

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN & LANDSCAPE PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN

PRELIMINARY PLAN

SLUSHER PROPERTY

COORDINATE TABLE		
Point	North	East
624	N 557742.4010	E 1391289.9445
603	N 557769.7000	E 1391302.9083
604	N 557874.1013	E 1391286.4593
630	N 557818.8945	E 1391254.4224
627	N 557922.9381	E 1391486.4105
626	N 557772.6100	E 1391997.2442
625	N 557515.7246	E 1391902.1256

BUILDABLE LOTS 1 - 12, OPEN SPACE LOTS 13 & 14

ZONING: R-12

TAX MAP No. 38 GRID No. 15 PARCEL No. 745

MINIMUM LOT SIZE CHART			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
6	10,241 Sq.Ft.	321 Sq.Ft.	9,920 Sq.Ft.
7	11,377 Sq.Ft.	710 Sq.Ft.	10,667 Sq.Ft.
8	11,013 Sq.Ft.	546 Sq.Ft.	10,467 Sq.Ft.
9	9,893 Sq.Ft.	182 Sq.Ft.	9,711 Sq.Ft.

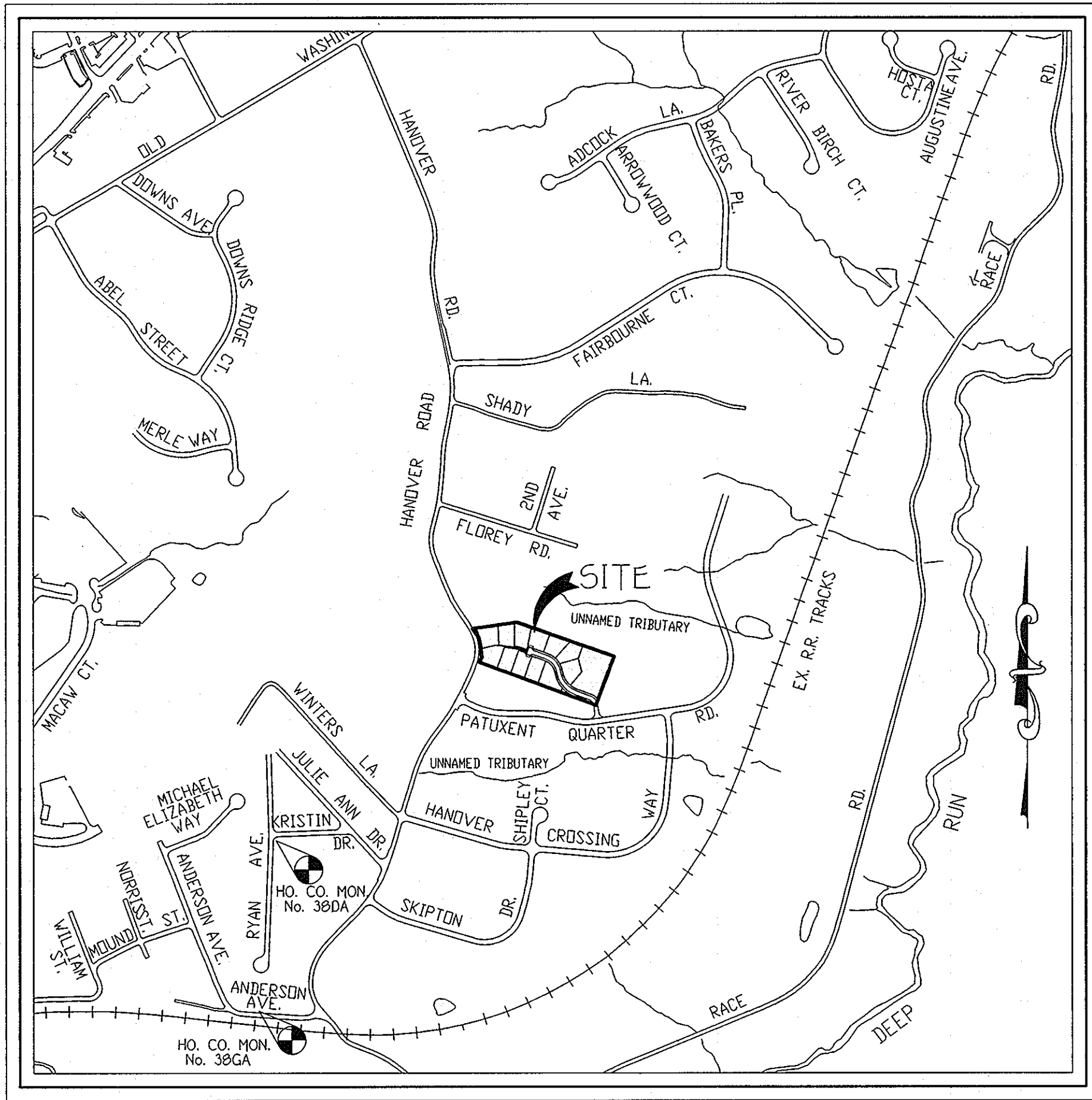
ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
MILL RIVER COURT	PUBLIC ACCESS PLACE	15 M.P.H.	40'

TRAFFIC CONTROL SIGNS				
ROAD NAME	Q STA.	OFFSET	POSTED SIGN	SIGN CODE
MILL RIVER COURT	0+40	12'L	STOP	R1-1
MILL RIVER COURT	0+70	12'R	SPEED LIMIT 25	R2-1

