

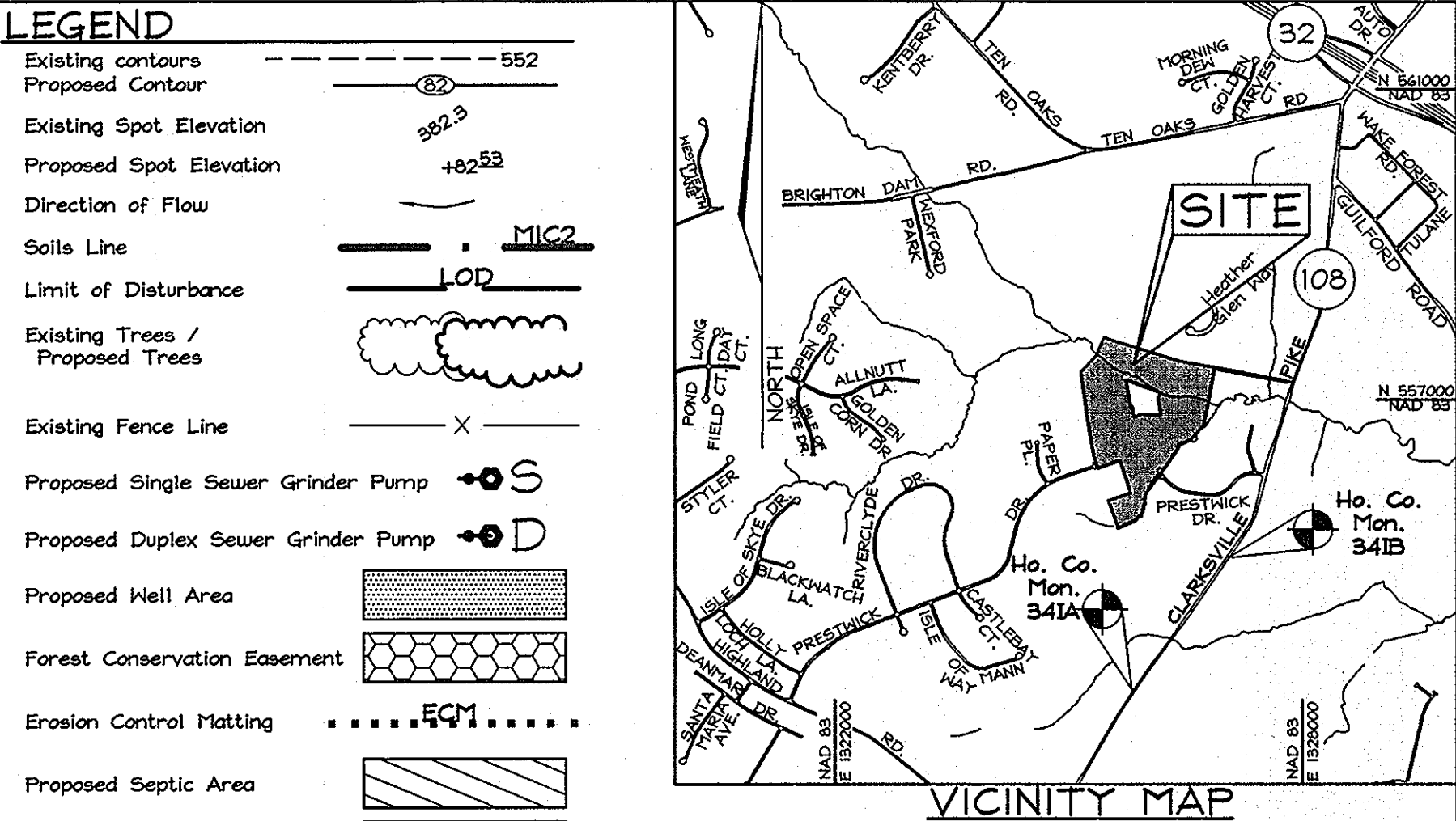
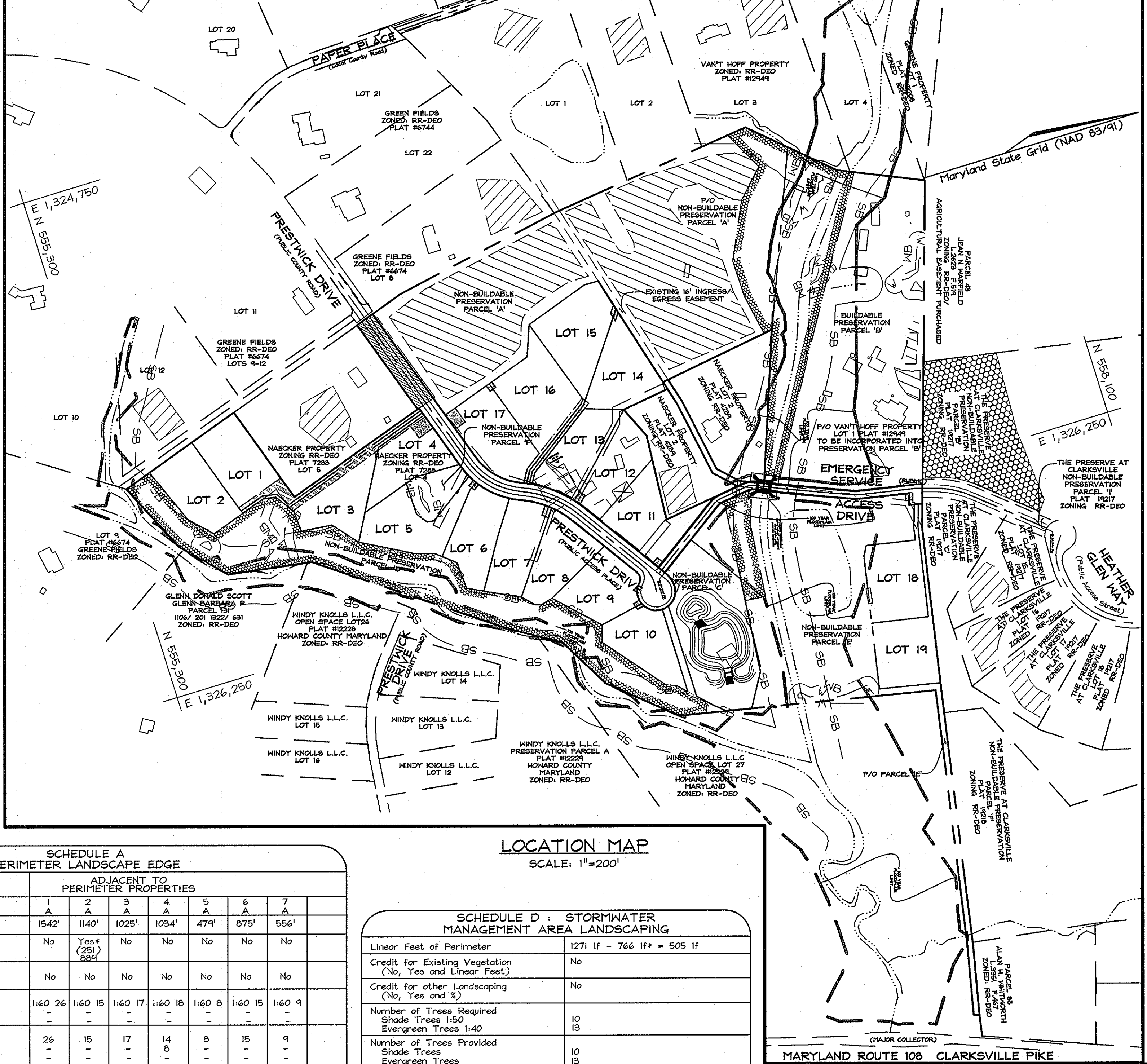
GENERAL NOTES

- Subject property Zoned "RR-DEO" per 2/2/04 Comprehensive Zoning Plan and per the Comp Lite Zoning Amendments effective 07/28/06.
- Private water and public sewer to be utilized (shared septic is proposed).
- Soils map no. 23.
- Total area of property: 51.665 ac.±
- Area of proposed public r/w: 2,071 ac.±
- Number of proposed buildable lots: 19
Area of proposed buildable lots: 16.32 ac.±
Number of proposed Buildable Preservation Parcels: 1 (Parcel 'B')
Area of proposed Buildable Preservation Parcels: 9.136 ac.±
Number of Non-Buildable Preservation Parcels: 5 (Parcels 'A', 'C', 'D', 'E' & 'F')
Area of proposed Non-Buildable Preservation Parcels: 24.138 ac.±
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- There are no cemeteries on-site.
- Field Run Boundary Survey prepared by FSH Associates in July, 2006.
- The existing topography is based on a field run Topographic Survey prepared by FSH Associates in Oct. 2006, with a 2 foot contour interval.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monuments 341A and 341B were used for this project.
- Stormwater for this project is provided by the sheet flow to buffer credit, grass channel credit, and the proposed SNM facility to be privately owned by the HOA with shared maintenance with Howard County.
- A.P.F.O. Traffic Study prepared by Street Traffic Studies Ltd. on January 30th 2007 and approved on October 2007.
- Wetlands Delineation and Report and Forest Stand Delineation and Report prepared by Exploration Research Inc. on November 13th, 2006 and approved on April 2008.
- All landscaping requirements will be the responsibility of the developer.
- The existing historic barn (to be removed) located between proposed lots 12 & 13 is listed in the Howard County Historic Sites Inventory as HO-468, the Lambing Meadow Barn and Farm. The plan is consistent with that reviewed by the Howard County Historic District commission in March, 2007 to include the demolition of the barn.
- A shared septic system is proposed for use by all proposed lots. The Shared Septic Facility was prepared by NCS Wastewater Solutions (1-800-444-2371) and approved under Contract #50-4441-D.
- Area of Floodplain 10.795 ac.± (outside of the Floodplain)
- Area of Floodplain 10.795 ac.± The floodplain study for this project was prepared by F.S.H. Associates on Sept. 14th 2007 and approved on April 2008.
- Net area of property: 51.665 ac.± - 0.048 ac.± = 10.795 ac.± = 40.822 ac.±
- Density Calculations:
a. Base Density = 51.665 ac.± / 4.25ac./unit = 12.156 units; therefore, 12 units
b. Density based on DEO option = 40.822 ac.± / 2ac./unit = 20.411 units; therefore, 20 units
c. Total DEO units required = 20 units - 12 units = 8 units (these 8 DEO units will come from a sending property to be determined at the final plan stage).
- Buildable preservation parcel 'B' and non-buildable preservation parcels 'A' and 'F' shall be privately owned and maintained, with H.O.A. County being Easement Holders.
Non-buildable preservation parcels 'A' and 'D' shall be publicly (Howard County) owned and maintained with H.O.A. being an Easement Holder.
Non-buildable preservation parcel 'C' shall be H.O.A. owned and maintained with Howard County being an Easement Holder.
- Preservation Parcel Uses:
1) Parcel 'A' - Non-Buildable Shared Septic
2) Parcel 'B' - Buildable
3) Parcel 'C' - Stormwater Management
4) Parcel 'D' - Environmental
5) Parcel 'E' - Environmental
6) Parcel 'F' - Environmental
- Street trees will be shown on the final plans.
- All wells along the public road right-of-way shall be set the farthest away from the road right-of-way.
- This plan is subject to the amended 5th Edition of the Subdivision Regulations (CB 45-2003) and the 2004 Zoning Regulations (CB 75-2003). Development or construction on these lots or parcels must comply with the setback and buffer regulations in effect at the time of submission of the building or grading permit applications.
- All wells and septic systems on adjacent properties within 100' of proposed wells and proposed septic systems have been shown.
- All wells to be drilled prior to submittal of record plat for signature. It is the developer's 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.
- Designated existing structures on-site shall be removed prior to submittal of record plat for signature.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual-sewage disposal (CMR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement.
- Lots 1 thru 19 of this subdivision are connected to the Shared Sewage Disposal Facility governed by Section 16.1200 et seq. of the Howard County Code. The developer is obligated to construct the facility under the provisions of the Developer Agreement. A building permit for lots 1 thru 19 may not be issued until the construction of the facility is completed. Activity on these lots is restricted and is subject to the Declaration of Covenants, Conditions, Right-of-Entry, and Restrictions for Shared Sewage Disposal Facility intended to be recorded among the Land Records of Howard County, Maryland. Lots 1 thru 19 shall be assessed Shared Sewage Facilities Charges and Assessments pursuant to Section 20.800 et seq. of the Howard County Code.
- No grading, removal or vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or required buffers, 100 year flood plain and forest conservation easement areas.
- The following DPZ files are applicable to this property, F-96-170, F87-174, F-79-115, F-89-112 and VP-87-103.
- The Forest Conservation Plan was prepared in accordance with Section 16.1200 of the Howard County Code and the Forest Conservation Manual, creating an afforestation obligation of 6.40 acres. This obligation will be met partially by 1/2 credit retention (0.48 ac. on Parcel D and 0.02 ac. on Parcel B, created on 2/5/08) and partially with 6.15 acres of afforestation to be provided on site. Surety shall be posted as part of the Developer's Agreement.
- No noise study is required for this project.
- The Geotechnical Report for this project was prepared by Herbst/Benson & Associates on January 30th 2007 and approved on April 2008.
- The environmental buffer, stream and floodplain disturbances associated with the construction of the public emergency access driveway extension connecting to Heather Glen Way, in the adjoining subdivision, were considered to be an essential disturbance by DPZ and DPW for emergency access in accordance with Sections 16.115 and 16.116(c) of the Subdivision and Land Development Regulations.
- Approved sand mound location on Pres. Parcel B is to be protected with barrier(s) during construction of the Emergency Services Access Driveway.
- The garage apartment on Pres. Parcel B is to be vacated and plumbing removed with exception of washer for cleaning items related to stables.
- On Preservation Parcel B the sewage disposal system for a repair or upgrade will be located in the septic easement shown on this plan.

PRELIMINARY EQUIVALENT SKETCH AND PERCOLATION CERTIFICATION PLAN

WILLOW POND

LOTS 1 THRU 19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B' (A Resubdivision of Lots 1 and 4 of Naecker Property- Plat #4289 and #7288 and Vant Hoff Property Lot 1 Plat #12949) HOWARD COUNTY, MARYLAND



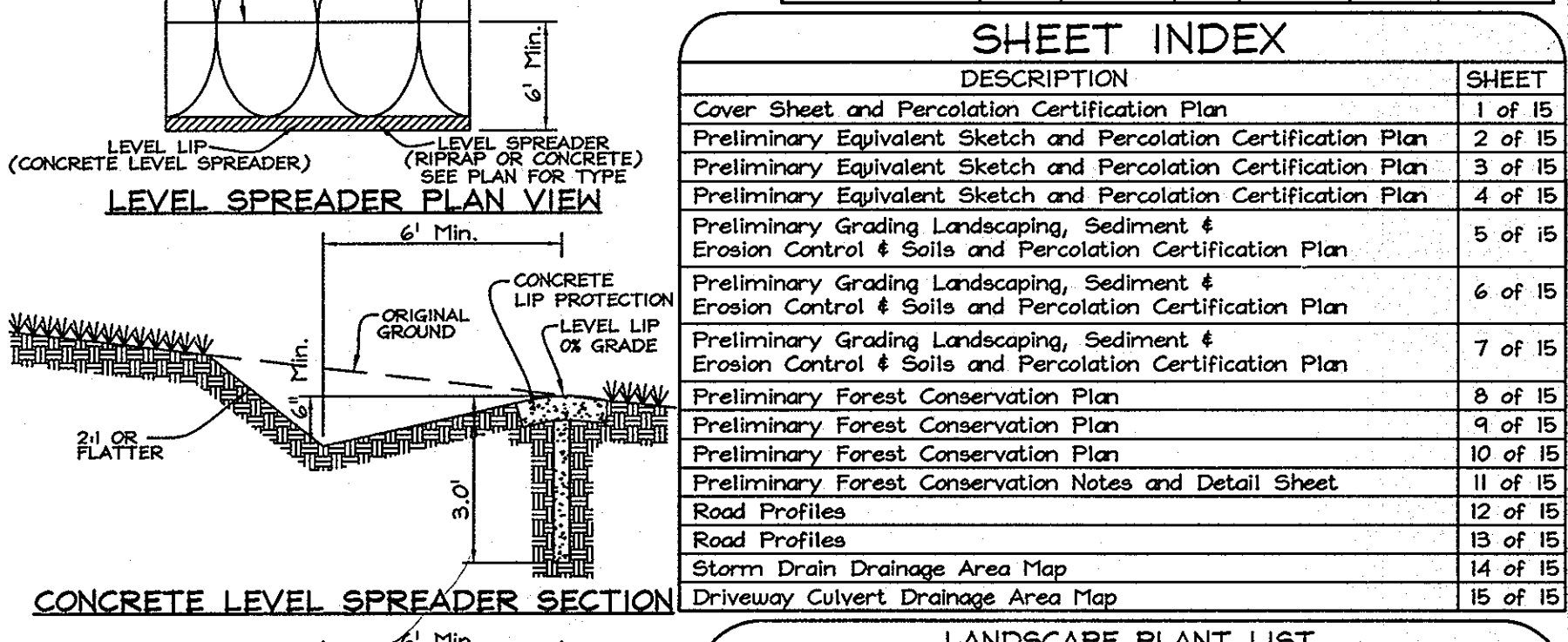
LEGEND

- Existing contours
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Soils Line
- Limit of Disturbance
- Existing Trees / Proposed Trees
- Existing Fence Line
- Proposed Single Sewer Grinder Pump
- Proposed Duplex Sewer Grinder Pump
- Proposed Well Area
- Forest Conservation Easement
- Erosion Control Matting
- Proposed Septic Area
- Existing Septic Area
- Moderate Slopes (Greater Than or Equal to 15.00% & Less Than 24.99%)
- Steep Slopes (Greater Than 25%)
- Easement
- Percolation Symbols

BENCHMARKS
The coordinates shown herein are based upon the Howard County geodetic control which is based on the Maryland state plane coordinate system. Howard County Monument No. 341A and 341B were used for this project.
Sta. 341A N 553,271.928 E 1,325,838.748 El. 471.945 (feet)
Sta. 341B N 554,973.526 E 1,327,078.772 El. 442.601 (feet)

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
1	42,242±	3,523±	38,719±
2	39,426±	5,028±	34,398±
3	34,764±	1,283±	33,481±
5	37,470±	4,186±	33,284±
14	39,279±	2,150±	36,429±
15	46,458±	2,360±	44,098±
16	46,768±	76±	45,992±
18	38,444±	1,642±	36,802±
19	38,544±	4,33±	34,210±



APPROVED FOR PRIVATE WATER AND PUBLIC, SHARED, SEWERAGE SYSTEMS FOR LOTS 1 THRU 19 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'B' IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY.

