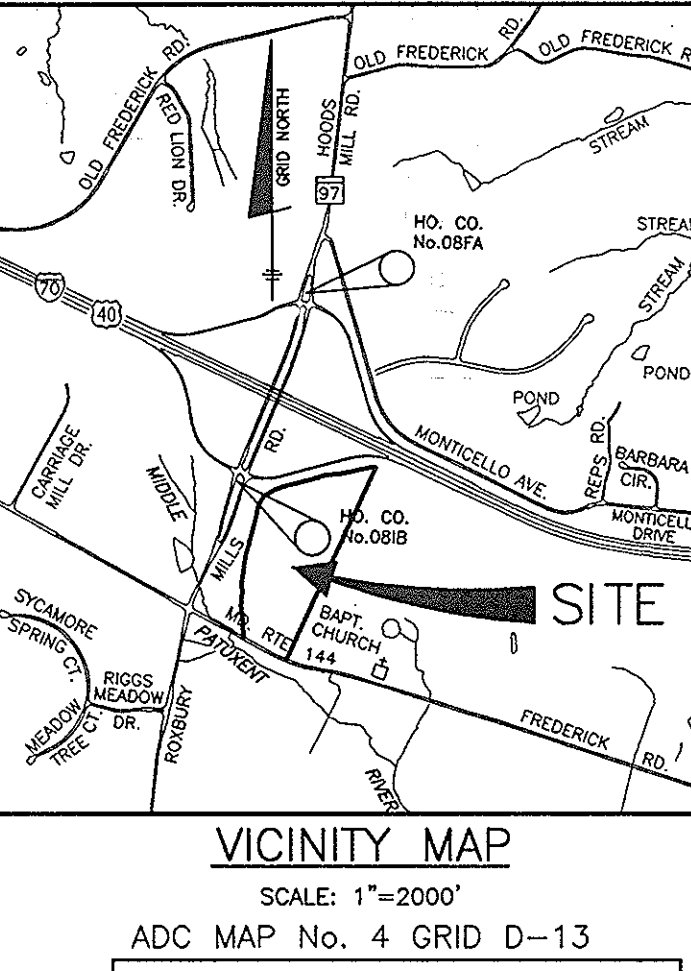


- ### GENERAL NOTES
- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SPECIFIED.
 - PRIVATE WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
 - THE BOUNDARY SHOWN IS BASED ON A FIELD RUN AND MONUMENTED BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED OCTOBER, 2006.
 - TOPOGRAPHY FIELD RUN BY BENCHMARK ENGINEERING, INC. DATED MARCH 2003.
 - HORIZONTAL AND VERTICAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINT 08B AND 08C.
 - NO DISTURBANCE SHALL OCCUR WITHIN WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100 YEAR FLOODPLAINS EXCEPT AS APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. ALL DISTURBANCES TO THE EXISTING STREAM BUFFER WILL REQUIRE ALL PROPER MOE PERMITS.
 - TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. IN NOVEMBER, 2001. THE INTERSECTION OF ROUTE 97 AND ROUTE 144 REQUIRES MITIGATION, A FEE IN LIEU OF CONSTRUCTION COSTS SHALL BE MADE TO HOWARD COUNTY. THE TRAFFIC STUDY WAS APPROVED UNDER S-02-013.
 - A FOREST STAND DELINEATION & WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN AUGUST, 2001. THIS REPORT WAS REVIEWED AND APPROVED UNDER F-00-22. A REVISED FOREST STAND DELINEATION, DATED JANUARY, 2007, WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. FOR THIS SUBMISSION.
 - THERE ARE NO WETLANDS WITHIN THE LIMITS OF THIS PROJECT.
 - A SIGHT DISTANCE ANALYSIS BASED ON STATE HIGHWAY ADMINISTRATION CRITERIA HAS BEEN PERFORMED FOR THIS ENTRANCE LOCATION AND WAS REVIEWED AND APPROVED BY MSIA AS A RESIDENTIAL DRIVEWAY. A SIGHT DISTANCE ANALYSIS SHOWING A ROAD ENTRANCE HAS BEEN DONE FOR THIS ENTRANCE.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM ROAD AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
 - THIS PROJECT IS WITHIN THE METROPOLITAN DISTRICT.
 - STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL. VOLUMES 1 & 2. THE STRUCTURAL PRACTICES AND NON-STRUCTURAL PRACTICES (CREDITS) MEETS THE STORMWATER MANAGEMENT REQUIREMENTS.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS, HISTORIC SITES OR HISTORIC FEATURES ON-SITE.
 - STREET LIGHTS ARE NOT REQUIRED FOR THIS PROJECT AS IT IS IN THE RC ZONING DISTRICT.
 - THERE IS NO ON-SITE 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
 - GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE.
 - THE PURPOSE OF PRESERVATION PARCELS 'A' AND 'C' SHALL BE ENVIRONMENTAL PRESERVATION EASEMENT AREAS THAT WILL SERVE AS BUFFER AREAS FOR THE PROPOSED CLUSTER LOTS FROM THE ROADWAY AND ADJACENT PROPERTIES AND ROADWAYS. PRESERVATION PARCELS 'A' AND 'C' AREA TO BE PRIMARILY DELINEATED WITH THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY AS THE EASEMENT HOLDERS. PRESERVATION PARCELS 'B' AND 'D' SHALL SERVE SOLELY AS AREAS TO ENCOMPASS THE PROPOSED STORMWATER MANAGEMENT FACILITIES. PRESERVATION PARCELS 'B' AND 'D' WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AS THE EASEMENT HOLDER.
 - THE FOREST CONSERVATION EASEMENTS WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEEDS OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE OBLIGATIONS ASSOCIATED WITH THIS SUBDIVISION IS FULFILLED BY THE RETENTION OF 9.84 ACRES OF FOREST AND THE CREATION OF 1.71 ACRES OF REFORESTATION. THE PREVIOUSLY PLATTED FOREST CONSERVATION EASEMENTS ARE BEING ADJUSTED UNDER THIS PLAN TO ACCOMMODATE THE PROPOSED IMPROVEMENTS AND GRADING.
 - THE 65 dBA NOISE LINE SHOWN ON THIS PLAN IS BASED UPON ULTIMATE TRAFFIC VOLUMES PROJECTED FOR THE YEAR 2025. THE AREA BETWEEN THE 65 dBA LINE AND THE ROAD IS CONSIDERED TO BE BEYOND THE ACCEPTABLE THRESHOLD FOR A NOISE SENSITIVE LAND USE ENVIRONMENT. PRELIMINARY NOISE STUDY REQUIRES NOISE MITIGATION ALONG THE NORTHERN BOUNDARY ADJACENT TO INTERSTATE 70. THE NOISE MITIGATION WALL SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - PROJECT BACKGROUND INFORMATION:
SUBDIVISION NAME: VISTA RIDGE (SUSAN MOXLEY PROPERTY)
TAX MAP No. 8, GRID No. 23, PARCEL No. 178
ZONING: RC-DEO ELECTION DISTRICT: 4th
TOTAL TRACT AREA: 34.81 ACRES±
NUMBER OF LOTS: 17 RESIDENTIAL CLUSTER LOTS (3 EXISTING, 14 NEW LOTS)
4 NON-BUILDABLE PRESERVATION PARCELS
 - AS A CONSEQUENCE OF IT'S SUBMISSION FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, BECAUSE IT DID NOT HAVE PRELIMINARY PLAN APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE 1993 ZONING REGULATIONS.
 - IT WAS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING THAT SECTIONS 106.B.2.c AND 106.B.3.c OF THE AMENDED ZONING REGULATIONS DO NOT APPLY TO THIS PROJECT. THE EXISTING FOREST CONSERVATION EASEMENTS WERE CREATED TO FULFILL THE OBLIGATION ASSOCIATED WITH THIS SUBDIVISION. THEREFORE, THE AREA OF THE FOREST CONSERVATION EASEMENTS ARE NOT SUBTRACTED FROM THE ACREAGE OF THE PARCEL TO DETERMINE THE RECEIVING AREA.
 - LOTS 9 AND 10 EXCEED 50,000 SQUARE FEET. PLANNING AND ZONING HAS APPLIED SECTION 104.1.c. OF THE ZONING REGULATIONS TO ALLOW FOR LOT SIZES GREATER THAN THE 50,000 SQUARE FOOT MAXIMUM BUT TO MAINTAIN SIZES 60,000 SQUARE FEET OR LESS.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE REQUIRED.
 - UNLESS OTHERWISE SHOWN NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY.
 - ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF FINAL PLAT FOR SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENTAL DELAY" IF THE WELL DRILLING DELAYS THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
 - THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY E2SI, DATED FEBRUARY 5, 2004, AND WAS SUBMITTED FOR APPROVAL UNDER THIS PLAN.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-02-013, F-00-022
PREVIOUS HOWARD COUNTY CONSERVATION FILE NUMBERS: GP-03-036
 - ALL SIGNS 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 FEET LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - ON MAY 14TH, 2007 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED A DESIGN MANUAL WAIVER. THIS APPROVAL WAIVED THE REQUIREMENTS OF DESIGN MANUAL VOLUME II, SECTION 2.3.4.c - MINIMUM 100' CURVE LENGTH. THE DESIGN TO MAKE THE REQUIREMENT WAS BASED ON THE FACT THAT THE 100' CURVE LENGTH WILL CAUSE A MAXIMUM ZONING LOT SIZE VIOLATION.
 - ON MAY 14TH, 2007 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED AN ALTERNATIVE COMPLIANCE. THIS APPROVAL ALLOWS A ONE FOOT POND DEPTH AFTER THE OPENING OF THE DETERMINING PIPE. THIS APPROVAL WAS BASED ON SUPPORT INFORMATION SUPPLIED BY BENCHMARK ENGINEERING, INC. AND THE FACT THAT THE POND WILL BE PRIVATELY OWNED BY THE HOMEOWNERS ASSOCIATION.

COORDINATE CHART (NAD83)

POINT NO.	NORTHING	EASTING
47	601,869.7060	1,307,800.1211
64	601,906.1058	1,307,707.6071
87	603,857.0335	1,308,733.6778
401	603,854.4838	1,308,675.2234
402	603,809.3801	1,308,454.0863
403	603,788.2341	1,308,354.9873
404	603,773.8922	1,308,203.5961
405	603,737.3340	1,308,065.9471
406	603,659.4971	1,307,772.8774
408	603,562.2706	1,307,567.0229
409	603,484.5418	1,307,517.3223
410	603,168.6371	1,307,438.4170
411	602,929.5651	1,307,369.5255
413	602,696.0184	1,307,337.8127
415	602,649.1881	1,307,333.2707
416	602,554.7177	1,307,336.0054
417	602,414.3434	1,307,319.7704
418	602,273.4770	1,307,339.0529
420	602,179.9328	1,307,341.6409
421	602,131.5290	1,307,348.9478
450	602,100.7685	1,307,352.4650



SITE DATA TABULATION THIS SUBMISSION

- GENERAL SITE DATA
 - PRESENT ZONING: RC-DEO
 - APPLICABLE DPZ FILE REFERENCES: F-00-22, S-02-013
 - DEED REF. ALL LOTS - 6934/509
 - PROPOSED USE OF SITE: 17 RESIDENTIAL CLUSTER LOTS 4 NON-BUILDABLE PRESERVATION PARCELS
- PROPOSED WATER AND SEWER SYSTEMS: PRIVATE
- AREA TABULATION
 - TOTAL AREA OF SITE: 34.81 AC.
 - AREA OF 100 YEAR FLOODPLAIN (APPROX.): 0.00 AC.
 - AREA OF STEEP SLOPES (25% OR GREATER): 0.63 AC.
 - NET AREA OF SITE: 34.18 AC.
 - AREA OF THIS PLAN SUBMISSION: 34.81 AC.
 - AREA OF PROPOSED BUILDABLE LOTS: 18.06 AC.
 - AREA OF PROPOSED PRESERVATION PARCELS: 15.30 AC.
 - AREA OF PROPOSED PUBLIC ROAD R/W: 1.45 AC. (0.08 ACRES PREVIOUSLY DEDICATED UNDER F-00-22)
- LOT TABULATION
 - BY-RIGHT LOT YIELD (GROSS AREA): 8
 - MAXIMUM LOT YIELD (RECEIVING, NET AREA): 17
 - TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION: 17
 - DEO/CEO UNITS REQUIRED: 9 (THIS SITE IS ELIGIBLE TO USE THE DENSITY EXCHANGE OPTION. IT WILL RECEIVE DEO UNITS.)
 - TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SUBMISSION: 0
- OPEN SPACE DATA
 - MINIMUM RESIDENTIAL LOT SIZE: 40,000 S.F. (CLUSTER LOT SIZE RANGE IS BETWEEN 40,000 AND 60,000 S.F.)
 - * OPEN SPACE REQUIRED (5%): N/A AC.
 - TOTAL AREA OF PROPOSED PRESERVATION PARCELS DEDICATED TO THE HOA: 2.84 AC. (OPEN SPACE IS NOT REQUIRED)
 - AREA OF RECREATION OPEN SPACE REQUIRED: 0.00 AC.
 - AREA OF RECREATION OPEN SPACE PROVIDED: 0.00 AC.

