

**General Notes**

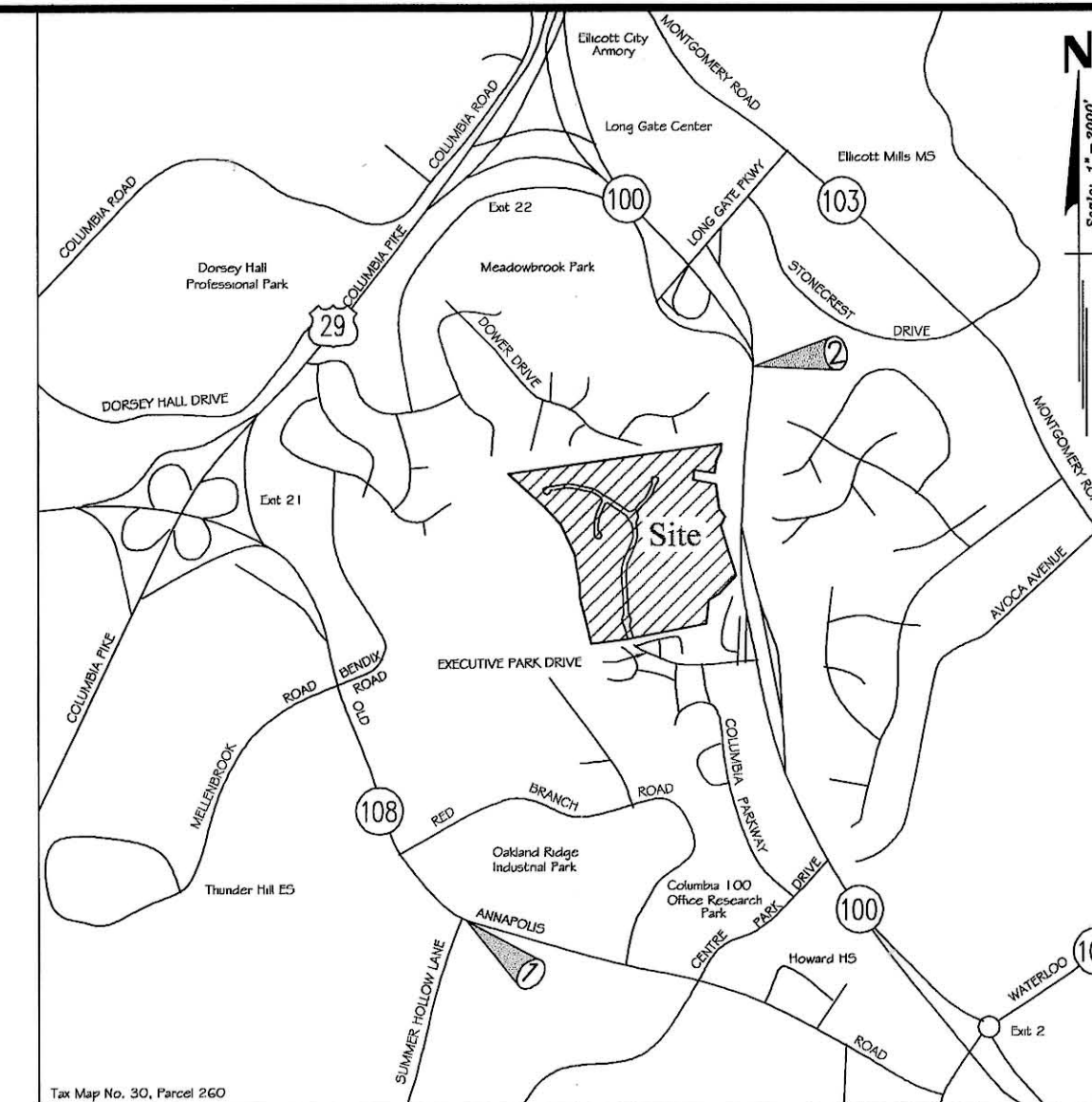
- The project is in conformance with the latest Howard County standards unless waivers have been approved.
- The existing topography is taken from aerial survey, supplemented by field survey, at 2-foot contour intervals prepared by Rodgers and Associates, dated Oct. 2001.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 30FA, 37GB, 30CA, 30CB, and 30IA were used for this project.
- Water and sewer are public. Contract No. 24-4065-D and 24-4064-D
- As a consequence of its submission for County review prior to November 15, 2001, this plan is subject to compliance with the Fourth Edition of the Subdivision Regulations. In addition, because it did not have preliminary plan approval prior to November 1, 2001, it is subject to compliance with County Council Bill 50-2001 which amends portions of the Zoning Regulations.
- Stormwater management for this plan provided on-site by 3 SWMF which are constructed under Phases I & II of this subdivision. One surface sand filter facility No. #3 for providing water quality is proposed for construction under this plan. All facilities to be public owned and maintained by Howard County.
- Existing utilities are based on Howard County contract drawings.
- The floodplain study for this project was prepared by Rodgers Consulting, Inc., dated 11/29/01.
- The wetland delineation study for this project was prepared by McCarthy and Associates, Inc. November, 2000, and was approved per sketch plan SP-01-20.
- The traffic study for this project was prepared by The Traffic Group, dated 1/24/02.
- The noise study for this project was prepared by Stiano Engineering, Inc., dated 11/28/01.
- The geotechnical report for this project was prepared by GTA, dated 11/30/01
- Soils information taken from the Howard County Soils Survey, dated July, 1968, sheet 20.
- The area of this application is 38.8 acres.
- The existing zoning classification for this application is R-20.
- Existing structure located on Lot 80 will be demolished and removed prior to the recordation of this projects.
- The waiver petition, WP-01-117, was approved on August 1, 2001 to waive Section 16.115 and 16.116(a) to allow work in the floodplain and in the stream buffer for the construction of a public access place crossing to serve 15 proposed residential R-20 zoned lots, and section 15-120(c)(4) to allow DFA lots to front on a private road greater than 200 feet in length (applies to road in front of proposed lots 168-182). Approval is subject to the following conditions: (1). Construct the crossing using the bottomless culvert proposed with the waiver documentation. (2). Limit the disturbance to the environmental areas to the minimum extend necessary for construction of the stream crossing. (3). In preparation of the Forest Conservation Plan proposal, provide afforestation within the wooded area of the priority stream buffer shown on the Stream Crossing Exhibit.
- For all flag or pipe stem lots refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the right-of-way line and not the flag or pipe stem lot driveway.
- The proposed 62 units allocations have been tentatively approved under S-01-20.
- A minimum of twenty (20) feet shall be maintained between trees and street lights.
- Plan(s) for required traffic signs and pavement markings will be included with the Final Construction Plan(s) submittals as required per Howard County Design Manual Volume III - Roads and Bridges, section 2.13.
- A waiver of Design Manual, Volume I, Section 5.2.4.1 to allow pond top of cut to be located less than the required 25' minimum distance from a right-of-way was approved on August 7, 2002. Approval is subject to the following conditions: (1) Internal pond landscaping is required for Open Space Lots 89 and 113 as per the 2000 Maryland Stormwater Management Design manual Volumes I and II. Each pond perimeter shall, at a minimum, meet the requirements of the Howard County Landscape Manual, Type B Landscape Buffer. (2) State on the exhibit that the design Manual Waiver request is on sheets 5, 6, and 7 of the Preliminary Plan P-02-17. (3). The proposed alignment of the water and sewer easement across Lots 86-88 and Lots 115-116 combined with the proposed storm drain easement results in an unacceptable encumbrance of usable lot space for these lots. An approval of this Design Manual Waiver request cannot result in the lot layouts as proposed. Alternative locations of the storm drain system and associated easement must be shown on the Preliminary Plans P-02-17 to reduce the lot encumbrances of Lots 86-88 and Lots 115-116.

# PRELIMINARY PLAN

## MOUNT JOY

### SINGLE FAMILY DETACHED

#### ELECTION DISTRICT NO.2, HOWARD COUNTY, MARYLAND



**Vicinity Map**  
Scale: 1" = 200'

BENCH MARKS (NAD83)			
BENCHMARK NO. 1	—HO. CO. No. 30FA		
HOWARD CO. STD. STAMPED DISC LOCATED SW CORNER OF RT. 108 AND SUMMER HOLLOW LANE.			
N 568621.336,	E 1361563.983	ELEV. 441.619	
BENCHMARK NO. 2	—HO. CO. No. 30CA		
HOWARD CO. STD. STAMPED DISC LOCATED ON THE EAST SIDE OF THE N.B.L. OF RT. 100			
N 575083.465,	E 1364681.801	ELEV. 380.087	

**OPEN SPACE CALCULATIONS**

Required @ 38.8 AC. x 30% = 11.64 AC.  
 Provided = 16.33 AC.

