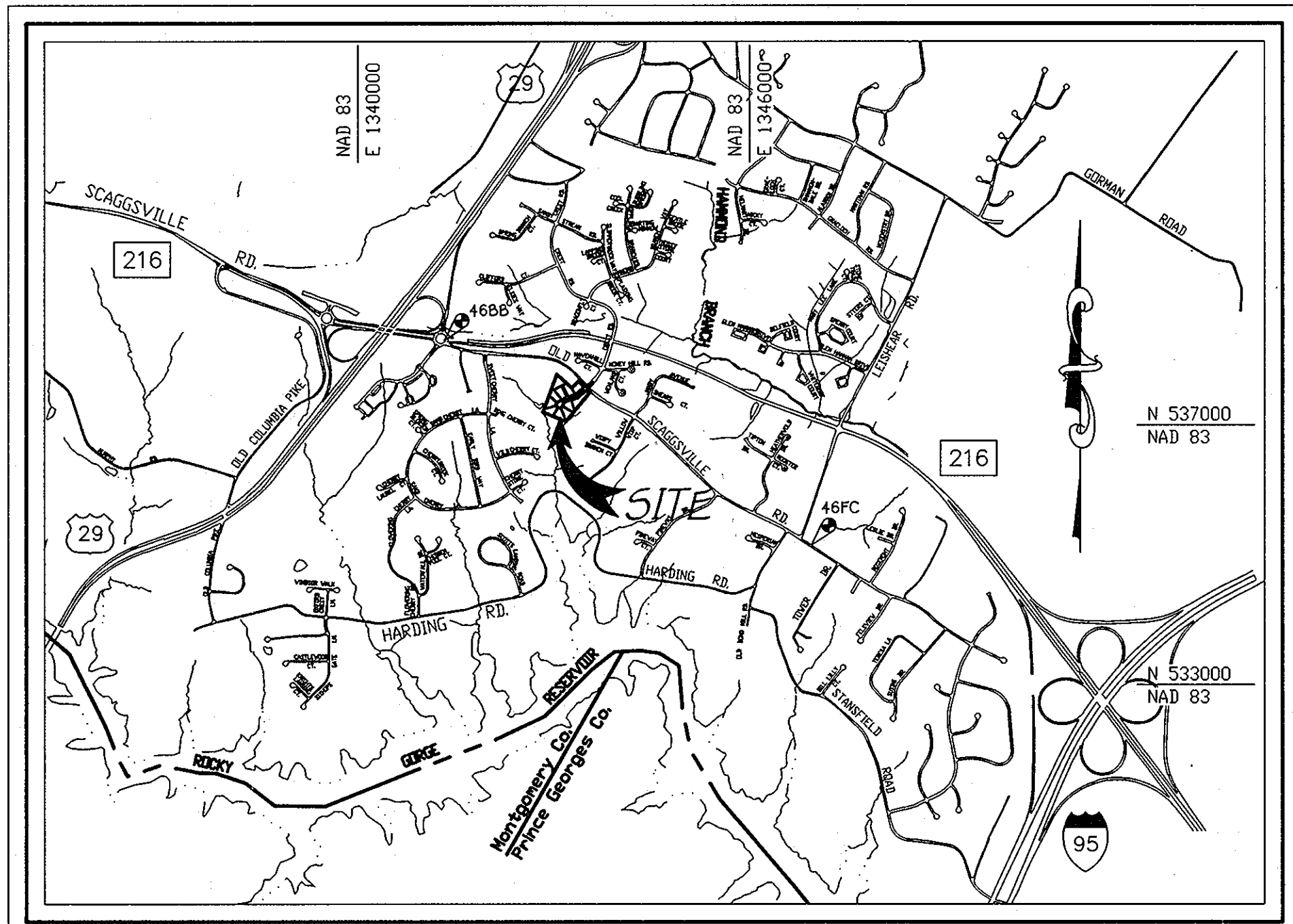
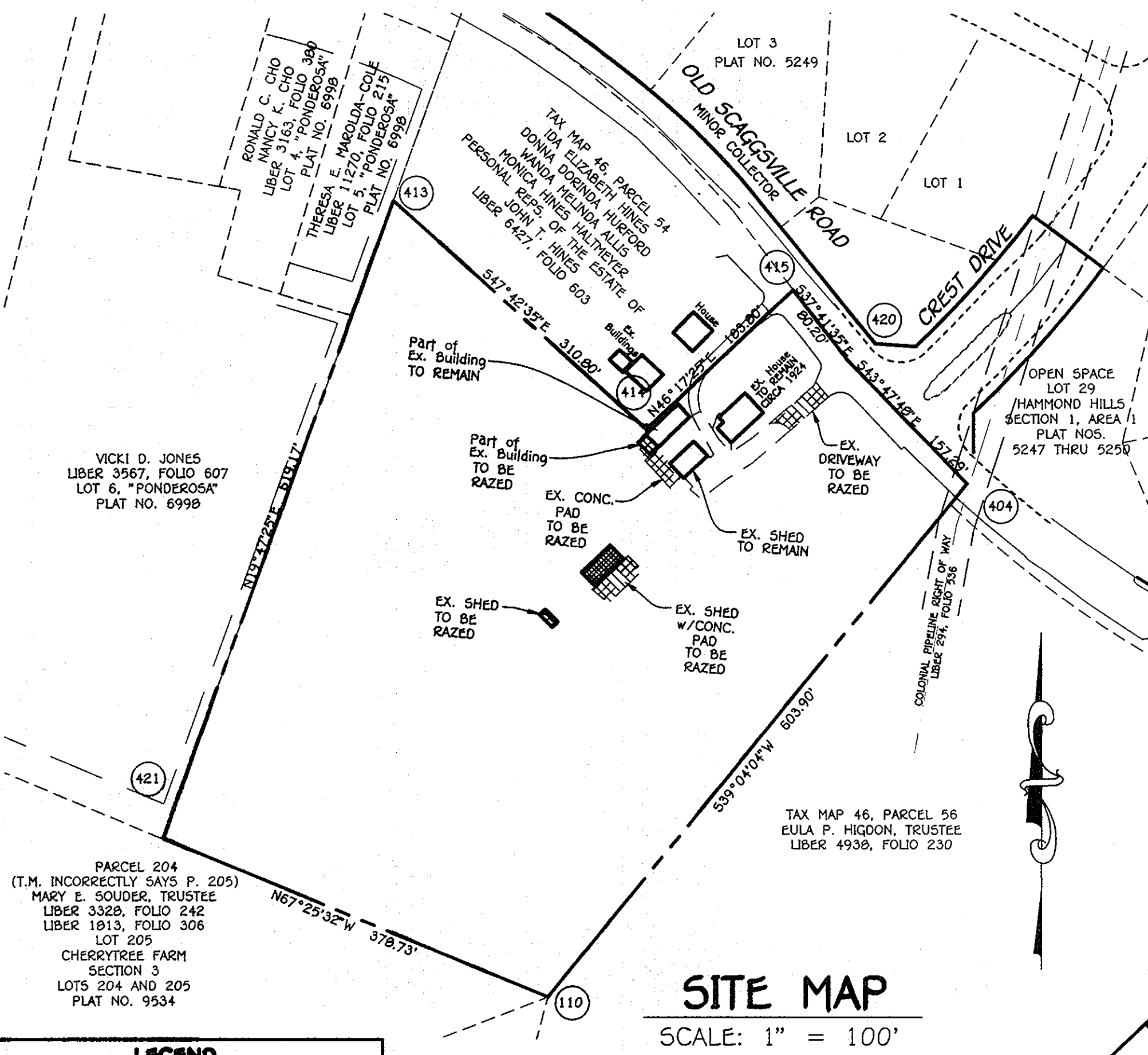
TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
CHERRYTREE VIEW WAY	0+30	15" L	STOP	R1-1
CHERRYTREE VIEW WAY	1+25	15" R	SPEED LIMIT 25	R2-1

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
CHERRYTREE VIEW WAY	PUBLIC ACCESS PLACE	25 M.P.H.	50'

MINIMUM LOTS SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	REMARKS
9	28,844 SQ.FT.	3,958 SQ.FT.	24,886 SQ.FT.	

GENERAL NOTES

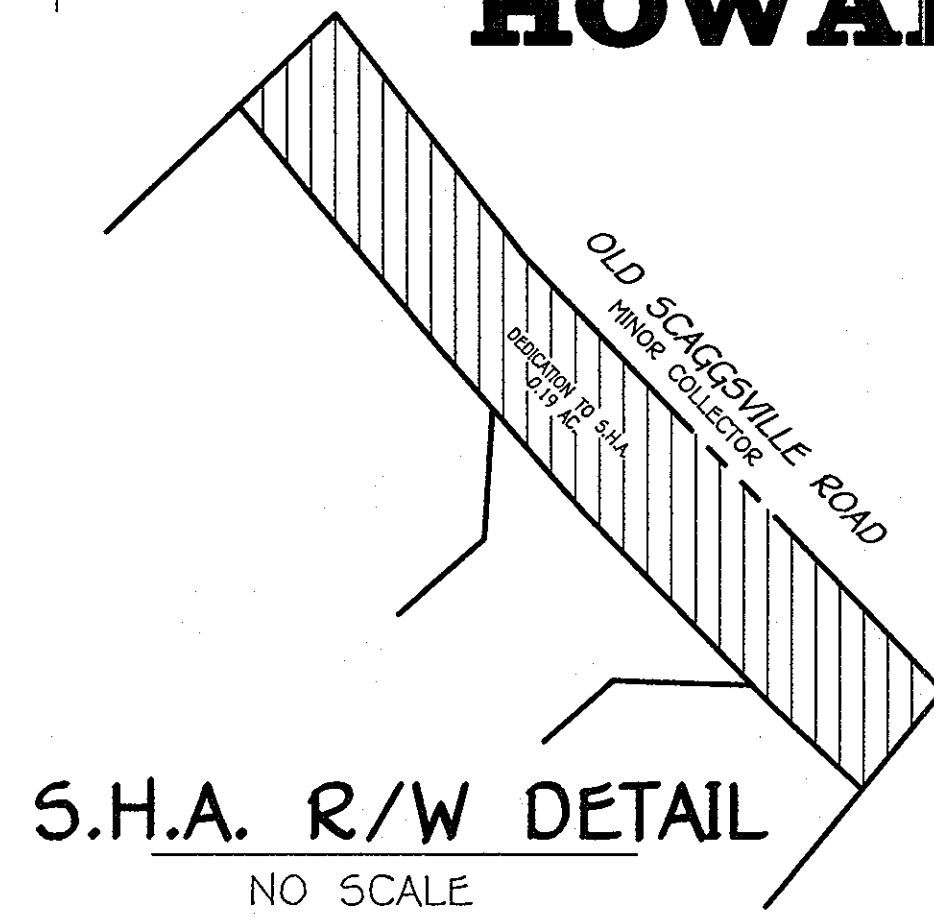
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED ON OCTOBER, 2003.
- SUBJECT PROPERTY ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- GROSS AREA OF TRACT = 6,541 AC.
 a. AREA OF FLOODPLAIN = 0.00 AC.
 b. AREA OF 25% OR GREATER SLOPES = 0.00 AC.
 c. AREA OF OPEN SPACE REQUIRED = (6,541 x 6%) = 0.39 AC.
 d. NET AREA OF TRACT = 6,541 AC.
- AREA TO BE DEDICATED FOR ROAD R/W = 0.90 AC.
 a. AREA OF R/W TO BE DEDICATED TO S.H.A. (OLD SCAGGSVILLE ROAD) = 0.19 AC.
 b. AREA OF R/W TO BE DEDICATED TO HO. CO. (CHERRYTREE VIEW WAY) = 0.71 AC.
- AREA OF PROPOSED BUILDABLE LOTS = 5,249 AC.
 a. AREA OF PROPOSED OPEN SPACE LOTS = 0.392 AC.
 b. AREA OF OPEN SPACE PROVIDED = (11 LOTS x 0.39 AC.) = 4.29 AC.
 c. CREDITED OPEN SPACE PROVIDED = 17,096 SQ.FT. (LOT 12 + LOT 13 = 8,977 SQ.FT. + 8,119 SQ.FT.) = 0.39 AC.
 d. RECREATIONAL AREA REQUIRED = 2,200 SQ.FT. (11 LOTS x 200 SQ.FT. PER LOT)
 e. RECREATIONAL AREA PROVIDED = 2,750 SQ.FT. (2,200 SQ.FT. CREDITED)
- NUMBER OF LOTS PROPOSED: 13 LOTS
 a. BUILDABLE = 11
 b. OPEN SPACE LOTS = 2
- PRIOR HOWARD COUNTY PROJECT NUMBERS: ECP-11-003, WP-11-065
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- WATER IS PUBLIC (CONTRACT NO. 354-W & 20-1777). SEWER IS PUBLIC (CONTRACT NO. 20-1777)
- SOILS INFORMATION TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED ON OR ABOUT MAY, 2010.
- ALL EXISTING STRUCTURES LOCATED ON SITE ARE TO REMAIN UNLESS OTHERWISE NOTED.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED MAY, 2010.
- 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. 468B AND 46FC WERE USED FOR THIS PROJECT.
 HOWARD COUNTY STATION 468B HOWARD COUNTY STATION 46FC
 N 538306.50150000 N 535145.94450000
 E 1341329.15640000 E 1341329.15640000
 ELEVATION: 422.64' ELEVATION: 403.75'
- THERE ARE NO AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.b
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MDE 2000 STORMWATER DESIGN MANUAL AS AMENDED IN 2010. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR LOCATED BENEATH THE PROPOSED MICRO BIO-RETENTION AREAS. THESE FIVE (5) MICRO BIO-RETENTION FACILITIES PROVIDE THE REQUIRED WATER QUALITY VOLUMES FOR THE ROAD IMPROVEMENTS PROPOSED. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE FIVE (5) MICRO BIO-RETENTION FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. (STREET TREES, PERFORATED UNDERDRAINS, FEEDERS, PLANTINGS, SWALES AND DRIVEWAY CURBSETS. HOWARD COUNTY WILL MAINTAIN THE INLET STRUCTURE WITHIN THE MICRO BIO-RETENTION FACILITIES ADJACENT TO THE RIGHT-OF-WAY. THE TEN (10) BIO-RETENTION FACILITIES LOCATED ON THE BUILDABLE LOTS (1 THRU 9) PROVIDE WQV & REV FOR THE PROPOSED DWELLINGS AND ARE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER. DRIVEWAYS ARE PROPOSED FOR LOT 10. PERMEABLE PAVEMENT IS PROPOSED FOR THE INDIVIDUAL DRIVEWAYS FOR LOTS 1 THRU 11. THREE (3) RAINGARDENS ARE ALSO PROPOSED FOR LOTS 7, 8 & 10 TO PROVIDE ADDITIONAL WQV & REV.
- THERE IS NO FLOODPLAIN WITHIN THIS SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED JUNE, 2010 AND APPROVED ON SEPTEMBER 16, 2010.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION REQUIRING 1.0 ACRE OF ON-SITE AFFORESTATION WILL BE FULFILLED BY A FEE-IN-LIEU PAYMENT OF \$32,670.00 BASED ON (\$0.75 PER SQ.FT. x 43,560 SQ.FT.)
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES, DATED JULY, 2010.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JUNE, 2010.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESTEM LOTS (LOT 9), 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 DRIVEWAY.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- THE LANDSCAPE SURETY IN THE AMOUNT OF \$10,500.00 BASED ON 34 SHADE TREES @ \$300/TREE AND 2 EVERGREEN TREES @ \$150/TREE WILL BE PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SELECTED SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- A WHITE VINYL CLAD FENCE SHALL BE CONSTRUCTED ADJACENT TO OPEN SPACE LOT 13 WITHIN LOTS 3 AND 4 ALONG COMMON LOT LINES WITH OPEN SPACE LOT 13. THIS FENCE WILL BE MAINTAINED BY THE H.O.A.
- DEVELOPER TO COMPLETE A LEASE AGREEMENT WITH DEPARTMENT OF RECREATION AND PARKS TO ALLOW H.O.A. MAINTENANCE OF OPEN SPACE LOT 13.
- OPEN SPACE LOT 12 TO BE OWNED BY H.O.A.
- OPEN SPACE LOT 13 TO BE OWNED BY HOWARD COUNTY, MARYLAND & MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS. *SEE NOTE NO. 29
- THIS PROPERTY IS LISTED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY AS HO-712. THE JOHN L. HINES HOUSE, ON OCTOBER 7, 2010 THE HISTORIC COMMISSION APPROVED THE REMOVAL OF THE STRUCTURES AS NOTED HEREON AFTER ADJUSTMENT OF COMMON LOT LINE BETWEEN LOT 10 AND LOT 11 TO RETAIN PART OF EXISTING SHED/BARN. THE COMMISSION APPROVED THE PLAN WHICH SHOWED THE HOUSE, SHED AND ORIGINAL BARN REMAINING. THE EXISTING BARN IS ALLOWED TO ENCRoACH WITHIN THE 10' SETBACK. ALONG THE PROPERTY LINE SHARED WITH PARCEL 541. SINCE IT IS AN EXISTING ENCROACHMENT AND THE BARN WAS CONSTRUCTED PRIOR TO THE EXISTING ZONING REGULATIONS.
- DURING THE INSTALLATION OF PUBLIC WATER AND SEWER, LOT #11 MUST HAVE THE WELL AND SEPTIC PROPERLY ABANDONED/SEALED AND THE HOWARD COUNTY HEALTH DEPARTMENT WILL BE NOTIFIED. DOCUMENTATION OF PROPER ABANDONMENT OF THE WELL BY A LICENSED WELL DRILLER AND PROPER ABANDONMENT OF THE SEPTIC SYSTEM WILL BE FORWARDED TO THE HOWARD COUNTY HEALTH DEPARTMENT.



