

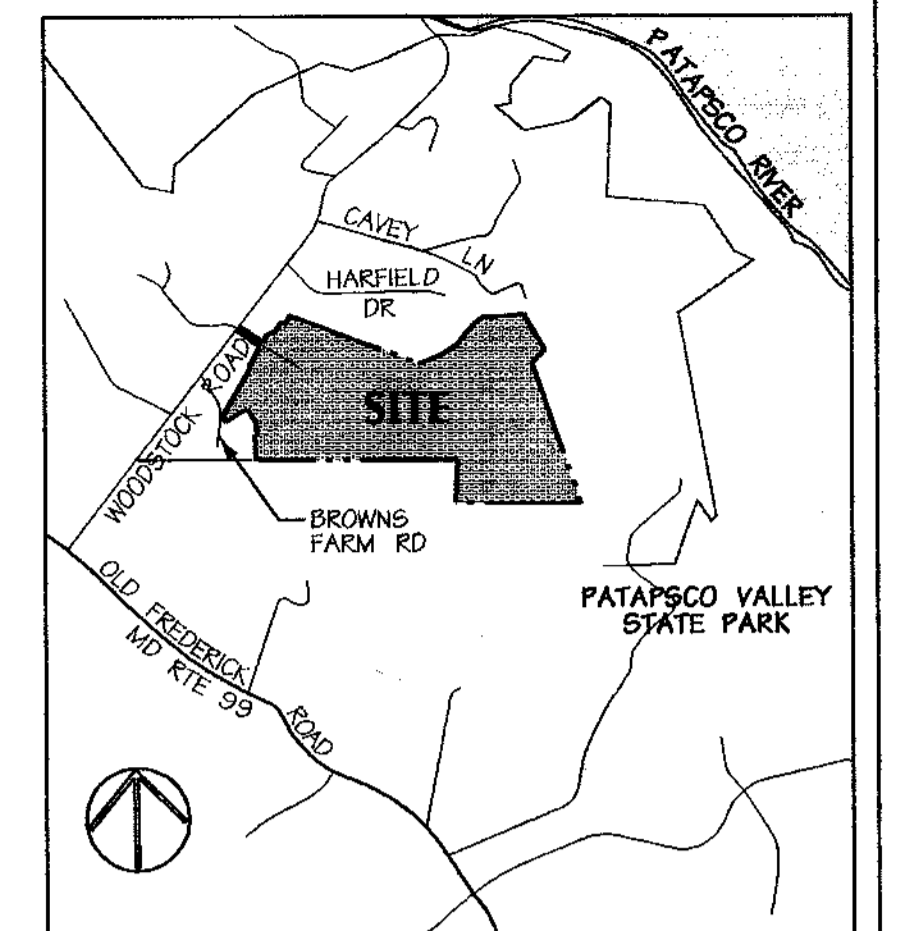
General Notes

- 1. The project is in conformance with the latest Howard County Standards unless waivers have been approved.
2. Proposed wells and septic areas are shown and approved by Howard County Health Department on 10/26/2005.
3. Cemetery Site 10-1 is on site and is listed in the Howard County Cemeteries and Gravestones Inventory. The cemetery boundary as shown on this plan are consistent with the location of the existing wall around the cemetery. Access to the cemetery is provided by a 4 foot single 20 foot wide driveway to the proposed public road. The cemetery will be located on Cemetery Lot 1, and owned by the owner of Preservation Parcel A. The Planning Board approved the Cemetery Protection Proposal on October 22, 2004.
4. Stormwater Management for this site is addressed on the Stormwater Management Plans, sheets 13-16.
5. Property is not located within the Metropolitan District.
6. The existing on-site topography was flown by Virginia Resource Mapping, Inc. dated February 28, 2003.
7. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County monument numbers 101A and 1749 were used for this project.
8. There is a 100 year floodplain on this site. A Floodplain Study prepared by Daft, McCune and Walker has been submitted.
9. The Myrtue Property is listed in the Howard County Historic Sites Inventory as HO-190, 'Good Following'. Existing structures on site will remain as shown on Preservation parcel 'A'.
10. The septic reserve area designation shown in the legend designates a private sewerage easement of at least 10,000 SF as required by the Maryland Department of the Environment for individual septic systems. Improvement of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The county health officer shall have the authority to grant adjustments to the public sewerage easement. Reconnection of a modified sewerage easement shall not be necessary.
11. All wells to be drilled prior to submittal of final plat for signatures. It is the developer's responsibility to schedule the well drilling prior to final plat submittal. It will not be considered 'governmental delay' if the well drilling holds up the Health Department signature of the record plat. If well success rate is accomplished at various locations within the site, the developer shall have the option to request relief from drilling the remaining wells prior to plat recordation.
12. Steep slopes over 25% exist on site as shown.
13. For flag or pipeline lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipeline and road right-of-way line only and not onto the flag or pipe stem lot driveway.
14. Development of the Myrtue Property under the current Forest Conservation Act proposes the clearing of approximately 5.9 forested acres, and approximately 22.4 acres of forest retention, generating a reforestation obligation of 11.6 acres, to be satisfied on-site.
15. Posters are required for the public roadway entrance.
16. Boundary and existing easements were taken from a Boundary survey prepared by Daft, McCune - Walker, Inc. dated August 14, 2003.
17. On-Site Stream and Wetland Locations shown here were surveyed by Daft McCune Walker, Inc. on September 19, 2003.
18. Profile and Struck Shrub Limit taken from flow topo by Virginia Resource Mapping, Inc. and have been verified by Daft McCune-Walker, Inc.
19. The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
20. The ground water appropriations permit will be issued prior to approval of well permits and before submittal of final plat for signatures.
21. Based on information received from the Ho. Co. Health Department, all wells and private septic systems within 100' of the property lines have been shown.
22. The existing septic system shown on Preservation Parcel A will be abandoned and a new system installed inspected and approved prior to submittal of record plat for signatures.
23. Any lot where a well hole is adjacent to road grading, the wells will be drilled at the well hole locations further from the grading.
24. Preservation Parcels: Parcel A & C, Owner: Myrtue, Easement Holder: H.O.A. (Parcel A-Buildable) (Parcel C-Non-Buildable) & Land Conservation Organization; Parcel B, D, F, G, H (Non-Buildable) Owner: H.O.A., Easement Holder: Ho. Co. Gov't. & Land Conservation Organization.
25. All landscape delegations will be part of the Developers Agreement.
26. There is no open space requirement for an EC cluster subdivision.
27. No phasing is proposed.
28. All existing crossings and roads within stream buffers shall be removed, regraded and stabilized.
29. WF-04-100 (Approved 6/25/04) was approved allowing the following distances into the environmental buffer.
a) Section 16.116(c)(2) to allow clearing, filling or impervious paving within a floodplain for the purpose of a road crossing (Impact 1) and for the purpose of a SWM outfall (Impact 2);
b) Section 16.116(d)(1) to allow grading, removal of vegetative cover and paving within 25 feet of a wetland for the purpose of a road crossing (Impact 1) and for the purpose of SWM outfall (Impact 2);
c) Section 16.116(d)(2) to allow grading, removal of vegetative cover and paving within 75 feet of a perennial stream for the purpose of a road crossing (Impact 1 and 2);
d) Section 16.116(e) to allow grading, removal of vegetative cover and paving on steep slopes (25% and greater, over 10' vertical feet) for the purpose of a road crossing (Impact 1, 4, 7) and for a SWM storm drain (Impact 5).
The approval is subject to the following conditions:
1. All grading distances associated with the proposed road crossing and SWM elements located within floodplain, stream, wetlands, steep slopes and steep slopes are subject to obtaining all necessary Water Quality Certificates and Non-Tidal Wetlands Permits from MDE and/or the U.S. Army Corps of Engineers, if applicable.
2. All grading and construction activities located within the 100 year floodplain, stream, wetlands, their required buffers, and steep slopes shall be minimized and in compliance with approved Grading and Sediment Control Plans and Erosion/Best Management Practices shall be used by all contractors. Stabilization shall be initiated immediately upon completion of proposed activity.
3. The developer is required to use the least damaging design impacts #1 and #2 in accordance with the requirements of SCD (dated 3/31/2004) and Section 16.116(c)(3) of the Subdivision and Land Development Regulations. The developer shall replant any environmental areas disturbed where grading and removal of vegetative cover has taken place in accordance with Section 16.116(c)(3).
4. Reuse of distances to Impact 1, 4, 7, and 5.
5. Per DEB comments dated 5/29/2004, only the SWM outfall is allowed as an environmental disturbance, not the pond itself.
30. This project is subject to the Appendix E Edition of the Subdivision and Land Development Regulations and to the 2004 Zoning Regulations.

Preliminary Equivalent Sketch Plan for Myrtue Property

Howard County

Maryland



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20129626

VICINITY MAP

SCALE: 1"=2000'

BENCHMARK

DESCRIPTION

Coordinates and bearings shown on this plan are based upon the system of coordinates established in the Maryland Coordinate System - NAD 83 (1981) and are based upon the Howard County Department of Public Works Survey Geodetic Survey Control Station:

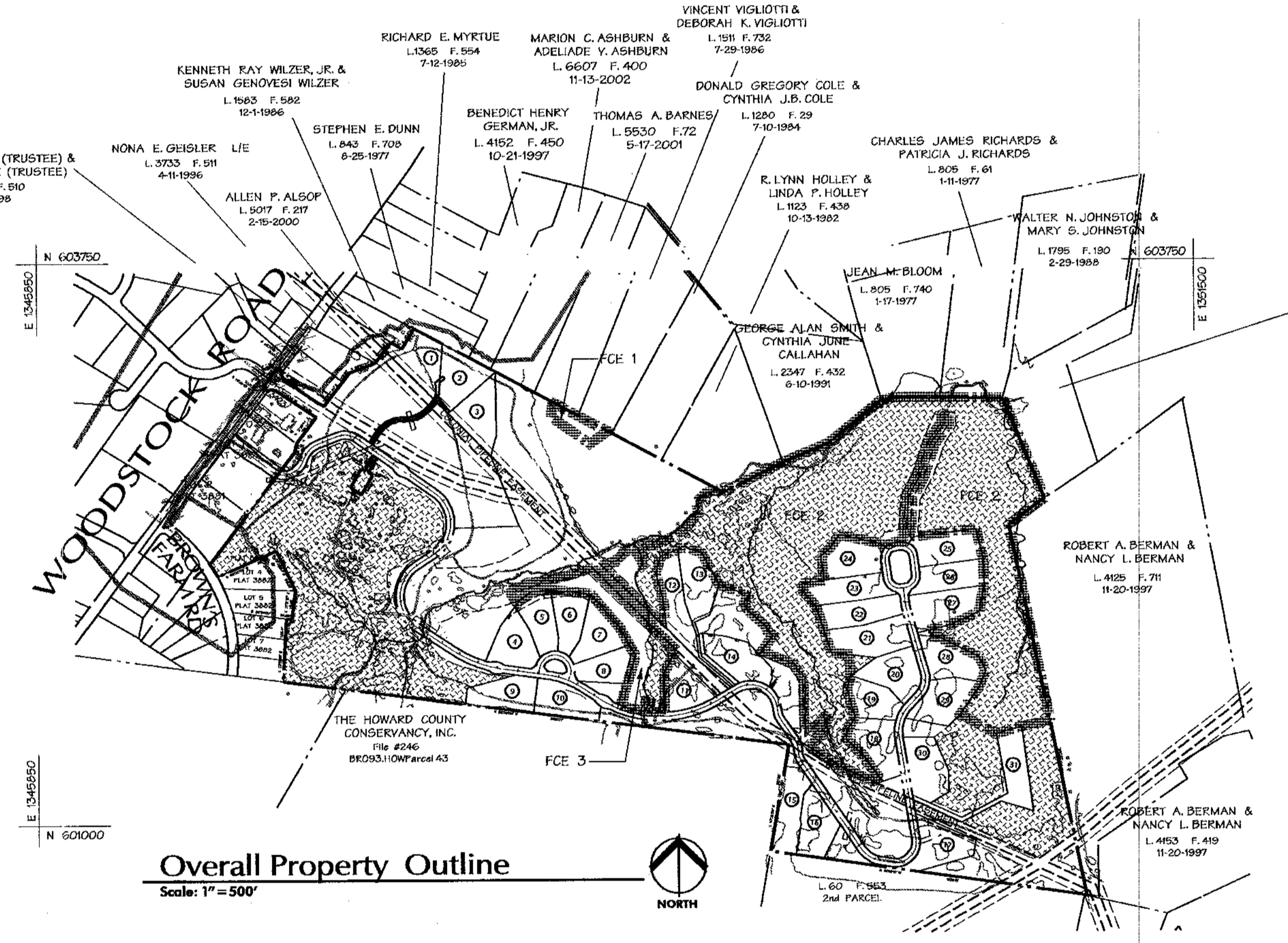
Table with 3 columns: DESIGNATION, NORTH (NPT), EAST (EPT). Rows include 10A, 174B, 60895.107, 598435.240, 1345340.34, 1349615.240.