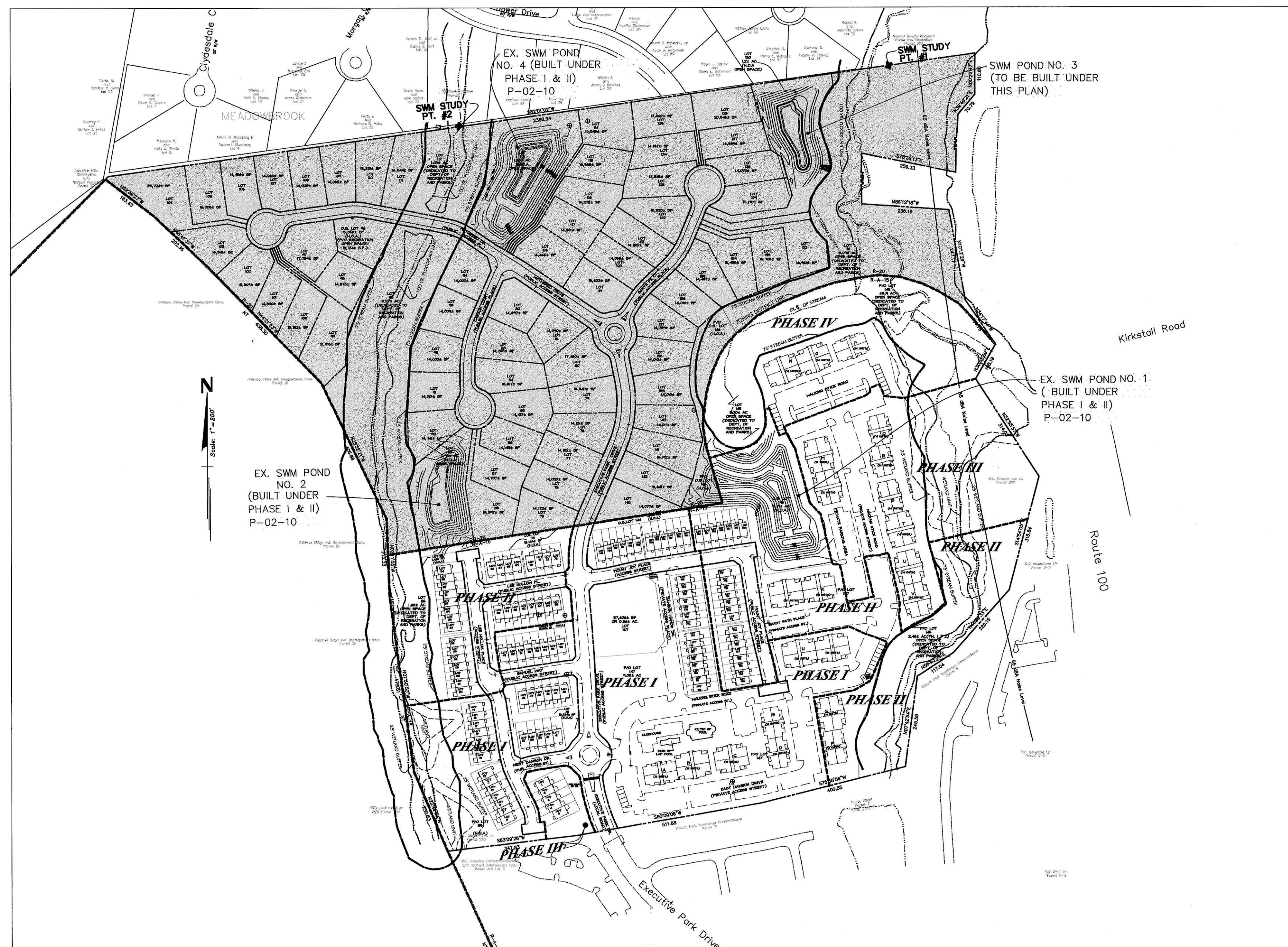
Recreation Open Space:  
 Required: 62 sfid units @ 200 sf/unit = 12,400 sf (0.28 AC.)  
 Provided: 0.30 AC. (Included in 16.33 AC.)

**SITE DATA:**

TOTAL GROSS AREA(R-20): 38.8± AC  
 TOTAL BUILDABLE LOTS PROPOSED: 62 LOTS  
 TOTAL OPEN SPACE LOTS PROPOSED: 7 LOTS  
 TOTAL ROAD RW DEDICATION: 1.76± AC

**SHEET INDEX**

COVER SHEET	1
PRELIMINARY PLAN	2 - 4
GRADING & STORM DRAIN	5 - 7
LANDSCAPE PLAN	8 - 10
FOREST CONSERVATION PLAN	11 - 13



**LOCATION MAP**  
SCALE: 1" = 200'

Study Point #1 SWM Storage Requirement Summary And Treatment Strategy							
Study Point #1	DA (Ac.)	WQv (Ac-R)	Rev (Ac-FT)	CPv (Ac-FT)	Proposed Conditions (Ac-FT)	Extreme Flood (Q) (Ac-F)	Remarks
Total onsite area to Study Point (Prop)	38.27	—	—	—	N/A	N/A	
Total offsite area to Study Point	649	—	—	—	N/A	N/A	
Study Point	15.22	0.8**	0.20/2.40	1.000	N/A	N/A	* Provide WQv & CPv
Pond #1 (Micropond P-1)	4.33	0.112**	0.029/0.33	***	N/A	N/A	Provide WQv only
By-Pass Areas (Onsite)	18.72	**	*	***			

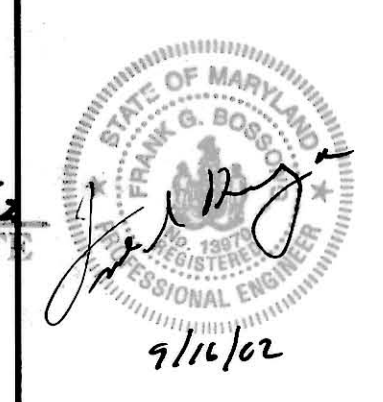
  

Study Point #2 SWM Storage Requirement Summary And Treatment Strategy							
Study Point #2	DA (Ac.)	WQv (Ac-R)	Rev (Ac-FT)	CPv (Ac-FT)	Proposed Conditions (Ac-FT)	Extreme Flood (Q) (Ac-F)	Remarks
Total onsite area to Study Point (Prop)	37.95	—	—	—	N/A	N/A	
Total offsite area to Study Point	90.3	—	—	—	N/A	N/A	
Study Point	17.79	0.560*	0.146/1.72	1.200	N/A	N/A	* Provide WQv & CPv
Pond #2 (Sandfilter P-1)	9.45	0.430	0.112/1.36	***	N/A	N/A	Provide WQv only
By-Pass Areas ( Onsite)	18.71	**	*	***			

**\*APFO SCHEDULE**

\* 62 TENTATIVE ALLOCATIONS GRANTED FOR YEAR 2004 (62 UNITS SHOWN ON THIS PLAN)

**TENTATIVELY APPROVED**  
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE: 7/16/02



<table border="1"> <tr> <th>DATE</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	REVISION	DATE				BY: CADD 12/01 DESIGNED: YSL 02-02 DRAWN: MMF 02-02 REVIEWED: PFB 02-02 RELEASE FOR: <input type="checkbox"/>	CONTRACT PURCHASER: <b>WINCHESTER HOMES</b> 6305 IVY LANE SUITE 800 GREENBELT, MD 20770 PHONE: 301-474-4411 CONTACT: MICHAEL J. CONLEY	OWNER: <b>M.L. DAWSON LEE, JR.</b> MOUNT JOY FARM 499 COLUMBIA ROAD ELLICOTT CITY, MD 21043-5996	<h2>PRELIMINARY PLAN</h2> <h3>COVER SHEET</h3>	Rodgers Consulting, Inc. 9260 Gather Road Gaithersburg, MD 20877 301.948.4700 301.948.6256 (fax) 301.253.6609 www.rodgers.com	SINGLE FAMILY <h2>MOUNT JOY</h2> ELECTION DISTRICT NO. 2 HOWARD COUNTY, MARYLAND TAX MAP: 30 GRID: 12 PARCEL NO. 260 DPZ FILE NO.: S-01-20, WP-01-117, P-02-10	SCALE: AS SHOWN JOB No.: 506V2 DATE: 02-02 INDEX No.: SHEET No.: 1 of 13
DATE	REVISION	DATE											