VICINITY MAP
SCALE: 1" = 2000'

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SITE MAP
SCALE: 1" = 100'



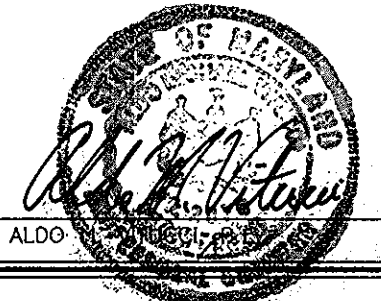
LEGEND	
---42---	EXISTING CONTOUR 2' INTERVAL
---40---	EXISTING CONTOUR 10' INTERVAL
---42---	PROPOSED CONTOUR 2' INTERVAL
---40---	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
-SF	SILT FENCE
-SSF	SUPER SILT FENCE
---	DRAINAGE LIMITS
---	SOILS LIMIT
L.O.D.	LIMIT OF DISTURBANCE
---	PROPOSED STREET TREE
---	RECREATIONAL OPEN SPACE
---	SLOPES (15% TO 24.9%)
---	EXISTING TREELINE
---	PROPOSED TREELINE
WB	WETLANDS BUFFER
WL	WETLANDS LIMITS
---	FLOODPLAIN LIMITS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas J. Butler /10/11
PLANNING DIRECTOR DATE

OWNER
HILEY A. ORNDORFF & W.F.
10909 SCAGGSVILLE ROAD
LAUREL, MARYLAND 20723
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422

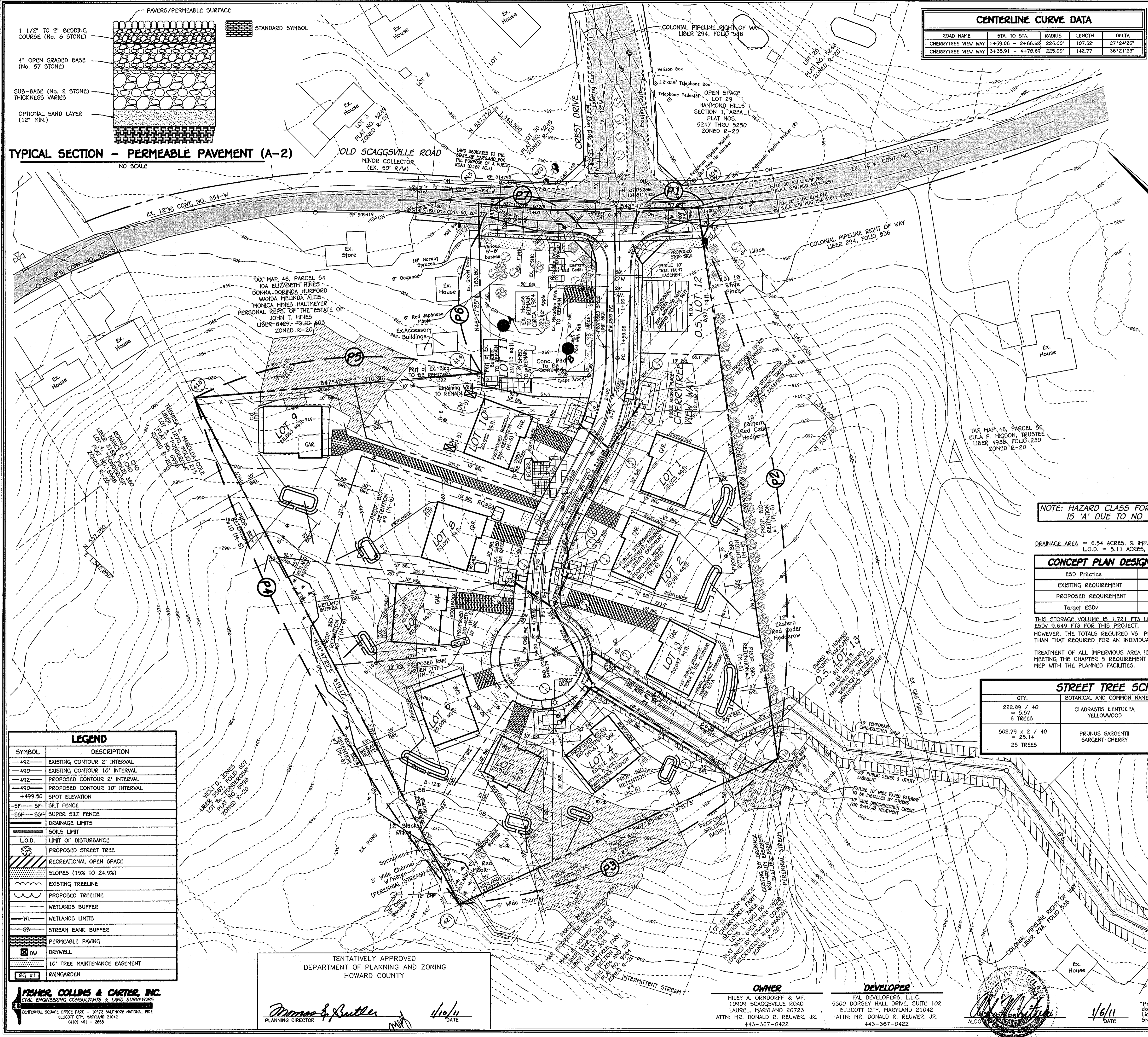
DEVELOPER
FAL DEVELOPERS, L.L.C.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422



12.30.10
DATE

CHERRYTREE VIEW
BUILDABLE LOTS 1 - 11 AND
OPEN SPACE LOTS 12 & 13
ZONING: R-20
GENERAL FILE No.: ECP-11-003 & WP-11-065
TAX MAP No. 46 GRID No. 11 PARCEL No. 55
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 1 OF 7

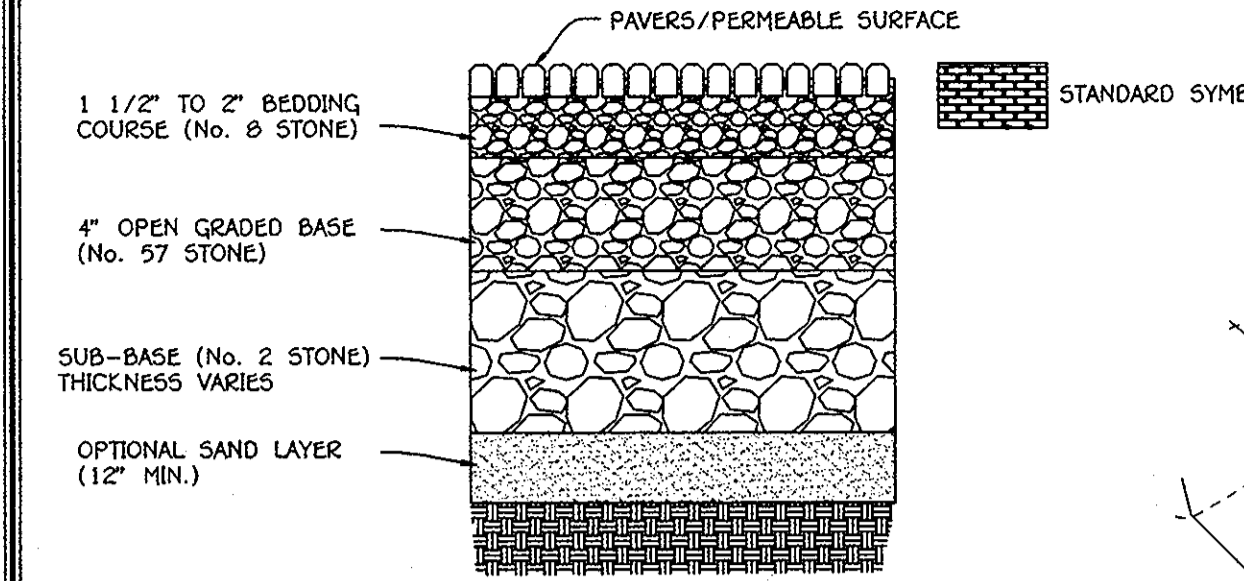
"Professional certification, I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-11."



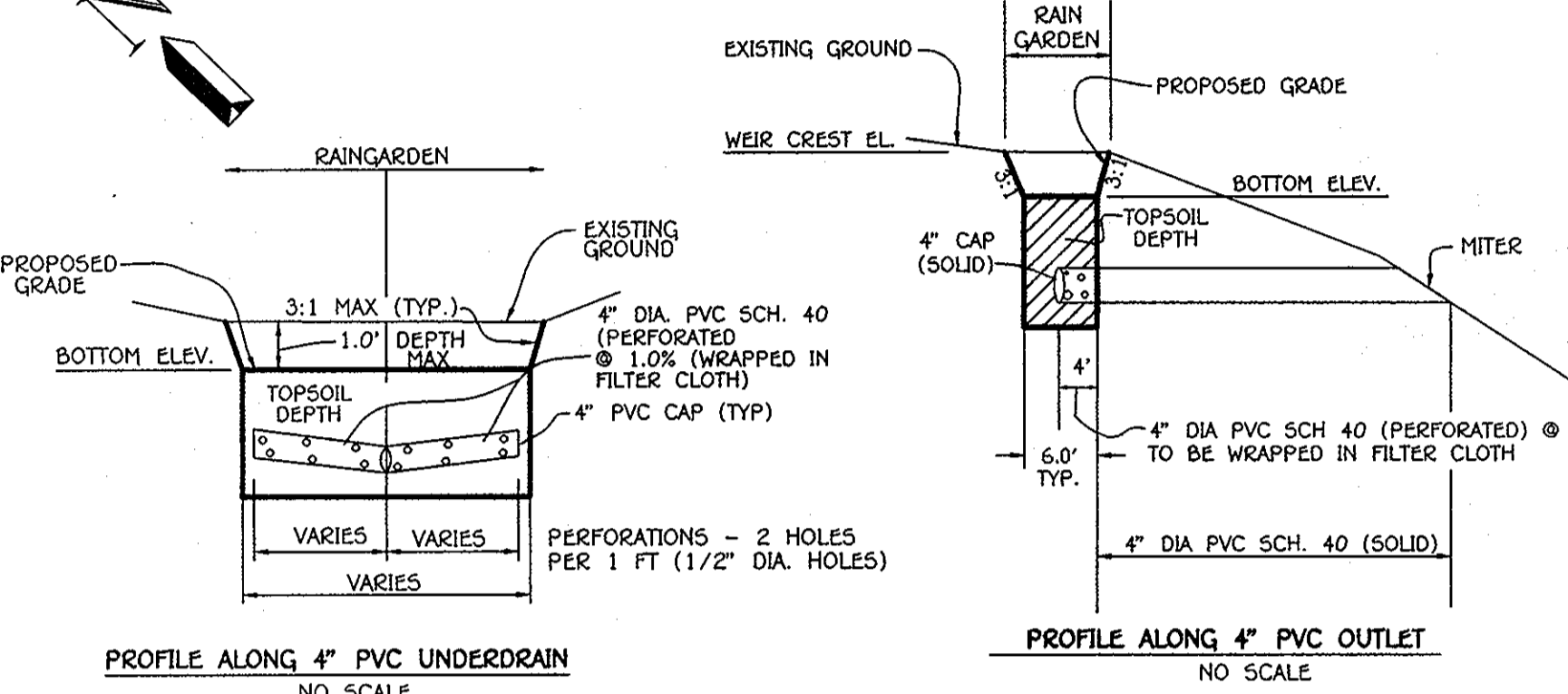
CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
CHERRYTREE VIEW WAY	1+59.06 - 2+66.68	225.00'	107.62'	27°24'20"
CHERRYTREE VIEW WAY	3+35.91 - 4+78.69	225.00'	142.77'	36°21'23"

SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY (PROPERTIES, ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS
P-1	ADJACENT TO ROADWAY	B	75.7'	NO	NO	2 2 -
P-2	ADJACENT TO PERIMETER	A	570.6'	NO	NO	10 - -
P-3	ADJACENT TO PERIMETER	A	378.7'	NO	NO	6 - -
P-4	ADJACENT TO PERIMETER	A	619.2'	NO	NO	10 - -
P-5	ADJACENT TO PERIMETER	A	310.8'	NO	NO	5 - -
P-6	ADJACENT TO PERIMETER	A	151.9'	YES - 51' BLACK OAK 18' NORWAY MAPLE	NO	1 - -
P-7	FRONT TO ROADWAY	N/A	138.0'	NO	NO	- - -

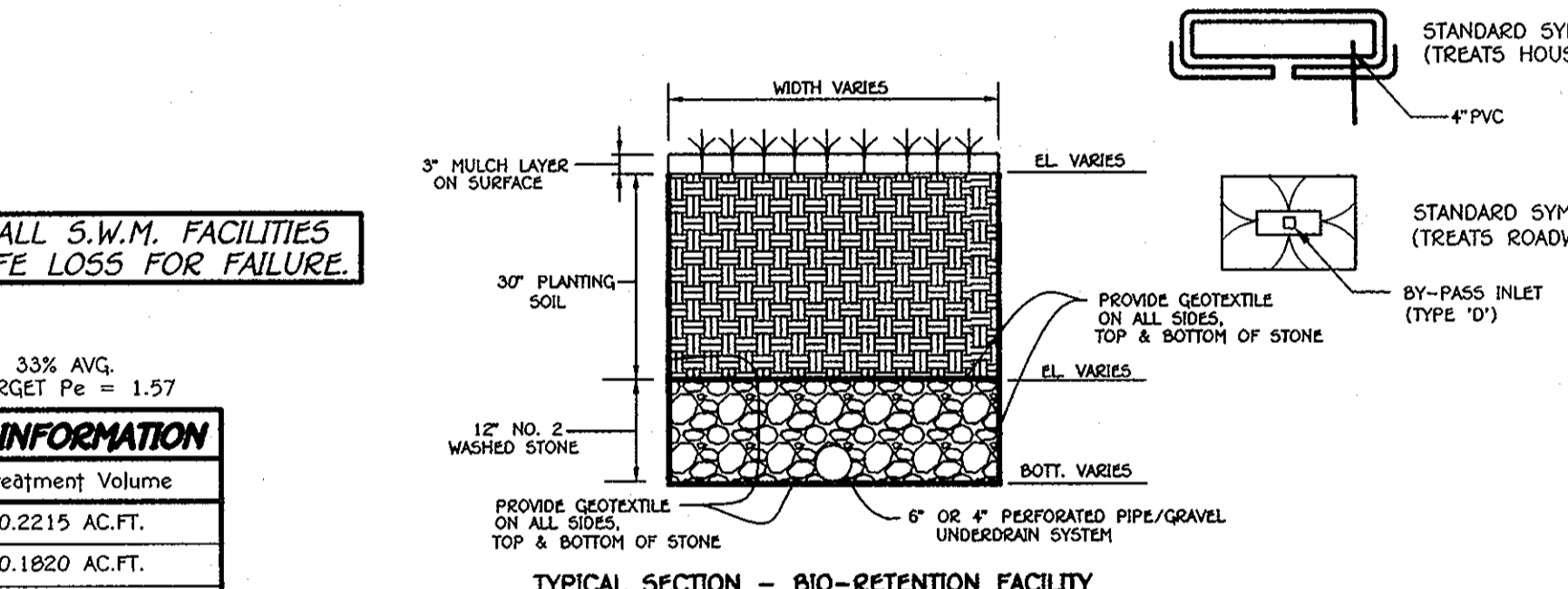
TYPICAL SECTION - PERMEABLE PAVEMENT (A-2)
NO SCALE



SPECIMEN TREE CHART		
SYMBOL	SPECIES, SIZE	COMMENT
A	BLACK OAK, 51" DBH	GOOD CONDITION
B	NORWAY MAPLE, 32" DBH	GOOD CONDITION, NON-NATIVE SPECIES



RAINGARDEN (M-7) DETAIL
NO SCALE



NOTE: HAZARD CLASS FOR ALL S.W.M. FACILITIES IS 'A' DUE TO NO LIFE LOSS FOR FAILURE.