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
MILL RIVER COURT	C.L. STA. 0+32	17'R	100-WATT "PREMIER" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
MILL RIVER COURT	C.L. STA. 1+30	13'R	100-WATT "PREMIER" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
MILL RIVER COURT	C.L. STA. 2+95	13'L	100-WATT "PREMIER" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
MILL RIVER COURT	C.L. STA. 4+35	13'R	100-WATT "PREMIER" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
MILL RIVER COURT	C.L. STA. 5+87	9'R	100-WATT "PREMIER" H.P.S. VAPOR FIXTURE, POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

SWM SUMMARY TABLE		
TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED & NOTES
ReVol (RECHARGE VOL. FOR ENTIRE SITE)	0.191 ACRES OR 725 cu. ft.	0.126 ACRES VIA PERCENT AREA METHOD & 800 CU.FT. VIA PERCENT VOLUME METHOD
W _{Vol}		
STUDY POINT NO. 1	5,580 cu. ft.	9,680 cu. ft. • BMP • 1 (POCKET POND)
CR _{Vol}		
STUDY POINT NO. 1	0.276 ac. ft.	0.276 ac. ft. • BMP NO. 1

NOTE: BOTH Q_p (OVERBANK FLOOD PROTECTION OR 10 YEAR STORM) AND Q_f (EXTREME FLOOD VOLUME OR 100 YEAR STORM) ARE NOT REQUIRED FOR THIS SITE SINCE THIS WATERSHED AREA IS NOT CLASSIFIED AS ONE OF THE SENSITIVE WATERSHED AREAS FOR HOWARD COUNTY AS OUTLINED IN THE HOWARD COUNTY DESIGN MANUAL, VOLUME I, IN EFFECT PER 5-03-012.



VICINITY MAP
SCALE: 1" = 600'

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

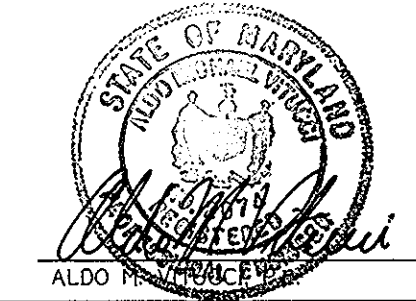
- ### GENERAL NOTES
- THE SUBJECT PROPERTY IS ZONED R-12 PER COMPREHENSIVE ZONING EFFECTIVE 2-24-04 PER COMP-LITE ZONING REGULATIONS DATED 7-28-06.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. THIS PROPERTY IS SUBJECT TO COMPLIANCE WITH THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS (COUNCIL BILL NO. 45-2003). IN ADDITION, THIS PROJECT IS SUBJECT TO THE HOWARD COUNTY DESIGN MANUAL, VOL. I IN EFFECT AT SUCH TIME AS 5-03-012.
 - a. GROSS AREA OF TRACT = 4.11 AC.
b. AREA OF FLOODPLAIN = N/A
c. AREA OF 2% OR GREATER SLOPES = N/A
d. NET AREA OF TRACT = 4.11 AC.
 - a. AREA OF PROPOSED ROAD R/W = 0.49 AC.
b. AREA OF PROPOSED BUILDABLE LOTS = 2.77 AC.
c. AREA OF PROPOSED OPEN SPACE LOTS = 0.85 AC.
 - NUMBER OF LOTS PROPOSED:
a. BUILDABLE = 12
b. OPEN SPACE LOTS = 2
 - OPEN SPACE TABULATION:
GROSS AREA OF TRACT = 4.11 AC.
REQUIRED OPEN SPACE = 0.82 AC.
(20' X FOR 9,600 SQ.FT. LOT SIZE OPTION)
OPEN SPACE PROVIDED = CREDITED = 0.82 AC.
NON-CREDITED = 0.03 AC.
* DENOTES "NON-CREDITED" OPEN SPACE
RECREATIONAL OPEN SPACE REQUIRED:
1/2 LOTS X 200 SQUARE FEET PER LOT = 2,400 SQ.FT.
RECREATIONAL OPEN SPACE PROVIDED = 2,400 SQ. FT. WITHIN OPEN SPACE LOT 14.
 - NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
 - THE EXISTING DWELLING LOCATED ON LOT 1 IS TO REMAIN.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PUBLIC.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT ARE SUBJECT TO SECTION 18.122-8 OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE MADE AVAILABLE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
 - EXISTING UTILITIES SHOWN HEREON ARE TAKEN FROM CURRENT HOWARD COUNTY CONTRACT DRAWINGS.
a. EXISTING WATER CONTRACT NO. 14-3192-D
b. EXISTING SEWER CONTRACT NO. 14-3192-D
PROPOSED WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
 - THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY AT 2-FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED OCTOBER, 2006 AND SUPPLEMENTED WITH HOWARD COUNTY 2-FOOT CONTOUR INTERVAL AERIAL MAPS.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
 - STORMWATER MANAGEMENT WILL BE PROVIDED FOR IN ACCORDANCE WITH HO. CO. AND MD. 378 SPECIFICATIONS. GROUNDWATER RECHARGE (REV) WILL BE PROVIDED VIA AN UNDERGROUND STONE RESERVOIR STORAGE AREA AND GRASS CHANNEL ALONG THE USE-IN-COMMON DRIVEWAY. WATER QUALITY AND QUANTITY MANAGEMENT WILL BE PROVIDED VIA A POCKET POND FACILITY LOCATED ON OPEN SPACE LOT 14. THIS FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY ECO-SCIENCE PROFESSIONALS DATED NOVEMBER 2002 AND APPROVED UNDER THE SKETCH PLAN 503-12.
 - A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY MARS GROUP, LTD. DATED NOVEMBER 2002.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEED RESEARCH AND FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATE DECEMBER 2002.
 - APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION WILL BE REQUIRED PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN.
 - THE ABANDONMENT OF THE EXISTING 35' PRIVATE ACCESS RIGHT-OF-WAY EASEMENT WILL BE FURTHER EVALUATED AT THE FINAL PLAN STAGE. PRIOR TO FINAL PLAN APPROVAL, THE 35' PRIVATE ACCESS EASEMENT THAT EXISTS CURRENTLY WILL BE ABANDONED FROM ADJACENT LOTS 2-4 AND LOTS 47-49.
 - THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY UTILIZING THE TALLEY PROPERTY FOREST CONSERVATION BANK. FOR THE AFForestation REQUIREMENT OF 15% OR 0.6 ACRES, THE FEE FOR THE OFFSITE AFForestation IS 0.6 AC. X \$3560 = 2136.00 SQ. FT. OF PLANTING AT \$3,560/SQ.FT. = \$2,136.00.
 - THE LANDSCAPING SURETY IN THE AMOUNT OF \$15,600.00 FOR PERIMETER LANDSCAPE REQUIREMENTS (41 SHADE TREES AND 22 EVERGREEN TREES) OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS TO BE POSTED WITH THE FINAL DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION.
 - THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HERBST/BENSON ASSOCIATES DATED MAY, 2004.
 - THERE IS NO 100-YEAR FLOODPLAIN ON THIS PROPERTY.
 - PREVIOUS DPZ FILE NUMBERS: 5-03-012
 - COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 38GA AND NO. 38DA
HOWARD COUNTY MONUMENT NO. 38GA N 555,897.3242 ELEV. = 80.853
E 1,390,132.1176
HOWARD COUNTY MONUMENT NO. 38DA N 556,796.3031 ELEV. = 126.145
E 1,390,221.4773
 - DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (255 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
 - AN ADDRESS RANGE SIGN WILL BE NEEDED FOR LOTS 5 THRU 9 AT THE END OF THE TEE-TURN AROUND. EACH NUMBER SHALL BE A MINIMUM OF 3" PLAIN BLOCK LETTERING.
 - AT FINAL PLAN PHASE, A DEMOLITION PERMIT AND DEMOLITION PLAN WILL BE PREPARED.
 - SIGN POSTS: 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 (1/4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (1/2 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
 - ROAD IMPROVEMENT WILL BE ADDRESSED AT FINAL PLAN STAGE BASED ON BUREAU OF HIGHWAYS.
 - AN ALTERNATIVE COMPLIANCE TO THE HOWARD COUNTY DESIGN MANUAL, VOL. I, SECTION 5.2.4.1 TO ALLOW LESS THAN 25' DISTANCE FROM A PROPERTY LINE TO THE TOE OF EMBANKMENT AND SECTION 5.2.7.4.1 TO ALLOW A WET POND WITHOUT A POND DRAIN WAS APPROVED ON AUGUST 30, 2007.