Sheet Index

Table with 2 columns: SHEET, DESCRIPTION. Lists sheets 1 through 15 including COVER SHEET, PRELIMINARY EQUIVALENT SITE PLAN, PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN, etc.

Minimum Lot Size Chart

Table with 4 columns: LOT #, GROSS AREA, PIPESTEM AREA, MIN. LOT AREA. Lists lots 1 through 31 with their respective areas.



Overall Property Outline

Scale: 1"=500'

JUSTIFICATION OF THE SUBDIVISION DESIGN AS RELATED TO THE PRESERVATION PARCELS

The Myrtue Property is a 149.5 acre site zoned RC-DEO on Woodstock Road in western Howard County. There is an existing farmhouse and outbuildings on the west end of the property; however, the site has been farmed for several years. Several stream systems, including the Davis Branch, cross the site, and there are associated wetland areas. The northeast corner of the property is forested grazing has left the forest with little to no understory. Several transmission main easements also cross the site. Woodstock Road, a county designated scenic road, provides public road frontage on the western boundary of the property. The property also has frontage on Browns Farm Road; however, that frontage is restricted from use by environmental constraints.
A cluster subdivision of 31 single family detached lots has been designed respecting as feasible the environmentally sensitive areas on site. Non-buildable Preservation Parcels are proposed, and all environmentally sensitive areas will be contained on Preservation Parcels.
The intended function and purpose of the Preservation Parcels will be:
1. Limited farming activities on Preservation Parcel A & C.
2. Conservation areas, associated with the Davis Branch, other streams, floodplain, wetlands and associated buffers. The majority of the forest in the northeast corner of the site will be located on Preservation Parcel D.
3. Provision of forest conservation requirements: Parcels B & D will be utilized in part for reforestation and retention.
4. Creation of a forest conservation bank, utilizing the scenic reforestation areas within the subdivision and assist in screening the adjacent property, Parcel F & G.
5. Grading density. The developer intends to transfer density rights at the subdivision (record plat) stage. The density will be some after recordation of the plan which will create the 20-acre preservation parcel. The road alignment and cluster lot design minimizes impacts to those functions by locating environmental areas and buffers within the Preservation Parcels, reforesting the floodplain, wetlands and stream buffers, and providing the cores of public road and number of residential lots within existing forest areas. Potential lots are severely constrained by unsuitable soils, environmental conditions, and underground pipeline easements.
'Good Following' (HO-190), a historic residence on Preservation Parcel A, is currently occupied by the Myrtue family. Situated on a prominent knoll on the west end of the property, the structure, its surrounding outbuildings, trees and nearby cemetery will remain intact, with the exception of one storage building at the bottom of the hill, near the stream. At ~25+ acres, the Preservation Parcels of sufficient size to preserve the setting of this resource. Driveway access to the site is obtained to the southwest, from Browns Farm Road. The primary facade of the structure faces Woodstock Road, and existing vegetation between the now subdivision road and the building will screen the building from view. The closest proposed lots to the north are almost 700 feet distant, and will have homes with fronts facing the historic structure, although intervening distance and vegetation will mitigate any direct view.

Plan to Show Preservation Parcels

Scale: 1"=500'

Site Analysis Data Chart

- 1. General Site Data
a. Present Zoning: RC-DEO
b. Applicable DPZ File Reference: Plat nos. 3891, 3892, 3403, WE 04-100
c. Proposed Use of Site or Structure(s): 32 Single Family Homes
Proposed Water and Sewer Systems: Well and Septic
Any Other Relevant Information:
2. Area Tabulation
a. Gross site area: 149.5 Acres
b. Approximate Area of Steep Slopes (25% or Greater): 12.5 Acres +/-
c. Approximate Area of 100 Year Floodplain: 10.4 Acres +/-
d. Net Site Area: 126.6 Acres +/-
e. Area of Proposed Buildable Preservation Parcels: 25.0 Acres +/-
f. Area of Proposed Non-Buildable Preservation Parcels: 80.6 Acres +/-
g. Area of Proposed SFD Lots: 35.7 Acres +/-
h. Proposed Open Space Lots: N/A
i. Area of Proposed Public Roads: 0.2 Acres
j. Area of Proposed Private Roads: N/A
k. Area of Proposed SWM Parcels: N/A
3. Residential Unit/Lot Tabulation
a. Total Number of Residential Units/Lots Allowed for Overall Project: 35
b. Total Number of Lots allowed per DEOCES: 74
c. Number of SFD Residential Units/Lots proposed: 31
d. DEOCES units to be acquired: 0
e. Number of Non-Buildable Preservation Parcels proposed: 9
f. Number of Buildable Preservation Parcels proposed: 1
g. Number of SWM Parcels proposed: N/A
h. Number of Open Space Lots proposed: N/A
i. Total Number of Lot/Lot Parcels proposed: 31
Preservation parcel owners:
A) Preservation Parcel 'A' Owner: Mr. Myrtue, assessment holder: #1: H.O.A., assessment holder #2: Land Conservation Organization
B) Preservation Parcel 'B' Owner: H.O.A., assessment holder: #1: Land Conservation Organization, assessment holder #2: Ho. Co. Gov't.
C) Preservation Parcel 'C' Owner: Mr. Myrtue, assessment holder: #1: H.O.A., assessment holder #2: Land Conservation Organization
D) Preservation Parcel 'D' Owner: H.O.A., assessment holder: #1: Land Conservation Organization, assessment holder #2: Ho. Co. Gov't.
E) Non-Buildable Parcel 'E' Owner: H.O.A., Maintained by H.O.A.
SWM parcel owners:
H) SWM Parcel 'H' Owner: H.O.A., assessment holder: #1: Ho. Co. Gov't.
I) Preservation Parcel 'I' Owner: H.O.A., assessment holder: #1: Ho. Co. Gov't.
J) Preservation Parcel 'J' Owner: H.O.A., assessment holder: #1: Ho. Co. Gov't.
K) Preservation Parcel 'K' Owner: H.O.A., assessment holder: #1: Ho. Co. Gov't.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. Robert J. Weber, 3/24/05, A HOWARD COUNTY HEALTH OFFICER.

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY PLANNING DIRECTOR DATE 4/10/05

Professional Engr. No. 10551, Date 3-22-05

Form for Myrtue Property including owner/developer information, DMW logo, subdivision name, section area, lot area, and title 'Preliminary Equivalent Sketch Plan COVER SHEET'.



STEEP SLOPES	
SLOPE No.	AREA (SQ. FT.)
1	3,434.12
2	26,761.00
3	10,856.73
4	6,699.39
5	10,006.04
6	30,837.43
7	1,406.53
8	3,158.55
9	2,136.39
10	1,048.95
11	984.05
12	930.60
13	1,241.55
14	11,390.30
15	2,195.40
16	18,055.20
17	765.02
18	611.92
19	98,271.64
20	20,017.24
21	13,917.52
22	1,019.26
23	1,248.59
24	1,826.51
25	868.02
26	152,634.23
27	7,470.39
28	1,766.11
29	18,002.04
30	11,828.45
31	788.49
32	2,432.71
33	680.06
34	14,053.87
35	30,644.98
36	5,543.63
37	15,482.98
38	1,581.10
39	1,140.57
40	411.07
41	2,560.58
42	3,921.87
43	1,469.67
TOTAL	542,062.35

LEGEND

- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- 100 YR WSEL + FLOODPLAIN (IE FLOODPLAIN EASEMENT)
- EX. TREE LINE
- EX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- EX. STRUCTURE
- PROP. TREE LINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STEEP SLOPES (15-24.9% SLOPES)
- STEEP SLOPES (25%+ SLOPES)
- FOREST CONSERVATION EASEMENT LINE
- PROPOSED SEWAGE EASEMENT LINE
- PROPOSED WELL AREA
- NATURAL AREA CONSERVATION EASEMENT

**TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY**

David L. Walker 8/15/05
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walker 3/14/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED FOR PUBLIC (OR PRIVATE) WATER AND PUBLIC (OR PRIVATE) SEWERAGE SYSTEMS

County Health Officer	Date
Howard County Health Department	

Date	No.	Revision Description

MYRTUE PROPERTY

OWNER
MYRTUE RICHARD E & WF
7795 WOODSTOCK ROAD
WOODSTOCK, MARYLAND 21095

DEVELOPER
JAMES KEELY AND CO., INC.
P.O. BOX 528
61 E. PADONIA ROAD
TIMONIUM, MD 21095

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

PROVISION	MYRTUE PROPERTY	SECTION AREA	LOT/FACILITY
PLAT OR LOT	24	TABORNE WAY	P. 225
PLAT OR LOT	24	SEWER	6
WATER CODE		SEWER CODE	6067.04

TITLE Preliminary Equivalent Sketch Plan

Drawn By:	KDE	Scale:	1"=100'	Proj. No.:	02033.D
Design By:	KDE	Date:	3/1/05	Sheet No.:	2 of 15
Checked By:		Approved:			

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 3

3-12-05
Date

[Signature]

Professional Engr. No. 10551

MATCHLINE - SEE SHEET 3

36' PRIVATE STORM DRAIN & UTILITY EASEMENT TO BE MAINTAINED BY HOA

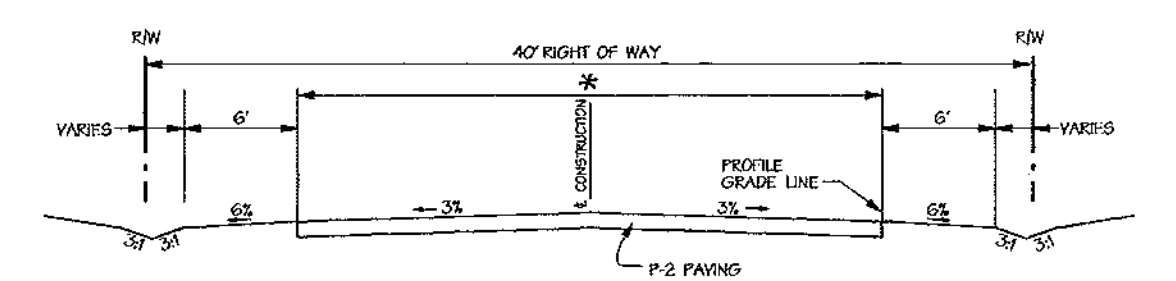


MATCHLINE - SEE SHEET 2

LEGEND

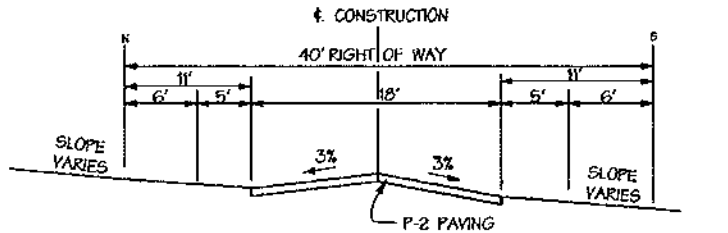
- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- 100 YR RISE + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)
- EX. EASEMENT
- EX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- EX. STRUCTURE
- PROP. TREE LINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STEEP SLOPES (15-24.9% SLOPES)
- STEEP SLOPES (25%+ SLOPES)
- NATURAL AREA CONSERVATION CREDIT EASEMENT
- STOP SIGN
- FOREST CONSERVATION EASEMENT LINE
- EX. UTILITY POLE
- PROPOSED LIGHT POLE
- SEWAGE EASEMENT AREA
- PROP. WELL AREA
- NATURAL AREA CONSERVATION EASEMENT

STEEP SLOPES	
SLOPE No.	AREA (SQ. FT.)
1	3,434.12
2	26,761.00
3	10,856.73
4	6,699.39
5	10,006.04
6	30,837.43
7	1,405.53
8	3,158.55
9	2,138.39
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11	954.05
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18	611.92
19	98,271.64
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38	1,581.10
39	1,140.57
40	411.07
41	2,560.58
42	3,921.87
43	1,459.67
TOTAL	542,062.35



