

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	PRELIMINARY EQUIVALENT SKETCH PLAN AND SCHEMATIC GRADING PLAN
4-5	SEDIMENT CONTROL PLAN AND LANDSCAPE PLAN
6-7	FOREST STAND DELINEATION
8	INFILTRATION BASIN AND DRY SWALE PLANS AND DETAILS
9	COMPOSITE PLAN AND SLOPE STUDY
10-11	SOILS MAP AND PRELIMINARY FOREST CONSERVATION PLAN

PRELIMINARY EQUIVALENT SKETCH PLAN VILLA HEIGHTS

LOTS 1 THRU 40

2 SINGLE FAMILY DETACHED LOTS,
37 SINGLE FAMILY ATTACHED LOTS
& 1 OPEN SPACE LOT

ZONING: R-SC

TAX MAP NO. 43 GRID No. 14 PARCEL Nos. 570 & 272

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
7	12,903 S.F.	1,620 S.F.	10,883 S.F.
8	13,144 S.F.	1,620 S.F.	11,524 S.F.

TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
VILLA HEIGHTS COURT	0+50	18' L	STOP	R1-1
VILLA HEIGHTS COURT	2+00	17' R	SPEED LIMIT 25	R2-1
VILLA HEIGHTS COURT	2+50	17' L	STOP AHEAD	W3-1A
MISSION ROAD	7+62	23' R	"TURN" w/ "75 MPH" SPEED PLATE	W1-12 w/ W1-1

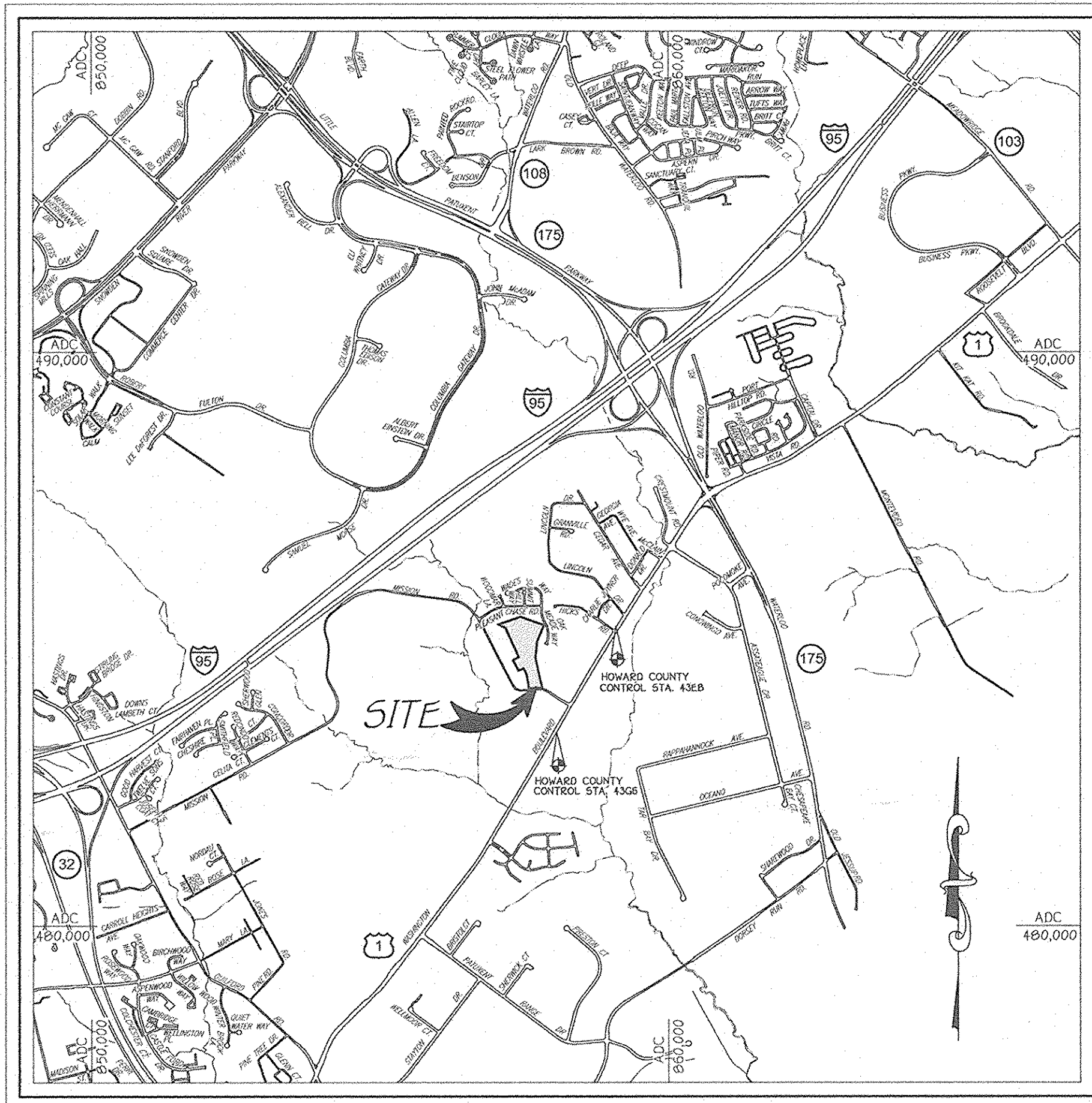
"SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (2 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST."

STREET LIGHT CHART				
DWG. No.	STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
2	VILLA HEIGHTS COURT	0+68	16' RIGHT	100 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
2	VILLA HEIGHTS COURT	2+85	16' RIGHT	100 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
2	VILLA HEIGHTS COURT	5+72	16' LEFT	100 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
3	VILLA HEIGHTS COURT	7+75	16' LEFT	100 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
3	VILLA HEIGHTS COURT	9+68	16' LEFT	100 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
3	VILLA HEIGHTS COURT	1+57 L.P.	3' OFFSET	100 WATT "PREMIER" H.P.S. VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14 FOOT BLACK FIBERGLASS POLE.
2	MISSION ROAD	5+98	23' RIGHT	150 WATT H.P.S. VAPOR ACORN FIXTURE POST TOP FIXTURE MOUNTED ON A 12 FOOT BLACK FIBERGLASS POLE.
2	MISSION ROAD	6+85	23' RIGHT	150 WATT H.P.S. VAPOR ACORN FIXTURE POST TOP FIXTURE MOUNTED ON A 12 FOOT BLACK FIBERGLASS POLE.

GENERAL NOTES CONTINUED:

33. THE RECREATIONAL OPEN SPACE / OPEN SPACE ACCESS BETWEEN UNITS 31 & 32 SHALL BE INCREASED TO A MINIMUM OF 20 FEET AT FINAL PLAN STAGE.

LEGEND	
SYMBOL	DESCRIPTION
---250---	EXISTING CONTOUR 2' INTERVAL
---250---	EXISTING CONTOUR 10' INTERVAL
---250---	PROPOSED CONTOUR 2' INTERVAL
---250---	PROPOSED CONTOUR 10' INTERVAL
+261.50	SPOT ELEVATION
-SF-	SILT FENCE
-SSF-	SUPER SILT FENCE
FF	FIRST FLOOR ELEVATION
BE	BASEMENT ELEVATION
L.O.D.	LIMIT OF DISTURBANCE
(Tree Symbol)	PROPOSED STREET TREE
(Dotted Area)	RECREATIONAL OPEN SPACE
(Hatched Area)	STEEP SLOPES (25% OR GREATER)
(Wavy Area)	SLOPES (15% TO 24.9%)
(Dashed Line)	EXISTING TREELINE
(Solid Line)	PROPOSED TREELINE



VICINITY MAP REFERENCE: ADC MAP 20
SCALE: 1" = 2000'

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

COORDINATE TABLE		
POINT	NORTH	EAST
101	544896.4988	1370311.6652
108	545280.3406	1370189.0131
112	545129.3654	1370176.7196
113	545716.8382	1370209.3839
120	545988.2636	1370227.4308
129	546130.2475	1369918.9915
132	546000.2540	1369936.3111
146	545944.4863	1369663.5137
196	545127.0020	1370048.8701
208	544876.7606	1370097.6697
422	545437.1981	1369902.6647
450	545200.2119	1369899.5544
451	545247.2514	1369992.1854
452	545387.5072	1369804.8913

