

ROAD NAME	CURVE No.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
Prestwick Drive	C1	113.00'	99.20'	50°17'58"	53.05	N46°17'40"W	96.05'
Emergency Access Drive	C2	130.00'	72.36'	31°53'27"	37.14'	S60°45'30"W	71.43'
Emergency Access Drive	C3	130.00'	152.38'	84°27'07"	118.58'	N41°18'34"E	175.30'
Emergency Access Drive	C4	49.00'	26.84'	32°02'07"	13.78'	S07°55'57"W	26.49'
Emergency Access Drive	C5	300.00'	13.04'	2°30'02"	6.55'	N22°42'00"E	13.04'
Emergency Access Drive	C6	200.00'	37.48'	10°44'11"	18.74'	N16°04'53"E	37.42'
Emergency Access Drive	C7	138.00'	16.03'	6°34'14"	8.02'	S14°02'24"W	16.02'
Emergency Access Drive	C8	250.00'	10.62'	2°31'17"24"	5.15'	S29°00'36"W	10.00'

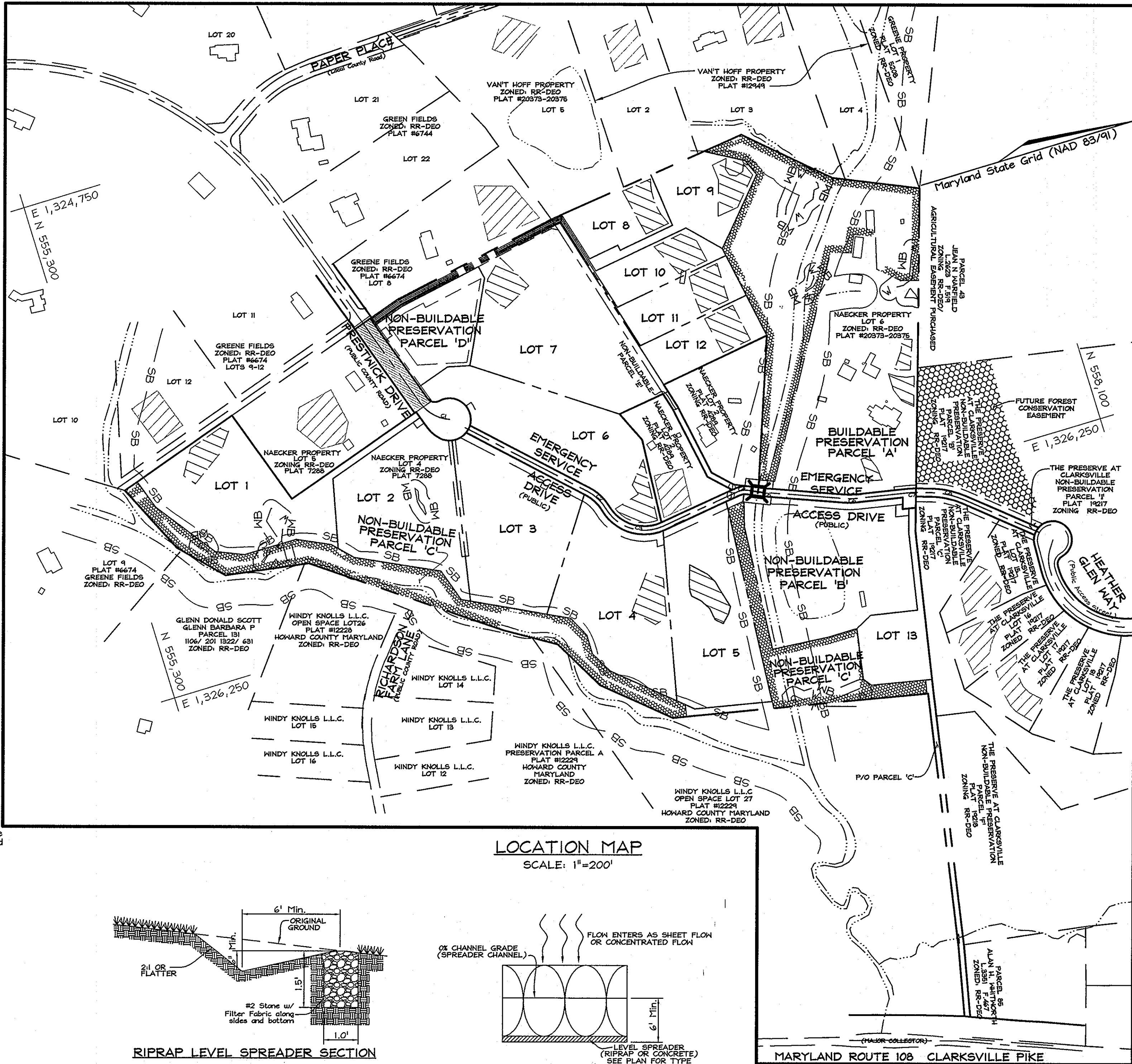
GENERAL NOTES

- Subject property Zoned "RR-DEO" per 2/2/04 Comprehensive Zoning Plan and per the Comp Lite Zoning Amendments effective 07/28/06.
- Private water and public shared septic to be utilized for lots 2, 3, and 13. Private water and private sewer to be utilized for lots 1, and 4 thru 12.
- Soils map no. 23.
- Total area of property: 51,664 ac.±
- Area of proposed public r/w: 1,475 ac.±
- Number of proposed buildable lots: 13
- Area of proposed buildable lots: 24,343 ac.±
- Number of proposed Buildable Preservation Parcels: 1 (Parcel 'A')
- Area of proposed Buildable Preservation Parcels: 10,452 ac.±
- Number of Non-Buildable Preservation Parcels: 3 (Parcels 'B', 'C', 'D')
- Area of proposed Non-Buildable Preservation Parcels: 10,211 ac.±
- Number of Non-Buildable Parcels: 1 (Parcel 'E'-area to be transferred to Naecker Property Lot 2)
- Area of Proposed Non-Buildable Parcel: 0.133 ac.±
- The project in the latest Howard County Standards unless Waivers have been approved.
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- There are no covenants on-site.
- Field Run Boundary Survey prepared by FSH Associates in July, 2006.
- The existing topography is based on a field run Topographic Survey prepared by FSH Associates in Oct. 2006, with a 2 foot contour interval.
- The coordinates shown herein are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System, Howard County Monuments 341A and 341B were used for this project.
- Stormwater management for this project is provided by the sheet flow to buffer and the rooftop and non-rooftop disconnected areas.
- A.P.F.O. Traffic Study prepared by Street Traffic Studies Ltd. on September 5, 2008. Approved on 10/04/2008.
- Wetlands Delineation and Report and Forest Stand Delineation and Report prepared by Exploration Research Inc. on November 15th, 2006 and approved on April 2008 under SP-07-011.
- All landscaping requirements will be the responsibility of the developer.
- The existing historic barn (to be removed) located on Lot 6 is listed in the Howard County Historic Sites Inventory as HO-468, the Laming Meadow Barn and Farm. The plan is consistent with that reviewed by the Howard County Historic District commission in March, 2007 to include the demolition of the barn approved under SP-07-011.
- A shared septic system is proposed for use by lots 2, 3, and 13. The shared septic plans were prepared under Contract #50-4491-D.
- Area of Steep Slopes: 0.007 ac.± (outside of the floodplain # 3 acre lots).
- Area of Floodplain: 10,798 ac.± The floodplain study for this project was prepared by F.S.H. Associates on November 10th 2008 and approved on 10/04/2008 under SP-09-05.
- Density Calculations:
 - Gross Area of Property = 51,664 ac.±
 - Area of 3 ac Lots = 22,568 ac.±
 - Area of Cluster Subdivision Lots = 51,644 ac.± -22,568 ac.± = 29,076 ac.±
 - Number of Cluster Lots (1 ac. Lots) allowed = 29,076 ac.± / 29 ac./unit = 6.8, therefore 6 units
- Buildable preservation parcel 'A' and non-buildable preservation parcels shall be privately owned and maintained, with H.O.A. and Howard County being Easement Holders.
- Non-buildable preservation parcel 'C' shall be publicly (Howard County) owned and maintained with H.O.A. being an Easement Holder.
- Non-buildable preservation parcel 'D' (shared septic) shall be H.O.A. owned and maintained with Howard County being an Easement Holder.
- Parcel 'E' will be transferred to Naecker Property Lot 2 (Plat #4284)
- Preservation Parcel Uses:
 - Parcel 'A' - Buildable
 - Parcel 'B' - Non-Buildable (Fire Protection Pond)
 - Parcel 'C' - Environmental
 - Parcel 'D' - Non-Buildable Shared Septic
- Street trees will be shown on the final plans.
- All wells along the public road right-of-way shall be set the farthest away from the road right-of-way.
- This plan is subject to the amended 5th Edition of the Subdivision Regulations (CB 45-2003) and the 2004 Zoning Regulations (CB 75-2004). Development or construction of these lots must comply with the setback and buffer regulations in effect at the time of submission of the building or grading permit applications.
- All wells and septic systems on adjacent properties within 100' of proposed wells and proposed septic systems have been shown.
- All wells to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
- Designated existing structures on-site shall be removed prior to submittal of record plat for signature.
12222. This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement.
- Lots 3, and 4 of this subdivision are connected to the Shared Sewage Disposal Facility governed by Section 16.120 of the Howard County Code. The developer is obligated to construct the facility under the provisions of the Developer Agreement. A building permit for lots 2, 3, and 13 may not be issued until the construction of the facility is completed. Activity on these lots is restricted and is subject to the Declaration of Covenants, Conditions, and Restrictions for Shared Sewage Disposal Facility intended to be recorded against the Land Records of Howard County, Maryland. Lots 2, 3, and 13 shall be assessed Shared Sewage Facilities Charges and Assessments pursuant to Section 20.800 et seq. of the Howard County Code.
- No grading, retentive cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or required buffers, 100 year flood plain and forest conservation easement areas.
- The following DPZ files are applicable to this property, F-16-170, F87-174, F-74-115, F-84-112, F-04-13, SP-07-011, and SP-07-011.
- The Forest Conservation Plan was prepared in accordance with Section 16.120 of the Howard County Code and the Forest Conservation Manual. The total 6.86 acre forest conservation obligation for the site is for 0.3 acre of reforestation and 6.56 acres of offset. The offset obligation will be met partially by 0.22 acres of 1/2 credit retention (see Easement Table, Sheet 11) and partially with 6.64 acres of planting to be provided on site. A total forest conservation surety amount of \$148,452.00. Surety shall be posted as part of the Developer's Agreement.
- No noise study is required for this project.
- The environmental buffer, stream and floodplain disturbances associated with the construction of the public emergency access driveway extension connecting to Heather Glen Way, in the adjoining subdivision, were considered to be an essential disturbance by DPZ and DPN for emergency access in accordance with Sections 16.15 and 16.16(c) of the Subdivision and Land Development Regulations.
- Approved sand mound location on Preservation Parcel 'A' is to be protected with barrier(s) during construction of the Emergency Services Access Driveway.
- The garage apartment on Preservation Parcel 'A' is to be vacated and plumbing removed with exception of washer or cleaning items related to stables.
- Any repairs or upgrades to the sewage disposal system within Preservation Parcel 'A' shall be located within the septic easement shown on this plan.
- Construction of the proposed Public Emergency Service Access Drive located from the Prestwick Drive cul-de-sac to Heather Glen Way cul-de-sac, located within the 'Preserve at Clarksville' subdivision shall be the responsibility of the developer of this project.
- Lots 1 thru 12 shall access Prestwick Drive and Lot 13 and Buildable Preservation Parcel 'A' shall access Heather Glen Way via the Emergency Service Access Drive.
- Lots 1 thru 7 shall pay a fee-in-lieu, at the final plan stage, to satisfy their open space requirement for non-cluster lots in accordance with Section 16.121(a)(2) of the Subdivision Regulations.
- Waiver petition HFO-03-62 was approved by the Director of the Department of Planning and Zoning on November 25, 2008. Waivers from Section 16.144(K)(3) for a six month extension of the Final Plan AFPO milestone dates established for the subject project previously approved under SP-07-11, Section 16.120(b)(4)(iii)b to allow environmental features and their required buffers on residential lots or parcels less than 10 acres in size, and from Section 16.120(c)(2)(i) and (ii) to allow residential lots and preservation parcels to front onto a proposed public emergency access road to satisfy their minimum public road frontage requirements rather than an approved public road right-of-way, were approved subject to the following three conditions:
 - A six month AFPO milestone extension is granted for SP-07-11. The applicant shall proceed with the submission of the final plan application for SP-07-11 for this project within 6 months from the previous established AFPO milestone deadline date of November 2, 2008 or until (on or before May 2, 2009), unless the new subdivision plan SP-07-03 is approved by the previous file SP-07-11 has been voided by the Director of Planning and Zoning.
 - Subject to the SRC agency comments previously issued for Preliminary Equivalent Sketch Plan, SP-09-03 in the DPZ letter dated October 24, 2008.
 - No grading, retentive cover and trees, paving and new structures is permitted within the 75' stream bank buffers, wetlands and 25' wetlands buffers located within the residential lots within this subdivision in accordance with Section 16.16 of the subdivision and Land Development Regulations. A 35' residential structure setback is required from the edge of any environmental buffer or feature located within the subject lots in accordance with Section 16.120(b)(4)(iii)b of the Subdivision Regulations to be granted for impacts to the environmental features or their required buffers located within the subject lots during the future processing of this subdivision project.
- Electrical conductor shall be removed from Lot 5 prior to issuance of the septic permit. See plan for location.

