

SITE DATA

LOCATION: TAX MAP 2, GRID 15, & 21, PARCEL 18
 5TH ELECTION DISTRICT
 EXISTING ZONING: RC-DEO, AS PER THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 07-28-06.
 GROSS AREA OF PROJECT: 33.15340 AC.
 AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 1.1 AC.
 AREA OF STEEP SLOPES: 6.89 AC.
 NET AREA OF PROJECT: 26.27 AC.
 AREA OF PROPOSED BUILDABLE LOTS (LOT 1 TO 7 & BUILDABLE PARCEL 'A') = 8.188 AC.
 AREA OF OPEN SPACE REQUIRED: 0 AC.
 AREA OF PROPOSED NON-BUILDABLE PARCELS 'B': 2.89 AC+ 21.789 AC= 24.779 AC
 AREA OF PROPOSED RIGHT-OF-WAY DEDICATION : 0.48 AC.
 NUMBER OF LOTS/PARCELS PROPOSED: 7 BUILDABLE LOTS + 1 BUILDABLE PRESERVATION PARCEL
 + 1 NON-BUILDABLE PRESERVATION PARCEL
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 5.798 AC. (252,581.62 SF)

GENERAL NOTES

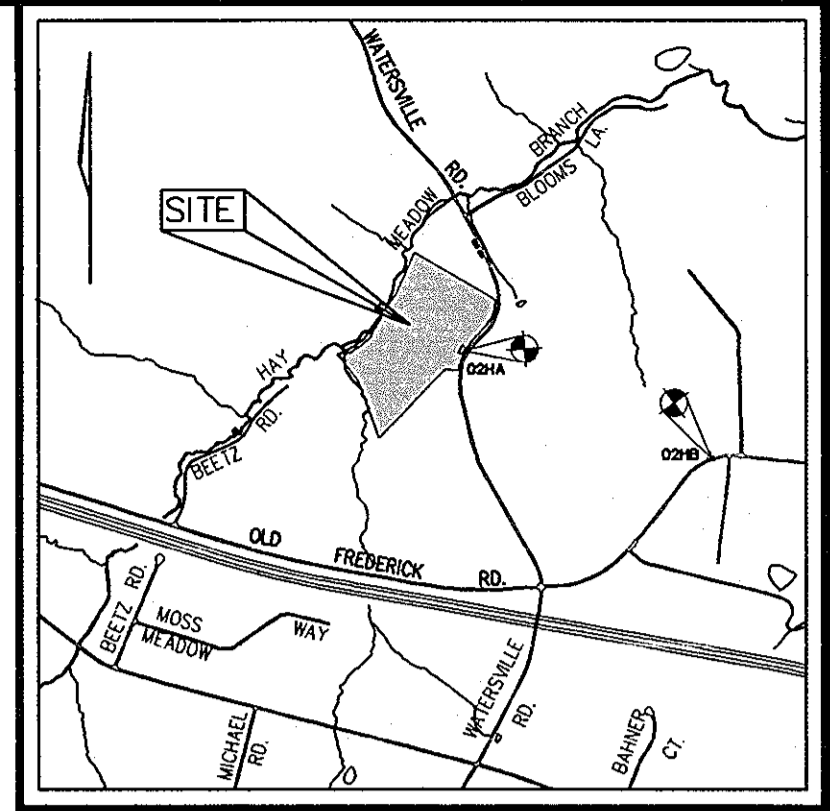
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: LIBER 5125, FOLIO 672.
- DENSITY: 26.27 AC./2 = 13 ALLOWABLE UNITS (MAXIMUM RECEIVING DENSITY)
 NUMBER OF DWELLING UNITS PERMITTED BY RIGHT: = 33.15340 AC./4.26 AC
 NUMBER OF DWELLING UNITS PROPOSED: NUMBER OF DWELLING UNITS PERMITTED BY RIGHT: 33.1534/4.25 GROSS ACRES = 7
- THE SENDING PARCEL FOR THIS SUBDIVISION WILL BE DETERMINED PRIOR TO THE APPROVAL OF FINAL PLANS.
- THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING DATED APRIL 2007.
- THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAPHY PREPARED BY POTOMAC AERIAL SURVEYS, JULY 2006.
- WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT BY SANDFILTER & RAINGARDENS.
- THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THEIR SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- STREAMS AND WETLANDS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCES, DATED DECEMBER 2007.
- FOREST STAND DELINEATION IS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 2007.
- THE 100-YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT SHOWN ON-SITE IS BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED JANUARY 11, 2008.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC CONCEPTS, INC. MARCH, 2007.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING (25 SHADE TREES) IN THE AMOUNT OF \$7,500.00 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT. THE DEVELOPER'S AGREEMENT WILL BE EXECUTED WITH THE FINAL PLAN.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREES (14 SHADE TREES) IN THE AMOUNT OF \$4,200.00 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT. THE DEVELOPER'S AGREEMENT WILL BE EXECUTED WITH THE FINAL PLAN.
- STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- NON BUILDABLE PRESERVATION PARCEL "B" TO BE PRIVATELY OWNED AND MAINTAINED WITH HOWARD COUNTY AND THE HOME OWNERS ASSOCIATION AS EASEMENT HOLDERS.
 PARCEL "A" TO BE PRIVATELY OWNED AND MAINTAINED WITH HOWARD COUNTY AND HOMEOWNERS ASSOCIATION AS EASEMENT HOLDERS PRESERVATION PARCEL "B" TO BE ESTABLISHED MAINLY FOR ENVIRONMENTAL PROTECTION: STREAM, FLOODPLAIN, FOREST CONSERVATION AREAS AND TO ENCOMPASS STORMWATER MANAGEMENT FACILITIES. PRESERVATION PARCEL "A" INCLUDES THE EXISTING HOUSE AND HORSE PASTURE TO ACCOMMODATE HORSES.
- EXISTING STRUCTURES ON BUILDABLE PRESERVATION PARCEL "A" ARE TO REMAIN. NO ADDITIONS OR EXPANSIONS ARE ALLOWED UNLESS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS, AND THE FOREST CONSERVATION EASEMENTS.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE: FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH THE CREATION OF A FOREST CONSERVATION RETENTION EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL "B" IN THE AMOUNT OF \$117,612 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT. THE DEVELOPER'S AGREEMENT WILL BE EXECUTED WITH THE FINAL PLAN.
- LOTS 3-7 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
- WATERVILLE ROAD IS A SCENIC ROAD.
- THIS SITE HAS BEEN SUBDIVIDED IN ACCORDANCE WITH CLUSTER SUBDIVISION PROVISIONS OF SECTION 106 OF THE AMENDED 5TH EDITION OF THE HOWARD COUNTY ZONING REGULATIONS.
- THIS SUBDIVISION COMPLIES WITH FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2203 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003, 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOT 1 & LOTS 3-7 WILL OCCUR AT THE INTERSECTION OF THE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY FOR WATERVILLE ROAD.
- THE PURPOSE OF NON-BUILDABLE PRESERVATION PARCEL "B" IS TO PRESERVE EXISTING FOREST, STREAMS, STREAM BUFFERS, & TO CONSTRUCT A STORMWATER MANAGEMENT FACILITY FOR THIS SUBDIVISION.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF THIS 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 VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- ALL EXISTING WELLS AND SEPTIC AREAS WITHIN 100' OF THE SITE HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.
- ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF FINAL PLAT FOR SIGNATURE.
- A GROUND WATER APPROPRIATION PERMIT MUST BE ISSUED PRIOR TO RECORD PLAT SUBMISSION AND/OR PRIOR TO DRILLING WELLS.
- 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. IF A 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.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ANY CHANGES TO A PRIVATE SEWER EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE EXISTING HOUSE TRAILER IS TO REMAIN AS NON-LIVING SPACE AND/OR STORAGE. ALL EXTERNAL PLUMBING FROM THE HOUSE TRAILER MUST BE REMOVED AND INSPECTED BY HOWARD COUNTY PERSONNEL.
- RAIN GARDENS TO BE LOCATED A MINIMUM OF 25' FROM A SEPTIC EASEMENT. THE RAIN GARDENS MUST BE LOCATED A MINIMUM OF 100' FROM A WELL BOX OR 60' DOWN GRADIENT OF A WELL BOX.