* 5% OF GROSS REQUIRED (1.74 AC±) OR NONE IF THE PRES. PARCEL IS DEDICATED TO THE HOA OR HOWARD COUNTY.

LEGEND

EXISTING CONTOURS	999
LIMIT OF WETLANDS	WETLAND
EXISTING WOODS LINE	WOODS
PROPOSED WOODS LINE	WOODS
EXISTING STRUCTURE	STRUCTURE
PROPOSED STRUCTURE	STRUCTURE
EXISTING WELL	WELL
PROPOSED WELL	WELL
SPECIMEN TREE	TREE
EXISTING SEPTIC FIELD	SEPTIC
PROPOSED SEPTIC FIELD	SEPTIC
STEEP SLOPES 15% TO 24.9%	SLOPE
STEEP SLOPES 25% OR GREATER	SLOPE
FOREST CONSERVATION EASEMENT	EASEMENT
PERC TEST PASSED	PASSED
PERC TEST FAILED	FAILED
PERC TEST MARGINAL	MARGINAL

NOTE: EXISTING LOTS 1-3 PREVIOUSLY RECORDED UNDER PLAT No. 14125 ARE BEING RESUBDIVIDED TO INCORPORATE THE FLAGSTEM AREAS INTO THE NEW PUBLIC RIGHT-OF-WAY.

CENTERLINE CURVE DATA

ROAD	STATION	RADIUS	LENGTH	TANGENT	DELTA	CHORD
DROVERS LANE	0+81.58 TO 1+27.84	95.00'	46.26'	23.60'	27°54'00"	N14°46'42"E 45.80'
	4+53.28 TO 7+28.34	220.00'	275.06'	158.77'	71°38'08"	N36°38'46"E 257.49'
	8+14.26 TO 9+38.10	150.00'	123.84'	65.69'	47°18'07"	N48°48'47"E 120.35'
	13+29.01 TO 14+01.59	106.00'	72.58'	37.78'	39°13'46"	N05°32'50"E 71.17'

SHEET INDEX

1	COVER SHEET
2-4	PRELIMINARY PLAN
5-7	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOIL MAP
8	PRELIMINARY FOREST CONSERVATION NOTES AND DETAILS, AND PLAN
9	PRELIMINARY LANDSCAPE PLAN
10	PERCOLATION CERTIFICATION PLAN

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
7	52,731 S.F.	4,962 S.F.	47,769 S.F.
12	40,776 S.F.	528 S.F.	40,248 S.F.
13	41,335 S.F.	1,267 S.F.	40,068 S.F.
14	41,999 S.F.	1,998 S.F.	40,001 S.F.
15	43,390 S.F.	1,225 S.F.	42,165 S.F.

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-8844
email: bel@bei-civilengineering.com

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21443, Expiration Date: 12-21-2008.

Donald Maer 9/25/07

PROJECT: VISTA RIDGE

A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"

LOCATION: TAX MAP No. 8 - GRID No. 23
PARCEL No. 178
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: COVER SHEET

DATE: SEPTEMBER, 2007 PROJECT No. 1635

Design: JMC Draft: JMC/RPS Check: DAM SCALE: 1" = 100' DRAWING No. OF 10

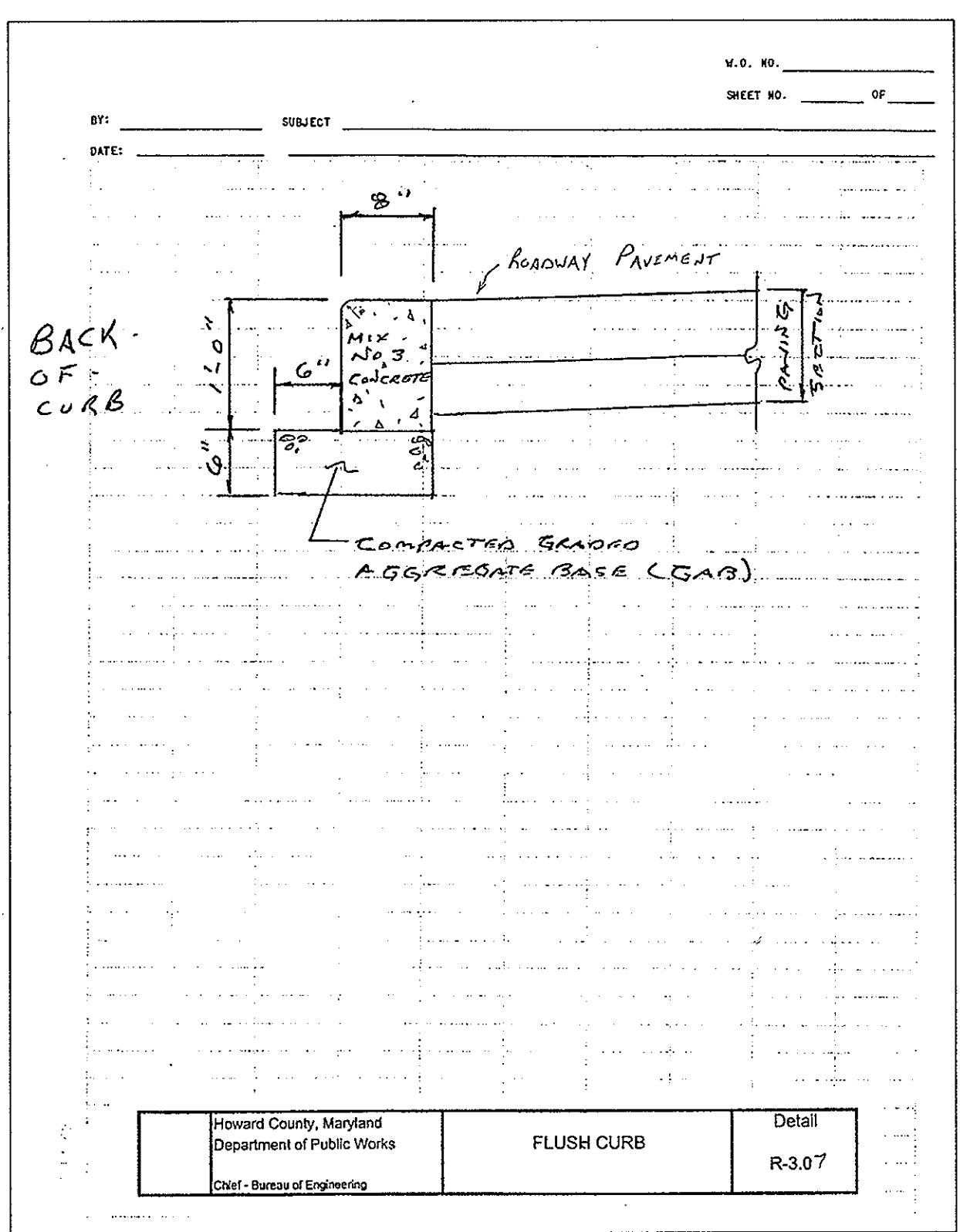
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Mark H. Meyer 11/9/07
PLANNING DIRECTOR DATE:

PLAN SCALE: 1" = 100'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Robert A. Bideman 10/2/07
COUNTY HEALTH OFFICER DATE: 10/2/07



Howard County, Maryland Department of Public Works Chief - Bureau of Engineering	FLUSH CURB	Detail R-3.07
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LEGEND

- SOILS CLASSIFICATION CgC2
- SOILS DELINEATION
- EXISTING CONTOURS (FIELD RUN)
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- EXISTING SEPTIC FIELD
- PROPOSED SEPTIC FIELD
- SLOPES 15% TO 24.9%
- SLOPES 25% OR GREATER
- EX. 100 YEAR FLOODPLAIN
- FOREST CONSERVATION EASEMENT
- PERCOLATION TEST PASSED
- PERCOLATION TEST FAILED

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

John M. Carney 9/28/07
DATE: 9/28/07

PLAN PREPARED BY: JOHN CARNEY FOR BENCHMARK ENGINEERING, INC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Peter Brudenman 10/23/07
COUNTY HEALTH OFFICER DATE: 10/23/07

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844
E-MAIL: bel@benchmark-engineering.com

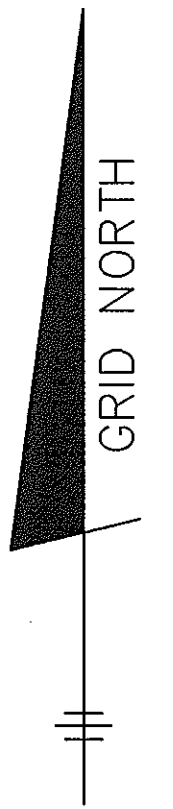
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21443, Expiration Date: 12/31/2008.