PRELIMINARY EQUIVALENT SKETCH AND PERCOLATION CERTIFICATION PLAN

WILLOW POND

LOTS 1 THRU 13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' (A Resubdivision of Naecker Property Lot 4, Plat #7288, and Lot 6, Plat #20373-20375 HOWARD COUNTY, MARYLAND)



LEGEND

- Existing contours: --- 552
- Proposed Contour: --- 392.3
- Existing Spot Elevation: 392.3
- Proposed Spot Elevation: +82.53
- Direction of Flow: --->
- Soils Line: --- MIC2
- Limit of Disturbance: --- LOD
- Super Silt Fence: --- SSF
- Existing Trees / Proposed Trees: [Symbol]
- Existing Fence Line: --- X
- Proposed Single Sewer Grinder Pump: --- S
- Proposed Duplex Sewer Grinder Pump: --- D
- Proposed Well Area: [Symbol]
- Forest Conservation Easement: [Symbol]
- Proposed Septic Area: [Symbol]
- Existing Septic Area: [Symbol]
- Moderate Slopes (Greater Than or Equal to 15.00% & Less Than 24.98%): [Symbol]
- Steep Slopes (Greater Than 25%): [Symbol]
- Easement: [Symbol]
- Percolation Symbols: Pass [Symbol], Fail [Symbol]
- Percolation Symbols for Sand Mound Testing: SM Pass [Symbol], SM Fail [Symbol]
- Stream Buffer: --- SB
- Stream Bank Buffer: --- SBB
- Wetland: --- W
- Wetland Buffer: --- WB
- Existing Underground Electrical Cable: --- E
- 100 Year Floodplain Limits: --- FP
- Landscaping Perimeter: [Symbol]

VICINITY MAP
SCALE: 1"=200'
ADC Map 14 C, 10

BENCHMARKS
The coordinates shown herein are based upon the Howard County geodetic control which is based on the Maryland state Plane coordinate system. Howard Co. Monument No. 341A and 341B were used for this project.
Sta. 341A N 563,271.9128 E 1,325,838.7481 El.: 471.945 (feet)
Sta. 341B N 554,473.5265 E 1,327,076.7729 El.: 442.801 (feet)

- GENERAL NOTES (Continued)**
- Existing wells, septic systems, and sewage disposal areas within 100' of the property and those wells within 200' down gradient of existing or proposed septic systems or sewage disposal areas have been shown.
 - 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 Health Department signature of the record plat.
 - Topography shown is at two-foot contour intervals (one-foot intervals are required for mound systems and systems with pipe depth less than two feet) and has been field verified or field run.
 - Any changes to a private sewage area shall require a revised perc certification plan.
 - If applicable, groundwater appropriations permit shall be obtained prior to plat recordation.
 - Public Shared Septic Design Flow Calculation: 3 homes with 4 bedrooms = 4 x 150 x 3 = 1,800 gal/day
 - Lot yield is dependent upon nitrogen balance study (if over 5,000gpd then add groundwater mounding and hydrologic balance studies)
 - Lot yield and bedroom counts are subject to review by Maryland Department of the Environment, Bureau of Utilities, and the Howard County Health Department when the water and sewer contract plans with the shared sewage disposal system are submitted.
 - Maryland Department of the Environment has approved the variance to allow the shared sewage disposal system located on Non-Buildable Pres. Parcel D serving lots 2, 3 and 13 to be located up gradient from the private water supply on lots 2, 3, 4, 6, and 7, allowing the initial sewage disposal area and future repair area for Lot 1 to be located up gradient from the private water supply on Lot 1. This is subject to the following conditions: The wells for Lot 1, 2, 3, 4, 6, and 7 must be constructed using a steel well casing which must be installed at a minimum depth of 50' below ground surface or 10' into the competent bedrock, whichever is deeper. A low pressure dosing system will be required for the shared sewage disposal system.

SHEET INDEX

DESCRIPTION	SHEET
Cover Sheet and Percolation Certification Plan	1 of 14
Preliminary Equivalent Sketch & Percolation Certification Plan	2 of 14
Preliminary Equivalent Sketch & Percolation Certification Plan	3 of 14
Preliminary Equivalent Sketch & Percolation Certification Plan	4 of 14
Preliminary Grading Landscaping, Sediment & Erosion Control & Soils and Percolation Certification Plan	5 of 14
Preliminary Grading Landscaping, Sediment & Erosion Control & Soils and Percolation Certification Plan	6 of 14
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Preliminary Forest Conservation Notes and Detail Sheet	11 of 14
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Road Profiles	13 of 14
Storm Drain and Lot 1 Driveway Culvert Drainage Area Map	14 of 14

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
7	136,922 ±	4,181 ±	130,721 ±
8	186,185 ±	1,381 ±	184,804 ±
9	45,177 ±	2,531 ±	42,646 ±
4	64,417 ±	11,193 ±	53,224 ±
10	43,436 ±	3,234 ±	40,202 ±
11	48,926 ±	3,697 ±	45,229 ±
12	48,963 ±	4,190 ±	44,773 ±
13	46,382 ±	6,615 ±	39,767 ±

OWNER/ (NAECKER PROPERTY) Plat #7288 Lot 4)
Robert L. Naecker
12740 Route 108
Clarksville MD 21029-1531
443.864.6445

OWNER/ (NAECKER PROPERTY) Plat #20373-20375 Lot6)
GREENFIELD HOMES, Inc.
6656 Luster Drive
Highland, Maryland 20777
410.781.6782

DEVELOPER
GREENFIELD HOMES, Inc.
6656 Luster Drive
Highland, Maryland 20777
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COVER SHEET AND PERCOLATION CERTIFICATION PLAN
WILLOW POND
LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

TAX MAP 34 GRID 17
FIFTH ELECTION DISTRICT

PARCEL 582
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1562
E-mail: info@fsh.net

