

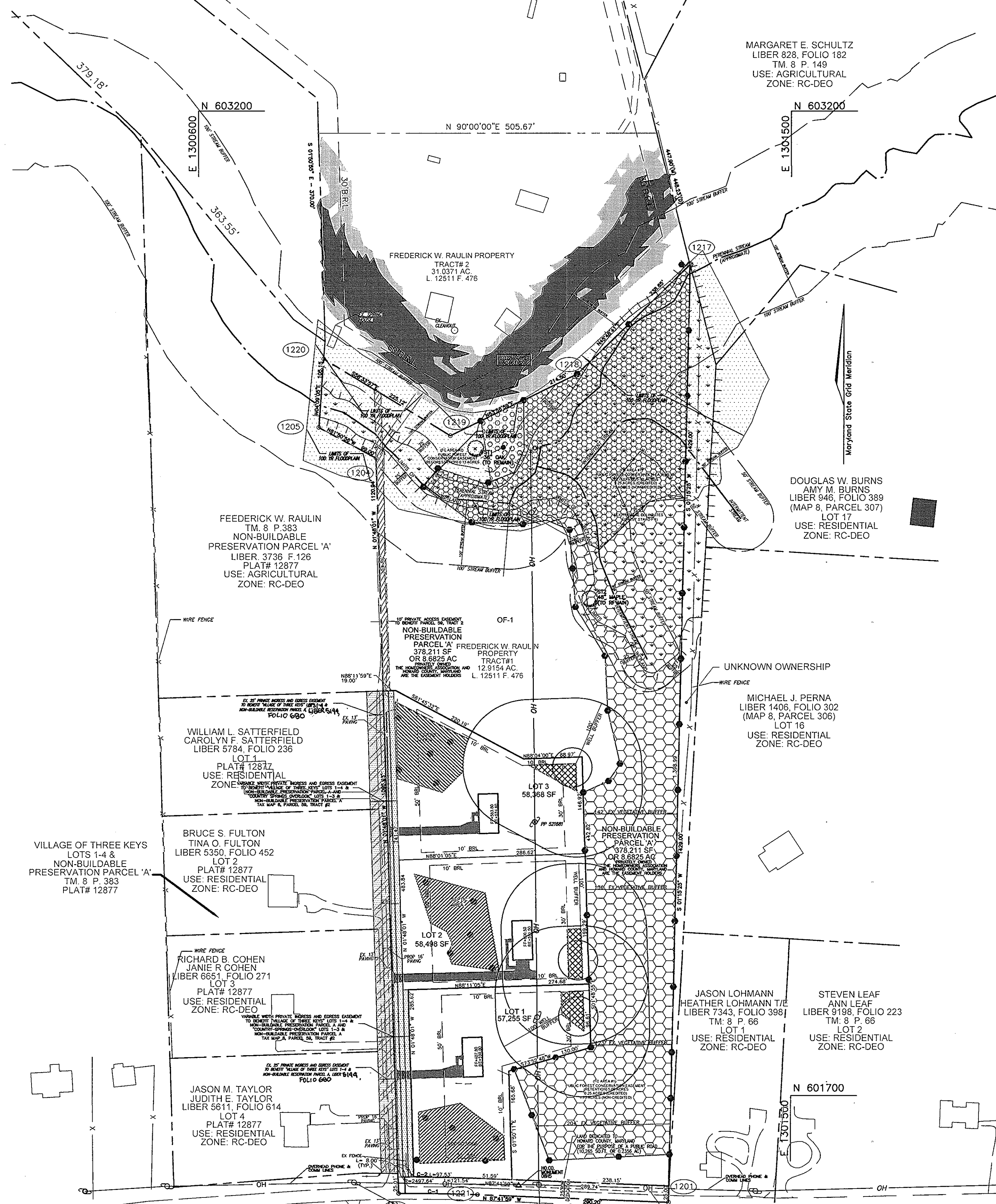
GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 331-1850 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, UNLESS WAIVERS HAVE BEEN APPROVED.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - COORDINATE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0845 AND NO. 086C.
 - THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2008.
 - THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY GIS MAPPING.
 - WATER AND SEWER FOR THIS SITE WILL BE PROVIDED BY ONSITE WELL AND SEPTIC SYSTEMS.
 - THIS PROJECT IS EXEMPT FROM CPV STORM WATER MANAGEMENT SINCE THE SITE P_e IS LESS THAN 1".
 - THIS SITE IS NOT LOCATED IN AN HISTORIC DISTRICT.
 - THE 100-YEAR FLOODPLAIN ON THIS SITE IS NON-CRITICAL, BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. IN FEBRUARY 2010.
 - THERE ARE NO CEMETERIES OR BURIAL SITES BELIEVED TO BE ON THIS PROPERTY.
 - THE SUBJECT PROPERTY IS ZONED RC-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/06.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OF CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - DPZ FILE NUMBERS: WP-09-234 (APPROVED 01/21/2010), AND ECP-11-027 (APPROVED 11/23/10).
 - STORM WATER MANAGEMENT ADDRESSED FOR SITE USING 2007 MARYLAND STORMWATER DESIGN MANUAL (CHAPTER 5).
 - CHANNEL PROTECTION VOLUME (CPV) IS NOT REQUIRED (P_e FOR ENTIRE SITE IS UNDER 1.0").
 - WATER QUALITY VOLUME (WQV) AND RECHARGE VOLUME (REV) TO BE PROVIDED BY ROOF DISCONNECTS (N-1), NON-ROOFTOP DISCONNECTS (N-2) AND SHEET PILE (N-3) TO CONSERVATION AREAS.
 - NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ON-SITE.
 - A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST 2010. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL SHALL BE COMPLIED WITH.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - TRASH AND RECYCLING COLLECTION WILL BE PROVIDED AT BUSHY PARK ROAD WITHIN 5' OF THE COUNTY ROADWAY.
 - A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-331-7572 FOR DETAILS AND COST ESTIMATES.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG AND PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO PIPESTEM LOT DRIVEWAY.
 - A MAINTENANCE AGREEMENT FOR THE EXISTING USE IN COMMON DRIVE IS BEING NEGOTIATED WITH HOME OWNERS WHO ARE PRESENTLY MAINTAINING EX. LOTS 1-4 SAID ROAD. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR COMBINED USE BY COUNTRY SPRINGS OVERLOOK, LOTS 1-3 & NON-BUILDABLE PRESERVATION PARCEL A, VILLAGE OF THREE KEYS, LOTS 1-4 & NON-BUILDABLE PRESERVATION PARCEL A, AND PARCEL 59, TRACT #2 WILL BE RECORDED SIMULTANEOUSLY WITH THE PLAT. THIS AGREEMENT WILL SUPERSEDE THE PREVIOUS AGREEMENT FOR VILLAGE OF THREE KEYS.
 - WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED NOVEMBER 05, 2010. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
 - PERC CERTIFICATION PLAN PREPARED BY CLARK, FINEFROCK & SACKETT, INC., APPROVED JUNE 23, 2009.
 - THIS PLAN IS SUBJECT TO WP-09-234, APPROVED JANUARY 21, 2010 TO WAIVE:
 - SECTION 16.147(g) TO ALLOW PARCEL LINE ADJUSTMENT BY RECORDING AN ADJOINER DEED, INSTEAD OF PLAT.
 - SECTION 16.116 TO ALLOW SUBDIVISION TO OCCUR WHERE ENVIRONMENTAL FEATURES EXIST.
 - SECTION 16.120(c) TO ALLOW LOTS TO HAVE FRONTLINE LESS THAN MINIMUM REQUIRED.
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPROVAL OF THIS WAIVER PETITION DOES NOT NEGATE THE REQUIREMENT TO ABATE ZONING VIOLATION CASE CE-08-06 AS REQUIRED BY THE DIVISION OF ZONING ADMINISTRATION AND PUBLIC SERVICE. THE PROPERTY OWNER MUST CLEAN UP THE DEBRIS AND/OR MOVE THE DEBRIS FURTHER AWAY FROM THE EXTERNAL PROPERTY LINE. THIS CLEAN-UP EFFORTS MUST BE REVIEWED AND APPROVED BY THE DIVISION OF ZONING AND PUBLIC SERVICE IN ORDER TO RESOLVE THE ZONING VIOLATIONS. ALSO, THIS CLEAN-UP MUST OCCUR BEFORE ANY RECORD PLATS FOR THE FURTHER DEVELOPMENT OF THIS SITE (SENDING OR SUBDIVISION) ARE RECORDED.
 - RECORDATION OF THE FOLLOWING AGREED UPON DEEDS, EASEMENTS AND PLAN EXHIBIT:
 - DEEDS ADJUSTING THE BOUNDARY BETWEEN PARCEL 1 AND 3 AND PARCEL 1 AND 4;
 - CONFRATORY DEEDS FOR EACH NEW TRACT;
 - DEED OF EASEMENT TO CREATE THE PROPOSED PRIVATE INGERSSES AND EGRESS EASEMENT TO SERVE PROPOSED TRACT#3 (OVER AND THROUGH PROPOSED TRACT #2).
 - PROVIDE THIS OFFICE WITH 2 COPIES OF THE WAIVER PETITION EXHIBIT WHICH REFLECT THE CHANGES REQUIRED BY THE ENCLOSED COMMENTS FROM THE DIVISION OF LAND DEVELOPMENT, DPZ.
 ALL OF THESE DOCUMENTS MUST BE RECORDED AND COPIES SUBMITTED TO HIS DEPARTMENT FOR FILE RETENTION PURPOSES WITHIN 60 DAYS OF THE DATE OF THIS WAIVER APPROVAL (ON OR BEFORE MARCH 22, 2010).
 - CLEARLY REFERENCE THIS WAIVER PETITION FILE NUMBER, WP-09-234, AND APPROVAL DATE WITHIN THE NEW DEED.
 - THE ENCLOSED COMMENTS FORM THE DEVELOPMENT ENGINEERING DESIGN, DPZ AND THE STATE HIGHWAY ADMINISTRATION.
 - ANY FUTURE RESUBDIVISION OF TRACT#1 WILL REQUIRE FULL COMPLIANCE WITH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS UNLESS WAIVERS ARE APPROVED.
 - NOTE: IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING LETTER DATED AUGUST 11, 2011, CONDITION #1 IS NO LONGER VALID.
- THERE IS NO EXISTING HOUSE OR CONSTRUCTION ON THIS PROPERTY.
- THE FOREST CONSERVATION EASEMENT HAS BEEN 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 EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION FOR THIS SITE WILL BE ACHIEVED VIA ON SITE FOREST RETENTION AND ON SITE REFORESTATION. THE FOREST CONSERVATION OBLIGATION OF 3.38 ACRES HAS BEEN FULFILLED BY THE RETENTION OF 3.25 ACRES AND THE REFORESTATION OF 0.13 ACRES OF FOREST. FINANCIAL SURETY IN THE AMOUNT OF \$2,832.00 FOR THE 0.13 ACRES OF REFORESTATION WILL BE POSTED WITH A DEVELOPERS AGREEMENT.
- ALL SIGN POSTS 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 IN TO 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.
- ALL WELLS MUST BE DRILLED PRIOR TO HEALTH DEPARTMENT APPROVAL OF THE FINAL RECORD PLAT.
- DISTANCES SHOWN ARE BASED ON FIELD RUN SURVEY.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE PROVIDED PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$3,300.00 FOR THE REQUIRED 5 SHADE TREES, 8 ORNAMENTAL TREES AND 4 EVERGREEN TREES.
- A DESIGN MANUAL WAIVER REQUEST FROM DESIGN MANUAL, VOLUME III, SECTION 2.6.A TO PERMIT MORE THAN 6 USERS ON A USE-IN-COMMON DRIVE UP TO A MAXIMUM OF 8 SINGLE FAMILY HOUSES AND 2 NON-BUILDABLE PRESERVATION PARCELS WAS APPROVED ON 12/23/2011.