DRAINAGE AREA = 6.54 ACRES, % IMP. = 33% AVG.
L.O.D. = 5.11 ACRES, TARGET Pe = 1.57

CONCEPT PLAN DESIGN INFORMATION	
ESD Practice	Treatment Volume
EXISTING REQUIREMENT	0.2215 AC.FT.
PROPOSED REQUIREMENT	0.1820 AC.FT.
Target ESDv	9,649 ft ³

THIS STORAGE VOLUME IS 1,721 FT³ LESS THAN THE TARGET ESDv 9,649 FT³ FOR THIS PROJECT.
HOWEVER, THE TOTALS REQUIRED VS. PROVIDED IS GREATER THAN THAT REQUIRED FOR AN INDIVIDUAL BASIS.

TREATMENT OF ALL IMPERVIOUS AREA IS BEING PROVIDED AND MEETING THE CHAPTER 5 REQUIREMENT BY PROVIDING ESO TO MEET WITH THE PLANNED FACILITIES.

STREET TREE SCHEDULE			
QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
222.89 / 40 = 5.57 6 TREES	CLADRASTIS KENTUCKIA YELLOWWOOD	2 1/2-3\"/>	
502.79 x 2 / 40 = 25.14 25 TREES	PRUNUS SARGENTII SARGENT CHERRY	2 1/2-3\"/>	

LEGEND	
SYMBOL	DESCRIPTION
492	EXISTING CONTOUR 2' INTERVAL
490	EXISTING CONTOUR 10' INTERVAL
492	PROPOSED CONTOUR 2' INTERVAL
490	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
SF	SILT FENCE
SSF	SUPER SILT FENCE
DL	DRAINAGE LIMITS
SL	SOILS LIMIT
L.O.D.	LIMIT OF DISTURBANCE
ST	PROPOSED STREET TREE
RO	RECREATIONAL OPEN SPACE
SLO	SLOPES (15% TO 24.9%)
ET	EXISTING TREELINE
PT	PROPOSED TREELINE
WL	WETLANDS BUFFER
WLL	WETLANDS LIMITS
SB	STREAM BANK BUFFER
PP	PERMEABLE PAVING
DW	DRYWELL
TE	10' TREE MAINTENANCE EASEMENT
RG	RAINGARDEN

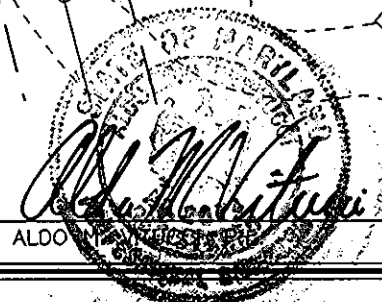
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Monroe & Butler
PLANNING DIRECTOR

4/6/11
DATE

OWNER
HILEY A. ORNDORFF & WIFE
10909 SCAGGSVILLE ROAD
LAUREL, MARYLAND 20723
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443-367-0422

DEVELOPER
FAL DEVELOPERS, L.L.C.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
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443-367-0422



4/6/11
DATE

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 2-22-11.

PLAN
SCALE: 1" = 50'

DRY WELL (M-5) DETAIL FOR LOT 10
NO SCALE

NOTES: 1. SEE SHEET 5 FOR STRIPING PLAN.
2. SEE SHEET 5 FOR FILLET DETAIL.

PRELIMINARY EQUIVALENT SKETCH, LANDSCAPING & STORMWATER MANAGEMENT PLAN
CHERRYTREE VIEW
BUILDABLE LOTS 1 - 11 AND OPEN SPACE LOTS 12 & 13

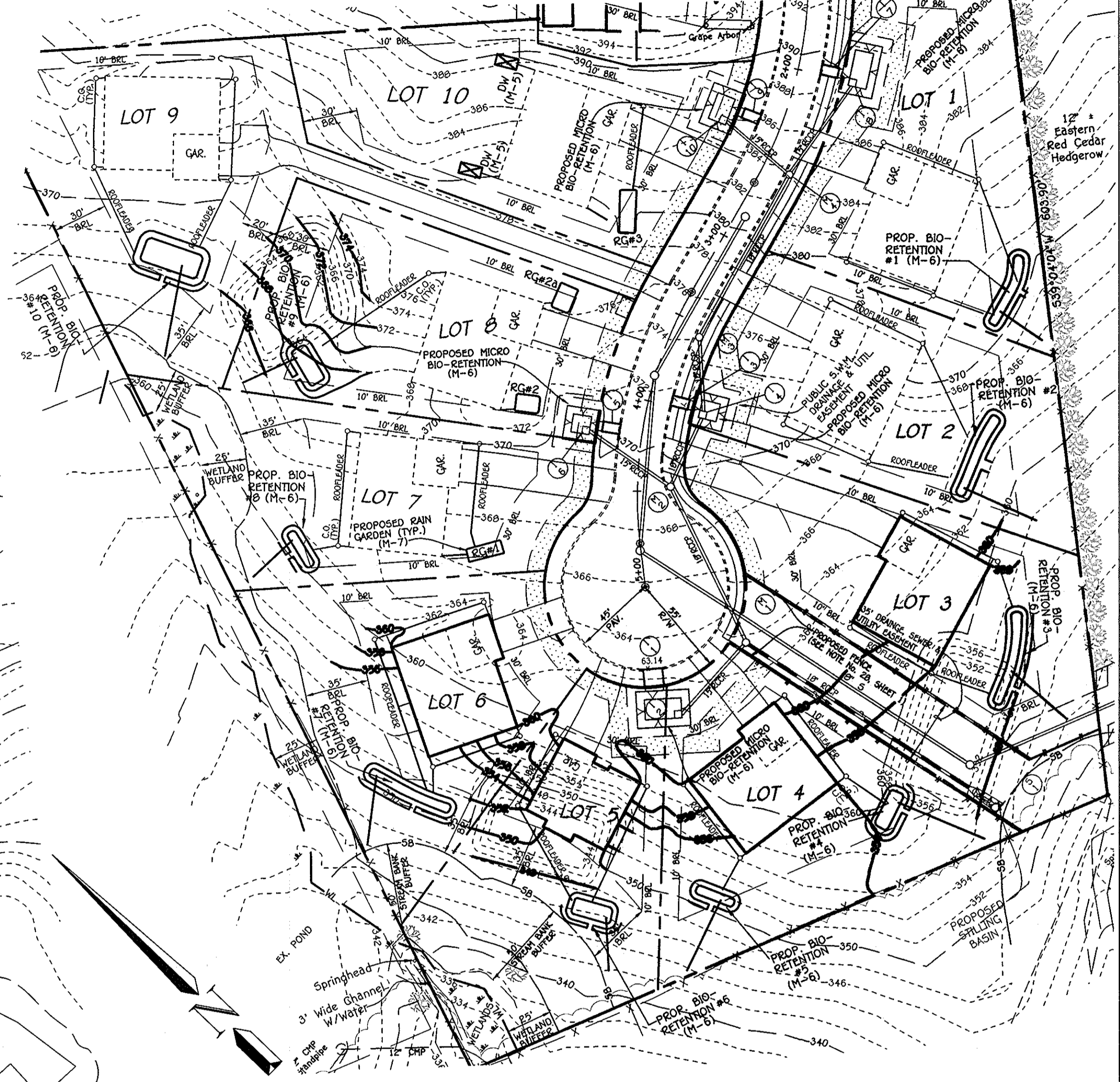
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PREVIOUS FILE NO.: ECP-11-003 & WP-11-065
TAX MAP NO. 46 GRID NO. 11 PARCEL NO. 55
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 2 OF 7



TEMPORARY S.O.S.T. (ST. II) No. 1
 INITIAL D.A. = 1.82 Ac.
 FINAL D.A. = 0.95 Ac.
 STORAGE REQUIRED
 WET = 1800 x 1.95 = 3,510 CUFT.
 DRY = 1800 x 1.95 = 3,510 CUFT.
 STORAGE PROVIDED
 WET = 3,510 CUFT. @ ELEV. 349.25
 DRY = 3,510 CUFT. @ ELEV. 350.45
 BOTTOM ELEV. = 348.00
 STORAGE DEPTH = 1.25' WET, 2.45' DRY
 TOP OF EMBANKMENT = 352.00
 CLEAN OUT ELEV. = 350.00
 WEIR CREST ELEV. = 351.00
 WEIR LENGTH = 8'
 TEMP. SWM FOR 1yr. STORM NOT REQUIRED
 D.A. < 2 AC.

TEMPORARY S.O.S.T. (ST. II) No. 2
 INITIAL D.A. = 1.88 Ac.
 FINAL D.A. = 2.79 Ac.
 STORAGE REQUIRED
 WET = 1800 x 2.17 = 3,906 CUFT.
 DRY = 1800 x 2.17 = 3,906 CUFT.
 STORAGE PROVIDED
 WET = 3,906 CUFT. @ ELEV. 357.38
 DRY = 3,906 CUFT. @ ELEV. 358.58
 BOTTOM ELEV. = 356.00
 STORAGE DEPTH = 1.38' WET, 2.58' DRY
 TOP OF EMBANKMENT = 360.00
 CLEAN OUT ELEV. = 356.70
 WEIR CREST ELEV. = 359.00
 WEIR LENGTH = 10'
 TEMP. SWM FOR 1yr. STORM NOT REQUIRED
 D.A. < 2 AC.

TEMPORARY S.O.S.T. (ST. II) No. 3
 INITIAL D.A. = 1.59 Ac.
 FINAL D.A. = 2.17 Ac.
 STORAGE REQUIRED
 WET = 1800 x 2.17 = 3,906 CUFT.
 DRY = 1800 x 2.17 = 3,906 CUFT.
 STORAGE PROVIDED
 WET = 3,906 CUFT. @ ELEV. 363.90
 DRY = 3,906 CUFT. @ ELEV. 365.00
 BOTTOM ELEV. = 362.00
 STORAGE DEPTH = 1.90' WET, 3.00' DRY
 TOP OF EMBANKMENT = 366.00
 CLEAN OUT ELEV. = 362.95
 WEIR CREST ELEV. = 364.00
 WEIR LENGTH = 12'
 TEMP. SWM FOR 1yr. STORM STORAGE REQ. = 3,485 CUFT. STORAGE (DRY) PROVIDED @ 365.95 = 3,485 CUFT.



FINAL GRADING PLAN
 SCALE: 1" = 50'

- SEDIMENT CONTROL LEGEND**
- SSF — SSF — SSF — SUPER-SILT FENCE
 - SF — SF — SF — SILT FENCE
 - TP — TP — TP — TREE PROTECTION FENCE
 - SC.E STABILIZED CONSTRUCTION ENTRANCE
 - A-2 —> EARTH DIKE
 - — — — — LIMIT OF DISTURBANCE
 - ○ ○ ○ ○ RIP-RAP INFLOW PROTECTION

PLAN
 SCALE: 1" = 50'

LEGEND	
SYMBOL	DESCRIPTION
---492---	EXISTING CONTOUR 2' INTERVAL
---490---	EXISTING CONTOUR 10' INTERVAL
---492---	PROPOSED CONTOUR 2' INTERVAL
---490---	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
RG #1	RANGARDEN
⊗	DRYWELL
---	DRAINAGE LIMITS
---	SOILS LIMIT
---	10' TREE MAINTENANCE EASEMENT
---	PROPOSED STREET TREE
---	RECREATIONAL OPEN SPACE
---	SLOPES (15% TO 24.9%)
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	STREAM BANK BUFFER

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

FISHER COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2222

Thomas E. Suter
 PLANNING DIRECTOR
 1/10/11
 DATE

OWNER
 HILEY A. ORODORFF & WF
 10909 SCAGGSVILLE ROAD
 LAUREL, MARYLAND 20723
 ATTN: MR. DONALD R. REUWER, JR.
 443-367-0422

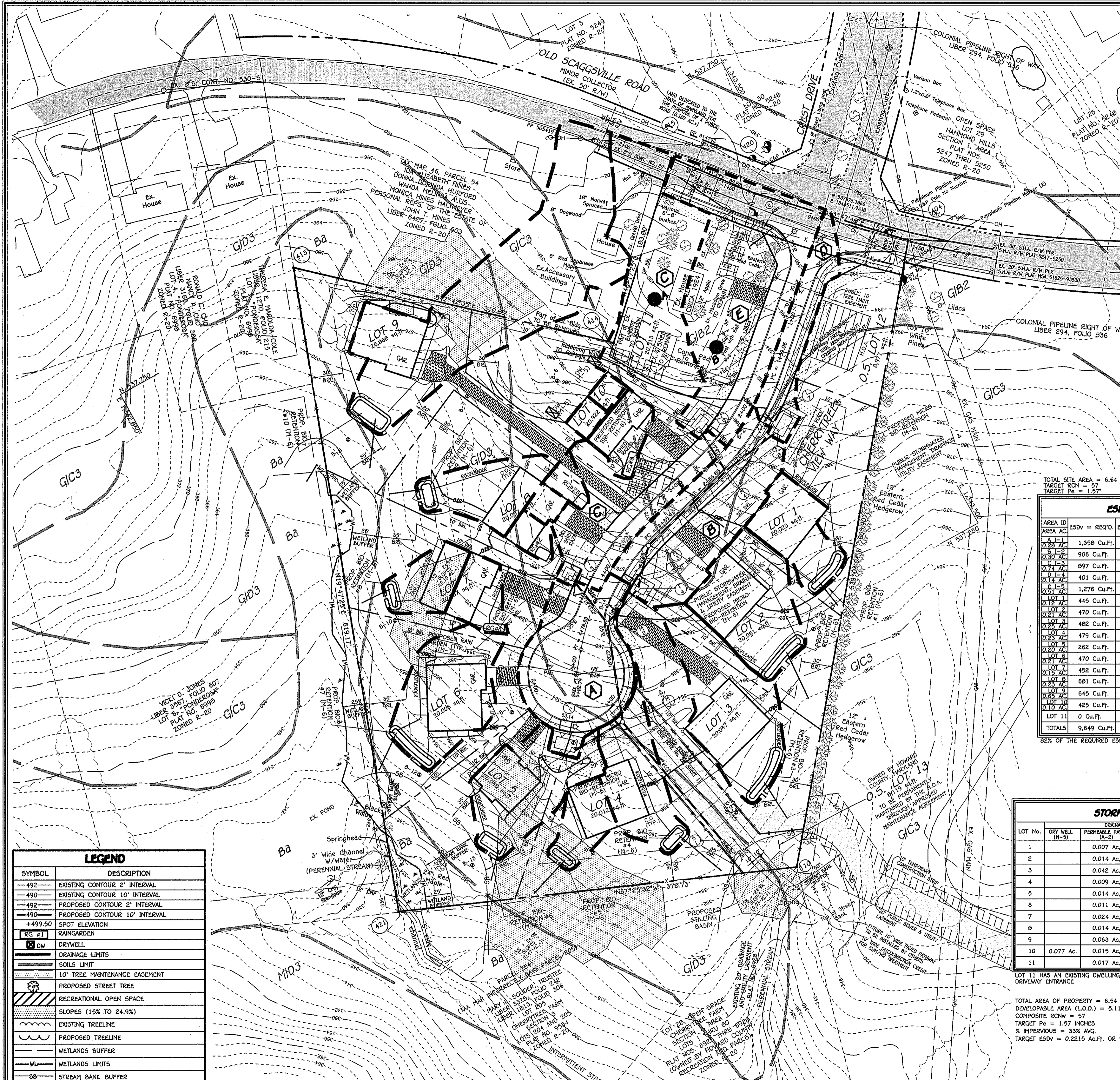
DEVELOPER
 FAL DEVELOPERS, L.L.C.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 ATTN: MR. DONALD R. REUWER, JR.
 443-367-0422



1/6/11
 DATE

"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. 20225, Expiration Date 2-22-11."

SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
CHERRYTREE VIEW
 BUILDABLE LOTS 1 - 11 AND
 OPEN SPACE LOTS 12 & 13
 ZONING: R-20
 PREVIOUS FILE NOS.: ECP-11-003 & WP-11-065
 TAX MAP NO. 46 CSD No. 11 PARCEL NO. 95
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DECEMBER 28, 2010
 SHEET 3 OF 7



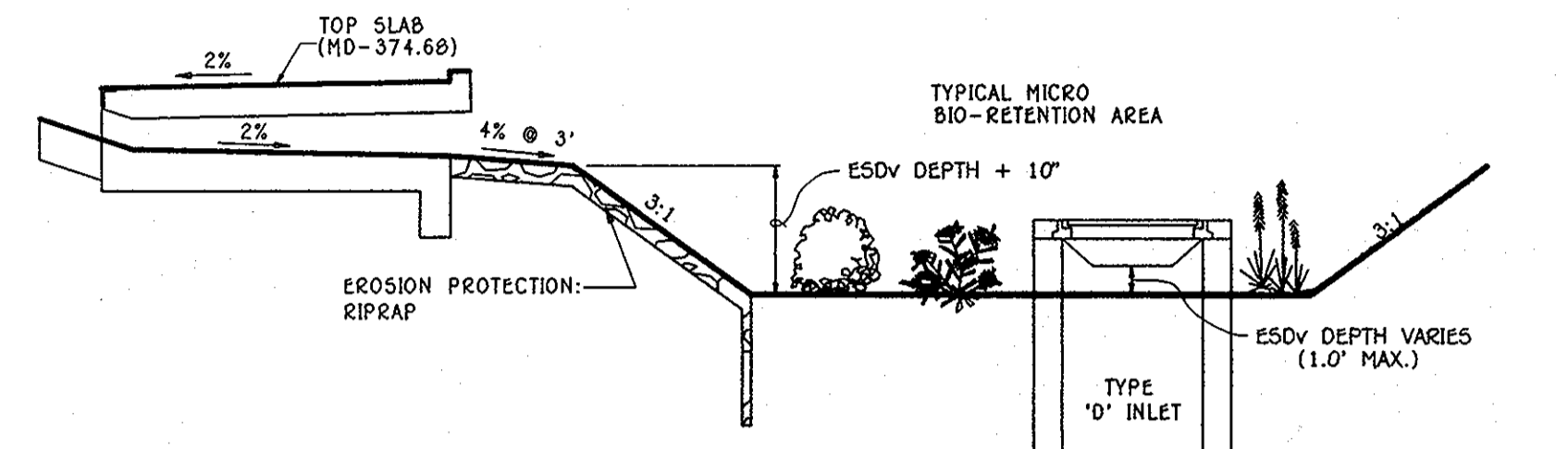
ESD NARRATIVE:

- THE EXISTING NATURAL RESOURCES ON-SITE CONSIST OF WETLANDS AND ASSOCIATED OFF-SITE STREAM VALLEY IN ADDITION TO OFF-SITE EXISTING WOODS. THESE RESOURCES ARE BEING PROTECTED BY UTILIZING THE REQUIRED WETLAND BUFFERS AND STREAM BUFFERS FOR THESE FEATURES. THERE ARE NO EXISTING WOODS ON-SITE.
- THE SITE IMPROVEMENTS AND DEVELOPED AREA WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AS CLOSE AS POSSIBLE. NO STREAM IMPACTS ARE PROPOSED THAT WOULD ALTER ANY NATURAL FLOW PATTERNS.
- THE REDUCTION OF IMPERVIOUS AREA TYPICALLY EXPERIENCED IN R-20 ZONING WILL BE ACHIEVED THROUGH THE USE OF ALTERNATIVE SURFACES OR PERMEABLE PAVEMENT FOR THE PRIVATE DRIVEWAYS (LOTS 2,3,5-11). THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS WILL NOT ALLOW PERMEABLE PAVEMENT FOR PUBLIC ROADS AT THIS TIME. HOWEVER, THE USE OF FLOW THRU INLETS DRAINING INTO BIO-RETENTION FACILITIES WITH BYPASS INLETS TO TREAT ROADWAY RUNOFF ARE BEING PROPOSED.
- THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN ACCORDANCE WITH THE LATEST MDE STANDARDS AND SPECIFICATIONS UTILIZING SEVERAL SEDIMENT TRAPS, EACH WITH SMALLER DRAINAGE AREAS TO AVOID THE USE OF ONE LARGE BASIN.
- THE PROPOSED ESD MEASURES SHOWN ON THIS PLAN HAVE MET THE REQUIRED PE FOR THIS SITE. NO ADDITIONAL CHAPTER 3 DEVICES ARE PROPOSED AS ALTERNATIVES TO THE CHAPTER 5 ESD MEASURES.
- THERE ARE NO DESIGN MANUAL WAIVERS PLANNED FOR THIS SITE IN REGARDS TO ENVIRONMENTAL DISTURBANCES. HOWEVER, THERE IS A WAIVER TO ALLOW FOR PLACEMENT OF ENVIRONMENTAL FEATURES ON BUILDABLE LOTS (LOTS 5-7 & LOT 9).

SOILS LEGEND		
SOIL	NAME	CLASS
** Ba	Baile silt loam	D
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
QID3	Glenelg loam, 15 to 25 percent slopes, severely eroded	B

NOTES:

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



SCHEMATIC SECTION FLOW INLET INTO MICRO BIO-RETENTION
NOT TO SCALE

DRAINAGE AREA DATA					
STRUCTURE NO.	DRAINAGE AREA	AREA	'C' ZONED	% IMP.	
1-1	A	0.28 AC.	R-20	65%	
1-3	B	0.30 AC.	R-20	20%	
1-5	C	0.74 AC.	R-20	18%	
1-7	D	0.14 AC.	R-20	50%	
1-9	E	0.51 AC.	R-20	43%	

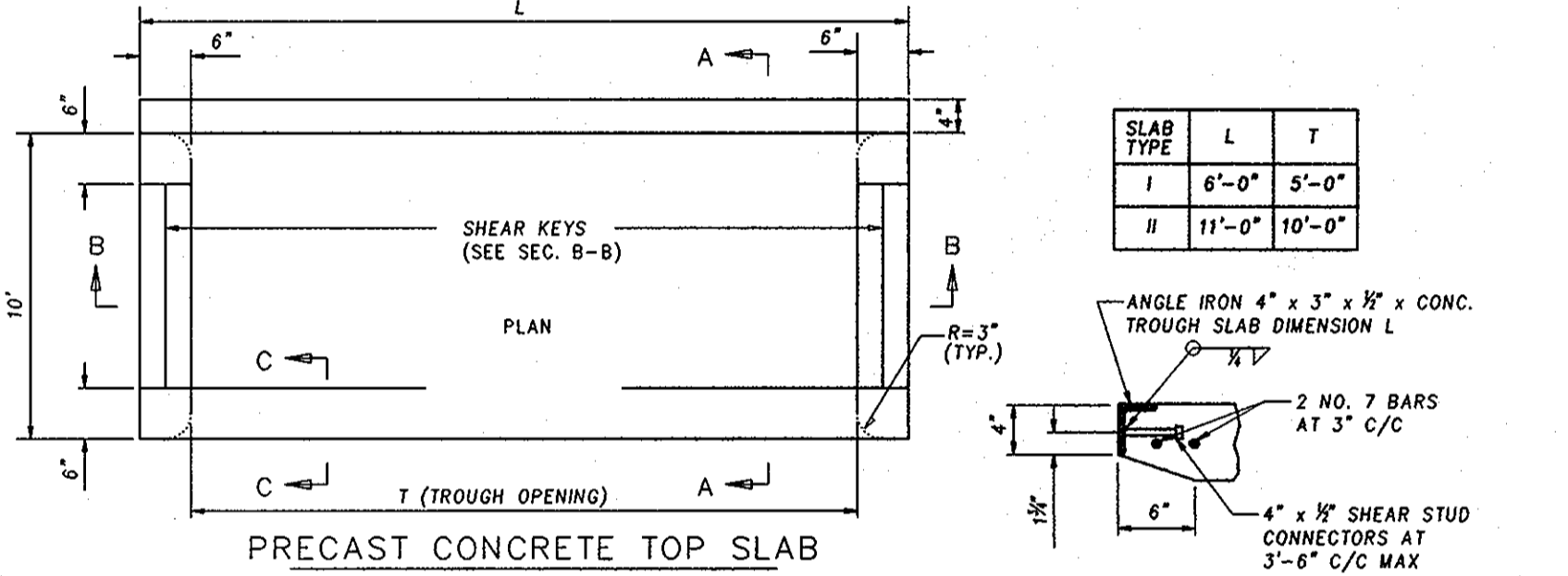
ESDV SUMMARY TABLE					
AREA ID	ESDV = REQ'D	ESDV = PROV'D	PERCENT IMPERVIOUS	REMARKS	
LOT 1	1,358 Cu.Ft.	459 Cu.Ft.	89%	MICRO-BIO-RETENTION #1	
LOT 2	906 Cu.Ft.	249 Cu.Ft.	53%	MICRO-BIO-RETENTION #2	
LOT 3	897 Cu.Ft.	249 Cu.Ft.	18%	MICRO-BIO-RETENTION #3	
LOT 4	401 Cu.Ft.	459 Cu.Ft.	50%	MICRO-BIO-RETENTION #4	
LOT 5	1,276 Cu.Ft.	354 Cu.Ft.	43%	MICRO-BIO-RETENTION #5	
LOT 6	445 Cu.Ft.	434 Cu.Ft.	66%	BIO-RETENTION FACILITY #1	
LOT 7	470 Cu.Ft.	506 Cu.Ft.	38%	BIO-RETENTION FACILITY #2	
LOT 8	482 Cu.Ft.	533 Cu.Ft.	32%	BIO-RETENTION FACILITY #3	
LOT 9	479 Cu.Ft.	620 Cu.Ft.	95%	BIO-RETENTION FACILITIES #4 & #5	
LOT 10	282 Cu.Ft.	412 Cu.Ft.	20%	BIO-RETENTION FACILITY #6	
LOT 11	470 Cu.Ft.	543 Cu.Ft.	38%	BIO-RETENTION FACILITY #7	
LOT 12	452 Cu.Ft.	619 Cu.Ft.	53%	BIO-RETENTION FACILITY #8; RG#1	
LOT 13	681 Cu.Ft.	1,183 Cu.Ft.	52%	BIO-RETENTION FACILITY #9; RG#2&RG#2A	
LOT 14	645 Cu.Ft.	829 Cu.Ft.	13%	BIO-RETENTION FACILITY #10	
LOT 15	425 Cu.Ft.	480 Cu.Ft.	66%	2-DUAL DRYWELLS & RG#3	
LOT 16	0 Cu.Ft.	0 Cu.Ft.	0%	N/A - EX. HOUSE NOT REQUIRED	
TOTALS	9,649 Cu.Ft.	7,929 Cu.Ft.	33% - AVG.	N/A	

82% OF THE REQUIRED ESDV VOLUME HAS BEEN PROVIDED THROUGH THE USE OF 21 MICRO SWM FACILITIES.

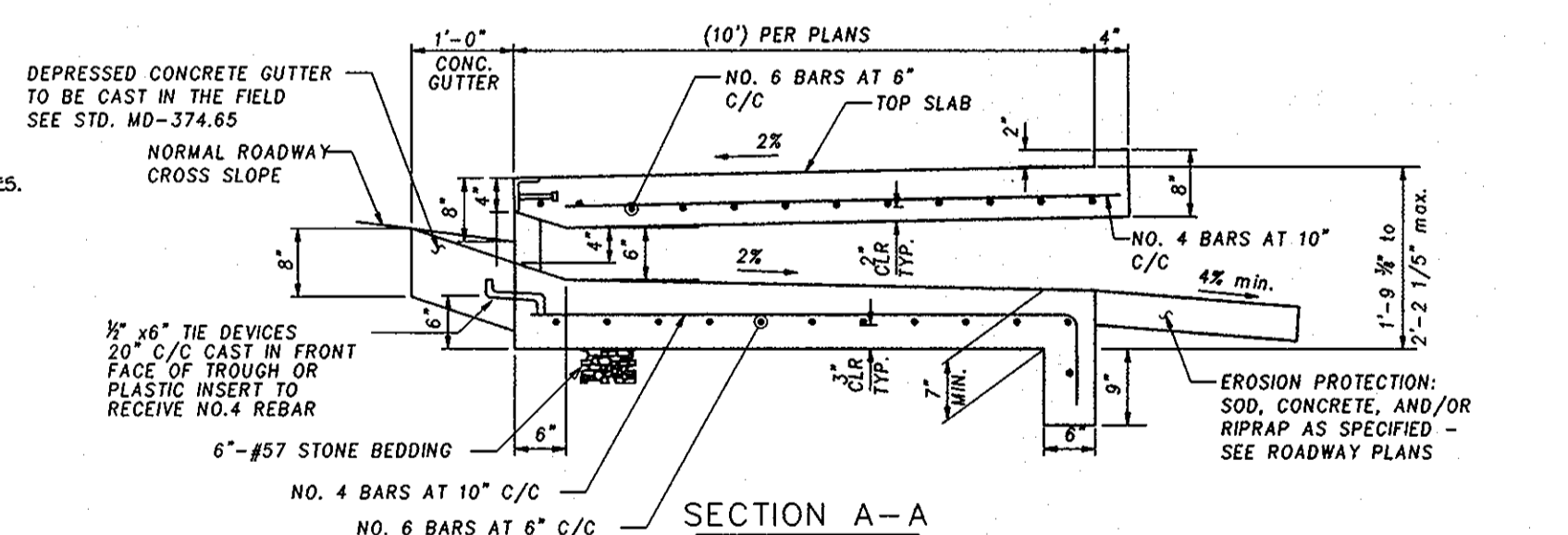
STORMWATER MANAGEMENT PRACTICES						
LOT NO.	DRY WELL (M-5)	PERMEABLE PAVING (A-2)	MICRO BIO-RETENTION (M-6)	RAIN GARDEN (M-7)	ESDV = REQ'D.	ESDV = PROV'D.
1	0.007 Ac.	0.11 Ac.			445 Cu.Ft.	434 Cu.Ft.
2	0.014 Ac.	0.18 Ac.			470 Cu.Ft.	506 Cu.Ft.
3	0.042 Ac.	0.14 Ac.			482 Cu.Ft.	533 Cu.Ft.
4	0.009 Ac.	0.11 Ac.			479 Cu.Ft.	620 Cu.Ft.
5	0.014 Ac.	0.12 Ac.			282 Cu.Ft.	412 Cu.Ft.
6	0.011 Ac.	0.12 Ac.			470 Cu.Ft.	543 Cu.Ft.
7	0.024 Ac.	0.08 Ac.	0.05 Ac.		452 Cu.Ft.	619 Cu.Ft.
8	0.014 Ac.	0.07 Ac.	0.05 Ac.		681 Cu.Ft.	1,183 Cu.Ft.
9	0.063 Ac.	0.12 Ac.			645 Cu.Ft.	829 Cu.Ft.
10	0.077 Ac.	0.15 Ac.			425 Cu.Ft.	480 Cu.Ft.
11	0.017 Ac.		0.08 Ac.			