TYPICAL SECTION - PUBLIC ACCESS STREET

* WIDTH=24' FROM STA. 2+50 TO 26+50 ROAD 'A'
* WIDTH=22' FROM STA. 26+50 TO 35+00 ROAD 'A'



PUBLIC ACCESS PLACE

FROM STATION 35+00 TO END ROAD 'A'
AND ALONG LOT FRONTAGE OF LOTS 4 THROUGH 8

APPROVED FOR PRIVATE WATER AND PUBLIC (OR PRIVATE) SEWERAGE SYSTEMS		
Date	No.	Revision Description

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Paul J. ...
PLANNING DIRECTOR

MYRTUE PROPERTY

OWNER: MYRTUE RICHARD E & WF
1795 WOODSTOCK ROAD
WOODSTOCK, MARYLAND 21695

DEVELOPER: JAMES KEELY AND CO. INC.
P.O. BOX 2820
CR. E. PAXSONIA ROAD
TIMONIUM, MD 21095

DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

3-22-05
Date
[Signature]
Professional Engr. No. 16551

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Walker 3/21/05
for HOWARD COUNTY HEALTH OFFICE JAS PATE

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	109°48'39.2"	100.00'	191.64'	142.31'	N77°29'25"E 163.6'
2	51°24'46.1"	139.79'	119.15'	63.93'	S43°50'24"W 115.21'
3	56°28'36.4"	100.00'	98.58'	53.71'	S82°54'10"E 94.62'
4	111°0'46.6"	180.00'	349.28'	262.78'	S0°58'31"W 291.00'
5	113°25'30.8"	180.00'	356.35'	274.16'	S0°11'51"E 300.93'
6	25°3'10.6"	600.00'	262.35'	133.31'	S69°26'12"E 260.27'
7	25°2'20.6"	400.00'	174.81'	88.82'	S69°26'37"E 173.41'
8	64°7'17.1"	545.00'	609.92'	341.26'	S69°59'6"E 578.59'
9	114°23'36.2"	130.00'	259.54'	201.69'	N63°50'56"W 218.54'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
10	27°52'6.1"	111.50'	54.23'	27.66'	S20°38'11"E 53.70'
11	29°59'59.8"	100.00'	52.36'	26.79'	S19°31'15"E 51.76'
12	29°59'59.8"	100.00'	52.36'	26.79'	S19°31'15"E 51.76'
13	48°32'57.9"	150.00'	127.09'	67.65'	S67°32'43"E 123.33'
14	107°17'48.6"	100.00'	187.26'	135.88'	N44°31'56"E 161.08'
15	52°50'42.0"	180.00'	166.01'	89.44'	S17°18'26"W 106.19'
16	59°57'25.0"	120.00'	124.87'	68.76'	S13°55'3"W 119.32'
17	8°33'54.6"	200.00'	29.89'	14.98'	S11°36'42"E 29.87'



MATCHLINE - SEE SHEET 5 OF 15

LEGEND

- EX CONTOURS
- EX WOODS LINE
- EX BUILDING
- EX ROAD
- EX STREAM
- EX WETLAND
- EX 25' WETLAND BUFFER
- EX 100-YR FLOODPLAIN
- EX PROPERTY BOUNDARY
- PROP. BUILDING
- SSF SILT FENCE
- SF SILT FENCE
- EARTH DIKE
- IMBRICATION FOR SS/SF ON POSITIVE GRADE
- SANDBAG DIVERSION STRUCTURE
- GABION MATTRESS INFLOWCHANNEL PROTECTION
- ROCK OUTLET PROTECTION
- LIMIT OF DISTURBANCE

ROBERT A. BERMAN & NANCY L. BERMAN
L 4153 F 419
11-20-1997

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Robert A. Walker 4/17/05
PLANNING COMMISSION DATE

Date		No.		Revision Description	
MYRTUE PROPERTY					
OWNER MYRTUE RICHARD E & WF 3004 MYRTLE ST EDRISTO SC 29430-5723			DEVELOPER JAMES KELLY AND CO. INC. P.O. BOX 528 676 PADONA ROAD TIMONUM MD 21088		
DMW Daft - McCune - Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals					
SUBDIVISION NAME MYRTUE PROPERTY		SECTION AREA N/A		LOT NUMBER P 225	
PLAT OR LIT 6477007	BLOCK # 24	ZONE RCDW	TAXASSE MAP 10	ELECT. DISTRICT 6	CENSUS TRACT 606704
TITLE Preliminary Grading & Sediment and Erosion Control 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND					
Des. By: RDW	Scale: 1"=100'	Proj. No. 02033.D			
Des. By: MRT	Date: 3/1/05				
Chk. By:	Approved:			6 of 15	

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Robert A. Walker
HOWARD COUNTY HEALTH OFFICER JRS 3/24/05 DATE

3-21-05
Date

Robert A. Walker

Professional Engr. No. 1951



FOREST CONSERVATION EASEMENT 1
 0.5± ACRES TOTAL
 0.4± ACRES RETENTION
 0.1± ACRES REFORESTATION
 0.0± ACRES FLOODPLAIN

25.0± ACRES TO REMAIN
 (NETTED OUT OF CALCULATIONS)

FOREST CONSERVATION EASEMENT 3
 3.1± ACRES TOTAL
 0.6± ACRES RETENTION
 2.5± ACRES REFORESTATION
 0.0± ACRES FLOODPLAIN

Legend

- WETLAND
- 25' WETLAND BUFFER
- WETLAND SYMBOL
- EX. TREELINE
- SCRUB SHRUB
- SPECIMEN TREES (LOCATION APPROX) W/ CRITICAL ROOT ZONE
- GIB2 SOIL DELINEATION
- 400' EX MAJOR CONTOUR
- 600' EX MINOR CONTOUR
- EPHEMERAL CHANNEL
- SLOPES BETWEEN 15% AND 25%
- SLOPES GREATER THAN 25%
- LIMIT OF DISTURBANCE
- PROPOSED HOUSES
- FOREST CONSERVATION EASEMENT
- FOREST CLEARING
- REFORESTATION

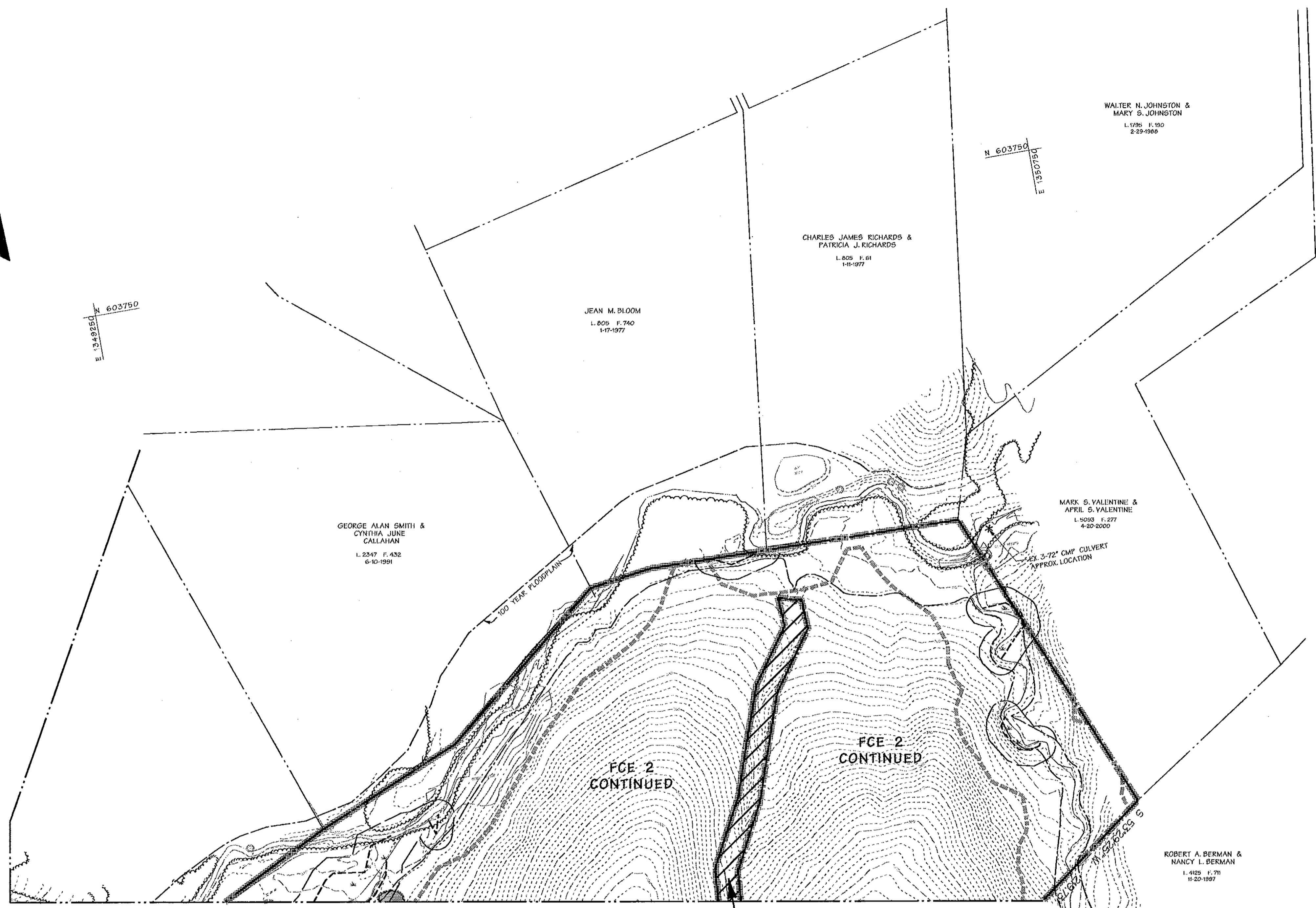
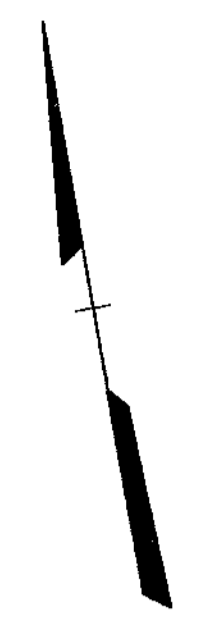
FOREST CONSERVATION EASEMENT 2
 34.3± ACRES TOTAL
 21.4± ACRES RETENTION
 9.2± ACRES REFORESTATION (1.0± ACRES IN FLOODPLAIN)
 4.7± ACRES FLOODPLAIN
 TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Paul Hyle 4/15/05
 PLANNING DIRECTOR DATE

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 9

Date	No.	Revision Description
MYRTUE PROPERTY		
OWNER MYRTUE RICHARD E & WIFE 3504 MYRTUE ST EDDISTO SC 29456-3725		DEVELOPER JAMES KEELY AND CO. INC. P.O. BOX 622 61 E. PADONIA ROAD TIMONING, MD 21080
DMW Daft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
SUPERVISOR NAME MYRTUE PROPERTY		SECTION AREA N/A
PLAN OR LOT 647/287	BLK # 24	DATE 10/10/05
WATER CODE	SEWER CODE	OTHER CODE 6067.04
TITLE Preliminary Equivalent Sketch Plan Preliminary Forest Conservation Plan 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND		
Des By: SH	Scale: 1"=100'	Proj. No. 02033.0
Chk By: MJP	Date: 3/8/05	7 of 15