PRELIMINARY EQUIVALENT SKETCH PLAN

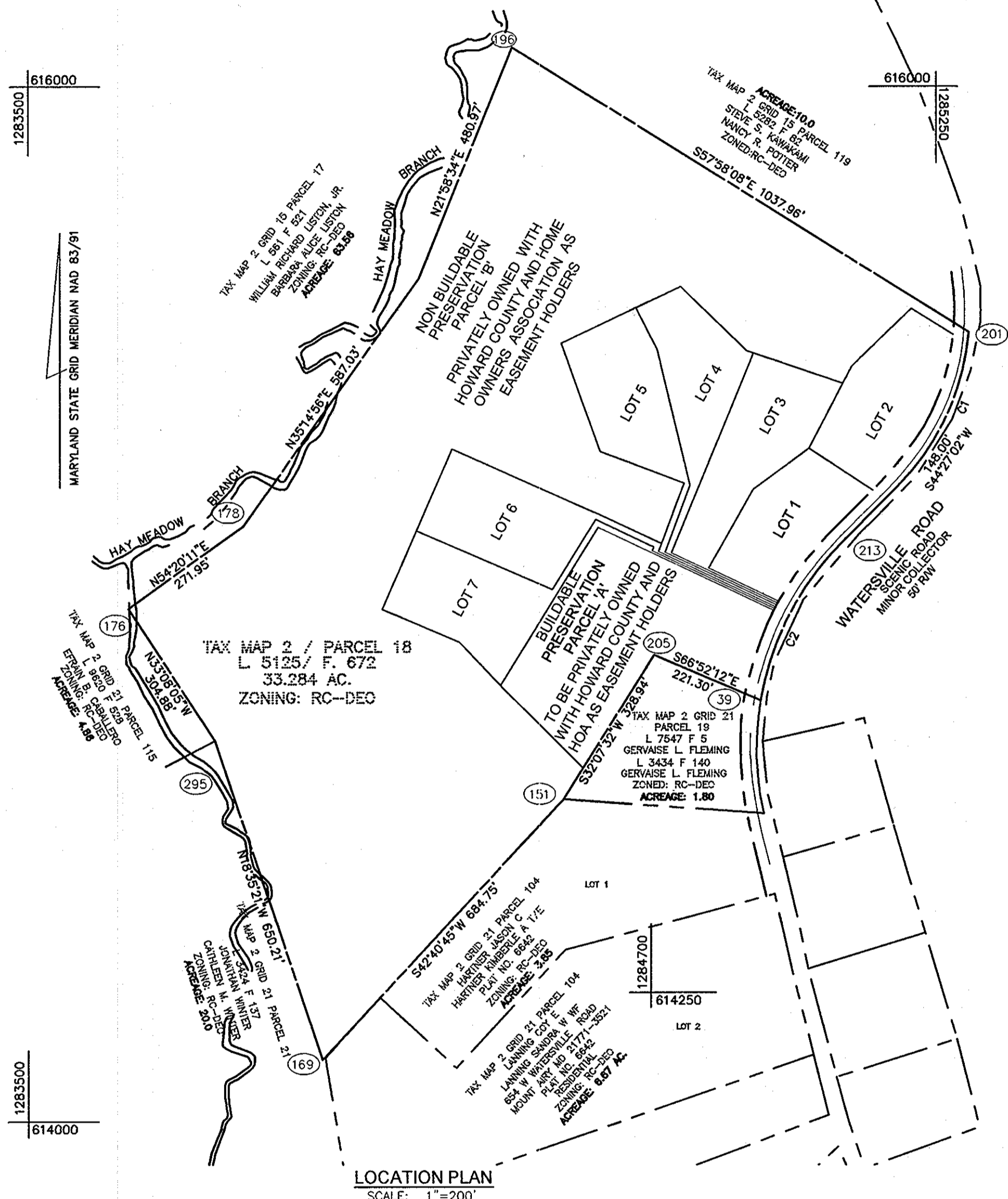
HAY MEADOW OVERLOOK

LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCEL B

HOWARD COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1" = 2000'
 ADC COORDINATES 3 86



LOCATION PLAN
 SCALE: 1"=200'

COORDINATE LIST		
POINT	NORTH	EAST
39	614815.05394	1284909.52883
43	615629.54957	1284252.71740
151	614623.41200	1284531.08990
169	614120.01000	1284066.90290
176	614991.59680	1283692.97860
178	615150.15180	1283913.92780
196	616075.57450	1284432.70710
201	615525.06197	1285312.65052
205	614901.98648	1284706.01324
208	615230.08773	1285177.06987
213	615124.43772	1285073.42721
295	614736.29305	1283859.62902

BENCHMARKS				
NO.	NORTHING	EASTING	ELEVATION	TYPE
02HA	N 554251.6	E 772542.8	736.063	
02HB	N 553162.4	E 775155.2	737.120	

SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	ROAD PROFILE AND DETAILS
3	LAYOUT PLAN I
4	LAYOUT PLAN II
5	GRADING, EROSION & SEDIMENT CONTROL PLAN I
6	GRADING, EROSION & SEDIMENT CONTROL PLAN II
7	FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN
8	LANDSCAPE AND FOREST CONSERVATION PLAN AND DETAILS

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	331.17'	480.00'	172.48'	39°31'50"	S24°41'07"W 324.64'
C2	355.02'	615.00'	182.61'	33°04'32"	S27°54'46"W 350.12'

MINIMUM LOT SIZE CHART		
LOT NO.	GROSS AREA	MINIMUM LOT SIZE
3	54,951.73 SQ. FT.	623.27 SQ. FT.
4	44,564.30 SQ. FT.	2910.81 SQ. FT.
5	49,292.18 SQ. FT.	2682.96 SQ. FT.
6	53,616.65 SQ. FT.	2743.35 SQ. FT.
7	53,931.73 SQ. FT.	4337.16 SQ. FT.

DENSITY EXCHANGE CHART	
TOTAL GROSS AREA OF SUBDIVISION	33.15340 ACRES
AREA OF 100 YEAR FLOODPLAIN	1.1 ACRES
AREA OF 25% SLOPES (OUTSIDE FLOODPLAIN)	5.78 ACRES
NET TRACT AREA	26.27 ACRES
NUMBER OF RESIDENTIAL UNITS ALLOWED BY RIGHT	33.1534/4.25 GROSS ACRES=7
NUMBER OF RESIDENTIAL UNITS PROPOSED	8
NUMBER OF CEO UNITS REQUIRED	1
SENDING PARCEL INFORMATION	-

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark H. Coyle
 PLANNING DIRECTOR

4/4/09
 DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.

Bridon for Peter Reileman
 COUNTY HEALTH OFFICER

1/17/2009
 DATE

OWNER/DEVELOPER
 DORSEY BUILDERS, INC
 MR. PHILLIP H. DORSEY, PRESIDENT
 13090 OLD FREDERICK ROAD
 SKYKESVILLE, MARYLAND 21784
 410-442-8200

PRELIMINARY EQUIVALENT SKETCH PLAN
 COVER SHEET
 HAY MEADOW OVERLOOK
 492 E. WATERVILLE ROAD
 LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
 & NON-BUILDABLE PRESERVATION PARCEL B

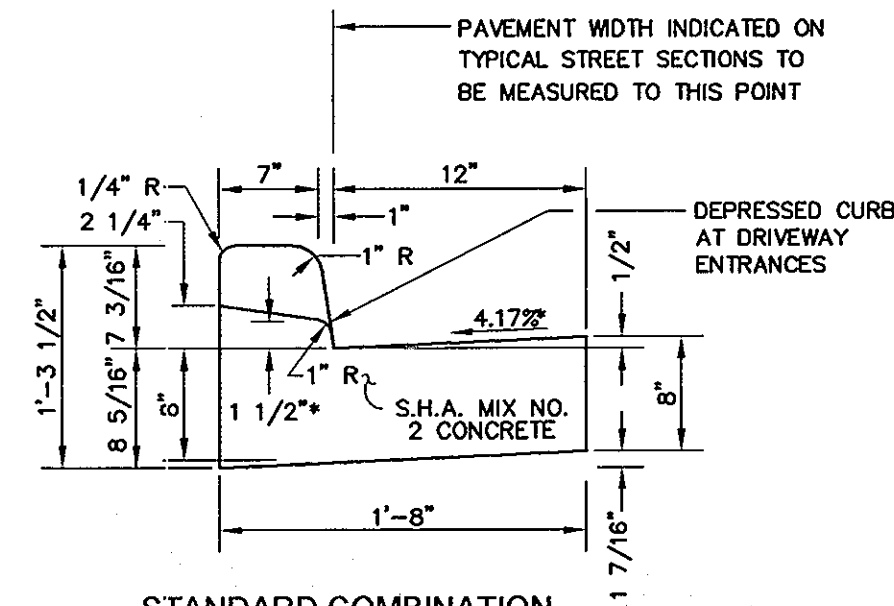
TAX MAP 2 GRID 15, 21 PARCEL 18
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
 DESIGN BY: RJ
 DRAWN BY: HUGH/KS
 CHECKED BY: RHY
 DATE: 10-03-2008
 SCALE: AS SHOWN
 W.O. NO.: 03-117

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. 16183 EXPIRATION DATE: 09-27-2010

