

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH LANDSCAPE & REVISED PERCOLATION CERTIFICATION PLAN
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4	STORM DRAIN DRAINAGE AREA MAP
5	PRELIMINARY ROAD PROFILES
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7	FOREST CONSERVATION DETAIL SHEET

PRELIMINARY EQUIVALENT SKETCH PLAN

SCHOOLEY MILL FARM

BUILDABLE LOTS 1 - 11, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' - 'D'

TAX MAP No. 40 GRID Nos. 10 & 11 PARCEL Nos. 115 & 149

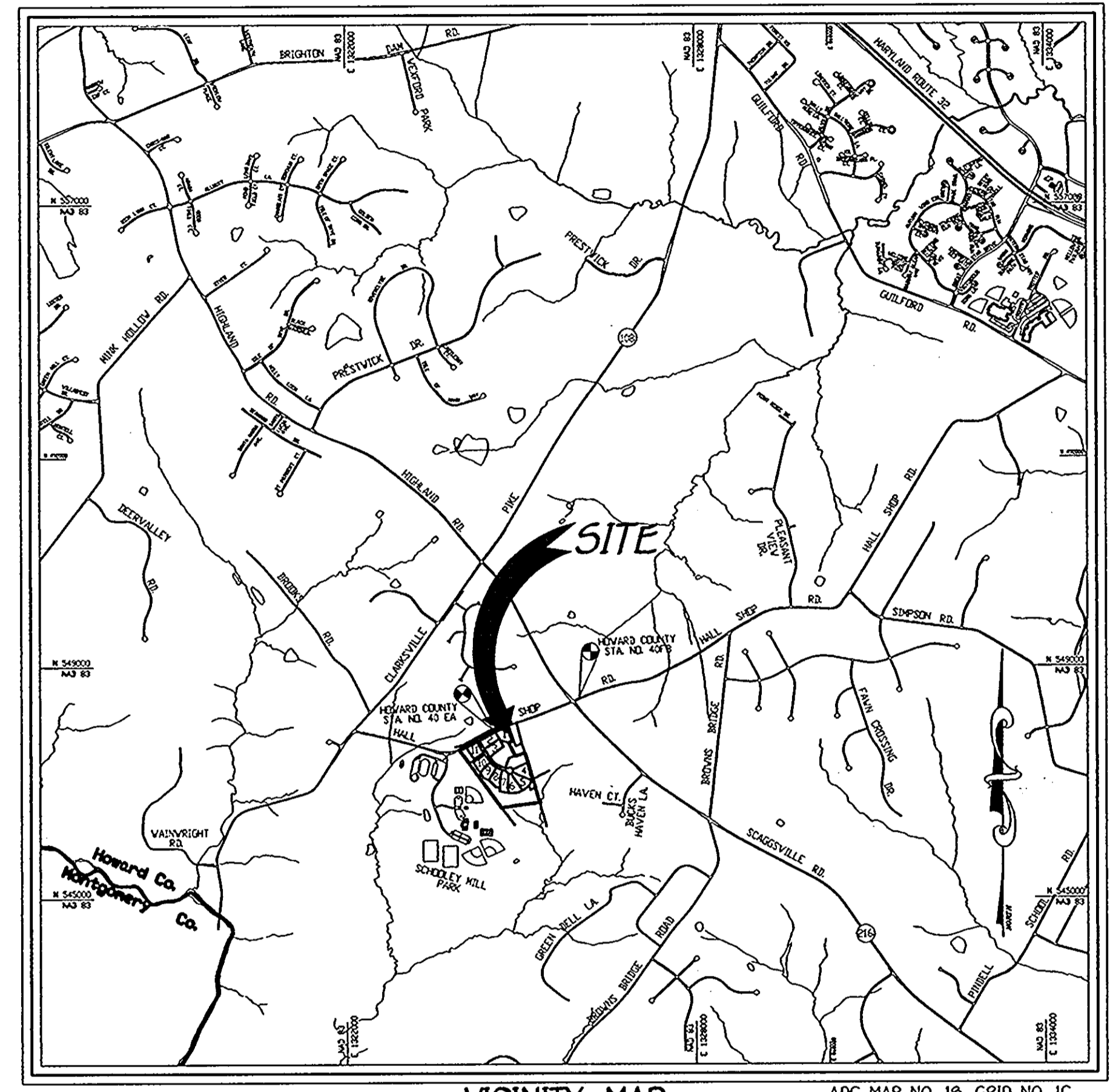
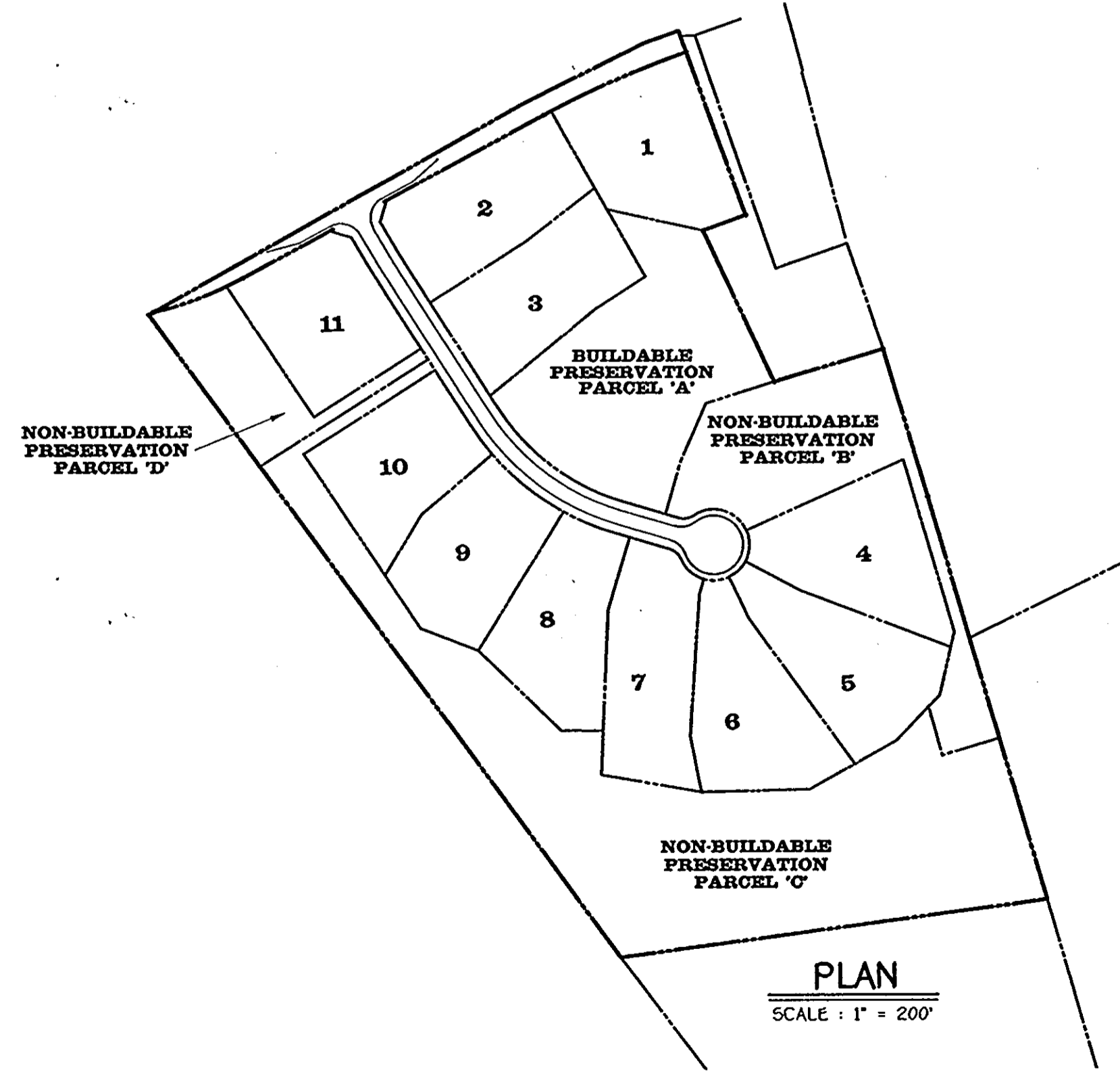
COORDINATE TABLE		
Point	North	East
403	N 547493.05	E 1323818.10
404	N 547825.77	E 1324396.14
405	N 547918.72	E 1324578.86
401	N 547937.74	E 1324631.36
102	N 547652.18	E 1324736.45
103	N 547627.92	E 1324760.82
104	N 547394.49	E 1324781.72
105	N 547445.77	E 1324948.92
106	N 547171.72	E 1325018.91
107	N 546938.12	E 1325084.92
109	N 546594.20	E 1325206.23
110	N 546499.91	E 1324550.95