DENSITY TABULATIONS
1. BASE DENSITY: 4.11 ACRES / 12,000 sq.ft./lot = 14.919 UNITS OR 14 SINGLE FAMILY DETACHED HOMES
2. TOTAL NUMBER OF PROPOSED DWELLING UNITS = 14 BUILDABLE LOTS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Gough 1/3/07
PLANNING DIRECTOR DATE

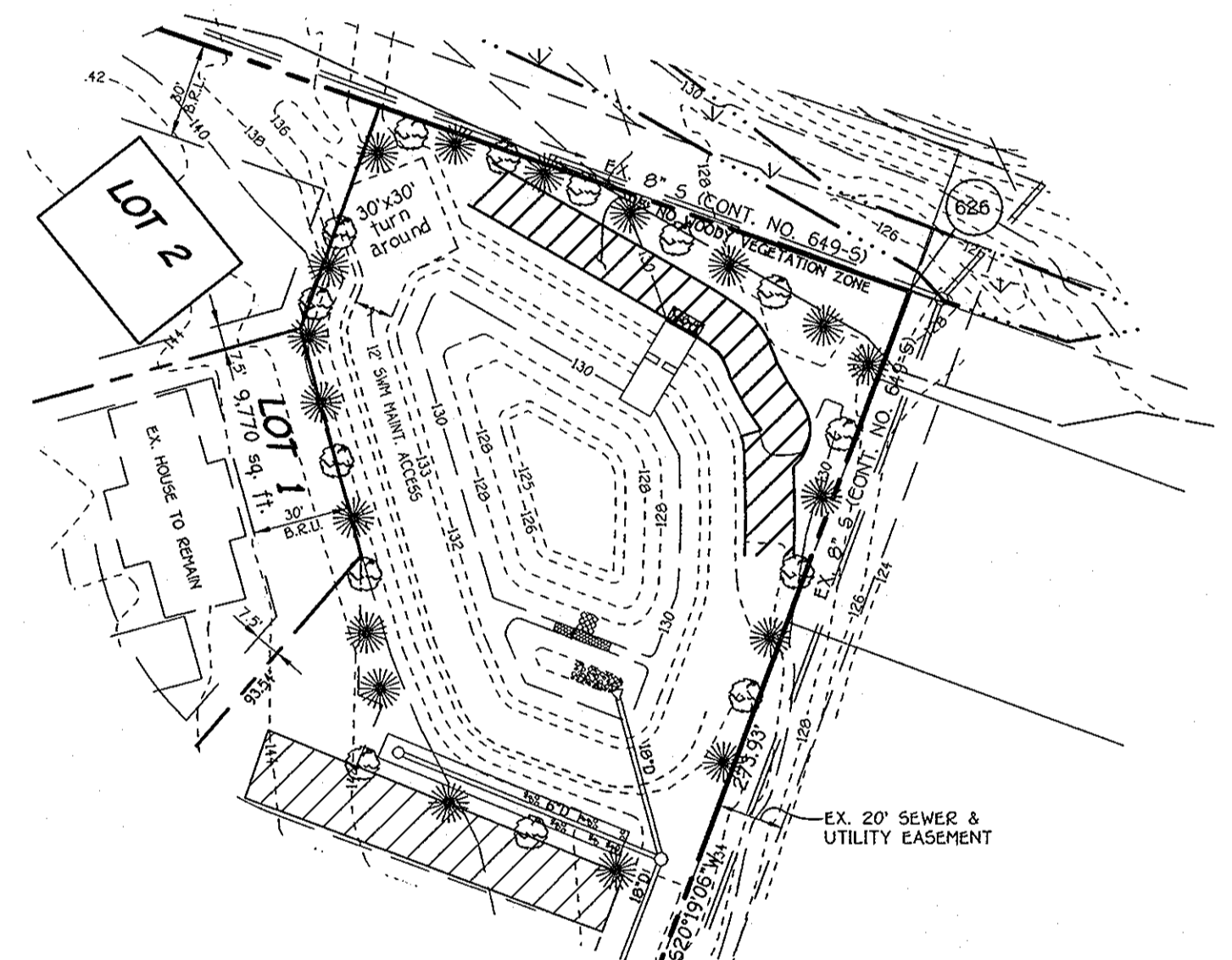
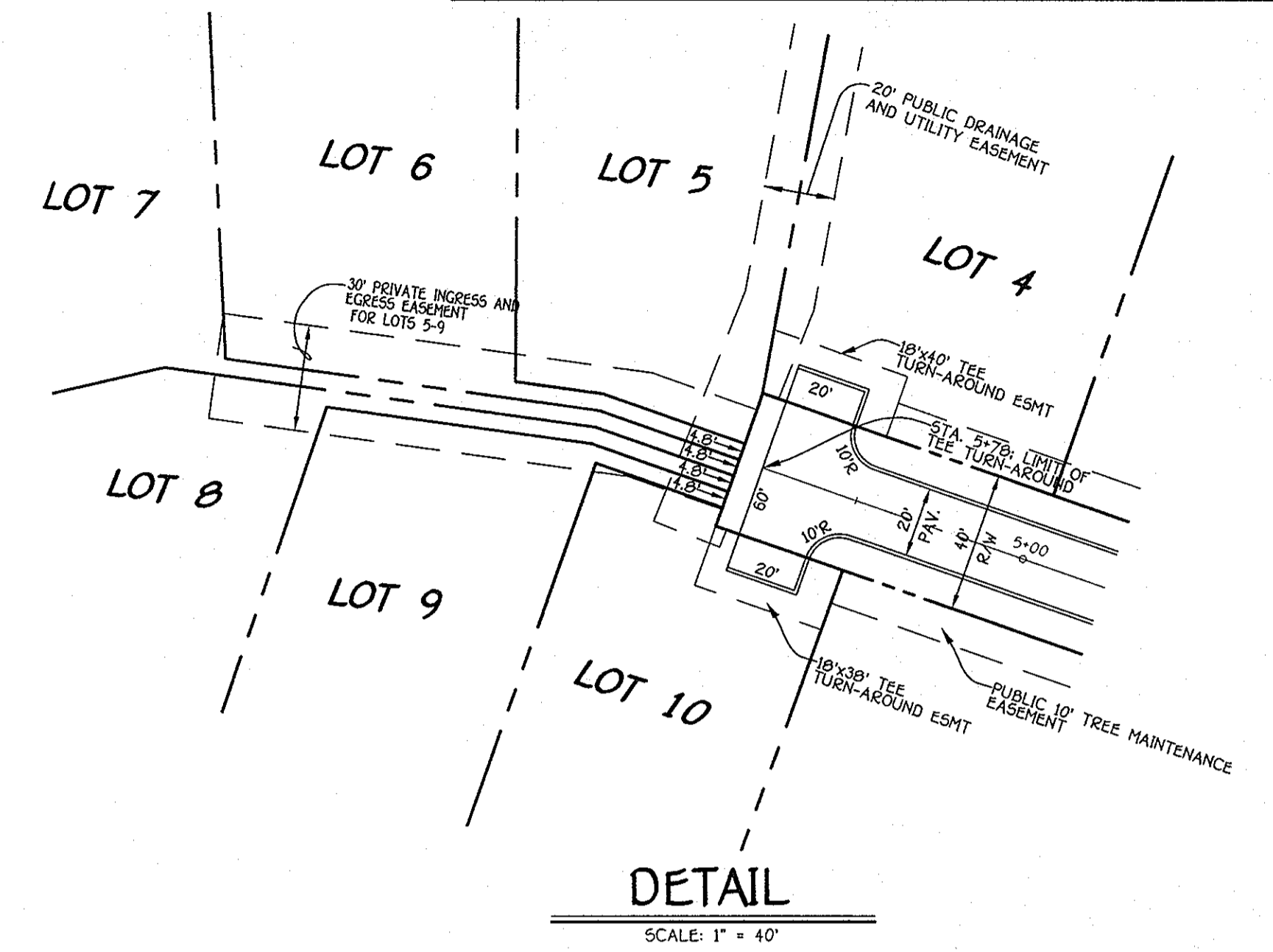
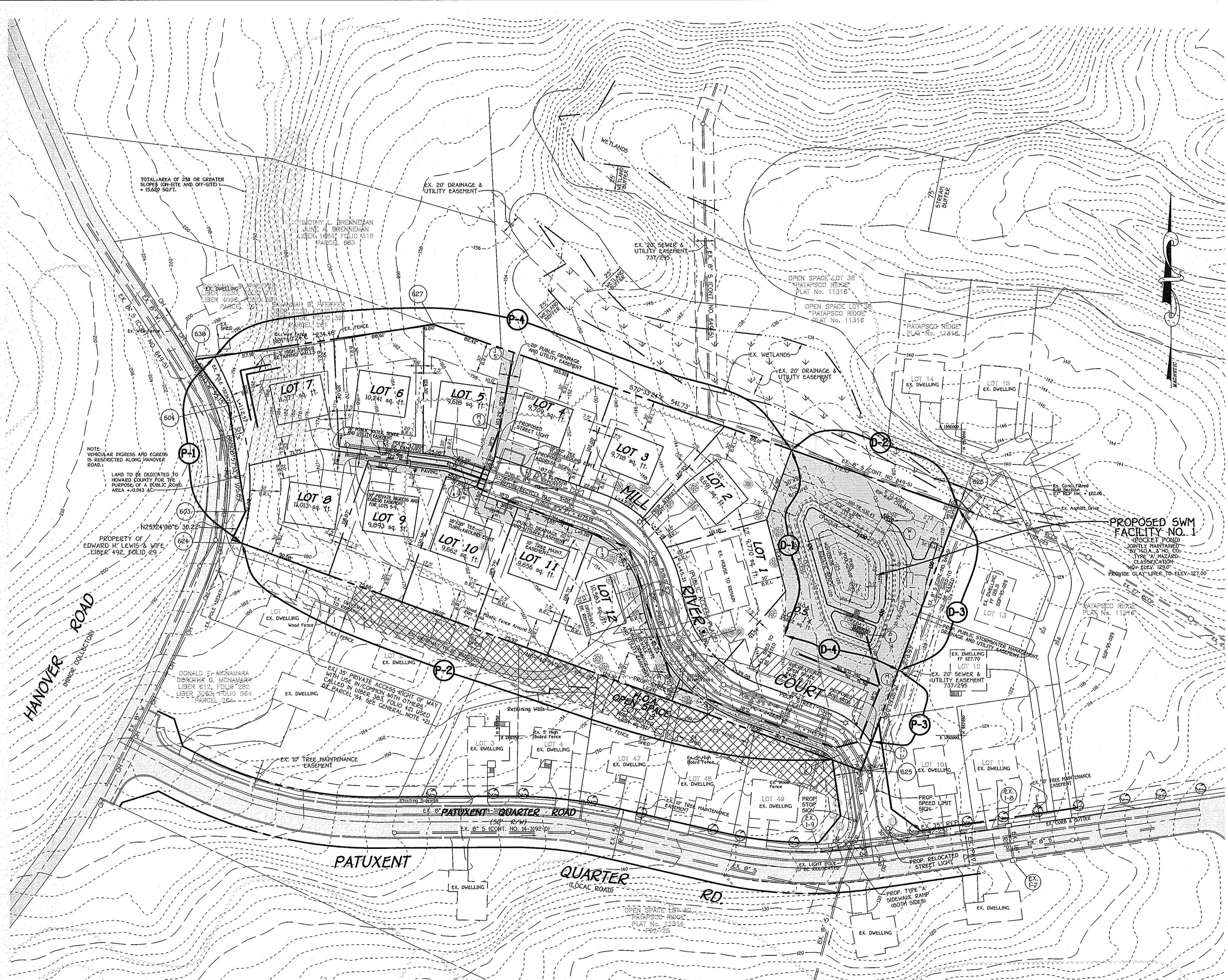
OWNER/DEVELOPER
GORDON DEVELOPMENT
103 SUDBROOK LANE, SUITE 10
BALTIMORE, MARYLAND 21208
(410) 486-9290
ATTN: MR. GORDON GREENSPUN