[Signature] 6/23/08 DATE
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

[Signature] 7/1/08 DATE
PLANNING DIRECTOR

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						
	1	2	3	4	5	6	7
Perimeter/Frontage Designation	A	B	C	D	E	F	G
Linear Feet of Roadway Frontage/Perimeter	1542'	1140'	1025'	1034'	479'	875'	556'
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	Yes (251)	No	No	No	No	No
Remaining Perimeter Length		889'					
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	No	No	No	No	No	No	No
Describe below if needed							
Number of Plants Required	1160	26	1160	17	1160	18	1160
Evergreen Trees	-	-	-	-	-	-	-
Shade Trees	-	-	-	-	-	-	-
Shrubs	-	-	-	-	-	-	-
Number of Plants Provided	26	15	17	14	8	15	9
Evergreen Trees	-	-	-	-	-	-	-
Other Trees (2:1 Substitution)	-	-	-	-	-	-	-
Shrubs (10:1 Substitution)	-	-	-	-	-	-	-
(Describe Plant Substitution Credits Below if needed)							

* Credit taken for SNM perimeter.

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	1271 lf - 766 lf = 505 lf
Credit for Existing Vegetation (No, Yes and Linear Feet)	No
Credit for other Landscaping (No, Yes and %)	No
Number of Trees Required	10
Shade Trees 1:50	13
Evergreen Trees 1:40	-
Number of Trees Provided	10
Shade Trees	13
Evergreen Trees	0
Other Trees (2:1 Substitution)	0
Other Trees (0 Substitution Trees)	0

* Alternative compliance requested, see Landscape Notes, sheet 5.

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. #34689, Expiration Date: 07/08/2009.

COVER SHEET AND PERCOLATION CERTIFICATION PLAN

WILLOW POND

LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VANT HOFF PROPERTY, PLAT NO. 12949

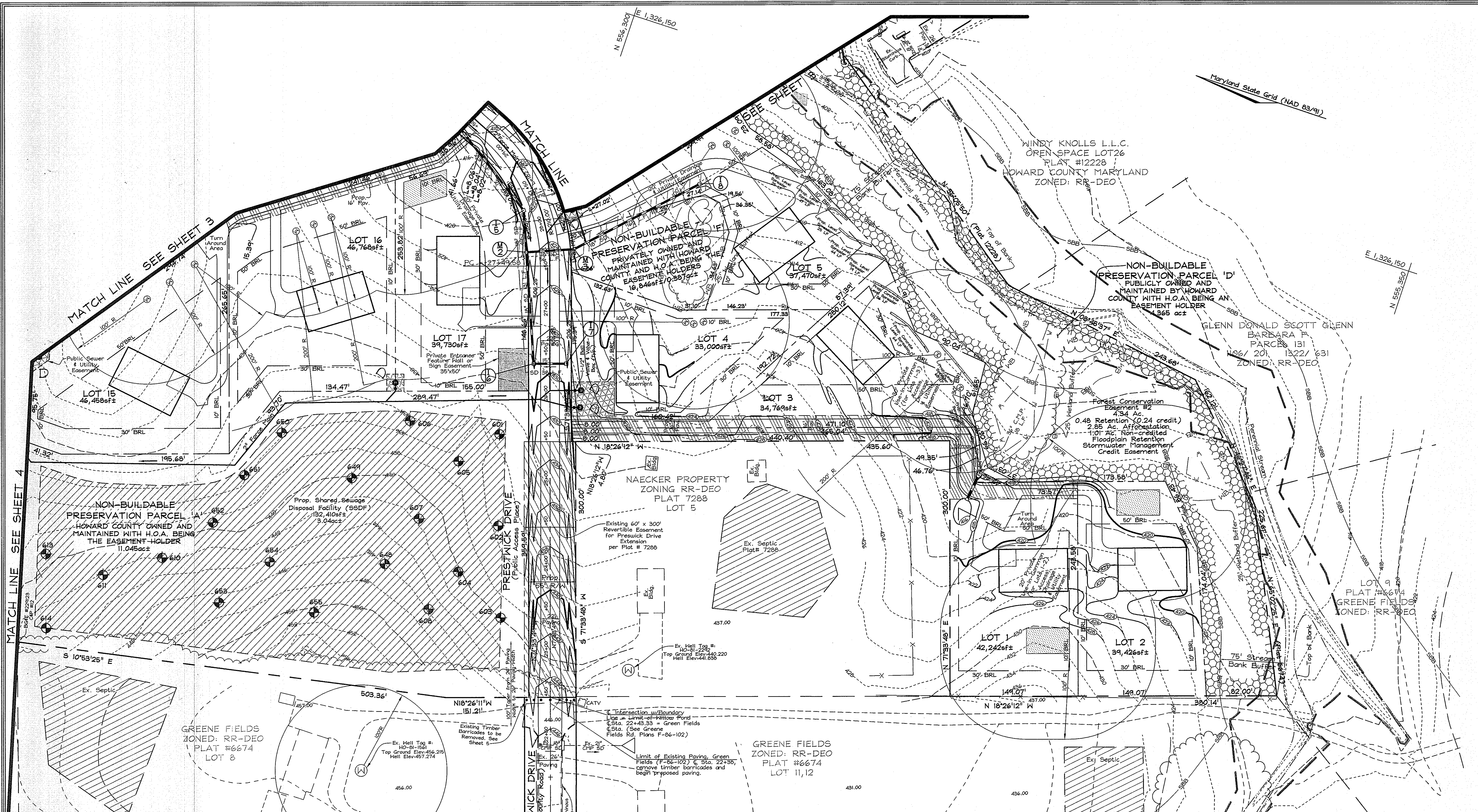
TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND

OWNER / (Naecker Property Plat #7288 Lot 4) OWNER / (Naecker Property Plat #4289 Lot 1) DEVELOPER

Robert L. Naecker 12740 Route 108 Clarksville MD 21029-1531 443.864.6445 GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782 GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782

DESIGN BY: KSZ
DRAWN BY: KSZ & MLT
CHECKED BY: ZTF, MLT
SCALE: As Shown
DATE: May 6, 2008
W.O. No.: 3199
SHEET No. 1 OF 15

FSH Associates
Engineers Planners Surveyors
8339 Howard Lane Clarksville, MD 21029-1075
Tel: 410-567-5200 Fax: 410-786-1562
E-mail: info@fsh.com



APPROVED: FOR PRIVATE WATER AND PUBLIC, SHARED, SEWERAGE SYSTEMS FOR LOTS 1 THRU 19 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'B' IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Michael J. Davis 6/23/08
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Barbara M. Cougle 2/1/08
 PLANNING DIRECTOR

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. #34689, Expiration Date: 07/08/2009.

OWNER/(Naecker Property Plat #7288 Lot 4)
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 Clarksville MD 21029-1531
 443.664.6445

OWNER/(Naecker Property Plat #4289 Lot 1)
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 Highland, Maryland 20777
 410.781.6782

DEVELOPER
 GREENFIELD HOMES, Inc.
 6656 Luster Drive
 Highland, Maryland 20777
 410.781.6782

PRELIMINARY EQUIVALENT SKETCH AND PERCOLATION CERTIFICATION PLAN
WILLOW POND

LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VAN'T HOFF PROPERTY, PLAT NO. 12949

TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND

DESIGN BY: KSZ
 DRAWN BY: KSZ & HS
 CHECKED BY: ZIF, MLT
 SCALE: 1"=50'
 DATE: May 6, 2008
 W.O. No.: 3199
 SHEET No. 2 OF 15

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1582
 E-mail: info@fshri.com

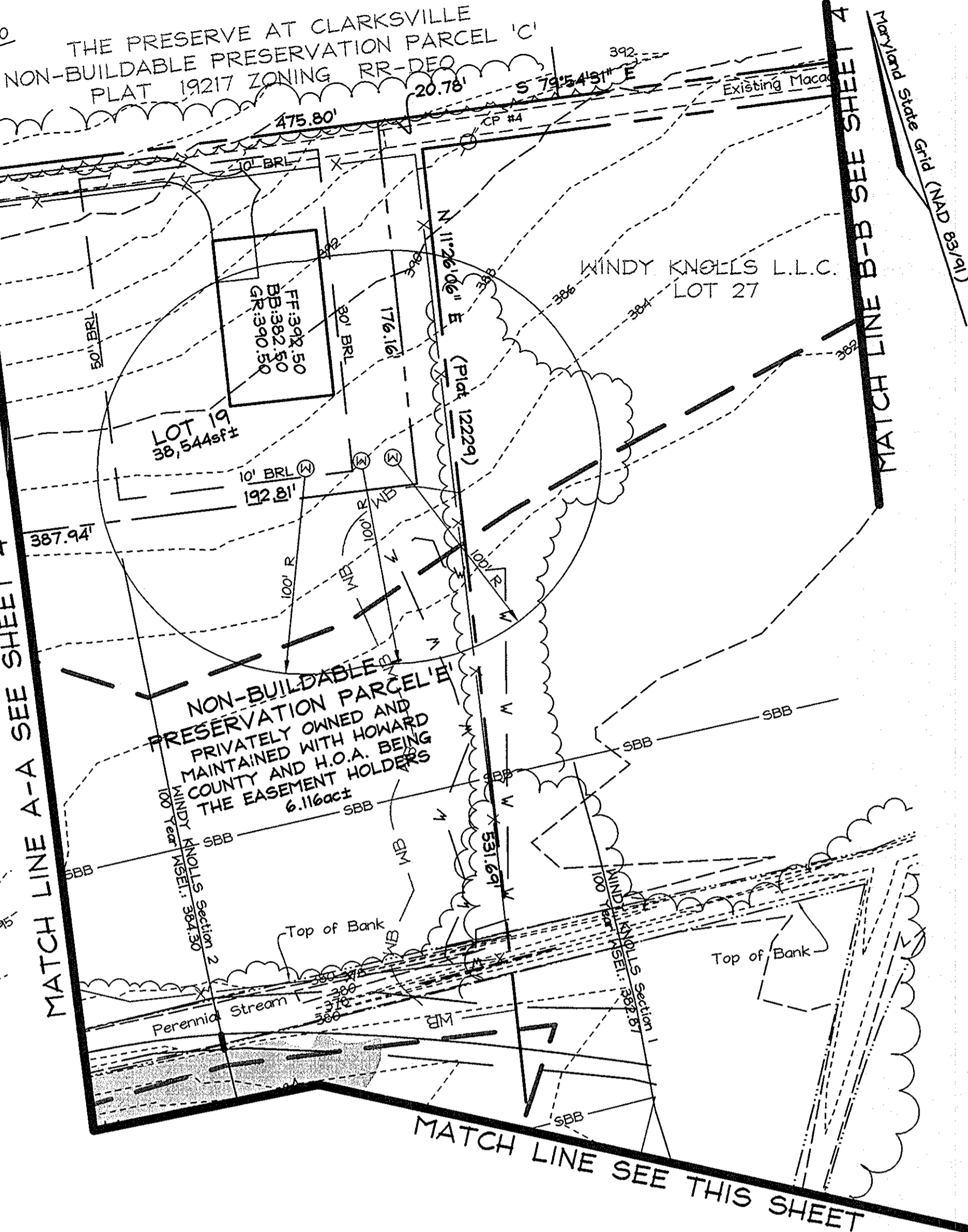
STATE OF MARYLAND PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT SUMMARY TABLE

Drainage Area	Water Quality Volume (WQV) Required/ Provided (c.f.)	Channel Protection Volume (CPV) Required/ Provided (c.f.)	Recharge Volume (Rev) Required/ Provided (c.f.)	Comments
1 (6.51 Ac.)	4748/ 4748	N/A/ 2 cfs.	292/ 292	
2 (0.91 Ac.)	N/A Provided Thru credits	N/A/ 2 cfs.	N/A	No Improvements
3 (1.64 Ac.)	1437/ 1437	N/A/ 2 cfs.	362/ 362	
4 (15.73 Ac.)	11979/ 11979	0.411 ac-ft/ 0.109 ac-ft	3123/ 3123	
5 (4.01 Ac.)	2919/ 2919	N/A/ 2 cfs.	470/ 470	
6 (1.07 Ac.)	784/ 784	N/A/ 2 cfs.	35/ 35	
7B (3.2 Ac.)	2309/ 2309	N/A/ 2 cfs.	436/ 436	
8 (1.83 Ac.)	1350/ 1350	N/A/ 2 cfs.	218/ 218	
9 (0.77 Ac.)	1002/ 1002	N/A/ 2 cfs.	253/ 253	
10 (0.81 Ac.)	741/ 741	N/A/ 2 cfs.	183/ 183	

NOTES

- Channel protection volume (Cpv) is only required for DA-4, (Study point E) and will be provided by a micro-pool extended detention basin with a weir control structure.
- The water quality volume (WqV) will be provided for DA-4 as follows: 1/2 within the micro-pool and 1/2 provided through 24 hr. extended release within the SMI facility. Drainage Areas 1,3,5,6,7,8,9 and 10 will treat water quality through sheet flow to buffer credits. Area 2 will contain no impervious areas and will not require treatment. A portion of driveway on DA-7 will be treated through impervious area disconnect.
- Recharge volume (Rev) is met through impervious area treatment using sheet flow to buffer for drainage areas 1,3,5,6,7,8,9 and 10 and open section road gross channel treatment for Area 4 in accordance with the area method.
- Overbank and extreme flood storage volume is not required for this site.



MICRO-POOL EXTENDED DETENTION STRUCTURE SUMMARY

Drainage Area: 17.54 Ac.
 RCN=66
 Channel Protection Volume (Cu.Ft.) Required/Provided: 15,115/20,647
 Channel Protection Volume (WSEL): 391.24
 Cpv release rate: 0.16 cfs
 Water Quality Volume (Cu.Ft.) Required/Provided: 11,979 / 8,398 wet pool with 6,783 ED Storage
 Water Quality Volume (WSEL): 389.0 wet pool/390.0 24hr.ED
 100 yr Release Rate/WSEL: 64 cfs/392.46
 10 yr Release Rate/WSEL: 32.9 cfs/392.12
 Bottom Micro Pool: 386.0
 1.5 in. WQV Orifice Invert: 389.0
 2.5 in. CPV Orifice Invert: 390.0
 20 ft. Concrete Weir Crest: 391.5
 Top Dam Elevation: 394.0

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. #34689, Expiration Date: 07/08/2009.