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
HIGHGROVE ROAD	PUBLIC ACCESS PLACE	25 MPH	50'

TRAFFIC CONTROL SIGNS				
ROAD NAME	ET STA.	OFFSET	POSTED SIGN	SIGN CODE
HIGHGROVE ROAD	0+40	14'L	STOP	R1-1
HIGHGROVE ROAD	1+00	14'R	SPEED LIMIT 25	R2-1

SWM SUMMARY TABLE		
TYPE OF REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED & NOTES
Revol (RECHARGE VOL. FOR ENTIRE SITE)	1,0562 acres w/1/2 Area or 0,1047 Ac. Ft. w/1/2 Volume	3,23 acres w/1/2 Area Via Roadside Ditches
W _{vol}		
Study Point *A-Micro-Pool E.D. Facility #1 Bio-retention Facility for Lots 5 & 6 BMP#2	7,010.00 Cu. Ft. 0.028 Ac. Ft.	12,753 Cu.Ft. 0.08165 Ac. Ft.
Study Point *B	No planned disturbances	N/A No disturbance
Study Point *C	No planned disturbances	N/A No disturbance
Study Point *D-Pocket Pond w/ Liner BMP#3	0,1710 Ac. Ft.	0,1710 Ac. Ft.
CP _{vol}		
Study Point *A-Micro-Pool E.D. Facility #1	0,1070 Ac. Ft.	0,1070 Ac. Ft.
Study Point *B	N/A	LESS THAN < 2.0 c.f.s.
Study Point *C	N/A	LESS THAN < 2.0 c.f.s.
Study Point *D-Pocket Pond BMP#3	0,1795 ac. ft.	0,1795 ac. ft. • BMP #3

NOTE: BOTH Qp (OVERBANK FLOOD PROTECTION OR 10 YEAR STORM) AND Qf (EXTREME FLOOD VOLUME OR 100 YEAR STORM) ARE NOT REQUIRED FOR THIS SITE SINCE THIS WATERSHED AREA IS NOT CLASSIFIED AS ONE OF THE SENSITIVE WATERSHED AREAS FOR HOWARD COUNTY.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES CONTINUED:

- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-08-014. THE WAIVER WAS APPROVED ON JANUARY 3, 2008 SUBJECT TO THE FOLLOWING:
 - The proposed Use-in-Common access easement (located between lots 4 & 5) benefiting parcel 93 must be a minimum of 24 feet wide and must be capable of providing a future 16-foot wide driveway that does not exceed maximum slope requirements.
 - Stormwater management measures for this easement must be provided as part of the Schooley Mill Farm subdivision plan. Stormwater management measures must address the impervious runoff for the future 16-foot wide driveway extending from the proposed cul-de-sac to the property line of parcel 93.
 - At no point shall the Use-in-Common Access Easement overlap an approved septic area.
 - This easement must be dedicated to the owners of parcel 93 and recorded with the final plat for the Schooley Mill Farm subdivision.
 - At no point shall this proposed Use-in-Common Access Easement serve more than 6 dwellings.
- THIS PLAN IS SUBJECT TO WAIVER PETITION WP-09-049 AND TO WAIVE SECTIONS 119.8.B AND 16.120.b.4.V THAT REQUIRES PUBLIC STREETS BE EXTENDED TO THE BOUNDARY LINE. THIS WAIVER WAS APPROVED ON JANUARY 29, 2009 SUBJECT TO THE FOLLOWING:
 - The proposed use-in-common access easement benefiting parcel 93 and serving the proposed BMP #3 must be a minimum of 24-foot wide and must be capable of accommodating a future 16-foot wide driveway that does not exceed maximum slope requirements.
 - Stormwater management for this easement and associated driveway must be provided as part of the Schooley Mill Farm subdivision plan. Stormwater management measures must address the impervious runoff for the future 16-foot wide driveway extending from the proposed cul-de-sac to the property line of parcel 93.
 - At no point shall the use-in-common access easement overlap an approved septic area.
 - Documents creating this easement and outlining its maintenance and potential usage must be recorded with the final plat for the Schooley Mill Farm subdivision. The plat must include explanatory notes and labels.
 - At no point shall this proposed use-in-common access easement serve more than six dwellings for the maximum permitted by the design manual which is in effect at time of subdivision.
 - The environmental features on parcel 93 must be fully delineated up to the stream on the preliminary equivalent sketch plan in order to illustrate total possible building area abutting the subject site.

DENSITY TABULATIONS	
1. BASE DENSITY: 24,398 ACRES / 425 = 57.4 UNITS OR 5 SINGLE FAMILY DETACHED HOMES	
2. MAXIMUM DENSITY (1 LOT PER 2 ACRES): 24,398 ACRES / 2 = 12,200 UNITS OR 12 SINGLE FAMILY DETACHED HOMES.	
3. SEVEN (7) DEVELOPMENT RIGHTS WILL BE REPORTED TO THIS SUBDIVISION AT THIS TIME PURSUANT TO THE DECO/DEO DENSITY TRANSFER PROVISION OF SECTION 106 OF THE ZONING REGULATIONS.	

