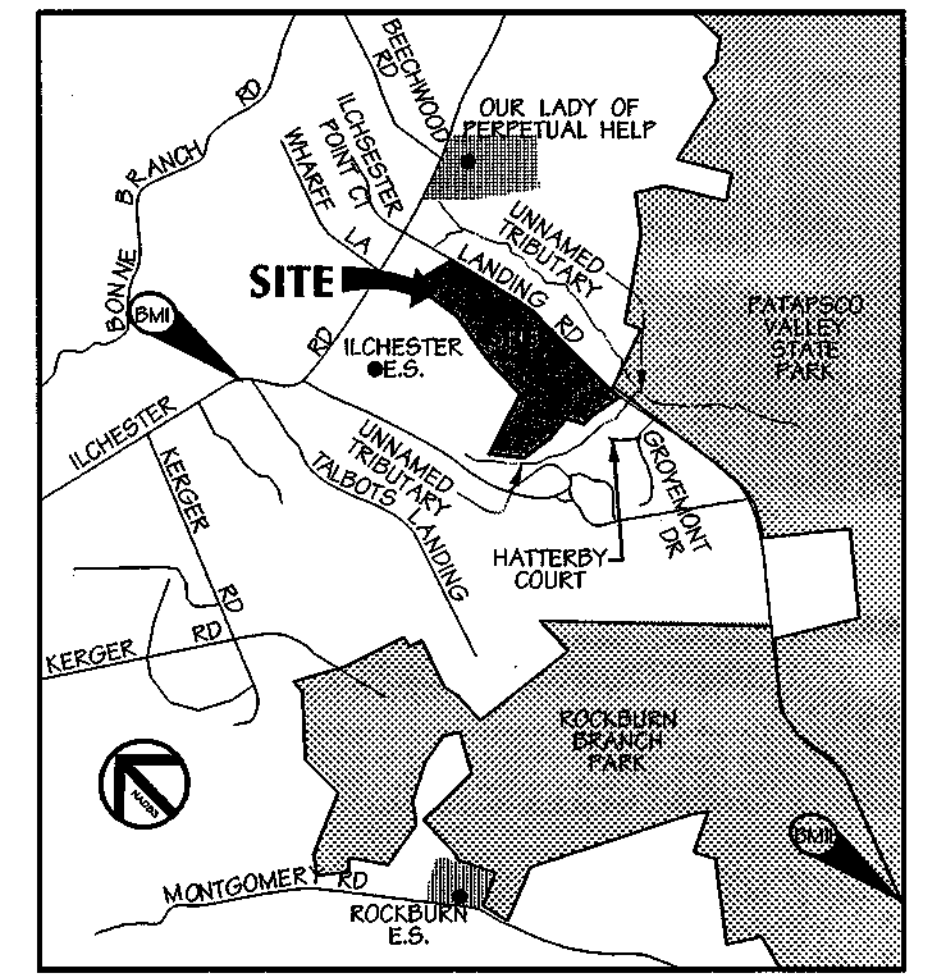


General Notes

- 1. The project is in conformance with the latest Howard County standards unless waivers have been approved.
2. Location of tree lines, streams, topography, etc. derived from low-level flight & aerial photo acquired April 8, 2002. Prelim. 100 yr. Floodplain per existing H.C. plans, and is to be revised for final plan.
3. There will be no Howard County services provided on the flag or pipestem lots.
4. A 10' x 4' trash pad will be placed at the edge of the County roadway to provide a place for the residents on the Private Access Place to place refuse and recyclable items.
5. Water and sewer extensions for this project will be public. An application is being submitted to the county for the inclusion of the project area into the metropolitan district. The drainage area is the Patapsco Watershed.
6. Existing utilities shown are taken from record drawings obtained from Howard County Water & Sewer Contract Nos. H-3639-D & 14-3976-D.
7. Boundary shown herein is based on field survey by DMW dated September, 2002.
8. Wetland report was prepared by DMW dated February, 2002.
9. AFPO Traffic Analysis is not required for this project. This project is located farther than 1-1/2 miles from the intersection of two major collector roadways.
10. A noise study is not required for this project.
11. There are no known cemeteries or grave sites on this property.
12. The stormwater management facilities shown on this plan are an approximation of their ultimate size and shape. It is understood that these facilities have not been designed and their size and shape may change altering the number of units allocated for this development. The facilities are to be privately owned and maintained by the H.O.A.
13. This proposal is subject to the Fifth Edition of the Subdivision and Land Development Regulations and to compliance with County Council Bill 50-2001 which amends portions of the Zoning Regulations.
14. See Howard County Site Inventory HO-420 Cider Mill.
15. All existing driveways located within limits of Phase I are to be removed.
16. The Phase II submission milestone window for preliminary plan submission for 55 units begins 7-1-03 and ends 1-1-04.

Preliminary Plan
Owens Property - Phase I
Lots 1-42
Howard County Maryland



LOCATION MAP

SCALE: 1" = 200'

BENCHMARK DESCRIPTION

BM1 #31E-A-DISC SET IN CONCRETE
N 56364123
E 137485325
ELEVATION = 469.90
2 FT. SOUTH OF SIDEWALK ON ILCHESTER ROAD
747.1 FT. FROM GATE IN FENCE ON TRANSMISSION LINE R.O.W.

Sheet Index

Table with 2 columns: SHEET and DESCRIPTION. Rows include COVER SHEET, PRELIMINARY SITE PLAN, PRELIMINARY LANDSCAPE PLAN, PRELIMINARY FOREST CONSERVATION PLAN, PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN, PRELIMINARY SWM FACILITY #1.

Site Analysis Data Chart

1. General Site Data

a. Present Zoning: R-20
b. Applicable DPZ File Reference: S-02-15
c. Proposed Use of Site or Structure(s): SFD RESIDENTIAL
Proposed Water and Sewer Systems: X Public Private
Any Other Information Which May be Relevant:

2. Area Tabulation

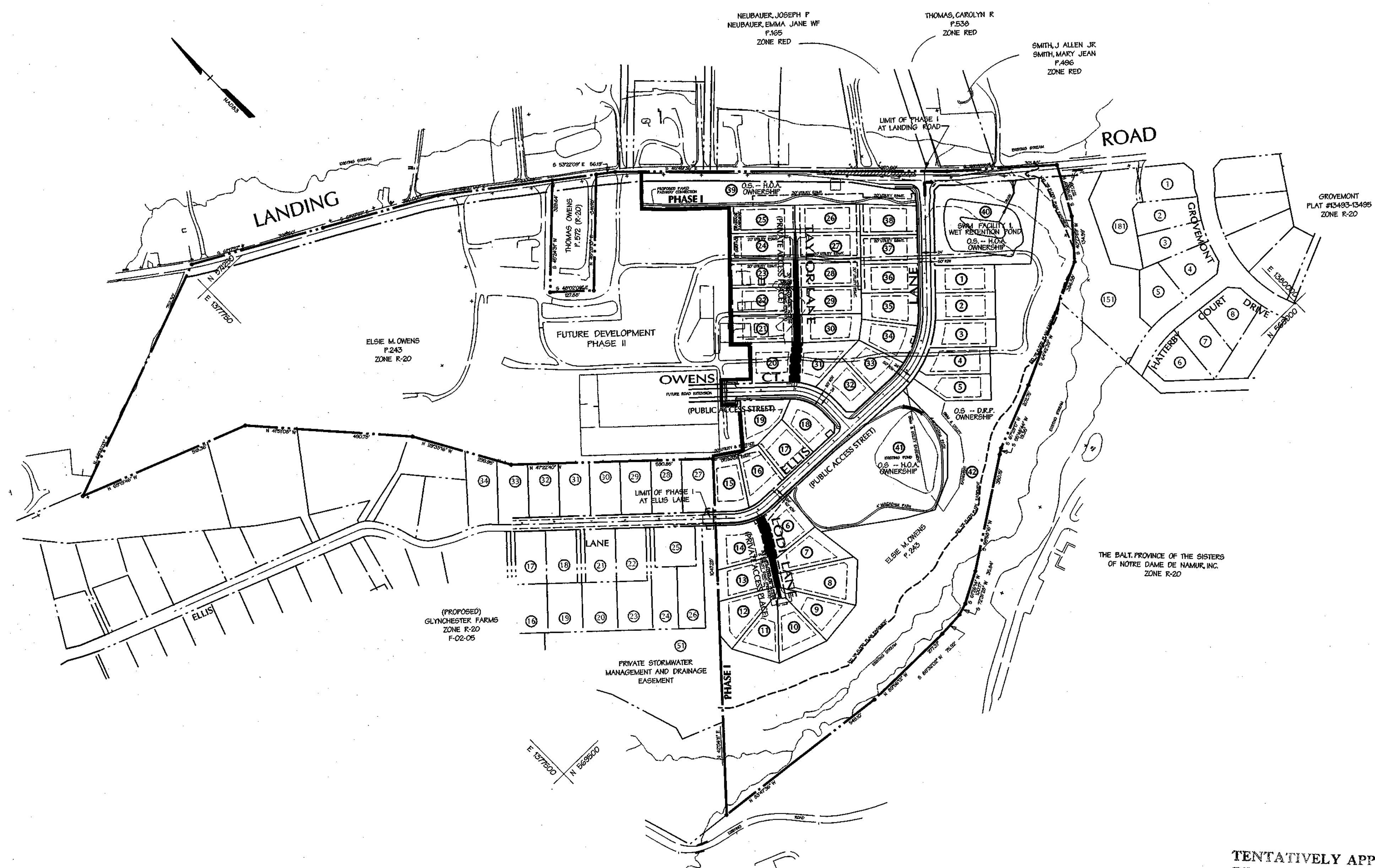
a. Total Area of Site: 31.6 +/- Acres (this phase).
b. Approximate Area of 100 Year Floodplain: 4.4 +/- Acres.
c. Approximate Area of Steep Slopes (25% or Greater): 0.14 +/- Acres.
d. Net Area of Site: 55.88 +/- Acres.
e. Area of Proposed Building Lots: 13.0 +/- Acres.
f. Area of Proposed Open Space Lots: 15.8 +/- Acres.
g. Area of Proposed Preservation Parcels: N/A
h. Area of Bulk Parcels: N/A Acres.
i. Area of Proposed Public Roads: 2.8 +/- Acres.
j. Area of Proposed Private Roads: 0.0\* Acres (\*Included in lots).