APPROVED FOR PRIVATE WATER AND PUBLIC SHARED SEWERAGE SYSTEMS FOR LOTS 1 THRU 14 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'B' IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Michael J. Owen 6/23/08 DATE
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Frank M. Wright 7/1/08 DATE
 PLANNING DIRECTOR

OWNER/(Naecker Property Plat #7288 Lot 4)
 Robert L. Naecker
 12740 Route 108
 Clarksville MD 21024-1531
 443.864.6445

OWNER/(Naecker Property Plat #4289 Lot 1)
 GREENFIELD HOMES, Inc.
 6656 Luster Drive
 Highland, Maryland 20777
 410.781.6782

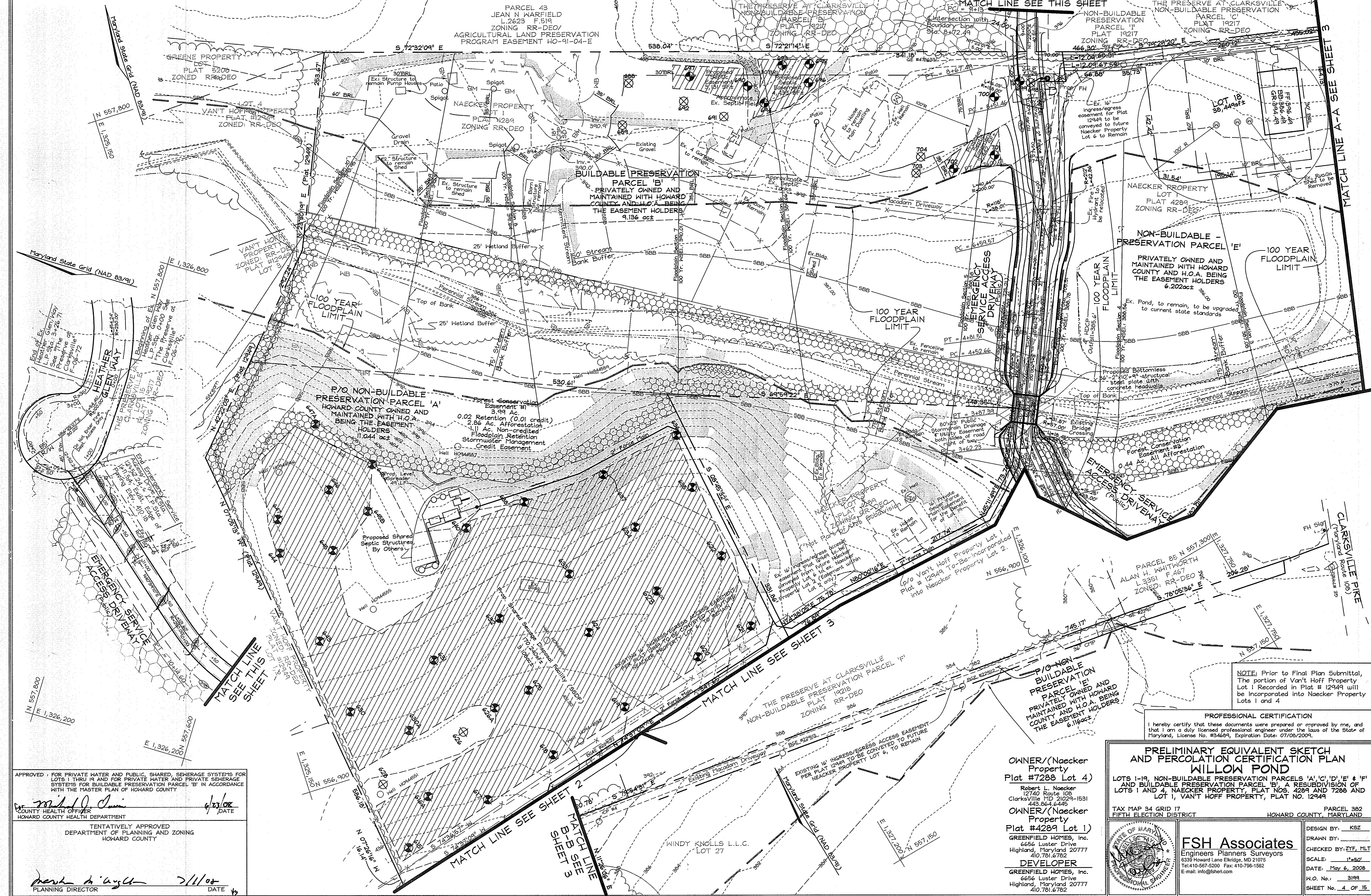
DEVELOPER
 GREENFIELD HOMES, Inc.
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 410.781.6782

PRELIMINARY EQUIVALENT SKETCH AND PERCOLATION CERTIFICATION PLAN WILLOW POND
 LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VAN T HOFF PROPERTY, PLAT NO. 12949

TAX MAP 34 GRID 17 PARCEL 382
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsh.net

DESIGN BY: KSZ
 DRAWN BY:
 CHECKED BY: ZIF, MLT
 SCALE: 1"=50'
 DATE: May 6, 2008
 W.O. No.: 3199
 SHEET No. 3 OF 15



APPROVED: FOR PRIVATE WATER AND PUBLIC, SHARED, SEWERAGE SYSTEMS FOR LOTS 1 THRU 19 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'B' IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY.

[Signature] 6/23/08
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

[Signature] 7/1/08
 PLANNING DIRECTOR
 DATE

OWNER/(Naecker Property
 Plat #7288 Lot 4)

Robert L. Naecker
 12740 Route 108
 Clarksville MD 21024-1531
 410.781.6782

OWNER/(Naecker Property
 Plat #4289 Lot 1)

GREENFIELD HOMES, Inc.
 6656 Luster Drive
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 DEVELOPER
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**PRELIMINARY EQUIVALENT SKETCH AND PERCOLATION CERTIFICATION PLAN
 WILLOW POND**

LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VAN'T HOFF PROPERTY, PLAT NO. 12949

TAX MAP 94 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND

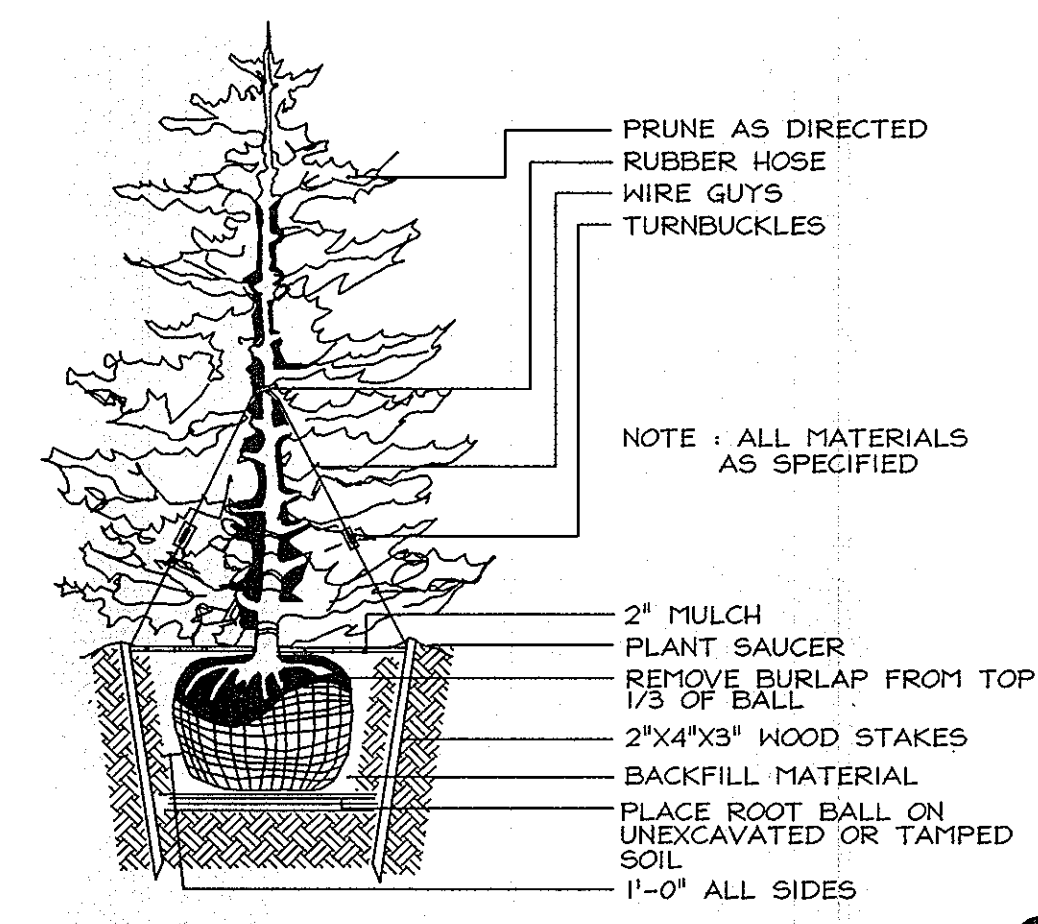


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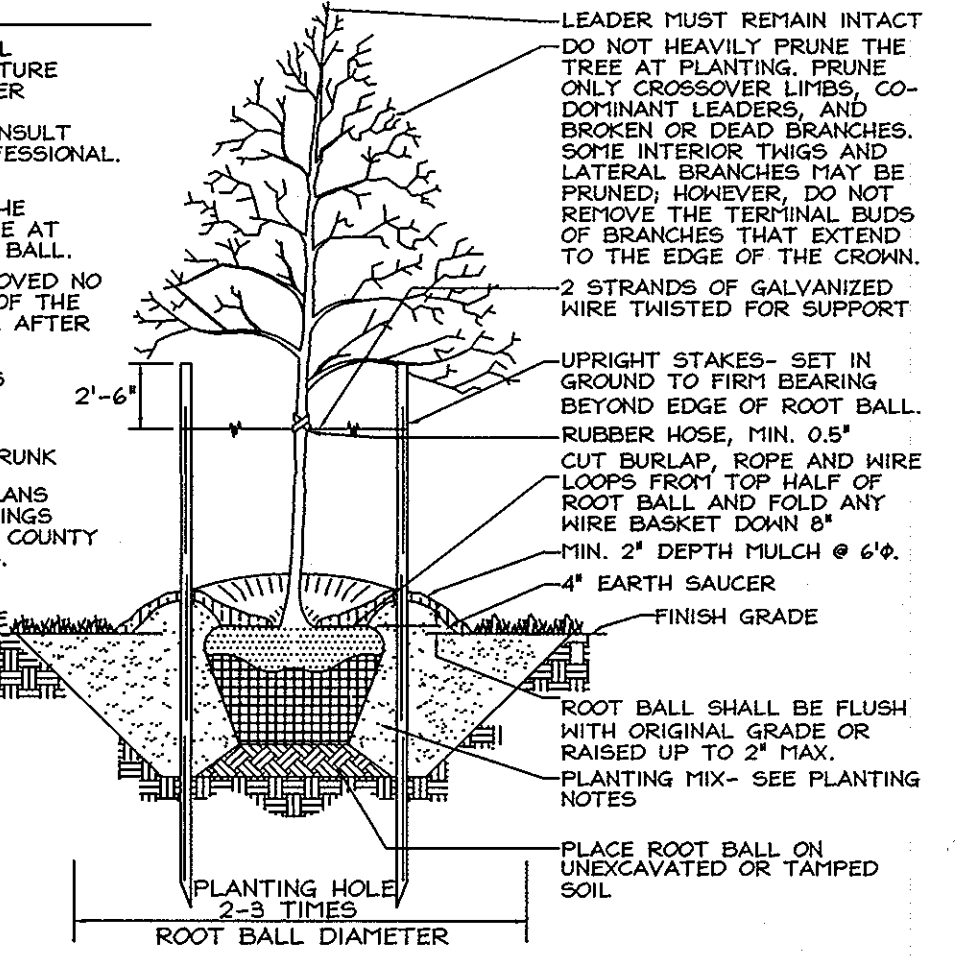
DESIGN BY: KSZ
 DRAWN BY: _____
 CHECKED BY: ZIF, MLT
 SCALE: 1"=50'
 DATE: May 6, 2008
 W.O. No.: 3199
 SHEET No. 4 OF 15

NOTE: Prior to Final Plan Submittal, The portion of Van't Hoff Property Lot 1 Recorded in Plat # 12949 will be Incorporated into Naecker Property Lots 1 and 4

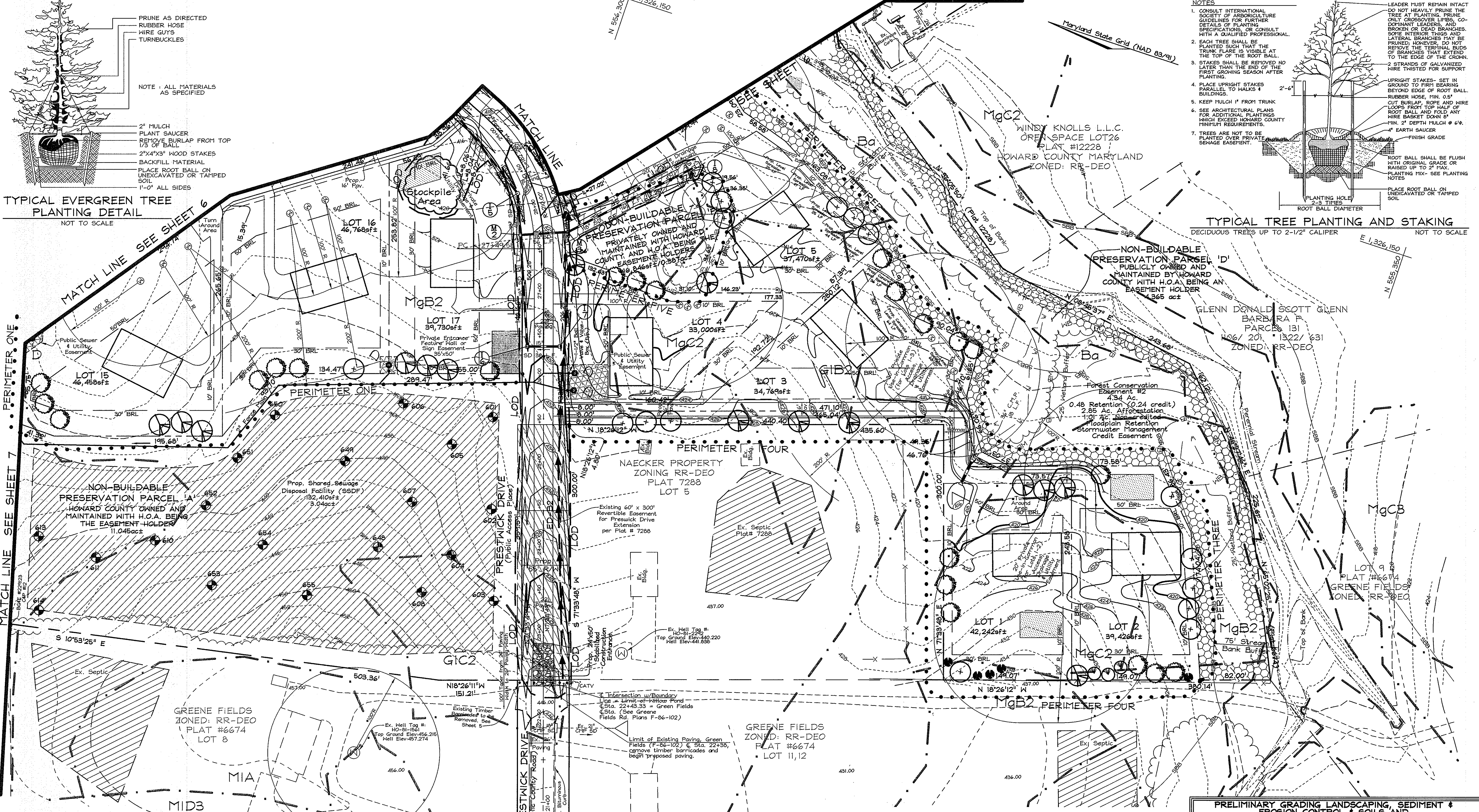
PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #34669, Expiration Date: 07/08/2009.



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



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



APPROVED FOR PRIVATE WATER AND PUBLIC, SHARED, SEWERAGE SYSTEMS FOR LOTS 1 THRU 19 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'B' IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Mark A. Coughlin
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 4/23/02

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark A. Coughlin
PLANNING DIRECTOR
DATE: 2/1/02

Note: Grading and Sediment Control is for Roads Only. Lot Grading Shown is for Information Only and Sediment Control for Lots Will Be Provided at SDP.

LANDSCAPE NOTES (See Sheet 1 for Landscape Schedules.)

- At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved 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.
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$37,350.00 (114 shade trees @ \$300.00 each and 21 evergreen trees @ \$150.00 each).
- The developer is claiming Alternative Compliance for the SMI Perimeter abutting Non-Buildable Parcels 'D' and 'E', and the adjoining Howard County property Parcel 'A'. The existing stream and associated trees on Parcel 'E' create an existing buffer between the proposed pond and any adjoining properties. In addition, the nearest distance to a structure is over 340 feet from the lot line to an existing shed. In the case of Non-Buildable Parcel 'D' and the adjoining Howard County property Parcel 'A', the existing parkland and proposed Forest Conservation planting shall act as its own buffer.