LOT 11 HAS AN EXISTING DWELLING TO REMAIN WITH A PROPOSED DRIVEWAY ENTRANCE.

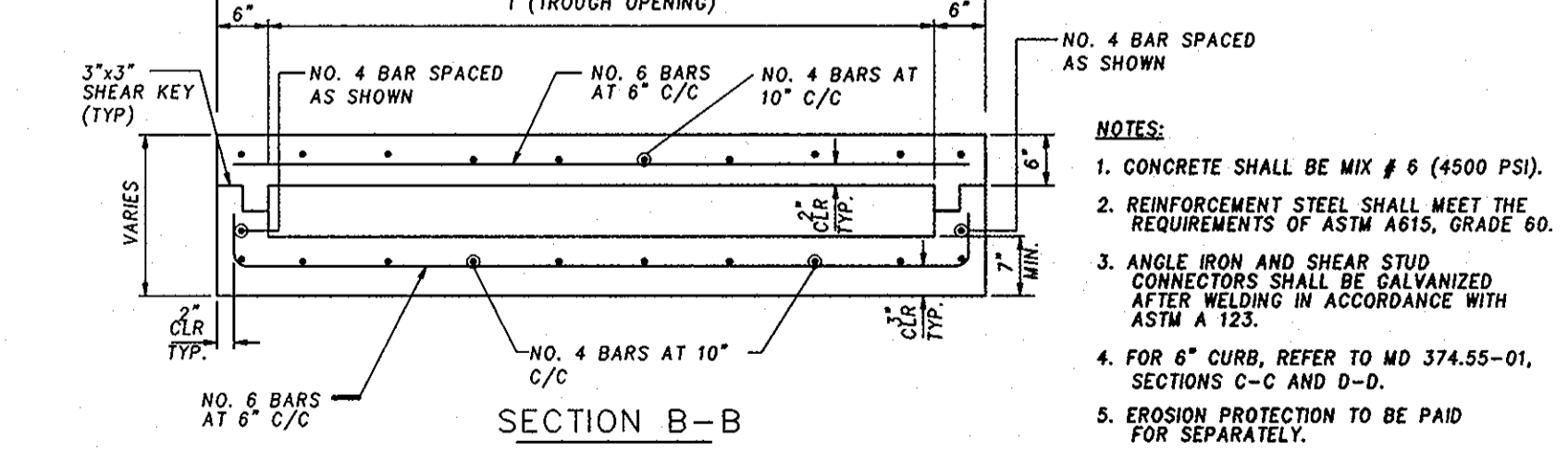
TOTAL AREA OF PROPERTY = 6.54 AC.
DEVELOPABLE AREA (L.O.D.) = 5.11 AC.
COMPOSITE RCNw = 57
TARGET Pe = 1.57 INCHES
% IMPERVIOUS = 33% AVG.
TARGET ESDV = 0.2215 AC.FT. OR 9,649 Cu.Ft.



PRECAST CONCRETE TOP SLAB



SECTION A-A



SECTION B-B

INLET 1-1 THRU 1-5
NO SCALE

STORM DRAIN DRAINAGE AREA MAP & SOILS MAP
CHERRYTREE VIEW
BUILDABLE LOTS 1 - 11 AND OPEN SPACE LOTS 12 & 13

ZONING: R-20
PREVIOUS FILE NO.: CCP-11-003 & WP-11-055
TAX MAP NO. 46 GRID NO. 11 PARCEL NO. 95
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 4 OF 7

LEGEND	
SYMBOL	DESCRIPTION
-192	EXISTING CONTOUR 2' INTERVAL
-190	EXISTING CONTOUR 10' INTERVAL
-192	PROPOSED CONTOUR 2' INTERVAL
-190	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
RG #1	RAIN GARDEN
DW	DRYWELL
	DRAINAGE LIMITS
	SOILS LIMIT
	10' TREE MAINTENANCE EASEMENT
	PROPOSED STREET TREE
	RECREATIONAL OPEN SPACE
	SLOPES (15% TO 24.9%)
	EXISTING TREELINE
	PROPOSED TREELINE
	WETLANDS BUFFER
	WETLANDS LIMITS
	STREAM BANK BUFFER

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLAN
SCALE: 1" = 50'

OWNER
HILEY A. OGDORFF & WF.
10909 SCAGGSVILLE ROAD
LAUREL, MARYLAND 20723
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422

DEVELOPER
FAL DEVELOPERS, L.L.C.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422

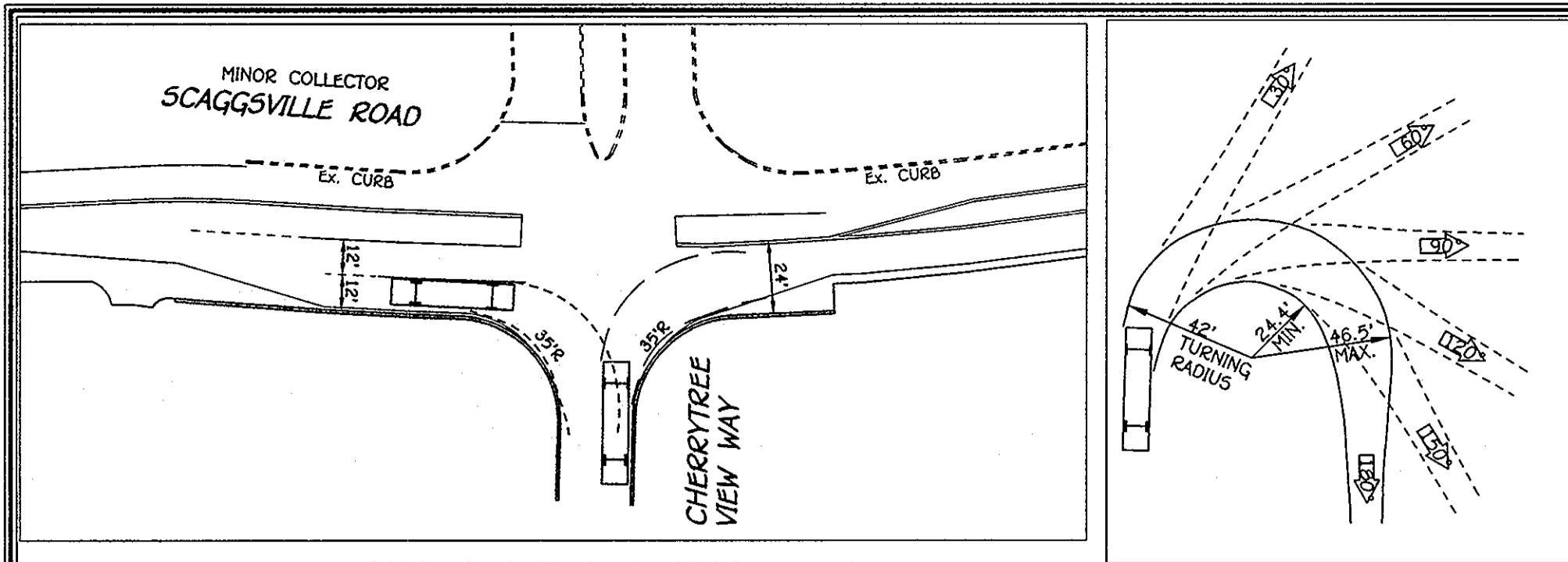
PLANNING DIRECTOR
Mona E. Butler
DATE



1/6/11
DATE

"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 2-22-11."

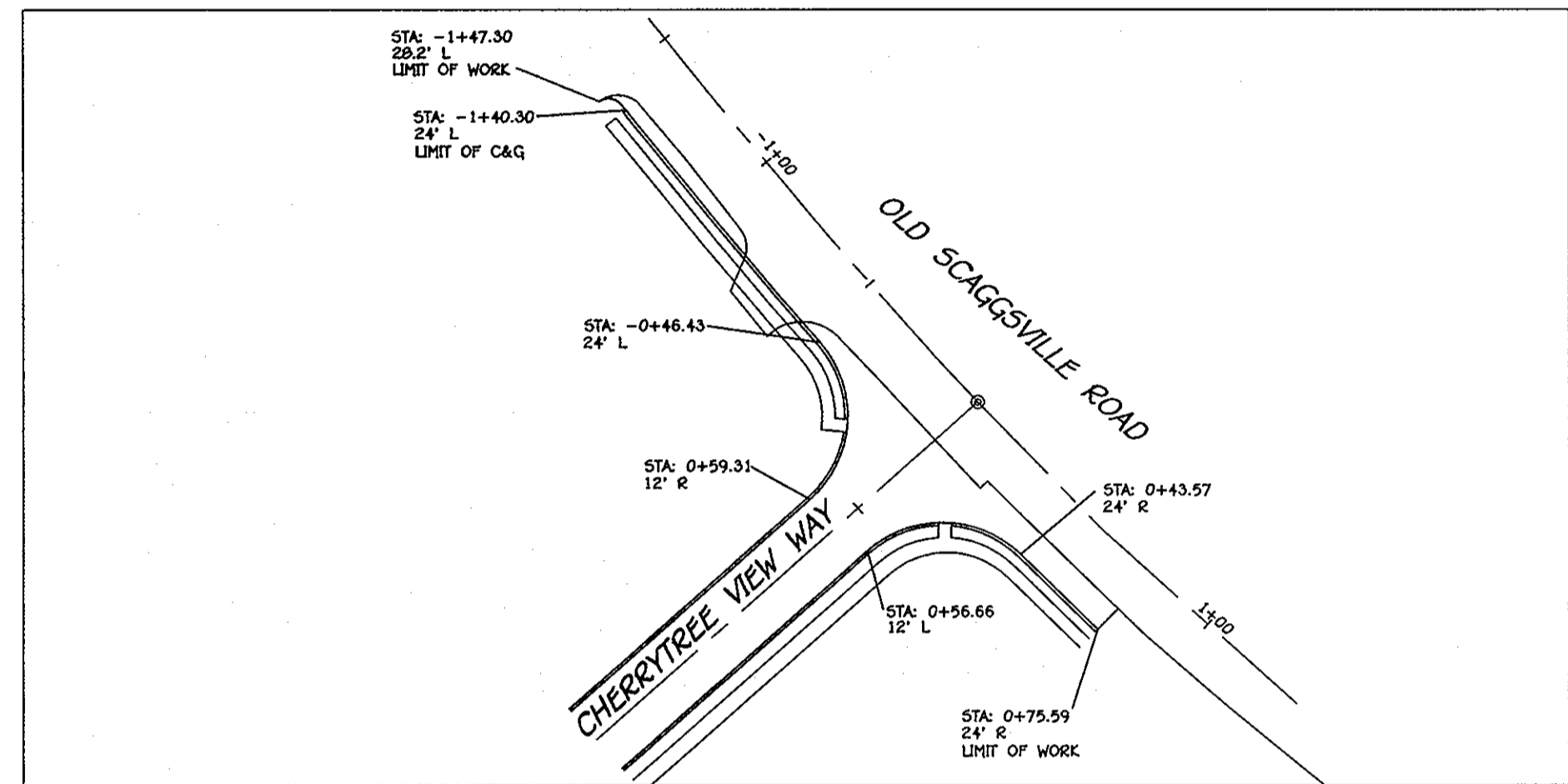
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BUS TURNING RADIUS DETAIL

NO SCALE

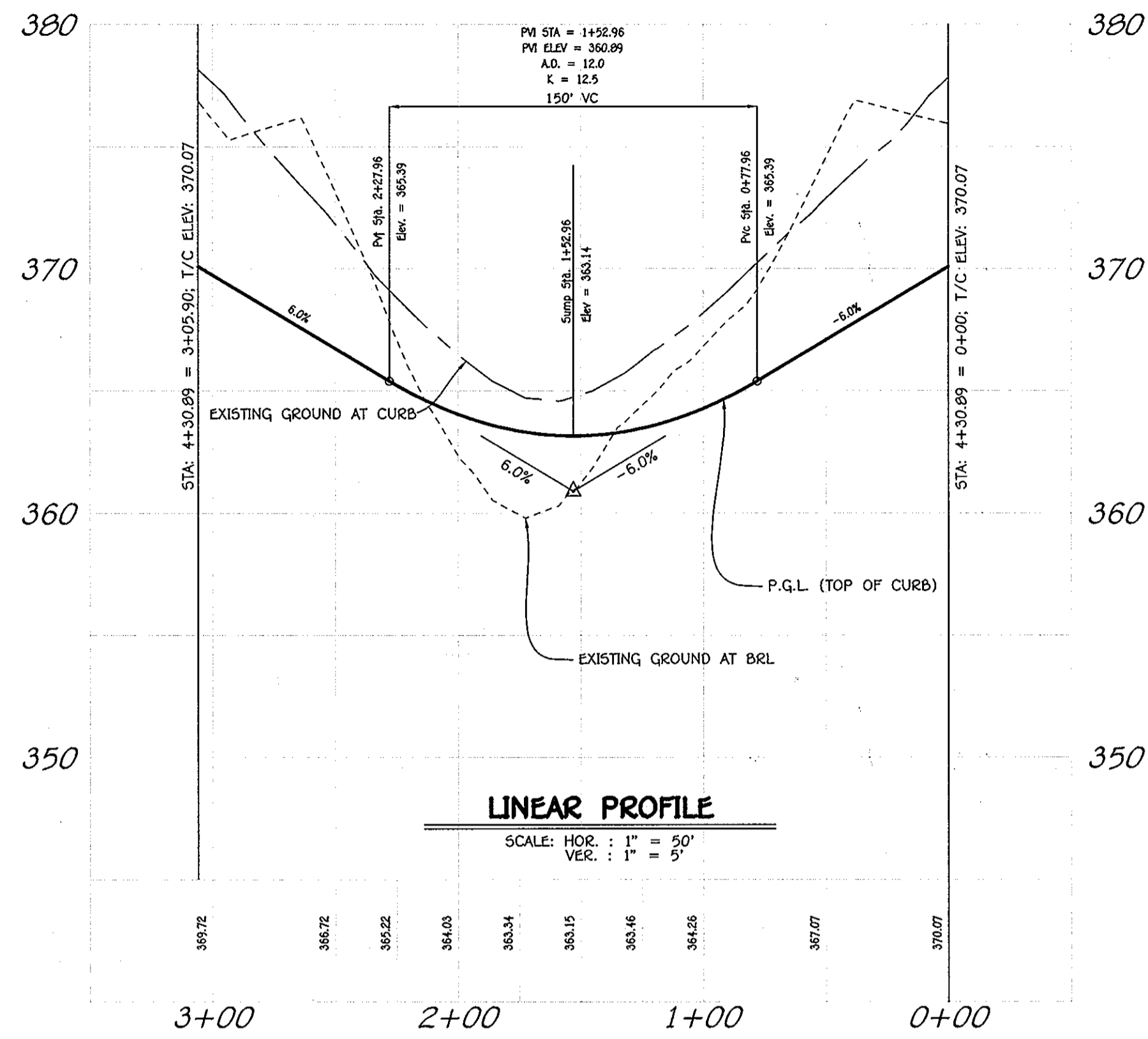
SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	
		3 TO <5	5 TO <7
P-2	PARKING DRIVE ASLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SAC: RESIDENTIAL	MIN HMA WITH GAB	HMA WITH CONSTANT GAB
		MIN HMA WITH GAB	HMA WITH CONSTANT GAB



FILLET DETAIL

SCALE: 1" = 50'

CHERRYTREE VIEW WAY

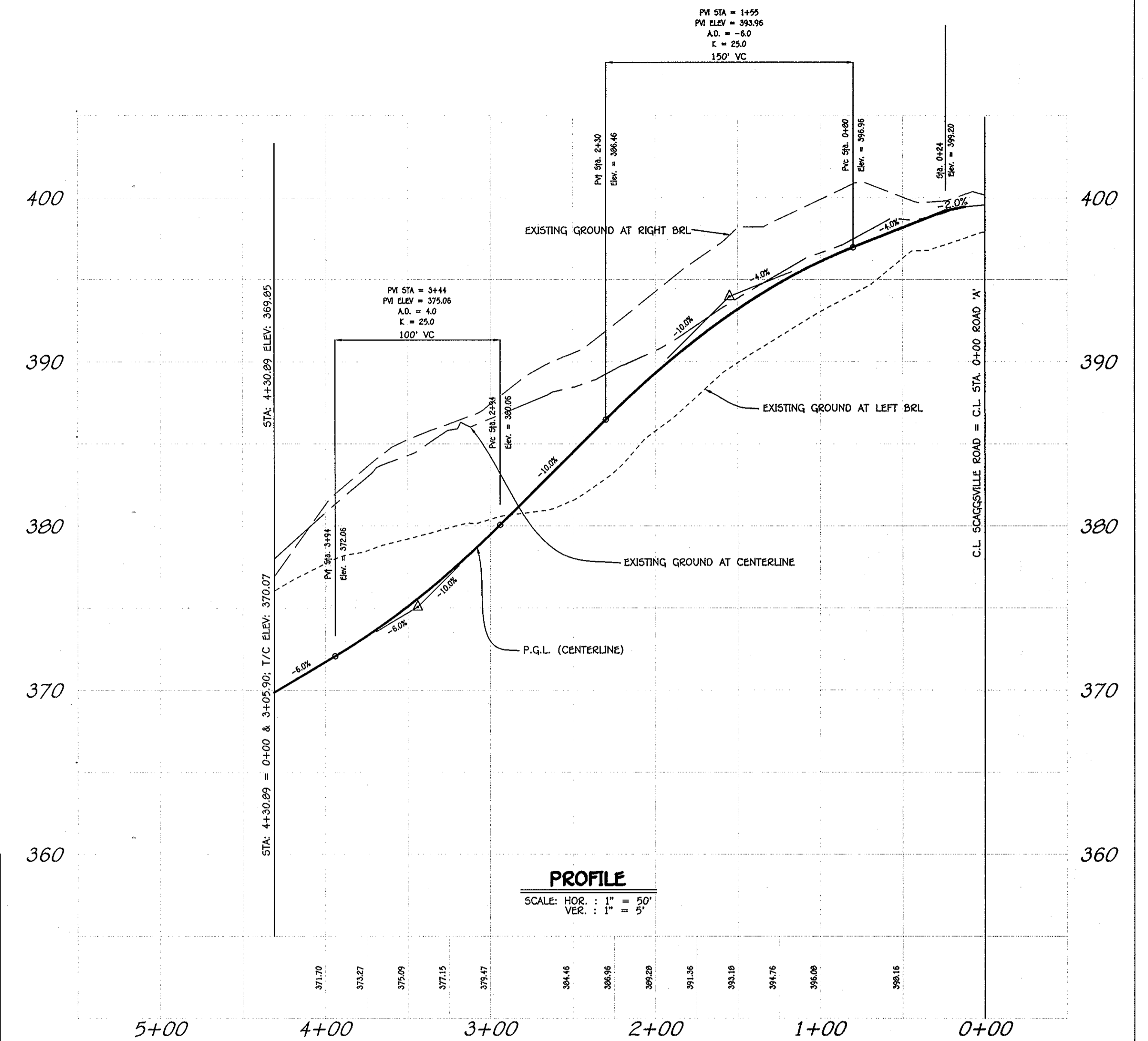


LINEAR PROFILE

SCALE: HOR. : 1" = 50'
VER. : 1" = 5'

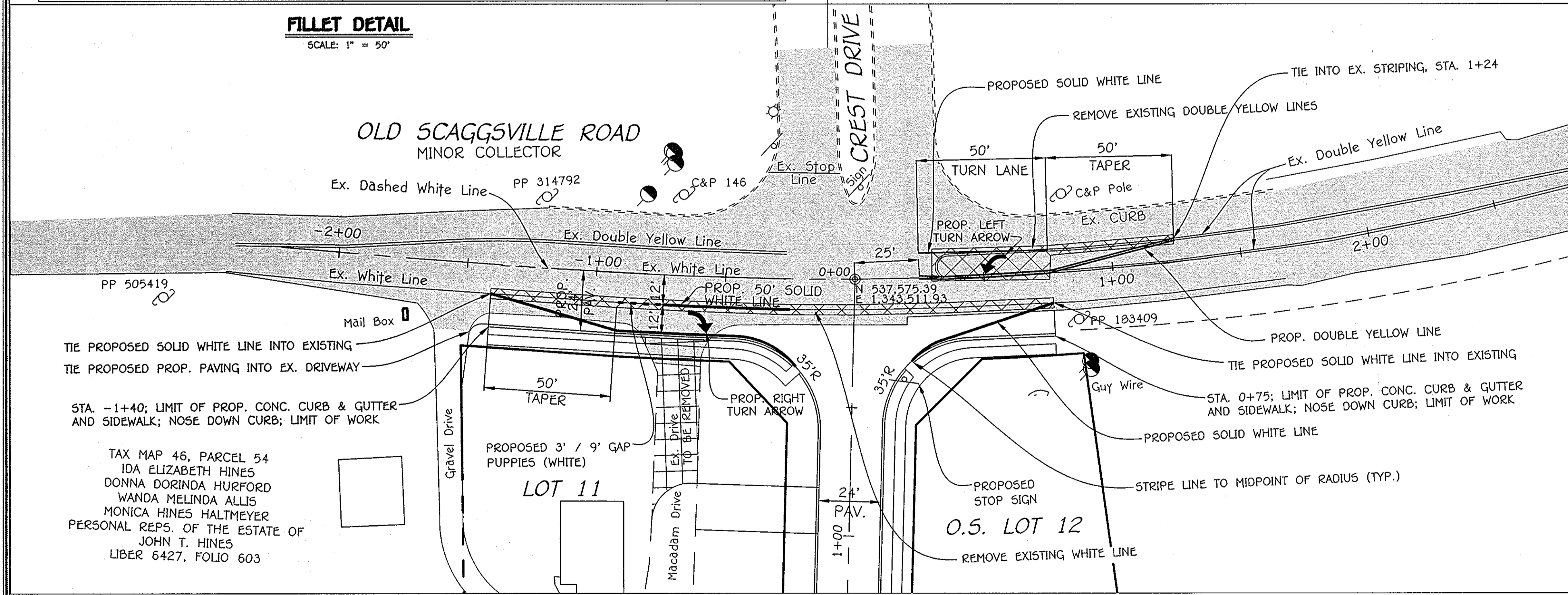
CHERRYTREE VIEW WAY

PUBLIC ACCESS PLACE
DESIGN SPEED = 25 M.P.H.



PROFILE

SCALE: HOR. : 1" = 50'
VER. : 1" = 5'

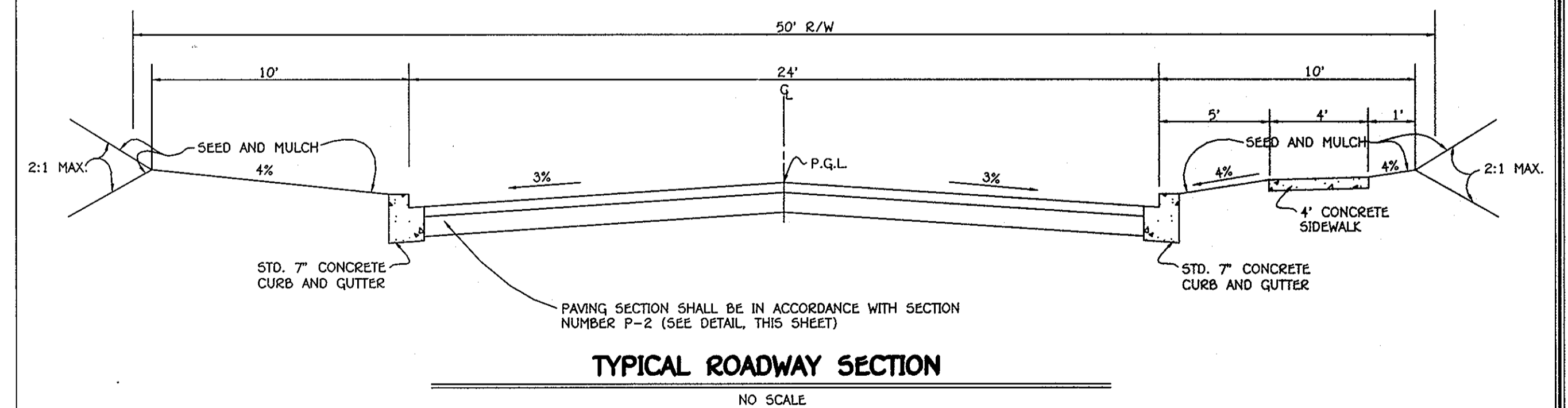


STRIPING PLAN

SCALE: 1" = 30'

PAVEMENT MARKING NOTES:

- ALL EXISTING LINE REMOVAL SHALL BE DONE BY GRINDING.
- ALL LINE WIDTHS ARE 5".



TYPICAL ROADWAY SECTION

NO SCALE

ROADWAY INFORMATION CHART

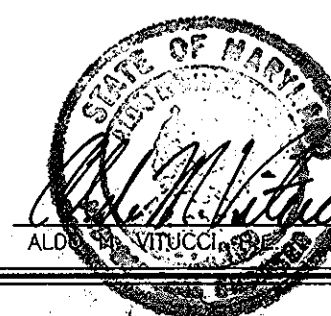
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
CHERRYTREE VIEW WAY	PUBLIC ACCESS PLACE	25 M.P.H.	R-20	0+00 TO 5+02.79	P-2

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
ELLICOTT CITY, MARYLAND 21042
(410) 461-2295

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Thomas S. Siddle
PLANNING DIRECTOR
Hulu
DATE

OWNER
HILEY A. GONDROFF & W/F
10909 SCAGGSVILLE ROAD
LAUREL, MARYLAND 20723
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422

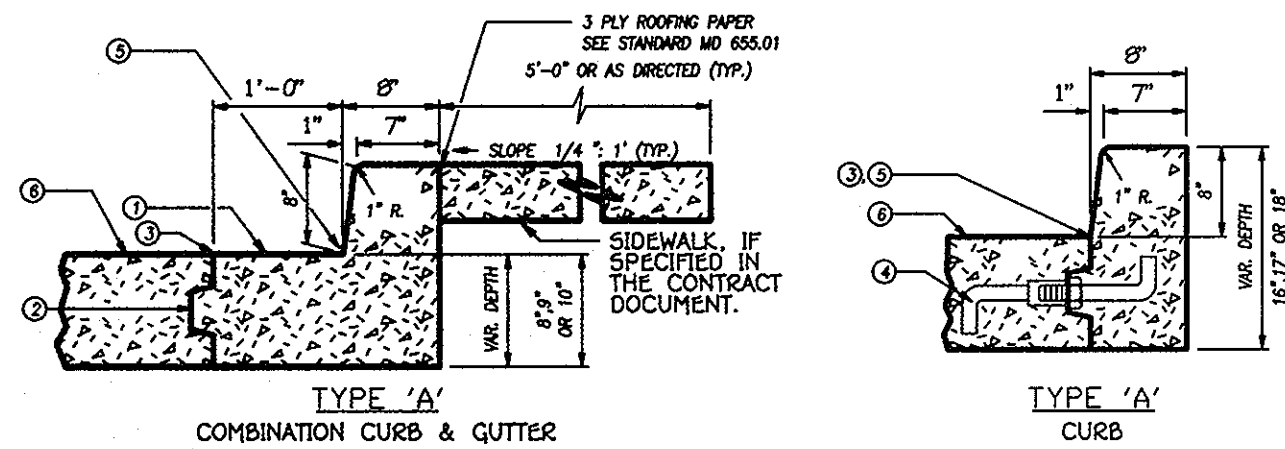
DEVELOPER
FAL DEVELOPERS, L.L.C.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422



12/31/10
DATE

"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 2-22-11."

PRELIMINARY ROAD PROFILES & STRIPING PLAN
CHERRYTREE VIEW
BUILDABLE LOTS 1 - 11 AND
OPEN SPACE LOTS 12 & 13
ZONING: R-20
PREVIOUS FILE Nos.: ECP-11-003 & WP-11-065
TAX MAP No. 46 GRID No. 11 PARCEL No. 55
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 5 OF 7



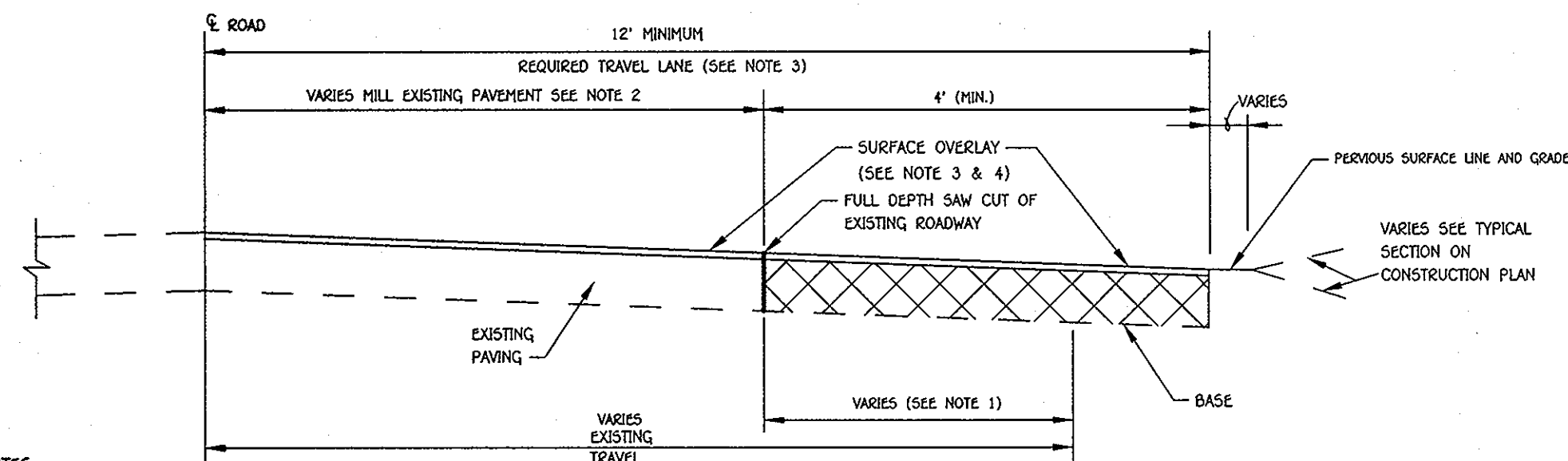
- ① SLOPE GUTTER PAN 1/2" PER FOOT TOWARD FLOW LINE ON ALL ROADWAYS INCLUDING SUPERELEVATED SECTIONS, EXCEPT INTERCHANGE RAMP.
- ② PROVIDE KEY AND LONGITUDINAL TIE BAR AS REQUIRED; SEE NOTE A
- ③ ROADWAY PAVEMENT CONSTRUCTION JOINT
- ④ LONGITUDINAL TIE DEVICE "J" BAR MODIFIED
- ⑤ FLOW LINE
- ⑥ ROADWAY PAVEMENT SLOPE

NOTES

- A. ROAD PAVEMENT ADJACENT TO COMBINATION CURB AND GUTTER AND CLOSED SECTION ROADWAY USING ROAD PAVEMENT WITH COMBINATION CURB AND GUTTER SHALL BE KEYS AND TIES AT THE ROADWAY PAVEMENT CONSTRUCTION JOINT. REFER TO STANDARD MD 572.61 FOR METHOD OF KEYWAY AND LONGITUDINAL TIE DEVICES. SPACING OF THE TIE BARS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. ROAD PAVEMENT AND CURB SHALL BE CONSTRUCTED AS INDICATED. THE DEVICES AND KEYS ARE NOT REQUIRED WHEN USING FLEXIBLE PAVEMENT FOR ROADWAY.
- B. MAXIMUM JOINT SPACING FOR CONCRETE CURB AND COMBINATION CURB & GUTTER IS 10'. SEE SPECIFICATION FOR LOCATIONS AND OCCASION OF TREATMENT FOR THE TYPES OF JOINTS USED.
- C. TYPE A OR B COMBINATION CURB AND GUTTER SHALL BE USED FOR ALL APPLICABLE NEW CONSTRUCTION AND IN THOSE AREAS WHERE THE COMBINATION CURB AND GUTTER IS TO BE REPLACED IN KIND.
- D. TYPE A OR B CURB SHALL BE USED FOR THE REPLACEMENT OF LIKE KIND OF CURB ONLY. NOT TO BE USED FOR NEW CONSTRUCTION EXCEPT WHERE INDICATED ON APPROPRIATE INLET STANDARDS.