GENERAL NOTES

- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 25-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- GROSS AREA OF TRACT = 10.55 AC.
 - AREA OF 25% OR GREATER SLOPES = 0.65 AC. SLOPES 15-24.9% HAVE BEEN SHOWN ON SHEET 9.
 - NET AREA OF TRACT = 9.9 AC. DENSITY = 4 DWELLING UNITS x NET ACRE = 4 x 9.9 = 39.6 OR 39 UNITS
 - AREA OF PROPOSED ROAD RIGHT OF WAY = 1.46 AC.
 - AREA OF PROPOSED BUILDABLE LOTS = 2.93 AC.
 - AREA OF PROPOSED OPEN SPACE LOTS = 0.16 AC.
 - LOT COVERAGE = 54%
- OPEN SPACE TABULATION
 - GROSS AREA OF TRACT = 10.55 AC.
 - REQUIRED OPEN SPACE = 25% x 10.55 AC. = 2.64 AC.
 - PROVIDED OPEN SPACE = 0.16 AC.
 - RECREATIONAL OPEN SPACE REQUIRED
 - 500 SQFT/DETACHED UNIT = 23,000 = 600 SQFT.
 - 400 SQFT/ATTACHED UNIT = 37,400 = 14,800 SQFT.
 - TOTAL = 15,400 SQFT.
 - RECREATIONAL OPEN SPACE PROVIDED = 21,500 SQFT.
 - THE OPEN SPACE LOT WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NUMBER OF LOTS PROPOSED:
 - BUILDABLE = 39 OPEN SPACE = 1
- PUBLIC WATER AND PUBLIC SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. CONTRACT NO. 24-4500-D. THE WATER AND SEWER IS IN THE LITTLE PATUXENT DRAINAGE AREA.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 16, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1989 ISSUE.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED JANUARY 28, 2007.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY BY FISHER COLLINS AND CARTER INC. DATED FEBRUARY 9, 2007.
- AREAS OF STEEP SLOPES (25% - 24.9% AND 25% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 18(B)(6), HAVE BEEN SHOWN ON SHEET 9.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE CRITERIA CONTAINED IN THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II, CHAPTER 5 "STORMWATER CREEKS FOR INNOVATIVE SITE PLANNING". SOME OF THE WQV, CVD AND BEV WILL BE PROVIDED AND MAINTAINED BY UTILIZING NON-STRUCTURAL BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH CHAPTER 5 OF THE DESIGN MANUAL. THE REMAINING REQUIREMENTS WILL BE ADDRESSED WITH ONE INFILTRATION BASIN FACILITY. CVD IS REQUIRED BECAUSE THE 1 YEAR STORM IS GREATER THAN THE 2.0% HANDLED BY THE AFORESAIDED MANUAL. THE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITY OF THE INFILTRATION BASIN SHOWN ON OPEN SPACE LOT 40 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED JUNE 2007.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED DECEMBER 29, 2007. THERE ARE NO WETLANDS OR STREAMS WITHIN THIS PROPERTY BASED ON A REPORT FROM ECO-SCIENCE PROFESSIONALS, INC.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANS COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 43E & 43G WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO. 43E	N 545,963.6476	ELEV. = 215.327
	E 1370,073.8400	
HOWARD COUNTY MONUMENT NO. 43G	N 544,117.9286	ELEV. = 219.482
	E 1370,550.8447	
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM, AND FCE AREAS OR THEIR REQUIRED BUFFERS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.2(10) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS PROJECT WILL BE FULFILLED THROUGH THE RETENTION OF 2.2 ACRES OF NET TRACT AREA FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT AND THE ONSITE REFORESTATION OF 11 ACRES. THE APPROPRIATE PLANTING LOCATION IS PROVIDED ON THE PFCP. DETAILS AND SPECIFICATIONS FOR THE REFORESTATION WILL BE PROVIDED ON THE FINAL FOREST CONSERVATION PLAN.
- LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.2(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT PER HOWARD COUNTY DESIGN MANUAL, VOL. III, SECTION 5.2.9.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

A) WIDTH - 12 FEET (85 FEET SERVING MORE THAN ONE RESIDENCE)		
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING		
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADII		
D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (965 LBS) LOADING		
E) CLEARANCE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE		
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET		
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE		
- DRIVEWAYS SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY PENNEMAN & BROWN, INC. DATED JUNE 2007 AND APPROVED ON AUGUST 23, 2007.
- PARKING REQUIREMENTS

SINGLE FAMILY ATTACHED	NO. OF SPACES REQUIRED 2 PER UNIT (2 x 37) = 74	NO. OF SPACES PROVIDED DOUBLE CAR GARAGE UNITS = 37 UNITS x 2 = 74 TWO DRIVEWAY SPACES = 37 x 2 = 74
	NO. OF OVERFLOW SPACES REQUIRED 0.3 PER UNIT (0.3 x 37) = 11	140 PARKING SPACES PROVIDED
- SINGLE FAMILY DETACHED

	NO. OF SPACES REQUIRED 2 PER UNIT (2 x 2) = 4	NO. OF SPACES PROVIDED DOUBLE CAR GARAGE UNITS = 2 UNITS x 2 = 4 TWO DRIVEWAY SPACES = 2
	NO. OF OVERFLOW SPACES REQUIRED 0.5 PER UNIT (0.5 x 2) = 1	6 PARKING SPACES PROVIDED
- THE SUBDIVISION FILE NUMBER FOR THIS PROJECT IS SP 08-004.
- EXISTING UTILITY LOCATIONS SHOWN ARE BASED ON FIELD RUN TOPOGRAPHY AND APPROVED UTILITY CONSTRUCTION DRAWINGS.
- THE EXISTING WELL ON PARCEL 272 WILL BE ABANDONED BY A LICENSED WELL DRILLER AND STATE FORMS SUBMITTED AS DOCUMENTATION PRIOR TO FINAL RECORD PLAT SIGNATURE.
- THIS SUBDIVISION IS NOT A PHASED PROJECT.
- THE PLANNING DIRECTOR IN ACCORDANCE WITH SECTION 100.14 OF THE HOWARD COUNTY ZONING REGULATIONS HAS GRANTED APPROVAL TO THE GROUPING OF UNITS AS SHOWN ON SHEETS 2 AND 3 TO EXCEED 100 FEET IN LENGTH WITH A MAXIMUM LENGTH OF 200 FEET. THE SITE DEVELOPMENT PLANS AND FINAL PLANS WILL SHOW THE UNIT GROUPING AS SHOWN ON THIS PLAN ALONG WITH MAXIMIZING GREEN SPACE AREA.



DENSITY TABULATION	
BASE DENSITY	9.9 AC. x 4.0 DWELLING UNITS PER NET ACRE = 39 UNITS
	37 SINGLE FAMILY ATTACHED UNITS
	2 SINGLE FAMILY DETACHED UNITS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Frank A. Eagle 5/2/08
PLANNING DIRECTOR DATE

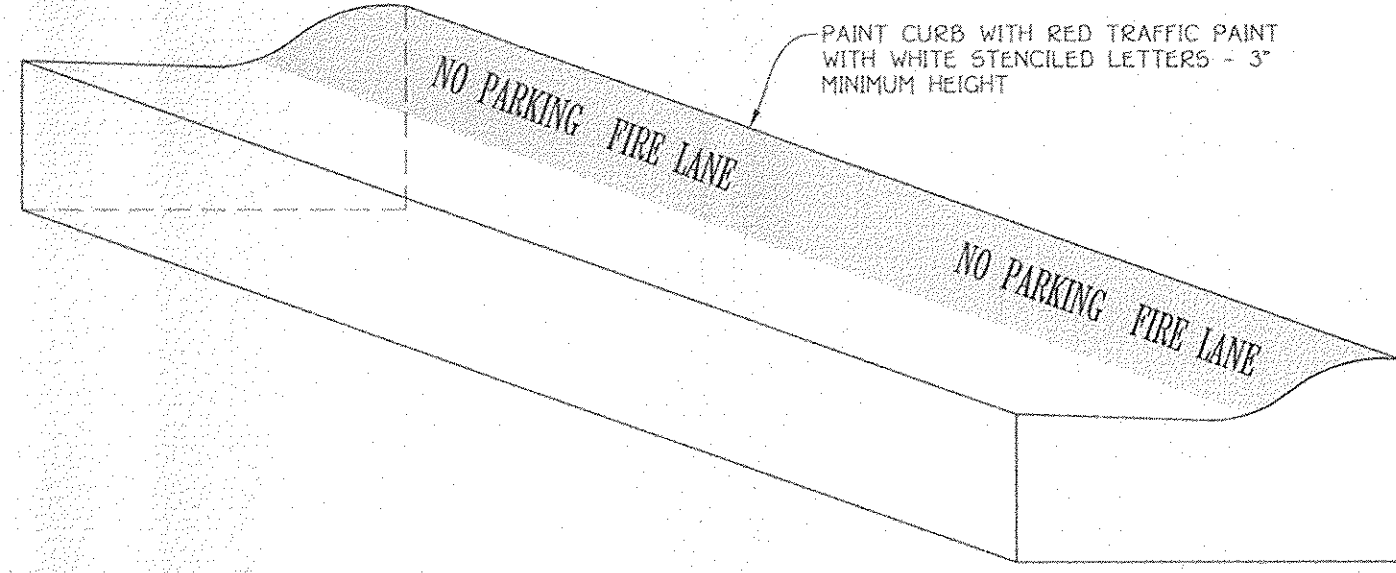
OWNER AND DEVELOPER

PARCEL 570
MR. GEORGE A. PARBOTT
6421 LOUDON AVENUE
ELKROGE, MARYLAND 21075
(410) 796-2480

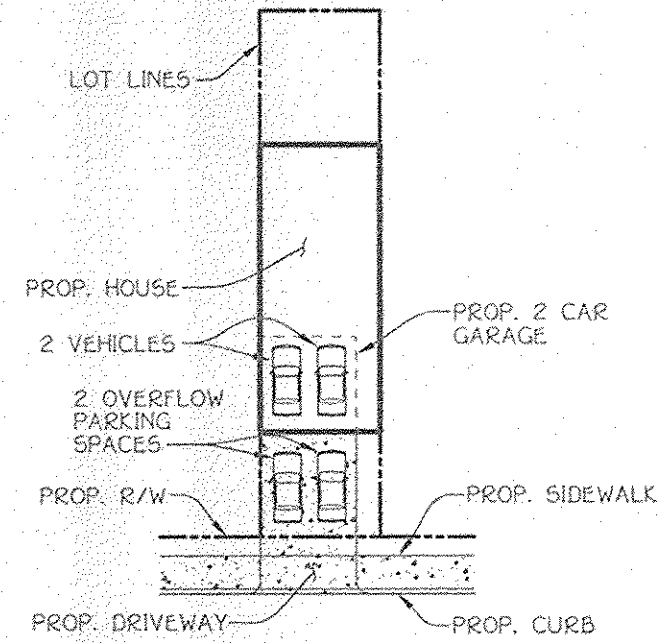
PARCEL 272
MICHAEL L. & MARY T. PFAU
3675 PARK AVENUE SUITE 301
ELLICOTT CITY, MARYLAND 21043-1511
(410) 480-0023

"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. 13204, Expiration Date: November 3, 2008."