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. #34689, Expiration Date: 07/08/2004.

OWNER/(Naecker Property Plat #7288 Lot 4)
Robert L. Naecker
12740 Route 108
Clarksville MD 21024-1531
443.864.6445

OWNER/(Naecker Property Plat #4289 Lot 1)
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DEVELOPER
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Highland, Maryland 20777
410.781.6782

PRELIMINARY GRADING, LANDSCAPING, SEDIMENT & EROSION CONTROL & SOILS AND PERCOLATION CERTIFICATION PLAN

WILLOW POND

LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VAN'T HOFF PROPERTY, PLAT NO. 12949

TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND



FSH Associates, Inc.
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fshri.com

DESIGN BY: KSZ
DRAWN BY: KSZ
CHECKED BY: ZYF, MLT
SCALE: 1"=50'
DATE: May 6, 2008
W.O. No.: 3199
SHEET No. 5 OF 15

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Bs	Boile silt loam	D
CsB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
Cc2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
ChA	Chester silt loam, 0 to 3 percent slopes	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
Cs	Cornus silt loam	B
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
Hs	Hatboro silt loam	D
MgsB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
Mgc2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MIA	Manor loam, 0 to 3 percent slopes	C
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B



APPROVED FOR PRIVATE WATER AND PUBLIC, SHARED, SEWERAGE SYSTEMS FOR LOTS 1-14 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'B' IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Michael J. Owen 6/23/02
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Janet A. Layton 7/1/02
PLANNING DIRECTOR DATE

Note: Grading and Sediment Control is for Roads Only. Lot Grading Shown is for Information Only and Sediment Control for Lots Will Be Provided at SDP.

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. #34689, Expiration Date: 07/08/2009.

OWNER/(Naecker Property Plat #7288 Lot 4)
Robert L. Naecker
12740 Route 109
Clarksville MD 21029-1531
443.864.6445

OWNER/(Naecker Property Plat #4289 Lot 1)
GREENFIELD HOMES, Inc.
6656 Luster Drive
Highland, Maryland 20777
410.781.6782

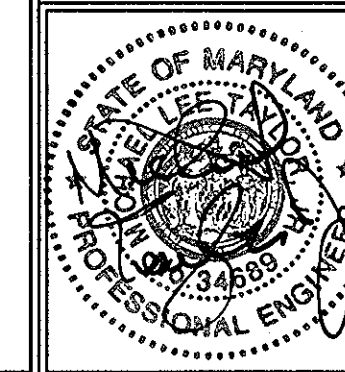
DEVELOPER
GREENFIELD HOMES, Inc.
6656 Luster Drive
Highland, Maryland 20777
410.781.6782

PRELIMINARY GRADING LANDSCAPING, SEDIMENT & EROSION CONTROL & SOILS AND PERCOLATION CERTIFICATION PLAN

WILLOW POND

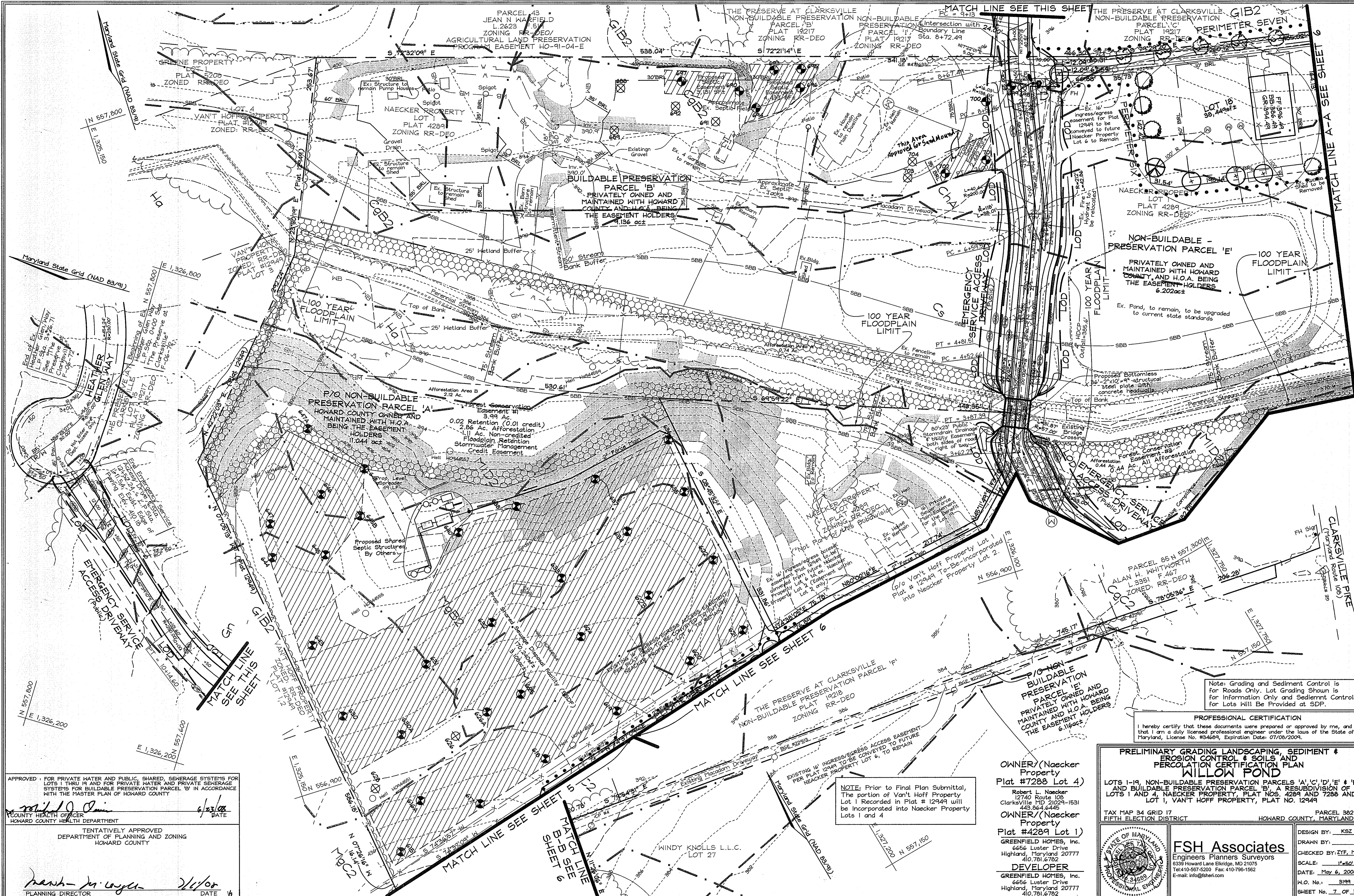
LOTS 1-14, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VAN T HOFF PROPERTY, PLAT NO. 12949

TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND



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Engineers Planners Surveyors
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DESIGN BY: KSZ
DRAWN BY: KSZ
CHECKED BY: ZYF, MLT
SCALE: 1"=50'
DATE: May 6, 2008
W.O. No.: 3199
SHEET No. 6 OF 15



APPROVED FOR PRIVATE WATER AND PUBLIC, SHARED, SEWERAGE SYSTEMS FOR LOTS 1 THRU 14 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'B' IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

M. J. O'Connell 6/23/08 DATE
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark J. Lynch 6/23/08 DATE
 PLANNING DIRECTOR

NOTE: Prior to Final Plan Submittal, The portion of Van't Hoff Property Lot 1 Recorded in Plat # 12949 will be incorporated into Naecker Property Lots 1 and 4

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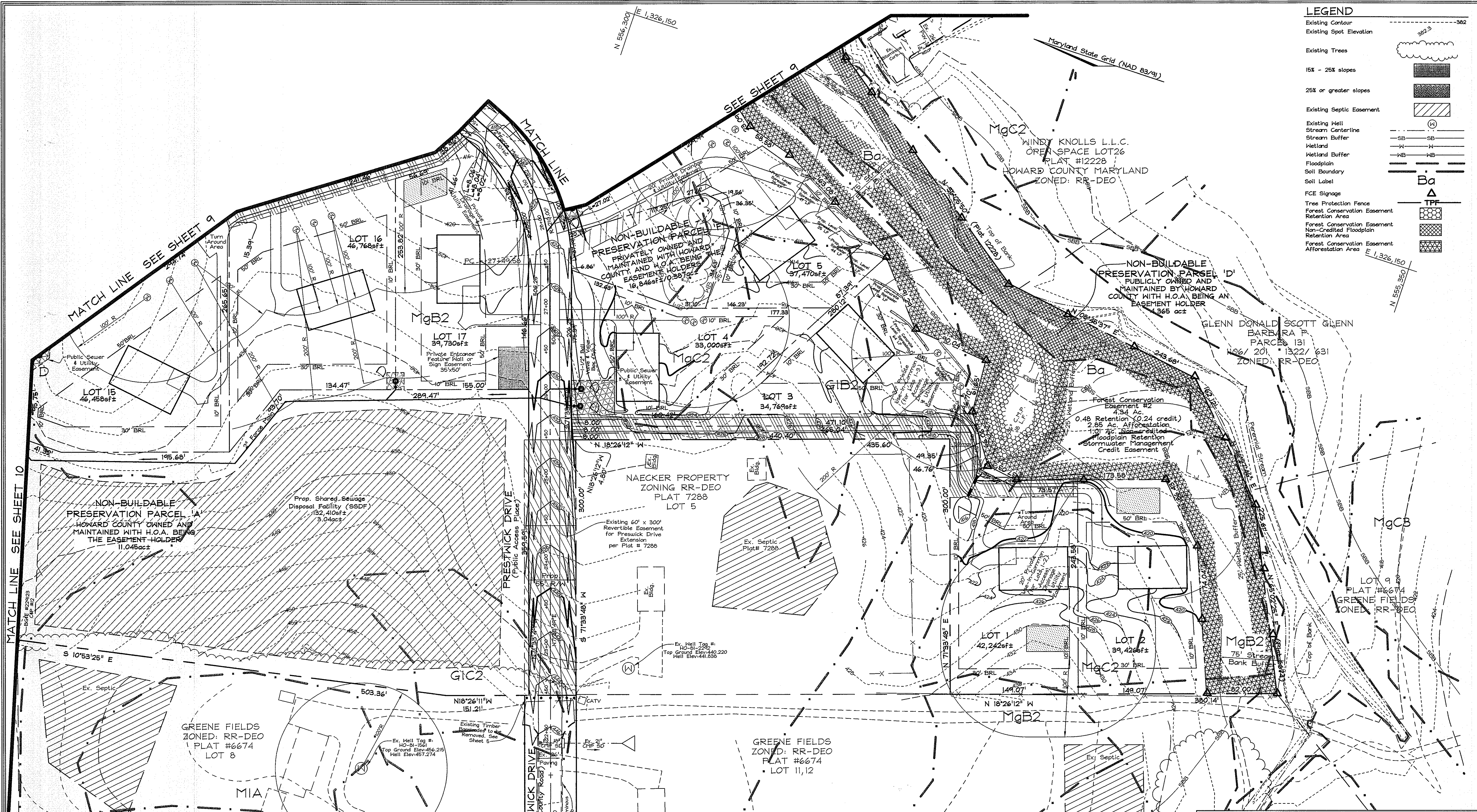
TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND

DESIGN BY: KSZ
 DRAWN BY: ZYF, HLT
 SCALE: 1"=50'
 DATE: May 6, 2008
 W.O. No.: 3199
 SHEET No. 7 OF 15

FSH Associates
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 E-mail: info@fsh.com

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LEGEND	
Existing Contour	---
Existing Spot Elevation	382.3
Existing Trees	
15% - 25% slopes	
25% or greater slopes	
Existing Septic Easement	
Existing Well	
Stream Centerline	---
Stream Buffer	SB
Wetland	W
Wetland Buffer	WB
Floodplain	---
Soil Boundary	---
Soil Label	Ba
FCE Signage	
Tree Protection Fence	TPF
Forest Conservation Easement Retention Area	
Forest Conservation Easement Non-Credited Floodplain Retention Area	
Forest Conservation Easement Afforestation Area	



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Loyall 2/1/08
PLANNING DIRECTOR DATE

PROFESSIONAL CERTIFICATION
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EXPLORATION RESEARCH, INC.
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**PRELIMINARY FOREST CONSERVATION PLAN
WILLOW POND**

LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VANIT HOFF PROPERTY, PLAT NO. 12949

TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
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E-mail: info@fsher.com

DESIGN BY: KSZ
DRAWN BY: SHM
CHECKED BY: ZYF, MLT
SCALE: 1"=50'
DATE: May 6, 2008
W.O. No.: 3199
SHEET No. 8 OF 15

LEGEND

- Existing Contour
- Existing Spot Elevation
- Existing Trees
- 15% - 25% slopes
- 25% or greater slopes
- Existing Septic Easement
- Existing Well
- Stream Centerline
- Stream Buffer
- Wetland
- Wetland Buffer
- Floodplain
- Soil Boundary
- Soil Label
- FCE Signage
- Trees Protection Fence
- Forest Conservation Easement Retention Area
- Forest Conservation Easement Non-Credited Floodplain Retention Area
- Forest Conservation Easement Afforestation Area



Forest Conservation Easement #2
 4.34 Ac.
 0.48 Retention (0.24 credit)-
 2.85 Ac. Afforestation
 1.01 Ac. Non-credited
 Floodplain Retention
 Stormwater Management
 Credit Easement



PROFESSIONAL CERTIFICATION
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**PRELIMINARY FOREST CONSERVATION PLAN
 WILLOW POND**
 LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VAN'T HOFF PROPERTY, PLAT NO. 12949

TAX MAP 34 GRID 17 PARCEL 382
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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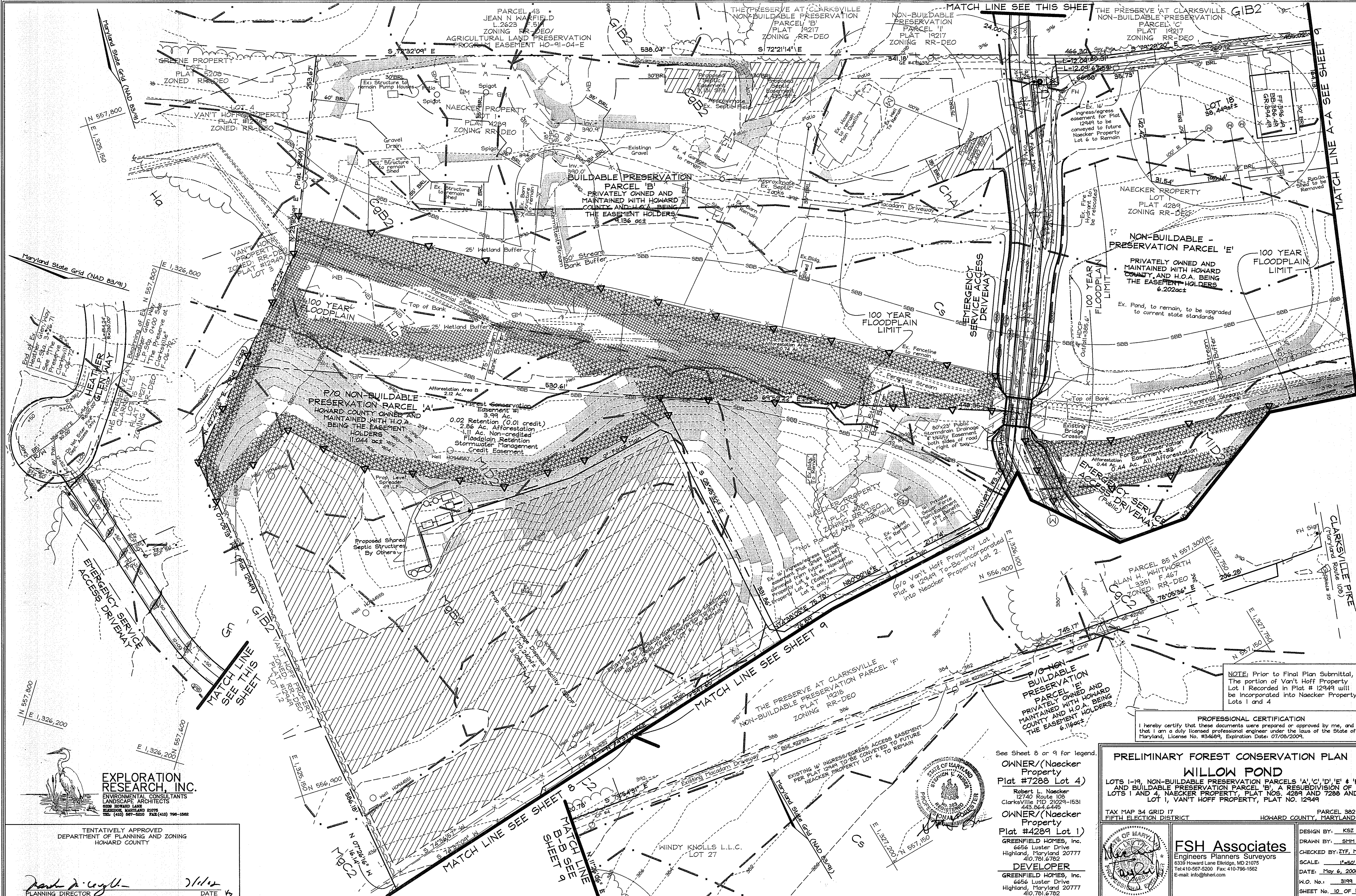


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 E-mail: info@fshnet.com

DESIGN BY: KSB
 DRAWN BY: SHM
 CHECKED BY: ZYF, MLT
 SCALE: 1"=50'
 DATE: May 6, 2008
 W.O. No.: 3194
 SHEET No. 9 OF 15

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Robert L. Naecker
 PLANNING DIRECTOR
 DATE: 7/1/08



EXPLORATION RESEARCH, INC.
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 LANDSCAPE ARCHITECTS
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 CLARKSVILLE, MARYLAND 21031
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TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

David P. Coyle
 PLANNING DIRECTOR

DATE: 5/1/09



See Sheet 8 or 9 for legend.