SUPPLEMENTAL INFORMATION PLAN

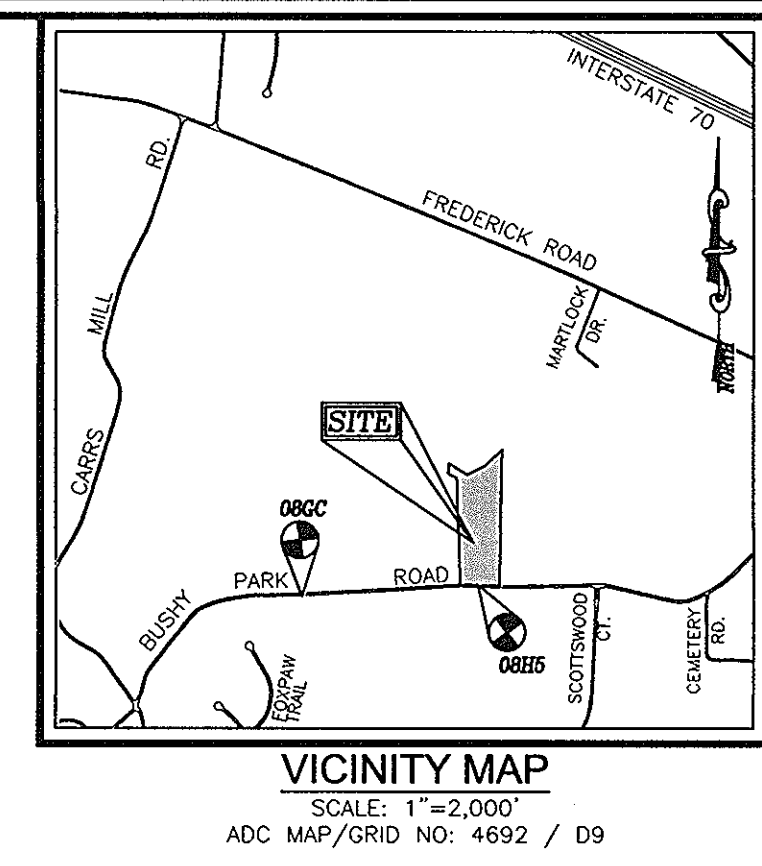
COUNTRY SPRINGS OVERLOOK

LOTS 1-3 AND NON-BUILDABLE PRESERVATION PARCEL 'A'



BENCHMARKS
 HOWARD COUNTY BENCHMARK 086C (CONC. MON.)
 N 601441.4011 E 1299254.0293 ELEV. 566.459
 HOWARD COUNTY BENCHMARK 0845 (CONC. MON.)
 N 601562.5734 E 1301087.2596 ELEV. 612.279