3. Unit/Lot Tabulation

a. Total Number of Residential Units/Lots Allowed for Project by Right: N/A
b. Total Number of Residential Units/Lots Proposed on this Submission: 36 D.U.
c. Density of Project Per Gross Acre: 12 Lots / Acre
d. Total Number of Preservation Parcels Proposed: N/A
e. Total Number of Open Space Lots Proposed: 4
f. Total Number of Non-Buildable Bulk Parcels Proposed: N/A
g. Total Number of Lot/Parcel Proposed: 42

4. Open Space Data

a. Minimum Residential Lot Size Selected: 14,000 Square Feet
b. Open Space Required: 9.6 Acres (30% of gross area)
c. Total Open Space Provided on This Submission: 15.8 Acres (50%)
d. Area of Recreation Open Space Required: 7,600 S.F. (200 S.F./LOT)
e. Area of Rec. Open Space Provided on This Submission: 7,600 +/-



Phase I Development

SCALE 1" = 200'

MINIMUM LOT SIZE CHART

Table with 4 columns: LOT No., GROSS AREA, PIPESTEM AREA, MIN. (NET) LOT SIZE. Rows 7-30.

DATA SOURCES

WETLANDS AND SOME STREAMS LOCATED IN FIELD BY GPS ON 12/10/01
LOCATIONS OF TREE LINES, STREAMS, TOPOGRAPHY, EX. STRUCTURES, ETC. DERIVED FROM LOW-LEVEL FLIGHT & AERIAL PHOTO ACQUIRED APRIL 8, 2002
BOUNDARY SHOWN PER BOUNDARY SURVEY DATED SEPTEMBER, 2002, PREPARED BY DAFF-MAGUIRE - WALKER, INC.
SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1966.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
Mark J. Maguire
PLANNING DIRECTOR
DATE 10/16/03

6-10-03
Date



Professional Engr. No. 10551

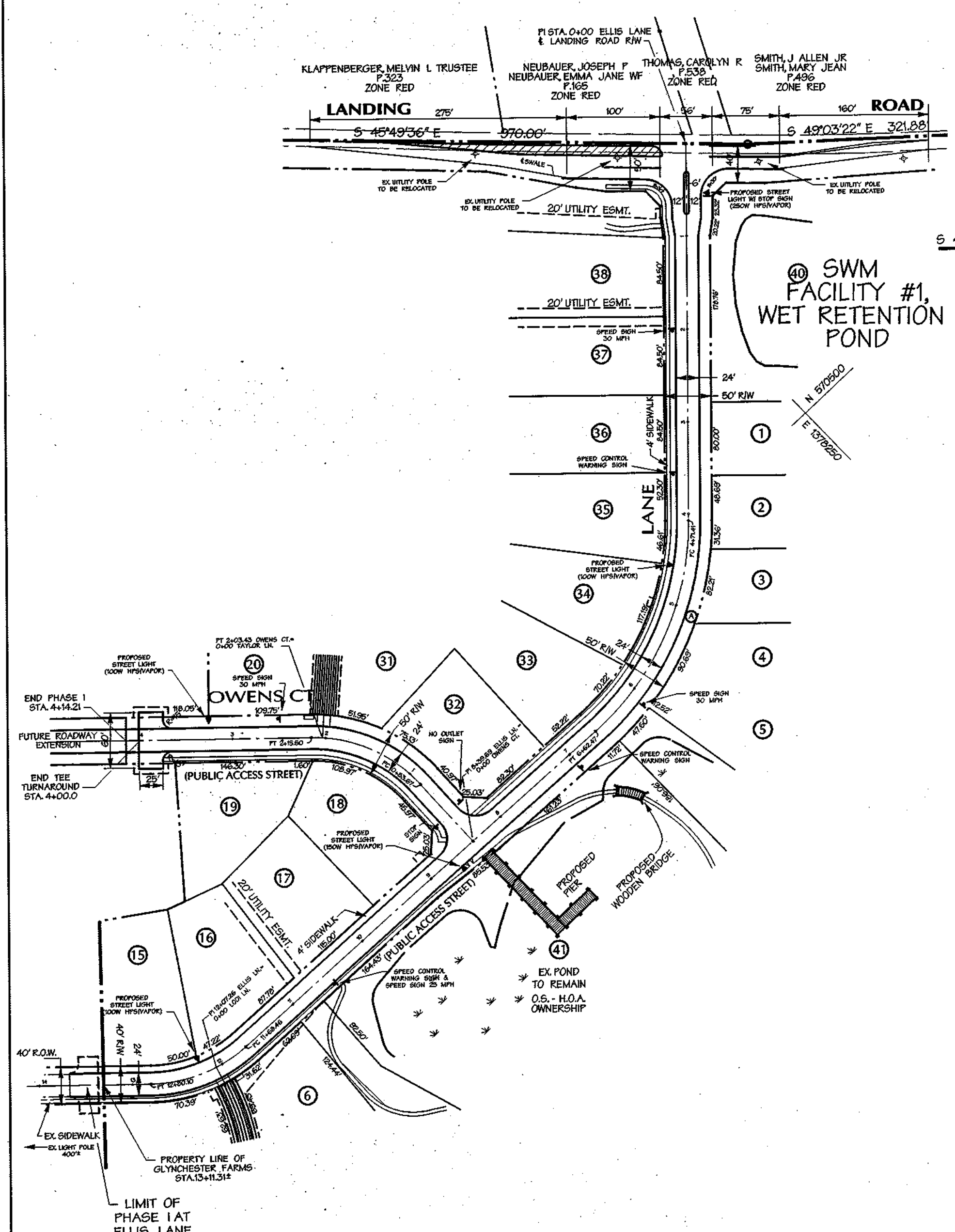
Revision table and title block. Title: OWENS PROPERTY - PHASE I COVER SHEET. Date: 06/10/03. Scale: AS SHOWN. Proj. No.: O1086-A1. Sheet: 1 of 6.

DMW

Daff-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 290-8859
Fax 290-4705

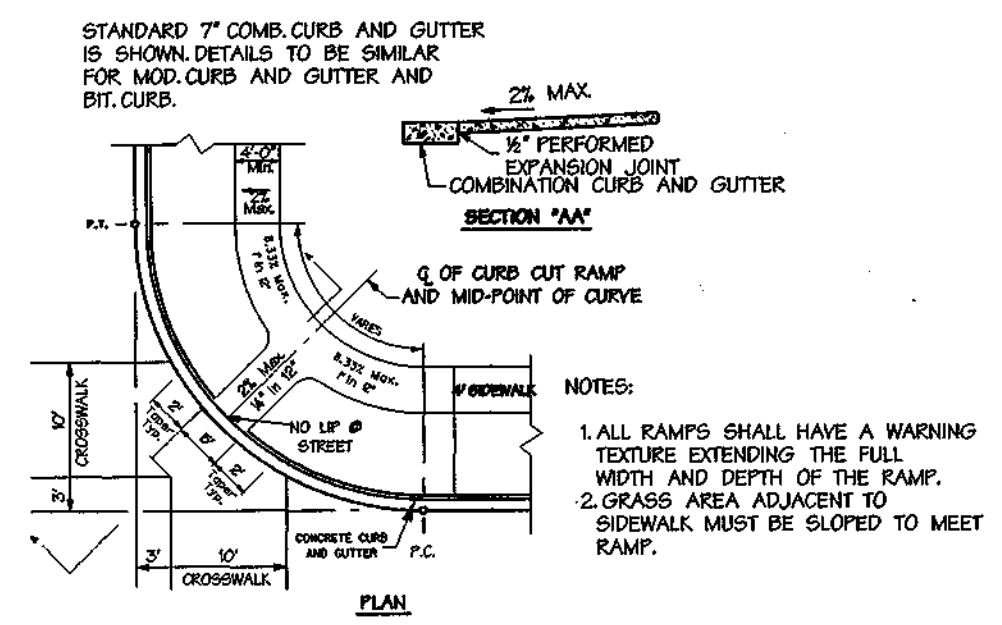
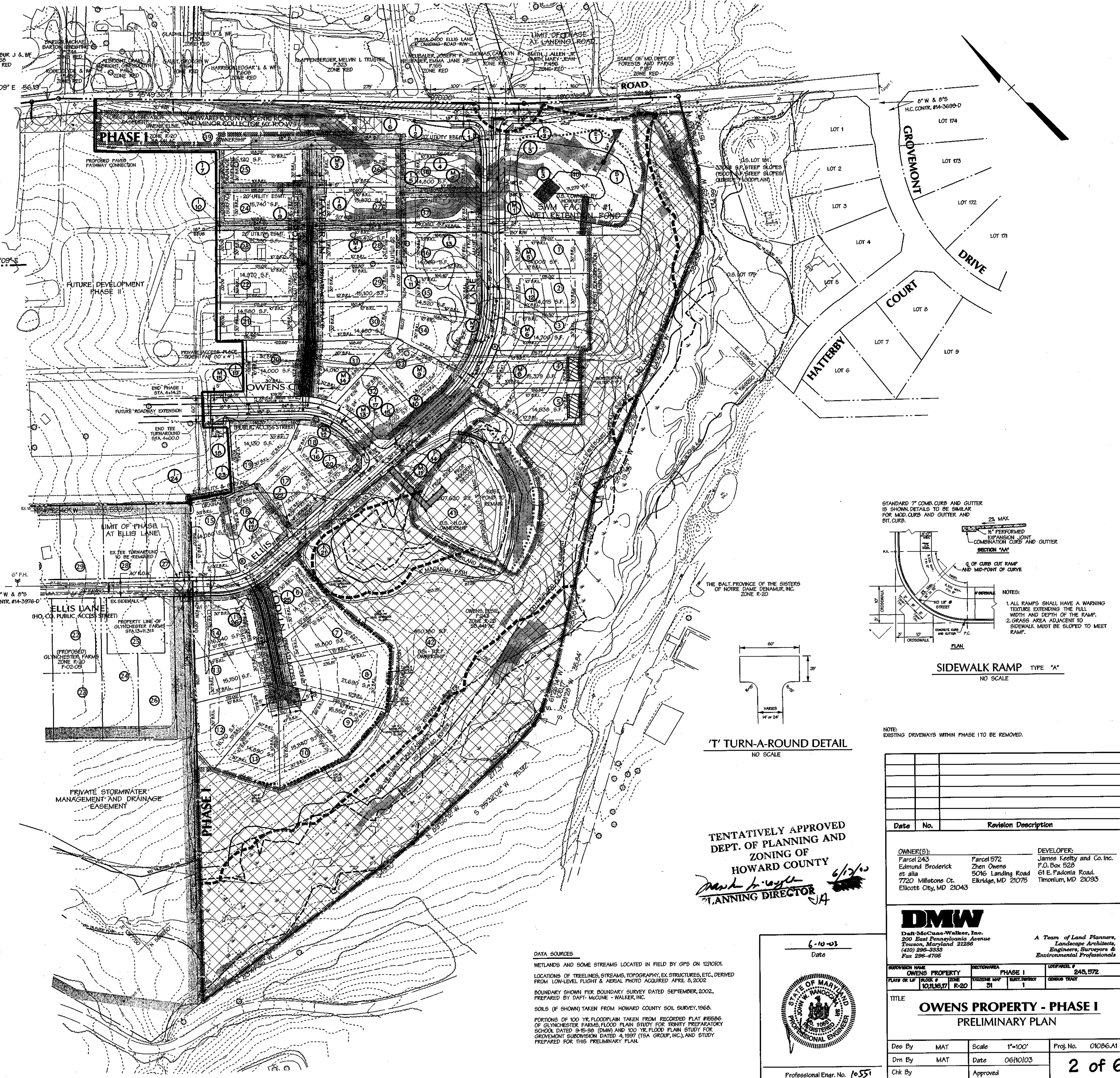
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