OWNER/(Naecker Property Plat #7288 Lot 4)
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PRELIMINARY FOREST CONSERVATION PLAN
WILLOW POND
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TAX MAP 34 GRID 17
 FIFTH ELECTION DISTRICT

PARCEL 382
 HOWARD COUNTY, MARYLAND

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 Engineers Planners Surveyors
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DESIGN BY: KSZ
 DRAWN BY: SP1M
 CHECKED BY: ZYF, HLT
 SCALE: 1"=50'
 DATE: May 6, 2009
 W.O. No.: 3199
 SHEET No. 10 OF 15

FOREST CONSERVATION WORKSHEET

Net Tract Area	Acres
A. Total Tract Area	51.67
B. Area Within 100 Year Floodplain	0.15*
C. Other deductions	19.54**
D. Net Tract Area	31.98
Zoning Use Category: RESIDENTIAL-SUBURBAN	
Land Use Category	
E. Afforestation Minimum (20 % x D)	6.40
F. Conservation Threshold (25 % x D)	8.00
Existing Forest Cover	
G. Existing Forest on Net Tract Area	0
H. Forest Area Above Conservation Threshold	0
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	8.00
J. Clearing Permitted without Mitigation	0
Proposed Forest Clearing	
K. Forest Areas to be Cleared	0
L. Forest Areas to be Retained	0
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	0
R. Total Afforestation Required	6.40
S. Total Reforestation and Afforestation Requirement	6.40

* The majority of floodplain area was deducted as part of the exclusion of Preservation Parcels B, D, and E per Rural Cluster rules. This figure represents the remainder of the floodplain on-site.
 ** Exclusion of Parcels B, D, and E.

FOREST CONSERVATION NARRATIVE

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Act of 1991 and utilizes the guidelines for "Rural Cluster Option C" as outlined in Appendix L of the Forest Conservation Manual.

The total tract area consists of 51.67 acres of land. The Preservation Parcels on the site are handled in the following ways: Preservation Parcel A is included in the net tract because of the change of use (agricultural to septic), Parcels B, D and E are netted out of the tract acreage because there is no change of use on those parcels, and Parcels C and F are included in the net tract because they are each less than 3 acres in size. The area of floodplain on site, above what was netted out with Parcel B, D and E is 0.15 acres. The site contains no forest resources within the net tract area and no specimen trees. The net tract is 31.98 acres.

The total forest conservation obligation for the site is 6.40 acres. Afforestation requirements will be met entirely on-site in three easements. The three easements are partly on parcels netted out of the Net Tract area, therefore any retention is considered to be "offsite" and given half credit. The three easements will enhance existing nearby wooded and forest areas on surrounding properties to enhance forest diversity and wildlife habitat corridors and add forest in priority areas (floodplain, wetlands, streams and their buffers). The easements contain some areas of non-credited floodplain planting retention, as delineated in the chart below. Total easement area is 8.77 acres.

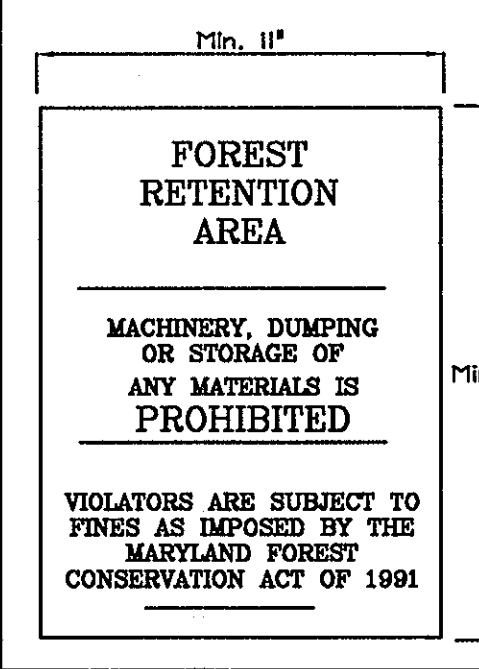
The total forest conservation obligation met on this site is 6.40 acres, with a total forest conservation surety amount of \$138,303.00 (retention of 0.50 Ac/21,780 sf x 0.20/sf = \$4,356.00) + (afforestation planting of 6.15 Ac/267,894 sf x \$ 0.50/sf = \$133,947.00).

FOREST CONSERVATION EASEMENT TABLE

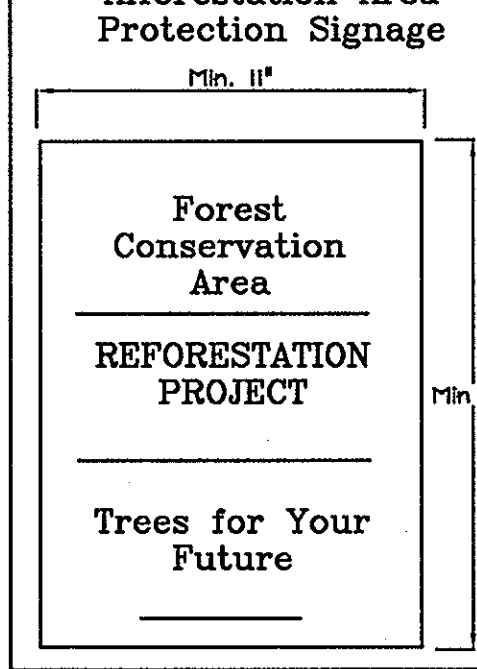
EASEMENT	TYPE	AREA (AC.)
1	Afforestation Retention Floodplain Retention	2.86 0.02 1.11
2	Afforestation Retention Floodplain Retention	2.85 0.48 1.01
3	Afforestation	0.44
TOTALS	Afforestation Retention (1/2 credit) Floodplain Retention (Not for credit)	6.15 0.50(0.25) 2.12
Total Easement Area		8.77

The forest conservation easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code and the Forest Conservation Manual. No clearing, grading or construction is permitted within the forest conservation easements, however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.

Forest Retention Area Protection Signage



Reforestation and Afforestation Area Protection Signage



SIGN DETAIL: PERMANENT SIGN

SIGNAGE NOTE: ALL TREE PROTECTION SIGNS SHALL BE PLACED ON METAL "T" POSTS OR PRESSURE TREATED WOOD POLES. NO ATTACHMENT OF SIGNS TO TREES IS PERMITTED.

Management Notes for Forest Retention Areas

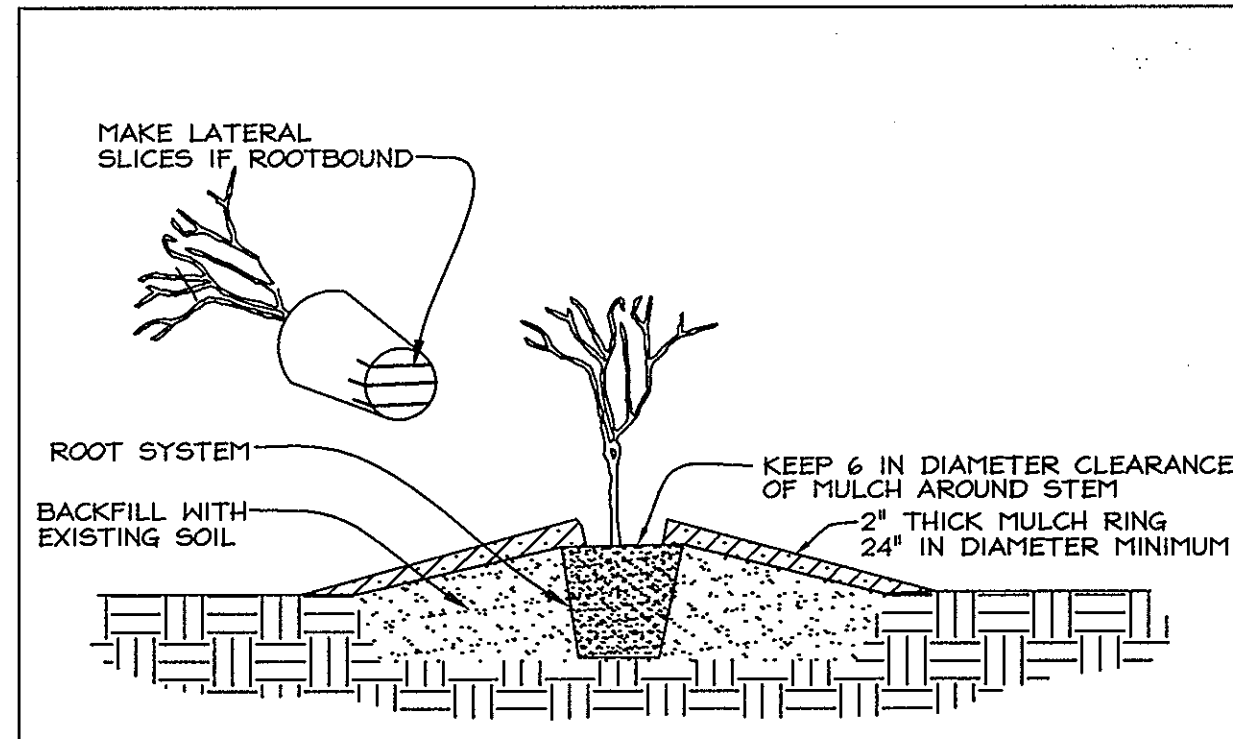
- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County Inspectors shall attend.
- Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing, or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
 - If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail).
 - Water and fertilize as needed.
 - During construction phase, monitor and correct condition of retained trees for: soil compaction, root injury, flood conditions, drought conditions and other stress signs.
 - Post-Construction Phase
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering. Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation area.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction. Temporary signage shall be replaced with permanent signage on posts in locations shown.
 - Following completion of construction, prior to use, the County inspector shall inspect the entire area.

Soil Protection Zone Notes

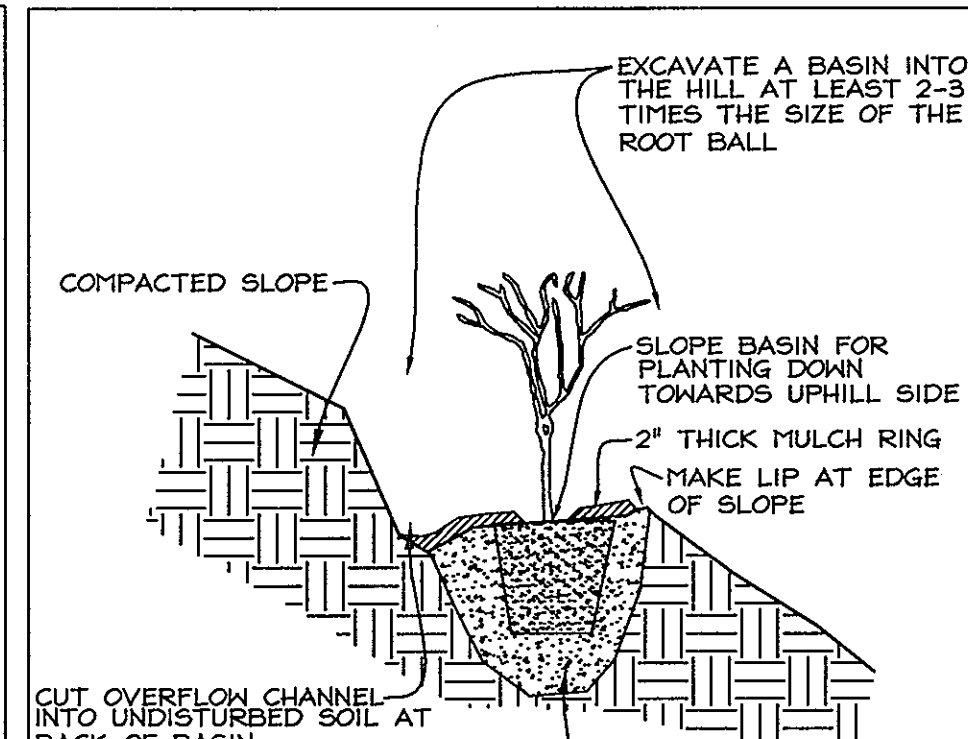
- The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance.
- Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the tree, whichever is greater.
- No construction activity is permitted within the Soil Protection Zone.
- If soil has been compacted or grading has taken place in the vicinity of the Soil Protection Zone, root pruning shall be implemented per Root Pruning detail, shown on this plan.
- Root pruning shall occur prior to the beginning of construction.
- Where the Soil Protection Zone must encroach inside the Critical Root Zone of a tree, soil disturbance shall be mitigated with vertical mulching, radial trenching, or another method approved by the ERI Forest Conservation Professional.
- Prior to construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
- Tree maintenance and removal shall be undertaken by a qualified MD Tree Expert to ensure damage to surrounding trees is minimized.
- Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth of 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.