SITE DATA
 LOCATION: TAX MAP 8, PARCEL 59
 DEED REFERENCE: L12511 / F.476
 4TH ELECTION DISTRICT
 EXISTING ZONING: RC-DEO
 PER THE COMPREHENSIVE ZONING PLAN DATED 2/02/04.
 GROSS AREA OF PARCEL: 12,9154 AC.
 AREA OF RIGHT OF WAY: 0.2356 AC.
 AREA OF FLOODPLAIN: 111,169 SF (2.5521 AC.)
 AREA OF STEEP SLOPES: 0
 AREA OF STREAM BUFFER: 148,541 SF (3.4100 AC.)
 AREA OF WETLANDS & BUFFER: 133,223 SF (3.0584 AC.)
 PROPOSED IMPERVIOUS AREA: 0.28 AC.
 NET AREA OF PROJECT: 10.3633 AC**
 NUMBER OF RESIDENTIAL LOTS PROPOSED: 3
 AREA OF PROPOSED RESIDENTIAL LOTS: 3,9973 AC.
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 56,255 SF (LOT 1)
 AREA OF GREEN OPEN SPACE (LOTS 1-3): 2.80 AC.
 AREA OF GREEN OPEN SPACE (NON-BUILDABLE LOT): 3.75 AC.
 NUMBER OF PROPOSED NON-BUILDABLE PARCELS: 1 (8.6825 AC.)
 NUMBER OF NON-BUILDABLE BULK PARCELS: 0
 ** NOTE: NET AREA IS GROSS AREA LESS FLOODPLAIN



STORMWATER MANAGEMENT PRACTICES

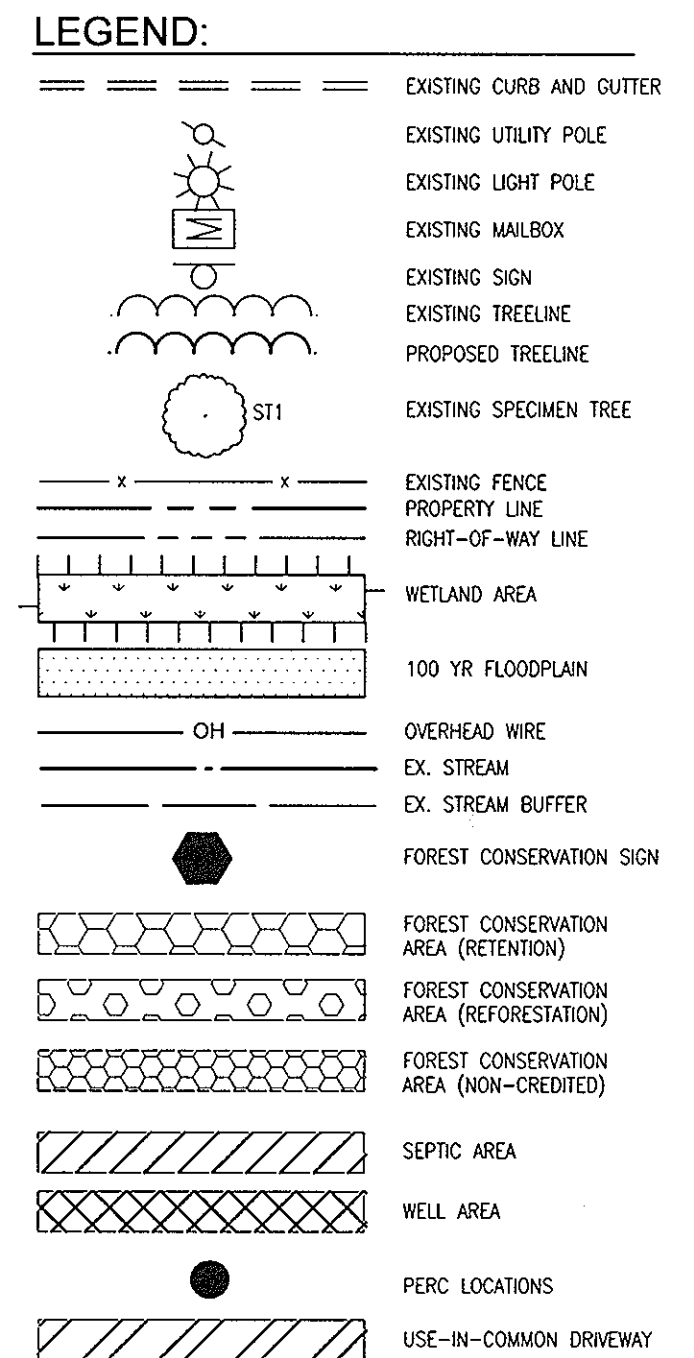
LOT	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF	DISCONNECTION OF NON-ROOFTOP RUNOFF	SHEETFLOW TO CONSERVATION AREA
1	BUSHY PARK RD	N-1	N-2	X
2	BUSHY PARK RD	4	1	X
3	BUSHY PARK RD	4	1	1

[OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1) DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)]

1. MAINTENANCE OF AREAS RECEIVING DISCONNECTED RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE OWNER SHALL ENSURE THE AREAS RECEIVING RUNOFF ARE PROTECTED FROM FUTURE COMPACTION OF DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

[OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED SHEETFLOW TO CONSERVATION (N-3)]

CONSERVATION AREAS SHALL REMAIN UNMANAGED OTHER THAN ROUTINE DEBRIS REMOVAL AND REPAIRING AREAS OF CONCENTRATED FLOW. INVASIVE AND NOXIOUS PLANT REMOVAL AND BI-ANNUAL MOWING FOR MEADOW PLANTS MAY BE NEEDED. SIGNS SHOULD BE MAINTAINED AND SUPPLEMENTAL PLANTINGS PERFORMED AS NEEDED.



SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 4
SITE LAYOUT, GRADING, SEDIMENT, EROSION CONTROL PLAN, SOILS MAP, LANDSCAPE AND FOREST CONSERVATION PLAN	2 OF 4
SITE LAYOUT, GRADING, SEDIMENT, EROSION CONTROL PLAN, LANDSCAPE AND FOREST CONSERVATION PLAN	3 OF 4
SIGHT DISTANCE, AND STORMWATER MANAGEMENT DA MAP	4 OF 4

OWNER
 FREDERICK W. RAULIN
 15101 FREDERICK ROAD
 WOODBINE, MD, 21797
 C/O TIM FEAGA
 410-489-7900

DEVELOPER
 HERITAGE REALTY SERVICES
 15950 NORTH AVENUE
 P.O. BOX 482
 LISBON, MD 21765
 410-489-7900

NO.	REVISION	DATE

SUPPLEMENTAL INFORMATION PLAN

COVER SHEET

COUNTRY SPRINGS OVERLOOK
 LOTS 1-3 AND NON-BUILDABLE PRESERVATION PARCEL 'A'

TAX MAP 8 BLOCK 21 ZONING: RC-DEO
 4TH ELECTION DISTRICT L12511 / F.476
 DPZ REF'S: ECP-11-027, WP-09-234 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

COORDINATE TABLE

NO.	NORTH	EAST
1201	601537.1320	1301314.8808
1202	601550.6725	1300905.2005
1204	602671.0611	1300869.9840
1205	602717.7692	1300782.6951
1217	602965.7834	1301346.2275
1218	602799.4366	1301175.1011
1219	602705.2366	1300982.3924
1220	602822.6434	1300790.3071
1221	601548.7802	1301024.9168