Donald M. Moore
9/25/07

DEVELOPER/OWNER LOT 4: DR. HORTON, INC. 15810 GANTHER DRIVE, SUITE 220 GANTHERSBURG, MD 20877 1-301-670-6144	PROJECT: VISTA RIDGE A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"
OWNER LOT 1: HECTOR HANNIBAL AND TANYA SELLERS-MANNIBAL 14450 FREDERICK ROAD COOKSVILLE, MD 21723	LOCATION: TAX MAP No. 8 - GRID No. 23 PARCEL No. 176 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
OWNER LOT 2: STEVEN AND JULIE CHO 14450 FREDERICK ROAD COOKSVILLE, MD 21723	TITLE: PRELIMINARY PLAN
OWNER LOT 3: ROBERT AND PHYLLIS BULL 14470 FREDERICK ROAD COOKSVILLE, MD 21723	DATE: JANUARY, 2007 SEPTEMBER, 2007
Design: JMC Draft: ANM Check: DAM	PROJECT NO. 1635 SCALE: 1" = 50' DRAWING 2 OF 10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark L. Hays 10/9/07
PLANNING DIRECTOR DATE



I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

John M. Carney 9/28/07
 PLAN PREPARER: JOHN CARNEY FOR BENCHMARK ENGINEERING, INC. DATE:

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
William P. Peterson 10/22/2007
 COUNTY HEALTH OFFICER DATE: *GAC*

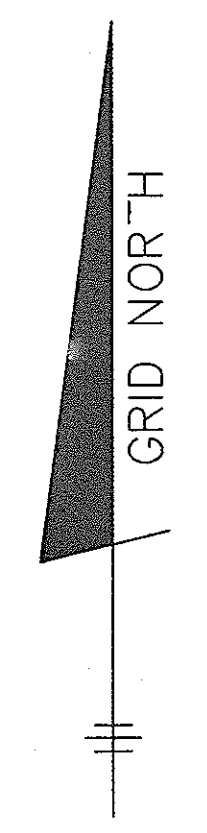
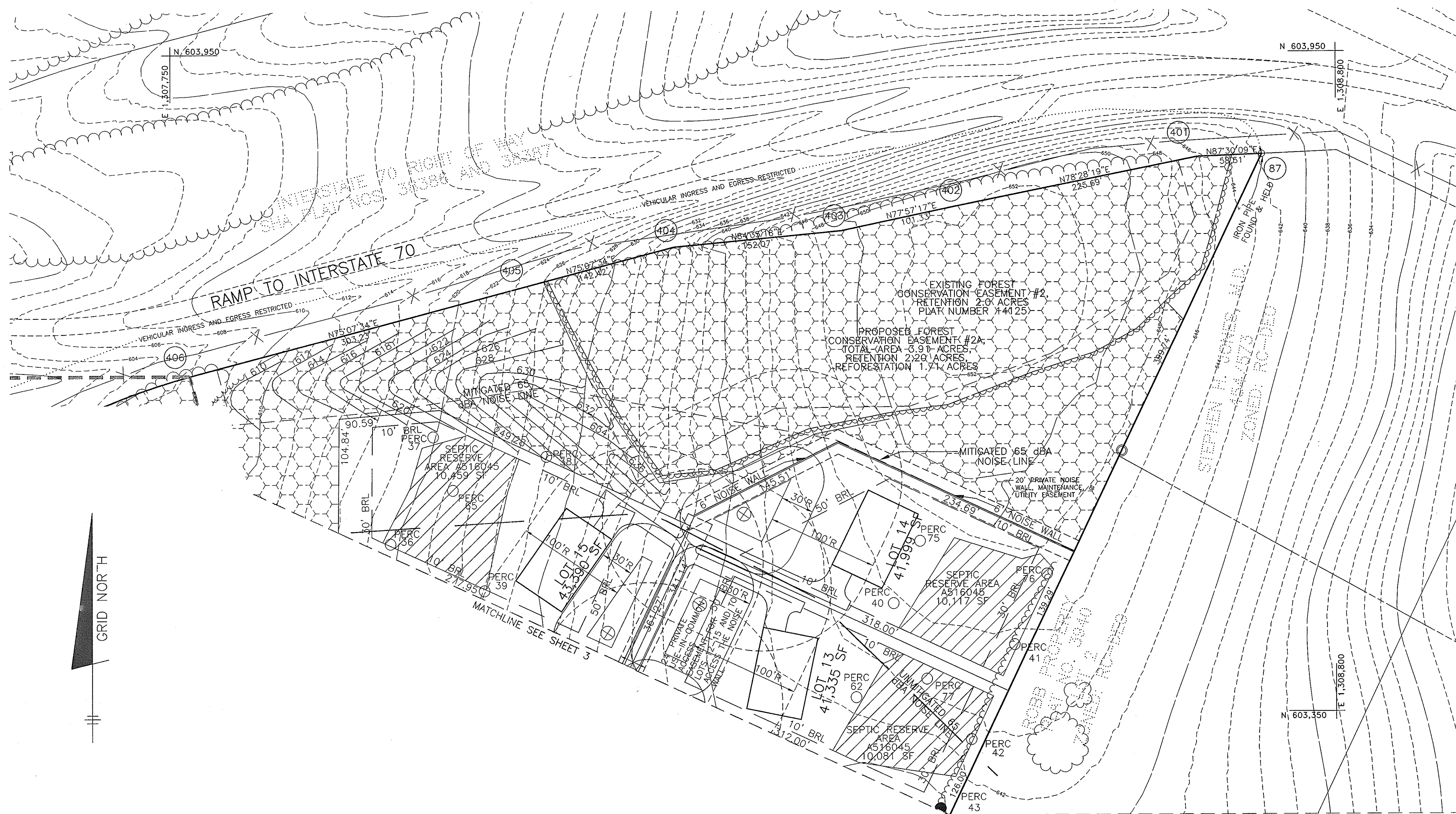
NO.	DATE	REVISION

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE A SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644
 E-MAIL: bse@benchmark-engineering.com

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William P. Peterson 9/25/07

DEVELOPER/OWNER LOT 4: DR HORTON, INC 15810 GATHER DRIVE, SUITE 220 GATHERSBURG, MD 20877 1-301-670-6144	PROJECT: VISTA RIDGE A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"
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Design: JMC Draft: ANM Check: DAM	SCALE: 1" = 50' DRAWING 3 OF 10

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Peri L. King 11/9/07
 PLANNING DIRECTOR: DATE:



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul L. Cuyler 1/19/07
PLANNING DIRECTOR: DATE:

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

John M. Cuyler 9/28/07
PLAN PREPARER: JOHN CUYLER FOR BENCHMARK ENGINEERING, INC. DATE:

APPROVED: *Robert and Phyllis Bull* 10/22/07
COUNTY HEALTH OFFICER DATE:

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLCOTT CITY, MARYLAND 21043
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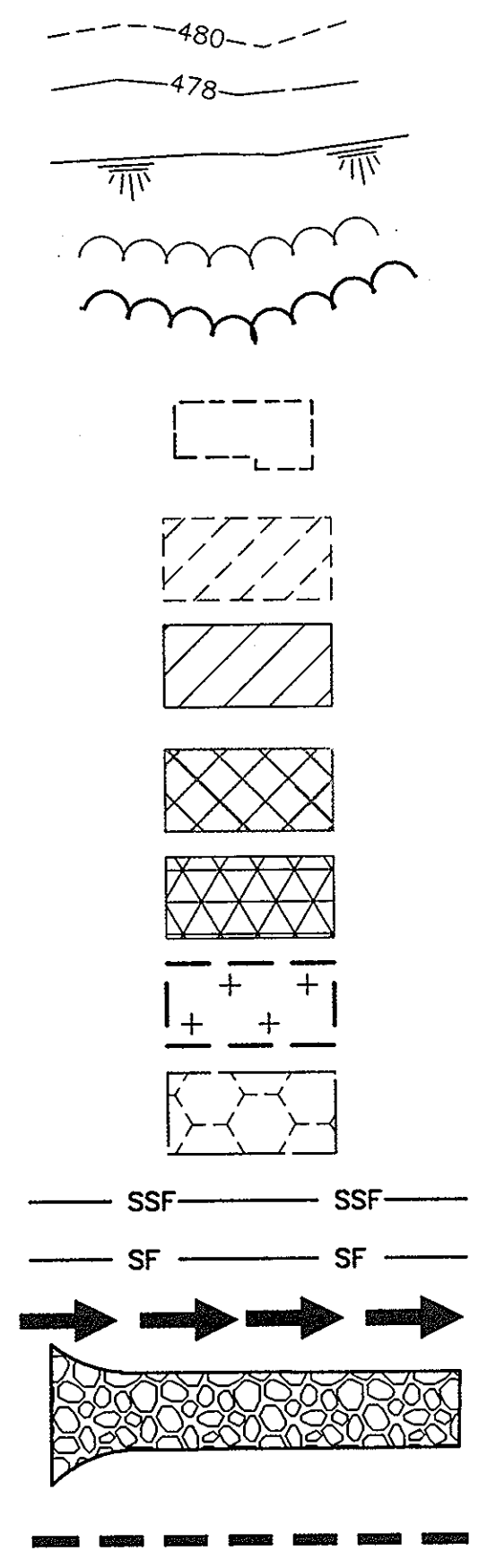
David M. Pao
DAVID M. PAO
PROFESSIONAL ENGINEER
No. 21443

DEVELOPER/OWNER LOT 4: DR. HORTON, INC. 15810 GATHER DRIVE, SUITE 220 GAITHERSBURG, MD 20877 1-301-670-6144	PROJECT: VISTA RIDGE A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"
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Design: JMC Draft: ANM Check: DAM	SCALE: 1" = 50' DRAWING 4 OF 10

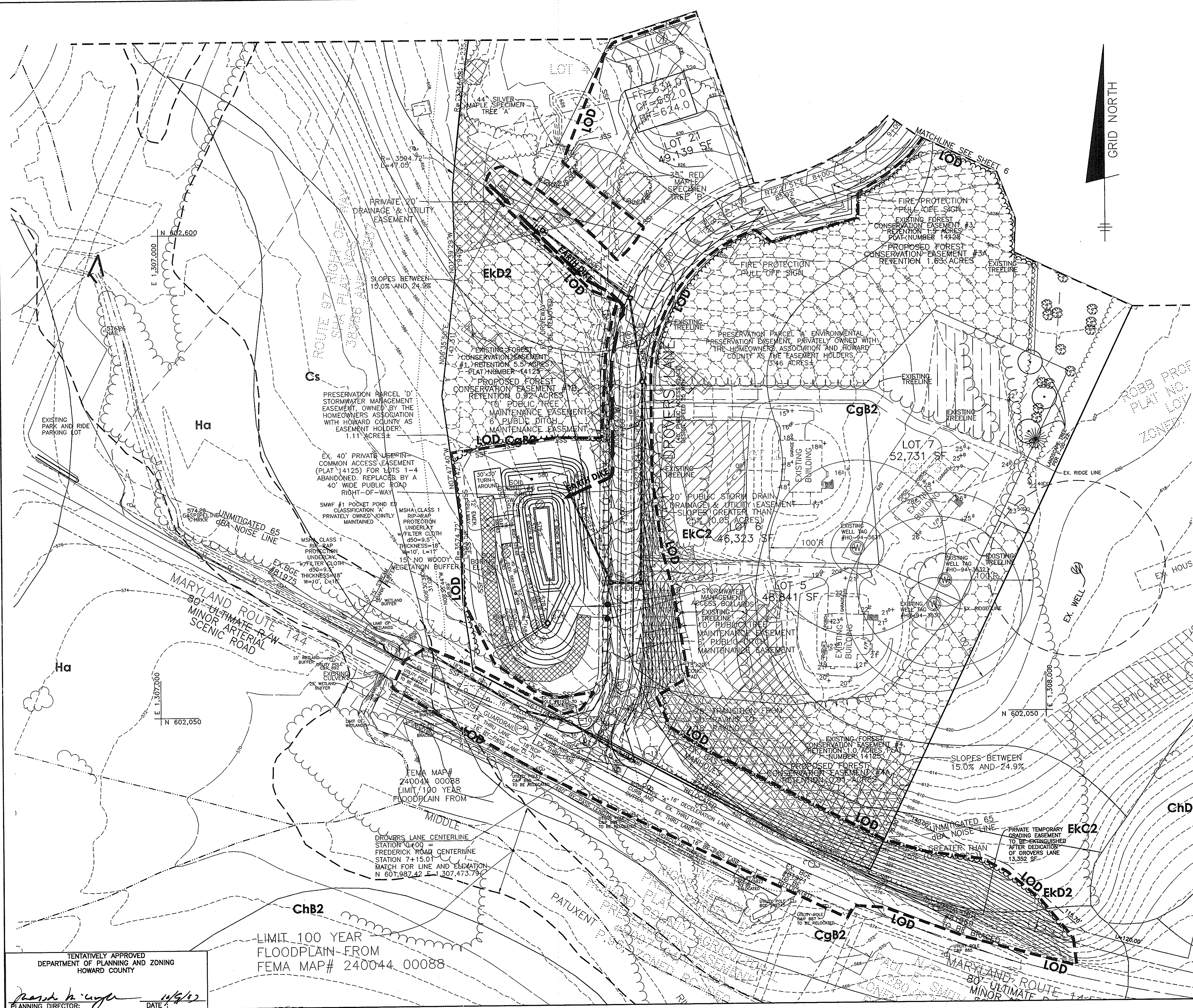
LEGEND

- SOILS CLASSIFICATION**
SOILS DELINEATION
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LIMIT OF WETLANDS
EXISTING WOODS LINE
PROPOSED WOODS LINE
EXISTING STRUCTURE
EXISTING SEPTIC FIELD
PROPOSED SEPTIC FIELD
SLOPES 15% TO 24.9%
SLOPES 25% OR GREATER
EX. 100 YEAR FLOODPLAIN
FOREST CONSERVATION EASEMENT
SUPER SILT FENCE
SILT FENCE
EARTH DIKE
STABILIZED CONSTRUCTION ENTRANCE
LIMIT OF DISTURBANCE