| ROAD CENTERLINE CURVE DATA |           |        |         |         |                       |                          |
|----------------------------|-----------|--------|---------|---------|-----------------------|--------------------------|
| CURVE                      | DELTA     | RADIUS | LENGTH  | TANGENT | CHORD                 | SPEED CONTROL            |
| (A)                        | 48°13'51" | 303'   | 255.06' | 135.64' | S 70°59'28" W 247.60' | N/A R=315' Max. 60' Min. |
| (B)                        | 41°16'02" | 155'   | 111.64' | 58.37'  | N 70°43'17" W 109.24' | N/A R=190' Max. 60' Min. |
| (C)                        | 48°43'58" | 155'   | 131.83' | 70.20'  | N 25°43'17" W 127.90' | N/A R=315' Max. 60' Min. |



**PRELIMINARY STREET LIGHT & SIGN PLAN**  
SCALE: 1"=100'

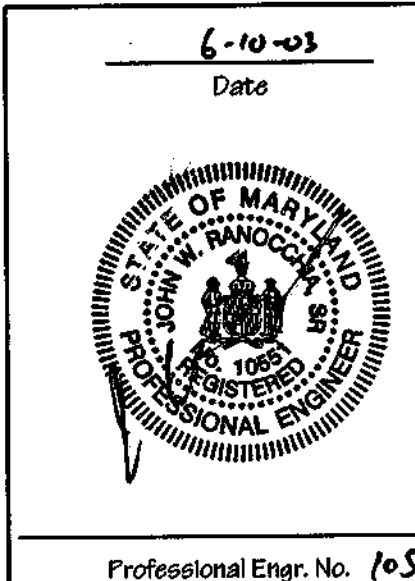
| LEGEND |   |
|--------|---|
|        | STREAM CENTERLINE                                   |
|        | 75' STREAM BUFFER                                   |
|        | WETLAND   |
|        | 25' WETLAND BUFFER                                  |
|        | 100 YR. WBE & 1' FREEBOARD (E. FLOODPLAIN EASEMENT) |
|        | EX. TREE LINE                                       |
|        | EX. MINOR CONTOUR (2' INT.)                         |
|        | EX. MAJOR CONTOUR (10' INT.)                        |
|        | EX. STRUCTURE                                       |
|        | PROP. TREE LINE (IF SHOWN)                          |
|        | PROPERTY BOUNDARY                                   |
|        | RIGHT OF WAY LINE                                   |
|        | ROADWAY CENTERLINE                                  |
|        | PROP. LOT NUMBER                                    |
|        | ADJACENT LOT LINE                                   |
|        | PROP. LOT LINE                                      |
|        | BUILDING SETBACK LINE                               |
|        | STEEP SLOPES (15-24.9% SLOPES)                      |
|        | STEEP SLOPES (25%+ SLOPES)                          |
|        | NATURAL AREA CONSERVATION CREDIT EASEMENT           |
|        | STOP SIGN   |
|        | FOREST CONSERVATION EASEMENT LINE                   |
|        | EX. UTILITY POLE                                    |
|        | PROPOSED LIGHT POLE                                 |
|        | EASEMENT AREAS                                      |



**'T' TURN-A-ROUND DETAIL**  
NO SCALE

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Mark J. ...*  
PLANNING DIRECTOR

DATA SOURCES  
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SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1968.  
PORTIONS OF 100 YR. FLOODPLAIN TAKEN FROM RECORDED PLAT #1969 OF GLYNCHESTER FARMS FLOOD PLAN STUDY FOR TRINITY PREPARATORY SCHOOL DATED 9-15-90 (DMW) AND 100 YR. FLOOD PLAN STUDY FOR GROVEMONT SUBDIVISION DATED 4-1997 (USA GROUP, INC.) AND STUDY PREPARED FOR THIS PRELIMINARY PLAN.



NOTE:  
EXISTING DRIVEWAYS WITHIN PHASE I TO BE REMOVED.

| Date | No. | Revision Description |
|------|-----|----------------------|
|      |     |                      |
|      |     |                      |
|      |     |                      |

| OWNER(S)  | DEVELOPER   |
|---|---|
| Parcel 243<br>Edmund Broderick<br>et. alia<br>7720 Millstone Ct.<br>Ellicott City, MD 21043 | Parcel 572<br>James Kezby and Co. Inc.<br>P.O. Box 522<br>61 E. Padonia Road.<br>Timonium, MD 21093 |

**DMW**  
Dawn McCune-Walker, Inc.  
209 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 298-3838  
Fax: 298-4706

| PROPOSED NAME  | OWNERS PROPERTY | SECTION/AREA | PHASE I | LOT/FACIL # | 245,572     |
|----------------|-----------------|--------------|---------|-------------|-------------|
| OWENS PROPERTY | 10116,17        | R-20         | 51      | 1           | OWENS TRACT |

TITLE  
**OWENS PROPERTY - PHASE I**  
PRELIMINARY PLAN

|        |     |          |          |           |               |
|--------|-----|----------|----------|-----------|---------------|
| Des By | MAT | Scale    | 1"=100'  | Proj. No. | 01086A1       |
| Drn By | MAT | Date     | 06/10/03 |           |               |
| Chk By |     | Approved |          |           | <b>2 of 6</b> |

Professional Engr. No. 16551

**LEGEND**

- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- 100 YR RISE + Y FREEBOARD (E. FLOODPLAIN)
- EX TREELINE
- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- EX STRUCTURE
- PROP. TREELINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STEEP SLOPES (15-24.9% SLOPES)
- STEEP SLOPES (25%+ SLOPES)
- NON-WOODY VEGETATION ZONE
- LIMIT OF DISTURBANCE (L.O.D.)
- BASE OF EMBANKMENT
- FOREST CONSERVATION EASEMENT LINE
- PROPOSED STREET TREE