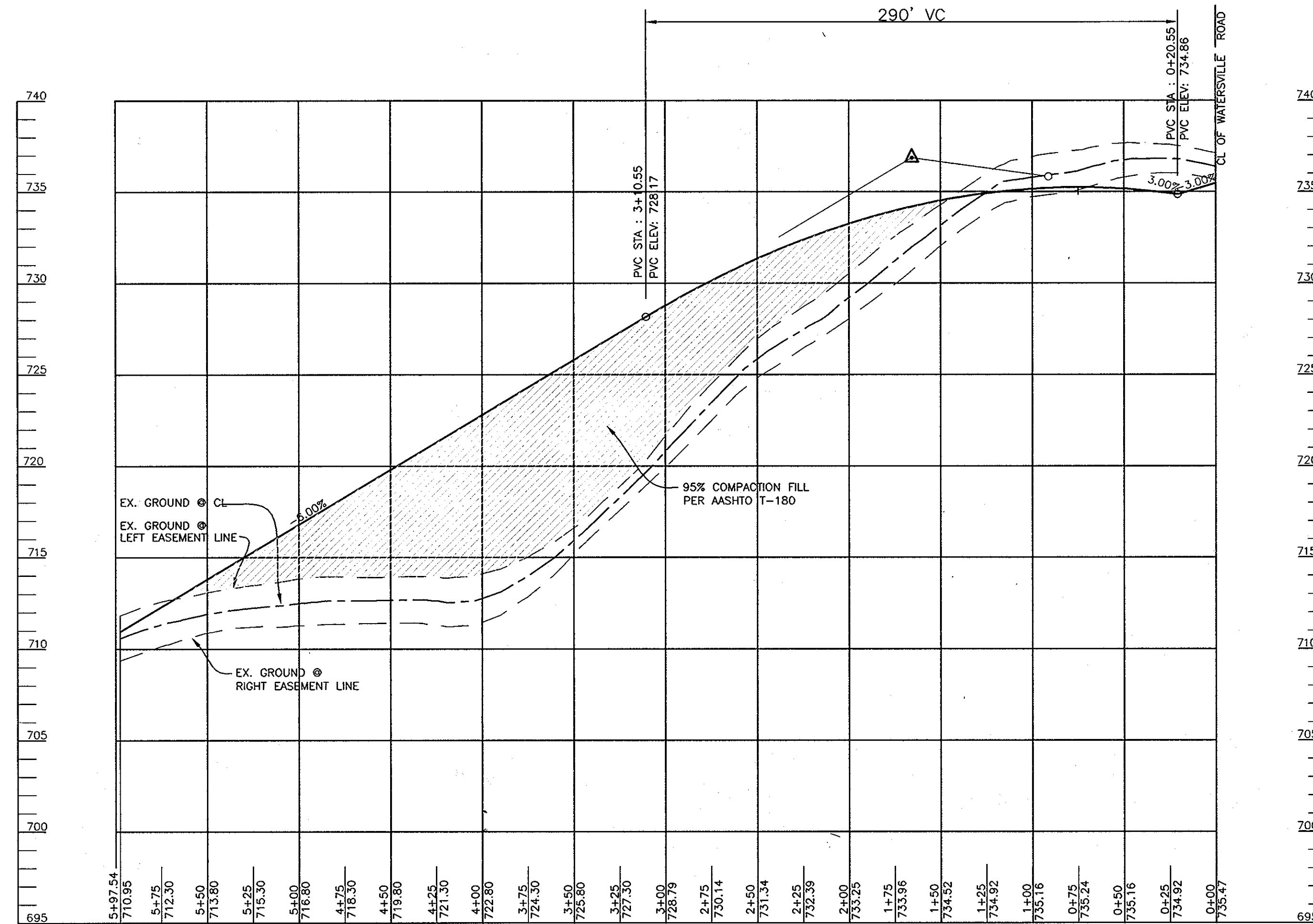
1 SHEET OF 8



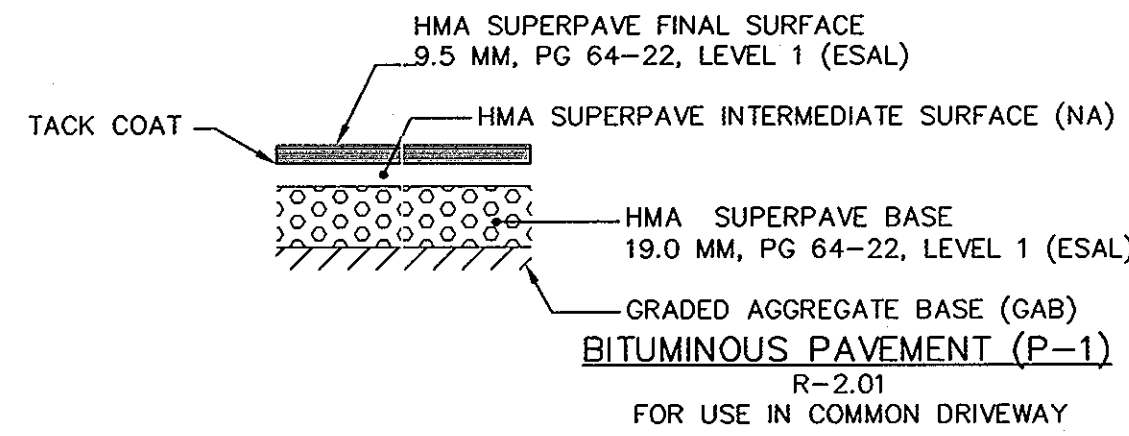
STANDARD COMBINATION CURB AND GUTTER

HOWARD COUNTY STANDARD R-3.01 NOT TO SCALE

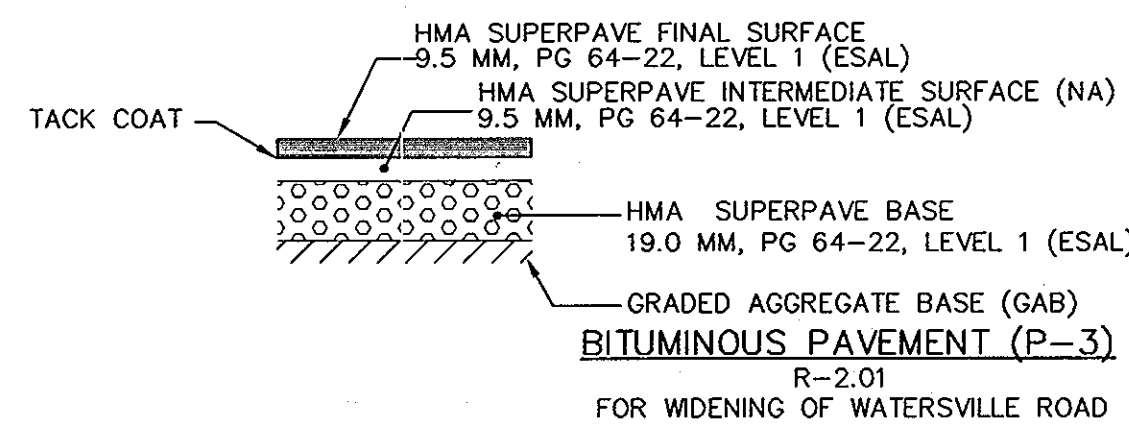
HIGH POINT ELEV = 735.24
 HIGH POINT STA = 0+74.89
 PVI STA = 1+65.55
 PVI ELEV = 738.87
 A.D. = -7.38
 K = 3.928
 SSD=160'



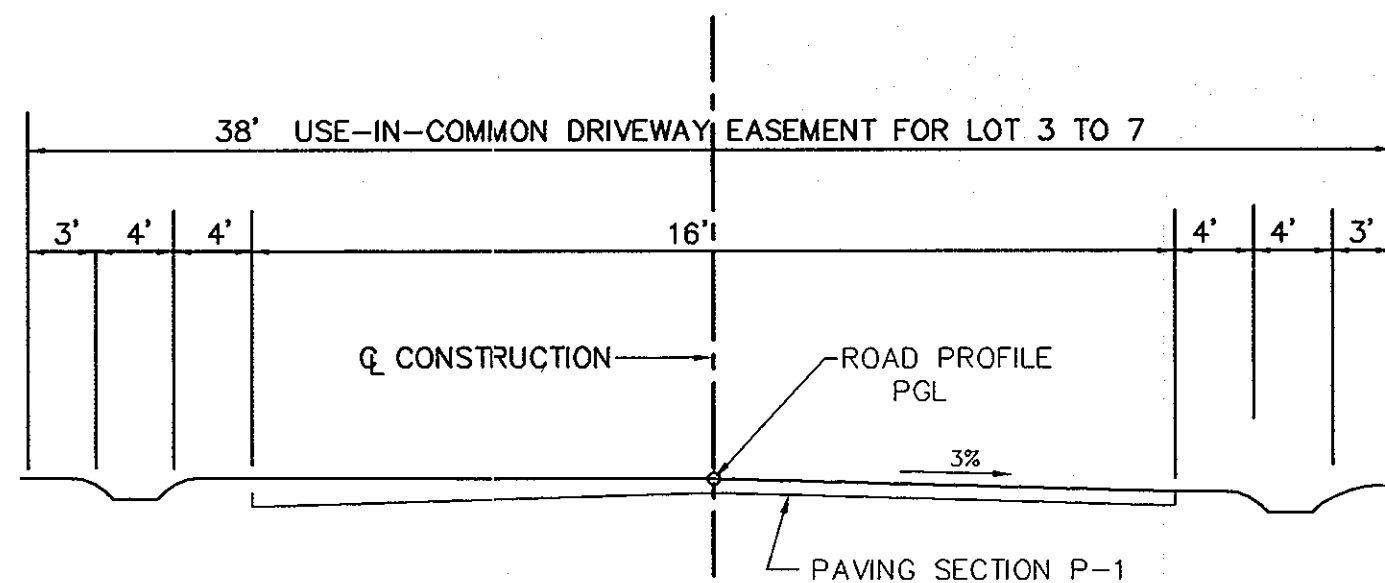
16' PAVING, 38' EASEMENT
 16' PAVING, 24' EASEMENT
 USE IN COMMON DRIVEWAY
 SCALE: HORIZONTAL = 1"=50'
 VERTICAL = 1"=5'