PRELIMINARY PLAN TITLE SHEET
SLUSHER PROPERTY
BUILDABLE LOTS 1 THRU 12 AND
OPEN SPACE LOTS 13 & 14
ZONED: R-12
TAX MAP 38, GRID 15, PARCEL 745
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2007
SHEET 1 OF 3

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21114
(410) 461-2995

CENTERLINE CURVE DATA				
ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
MILL RIVER COURT	0+86.84 TO 1+45.75	55.00'R	58.92'	61°22'39"
MILL RIVER COURT	2+22.55 TO 3+66.81	135.00'R	144.25'	61°13'21"
MILL RIVER COURT	3+66.81 TO 4+75.19	100.00'R	108.38'	62°05'51"

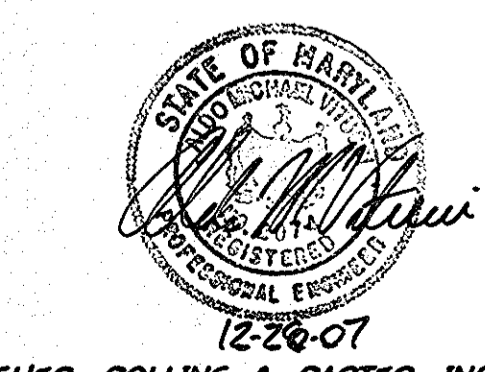


SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF PERIMETER	CREDIT FOR EXISTING VEGETATION	REMAINING	NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES TOTAL TREES
P-1	ADJACENT TO ROADWAY	B	190'	NO	190'	4 5 9
P-2	ADJACENT TO PROPERTIES	A	63'	NO	63'	11 0 0 11
P-3	ADJACENT TO PROPERTIES	A	92'	NO	92'	2 0 0 2
P-4	ADJACENT TO PERIMETER PROPERTY	A	585'	NO	585'	10 0 0 10

