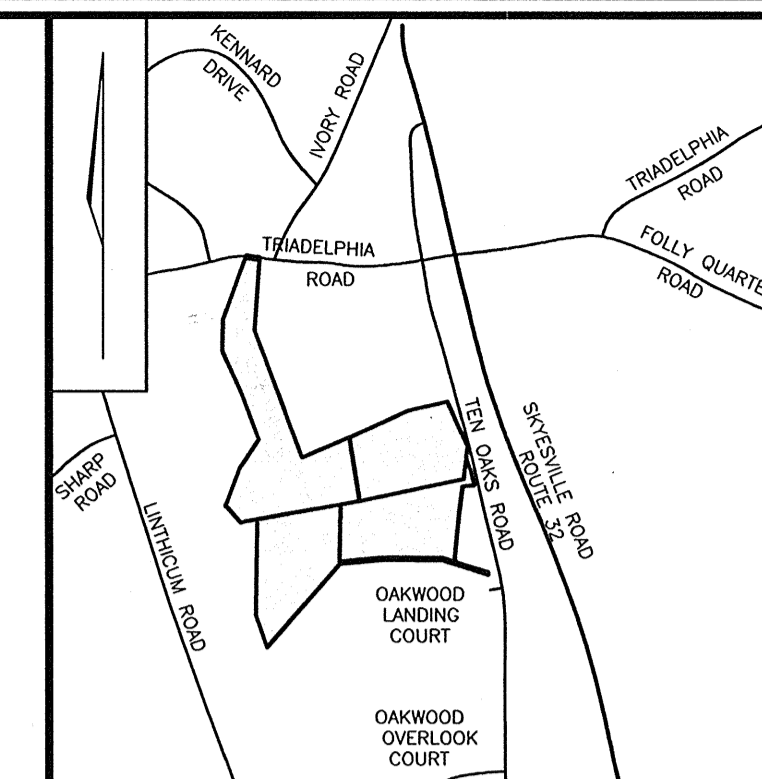


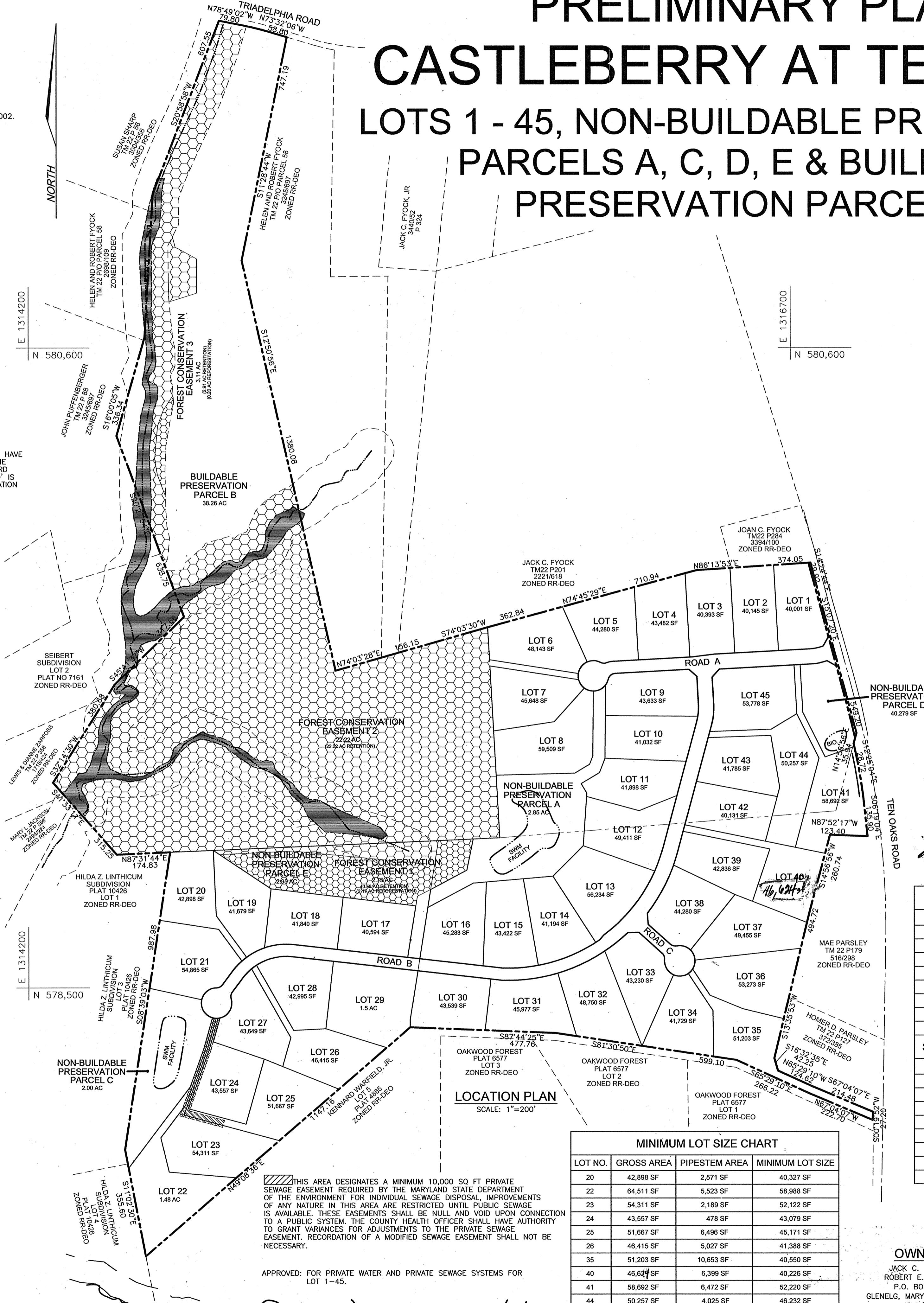
GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVED HAVE BEEN APPROVED.
- DEED REFERENCE: LIBER 5307 FOLIO 448
- DENSITY TABULATION:
GROSS AREA OF PROJECT: 99.58 AC
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 3.55 AC
AREA OF STEEP SLOPES: 0.27 AC
NET AREA OF PROJECT: 95.76 AC *SEE NOTE 22
NUMBER OF ENTITIES PERMITTED BY RIGHT: 99.58 / 4.25 = 23
MAXIMUM RECEIVING YIELD: 99.58 / 2 = 49
NUMBER OF BUILDABLE ENTITIES PROPOSED: 45 LOTS AND ONE BUILDABLE PRESERVATION PARCEL
NUMBER OF DEO UNITS NEEDED: 23
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES INC., DATED NOVEMBER 2002.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS.
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY 2 MICROPOOL EXTENDED DETENTION PONDS AND A BIOTRETENTION FACILITY. THE STORMWATER MANAGEMENT FACILITIES ARE HAZARD CLASS A.
- THE STORMWATER MANAGEMENT FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. ON AUGUST 31, 2000.
- THE FLOODPLAIN SHOWN HEREON IS BASED ON AN "OBVIOUSLY NOT CRITICAL" ANALYSIS PERFORMED BY ROBERT H. VOGEL ENGINEERING, DATED JULY 2004.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 25.71 AC AND THE REFORESTATION OF 2.37 AC ON SITE. THE FOREST CONSERVATION OBLIGATION IS PART OF THE DEVELOPER'S OBLIGATION AND SURETY IS PART OF THE DEVELOPER'S AGREEMENT.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. LANDSCAPE BUFFERS ARE THE RESPONSIBILITY OF THE DEVELOPER AND SURETY IS PART OF THE DEVELOPER'S AGREEMENT.
- STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE STREAMS OR THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
- THIS SUBDIVISION COMPLIES WITH THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IT IS SUBJECT TO THE 4TH EDITION BECAUSE THE SKETCH PLAN WAS SUBMITTED NOVEMBER 15, 2000 AND TO THE 1993 ZONING REGULATIONS BECAUSE IT WAS TECHNICALLY COMPLETE ON FEBRUARY 14, 2001.
- FOREST STAND DELINEATION PLAN PREPARED BY VOGEL & ASSOCIATES, DATED NOVEMBER 13, 2000.
- THIS PROJECT IS SUBJECT TO COUNCIL BILL 50-2003. RECEIVING DENSITY SHALL BE BASED ON GROSS ACREAGE RATHER THAN NET ACREAGE.
- THIS PROPERTY IS ZONED RR-DEO PER THE APRIL 13, 2004 ZONING REGULATIONS.
- NON-BUILDABLE PRESERVATION PARCEL 'E' IS FOR THE PURPOSE OF FOREST CONSERVATION AND SHALL BE PRIVATELY OWNED AND HAVE HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION AS ITS EASEMENT HOLDERS. BUILDABLE PRESERVATION PARCEL 'B' IS FOR THE PURPOSE OF A SINGLE RESIDENCE AND FOREST CONSERVATION AND SHALL BE PRIVATELY OWNED AND MAINTAINED AND HAVE HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION AS ITS EASEMENT HOLDERS. NON-BUILDABLE PRESERVATION PARCELS 'A', 'C' AND 'D' IS FOR THE PURPOSE OF STORMWATER MANAGEMENT AND SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HAVE HOWARD COUNTY AS ITS EASEMENT HOLDER.
- THE ENVIRONMENTAL DELINEATION AND REPORT WAS REVIEWED AND ACCEPTED UNDER S-01-11.
**SEE SHEET 6 OF 13 FOR CONTINUED GENERAL NOTES

PRELIMINARY PLAN CASTLEBERRY AT TEN OAKS LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B



VICINITY MAP
SCALE: 1"=200'



AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
29.54 AC					
1	WATER QUALITY VOLUME (WQV)	0.8371 AC. FT.	0.2502 AC. FT.	0.3869 AC. FT.	GRASS CHANNEL INC ADDITIONAL CRITERIA FOR WQV
2	RECHARGE VOLUME (REV)	0.1656 AC. FT. 1.78 AC.	3.08 AC.	---	GRASS CHANNEL ALONG ROAD AND REAR OF LOTS
3	CHANNEL PROTECTION VOLUME (CPV)	0.7423 AC. FT.	---	0.7423 AC. FT.	CPV & REMAINING WQV PROVIDED BY MICROPOOL EXT. DET.
4	OVERHEAD FLOOD PROTECTION (O _{HP})	NA	---	---	---
5	EXTREME FLOOD VOLUME (O _{HP})	NA	---	---	---

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
11.47 AC					
1	WATER QUALITY VOLUME (WQV)	0.2370 AC. FT.	0.0069 AC. FT.	0.1901 AC. FT.	GRASS CHANNEL INC ADDITIONAL CRITERIA FOR WQV
2	RECHARGE VOLUME (REV)	0.0616 AC. FT. 0.6561 AC.	0.7900 AC.	---	GRASS CHANNEL ALONG ROAD
3	CHANNEL PROTECTION VOLUME (CPV)	0.2882 AC. FT.	NA	0.2882 AC. FT.	MICROPOOL EXTENDED DETENTION
4	OVERHEAD FLOOD PROTECTION (O _{HP})	NA	---	---	---
5	EXTREME FLOOD VOLUME (O _{HP})	NA	---	---	---

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
7.03 AC					
1	WATER QUALITY VOLUME (WQV)	0.1189 AC. FT.	---	0.1189 AC. FT.	BIOTRETENTION
2	RECHARGE VOLUME (REV)	0.0309 AC. FT.	0.1377 AC. FT.	---	STONE BELOW BIOTRETENTION ROOFTOP DISCONNECT CREDIT
3	CHANNEL PROTECTION VOLUME (CPV)	NR	---	---	Q < 2.0 CFS
4	OVERHEAD FLOOD PROTECTION (O _{HP})	NA	---	---	---
5	EXTREME FLOOD VOLUME (O _{HP})	NA	---	---	---

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
13.20 AC					
1	WATER QUALITY VOLUME (WQV)	0.0894 AC. FT.*	0.0874 AC. FT.	0	SHEET FLOW TO BUFFER CREDIT RAIN GARDEN
2	RECHARGE VOLUME (REV)	0.0232 AC. FT.* 0.2262 AC. FT.	0.2262 AC. FT.	0	SHEET FLOW TO BUFFER CREDIT RAIN GARDEN
3	CHANNEL PROTECTION VOLUME (CPV)	NR	---	---	Q < 2.0 CFS
4	OVERHEAD FLOOD PROTECTION (O _{HP})	NA	---	---	---
5	EXTREME FLOOD VOLUME (O _{HP})	NA	---	---	---

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1.24 AC					
1	WATER QUALITY VOLUME (WQV)	0.0238 AC. FT.	---	0	NO DEVELOPMENT AREA
2	RECHARGE VOLUME (REV)	0.0062 AC. FT. 0.0645 AC.	---	0	NO DEVELOPMENT AREA
3	CHANNEL PROTECTION VOLUME (CPV)	NR	---	---	Q < 2.0 CFS
4	OVERHEAD FLOOD PROTECTION (O _{HP})	NA	---	---	---
5	EXTREME FLOOD VOLUME (O _{HP})	NA	---	---	---

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1.72 AC					
1	WATER QUALITY VOLUME (WQV)	0.0330 AC. FT.	0.0330 AC. FT.	0	ROOFTOP DISCONNECT RAIN GARDEN
2	RECHARGE VOLUME (REV)	0.0086 AC. FT. 0.0894 AC. FT.	0.0894 AC. FT.	0	ROOFTOP DISCONNECT RAIN GARDEN
3	CHANNEL PROTECTION VOLUME (CPV)	NR	---	---	---
4	OVERHEAD FLOOD PROTECTION (O _{HP})	NA	---	---	---
5	EXTREME FLOOD VOLUME (O _{HP})	NA	---	---	---

AREA	REQUIREMENT	VOLUME REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
1.61 AC					
1	WATER QUALITY VOLUME (WQV)	0.0309 AC. FT.	0.0309 AC. FT.	0	NO IMPERVIOUS IN DRAINAGE AREA
2	RECHARGE VOLUME (REV)	0.0080 AC. FT. 0.0837 AC. FT.	0.0837 AC. FT.	0	NO IMPERVIOUS IN DRAINAGE AREA
3	CHANNEL PROTECTION VOLUME (CPV)	NR	---	---	---
4	OVERHEAD FLOOD PROTECTION (O _{HP})	NA	---	---	---
5	EXTREME FLOOD VOLUME (O _{HP})	NA	---	---	---

DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE LAYOUT PLAN	2
SITE LAYOUT PLAN	3
SITE LAYOUT PLAN	4
SITE LAYOUT PLAN	5
SITE LAYOUT PLAN	6
GRADING, SEDIMENT AND EROSION CONTROL PLAN	7
GRADING, SEDIMENT AND EROSION CONTROL PLAN	8
GRADING, SEDIMENT AND EROSION CONTROL PLAN	9
GRADING, SEDIMENT AND EROSION CONTROL PLAN	10
GRADING, SEDIMENT AND EROSION CONTROL PLAN	11
FOREST CONSERVATION AND LANDSCAPING PLAN	12
FOREST CONSERVATION AND LANDSCAPING PLAN	13

D.A.	Q ₁ (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)
1	1.1	9.6	42.6
2	1.1	15.9	35.0
3	0.6	9.8	21.9
4	1.1	17.4	40.0
5	0.4	4.0	8.2
6	0.6	7.8	17.2
7	0.1	1.6	4.1
8	0.1	2.4	5.8

D.A.	Q ₁ (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)
1	0.45	43.1	104.9
2	0.12	13.9	37.8
3	2.0	12.5	24.3
4	1.6	18.9	39.9
5	1.0	5.5	10.6
6	1.8	9.7	18.4
7	0.7	2.8	8.01
8	0.8	4.1	7.7

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
20	42,898 SF	2,571 SF	40,327 SF
22	64,511 SF	5,523 SF	58,988 SF
23	54,311 SF	2,189 SF	52,122 SF
24	43,557 SF	478 SF	43,079 SF
25	51,667 SF	6,496 SF	45,171 SF
26	46,415 SF	5,027 SF	41,388 SF
35	51,203 SF	10,653 SF	40,550 SF
40	46,624 SF	6,399 SF	40,226 SF
41	58,692 SF	6,472 SF	52,220 SF
44	50,257 SF	4,025 SF	46,232 SF

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR LOT 1-45.