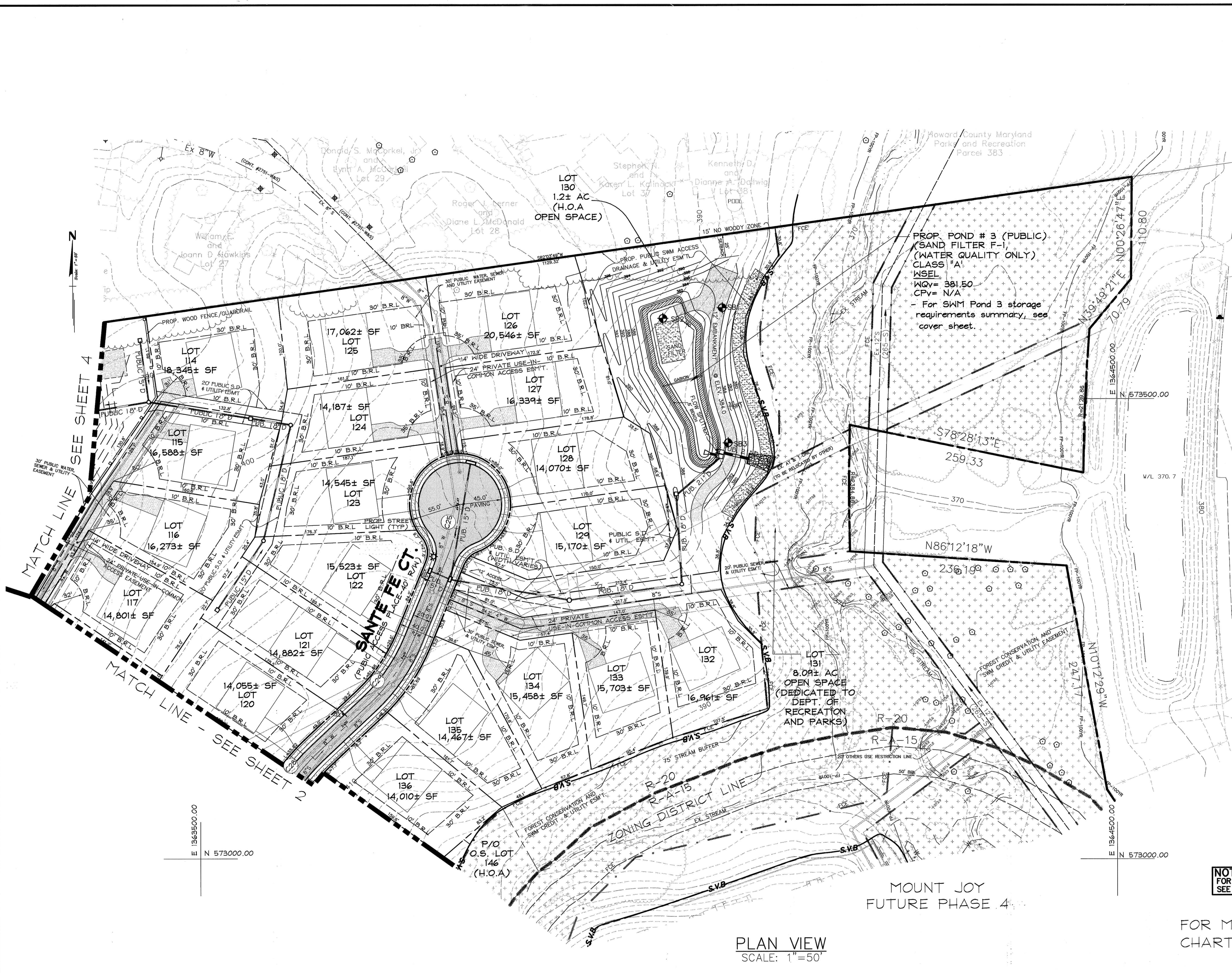
PRELIMINARY: NOT FOR CONSTRUCTION

P-02-17









PROP. POND # 3 (PUBLIC)  
 (SAND FILTER F-1,  
 (WATER QUALITY ONLY)  
 CLASS "A"  
 WSEL  
 WQV= 381.50  
 CPV= N/A  
 - For SWM Pond 3 storage  
 requirements summary, see  
 cover sheet.

**TRAFFIC SIGN LEGEND**

SIGN	SYMBOL	SIGN	SYMBOL	SIGN	SYMBOL

**Legend**

	Storm Drain
	STREAM BUFFER
	100 Yr. Floodplain
	LIMIT OF DISTURBANCE
	Existing Treeline
	Zoning Line
	Match Line
	Slopes 15% - 25%
	*Slopes greater than 25%
	Forest Conservation Easmt.
	Prop. SWM Credit & Utility Easement
	15' NO WOODY ZONE
	PROP. STREET LIGHT (FOR ST LIGHT INFORMATION SEE LANDSCAPE PLAN)

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*John Smith*  
 PLANNING DIRECTOR  
 DATE: 9/26/02  
 JA

NOTE:  
 FOR STREET LIGHTS LOCATION DATA  
 SEE SHEET 10

FOR MINIMUM LOT SIZE  
 CHART SEE SHEET 2.

MOUNT JOY  
 FUTURE PHASE 4

PLAN VIEW  
 SCALE: 1"=50'

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DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	CADD
	DESIGNED	YSL	02-02	
	DRAWN	MMF	02-02	
	REVIEWED	PFB	02-02	
	SIGNATURE APPROVAL SUBMISSION	9/17/02	RELEASE FOR	
	REVERSE PER DPZ COMMENTS 6/26/02	1/26/03		
	REVERSE PER DPZ COMMENTS 3/27/02	5/10/02		

CONTRACT PURCHASER  
**WINCHESTER HOMES**  
 6305 IVY LANE  
 SUITE 800  
 GREENBELT, MD 20770  
 PHONE: 301-474-4411

OWNER  
**M/L. DAWSON LEE, JR.**  
 499 COLUMBIA ROAD  
 ELLICOTT CITY, MD 21043-5996

**PRELIMINARY PLAN**

**RODGERS**  
 CONSULTING  
 Enhancing the value of land assets

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 9260 Gather Road  
 Gaithersburg, MD 20877  
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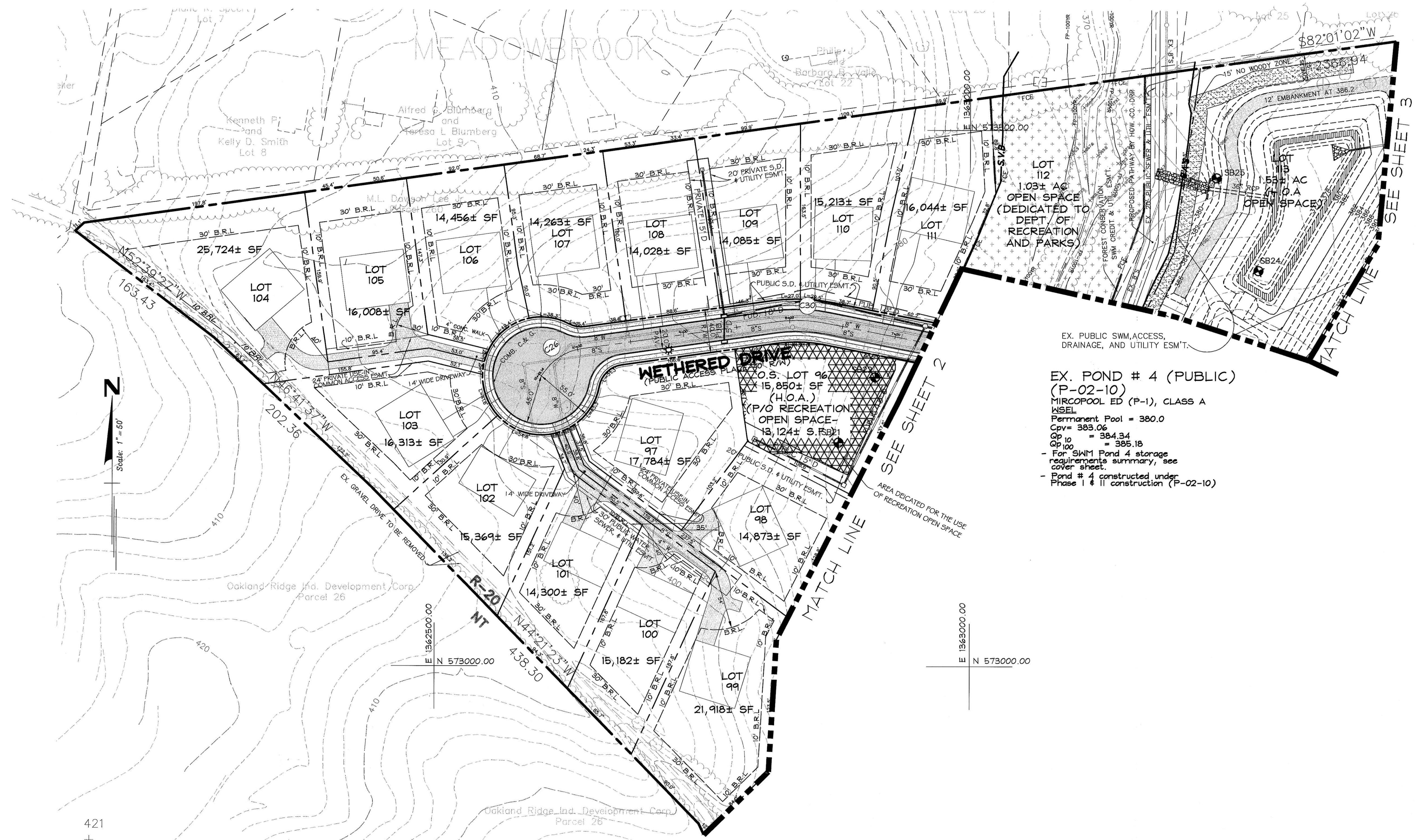
SINGLE FAMILY  
**MOUNT JOY**  
 ELECTION DISTRICT NO. 2  
 HOWARD COUNTY, MARYLAND  
 TAX MAP: 30 GRID: 12 PARCEL NO. 260  
 DPZ FILE NO.: S-01-20, WP-01-117, P-02-10

