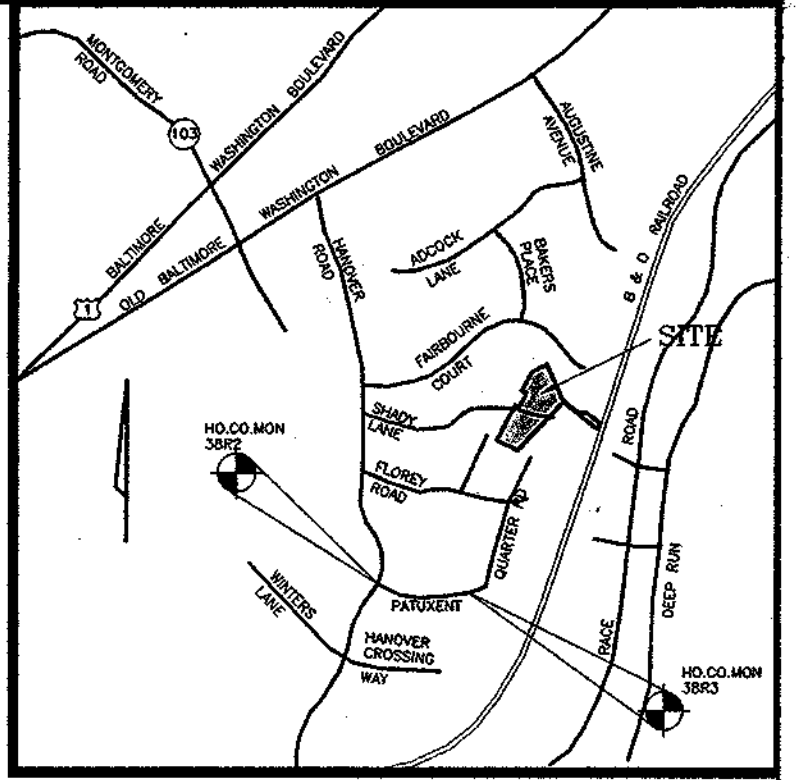


GENERAL NOTES

- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The existing Project Boundary and Topography is taken from a Boundary and Field Run Survey with maximum two foot contour intervals prepared by KCE Engineering, Inc. dated May 25, 2002.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 38R2 and 38R3 were used for this project.
- Planning and Zoning File Number: S-03-02; WP-03-35
- Water will be public. Water to be provided through Contr. No. 14-4220-D
- Sewer will be public. Sewer to be provided through Contr. No. 14-4220-D
- Stormwater Management for this development is provided by an extended detention micropool facility to provide Cpv and WQv and a bioretention facility to provide WQv and Rev. Both facilities are Hazard Class "A". The facilities will be located on open space lots 4 & 19 and will be privately owned and maintained by the HOA.
- The Stormwater Management Systems shown on this plan are an approximation of its ultimate size and shape. It is understood that their size and shape may change prior to the Final Stage.
- Existing utilities are based on Whitetail Woods Contr. no. 14-3754-D, Canbury Woods Contr. no. 14-1450-D, and proposed Whitetail Woods-II Contr. no. 14-4104-D.
- There are no floodplains located on-site as certified by LaBare LLC.
- There are no wetlands or streams located on-site as certified by LaBare LLC.
- There are no steep slopes on-site with a contiguous area of 20,000 s.f. or greater.
- APFD Traffic study was prepared by Traffic Concepts, Inc. dated April 2002 and approved under S-03-02.
- The railway noise study for this project was prepared by KCE Engineering, Inc. dated November 2003.
- The geotechnical report for this project was prepared by KCE Engineering, Inc. dated November 2003.
- Forest Conservation Plan prepared by LaBare LLC dated May 2003. Forest Conservation Requirements per Section 16.1202 of the Howard County Code and the Forest Conservation Manual for this Subdivision will be fulfilled by providing 4.1 Acs. of off-site reforestation. Total obligation is 4.1 Acs. of reforestation.
- All landscaping requirements as set forth in the Landscape Manual shall be compiled with.
- Street trees are required for this subdivision in accordance with Section 16.124(c)(1) of the Subdivision and Land Development Regulations and the Landscape Manual. A minimum of 20' shall be maintained between street lights and trees.
- Street Lighting is required for this Site and will be provided in accordance with Section 16.135 of the Subdivision and Land Development Regulations. The lighting shown is approximate and may change prior to Final Plan stage.
- Sediment and Erosion Control will be provided for this Site.
- Deed Reference: 771/440.
- This Property is within the Metropolitan District.
- To the best of the owner's knowledge, there are no burial/cemetery locations on site.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- No clearing, grading, or construction is permitted within the wetlands, streams, or their buffers, and the forest conservation easements.
- Lots 15, 16, 17, and 18 will utilize a use-in-common driveway, Howard County Standard Detail no. R-6.06 will be used for the entrance at the intersection of the public road.
- Tree protection fencing will be provided at the limits of disturbance where grading is adjacent to forest conservation areas and sensitive environmental areas, such as stream buffers and steep slopes.
- This plan is grandfathered to the Fifth Edition of the Howard County Subdivision and Land Development Regulations with a signed Status Plan prior to May 22, 2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.
- Recreation space is provided in accordance with the requirements of Howard County Subdivision Regulations, Section 16.121(c)(4).
- Open Space Lots #4 and #19 have been created in accordance with the requirements of Howard County Subdivision Regulations Section 16.121(c) and will be dedicated to a Homeowners' Association concurrent with recording of the final plat.
- This site is located within the 600 four mile height restriction zone. Approval is required from the Maryland Aviation Administration for new house construction on this site.
- Waiver Petition WP-03-035 was submitted to request a waiver to Section 16.121(e)(1) of the Ho.Co. Subdivision Regulations requiring 40 ft. of public road frontage for Open Space Lots #4 (then #5) and #19 (then #20). However, after revising the lot lines, the public road frontage for both the Open Space Lots was achieved and the petition withdrawn on 11/20/02.
- The subject property is zoned "R-12" per the 2/2/04 Comprehensive Zoning Plan.