BITUMINOUS PAVEMENT (P-1) R-2.01 FOR USE IN COMMON DRIVEWAY

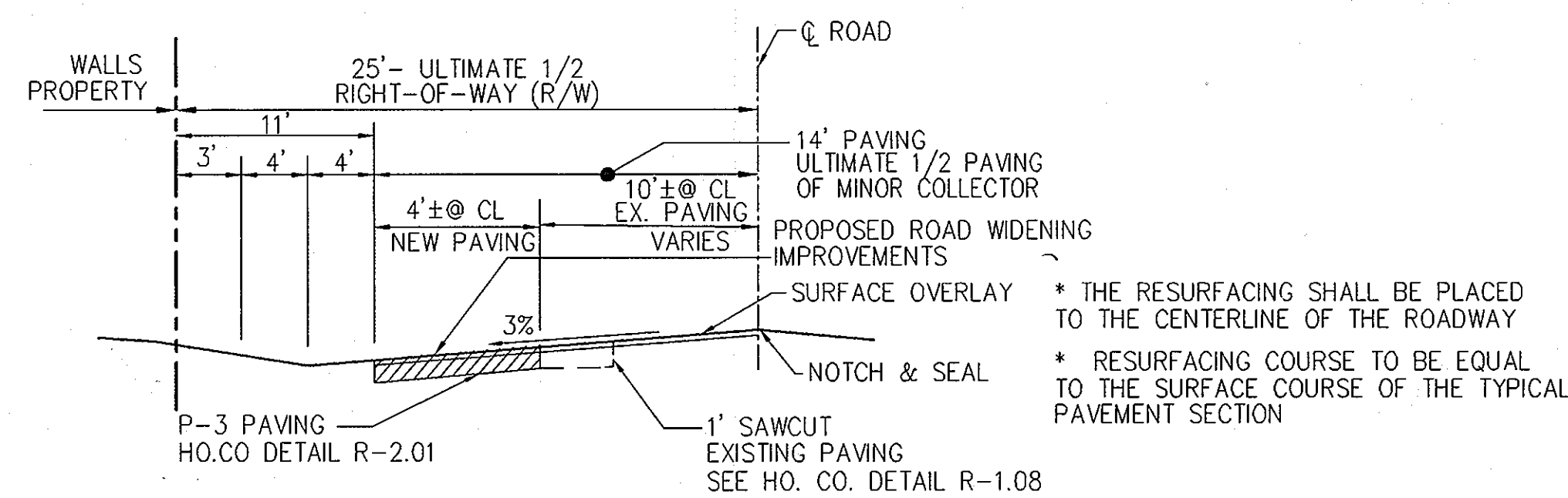


BITUMINOUS PAVEMENT (P-3) R-2.01 FOR WIDENING OF WATERSVILLE ROAD



TYPICAL SECTION

CLASSIFICATION: USE IN COMMON DRIVEWAY NOT TO SCALE



TYPICAL ROADWAY SECTION WIDENING DETAIL
 CLASSIFICATION: MINOR COLLECTOR

WATERSVILLE ROAD
 DESIGN SPEED: 35 MPH
 SECTION NOT TO SCALE

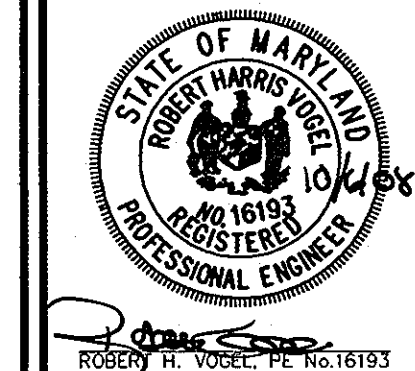
* THE RESURFACING SHALL BE PLACED TO THE CENTERLINE OF THE ROADWAY
 * RESURFACING COURSE TO BE EQUAL TO THE SURFACE COURSE OF THE TYPICAL PAVEMENT SECTION

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark H. Vogel
 PLANNING DIRECTOR
 2/6/09
 DATE

PRELIMINARY EQUIVALENT SKETCH PLAN PROFILE
HAY MEADOW OVERLOOK
 492 E. WATERSVILLE ROAD
 LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B
 TAX MAP 2 GRID 15, 21 PARCEL 18
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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 DESIGN BY: RJ
 DRAWN BY: HUGH/KB
 CHECKED BY: RHV
 DATE: 10-03-2008
 SCALE: AS SHOWN
 W.O. NO.: 03-117

OWNER/DEVELOPER
 DORSEY BUILDERS, INC.
 MR. PHILLIP H. DORSEY, PRESIDENT
 13090 OLD FREDERICK ROAD
 SYKESVILLE, MARYLAND 21784
 410-442-8200



LEGEND

- EXISTING CONTOUR: ---382---
- SPOT ELEVATION: +82.53
- DIRECTION OF FLOW: →
- EXISTING TREES TO REMAIN: [Symbol]
- LIGHT POLES: ○ OVERHEAD
- MODERATE SLOPES 15%: [Symbol]
- STEEP SLOPES 25%: [Symbol]
- WELL AREA: [Symbol]
- SEPTIC AREA: [Symbol]
- 100 YR PUBLIC FLOODPLAIN EASEMENT: [Symbol]
- VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR 1 & 2 TO 6: [Symbol]
- FOREST RETENTION AREA: [Symbol]
- PROP. ROAD FROTAGE IMPROVEMENTS: [Symbol]
- PUBLIC SITE DISTANCE EASEMENT: [Symbol]
- FLOODPLAIN CROSS-SECTION: ②
- TREE PROTECTION FENCE: [Symbol]
- EX. FENCE: [Symbol]
- EX. UTILITY POLE: [Symbol]
- PROPERTY LINE: [Symbol]
- PASSED PERCOLATION TEST: [Symbol]

ARC=331.17'
 R=480.00'
 TAN=172.48°
 DEL=39° 31' 50"
 CHORD=524' 41" 07"W
 324.64'

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.

Walter P. Peterson 1/27/2009
 COUNTY HEALTH OFFICER DATE 1/27/09

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Robert H. Vogel 2/6/09
 PLANNING DIRECTOR DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
 LAYOUT PLAN I
HAY MEADOW OVERLOOK
 492 E. WATERVILLE ROAD
 LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
 & NON-BUILDABLE PRESERVATION PARCEL B

TAX MAP 2 GRID 15, 21 PARCEL 18
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
 ENGINEERS • SURVEYORS • PLANNERS

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PROFESSIONAL CERTIFICATE

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

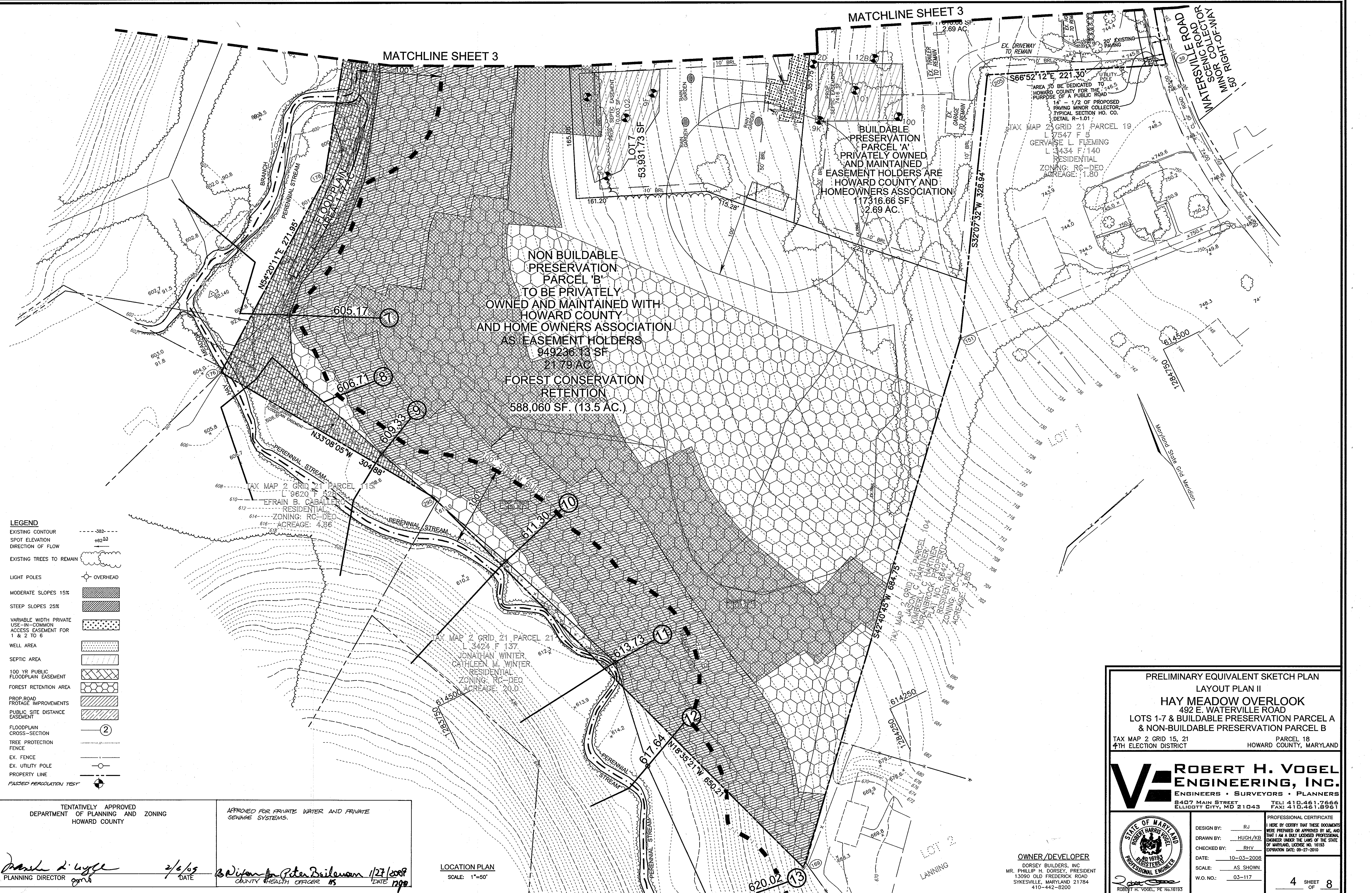
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3 SHEET OF 8

LOCATION PLAN
 SCALE: 1"=50'

OWNER/DEVELOPER
 DORSEY BUILDERS, INC.
 MR. PHILLIP H. DORSEY, PRESIDENT
 13090 OLD FREDERICK ROAD
 SKYVILLE, MARYLAND 21784
 410-442-8200



- LEGEND**
- EXISTING CONTOUR
 - SPOT ELEVATION +82.53
 - DIRECTION OF FLOW ↑
 - EXISTING TREES TO REMAIN
 - LIGHT POLES ○
 - MODERATE SLOPES 15%
 - STEEP SLOPES 25%
 - VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR 1 & 2 TO 6
 - WELL AREA
 - SEPTIC AREA
 - 100 YR PUBLIC FLOODPLAIN EASEMENT
 - FOREST RETENTION AREA
 - PROP. ROAD FROTAGE IMPROVEMENTS
 - PUBLIC SITE DISTANCE EASEMENT
 - FLOODPLAIN CROSS-SECTION
 - TREE PROTECTION FENCE ↑
 - EX. FENCE ↑
 - EX. UTILITY POLE ○
 - PROPERTY LINE
 - PASSED PERCOLATION TEST ○

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.