Afforestation Area Planting Notes

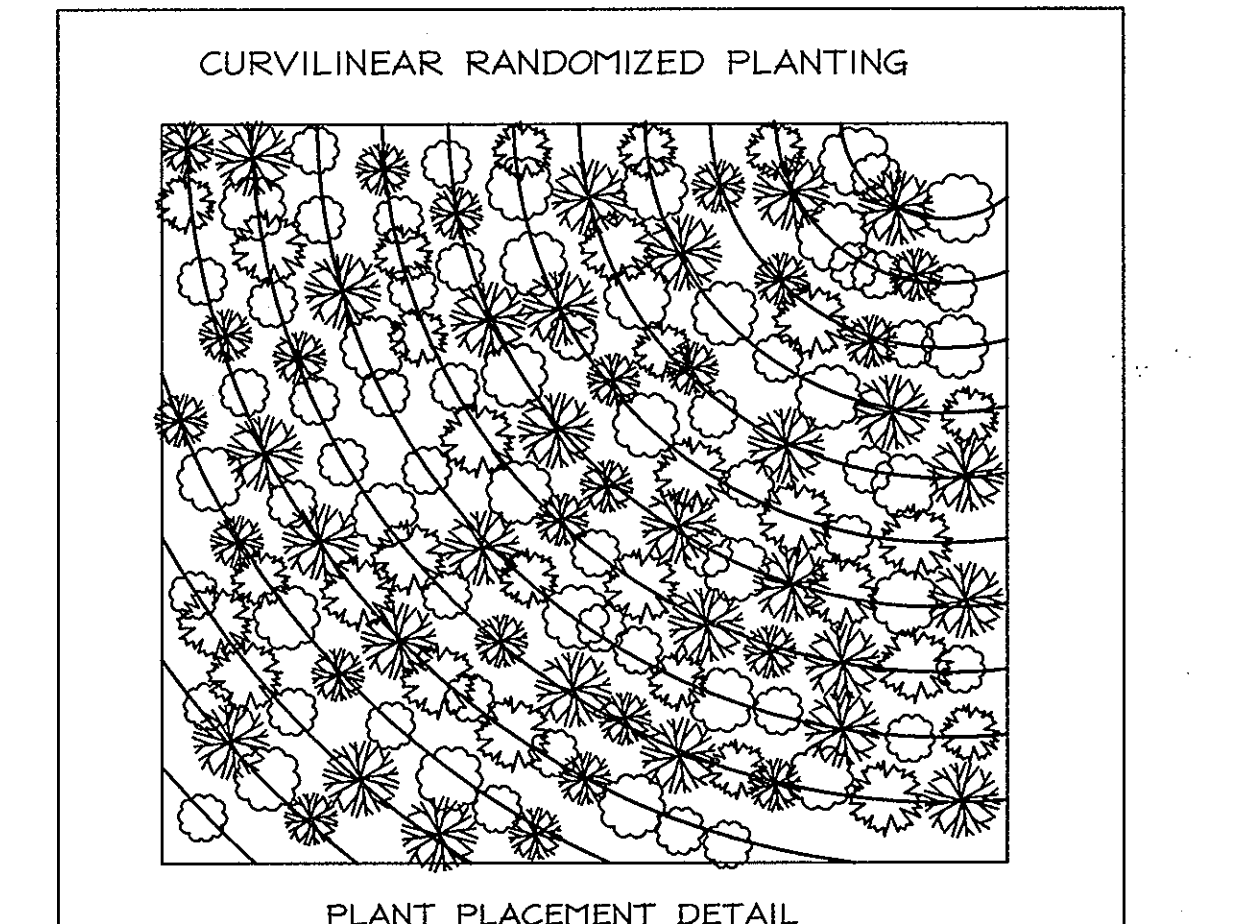
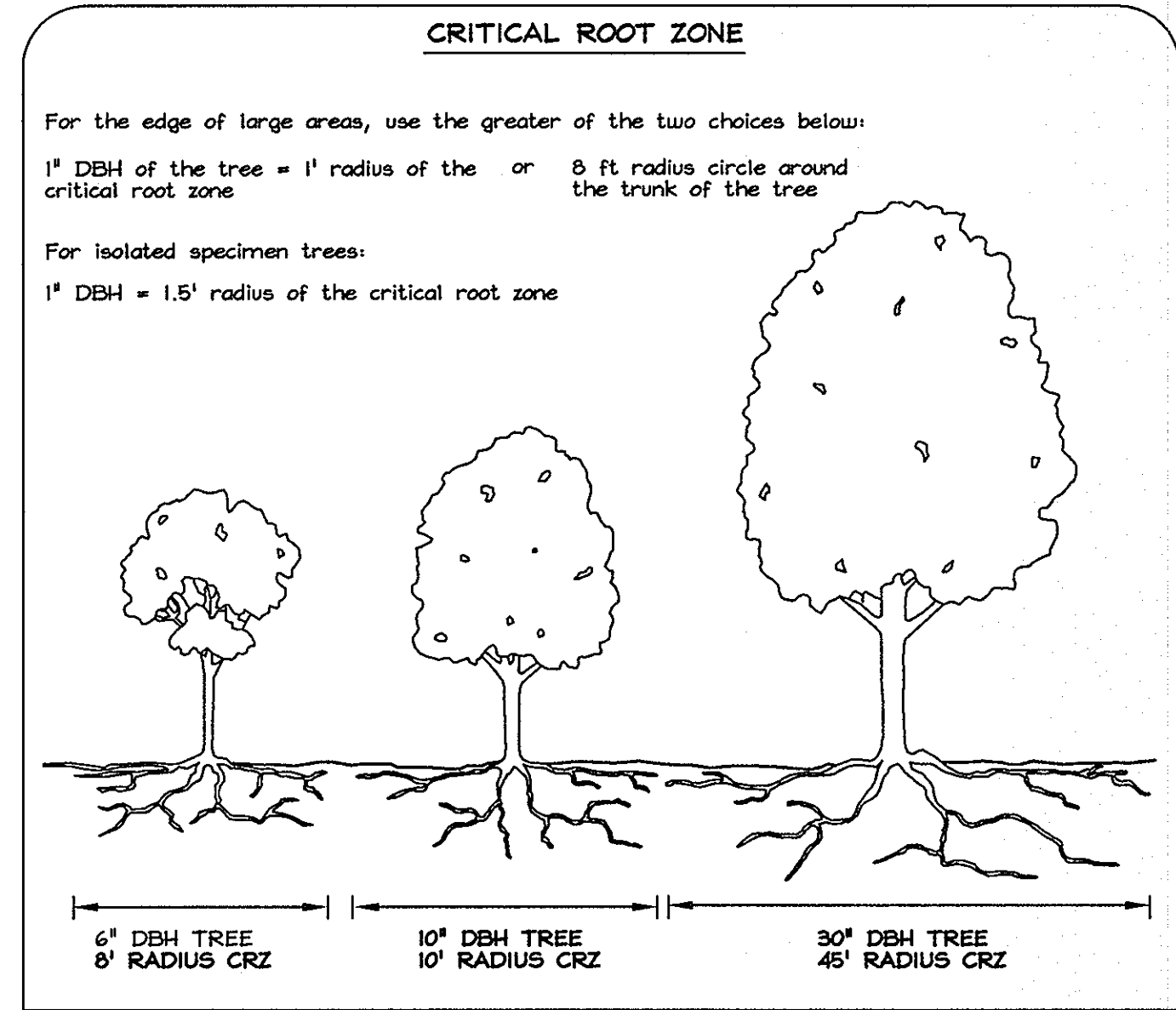
- Afforestation areas may be planted as soon as reasonable to do so. Late winter-early spring plantings are preferred. Earliest planting dates will vary from year to year but planting may generally begin as soon as the ground is no longer frozen. Alternate planting dates may be considered as conditions warrant.
- Soil amendments and fertilization recommendations will be made based upon the results of soil analysis for nitrogen, phosphorus, potassium, organic matter content and pH. If required, fertilizer will be provided using a slow release, soluble 16-8-16 analysis designed to last 5-8 years contained in polyethylene perforated bags such as manufactured by ADCO Works, P.O. Box 310 Hollis, N.Y. 11423 or approved equal.
- Plant materials shall be planted in accordance with the planting diagram, planting details and planting schedule.
- Plant stock must be protected from desiccation at all times prior to planting. Materials held for planting shall be moistened and placed in cool shaded areas until ready for placement.
- Planting materials shall be nursery grown and inspected prior to planting. Plants not conforming to the American Standards for Nursery Stock specifications for size, form, vigor, or roots, or due to trunk wounds, breakage, desiccation, insect or disease must be replaced.
- Newly planted trees may require watering at least once per week during the first growing season depending on rainfall in order to get established. The initial watering operation should allow for watering during installation to completely soak backfill materials.
- Mulch shall be applied in accordance with the diagram provided and shall consist of woodchips or shredded hardwood bark mulch, free of wood alcohol.
- Planting holes should be excavated to a minimum diameter of 2.5 to 3 times the diameter of the root ball or container. Mechanical angling is preferred with scarification of the sides of each hole.
- Site preparation for planting shall include moving of entire planting area, then banded tilling of 4 ft. wide bands spaced 11' o.c. and laid out in curvilinear rows. Stabilize disturbed areas with perennial rye after planting.



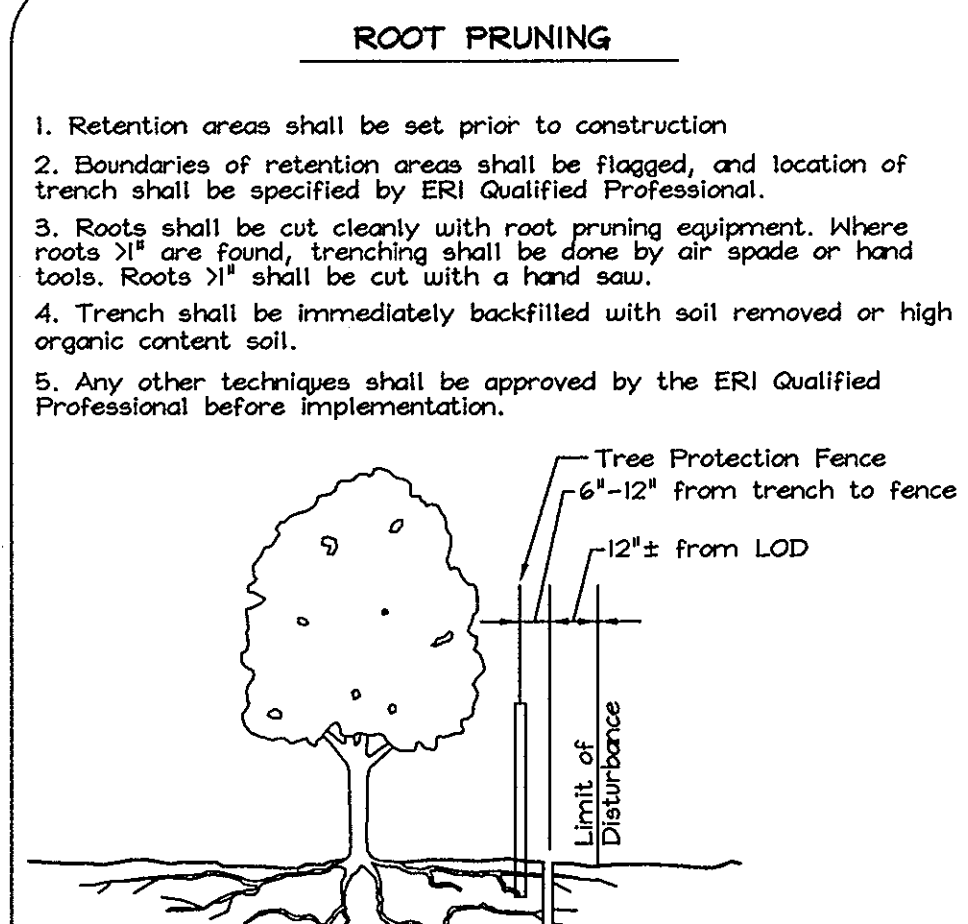
- CONTAINER PLANTING NOT TO SCALE**
- PLANTING PROCEDURE FOR CONTAINER GROWN PLANTS**
- REMOVE THE PLANT EITHER BY CUTTING OR INVERTING THE CONTAINER
 - USE A KNIFE TO CUT THROUGH BOTTOM HALF OF THE ROOT BALL.
 - PLANT SHRUBS ON FORMED UP MOUNDS 4" ABOVE THE EXISTING GRADE WHEN HIGH WATER TABLE CONDITIONS EXIST, OTHERWISE PLANT FLUSH WITH EXISTING GRADE.
 - PLANTING HOLE TO BE 2-3 TIMES THE DIAMETER OF THE CONTAINER.
 - INSERT FERTILIZER TABLET, BACKFILL 2/3 OF THE ROOT BALL AND WATER.
 - AFTER WATER PERCOLATES, BACKFILL HOLE TO TOP OF ROOT BALL AND GENTLY TAMP SOIL TO FIRM CONTACT WITH PLANT.
 - APPLY MULCH RING AROUND PLANT KEEPING A 6 IN CLEARANCE FROM STEM.



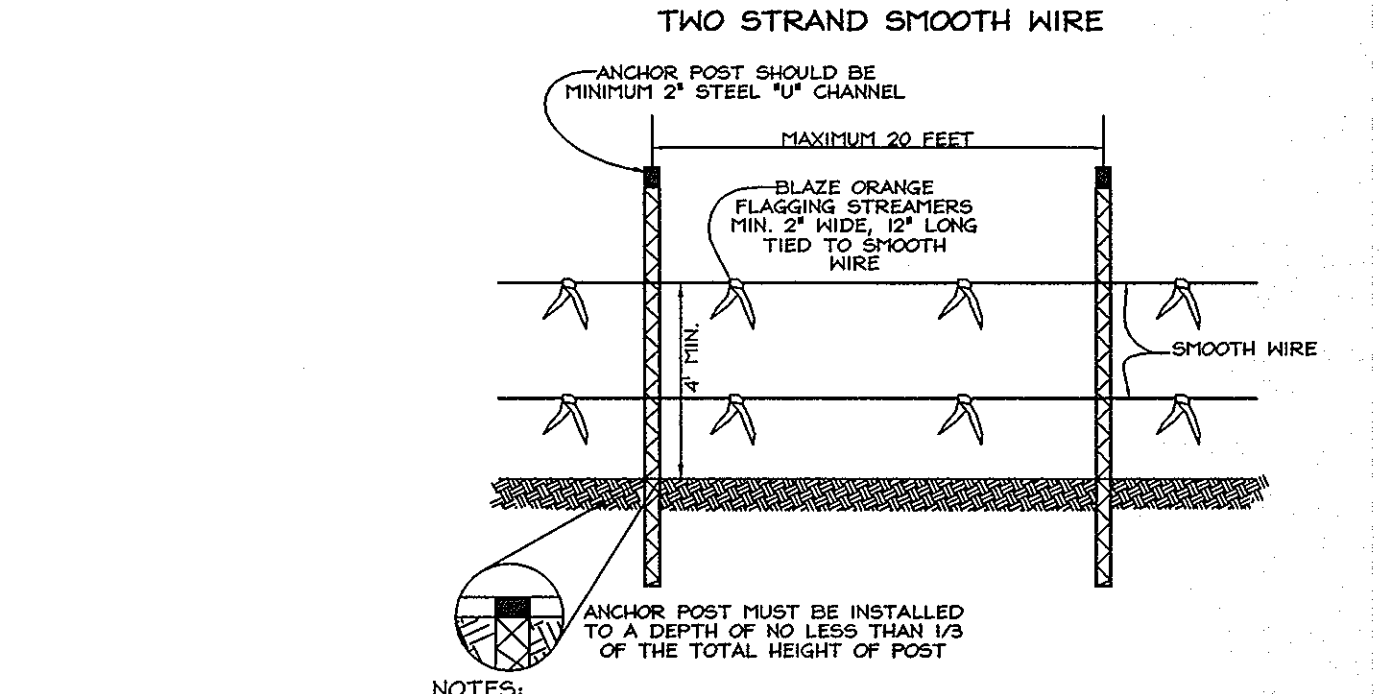
- PLANTING ON STEEP SLOPES NOT TO SCALE**
- PLANTING AREA**
- PLANT AS PER CONTAINER PLANTING DETAIL EXCEPT PREP OF PLANTING AREA.
 - A BASIN FOR PLANTING IS CUT INTO THE SLOPE WITH PLANT BEING PLACED NEAR THE DOWNHILL EDGE OF THE BASIN.
 - BASIN SHOULD SLOPE TOWARD UPHILL SIDE TO ALLOW RAIN TO BE CAPTURED AND INFILTRATE.
 - AN OVERFLOW CHANNEL SHALL BE CUT INTO UNDISTURBED SOIL AT THE REAR OF THE BASIN TO ALLOW EXCESS RUNOFF AND SEDIMENT TO ESCAPE WITHOUT DAMAGING THE BASIN.
 - MULCH AROUND PLANT IN BASIN.



- PLANT PLACEMENT DETAIL NOT TO SCALE**
- MIX TREE AND SHRUB SPECIES IN THE STAGING AREA.
 - SET THE GUIDE CURVILINEAR LINE AS CLOSE TO CONTOUR AS POSSIBLE



- ROOT PRUNING**
- Retention areas shall be set prior to construction
 - Boundaries of retention areas shall be flagged, and location of trench shall be specified by ERI Qualified Professional.
 - Roots shall be cut cleanly with root pruning equipment. Where roots >1\"/>



EXPLORATION RESEARCH, INC.
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS
 6339 EDWARDS LANE
 CLARKSVILLE, MARYLAND 21077
 TEL: (410) 567-5200 FAX: (410) 708-1582

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. #34689, Expiration Date: 07/08/2009.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark J. Coyle
 PLANNING DIRECTOR

7/10/09
 DATE

EASEMENT #3 - AFFORESTATION AREA : 19,166 Sq. ft. (0.44 Ac)

19,166 Sq. ft. (350 TPA) 2'-3' Whip planting
 0.44 acre x 350 TPA = 154 trees required

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
16	Acer rubrum	Red Maple	WHIP 2'-3'	11' o.c.	1-3 Gallon Container Grown with Tree Shelters
17	Acer negundo	Boxelder	WHIP 2'-3'	11' o.c.	
17	Amelanchier arborea	Shadbush	WHIP 2'-3'	11' o.c.	
17	Carpinus carolina	American Hornbeam	WHIP 2'-3'	11' o.c.	
17	Liriodendron tulipifera	Tulip Poplar	WHIP 2'-3'	11' o.c.	
17	Prunus serotina	Black Cherry	WHIP 2'-3'	11' o.c.	
17	Quercus alba	White Oak	WHIP 2'-3'	11' o.c.	
17	Quercus phellos	Willow Oak	WHIP 2'-3'	11' o.c.	
17	Sassafras albidum	Sassafras	WHIP 2'-3'	11' o.c.	