SCALE: 1" = 50'
JOB No. 506V2
DATE: 02-02
INDEX No.
SHEET No. 3 of 13

PRELIMINARY: NOT FOR CONSTRUCTION

P-02-17 P.02.17



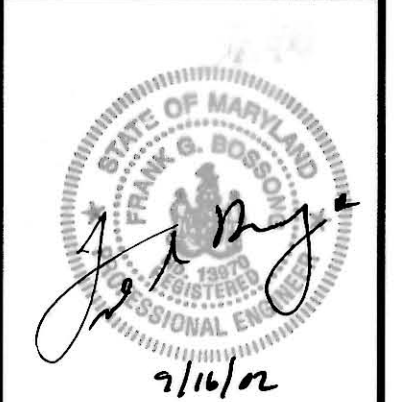


EX. POND # 4 (PUBLIC)  
 (P-02-10)  
 MICROPOOLED (P-1), CLASS A  
 WSEL  
 Permanent Pool = 380.0  
 C<sub>pv</sub> = 383.06  
 C<sub>p10</sub> = 384.34  
 C<sub>p100</sub> = 385.18  
 - For SWM Pond 4 storage requirements summary, see cover sheet.  
 - Pond # 4 constructed under Phase I & II construction (P-02-10)

- LEGEND**
- Storm Drain
  - STREAM BUFFER
  - 100 Yr. Floodplain
  - LIMIT OF DISTURBANCE
  - Existing Treeline
  - Zoning Line
  - Match Line
  - Slopes 15% - 25%
  - \*Slopes greater than 25%
  - FCE Forest Conservation Easmt.
  - Prop. SWM Credit & Utility Easement
  - 15' NO WOODY ZONE
  - PROP. STREET LIGHT (FOR ST LIGHT INFORMATION SEE LANDSCAPE PLAN)

PLAN VIEW  
 SCALE: 1"=50'

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 FOR MINIMUM LOT SIZE  
 CHART SEE SHEET 2.  
 PLANNING DIRECTOR 9/26/02  
 DATE 9/16/02



DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	CADD
	DESIGNED		YSL	02-02
	DRAWN		MMF	02-02
	REVIEWED		PFB	02-02
	SIGNATURE APPROVAL SUBMISSION	9/17/02		
	REVISE PER DPZ COMMENTS 6/26/02	7/26/02		
	REVISE PER DPZ COMMENTS 3/27/02	5/10/02		

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 MICHAEL J. CONLEY  
 PHONE: 301-474-4411

OWNER  
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 499 COLUMBIA ROAD  
 ELLICOTT CITY, MD 21043-5996

**PRELIMINARY PLAN**

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**SINGLE FAMILY MOUNT JOY**  
 ELECTION DISTRICT NO. 2  
 HOWARD COUNTY, MARYLAND  
 TAX MAP: 30 GRID: 12 PARCEL NO. 260  
 DPZ FILE NO.: S-01-20, WP-01-117, P-02-10

SCALE: 1" = 50'
JOB No. 506V2
DATE: 02-02
INDEX No.
SHEET No. 4 OF 13

PRELIMINARY: NOT FOR CONSTRUCTION

P-02-17 P.02.17

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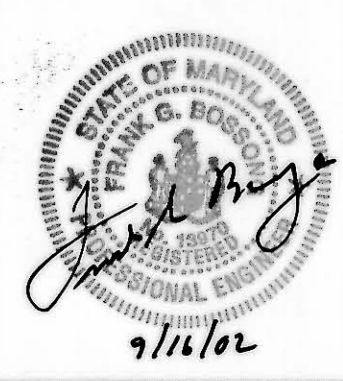
**EX. PUBLIC POND # 4 (P-02-10)**  
 MICROPOOL ED (P-1), CLASS A  
 MSEL  
 Permanent Pool = 380.0  
 Cpv = 383.06  
 Gp<sub>10</sub> = 384.34  
 Gp<sub>100</sub> = 385.18  
 For SHM Pond 4 storage requirements summary, see cover sheet.  
 - Pond # 4 constructed under Phase I & II construction (P-02-10)

NOTE: THE SPLITTER ISLANDS ARE TO BE MOD. COMB. C. & G.

- Legend**
- Storm Drain
  - STREAM BUFFER
  - 100 Yr. Floodplain
  - LIMIT OF DISTURBANCE
  - Existing Treadline
  - Zoning Line
  - Match Line
  - Slopes 15% - 25%
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  - Forest Conservation Easmt.
  - Prop. SWM Credit & Utility Easement
  - 15' NO WOODY ZONE
  - PROP. STREET LIGHT (FOR ST LIGHT INFORMATION SEE LANDSCAPE PLAN)

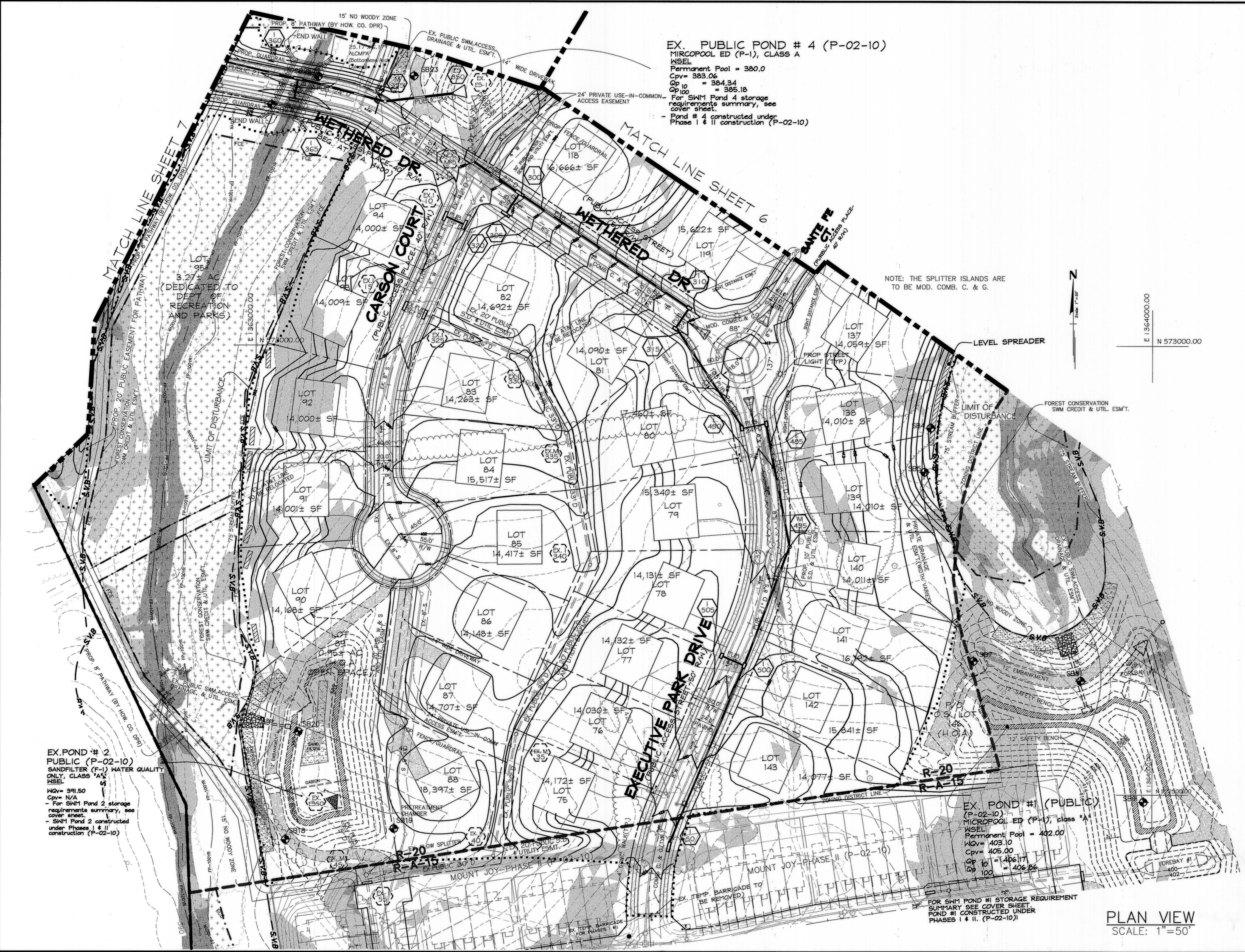
**PLAN VIEW**  
 SCALE: 1"=50'