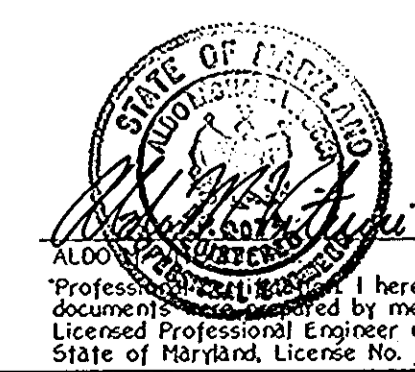
- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER 2/2/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 7/28/06.
 - THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY SUBDIVISION STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. THIS PROPERTY IS SUBJECT TO COMPLIANCE WITH THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS (COUNCIL BILL NO. 45-2003).
 - GROSS AREA OF TRACT = 24,398 AC.
 - AREA OF FLOODPLAIN = 0.00 AC.
 - AREA OF 2% OR GREATER SLOPES = 0.00 AC.
 - NET AREA OF TRACT = 24,400 AC.
 - AREA OF ROAD R/W (HIGHGROVE ROAD) = 1,069 AC.
 - AREA OF ROADWAY DEDICATION (HALL SHOP ROAD) = 0,550 AC.
 - AREA OF BUILDABLE LOTS = 11,97 AC.
 - AREA OF BUILDABLE PRESERVATION PARCELS = 2.34 AC.
 - AREA OF NON-BUILDABLE PRESERVATION PARCELS = 0.47 AC.
 - NUMBER OF LOTS PROPOSED:
 - BUILDABLE = 12 (11 BUILDABLE LOTS AND 1 BUILDABLE PRESERVATION PARCEL)
 - BUILDABLE PRESERVATION PARCELS = 1
 - NON-BUILDABLE PRESERVATION PARCELS = 3
 - NO CEMETERIES, GRAVESITES OR HISTORIC STRUCTURES EXIST WITHIN THIS SUBDIVISION.
 - THE EXISTING DWELLINGS LOCATED ON PROPOSED LOT 1 & LOT 7 IS TO REMAIN.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THE PROPOSED WATER AND SEWER SYSTEMS SHALL BE PRIVATE.
 - TOPOGRAPHIC INFORMATION ESTABLISHED AT TWO FOOT INTERVALS BASED ON FIELD RUN SURVEY BY FISHER, COLLINS & CARTER, INC. DATED DECEMBER, 2006 AND SUPPLEMENTED WITH HOWARD COUNTY AERIAL TOPOGRAPHY DATED 2004.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
 - STORMWATER MANAGEMENT WILL BE PROVIDED FOR IN ACCORDANCE WITH HO. CO. AND MD. 370 SPECIFICATIONS. GROUNDWATER RECHARGE (REV) WILL BE PROVIDED VIA PERCENT AREA METHOD BY THE GRASS CHANNEL ALONG THE PROPOSED CUL-DE-SAC. WATER QUALITY AND QUANTITY MANAGEMENT WILL BE PROVIDED VIA A MICRO-POOL EXTENDED DETENTION POND FACILITY LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'B' AND A POCKET POND LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'D'. THESE FACILITIES WILL BE PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY. IN ADDITION, ONE BIO-RETENTION FACILITY IS PROPOSED TO BE PRIVATELY OWNED AND MAINTAINED TO PROVIDE WATER QUALITY FOR THE REMAINDER OF THE SITE AND WILL BE PRIVATELY OWNED AND MAINTAINED.
 - WETLAND AND FOREST STAND DELINEATION INFORMATION SHOWN WAS TAKEN FROM REPORTS PREPARED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. DATED DECEMBER, 2006.
 - A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY MARS GROUP DATED NOVEMBER, 2005. AN APFO STUDY WAS PREPARED BY MARS GROUP DATED MAY, 2007.
 - BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEED RESEARCH AND FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED MARCH, 2006.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.120 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 2.14 ACRES AND AFForestation OF 2.89 ACRES. THE FOREST CONSERVATION SURETY IN THE AMOUNT OF 2.14 ACRES+13560' 93,210 SQ.FT. • 40,200/SQ.FT. = 418,844.00 = 2,89 ACRES+13560' 125,288 SQ.FT. OF AFForestation • 40,200/SQ.FT. = 452,944.00. THIS BEING THE TOTAL SURETY AMOUNT TO 491,580.00 FOR THIS PROJECT.
 - A LANDSCAPING SURETY IN THE AMOUNT OF \$37,000.00 FOR PERIMETER LANDSCAPE REQUIREMENTS (PI) SHADE TREES AND/OR EVERGREEN TREES OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS TO BE POSTED WITH THE FINAL PLAN DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION. THE LANDSCAPE INFORMATION PROVIDED WITH THIS PLAN IS SCHEMATIC AND MAY BE REVISED DURING LATER STAGES IN THE PLANNING PROCESS. A COMPLETE LANDSCAPE PLAN WILL BE PROVIDED WITH THIS SUBDIVISION AT FINAL ROAD PLAN STAGE. IN ADDITION, 49 STREET TREES WILL BE REQUIRED WITH THIS PROJECT.
 - THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED JANUARY, 2007.
 - THERE IS NO 100-YEAR FLOODPLAIN OR STREAM ON THIS PROPERTY. THERE IS WETLANDS LOCATED ON-SITE. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN WETLANDS, STREAMS OR REQUIRED BUFFERS.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC 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 PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
 - EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPOSED LOTS HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
 - ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
 - ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. 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.
 - ALL EXISTING BUILDINGS, WELLS AND SEPTIC SYSTEMS WHICH ARE TO BE REMOVED, SHALL BE REMOVED PRIOR TO FINAL PLAT SIGNATURE.
 - SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (1/4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (1/2 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:
 - ALSO: NAD 83
 - HOWARD COUNTY MONUMENT NO. 40 EA N 547,911.391 E 1,324,510.091
 - HOWARD COUNTY MONUMENT NO. 40 FB N 548,470.3859 E 1,324,000.8095
 - AS PER SECTION 104.F.4.B OF THE ZONING REGULATIONS, ONLY ONE EASEMENT HOLDER IS REQUIRED FOR PRESERVATION PARCELS DESIGNATED SOLELY FOR SLM FACILITIES OR COMMUNITY SEWERAGE DISPOSAL SYSTEMS.
 - BUILDABLE PRESERVATION PARCEL 'A' OWNED PRIVATELY EASEMENT HOLDER: H.O.A. & HOWARD COUNTY, MARYLAND USE: A SINGLE HOME SITE.
 - NON-BUILDABLE PRESERVATION PARCEL 'B' OWNED H.O.A. EASEMENT HOLDER: HOWARD COUNTY, MARYLAND USE: S.W.M.
 - NON-BUILDABLE PRESERVATION PARCEL 'C' OWNED H.O.A. EASEMENT HOLDER: HOWARD COUNTY, MARYLAND USE: ENVIRONMENTAL PROTECTION
 - NON-BUILDABLE PRESERVATION PARCEL 'D' OWNED H.O.A. EASEMENT HOLDER: HOWARD COUNTY, MARYLAND USE: S.W.M.
 - GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SUBMISSION OF WELL PERMITS.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
2000 NATIONAL SQUARE OFFICE FIVE - 1872 BALTIMORE NATIONAL FIVE
BELTSVILLE CITY, MARYLAND 20854
(410) 484 - 2899

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Robert J. Davis
COUNTY HEALTH OFFICER
DATE: 8/6/08

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Steph Coffey
PLANNING DIRECTOR
DATE: 8/15/08

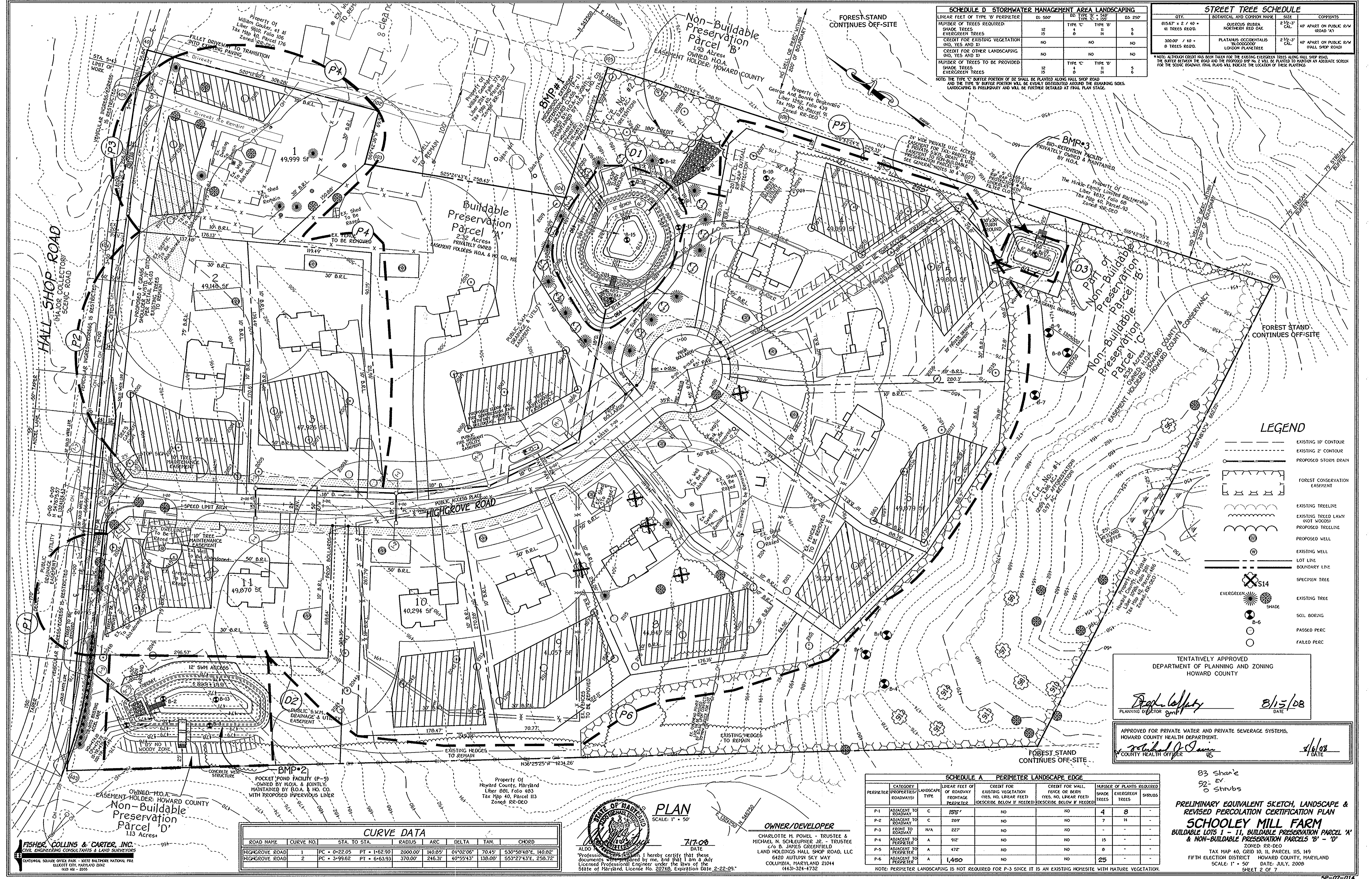
OWNER/DEVELOPER
CHARLOTTE M. POWEL - TRUSTEE &
MICHAEL N. SCHELEPNER, JR. - TRUSTEE
c/o B. JAMES GREENFIELD
LAND HOLDINGS HALL SHOP ROAD, LLC
6420 AUTUMN SKY WAY
COLUMBIA, MARYLAND 21044
(410)-324-4732



I, the undersigned, hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09.