DESIGN BY: MT
DRAWN BY: AY
CHECKED BY: ZYF, MLT
SCALE: As Shown
DATE: 11/22/2010
H.O. No.: 3199
SHEET No.: 1 OF 14

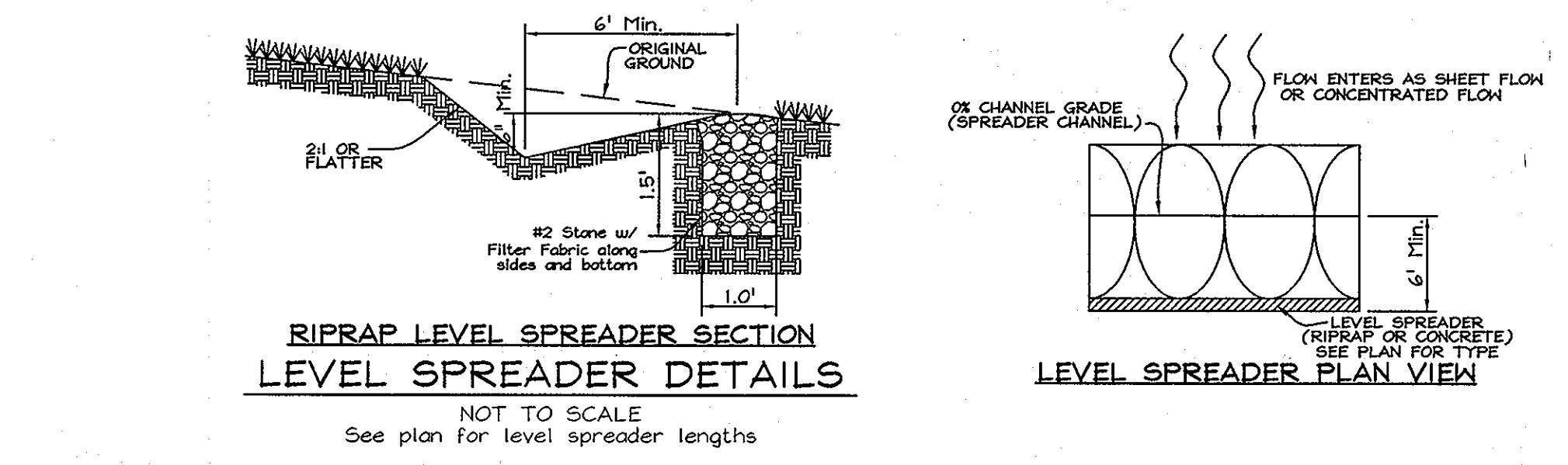
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 07/29/2011.

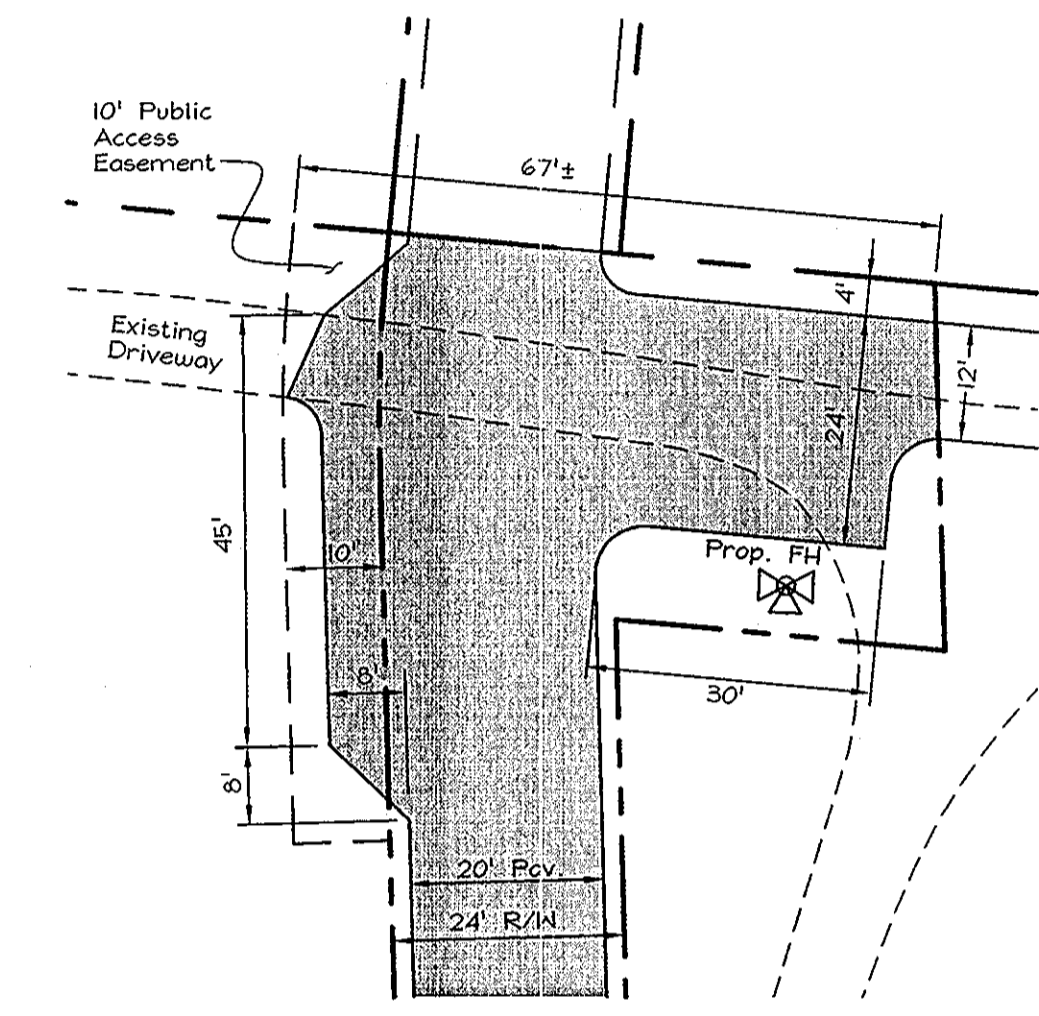
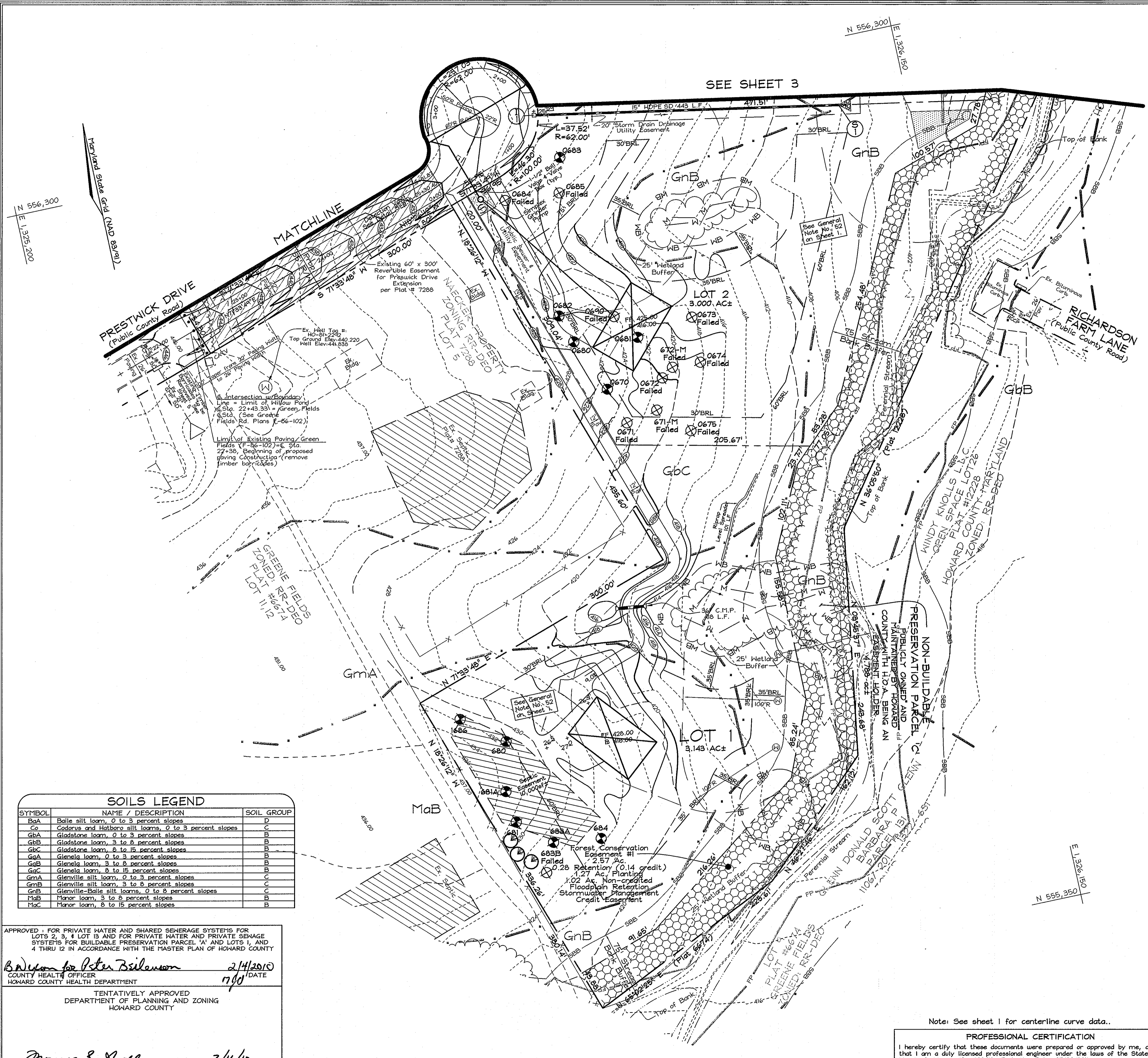
APPROVED FOR PRIVATE WATER AND SHARED SEWERAGE SYSTEMS FOR LOTS 2, 3, & LOT 13 AND FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'A' AND LOTS 1, AND 4 THRU 12 IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

B. DeWitt for Peter Belesman 2/4/2010
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Ruttler 2/6/10
PLANNING DIRECTOR, DEP. DATE