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 JAMES R. BENTLEY, PLANNING DIRECTOR  
 DATE: 9/26/02  
 JA



**EX. POND # 2 PUBLIC (P-02-10)**  
 SANDFILTER (F-1) WATER QUALITY ONLY, CLASS "A" MSEL  
 WQV = 391.50  
 Cpv = N/A  
 - For SHM Pond 2 storage requirements summary, see cover sheet.  
 - SHM Pond 2 constructed under Phases I & II construction (P-02-10)

**EX. POND #1 (PUBLIC)**  
 (P-02-10)  
 MICROPOOL ED (P-1), class "A" MSEL  
 Permanent Pool = 402.00  
 WQV = 403.0  
 Cpv = 405.00  
 Gp<sub>10</sub> = 406.17  
 Gp<sub>100</sub> = 406.86  
 FOR SHM POND #1 STORAGE REQUIREMENT SUMMARY SEE COVER SHEET  
 POND #1 CONSTRUCTED UNDER PHASES I & II. (P-02-10)



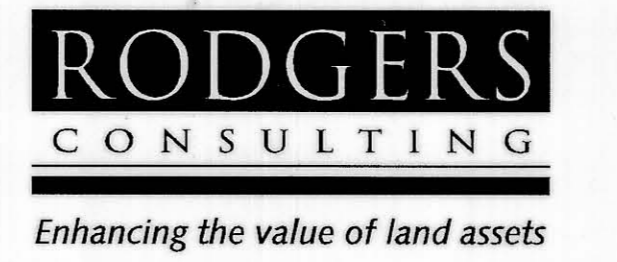
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	BASE DATA		CADD	12/01
	DESIGNED		YSL	12/01
	DRAWN		YSL	12/01
	REVIEWED		PDB	12/01
	SIGNATURE APPROVAL SUBMISSION	9/17/02		
	REVISE PER DPZ COMMENTS 6/28/02	7/28/02		
	REVISE PER DPZ COMMENTS 3/27/02	5/10/02		

**CONTRACT PURCHASER:**  
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**PRELIMINARY PLAN  
 GRADING & STORM DRAIN PLAN**



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 MOUNT JOY**  
 ELECTION DISTRICT NO. 2  
 HOWARD COUNTY, MARYLAND  
 TAX MAP: 30 GRID: 12 PARCEL NO. 260  
 DPZ FILE NO.: S-01-20, WP-01-117

SCALE: 1"=50'

JOB No.	506V2
DATE:	2/02
INDEX No.	
SHEET No.	5 OF 13

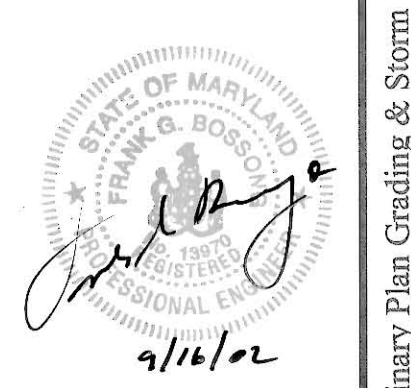
PRELIMINARY: NOT FOR CONSTRUCTION





- Legend**
- Storm Drain
  - STREAM BUFFER
  - 100 Yr. Floodplain
  - LIMIT OF DISTURBANCE
  - Existing Freeline
  - Zoning Line
  - Match Line
  - Slopes 15% - 25%
  - \*Slopes greater than 25%
  - FCE Forest Conservation Esmt.
  - Prop. SWM Credit & Utility Easement
  - 15' NO WOODY ZONE

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*Frank G. Booth* 9/26/02  
 PLANNING DIRECTOR DATE  
 JA



MOUNT JOY  
 FUTURE PHASE 4

PLAN VIEW  
 SCALE: 1"=50'

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	CADD
	DESIGNED		YSL	12/01
	DRAWN		MMF	12/01
	REVIEWED		PFB	12/01
	SIGNATURE APPROVAL SUBMISSION	9/17/02		
	REVISE PER DPZ COMMENTS 6 /26/02	7/26/02		
	REVISE PER DPZ COMMENTS 3/27/02	5/10/02		

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 499 COLUMBIA ROAD  
 ELLICOTT CITY, MD 21043-5996

**PRELIMINARY PLAN  
 GRADING & STORM DRAIN PLAN**

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 HOWARD COUNTY, MARYLAND  
 TAX MAP: 30 GRID: 12 PARCEL NO. 260  
 DPZ FILE NO.: 2-01-20, WP-01-117

SCALE: 1" = 50'

JOB No.	506V2
DATE:	2/02
INDEX No.	
SHEET No.	6 OF 13

PRELIMINARY: NOT FOR CONSTRUCTION







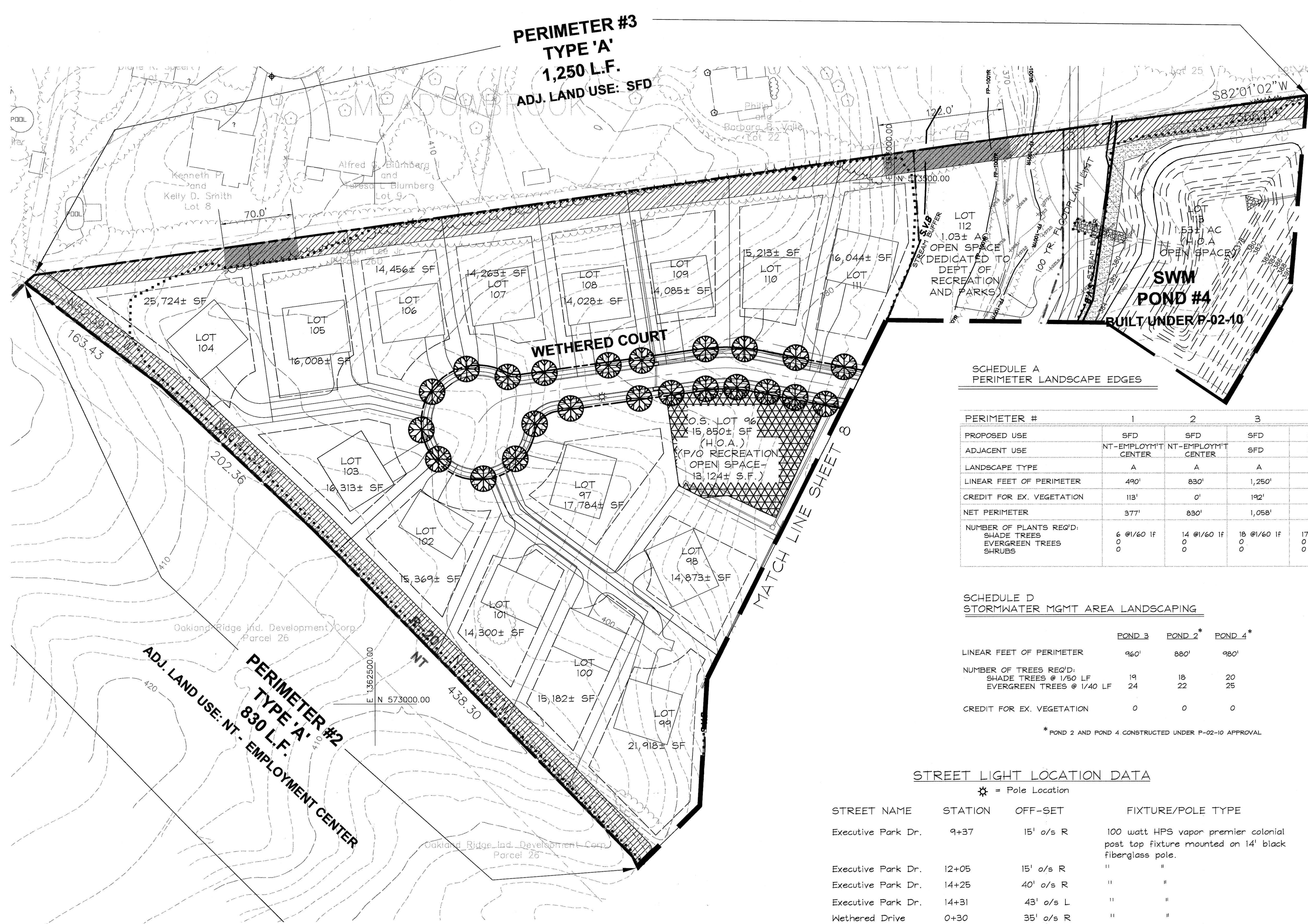








Scale: 1" = 50'