MINIMUM LOT SIZE CHART

LOT	NET AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.	PIPESTEM AREA SQ. FT.	GROSS AREA SQ. FT.
1	56,214 SF	40,000 SF	2,874 SF	58,498 SF
2	54,498 SF	40,000 SF	3,870 SF	58,368 SF
PAR A	372,280 SF	N/A	5,931 SF	378,211 SF

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD
C-1	2,472.66'	119.73'	2'48.26"	N 89°05'40" W 119.73'
C-2	2,502.66'	121.89'	2'47.26"	N 89°06'08" W 121.88'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

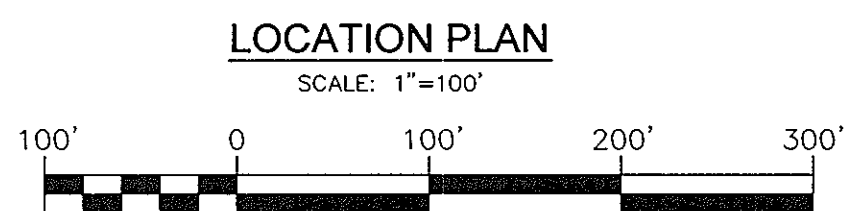
[Signature] 2/26/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/29/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

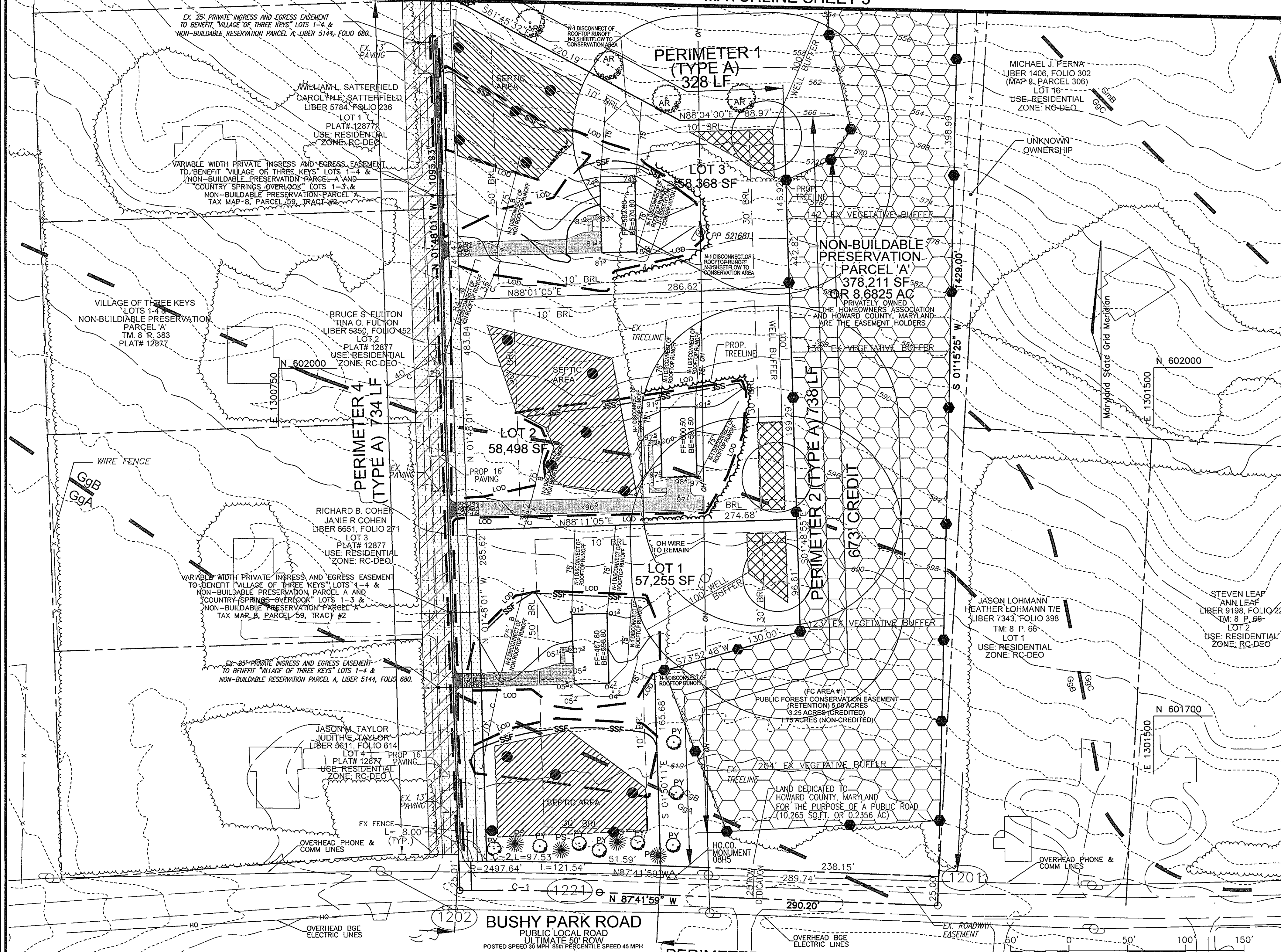
DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] 2/20/12
 SIGNATURE OF DEVELOPER DATE



MATCHLINE SHEET 3



NOTES:

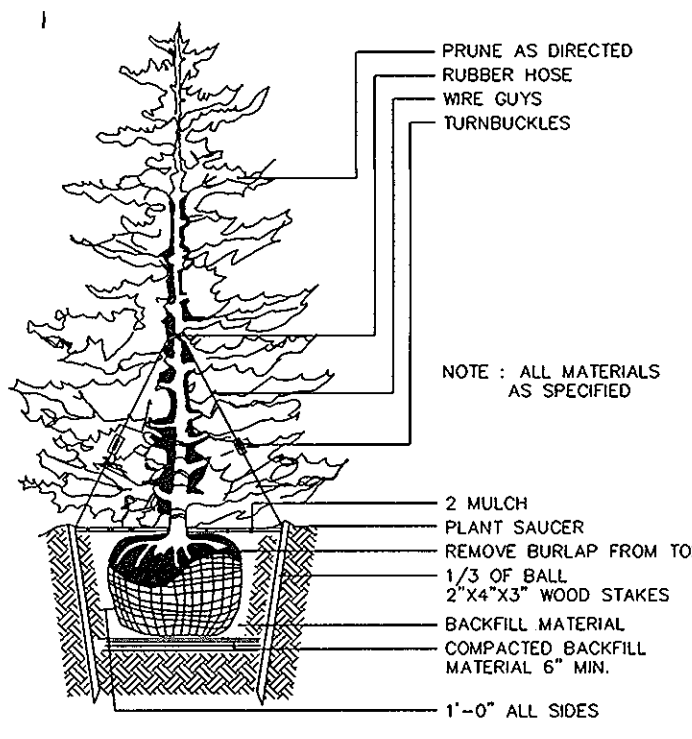
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH LAND MATERIALS AND BERMS, FENCES & WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN APPLICABLE REGULATIONS, ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS & OTHER PLANTINGS HEREWITH LISTED & APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTION OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW & APPROVAL FROM THE DEPARTMENT OF PLANNING & ZONING. ANY DEVIATION FROM THIS APPROVAL LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPACES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD & GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER & INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.

LANDSCAPE SCHEDULE NOTE:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRF PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WILL BE POSTED WITH THE GRADING PERMIT IN THE AMOUNT OF \$3,300.00 FOR THE REQUIRED 5 SHADE, 8 ORNAMENTAL TREES AND 4 EVERGREEN TREES.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN, HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPACES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.