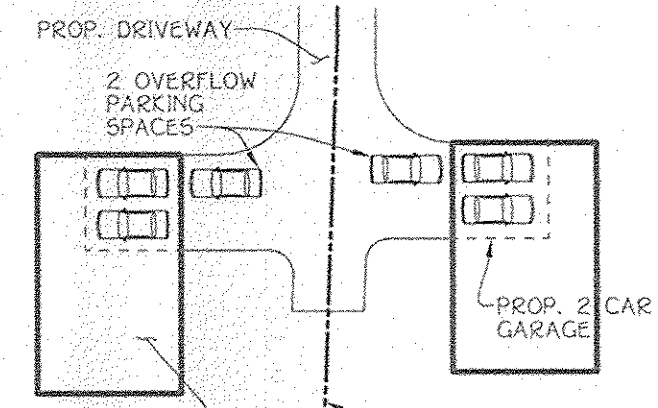
TITLE SHEET
VILLA HEIGHTS
LOTS 1 THRU 40
2 SINGLE FAMILY DETACHED LOTS, 37 SINGLE FAMILY ATTACHED LOTS & 1 OPEN SPACE LOT
ZONED: R-SC
TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2008
SHEET 1 OF 11



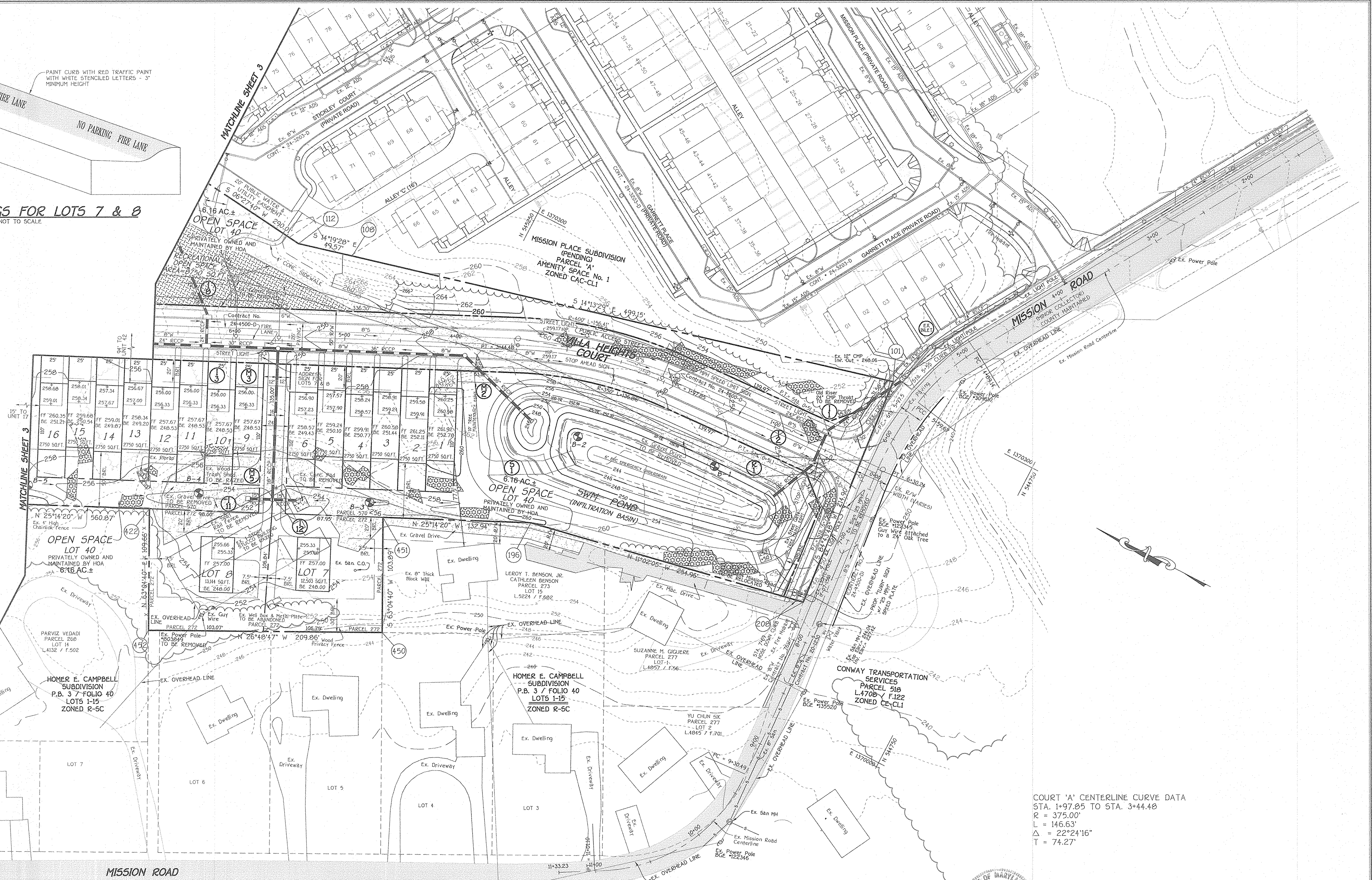
CURB MARKINGS FOR LOTS 7 & 8
NOT TO SCALE



TYPICAL 5FA PARKING LAYOUT
NOT TO SCALE



TYPICAL 5FD PARKING LAYOUT
NOT TO SCALE



COURT 'A' CENTERLINE CURVE DATA
 STA. 1+97.85 TO STA. 3+44.48
 R = 375.00'
 L = 146.63'
 $\Delta = 22^\circ 24' 16''$
 T = 74.27'

PLAN
SCALE: 1" = 40'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLETTTOWN CITY, MARYLAND 21742
 (410) 483 - 2855

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
David H. Cagle
 PLANNING DIRECTOR
 DATE: 2/25/08

OWNER AND DEVELOPER
 PARCEL 570: MR. GEORGE A. PARROTT, 8421 LOUDON AVENUE, ELLETTTOWN, MARYLAND 21745, (410) 796-2480
 PARCEL 272: MICHAEL L. & MARY T. PFAU, 3575 PASC AVENUE SUITE 301, ELLETTTOWN CITY, MARYLAND 21745-4511, (410) 480-0023



"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. 13204, Expiration Date: November 3, 2008."

PRELIMINARY EQUIVALENT SKETCH PLAN AND SCHEMATIC GRADING PLAN
VILLA HEIGHTS
 LOTS 1 THRU 40
 2 SINGLE FAMILY DETACHED LOTS, 37 SINGLE FAMILY ATTACHED LOTS & 1 OPEN SPACE LOT
 ZONED: R-5C
 GRID No. 14 PARCEL Nos. 570 & 272
 TAX MAP No. 43
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: MARCH, 2008
 SHEET 2 OF 11

N 546300
E 1389400

N 546300
E 4370250

CHASE ROAD
COUNTY OWNED (60' R/W)

PLEASANT

OPEN SPACE
LOT 119

VILLA HEIGHTS
SUBDIVISION
P.B. 3 / FOLIO 45
LOTS 1-3
ZONED R-5C

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

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SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