Paul Hyle
 Date
 4/15/05



MATCHLINE - SEE SHEET 9

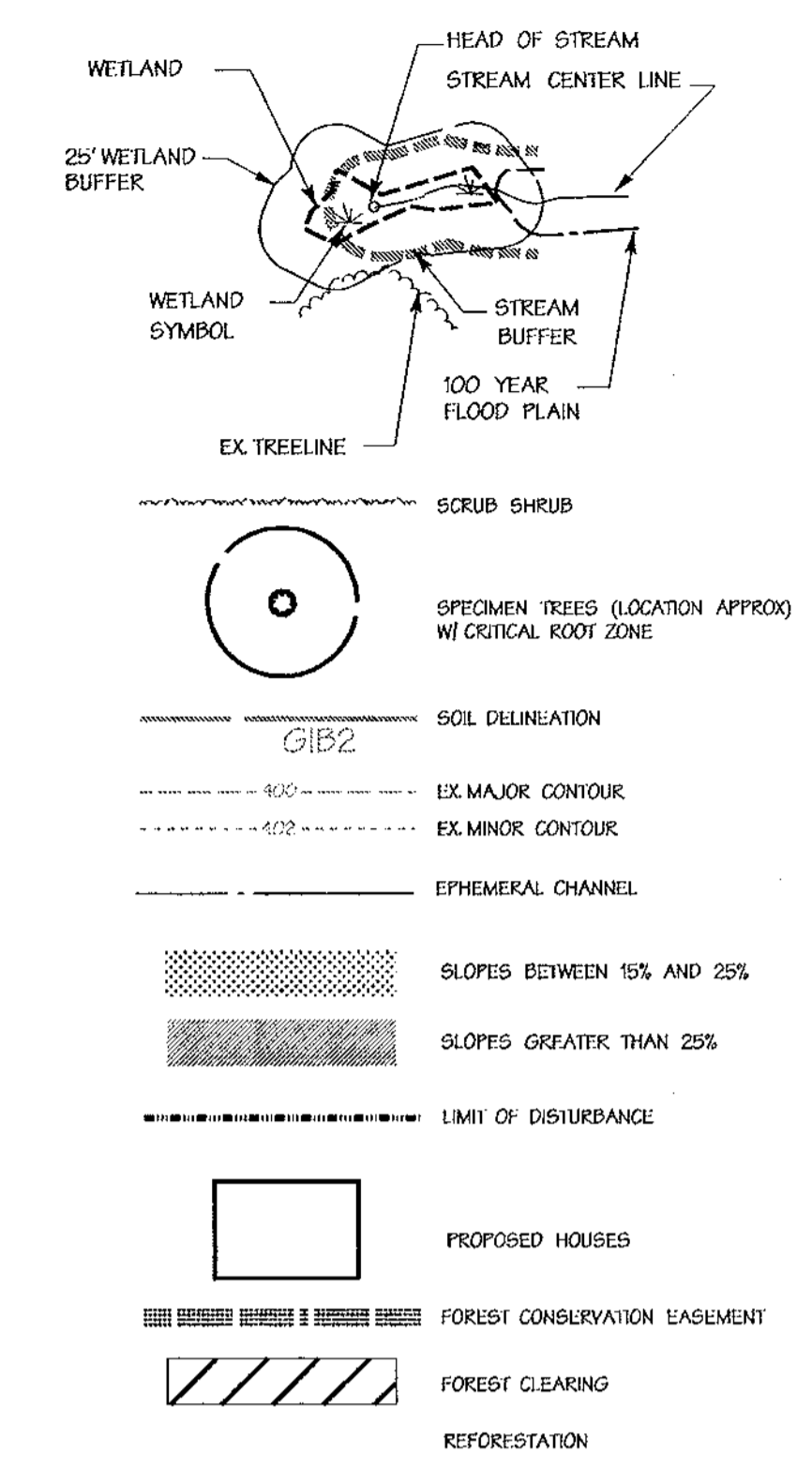
5.9± ACRES
TO BE CLEARED
(TOTAL)

GOALS AND OBJECTIVES

THE GOALS AND OBJECTIVES OF THIS PRELIMINARY FOREST CONSERVATION PLAN ARE TO IDENTIFY FOREST AREAS TO BE CLEARED FOR DEVELOPMENT OF THE MYRTUE PROPERTY, AND TO PROVIDE LONG TERM PROTECTION FOR FORESTS TO BE RETAINED AND REFORESTATION AREAS PROPOSED UNDER THIS PROJECT. APPROXIMATELY 5.9 ACRES OF FOREST CLEARING AND 22.4 ACRES OF FOREST RETENTION IS PROPOSED, GENERATING A REFORESTATION OBLIGATION OF 11.8 ACRES. THIS OBLIGATION WILL BE SATISFIED ON-SITE. REMAINING UNFORESTED AREAS MAY BE USED FOR FUTURE REFORESTATION.

PLANT SPECIES WILL BE CHOSEN TO TOLERATE THE DIFFERENT MOISTURE REGIMES EXPERIENCED IN WETLANDS, UPLAND FLOODPLAINS, AND SURROUNDING HILLSIDES, AND WILL ULTIMATELY ESTABLISH A LARGE, NEARLY CONTIGUOUS FOREST COMMUNITY THAT WILL PROVIDE LONG-TERM WILDLIFE HABITAT AND WATER QUALITY BENEFITS.

Legend



FOREST CONSERVATION CALCULATIONS

BASIC SITE DATA	ACRES (1/100)
GROSS SITE AREA (INCLUDES 0.5 ACRES FOR OFF-SITE ACCESS)	149.8
AREA TO REMAIN IN MYRTUE POSSESSION	25.0
AREA WITHIN 100 YEAR FLOODPLAIN (OUTSIDE MYRTUE POSSESSION)	10.4
NET TRACT AREA	114.4
LAND USE CATEGORY	RMD
INFORMATION FOR CALCULATIONS	
A. NET TRACT AREA	114.4
B. REFORESTATION THRESHOLD (25% x A)	28.6
C. AFFORESTATION MINIMUM (20% x A)	22.9
D. EXISTING FOREST ON NET TRACT AREA	28.3
E. FOREST AREAS TO BE CLEARED	5.9
F. FOREST AREAS TO BE RETAINED	22.4
REFORESTATION CALCULATIONS	
A. NET TRACT AREA	114.4
B. REFORESTATION THRESHOLD (25% x A)	28.6
C. EXISTING FOREST ON NET TRACT AREA	28.3
D. FOREST AREAS TO BE CLEARED	5.9
E. FOREST AREAS TO BE RETAINED	22.4
F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	0.0
G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	5.9
H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.0
CLEARING ABOVE THE THRESHOLD	
IF FOREST AREAS TO BE RETAINED ARE LESS THAN THE REFORESTATION THRESHOLD (IF F IS GREATER THAN B), THE FOLLOWING CALCULATIONS APPLY:	
REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.0
REFORESTATION FOR CLEARING BELOW THRESHOLD	11.8
TOTAL REFORESTATION REQUIRED (F+G)	11.8
CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	
REFORESTATION REQUIRED	11.8 ACRES
REFORESTATION PROVIDED	11.8 ACRES

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Michael S. Taylor
PLANNING DIRECTOR 3/15/05
DATE

Michael S. Taylor
Date
Professional L.A. No. 1008

FCE	RETENTION	REFORESTATION	FLOODPLAIN	TOTAL
1	0.4 AC.	0.1 AC.	0.0 AC.	0.5 AC.
2	21.4 AC.	9.2 AC. (1.0 AC IN FLOODPLAIN)	4.7 AC.	34.3 AC.
3	0.6 AC.	2.5 AC.	0.0 AC.	3.1 AC.
TOTAL	22.4 AC.	11.8 AC.	4.7 AC.	37.9 AC.

Date	No.	Revision Description

MYRTUE PROPERTY

OWNER MYRTUE RICHARD E & WF 2504 MYRTUE ST EDRISTO DC 22405-3725	DEVELOPER JAMES KEELY AND CO. INC. P.O. BOX 5229 61 E. PADONIA ROAD, TIMONUM, MD 20785
--	---

DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 286 3333
Fax 286 4705

SECTION	DATE	BY	DATE
MYRTUE PROPERTY			

TITLE
Preliminary Equivalent Sketch Plan
Preliminary Forest Conservation Plan
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

Drawn By: CRH	Scale: 1"=100'	Proj. No.: 02033.0
Desk By: SH	Date: 3/8/05	
Chk By: MJP	Approved:	

8 of 15

MATCHLINE - SEE SHEET 8

Legend

- WETLAND
- 25' WETLAND BUFFER
- WETLAND SYMBOL
- EX. TREELINE
- HEAD OF STREAM
- STREAM CENTER LINE
- STREAM BUFFER
- 100 YEAR FLOOD PLAIN
- SCRUB SHRUB
- SPECIMEN TREES (LOCATION APPROX) W/ CRITICAL ROOT ZONE
- GIB2
- SOIL DELINEATION
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EPHEMERAL CHANNEL
- SLOPES BETWEEN 15% AND 25%
- SLOPES GREATER THAN 25%
- LIMIT OF DISTURBANCE
- PROPOSED HOUSES
- FOREST CONSERVATION EASEMENT
- FOREST CLEARING
- REFORESTATION

ROBERT A. BERMAN &
NANCY L. BERMAN
L. 493 F. 419
11-20-1997

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David A. Taylor / *JA*
PLANNING COMMISSION / DATE

Date	No.	Revision Description

MYRTUE PROPERTY

OWNER: MYRTUE RICHARD E & WF
5604 MYRTLE ST
EDRISTO SC 29438-5725

DEVELOPER: JAMES KEELY AND CO. INC.
P.O. BOX 529
61 E. PADONIA ROAD
TIMONIUM MD 21088

DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3833
Fax 296 4705

SECTION NAME	SECTION AREA	SECTION AREA	SECTION AREA
MYRTUE PROPERTY	N/A	P. 225	
PLAT OR LOT	ZONE	TAXING MAP	CONTR. TRACT
6477/027	24	10	6067.04
REWER CODE	REWER CODE		

TITLE: Preliminary Equivalent Sketch Plan
Preliminary Forest Conservation Plan
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

Des. By: CRH Scales: 1"=100' Proj. No. 02033.D
Date: SH Date: 3/8/05

Chk. By: MJP Approved: 9 of 15

3/21/05
Date
Michael Rosemary

Professional LA No. 11008



HATCHING INDICATES EXISTING FORESTS THAT WILL NOT BE RETAINED IN EASEMENT PER SECTION 16.120 (b) (4) (iii) (b) OF THE HOWARD COUNTY CODE; THEREFORE, THESE AREAS ARE COUNTED AS "CLEARED" FOR FOREST CALCULATION PURPOSES. THE ACTUAL LIMITS OF TREE REMOVAL WILL DEPEND ON INDIVIDUAL LOT DEVELOPMENT. WOODED PORTIONS OF SLOPES GREATER THAN 25% AND THEIR ADJACENT SLOPES GREATER THAN 15% SHALL REMAIN UNDISTURBED.

TREE	DESCRIPTION	CONDITION	STATUS
1	30" WHITE OAK	FAIR	TO BE SAVED *
2	41" TULIP POPLAR	FAIR	TO BE SAVED *
3	32" TULIP POPLAR	POOR	TO BE REMOVED
4	34" RED MAPLE	FAIR	TO BE REMOVED
5	37" TULIP POPLAR	GOOD	TO BE SAVED *

* SPECIMEN TREES 1, 2 AND 5 SHALL REMAIN UNDISTURBED TO THE EXTENT FEASIBLE DURING CONSTRUCTION. TREE PROTECTION MEASURES WILL BE SHOWN ON THE FINAL FOREST CONSERVATION PLAN.

MATCHLINE - SEE SHEET 7



MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 12

LEGEND

	STREAM CENTERLINE
	75' STREAM BUFFER
	WETLAND
	25' WETLAND BUFFER
	100 YR FLOOD + 1' FREEBOARD (E-FLOODPLAIN SEGMENT)
	ECTRIFLINE
	EX MINOR CONTOUR (2' INT.)
	EX MAJOR CONTOUR (10' INT.)
	EX STRUCTURE
	PROP. FREE LINE (IF SHOWN)
	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	ROADWAY CENTERLINE
	PROP. LOT NUMBER
	ADJACENT LOT LINE
	PROP. LOT LINE
	BUILDING SETBACK LINE
	STEEP SLOPES (15-24.9% SLOPES)
	STEEP SLOPES (25%+ SLOPES)
	FOREST CONSERVATION EASEMENT LINE
	EASEMENT AREAS
	NON WOODY VEGETATION ZONES

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Handwritten signature 4/15/05
PLANNING DIRECTOR J.A. DATE

Date	No.	Revision Description

MYRTUE PROPERTY

OWNER MYRTUE RICHARD E & WIFE 2604 MYRTLE ST EDPS10 DC 28450-9723	DEVELOPER JAMES KEELY AND CO. INC. P.O. BOX 623 61 E. PADONIA ROAD TIMONUM, MD 20689
---	---

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

SECTION	SECTION AREA	SECTION PERCENT	SECTION TOTAL
MYRTUE PROPERTY	N/A	F. 225	
PLAT OF L.P.	24	RECORD	10
WATER CODE		SEWER CODE	6
			6067.04