Robert G. Weber
COUNTY HEALTH OFFICER
DATE: 8/21/05

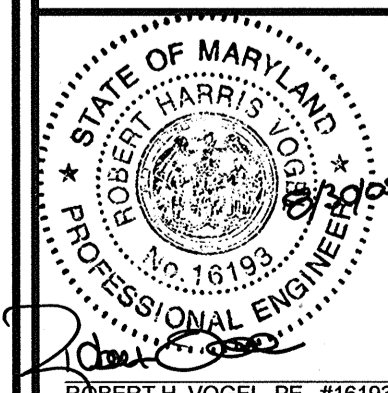
OWNER
JACK C. FYOCK
ROBERT E. FYOCK
P.O. BOX 56
GLENELG, MARYLAND 21737

DEVELOPER
TBI HOMES, INC.
3675 PARK AVENUE
SUITE 301
ELLCOTT CITY, MARYLAND 21043
(410) 740-9401

COVER SHEET CASTLEBERRY AT TEN OAKS

LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
PARCEL 60, LOTS 6 & 7 KEN WARFIELD SUBDIVISION, AND P/O PARCEL 90 HOWARD COUNTY, MARYLAND

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



DESIGN BY: RHW/JT
DRAWN BY: JT
CHECKED BY: RHW
DATE: JUNE 9, 2005
SCALE: AS NOTED
W.O. NO.: 00-85

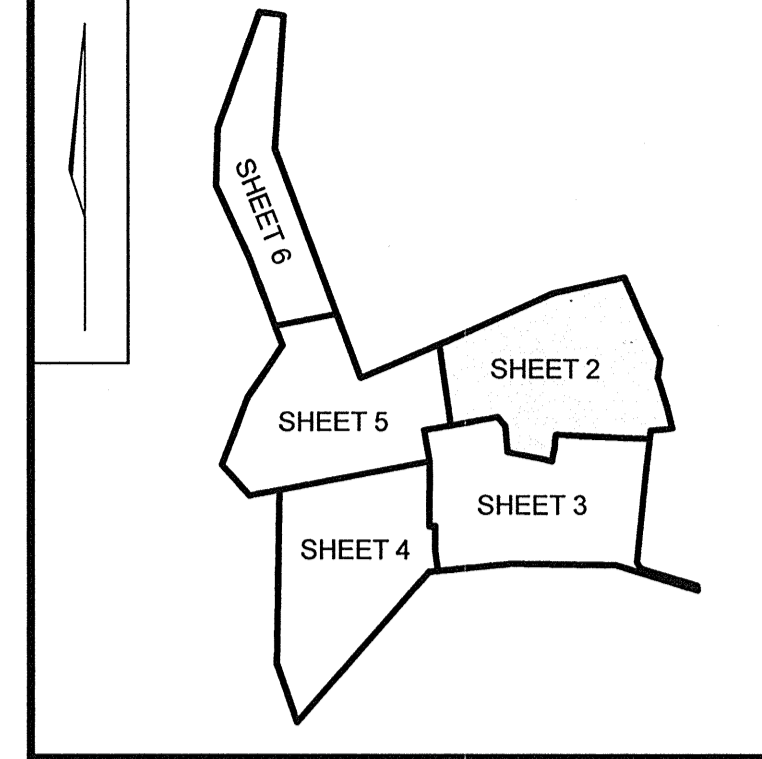
DPZ REF: S-01-11

1 SHEET OF 13

E 1315900
N 579,900

JACK C. FYOCK
TM22 P201
2221/618
ZONED RR-DEO

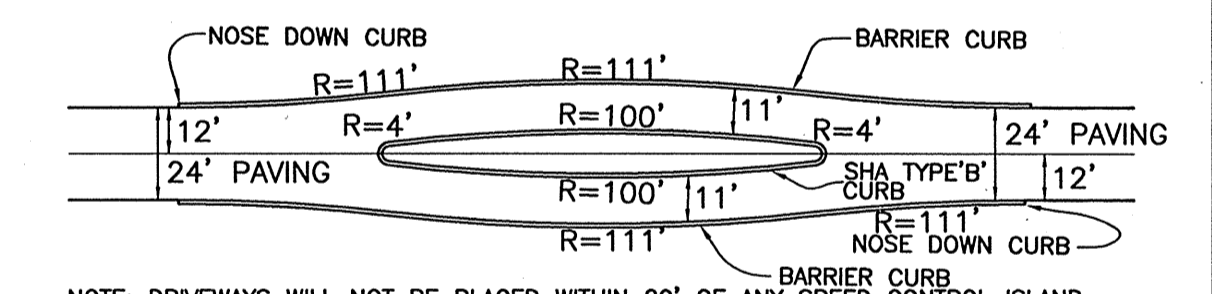
JOAN C. FYOCK
TM22 P284
3394/100
ZONED RR-DEO



KEY MAP
NOT TO SCALE

LEGEND

- 202 --- EXISTING 2 FT CONTOUR
- 200 --- EXISTING 10 FT CONTOUR
- [---] 200 [---] PROPOSED 2 FT CONTOUR
- [---] 200 [---] PROPOSED 10 FT CONTOUR
- SSF --- SUPER SILT FENCE
- LOD --- LIMIT OF DISTURBANCE
- EX --- EXISTING TREELINE
- PR --- PROPOSED TREELINE
- E --- EARTH DIKE
- PROPOSED STREET TREE
- PROPOSED STREET LIGHT
- FOREST CONSERVATION SIGN LOCATION
- PROPOSED TREE MAINTENANCE EASEMENT
- NO WOODY VEGETATION BUFFER
- PRIVATE SEPTIC EASEMENT
- PRIVATE WELL AREA
- USE-IN-COMMON ACCESS EASEMENT
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- FOREST CONSERVATION EASEMENT (RESTRICTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- STABILIZED CONSTRUCTION ENTRANCE
- 100 YEAR FLOODPLAIN



NOTE: DRIVEWAYS WILL NOT BE PLACED WITHIN 20' OF ANY SPEED CONTROL ISLAND.
TRAFFIC CONTROL DEVICE DETAIL
NOT TO SCALE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
C1	34.43	150.00	13°09'08"	17.29	N80°13'55"E	34.36
C2	11.92	30.00	22°45'38"	6.04	S75°25'40"W	11.84
C3	63.74	200.00	18°15'33"	32.14	N05°56'15"E	63.47
C4	741.32	550.00	77°13'33"	439.26	N53°40'48"E	686.46
C5	209.38	200.00	59°58'58"	115.43	S68°28'03"W	199.95

MATCHLINE SEE SHEET 5 OF 13

MATCHLINE SEE SHEET 3 OF 13

E 1315900
N 579,100

THIS AREA DESIGNATES A MINIMUM 10,000 SQ. FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR LOT 1-45.

Robert J. Wain
COUNTY HEALTH OFFICER
8/29/05
DATE

MATCHLINE SEE SHEET 3 OF 13

MATCHLINE SEE SHEET 3 OF 13

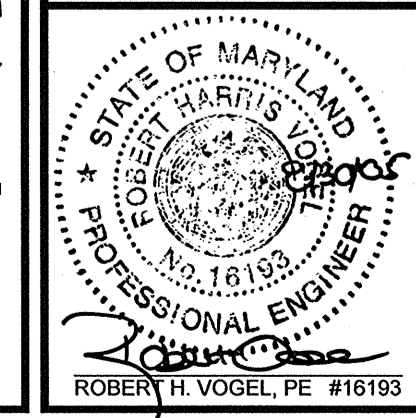
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING CV
HOWARD COUNTY

Robert H. Vogel
PLANNING DIRECTOR
DATE

MAE PARSLEY
TM 22 P179
516/298
ZONED RR-DEO

SITE LAYOUT PLAN
CASTLEBERRY AT TEN OAKS
LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
TAX MAP 22
5TH ELECTION DISTRICT
PARCEL 60, LOTS 6 & 7 KEN WARFIELD SUBDIVISION, AND P/O PARCEL 90 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS - SURVEYORS - PLANNERS
8407 MAIN STREET
ELGOTT CITY, MD 21043
TEL: 410-461-7666
FAX: 410-461-8961



DESIGN BY: RHW/JT
DRAWN BY: JT
CHECKED BY: RHW
DATE: JUNE 9, 2005
SCALE: 1"=50'
W.O. NO.: 00-85

DPZ REF: S-01-11

2 SHEET OF 13

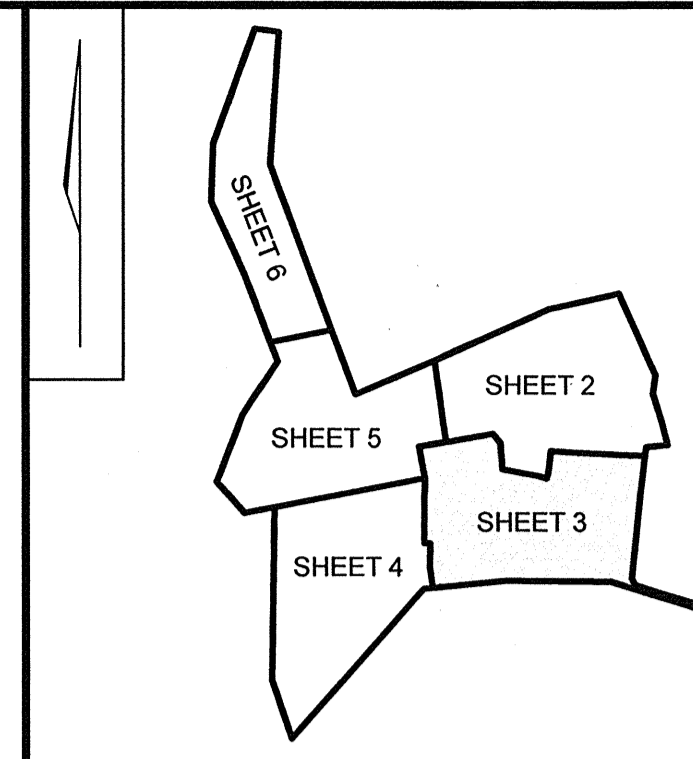
MATCHLINE SEE SHEET 5 OF 13

MATCHLINE SEE SHEET 2 OF 13

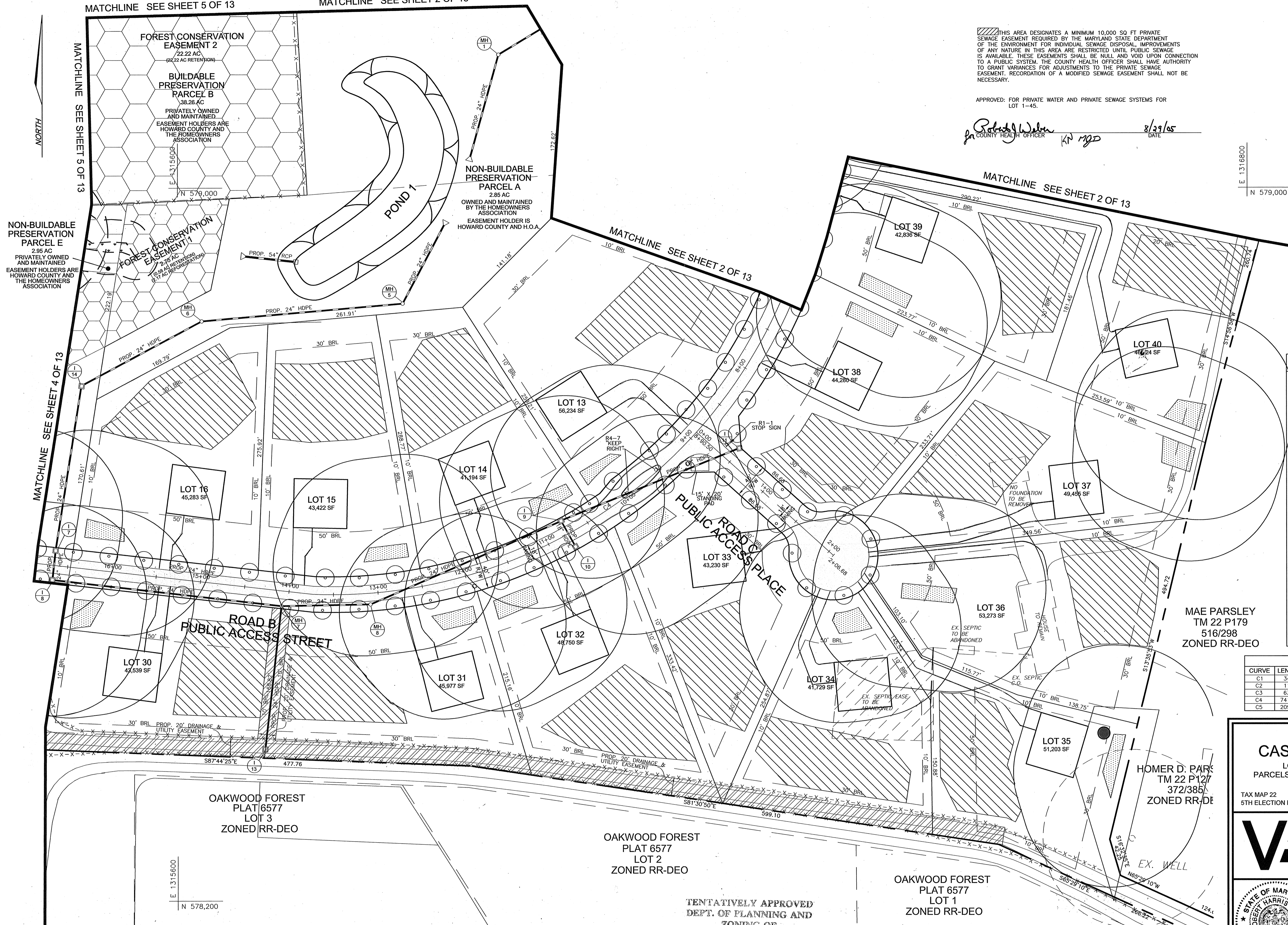
THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR LOT 1-45.