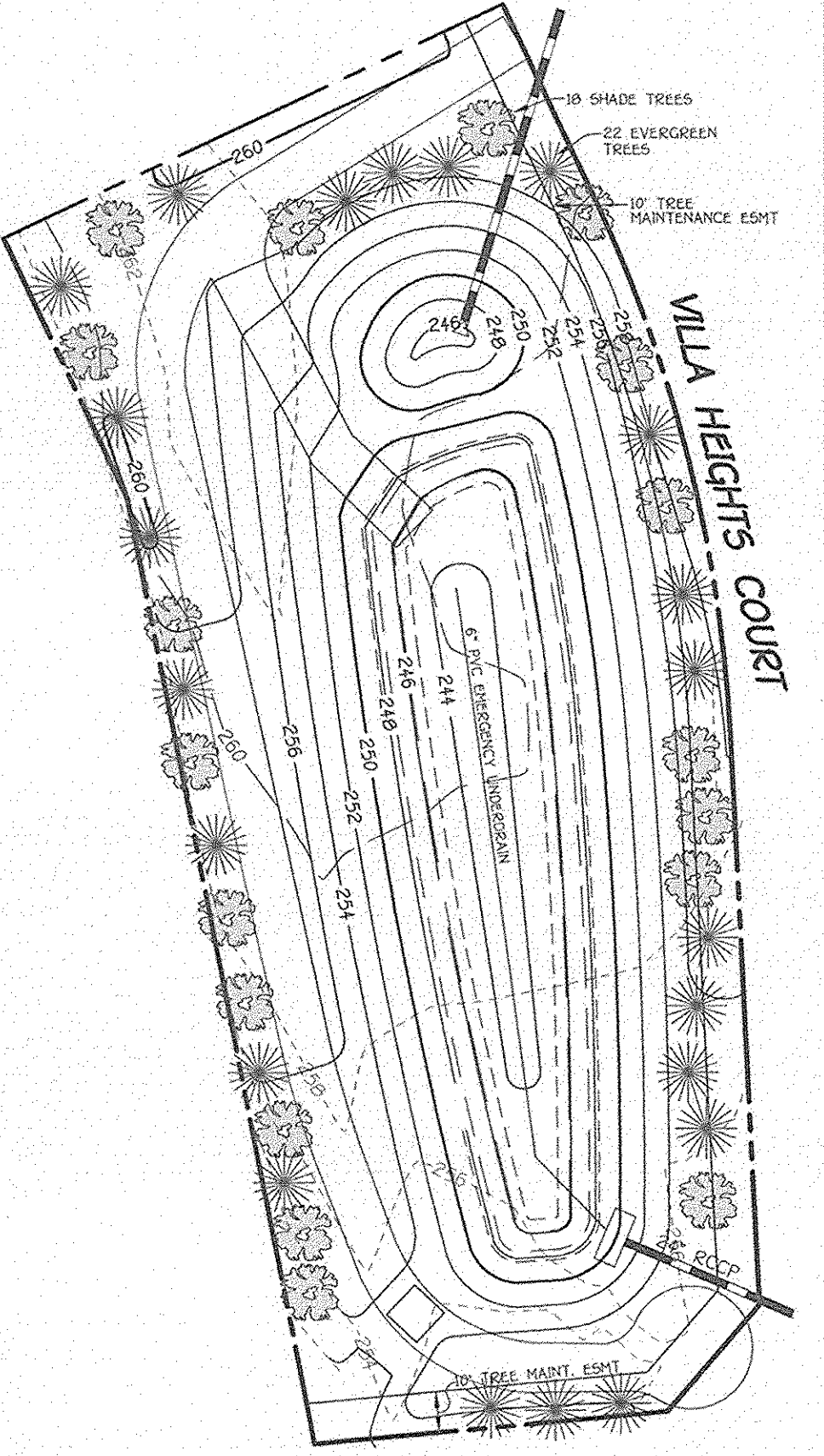
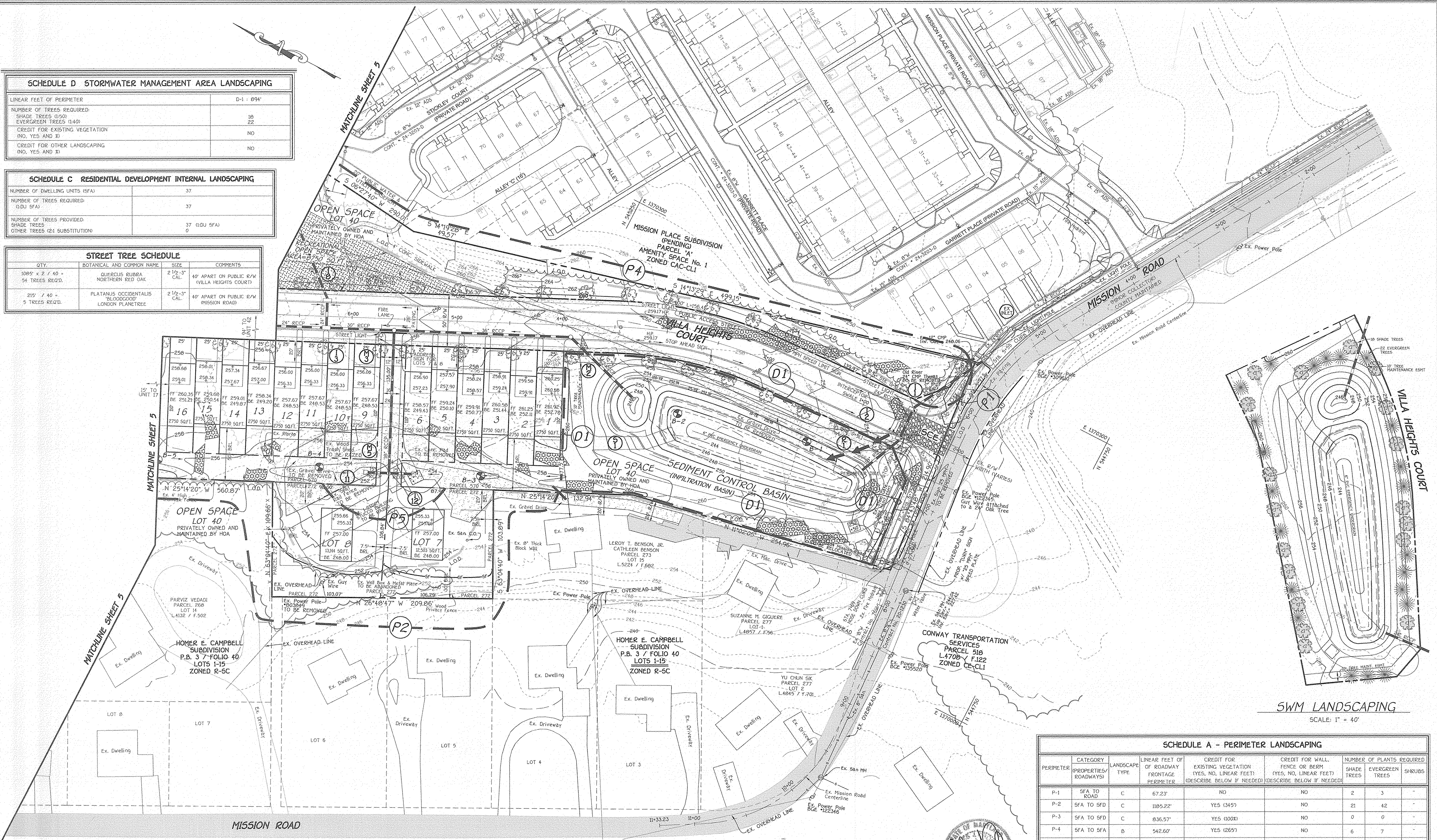
LINEAR FEET OF PERIMETER	D-1 : 894'
NUMBER OF TREES REQUIRED:	
SHADE TREES (150)	18
EVERGREEN TREES (140)	22
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS (SFA)	37
NUMBER OF TREES REQUIRED (LDU SFA)	37
NUMBER OF TREES PROVIDED:	
SHADE TREES	37 (LDU SFA)
OTHER TREES (21 SUBSTITUTION)	0

STREET TREE SCHEDULE

QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
1089' x 2' / 40 = 54 TREES REQ'D.	QUERCUS RUBRA NORTHERN RED OAK	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W (VILLA HEIGHTS COURT)
215' / 40 = 5 TREES REQ'D.	PLATANUS OCCIDENTALIS "BLOODGOOD" LONDON PLANETREE	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W (MISSION ROAD)



SCHEDULE A - PERIMETER LANDSCAPING

PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	SHADE TREES	EVERGREEN TREES	SHRUBS
P-1	SFA TO ROAD	C	67.23'	NO	NO	2	3	-	-
P-2	SFA TO SFD	C	1185.22'	YES (345')	NO	21	42	-	-
P-3	SFA TO SFD	C	836.57'	YES (100')	NO	0	0	-	-
P-4	SFA TO SFA	B	542.60'	YES (265')	NO	6	7	-	-
P-5	SFA TO SFD	C	116.00'	NO	NO	3	6	-	-

PLAN
SCALE: 1" = 40'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10222 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481-2855

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Richard A. Coyle
PLANNING DIRECTOR
3/24/08

OWNER AND DEVELOPER
PARCEL 570
MR. GEORGE A. PARROTT
8421 LOUDON AVENUE
ELLCOTT CITY, MARYLAND 21075
(410) 796-2480
PARCEL 272
MICHAEL L. & MARY T. PFAR
3675 PAPE AVENUE SUITE 301
ELLCOTT CITY, MARYLAND 21043-4511
(410) 480-0023



"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. 13204, Expiration Date: November 3, 2008."

SEDIMENT CONTROL PLAN AND LANDSCAPE PLAN
VILLA HEIGHTS
LOTS 1 THRU 40
2 SINGLE FAMILY DETACHED LOTS, 37 SINGLE FAMILY ATTACHED LOTS & 1 OPEN SPACE LOT
ZONED R-SC
TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' DATE: MARCH, 2008
SHEET 4 OF 11



NOTES:

1. THE BUILDER WILL BE RESPONSIBLE FOR THE LANDSCAPING INSTALLATION AND SURETY REQUIREMENT.
2. 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.
3. AT THE TIME OF INSTALLMENT, 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 RELOCATIONS 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.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK • 10277 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2855

PLAN
 SCALE: 1" = 40'

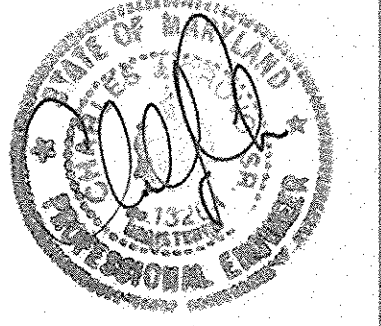
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Handwritten Signature
 PLANNING DIRECTOR DATE

OWNER AND DEVELOPER

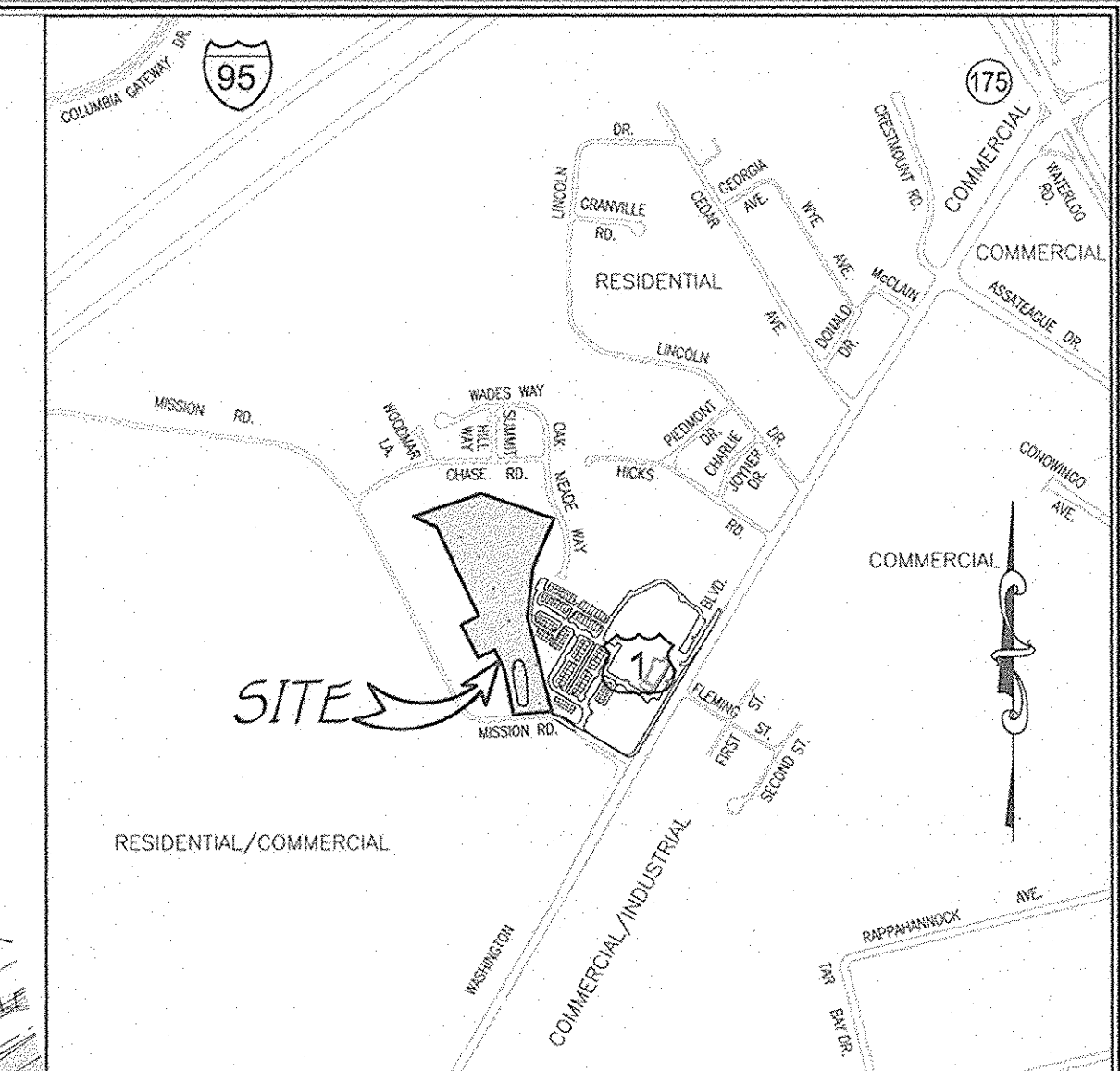
PARCEL 570 MR. GEORGE A. PARROTT 9421 LUTON AVENUE ELKBRIDGE, MARYLAND 21075 (410) 796-2490	PARCEL 272 MICHAEL L. & MARY T. PFAU 3675 PARK AVENUE SUITE 300 ELICOTT CITY, MARYLAND 21043-4511 (410) 480-0023
---	--

"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. 13204, Expiration Date: November 3, 2008."