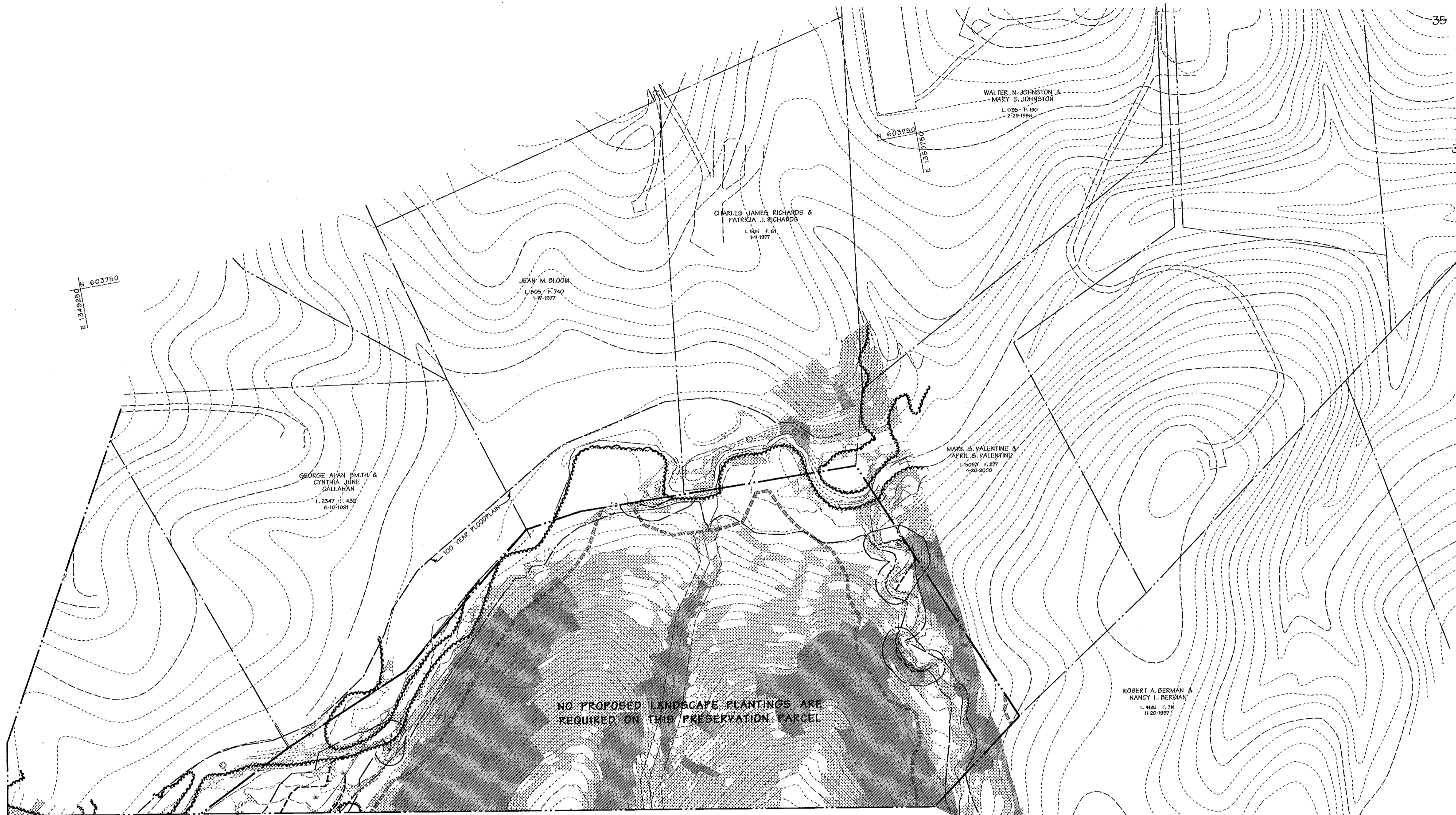
TITLE
Preliminary Equivalent Sketch Plan
Preliminary Landscape & Street Tree Plan
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

Drn By: CRH	Scale: 1"=100'	Proj. No. 02033.D
Des By: CRH	Date: 3/10/05	
Chk By: MP	Approved:	10 of 15

4/15/05
Date

Handwritten signature

Professional L.A. No. 1008



LEGEND

- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND
- 25' WETLAND BUFFER
- 100 YR. WSE + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)
- EX. TREE LINE
- EX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- EX. STRUCTURE
- PROP. TREE LINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STEEP SLOPES (15-24.9% SLOPES)
- STEEP SLOPES (25%+ SLOPES)
- FOREST CONSERVATION EASEMENT LINE
- EASEMENT AREAS
- NON WOODY VEGETATION ZONES

MATCHLINE - SEE SHEET 12

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT to ROADWAYS		ADJACENT to PERIMETER PROP.										
	P 1	P 2	P 3	P 4	P 5*	P 6	P 7	P 8	P 9	P 10	P 11	P 12	P 13
LANDSCAPE TYPE "A"			2583 LF	1295 LF	1067 LF	604 LF	1400 LF	2050 LF	1077 LF	940 LF	2473 LF	1200 LF	865 LF
LINEAR FEET OF PERIMETER													
LANDSCAPE TYPE "B"													
LINEAR FEET OF PERIMETER	290 LF	290 LF											
LANDSCAPE TYPE "C"													
LINEAR FEET OF PERIMETER													
LANDSCAPE TYPE "D"													
LINEAR FEET OF PERIMETER													
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED													
SHADE TREES	5	5	45	21	18	10	23	34	18	16	41	20	16
EVERGREEN TREES	7	7	--	--	--	--	--	--	--	--	--	--	--
SHRUBS	--	--	--	--	--	--	--	--	--	--	--	--	--
NUMBER OF PLANTS PROVIDED*													
SHADE TREES													
EVERGREEN TREES													
OTHER TREES (2:1 SUBSTITUTION)													
SHRUBS (10:1 SUBSTITUTION)													
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)													

NOTE: STREET TREES WILL BE PROVIDED @ 1/40 LF. 362 STREET TREES ARE SHOWN ON THIS PLAN. THE BONDING FOR THE STREET TREES IS SEPARATE FROM THE LANDSCAPE EDGE PLANTING.
 NOTE: THE DEVELOPER WILL PROVIDE ALL PERIMETER LANDSCAPE OBLIGATIONS.
 * DEVELOPER WILL PROVIDE 657' OF TYPE 'D' BUFFER ON THE REAR OF LOTS 9 & 10 IN LIEU OF THE REQUIRED 657' OF TYPE 'A' BUFFER. THE LANDSCAPE SURETY WILL BE BASED ON THE REQUIRED NUMBER OF PLANTS FOR A TYPE 'A' BUFFER.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

POND	1	2	3	4
LINEAR FT OF PERIMETER (TYPE "D")	615 LF	665 LF	763 LF	409 LF
NUMBER OF TREES REQUIRED				
SHADE TREES @ 1/50 LF.	12	15	11	8
EVERGREEN TREES @ 1/40 LF.	15	17	14	10
CREDIT FOR EXISTING VEGETATION	NA	NA	209 LF	NA
CREDIT FOR OTHER LANDSCAPING	NA	NA	NA	NA
NUMBER OF TREES PROVIDED*				
SHADE TREES				
EVERGREEN TREES				
SHRUBS				

NOTE: THE DEVELOPER WILL PROVIDE ALL SMM LANDSCAPE OBLIGATIONS

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

David A. Engler 4/16/05
 PLANNING DIRECTOR DATE

Date	No.	Revision Description
MYRTUE PROPERTY		
OWNER	DEVELOPER	
MYRTUE RICHARD E & WF 3504 MYRTUE ST EPISTO DC 28438-0725	JAMES KEELY AND CO. INC. P.O. BOX 628 61 E. PADONIA ROAD, TIMONIUM, MD 21085	
DMW Daft - McCune - Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals 200 East Pennsylvania Avenue Towson, Maryland 21286 410 296 3333 Fax 296 4705		
SUBDIVISION NAME	SECTION AREA	LOT/FACES
MYRTUE PROPERTY	N/A	P. 225
PLAT OR L.P.	BLOCK #	ZONE
1/64/7/20/7	24	TOWNHSE W/ 10'
TOWER CODE	REVER CODE	ELECT. METER
		6
TITLE Preliminary Equivalent Sketch Plan Preliminary Landscape & Street Tree Plan 6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND		
Dwn By: CRH	Scale: 1"=100'	Proj. No. 02033.D
Des By: CRH	Date: 1/11/05	
Chk By: MP	Approved:	11 of 15

David A. Engler
 Date
 Professional L.A. No. 1008

MATCHLINE - SEE SHEET 11



MATCHLINE - SEE SHEET 10

ROBERT A. BERMAN &
NANCY L. BERMAN
L. 4153 F. 419
R-20-1997

ZONED RC-DEO

THE HOWARD COUNTY
CONSERVANCY, INC.
1. 2841 E. 423
4-22-1993

ZONED RC-DEO

THE HOWARD COUNTY
CONSERVANCY, INC.
1. 2841 E. 423
4-22-1993

ZONED RC-DEO

LEGEND

	STREAM CENTERLINE
	75' STREAM BUFFER
	WETLAND
	25' WETLAND BUFFER
	100 YR FLOOD + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)
	EX TREE LINE
	EX MINOR CONTOUR (2' INT.)
	EX MAJOR CONTOUR (10' INT.)
	EX STRUCTURE
	PROP. TREE LINE (IF SHOWN)
	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	ROADWAY CENTERLINE
	PROP. LOT NUMBER
	ADJACENT LOT LINE
	PROP. LOT LINE
	BUILDING SETBACK LINE
	SLOPE SLOPES (15-24.5% SLOPES)
	SLOPE SLOPES (25%+ SLOPES)
	NATURAL AREA CONSERVATION CREDIT EASEMENT
	STOP SIGN
	FOREST CONSERVATION EASEMENT LINE
	EX UTILITY POLE
	PROPOSED LIGHT POLE
	EASEMENT AREAS
	NON WOODY VEGETATION ZONES

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Carol A. Cagle *4/15/05*
PLANNING DIRECTOR DATE

Date	No.	Revision Description

MYRTUE PROPERTY

OWNER MYRTUE RICHARD E & WF 2804 MYRTLE ST EDRISTO DC 23405-3725	DEVELOPER JAMES KEELY AND CO. INC. P.O. BOX 529 61 E. FAOONIA ROAD, TIMONIUM MD 21083
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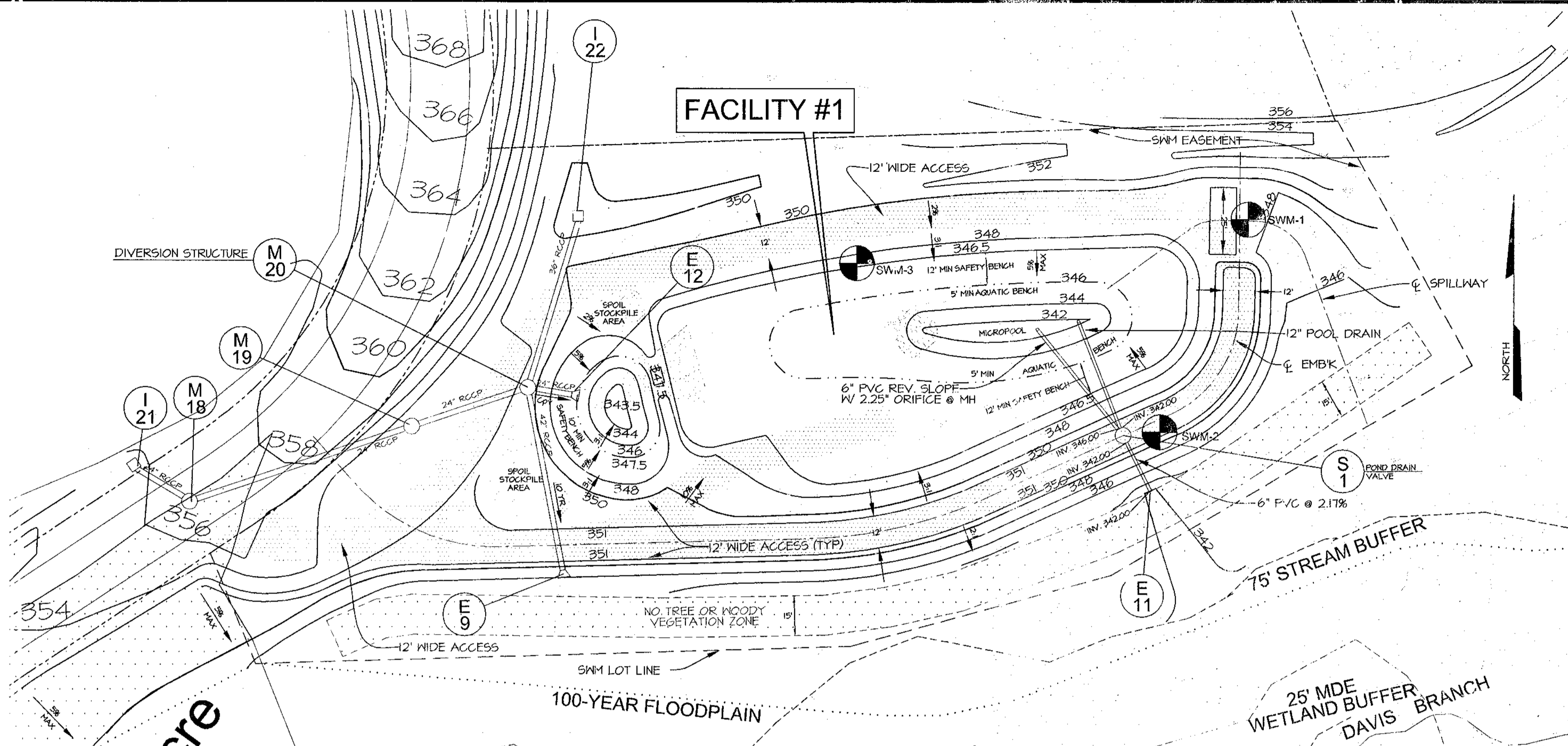
DMW
Daft - McCune - Walker, Inc.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