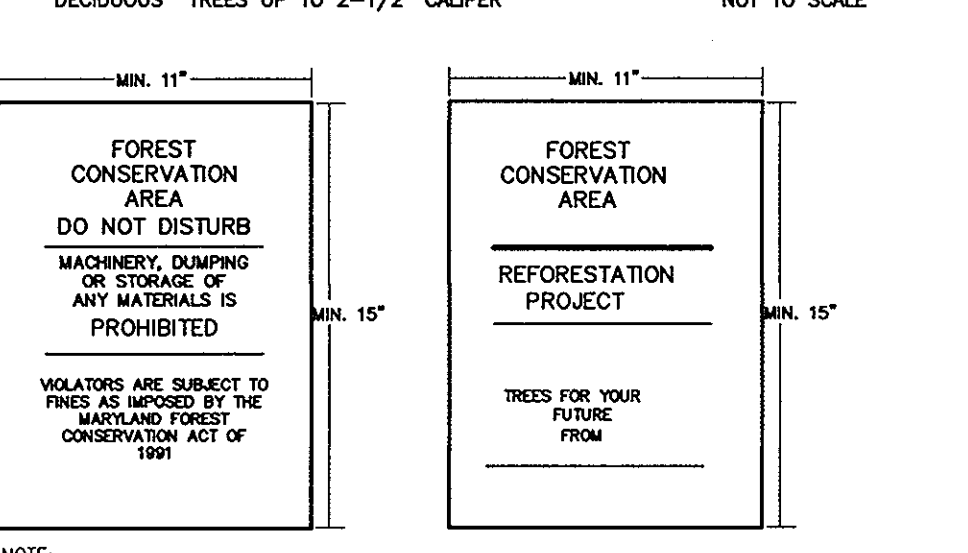
TYPICAL EVERGREEN TREE PLANTING DETAIL

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	1	2	3	4	
PERIMETER/FRONTAGE DESIGNATION	A	A	3	4	
LANDSCAPE TYPE					
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	328'	738'	173'	734'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES*	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	328'	65'	173'	734'	
SHADE TREES	1:60	5	1:60	1:50	3
EVERGREEN TREES	-	-	1:40	4	-
SHRUBS	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	5	-	-	-	5
SHADE TREES	-	-	-	-	-
EVERGREEN TREES (2:1 SUBSTITUTION)	-	-	4	-	4
OTHER TREES (2:1 SUBSTITUTION)	-	2	6	-	8
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-	-

* EXISTING WOODS TO REMAIN

TREE PLANTING AND STAKING



- 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.

SPECIMEN TREE CHART

NO.	SIZE	TYPE	CONDITION
ST1	36" DBH	OAK	GOOD
ST2	48" DBH	MAPLE	GOOD

FOREST CONSERVATION WORKSHEET 2.2

NET TRACT AREA

A. TOTAL TRACT AREA A = 12.92 AC

B. DEDUCTIONS B = 2.55 AC

C. NET TRACT AREA C = 10.37 AC

LAND USE CATEGORY

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY

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

D. AFFORESTATION THRESHOLD (NET TRACT AREA X 20%) D = 2.07 AC

E. CONSERVATION THRESHOLD (NET TRACT AREA X 25%) E = 2.59 AC

EXISTING FOREST COVER

F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA F = 6.40 AC

G. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD G = 4.33 AC

H. AREA OF FOREST ABOVE CONSERVATION THRESHOLD H = 3.81 AC

BREAK EVEN POINT

I. BREAK EVEN POINT I = 3.35 AC

J. FOREST CLEARING PERMITTED WITHOUT MITIGATION J = 3.05 AC

PROPOSED FOREST CLEARING

K. TOTAL AREA OF FOREST TO BE CLEARED K = 3.15 AC

L. TOTAL AREA OF FOREST TO BE RETAINED L = 3.25 AC

PLANTING REQUIREMENTS

M. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD M = 0.79

N. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD N = 0.00

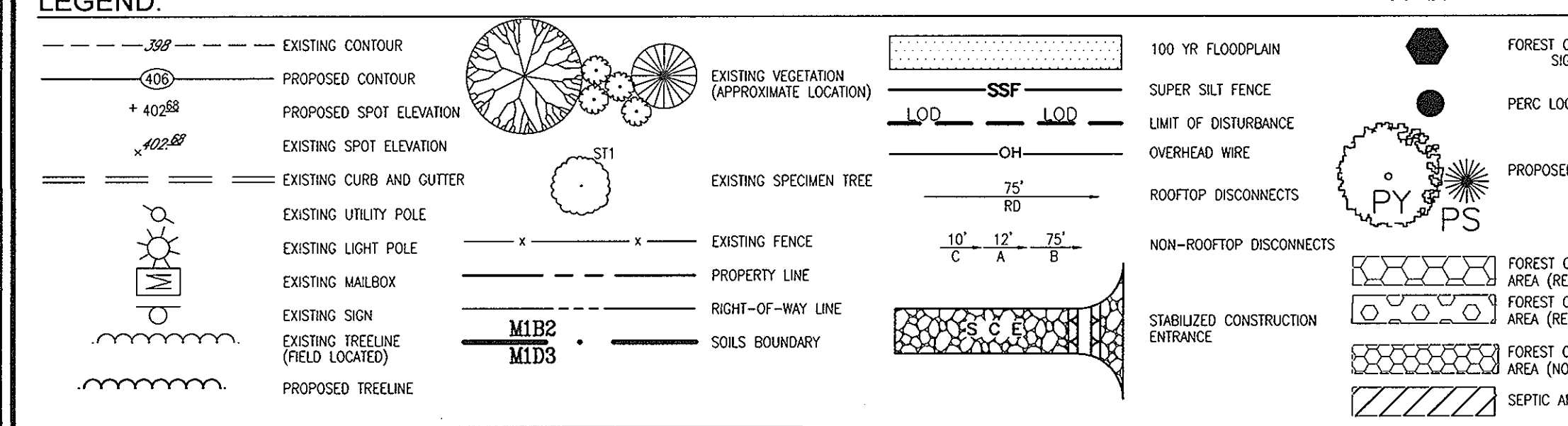
O. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD O = 0.66 AC

P. TOTAL REFORESTATION REQUIRED P = 0.13

Q. TOTAL AFFORESTATION REQUIRED Q = 0.00

R. TOTAL REFORESTATION AND AFFORESTATION REQUIREMENT R = 0.13

LEGEND:



LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR	5	ACER RUBRUM RED MAPLE	1 1/2" - 2" Cal	B & B
PY	8	PRUNUS YEDOENSIS YOSHINO CHERRY (SMALL TREES) X 2 SUBSTITUTION	1 1/2" - 2" Cal	B & B
PS	4	PINUS STROBUS EASTERN WHITE PINE (EVERGREEN TREES)	6' - 8' ht.	B & B

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
Co	CODORUS AND HATBORO SILT LOAM, 0 TO 3 PERCENT SLOPES	C
GcC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MdD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B
McD	MANOR LOAM, 15 TO 25 PERCENT SLOPES, VERY ROCKY	B
MkF	MANOR-BRINKLOM COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 2/28/12
 Chief, Division of Land Development 2/28/12

SUPPLEMENTAL INFORMATION PLAN
 SITE LAYOUT, GRADING, SEDIMENT,
 EROSION CONTROL PLAN, SOILS MAP,
 LANDSCAPE AND FOREST CONSERVATION PLAN
 COUNTRY SPRINGS OVERLOOK
 LOTS 1-3 AND NON-BUILDABLE PRESERVATION PARCEL 'A'