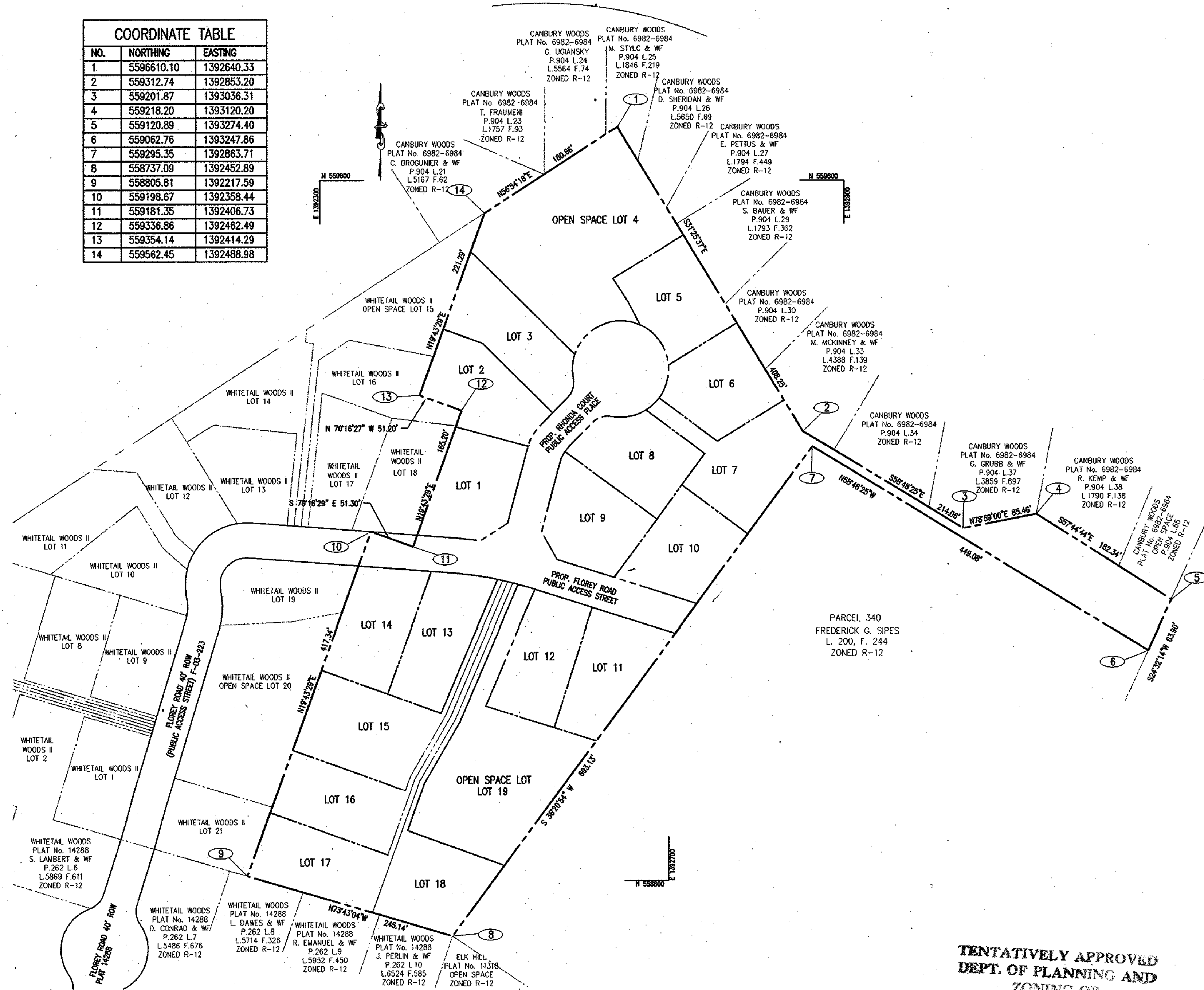
PRELIMINARY PLAN DORCHESTER HOMES LOTS 1-19 HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	5596610.10	1392640.33
2	559312.74	1392853.20
3	559201.87	1393036.31
4	559218.20	1393120.20
5	559120.89	1393274.40
6	559062.76	1393247.86
7	559295.35	1392863.71
8	558737.09	1392452.89
9	558805.81	1392217.59
10	559198.67	1392358.44
11	559181.35	1392406.73
12	559336.86	1392482.49
13	559354.14	1392414.29
14	559562.45	1392488.98

BENCHMARKS			
#	ELEVATION	NORTHING	EASTING
38R2	168.788'	557500.683	1391227.052
38R3	124.653'	557417.823	1391983.177



SITE DATA

- LOCATION: TAX MAP 38, PARCEL 756
- FIRST ELECTION DISTRICT
- EXISTING ZONING: R-12
- GROSS AREA OF PARCEL: 304,530 SFT.=6.991 ACRES
- AREA OF RIGHT OF WAY: 32,554 SFT.=0.747 ACRES
- AREA OF FLOODPLAIN: N/A
- AREA OF CONTIGUOUS STEEP SLOPES ON-SITE: 3,302 SQ.FT. (0.076 AC.)
- NET AREA OF PROJECT: 6.915 ACRES
- NUMBER OF PROPOSED RESIDENTIAL LOTS: 17
- AREA OF PROPOSED RESIDENTIAL LOTS: 4.903 ACRES
- AREA OF SMALLEST BUILDABLE LOT PROPOSED: 10,800 SQ.FT. (LOTS 1,5,10,11)
- AREA OF RECREATION SPACE REQUIRED: 200 SF PER RESIDENTIAL LOT = 200x17=3,400 SF
- Area of OPEN SPACE REQUIRED: 10% OF GROSS AREA OF PARCEL =30,453 SF (0.699 AC.)
- NUMBER OF PROPOSED OPEN SPACE LOTS: 2
- CREDITED OPEN SPACE: 55,544 SF=1.28 ACRES
- NON CREDITED OPEN SPACE: 2873 SF=0.06 ACRES
- TOTAL OPEN SPACE AREA PROVIDED: 58,417 SF=1.34 ACRES