Planting Area Monitoring Notes

- Monthly visits during the first growing season are to assess the success of the plantings and to determine if supplemental watering, pest control, invasive plant control, mowing, deer protection or other actions are necessary. Early spring visits will document winter kill and autumn visits will document summer kill.
- The minimum survival rate shall be 75% of the total number of trees planted per acre at the end of the two year maintenance period. Wild tree seedlings from natural regeneration on the planting site may be counted up to 50% toward the total survival number if they are healthy native species at least 12 inches tall.
- Survival will be determined by a stratified random sampling of the plantings.
- Effective monitoring will assess plant survivability during the first growing season and make recommendations for reinforcement plantings if required at that time.
- A final inspection and certification by the ERI qualified professional is required after the second growing season.

OWNER/(Naecker Property Plat #7288 Lot 4)
 Robert L. Naecker
 12740 Route 103
 Clarksville MD 21024-1531
 443.964.6445

OWNER/(Naecker Property Plat #4289 Lot 1)
 GREENFIELD HOMES, INC.
 6656 Luster Drive
 Highland, Maryland 20777
 410.781.6782

DEVELOPER
 GREENFIELD HOMES, INC.
 6656 Luster Drive
 Highland, Maryland 20777
 410.781.6782

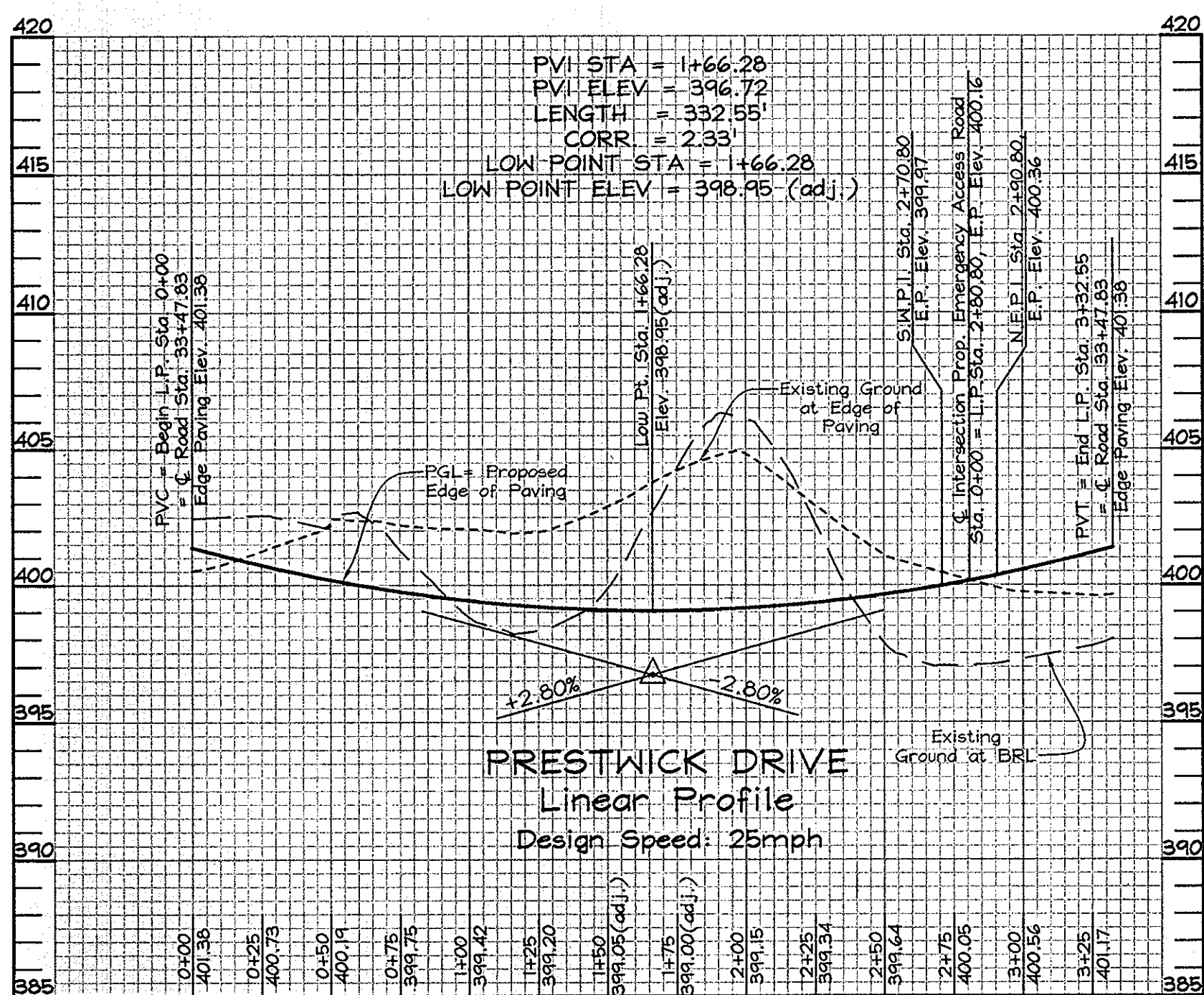
PRELIMINARY FOREST CONSERVATION NOTES AND DETAIL SHEET WILLOW POND

LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A','C','D','E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VANT HOFF PROPERTY, PLAT NO. 12949

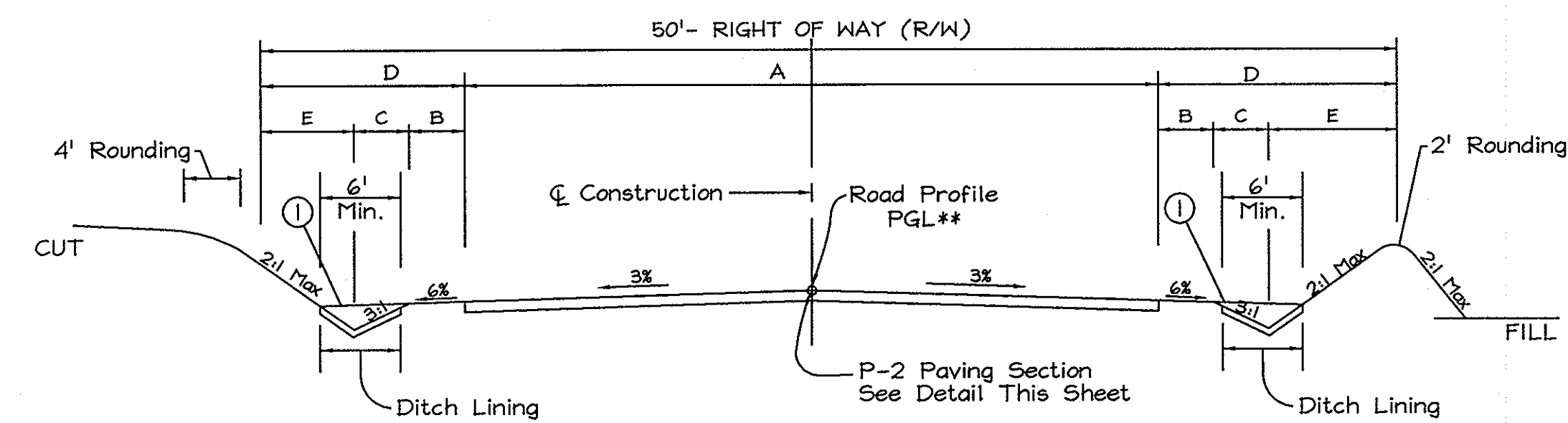
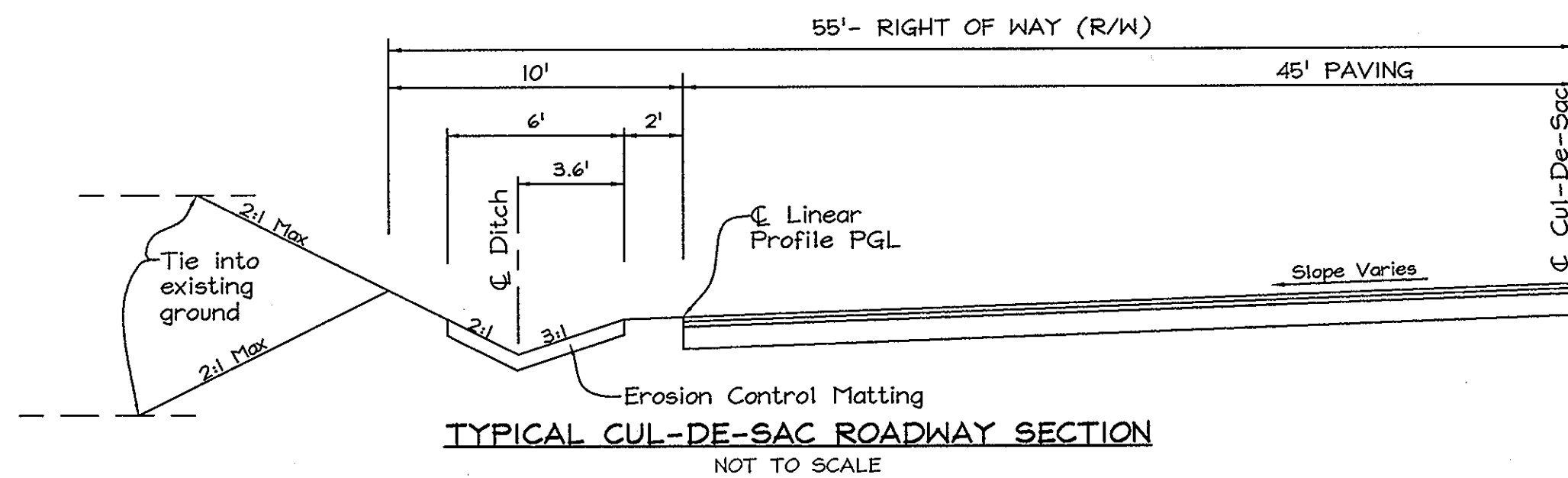
TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane Elkrige, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1582
 E-mail: info@fsher.com

DESIGN BY: KSZ
 DRAWN BY: SHM
 CHECKED BY: ZYF, MLT
 SCALE: N/A
 DATE: May 6, 2009
 W.O. No.: 3199
 SHEET No. II OF 15



LINEAR ROAD PROFILE
SCALE- HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

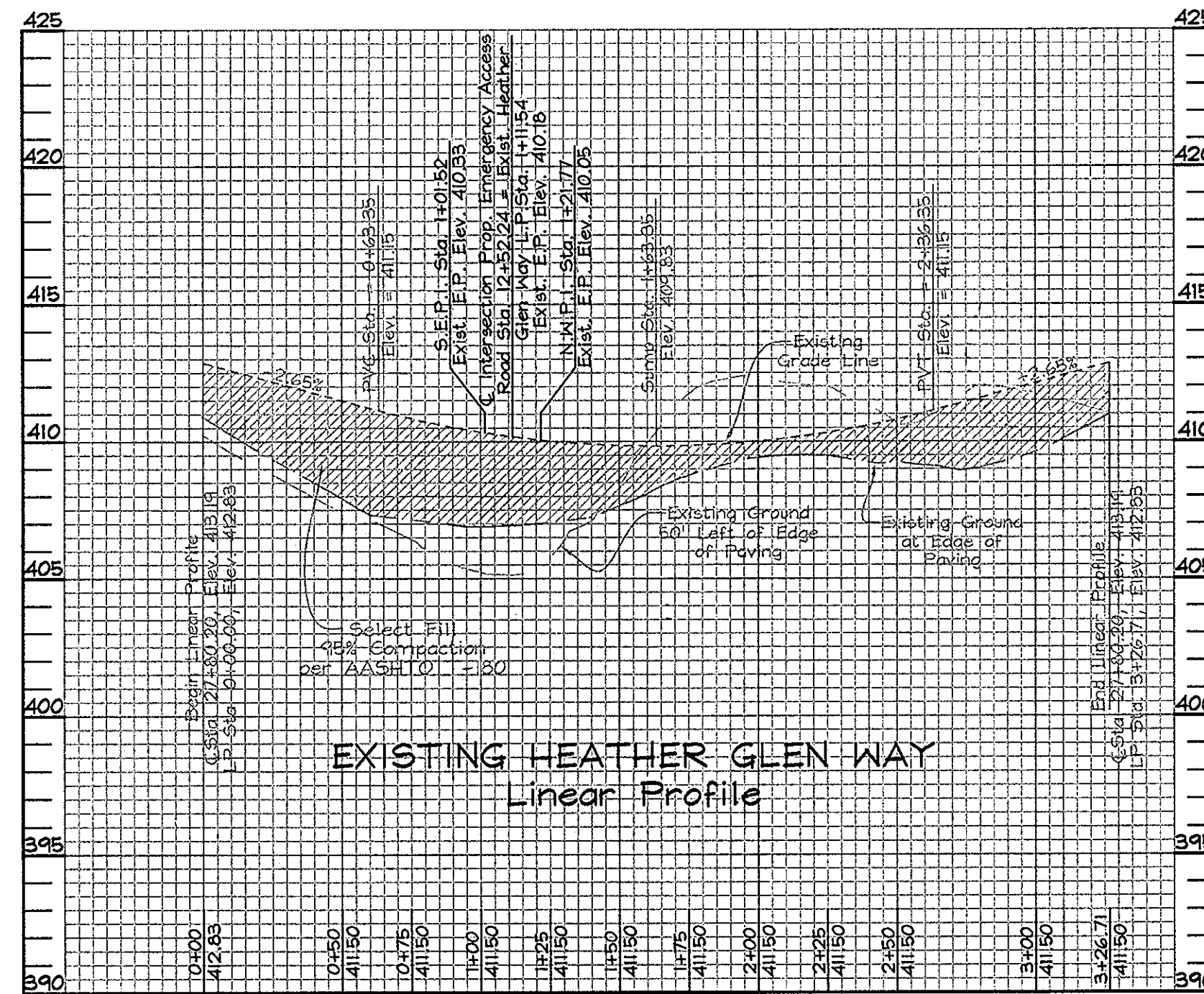


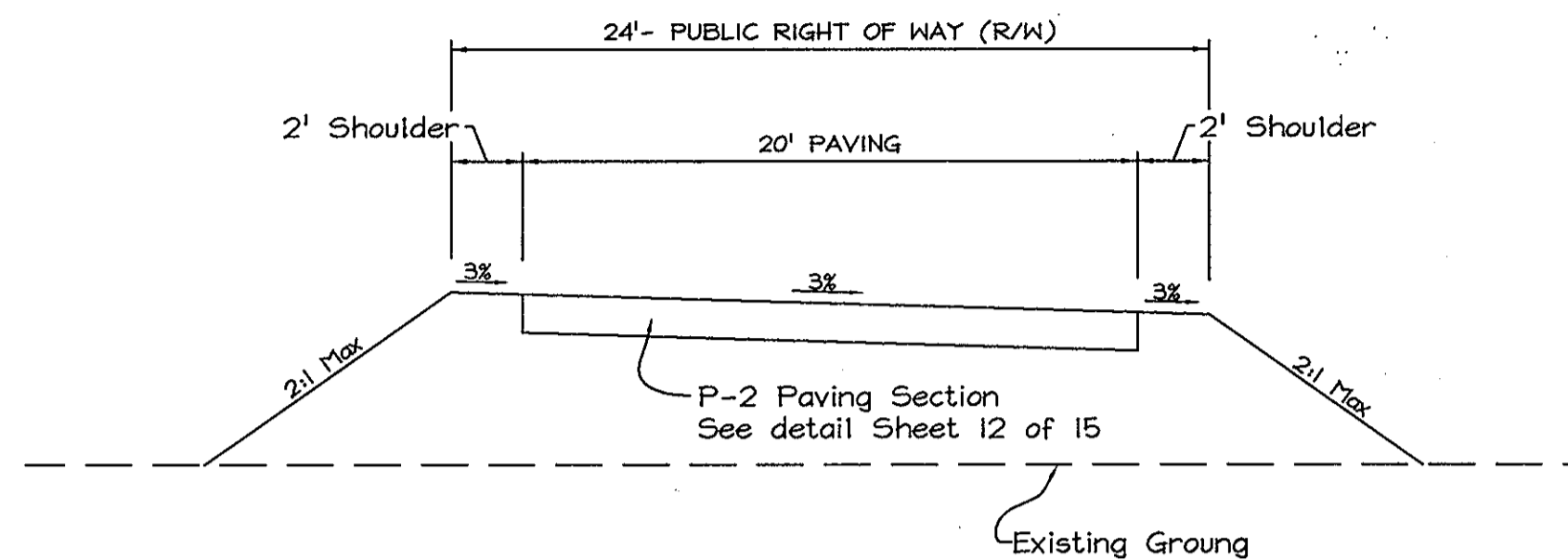
⓪ DITCH CROSS SECTION SLOPE MAY BE FLATTENED TO PROVIDE A SWALE AT OR NEAR THE CREST OF VERTICAL CURVES WHERE QUANTITY OF SWALE FLOW IS SMALL, AS APPROVED BY DPM.