Robert H. Vogel
COUNTY HEALTH OFFICER
8/29/05
DATE



KEY MAP
NOT TO SCALE



LEGEND

- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EARTH DIKE
- PROPOSED STREET TREE
- FOREST CONSERVATION SIGN LOCATION
- PROPOSED TREE MAINTENANCE EASEMENT
- NO WOODY VEGETATION BUFFER
- PRIVATE SEPTIC EASEMENT
- PRIVATE WELL AREA
- USE-IN-COMMON ACCESS EASEMENT
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- STABILIZED CONSTRUCTION ENTRANCE
- 100 YEAR FLOODPLAIN

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
C1	34.43	150.00	13°09'08"	17.29	N89°13'55"W	34.36
C2	11.92	30.00	22°45'38"	6.04	S75°25'40"W	11.84
C3	63.74	200.00	18°15'33"	32.14	N05°56'15"E	63.47
C4	741.32	550.00	77°13'33"	439.26	N53°40'48"E	686.46
C5	209.38	200.00	59°58'58"	115.43	S66°28'03"W	199.95

MAE PARSLEY
TM 22 P179
516/298
ZONED RR-DEO

HOMER D. PARKS
TM 22 P127
372/385
ZONED RR-DEO

OAKWOOD FOREST
PLAT 6577
LOT 3
ZONED RR-DEO

OAKWOOD FOREST
PLAT 6577
LOT 2
ZONED RR-DEO

OAKWOOD FOREST
PLAT 6577
LOT 1
ZONED RR-DEO

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
9/3/05
DATE

SITE LAYOUT PLAN
CASTLEBERRY AT TEN OAKS
LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
PARCEL 60, LOTS 6 & 7 KEN WARFIELD SUBDIVISION, AND P/O PARCEL 90
5TH ELECTION DISTRICT

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

DESIGN BY: RHV/JT
DRAWN BY: JT
CHECKED BY: RHV
DATE: JUNE 9, 2005
SCALE: 1"=50'
W.O. NO.: 00-85

DPZ REF: S-01-11

3 SHEET OF 13

LEGEND

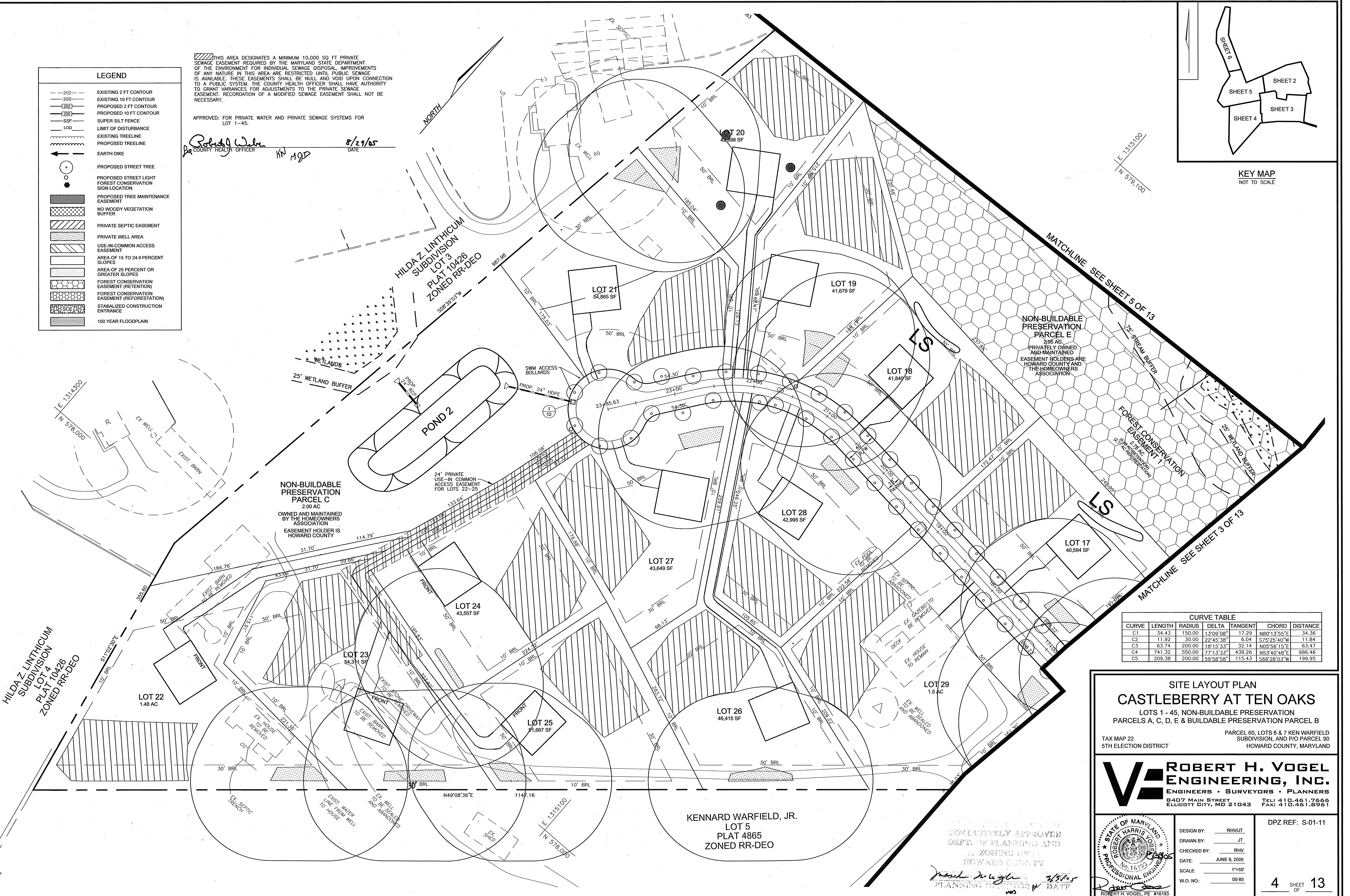
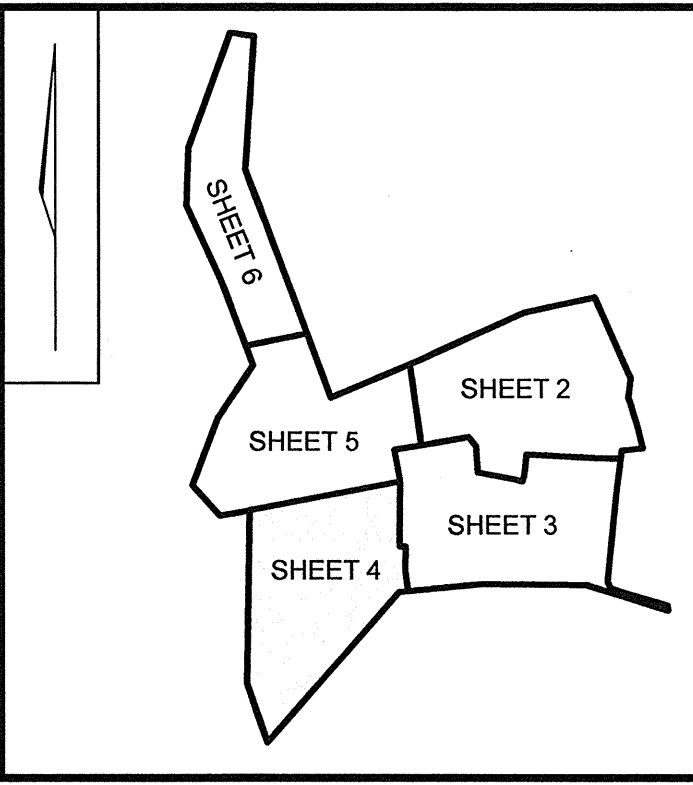
- 202--- EXISTING 2 FT CONTOUR
- 200--- EXISTING 10 FT CONTOUR
- 202--- PROPOSED 2 FT CONTOUR
- 200--- PROPOSED 10 FT CONTOUR
- SSF--- SUPER SILT FENCE
- LOD--- LIMIT OF DISTURBANCE
- EXST TREELINE--- EXISTING TREELINE
- PROP TREELINE--- PROPOSED TREELINE
- EARTH DIKE---
- PROPOSED STREET TREE
- PROPOSED STREET LIGHT
- FOREST CONSERVATION SIGN LOCATION
- ▨ PROPOSED TREE MAINTENANCE EASEMENT
- ▨ NO WOODY VEGETATION BUFFER
- ▨ PRIVATE SEPTIC EASEMENT
- ▨ PRIVATE WELL AREA
- ▨ USE-IN-COMMON ACCESS EASEMENT
- ▨ AREA OF 15 TO 24.9 PERCENT SLOPES
- ▨ AREA OF 25 PERCENT OR GREATER SLOPES
- ▨ FOREST CONSERVATION EASEMENT (RETENTION)
- ▨ FOREST CONSERVATION EASEMENT (REFORESTATION)
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- ▨ 100 YEAR FLOODPLAIN

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORPORATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR LOT 1-45.

Robert H. Vogel
COUNTY HEALTH OFFICER

8/29/05
DATE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DISTANCE
C1	34.43	150.00	13°09'08"	17.29	N80°13'55"E	34.36
C2	11.92	30.00	22°45'38"	6.04	S75°25'40"W	11.84
C3	63.74	200.00	18°15'33"	32.14	N05°56'15"E	63.47
C4	741.32	550.00	77°13'33"	439.26	N53°40'48"E	686.46
C5	209.38	200.00	59°58'58"	115.43	S66°28'03"W	199.95

SITE LAYOUT PLAN
CASTLEBERRY AT TEN OAKS
LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B

TAX MAP 22
5TH ELECTION DISTRICT

PARCEL 60, LOTS 6 & 7 KEN WARFIELD SUBDIVISION, AND P/O PARCEL 90 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

STATE OF MARYLAND
HARRIS VOGEL
PROFESSIONAL ENGINEER
No. 16193

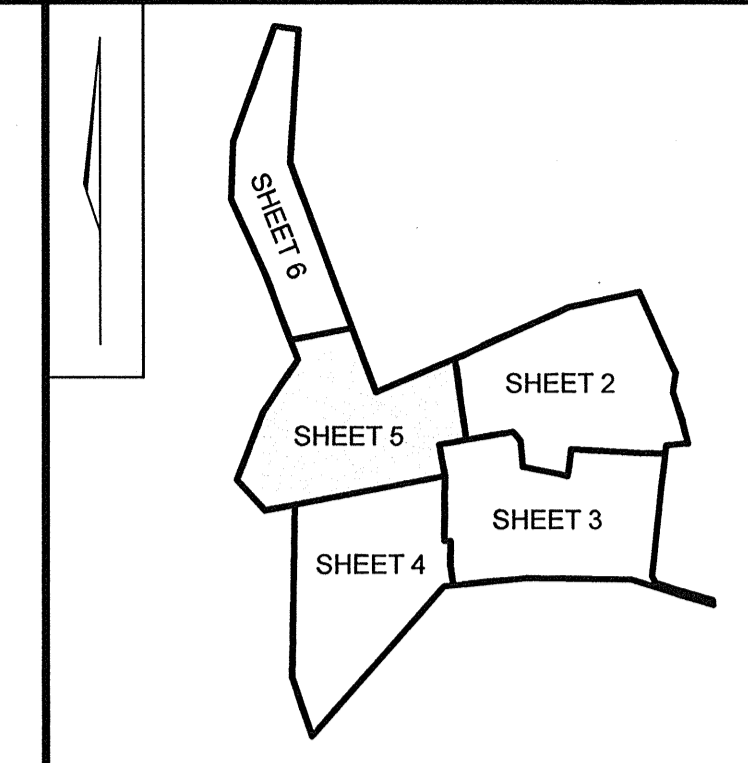
DESIGN BY: RHV/JT
DRAWN BY: JT
CHECKED BY: RHV
DATE: JUNE 9, 2005
SCALE: 1"=50'
W.O. NO.: 00-85

DPZ REF: S-01-11

4 SHEET OF 13

PLANNING DEPARTMENT
DATE: 8/29/05

MATCHLINE SEE SHEET 6 OF



KEY MAP NOT TO SCALE

E 1314500
N 579,800

E 1315600
N 579,800

NORTH

MATCHLINE SEE SHEET 2 OF 13

LEGEND	
---202---	EXISTING 2 FT CONTOUR
---200---	EXISTING 10 FT CONTOUR
---200---	PROPOSED 2 FT CONTOUR
---200---	PROPOSED 10 FT CONTOUR
---SSF---	SUPER SILT FENCE
---LOD---	LIMIT OF DISTURBANCE
---EXISTING TREELINE---	EXISTING TREELINE
---PROPOSED TREELINE---	PROPOSED TREELINE
---EARTH DIKE---	EARTH DIKE
---PROPOSED STREET TREE---	PROPOSED STREET TREE
---FOREST CONSERVATION SIGN LOCATION---	FOREST CONSERVATION SIGN LOCATION
---PROPOSED TREE MAINTENANCE EASEMENT---	PROPOSED TREE MAINTENANCE EASEMENT
---NO WOODY VEGETATION BUFFER---	NO WOODY VEGETATION BUFFER
---PRIVATE SEPTIC EASEMENT---	PRIVATE SEPTIC EASEMENT
---PRIVATE WELL AREA---	PRIVATE WELL AREA
---USE-IN-COMMON ACCESS EASEMENT---	USE-IN-COMMON ACCESS EASEMENT
---AREA OF 15 TO 24.9 PERCENT SLOPES---	AREA OF 15 TO 24.9 PERCENT SLOPES
---AREA OF 25 PERCENT OR GREATER SLOPES---	AREA OF 25 PERCENT OR GREATER SLOPES
---FOREST CONSERVATION EASEMENT (RETENTION)---	FOREST CONSERVATION EASEMENT (RETENTION)
---FOREST CONSERVATION EASEMENT (REFORESTATION)---	FOREST CONSERVATION EASEMENT (REFORESTATION)
---STABILIZED CONSTRUCTION ENTRANCE---	STABILIZED CONSTRUCTION ENTRANCE
---100 YEAR FLOODPLAIN---	100 YEAR FLOODPLAIN

BUILDABLE PRESERVATION PARCEL B
38.28 AC.
PRIVATELY OWNED AND MAINTAINED EASEMENT HOLDERS ARE HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION

FOREST CONSERVATION EASEMENT 2
22.22 AC
(22.22 AC RETENTION)

FOREST CONSERVATION EASEMENT 2
22.22 AC
(22.22 AC RETENTION)

MATCHLINE SEE SHEET 3 OF 13

E 1315600
N 579,100

MATCHLINE SEE SHEET 3 OF 13

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE

SITE LAYOUT PLAN CASTLEBERRY AT TEN OAKS

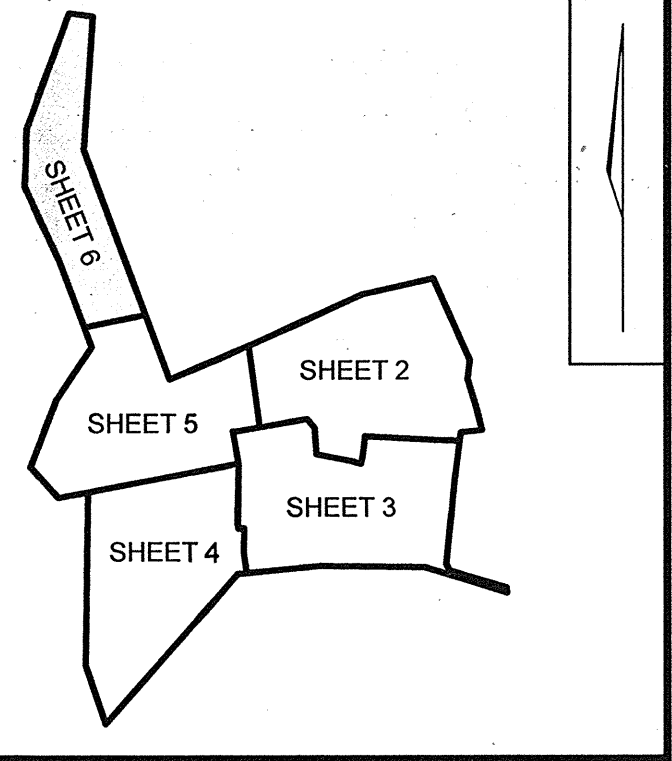
LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B

TAX MAP 22
5TH ELECTION DISTRICT

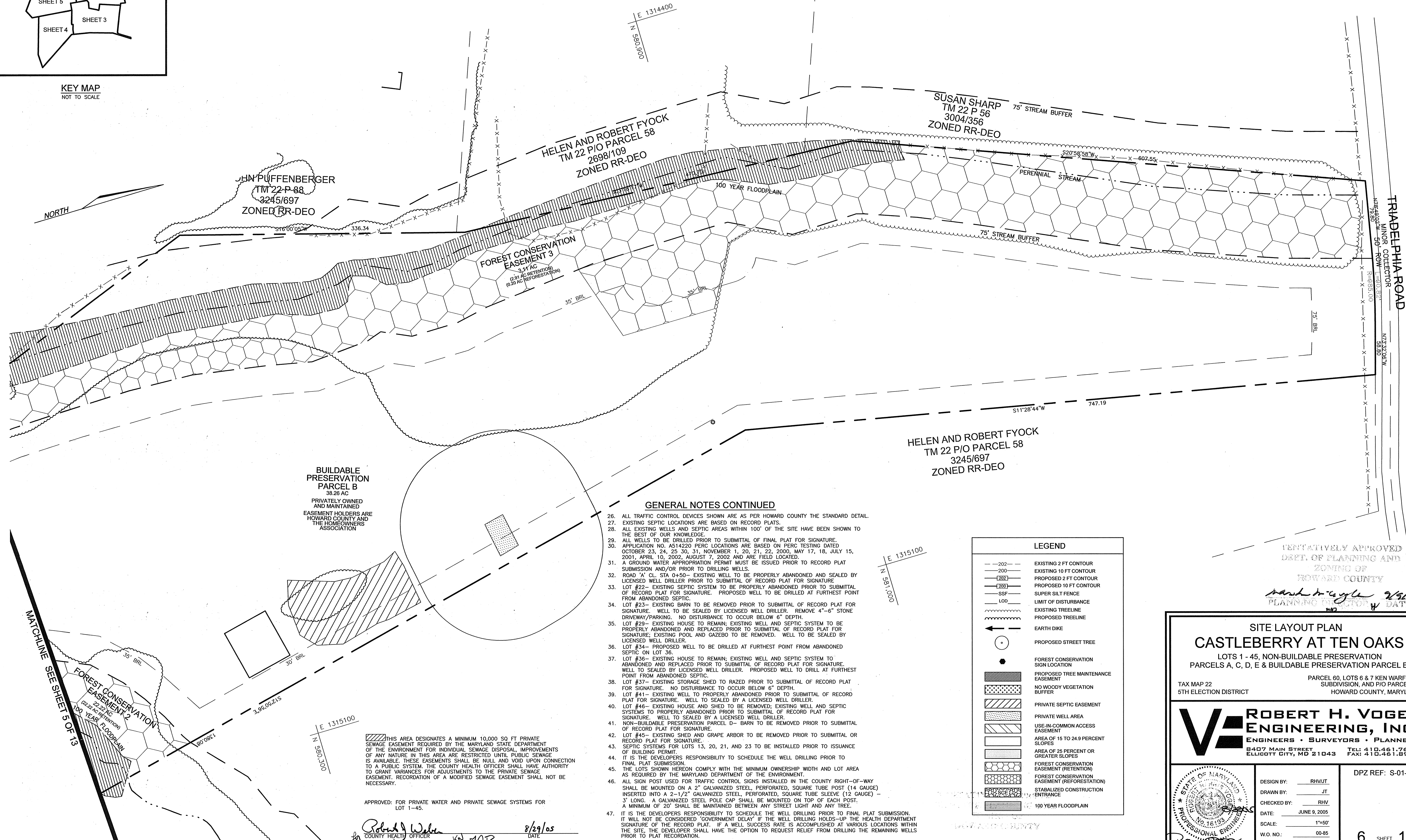
PARCEL 60, LOTS 6 & 7 KEN WARFIELD SUBDIVISION, AND P/O PARCEL 90
HOWARD COUNTY, MARYLAND

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

DESIGN BY: RHV/JT	DPZ REF: S-01-11
DRAWN BY: JT	
CHECKED BY: RHV	
DATE: JUNE 9, 2005	
SCALE: 1"=50'	
W.O. NO.: 00-85	
5 SHEET 13 OF	



KEY MAP
NOT TO SCALE



GENERAL NOTES CONTINUED

26. ALL TRAFFIC CONTROL DEVICES SHOWN ARE AS PER HOWARD COUNTY THE STANDARD DETAIL.
27. EXISTING SEPTIC LOCATIONS ARE BASED ON RECORD PLATS.
28. ALL EXISTING WELLS AND SEPTIC AREAS WITHIN 100' OF THE SITE HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.
29. ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF FINAL PLAT FOR SIGNATURE.
30. APPLICATION NO. AS14220 PERC LOCATIONS ARE BASED ON PERC TESTING DATED OCTOBER 23, 24, 25, 30, 31, NOVEMBER 1, 20, 21, 22, 2000, MAY 17, 18, JULY 15, 2001, APRIL 10, 2002, AUGUST 7, 2002 AND ARE FIELD LOCATED.
31. A GROUND WATER APPROPRIATION PERMIT MUST BE ISSUED PRIOR TO RECORD PLAT SUBMISSION AND/OR PRIOR TO DRILLING WELLS.
32. ROAD "A" CL STA 0+50- EXISTING WELL TO BE PROPERLY ABANDONED AND SEALED BY LICENSED WELL DRILLER PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE.
33. LOT #22- EXISTING SEPTIC SYSTEM TO BE PROPERLY ABANDONED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE. PROPOSED WELL TO BE DRILLED AT FURTHEST POINT FROM ABANDONED SEPTIC.
34. LOT #23- EXISTING BARN TO BE REMOVED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE. WELL TO BE SEALED BY LICENSED WELL DRILLER. REMOVE 4"-6" STONE DRIVEWAY/PARKING. NO DISTURBANCE TO OCCUR BELOW 6" DEPTH.
35. LOT #29- EXISTING HOUSE TO REMAIN; EXISTING WELL AND SEPTIC SYSTEM TO BE PROPERLY ABANDONED AND REPLACED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE; EXISTING POOL AND GAZEBO TO BE REMOVED. WELL TO BE SEALED BY LICENSED WELL DRILLER.
36. LOT #34- PROPOSED WELL TO BE DRILLED AT FURTHEST POINT FROM ABANDONED SEPTIC ON LOT 36.
37. LOT #36- EXISTING HOUSE TO REMAIN; EXISTING WELL AND SEPTIC SYSTEM TO BE ABANDONED AND REPLACED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE. WELL TO BE SEALED BY LICENSED WELL DRILLER. PROPOSED WELL TO DRILL AT FURTHEST POINT FROM ABANDONED SEPTIC.
38. LOT #37- EXISTING STORAGE SHED TO RAZED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE. NO DISTURBANCE TO OCCUR BELOW 6" DEPTH.
39. LOT #41- EXISTING WELL TO PROPERLY ABANDONED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE. WELL TO BE SEALED BY A LICENSED WELL DRILLER.
40. LOT #46- EXISTING HOUSE AND SHED TO BE REMOVED; EXISTING WELL AND SEPTIC SYSTEMS TO PROPERLY ABANDONED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE. WELL TO BE SEALED BY A LICENSED WELL DRILLER.
41. NON-BUILDABLE PRESERVATION PARCEL D- BARN TO BE REMOVED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE.
42. LOT #45- EXISTING SHED AND GRAPE ARBOR TO BE REMOVED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE.
43. SEPTIC SYSTEMS FOR LOTS 13, 20, 21, AND 23 TO BE INSTALLED PRIOR TO ISSUANCE OF BUILDING PERMIT.
44. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION.
45. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
46. ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST. A MINIMUM OF 20" SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
47. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT. IF A WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN THE SITE, THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO PLAT RECORDATION.
48. ALL WELLS ARE TO BE DRILLED PRIOR TO FINAL PLAT RECORDATION.

LEGEND

---202---	EXISTING 2 FT CONTOUR
---200---	EXISTING 10 FT CONTOUR
---200---	PROPOSED 2 FT CONTOUR
---200---	PROPOSED 10 FT CONTOUR
---SSP---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EARTH DIKE
○	PROPOSED STREET TREE
●	FOREST CONSERVATION SIGN LOCATION
▨	PROPOSED TREE MAINTENANCE EASEMENT
▩	NO WOODY VEGETATION BUFFER
▧	PRIVATE SEPTIC EASEMENT
▦	PRIVATE WELL AREA
▥	USE-IN-COMMON ACCESS EASEMENT
▤	AREA OF 15 TO 24.9 PERCENT SLOPES
▣	AREA OF 25 PERCENT OR GREATER SLOPES
▢	FOREST CONSERVATION EASEMENT (RETENTION)
□	FOREST CONSERVATION EASEMENT (REFORESTATION)
■	STABILIZED CONSTRUCTION ENTRANCE
▤	100 YEAR FLOODPLAIN

BUILDABLE PRESERVATION PARCEL B
38.25 AC
PRIVATELY OWNED AND MAINTAINED
EASEMENT HOLDERS ARE HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL, IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR LOT 1-45.

Robert H. Vogel
COUNTY HEALTH OFFICER
8/29/05
DATE

RECEIVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
DATE

SITE LAYOUT PLAN
CASTLEBERRY AT TEN OAKS
LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
PARCEL 60, LOTS 6 & 7 KEN WARFIELD SUBDIVISION, AND P/O PARCEL 90 HOWARD COUNTY, MARYLAND

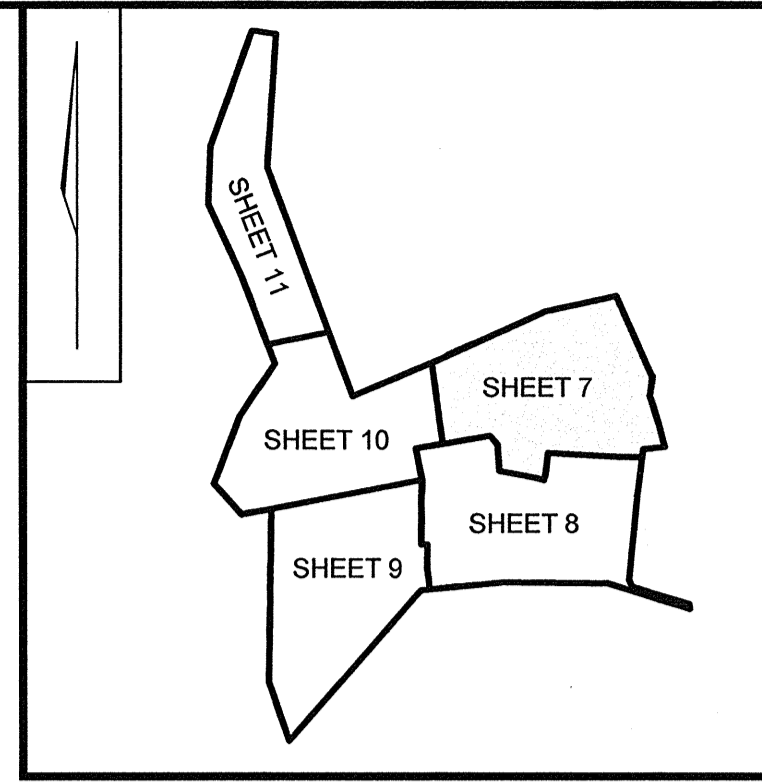
TAX MAP 22
5TH ELECTION DISTRICT

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8951

DESIGN BY: RHW/JT
DRAWN BY: JT
CHECKED BY: RHW
DATE: JUNE 9, 2005
SCALE: 1"=50'
W.O. NO.: 00-85

DPZ REF: S-01-11

6 SHEET OF 13

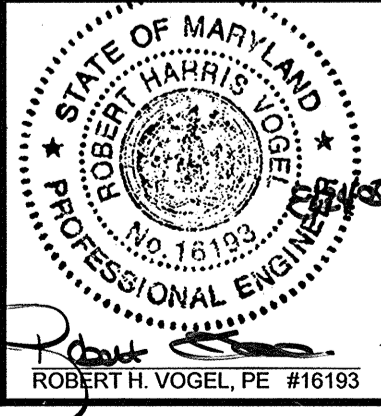


LEGEND

- 202 --- EXISTING 2 FT CONTOUR
- 200 --- EXISTING 10 FT CONTOUR
- 200 --- PROPOSED 2 FT CONTOUR
- 200 --- PROPOSED 10 FT CONTOUR
- SSF --- SUPER SILT FENCE
- LOD --- LIMIT OF DISTURBANCE
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- --- EARTH DIKE
- --- PROPOSED STREET TREE
- --- FOREST CONSERVATION SIGN LOCATION
- --- PROPOSED TREE MAINTENANCE EASEMENT
- --- NO WOODY VEGETATION BUFFER
- --- PRIVATE SEPTIC EASEMENT
- --- PRIVATE WELL AREA
- --- USE-IN-COMMON ACCESS EASEMENT
- --- AREA OF 15 TO 24.9 PERCENT SLOPES
- --- AREA OF 25 PERCENT OR GREATER SLOPES
- --- FOREST CONSERVATION EASEMENT (RETENTION)
- --- FOREST CONSERVATION EASEMENT (REFORESTATION)
- --- STABILIZED CONSTRUCTION ENTRANCE
- --- 100 YEAR FLOODPLAIN