SEDIMENT CONTROL PLAN AND LANDSCAPE PLAN
VILLA HEIGHTS
 LOTS 1 THRU 40
 2 SINGLE FAMILY DETACHED LOTS, 37 SINGLE FAMILY ATTACHED LOTS & 1 OPEN SPACE LOT
 ZONED: R-5C
 TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: MARCH, 2008
 SHEET 5 OF 11



FSD LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	EXISTING TREE LINES - NOT FOREST
	EXISTING FOREST LIMITS
	STEEP SLOPES (25% OR GREATER)
	SLOPES (15% TO 24.9%)
	RECREATIONAL OPEN SPACE



VICINITY MAP
SCALE: 1" = 1000'

SOILS LEGEND		
SOIL	CLASS	
**BcC2	Beltville silt loam, 5 to 10 percent slopes, moderately eroded	C
*Gp	Gravel pits and quarries	A
Md	Made land	Md
SfC2	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded	B
SfO2	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded	B
SfC2	Sassafras loam, 5 to 10 percent slopes, moderately eroded	B
SfD2	Sassafras loam, 10 to 15 percent slopes, moderately eroded	B
SaE	Sassafras soils, 15 to 40 percent slopes	B

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

Forest Stand Data					
Key	Community Type	Acroage	Dominant Vegetation	General Condition	Priority Acroage
F1	Successional	7.0	Pinus virginiana, Robinia pseudo acacia, Acer rubrum, Prunus serotina, Liriodendron tulipifera	Good	0.0

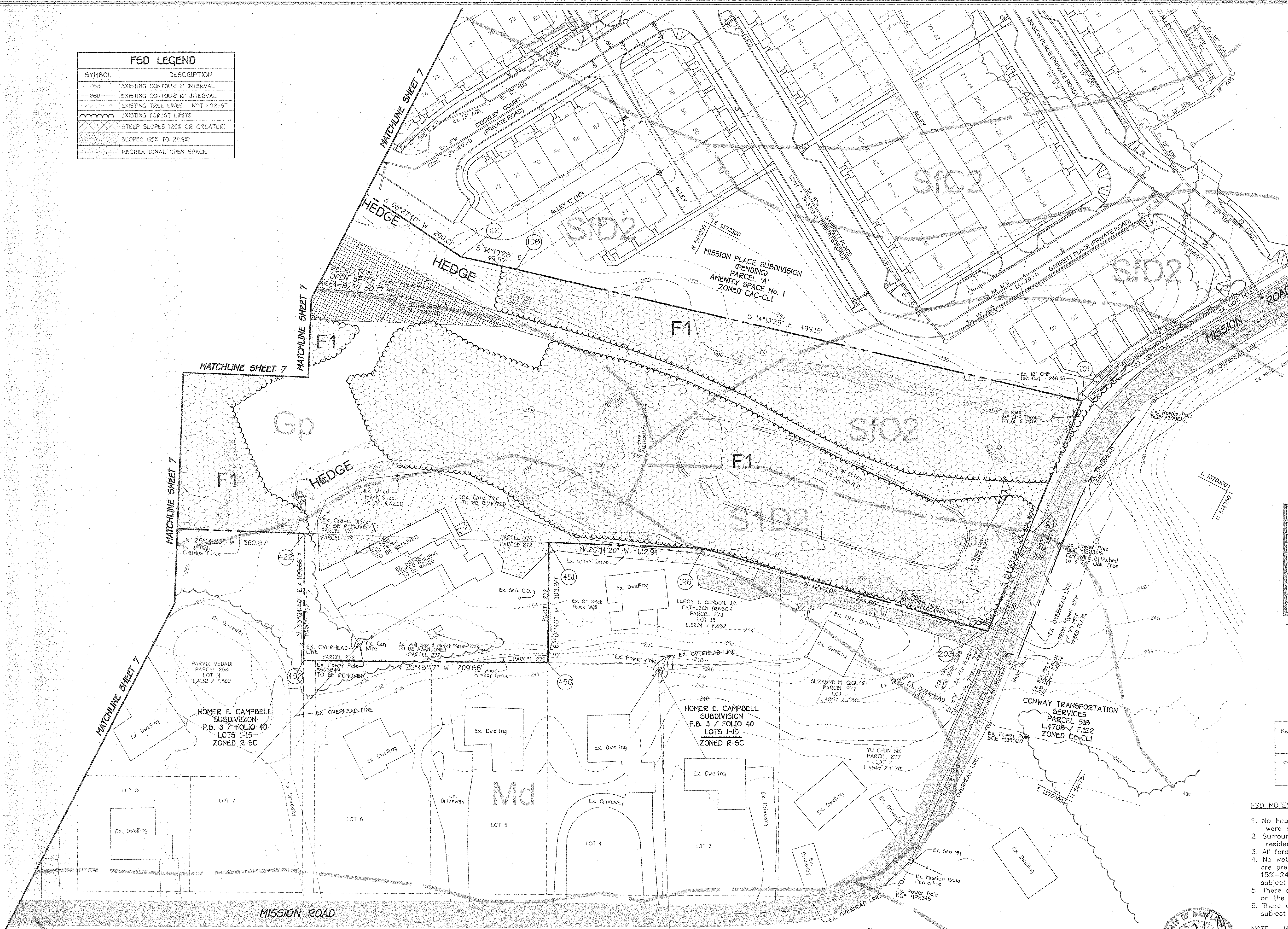
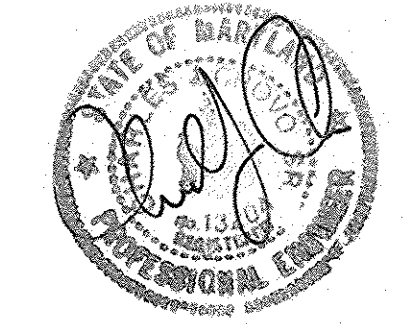
See accompanying report for complete stand descriptions

FSD NOTES:

- No habitats of rare, threatened or endangered species were observed on the property.
- Surrounding land use is high density residential.
- All forest on the site is in stand F-1.
- No wetlands, streams, 100 year floodplain or buffers are present on the subject property. There are 15%-24.9% slopes and slopes 25% and greater on the subject property. See PFSD legend for designation.
- There are no specimen trees or state champion trees on the subject property.
- There are no historic structures or cemeteries on the subject property.

NOTE - Hedge areas are too narrow to be considered regulated forest.

FOREST STAND DELINEATION
VILLA HEIGHTS
 LOTS 1 THRU 40
 ZONED: R-5C
 GRID No. 14 PARCEL Nos. 570 & 272
 TAX MAP No. 43 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: MARCH, 2008
 SHEET 6 OF 11



MD DNR Qualified Professional
 USACOE Wetland Delineator
 Certification # W00P334026104402
 JOHN P. GANOLES

PLAN
 SCALE: 1" = 40'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Planning Director: *March 2008*
 DATE

OWNER AND DEVELOPER
 PARCEL 270
 MR. GEORGE A. PARROTT
 8421 LOUDON AVENUE
 ELKDRIDGE, MARYLAND 21075
 (410) 796-2480
 PARCEL 272
 MICHAEL L. & MARY T. PFAU
 3675 PARK AVENUE SUITE 301
 ELLICOTT CITY, MARYLAND 21043-4511
 (410) 480-0023

"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. 13204, Expiration Date: November 3, 2008."