**SCHEDULE D  
STORMWATER MANAGEMENT  
AREA LANDSCAPING**

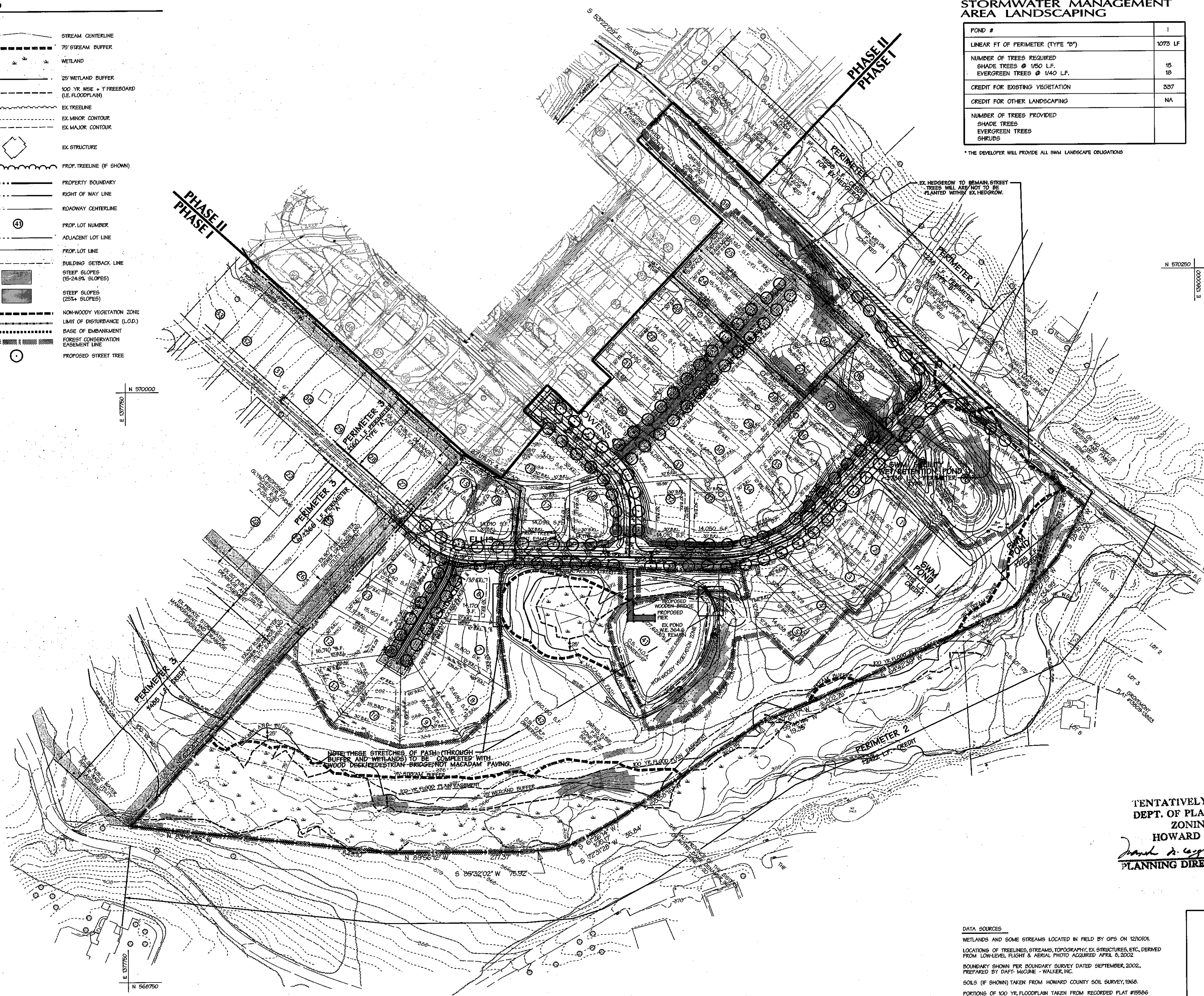
|                                   |         |
|-----------------------------------|---------|
| FOND #                            | 1       |
| LINEAR FT OF PERIMETER (TYPE 'D') | 1073 LF |
| NUMBER OF TREES REQUIRED          |         |
| SHADE TREES @ 1/50 L.F.           | 15      |
| EVERGREEN TREES @ 1/40 L.F.       | 16      |
| CREDIT FOR EXISTING VEGETATION    | 307     |
| CREDIT FOR OTHER LANDSCAPING      | NA      |
| NUMBER OF TREES PROVIDED          |         |
| SHADE TREES                       |         |
| EVERGREEN TREES                   |         |
| SHRUBS                            |         |

\* THE DEVELOPER WILL PROVIDE ALL SWM LANDSCAPE OBLIGATIONS

**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

| CATEGORY  | ADJACENT TO ROADWAYS |         | ADJACENT TO PERIMETER PROPERTIES |          |
|---|----------------------|---------|----------------------------------|----------|
|   | P 2                  | P 3     | P 2                              | P 3      |
| LANDSCAPE TYPE 'A'  |                      |         |                                  |          |
| LINEAR FEET OF PERIMETER                                  |                      |         | 2422 LF.                         | 1011 LF. |
| LANDSCAPE TYPE 'B'  |                      | P 1     |                                  |          |
| LINEAR FEET OF PERIMETER                                  |                      | 796 LF. |                                  |          |
| LANDSCAPE TYPE 'C'  |                      |         |                                  |          |
| LINEAR FEET OF PERIMETER                                  |                      |         |                                  |          |
| CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED) | 558 LF.*             |         | 2422 LF.                         | 466 LF.  |
| CREDIT FOR PERM (DESCRIBE BELOW IF NEEDED)                | N/A                  |         | N/A                              | N/A      |
| NUMBER OF PLANTS REQUIRED                                 |                      |         |                                  |          |
| SHADE TREES   | 8                    |         | 0                                | 8        |
| EVERGREEN TREES   | 20                   |         | 0                                | 0        |
| SHRUBS  | 0                    |         | 0                                | 0        |
| NUMBER OF PLANTS PROVIDED                                 |                      |         |                                  |          |
| SHADE TREES   |                      |         |                                  |          |
| EVERGREEN TREES   |                      |         |                                  |          |
| OTHER TREES (2:1 SUBSTITUTION)                            |                      |         |                                  |          |
| SHRUBS (10:1 SUBSTITUTION)                                |                      |         |                                  |          |
| (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)     |                      |         |                                  |          |

NOTE: STREET TREES WILL BE PROVIDED @ A SPACING OF 1/40 L.F. THE DEVELOPER WILL PROVIDE ALL PERIMETER LANDSCAPE OBLIGATIONS.  
 \* NOTE: LANDSCAPE CREDIT HAS BEEN TAKEN FOR RETENTION OF EXISTING HEDGEROW ALONG LANDING ROAD (NO. CO. SCENIC ROAD). THIS CREDIT WILL BE APPLIED TO DECIDUOUS MATERIAL ONLY. EVERGREEN PLANTING REQUIREMENTS WILL STILL BE FULLY FILLED FOR ALL 796 LF.  
 NOTE: 120 STREET TREES SHOWN THIS SHEET.



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*James D. Cagle* 4/12/03  
 PLANNING DIRECTOR DATE  
 JA

DATA SOURCES  
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 PORTIONS OF 100 YR. FLOODPLAIN TAKEN FROM RECORDED PLAT #19586 OF CLYDEMAN PARKS FLOOD PLAN STUDY FOR TRINITY PREPARATORY SCHOOL DATED 9-15-98 (DMW) AND 100 YR. FLOOD PLAN STUDY FOR GOVERNMENT SUBDIVISION DATED 4, 1997 (TSA GROUP, INC.) AND STUDY PREPARED FOR THIS PRELIMINARY PLAN.

6.9.03  
 Date

Landscape Architect No. 551

| Date   | No.          | Revision Description |
|--|--------------|----------------------|
|  |              |                      |
|  |              |                      |
|  |              |                      |
|  |              |                      |
| OWNER(S):<br>Parcel 243 Edmund Broderick et alia 7720 Millstone Ct. Ellicott City, MD 21043  |              |                      |
| DEVELOPER:<br>Parcel 572 Zhen Owens 5016 Landing Road Elkridge, MD 21075   |              |                      |
| James Keilty and Co. Inc. P.O. Box 528 61 E. Padonia Road Timonium, MD 21093   |              |                      |
| <b>DMW</b><br>Daugherty-Casner-Walkers, Inc.<br>200 East Pennsylvania Avenue<br>Towson, Maryland 21286<br>(410) 296-3333<br>Fax 296-4705 |              |                      |
| A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  |              |                      |
| PROVISION NAME   | SECTION AREA | DATE                 |
| OWENS PROPERTY   | PHASE I      | 243, 572             |
| PLAN OR LOT  | TRACED BY    | DATE                 |
| 12/15/01   | R-20         | 51                   |
|  |              | 1                    |
| TITLE  |              |                      |
| OWENS PROPERTY - PHASE I<br>PRELIMINARY LANDSCAPE PLAN   |              |                      |
| Des By   | MAT          | Scale 1"=100'        |
| Proj. No.  |              | 01086.A1             |
| Drn By   | AJS          | Date 06/10/03        |
| Chk By   |              | Approved             |
|  |              | <b>3 of 6</b>        |

**LEGEND**

- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- 100 YR WSE + F FREEBOARD (I.E. FLOODPLAIN EASEMENT)
- EX. TREELINE
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. STRUCTURE
- PROP. TREELINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STEEP SLOPES (19-24.9% SLOPES)
- STEEP SLOPES (25%+ SLOPES)
- NON-WOODY VEGETATION ZONE
- LIMIT OF DISTURBANCE (L.O.D.)
- BASE OF EMBANKMENT
- SOIL TYPE DELINEATION LINE
- FOREST CONSERVATION EASEMENT LINE
- FOREST RETENTION
- AFFORESTATION/ REFORESTATION AREA
- FOREST CLEARING

**FOREST CONSERVATION CALCULATIONS**

| BASIC SITE DATA   | ACRES (TWO) |
|---|-------------|
| GROSS SITE AREA   | 31.6        |
| AREA WITHIN 100 YEAR FLOODPLAIN                                     | 4.4         |
| AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE) | 0.0         |
| NET TRACT AREA  | 27.2        |
| LAND USE CATEGORY   | RESIDENTIAL |

| INFORMATION FOR CALCULATIONS         | ACRES |
|--------------------------------------|-------|
| A. NET TRACT AREA                    | 27.2  |
| B. REFORESTATION THRESHOLD (20% x A) | 5.4   |
| C. AFFORESTATION MINIMUM (15% x A)   | 4.1   |
| D. EXISTING FOREST ON NET TRACT AREA | 13.7  |
| E. FOREST AREAS TO BE CLEARED        | 8.5   |
| F. FOREST AREAS TO BE RETAINED       | 5.2   |

| REFORESTATION CALCULATIONS                             | ACRES |
|--|-------|
| A. NET TRACT AREA                                      | 27.2  |
| B. REFORESTATION THRESHOLD (20% x A)                   | 5.4   |
| C. EXISTING FOREST ON NET TRACT AREA                   | 13.7  |
| D. FOREST AREAS TO BE CLEARED                          | 8.5   |
| E. FOREST AREAS TO BE RETAINED                         | 5.2   |
| F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD  | 0.3   |
| G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD  | 0.2   |
| H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD | 0.0   |