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING				
LINEAR FEET OF PERIMETER	D-1 : 189'	D-2 : 172'	D-3 : 169'	D-4 : 105'
NUMBER OF TREES REQUIRED				
SHADE TREES	4	4	4	2
EVERGREEN TREES	5	5	5	3
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO

STREET TREE SCHEDULE			
QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
585' / 40 = 14.65	ACER RUBRUM	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W
14.65 x 2 = 29.3	"OCTOBER GLORY"		
29 STREET TREES REQUIRED	RED MAPLE		

NOTE: STREET TREE LOCATIONS WILL BE SHOWN AT FINAL PLAN STAGE.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Leight
PLANNING DIRECTOR

1/7/08
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE: P.O. BOX 10272 BALTIMORE NATIONAL PIKE
CLOUETT CITY, MARYLAND 21202
410.461.2995

OWNER/DEVELOPER
GORDON DEVELOPMENT
103 SUDBROOK LANE, SUITE 10
BALTIMORE, MARYLAND 21208
(410) 486-9290
ATTN: MR. GORDON GREENSPUN

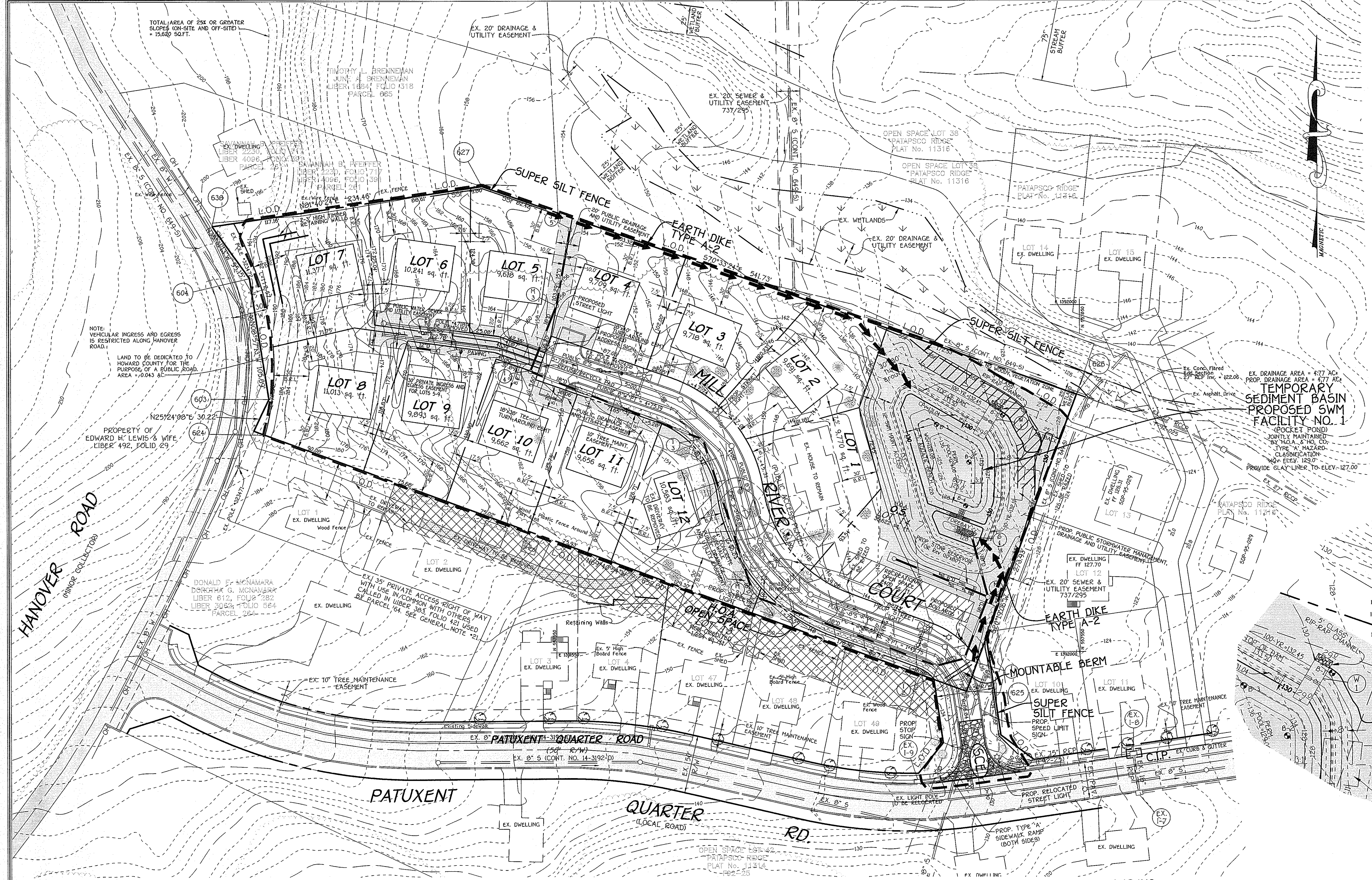
PRELIMINARY PLAN AND LANDSCAPE PLAN
SLUSHER PROPERTY
BUILDABLE LOTS 1 THRU 12 AND
OPEN SPACE LOTS 13 & 14