CgC2

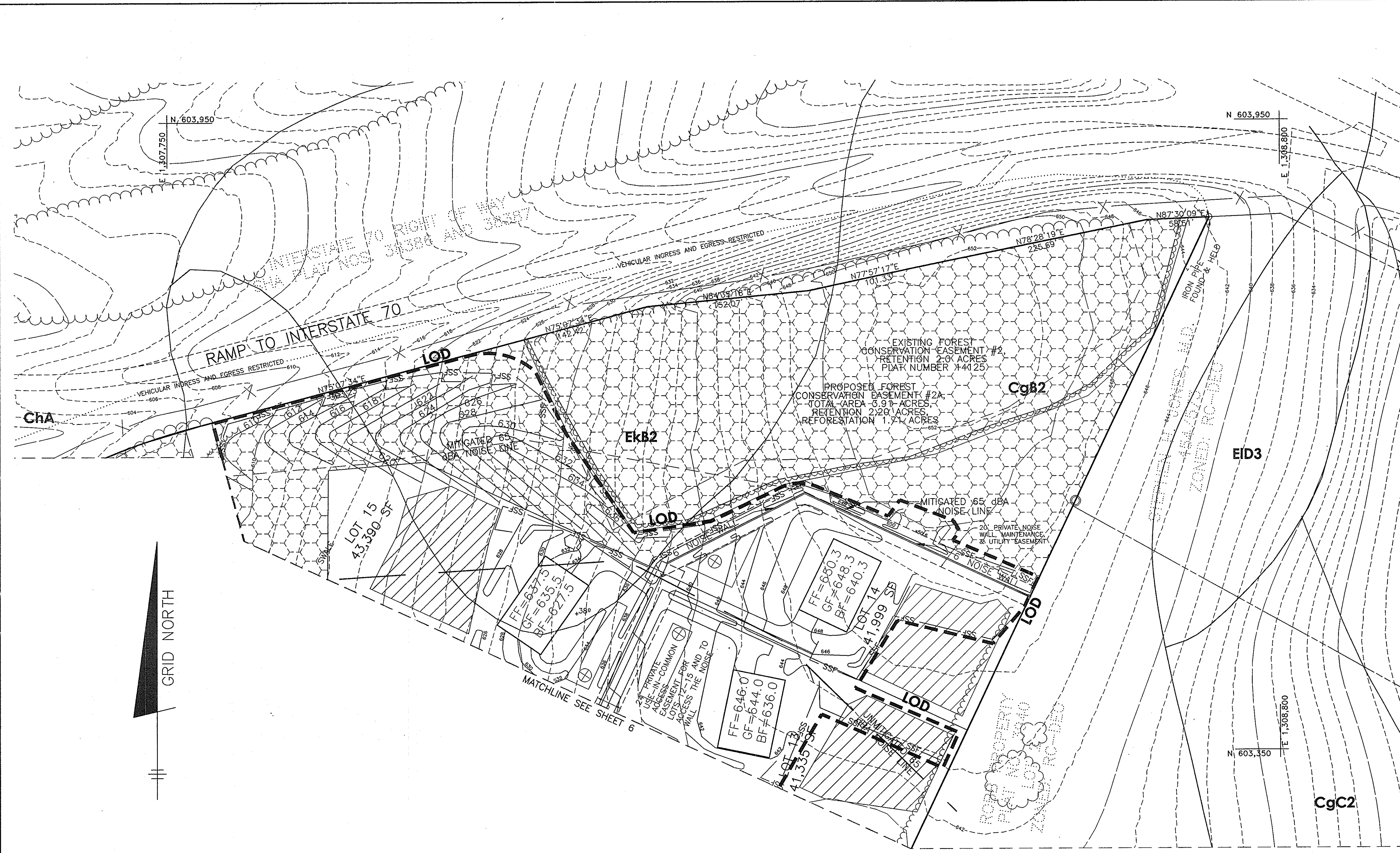


SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 % SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED.
ChC2	B	CHESTER SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED.
ChD2	B	CHESTER SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED.
Cs	B	COMUS SILT LOAM
ExB2	C	ELDOAK SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
ExC2	C	ELDOAK SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
ExD2	C	ELDOAK SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED
ED3	C	ELDOAK SILTY CLAY LOAM, 15 TO 25 % SLOPES, SEVERELY ERODED
NO HYDRIC SOILS		
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7		



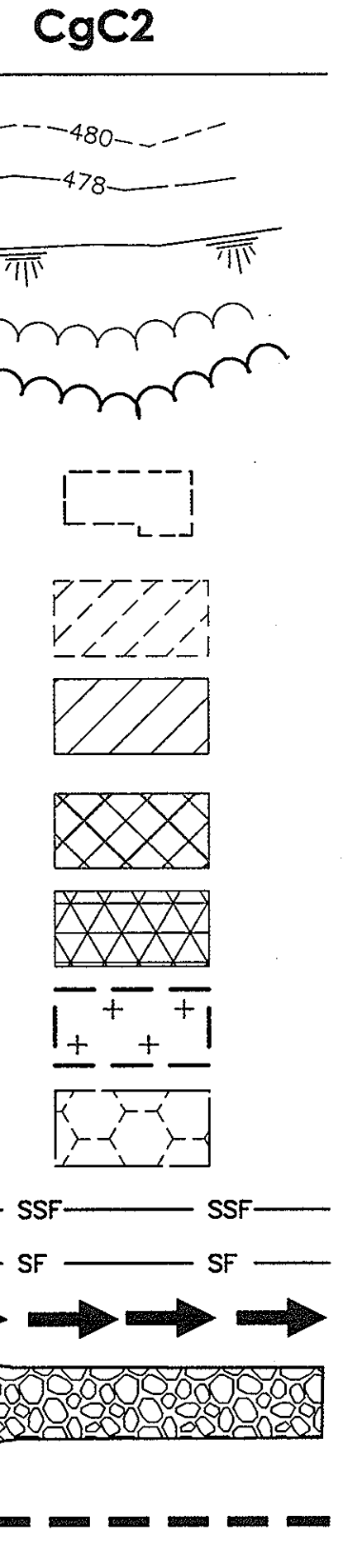
NO. DATE		REVISION	
BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE • SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 E-MAIL: bel@bel-civilengineering.com			
DEVELOPER/OWNER LOT 4: DR. HORTON, INC. 15810 GATHER DRIVE, SUITE 220 GAITHERSBURG, MD 20877 1-301-670-6144		PROJECT: VISTA RIDGE A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"	
OWNER LOT 1: HECTOR HANNIBAL AND TANYA SELLERS-HANNIBAL 14450 FREDERICK ROAD COOKSVILLE, MD 21723		LOCATION: TAX MAP No. 8 - GRID No. 23 PARCEL No. 176 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
OWNER LOT 2: STEVEN AND JULIE CHO 14460 FREDERICK ROAD COOKSVILLE, MD 21723		TITLE: PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP	
OWNER LOT 3: ROBERT AND PHYLLIS BULL 14470 FREDERICK ROAD COOKSVILLE, MD 21723		DATE: SEPTEMBER, 2007 PROJECT NO. 1635	
Design: JMC	Draft: ANM	Check: DAM	SCALE: 1" = 50'
TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY Planning Director: <i>[Signature]</i> DATE: 11/9/07		DRAWING 5 OF 10 P-07-012	

P:\1490 Susan Moxley\dwg\3026801.dwg, GRADING PLAN SHEET 1, 9/12/2007 8:38:23 AM, inc. Use TDS90 HDI for mlt/arc3



LEGEND

- SOILS CLASSIFICATION
- SOILS DELINEATION
- EXISTING CONTOURS (FIELD RUN)
- LIMIT OF WETLANDS
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE
- EXISTING SEPTIC FIELD
- PROPOSED SEPTIC FIELD
- SLOPES 15% TO 24.9%
- SLOPES 25% OR GREATER
- EX. 100 YEAR FLOODPLAIN
- FOREST CONSERVATION EASEMENT
- SUPER SILT FENCE
- SILT FENCE
- EARTH DIKE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Paul H. Wyle 4/3/07
PLANNING DIRECTOR DATE

NO.	DATE	REVISION
<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE A SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 E-MAIL: bel@bel-civilengineering.com</p>		
<p>DEVELOPER/OWNER LOT 4: DR. HORTON, INC. 15810 GATHER DRIVE, SUITE 220 CATHERSBURG, MD 20877 1-301-870-5144</p>		<p>PROJECT: VISTA RIDGE A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"</p> <p>LOCATION: TAX MAP No. 8 - GRID No. 23 PARCEL No. 176 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP</p> <p>DATE: SEPTEMBER, 2007 PROJECT NO. 1635</p>
<p>OWNER LOT 1: HECTOR HANNIBAL AND TAYNA SELLERS-HANNIBAL 14450 FREDERICK ROAD COOKSVILLE, MD 21723</p>		
<p>OWNER LOT 2: STEVEN AND JULIE CHO 14450 FREDERICK ROAD COOKSVILLE, MD 21723</p>		
<p>OWNER LOT 3: ROBERT AND PHYLLIS BULL 14470 FREDERICK ROAD COOKSVILLE, MD 21723</p>		<p>Design: JMC Draft: ANM Check: DAM</p> <p>SCALE: 1" = 50' DRAWING 7 OF 10</p>

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 21443, Expiration Date: 12-21-2008.