**CLEARING BELOW THE THRESHOLD**

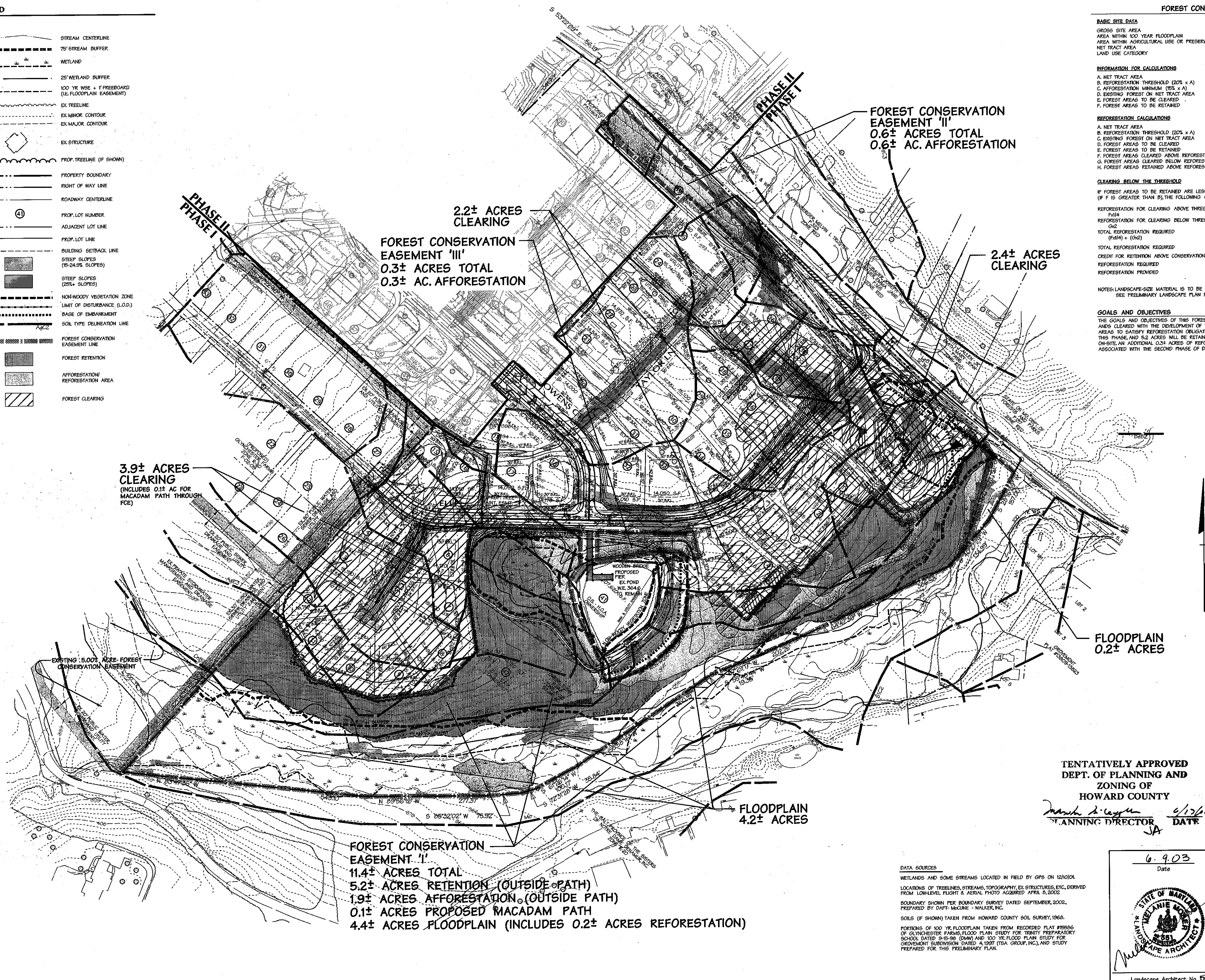
IF FOREST AREAS TO BE RETAINED ARE LESS THAN THE REFORESTATION THRESHOLD (IF F IS GREATER THAN B), THE FOLLOWING CALCULATIONS APPLY:

|   |           |
|---|-----------|
| REFORESTATION FOR CLEARING ABOVE THRESHOLD        | 2.1       |
| FxH/4   |           |
| REFORESTATION FOR CLEARING BELOW THRESHOLD        | 0.4       |
| Gx2   |           |
| TOTAL REFORESTATION REQUIRED                      | 2.5       |
| (FxH/4) + (Gx2)                                   |           |
| TOTAL REFORESTATION REQUIRED                      | 2.5       |
| CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD | 0.0       |
| REFORESTATION REQUIRED                            | 2.5 ACRES |
| REFORESTATION PROVIDED                            | 2.5 ACRES |

NOTES: LANDSCAPE-SIZE MATERIAL IS TO BE PLANTED ALONG FACE EDGES ADJACENT TO THE SCENIC ROAD -- SEE PRELIMINARY LANDSCAPE PLAN FOR PERIMETER LANDSCAPE REQUIREMENTS.

**GOALS AND OBJECTIVES**

THE GOALS AND OBJECTIVES OF THIS FOREST CONSERVATION PLAN ARE TO IDENTIFY FOREST RESOURCES TO BE RETAINED AND CLEARED WITH THE DEVELOPMENT OF THE FIRST PHASE OF THE OWENS PROPERTY, AND TO IDENTIFY ON-SITE PLANTING AREAS TO SATISFY REFORESTATION OBLIGATIONS. APPROXIMATELY 0.5 ACRES OF EXISTING FOREST WILL BE CLEARED UNDER THIS PHASE, AND 5.2 ACRES WILL BE RETAINED, GENERATING A REFORESTATION REQUIREMENT OF 2.5 ACRES TO BE SATISFIED ON-SITE. AN ADDITIONAL 0.3 ACRES OF REFORESTATION IS PROVIDED TO OFFSET THE FUTURE PLANTING OBLIGATIONS ASSOCIATED WITH THE SECOND PHASE OF DEVELOPMENT.



**3.9± ACRES CLEARING**  
(INCLUDES 0.1± AC FOR MACADAM PATH THROUGH FCE)

**2.2± ACRES CLEARING**

**FOREST CONSERVATION EASEMENT 'III'**  
**0.3± ACRES TOTAL**  
**0.3± AC. AFFORESTATION**

**FOREST CONSERVATION EASEMENT 'II'**  
**0.6± ACRES TOTAL**  
**0.6± AC. AFFORESTATION**

**2.4± ACRES CLEARING**

**FLOODPLAIN**  
**0.2± ACRES**

**FLOODPLAIN**  
**4.2± ACRES**

**FOREST CONSERVATION EASEMENT 'I'**  
**11.4± ACRES TOTAL**  
**5.2± ACRES RETENTION (OUTSIDE OF PATH)**  
**1.9± ACRES AFFORESTATION (OUTSIDE PATH)**  
**0.1± ACRES PROPOSED MACADAM PATH**  
**4.4± ACRES FLOODPLAIN (INCLUDES 0.2± ACRES REFORESTATION)**

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Mark A. ...*  
PLANNING DIRECTOR

*6/12/03*  
DATE

**DATA SOURCES**

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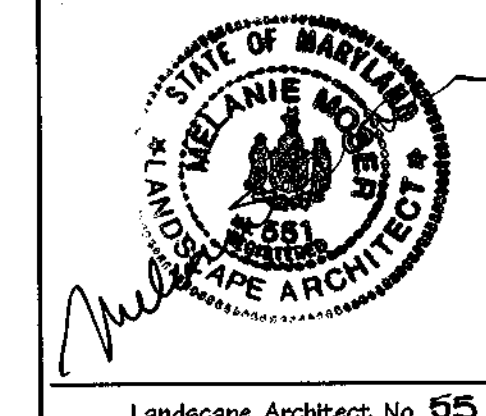
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SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1968.

PORTIONS OF 100 YR FLOODPLAIN TAKEN FROM RECORDED PLAT #8583 OF GLENCASTLE PLANNING STUDY FOR TRINITY PREPARATORY SCHOOL DATED 9-15-98 (DMW) AND 100 YR FLOOD PLAN STUDY FOR GROVEMONT SUBDIVISION DATED 4, 1997 (TSA GROUP, INC.), AND STUDY PREPARED FOR THIS PRELIMINARY PLAN.