4/15/05
Date

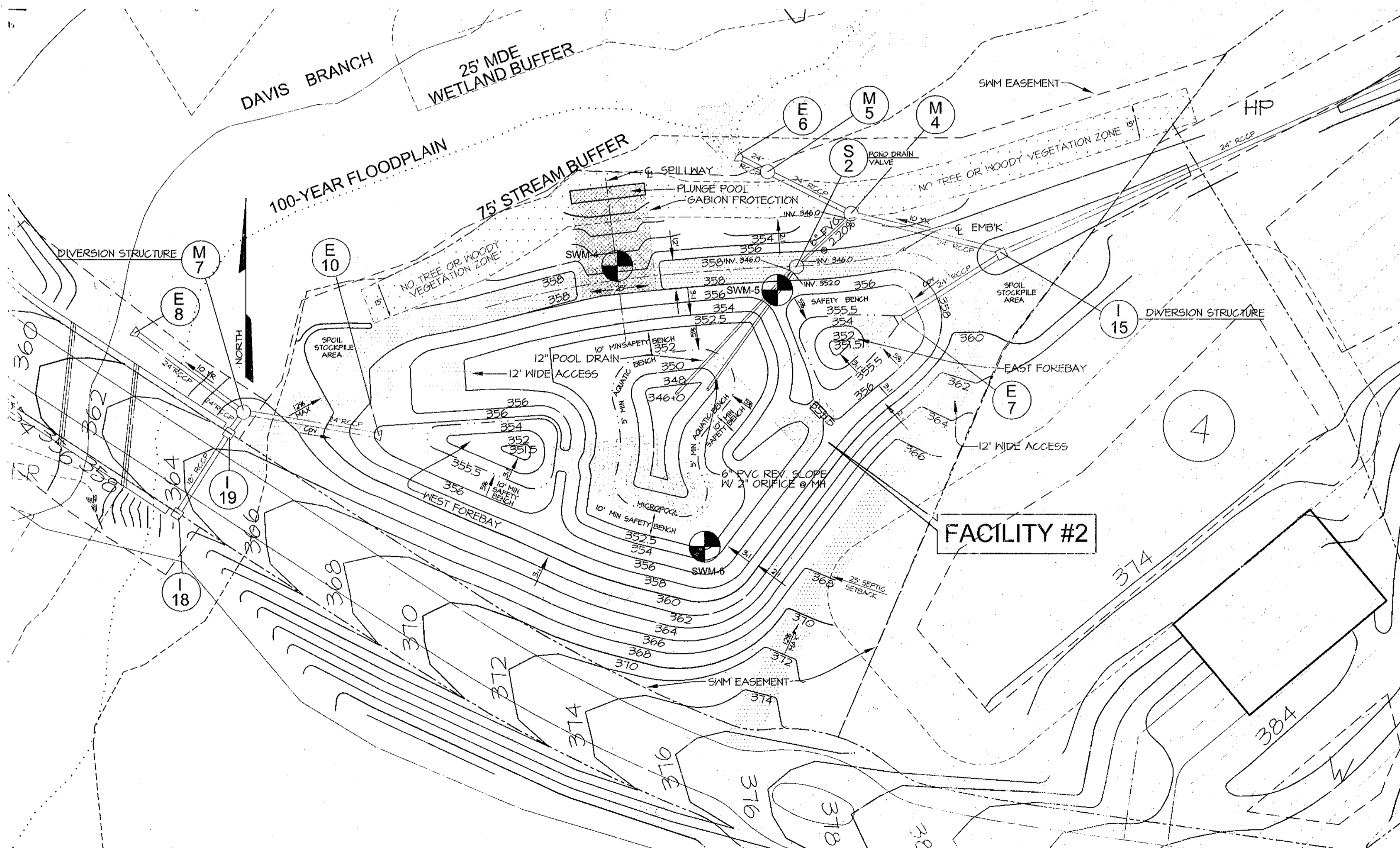
Professional L.A. No. 1008

PROJECT NAME MYRTUE PROPERTY	PROJECT AREA N/A	LOT NUMBER P. 225
PLANS OR L.P. 6/4/75/07	BLOCK # 24	SECTION MAP 10
WATER CODE		ELECT. DISTRICT 6
		CENSUS TRACT 6067D-4
TITLE Preliminary Equivalent Sketch Plan Preliminary Landscape & Street Tree Plan		
6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND		
Dwn By: CRH	Scale: 1"=100'	Proj. No. 02033.D
Des By: CRH	Date: 3/8/05	12 of 15
Chk By: MP	Approved:	



FACILITY #1 PLAN

Scale: 1"=30'



FACILITY #2 PLAN

Scale: 1"=30'

FACILITY #1 SUMMARY DATA

STORM EVENT	INFLOW PEAK DISCHARGE (cfs)	OUTFLOW PEAK DISCHARGE (cfs)	ELEVATION
WQv	N/A	0.08	346.75
1-Year	6.36	0.56	348.27
10-Year	53	45	348.97
100-Year	97	91	349.35

FACILITY TYPE: MICROPOOL EXTENDED DETENTION POND (P-1)
 MAINTENANCE: HOME OWNERS ASSOCIATION
 HAZARD CLASS: "A" - LOW HAZARD

FACILITY #2 SUMMARY DATA

STORM EVENT	INFLOW PEAK DISCHARGE (cfs)	OUTFLOW PEAK DISCHARGE (cfs)	ELEVATION
WQv	N/A	0.09	353.50
1-Year	9.56	0.33	356.01
10-Year	38	28	356.54
100-Year	63	59	356.83

FACILITY TYPE: MICROPOOL EXTENDED DETENTION POND (P-1)
 MAINTENANCE: HOME OWNERS ASSOCIATION
 HAZARD CLASS: "A" - LOW HAZARD

LEGEND

- RIPRAP
- SWM ACCESS AREA
- SPOIL STOCKPILE AREA
- GABION PROTECTION

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

David A. Lange 4/15/15
 PLANNING DIRECTOR DATE

OFF-SITE TOPO, ADJ. LOT LINES, COLONIAL PIPELINE EASEMENT, AND OTHER EXISTING ELEMENTS TAKEN FROM HO CO GIS. DATE OF CAPTURE, 2000. ON-SITE TOPOGRAPHY TRELINES AND STREAMS SHOWN PER AERIAL TOPOGRAPHY BY VIM, FLOW WINTER 2003, 2003.

BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED AUGUST, 2003.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	
COUNTY HEALTH OFFICER	DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

Date	No.	Revision Description
		PRELIMINARY EQUIVALENT SKETCH PLAN MYRTUE PROPERTY
OWNER / DEVELOPER: JAMES KEELTY AND COMPANY, INC. 61 EAST PADONIA ROAD TIMONIUM, MD 21093		

DMW
 DeftMcCune Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4706

A Team of Land Planners,
 Landscape Architects,
 Golf Course Architects,
 Engineers, Surveyors &
 Environmental Professionals

3-22-15
 Date

SUBDIVISION NAME MYRTUE PROPERTY	SECTION/AREA N/A	LOT PARCELS P. 225
PLAT OR LOT 447/987	BLOCK 24	TAX ZONE MAP 12
WATER CODE	SEWER CODE 6	CENSUS TRACT 606124
TITLE STORWATER MANAGEMENT SWM FACILITIES		
Des. By tes	Scale As Shown	Proj. No. 02033
Drn. By TSA	Date 3-7-05	13 of 15
Chk. By	Approved	

T. E. SCOTT & ASSOCIATES, INC.
 128 COCKEYSVILLE ROAD, SUITE 300 Phone: 410-458-2861
 HUNT VALLEY, MARYLAND 21030 Fax: 443-289-0216
 tes@MdSWM.com www.MdSWM.com

FACILITY #3 SUMMARY DATA

STORM EVENT	INFLOW PEAK DISCHARGE (cfs)	OUTFLOW PEAK DISCHARGE (cfs)	ELEVATION
WQv	N/A	0.04	360.60
1-Year	1.85	0.11	363.07
10-Year	32	30	363.94
100-Year	64	62	364.40

FACILITY TYPE: MICROPOL EXTENDED DETENTION POND (P-1)
 MAINTENANCE: HOME OWNERS ASSOCIATION
 HAZARD CLASS: "A" - LOW HAZARD

FACILITY #4 SUMMARY DATA

STORM EVENT	INFLOW PEAK DISCHARGE (cfs)	OUTFLOW PEAK DISCHARGE (cfs)	ELEVATION
WQv	N/A	0.06	393.50
1-Year	4.58	0.24	395.01
10-Year	22	19	395.52
100-Year	38	36	395.80

FACILITY TYPE: MICROPOL EXTENDED DETENTION POND (P-1)
 MAINTENANCE: HOME OWNERS ASSOCIATION
 HAZARD CLASS: "A" - LOW HAZARD

LEGEND

- RIPRAP
- SWM ACCESS AREA
- SPOIL STOCKPILE AREA
- GABION PROTECTION

LEVEL SPREADER DATA

LS #	LOT #	APPROX LENGTH	APPROX ELEV
LS1	11	48'	383
LS2	11	28'	375
LS3	11	88'	373
LS4	12	20'	371.5
LS5	12	74'	369.5
LS7	18	112'	393.5
LS8	19	78'	397
LS9	19	60'	389
LS10	20	110'	401
LS11	21	62'	401.5
LS12	23	110'	376.5
LS13	24	75'	377
LS14	24	74'	377
LS15	27	50'	399
LS16	28	100'	405
LS17	28	55'	405
LS18	29	60'	408.5
LS19	29	62'	412.5
LS20	30	170'	419.5
LS21	31	200'	429.0
LS22	31	85'	427.0

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Paul Kruger 4/15/05
 PLANNING DIRECTOR DATE

OFF-SITE TOPO, ADJ. LOT LINES, COLONIAL PIPELINE EASEMENT, AND OTHER EXISTING ELEMENTS TAKEN FROM HO. CO. GIS. DATE OF CAPTURE, 2000. ON-SITE TOPOGRAPHY TREE LINES AND STREAMS SHOWN PER AERIAL TOPOGRAPHY BY VFM, FLOW WINTER 2002/1 2003.

BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED AUGUST, 2003.