- = LANDSCAPE BUFFER
- = EXISTING TREE CREDIT IN BUFFER
- = NO WOODY ZONE - NO PLANTING PERMITTED
- = LIMIT OF GRADING

- STREET TREE KEY**  
TO BE PLANTED AT AVERAGE OF 1 TREE PER 40' OF RT. OF WAY
- ACER RUBUM (RED MAPLE)
  - TILIA CORDATA (LITTLELEAF LINDEN)
  - PYRUS CALLERYANA 'CHANTICLEER' (CHANTICLEER PEAR)
  - QUERCUS RUBRA (RED OAK)

**SCHEDULE A  
PERIMETER LANDSCAPE EDGES**

PERIMETER #	1	2	3	4	5	6	7
PROPOSED USE	SFD	SFD	SFD	SFD	SFD/OPEN	SFD	SFD
ADJACENT USE	NT-EMPLOYMT CENTER	NT-EMPLOYMT CENTER	SFD	SFD	HIGHWAY	SFA	SFA
LANDSCAPE TYPE	A	A	A	A	A	A	A
LINEAR FEET OF PERIMETER	490'	830'	1,250'	1,120'	1210'	260'	480'
CREDIT FOR EX. VEGETATION	113'	0'	192'	126'	0'	0'	0'
NET PERIMETER	377'	830'	1,058'	994'	1210'	260'	480'
NUMBER OF PLANTS REQ'D:							
SHADE TREES	6 @ 1/60 LF	14 @ 1/60 LF	18 @ 1/60 LF	17 @ 1/60 LF	20 @ 1/60 LF	4 @ 1/60 LF	8 @ 1/60 LF
EVERGREEN TREES	0	0	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0

**SCHEDULE D  
STORMWATER MGMT AREA LANDSCAPING**

	POND 3	POND 2*	POND 4*
LINEAR FEET OF PERIMETER	960'	880'	980'
NUMBER OF TREES REQ'D:			
SHADE TREES @ 1/50 LF	19	18	20
EVERGREEN TREES @ 1/40 LF	24	22	25
CREDIT FOR EX. VEGETATION	0	0	0

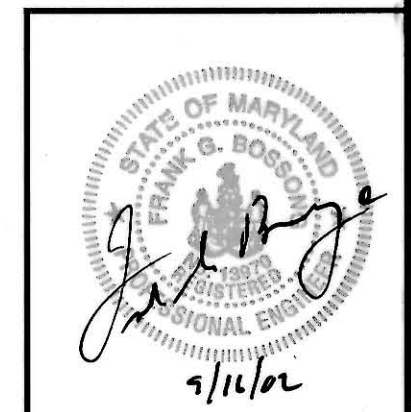
\* POND 2 AND POND 4 CONSTRUCTED UNDER P-02-10 APPROVAL

**STREET LIGHT LOCATION DATA**

☼ = Pole Location

STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE	COMMENTS
Executive Park Dr.	9+37	15' o/s R	100 watt HPS vapor premier colonial post top fixture mounted on 14' black fiberglass pole.	
Executive Park Dr.	12+05	15' o/s R	" "	
Executive Park Dr.	14+25	40' o/s R	" "	Round-about
Executive Park Dr.	14+31	43' o/s L	" "	Round-about
Wethered Drive	0+30	35' o/s R	" "	Round-about
Wethered Drive	4+00	16' o/s L	" "	
Wethered Drive	6+68	15' o/s L	" "	Round-about
Wethered Drive	9+16	13' o/s L	" "	Round-about
Carson Court	1+12(L.P.)	3'	" "	
Sante Fe Court	4+12	14' o/s L	" "	Back of cul-de-sac

**TENTATIVELY APPROVED**  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
PLANNING DIRECTOR  
DATE: 9/26/02  
JA



**PLAN VIEW**  
SCALE: 1"=50'

DATE	REVISION	DATE	BY	DATE
	BASE DATA		CADD	CADD
	DESIGNED			
	DRAWN			12/01
	REVIEWED			
	RELEASE FOR			
9/17/02	SIGNATURE APPROVAL SUBMISSION	9/17/02		
7/26/02	REVISE PER DPZ COMMENTS 6/26/02	7/26/02		
5/07/02	REVISE PER DPZ COMMENTS 3/27/02	5/07/02		

**CONTRACT PURCHASER**  
**WINCHESTER HOMES**  
6305 IVY LANE  
SUITE 800  
GREENBELT, MD 20770  
PHONE: 301-474-4411

**OWNER**  
**M/L. DAWSON LEE, JR.**  
499 COLUMBIA ROAD  
ELLCOTT CITY, MD 21043-5996

**PRELIMINARY PLAN  
LANDSCAPE PLAN**



Rodgers Consulting, Inc.  
9260 Gaither Road  
Gaithersburg, MD 20877  
301.948.4700  
301.948.6256 (fax)  
301.253.6609  
www.rodgers.com

**SINGLE FAMILY**  
**MOUNT JOY**  
ELECTION DISTRICT NO. 2  
HOWARD COUNTY, MARYLAND  
TAX MAP: 30 GRID: 12 PARCEL NO. 260  
DPZ FILE NO.: 2-01-20, WP-01-117

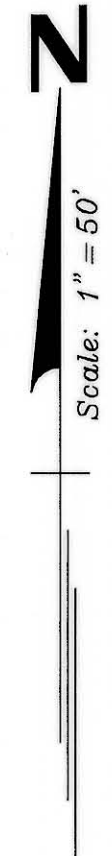
SCALE: 1" = 50'
JOB No. 506V2
DATE: 2/02
INDEX No.
SHEET No. 10 OF 13

PRELIMINARY: NOT FOR CONSTRUCTION

P-02-17 9.06.17

C:\projects\0818\0818-10-LANDSCAPE-SFD.DWG 09/13/02 02:05:07 PM EDT





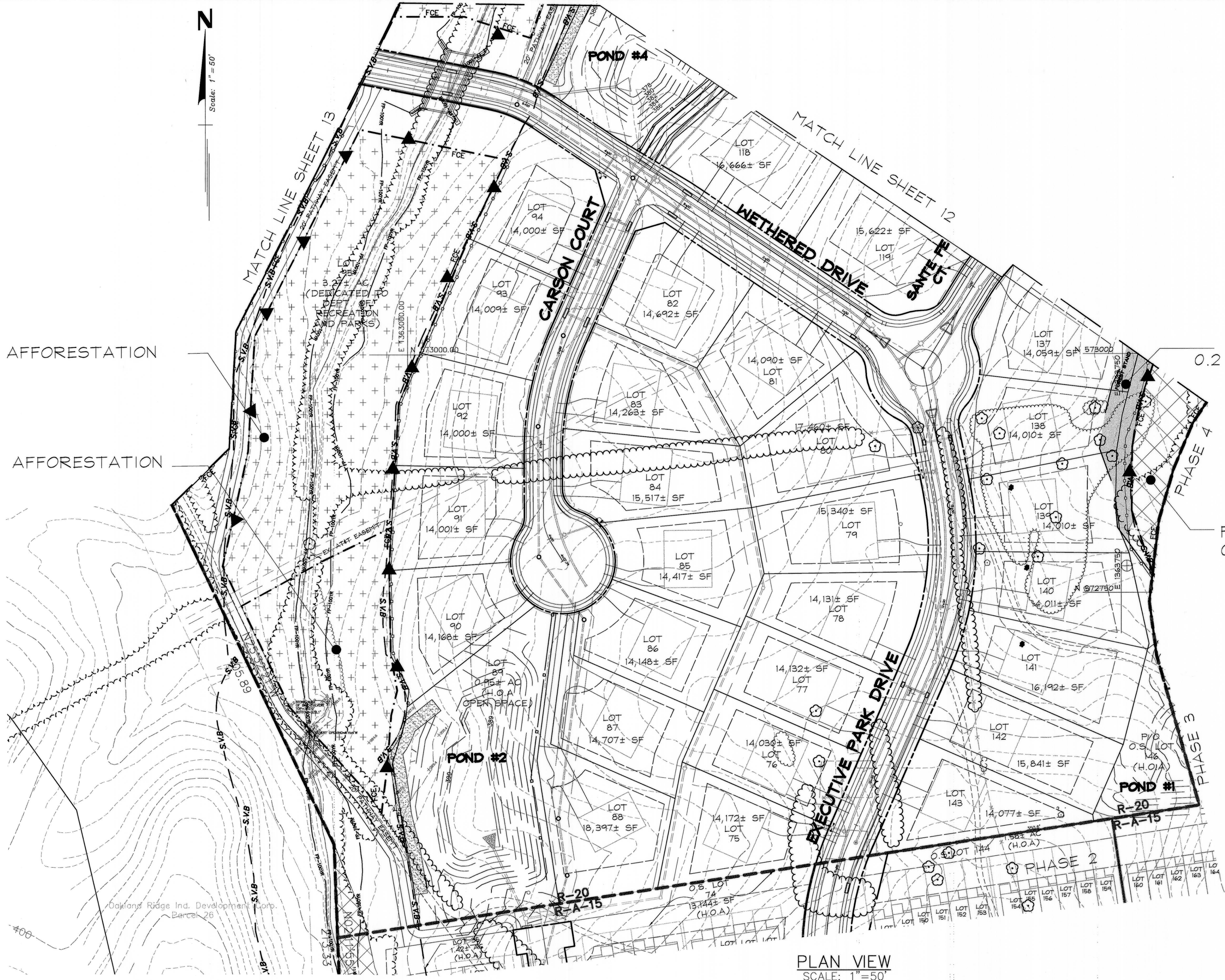
LEGEND	
	= FOREST CONSERVATION RETENTION AREA
	= FOREST CONSERVATION AFFORESTATION AREA
	= FCE
	= FOREST CONSERVATION EASEMENT
	= FOREST CONSERVATION PROTECTION FENCING
	= SIGNAGE
	= FOREST STAND TO BE CLEARED
	= NO WOODY ZONE NO PLANTING PERMITTED