STORMWATER MANAGEMENT REQUIREMENTS SUMMARY TABLE AREA 1			
NOTE: SWM PROVIDED BY A MICROPOL ED(P-1) FACILITY			
REQUIREMENT	VOLUME REQUIREMENT	NOTES	
1 WATER QUALITY VOLUME WQv	0.08 AC.FT.	PROVIDED WITHIN BIORETENTION AREA	
2 RECHARGE VOLUME Rev	0.03 AC.FT.	PROVIDED BY GRASS CHANNEL CREDITS	
3 CHANNEL PROTECTION VOLUME Cpv	0.14 AC.FT.	PROVIDED BY EXTENDED DETENTION POND	
4 OVERHEAD FLOOD PROTECTION Q ₁₀ P	-	NOT REQUIRED	
5 EXTREME FLOOD VOLUME Q ₁₀₀ P	-	NOT REQUIRED	

STORMWATER MANAGEMENT REQUIREMENTS SUMMARY TABLE AREA 2			
NOTE: SWM PROVIDED BY A MICROPOL ED(P-1) FACILITY			
REQUIREMENT	VOLUME REQUIREMENT	NOTES	
1 WATER QUALITY VOLUME WQv	0.09 AC.FT.	PROVIDED BY INDIVIDUAL LOT RAIN GARDENS & ROADSIDE GRASS CHANNELS	
2 RECHARGE VOLUME Rev	0.02 AC.FT.	INCLUDED IN WQv ABOVE	
3 CHANNEL PROTECTION VOLUME Cpv	0.11 AC.FT.	PROVIDED BY EXTENDED DETENTION POND	
4 OVERHEAD FLOOD PROTECTION Q ₁₀ P	-	SAFE PASSAGE PROVIDED	
5 EXTREME FLOOD VOLUME Q ₁₀₀ P	-	SAFE PASSAGE PROVIDED	

LOCATION MAP
SCALE: 1"=80'

SHEET INDEX	
SHEET NO.	TITLE
1 OF 4	COVER SHEET
2 OF 4	PRELIMINARY PLAN
3 OF 4	PRELIMINARY GRADING & SEDIMENT AND EROSION CONTROL
4 OF 4	PRELIMINARY LANDSCAPING & FOREST CONSERVATION PLAN

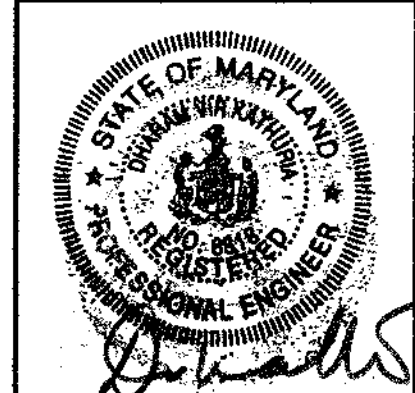
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Paul H. Wright
PLANNING DIRECTOR DATE 8/27/04

OWNER & DEVELOPER

SAMUEL REDD JR.
6015 SHADY LANE
HANOVER, MARYLAND 21076



KCE ENGINEERING, INC.
EXECUTIVE CENTER
3300 NORTH RIDGE ROAD, SUITE 315
ELLCOTT CITY, MARYLAND 21043
PHONE (410) 203-9800 FAX (410) 203-9228
EMAIL : KCE.ENG@EOLS.COM