GRADING, SEDIMENT AND EROSION CONTROL PLAN
CASTLEBERRY AT TEN OAKS
 LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
 PARCEL 60, LOTS 6 & 7 KEN WARFIELD SUBDIVISION, AND P/O PARCEL 90
 TAX MAP 22
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

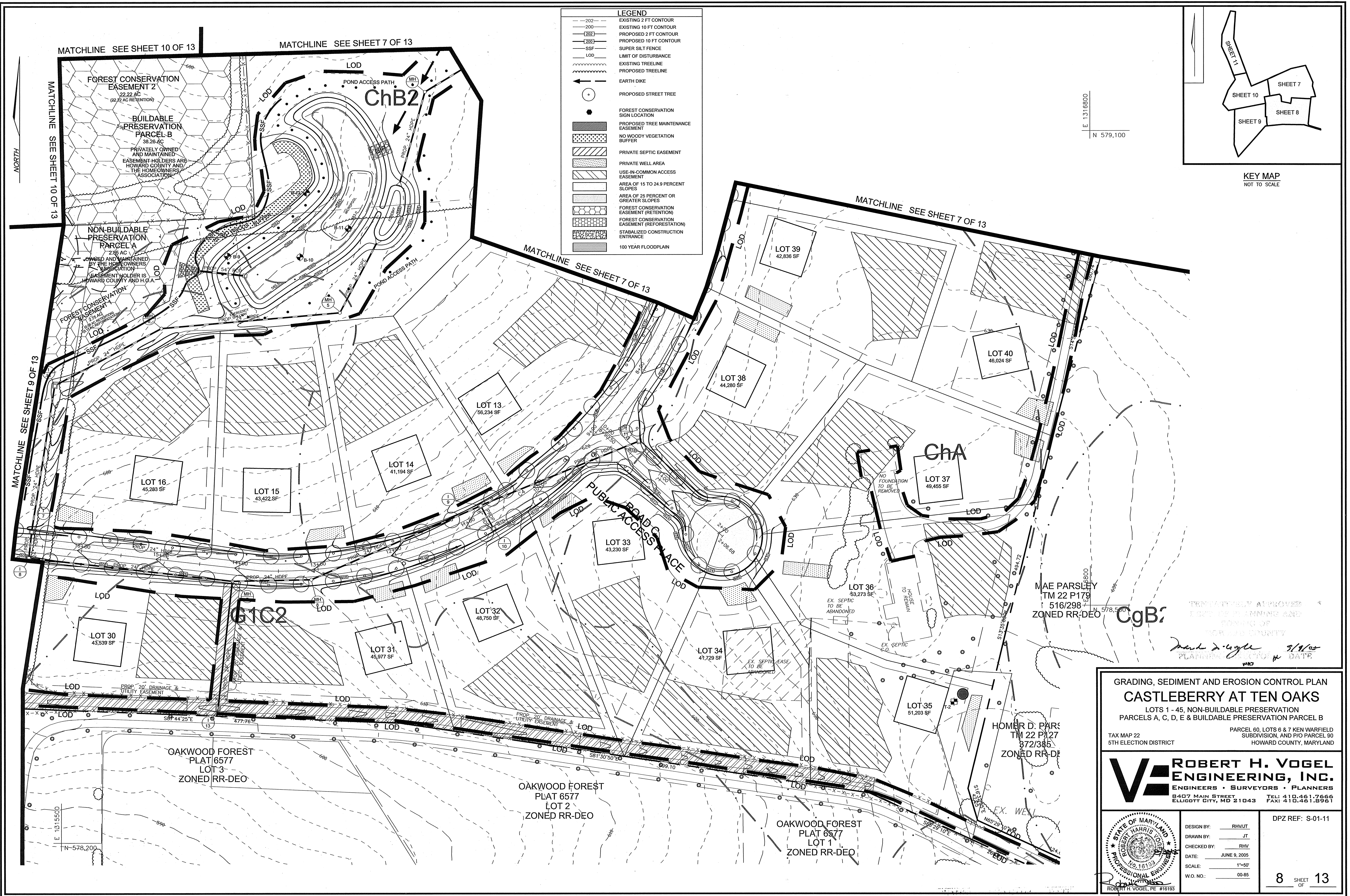
ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961



DPZ REF: S-01-11
 DESIGN BY: RHW/JT
 DRAWN BY: JT
 CHECKED BY: RHW
 DATE: JUNE 9, 2005
 SCALE: 1"=50'
 W.O. NO.: 00-85

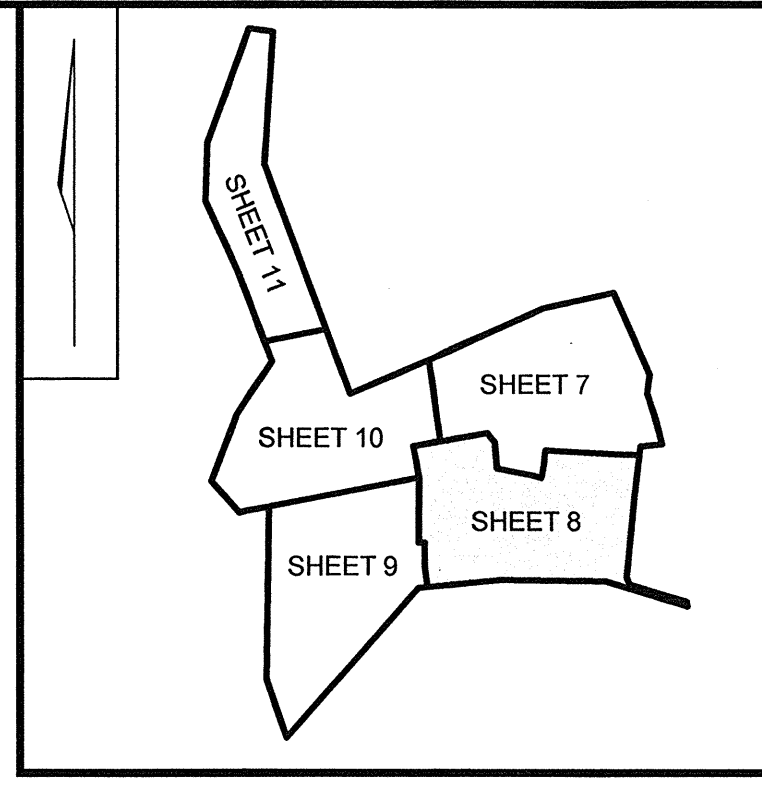
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

PLANNING DEPARTMENT DATE



LEGEND

- 202- EXISTING 2 FT CONTOUR
- 200- EXISTING 10 FT CONTOUR
- 202- PROPOSED 2 FT CONTOUR
- 200- PROPOSED 10 FT CONTOUR
- SSF SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- EXISTING TREELINE
- PROPOSED TREELINE
- EARTH DIKE
- PROPOSED STREET TREE
- FOREST CONSERVATION SIGN LOCATION
- PROPOSED TREE MAINTENANCE EASEMENT
- NO WOODY VEGETATION BUFFER
- PRIVATE SEPTIC EASEMENT
- PRIVATE WELL AREA
- USE-IN-COMMON ACCESS EASEMENT
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 25 PERCENT OR GREATER SLOPES
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- STABILIZED CONSTRUCTION ENTRANCE
- 100 YEAR FLOODPLAIN



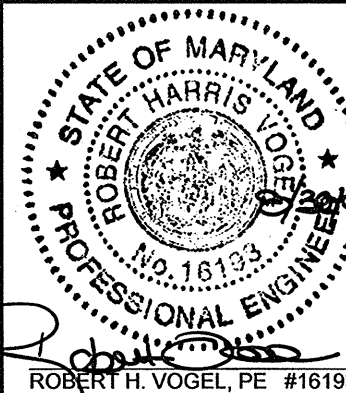
KEY MAP
NOT TO SCALE

E 1316800
N 579,100

TEMPORARILY APPROVED
FOR PLANNING AND
ISSUING OF
FOR HOWARD COUNTY
Mark J. Vogel 9/18/05
PLANNING & SURVEYING DATE
MJD

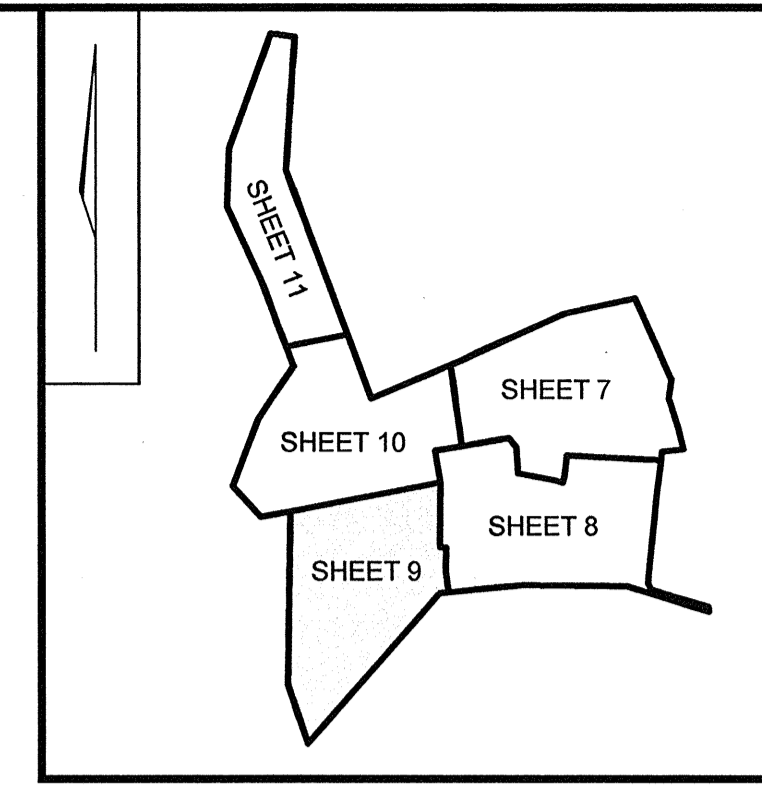
GRADING, SEDIMENT AND EROSION CONTROL PLAN
CASTLEBERRY AT TEN OAKS
LOTS 1 - 45, NON-BUILDABLE PRESERVATION
PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
PARCEL 60, LOTS 6 & 7 KEN WARFIELD
SUBDIVISION, AND P/O PARCEL 90
HOWARD COUNTY, MARYLAND
TAX MAP 22
5TH ELECTION DISTRICT

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



DESIGN BY: RHV/JT
DRAWN BY: JT
CHECKED BY: RHV
DATE: JUNE 9, 2005
SCALE: 1"=50'
W.O. NO.: 00-85

DPZ REF: S-01-11
8 SHEET OF 13

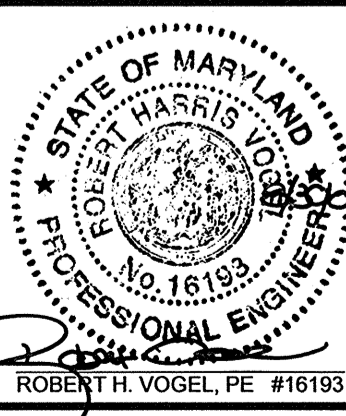


KEY MAP
NOT TO SCALE



GRADING, SEDIMENT AND EROSION CONTROL PLAN
CASTLEBERRY AT TEN OAKS
 LOTS 1 - 45, NON-BUILDABLE PRESERVATION
 PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
 TAX MAP 22 PARCEL 60, LOTS 6 & 7 KEN WARFIELD
 5TH ELECTION DISTRICT SUBDIVISION, AND P/O PARCEL 90
 HOWARD COUNTY, MARYLAND