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2295

Eco-Science Professionals, Inc.
 Consulting Ecologist
 P.O. Box 5058 Glen Arm, Maryland 21057 Telephone (410) 582-8752 Fax (410) 831-2489



FSD LEGEND

SYMBOL	DESCRIPTION
-250-	EXISTING CONTOUR 2' INTERVAL
-260-	EXISTING CONTOUR 10' INTERVAL
-	EXISTING TREE LINES - NOT FOREST
-	EXISTING FOREST LIMITS
-	STEEP SLOPES (25% OR GREATER)
-	SLOPES (15% TO 24.9%)
-	RECREATIONAL OPEN SPACE

SOILS LEGEND

SOIL	CLASS
BcC2	Beltville silt loam, 5 to 10 percent slopes, moderately eroded
Gp	Gravel pits and quarries
Md	Made land
S1C2	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded
S1D2	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded
S1C2	Sassafras loam, 5 to 10 percent slopes, moderately eroded
S1D2	Sassafras loam, 10 to 15 percent slopes, moderately eroded
SsE	Sassafras soils, 15 to 40 percent slopes

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93MD061004482

JOHN P. CANOLES
Eco-Science Professionals, Inc.
Consulting Ecologist
P.O. Box 2008 Glen Arden, Maryland 21057 Telephone (410) 932-8792 Fax (410) 632-2488

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL PLACE
ELLSWORTH CITY, MARYLAND 21042
(410) 461 - 2955

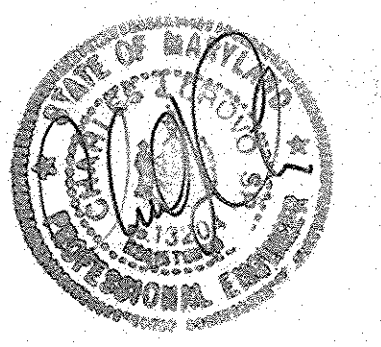
PLAN
SCALE: 1" = 40'

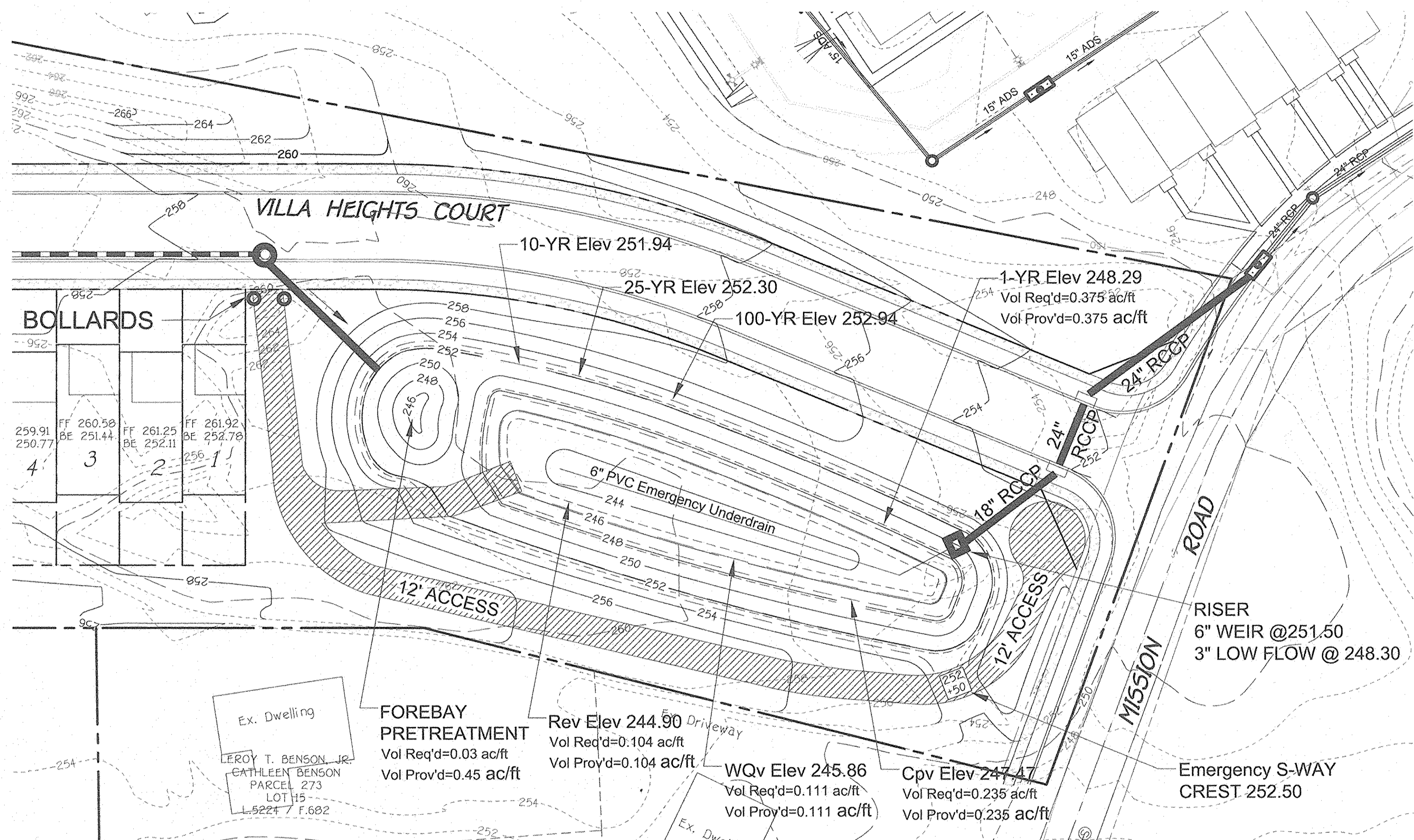
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul H. Cagle 3/25/12
PLANNING DIRECTOR DATE

OWNER AND DEVELOPER
PARCEL 576
MR. GEORGE A. PARROTT
8421 LOUDON AVENUE
ELKBRIDGE, MARYLAND 21075
(410) 796-2480
PARCEL 272
MICHAEL L. & MARY T. PFALZ
3075 PARK AVENUE, SUITE 300
ELLSWORTH CITY, MARYLAND 21043-4511
(410) 480-0223

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FOREST STAND DELINEATION
VILLA HEIGHTS
LOTS 1 THRU 40
2 SINGLE FAMILY DETACHED LOTS, 37 SINGLE FAMILY ATTACHED LOTS & 1 OPEN SPACE LOT
ZONED: R-5C
TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' DATE: MARCH, 2008
SHEET 7 OF 11



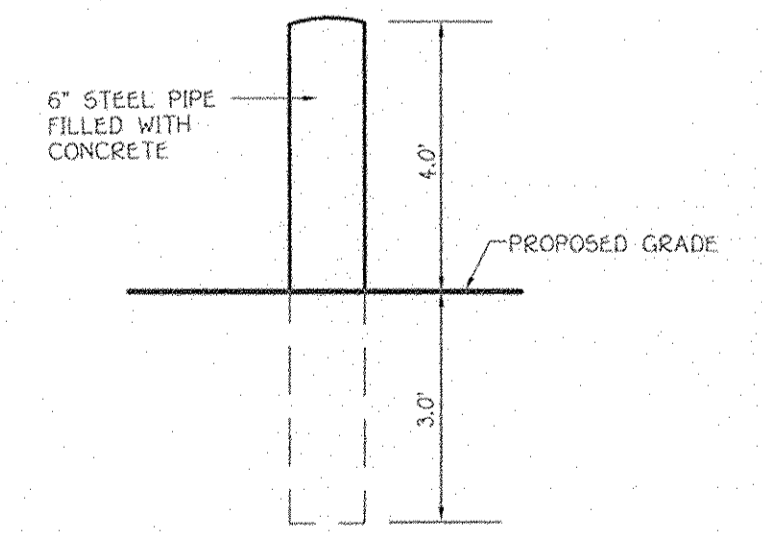


FACILITY SUMMARY DATA

DESIGN STORM	100 YEAR
Watershed	Little Patuxent
Structure Type	INFILTRATION BASIN (I-2)
Structure Classification	LOW HAZARD A - EXCAVATED
Structure Location	Urban
Storage Height Product	N/A
Watershed Area to Facility	10.46 Ac.
Minimum Top Width Provided	18.0 feet
Maximum Height of Fill	EXCAVATED
Freeboard Required Above 100 Year	1.00 feet
Freeboard Provided Above 100 Year	1.06 feet

	INFLOW (cfs)	OUTFLOW (cfs)	ELEVATION	VOLUME PROV'd (ac/ft)
Rev	0.0	0.0	244.90	0.104
WQv	0.0	0.0	245.86	0.111
Cpv	4.0	0.0	247.47	0.235
1-YEAR	4.4	0.0	248.29	0.375
10-YEAR	25.0	1.0	251.94	0.999
25-YEAR	29.9	1.7	252.30	1.137
100-YEAR	46.5	12.6	252.94	1.395

I-2 INFILTRATION BASIN
SCALE: 1" = 30'



BOLLARD DETAIL
NOT TO SCALE



INFILTRATION BASIN
VILLA HEIGHTS
LOTS 1 THRU 40

2 SINGLE FAMILY DETACHED LOTS, 37 SINGLE FAMILY ATTACHED LOTS & 1 OPEN SPACE LOT
ZONED: R-5C
TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2008
SHEET 8 OF 11

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

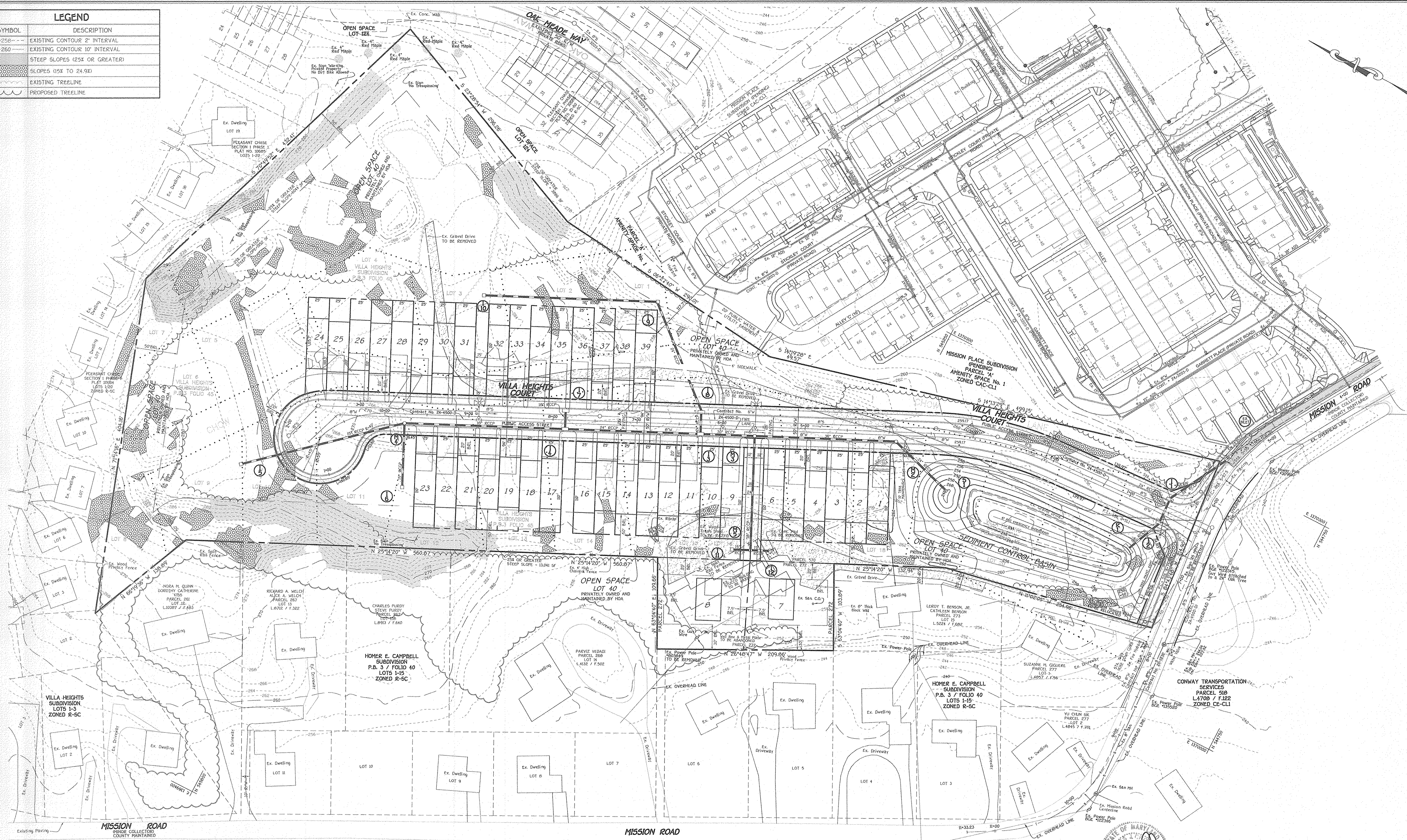
APPLIEDSTORMWATER
DESIGN MAINTENANCE CONSTRUCTION
dba T.E. Scott & Associates, Inc.
129 Cockeysville Road phone: 410.458.2651
Hunt Valley, MD 21030 fax: 443.269.0216
tes@mdswm.com www.mdswm.com