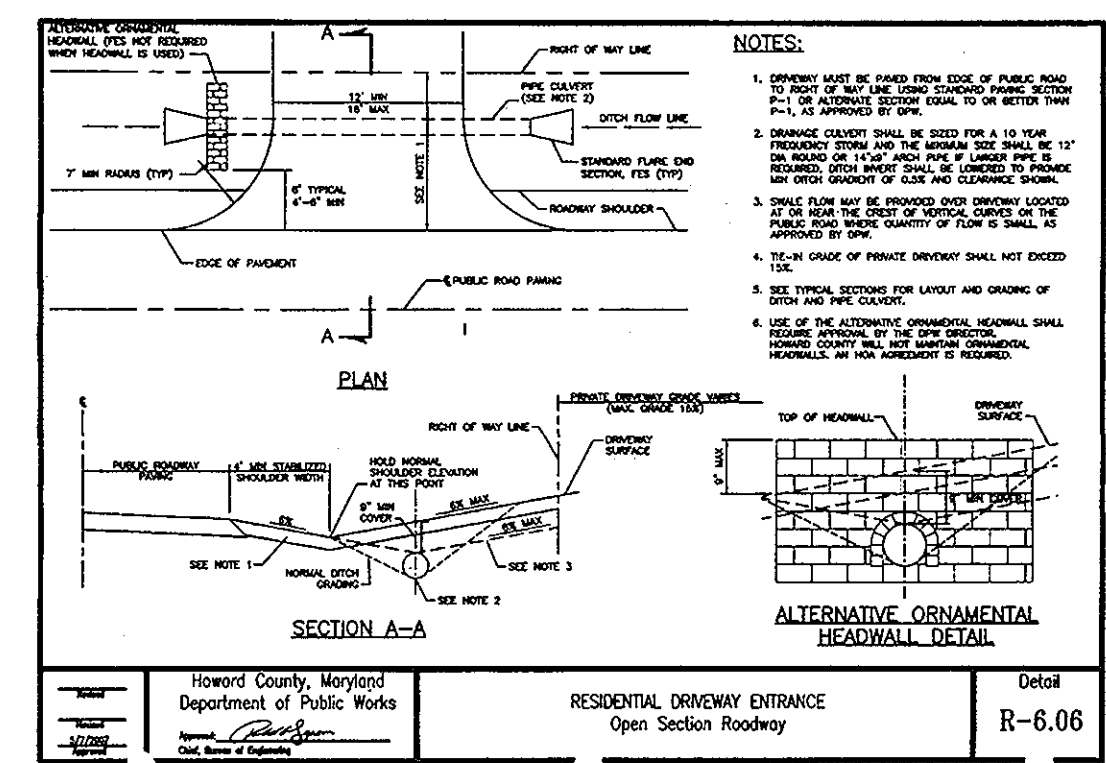
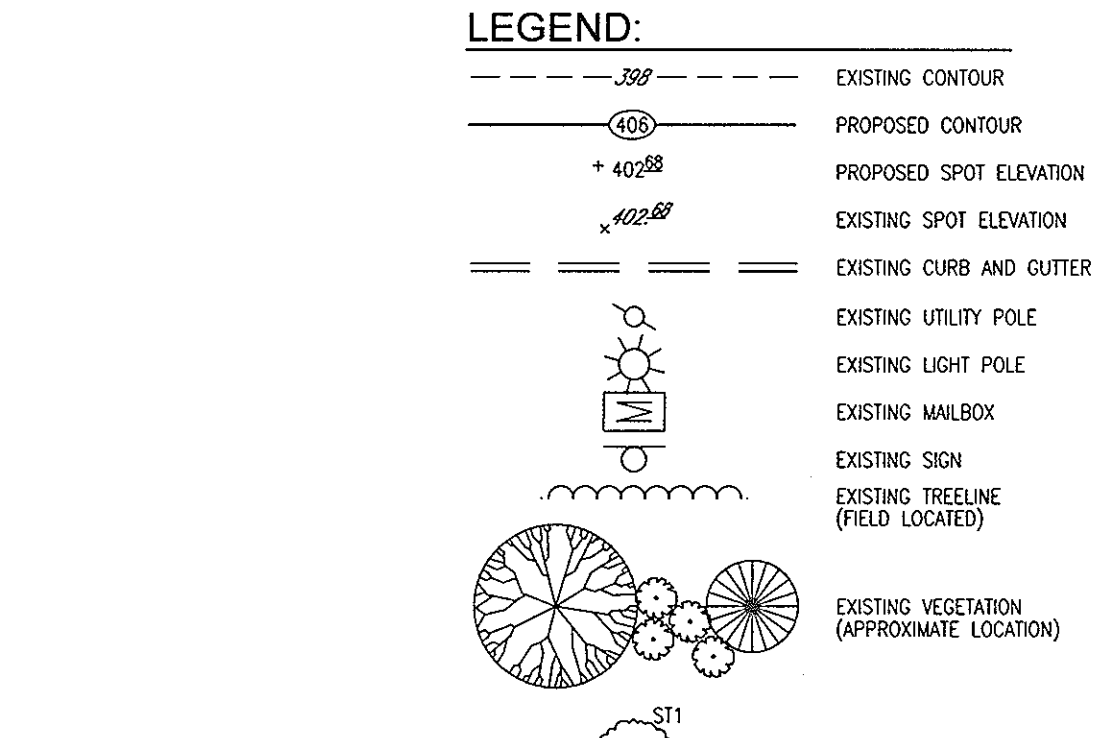
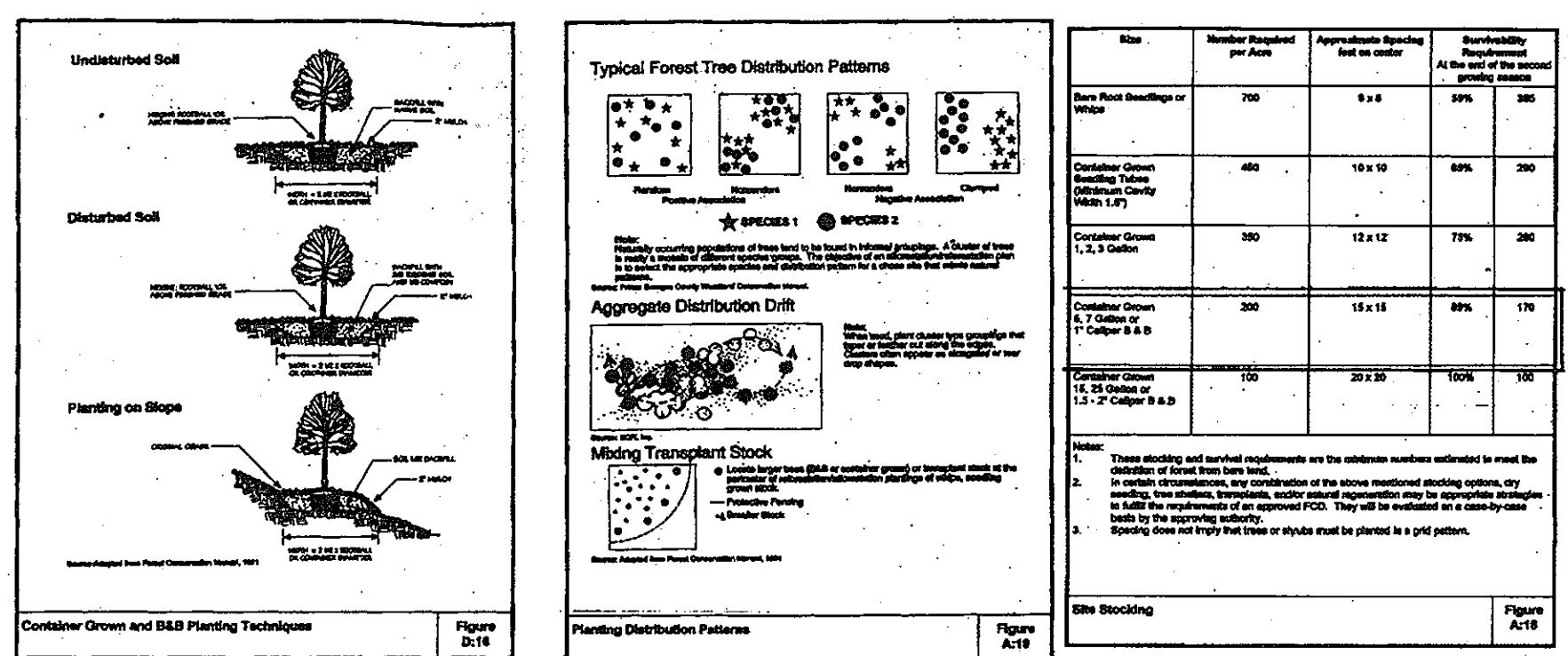
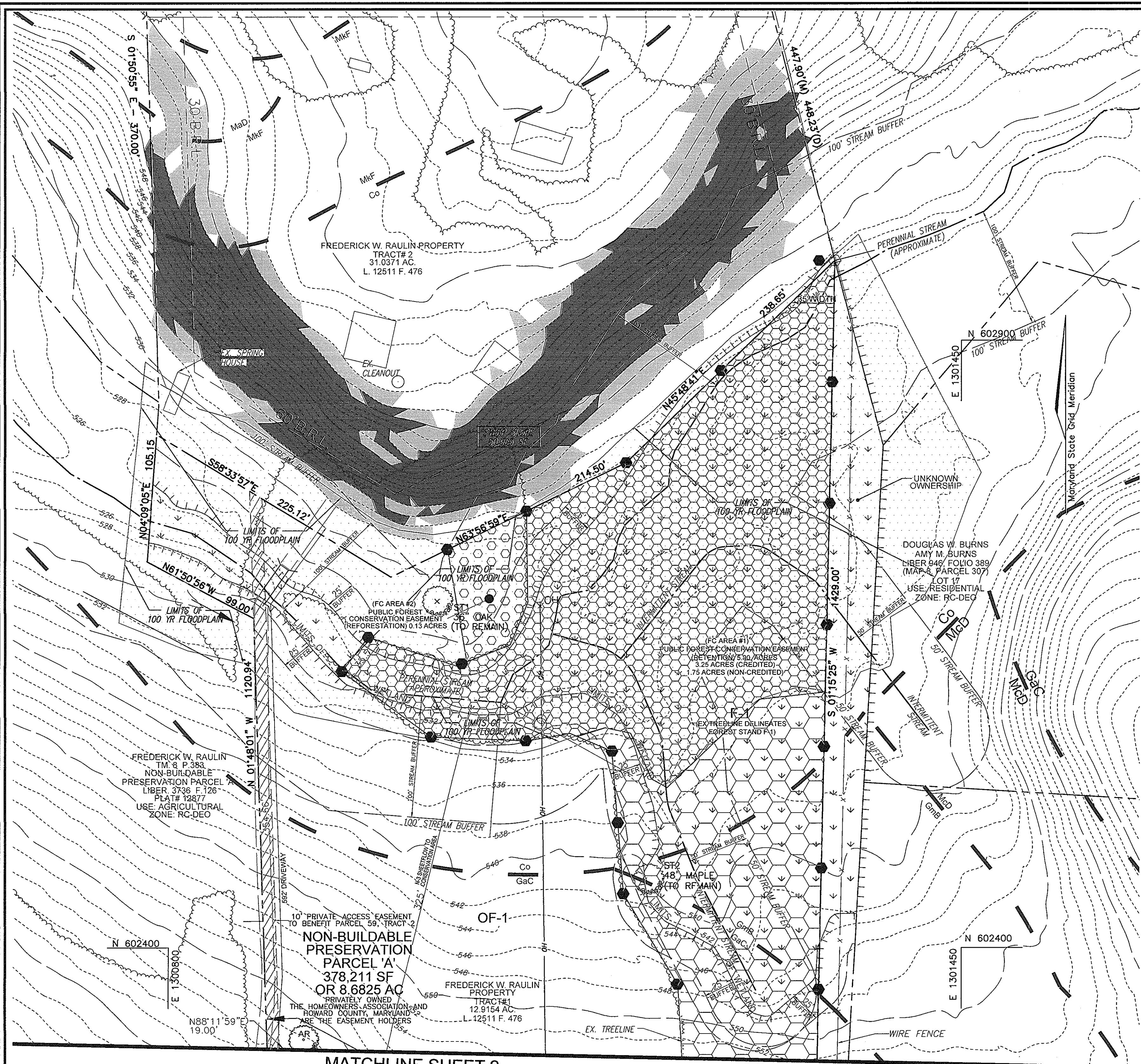
TAX MAP 8 BLOCK 21
 4TH ELECTION DISTRICT
 DPZ REF'S: ECP-11-027, WP-09-234