TURNAROUND ENLARGEMENT DETAIL
SCALE: 1" = 20'
(NOTE: See Sheet 4 for 50 scale plan view of this area)

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BaA	Baile silt loam, 0 to 3 percent slopes	D
Co	Codorus and Hatboro silt loams, 0 to 3 percent slopes	C
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
GgA	Glenela loam, 0 to 3 percent slopes	B
GgB	Glenela loam, 3 to 8 percent slopes	B
GgC	Glenela loam, 8 to 15 percent slopes	B
GmA	Glenville silt loam, 0 to 3 percent slopes	C
GmB	Glenville silt loam, 3 to 8 percent slopes	C
GmC	Glenville silt loam, 8 to 15 percent slopes	C
MaB	Manor loam, 3 to 8 percent slopes	B
MaC	Manor loam, 8 to 15 percent slopes	B

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B. Wilson for Peter B. Wilson 2/4/2010
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Switler 2/16/10
PLANNING DIRECTOR, DEP DATE

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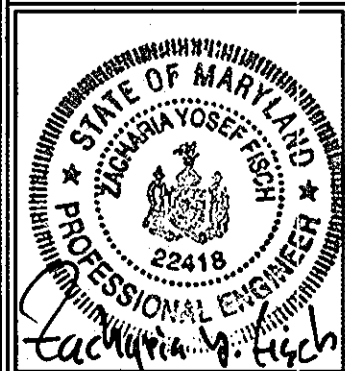
OWNER/
NAECKER PROPERTY
Plat #7288 Lot 4)
Robert L. Naecker
12740 Route 108
Clarksville MD 21029-1531
443.864.6445

OWNER/
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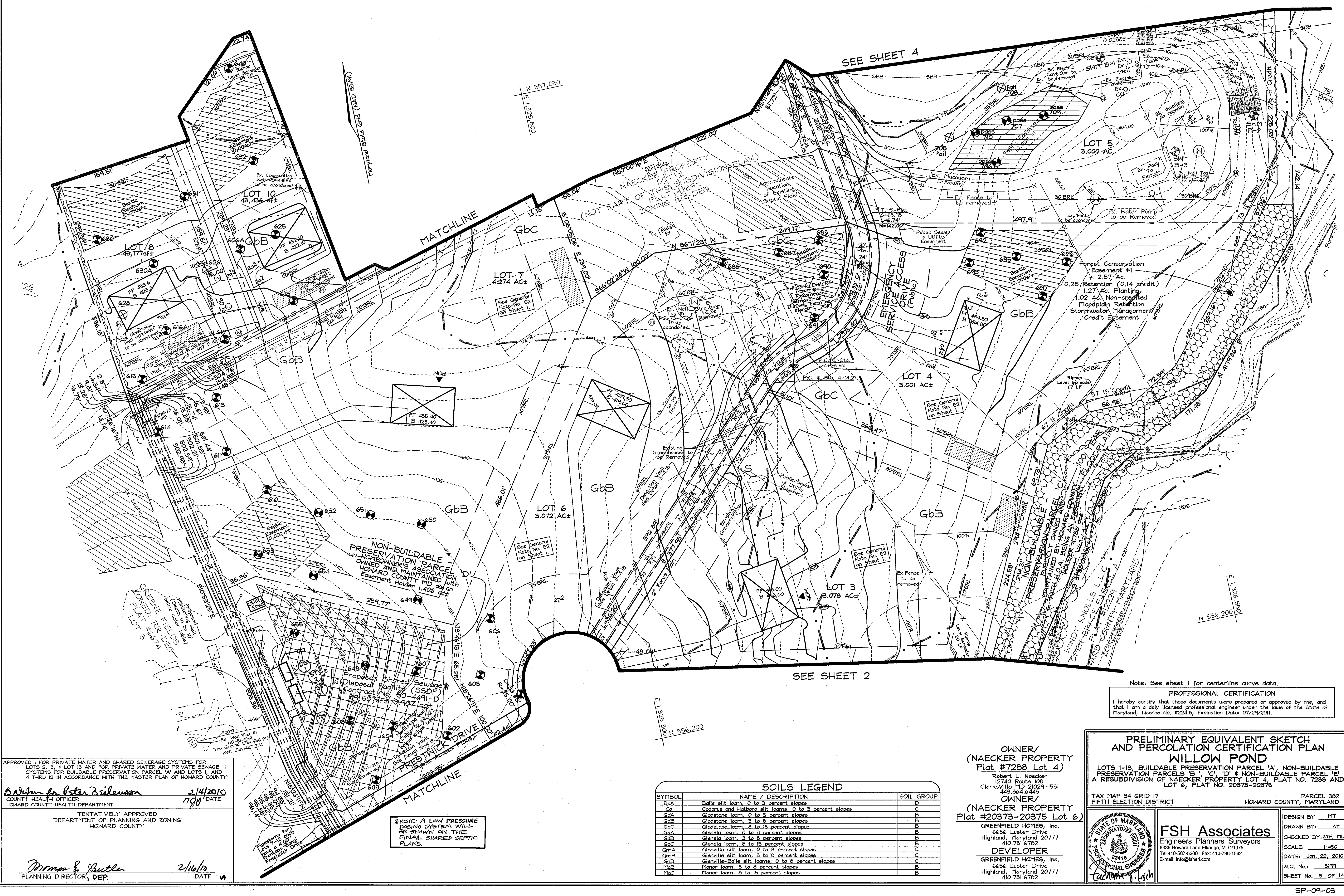
PRELIMINARY EQUIVALENT SKETCH AND PERCOLATION CERTIFICATION PLAN
WILLOW POND
LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

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



FSH Associates
Engineers Planners Surveyors
6338 Howard Lane Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

DESIGN BY: MT
DRAWN BY: AY
CHECKED BY: ZYF, MLT
SCALE: 1" = 50'
DATE: Jan. 22, 2010
W.O. No.: 3199
SHEET No. 2 OF 14



APPROVED FOR PRIVATE WATER AND SHARED SEWERAGE SYSTEMS FOR LOTS 2, 3, 4, LOT 13 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'A' AND LOTS 1, AND LOTS 4 THRU 12 IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

B. Wilson for Peter B. Wilson 2/14/2010
 COUNTY HEALTH OFFICER DATE
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas E. Butler 2/16/10
 PLANNING DIRECTOR, DEP. DATE

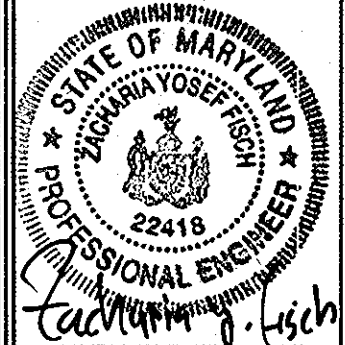
*NOTE: A LOW PRESSURE PILING SYSTEM WILL BE SHOWN ON THE FINAL SHARED SEPTIC PLANS.

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
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 Engineers Planners Surveyors
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 Tel: 410-587-5200 Fax: 410-796-1562
 E-mail: info@fsheri.com

DESIGN BY: MT
 CHECKED BY: ZYF, MLT
 SCALE: 1"=50'
 DATE: Jan. 22, 2010
 W.O. No.: 3199
 SHEET No. 3 OF 14

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. #22415, Expiration Date: 07/29/2011.

PRELIMINARY EQUIVALENT SKETCH AND PERCOLATION CERTIFICATION PLAN
WILLOW POND
 LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

TAX MAP 34 GRID I7
 FIFTH ELECTION DISTRICT

PARCEL 382
 HOWARD COUNTY, MARYLAND

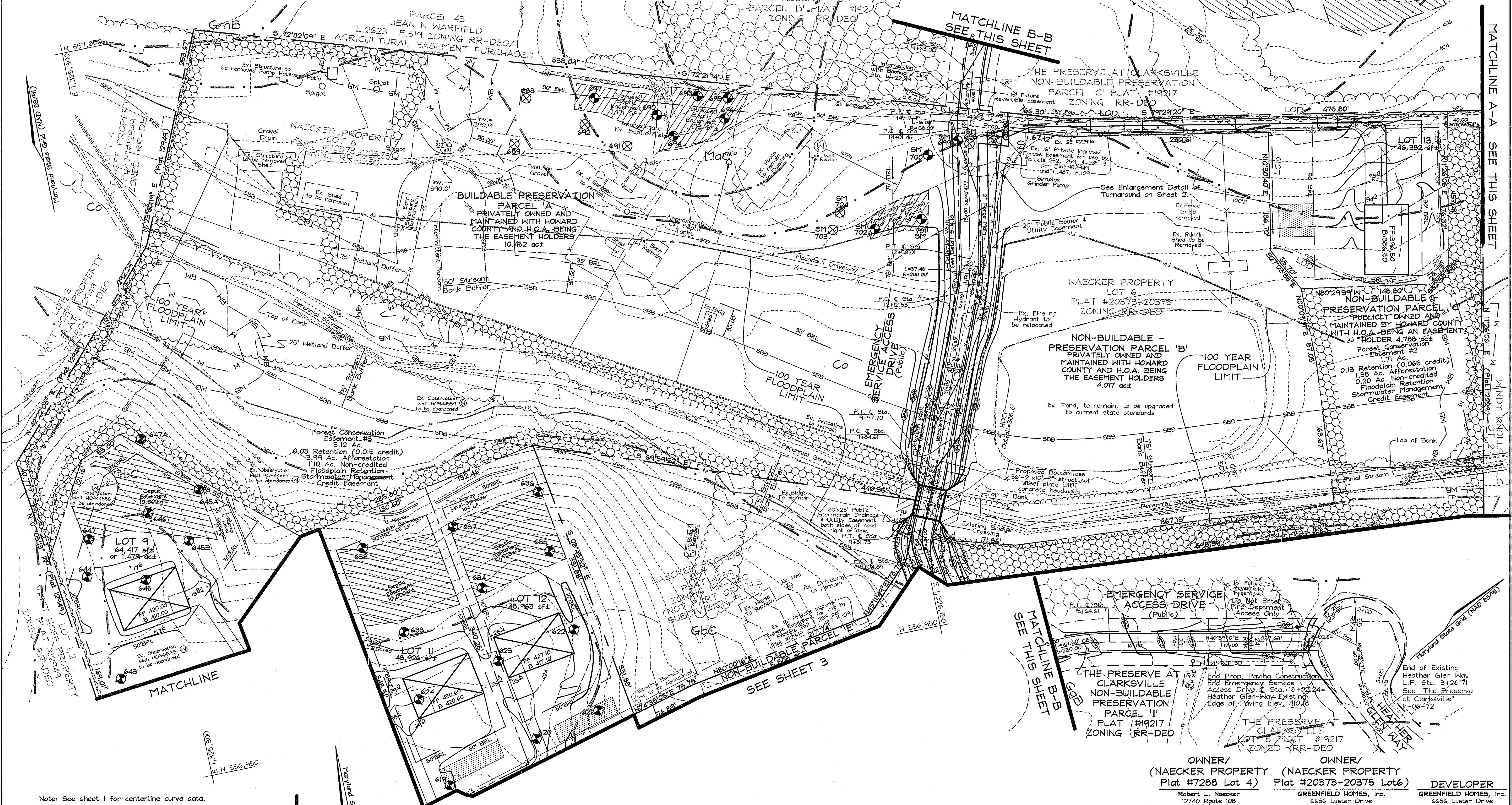
Note: See sheet 1 for centerline curve data.

SEE SHEET 2

SEE SHEET 4

MATCHLINE A-A SEE THIS SHEET

MATCHLINE B-B SEE THIS SHEET



Note: See sheet 1 for centerline curve data.

PROFESSIONAL CERTIFICATION

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Bridgette for Peter Beilenson 2/4/2010 DATE
COUNTY HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Morgan E. Butler 2/6/10 DATE
PLANNING DIRECTOR, DEP

MATCHLINE A-A SEE THIS SHEET

MATCHLINE B-B SEE THIS SHEET

OWNER/ Plat #7288 Lot 4	OWNER/ Plat #20373-20375 Lot 6	DEVELOPER
Robert L. Naecker 12740 Route 108 Clarksville MD 21024-1531 443.864.6445	GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782	GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782

PRELIMINARY EQUIVALENT SKETCH AND PERCOLATION CERTIFICATION PLAN WILLOW POND

LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

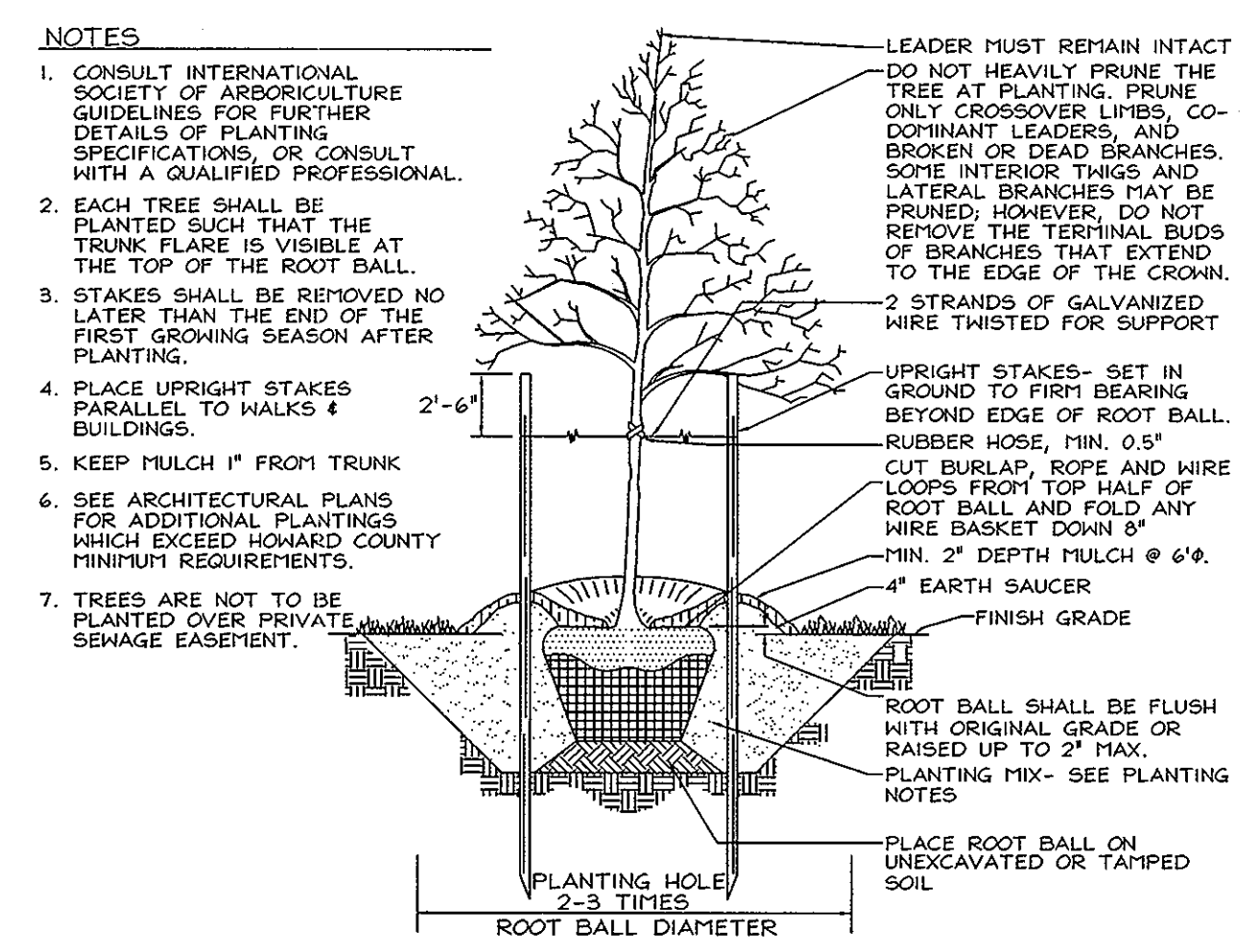
TAX MAP 34 GRID 17 FIFTH ELECTION DISTRICT PARCEL 382 HOWARD COUNTY, MARYLAND

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

DESIGN BY: JMT
DRAWN BY: AY
CHECKED BY: ZTE, MLT
SCALE: 1"=50'
DATE: Jan. 22, 2010
H.O. No.: 3199
SHEET No. 4 OF 14



SEE SHEET 6



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

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES							
	1	2	3	4	5	6	7	8
Perimeter/Frontage Designation	A	A	A	A/D±	A	D	D	A
Linear Feet of Roadway	485'	1554'	2645'	1072'	837'	536'	595'	463'
Frontage/Perimeter								
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	No	Yes** (1534') (1564')	No	No	No	No	No
Remaining Perimeter Length								
Credit for Wall, Fence or Barrm (Yes, No, Linear Feet)	No	No	No	No	No	No	No	No
Describe below if needed								
Number of Plants Required								
Shade Trees	1/60	8	1/60	26	1/60	18	1/60	14
Evergreen Trees	-	-	-	-	-	-	-	-
Shrubs	-	-	-	-	-	-	-	-

* Buffer 4 contains 435' of pipestem perimeter which requires a D-type buffer.
** Credit taken for existing trees to remain

LANDSCAPE NOTES

- At the time of installation, all shrubs and other plantings herewith listed and approved for this site shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
- Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$95,500.00 (112 shade trees @ \$300.00 each and 146 evergreen trees @ \$150.00 each).

APPROVED FOR PRIVATE WATER AND SHARED SEWERAGE SYSTEMS FOR LOTS 2, 3, 4 AND FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'A' AND LOTS 1, AND 4 THRU 12 IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

B. W. [Signature] 2/4/2010
COUNTY HEALTH OFFICER DATE
HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. [Signature] 2/16/10
PLANNING DIRECTOR, DEP. DATE

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

OWNER/
NAECKER PROPERTY
Plat #7288 Lot 4)
Robert L. Naecker
12740 Route 108
Clarksville MD 21029-1531
443.864.6445

OWNER/
NAECKER PROPERTY
Plat #20373-20375 Lot 6)
GREENFIELD HOMES, Inc.
6656 Luster Drive
Highland, Maryland 20777
410.781.6782

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

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. #22418, Expiration Date: 07/24/2011.

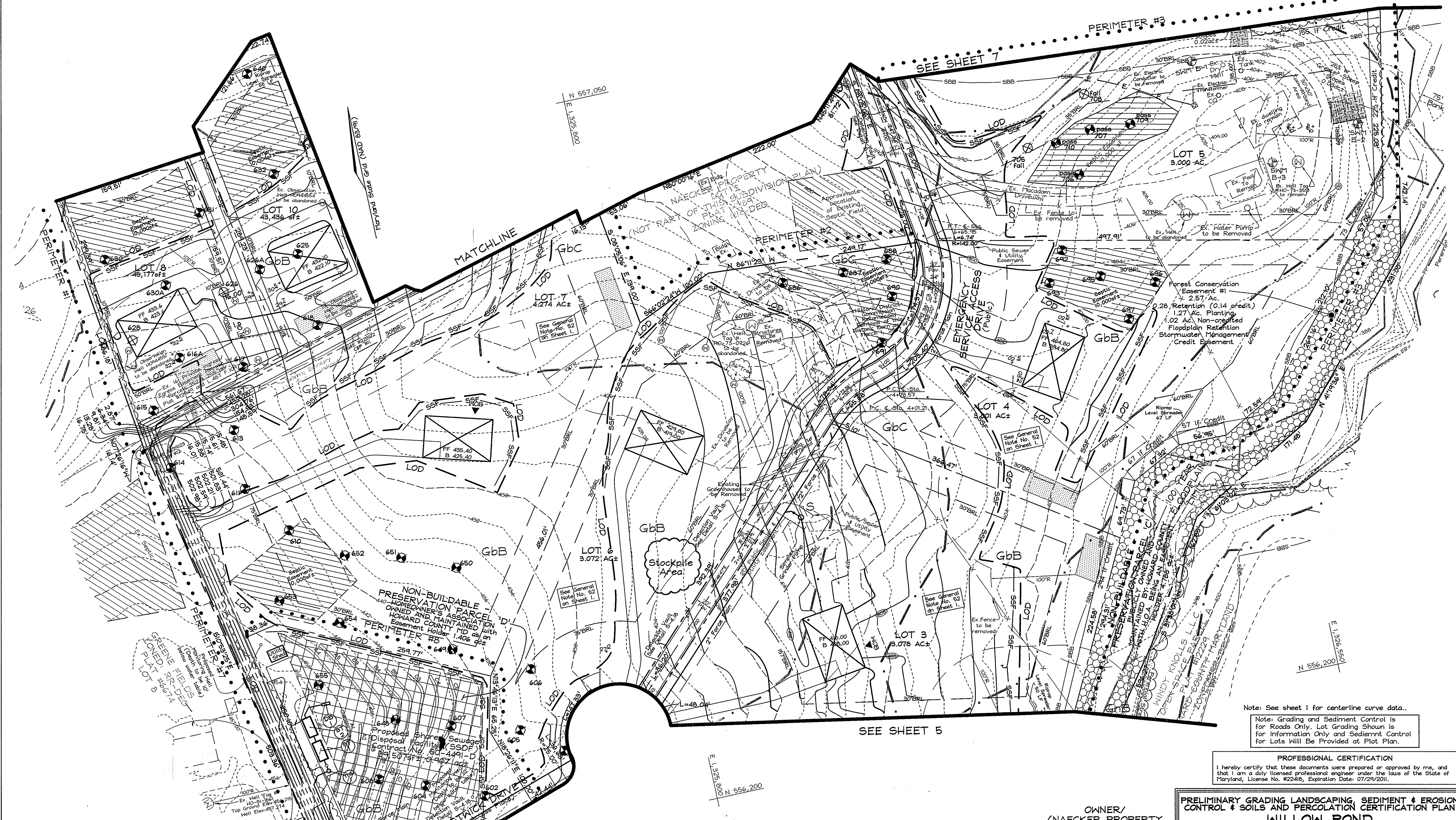
PRELIMINARY GRADING LANDSCAPING, SEDIMENT & EROSION CONTROL & SOILS AND PERCOLATION CERTIFICATION PLAN
WILLOW POND

LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

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

DESIGN BY: MT
DRAWN BY: AT
CHECKED BY: ZTF, MLT
SCALE: 1"=50'
DATE: Jan. 22, 2010
M.O. No.: 3199
SHEET No. 5 OF 14

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



APPROVED FOR PRIVATE WATER AND SHARED SEWERAGE SYSTEMS FOR LOTS 2, 3, 4 LOT 13 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'A' AND LOTS 1, AND SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'A' AND LOTS 1, AND 4 THRU 12 IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

William E. Brilenson 2/14/2010
 COUNTY HEALTH OFFICER DATE
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

William E. Suttler 2/16/10
 PLANNING DIRECTOR, DEP. DATE

*NOTE: A LOW PRESSURE DOSING SYSTEM WILL BE SHOWN ON THE FINAL SHARED SEPTIC PLANS.

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ba	Baile silt loam	D
CaB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
CaC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
Cha	Chester silt loam, 0 to 3 percent slopes	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
Cs	Comus silt loam	B
GlB2	Glenela loam, 3 to 8 percent slopes, moderately eroded	B
GlC2	Glenela loam, 8 to 15 percent slopes, moderately eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
Ha	Hatboro silt loam	D
MgB2	Manor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
MgC2	Manor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MIA	Manor loam, 0 to 3 percent slopes	C
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B

SEE SHEET 5

SEE SHEET 7

Note: See sheet 1 for centerline curve data.

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

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. #22416, Expiration Date: 07/29/2011.

OWNER/
 (NAECKER PROPERTY
 Plat #7288 Lot 4)
 Robert L. Naecker
 12740 Route 105
 Clarksville, MD 21029-1531
 410.864.2495

OWNER/
 (NAECKER PROPERTY
 Plat #20373-20375 Lot 6)
 GREENFIELD HOMES, Inc.
 6656 Luster Drive
 Highland, Maryland 20777
 410.781.6782

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

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

WILLOW POND

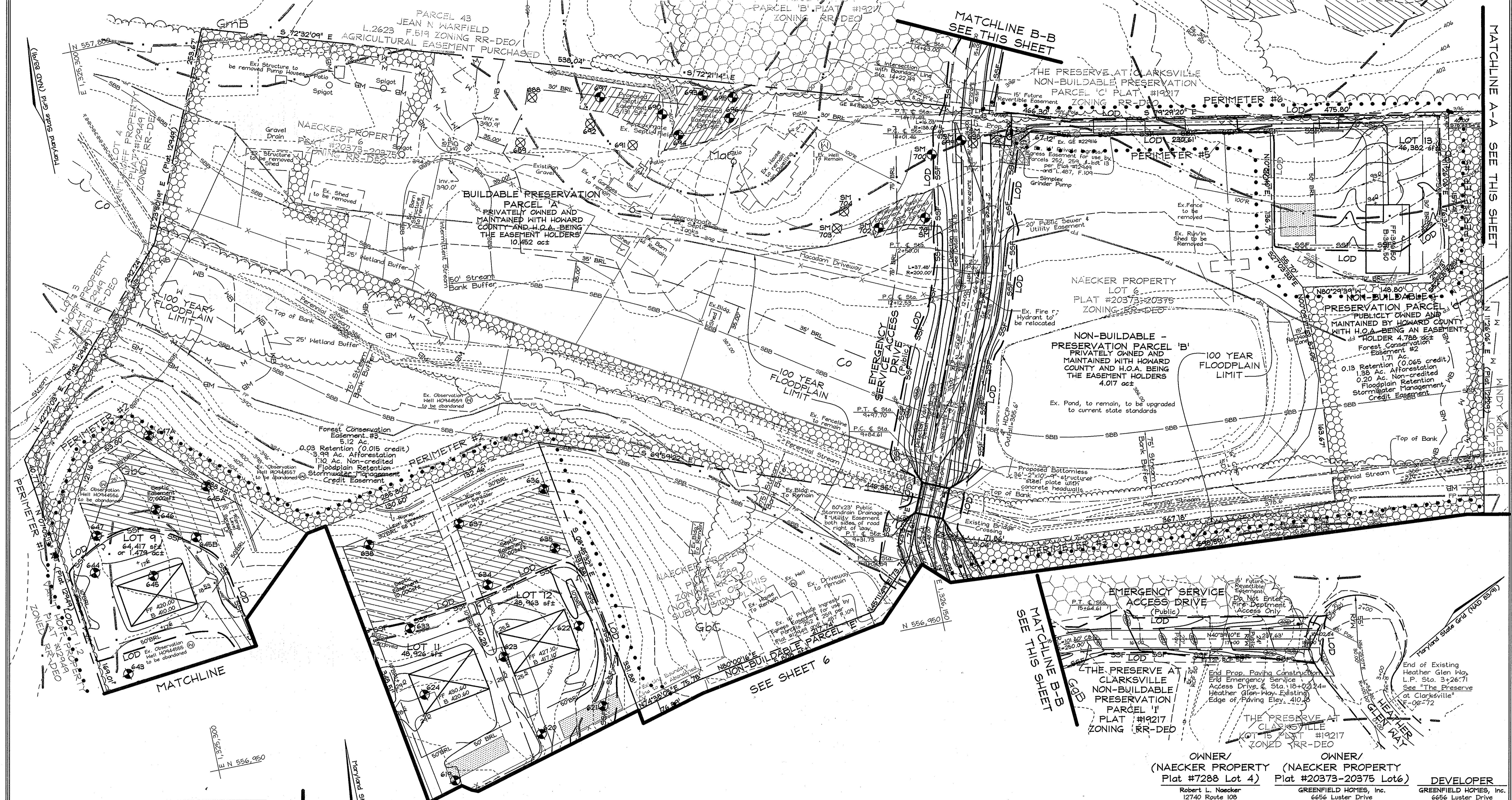
LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

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



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

DESIGN BY: MT
 DRAWN BY: AT
 CHECKED BY: ZTE, MLT
 SCALE: 1"=50'
 DATE: Jan. 22, 2010
 P.L.O. No.: 3199
 SHEET No. 6 OF 14



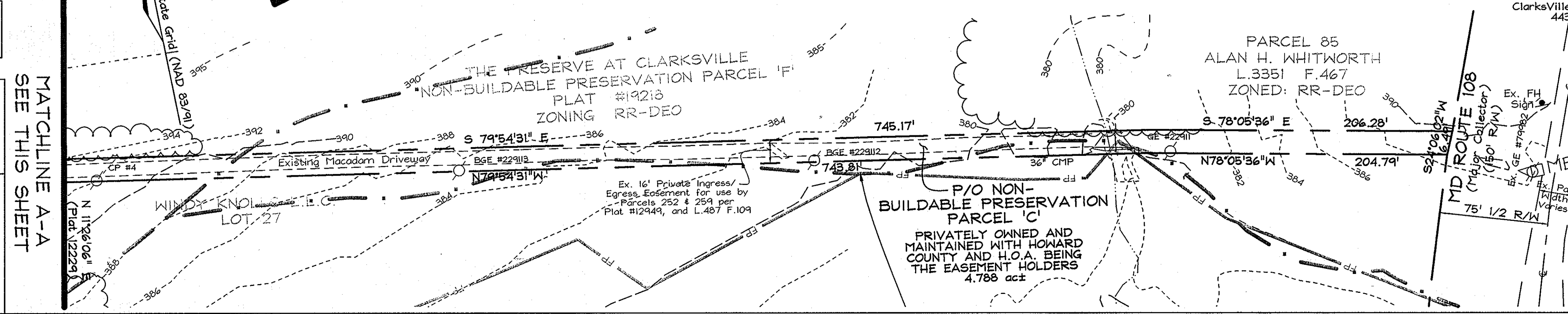
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 07/29/2011.

APPROVED: FOR PRIVATE WATER AND SHARED SEWERAGE SYSTEMS FOR LOTS 2, 3, & LOT 13 AND FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'A' AND LOTS 1, 4 THRU 12 IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

B. Wilson for Peter B. Blenson 2/4/2010
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Buttle 2/16/10
PLANNING DIRECTOR, DEP.



OWNER/ (NAECKER PROPERTY) Plat #7288 (Lot 4)	OWNER/ (NAECKER PROPERTY) Plat #20373-20375 (Lot 6)	DEVELOPER
Robert L. Naecker 12740 Route 108 ClarksVillage MD 21024-1531 443.864.6445	GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782	GREENFIELD HOMES, Inc. 6656 Luster Drive Highland, Maryland 20777 410.781.6782

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

WILLOW POND

LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

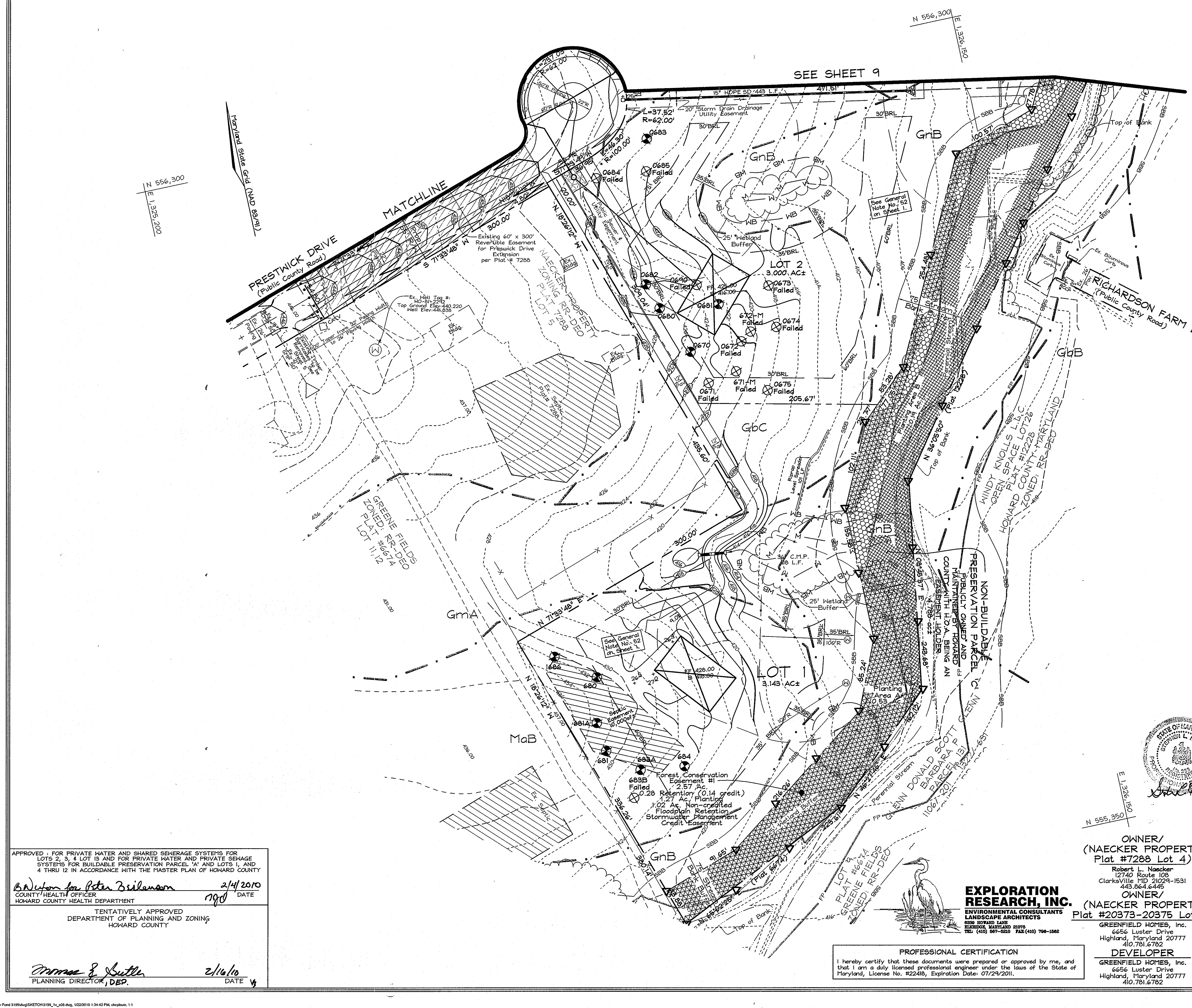
TAX MAP 34 GRID 17
FIFTH ELECTION DISTRICT

PARCEL 382
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1562
E-mail: info@fshri.com

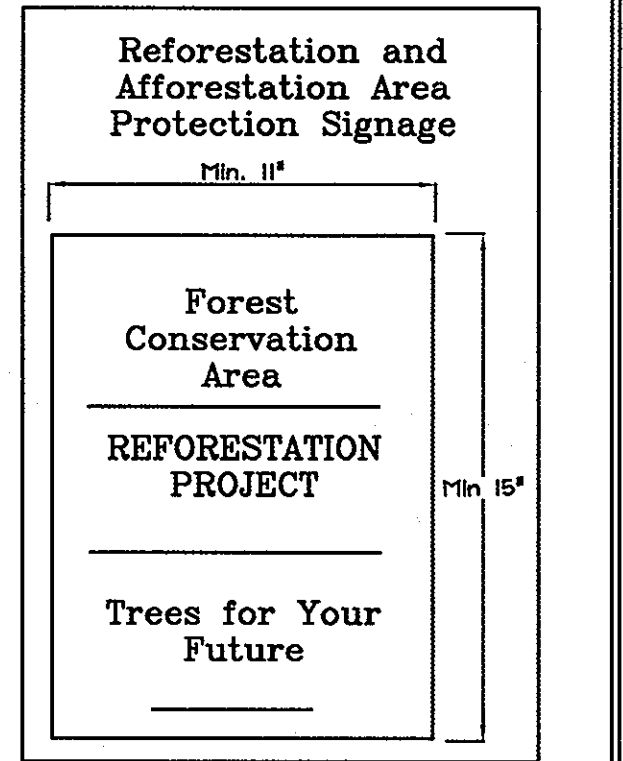
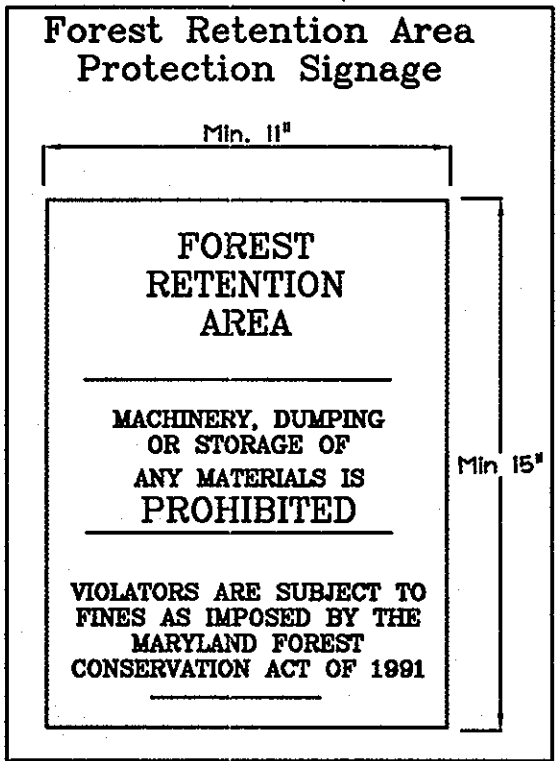
STATE OF MARYLAND
PROFESSIONAL ENGINEER
22418
Thomas E. Buttle