TITLE SHEET
SCHOOLEY MILL FARM
BUILDABLE LOTS 1 - 11, BUILDABLE PRESERVATION PARCEL 'A'
& NON-BUILDABLE PRESERVATION PARCELS 'B' - 'D'
ZONED: RR-DEO
TAX MAP 40, GRID 10 & 11, PARCEL 115 & 149
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2009
SHEET 1 OF 7

13:2005/05/07/09/05/03/001 SHEET 1 PREL. TITLE SHEET.dwg, 7/17/2008 8:37:03 AM, PCW



SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING					
LINEAR FEET OF TYPE 'B' PERIMETER	01: 500'	02: TYPE 'B' + 500'	03: TYPE 'B'	04: 250'	05: 250'
NUMBER OF TREES REQUIRED:					
SHADE TREES	12	15	11	11	6
EVERGREEN TREES	12	15	11	11	6
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO	NO	NO	NO	NO
NUMBER OF TREES TO BE PROVIDED:					
SHADE TREES	12	15	11	11	6
EVERGREEN TREES	12	15	11	11	6

NOTE: THE TYPE 'C' BUFFER PORTION OF THE SHALL BE PLANTED ALONG WITH SWP ROAD AND THE TYPE 'D' BUFFER PORTION WILL BE EVENLY DISTRIBUTED AROUND THE PERIMETER. LANDSCAPING IS PRELIMINARY AND WILL BE FURTHER DETAILED AT FINAL PLAN STAGE.

STREET TREE SCHEDULE				
QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS	
01567' x 2 / 140'	QUERCUS RUBRA NORTHERN RED OAK	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W ROAD 'A'	
3000' / 140'	PLATANUS OCCIDENTALIS "BLOODGOOD" LONDON PLANE TREE	2 1/2"-3" CAL.	40' APART ON PUBLIC R/W SHALL SWP ROAD	

*NOTE: ALTHOUGH CREDIT WAS GIVEN FOR THE EXISTING EVERGREEN TREES ALONG WITH SWP ROAD, THE BUFFER BETWEEN THE ROAD AND THE PROPOSED SWP NO. 2 SHALL BE PLANTED TO MAINTAIN AN ACCURATE SCREEN FOR THE SCenic ROADWAY. FINAL PLANS WILL INDICATE THE LOCATION OF THESE PLANTINGS.

LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED STORM DRAIN
- FOREST CONSERVATION EASEMENT
- EXISTING TREELINE
- EXISTING TREELESS LANE
- PROPOSED TREELESS LANE
- PROPOSED WELL
- EXISTING WELL
- LOT LINE
- BOUNDARY LINE
- SPECIMEN TREE
- EVERGREEN
- SHADE
- SOIL BORING
- PASSED PERC
- FAILED PERC

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Deed Loffly
PLANNING DIRECTOR
DATE: 8/15/08

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

Richard J. Sauer
COUNTY HEALTH OFFICER
DATE: 4/6/08

83 Shade
20' Ev
20' Shrubs

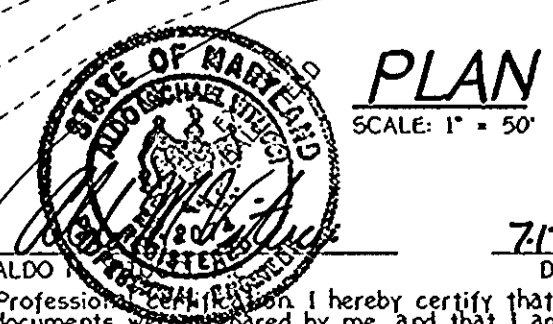
PRELIMINARY EQUIVALENT SKETCH, LANDSCAPE & REVISED PERCOLATION CERTIFICATION PLAN
SCHOOLEY MILL FARM
BUILDABLE LOTS 1 - 11, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' - 'D'

TAX MAP 40, GRID 10, II, PARCEL 115, 149
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: JULY, 2008
SHEET 2 OF 7

SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BORN (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED
						SHADE TREES
P-1	ADJACENT TO ROADWAY	C	1575'	NO	NO	4
P-2	ADJACENT TO ROADWAY	C	209'	NO	NO	7
P-3	FRONT TO ROADWAY	N/A	227'	NO	NO	15
P-4	ADJACENT TO PERSEPTER	A	912'	NO	NO	8
P-5	ADJACENT TO PERSEPTER	A	472'	NO	NO	25
P-6	ADJACENT TO PERSEPTER	A	1,480'	NO	NO	-

NOTE: PERIMETER LANDSCAPING IS NOT REQUIRED FOR P-3 SINCE IT IS AN EXISTING HOMESITE WITH MATURE VEGETATION.

CURVE DATA						
ROAD NAME	CURVE NO.	STA. TO STA.	RADIUS	ARC	DELTA	CHORD
HIGHGROVE ROAD	1	PC + 0+22.05	2000.00'	110.85'	04°02'06"	70.45'
HIGHGROVE ROAD	2	PC + 3+99.62	3700.00'	246.31'	40°55'43"	138.09'



PLAN
SCALE: 1" = 50'