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



DESIGN BY: RHW/JT
 DRAWN BY: JT
 CHECKED BY: RHW
 DATE: JUNE 9, 2005
 SCALE: 1"=50'
 W.O. NO.: 00-85

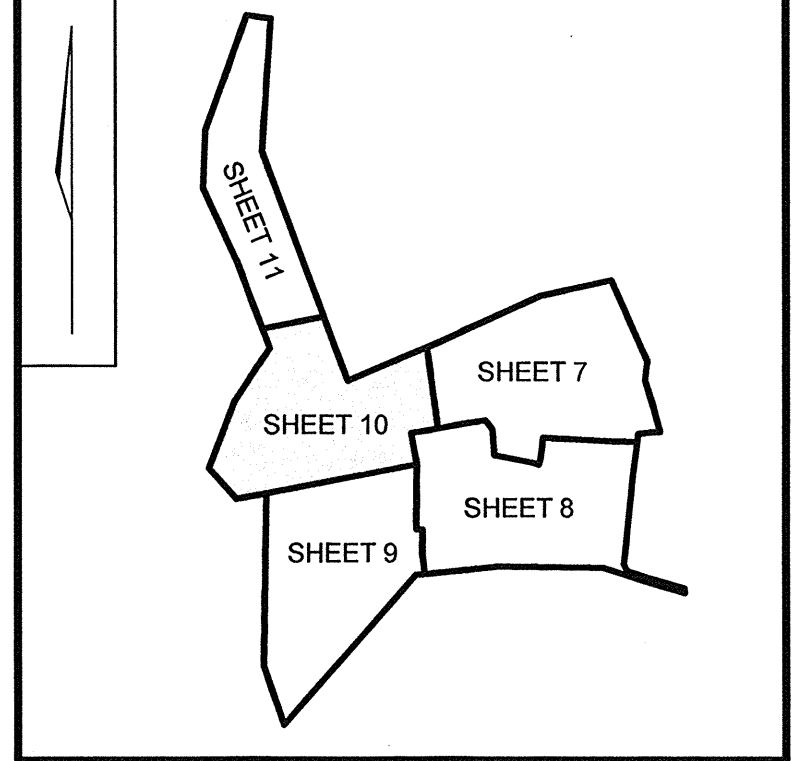
DPZ REF: S-01-11
 9 SHEET 13
 OF

INSPECTIVE APPROVED
 ROBERT H. VOGEL, PE #16193
 DATE: 6/9/05

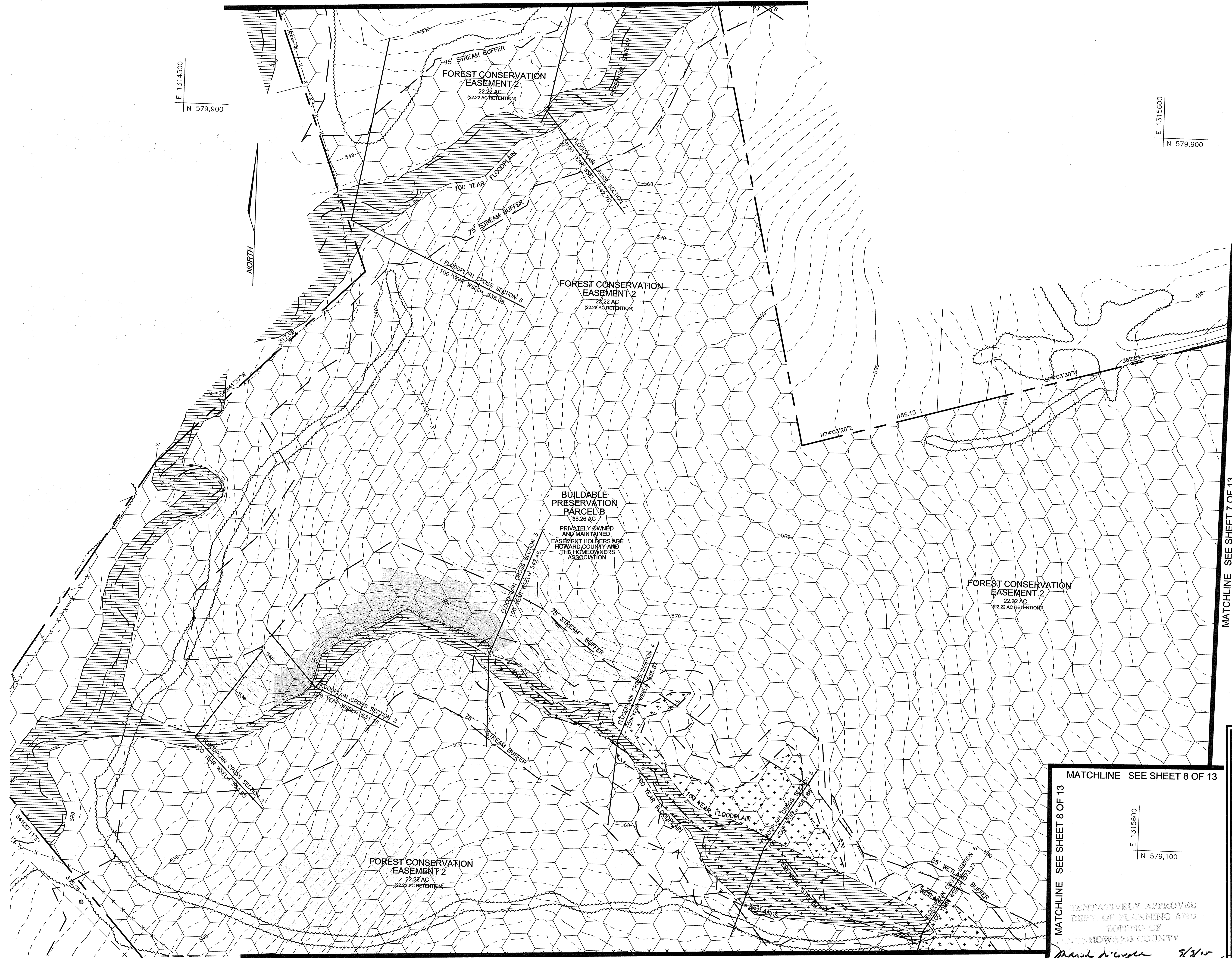
MATCHLINE SEE SHEET 11 OF 13

E 1314500
N 579,900

E 1315600
N 579,900



KEY MAP
NOT TO SCALE



NORTH

MATCHLINE SEE SHEET 7 OF 13

MATCHLINE SEE SHEET 8 OF 13

MATCHLINE SEE SHEET 8 OF 13

E 1315600
N 579,100

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Robert H. Vogel
PLANNING DIRECTOR DATE 8/2/05
RHO

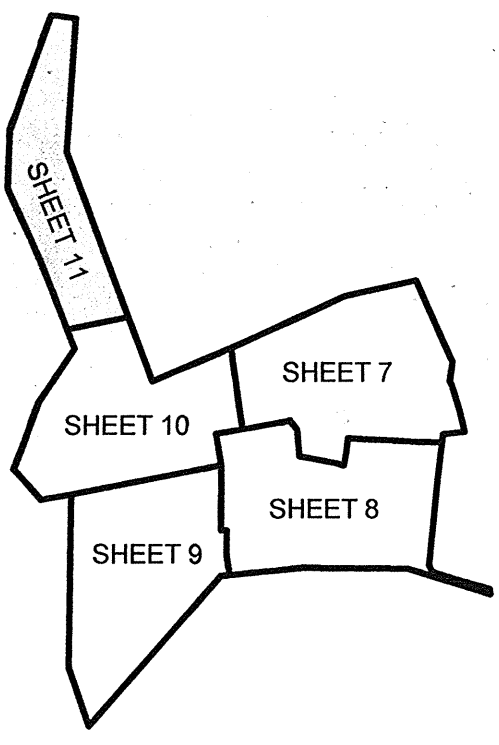
MATCHLINE SEE SHEET 9 OF

GRADING, SEDIMENT AND EROSION CONTROL PLAN
CASTLEBERRY AT TEN OAKS
LOTS 1 - 45, NON-BUILDABLE PRESERVATION
PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
PARCEL 60, LOTS 6 & 7 KEN WARFIELD
SUBDIVISION, AND P/O PARCEL 90
TAX MAP 22
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

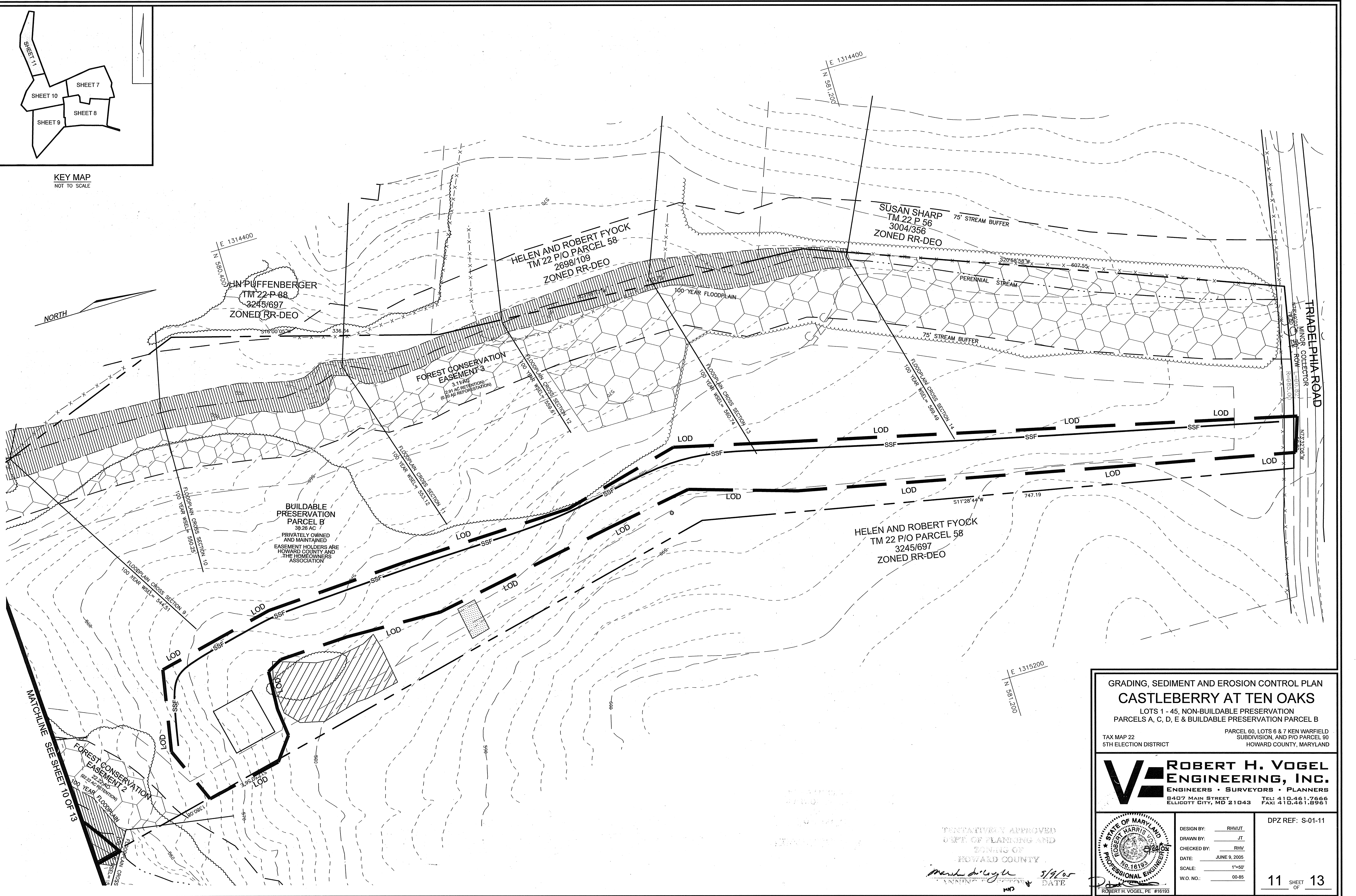
ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043 TEL: 410.461.7666
FAX: 410.461.8951



DPZ REF: S-01-11
DESIGN BY: RHW/JT
DRAWN BY: JT
CHECKED BY: RHW
DATE: JUNE 9, 2005
SCALE: 1"=50'
W.O. NO.: 00-85
10 SHEET OF 13

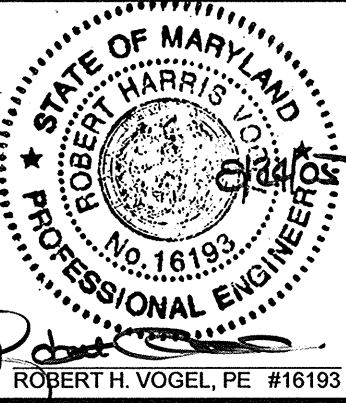


KEY MAP
NOT TO SCALE



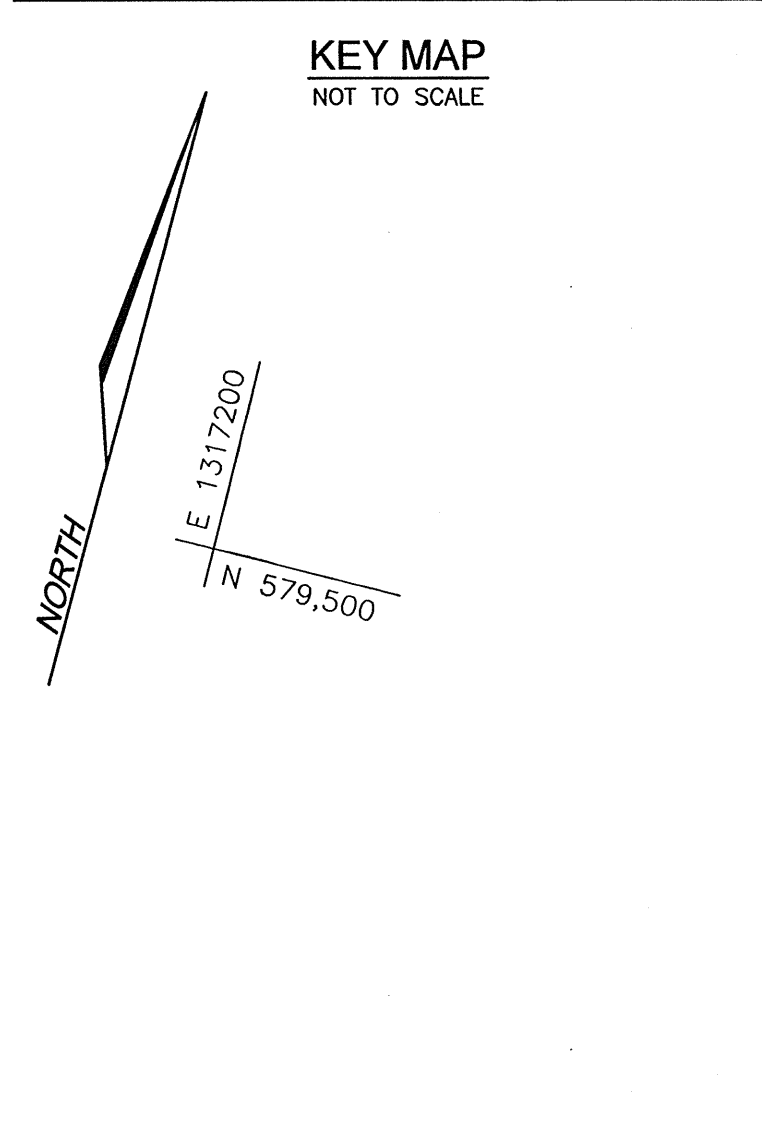
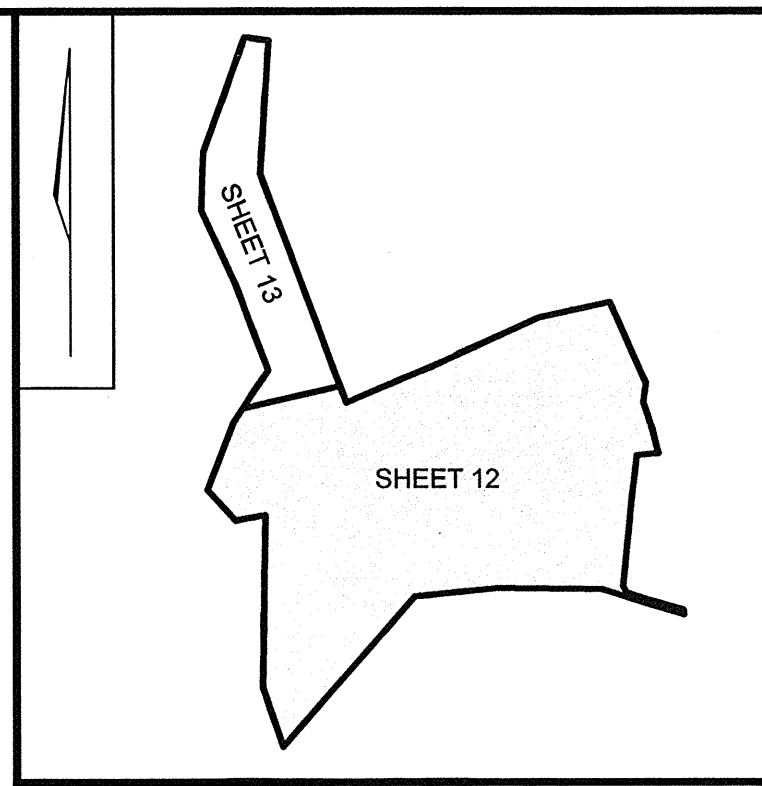
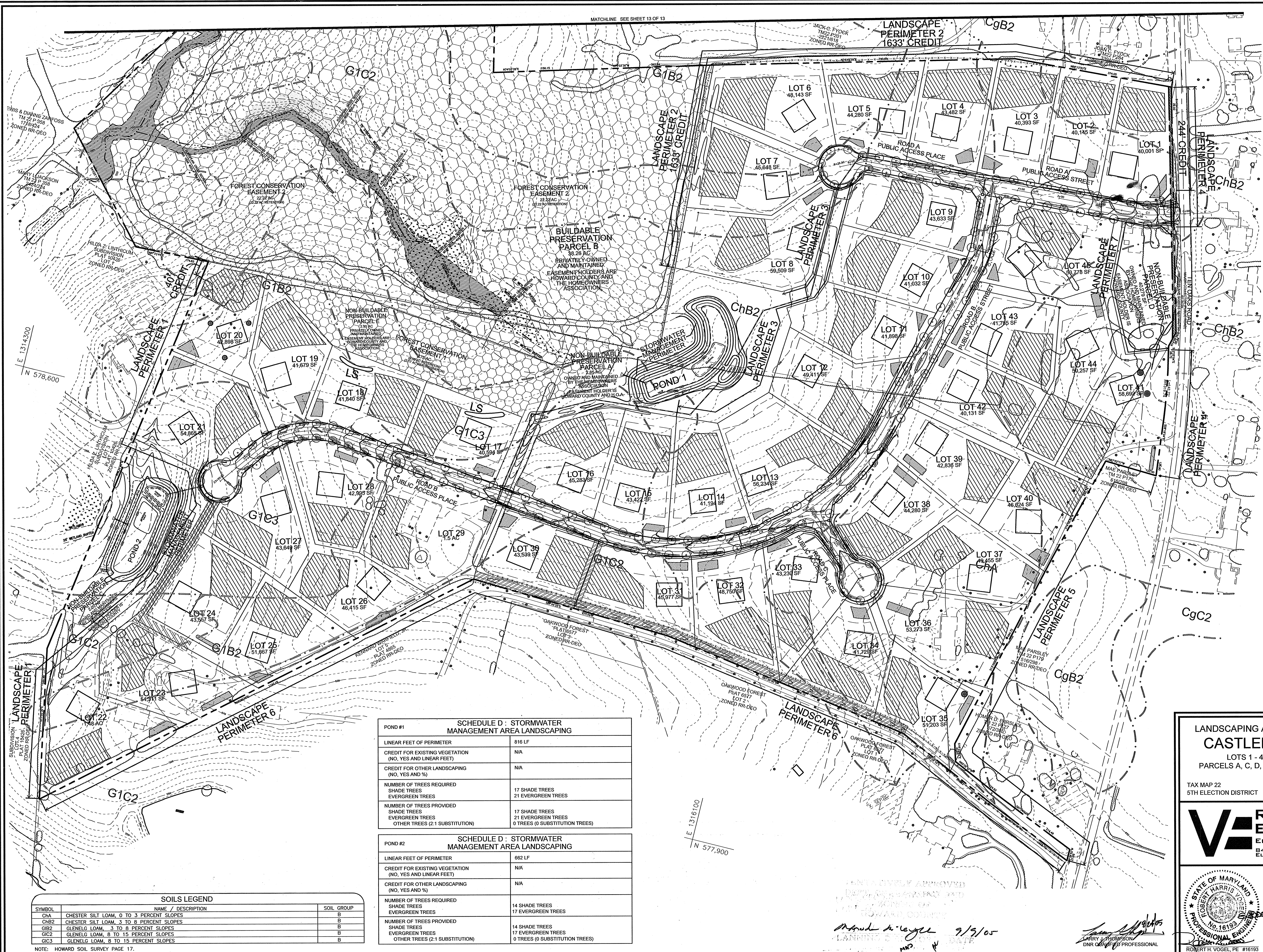
GRADING, SEDIMENT AND EROSION CONTROL PLAN
CASTLEBERRY AT TEN OAKS
 LOTS 1 - 45, NON-BUILDABLE PRESERVATION
 PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
 PARCEL 60, LOTS 6 & 7 KEN WARFIELD
 SUBDIVISION, AND P/O PARCEL 90
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