DRAWN BY: MG
CHECKED BY: DMK
SCALE: 1" = 50'
DATE: AUGUST, 2004

SHEET:
1 OF 4



LEGEND

- 4" PERF. UNDERDRAIN
- RAIN GARDEN
- RECHARGE SWALE
- GRASS CHANNEL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SOIL BOUNDARY
- CID2
- CID3
- LIGHT POLE
- SLOPES 25% >
- SLOPES 15% TO 24.9%
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- MOUNTABLE BERM
- tb=TOP BERM
- bb=BOTTOM BERM

PRELIMINARY GRADING & SEDIMENT & EROSION CONTROL PLAN
DORCHESTER HOMES
 LOTS 1-3, 5-18 AND OPEN SPACE LOTS 4, 19

REF: S-03-02, WP-03-35
 1ST ELECTION DISTRICT- HOWARD COUNTY, MARYLAND
 PARCEL 756 LIBER 771, FOLIO 440
 TAX MAP 38 BLOCK 9 ZONE R-12

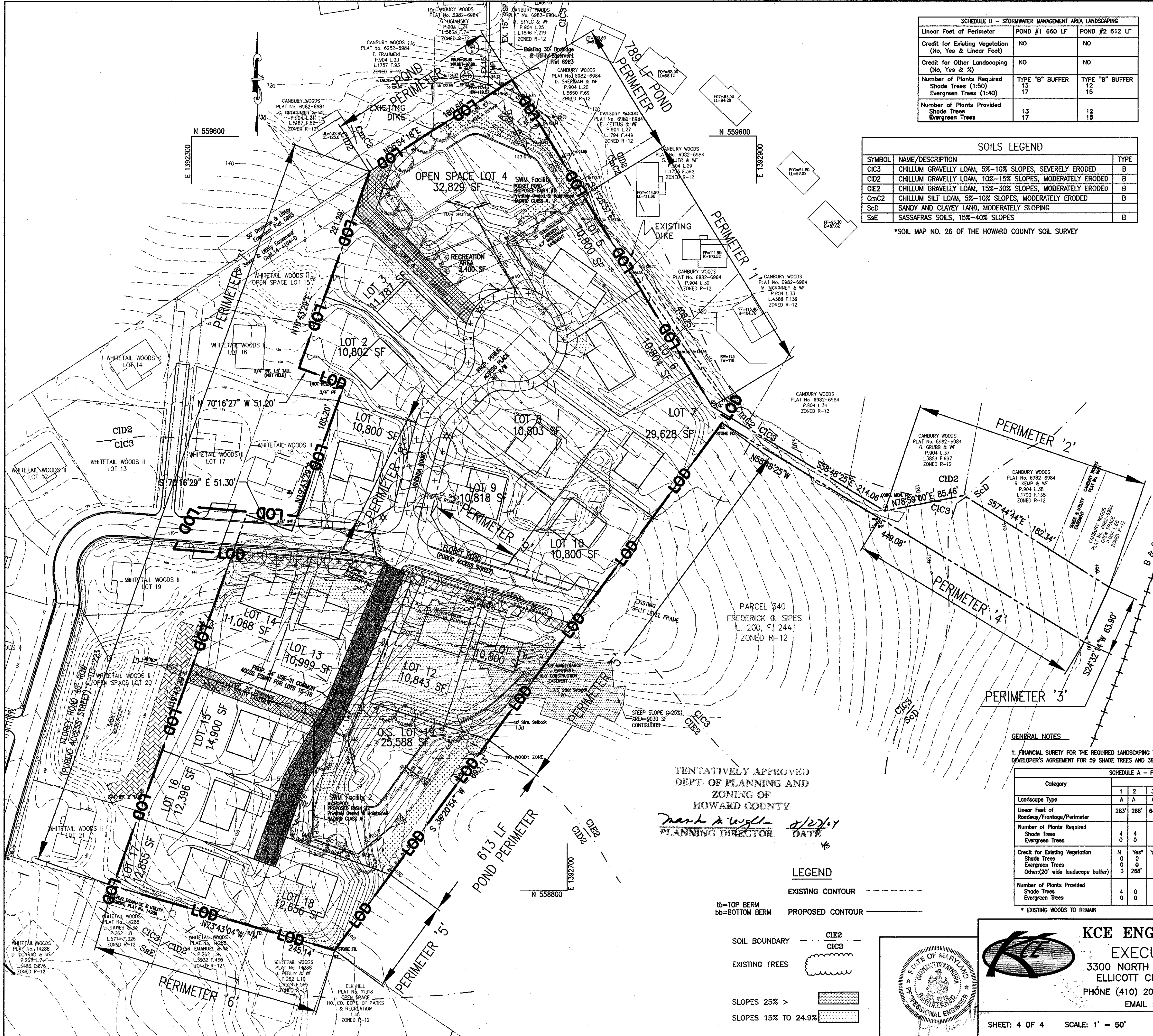
KCE ENGINEERING, INC.
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 3300 NORTH RIDGE ROAD, SUITE 315
 ELLICOTT CITY, MARYLAND 21043
 PHONE (410) 203-9800 FAX (410) 203-9228
 EMAIL : KCE.ENG@EROLS.COM