March 2, 2009 2/6/09
PLANNING DIRECTOR DATE

Walter P. Peter Beilman 1/27/2009
COUNTY HEALTH OFFICER DATE

LOCATION PLAN
SCALE: 1"=50'

PRELIMINARY EQUIVALENT SKETCH PLAN
LAYOUT PLAN II
HAY MEADOW OVERLOOK
492 E. WATERVILLE ROAD
LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
& NON-BUILDABLE PRESERVATION PARCEL B

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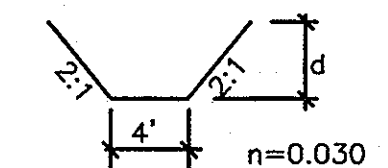
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4 SHEET OF 8

OWNER/DEVELOPER
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MR. PHILLIP H. DORSEY, PRESIDENT
13090 OLD FREDERICK ROAD
SYKESVILLE, MARYLAND 21784
410-442-8200

PROVIDE 2" TOPSOIL,
SEED, EROSION CONTROL
MATTING



SWM GRASS CHANNEL
NOT TO SCALE

SWALE A	Q1=0.97	V1=2.3FPS	d1=0.10'
S=5%	Q10=5.44	V10=4.3FPS	d10=0.28'
SWALE B1	Q1=0.39	V1=1.7FPS	d1=0.06'
S=6%	Q10=1.11	V10=2.6FPS	d10=0.10'
SWALE B2	Q1=0.52	V1=2.4FPS	d1=0.05'
S=11.7%	Q10=2.11	V10=4.0FPS	d1=0.12'
SWALE C	Q1=0.39	V1=1.7FPS	d1=0.06'
S=6%	Q10=2.60	V10=3.5FPS	d1=0.17'

SOIL TABLE		
So	Soil Description	Soil Class
Ba	BALE SILT LOAM (HYDRIC)	D
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
M103	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
G1C3	GLENEG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
ChG2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

LEGEND	
EXISTING CONTOUR	--- 382 ---
PROPOSED CONTOUR	--- 82 ---
SPOT ELEVATION	482.53
DIRECTION OF FLOW	→
EXISTING TREES TO REMAIN	(Tree symbol)
TREE PROTECTION PERICLINE	(Dashed line)
NIGHT POLES	○ OVERHEAD
MODERATE SLOPES 15%	(Diagonal hatching)
STEEP SLOPES 25%	(Cross-hatching)
VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR 1 & 2 TO 6	(Dotted pattern)
WETLANDS BUFFER	(Wavy line)
STREAM CENTERLINE	--- 15.00 ---
STREAM BUFFER	--- 15.00 ---
LIMIT OF DISTURBANCE	--- LOD ---
SUPER SILT FENCE	--- SSF ---
EROSION CONTROL MATTING	ECM
STABILIZED CONSTRUCTION ENTRANCE	(Stippled pattern)
WELL AREA	(Dotted pattern)
SEPTIC AREA	(Diagonal hatching)
100 YR PUBLIC FLOODPLAIN EASEMENT	(Cross-hatching)
FOREST RETENTION AREA	(Hexagonal pattern)
PROP. ROAD FRONTAGE IMPROVEMENTS	(Diagonal hatching)
FLOODPLAIN CROSS-SECTION	②
TREE PROTECTION FENCE	---
EX. UTILITY POLE	○
PROPERTY LINE	---
PASSED PERCOLATION TEST	⊙



NON BUILDABLE PRESERVATION PARCEL 'B' TO BE PRIVATELY OWNED AND MAINTAINED WITH HOWARD COUNTY AND HOME OWNERS ASSOCIATION AS EASEMENT HOLDERS 949236.13 SF. 21.79 AC.

POCKET SAND FILTER F-5 HAZARD CLASS 'A' PRIVATELY OWNED AND MAINTAINED BY HOA

FOREST CONSERVATION RETENTION 588,060 SF. (13.5 AC.)

LOT 2 53,662.29 SF

LOT 3 54,951.73 SF

LOT 4 44,564.30 SF

LOT 5 49,282.18 SF

LOT 1 46,673.24 SF

LOT 6 53,616.65 SF

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Robert H. Vogel
PLANNING DIRECTOR

3/6/09
DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
GRADING, EROSION & SEDIMENT CONTROL PLAN I
HAY MEADOW OVERLOOK
492 E. WATERVILLE ROAD
LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
& NON-BUILDABLE PRESERVATION PARCEL B

TAX MAP 2 GRID 15, 21 PARCEL 18
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RJ
DRAWN BY: HUSH/ZGB
CHECKED BY: RHY
DATE: 10-03-2008
SCALE: AS SHOWN
W.O. NO.: 03-117

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. 16193 EXPIRATION DATE: 09-27-2010

5 SHEET OF 8

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.

Peter Basileman 12/2/09
COUNTY HEALTH OFFICER MS DATE 12/2/09

OWNER/DEVELOPER
DORSEY BUILDERS, INC
MR. PHILLIP H. DORSEY, PRESIDENT
13090 OLD FREDERICK ROAD SYKESVILLE, MARYLAND 21784 410-442-8200

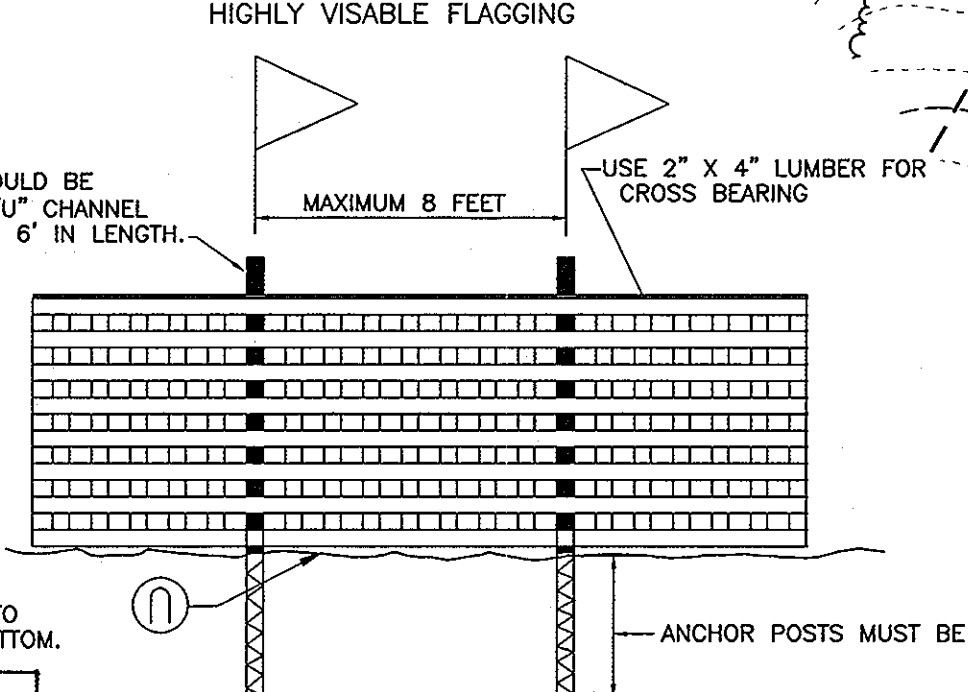
MATCHLINE SHEET 6

MATCHLINE SHEET 6

GRADING, EROSION & SEDIMENT CONTROL PLAN I
SCALE: 1"=50'

MATCHLINE SHEET 5

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - DIRECTION OF FLOW
 - EXISTING TREES TO REMAIN
 - LIGHT POLES
 - MODERATE SLOPES 15%
 - STEEP SLOPES 25%
 - WETLANDS BUFFER
 - STREAM CENTERLINE
 - STREAM BUFFER
 - LIMIT OF DISTURBANCE
 - SUPER SILT FENCE
 - EROSION CONTROL MATTING
 - STABILIZED CONSTRUCTION ENTRANCE
 - VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR 1 & 2 TO 6
 - WELL AREA
 - SEPTIC AREA
 - 100 YR PUBLIC FLOODPLAIN EASEMENT
 - FOREST RETENTION AREA
 - PROP ROAD PROTAGE IMPROVEMENTS
 - PUBLIC SITE DISTANCE EASEMENT
 - PASSED PERCOLATION TEST
 - FLOODPLAIN CROSS-SECTION
 - TREE PROTECTION FENCE
 - EX. FENCE
 - EX. UTILITY POLE
 - PROPERTY LINE



- NOTES:**
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOF DAMAGE SHOULD BE AVOIDED.
- BLAZE ORANGE PLASTIC MESH**
- TYPICAL TREE PROTECTION FENCE DETAIL**

NON BUILDABLE PRESERVATION PARCEL 'B'
 TO BE PRIVATELY OWNED AND MAINTAINED WITH HOWARD COUNTY AND HOME OWNERS ASSOCIATION AS EASEMENT HOLDERS
 949,236.13 SF
 21.79 AC
FOREST CONSERVATION RETENTION
 588,060 SF. (13.5 AC.)