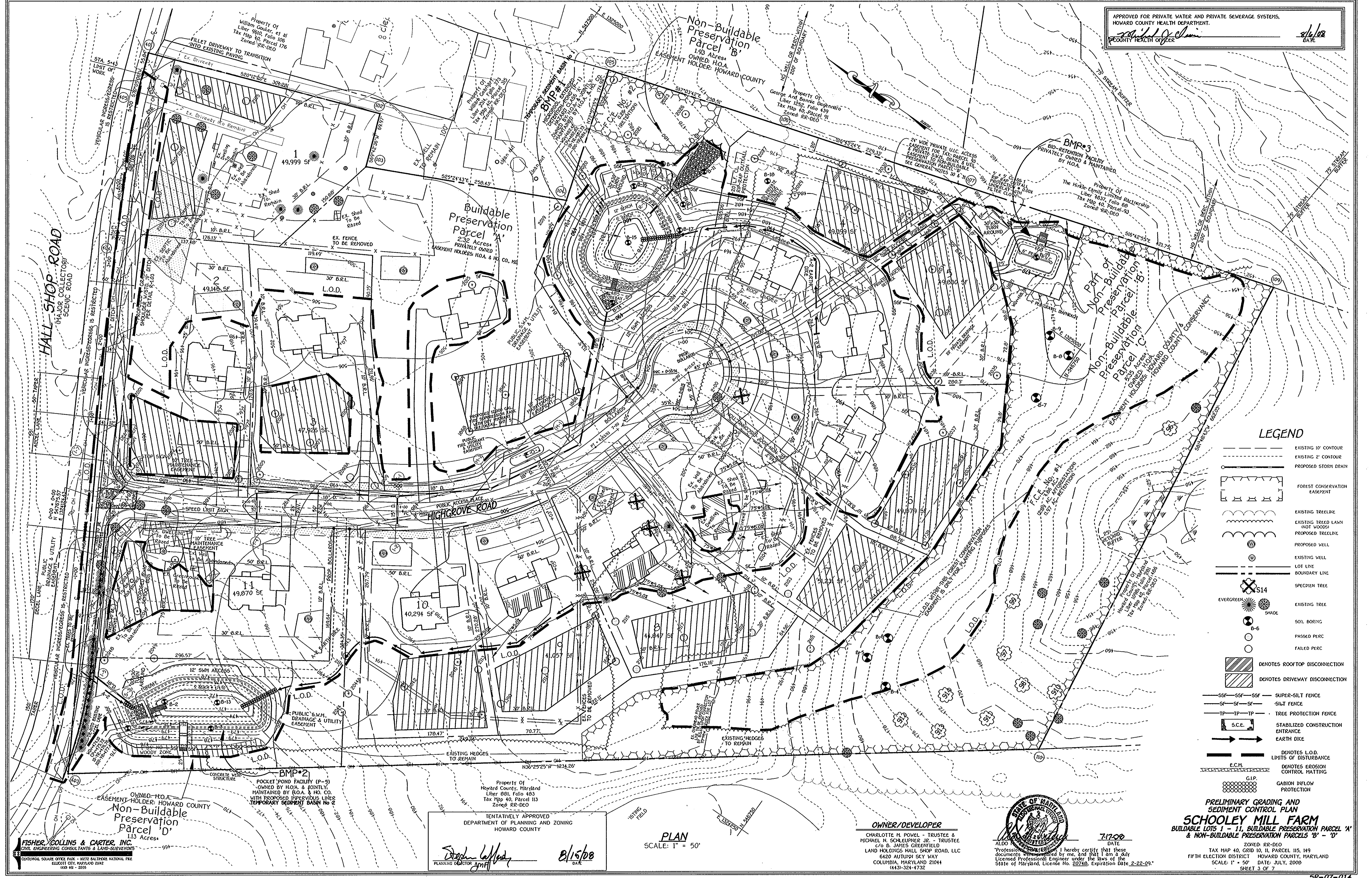
7/17/08
DATE

OWNER/DEVELOPER
CHARLOTTE M. POWEL - TRUSTEE &
MICHAEL N. SCHLEUPNER JR. - TRUSTEE
c/o B. JAMES GREENFIELD
LAND HOLDINGS HALL SHOP ROAD, LLC
6420 AUTUMN SKY WAY
COLUMBIA, MARYLAND 21044
(410) 324-4732

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21117
410.634.2095

1:200505037.dwg (05/03/2008) SHEET 2 OF 7 PRELIMINARY PLAN.dwg 7/17/2008 8:44:20 AM, 105%

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 8/16/08



LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED STORM DRAIN
- FOREST CONSERVATION EASEMENT
- EXISTING TREELINE
- EXISTING TREETO LAWN
- EXISTING WOODS
- PROPOSED TREELINE
- PROPOSED WELL
- EXISTING WELL
- LOT LINE
- BOUNDARY LINE
- SPECIMEN TREE
- EVERGREEN
- EXISTING TREE
- SHADE
- SOIL BORING
- PASSED PERC
- FAILED PERC
- DENOTES ROOFTOP DISCONNECTION
- DENOTES DRIVEWAY DISCONNECTION
- SUPER-SILT FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EARTH DIKE
- LIMITS L.O.D.
- LIMITS OF DISTURBANCE
- DENOTES EROSION CONTROL MATTING
- GIP
- GABION INFLOW PROTECTION

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
[Signature] DATE: 8/15/08
 PLANNING DIRECTOR

PLAN
 SCALE: 1" = 50'

OWNER/DEVELOPER
 CHARLOTTE M. POWELL - TRUSTEE &
 MICHAEL N. SCHAEFNER JR. - TRUSTEE
 270 S. JAMES GREENFIELD
 LAND HOLDINGS HALL SHOP ROAD, LLC
 6420 AUTUMN SKY WAY
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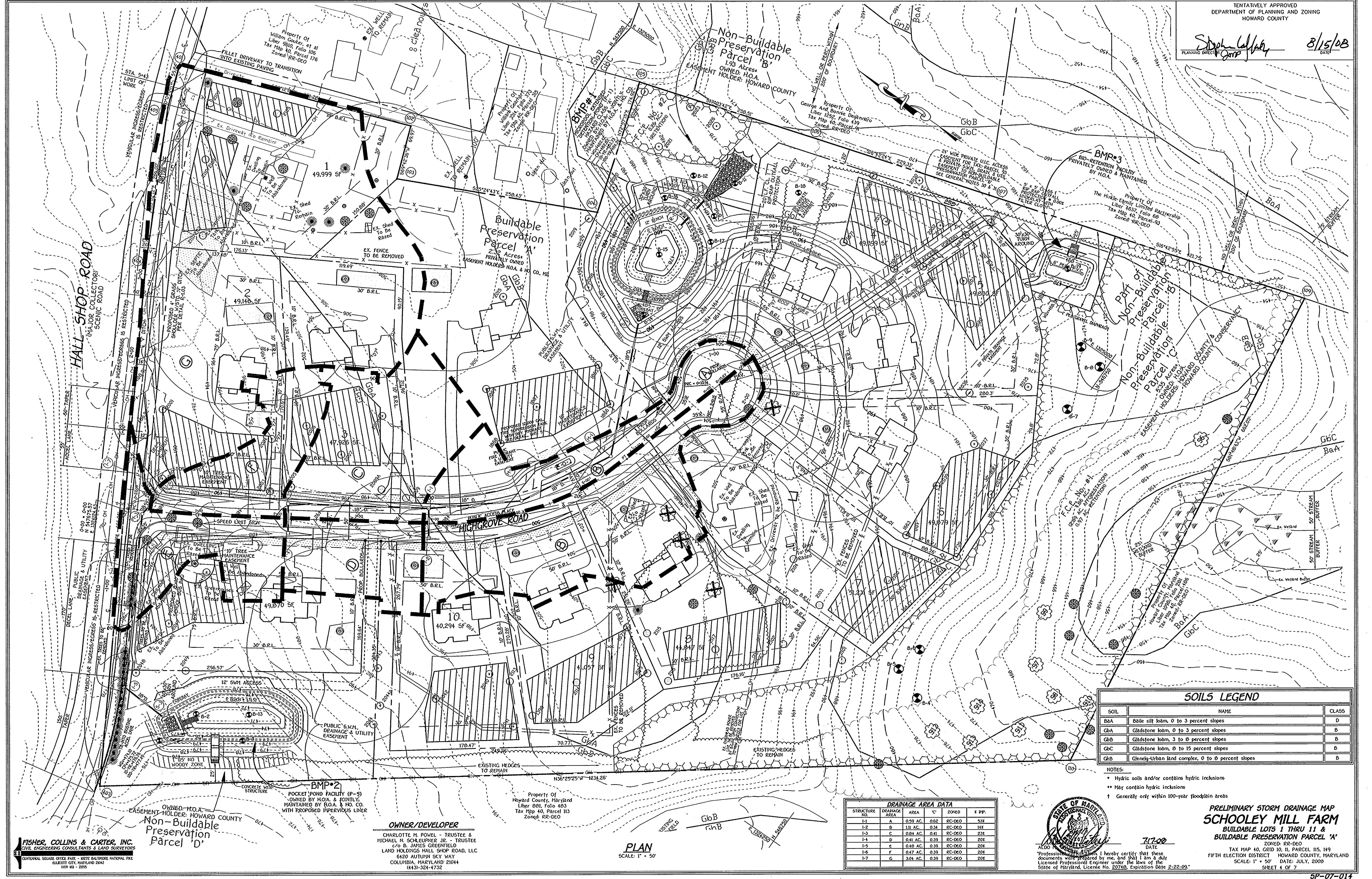
DATE: 7/17/08

PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
SCHOOLEY MILL FARM
 BUILDABLE LOTS 1 - 11, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' - 'D'
 ZONED: RR-DEO
 TAX MAP 40, GRID 10, 11, PARCEL 115, 119
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: JULY, 2008
 SHEET 3 OF 7

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 NATIONAL SQUARE OFFICE PARK • 12772 BELTSFORD NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 22042
 (410) 491-2259

12305050307.dwg/05037-3001 SHEET 3 PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN.dwg, 7/17/2008 8:51:21 AM, RWK

STEPH LALOR
PLANNING DIRECTOR
8/15/08
DATE



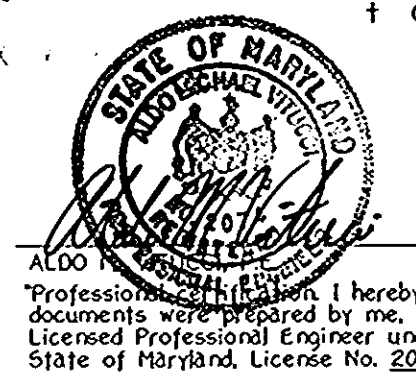
SOILS LEGEND

SOIL	NAME	CLASS
BaA	Baile silt loam, 0 to 3 percent slopes	D
GbA	Gladstone loam, 0 to 3 percent slopes	B
GbB	Gladstone loam, 3 to 8 percent slopes	B
GbC	Gladstone loam, 8 to 15 percent slopes	B
GbS	Glenely-Urban land complex, 0 to 8 percent slopes	B