DRAWN BY: MG	SHEET: 3 OF 4
CHECKED BY: DVK	
DATE: AUGUST, 2004	

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Handwritten signature and date: 8/23/04
 PLANNING DIRECTOR

OWNER & DEVELOPER
 SAMUEL REDD JR.
 6015 SHADY LANE
 HANOVER, MARYLAND 21076



SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	POND #1 660 LF	POND #2 612 LF
Credit for Existing Vegetation (No. Yes & Linear Feet)	NO	NO
Credit for Other Landscaping (No. Yes & %)	NO	NO
Number of Plants Required	TYPE "B" BUFFER	TYPE "B" BUFFER
Shade Trees (1:50)	13	12
Evergreen Trees (1:40)	17	15
Number of Plants Provided		
Shade Trees	13	12
Evergreen Trees	17	15

SOILS LEGEND

SYMBOL	NAME/DESCRIPTION	TYPE
CIC3	CHILLUM GRAVELLY LOAM, 5%-10% SLOPES, SEVERELY ERODED	B
CID2	CHILLUM GRAVELLY LOAM, 10%-15% SLOPES, MODERATELY ERODED	B
CIE2	CHILLUM GRAVELLY LOAM, 15%-30% SLOPES, MODERATELY ERODED	B
CmC2	CHILLUM SILT LOAM, 5%-10% SLOPES, MODERATELY ERODED	B
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	B
SsE	SASSAFRAS SOILS, 15%-40% SLOPES	B

*SOIL MAP NO. 26 OF THE HOWARD COUNTY SOIL SURVEY

**FOREST CONSERVATION WORKSHEET
VERSION 1.0**

NET TRACT AREA:

A. Total tract area	=	7.00
B. Area within 100 year floodplain	=	0.00
C. Area to remain in agricultural production	=	0.00
D. Net tract area	=	7.00

LAND USE CATEGORY:(from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

	ARA	MDR	IDA	HDR	MPD	CIA
	0	0	0	1	0	0

E. Afforestation Threshold		15%	x D =	1.05
F. Conservation Threshold		20%	x D =	1.40

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain)	=	6.60
H. Area of forest above afforestation threshold	=	5.55
I. Area of forest above conservation threshold	=	5.20

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	=	2.44
K. Clearing permitted without mitigation	=	4.16

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared*	=	6.60
M. Total area of forest to be retained	=	0.00

* Cannot exceed existing

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold	=	1.30
P. Reforestation for clearing below conservation threshold	=	2.80
Q. Credit for retention above conservation threshold	=	0.00
R. Total reforestation required	=	4.10
S. Total afforestation required	=	0.00
T. Total reforestation and afforestation required	=	4.10

NOTES

- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
- THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE, DPZ, AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY OFF-SITE AFFORESTATION IN THE AMOUNT OF 4.1 AC. TOTAL FOREST CONSERVATION OBLIGATION AMOUNT IS 4.1 ACS.
- THE PROPERTY OUTLINE IS BASED ON A BOUNDARY SURVEY PREPARED BY KCE ENGINEERING, INC. DATED MAY 25, 2002.
- THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY PREPARED BY KCE ENGINEERING, INC. DATED MAY 25, 2002.
- SURETY NOTE:** FINANCIAL SURETY WILL BE POSTED FOR THE OFF-SITE AFFORESTATION OF 4.1 AC.