Donald M. Mao
DONALD M. MAO
PROFESSIONAL ENGINEER
9/2/07

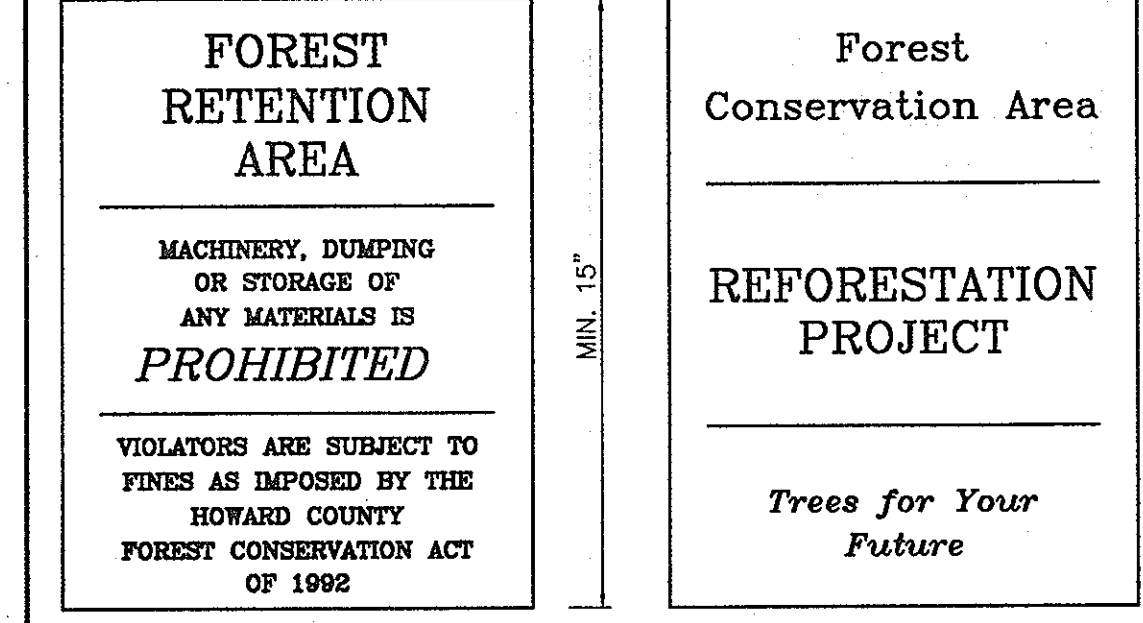
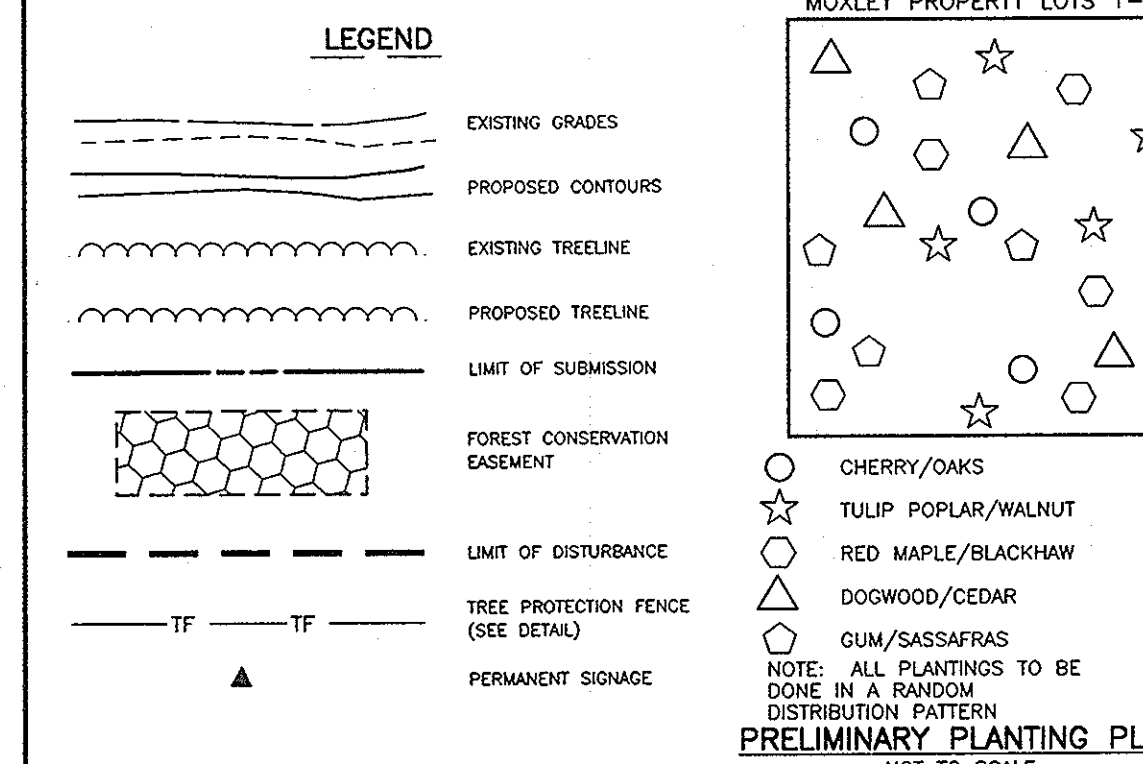
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ChB2	B	CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
ChD2	B	CHESTER SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED
Ca	B	COMUS SILT LOAM
EB2	C	ELIOAK SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
EK2	C	ELIOAK SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
EK2D	C	ELIOAK SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED
ED3	C	ELIOAK SILTY CLAY LOAM, 15 TO 25 % SLOPES, SEVERELY ERODED

NO HYDROIC SOILS, NO SOILS WITH K VALUE OF 0.35 ON SLOPE OF GREATER THAN 15%.
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7

FOREST CONSERVATION WORKSHEET		VISTA RIDGE		5-Aug-02		
NET TRACT AREA:						
A. Total tract area					34.81	
B. Land dedication acres (parks, county facility, etc.)					0.00	
C. Land dedication for roads or utilities (not being constructed by this plan)					0.00	
D. Area to remain in commercial agricultural production/use					0.00	
E. Other deductions (specify)					0.00	
F. Net Tract Area					34.81	
LAND USE CATEGORY: (from Trees Technical Manual)						
Input the number "1" under the appropriate land use, limit to only one entry.						
	ARA	MCR	IDA	HCR	MPD	CIA
	0	1	0	0	0	0
G. Afforestation Threshold					20%	X F = 6.96
H. Conservation Threshold					25%	X F = 8.70
EXISTING FOREST COVER:						
I. Existing forest cover						15.03
J. Area of forest above afforestation threshold						8.07
K. Area of forest above conservation threshold						6.33
BREAK EVEN POINT:						
L. Forest retention above threshold with no mitigation						9.97
M. Clearing permitted without mitigation						5.06
PROPOSED FOREST CLEARING:						
N. Total area of forest to be cleared						6.39
O. Total area of forest to be retained						8.64
PLANTING REQUIREMENTS:						
P. Reforestation for clearing above conservation threshold						1.58
Q. Reforestation for clearing below conservation threshold						0.13
R. Credit for retention above conservation threshold						0.00
S. Total reforestation required						1.71
T. Total afforestation required						0.00
U. Credit for landscaping (may not exceed 20% of "S")						0.00
V. Total reforestation and afforestation required						1.71

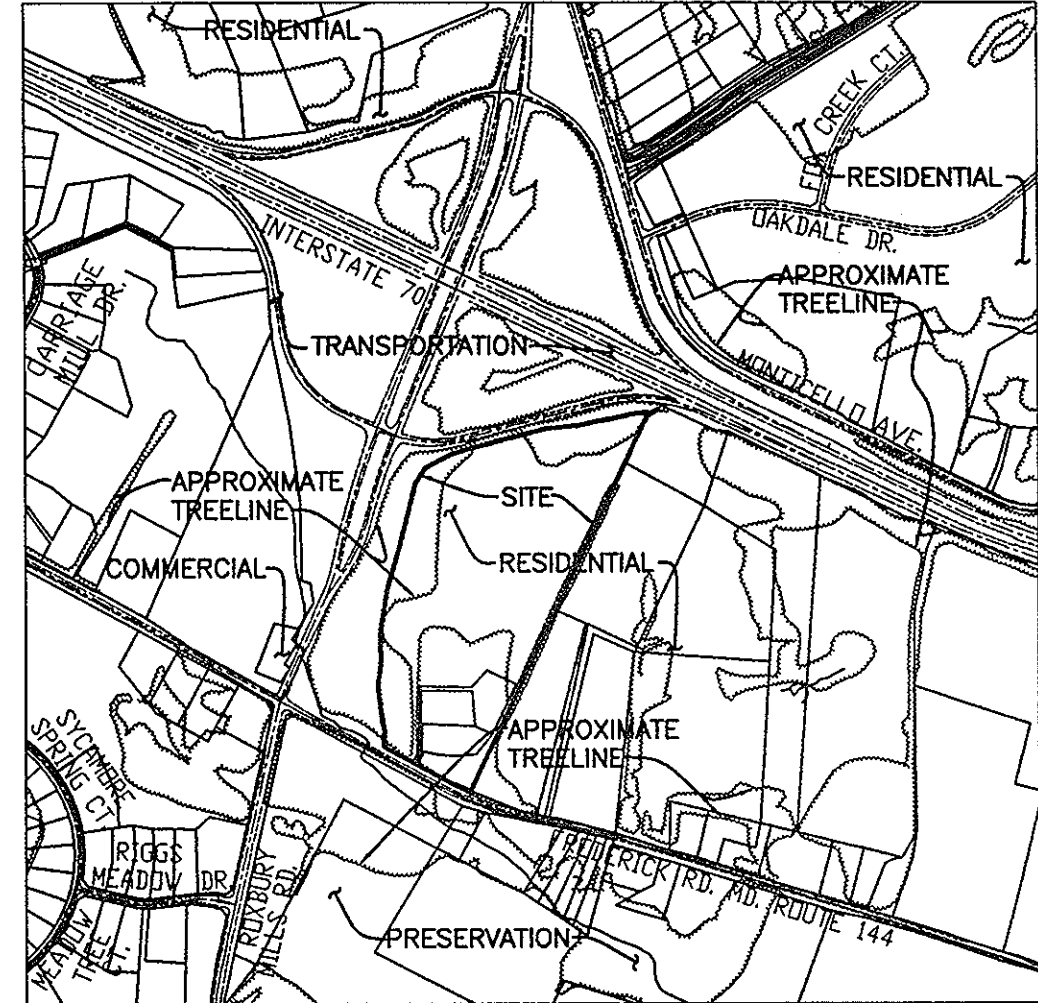
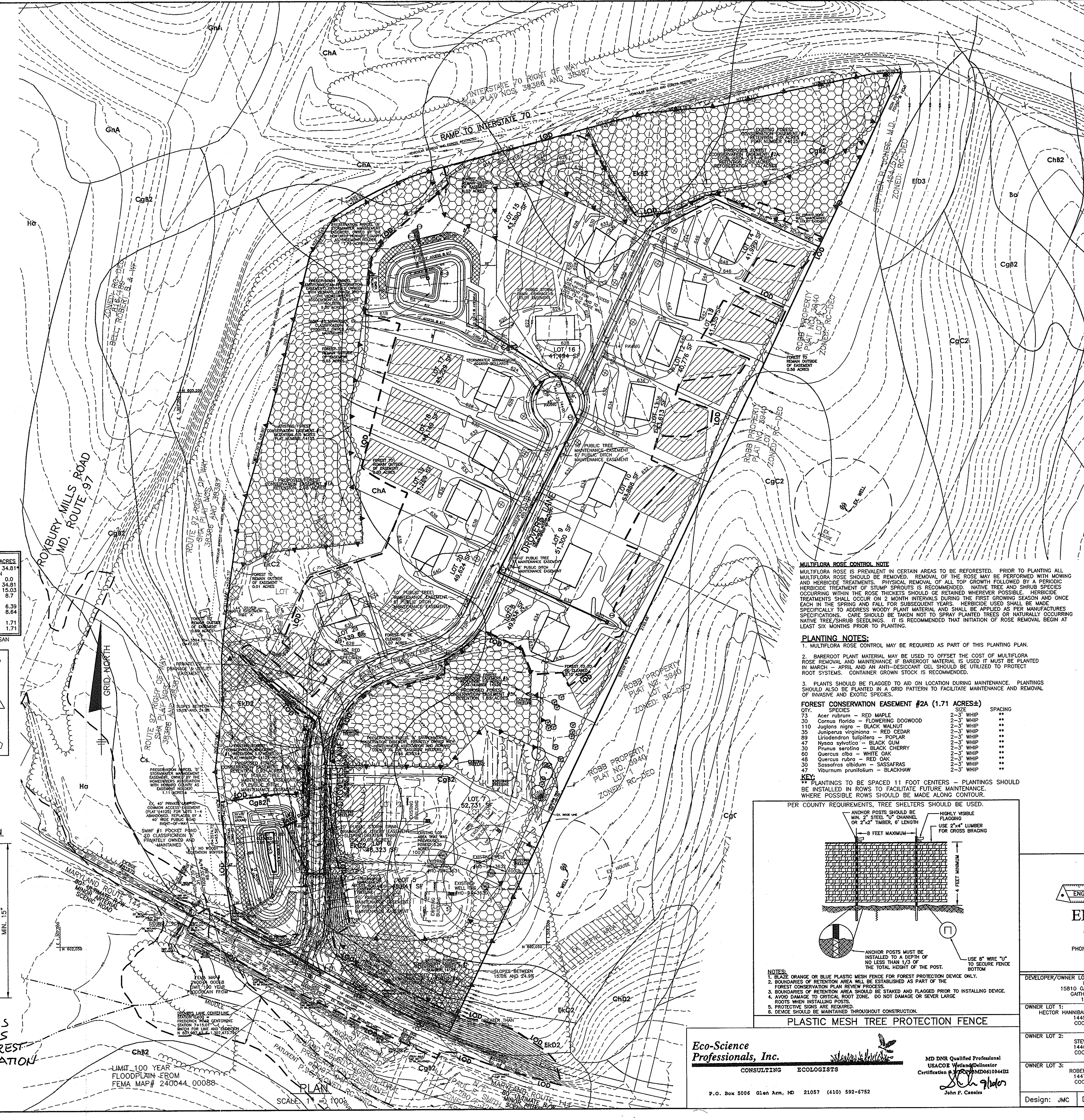
FCE ACREAGE CHART		SITE DATA	
EASEMENT #	ACREAGE (REFORESTATION) ACREAGE (RETENTION)	GROSS AREA:	ACRES
FCE 1A	2.98 AC.	EX. LOTS/UNFORESTED PRESERVATION PARCELS/FLOODED AREAS:	34.81
FCE 1B	0.92 AC.	NET TRACT AREA (NTA):	34.81
FCE 2A	1.71 AC.	EXISTING FOREST ON NTA:	15.03
FCE 3A	1.63 AC.	REFORESTATION THRESHOLD:	8.7
FCE 4A	0.91 AC.	FOREST TO BE CLEARED:	6.39
TOTAL	1.71 AC.	FOREST TO BE RETAINED (NTA):	8.64
		REFORESTATION REQUIRED:	1.71
		REFORESTATION PROPOSED:	1.71