6.9.03  
Date



| Date | No. | Revision Description |
|------|-----|----------------------|
|      |     |                      |
|      |     |                      |
|      |     |                      |
|      |     |                      |

| OWNER(S)                 | Parcel 243                            | Parcel 572                           | DEVELOPER:  |
|--------------------------|---------------------------------------|--------------------------------------|---|
| Edmund Broderick et alia | 7720 Millstone Ct. Elkridge, MD 21043 | 5016 Landing Road Elkridge, MD 21075 | James Keelby and Co. Inc. P.O. Box 5225 61 E. Padonia Road Timonium, MD 21083 |

**DMW**  
DRAFT - McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Potosi, Maryland 21286  
(410) 296-3853  
Fax: 296-4705

*A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals*

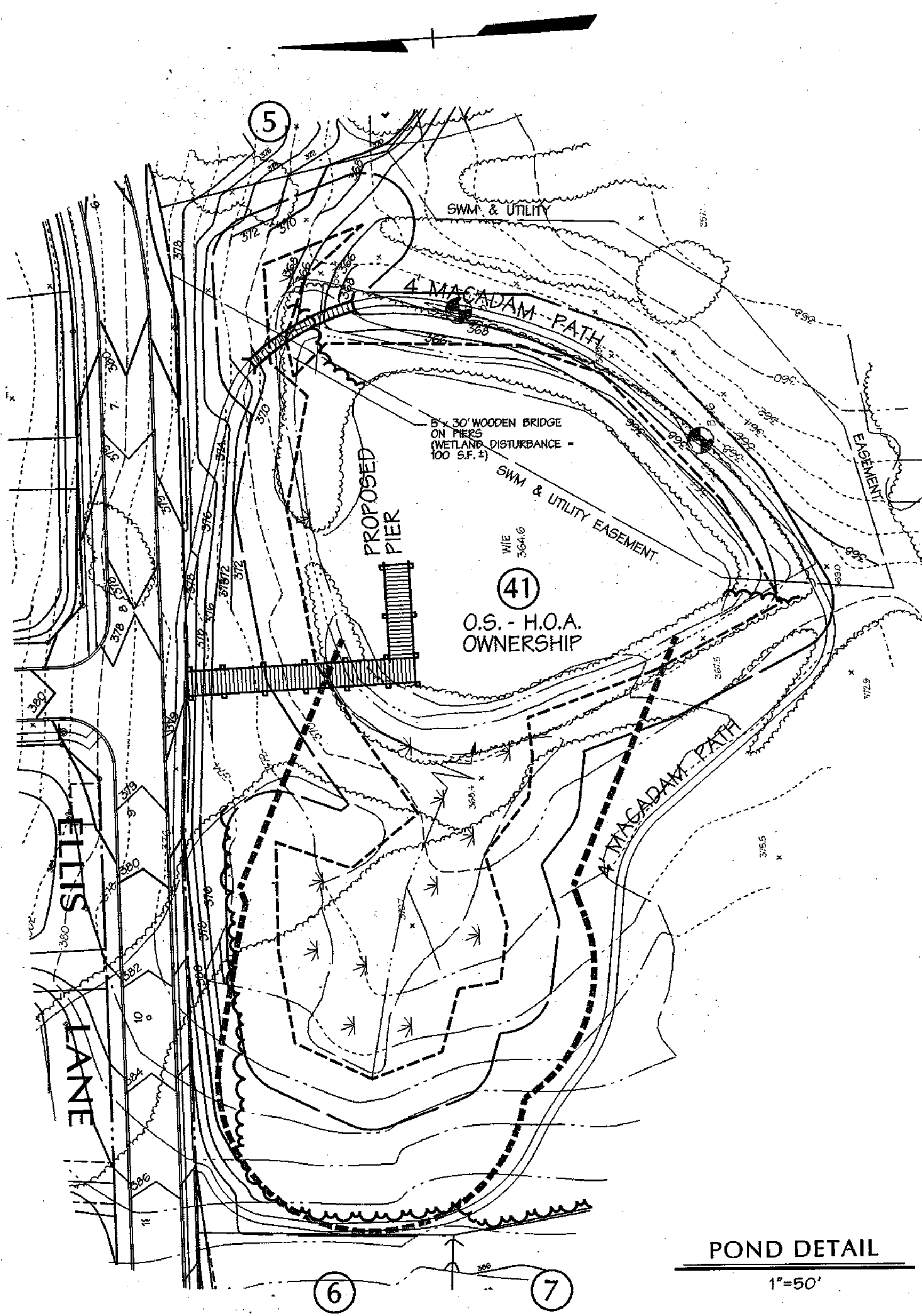
| PROJECT NAME   | PROJECT NO. | PHASE   | DATE     |
|----------------|-------------|---------|----------|
| OWENS PROPERTY | 243, 572    | PHASE I | 06/12/03 |

**TITLE**  
**OWENS PROPERTY - PHASE I**  
**PRELIMINARY FOREST CONSERVATION PLAN**

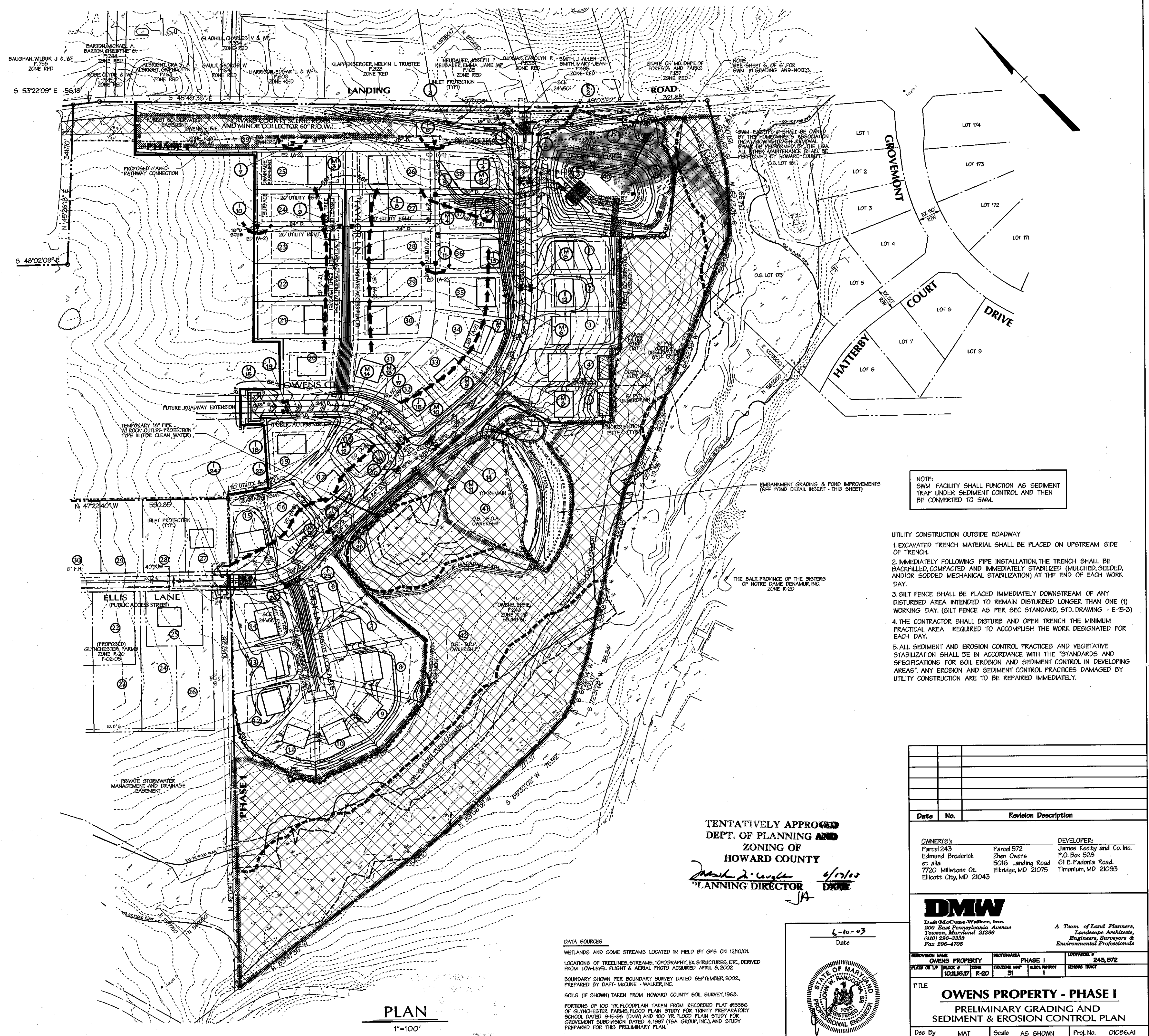
| Des By | MAT | Scale    | 1"=100'  | Proj. No. | 01066.A1 |
|--------|-----|----------|----------|-----------|----------|
| Drn By | AJS | Date     | 06/10/03 | 4 of 6    |          |
| Chk By |     | Approved |          |           |          |



**POND DETAIL**  
1"=50'

**LEGEND**

|  |  |  |  |
|--|--|--|--|
|  | STREAM CENTERLINE                                    |  | EARTH DIKE (E.D.)                      |
|  | 75' STREAM BUFFER                                    |  | STABILIZED CONSTRUCTION ENTRANCE (SCE) |
|  | WETLAND  |  | TEMPORARY SWALE (T.S.)                 |
|  | 25' WETLAND BUFFER                                   |  | SUPER SILT FENCE                       |
|  | 100 YR. RISE + 1' FREEBOARD (E. FLOODPLAIN EASEMENT) |  | SILT FENCE                             |
|  | EX. TREELINE   |  | RIPPRAP INFLOW PROTECTION              |
|  | EX. MINOR CONTOUR                                    |  | ROCK OUTLET PROTECTION TYPE III        |
|  | EX. MAJOR CONTOUR                                    |  | INLET PROTECTION                       |
|  | EX. STRUCTURE  |  | TEMPORARY PIPE                         |
|  | PROP. TREELINE (IF SHOWN)                            |  | CROSSABLE SWALE                        |
|  | PROPERTY BOUNDARY                                    |  | FOREST CONSERVATION EASEMENT LINE      |
|  | RIGHT OF WAY LINE                                    |  |  |
|  | ROADWAY CENTERLINE                                   |  |  |
|  | PROP. LOT NUMBER                                     |  |  |
|  | ADJACENT LOT LINE                                    |  |  |
|  | PROP. LOT LINE                                       |  |  |
|  | BUILDING SETBACK LINE                                |  |  |
|  | STEEP SLOPES (15-24.9% SLOPES)                       |  |  |
|  | STEEP SLOPES (25%+ SLOPES)                           |  |  |
|  | NON-WOODY VEGETATION ZONE                            |  |  |
|  | LIMIT OF DISTURBANCE (L.O.D.)                        |  |  |
|  | BASE OF EMBANKMENT                                   |  |  |
|  | SOIL TYPE DELINEATION LINE                           |  |  |
|  | FOREST RETENTION                                     |  |  |
|  | FOREST CLEARING                                      |  |  |
|  | NATURAL AREA CONSERVATION CREDIT EASEMENT            |  |  |



**PLAN**  
1"=100'

NOTE:  
SWM FACILITY SHALL FUNCTION AS SEDIMENT TRAP UNDER SEDIMENT CONTROL AND THEN BE CONVERTED TO SWM.