SITE DATA

- LOCATION: TAX MAP 38, PARCEL 756 FIRST ELECTION DISTRICT
- EXISTING ZONING: R-12
- GROSS AREA OF PARCEL: 304,530 SFT.=6.991 ACRES
- AREA OF FLOODPLAIN: N/A
- AREA OF STEEP SLOPES ON-SITE: 3,302 SQ.FT. (0.076 ACRES)

NOTE:
LABARE LLC INVESTIGATORS HAVE DETERMINED THROUGH FIELD INSPECTION THAT THERE ARE NO JURISDICTIONAL WETLANDS OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY.

OWNER & DEVELOPER

SAMUEL REDD JR.
6015 SHADY LANE
HANOVER, MARYLAND 21076

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark A. Wight
PLANNING DIRECTOR

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SOIL BOUNDARY
- EXISTING TREES
- SLOPES 25% >
- SLOPES 15% TO 24.9%

GENERAL NOTES

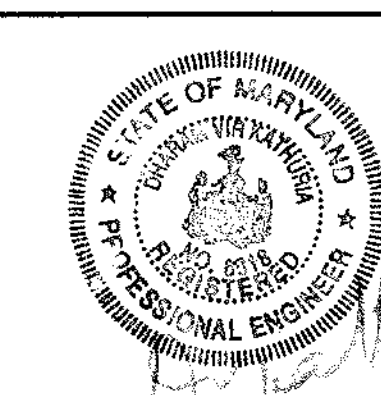
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR 59 SHADE TREES AND 38 EVERGREEN TREES.

SCHEDULE A - PERIMETER LANDSCAPE EDGE

Category	Perimeter									TOTAL PLANTS PROVIDED*
	1	2	3	4	5	6	7	8 (Lot 1)	9 (Lot 9)	
Linear Feet of Roadway/Frontage/Perimeter	263'	268'	64'	253'	517'	245'	800'	116'	120'	
Number of Plants Required	4	4	1	4	9	4	13	2	2	
Shade Trees	0	0	0	0	0	0	0	3	3	
Evergreen Trees	0	0	0	0	0	0	0	0	0	
Credit for Existing Vegetation	N	Yes*	Yes*	Yes*	N	N	N	N	N	
Shade Trees	0	0	0	0	0	0	0	0	0	
Evergreen Trees	0	0	0	0	0	0	0	0	0	
Other (20' wide landscape buffer)	0	268'	64'	253'	0	0	0	0	0	
Number of Plants Provided	4	0	0	0	9	4	13	2	2	34 Shade 5 Evergreen
Shade Trees	0	0	0	0	0	0	0	3	3	
Evergreen Trees	0	0	0	0	0	0	0	0	0	

* EXISTING WOODS TO REMAIN

KCE ENGINEERING, INC.
EXECUTIVE CENTER
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ELLCOTT CITY, MARYLAND 21043
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EMAIL: KCE.ENG@EROLS.COM



SHEET: 4 OF 4 SCALE: 1" = 50' DATE: AUGUST, 2004

**PRELIMINARY LANDSCAPE AND
FOREST CONSERVATION PLAN
DORCHESTER HOMES**
LOTS 1-3, 5-18 AND OPEN SPACE LOTS 4, 19
REF: S-03-02, WP-03-35
1ST ELECTION DISTRICT- HOWARD COUNTY, MARYLAND
PARCEL 756 LIBER 771, FOLIO 440
TAX MAP 38 BLOCK 9 ZONE R-12