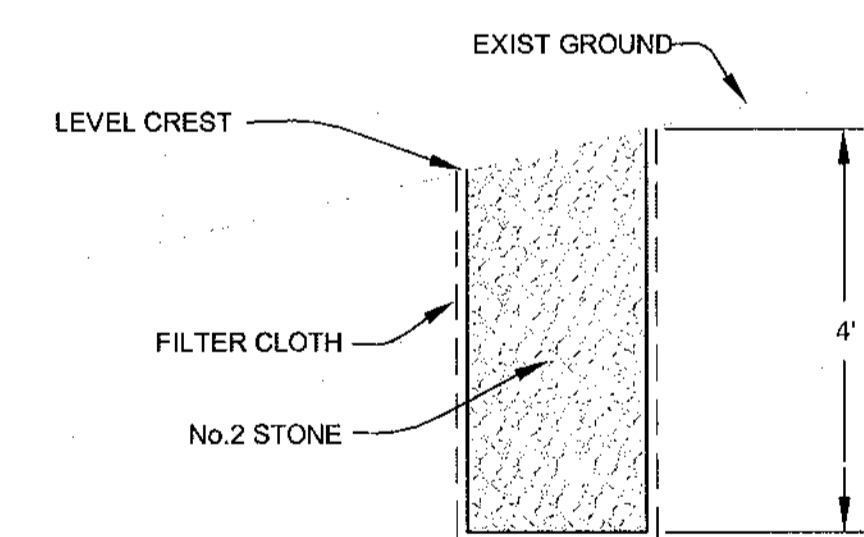
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	
COUNTY HEALTH OFFICER	DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

Date	No.	Revision Description
PRELIMINARY EQUIVALENT SKETCH PLAN MYRTUE PROPERTY		
OWNER / DEVELOPER: JAMES KEELY AND COMPANY, INC. 61 EAST PADONIA ROAD TIMONIUM, MD 21093		

DMW
 DaftMcCune Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4706

A Team of Land Planners,
 Landscape Architects,
 Golf Course Architects,
 Engineers, Surveyors &
 Environmental Professionals

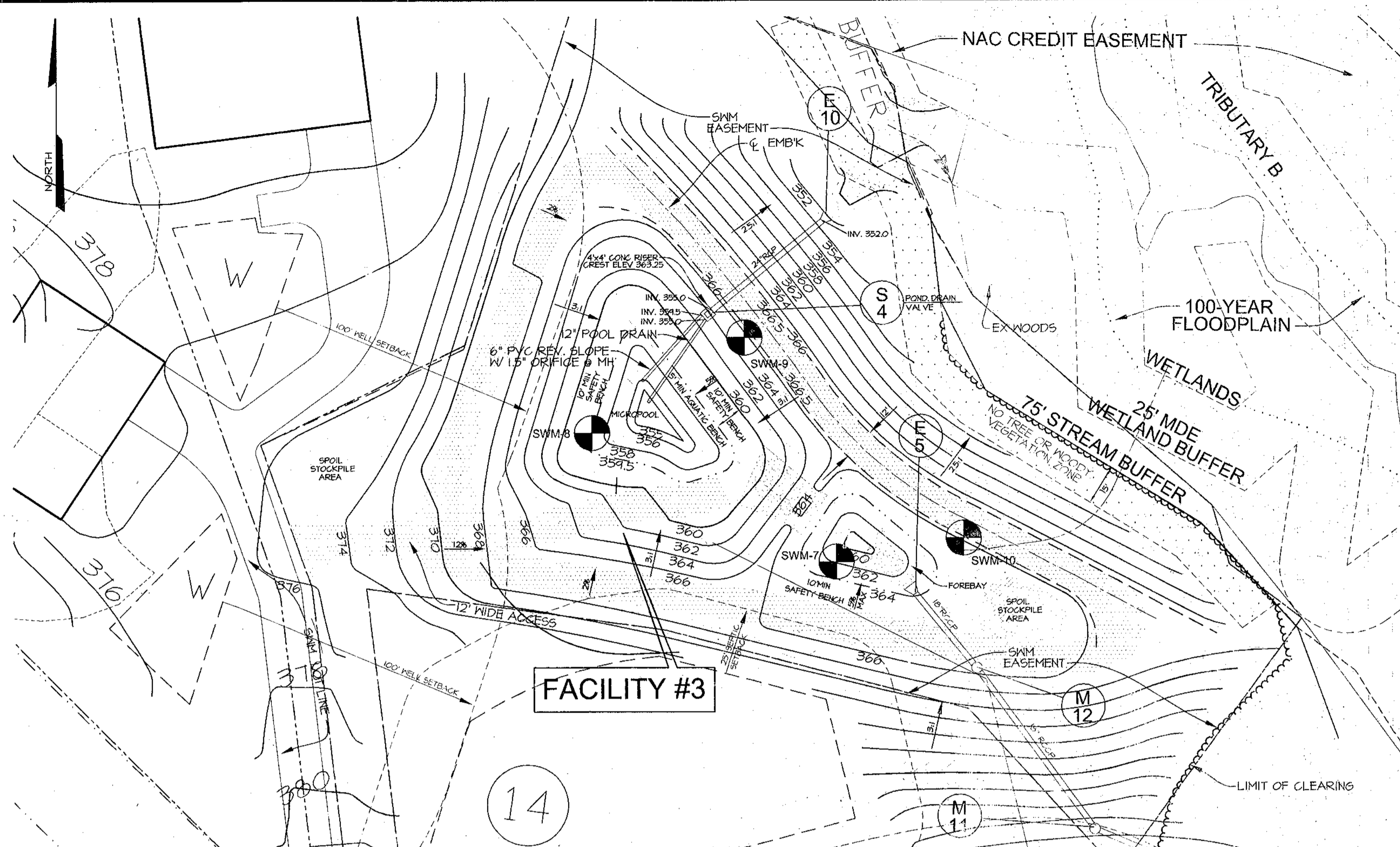
SUBDIVISION NAME MYRTUE PROPERTY	SECTION/AREA N/A	LOT PARCEL # P. 225
PLAN/FOR # 441/991	TAX MAP # 2A	TAX DISTRICT 6
WATER CODE	SEWER CODE	CENSUS TRACT 6067.04
TITLE STORWATER MANAGEMENT SWM FACILITIES		
Des. By tes	Scale As Shown	Proj. No. 02033
Drn. By TSA	Date 3-7-05	
Chk. By	Approved	14 of 15



SEE DRAINAGE AREA MAPS FOR LOCATIONS & LENGTHS
 ENTIRE LEVEL SPREADER SHALL BE PARALLEL TO THE CONTOUR

LEVELSPREADER DETAIL

Not to Scale



FACILITY #3 PLAN

Scale: 1"=30'

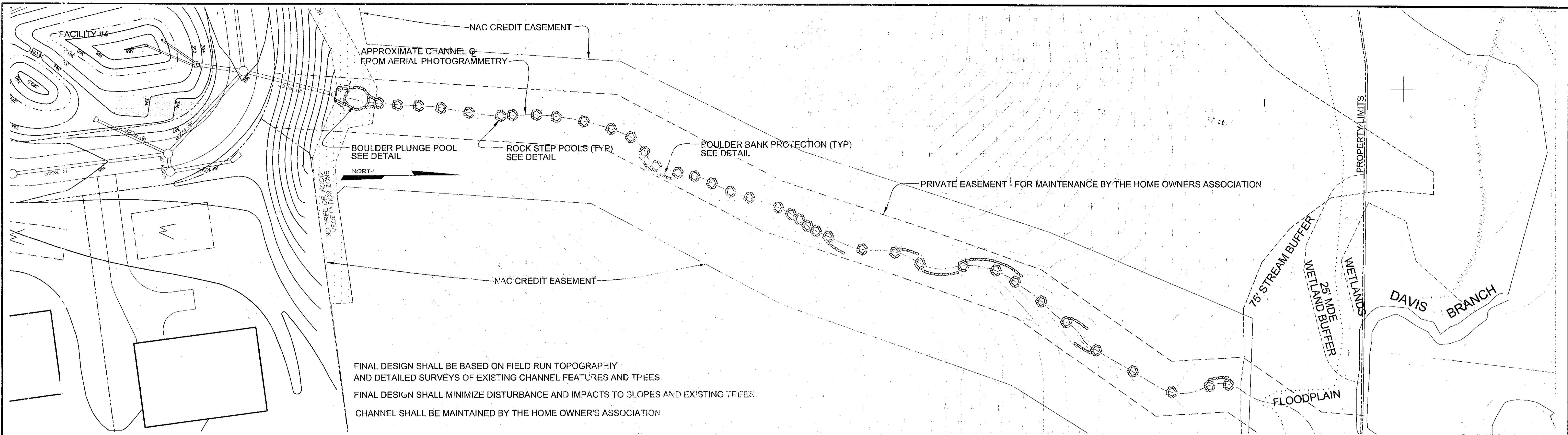


FACILITY #4 PLAN

Scale: 1"=30'

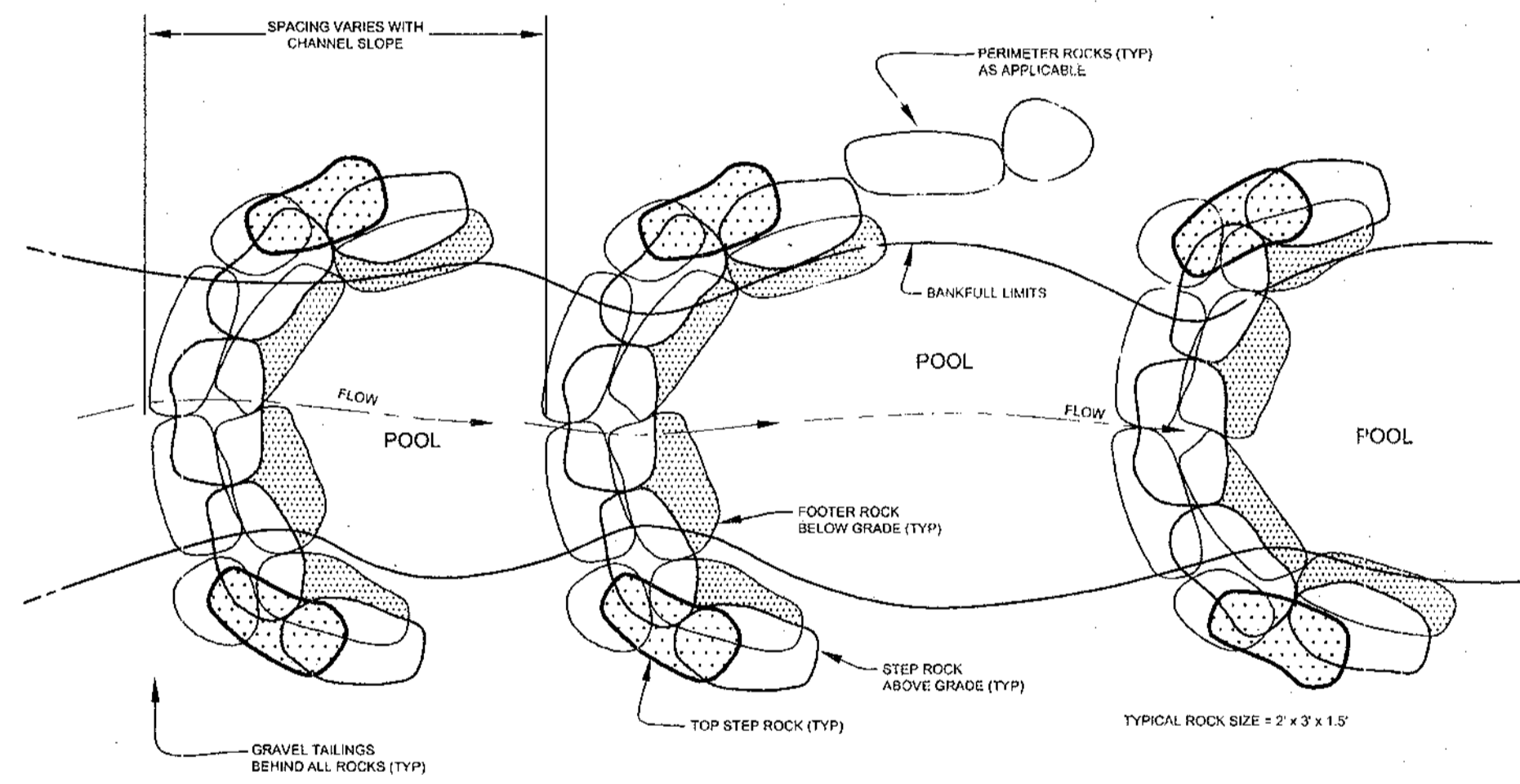
T. E. SCOTT & ASSOCIATES, INC.
 128 COCKEYSVILLE ROAD, SUITE 300 Phone: 410.458.2651
 HUNT VALLEY, MARYLAND 21030 Fax: 443.269.0216
 tes@MdSWM.com www.MdSWM.com