FCE #6  
1.6± AC. AFFORESTATION

FCE #5  
0.6± AC. AFFORESTATION

FOREST CLEARING  
0.2 ± AC (WITH SHEET 12)

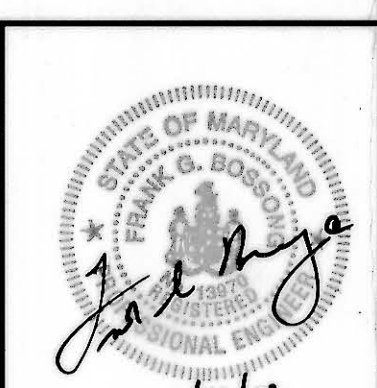
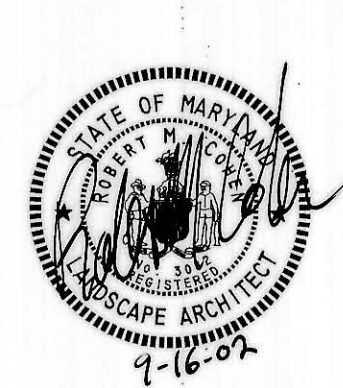
FC/SWM E #14  
0.4± AC. RETENTION



PLAN VIEW  
SCALE: 1"=50'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*Janis R. Smith*  
PLANNING DIRECTOR  
DATE: 7/16/02  
JA



Q:\projects\506V\506V.dwg Preliminary Plan\Title - STDV11-13-FORESTCON.dwg 09/13/02 02:28:09 PM EDT

DATE	REVISION	DATE	BY	DATE
	BASE DATA	CADD	12/01	
	DESIGNED			
	DRAWN	YSL	12/01	
	REVIEWED	PDB		
	RELEASE FOR <input type="checkbox"/>			
	SIGNATURE APPROVAL SUBMISSION 9/17/02			
	REVISE PER DPZ COMMENTS 6/25/02 7/17/02			
	REVISE PER DPZ COMMENTS 3/27/02 5/10/02			

CONTRACT PURCHASER:  
**WINCHESTER HOMES**  
6305 IVY LANE  
SUITE 800  
GREENBELT, MD 20770  
PHONE: 301-474-4411  
CONTACT: MICHAEL J. CONLEY

OWNER:  
**M.L. DAWSON LEE, JR.**  
MOUNT JOY FARM  
499 COLUMBIA ROAD  
ELLCOTT CITY, MD 21043-5996

**PRELIMINARY PLAN  
FOREST CONSERVATION**

**RODGERS CONSULTING**  
Enhancing the value of land assets

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SINGLE FAMILY  
**MOUNT JOY**  
ELECTION DISTRICT NO. 2  
HOWARD COUNTY, MARYLAND  
TAX MAP:30 GRID:12 PARCEL NO. 260  
DPZ FILE NO.: S-01-20, WP-01-117

SCALE: 1"=50'
JOB No. 506V2
DATE: 12/01
INDEX No.
SHEET No. 11 of 13

PRELIMINARY: NOT FOR CONSTRUCTION







FCE #7  
0.6± AC. AFFORESTATION

Scale: 1" = 50'



### LEGEND

- = FOREST CONSERVATION RETENTION AREA
- = FOREST CONSERVATION AFFORESTATION AREA
- = FCE
- = FOREST CONSERVATION EASEMENT
- = FOREST CONSERVATION PROTECTION FENCING
- = SIGNAGE
- = FOREST STAND TO BE CLEARED
- = NO WOODY ZONE NO PLANTING PERMITTED