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043
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DESIGN BY: JTD
 DRAWN BY: KG
 CHECKED BY: JTD
 DATE: FEBRUARY 15, 2012
 SCALE: AS SHOWN
 W.O. NO.: 08-15

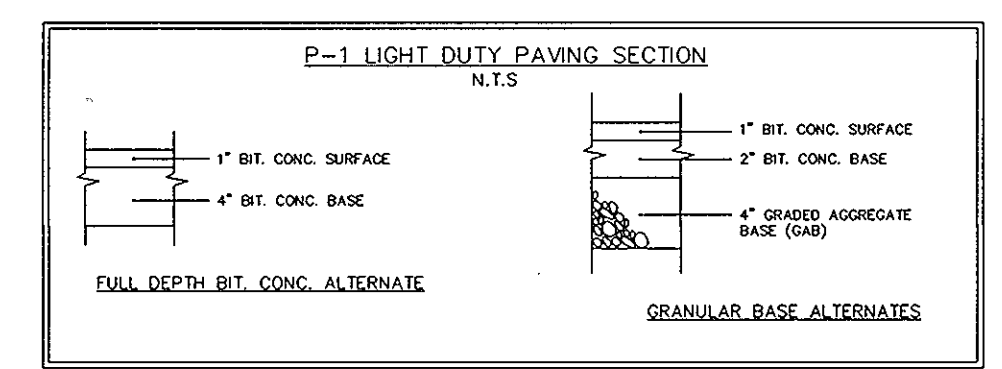
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 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21438 EXPIRATION DATE 12-16-2012.