BUILDABLE PRESERVATION PARCEL 'A'
 PRIVATELY OWNED AND MAINTAINED EASEMENT HOLDERS ARE HOWARD COUNTY AND HOMEOWNERS ASSOCIATION
 1,173,166.66 SF
 2.69 AC

SOIL TABLE

Soil Code	Description	Rating
Ba	BALE SILT LOAM, (HYDRIC)	D
CnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
M1D1	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
ChB1	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChB2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
G1C3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

David L. Doyle 5/6/05
 PLANNING DIRECTOR DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
GRADING, EROSION & SEDIMENT CONTROL PLAN II
HAY MEADOW OVERLOOK
 492 E. WATERVILLE ROAD
 LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B
 TAX MAP 2 GRID 15, 21 PARCEL 18
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043
 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RJ
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 DATE: 10-03-2008
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 W.O. NO.: 03-117

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6 SHEET OF 8

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS.

Peter D. Siler 11/27/2009
 COUNTY HEALTH OFFICER DATE

GRADING, EROSION & SEDIMENT CONTROL PLAN I
 SCALE: 1" = 50'

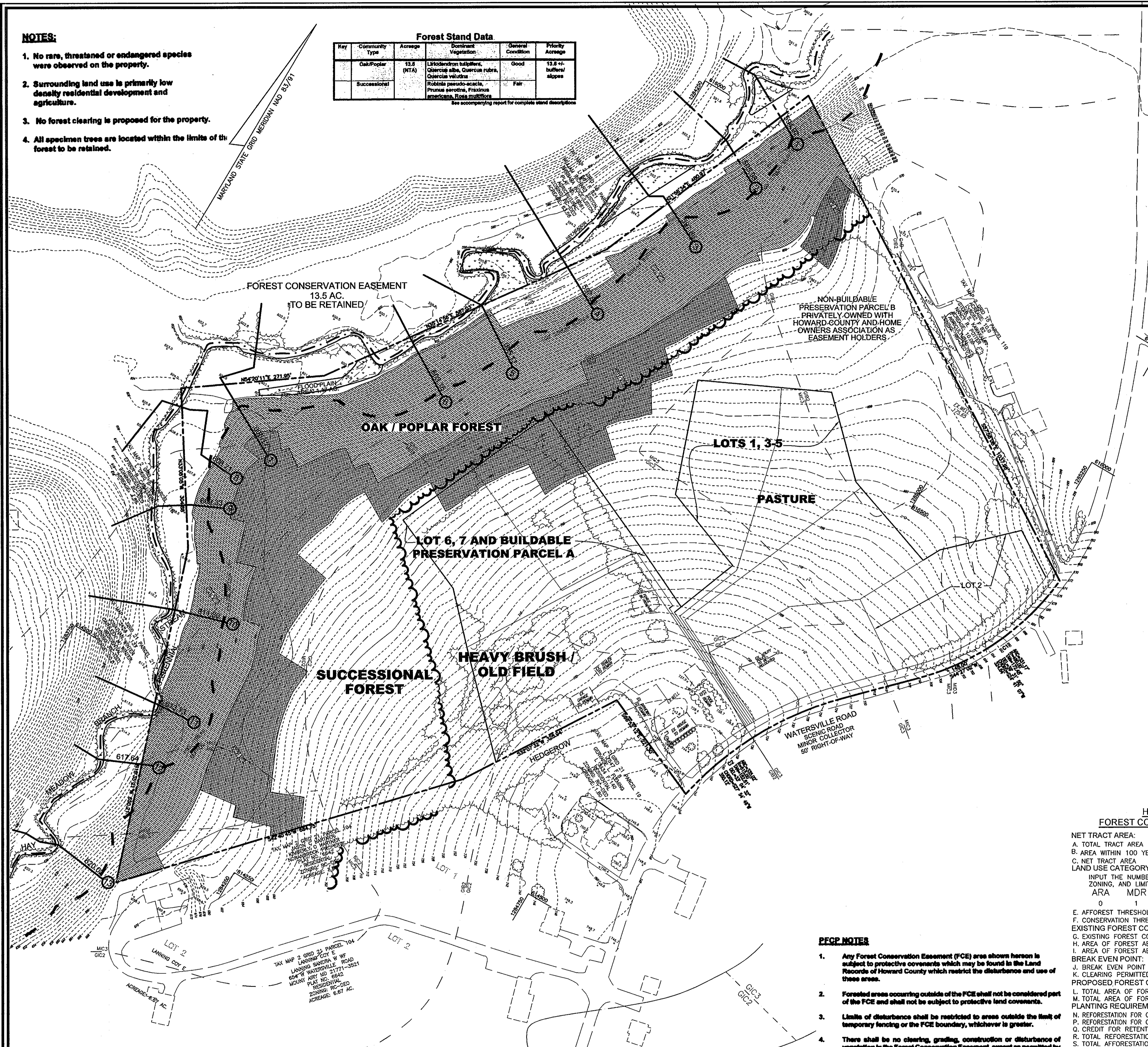
OWNER/DEVELOPER
 DORSEY BUILDERS, INC
 MR. PHILLIP H. DORSEY, PRESIDENT
 13090 OLD FREDERICK ROAD
 SYKESVILLE, MARYLAND 21784
 410-442-8200

NOTES:

1. No rare, threatened or endangered species were observed on the property.
2. Surrounding land use is primarily low density residential development and agriculture.
3. No forest clearing is proposed for the property.
4. All specimen trees are located within the limits of the forest to be retained.

Key	Community Type	Acres	Dominant Vegetation	General Condition	Priority
1	Oak/Poplar	13.8 (NTA)	Liriodendron tulipifera, Quercus alba, Quercus rubra, Quercus velutina	Good	13.8 +/- buffers/ slopes
2	Successional		Rubus pseudo-acacia, Prunus serotina, Fraxinus americana, Rosa multiflora	Fair	

See accompanying report for complete stand description.



SOIL TABLE			
Bo	BAILE SILT LOAM, (HYDRIC)		D
GhB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED		C
MtD3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED		B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED		B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED		B
G1C3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED		B
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED		B
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED		B
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED		B

FOREST STAND DELINEATION PLAN
SCALE: 1" = 100'

JOHN CAROLIS
ECO-SCIENCE PROFESSIONALS, INC.

CONSTRUCTION PERIOD PROTECTION PROGRAM

- A. Forest Protection Techniques**
1. **Soil Protection Area (Critical Root Zone)**
The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of a tree's roots may be found. The majority of root and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 25 feet of the limit of disturbance.
 2. **Fencing and Signage**
Existing forest limits occurring within 25 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to plant installation, as shown on the plan.
- B. Pre-Construction Meeting**
Upon staking of limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County Inspector. The purpose of the meeting will be to verify that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.
- C. Storage Facilities/Equipment Cleaning**
All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to area within the LOD of the proposed homesites. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.
- D. Sequence of Construction**
The following timetable represents the proposed sequence for development of the subject property. The items outlined in the Forest Conservation Plan will be enacted within two (2) years of subdivision approval.
Below find a proposed sequence of construction.
1. Install all signage and sediment control devices.
2. Hold pre-construction meeting between developer, contractor and County Inspector.
3. Build access roads, install water and sewer, and construct houses. Stabilize all disturbed areas accordingly.
4. Remove sediment control.
5. Hold post-construction meeting with County Inspectors to assure compliance with FCP. Submit Certification of Retention.
- E. Construction Monitoring**
Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.
- F. Post-Construction Meeting**
Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County Inspector to verify that forest retention requirements have been met.

POST-CONSTRUCTION MANAGEMENT PLAN

- Howard County requires a two year post-construction management plan be prepared as part of the Forest Conservation Plan. The plan goes into effect upon acceptance of the construction certification of completion by the County. Eco-Science Professionals, or another qualified professional designated by the developer, will be responsible for implementation of the post-construction management plan.
- The following items will be incorporated into the plan for the subject property:
- Fencing and Signage**
Permanent signage indicating the limits of the retention/planting area shall be maintained.
 - General Site Inspections**
Site inspections will be performed to insure that retention of the forest is met in accordance with this plan and that the forest edge remains healthy and stable.
 - Education**
The developer will provide appropriate materials to property owners informing them of the location and purpose of the forest conservation easement. Materials may include site plans and information explaining the intent of the forest conservation law.
 - Final Inspection**
At the end of the two year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all retention requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's bond.

FOREST CONSERVATION EASEMENTS

Easements are a legal means of providing permanent protection of forests, farmland and open space. In accordance with the criteria outlined in the Howard County Forest Conservation Manual, a forest conservation easement will be recorded for the retention areas the subject property. Submission of the easements for recordation will occur prior to commencement of construction activities.