ZONED: R-12
TAX MAP 38, GRID 15, PARCEL 745
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2007
SHEET 2 OF 3

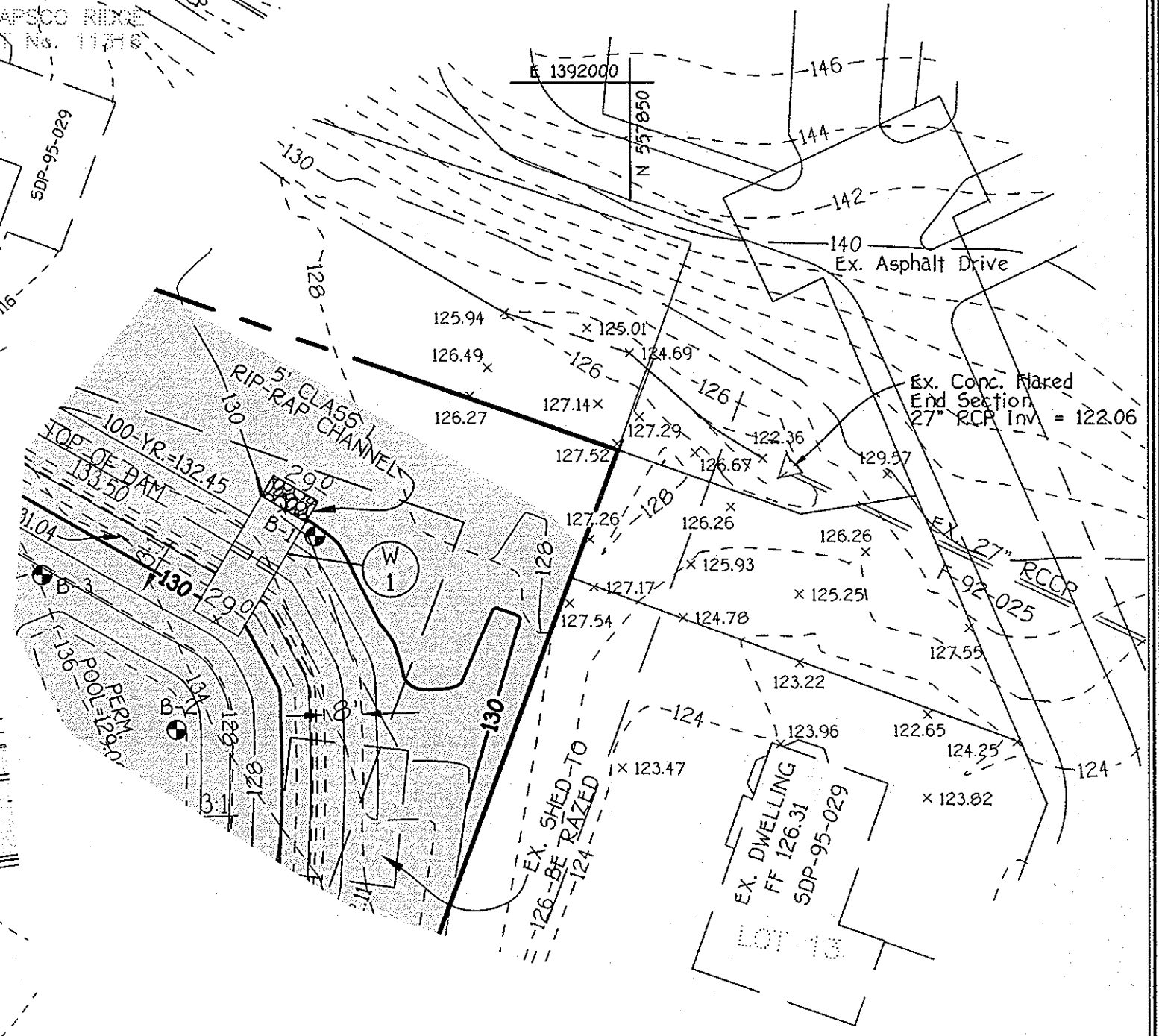
TOTAL AREA OF 25% OR GREATER SLOPES (ON-SITE AND OFF-SITE) = 15,620 SQ. FT.