STANDARD TYPE A CONCRETE CURB AND COMBINATION CONCRETE CURB & GUTTER

STANDARD NO. MD 620.02

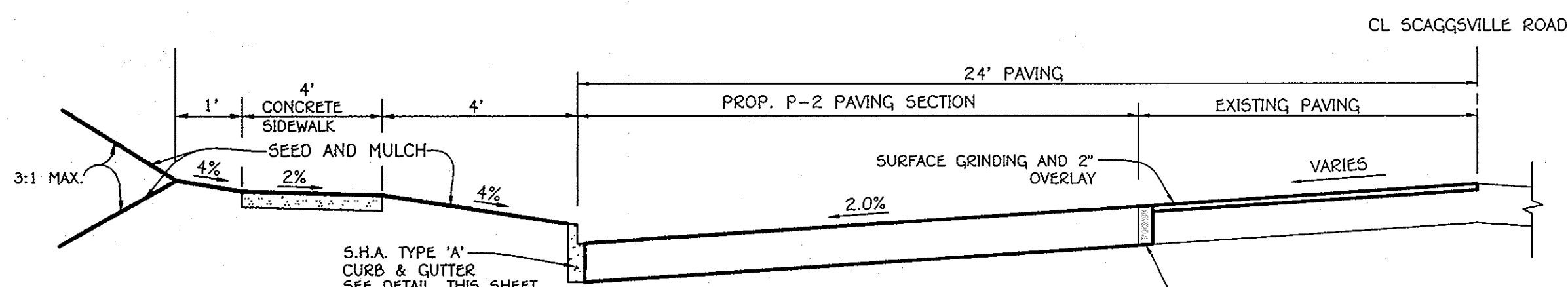


NOTES:

- 1. WHEN EXISTING TRAVEL LANE IS LESS THAN THE REQUIRED 12' LANE CONTRACTOR SHALL REMOVE A MINIMUM OF 1' FULL DEPTH OF THE EXISTING ROADWAY.
- 2. IF CURB AND GUTTER IS INSTALLED, PROVIDE A MINIMUM OF 4' OF WIDENING FROM FACE OF GUTTER PAN.
- 3. THE EXISTING PAVEMENT TO BE RESURFACED SHALL BE MILLED AT DEPTH OF 1 1/2" (MINIMUM).
- 4. THE RESURFACING SHALL BE PLACED TO THE CENTERLINE OF THE ROADWAY.
- 5. RESURFACING COURSE TO BE EQUAL TO THE SURFACE COURSE OF THE TYPICAL PAVEMENT SECTION.

EXISTING ROADWAY WIDENING STRIP (R-1.08)

NO SCALE



OLD SCAGGSVILLE ROAD TYPICAL ROAD WIDENING DETAIL

NO SCALE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas J. Buttle
PLANNING DIRECTOR

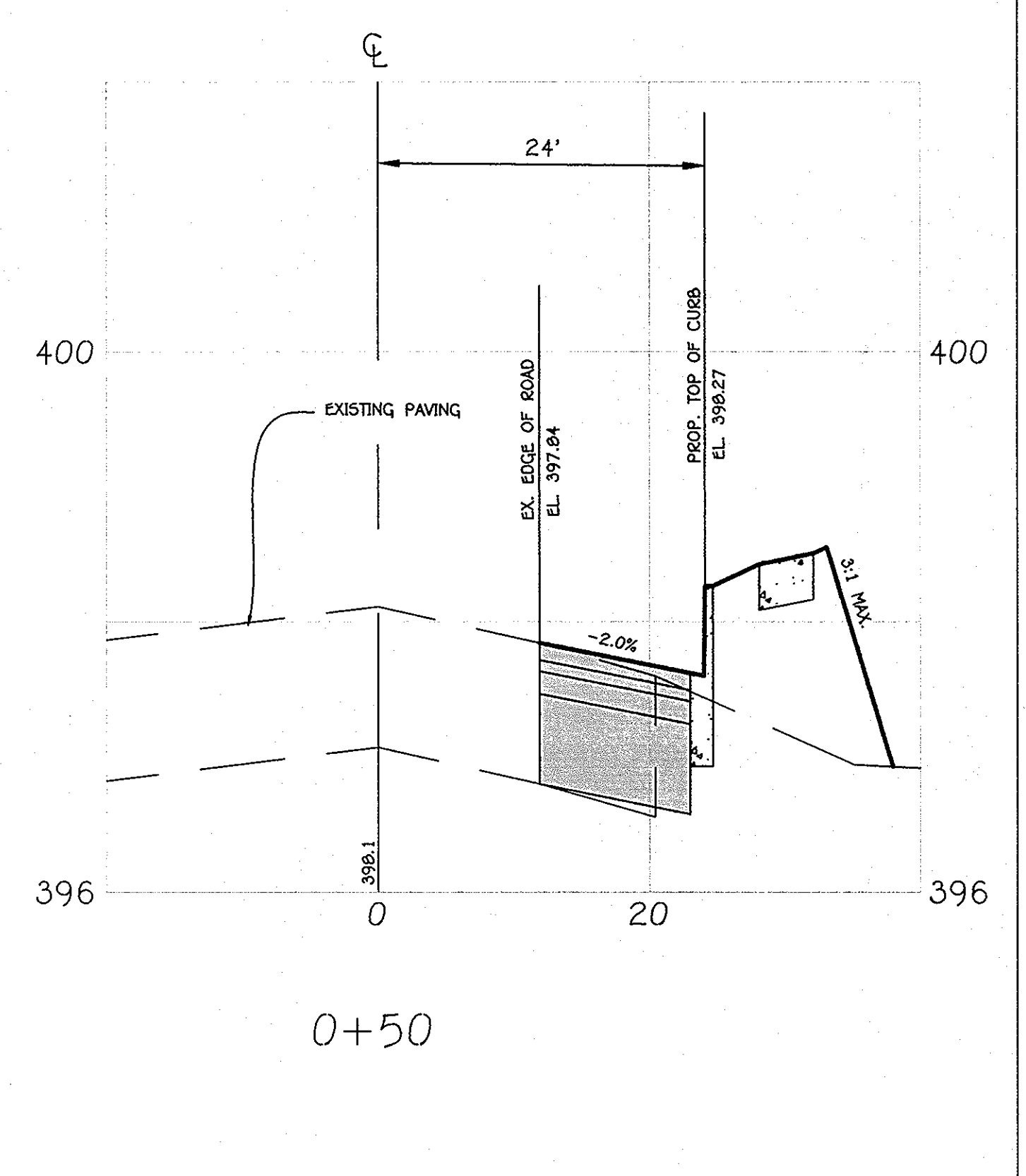
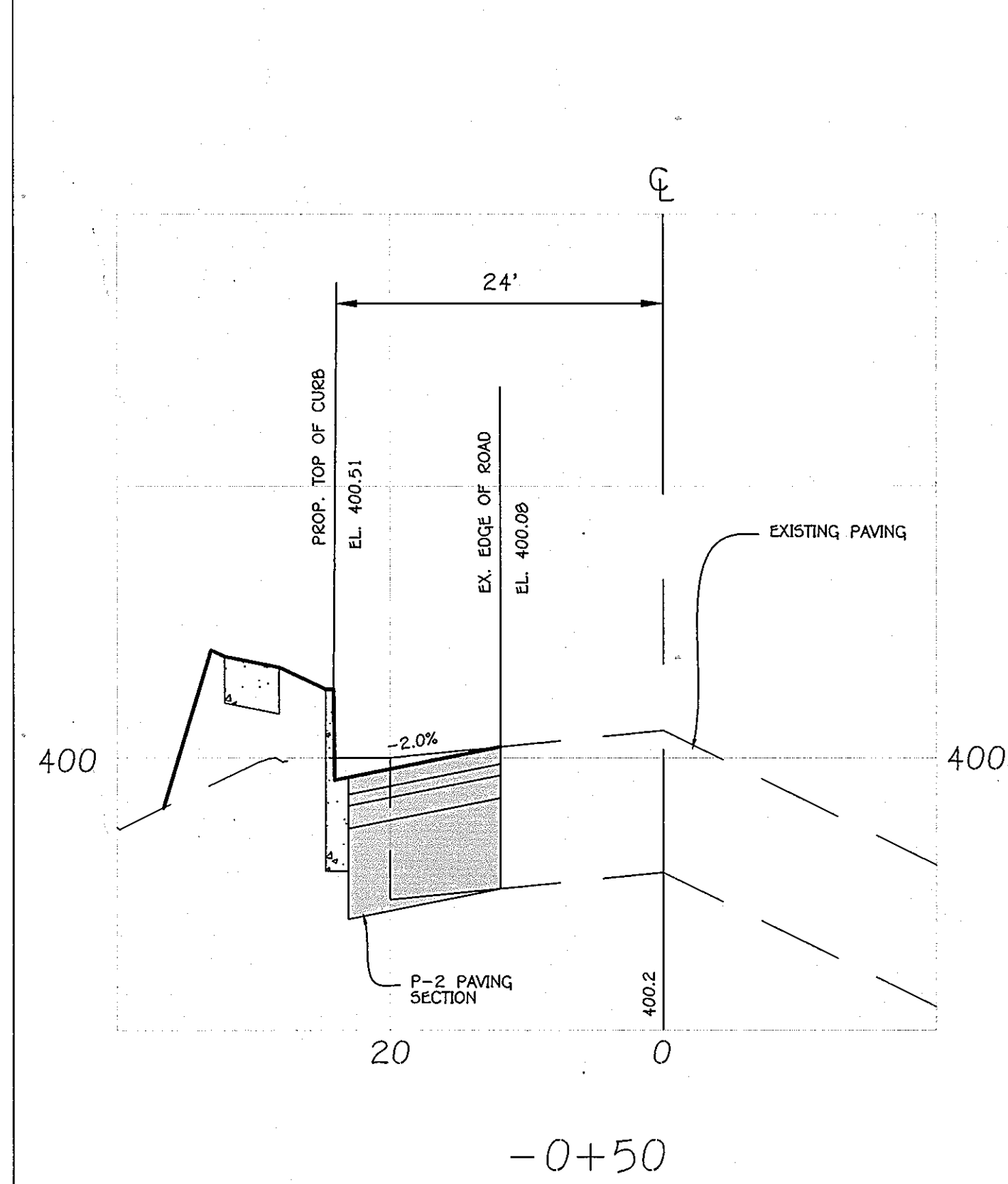
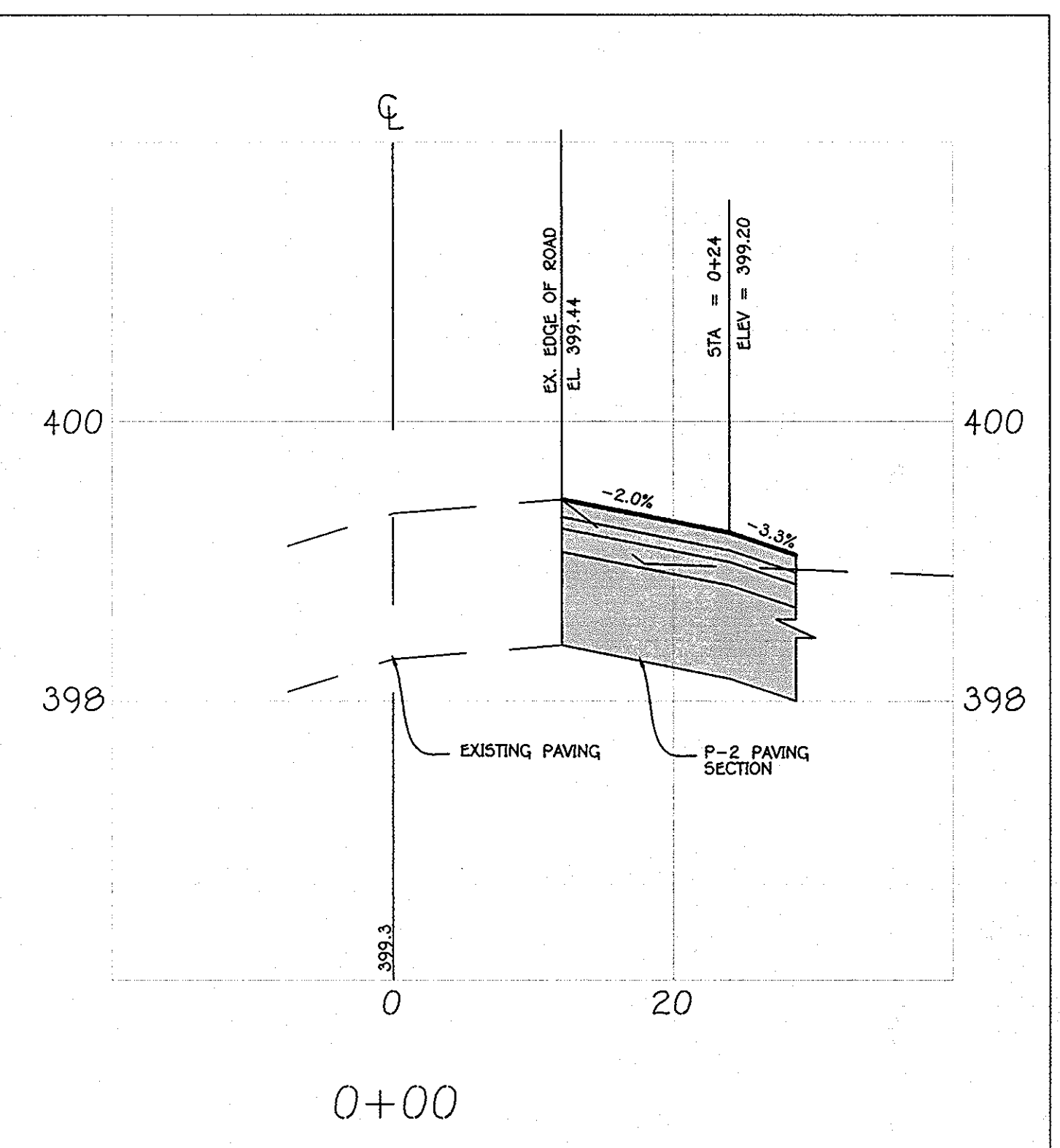
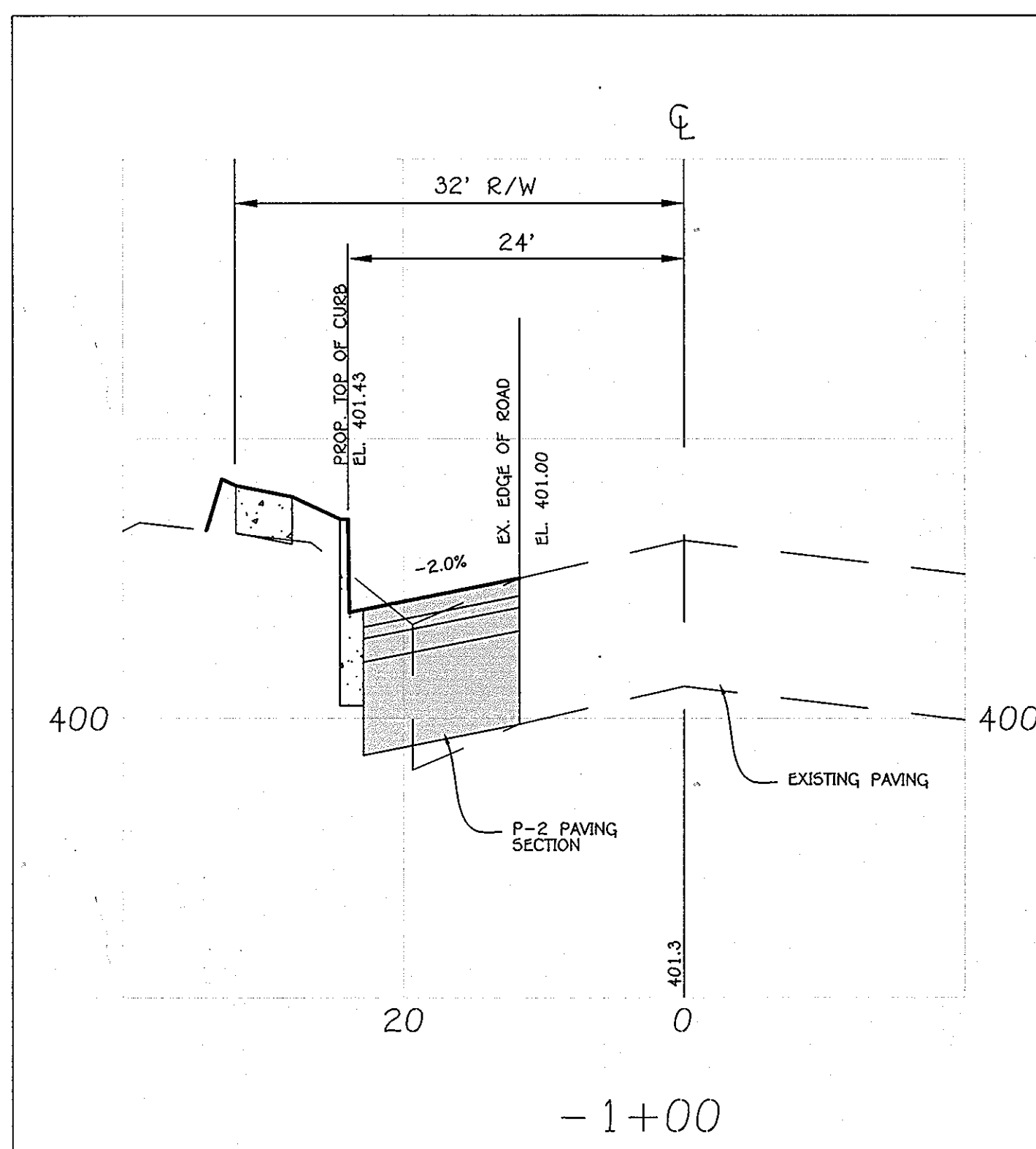
1/10/11
DATE