GROSS AREA INCLUSIVE OF SUSAN MOXLEY PROPERTY LOTS 1-4



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *Paul A. Taylor* DATE: 11/9/02



- ### SEQUENCE OF CONSTRUCTION
- SEDIMENT CONTROL AND TREE PROTECTION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE. SITE SHALL BE GRADED IN ACCORDANCE WITH THE GENERAL CONSTRUCTION PLAN.
 - REMOVE HAZARDOUS TREES (DEAD, DISEASED OR THOSE SUBJECT TO WIND THROWS) ALONG THE EDGE OF THE FOREST RETENTION AREAS AS WELL AS WITHIN OTHER TREE SAVE AREAS.
 - SIGNAGE SHALL BE INSTALLED AS PER THE FOREST PROTECTION DEVICES SHOWN ON THE FOREST CONSERVATION PLAN.
- ### FCP NOTES:
- ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
 - FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
 - LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
 - NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
 - TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 50 FEET OF THE PROPOSED LIMITS.
 - PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS. SIGNS SHALL BE MOUNTED ON A PERMANENT WOOD POST OR METAL STAKE. FCE SIGNS SHALL NOT BE ATTACHED TO TREES.
 - THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 8.64 ACRES OF EXISTING FOREST AND REFORESTATION OF 1.69 ACRES IN FOREST CONSERVATION EASEMENTS.
 - THIS SITE IS WITHIN THE MIDDLE PATUXENT RIVER WATERSHED, WATERSHED NUMBER 2131106.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO ON-SITE CEMETERIES AND HISTORIC SITES/FEATURES.
 - THERE ARE NO ON-SITE FLOODPLAINS, STREAMS, WETLANDS OR WETLAND BUFFERS ON THIS SITE AT THIS TIME. THERE ARE STEEP SLOPES/STREAM BUFFERS ON THIS SITE AT THIS TIME.
 - THE REASONS FOR THE PROPOSED CLEARING IS THE CONSTRUCTION OF A PUBLIC ROAD, STORM DRAINS, UTILITIES AND A STORM WATER MANAGEMENT FACILITY; TO PROVIDE ADEQUATE INTERSECTION LINE OF SIGHT; AND THE RELOCATION OF OVERHEAD POWER LINES. AREAS OF FOREST ARE ALSO INCORPORATED ON EXISTING AND PROPOSED LOTS. THE AREAS OF FOREST RETENTION ARE THE AREAS OF FOREST THAT ARE NOT BEING CLEARED AND MEET THE MINIMUM REQUIREMENTS OF THE FOREST CONSERVATION ACT AND MANUAL. THE AREA OF REFORESTATION IS AN AREA NEAR A RAMP ONTO INTERSTATE 70 THAT WILL SERVE AS A BUFFER BETWEEN THE RAMP AND THE LOTS. THIS AREA ALSO CONNECTS RETENTION EASEMENTS 1A AND 1B.
 - THE TOTAL FOREST CONSERVATION OBLIGATION IS 10.35 ACRES FOR THIS PROJECT AND HAS BEEN MET BY THE ON-SITE RETENTION OF 8.64 ACRES OF NET TRACT AREA FOREST AND 1.69 ACRES OF REFORESTATION. FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION IN THE AMOUNT OF \$110,514.49 (84 ACRES OF RETENTION AT \$8,712 PER ACRE (\$75,21,581) AND 1.71 ACRES OF REFORESTATION AT \$12,780 PER ACRE (\$37,243.80)) SHALL BE PAID AS PART OF THE DEVELOPER'S AGREEMENT.

- ### PLANTING/SOIL SPECIFICATIONS
- PLANTING OF NURSERY STOCK SHALL TAKE PLACE BETWEEN MARCH 15TH AND APRIL 30TH. CONTAINER STOCK MAY BE PLANTED BETWEEN SEPTEMBER 1ST AND OCTOBER 31ST.
 - A TWO (2) INCH TOPSOIL SHALL BE APPLIED TO ALL REFORESTATION AREAS IMPACTED BY SITE GRADING TO ASSURE A SUITABLE PLANTING AREA. DISTURBED AREAS SHALL BE SEEDED AND STABILIZED AS PER COUNTY CONSTRUCTION PLAN FOR FOREST PLANTING AREAS NOT IMPACTED BY SITE GRADING SHALL HAVE NO ADDITIONAL TOPSOIL INSTALLED.
 - ALL BAREROOT PLANTING STOCK SHALL HAVE THEIR ROOT SYSTEMS DIPPED INTO AN ANTI-DESICCANT GEL PRIOR TO PLANTING.
 - PLANTS SHALL BE INSTALLED SO THAT THE TOP OF ROOT MASS IS LEVEL WITH THE TOP OF EXISTING GRADE. BACKFILL IN THE PLANTING PITS SHALL CONSIST OF 3 PARTS EXISTING SOIL TO ONE PART FINES OR EQUIVALENT.
 - FERTILIZER SHALL CONSIST OF AGRIFORM 22-8-2, OR EQUIVALENT, APPLIED AS PER MANUFACTURER'S SPECIFICATIONS.
 - A TWO (2) INCH LAYER OF HARDWOOD MULCH SHALL BE PLACED OVER THE ROOT AREA OF ALL PLANTINGS.
 - PLANT MATERIAL SHALL BE TRANSPORTED TO THE SITE IN A TARPED OR COVERED TRUCK. PLANTS SHALL BE KEPT MOIST PRIOR TO PLANTING.
 - ALL NON-ORGANIC TIEBACK ASSOCIATED WITH THE PLANTING OPERATION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

- ### FOREST CONSERVATION EASEMENT #2A (1.71 ACRES)
- | QTY. | SPECIES | WHIP | SPACING |
|------|-------------------------------------|------|---------|
| 73 | Acer rubrum - RED MAPLE | 2-3" | WHIP ** |
| 30 | Cornus florida - FLOWERING DOGWOOD | 2-3" | WHIP ** |
| 110 | Juglans nigra - BLACK WALNUT | 2-3" | WHIP ** |
| 35 | Liquidambar styraciflua - RED CEDAR | 2-3" | WHIP ** |
| 89 | Liriodendron tulipifera - POPLAR | 2-3" | WHIP ** |
| 47 | Nyssa sylvatica - BLACK GUM | 2-3" | WHIP ** |
| 30 | Prunus serotina - BLACK CHERRY | 2-3" | WHIP ** |
| 60 | Quercus alba - WHITE OAK | 2-3" | WHIP ** |
| 48 | Quercus rubra - RED OAK | 2-3" | WHIP ** |
| 30 | Sassafras albidum - SASSAFRAS | 2-3" | WHIP ** |
| 47 | Viburnum prunifolium - BLACKHAWK | 2-3" | WHIP ** |
- ### KEY:
- PLANTINGS TO BE SPACED 11 FOOT CENTERS - PLANTINGS SHOULD BE INSTALLED IN ROWS TO FACILITATE FUTURE MAINTENANCE, WHERE POSSIBLE ROWS SHOULD BE MADE ALONG CONTOUR.
- ### PER COUNTY REQUIREMENTS, TREE SHELTERS SHOULD BE USED.
-

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@comcast.com

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland, License No. 21443, Expiration Date: 12-21-2008.

DEVELOPER/OWNER LOT 4: HORTON, INC 15810 GAITHER DRIVE, SUITE 220 GAITHERSBURG, MD 20877 1-301-970-6144

OWNER LOT 1: HECTOR HANNIBAL AND TANYA SELLERS-HANNIBAL 14450 FREDERICK ROAD COOKSVILLE, MD 21723

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OWNER LOT 3: ROBERT AND PHYLLIS BULL 14470 FREDERICK ROAD COOKSVILLE, MD 21723

PROJECT: **VISTA RIDGE**
A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"

LOCATION: TAX MAP NO. B - GRID NO. 23 PARCEL NO. 176 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY FOREST CONSERVATION NOTES, DETAILS AND PLAN**