- UTILITY CONSTRUCTION OUTSIDE ROADWAY
1. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON UPSTREAM SIDE OF TRENCH.
  2. IMMEDIATELY FOLLOWING PIPE INSTALLATION THE TRENCH SHALL BE BACKFILLED, COMPACTED AND IMMEDIATELY STABILIZED (MULCHED, SEED, AND/OR SODDED MECHANICAL STABILIZATION) AT THE END OF EACH WORK DAY.
  3. SILT FENCE SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE (1) WORKING DAY. (SILT FENCE AS PER SEC STANDARD, STD. DRAWING - E-15-3)
  4. THE CONTRACTOR SHALL DISTURB AND OPEN TRENCH THE MINIMUM PRACTICAL AREA REQUIRED TO ACCOMPLISH THE WORK DESIGNATED FOR EACH DAY.
  5. ALL SEDIMENT AND EROSION CONTROL PRACTICES AND VEGETATIVE STABILIZATION SHALL BE IN ACCORDANCE WITH THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS". ANY EROSION AND SEDIMENT CONTROL PRACTICES DAMAGED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*James Keilty*  
PLANNING DIRECTOR

DATA SOURCES  
WETLANDS AND SOME STREAMS LOCATED IN FIELD BY GPS ON 12/10/01.  
LOCATIONS OF TREELINES, STREAMS, TOPOGRAPHY, EX. STRUCTURES, ETC. DERIVED FROM LOW-LEVEL FLIGHT & AERIAL PHOTO ACQUIRED APRIL 8, 2002.  
BOUNDARY SHOWN PER BOUNDARY SURVEY DATED SEPTEMBER, 2002, PREPARED BY DAFF-MACONE - WALKER, INC.  
SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1966.  
PORTIONS OF 100 YR. FLOODPLAIN TAKEN FROM RECORDED PLAT #15586 OF GLENCHESIER FARMS FLOOD PLAN STUDY FOR TRINITY PREPARATORY SCHOOL, DATED 2-15-99 (DMW) AND 100 YR. FLOOD PLAN STUDY FOR GROVEMONT SUBDIVISION DATED 4-1997 (TSA GROUP, INC.) AND STUDY PREPARED FOR THIS PRELIMINARY PLAN.



| Date | No. | Revision Description |
|------|-----|----------------------|
|      |     |                      |
|      |     |                      |
|      |     |                      |
|      |     |                      |

**DMW**  
Darrin McCaskey-Walkers, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 286-3333  
Fax 286-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

OWNER(S):  
Parcel 243: Edmund Broderick et alia  
7720 Millstone Ct. Ellicott City, MD 21043  
Parcel 572: Zhen Owens  
5016 Landing Road Elkridge, MD 21075  
DEVELOPER:  
James Keilty and Co. Inc.  
P.O. Box 528  
61 E. Padonia Road, Timonium, MD 21083

PROVISION NAME: OWENS PROPERTY  
PLAN OR L.P. FILE # 10/16/03  
DATE 10/16/03

PHASE I  
SUBMIT # 1

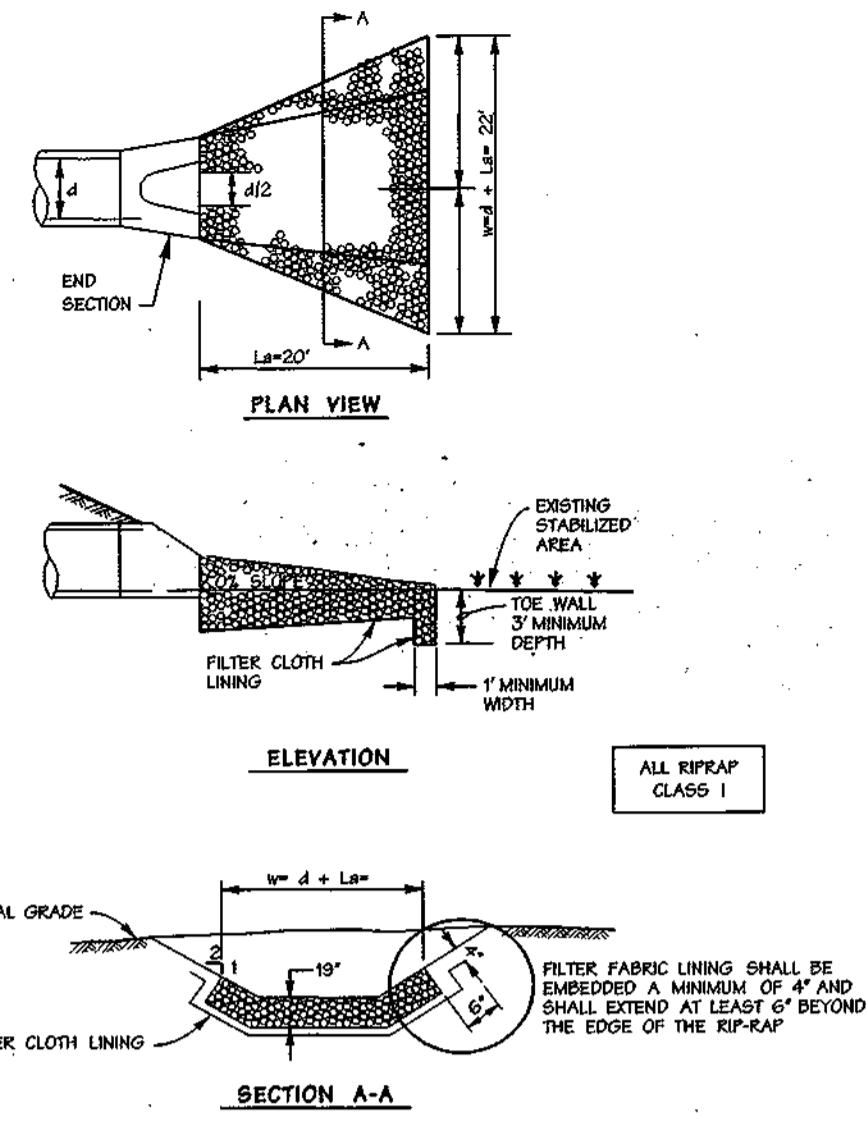
DATE 6-10-03

TITLE: **OWENS PROPERTY - PHASE I PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN**

Des By: MAT  
Dwn By: MAT  
Chk By: [Signature]