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



DESIGN BY: RHW/JT
 DRAWN BY: JT
 CHECKED BY: RHW
 DATE: JUNE 9, 2005
 SCALE: 1"=50'
 W.O. NO.: 00-85
 DPZ REF: S-01-11

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Mark DeLoyle 5/9/05
 ANNUNCIATOR DATE



POND #1 SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	816 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	N/A
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	17 SHADE TREES 21 EVERGREEN TREES
NUMBER OF TREES PROVIDED	17 SHADE TREES 21 EVERGREEN TREES 0 TREES (0 SUBSTITUTION TREES)

POND #2 SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	662 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	N/A
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	14 SHADE TREES 17 EVERGREEN TREES
NUMBER OF TREES PROVIDED	14 SHADE TREES 17 EVERGREEN TREES 0 TREES (0 SUBSTITUTION TREES)

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
ChA	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES	B
G1C2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
G1C3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
G1C3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B

NOTE: HOWARD SOIL SURVEY PAGE 17.

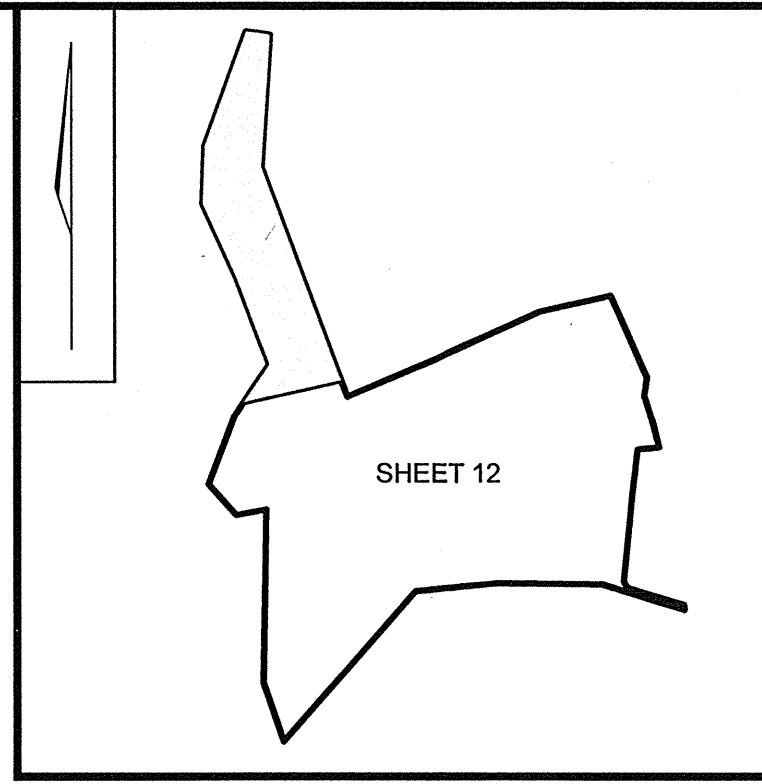
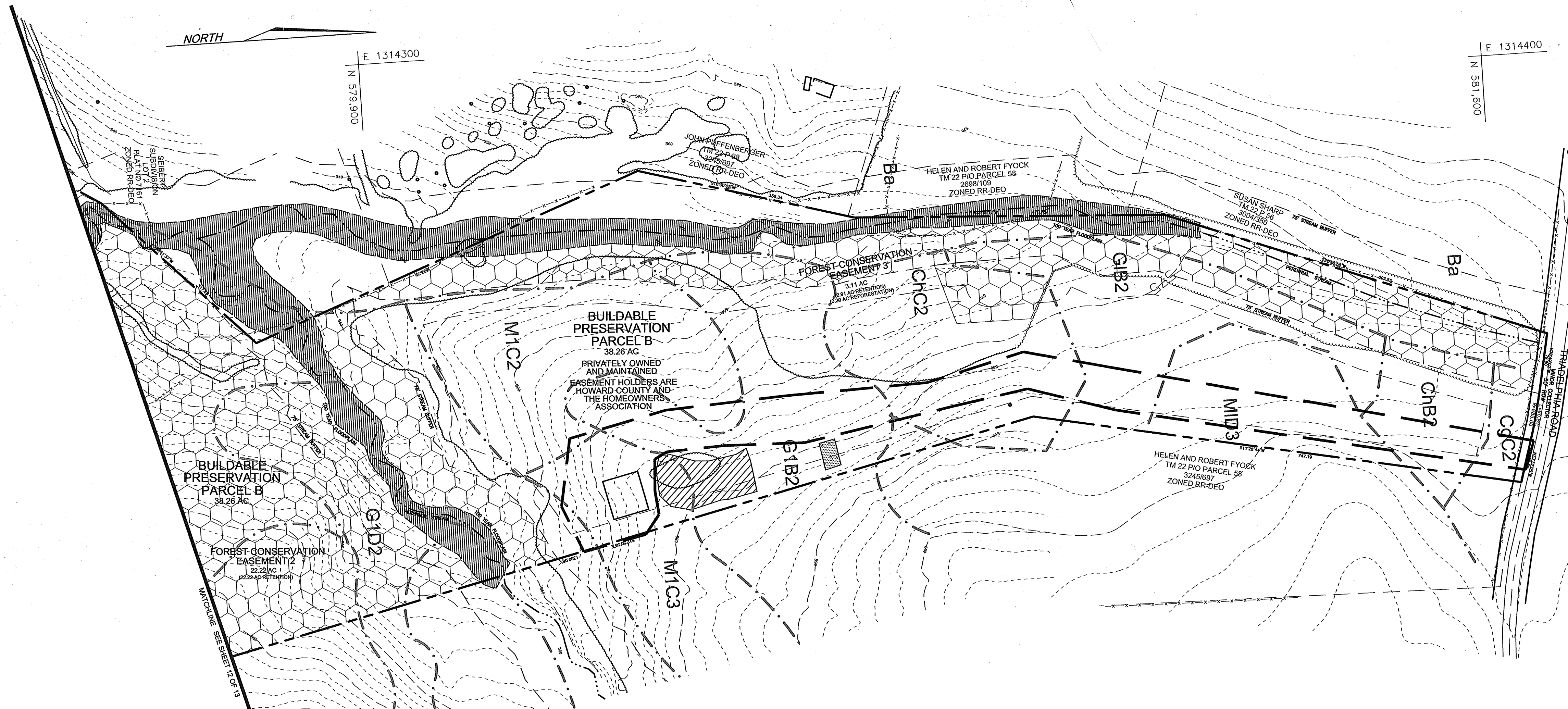
LANDSCAPING AND FOREST CONSERVATION PLAN
CASTLEBERRY AT TEN OAKS
 LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B
 PARCEL 60, LOTS 6 & 7 KEN WARFIELD SUBDIVISION, AND P/O PARCEL 90
 TAX MAP 22 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8951