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Martha D. Gaylor 3/2/08
PLANNING DIRECTOR DATE

OWNER AND DEVELOPER
PARCEL 570 MR. GEORGE A. PARROTT 542 LOUDON AVENUE ELKBRIDGE, MARYLAND 21075 (410) 796-2480
PARCEL 272 MICHAEL L. & MARY T. PFAU 3075 PARK AVENUE SUITE 300 ELLICOTT CITY, MARYLAND 21043-4511 (410) 480-0023

"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. 13204, Expiration Date: November 3, 2008."

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL
	EXISTING CONTOUR 10' INTERVAL
	STEEP SLOPES (25% OR GREATER)
	SLOPES (15% TO 24.9%)
	EXISTING TREELINE
	PROPOSED TREELINE



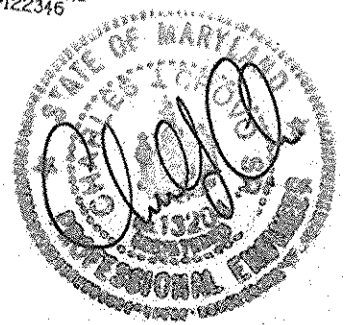
PLAN
SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK 10272 BALTIMORE NATIONAL PARK
ELLSWORTH CITY, MARYLAND 21042
4100 461 - 2895

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

OWNER AND DEVELOPER
PARCEL 570
MR. GEORGE A. PARROTT
8521 LOUDON AVENUE
ELKBRIDGE, MARYLAND 21043-4575
(410) 799-2480
PARCEL 272
MICHAEL L. & MARY T. PAUL
3075 PARK AVENUE SUITE 301
ELLSWORTH CITY, MARYLAND 21043-4581
(410) 460-0023

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COMPOSITE PLAN AND SLOPE STUDY
VILLA HEIGHTS
LOTS 1 THRU 40
2 SINGLE FAMILY DETACHED LOTS, 37 SINGLE FAMILY ATTACHED LOTS & 1 OPEN SPACE LOT
ZONED R-5C
TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: MARCH, 2009
SHEET 9 OF 11

FOREST CONSERVATION WORKSHEET
Version 1.0

NET TRACT AREA	Acres		
A. Total tract area	10.55		
B. Area within 100 Year Floodplain	0		
C. Area to remain in agricultural production	0		
D. Net Tract Area	10.55		
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)			
ARA MDR	IDR	MPD	CIA
E. Afforestation Threshold (percentage)	15%	1.6	
F. Conservation Threshold (percentage)	20%	2.1	
EXISTING FOREST COVER:			
G. Existing forest cover (excluding floodplain)	7.0		
H. Area of forest above afforestation threshold	5.4		
I. Area of forest above conservation threshold	4.9		
BREAK EVEN POINT:			
J. Forest retention above threshold with no mitigation	1.0		
K. Clearing permitted without mitigation	3.9		
PROPOSED FOREST CLEARING			
L. Total area of forest to be Cleared or Retained Outside FCE	4.8		
M. Total area of forest to be Retained in FCE	2.2		
PLANTING REQUIREMENTS			
N. Reforestation for clearing above Conservation Threshold	1.2		
P. Reforestation for clearing below Conservation Threshold	0		
Q. Credit for retention above conservation threshold	0.1		
R. Total reforestation required	1.1		
S. Total afforestation required	0		
T. Total reforestation and afforestation required	1.1		

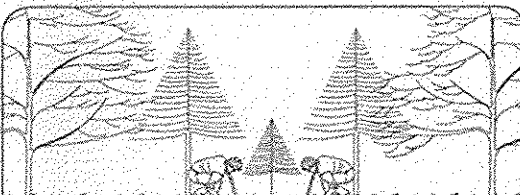
ON-SITE SIGNAGE

FOREST CONSERVATION EASEMENT

UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991.

TREES FOR YOUR FUTURE

11" MINIMUM



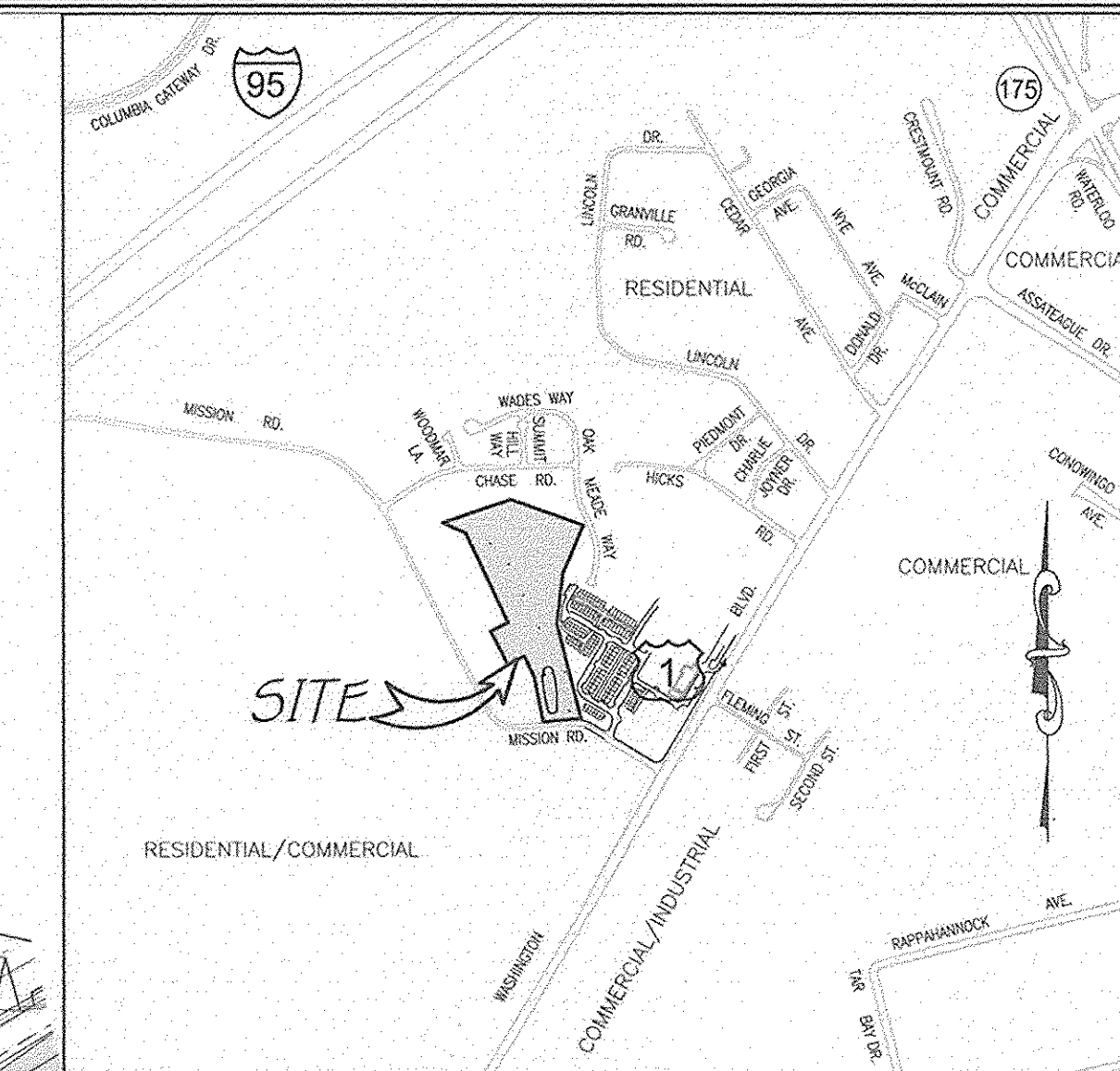
REFORESTATION PROJECT

CAUTION THIS AREA CONTAINS NEW TREES. PLEASE HELP US PROTECT AND CARE FOR THIS YOUNG FOREST.