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

NET TRACT AREA:		
A. TOTAL TRACT AREA		33.6 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN		1.1 AC
C. NET TRACT AREA		32.50 AC
LAND USE CATEGORY		
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-ED.		
ARA MDR IDA HDR MPD CIA		
0 1 0 0 0 0		
E. AFFOREST THRESHOLD	20% X D =	6.5 AC
F. CONSERVATION THRESHOLD	25% X D =	8.1 AC
EXISTING FOREST COVER:		
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)		13.50 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD		7.0 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD		5.4 AC
BREAK EVEN POINT:		
J. BREAK EVEN POINT		9.20 AC
K. CLEARING PERMITTED WITHOUT MITIGATION		4.30 AC
PROPOSED FOREST CLEARING:		
L. TOTAL AREA OF FOREST TO BE CLEARED		0.0 AC
M. TOTAL AREA OF FOREST TO BE RETAINED		13.50 AC
PLANTING REQUIREMENTS:		
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD		0.00 AC
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD		0.00 AC
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD		0.00 AC
R. TOTAL REFORESTATION REQUIRED (N+P-Q)		0.00 AC
S. TOTAL AFFORESTATION REQUIRED		0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED		0.00 AC

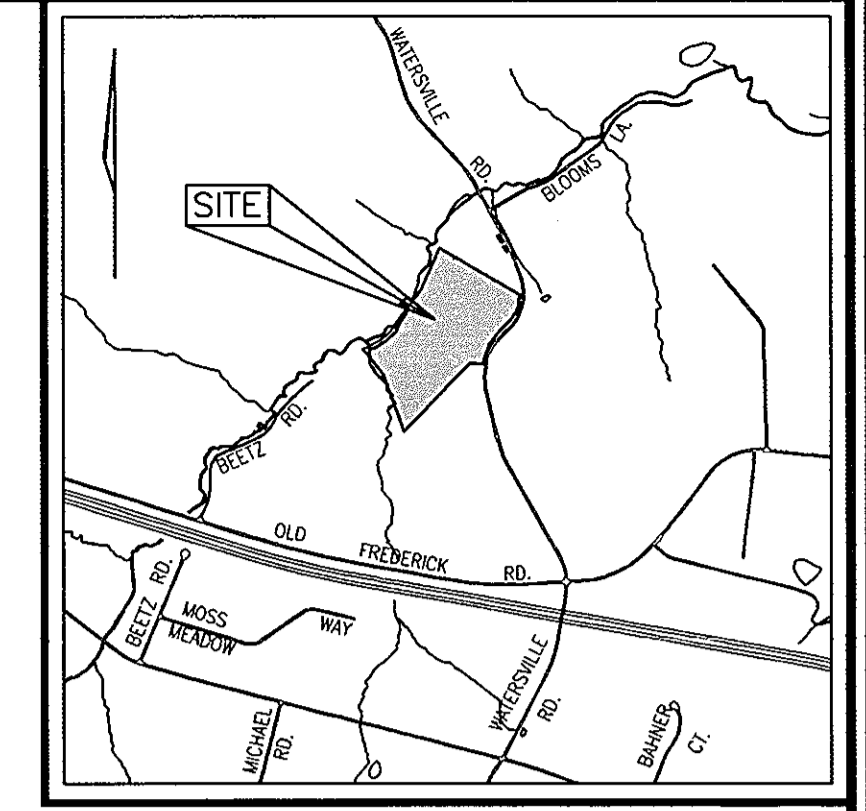
PFCP NOTES

1. 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.
2. Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
3. Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
4. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
5. No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
6. Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 60 feet of the proposed forest retention limits.
7. No forest clearing is proposed for this project, as such the Forest Conservation Act requirements for this project will be met through the retention of 13.8 acres of existing onsite forest. The proposed FCE includes 1.1 acres of floodplain forest that has not been credited toward the FCA obligation.

SUPPLEMENTAL INFORMATION

ZONED	RESIDENTIAL	
GROSS SITE AREA	33.15340 ACRES	
AREA OF FLOOD PLAIN	ACRES	
NET TRACT AREA	ACRES	
PROPOSED USE	RESIDENTIAL DEVELOPMENT	

OWNER / DEVELOPER
DORSEY BUILDERS, INC.
MR. PHILIP H. DORSEY, PRESIDENT
13090 OLD FREDERICK ROAD
SYKEVILLE, MARYLAND 21784
410-442-8200



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING TREES TO REMAIN	(Symbol)
MODERATE SLOPES 15%	(Symbol)
STEEP SLOPES 25%	(Symbol)
STREAM CENTERLINE	---
STREAM BUFFER	---
SOILS DIVIDE	KoB2 NoB2
STREAM	---
STAND DELINEATION LINE	---
PUBLIC 100YR FLOOD PLAIN	FP FP FP

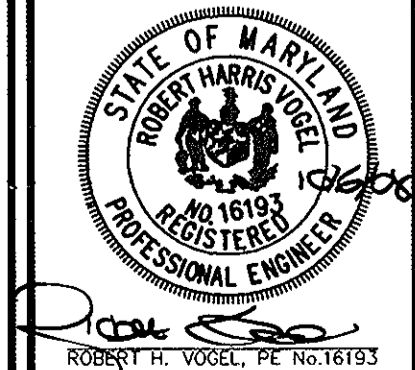
PFCP LEGEND

EXISTING CONTOURS	---
EXISTING FOREST LIMITS	(Symbol)
STREAM BUFFER	---
PROPOSED LOT OUTLINE	---
FOREST TO BE RETAINED/FCE	(Symbol)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark Hingle 2/6/08
PLANNING DIRECTOR DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
FOREST STAND DELINEATION PLAN
HAY MEADOW OVERLOOK
492 E. WATERSVILLE ROAD
LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
& NON-BUILDABLE PRESERVATION PARCEL B
TAX MAP 2 GRID 15, 21 PARCEL 18
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

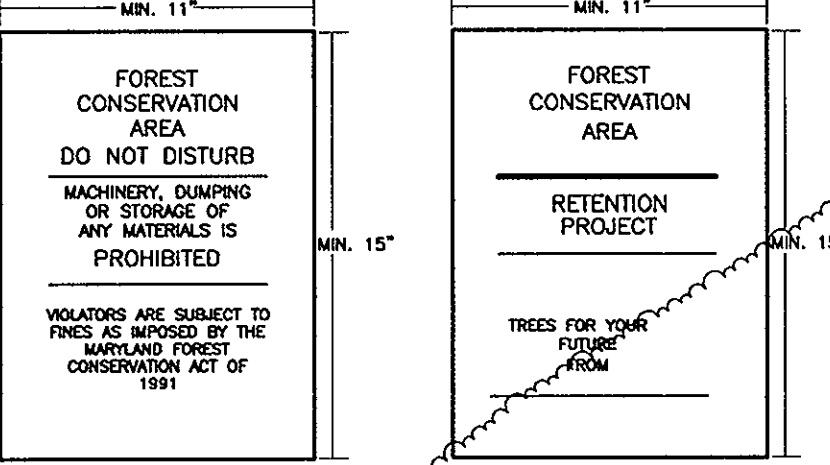
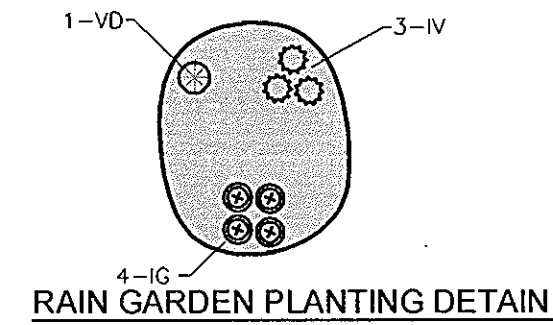
ROBERT H. VOGEL ENGINEERING, INC.
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DESIGN BY: RJ
DRAWN BY: HUGH/KBE
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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2010

7 SHEET OF 8



RAIN GARDEN PLANT LIST

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT
IV	3	ILEX VERTICILLATA WINTERBERRY	2'-3" HEIGHT	B & B OR CONT
VD	1	VIBURNUM DENTATUM ARROW WOOD	3'-4" HEIGHT	B & B OR CONT
IO	4	ILEX GLABRA INK BERRY	18"-24" HEIGHT	B & B OR CONT

NOTE:

- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
- SIGNS TO BE PLACED AT A MAXIMUM SPACING OF 50 TO 100 FEET. CONDITIONS ON-SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

NOTES:

STORM WATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT BY SANDFILTER & RAINGARDENS. THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THEIR SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.

FINANCIAL SURETY FOR THE REQUIRED RAIN GARDENS IN THE AMOUNT OF \$6,500 EACH WILL BE POSTED AS A PART OF THE DEVELOPER'S AGREEMENT UNDER FUTURE FINAL PLAN.

NOTES:

- A WRITTEN VERIFICATION FROM ALLEGHENY POWER'S AREA THAT THE PROPOSED LANDSCAPING SCHEMATIC IS CONSISTANT WITH THEIR REQUIREMENTS WILL BE PROVIDED WITH THE FINAL PLAN.
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIAL ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- THE OWNER, TENANTS 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.

DEVELOPER'S AGREEMENT

STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$4,200.00 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 14 PUBLIC STREET TREES.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$7,500.00 FOR THE REQUIRED 25 SHADE TREES.

THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBMISSION HAVE BEEN FULLY THROUGH THE CREATION OF A FOREST CONSERVATION RETENTION EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL 'B' IN THE AMOUNT OF 13.50 ACRES. FINANCIAL SURETY IN THE AMOUNT OF \$117,612 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		TOTAL
		2 A	3 A	
PERIMETER / FRONTAGE DESIGNATION	-	-	-	-
LANDSCAPE TYPE	-	-	-	-
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	-	1168'	1459'	-
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	-	Yes* 1048'	Yes* 105'	-
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	-	No	No	-
DESCRIBE BELOW IF NEEDED	-	-	-	-
NUMBER OF PLANTS REQUIRED	-	120'	1354'	25 00
SHADE TREES	-	1:60 02	1:60 23	-
EVERGREEN TREES	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED	-	02	23	25 00
SHADE TREES	-	-	-	-
EVERGREEN TREES	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-	-	-