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

DRAINAGE AREA DATA

STRUCTURE NO.	DRAINAGE AREA	AREA	%	ZONED	I P.P.
1-1	A	0.99 AC.	0.62	RC-DEO	532
1-2	B	1.11 AC.	0.34	RC-DEO	141
1-3	C	0.84 AC.	0.41	RC-DEO	232
1-4	D	0.41 AC.	0.39	RC-DEO	202
1-5	E	0.48 AC.	0.39	RC-DEO	202
1-6	F	0.47 AC.	0.39	RC-DEO	202
1-7	G	3.04 AC.	0.39	RC-DEO	202



PRELIMINARY STORM DRAINAGE MAP
SCHOOLEY MILL FARM
 BUILDABLE LOTS 1 THRU 11 &
 BUILDABLE PRESERVATION PARCEL 'A'
 ZONED: RR-DEO
 TAX MAP 40, GRID 10, II, PARCEL 115, 149
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: JULY, 2008
 SHEET 4 OF 7

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL PIKE
 ELLEKOTT CITY, MARYLAND 21042
 4100 441 - 2000

OWNER/DEVELOPER
 CHARLOTTE M. POWEL - TRUSTEE &
 MICHAEL N. SCHLEUPNER JR. - TRUSTEE
 c/o B. JAMES GREENFIELD
 LAND HOLDINGS HALL SHOP ROAD, LLC
 6120 AUTUMN SKY WAY
 COLUMBIA, MARYLAND 21044
 (443)-324-4732

PLAN
 SCALE: 1" = 50'

1:200505037.dwg/05037-001.SHEET 4 PRELIMINARY STORM DRAIN DA.MAP.dwg, 7/17/2008 8:56:49 AM, RCMV



NOTE: SPECIMEN TREES AND/OR TREE STANDS TO BE PRESERVED IN PLACE WITHIN THE LIMITS OF DISTURBANCE WILL BE SURROUNDED BY PROTECTIVE FENCING PRIOR TO ANY GRADING OR CLEARING OF THE SITE.

LEGEND	
	Property Boundary
	Existing 10' Contours
	Existing 2' Contours
	Wetland Boundary
	25' Wetland Buffer
	Specimen Tree
	Specimen Tree To Be Removed
	CRZ
	Existing Tree
	Existing Tree Line
	Existing Brush Line
	Proposed Storm Drain
	Proposed Well
	Proposed F.C.E. Sign

NOTE: SPECIMEN TREES 56 THRU 514 ARE TO REMAIN

FOREST CONSERVATION PLAN
SCHOOLEY MILL FARM
 BUILDABLE LOTS 1 - 11, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' - 'D'
 ZONED: RR-DEO
 TAX MAP 40, GRID 10, 11, PARCEL 115, 149
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: JULY, 2009
 SHEET 6 OF 7

Marguerite Ratz
 Marguerite Ratz Date
 Qualified Professional as per the
 1991 Maryland Forest Conservation Act
 Issued 12/02/2004

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Steve Gaffner
 PLANNING DIRECTOR
 8/15/08
 DATE



OWNER/DEVELOPER
 CHARLOTTE M. POWEL - TRUSTEE &
 MICHAEL N. SCHLEUPNER JR. - TRUSTEE
 c/o B. JAMES GREENFIELD
 LAND HOLDINGS HALL SHOP ROAD, LLC
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 (443)-324-4732

PLAN
 SCALE: 1" = 50'
 APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT.
Richard J. Davis
 COUNTY HEALTH OFFICER
 8/6/08
 DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 NATIONAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELKROTT CITY, MARYLAND 20424
 (410) 481-1099

1:2009.06.03.037 (6/03/09)3001 SHEET 6.7 PRELIMINARY PCD DWG. 7/17/2009 10:15:25 AM, HSKV.

PLANTING SPECIFICATIONS

- GENERAL NOTES**
- The preparation of this plan, the notes and details were prepared using the guidelines of the Howard County Forest Conservation Manual.
 - Afforestation/reforestation planting and related work must be performed by a contractor that is knowledgeable and experienced in afforestation/reforestation techniques and planting practices.
 - All work shall be conducted in accordance with these plans. No changes to these plans may be made without the prior approval of P & Z staff.
 - A pre-planting meeting shall be held to inspect the mitigation areas prior to implementation of the planting plan. The contractor must contact the owner's representative a minimum of 48 hours in advance of this meeting.
 - The landscape contractor is responsible for the location of all underground utilities. He/she shall contact MISS UTILITY a minimum of 48 hours in advance of any planting work. Utilities damaged during planting shall be repaired at the contractor's expense.
 - The contractor shall remove any/all refuse from the designated mitigation areas. This refuse shall be hauled off-site.

QUALITY ASSURANCE

- Names of plant material listed conform generally with names accepted by the nursery trade. The contractor is to provide stock true to botanical name.
- All plant material shall conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen and as specified below. Plant material delivered to the site which does not conform to the American Standard for Nursery Stock or the following will be rejected by the owner's representative, and must be immediately removed from the site by the landscape contractor.
- Hardwood stock shall meet the following standards: Trees shall have a solid root mass with the soil in place. The roots shall appear clean and white in coloration. If growing, the trees shall appear healthy with no foliage spots, discoloration, wilting or other evidence of the presence of disease or insects.
- If specified material is not available, or species changes are requested, all substitutions must be approved by the owner's representative prior to scheduling a pre-planting meeting.
- All plant material shall be obtained from nurseries that have been inspected and certified by state plant inspectors.

PRODUCT SPECIFICATIONS

- FERTILIZER:** All fertilizer shall be granular, packet or pellet with 35 to 80% of the total nitrogen in a slow release form. For trees and shrubs fertilizer shall be a complete fertilizer with a minimum analysis of 10% nitrogen, 6% phosphorus, and 4% potassium. For use on specimen or significant trees, the fertilizer shall be high in phosphorus and low in nitrogen to promote root growth. A water-insoluble nitrogen, 2-year release fertilizer with a ratio of 20% nitrogen, 10% phosphorus and 5% potassium shall be used in wetland and riparian backfill mixtures. Fertilizer shall be added depending on the size of the plant and the manufacturer's recommended rate.
- ORGANIC MATTER:**
 - Peatmoss --Type I sphagnum peatmoss, finely divided with pH of 3.1-5.0, or
 - Sedge Peat --Decomposed peat containing no identifiable fibers
 - Composted --Approved, screened, polymer-dewatered sewage sludge with a pH of 6.2-7.2
- BACK-FILL MIXTURE:** Back-fill mixture for containerized trees shall be 3/4 existing soil mixed with 1/4 organic material, plus granular fertilizer.
- MULCH:** Material shall be well aged, fine shredded hardwood, dark brown in color, or approved equal. Material shall be mulching grade, uniform in size and free of foreign matter.

PRE-PLANTING SPECIFICATIONS

- Allow six (6) months in advance to order materials and plants.
- Acceptable planting time for container grown materials (trees, shrubs, and seedlings) is from March - June 15 and September - December. Planting shall not take place in sub-freezing temperatures, when the ground is frozen, or when the soil is too dry or wet, or otherwise in a condition not generally accepted as satisfactory for planting and may adversely affect plant materials.
- All planting areas shall be in a stabilized condition so as to minimize soil erosion. Seeding is NOT a part of these plan documents.
- The landscape contractor shall notify the owner's representative at least 2 weeks prior to the start of construction to arrange a pre-planting meeting.
- Planting should occur within 24 hours of plant material delivery to the site. Plant materials left unplanted for more than 24 hours shall be protected from direct sun and weather and kept moist. Nursery stock shall not be left unplanted for more than 2 weeks.
- When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify the owner's representative before planting.
- The landscape contractor is responsible for the location of all existing underground utilities. The repair of utilities damaged during planting shall be at the landscape contractor's expense.
- The landscape contractor is responsible for coordinating access to the site with the owner.
- All existing trash and impervious areas shown on the plan to be removed and any disturbed soil must be stabilized and seeded. It may be necessary to scarify and/or aerate the soil.
- Plants shall be inspected by the contractor and any material that is either damaged or which has root ball compaction, j-rooted, or kinked root systems will be replaced. No plants will be stored on site. Plants will be planted immediately once received from the nursery.
- The fields proposed for planting should be mowed prior to planting. Planting areas that are graded and bare will be stabilized with a non-competitive seed mix.