TREES FOR YOUR FUTURE

11" MINIMUM

▲ DENOTES SIGN TO BE INSTALLED



VICINITY MAP

SCALE: 1" = 1000'

PFCP LEGEND	
SYMBOL	DESCRIPTION
--- 2'-5' ---	EXISTING CONTOUR 2' INTERVAL
-260-	EXISTING CONTOUR 10' INTERVAL
-258-	PROPOSED CONTOUR 2' INTERVAL
-260-	PROPOSED CONTOUR 10' INTERVAL
---	EXISTING TREE LINES - NOT FOREST
---	EXISTING FOREST LIMITS
---	PROPOSED FOREST RETENTION LIMITS
---	PROPOSED REFORESTATION AREA
-FC-	PROPOSED FCE
---	RECREATIONAL OPEN SPACE

PFCP NOTES:

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment clearing areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Temporary fencing shall be used to protect the specimen trees during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed FCE limits.
- Permanent signage will be posted at a 50-100 foot intervals along all FCE limits.
- The Forest Conservation Act requirements for this project will be met through the retention of 2.2 acres of net tract area forest within the limits of a Forest Conservation Easement and the onsite reforestation of 1.1 acres. The approximate planting location is provided on the PFCP, details and specifications for the reforestation will be provided on the final Forest Conservation Plan. The Forest Conservation Surety required will be 2.2 Acres or 95,832 Sq Ft (140,207 Sq Ft = 49,066.40 for retention, 1.1 Acres or 47,916 Sq Ft (140,507 Sq Ft = 23,958.00 for reforestation. Total Surety Amount Required = \$43,124.40).
- There are no specimen trees or state champion trees on the subject property.
- There are no historic structures or cemeteries on the subject property.
- The area of trees to be cleared is 4.8 Ac.

SOILS LEGEND		
SOIL		CLASS
**BeC2	Beltsville silt loam, 5 to 10 percent slopes, moderately eroded	C
*Gp	Gravel pits and quarries	A
Md	Made land	Md
SfC2	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded	B
SfD2	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded	B
SfC2	Sassafras loam, 5 to 10 percent slopes, moderately eroded	B
SfD2	Sassafras loam, 10 to 15 percent slopes, moderately eroded	B
SuE	Sassafras soils, 15 to 40 percent slopes	B

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

SOILS MAP AND PRELIMINARY FOREST CONSERVATION PLAN
VILLA HEIGHTS
LOTS 1 THRU 40
ZONED - R-SC
TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MARCH 2008
SCALE: 1" = 40'
SHEET 10 OF 11



MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP53M0261004482

JOHN P. CANOLES
Eco-Science Professionals, Inc.
Consulting Ecologist
P.O. Box 2008 Glen Arden, Maryland 21037 Telephone (410) 532-8252 Fax (410) 832-3488

PLAN
SCALE: 1" = 40'

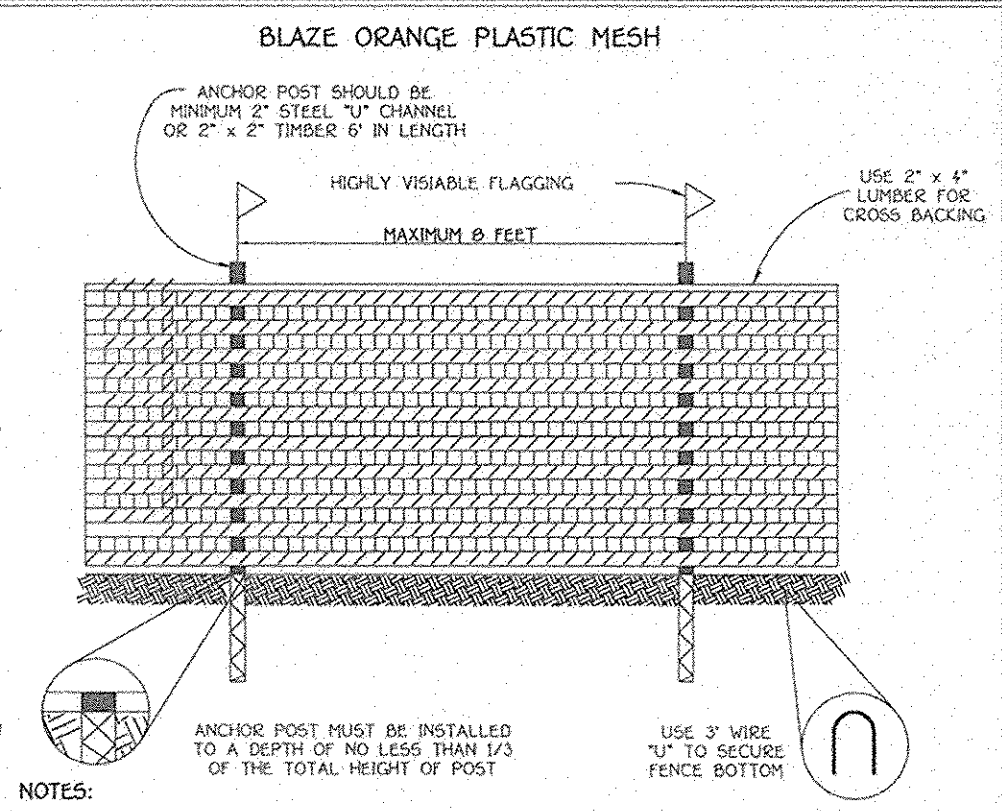
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
3/24/08
DATE

OWNER AND DEVELOPER
PARCEL 570
MR. GEORGE A. PARROTT
682 LOUDON AVENUE
ELLSWORTH, MARYLAND 21075
(410) 796-2480
PARCEL 272
MICHAEL L. & MARY T. REAU
3675 PARK AVENUE SUITE 301
ELLSWORTH CITY, MARYLAND 21043-4511
(410) 480-0023

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. 13204, Expiration Date: November 3, 2008.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING, CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK, 10272 BALTIMORE NATIONAL PARK
ELLSWORTH CITY, MARYLAND 21042
(410) 481-1255





NOTES:

1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

PRELIMINARY REFORESTATION PLAN

The entire reforestation obligation for the referenced project can be met onsite on portions of the site that are currently unreforested or will be cleared to accommodate grading. The proposed reforestation has been designed to expand upon existing forest and to create a forested buffer around the bulk of the development.

The reforestation area will be placed into a Forest Conservation Easement.

A. Planting Plan and Methods

Plant species selection was based on our knowledge regarding plant communities in Maryland's Piedmont Plateau and information provided in the soil survey on typical vegetation for the soil type on the planting site. Species selection was also based on our knowledge of plant availability in the nursery industry.

Species to be used include red maple, slippery elm, tulip poplar, black gum, white oak, black cherry, and blackhaw. These species are fairly typical of those found in mesic woodlands on Howard County's Piedmont Plateau and should readily establish themselves on the site.

Reforestation will be accomplished through a mixed planting of whips in shelters and branched transplants. Container grown stock is recommended but bareroot stock may be used to help control reforestation costs. If bareroot stock is used the root systems of all plants will be dipped in an anti-desiccant gel prior to planting to improve moisture retention in the root systems.

Prior to planting the proposed Forest Conservation Easements all multiflora rose in the reforestation area shall be removed. Removal of the rose may be performed with mowing and herbicide treatments. Physical removal of all top growth following by a periodic herbicide treatment of stump sprouts is recommended. Native tree and shrub species occurring within the rose thickets should be retained wherever possible. Herbicide treatments shall occur on 2 month intervals during the first growing season and once each in the spring and fall for subsequent years. Herbicide used shall be made specifically to address woody plant material and shall be applied as per manufacturers specifications. Care should be taken not to spray planted trees or naturally occurring native tree/shrub seedlings. It is recommended that initiation of rose removal begin at least six months prior to planting.

B. Planting and Soil Specifications

Plant material will be installed in accordance with the Planting Detail and Planting Specifications shown on the Final Forest Conservation Plan.

Amendments to existing soil will be in accordance with the Planting Specifications shown on the Final Forest Conservation Plan. Soil disturbance will be limited to individual planting locations.

PFCP LEGEND

SYMBOL	DESCRIPTION
-256-	EXISTING CONTOUR 2' INTERVAL
-260-	EXISTING CONTOUR 10' INTERVAL
-258-	PROPOSED CONTOUR 2' INTERVAL
-260-	PROPOSED CONTOUR 10' INTERVAL
(---)	EXISTING TREE LINES - NOT FOREST
(---)	EXISTING FOREST LIMITS
(---)	PROPOSED FOREST RETENTION LIMITS
(---)	PROPOSED REFORESTATION AREA
-FC-	PROPOSED FCE
(---)	RECREATIONAL OPEN SPACE

SOILS LEGEND

SOIL	CLASS
**Bc2	Beltville silt loam, 5 to 10 percent slopes, moderately eroded
Cg	Cravel pits and quarries
Md	Made land
SfC2	Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded
SfD2	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded
SfC2	Sassafras loam, 5 to 10 percent slopes, moderately eroded
SfD2	Sassafras loam, 10 to 15 percent slopes, moderately eroded
SfC	Sassafras soils, 15 to 40 percent slopes

NOTES:

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

MD DNR Qualified Professional
USACOE Wetland Delimitator
Certification # WDCP93MD081004482

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Consulting Ecologist
JOHN P. CANDLES
P.O. Box 2088 Oak Ave, Maryland 21057 Telephone (410) 392-4752 Fax (410) 452-2409

PLAN
SCALE: 1" = 40'

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

OWNER AND DEVELOPER

PARCEL 570
MR. GEORGE A. PARCOTT
642 LOUDON AVENUE
ELKBRIDGE, MARYLAND 21075
(410) 776-2490

PARCEL 272
MICHAEL L. & MARY T. FFAU
3675 PARK AVENUE, SUITE 301
ELLSWORTH CITY, MARYLAND 21043-4911
(410) 490-0023

"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. 13204, Expiration Date: November 3, 2008."

SOILS MAP AND PRELIMINARY FOREST CONSERVATION PLAN
VILLA HEIGHTS
LOTS 1 THRU 40
2 SINGLE FAMILY DETACHED LOTS, 37 SINGLE FAMILY ATTACHED LOTS & 1 OPEN SPACE LOT ZONED R-5C
TAX MAP No. 43 GRID No. 14 PARCEL Nos. 570 & 272
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' DATE: MARCH, 2008
SHEET 11 OF 11