DPZ REF: S-01-11

DESIGN BY: RHW/JT
 DRAWN BY: JT
 CHECKED BY: RHW
 DATE: JUNE 9, 2005
 SCALE: 1"=100'
 W.O. NO.: 00-85

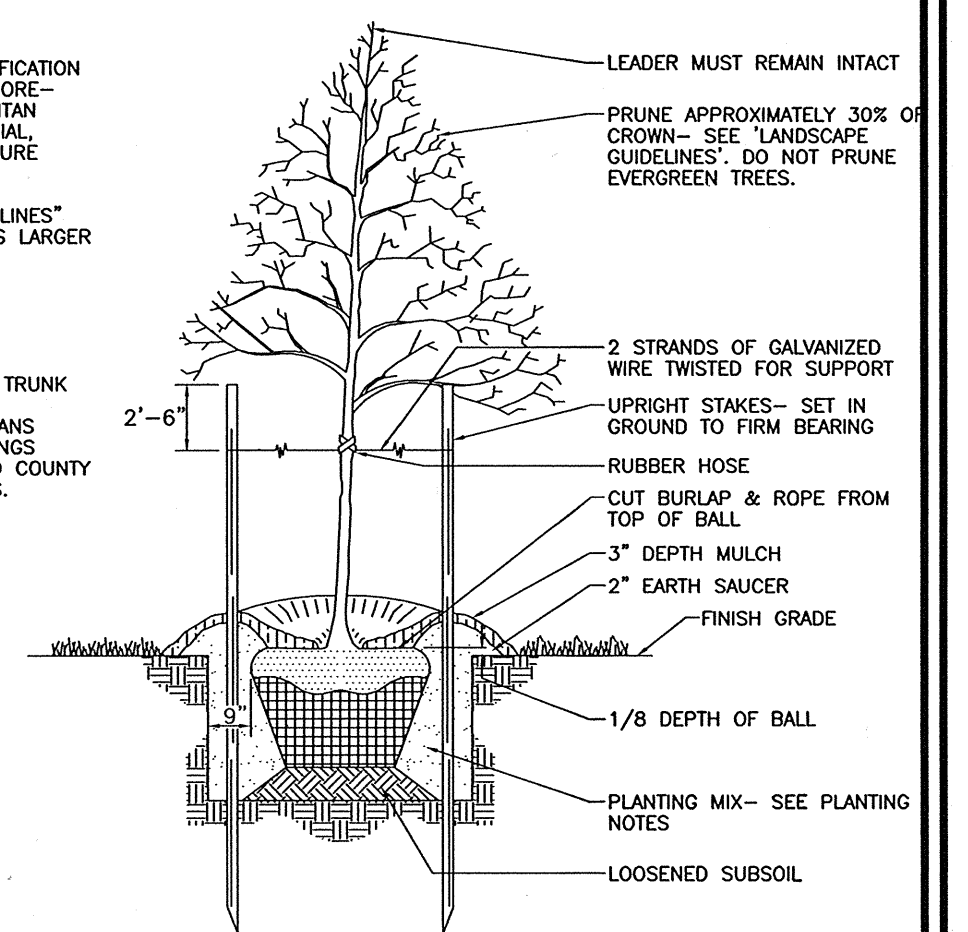
12 SHEET OF 13



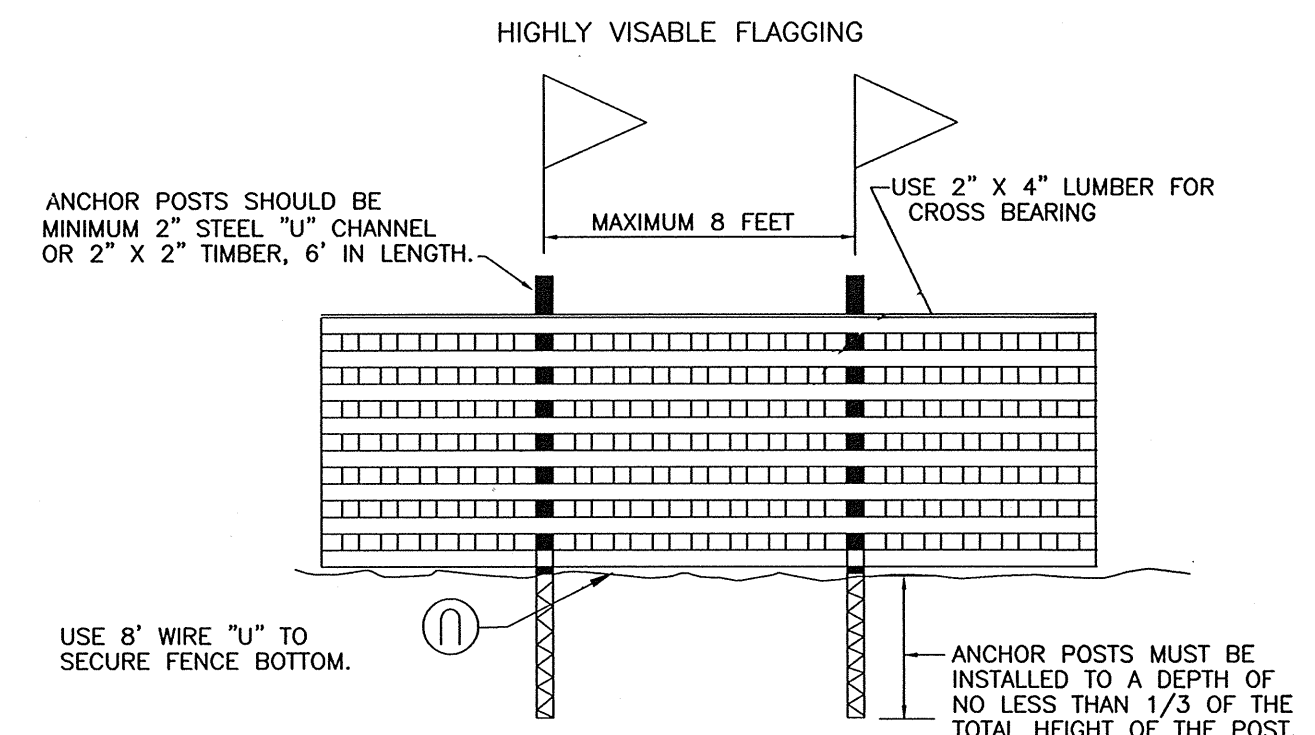
KEY MAP NOT TO SCALE

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



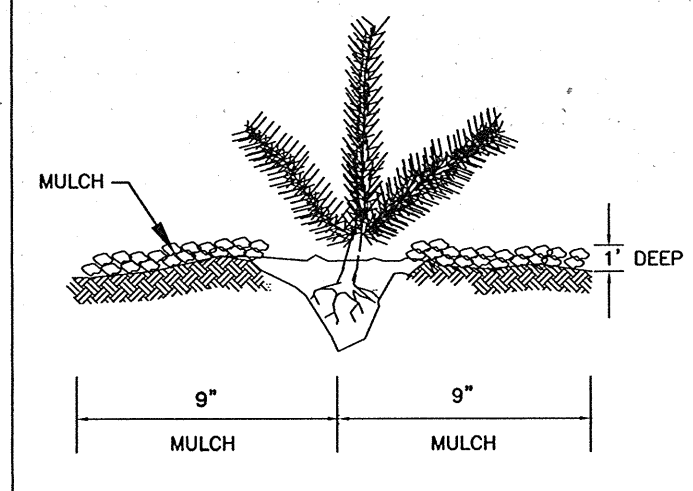
TREE PLANTING AND STAKING DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOF DAMAGE SHOULD BE AVOIDED.
 - PROTECTION SIGNAGE SHOULD BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL NTS

SEEDLING/WHIP PLANTING SPECIFICATION



- NOTE:
- PLANT MIX TO BE 1/3 PIONEER & 2/3 MID TO LATE SUCCESSIONAL SPECIES
 - PLANT LARGER STOCK AND EVERGREENS AROUND PERIMETER TO PROTECT INTERIOR SMALLER STOCK
 - WHEN SHRUBS ARE SPECIFIED, PLANT THEM IN CLUSTERS
 - DO NOT PLANT TREES IN A GRID PATTERN

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. TOTAL TRACT AREA 99.58 AC
 B. AREA WITHIN 100 YEAR FLOODPLAIN 2.18 AC
 C. NET TRACT AREA 97.40 AC

LAND USE CATEGORY

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

D. AFFORESTATION THRESHOLD 20% X D = 19.48 AC
 E. CONSERVATION THRESHOLD 25% X D = 24.35 AC

EXISTING FOREST COVER:

F. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 40.63 AC
 G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 16.28 AC

BREAK EVEN POINT:

H. BREAK EVEN POINT = 27.61 AC
 I. CLEARING PERMITTED WITHOUT MITIGATION = 13.02 AC

PROPOSED FOREST CLEARING:

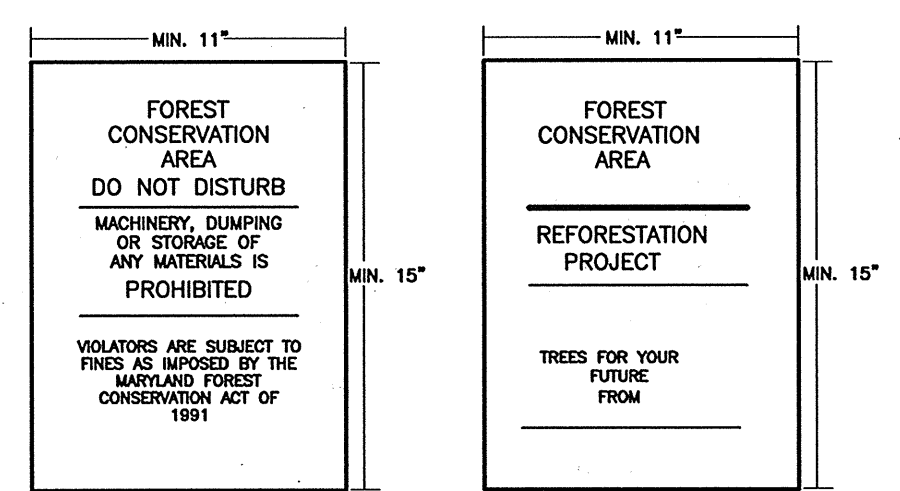
J. TOTAL AREA OF FOREST TO BE CLEARED = 14.92 AC
 K. TOTAL AREA OF FOREST TO BE RETAINED = 25.71 AC

PLANTING REQUIREMENTS:

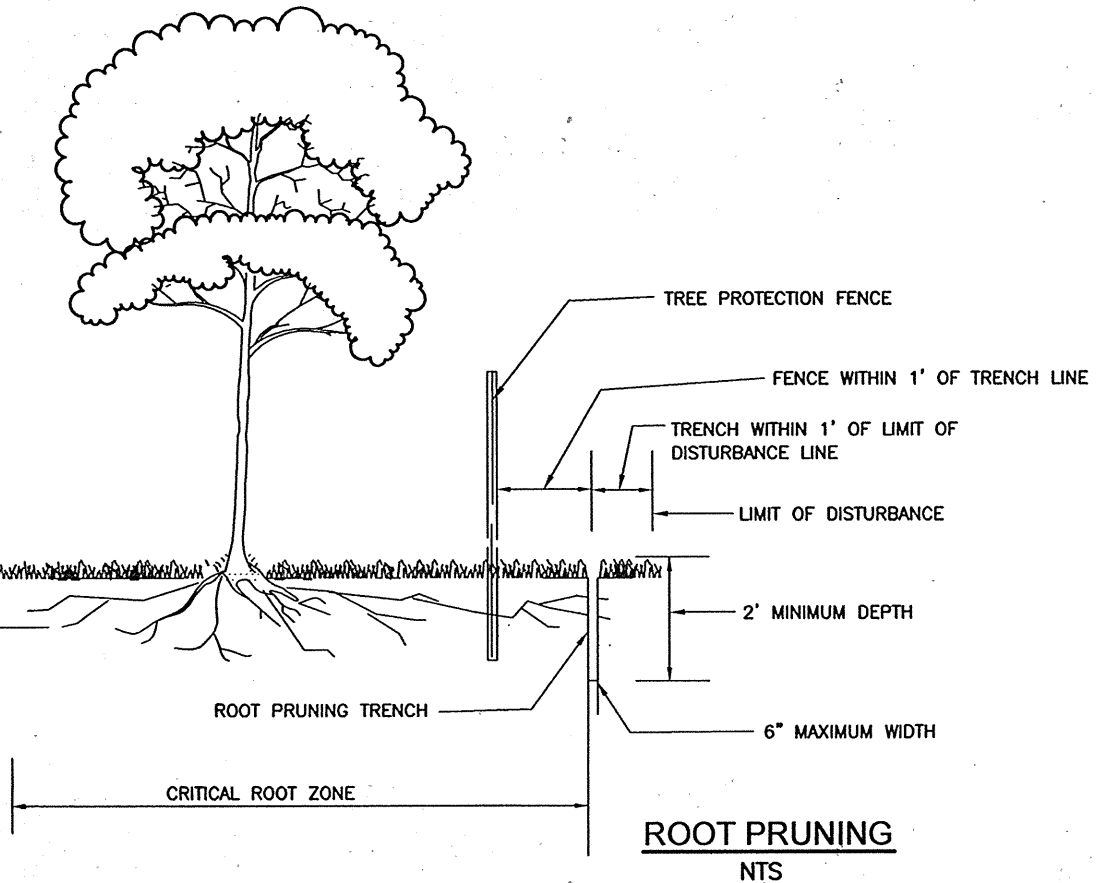
L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 3.73 AC
 M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC
 N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 1.36 AC
 P. TOTAL REFORESTATION REQUIRED = 2.37 AC
 Q. TOTAL AFFORESTATION REQUIRED = 0.00 AC
 R. TOTAL PLANTING REQUIRED = 2.37 AC

FOREST CONSERVATION EASEMENT TABLE

FOREST CONSERVATION EASEMENT 1	RETENTION	0.58 AC.
	REFORESTATION	2.17 AC.
		2.75 AC. TOTAL
FOREST CONSERVATION EASEMENT 2	RETENTION	22.22 AC. TOTAL
FOREST CONSERVATION EASEMENT 3	RETENTION	2.91 AC.
	REFORESTATION	0.20 AC.
		3.11 AC. TOTAL
TOTAL RETENTION		25.71 AC.
TOTAL REFORESTATION		2.37 AC.



- NOTE:
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 - SIGNS TO BE PLACED AT A MAXIMUM SPACING OF 50-100 FEET. CONDITIONS ON-SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.



- NOTES:
- RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS TO BE STAKED, FLAGGED AND/OR FENCED PRIOR TRENCHING.
 - EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
 - ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

SEQUENCE OF CONSTRUCTION-FOREST CONSERVATION

- 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.
- STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
- INSTALL TREE PROTECTION FENCING. FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
- PROCEED WITH TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED SEDIMENT CONTROL PLAN - TO BE INSPECTED BY HOWARD COUNTY PLANNING AND ZONING.
- 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.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS							ADJACENT TO PERIMETER PROPERTIES						
	4	1	2	3	5	6	7	4	1	2	3	5	6	7
Perimeter/Frontage Designation	B	A	A	A	A	A	A	B	A	A	A	A	A	A
Linear Feet of Roadway	634'	1576'	1633'	1096'	1288'	2711'	409'							
Frontage/Perimeter														
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	Yes** 244'	Yes* 40'	Yes* 1633'	No	No	No	No							
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No	No	No	No	No							
Number of Plants Required														
Shade Trees	1:50 8	1:80 26	1:60 0	1:60 19	1:60 22	1:60 46	1:60 7							
Evergreen Trees	1:40 10	-	-	-	-	-	-							
Shrubs	-	-	-	-	-	-	-							
Number of Plants Provided														
Shade Trees	8	26	0	19	22	46	7							
Evergreen Trees	10	-	-	-	-	-	-							
Other Trees (2:1 Substitution)	-	-	-	-	-	-	-							
Shrubs (10:1 Substitution)	-	-	-	-	-	-	-							
Describe Plant Substitution Credits Below if needed														

* Existing Woods to Remain ** Existing Shade Trees and Evergreen Trees to Remain

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CHA	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES	B
CHB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES	B
GB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GIC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B

NOTE: HOWARD SOIL SURVEY PAGE 17.

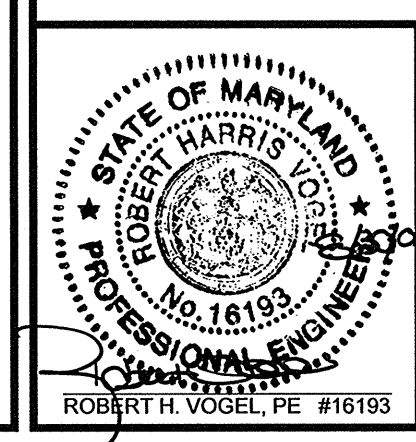
LEGEND

---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
---	PROPOSED 2 FT CONTOUR
---	PROPOSED 10 FT CONTOUR
---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE BUFFER
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	EARTH DIKE
○	PROPOSED STREET TREE
●	FOREST CONSERVATION SIGN LOCATION
---	PROPOSED TREE MAINTENANCE EASEMENT
---	NO WOODY VEGETATION BUFFER
---	PRIVATE SEPTIC EASEMENT
---	PRIVATE WELL AREA
---	USE-IN-COMMON ACCESS EASEMENT
---	AREA OF 15 TO 24.9 PERCENT SLOPES
---	AREA OF 25 PERCENT OR GREATER SLOPES
---	FOREST CONSERVATION EASEMENT (RETENTION)
---	FOREST CONSERVATION EASEMENT (REFORESTATION)
---	STABILIZED CONSTRUCTION ENTRANCE
---	100 YEAR FLOODPLAIN

LANDSCAPING AND FOREST CONSERVATION PLAN
 CASTLEBERRY AT TEN OAKS
 LOTS 1 - 45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E & BUILDABLE PRESERVATION PARCEL B

TAX MAP 22 5TH ELECTION DISTRICT
 PARCEL 60, LOTS 6 & 7 KEN WARFIELD SUBDIVISION, AND P/O PARCEL 90 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8951



DESIGN BY: RHW/JT	DPZ REF: S-01-11
DRAWN BY: JT	
CHECKED BY: RHW	
DATE: JUNE 9, 2005	
SCALE: 1"=100'	
W.O. NO.: 00-85	