LANDSCAPE SCHEDULE

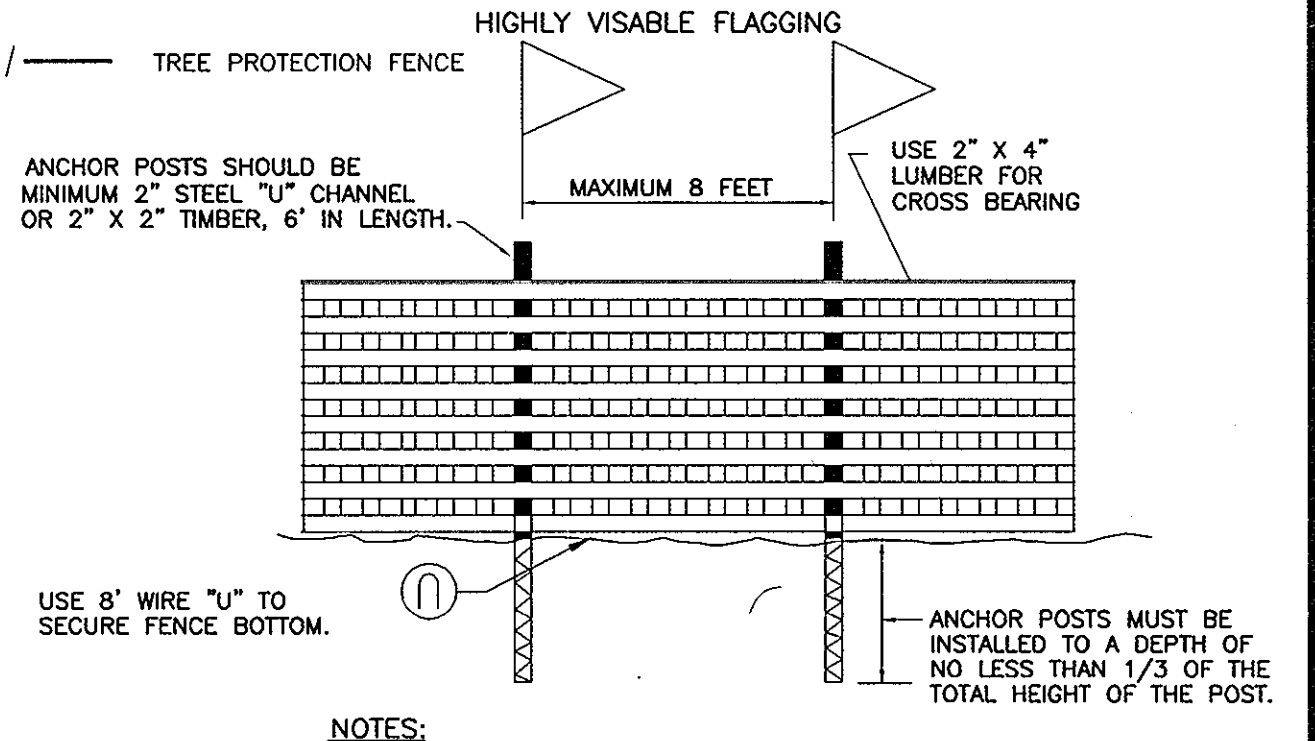
QUAN	BOTANICAL NAME	SIZE	REM.
12	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE (SHADE TREES)	2 1/2"-3" CAL.	B & B
13	QUERCUS COCCINEA SCARLET OAK		
(PUBLIC STREET TREES)			
14	AMUR MAPLE * (25'-MATURE HEIGHT) ACER GINNALA	1-1/2"-2" CAL.	B & B

STREET TREE CALCULATIONS

STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED
WATERSVILLE RD IMPROVEMENT	560/40	14	14

SOIL TABLE

GrB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GIB2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
G1C3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B



NOTES:

- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- ROOF DAMAGE SHOULD BE AVOIDED.
- PROTECTION SIGNAGE SHOULD BE USED.
- DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

BLAZE ORANGE PLASTIC MESH

TYPICAL TREE PROTECTION FENCE DETAIL

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

NET TRACT AREA:	
A. TOTAL TRACT AREA	33.6 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN	1.1 AC
C. NET TRACT AREA	32.50 AC
LAND USE CATEGORY	
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-ED.	
ARA MDR IDA HDR MPD CIA	0 1 0 0 0 0
E. AFFOREST THRESHOLD	20% X D = 6.5 AC
F. CONSERVATION THRESHOLD	25% X D = 8.1 AC
EXISTING FOREST COVER:	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	13.50 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	7.0 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	5.4 AC
BREAK EVEN POINT:	
J. BREAK EVEN POINT	9.20 AC
K. CLEARING PERMITTED WITHOUT MITIGATION	4.30 AC
PROPOSED FOREST CLEARING:	
L. TOTAL AREA OF FOREST TO BE CLEARED	0.0 AC
M. TOTAL AREA OF FOREST TO BE RETAINED	13.50 AC
PLANTING REQUIREMENTS:	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.00 AC
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.00 AC
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00 AC
R. TOTAL REFORESTATION REQUIRED (N+P-Q)	0.00 AC
S. TOTAL AFFORESTATION REQUIRED	0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.00 AC
TOTAL FOREST RETENTION:	13.50 AC.
FOREST CONSERVATION EASEMENT HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.	
TOTAL FOREST CONSERVATION OBLIGATION FOR HAY MEADOW OVERLOOK TO BE FULFILLED BY ON SITE RETENTION OF 13.50 AC.	
BOND FOR 13.50 AC. (\$88060 X .20 = \$ 117,612.00)	
TOTAL FINANCIAL SURETY OBLIGATION IS 117,612.00	

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

David A. Gault
PLANNING DIRECTOR *gmp* 2/6/09 DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
LANDSCAPE & FOREST CONSERVATION PLAN & DETAILS
HAY MEADOW OVERLOOK
492 E. WATERSVILLE ROAD
LOTS 1-7 & BUILDABLE PRESERVATION PARCEL A
& NON-BUILDABLE PRESERVATION PARCEL B

TAX MAP 2 GRID 15, 21 PARCEL 18
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

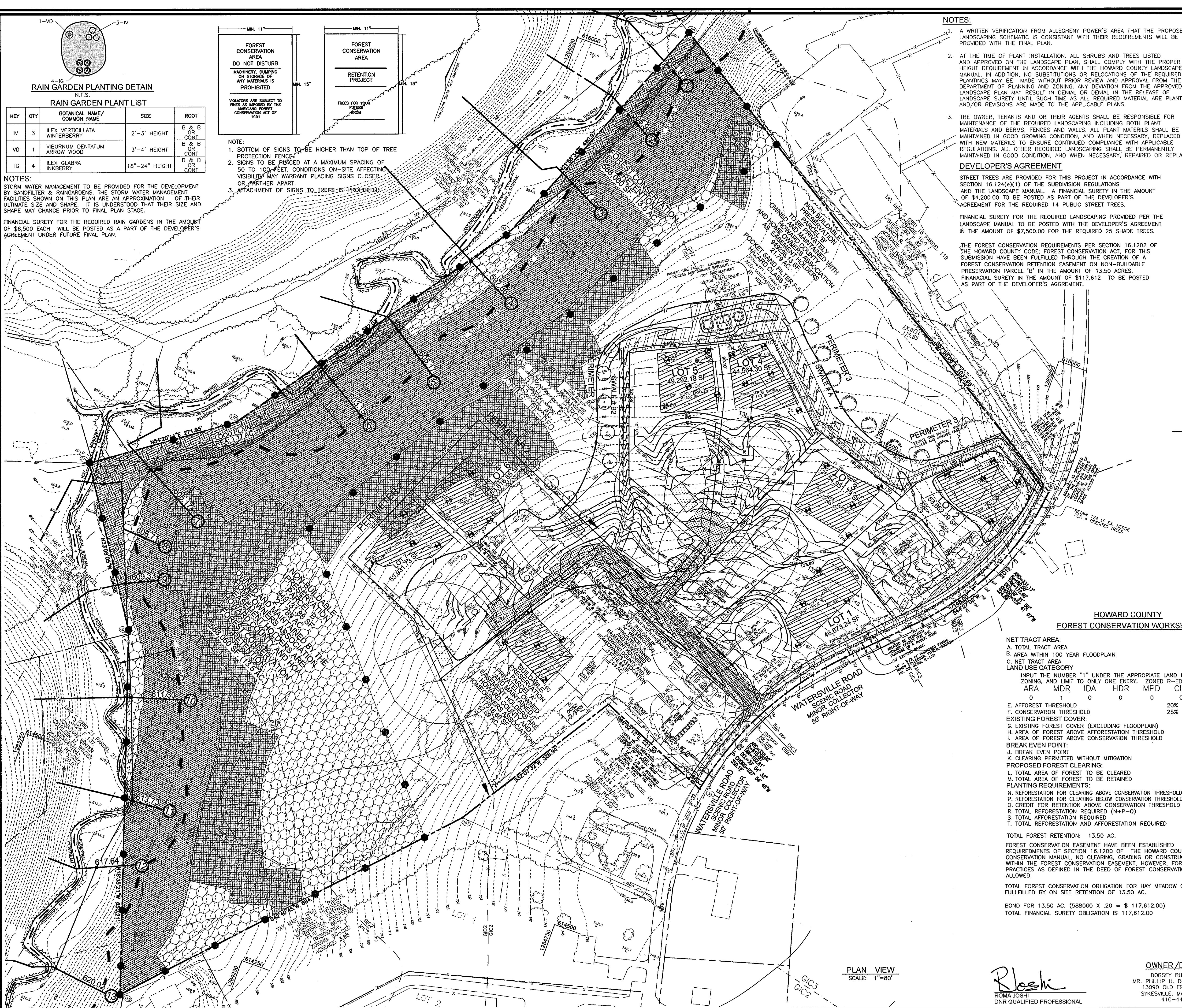
ROBERT H. VOGEL ENGINEERS, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: RJ
DRAWN BY: HUGH/KB
CHECKED BY: RHV
DATE: 10-03-2008
SCALE: AS SHOWN
W.O. NO.: 03-117

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2010

8 SHEET OF 8



PLAN VIEW
SCALE: 1"=80'

Rlosh
ROMA JOSEPH
DNR QUALIFIED PROFESSIONAL

OWNER/DEVELOPER
DORSEY BUILDERS, INC
MR. PHILLIP H. DORSEY, PRESIDENT
13090 OLD FREDERICK ROAD
SWANVILLE, MARYLAND 21784
410-442-8200