ROAD NAME	CLASSIFICATION	A	B	C	D	E	PAVING SECTION	DESIGN SPEED	REMARKS
PRESTWICK DRIVE	ACCESS PLACE 200 A.D.T.	22'	4'	4'	14'	6'	P-2	25 MPH	⊕ STA. 22+38 TO ⊕ STA. 33+47.83*

* Beginning of Linear Profile Sta. 0+00 = End of Linear Profile Sta. 3+32.55
** The PGL for the Linear Profile is the Edge of Paving

TYPICAL PRESTWICK DRIVE ROADWAY SECTION
NOT TO SCALE





TYPICAL EMERGENCY SERVICE ACCESS DRIVE ROADWAY SECTION
NOT TO SCALE

PROFESSIONAL CERTIFICATION
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ROAD PROFILES
WILLOW POND
LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VAN'T HOFF PROPERTY, PLAT NO. 12949
TAX MAP 34 GRID 17 PARCEL 382
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

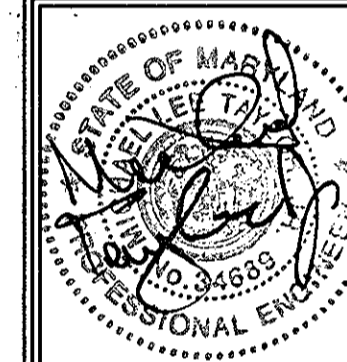
OWNER/(Lot 4)
Robert L. Naecker
12740 Route 108
ClarksVillie MD 21029-1531

OWNER/(Lot 1)
GREENFIELD HOMES, Inc.
6656 Luster Drive
Highland, Maryland 20777
410.781.6782

DEVELOPER
GREENFIELD HOMES, Inc.
6656 Luster Drive
Highland, Maryland 20777
410.781.6782

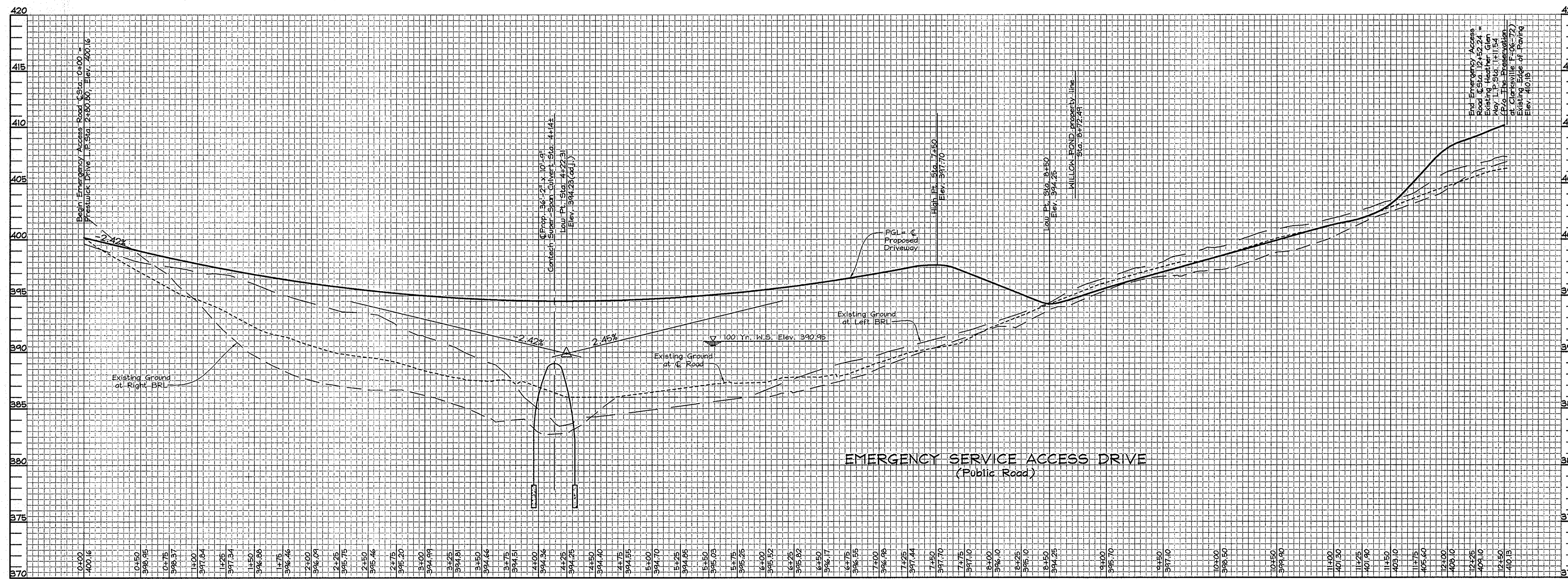
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frank J. Leyler
PLANNING DIRECTOR DATE 7/4/08

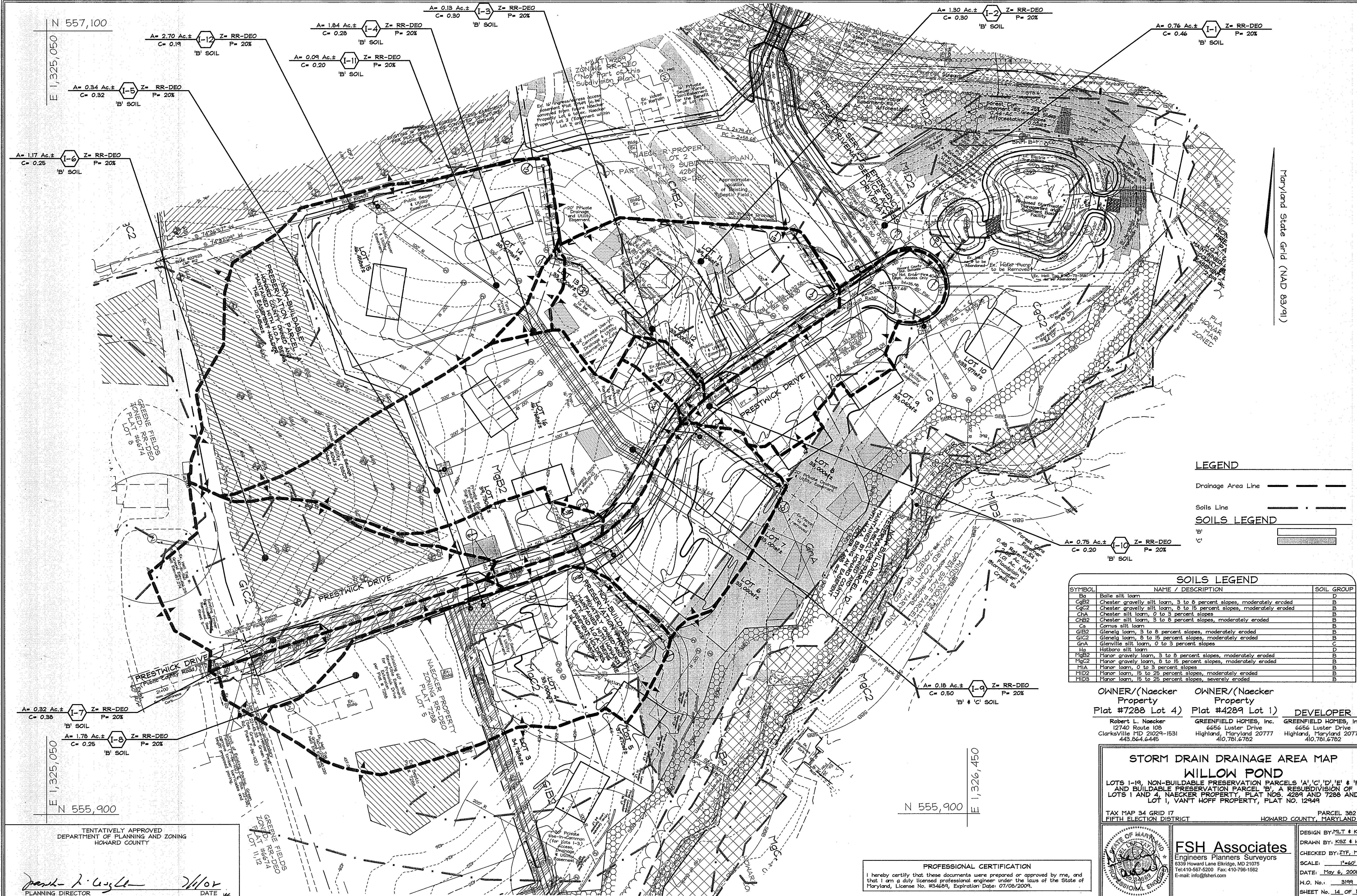


FSH Associates
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DESIGN BY: MLT
DRAWN BY: HS
CHECKED BY: ZYF, MLT
SCALE: As Shown
DATE: May 6, 2008
W.O. No.: 3199
SHEET No. 13 OF 15



ROAD PROFILE
SCALE- HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



Maryland State Grid (NAD 83/91)

LEGEND

- Drainage Area Line
- Soils Line

SOILS LEGEND

- 'B' SOIL
- 'C' SOIL

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ba	Balle silt loam	D
CB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
CQ2	Chester gravelly silt loam, 0 to 15 percent slopes, moderately eroded	B
Ca	Chester silt loam, 0 to 3 percent slopes	B
CB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
Cs	Cornus silt loam	B
GB2	Glenella loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenella loam, 0 to 15 percent slopes, moderately eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
Ha	Hatboro silt loam	D
MqB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
MqC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MIA	Manor loam, 0 to 3 percent slopes	B
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B

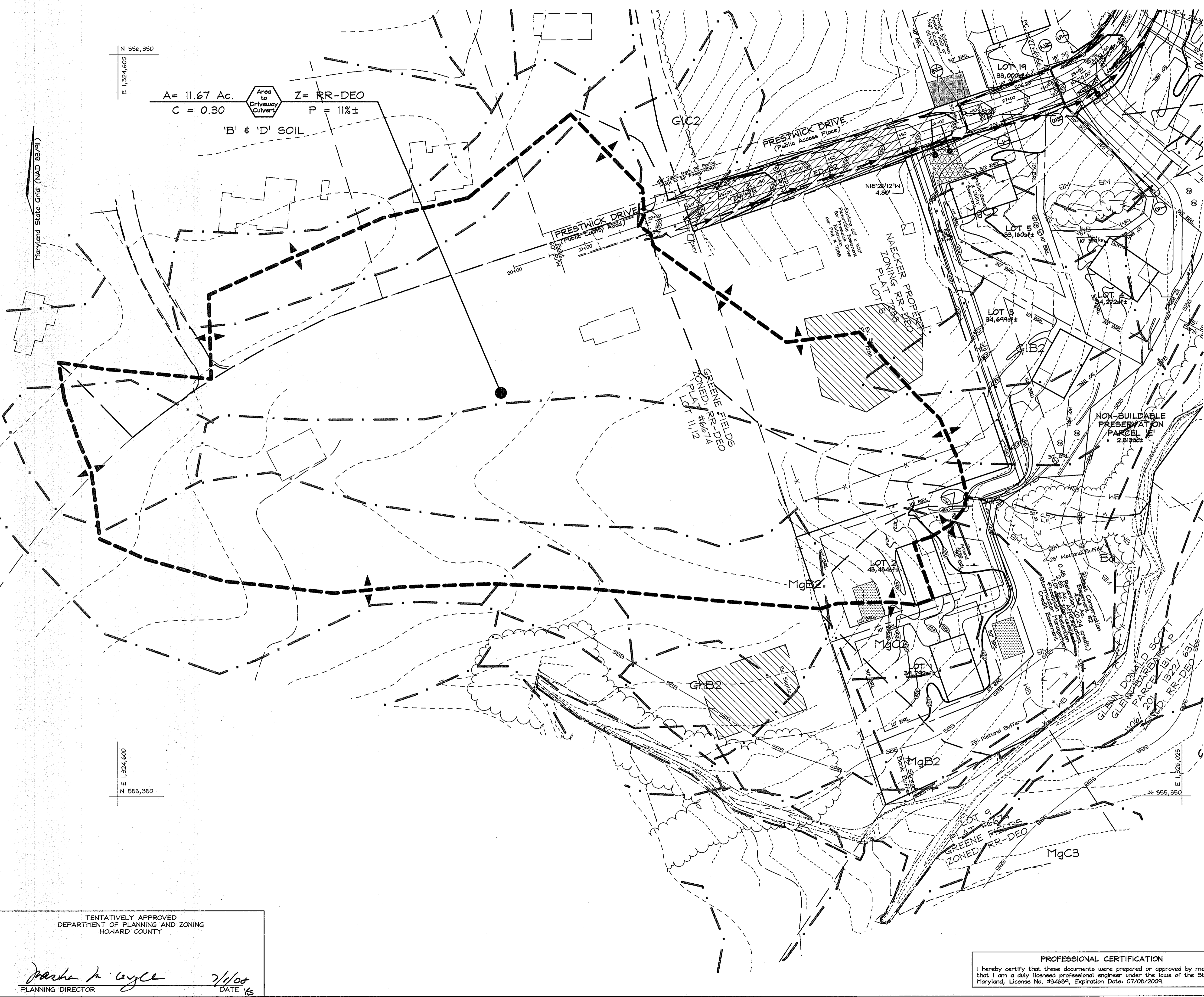
OWNER/(Naecker Property) Plat #7288 Lot 4) Robert L. Naecker 12740 Route 108 Clarksville MD 21029-1531 443.864.6445	OWNER/(Naecker Property) Plat #4289 Lot 1) GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782	DEVELOPER GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782
-------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------

STORM DRAIN DRAINAGE AREA MAP
WILLOW POND

LOTS 1-19, NON-BUILDABLE PRESERVATION PARCELS 'A', 'C', 'D', 'E' & 'F' AND BUILDABLE PRESERVATION PARCEL 'B', A RESUBDIVISION OF LOTS 1 AND 4, NAECKER PROPERTY, PLAT NOS. 4289 AND 7288 AND LOT 1, VANIT HOFF PROPERTY, PLAT NO. 12949

TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND

	FSH Associates Engineers Planners Surveyors 6338 Howard Lane Elkridge, MD 21075 Tel: 410-567-5200 Fax: 410-796-1582 E-mail: info@fshnet.com	DESIGN BY: MLT & KSZ DRAWN BY: KSZ & HS CHECKED BY: ZTF, MLT SCALE: 1"=60' DATE: May 6, 2008 W.O. No. 3199 SHEET No. 14 OF 15
	<p align="center">PROFESSIONAL CERTIFICATION</p> <p>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. #34689, Expiration Date: 07/08/2009.</p>	
	<p align="center">TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY</p> <p><i>Frank R. Coyle</i> 7/1/08 PLANNING DIRECTOR DATE</p>	
	<p align="center">SP-07-11</p>	



N 556,350
E 1,324,600

A = 11.67 Ac.
C = 0.30

Area to Driveway Culvert

Z = RR-DEO
P = 11%±

'B' & 'D' SOIL

LEGEND

- Drainage Area Line
 - Soils Line
- SOILS LEGEND**
- 'B'
 - 'C'

SOILS LEGEND

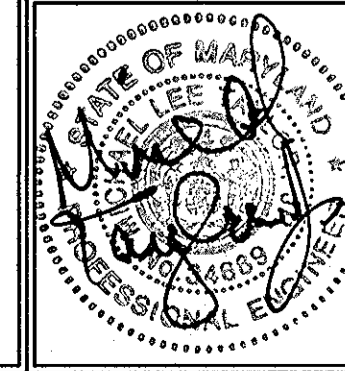
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CqB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
ChA	Chester silt loam, 0 to 3 percent slopes	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
Cs	Conroy silt loam	B
GIB2	Glennville loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glennville loam, 8 to 15 percent slopes, moderately eroded	B
GnA	Glennville silt loam, 0 to 3 percent slopes	C
Ha	Hatboro silt loam	D
MgB2	Manor gravelly loam, 3 to 8 percent slopes, moderately erode.]	D
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B

OWNER/(Naecker Property)	OWNER/(Naecker Property)	DEVELOPER
Plat #7288 Lot 4)	Plat #4289 Lot 1)	GREENFIELD HOMES, Inc.
Robert L. Naecker 12740 Route 106 Clarksville MD 21029-1531 443.864.6445	GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782	GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782

**DRIVEWAY CULVERT DRAINAGE AREA MAP
WILLOW POND**

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TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND



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DESIGN BY: MLT & KSZ
DRAWN BY: KSZ & HS
CHECKED BY: ZIF, MLT
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W.O. No.: 3199
SHEET No. 15 OF 15

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Barbara A. Ayler 7/1/08
PLANNING DIRECTOR DATE