OWNER
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10909 SCAGGSVILLE ROAD
LAUREL, MARYLAND 20723
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422

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ELICOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422



12.32.10
DATE

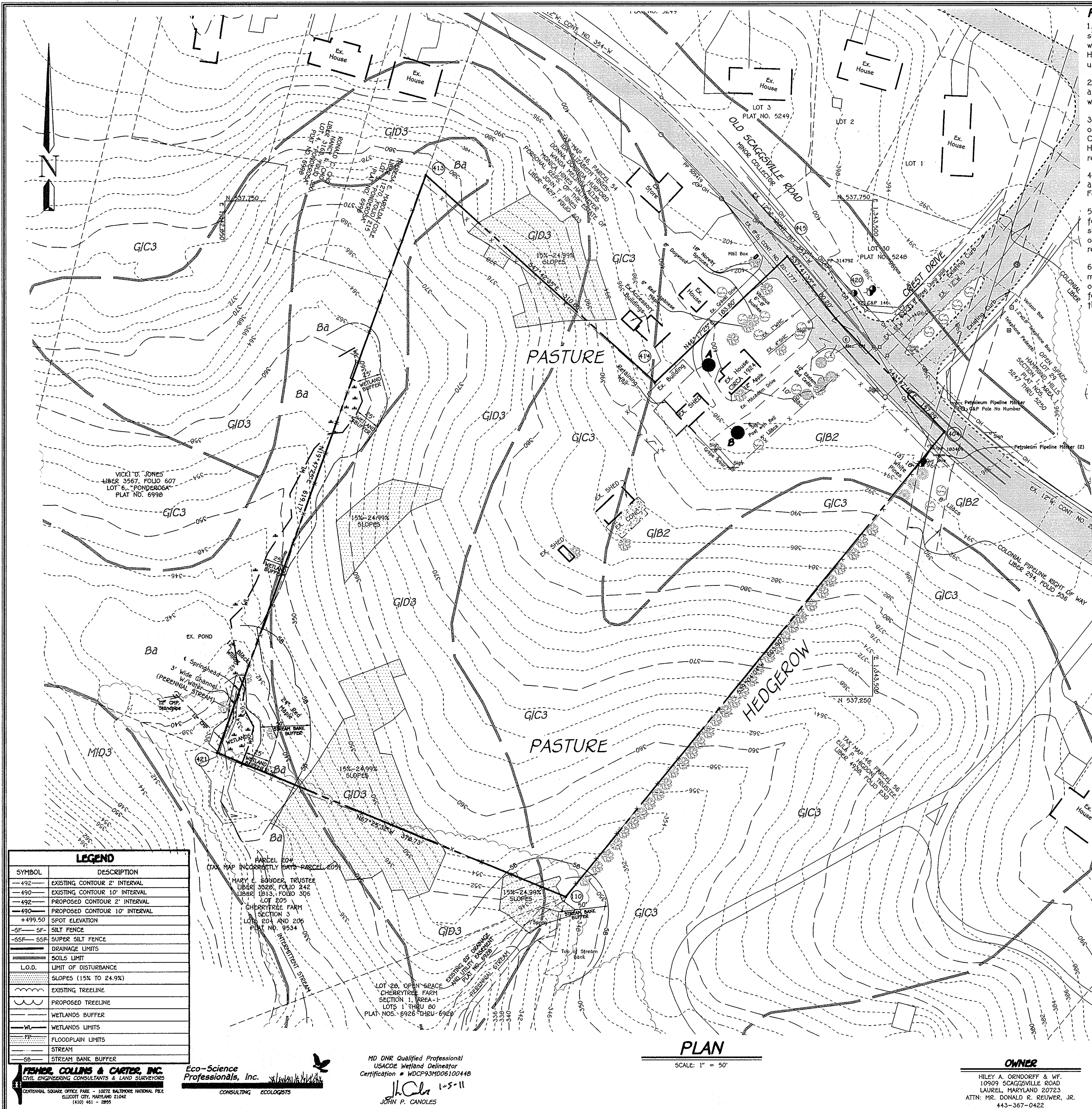


CROSS-SECTIONS

SCALE: HOR: 1" = 10'
VER: 1" = 1'

**DETAIL SHEET
CHERRYTREE VIEW
BUILDABLE LOTS 1 - 11 AND
OPEN SPACE LOTS 12 & 13**

ZONING: R-20
PREVIOUS FILE NOS.: ECP-11-003 & WP-11-065
TAX MAP No. 46 GRID No. 11 PARCEL No. 55
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 20, 2010
SHEET 6 OF 7

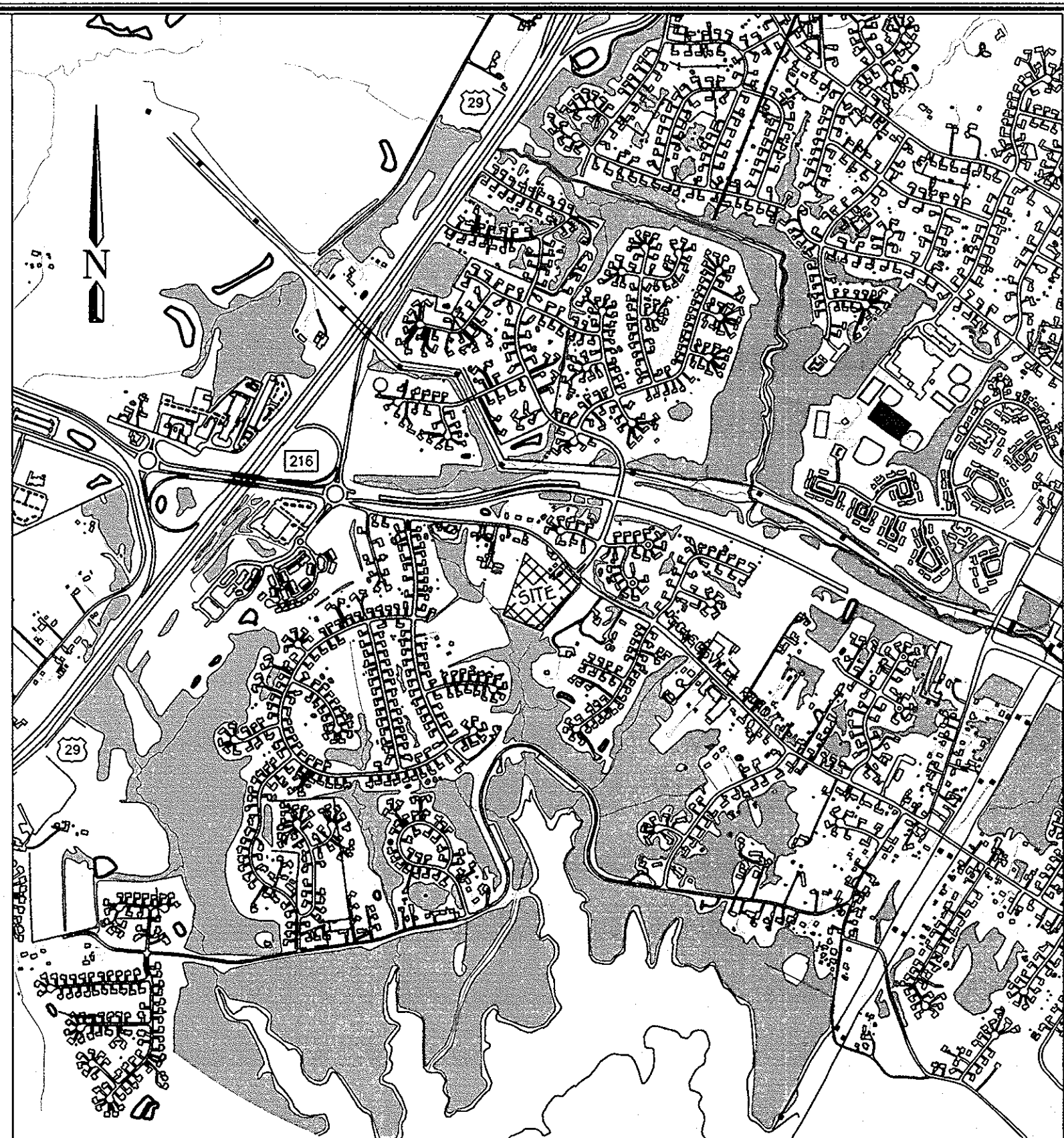


PFCP NOTES

1. 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.
2. Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or within the shown limits of disturbance.
3. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ. Permanent signage shall be retained on the easement limits in perpetuity.
4. No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
5. Temporary fencing shall be used to protect forest resources during construction. The fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed forest retention limits.
6. The Forest Conservation Act requirements will be met through the afforestation of 1.0 acre. This obligation will be met through payment of a fee-in-lieu, off-site planting or combination thereof.

NOTES:

1. NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
2. NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THE PROPERTY.
3. SURROUNDING LAND USE IS PRIMARILY MEDIUM DENSITY RESIDENTIAL DEVELOPMENT.
4. NO FOREST IS PRESENT ON THE SITE.



VICINITY MAP

SCALE: 1" = 1200'

SOILS LEGEND

SOIL	NAME	CLASS
Ba	Balle silt loam	D
GJB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GID3	Glenelg loam, 15 to 25 percent slopes, severely eroded	B

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

WETLAND DATA

WETLAND SYSTEM	COMARON CLASSIFICATION	DOMINANT VEGETATION
A	PEM1C	JUNCIUS EFFRUSUS, MENTHA SPICATA, IMPATIENS CAPENSIS, CIMNA ARUNDINACEA, CAREX STRICTA, SALKX NIGRA

SPECIMEN TREE CHART

SYMBOL	SPECIES, SIZE	COMMENT
A	BLACK OAK, 51" DBH	GOOD CONDITION
B	NORWAY MAPLE, 32" DBH	GOOD CONDITION, NON-NATIVE SPECIES

FOREST CONSERVATION WORKSHEET VERSION 1.0

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	6.5
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)	0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0
D. NET TRACT AREA	6.5
LAND USE CATEGORY: MEDIUM DENSITY RESIDENTIAL	
E. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%)	1.0
F. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 20%)	1.3
EXISTING FOREST COVER	
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	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	N/A
BREAK-EVEN POINT	
K. CLEARING PERMITTED WITHOUT MITIGATION	N/A
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	N/A
M. TOTAL AREA OF FOREST TO BE RETAINED	N/A
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0
O. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0
P. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0
Q. TOTAL REFORESTATION REQUIRED	0
R. TOTAL AFFORESTATION REQUIRED	1.0
T. TOTAL PLANTING RECOMMENDATION	1.0

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Monica P. Butler
PLANNING DIRECTOR

[Signature]
DATE



LEGEND

SYMBOL	DESCRIPTION
---492---	EXISTING CONTOUR 2' INTERVAL
---490---	EXISTING CONTOUR 10' INTERVAL
---492---	PROPOSED CONTOUR 2' INTERVAL
---490---	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
---SF---	SILT FENCE
---SSF---	SUPER SILT FENCE
---	DRAINAGE LIMITS
---	SOILS LIMIT
---	LIMIT OF DISTURBANCE
---	SLOPES (15% TO 24.9%)
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	WETLANDS BUFFER
---	WETLANDS LIMITS
---	FLOODPLAIN LIMITS
---	STREAM
---	STREAM BANK BUFFER

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACE Wetland Delimitation
Certification # WDCP93MD0610044B
[Signature] 1-5-11
JOHN P. CANOLES

PLAN

SCALE: 1" = 50'

OWNER
HILEY A. ORNDORFF & W.F.
19009 SCAGGSVILLE ROAD
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ATTN: MR. DONALD R. REUWER, JR.
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DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
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ELLCOTT CITY, MARYLAND 21042
ATTN: MR. DONALD R. REUWER, JR.
443-367-0422

WETLAND & FOREST STAND DELINEATION PLAN
CHERRYTREE VIEW

BUILDABLE LOTS 1 - 11 AND
OPEN SPACE LOTS 12 & 13
ZONING: R-20
GRID No. 11
TAX MAP No. 46 PARCEL No. 55
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: OCTOBER 21, 2010
SHEET 7 OF 7