2 SHEET OF 4



FOREST STAND ANALYSIS TABLE

KEY	A TYPE OF COMMUNITY	B. AREA	C. SOILS INFORMATION			D. EXISTING VEGETATION	E. STAND CHARACTERISTICS			F. SEN ENV AREA IN FOREST
			1. SOILS TYPES	2. TYPICAL FOREST COVER FOR SOILS TYPE	3. WOODLAND SUITABILITY INDEX		1. SIZE (DIA)	2. AGE (YRS)	3. GENERAL CONDITION	
F1	TREES, WETLANDS, STREAMS	6.40 AC	Co GmB GaC GgB	MIXED HARDWOODS	4 57 58 58	OAK, MABLE FEW SPRUCE PINES	6"-16"	15	FAIR	0.8 AC WETLANDS
OF1	TREES, TALL GRASSES	6.23 AC	Co GmB GaC GgB	N/A	4 57 58 58	N/A	N/A	N/A	N/A	N/A



DRIVEWAY PAVING SECTION

SWM PRACTICES

LOT	SWM REQUIREMENT	ROOFTOP DISCONNECT (N-1)	NON-ROOFTOP DISCONNECT (N-2)	SHEETFLOW TO CONSERVATION AREA
1	Pe=1.0"	4 AT 75' (1.0" Pe CREDIT)	DRIVEWAY B/A=6.25 B/C=1.1 (1.0" Pe CREDIT)	N/A
2	Pe=1.0"	4 AT 75' (1.0" Pe CREDIT)	DRIVEWAY B/A=6.25 B/C=5.8 (1.0" Pe CREDIT)	N/A
3	Pe=1.0"	4 AT 75' (1.0" Pe CREDIT)	DRIVEWAY B/A=6.25 B/C=2.1 (1.0" Pe CREDIT)	DRIVEWAY & ROOFTOP ADDITIONAL TREATMENT
A	N/A	N/A	N/A	N/A

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C/O TIM FEAGA
410-489-7900

DEVELOPER
HERITAGE REALTY SERVICES
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410-489-7900

NO.	REVISION	DATE

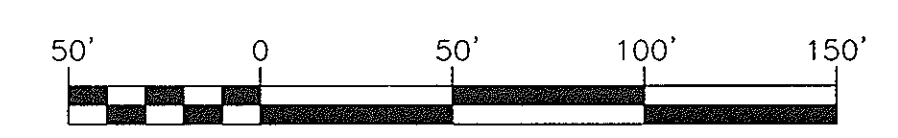
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COUNTRY SPRINGS OVERLOOK
LOTS 1-3 AND NON-BUILDABLE PRESERVATION PARCEL 'A'
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L.12511 / F.476
PARCEL 59
4TH ELECTION DISTRICT
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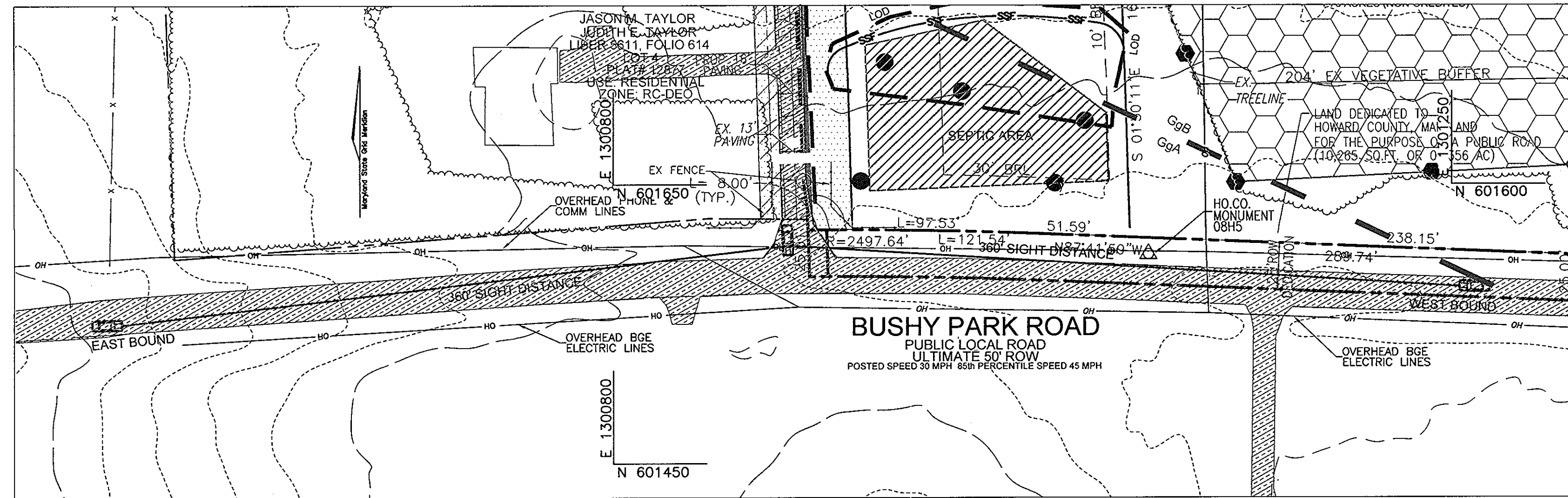
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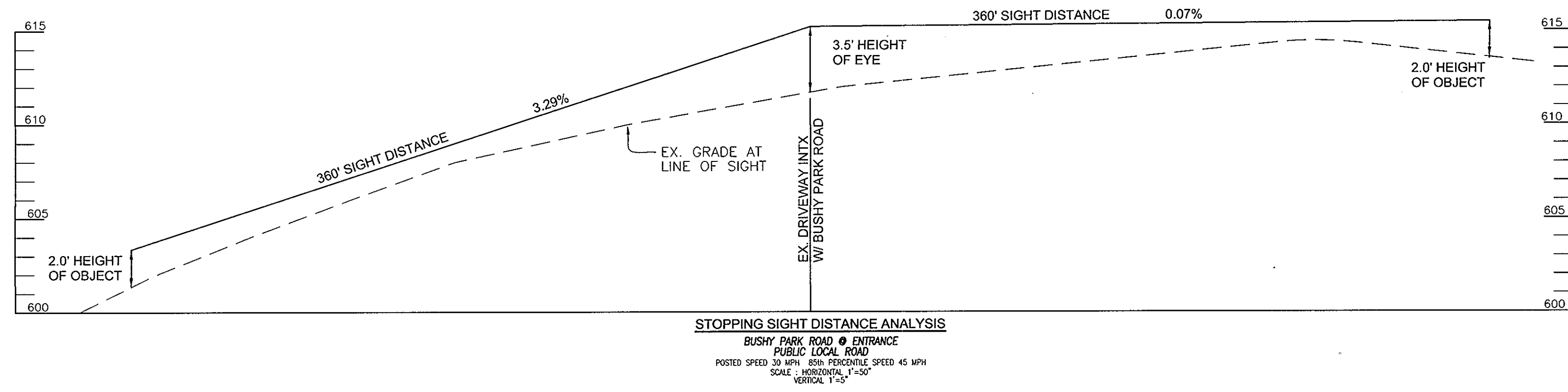
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CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2/20/12

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 2/20/12



- LEGEND:**
- EXISTING CURB AND GUTTER
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING TREELINE (FIELD LOCATED)
 - EXISTING VEGETATION (APPROXIMATE LOCATION)
 - EXISTING FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - OVERHEAD WIRE
 - FOREST CONSERVATION SIGN
 - FOREST CONSERVATION AREA (RETENTION)
 - SEPTIC AREA
 - PAVEMENT
 - PERC LOCATIONS
 - SUPER SILT FENCE
 - LIMIT OF DISTURBANCE



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[Signature] 2/28/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/29/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE