

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 MISS UTILITY 1-800-257-7777
 VERIZON TELEPHONE COMPANY 1-410-354-6281
 HOWARD COUNTY BUREAU OF UTILITIES 1-410-313-2668
 AT&T CABLE LOCATION DIVISION 1-800-393-3553
 B.G.A.E. CO. CONTRACTOR SERVICES 410-850-4820
 B.G.A.E. CO. UNDERGROUND DAMAGE CONTROL 410-897-4620
 STATE HIGHWAY ADMINISTRATION 410-531-5533
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED MARCH 1995.
- THE PROJECT BOUNDARY SHOWN FOR PARCELS 56 & 309 IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY 14, 2000, WHICH WAS VERIFIED AS CORRECT BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010. ROBERT H. VOGEL ENGINEERING, INC. SURVEYED PARCELS 56 & 309 IN MARCH 2010.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO BIO-RETENTION FACILITIES, GRASS SWALES, RAIN BARRELS AND ROOFTOP DISCONNECTS.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THIS PRELIMINARY EQUIVALENT SKETCH PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES: F-09-036, SP-06-010, WP-10-030, WP-11-145, WP-12-152, WP-12-165, ECP-12-012, PB 382, PB 396, CONT. 661-WAS, CONT. 134-W, AND CONT. 14-4737-D.
- PLANNING BOARD CASE NO. 396 APPROVED BY PLANNING BOARD ON JANUARY 17, 2013.
- THE SUBJECT PROPERTY IS ZONED "R-ED" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06.
- THE BUILDINGS TO BE DEMOLISHED ON MAP 25, PARCEL 95 ARE LISTED ON THE HISTORIC SITES INVENTORY AS HO-855. HAZELUR COTTAGES, THESE BUILDINGS CAME BEFORE THE HISTORIC DISTRICT COMMISSION FOR ADVISORY COMMENTS AS HDC-06-02 FOR PLAN S-06-10, WEAVER'S COURT. THE HOUSE LOCATED ON MAP 25, PARCEL 309 HAS BEEN DEMOLISHED. THE HOUSE IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-856. TAX RECORDS INDICATE THE EXISTING HOUSE WAS BUILT IN 1899.
- ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.06.
- DRIVEWAY(S) 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 (16 FEET SERVING MORE THAN ONE RESIDENCE).
 b) SURFACE - 6 INCHES DEPTH OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.
 d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (225 LOADINGS).
 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.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED SERVICE ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH #14-4737-D & CONTRACT #134-W. SEWER WILL BE PROVIDED THROUGH CONTRACT #661-W&S & #14-4737-D.
- 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. 2411 AND 2413 WERE USED FOR THIS PROJECT.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
- THERE ARE EXISTING STRUCTURES LOCATED ON SITE. ALL EXISTING STRUCTURES LOCATED ON-SITE SHALL BE REMOVED PRIOR TO THE RECORDATION OF THIS PLAN.
- COLLEGE AVENUE IS A SCENIC ROAD.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY MCCARTHY & ASSOC., INC., DATED MAY, 2011 AND ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 24, 2006 & CONFIRMED MAY 27, 2011. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY MCCARTHY & ASSOC., DATED MAY 2011 & ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 24, 2006 & CONFIRMED MAY 27, 2011.
- A TOTAL OF 20 LOTS AND 4 OPEN SPACE LOTS ARE PROPOSED UNDER THIS PLAN.
- OPEN SPACE LOT 21 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARK. OPEN SPACE LOTS 22-24 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WETLANDS AND THEIR BUFFERS WILL NOT BE IMPACTED BY THE CONSTRUCTION OF THE PUBLIC SWM, DRAINAGE AND UTILITY EASEMENT AND ASSOCIATED RIP RAP.
- ROAD MODIFICATIONS ALONG COLLEGE AVENUE FRONTAGE INCLUDING, BUT NOT LIMITED TO GRADING, GEO-GRID SLOPE STABILIZATION REINFORCEMENT, STORM DRAIN SYSTEM, ETC. WILL BE DONE UNDER COUNTY PLAN J-4231.
- CONSTRUCTION WILL COMMENCE IN SPRING 2013 AND WILL BE COMPLETED IN THE FALL 2013.
- WP-12-165: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED JULY 23, 2012, TO WAIVE SECTION 16.1205(c)(10) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30"DBH OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS AS OUTLINED IN SECTION 16.1205(a)(1-9). A WAIVER TO SECTION 16.116(b) WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, STRUCTURES AND PAVING ON LAND WITH EXISTING STEEP SLOPES.

PRELIMINARY EQUIVALENT SKETCH PLAN

AUTUMN OVERLOOK

LOTS 1-20, & OPEN SPACE LOTS 21-24

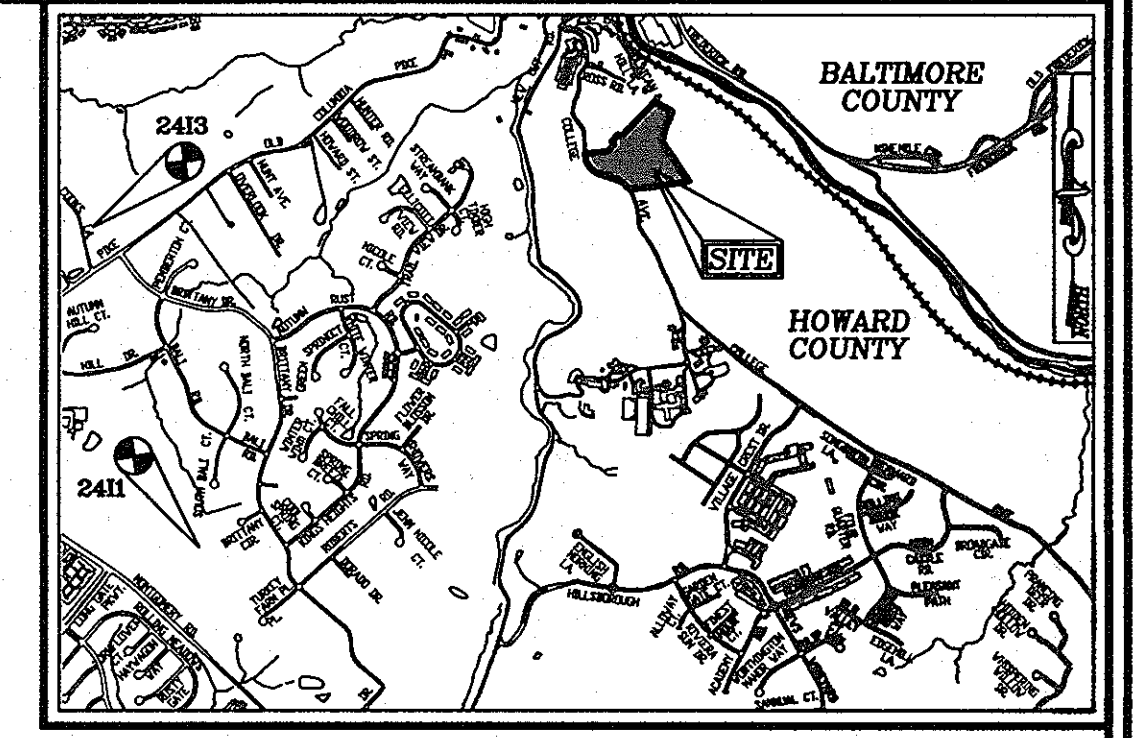
PARCELS 56 & 309 (L. 12833 / F. 00446)
 PARCEL 95 (L. 13244 / F. 00037)

LOT TABULATION

TOTAL NO. OF PROPOSED LOTS:	24
TOTAL NO. OF DWELLING UNITS:	20
NO. OF SINGLE FAMILY DETACHED:	20
NO. OF OPEN SPACE LOTS:	4

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING SEWER AND UTILITY EASEMENT
- PROPOSED PUBLIC SEWER & UTILITY EASEMENT
- PROPOSED FOREST CONSERVATION
- RECREATIONAL OPEN SPACE
- NON-CREDITED OPEN SPACE
- PROPOSED PUBLIC SHORT DISTANCE EASEMENT
- PROPOSED 20' PUBLIC ACCESS EASEMENT TO OPEN SPACE LOT 21
- PROPOSED PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 11-15 AND OPEN SPACE LOTS 21 & 23
- PROPOSED PRIVATE DRAINAGE SWM & UTILITY EASEMENT
- PROPOSED PUBLIC DRAINAGE SWM & UTILITY EASEMENT
- PROPOSED 30' PUBLIC SEWER UTILITY EASEMENT
- 10' WIDE PRIVATE SWM EASEMENT



VICINITY MAP

SCALE: 1"=2,000'
 ADC MAP COORDINATE: 4816, C8

BENCHMARKS

HOWARD COUNTY BENCHMARK 2411 (CONC. MON.)
 N 577298.65 E 1366075.16 ELEV. 437.12
 HOWARD COUNTY BENCHMARK 2413 (CONC. MON.)
 N 580648.90 E 1364974.47 ELEV. 463.77

COORDINATE TABLE

NO.	NORTH	EAST
101	581040.42	1370527.52
102	581080.64	1370486.68
103	581104.00	1370434.33
104	581192.96	1370461.19
105	581284.89	1370481.74
106	581351.28	1370540.84
107	581379.40	1370566.59
108	581442.39	1370743.42
800	581005.08	1370588.72
801	581327.23	1370520.80
802	581393.11	1370596.57
803	581394.97	1370526.04
804	581388.89	1370639.65
805	581493.20	1370927.33
806	581534.04	1370899.58
807	581534.11	1371035.51
808	581122.59	1371179.26
809	581068.48	1370838.26
810	581025.93	1370784.09

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 7
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LANDSCAPE AND FOREST CONSERVATION NOTES AND DETAILS	7 OF 7

OWNER

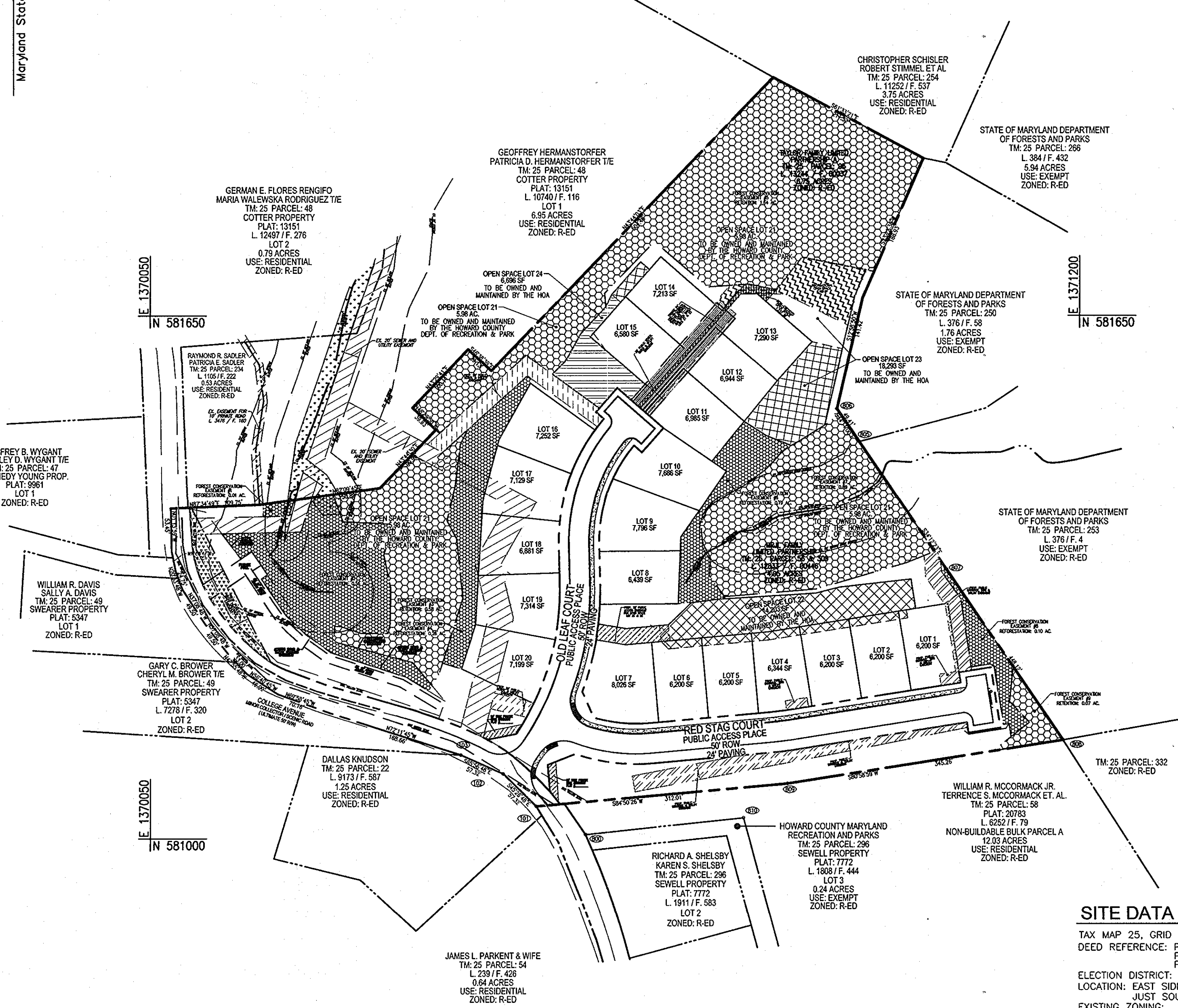
MR.JL.LLC; TAYLOR VILLAGE FAMILY, LLC
 MANAGING MEMBER PHILLIP GUGLIOTTI, AUTHORIZED PERSON
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MD 21043
 (410) 465-3500

TAYLOR FAMILY LIMITED PARTNERSHIP 'A'; VILLAGE CREST, LLC;
 MANAGING MEMBER BRUCE TAYLOR, AUTHORIZED PERSON
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MD 21043
 (410) 465-3500

DEVELOPER

AUTUMN DEVELOPMENT CORPORATION, RONALD L. SPAHN, PRESIDENT
 5401 TWIN KNOLLS ROAD, SUITE 7
 COLUMBIA, MD 21045
 (410) 465-3500

Maryland State Grid Meridian



SITE DATA

TAX MAP 25, GRID 14, PARCELS 56, 95, & 309
 DEED REFERENCE: PARCEL 56: L. 12833 / F. 00446
 PARCEL 95: L. 13244 / F. 00037

ELECTION DISTRICT: 2ND
 LOCATION: EAST SIDE OF COLLEGE AVENUE,
 JUST SOUTH OF ROSS ROAD

EXISTING ZONING: R-ED

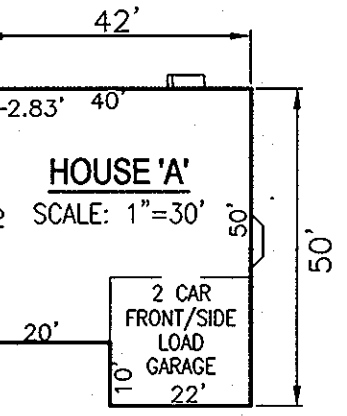
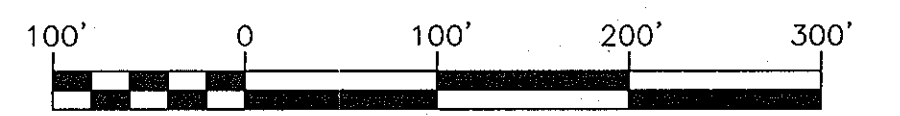
GROSS AREA:	11.71 AC
AREA OF 100 YEAR FLOODPLAIN:	N/A
AREA OF STEEP SLOPES:	1.49 AC
AREA OF STREAM/BUFFER:	3.17 AC
AREA OF WETLANDS/BUFFER:	0.15 AC
NET AREA:	10.22 AC

BASE DENSITY:
 2 LOTS PER NET ACRE (2X10.22): 20 LOTS

NUMBER OF PROPOSED RESIDENTIAL LOTS (SFD): 20 LOTS
 AREA OF PROPOSED RESIDENTIAL LOTS (SFD): 3.17 AC
 AREA OF ROAD RIGHT OF WAY (ON-SITE): 1.24 AC
 AREA OF ROAD RIGHT OF WAY (OFF-SITE): 0.42 AC
 (DEDICATION ALONG COLLEGE AVE.)
 OPEN SPACE REQUIRED: 50% OF GROSS AREA 5.86 AC
 TOTAL AREA OF OPEN SPACE PROPOSED: 6.88 AC
 TOTAL AREA OF NON-CREDITED OPEN SPACE: 0.03 AC
 TOTAL AREA OF CREDITED OPEN SPACE: 6.85 AC (58.5%)
 LIMIT OF DISTURBANCE: 9.53 AC
 REC OPEN SPACE: 300 SF/DWELLING UNIT x 20: 6,000 SF
 REC OPEN SPACE PROVIDED (PASSIVE): 6,000 SF
 EXISTING USE OF SITE: RESIDENTIAL, SFD
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED PUBLIC
 PROPOSED WATER SYSTEM: PUBLIC
 PROPOSED SEWER SYSTEM: PUBLIC
 OPEN SPACE LOTS 22, 23, & 24 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
 OPEN SPACE LOT 21 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARK
 MINIMUM LOT AREA: 6,000 SF

COVER SHEET

SCALE: 1"=100'



TYPICAL HOUSE MODEL

- AN ISOLATED AREA OF SMALL TREES LOCATED EAST OF THE PROPOSED ENTRANCE WILL BE REMOVED ALONG COLLEGE AVENUE IN ORDER TO INSTALL THE PROPOSED ENTRANCE. THE SMALL BAND OF TREES WILL BE REMOVED BASED ON THE LOCATION OF THE PROPOSED ENTRANCE WITH ITS REGARD TO THE MINIMUM DESIGN MANUAL SIGHT DISTANCE REQUIREMENTS. THE DIRECTOR'S OFFICE OF PLANNING AND ZONING HAS DETERMINED TRAFFIC SAFETY TO BE AN IMPORTANT JUSTIFICATION TO ALLOW FOR PROPOSED CLEARINGS ALONG THE TREE AND VEGETATION REMOVAL HAS BEEN MINIMIZED AND ALL OTHER SENSITIVE AREAS HAVE BEEN PROTECTED. PROPOSED HOUSING AND ROAD HAVE BEEN SETBACK FROM COLLEGE AVENUE IN ORDER TO MAINTAIN EXISTING VIEWS. BASED ON THE REMOVAL, THE DEVELOPER HAS PROPOSED TO INCREASE THE REQUIRED TREE BUFFER ALONG COLLEGE AVENUE OUTSIDE OF THE SIGHT DISTANCE BUFFER.
- FOREST CONSERVATION REQUIREMENTS AS SET FORTH IN SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY THE RETENTION OF 3.18 AC. OF CREDITED EASEMENT, AND 1.12 ACRES OF REFORESTATION. BOND FOR THE REQUIRED FOREST CONSERVATION WILL BE PAID IN THE AMOUNT \$24,394.00. REFORESTATION = (1.12 AC) 48,787.20 SF x 50 = \$24,394.00
- COUNTY CAPITAL PROJECT J-4213 TO REALIGN COLLEGE AVENUE AND ASSOCIATED GRADING DISTURBANCES IS CONSIDERED "ESSENTIAL" PER SECTION 16.116(c).
- THE AREA OF THIS FOREST CONSERVATION EASEMENT THAT IS WITHIN THE BOUNDARY OF THE TEMPORARY CONSTRUCTION EASEMENT REQUIRED FOR THE CONSTRUCTION OF THE HOWARD COUNTY CAPITAL IMPROVEMENT PROJECT J-4213 SHALL NOT BE PLANTED UNTIL THE COUNTY HAS COMPLETED PROJECT J-4213, AND THE TEMPORARY CONSTRUCTION EASEMENT IS NO LONGER NEEDED.

DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Richard J. G... mm
 PLANNING DIRECTOR
 3-15-13
 DATE

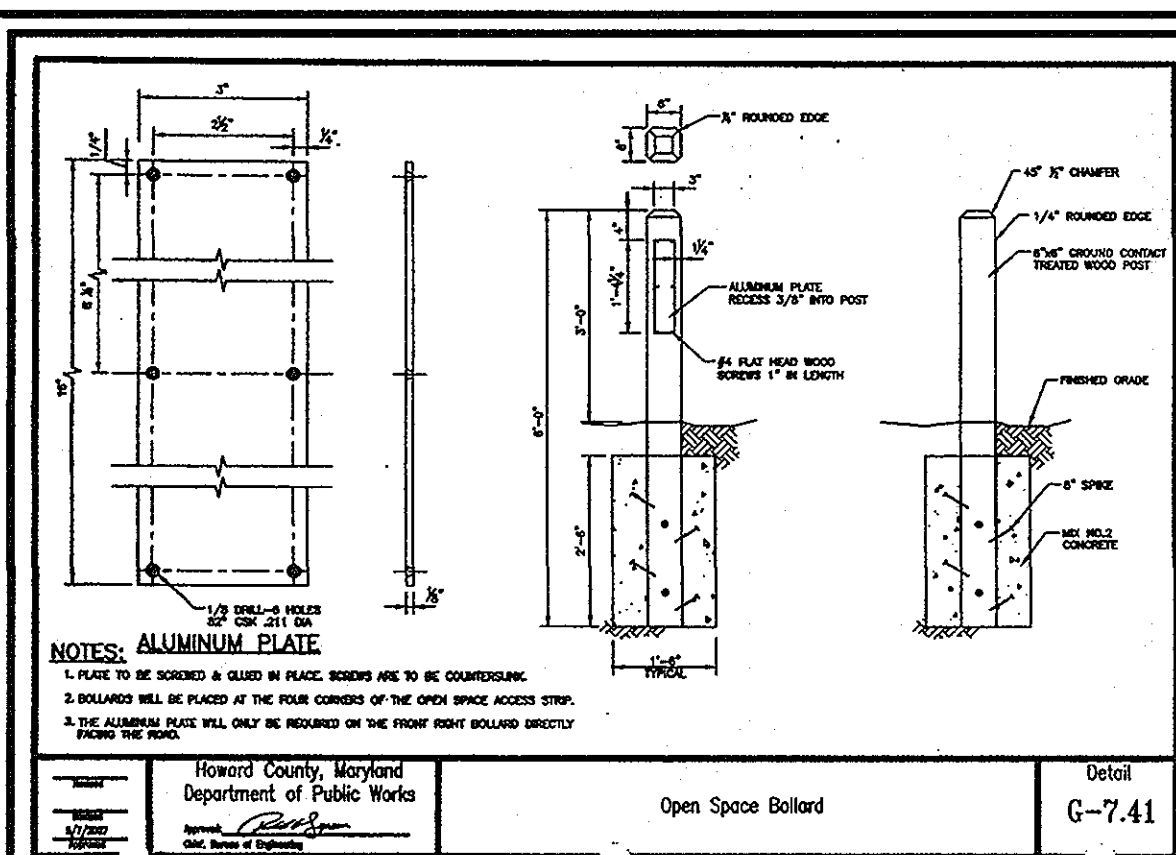
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8911

DESIGN BY: RHV
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: FEBRUARY 2013
 SCALE: AS SHOWN
 W.O. NO.: 10-30

STATE OF MARYLAND PROFESSIONAL ENGINEER
 No. 18193

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 18193. EXPIRES DATE 09-27-2016.

1 SHEET OF 7



MINIMUM LOT SIZE CHART

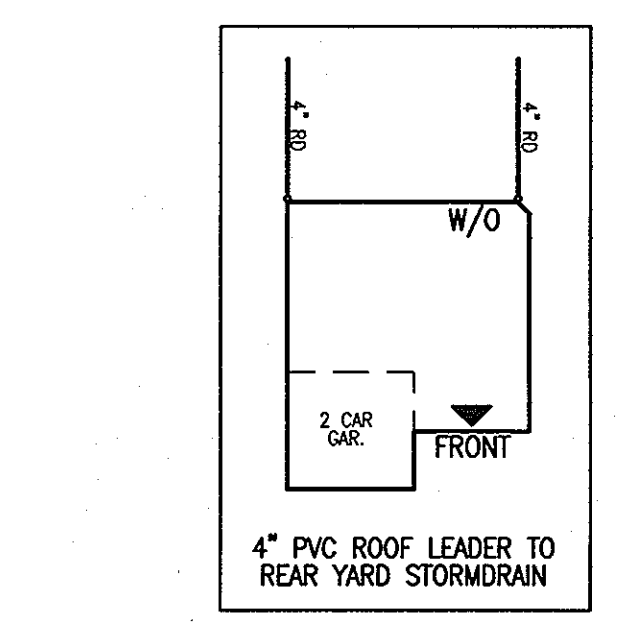
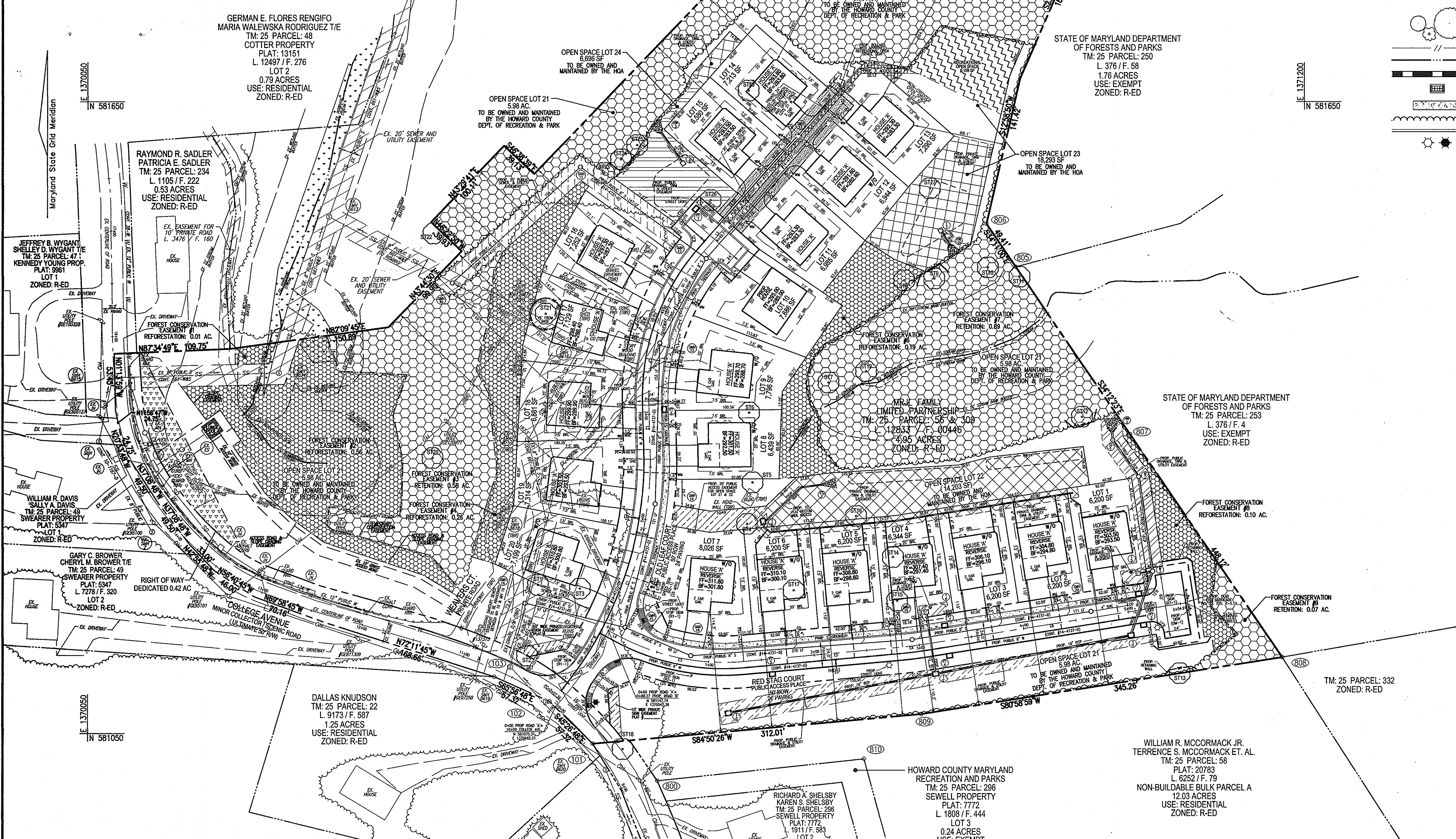
LOT NO.	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
12	6944	289	6655	6000
13	7290	549	6741	6000
14	7213	368	6845	6000
15	6580	104	6476	6000

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N40°43'56"E	7.36'
L2	N01°45'38"W	42.84'
L3	N41°15'16"E	116.35'
L4	S62°30'50"E	13.66'
L5	N84°50'26"E	150.65'
L6	N80°58'59"E	251.09'

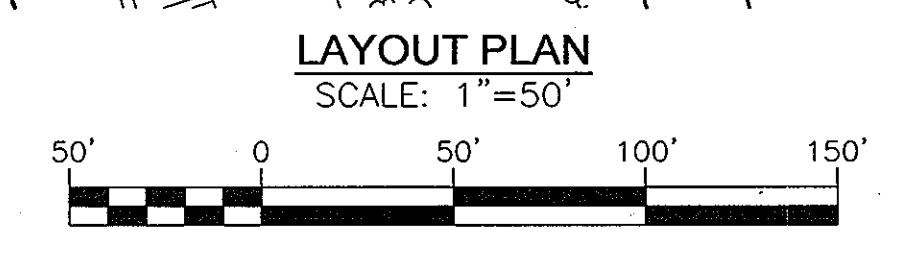
LEGEND:

	PROPERTY LINE		EXISTING SEWER AND UTILITY EASEMENT
	RIGHT-OF-WAY LINE		PROPOSED PUBLIC SEWER & UTILITY EASEMENT
	ADJACENT PROPERTY LINE		PROPOSED FOREST CONSERVATION
	EXISTING CURB AND GUTTER		RECREATIONAL OPEN SPACE
	EXISTING UTILITY POLE		NON-CREDITED OPEN SPACE
	EXISTING LIGHT POLE		PROPOSED PUBLIC SIGHT DISTANCE EASEMENT
	EXISTING MAILBOX		PROPOSED 20' PUBLIC ACCESS EASEMENT TO OPEN SPACE LOT 21
	EXISTING SIGN		PROPOSED PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 11-15 AND OPEN SPACE LOTS 21 & 23
	EXISTING SANITARY MANHOLE		PROPOSED PRIVATE DRAINAGE SWM & UTILITY EASEMENT
	EXISTING SANITARY LINE		PROPOSED PUBLIC DRAINAGE SWM & UTILITY EASEMENT
	EXISTING CLEANOUT		PROPOSED 30' PUBLIC SEWER, WATER, & UTILITY EASEMENT
	EXISTING FIRE HYDRANT		PROPOSED STORM DRAIN
	EXISTING WATER LINE		PROPOSED STORM DRAIN INLET
	EXISTING TREE LINE		PROPOSED SIDEWALK
	EXISTING TREES		PROPOSED TREE LINE
	EXISTING FENCE		PROPOSED CURB
	CENTERLINE OF EXISTING STREAM		PROPOSED STREET LIGHT
	PROPOSED STORM DRAIN		
	PROPOSED STORM DRAIN INLET		
	PROPOSED SIDEWALK		
	PROPOSED TREE LINE		
	PROPOSED CURB		
	PROPOSED STREET LIGHT		



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	259.57	350.00	136.08	42°29'34"	S19°29'09"W	253.67
C2	157.66	210.00	82.75	43°00'54"	S19°44'49"W	153.98
C3	119.65	210.00	61.50	32°38'44"	S78°50'12"E	118.04
C4	19.86	295.00	9.93	3°51'27"	S82°54'42"W	19.86



STREET LIGHT LOCATION CHART

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
OLD LEAF COURT	0+26.81	26.60 RT.	150 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
OLD LEAF COURT	1+22.26	24.70' RT.	
OLD LEAF COURT	3+40.00	16.00' LT.	
OLD LEAF COURT	5+00.00	34.00' LT.	
RED STAG COURT	2+70.00	16.00' RT.	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
RED STAG COURT	5+25.00	19.00' RT.	

PRELIMINARY EQUIVALENT SKETCH PLAN
SITE LAYOUT PLAN
AUTUMN OVERLOOK
LOTS 1-20, & OPEN SPACE LOTS 21-24

TAX MAP: 25 GRID: 14 PARCELS 56 & 309 (L. 12833 / F. 00446) ZONED: R-ED
2ND ELECTION DISTRICT PARCEL 95 (L. 13244 / F. 00037) PARCELS: 56, 309, AND 95
DPZ REF'S: SEE GENERAL NOTE #11 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERS, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: FEBRUARY 2013
SCALE: AS SHOWN
W.O. NO.: 10-30

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2014.

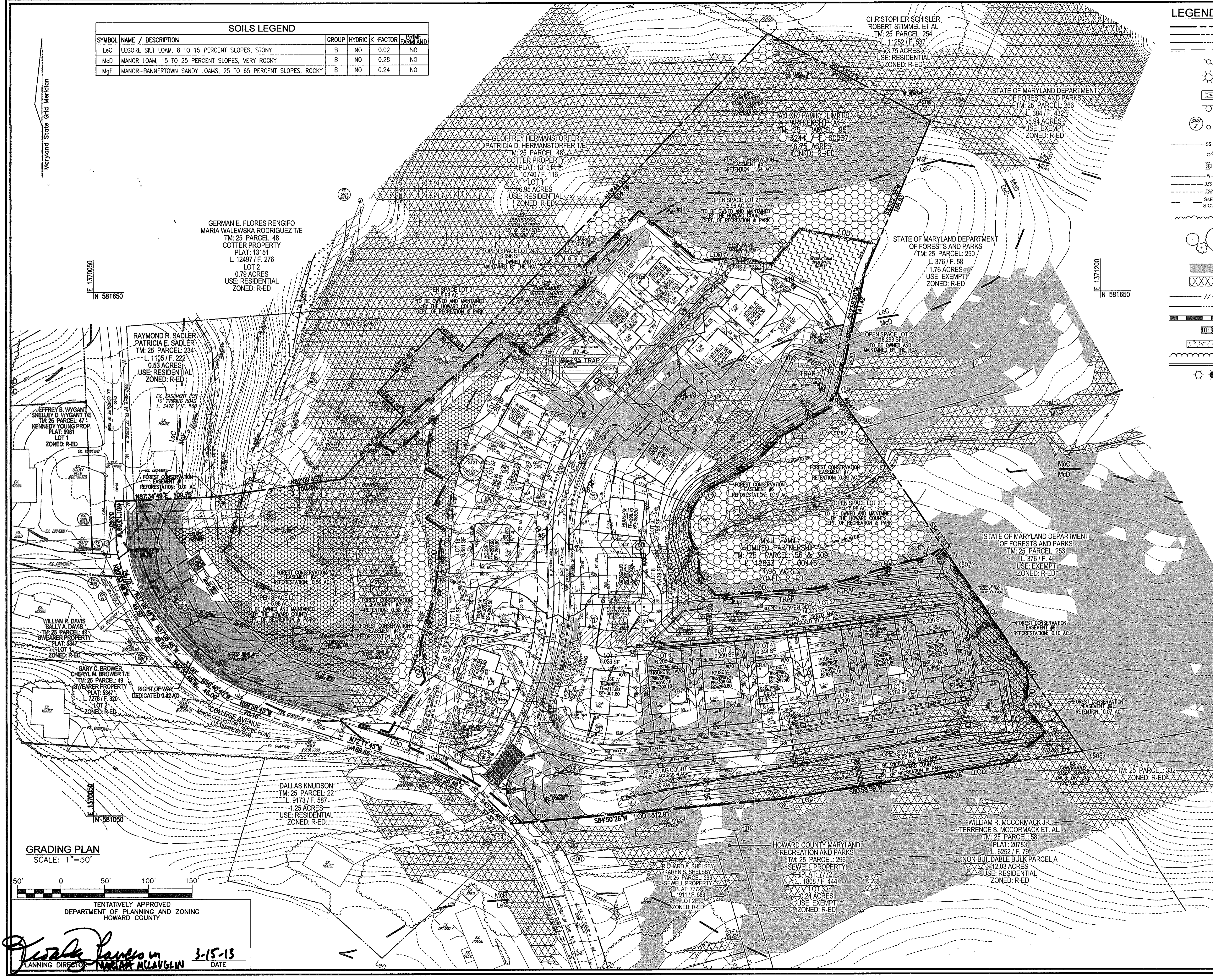
2 SHEET OF 7

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Robert H. Vogel
PLANNING DIRECTOR
DATE: 2-15-13

SOILS LEGEND					
SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	K-FACTOR	PRIME FARMLAND
LcC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, STONY	B	NO	0.02	NO
MdD	MANOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY	B	NO	0.28	NO
MgF	MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY	B	NO	0.24	NO

LEGEND:	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	SOILS
	EXISTING TREELINE
	EXISTING TREES
	EXISTING MODERATE SLOPES
	EXISTING STEEP SLOPES
	EXISTING FENCE
	CENTERLINE OF EXISTING STREAM
	PROPOSED STORMDRAIN
	PROPOSED STORMDRAIN INLET
	PROPOSED SIDEWALK
	PROPOSED TREE LINE
	PROPOSED CURB
	PROPOSED STREET LIGHT
	EXISTING SEWER AND UTILITY EASEMENT
	PROPOSED PUBLIC SEWER & UTILITY EASEMENT
	PROPOSED FOREST CONSERVATION
	RECREATIONAL OPEN SPACE
	NON-CREDITED OPEN SPACE
	PROPOSED PUBLIC SIGHT DISTANCE EASEMENT
	PROPOSED 20' PUBLIC ACCESS EASEMENT TO OPEN SPACE LOT 21
	PROPOSED PRIVATE 24' USE-IN-GOVERNMENT ACCESS EASEMENT FOR LOTS 11-15 AND OPEN SPACE LOTS 21 & 23
	PROPOSED PRIVATE DRAINAGE, SWM, & UTILITY EASEMENT
	PROPOSED PUBLIC DRAINAGE, SWM, & UTILITY EASEMENT
	PROPOSED 30' PUBLIC SEWER, WATER, & UTILITY EASEMENT
	10' WIDE PRIVATE SIGN EASEMENT
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED SUPER SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE
	PROPOSED CURB INLET PROTECTION
	PROPOSED AT-GRADE INLET PROTECTION
	PROPOSED TREE PROTECTION FENCE



GERMAN E. FLORES RENGIFO
MARIA WALEWSKA RODRIGUEZ T/E
TM: 25 PARCEL: 48
COTTER PROPERTY
PLAT: 13151
L: 12497 / F: 276
LOT 2
0.79 ACRES
USE: RESIDENTIAL
ZONED: R-ED

RAYMOND R. SADLER
PATRICIA E. SADLER
TM: 25 PARCEL: 234
L: 1105 / F: 223
0.53 ACRES
USE: RESIDENTIAL
ZONED: R-ED

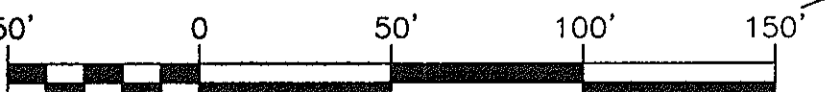
JEFFREY B. WYKANT
SHELLEY D. WYKANT T/E
TM: 25 PARCEL: 47
KENNEDY YOUNG PROP.
PLAT: 9981
LOT 1
ZONED: R-ED

WILLIAM R. DAVIS
SALLY A. DAVIS
TM: 25 PARCEL: 49
SWEAGER PROPERTY
PLAT: 5347
LOT 2
ZONED: R-ED

GARY C. BROWER
CHERYL M. BROWER T/E
TM: 25 PARCEL: 49
SWEAGER PROPERTY
PLAT: 5347
LOT 2
ZONED: R-ED

DALLAS KNUDSON
TM: 25 PARCEL: 22
L: 9173 / F: 587
1.25 ACRES
USE: RESIDENTIAL
ZONED: R-ED

GRADING PLAN
SCALE: 1"=50'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Robert H. Vogel
PLANNING DIRECTOR
3-15-13
DATE

OWNER
MRJL, LLC; TAYLOR VILLAGE FAMILY, LLC
MANAGING MEMBER PHILLIP GUGLIOTTI, AUTHORIZED PERSON
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21043
(410) 465-3500

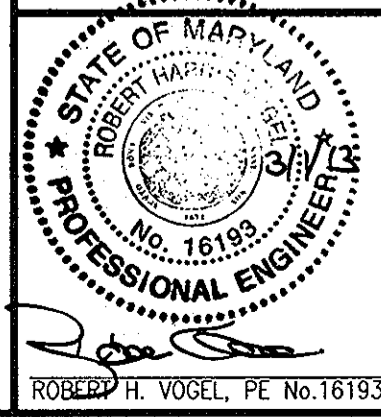
TAYLOR FAMILY LIMITED PARTNERSHIP 'A'; VILLAGE CREST, LLC,
MANAGING MEMBER BRUCE TAYLOR, AUTHORIZED PERSON
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21043
(410) 465-3500

DEVELOPER
AUTUMN DEVELOPMENT CORPORATION, RONALD L. SPAHN, PRESIDENT
5401 TWIN KNOLLS ROAD, SUITE 7
COLUMBIA, MD 21045
(410) 465-3500

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
SOILS MAP, GRADING, EROSION,
AND SEDIMENT CONTROL PLAN
AUTUMN OVERLOOK
LOTS 1-20, & OPEN SPACE LOTS 21-24
TAX MAP: 25 GRID: 14 PARCELS 56 & 309 (L. 12833 / F. 00446) ZONED: R-ED
2ND ELECTION DISTRICT PARCELS: 56, 309, AND 95
DPZ REF'S: SEE GENERAL NOTE #11 HOWARD COUNTY, MARYLAND

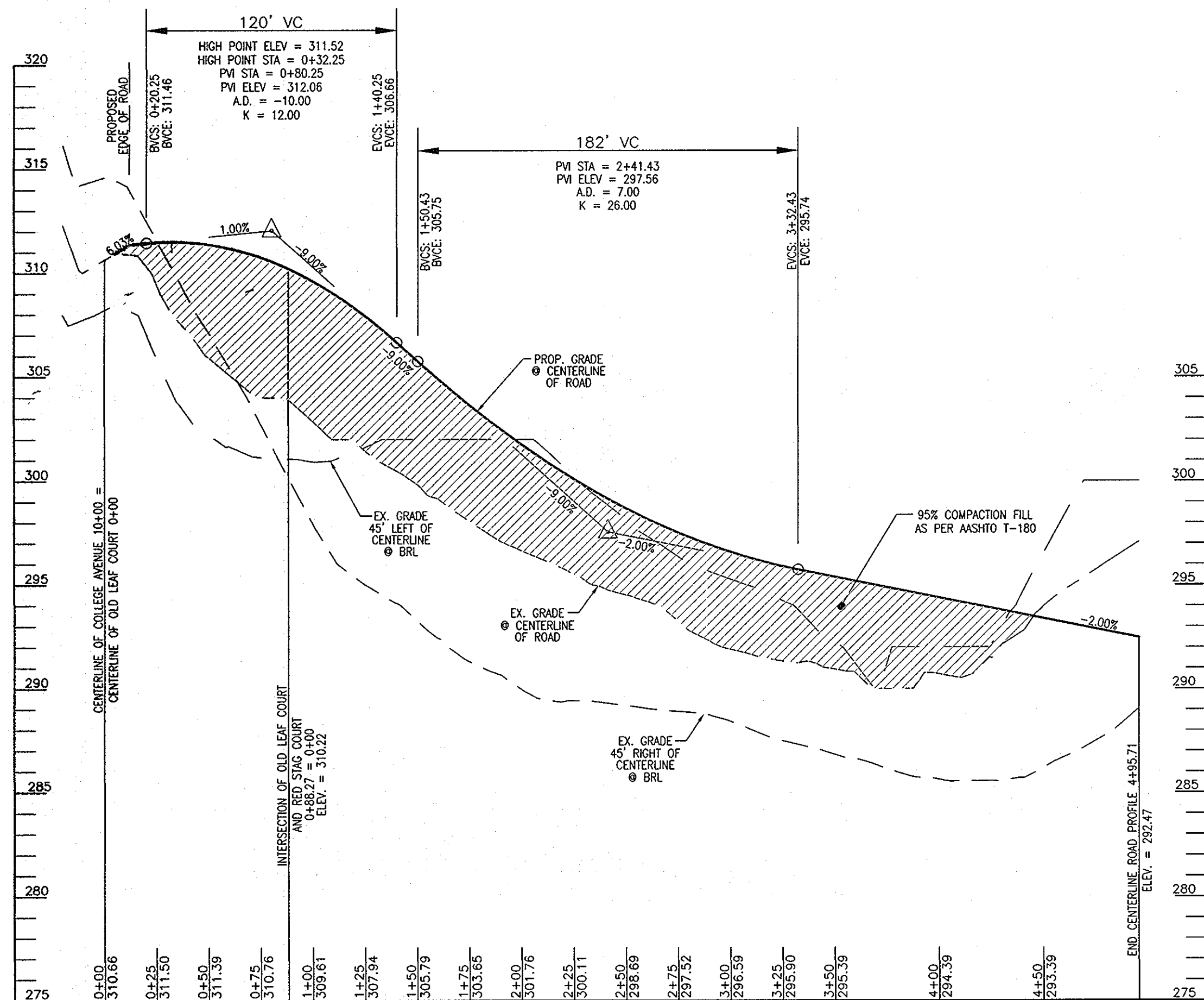
ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410.461.2666
FAX: 410.461.2999



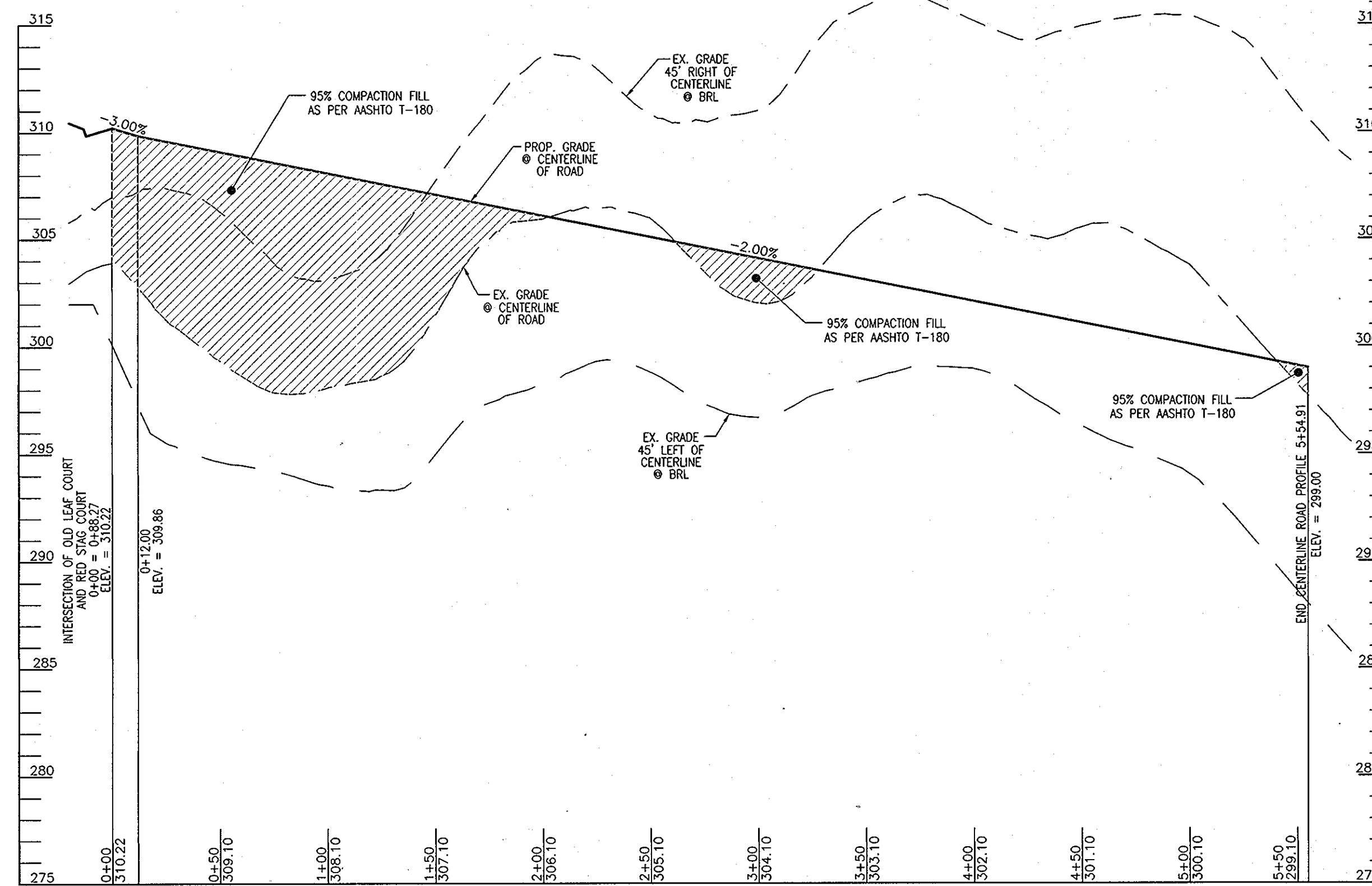
PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 18193
EXPIRATION DATE: 09-27-2014

DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: FEBRUARY 2013
SCALE: AS SHOWN
W.O. NO.: 10-30

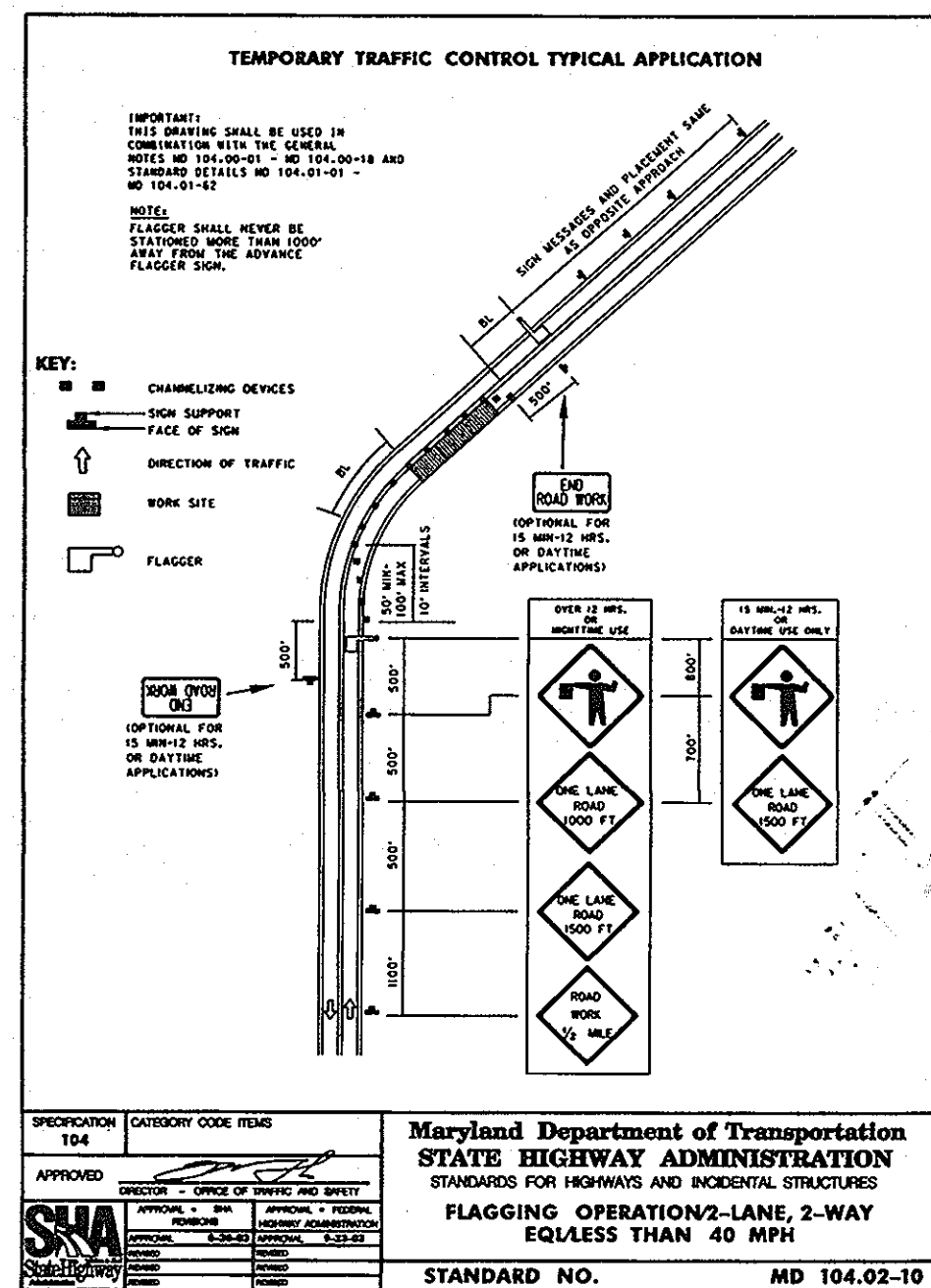
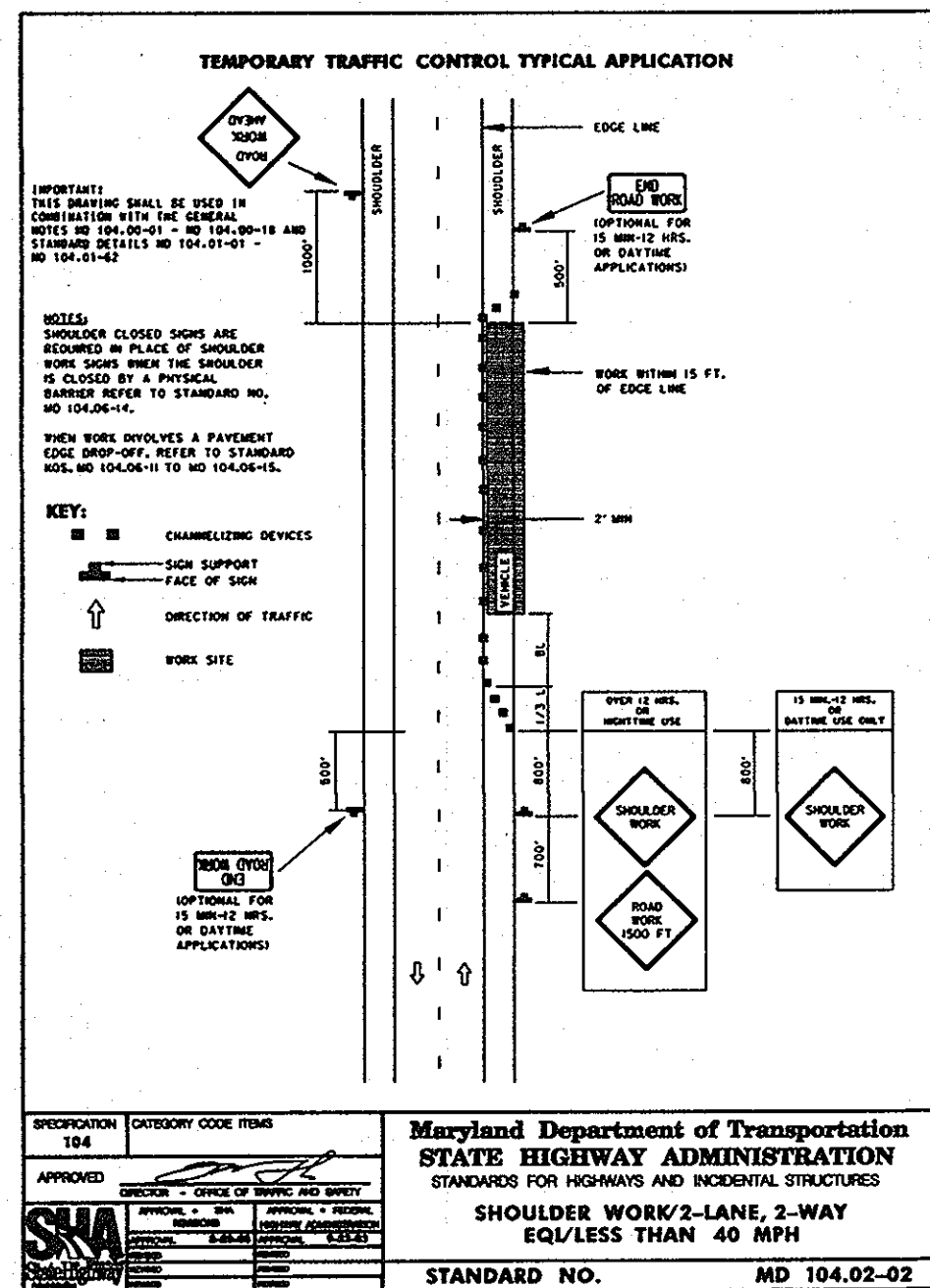
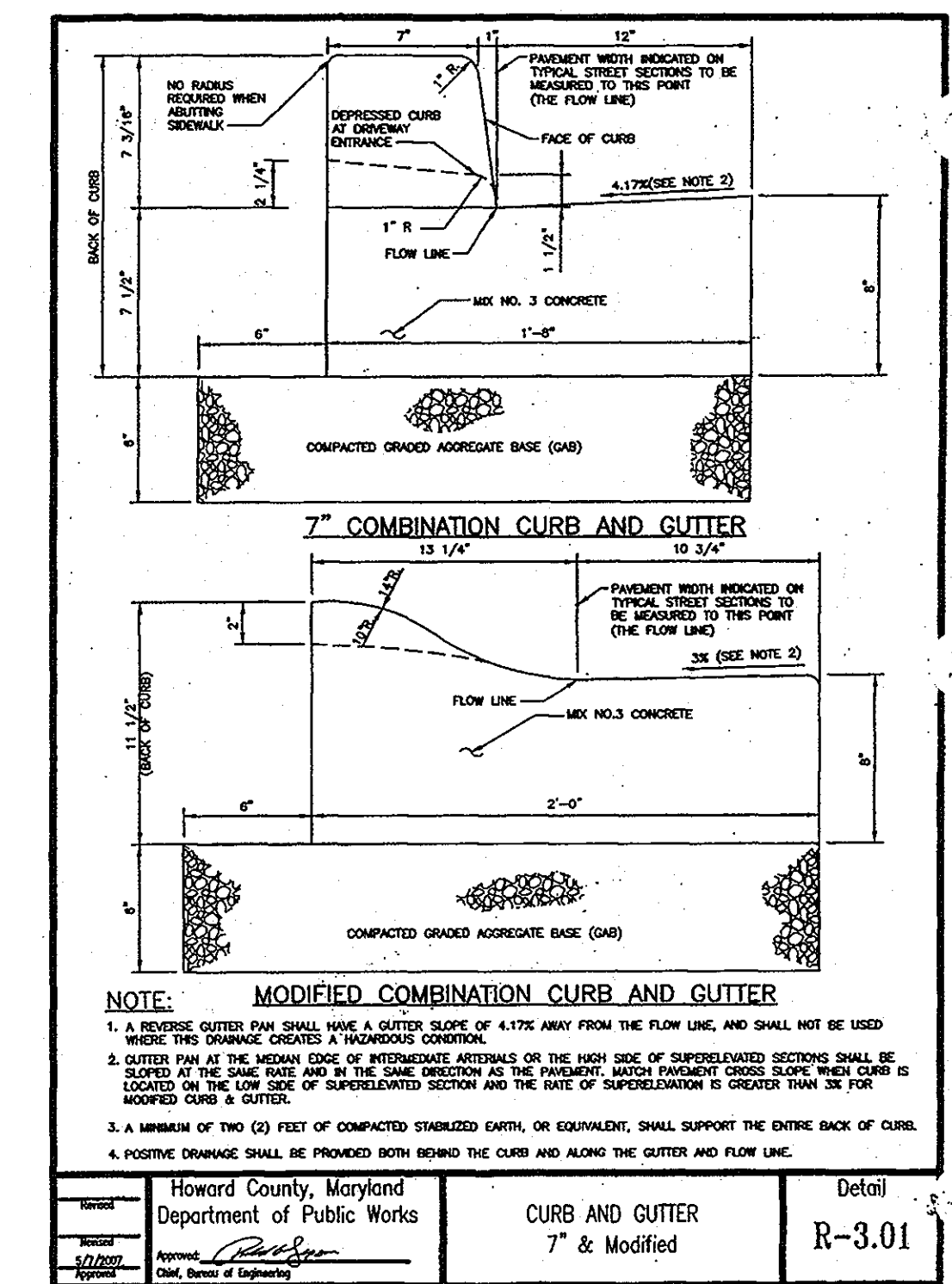
3 SHEET OF 7



**ROAD PROFILE
OLD LEAF COURT
PUBLIC ACCESS PLACE**
DESIGN SPEED: 25 MPH
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



**ROAD PROFILE
RED STAG COURT
PUBLIC ACCESS PLACE**
DESIGN SPEED: 25 MPH
SCALE: HORIZONTAL - 1"=50'
VERTICAL - 1"=5'



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)		MIN HMA WITH GAB		HMA WITH CONSTANT GAB	
		3 TO < 5	5 TO < 7	3 TO < 5	5 TO < 7	3 TO < 5	5 TO < 7
P-1	PARKING DRIVE AREAS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE AREAS: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)		1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (GAB)		NA	NA	NA	NA
		GRADED AGGREGATE BASE (GAB)		2.0	2.0	3.5	3.0
P-2	PARKING DRIVE AREAS: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: CUL-DE-SACS, ACCESS STREET RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)		1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (GAB)		1.0	1.0	1.0	1.0
		GRADED AGGREGATE BASE (GAB)		2.0	2.0	3.5	2.0
P-3	PARKING DRIVE AREAS: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: CUL-DE-SACS, ACCESS STREET NON-RESIDENTIAL MINOR COLLECTORS: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM PG 64-22, LEVEL 1 (ESAL)		1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (GAB)		1.0	1.0	1.0	1.0
		GRADED AGGREGATE BASE (GAB)		2.0	2.0	3.0	2.0
P-4	MINOR COLLECTORS: NON-RESIDENTIAL MAJOR COLLECTORS	HMA SUPERPAVE FINAL SURFACE 12.5 MM PG 64-22, LEVEL 2 (LOW ESAL)		2.0	2.0	2.0	2.0
		HMA SUPERPAVE INTERMEDIATE SURFACE (GAB)		2.0	2.0	2.0	2.0
		GRADED AGGREGATE BASE (GAB)		4.0	4.0	6.0	3.0

Notes:
1) HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARAGE TRUCKS.
2) HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (0.75" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 3.0" MAX).
3) GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
4) THE INTERMEDIATE SURFACE COURSE LAYERS MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
5) IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL/INDUSTRIAL ENTRANCE AREAS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE AGGREGATE LAYER.
6) THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.

Howard County, Maryland
Department of Public Works
PAVING SECTIONS
P-1 to P-4
Detail
R-2.01

OWNER
MRJL LLC; TAYLOR VILLAGE FAMILY, LLC
MANAGING MEMBER PHILLIP GUGLIOTTI, AUTHORIZED PERSON
4100 COLLEGE AVENUE
ELLCOTT CITY, MD 21043
(410) 465-3500

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DEVELOPER
AUTUMN DEVELOPMENT CORPORATION, RONALD L. SPAHN, PRESIDENT
5401 TWIN KNOLLS ROAD, SUITE 7
COLUMBIA, MD 21045
(410) 465-3500

PRELIMINARY EQUIVALENT SKETCH PLAN
ROAD PROFILES AND PLAN DETAILS
AUTUMN OVERLOOK
LOTS 1-20, & OPEN SPACE LOTS 21-24

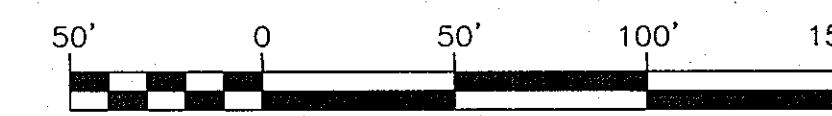
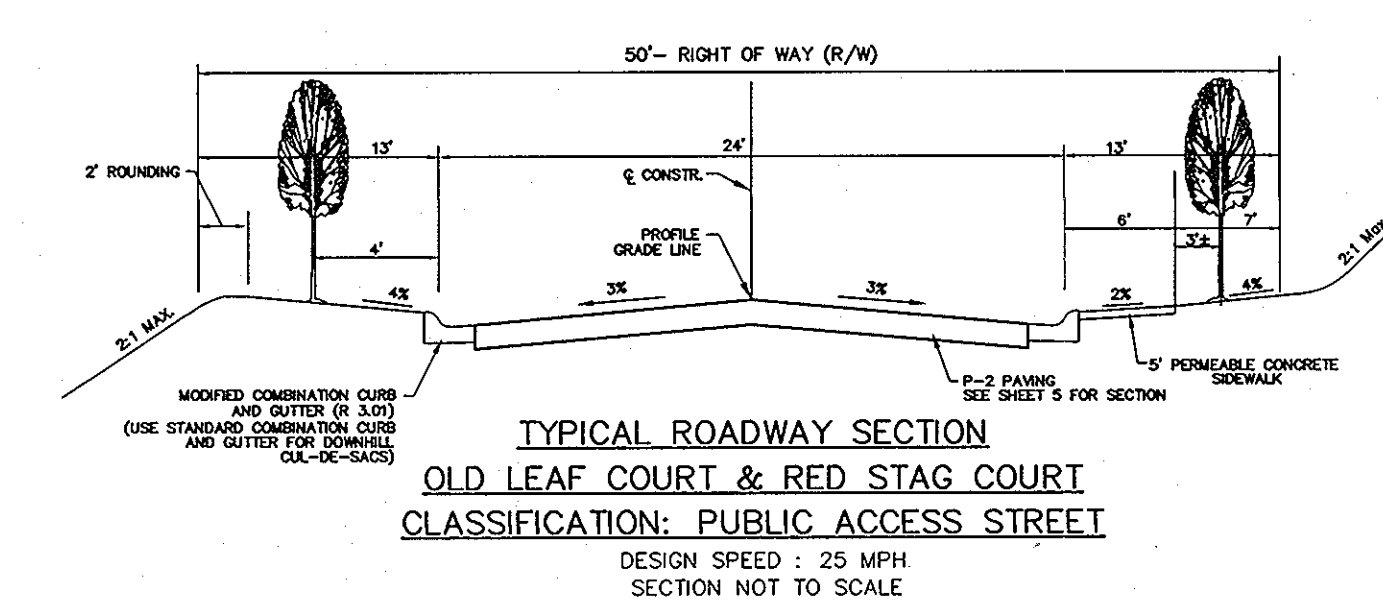
TAX MAP: 25 GRID: 14 PARCELS 56 & 309 (L. 12833 / F. 00446) ZONED: R-ED
2ND ELECTION DISTRICT PARCEL 95 (L. 13244 / F. 00037) PARCELS: 56, 309, AND 95
DPZ REF'S: SEE GENERAL NOTE #11 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS**
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8981

PROFESSIONAL CERTIFICATE
DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: FEBRUARY 2013
SCALE: AS SHOWN
W.O. NO.: 10-30

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2014.

4 SHEET OF 7



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Deirdre Lamm
PLANNING DIRECTOR
3-15-13
DATE

SOILS LEGEND					
SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	K-FACTOR	PRIME FARMLAND
LeC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, STONY	B	NO	0.02	NO
McD	MANOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY	B	NO	0.28	NO
MgF	MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY	B	NO	0.24	NO

LEGEND:	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	SOILS
	EXISTING TREELINE
	EXISTING TREES
	EXISTING FENCE
	CENTERLINE OF EXISTING STREAM
	PROPOSED STORMDRAIN
	PROPOSED STORMDRAIN INLET
	PROPOSED SIDEWALK
	PROPOSED TREELINE
	PROPOSED CURB
	PROPOSED STREET LIGHT
	EXISTING SEWER AND UTILITY EASEMENT
	EXISTING SEWER AND UTILITY EASEMENT
	PROPOSED CONSERVATION OPEN SPACE
	RECREATION OPEN SPACE
	NON-CREATED OPEN SPACE
	PROPOSED PUBLIC SIGHT DISTANCE EASEMENT
	PROPOSED 20' PUBLIC ACCESS EASEMENT TO OPEN SPACE LOT 21
	PROPOSED PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 11-15 AND OPEN SPACE LOTS 21 & 23
	PROPOSED PRIVATE DRAINAGE, SEWER & UTILITY EASEMENT
	PROPOSED PUBLIC DRAINAGE, SEWER & UTILITY EASEMENT
	PROPOSED PUBLIC DRAINAGE & UTILITY EASEMENT
	PROPOSED 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
	10' WIDE PRIVATE SIGN EASEMENT
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED DRAINAGE AREAS
	EXISTING STEEP SLOPES
	EXISTING MODERATE SLOPES

ESD PRACTICES BY DRAINAGE AREA	
DRAINAGE AREA	ESD PRACTICE
#1	MICRO BIORETENTION AREA & DISCONNECT
#2	MICRO BIORETENTION AREA & DISCONNECT
#3	GRASS SWALE
#4	MICRO BIORETENTION AREA
#5	MICRO BIORETENTION AREA
#6	MICRO BIORETENTION AREA, SWALE & DISCONNECT
#7	MICRO BIORETENTION AREA
#8	MICRO BIORETENTION AREA & DISCONNECT
#9	DISCONNECTION & RAIN BARRELS

NOTE: DISCONNECTION AND RAIN BARRELS WILL BE USED AT THE REAR OF LOTS: 9 & 16-17

OWNER
 MRJL, LLC; TAYLOR VILLAGE FAMILY, LLC
 MANAGING MEMBER PHILLIP GUGLIOTTI, AUTHORIZED PERSON
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MD 21043
 (410) 465-3500

TAYLOR FAMILY LIMITED PARTNERSHIP 'A'; VILLAGE CREST, LLC,
 MANAGING MEMBER BRUCE TAYLOR, AUTHORIZED PERSON
 4100 COLLEGE AVENUE
 ELLICOTT CITY, MD 21043
 (410) 465-3500

DEVELOPER
 AUTUMN DEVELOPMENT CORPORATION, RONALD L. SPAHN, PRESIDENT
 5401 TWIN KNOLLS ROAD, SUITE 7
 COLUMBIA, MD 21045
 (410) 465-3500

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN
 DRAINAGE AREA MAP**

**AUTUMN OVERLOOK
 LOTS 1-20, & OPEN SPACE LOTS 21-24**

TAX MAP: 25 GRID: 14 PARCELS 56 & 309 (L. 12833 / F. 00446) ZONED: R-ED
 2ND ELECTION DISTRICT PARCEL 95 (L. 13244 / F. 00037) PARCELS: 56, 309, AND 95 HOWARD COUNTY, MARYLAND
 DPZ REF'S: SEE GENERAL NOTE #11

ROBERT H. VOGEL ENGINEERS, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8991

PROFESSIONAL CERTIFICATE

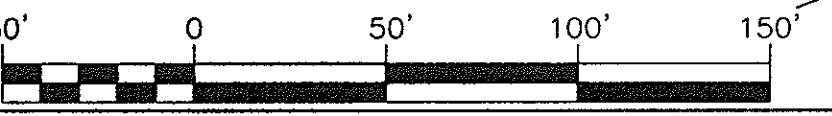
DESIGN BY: RHV
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: FEBRUARY 2013
 SCALE: AS SHOWN
 W.O. NO.: 10-30

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5 SHEET OF 7



GRADING PLAN
 SCALE: 1"=50'



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Giordana Lancia
 PLANNING DIRECTOR
 DATE: 3-15-13

NO.	SIZE	COMMON NAME	CONDITION	COMMENTS
ST-1	31" DBH	NORWAY MAPLE	FAIR	TO BE REMOVED
ST-2	47" DBH	TULIP POPLAR	GOOD	TO REMAIN
ST-3	45" DBH	NORWAY MAPLE	POOR	TO BE REMOVED
ST-4	41" DBH	WHITE ASH	FAIR-POOR	TO BE REMOVED
ST-5	48" DBH	WHITE OAK	FAIR-POOR	TO BE REMOVED
ST-6	36" DBH	TULIP POPLAR	FAIR	TO BE REMOVED
ST-7	45" DBH	AMERICAN SYCAMORE	GOOD	TO REMAIN
ST-8	41" DBH	TULIP POPLAR	FAIR	TO BE REMOVED
ST-9	37" DBH	TULIP POPLAR	GOOD	TO REMAIN
ST-10	31" DBH	TULIP POPLAR	GOOD	TO REMAIN
ST-11	30" DBH	TULIP POPLAR	FAIR	TO REMAIN
ST-12	30" DBH	TULIP POPLAR	GOOD	TO REMAIN
ST-13	31" DBH	TULIP POPLAR	GOOD	TO REMAIN
ST-14	32" DBH	AMERICAN SYCAMORE	FAIR	TO BE REMOVED
ST-15	31" DBH	AMERICAN SYCAMORE	GOOD	TO BE REMOVED

SITE DATA

GROSS AREA: 11.71 AC
 AREA OF 100 YEAR FLOODPLAIN: 0.00 AC
 AREA OF STEEP SLOPES: 1.49 AC
 AREA OF STREAM/BUFFER: 1.17 AC
 AREA OF WETLANDS/BUFFER: 0.15 AC
 NET AREA: 10.22 AC

EXISTING ZONING: R-ED

FOREST STAND TOTALS
 FOR THE MCPHERSON PORTION OF THE PROPERTY
 PARCELS 56 AND 309

STAND A = 4.32 ACRES

GENERAL NOTES:

- THERE ARE NO STATE CHAMPION TREES ON SITE. SPECIMEN TREES HAVE BEEN IDENTIFIED ABOVE WITH CHART.
- THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES ON SITE.
- BASED ON THE SITE VISIT BY ENVIRONMENTAL CONSULTANT.
- THERE WERE NO PRESENCE OF FOREST INTERIOR DWELLING BIRDS NESTING.
- THERE ARE NO CEMETERIES OR HISTORIC FEATURES ON SITE.
- SURROUNDING LAND USE IS MEDIUM/HIGH DENSITY RESIDENTIAL AND FOREST.

WETLAND DATA

WETLAND SYSTEM	COWardin CLASSIFICATION	DOMINANT VEGETATION
A	PEM1A R3/4UB1	IMPATIENS CAPENSIS, BOEHMERIA CYLINDRICA, GLYCERIA CYLINDRICA

LOT 2
 0.79 ACRES
 USE: RESIDENTIAL
 ZONED: R-ED

GERMAN E. FLORES RENGIFO
 MARIA WALEWSKA RODRIGUEZ T/E
 TM: 25 PARCEL: 48
 COTTER PROPERTY
 PLAT: 13151
 L. 12497 / F. 276
 0.79 ACRES
 USE: RESIDENTIAL
 ZONED: R-ED

RAYMOND R. SADLER
 PATRICIA E. SADLER
 TM: 25 PARCEL: 234
 L. 1195 / F. 222
 0.53 ACRES
 USE: RESIDENTIAL
 ZONED: R-ED

JEFFREY B. WYANT
 SHELLEY D. WYANT T/E
 TM: 25 PARCEL: 47
 KENNEDY YOUNG PROP.
 PLAT: 5961
 LOT 1
 ZONED: R-ED

GARY C. BROWER
 CHERYL M. BROWER T/E
 TM: 25 PARCEL: 49
 SWEAVER PROPERTY
 PLAT: 5347
 LOT 2
 ZONED: R-ED

DALLAS KNUDSON
 TM: 25 PARCEL: 22
 L. 9173 / F. 587
 1.25 ACRES
 USE: RESIDENTIAL
 ZONED: R-ED

LANDSCAPE PLAN
 SCALE: 1"=50'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

FOREST STAND DATA FOR THE PREVIOUS WEAVER'S COURT PORTION OF THE PROPERTY, PARCEL 95

KEY	COMMUNITY TYPE	ACREAGE	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
F1	POPULAR	4.4	LIRIODENDRON TULIPIFERA, ACER RUBRUM, FAGUS GRANDILOBA, PRUNUS SEROTINA, ALANTHUS ALTISSIMA	GOOD	1.5 = BUFFERS SLOPES

LEGEND:

	PROPERTY LINE		PROPOSED TREELINE
	RIGHT-OF-WAY LINE		PROPOSED STREET LIGHT
	ADJACENT PROPERTY LINE		PROPOSED FOREST CONSERVATION
	EXISTING UTILITY POLE		RECREATIONAL OPEN SPACE
	EXISTING LIGHT POLE		NON-CREDITED OPEN SPACE
	EXISTING SANITARY MANHOLE		PROPOSED PUBLIC DRAINAGE, SWM & UTILITY EASEMENT
	EXISTING SANITARY LINE		PROPOSED 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
	EXISTING FIRE HYDRANT		10' WIDE PRIVATE SON EASEMENT
	EXISTING WATER LINE		PROPOSED 10' CONTOUR
	EXISTING 10' CONTOUR		PROPOSED SHADE TREES
	EXISTING 2' CONTOUR		PROPOSED EVERGREEN TREES
	EXISTING TREELINE		PROPOSED LANDSCAPE BUFFER
	CENTERLINE OF EXISTING STREAM		FOREST CONSERVATION SIGNS
	EXISTING SEWER AND UTILITY EASEMENT		PROPOSED STORMDRAIN
	PROPOSED PUBLIC SEWER & UTILITY EASEMENT		PROPOSED STORMDRAIN INLET
	PROPOSED PUBLIC SIGHT DISTANCE EASEMENT		LIMITS OF DISTURBANCE
	PROPOSED PRIVATE 24' USE-AS-COMMON ACCESS EASEMENT FOR LOTS 11-15 AND OPEN SPACE LOTS 21 & 23		PROPOSED FOREST CLEARING 5.53 AC
	PROPOSED PRIVATE DRAINAGE SWM & UTILITY EASEMENT		
	EXISTING STEEP SLOPES (25% AND GREATER)		
	EXISTING MODERATE SLOPES (15%-24.99%)		

NO.	SIZE	COMMON NAME	CONDITION	COMMENTS
ST-16	33" DBH	WHITE ASH	POOR	TO BE REMOVED
ST-17	37" DBH	TULIP POPLAR	GOOD	TO REMAIN
ST-18	35" DBH	MOCKERNUT HICKORY	GOOD	TO REMAIN
ST-19	44" DBH	AMERICAN SYCAMORE	FAIR	TO REMAIN
ST-20	44" DBH	AMERICAN BEECH	GOOD	TO REMAIN
ST-21	40" DBH	WHITE PINE	GOOD	TO REMAIN
ST-22	50" DBH	WHITE OAK	GOOD	TO REMAIN
ST-23	52" DBH	POPLAR	POOR	TO BE REMOVED
ST-24	41" DBH	POPLAR	GOOD	TO REMAIN
ST-25	38" DBH	POPLAR	GOOD	TO REMAIN
ST-26	32" DBH	POPLAR	GOOD	TO BE REMOVED
ST-27	31.5" DBH	POPLAR	GOOD	TO BE REMOVED
ST-28	37" DBH	POPLAR	GOOD	TO BE REMOVED

NOTE: FOR SPECIMEN TREES 9, 12, 13, 21, 24 & 25 TREE PROTECTION FENCING WILL BE REQUIRED. SPECIMEN TREE #21 WILL REQUIRE EITHER BARED WIRE OR BOARD ON BOARD FENCING. GENERALLY PRUNING MAY BE REQUIRED AND WILL BE DETERMINE PRIOR TO CONSTRUCTION BY DEVELOPER'S REPRESENTATIVE. ASSESSMENT OF #21 WILL BE REQUIRED AT BEGINNING, MIDDLE AND END OF CONSTRUCTION TO DETERMINE STATUS.