DATE: SEPTEMBER, 2007 PROJECT NO. 1635

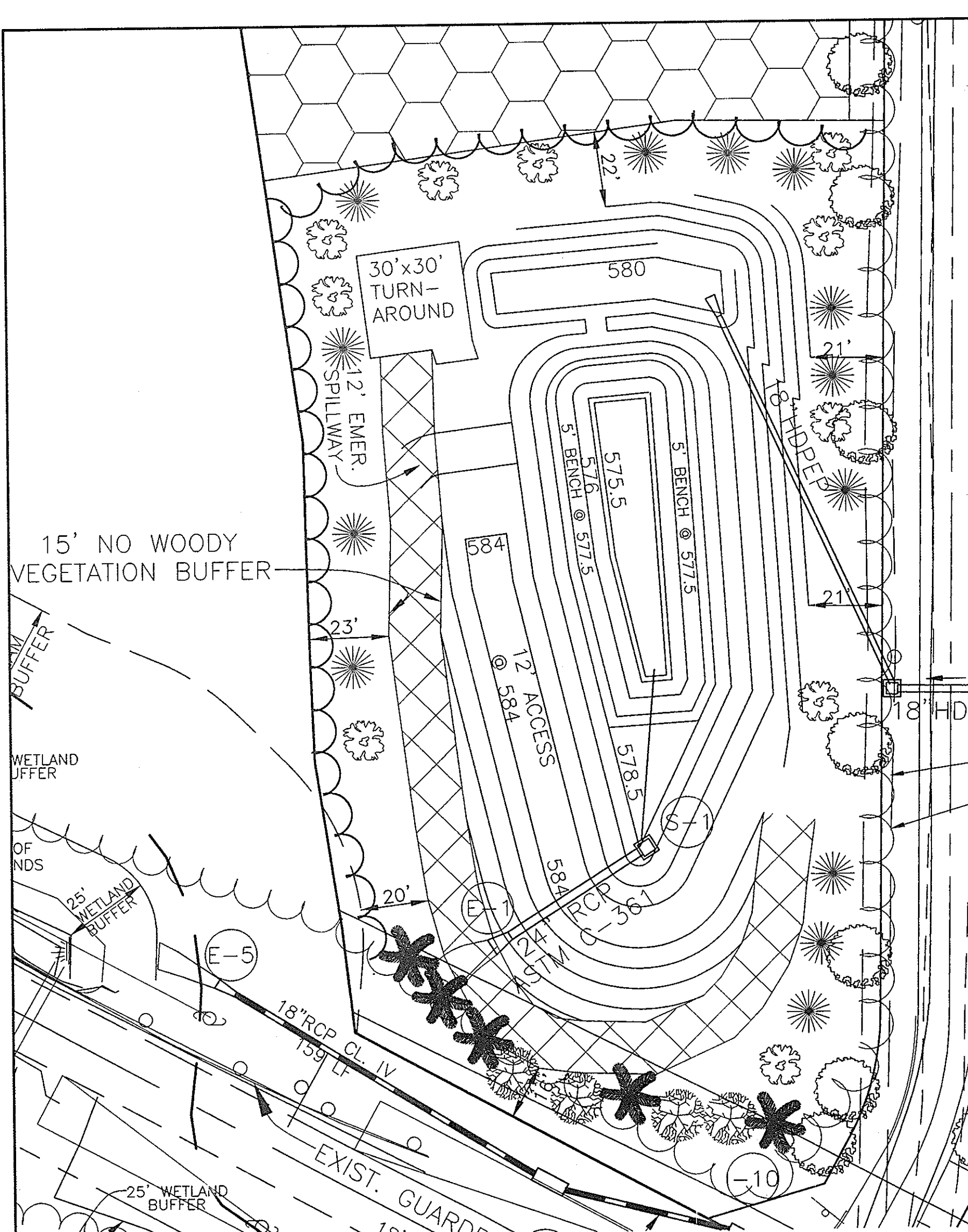
Design: JMC Draft: RPS Check: DAM SCALE: 1" = 100' DRAWING 8 OF 10

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

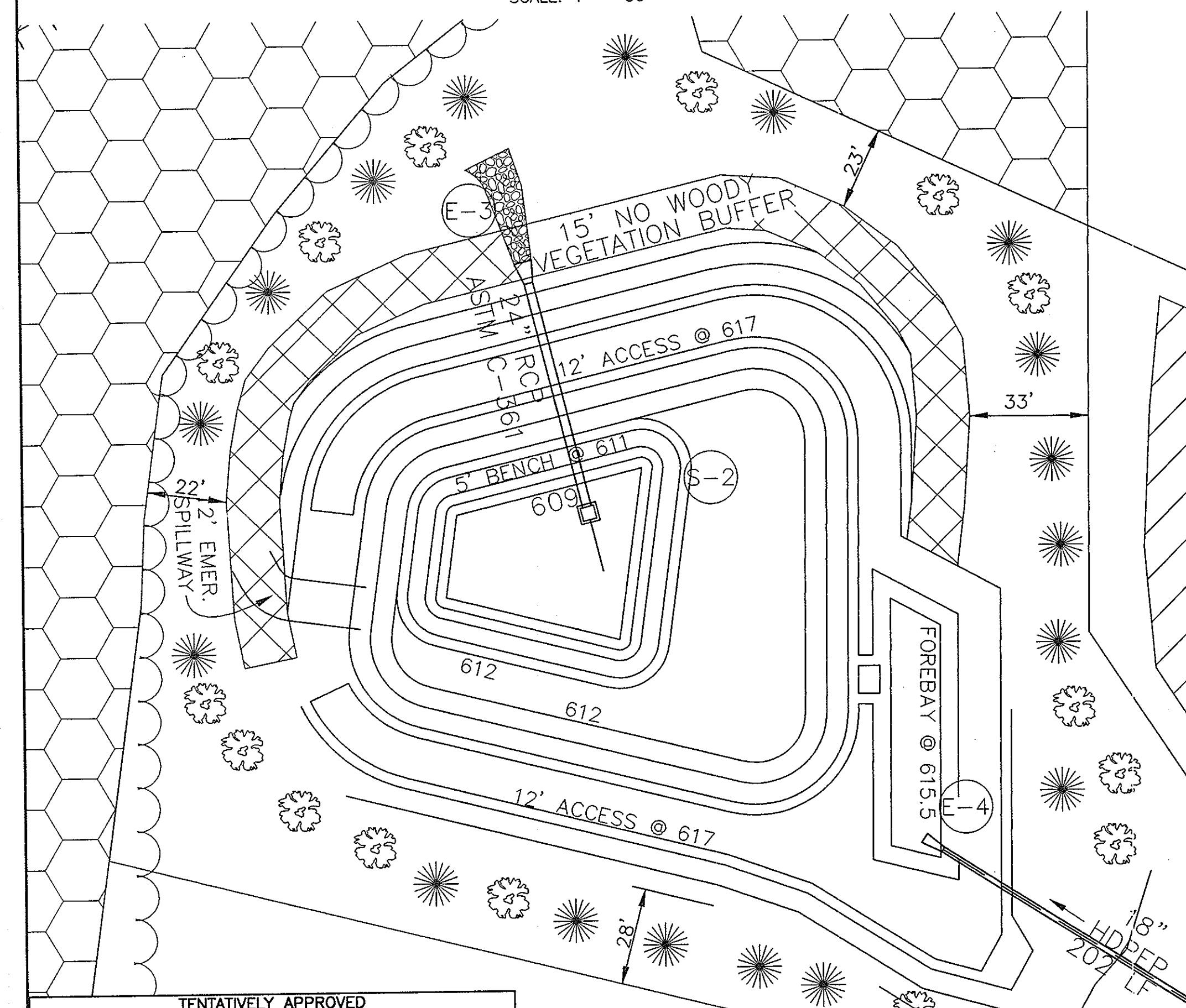
MD DNR Qualified Professional
USACO28 Wildlife Management
Certification #MD061004032
John P. Canale

P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

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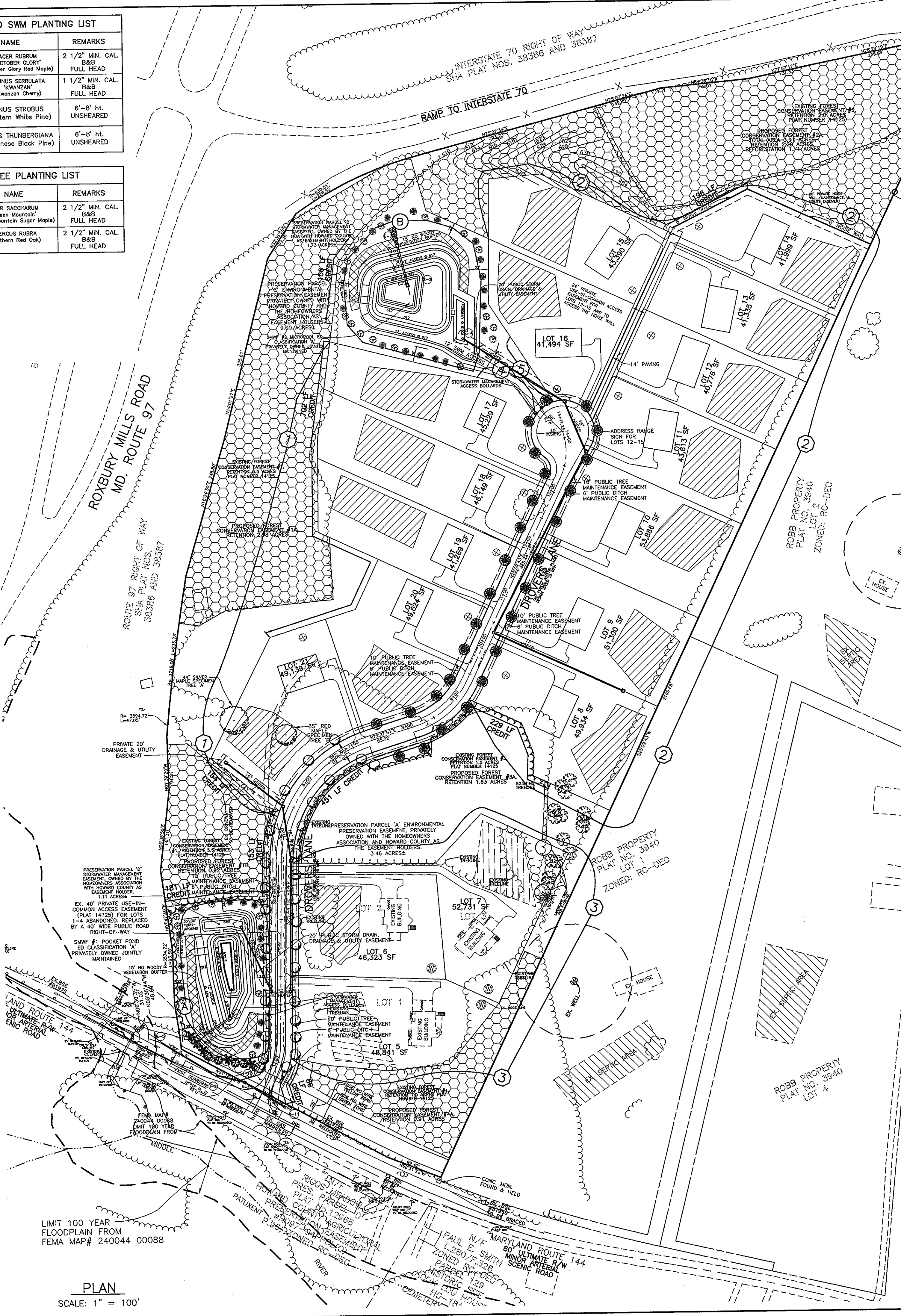
POND #1 ENLARGEMENT
SCALE: 1" = 30'



POND #2 ENLARGEMENT
SCALE: 1" = 30'

PERIMETER AND SWM PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	102	ACER RUBRUM 'October Glory' (October Glory Red Maple)	2 1/2" MIN. CAL. B&B FULL HEAD
	5	PRUNUS SERRULATA 'Kwanzan' (Kwanzan Cherry)	1 1/2" MIN. CAL. B&B FULL HEAD
	24	PINUS STROBUS (Eastern White Pine)	6"-8" HT. UNSHEARED
	5	PINUS THUMBERGIANA (Japanese Black Pine)	6"-8" HT. UNSHEARED

STREET TREE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	28	ACER SACCHARUM 'Green Mountain' (Green Mountain Sugar Maple)	2 1/2" MIN. CAL. B&B FULL HEAD
	28	QUERCUS RUBRA (Northern Red Oak)	2 1/2" MIN. CAL. B&B FULL HEAD



PLAN
SCALE: 1" = 100'

SCHEDULE 'D' - SWM AREA LANDSCAPING				
CATEGORY	SWMF #1 (A)	SWMF #2 (B)	TOTAL	
LINEAR FEET OF PERIMETER	897'	886'	1783'	
BUFFER TYPE	B	B	B	
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES 181'	YES 156'	YES 337'	
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	
LINEAR FEET OF REQUIRED PLANTING	716'	730'	1446'	
NUMBER OF TREES REQUIRED				
SHADE TREES	14	15	29	
EVERGREEN TREES	18	18	36	
NUMBER OF TREES PROVIDED	14	15	29	
SHADE TREES	18	18	36	
EVERGREEN TREES	14	15	29	
OTHER TREES (2:1 SUBSTITUTE)	18	18	36	