#### CUMULATIVE FOREST CONSERVATION WORKSHEET

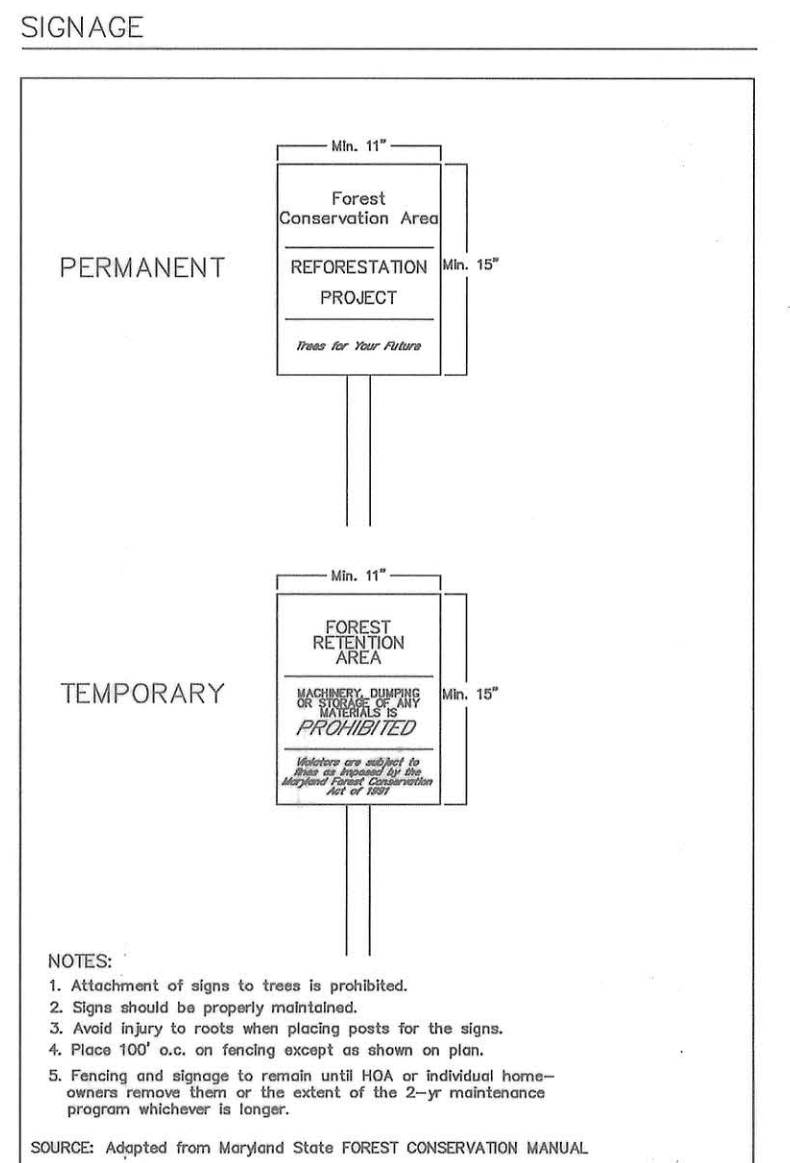
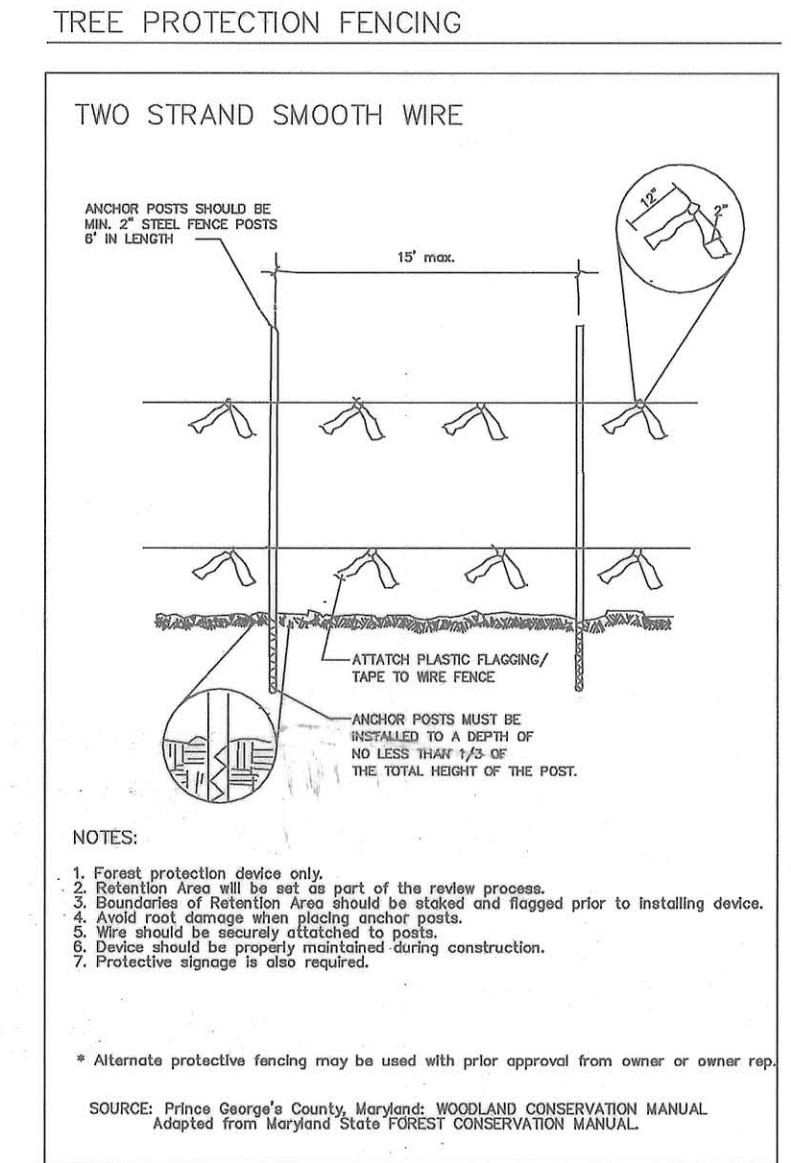
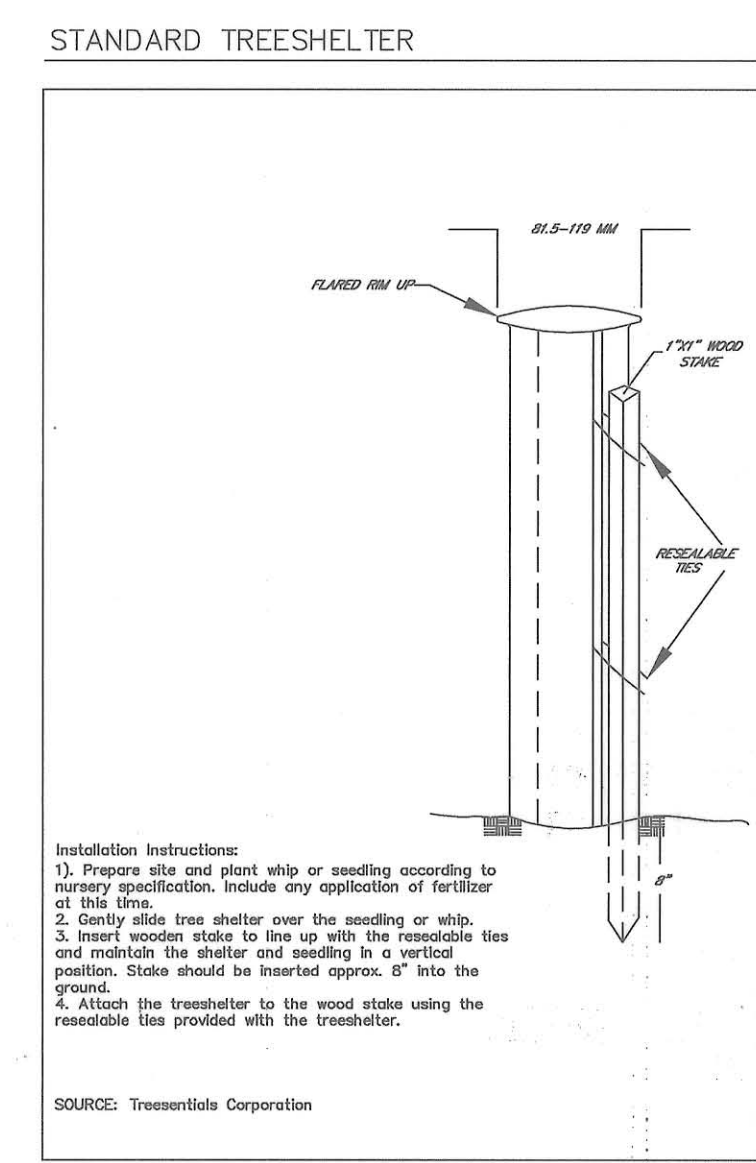
I. BASIC SITE DATA	PHASE		TOTAL TO DATE
	1 & 2	SFD PHASE	
Gross Site Area	26.38	38.80	65.18
Area within 100 year Floodplain	0.89	4.07	4.96
Net tract area	25.49	34.73	60.22
Land use category			
II. INFORMATION FOR CALCULATIONS			
A. Net Tract Area	25.49	34.73	60.22
B. Reforestation threshold (20%)	5.10	6.95	12.05
C. Afforestation minimum (15%)	3.82	5.21	9.03
D. Existing forest on net tract	2.10	0.95	2.65
E. Forest areas to be cleared	0.80	0.20	1.00
F. Forest areas to be retained	1.30	0.95	1.65
III. AFFORESTATION CALCULATIONS			
(Clearing is proposed AND existing forests are less than the afforestation minimum)			
Afforestation for unforested areas below min.(C-D):	1.72	4.66	6.38
Afforestation for clearing below minimum (2xE):	1.60	0.40	2.00
Total afforestation required	3.32	5.06	8.38
Afforestation proposed*	4.60	7.40	12.00**

\* Possible credit for existing trees in afforestation areas to be determined at Final Plan stage.  
\*\* The 3.62 acres of proposed afforestation above the requirement of plans submitted to date to be applied to the requirement for future Phases III and IV.

AFFORESTATION DISTRIBUTION BY FOREST CONS. EASEMENT (SFD phase)

Common Name	Botanical Name	Rate/Acre	FCE#												
			5	6	7	8	9	10	11	12	13	TOTAL			
WHITE OAK	QUERCUS ALBA	50	0.6	1.6	0.6	0.7	1.0	0.4	0.2	0.8	1.5	7.4			
SUGAR MAPLE	ACER SACCHARUM	60	30	80	30	35	50	20	10	40	75	370			
BLACK LOCUST	ROBINA PSEUDOACACIA	50	30	80	30	35	50	20	10	40	75	370			
DOWNY SERVICEBERRY	AMALANCHIER ARBOREA	35	21	56	21	25	35	14	7	28	53	259			
RED MAPLE	ACER RUBRUM	60	36	96	36	42	60	24	12	48	90	444			
VIRGINIA PINE	PINUS VIRGINIANA	35	21	56	21	25	35	14	7	28	53	259			
WHITE ASH	FRAXINUS AMERICANA	60	36	96	36	42	60	24	12	48	90	444			
<b>TOTAL PLANT UNITS</b>		<b>350</b>	<b>210</b>	<b>560</b>	<b>210</b>	<b>245</b>	<b>350</b>	<b>140</b>	<b>70</b>	<b>280</b>	<b>525</b>	<b>2590</b>			

- CREDIT FOR REGENERATION TO BE DETERMINED AT FINAL FCP.
- WHIPS TO BE PLANTED RANDOMLY IN 11' x 11' SPACING
- TREE SHELTERS REQUIRED FOR ALL WHIP PLANTINGS



PLAN VIEW  
SCALE: 1"=50'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*James Smith* 9/26/02  
PLANNING DIRECTOR DATE



DATE	REVISION	DATE	BY	DATE
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	DRAWN	12/01		
	REVIEWED			
	SIGNATURE APPROVAL SUBMISSION	9/17/02	RELEASE FOR	
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