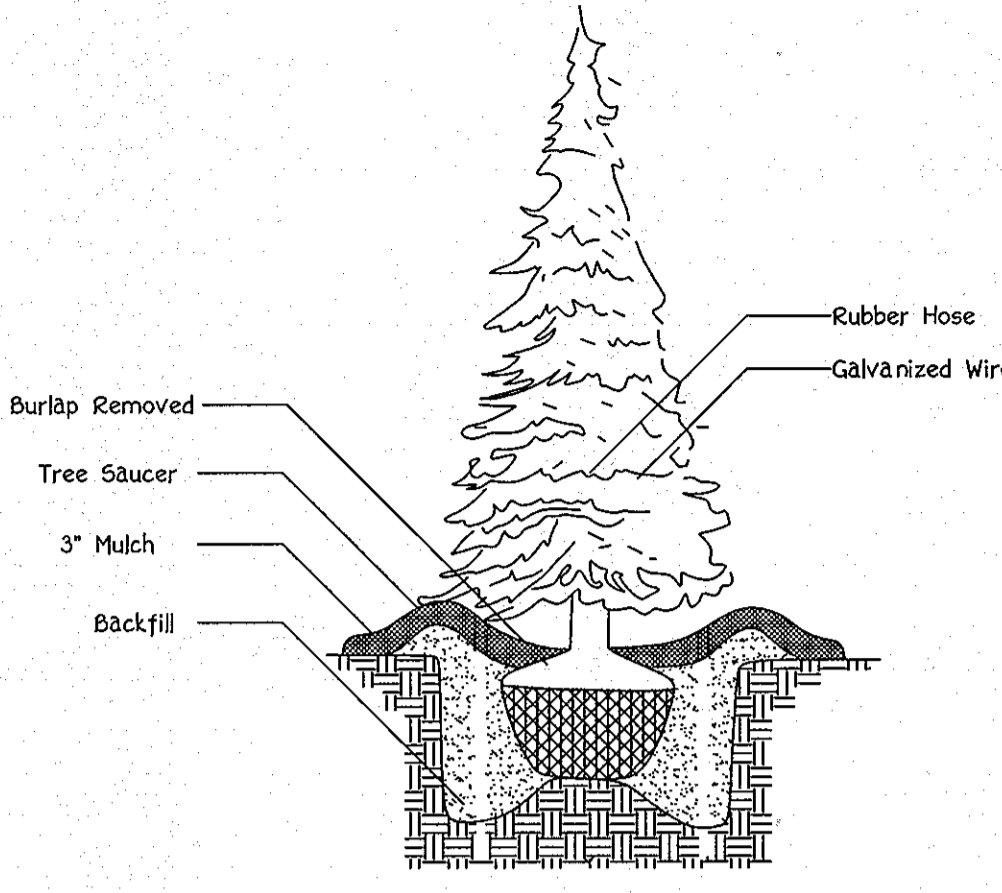
PLANTING SPECIFICATIONS

- Refer to the planting plan and plant schedule for plant material size, location and spacing.
- Planting holes should be tractor-drilled, rather than hand-dug. The holes should be twice as wide as the root ball. De-consolidate the soil within the afforestation/reforestation areas 12" by dicing or plowing, except in areas identified as wetlands on the plan.
- Backfill mixture for containerized trees shall be 3/4 existing soil mixed with 1/4 organic material or planted on fill material 12" of native stockpiled topsoil or other approved equal. Remove the trees from the container and gently loosen the roots from the soil. During the backfilling procedure, thoroughly water soil around the root mass while tamping the backfilled mixture to eliminate any air pockets. After backfilling is complete, and the top of the root mass and planting area is mulched, water on the interior of the root mass until it is thoroughly saturated, even if it is raining.
- Only the number of trees that can be planted in one day shall be taken to the field.
- Trees shall be mulched after planting, as identified in the details on this sheet.
- Remove all tags, labels, string and wire from the planting material after planting.
- Planting field should be limited to 2.5 times root ball diameter. Native soil material will be used to backfill plant site and area will be packed to remove air pockets. Rake soil evenly over the planting field and cover hole with three inches of mulch. Water to settle soil and provide moisture as needed.

GUARANTEE AND REPLACEMENT

- All plant material shall be guaranteed by the landscape contractor to remain alive and in a healthy, vigorous condition for a period of one year following planting.
- At the end of the one year guarantee period, 85% of the plant material shall be alive and healthy. All dead plants in excess of 85% of the total planted shall be replaced on a one-time basis at the contractor's expense.
- This guarantee shall cover losses due to all damages except vandalism, fire, and flood.
- A plant shall be considered dead when the main leader has died back, or 25% of the crown is dead.
- Plant material replacements shall be of the same size, type, and variety as the plants specified in the planting schedule or as accepted in writing as substitutes before original planting. Plants shall be furnished, planted, and mulched as specified in these plans and at the expense of the landscape contractor.

EVERGREEN PLANTING DETAIL CROSS SECTION



Schooley Mill Farm Forest Conservation Worksheet 2.2

Net Tract Area	A = 24.39
A. Total Tract Area	B = 0.00
B. Deductions	C = 24.39
C. Net Tract Area Land Use Category	

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

AREA MDR IDA HDR MFD CIA	
0 1 0 0 0 0	

D. Afforestation Threshold (Net Tract Area x 20%)	D = 4.88
E. Conservation Threshold (Net Tract Area x 25%)	E = 6.10
Existing Forest Cover	
F. Existing Forest Cover within the Net Tract Area	F = 2.29
G. Area of Forest Above Conservation Threshold	G = 0.00
Break Even Point	
H. Break Even Point	H = 2.29
I. Forest Clearing Permitted Without Mitigation	I = -0.00
Proposed Forest Clearing	
J. Total Area of Forest to be Cleared	J = 0.15
K. Total Area of Forest to be Retained	K = 2.14

Planting Requirements

L. Reforestation for Clearing Above the Conservation Threshold	L = 0.00
M. Reforestation for Clearing Below the Conservation Threshold	M = 0.30
N. Credit for Retention above the Conservation Threshold	N = 0.00
P. Total Reforestation Required	P = 0.30
Q. Total Afforestation Required	Q = 2.59
R. Total Planting Requirement	R = 2.89

TREE PLANTING SCHEDULE

The plan will require 2.59-acres of afforestation and 0.30-acre of reforestation for a total planting requirement of 2.89-acres. Tree planting will be performed using all 1-inch minimum caliper, container grown stock, at a rate of 200 trees per acre (15-feet on-center), for a total of 578 trees.

Species	No. Required
TULIP POPLAR	50
LIRIODENDRON TULIPIFERA	50
RED MAPLE	30
ACEF RUBRUM	30
AMERICAN BEECH	40
FAGUS GRANDIFOLIA	40
TULIP POPLAR	40
LIRIODENDRON TULIPIFERA	40
WHITE PINE	40
PINUS STROBUS	40
REDBUD	40
CERCIS CANADENSIS	40
WHITE OAK	50
QUERCUS ALBA	50
PIN OAK	50
QUERCUS PALUSTRIS	50
WHITE FLOWERING DOGWOOD	48
CORNUS FLORIDA	48
BLACK GUM	40
NYSSA SYLVATICA	40
BLACK CHERRY	30
PRUNUS SEROTINA	30
RED OAK	30
QUERCUS RUBRA	30
MOCKERNUT HICKORY	30
CARYA TOMENTOSA	30
PIGNUT HICKORY	30
G. GLABRA	30
SASSAFRAS	30
SASSAFRAS VARIIFOLIUM	30

Marguerite Ratz
Marguerite Ratz Date
Qualified Professional as per the 1991 Maryland Forest Conservation Act Issued 12/02/2004