OWNER
 MRJL LLC; TAYLOR VILLAGE FAMILY, LLC
 MANAGING MEMBER PHILLIP GUGLIOTTI, AUTHORIZED PERSON
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 COLUMBIA, MD 21045
 (410) 465-3500

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
LANDSCAPE AND FOREST CONSERVATION PLAN

AUTUMN OVERLOOK
 LOTS 1-20, & OPEN SPACE LOTS 21-24

TAX MAP: 25 GRID: 14
 2ND ELECTION DISTRICT
 DPZ REF'S: SEE GENERAL NOTE #11

PARCELS 56 & 309 (L. 12833 / F. 00446)
 PARCEL 95 (L. 13244 / F. 00037)
 PARCELS: 56, 309, AND 95
 HOWARD COUNTY, MARYLAND

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DESIGN BY: RHV
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: FEBRUARY 2013
 SCALE: AS SHOWN
 W.O. NO.: 10-30

Plan prepared by: *Robert H. Vogel* Date: 2-28-13
 Kenneth R. Willis
 Qualified Professional
 Colbr: 08-19-08-01

6 SHEET OF 7

Klebasco Environmental, LLC
 8373 Piney Orchard Parkway, Suite 207
 Odenton, Maryland 21113
 Phone: (410) 672-5990
 Fax: (410) 672-5993

GENERAL NOTES:

- 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL...
2. PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL...
3. THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
4. WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY MCCARTHY & ASSOC., INC...
5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, STREAM BANK BUFFER OR FOREST CONSERVATION EASEMENTS.
6. THE SUBJECT PROPERTY IS ZONED "R-ED" IN ACCORDANCE WITH THE 2/22/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/05...
7. THE PROJECT BOUNDARY SHOWN FOR PARCEL 95 IS BASED ON A BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED FEBRUARY 14, 2000...
8. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY WINGS AERIAL MAPPING COMPANY, INC., DATED MARCH 1995.
9. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/27/13 PER COUNCIL BILL 75-2003.
10. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO GRAVE SITES, OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
11. THE REMOVAL OF TREES 30" OR GREAT DBH IS PROHIBITED WITHOUT COUNTY WAIVER APPROVAL.

Table with columns: Land Use Category, Input the number "1" under the appropriate land use zoning, and Output values (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R).

FOREST CONSERVATION NOTES

- 1. PRIOR TO THE START OF ANY CONSTRUCTION DEFINE THE LIMITS OF DISTURBANCE AND THE SOIL PROTECTION ZONE (CRITICAL ROOT AREA) FOR THE FOREST RETENTION AREAS.
2. PRIOR TO THE START OF ANY CONSTRUCTION (INCLUDING CLEARING) ADJACENT TO THE SOIL PROTECTION ZONE, INSTALL BLAZE ORANGE FENCE.
3. INSTALL ALL FOREST CONSERVATION AREA SIGNS AS SHOWN ON THIS SP.
4. ALL SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION TO PREVENT SEDIMENT FROM ENTERING THE FOREST CONSERVATION AREAS. SUPER SILT FENCE SHALL BE INSTALLED ON THE UPHILL SIDE OF ALL FOREST RETENTION AREAS.
5. ALL FENCING, BLAZE-ORANGE OR "SUPER" SILT, SHALL BE CLEANED AND MAINTAINED IN GOOD CONDITION BEFORE OR RESTORED TO ORIGINAL CONDITION WITHIN 14 DAYS OF THE END OF CONSTRUCTION.
6. A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNING SHALL BE PERFORMED, WATER ANY ROOT-PRUNED TREES IMMEDIATELY AFTER ROOT-PRUNING AND MONITOR FOR SIGNS OF STRESS DURING CONSTRUCTION.

CONSTRUCTION PHASE

- 1. DURING CONSTRUCTION, MONITOR ANY UNAUTHORIZED USE OF FOREST RETENTION AREAS. ANY USE OF FOREST RETENTION AREAS FOR THE FOLLOWING ACTIVITIES OR OTHER INTRUSIONS SHALL BE A VIOLATION OF THE APPROVED FOREST CONSERVATION PLAN:
2. DURING CONSTRUCTION, INSPECT AND ENFORCE THE LIMITS OF DISTURBANCE AND REQUIRED PROTECTION MEASURES.
3. IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.
4. ANY DAMAGES TO RETAINED TREES DUE TO CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THE DIRECTION OF THE QUALIFIED PROFESSIONAL.

POST CONSTRUCTION

- 1. POST CONSTRUCTION ACTIVITIES TO BE PROVIDED FOR A MINIMUM OF 2 YEARS.
2. INSPECTIONS SHALL BE CARRIED OUT AT THE BEGINNING AND END OF THE GROWING SEASON TO MONITOR SURVIVAL RATES, AND SPECIFY REMEDIAL ACTIONS NEEDED TO CORRECT EXISTING PROBLEMS.
3. POST CONSTRUCTION MANAGEMENT PROGRAMS OF FOREST CONSERVATION AREAS MUST BE ESTABLISHED AND INCLUDE MAINTENANCE OF FENCES, SIGNS AND OTHER DEVICES DELINEATING FOREST CONSERVATION AREAS, AS WELL AS THE FOLLOWING OTHER MEASURES:

STRESS REDUCTION:

- ROOT PRUNING
- CROWN REDUCTION OR PRUNING
- WATERING
- FERTILIZATION
- MULCHING
- PEST CONTROL
- CONTROL OF UNDESIRABLE COMPETING SPECIES
- THINNING AND PRUNING TO ENCOURAGE PROPER GROWTH

REPAIR OF TREE DAMAGES:

- ROOT REPAIR
- REMOVAL OF DEAD OR DAMAGED MATERIAL/LIMBS
- SOIL AERATION
- REMOVAL OF DEAD OR DYING TREES POSING AN IMMEDIATE SAFETY HAZARD

- 4. AS PER THE SEDIMENT CONTROL PLAN, AND UNDER THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE TEMPORARY SEDIMENT CONTROL MEASURES AND FENCING. FOREST CONSERVATION SIGNS SHALL NOT BE REMOVED.
5. AN INSPECTION SHALL TAKE PLACE AT THE END OF YEAR ONE OR BEFORE THE SECOND ENROLLING SEASON TO EVALUATE SURVIVAL RATES AND APPROPRIATE ACTIONS TAKEN TO ACHIEVE REQUIRED SURVIVAL RATES.
6. AT THE CONCLUSION OF THE POST-CONSTRUCTION PERIOD, THE QUALIFIED PROFESSIONAL SHALL CERTIFY ALL FOREST CONSERVATION AREAS, SUPPLY SURVIVAL RATE DATA, AND IDENTIFY ALL PERTINENT MEASURES AND IN PLANS.
7. LOCAL STATE PROJECT INSPECTOR APPROVAL, THE DEVELOPER SHALL BE RELEASED OF ALL SURVIVAL AND FENCING OBLIGATIONS.

AFFORESTATION / REFORESTATION AREA MONITORING NOTES

- 1. MONTHLY VISITS DURING THE FIRST GROWING SEASON ARE TO ASSESS THE SURVIVAL OF THE PLANTINGS AND TO DETERMINE IF SUPPLEMENTAL WATERING, PEST CONTROL OR OTHER ACTIONS ARE NECESSARY. EARLY SPRING VISITS WILL DOCUMENT WINTER KILL AND AUTUMN VISITS WILL DOCUMENT SUMMER KILL.
2. THE MINIMUM SURVIVAL RATE SHALL BE 75% OF THE TOTAL NUMBER OF TREES PLANTED PER ACRE AT THE END OF THE TWO YEAR MAINTENANCE PERIOD. WILD TREE SEEDLINGS FROM NATURAL REGENERATION ON THE PLANTING SITE MAY BE COUNTED UP TO 50% TOWARD THE TOTAL SURVIVAL NUMBER IF THE ARE HEALTHY NATIVE SPECIES AT LEAST 12 INCHES TALL.
3. SURVIVAL WILL BE DETERMINED BY A STRATIFIED RANDOM SAMPLING OF THE PLANTINGS. THE SPECIES COMPOSITION OF THE SAMPLE POPULATION SHOULD BE PROPORTIONATE TO THE AMOUNT OF EACH SPECIES IN THE ENTIRE PLANTING TO BE SAMPLED.
4. EFFECTIVE MONITORING WILL ASSESS PLANT SURVIVABILITY DURING THE FIRST GROWING SEASON AND MAKE RECOMMENDATIONS FOR REINFORCEMENT PLANTINGS IF REQUIRED AT THAT TIME.

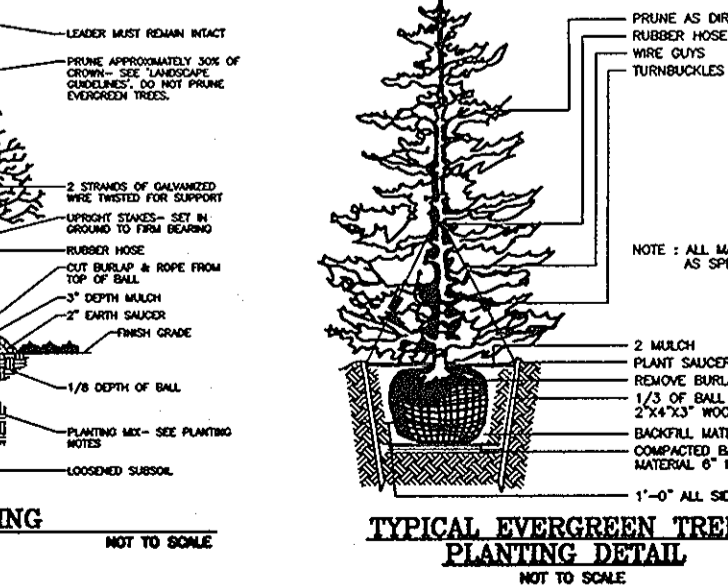
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

McBasso Environmental, LLC. 8373 Pine Orchard Parkway, Suite 207, Odenton, Maryland 21113. Phone: (410) 672-5990. Fax: (410) 672-5993.

FOREST CONSERVATION REQUIREMENTS AS SET FORTH IN SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEC OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION HAS BEEN FULLY MET BY THE RETENTION OF 3.18 AC OF CREDITED EASEMENT, AND 1.12 ACRES OF REFORESTATION.

AFFORESTATION / REFORESTATION PLANTING NOTES

- 1. AFFORESTATION AREAS MAY BE PLANTED AS SOON AS REASONABLE TO DO SO. LATE WINTER-EARLY SPRING PLANTINGS ARE PREFERRED. EARLIEST PLANTING DATES WILL VARY FROM YEAR TO YEAR BUT PLANTING MAY GENERALLY BEGIN AS SOON AS THE GROUND IS NO LONGER FROZEN. ALTERNATE PLANTING DATES MAY BE CONSIDERED AS CONDITION WARRANTS.
2. SOIL AMENDMENTS AND FERTILIZATION RECOMMENDATIONS WILL BE MADE BASED UPON THE RESULTS OF SOIL ANALYSIS FOR NITROGEN, PHOSPHORUS, POTASSIUM, ORGANIC MATTER CONTENT AND pH. IF REQUIRED, FERTILIZER WILL BE PROVIDED USING A SLOW RELEASE, SOLUBLE 16-8-16 ANALYSIS DESIGNED TO LAST 5-8 YEARS CONTAINED IN POLYETHYLENE PERFORATED BAGS SUCH AS MANUFACTURED BY ADCO WORKS, P.O. BOX 310 HOLLIS, N.Y. 11423 OR APPROVED EQUAL.
3. PLANT MATERIALS WILL BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS AND PLANT SCHEDULE.
4. PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS FOR SIZE, FORM, VIGOR, OR ROOTS, OR DUE TO TRUNK WOUNDS, BREAKAGE, DESICCATION, INSECT OR DISEASE MUST BE REPLACED.
5. PLANTING STOCK MUST BE PROTECTED FROM DESICCATION AT ALL TIMES PRIOR TO PLANTING. MATERIALS HELP FOR PLANTING SHALL BE MOISTENED AND PLACED IN COOL SHADED AREAS UNTIL READY FOR PLACEMENT.
6. NEWLY PLANTED TREES MAY REQUIRE WATERING AT LEAST ONCE PER WEEK DURING THE FIRST GROWING SEASON DEPENDING ON RAINFALL IN ORDER TO GET ESTABLISHED. THE INITIAL PLANTING OPERATION SHOULD ALLOW FOR WATERING DURING INSTALLATION TO COMPLETELY SOAK BACKFILL MATERIAL.
7. MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE DIAGRAM PROVIDED AND SHALL CONSIST OF COMPOSTED, SHREDDED HARDWOOD BARK MULCH, FREE OF WOOD ALCOHOL.
8. ALL NURSERY STOCK TO BE SPRAYED WITH DEER REPELLENT CONTAINING BITREX, SUCH AS REPELLEX. ALL NURSERY STOCK TO BE GROWN UP WITH DEER REPELLENT TABLETS IN GROWING MEDIUM, SUCH AS REPELLEX TABLETS.



SCHEDULE A: PERIMETER LANDSCAPE EDGE

Table with columns: CATEGORY, ADJACENT TO PERIMETER PROPERTIES/ROADWAYS, and TOTAL. Rows include: PERIMETER/FRONTAGE DESIGNATION, LINEAR FEET OF ROADWAY FRONTAGE, CREDIT FOR EXISTING VEGETATION, CREDIT FOR WALL, FENCE OR BERM, and NUMBER OF PLANTS REQUIRED (LF REMAINING).

Table titled 'STREET TREE CALCULATIONS' with columns: STREET NAME, LINEAR FEET (NO. REQUIRED), and NO. PROVIDED. Rows include: OLD LEAF COURT, RED STAG COURT.

PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$15,900.00 FOR THE REQUIRED 53 STREET TREES. DED WILL BUILD THE COST OF THE PUBLIC STREET TREES INTO THEIR COST ESTIMATE FOR ROAD CONSTRUCTION.

Table titled 'PLANT SCHEDULE' with columns: BOTANICAL NAME, AREA, SIZE, and SPACING (FT). Rows include: Quercus phellos, Fagus grandifolia, Cornus florida, and Liriodendron tulipifera.