Scale: AS SHOWN  
Date: 06/10/03  
Approved

Proj. No.: 01066A1  
5 of 6

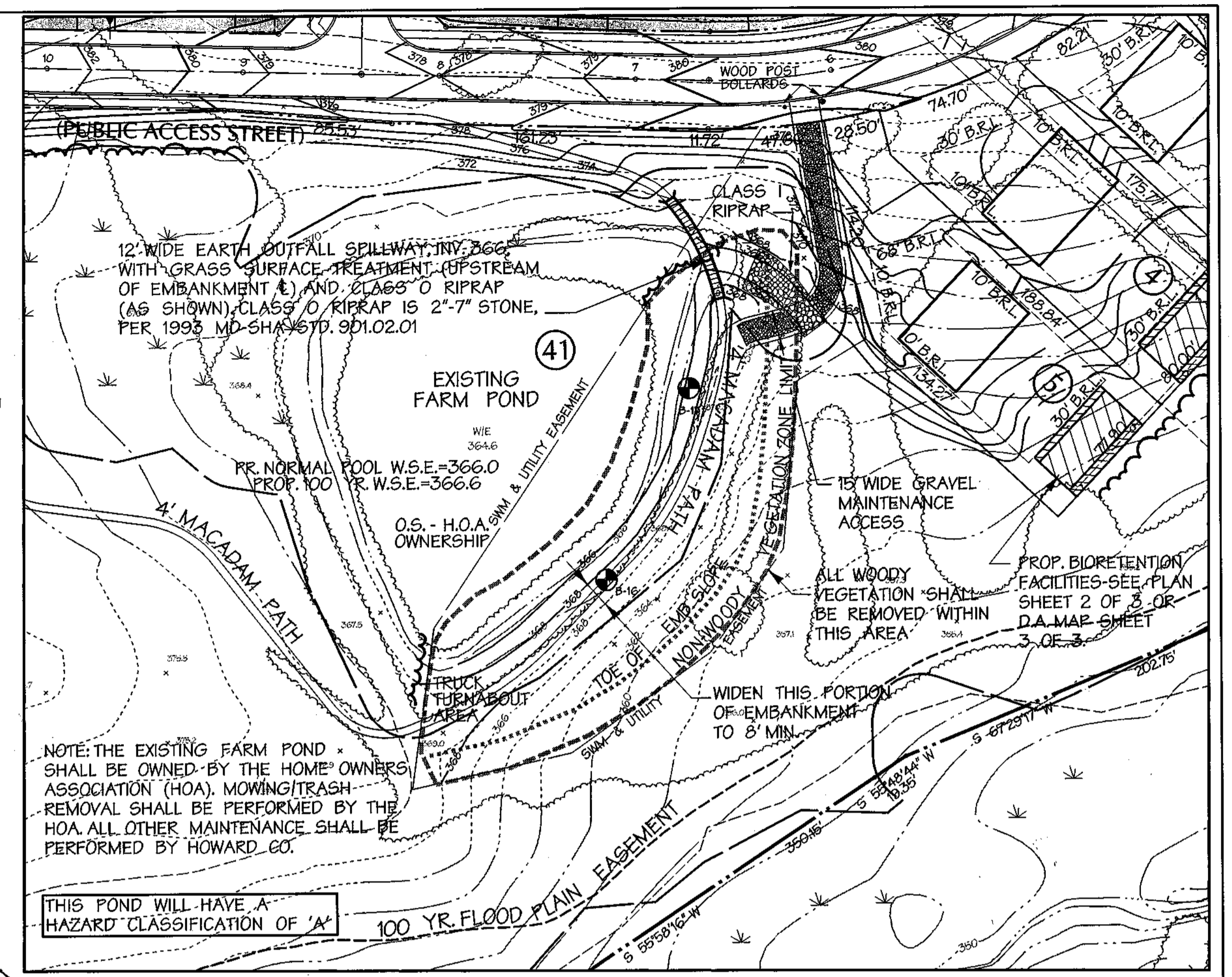


POND 1  
DESIGN FLOW SUMMARY PROPOSED CONDITIONS

|                                  |                |  |       |
|----------------------------------|----------------|--|-------|
| Structure Type                   | RETENTION      | Water Quality Vol. WQ <sub>r</sub> Required (Ac-ft)      | 0.443 |
| Water Quality Type               | WET POND       | Water Quality Vol. WQ <sub>p</sub> Provided (Ac-ft)      | 0.720 |
| Structure Classification         | 'A'            | Recharge Required (Tarea method, R <sub>av</sub> ) (Ac)  | 2.070 |
| Watershed Area to Facility (SWM) | 0.0377 SQ. MI. | Recharge Provided (Ac-ft)                                | 2.078 |
| Level of Management Required     | 1-YR.          | Channel Protection Vol. C <sub>pv</sub> Required (Ac-ft) | 1.447 |
| Level of Management Provided     | 1-YR.          | Channel Protection Vol. C <sub>pv</sub> Provided (Ac-ft) | 1.494 |
| Top Width Provided               | 12'            | WQ <sub>r</sub> Water Surface Elev. = Normal Pool        | 348.0 |
| Maximum Height of Fill           | 10.0'          | C <sub>pv</sub> Water Surface Elev.                      | 351.5 |
| Freeboard Required               | 1.0'           | Riser Crest Elev.  | 350.0 |
| Freeboard Provided               | 1.0'           | 100 Yr. Clogged Water Surface Elev.                      | 353.0 |
|                                  |                | Pond Volume Below 100 Yr. Clogged WSE (Ac-ft)            | 3.188 |
|                                  |                | Forebay Volume Required                                  | 0.058 |
|                                  |                | Forebay Volume Provided                                  | 0.068 |

\* WQ<sub>v</sub> IS PROVIDED IN THE WET PORTION OF THE POND. C<sub>pv</sub> IS PROVIDED IN THE POND ABOVE THE WQ<sub>v</sub> STORAGE VOLUME.  
 \*\* RECHARGE REQUIRED/PROVIDED IS BASED ON ENTIRE SITE (PHASE I AND PHASE II) AND IS TREATED COMPLETELY BY SWM NON-STRUCTURAL CREDITS.

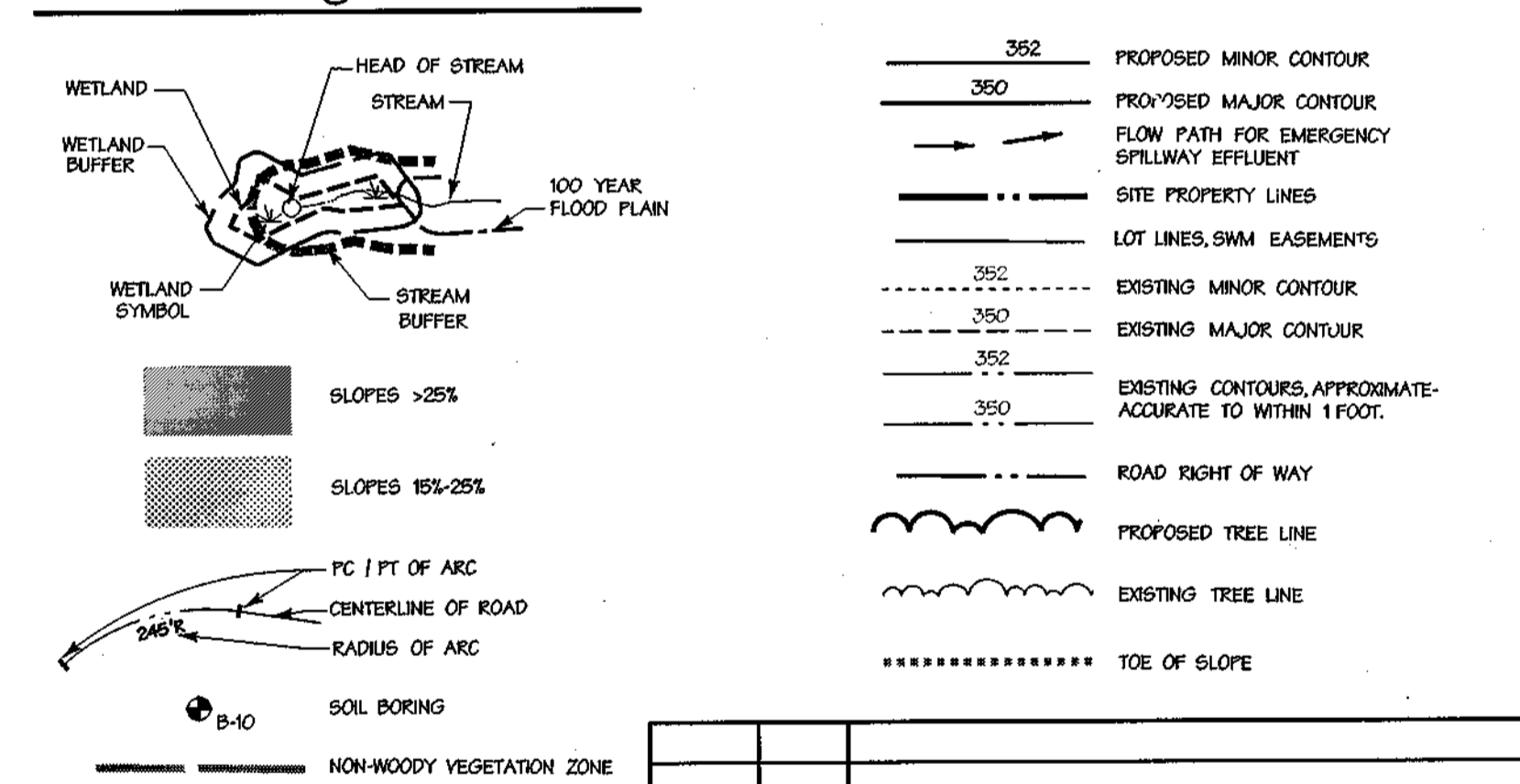
U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
Rock Outlet Protection - III  
Not To Scale



EXISTING FARM POND

1"=50'

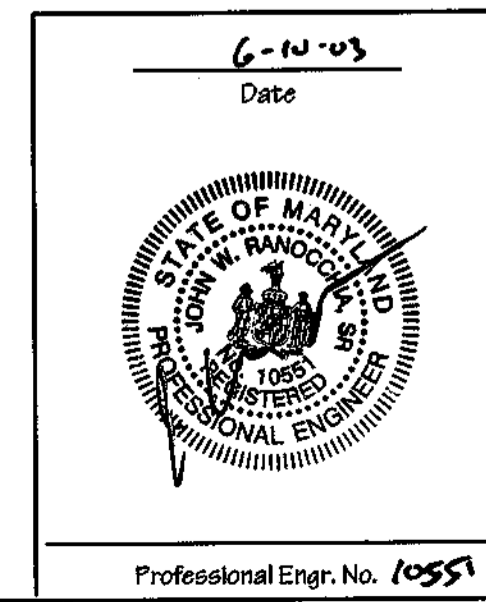
Legend



NOTES:  
 1) TREES, SHRUBS, AND OTHER WOODY VEGETATION NOT ALLOWED WITHIN TWENTY-FIVE (25) FEET OF THE INLET STRUCTURE AND NOT ALLOWED WITHIN FIFTEEN (15) FEET OF ANY PORTION OF THE EMBANKMENT.  
 2) THIS SWM POND FACILITY SHALL BE OWNED BY THE HOME OWNERS ASSOCIATION (HOA). MOWING/TRASH REMOVAL MAINTENANCE SHALL BE PERFORMED BY THE HOA. ALL OTHER MAINTENANCE SHALL BE PERFORMED BY HOWARD COUNTY.

THIS POND WILL HAVE A HAZARD CLASSIFICATION OF 'A'

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 Planning Director  
 DATE



| Date | No. | Revision Description |
|------|-----|----------------------|
|      |     |                      |

OWNER(S): Parcel 243 Edmund Broderick at alia 5016 Landing Road 7720 Millstone Ct. Elkridge, MD 21043

DEVELOPER: Parcel 572 Zhen Owens 61 E. Padonia Road Timonium, MD 21093

**DMW**  
 Daft-McCune-Walker, Inc.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
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 Fax 296-4706

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|               |                |         |         |      |         |
|---------------|----------------|---------|---------|------|---------|
| APPROVED NAME | OWENS PROPERTY | SECTION | PHASE I | DATE | 6/10/03 |
| PLAT #        | 10/11/03/17    | DATE    | R-20    | DATE | 6/10/03 |

TITLE: **OWENS PROPERTY - PHASE I PRELIMINARY SWM FACILITY #1**

|        |     |          |         |           |          |
|--------|-----|----------|---------|-----------|----------|
| Des By | MRT | Scale    | 1"=30'  | Proj. No. | 01086.A1 |
| Drn By | MRT | Date     | 6/10/03 |           |          |
| Chk By |     | Approved |         |           | 6 of 6   |