FOREST CONSERVATION WORKSHEET	
	ACRES
NET TRACT AREA	
A. TOTAL TRACT AREA	4.18
B. DEDUCTIONS: IDENTICAL AREA, AREA RESTRICTED BY LOCAL OR PROGRAM	0.00
C. NET TRACT AREA (NET TRACT AREA - TOTAL DEDUCTIONS B)	4.18
LAND USE CATEGORIES FROM DENSITY RESERVATION	
D. AFForestation THRESHOLD (NET TRACT AREA x 0.1)	0.42
E. CONSERVATION THRESHOLD (NET TRACT AREA x 0.25)	1.05
EXISTING FOREST COVER	
F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	0.00
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00
H. IF THE EXISTING FOREST COVER IS GREATER THAN THE CONSERVATION THRESHOLD, THEN G - F = E, OTHERWISE G = 0.	0.00
BREAK-EVEN POINT	
I. BREAK-EVEN POINT (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO RESTORATION IS REQUIRED)	0.00
J. IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD IS GREATER THAN 0, THEN H + 0.2 = THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD IS THE CONSERVATION THRESHOLD IS.	0.00
K. IF THE AREA OF FOREST ABOVE CONSERVATION THRESHOLD IS EQUAL TO 0, THEN I = EXISTING FOREST COVER.	0.00
L. FOREST CLEARING PERMITTED WITHOUT RESTORATION	0.00
M. EXISTING FOREST COVER - BREAK-EVEN POINT IS	0.00
PROPOSED FOREST CLEARING	
N. TOTAL AREA OF FOREST TO BE CLEARED	0.00
O. TOTAL AREA OF FOREST TO BE RETAINED	0.00
P. EXISTING FOREST COVER - FOREST TO BE CLEARED IS	0.00
PLANTING REQUIREMENTS	
Q. IF THE TOTAL AREA OF FOREST TO BE RETAINED IS AT OR ABOVE THE BREAK-EVEN POINT AND PLANTING IS REQUIRED, AND NO FURTHER CALCULATIONS ARE NECESSARY (SEE NOTE 1), THEN R = P, ELSE:	
R. OTHERWISE, CALCULATE THE PLANTING REQUIREMENTS AS FOLLOWS:	
S. RESTORATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00
T. IF THE TOTAL AREA OF FOREST TO BE RETAINED IS GREATER THAN THE CONSERVATION THRESHOLD, THEN U = THE AREA OF FOREST TO BE CLEARED IS x 0.25.	
V. IF THE FOREST TO BE RETAINED IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD, THEN U = AREA OF FOREST ABOVE CONSERVATION THRESHOLD x 0.25.	
W. RESTORATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.00
X. IF EXISTING FOREST COVER IS GREATER THAN THE CONSERVATION THRESHOLD AND THE FOREST TO BE RETAINED IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD, THEN Y = 2.0 x (CONSERVATION THRESHOLD - FOREST TO BE RETAINED).	
Z. IF EXISTING FOREST COVER IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD, THEN Y = 2.0 x FOREST TO BE CLEARED IS.	
AA. CREDIT FOR RESTORATION ABOVE THE CONSERVATION THRESHOLD	0.00
AB. IF THE AREA OF FOREST TO BE RETAINED IS GREATER THAN THE CONSERVATION THRESHOLD, THEN AA = X + Z, OTHERWISE AA = 0.	
AC. TOTAL RESTORATION REQUIRED (P + Y - AA - W)	0.00
AD. TOTAL AFForestation REQUIRED	0.00
AE. EXISTING FOREST COVER IS LESS THAN THE AFForestation THRESHOLD, THEN AF = AFForestation THRESHOLD - EXISTING FOREST COVER IS.	
AG. TOTAL PLANTING REQUIREMENT (P + Y - AA - W + AF)	0.00

- FSD NOTES:**
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
 - SURROUNDING LAND USE IS MEDIUM DENSITY RESIDENTIAL.
 - NO FOREST IS PRESENT ON THE SITE.



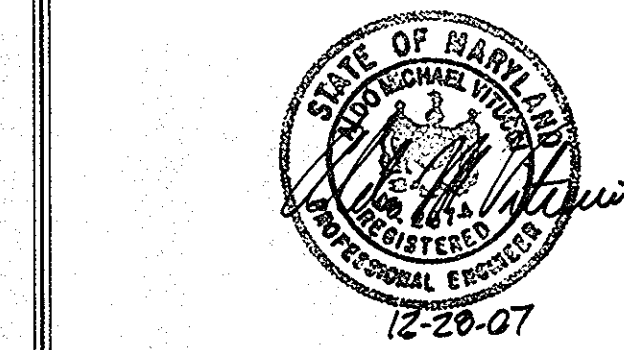
TEMPORARY SEDIMENT BASIN PROPOSED SWM FACILITY NO. 1
 (POCKET POND)
 SLOPE: 2%
 EX. DRAINAGE AREA = 477 AC
 PROP. DRAINAGE AREA = 477 AC
 EX. CONC. FLORED END SECTION 27' RCR 11m = 122.06
 EX. ASPHALT DRIVE
 EX. CONC. FLORED END SECTION 27' RCR 11m = 122.06
 PROVIDE GUY-WIRE TO ELEV. 127.00



POND OUTFALL
SCALE: 1" = 30'

PLAN
SCALE: 1" = 40'

LEGEND	
---SSF---SSF---SSF---	SUPER-SILT FENCE
---TP---TP---TP---	TREE PROTECTION FENCE
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
---	LIMIT OF DISTURBANCE
[Symbol]	NOTES 15% TO 24.99% SLOPES
[Symbol]	NOTES 25% OR GREATER STEEP SLOPES
[Symbol]	NOTES RECREATIONAL OPEN SPACE
[Symbol]	NOTES WETLANDS
[Symbol]	NOTES PROPOSED STREET LIGHT
[Symbol]	NOTES EXISTING TREE LINE
[Symbol]	NOTES PROPOSED TREE LINE



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
 ELLICOTT CITY, MARYLAND 21114
 410-461-2995

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR
 DATE: 1/2/08

OWNER/DEVELOPER
 GORDON DEVELOPMENT
 103 SUDSBROOK LANE, SUITE 10
 BALTIMORE, MARYLAND 21208
 (410) 486-9290
 ATTN: MR. GORDON GREENSPAN

PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
SLUSHER PROPERTY
 BUILDABLE LOTS 1 THRU 12 AND
 OPEN SPACE LOTS 13 & 14
 ZONED: R-12
 TAX MAP 3B, GRID 15, PARCEL 745
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: DECEMBER 28, 2007
 SHEET 3 OF 3