3-22-05
 Date
 Professional Engr. No. 14551



PLAN

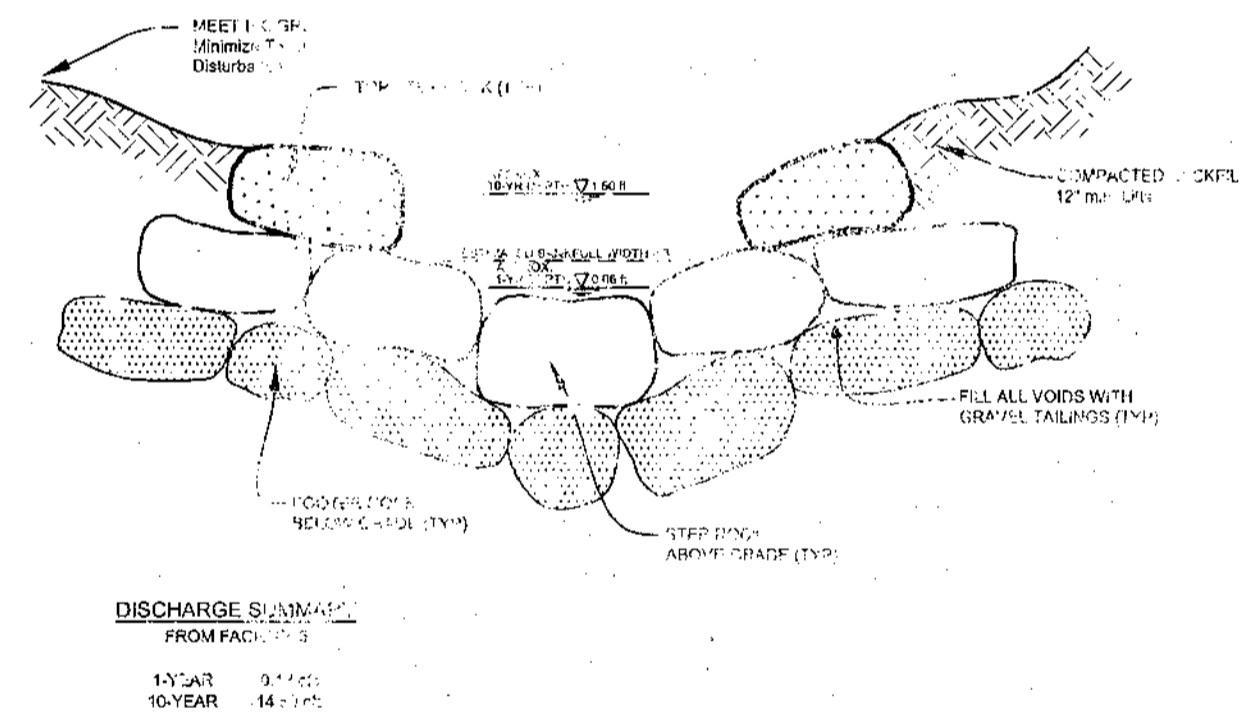
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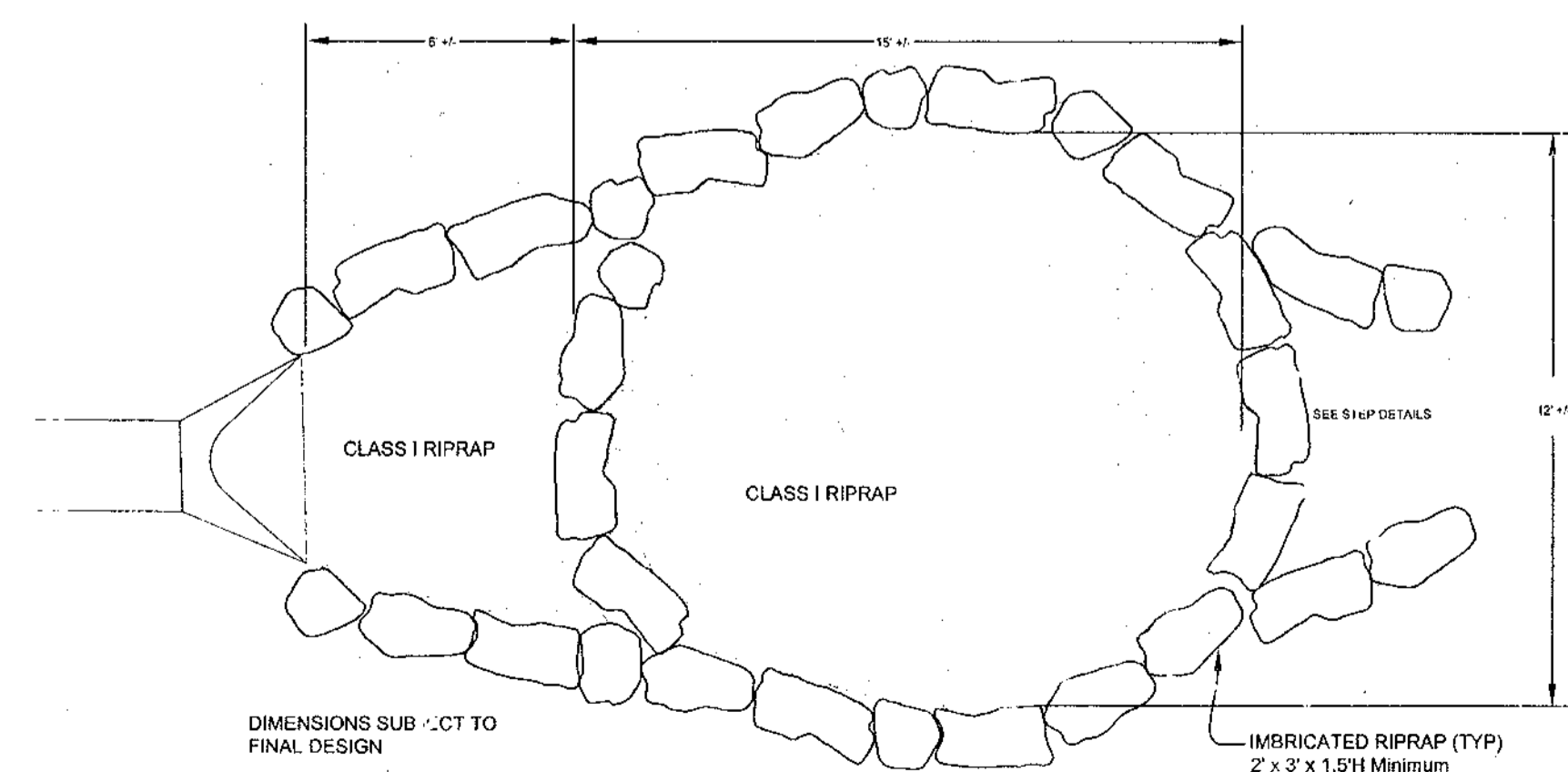
TYPICAL PLAN

ROCK STEP POOL DETAIL

Not to Scale



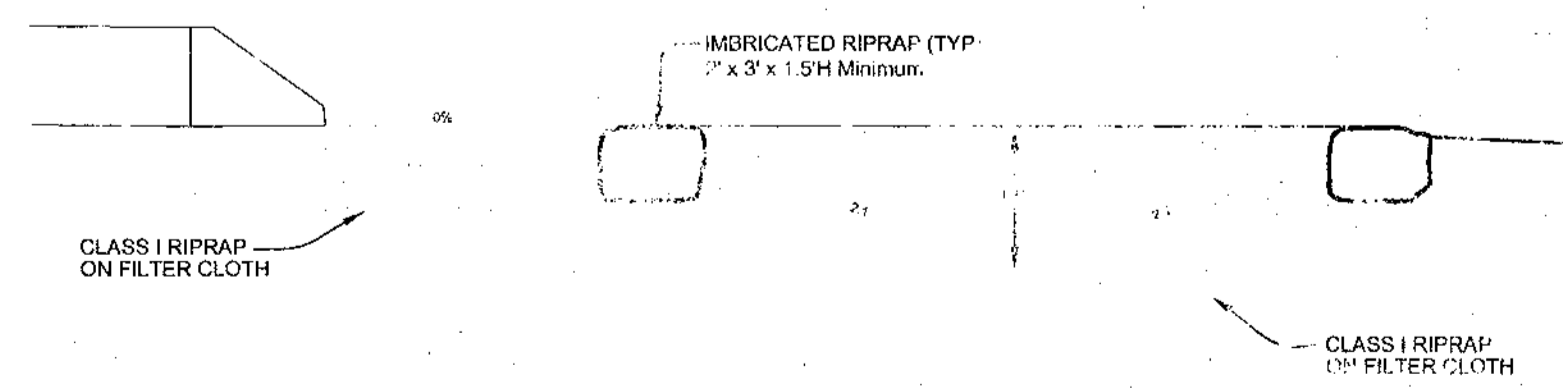
TYPICAL STEP CROSS SECTION



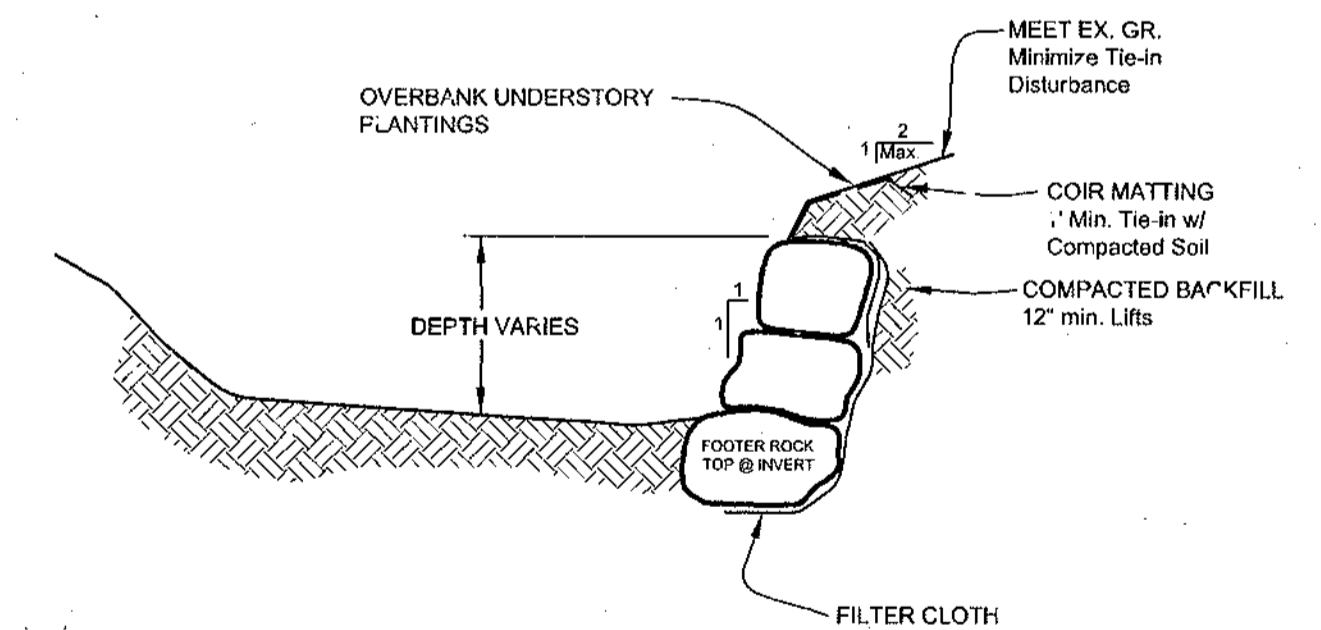
PLAN

PLUNGE POOL DETAIL

Not to Scale



PROFILE



BOULDER BANK STABILIZATION DETAIL

Not to Scale

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Paul A. Wyle 11/15/15
PLANNING DIRECTOR DATE

OFF-SITE TOPO, ADJ. LOT LINES, COLONIAL PIPELINE EASEMENT, AND OTHER EXISTING ELEMENTS TAKEN FROM HO. CO. C-13, DATE OF CAPTURE, 2000. ON-SITE TOPOGRAPHY (TRIEGLINES AND) STREAMS SHOWN PER AERIAL TOPOGRAPHY BY VRM, FLOW WINTER 2002/1, 2003.
BOUNDARY LIMITS SHOWN FROM DMW SURVEY DATED AUGUST, 2003.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
COUNTY HEALTH OFFICER	DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

Date	No.	Revision Description

PRELIMINARY EQUIVALENT SKETCH PLAN
MYRTUE PROPERTY

OWNER / DEVELOPER:
JAMES KEELY AND COMPANY, INC.
61 EAST PADONIA ROAD
TIMONIUM, MD 21093

DMW
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME MYRTUE PROPERTY	SECTION/AREA N/A	LOT PARCEL # P 225
PLAT FOR REF. 441/98	BLOCK/ZONE 2A R2000	TAX ZONE & DISTRICT E2
WATER CODE	SEWER CODE	DENSUS TRACT 526104
TITLE CHANNEL IMPROVEMENT PLAN PLAN AND DETAILS		
Des. By tes	Scale As Shown	Proj. No. 02033
Dwn. By TSA	Date 3-7-05	
Chk. By	Approved	15 of 15

T. E. SCOTT & ASSOCIATES, INC.
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tes@MdSWM.com www.MdSWM.com

3-22-05
Date
Professional Engr. No. 155