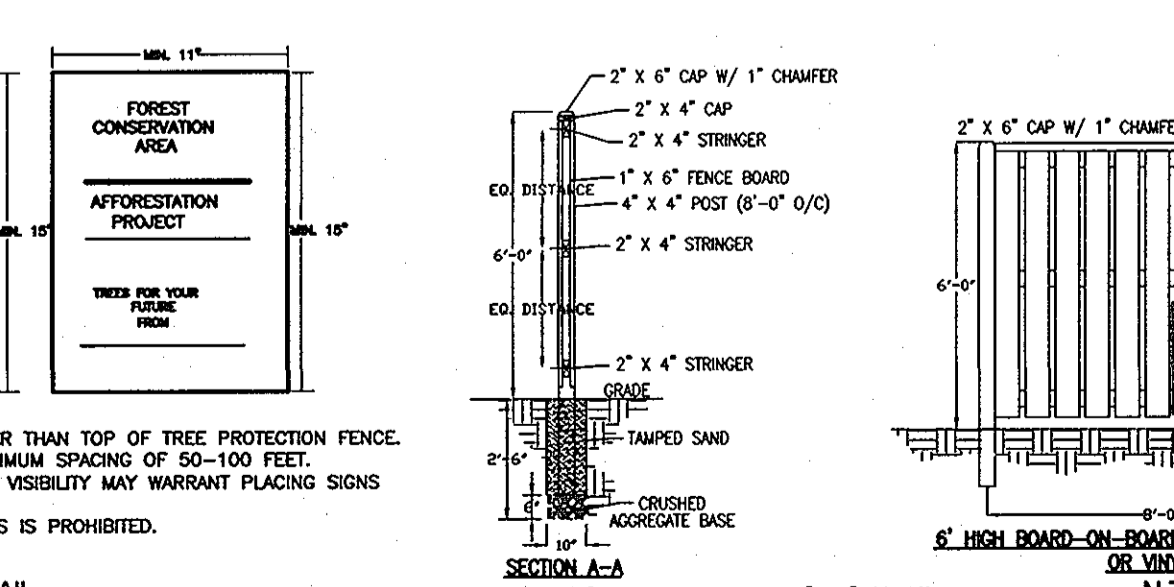
REFORESTATION PROVIDED: 1.12 ACRES, 2" CALIPER TREES, 224 TREES @ 200 TREES PER ACRE.

Table titled 'LANDSCAPE SCHEDULE' with columns: KEY, QUAN., BOTANICAL NAME, SIZE, and REMARKS. Rows include: AR 31 ACER RUBRUM, QT 17 QLEDITSA TRIACANTHOS, PS 19 PINUS STROBUS, and QR 53 QUERCUS PHELLOS.

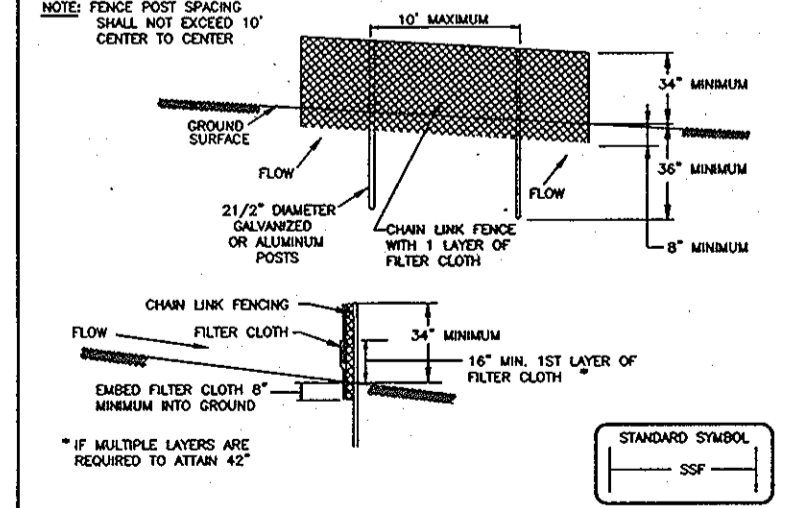
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE PERIMETER LANDSCAPING IN THE AMOUNT OF \$9,250.00 FOR THE REQUIRED 24 SHADE TREES AND 12 EVERGREENS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN.

FENCE GENERAL NOTES

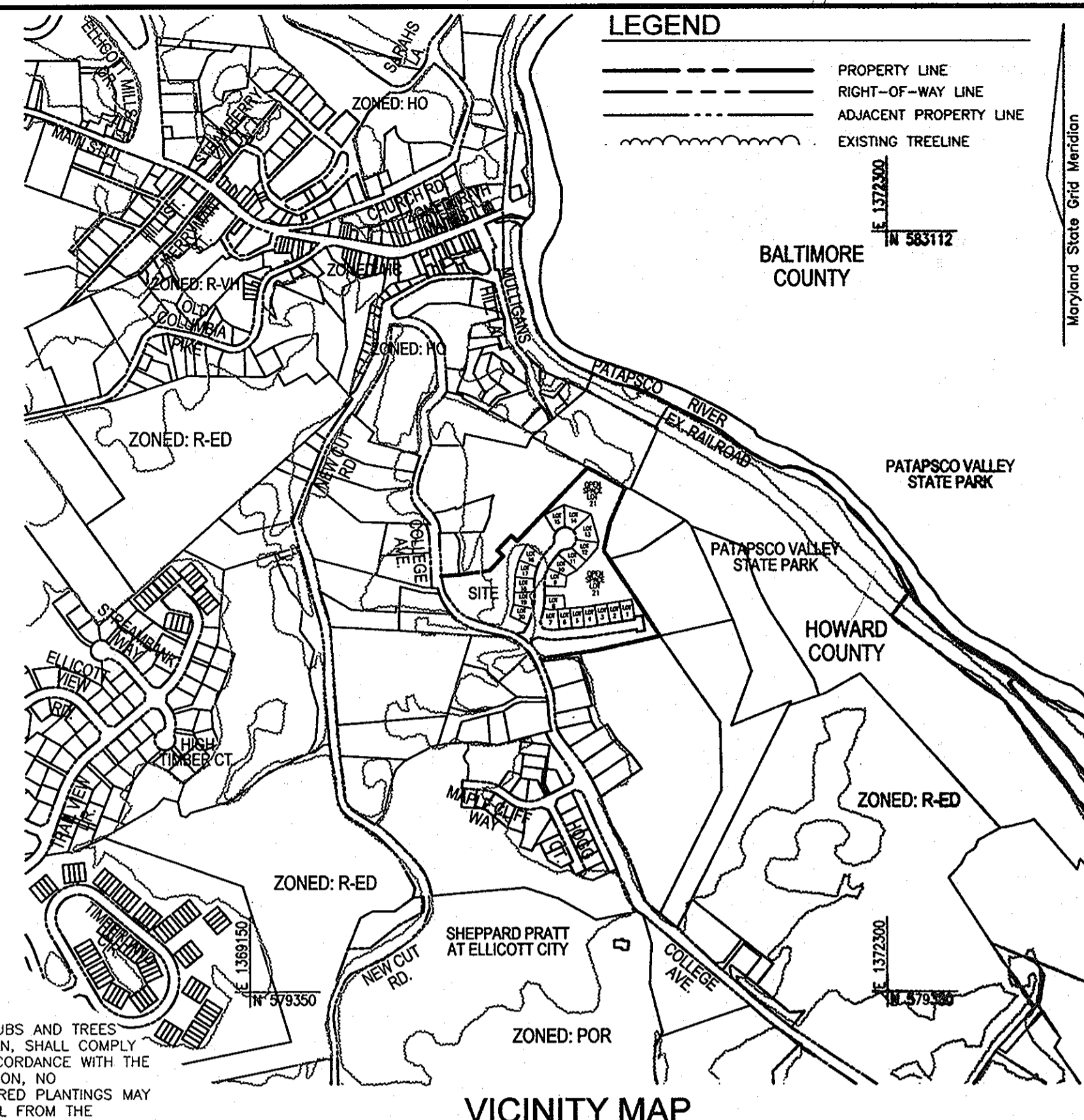
- 1. H (HEIGHT OF FABRIC) SHALL BE AS SHOWN ON THE PLANS. FABRIC IS AVAILABLE IN THE FOLLOWING HEIGHTS: 36", 42", 48", 60", 72", 84", 96", 108", 120" AND 144".
2. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 181.
3. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE. LINE POSTS, STAPLES, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND THE CLIPS SHALL BE NO. 11 GAGE (W/M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (D/B) ALUMINUM WIRE AND HOG RINGS SHALL BE 1/8" GAGE. ALL IN CONFORMANCE WITH ASTM F 628.
4. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO ASTM M 181 TYPE 1, GRADE 1 OR GRADE 2.
5. AT THE CONTRACTOR'S OPTION, PIPE USED FOR FENCE CONSTRUCTION SHALL CONFORM TO THE DIMENSIONS AND WEIGHTS FOR EITHER "ORDINARY PIPE" OR "ALTERNATIVE PIPE" AS SHOWN ON SHEET 2. "ALTERNATIVE PIPE" SHALL BE HIGH STRENGTH STEEL PIPE MEETING THE REQUIREMENTS OF F.D. SPEC. RR-F-191/3C.
6. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BROW POST AT A TURNABLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
7. TENSION WIRE SHALL BE AS SPECIFIED IN ASTM M 181.
8. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS B, CONCRETE WITH LIGHTWEIGHT AGGREGATE CONFORMING TO ASTM M 195. WILL BE PERMITTED.
9. TERMINATION OF FENCE AT BRIDGES OR OTHER STRUCTURES SHALL BE AS SHOWN ON PLANS.
10. CHAIN LINK FABRIC UP TO 5 FEET HIGH SHALL BE KNOCKED AT THE TOP AND BOTTOM SELVES. FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVE AND KNOCKED ON THE BOTTOM SELVE.
11. FENCES MAY BE CONSTRUCTED WITH EITHER ROUND PIPE OR ROLL-FORMED STEEL COMPONENTS. THE CONTRACTOR SHALL STATE THE TYPE OF CONSTRUCTION AND TYPE OF LINE POST TO BE USED THROUGHOUT THE PROJECT, AT THE PRECONSTRUCTION CONFERENCE.



DETAIL 33 - SUPER SILT FENCE



CONSTRUCTION SPECIFICATIONS: 1. FENCING SHALL BE 48" IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISIONS OF THE HOWARD COUNTY MANUAL.
2. CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FACE POSTS WITH WIRE TIES OR STAPLES AT THE 2ND SECTION AND SHALL BE SECURELY FASTENED TO THE FACE POSTS AT THE 1ST AND 3RD SECTIONS.
3. FIBER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION.
4. FIBER CLOTH SHALL BE SUBSIDED A MINIMUM OF 6" INTO THE GROUND.
5. WITH TWO SECTIONS OF FIBER CLOTH ADJACENT TO EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND EACH BUILDER RESPONSIBLE WHEN "TRUCKED" OVERLAP IN THE 2ND SECTION OR WHEN BUILT ROOFSIDE OF FENCE HEIGHT.
7. FIBER CLOTH SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT THE 2ND SECTION AND SHALL BE SECURELY FASTENED TO THE FACE POSTS AT THE 1ST AND 3RD SECTIONS.



SEQUENCE OF CONSTRUCTION-FOREST CONSERVATION

- 1. PRECONSTRUCTION MEETING /SITE WALK WITH CONTRACTORS AND OTHER RESPONSIBLE PARTIES TO DEFINE PROTECTION MEASURES TO BE UTILIZED AND TO POINT OUT PARTICULAR TREES TO BE SAVED.
2. STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
3. INSTALL TREE PROTECTION FENCING: FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
4. PROCEED WITH TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED SEDIMENT CONTROL PLAN - TO BE INSPECTED BY HOWARD COUNTY PLANNING AND ZONING.
5. TEMPORARY TREE PROTECTION DEVICES SHALL BE REMOVED AFTER ALL FINISHED GRADING AND UTILITY CONSTRUCTION HAS OCCURRED AND WITH APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

OWNER

MRUL LLC: TAYLOR VILLAGE FAMILY LLC, MANAGING MEMBER PHILIP GIUGLIOTTI, AUTHORIZED PERSON, 4100 COLLEGE AVENUE, ELLICOTT CITY, MD 21043, (410) 465-3500.

DEVELOPER

AUTUMN DEVELOPMENT CORPORATION, RONALD L. SPAHN, PRESIDENT, 5401 TWIN KNOLLS ROAD, SUITE 7, COLUMBIA, MD 21045, (410) 465-3500.

PRELIMINARY EQUIVALENT SKETCH PLAN LANDSCAPE AND FOREST CONSERVATION NOTES AND DETAILS

AUTUMN OVERLOOK, LOTS 1-20, & OPEN SPACE LOTS 21-24. TAX MAP: 25 GRID: 14. 2ND ELECTION DISTRICT. DPZ REF: SEE GENERAL NOTE #11. ZONED: R-ED. PARCELS 56 & 309 (L. 12833/F. 00446). PARCEL 95 (L. 13244/F. 00037). PARCELS 56, 309, AND 95 HOWARD COUNTY, MARYLAND.

ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS. 8407 MAIN STREET, ELLICOTT CITY, MD 21043. TEL: 410.461.7666. FAX: 410.461.8961.

PROFESSIONAL CERTIFICATE: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. DESIGN BY: RHV. DRAWN BY: JMR. CHECKED BY: RHV. DATE: FEBRUARY 2013. SCALE: AS SHOWN. W.O. NO.: 10-30. SHEET 7 OF 7.