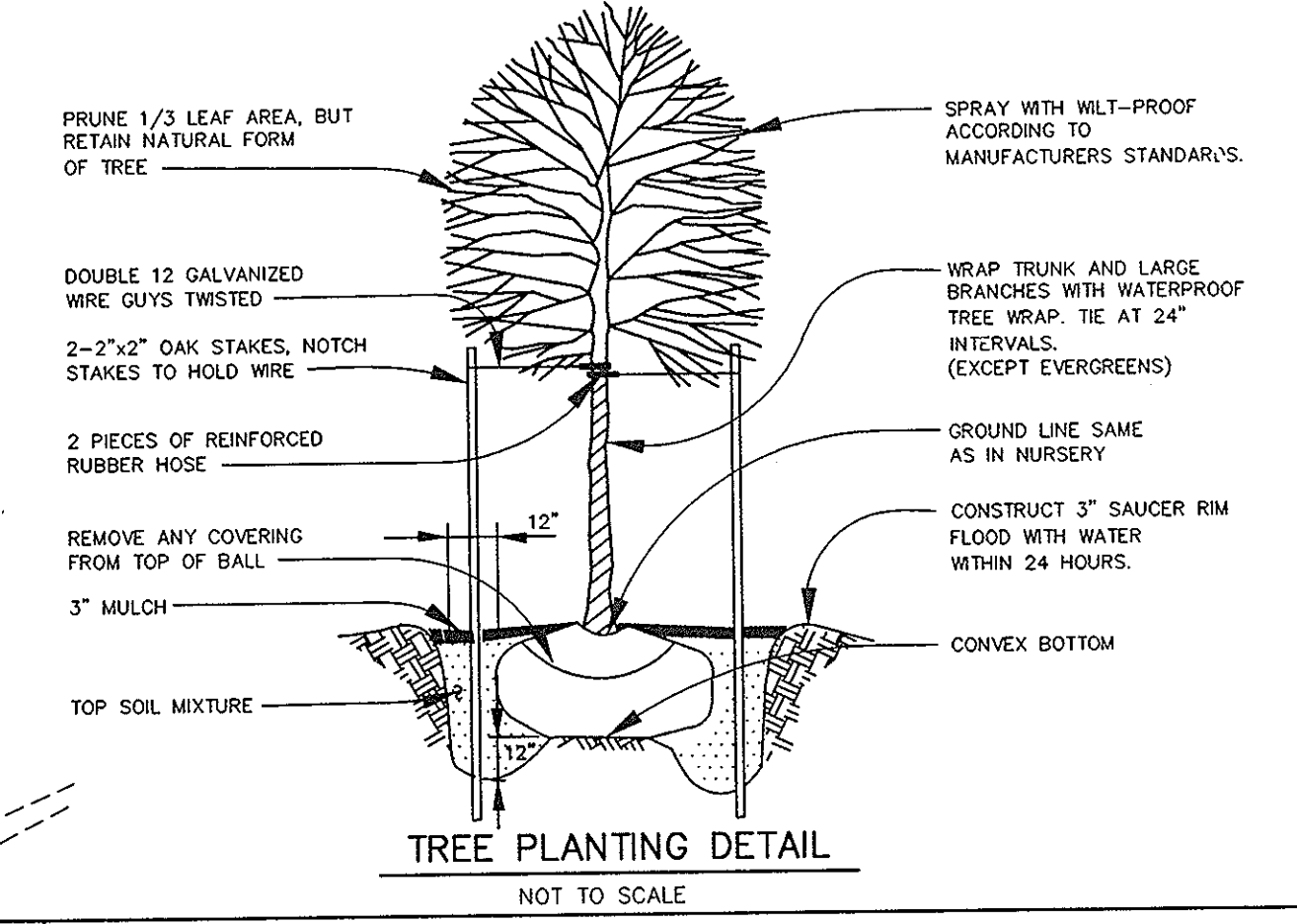
STREET TREE CALCULATIONS	
STREET TREES REQUIRED FOR 2,949 LF OF RIGHT-OF-WAY WITH 600 LF OF CREDIT FOR PRESERVING EXISTING VEGETATION (2,949 - 600) / 40 = 56 TREES REQUIRED	56 TREES PROVIDED

SCHEDULE A PERIMETER LANDSCAPE EDGE						
CATEGORY	ADJACENT TO PERIMETER PROPERTY					TOTAL
LANDSCAPE TYPE	① TYPE A	② TYPE A	③ TYPE A	④ TYPE A	⑤ TYPE A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1090'	2285'	1238' ②	131'	137'	4859'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES, 856' ①	YES, 425' ①	N/A	NO	NO	1281'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	N/A	NO	NO	NO
NUMBER OF PLANTS REQUIRED	234 L.F.	1840 L.F.	N/A	131 L.F.	137 L.F.	2342 L.F.
SHADE TREES	4	31	—	2	2	39
EVERGREEN TREES	0	0	—	0	0	0
OTHER TREES (2:1 SUBSTITUTE)	—	—	—	—	—	—
SHRUBS	—	—	—	—	—	—

- ① EXISTING WOODS WITH WIDTH 20' OR GREATER.
- ② THE LANDSCAPE OBLIGATION FOR THIS PERIMETER WAS PREVIOUSLY ADDRESSED UNDER F-00-22.

LANDSCAPING NOTES

- PERIMETER LANDSCAPING SHALL BE PROVIDED BY THE EXISTING VEGETATION TO REMAIN AND BY THE PLANTINGS AS SHOWN ON THESE PLANS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTERNAL STREET TREE PLANTINGS, THE PRESERVATION OF THE PERIMETER VEGETATION AND FOR THE PERIMETER PLANTINGS AS SHOWN ON THESE PLANS. BONDING FOR PLANTINGS IS THE OBLIGATION OF THE DEVELOPER AS PART OF THE DEVELOPERS AGREEMENT.
- TREES MUST BE A MINIMUM OF SIX (6) FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF FIVE (5) FEET FROM ANY STORM DRAIN.
- A MINIMUM DISTANCE OF TWENTY (20) FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE STREET AND FROM ANY STREET LIGHTS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SEC.-16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- SEE TREE PLANTING DETAIL - THIS SHEET.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.



TREE PLANTING DETAIL
NOT TO SCALE

NO.	DATE	REVISION
BENCHMARK ENGINEERING, INC.		
8480 BALTIMORE NATIONAL PIKE A SUITE 418 ELLCOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 E-MAIL: bel@bel-civilengineering.com		
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21443, Expiration Date: 12-21-2009.		<i>Donald M. ...</i> 9/25/10

DEVELOPER/OWNER LOT 1: HORTON, INC. 15810 GATHER DRIVE, SUITE 220 GAITHERSBURG, MD 20877 1-301-670-6144	PROJECT: VISTA RIDGE A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"
OWNER LOT 2: HECTOR HANNIBAL AND TANYA SELLERS-HANNIBAL 14450 FREDERICK ROAD COOKSVILLE, MD 21723	LOCATION: TAX MAP No. 8 - GRID No. 23 PARCEL No. 176 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
OWNER LOT 3: STEVEN AND JULIE CHO 14460 FREDERICK ROAD COOKSVILLE, MD 21723	TITLE: PRELIMINARY LANDSCAPE PLAN
OWNER LOT 4: ROBERT AND PHYLLIS BULL 14470 FREDERICK ROAD COOKSVILLE, MD 21723	DATE: JANUARY, 2007 SEPTEMBER, 2007 PROJECT NO. 1635
Design: JMC Draft: RPS Check: DAM	SCALE: 1" = 100' DRAWING 9 OF 10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark ...
PLANNING DIRECTOR

P:\1490 Susan Mosley\dwg\3022583.dwg, LANDSCAPE SHEET3, 9/25/2007 2:53:31 PM, inc. Occ TDS600 HDI for mvlr.pcl



SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
	CgB2	B CHESTER GRAVELLY SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
	CgC2	B CHESTER GRAVELLY SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
	ChA	B CHESTER SILT LOAM, 0 TO 3 % SLOPES
	ChB2	B CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
	ChC2	B CHESTER SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
	ChD2	B CHESTER SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED
	Cs	B COMUS SILT LOAM
	EkB2	C ELJOAK SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
	EkC2	C ELJOAK SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
	EkD2	C ELJOAK SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED
	EID3	C ELJOAK SILTY CLAY LOAM, 15 TO 25 % SLOPES, SEVERELY ERODED

* INDICATES HYDRIC SOILS
 TAKEN FROM SOILS SURVEY, ISSUED JULY 1988, MAF NO. 7

GENERAL NOTES

- 1) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 2) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE REQUIRED.
- 3) UNLESS OTHERWISE SHOWN NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF THE PROPERTY.
- 4) EXACT LENGTH OF SEPTIC TRENCHES IS TO BE DETERMINED BY THE HEALTH DEPARTMENT AT THE TIME OF TRENCH LAYOUT AND INSPECTION.
- 5) TOPOGRAPHY SHOWN HEREON WAS PURCHASED FROM HOWARD COUNTY, GEOGRAPHICAL INFORMATION SYSTEMS BY BENCHMARK ENGINEERING, INC. AND FIELD VERIFIED.
- 6) ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF FINAL PLAT FOR SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED 'GOVERNMENTAL DELAY' IF THE WELL DRILLING DELAYS THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- 7) GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE.
- 8) ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

LEGEND

- SOILS CLASSIFICATION
 SOILS DELINEATION
 EXISTING CONTOURS (FIELD RUN)
 LIMIT OF WETLANDS
 EXISTING WOODS LINE
 PROPOSED WOODS LINE
 EXISTING STRUCTURE
 EXISTING SEPTIC FIELD
 PROPOSED SEPTIC FIELD
 SLOPES 15% TO 24.9%
 SLOPES 25% OR GREATER
 EX. 100 YEAR FLOODPLAIN
 FOREST
 CONSERVATION EASEMENT
 PERCOLATION TEST PASSED
 PERCOLATION TEST FAILED

NO.	DATE	REVISION

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6844
 E-MAIL: bal@bal-civilengineering.com

DEVELOPER/OWNER LOT 4: DR. HORTON, INC. 15810 GANTHER DRIVE, SUITE 220 GAITHERSBURG, MD 20877 1-301-670-6144	PROJECT: VISTA RIDGE A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"
OWNER LOT 1: HECTOR HANNIBAL AND TANYA SELLERS-HANNIBAL 14450 FREDERICK ROAD COOKSVILLE, MD 21723	LOCATION: TAX MAP No. 8 - GRID No. 23 PARCEL No. 176 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
OWNER LOT 2: STEVEN AND JULIE CHO 14460 FREDERICK ROAD COOKSVILLE, MD 21723	TITLE: REVISED PERCOLATION CERTIFICATION PLAN
OWNER LOT 3: ROBERT AND PHYLLIS BULL 14470 FREDERICK ROAD COOKSVILLE, MD 21723	DATE: SEPTEMBER, 2007 PROJECT NO. 1490 SCALE: 1" = 100' DRAWING 10 OF 10

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

Dr. M. Con 9/28/07
 PLAN PREPARER: JOHN GARNEY FOR BENCHMARK ENGINEERING, INC. DATE:

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson 10/23/07
 COUNTY HEALTH OFFICER DATE:

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Paul D. Gyle 11/9/07
 PLANNING DIRECTOR DATE:

P:\1490 Suez - Moseley\dwg\1011021R.dwg, PERC, 9/23/2007 2:51:51 PM, jmc, Quc TD3600 for mlfar.pcd