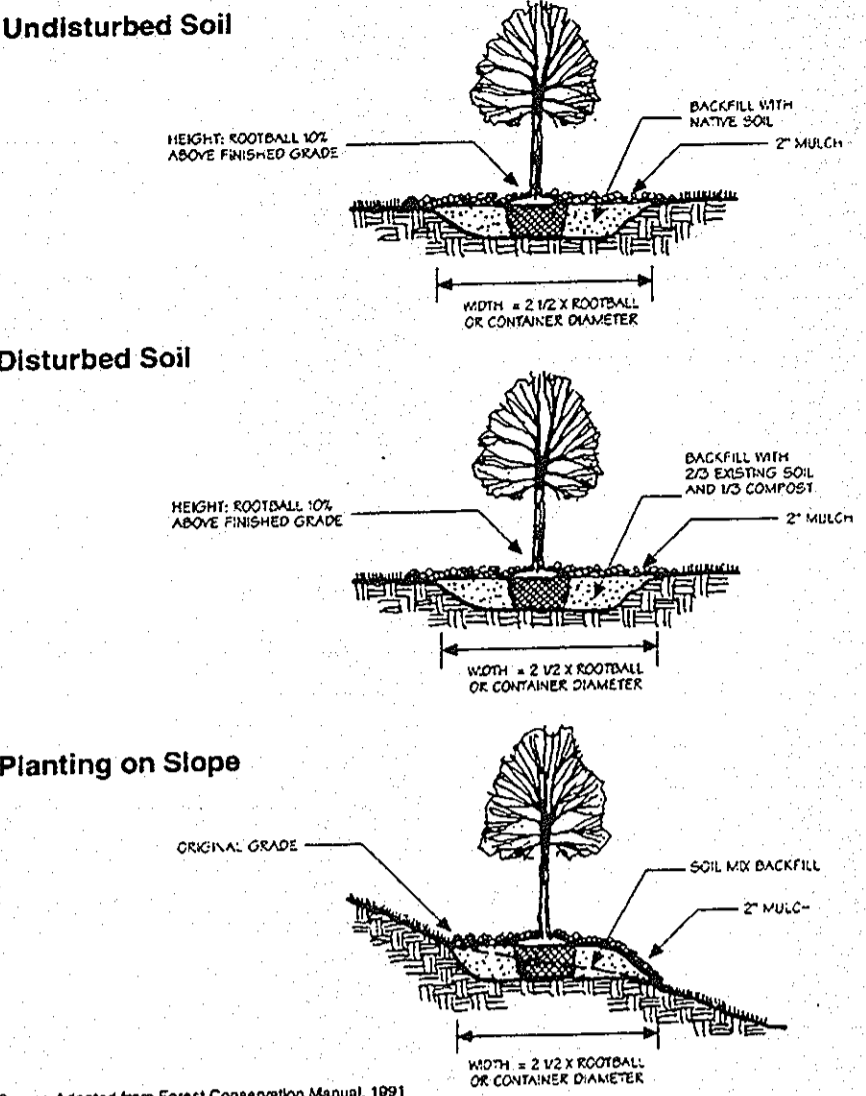
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Stacy Lafferty
PLANNING DIRECTOR DATE: 8/15/08

Notes: A bond must be posted in the amount of the initial cost of planting. 50% of the bond can be returned upon successful planting, with the remaining difference of the bond released at the end of the second growing season, per inspection that 85% (491 trees per acre) or greater are alive and performing well.

PLANTING

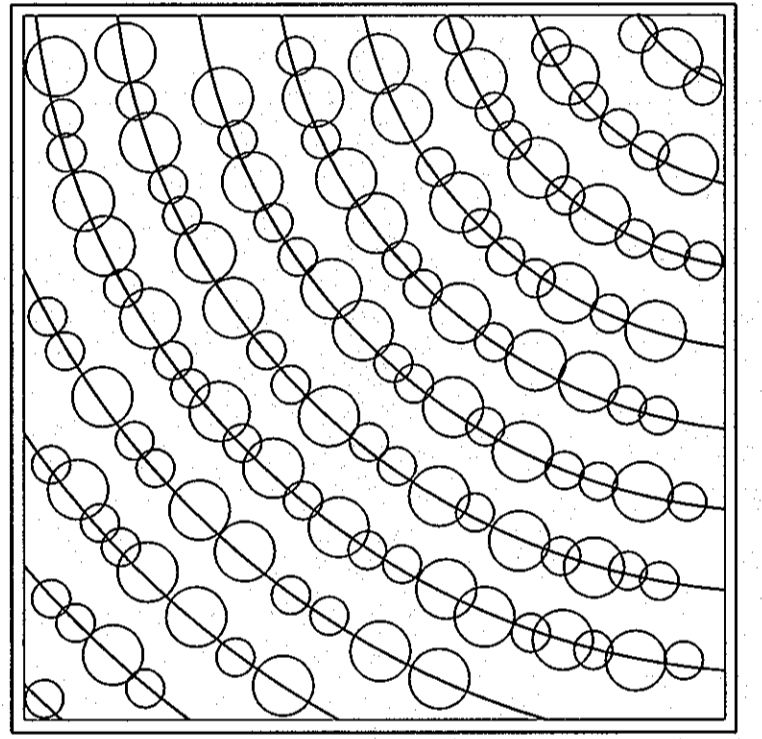
Container Grown B & B Planting Detail



Source: Adapted from Forest Conservation Manual, 1991

CURVILINEAR RANDOMIZED PLANTING

PLANT LOCATIONS WILL BE DETERMINED BY A QUALIFIED FORESTRY PROFESSIONAL UTILIZING THE FOLLOWING METHODOLOGY



- Notes:
- Mix tree and shrub species in the staging area.
 - The qualified forestry professional will set the guide curvilinear line.
 - Set parallel curvilinear lines at 12' intervals.
 - Trees and shrubs will be planted at random spacing along the curvilinear lines.

PLANTING

Tree Planting Calendar

Tasks	Months											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Transport of 2" DBH or Greater												
Planting Seedlings, Whips												
Minimum Monitoring												
Fertilizer (if Needed)												
Watering												
Planting												

Recommended, Optimal time
Recommended with Additional Care
Recommended
Dependent Upon Site Conditions
Dependent Upon Site Conditions - Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1"

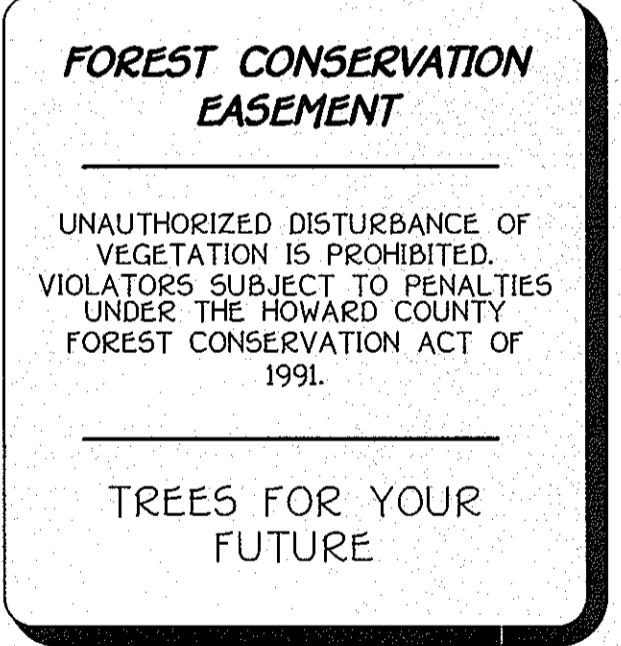
- Notes:
- Activities during November through February depend on ground conditions.
 - No fall planting of oaks and pines.
 - The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.

Source: Adapted from Forest Conservation Manual, 1991

SIGNAGE

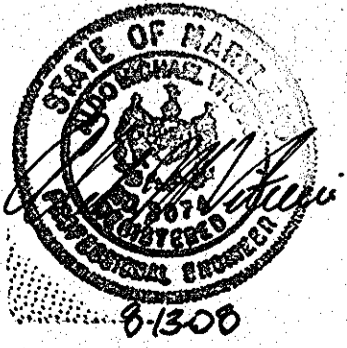
Forest Protection Signage

ON-SITE SIGNAGE



15" MINIMUM

11" MINIMUM



FISHER, COLLINS & CARTER, INC.
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FOREST CONSERVATION DETAILS
SCHOOLEY MILL FARM
BUILDABLE LOTS 1 - 11, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCELS 'B' - 'D'
ZONED: RC-360
TAX MAP 40, GRID 10, 11, PARCEL 115, 149
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JULY, 2008
SHEET 7 OF 7