DESIGN BY: MT
DRAWN BY: AT
CHECKED BY: ZTF, MLT
SCALE: 1"=50'
DATE: Jan. 22, 2010
H.O. No.: 3199
SHEET No. 7 OF 14

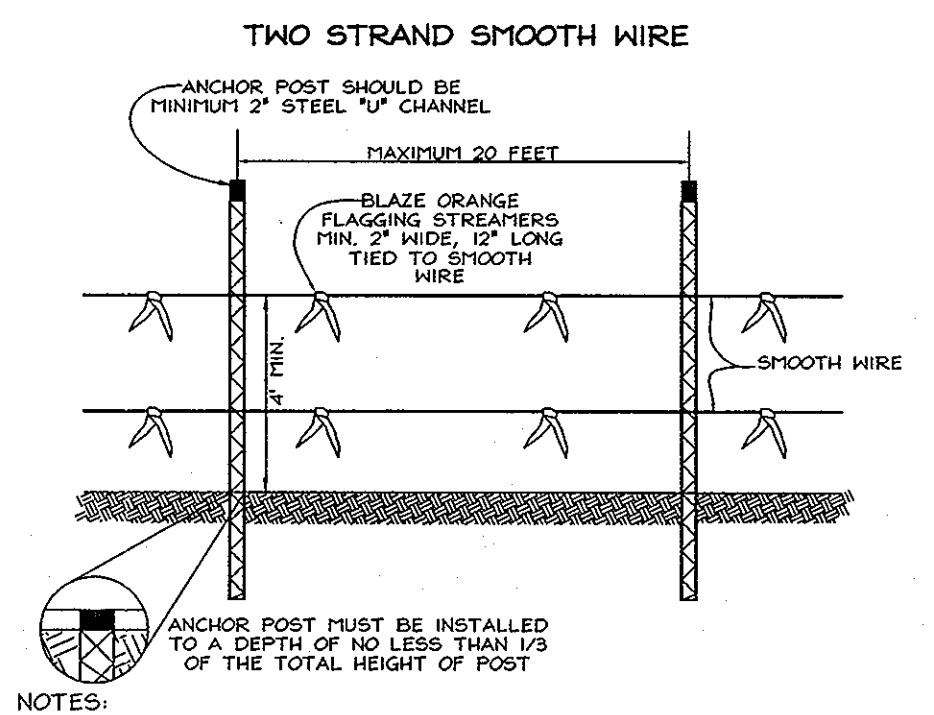


LEGEND

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

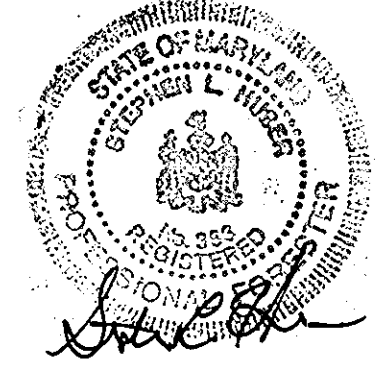


SIGN DETAIL: PERMANENT SIGN
 SIGNAGE NOTE: ALL TREE PROTECTION SIGNS SHALL BE PLACED ON PICTAL 'T' POSTS OR PRESSURE TREATED WOOD POLES. NO ATTACHMENT OF SIGNS TO TREES IS PERMITTED.



TREE PROTECTION DETAIL
 NOT TO SCALE

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.



APPROVED FOR PRIVATE WATER AND SHARED SEWERAGE SYSTEMS FOR LOTS 2, 3, 4 LOT 13 AND FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'A' AND LOTS 1, AND 4 THRU 12 IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

B. Nelson for Peter Beilenson 2/4/2010 DATE
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

Mona E. Suttler 2/16/10 DATE
 PLANNING DIRECTOR, DEP.

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. #22418, Expiration Date: 07/24/2011.

OWNER/ (NAECKER PROPERTY Plat #7288 Lot 4)
 Robert L. Naecker
 12740 Route 108
 ClarksVillage MD 21029-1531
 443.664.6445

OWNER/ (NAECKER PROPERTY Plat #20373-20375 Lot 6)
 GREENFIELD HOMES, Inc.
 6656 Luster Drive
 Highland, Maryland 20777
 410.781.6782

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

PRELIMINARY FOREST CONSERVATION PLAN
WILLOW POND
 LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

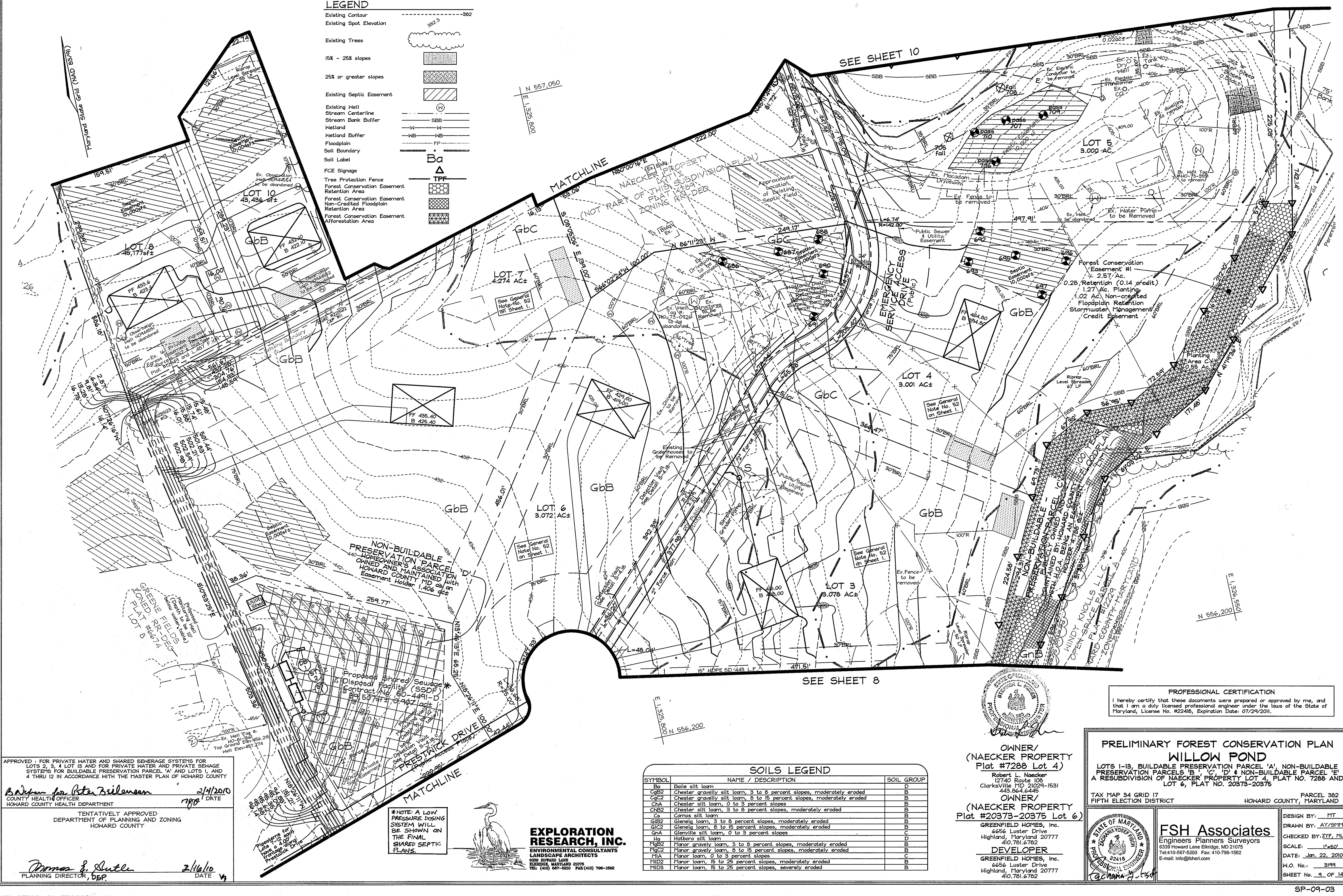
TAX MAP 34 GRID 17 PARCEL 382
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
 Engineers Planners Surveyors
 6338 Howard Lane Ellicott City, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsher.com

DESIGN BY: MT
 DRAWN BY: AY/SM/ML
 CHECKED BY: ZYF/MLT
 SCALE: 1"=50'
 DATE: Jan. 22, 2010
 H.O. No.: 3199
 SHEET No. 8 OF 14

LEGEND

- Existing Contour ----- 382
- Existing Spot Elevation 382.3
- Existing Trees
- 15% - 25% slopes
- 25% or greater slopes
- Existing Septic Easement
- Existing Well
- Stream Centerline
- Stream Bank Buffer
- Wetland
- Wetland Buffer
- Floodplain
- Soil Boundary
- Soil Label
- FCE Signage
- Tree Protection Fence
- Forest Conservation Easement Retention Area
- Forest Conservation Easement Non-Credited Floodplain Retention Area
- Forest Conservation Easement Reforestation Area



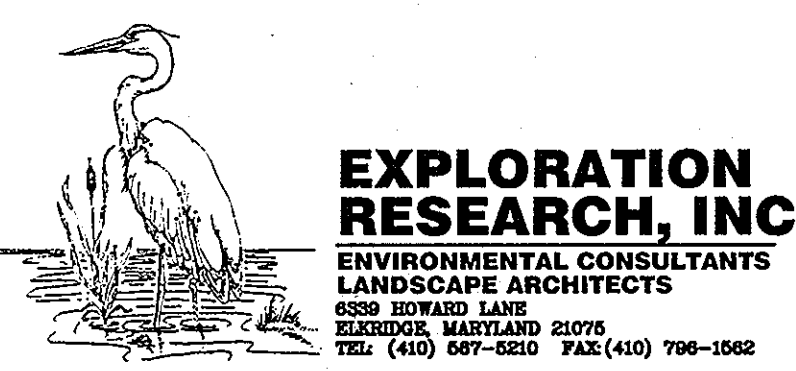
APPROVED FOR PRIVATE WATER AND SHARED SEWERAGE SYSTEMS FOR LOTS 2, 3, 4 LOT 13 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'A' AND LOTS 1, AND SYSTEMS THRU 12 IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Bridgette P. Bieleman 2/4/2010
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas J. Suttler 2/16/10
 PLANNING DIRECTOR, DEP.

*NOTE: A LOW PRESSURE DOSING SYSTEM WILL BE SHOWN ON THE FINAL SHARED SEPTIC PLANS.



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Ba	Baile silt loam	D
CgB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
ChA	Chester silt loam, 0 to 3 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
Cs	Cornus silt loam	B
GfB2	Glencig loam, 3 to 8 percent slopes, moderately eroded	B
GfC2	Glencig loam, 8 to 15 percent slopes, moderately eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
Ha	Hatboro silt loam	D
HgB2	Minor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
HgC2	Minor gravelly loam, 8 to 15 percent slopes, moderately eroded	B
MIA	Minor loam, 0 to 3 percent slopes	C
MID2	Minor loam, 15 to 25 percent slopes, moderately eroded	B
MIDB	Minor loam, 15 to 25 percent slopes, severely eroded	B

OWNER/ (NAECKER PROPERTY Plat #7288 Lot 4)
 Robert L. Naecker
 12740 Route 108
 Clarksville MD 21029-1531
 410.864.6445

OWNER/ (NAECKER PROPERTY Plat #20373-20375 Lot 6)
 GREENFIELD HOMES, Inc.
 6656 Luster Drive
 Highland, Maryland 20777
 410.781.6782

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

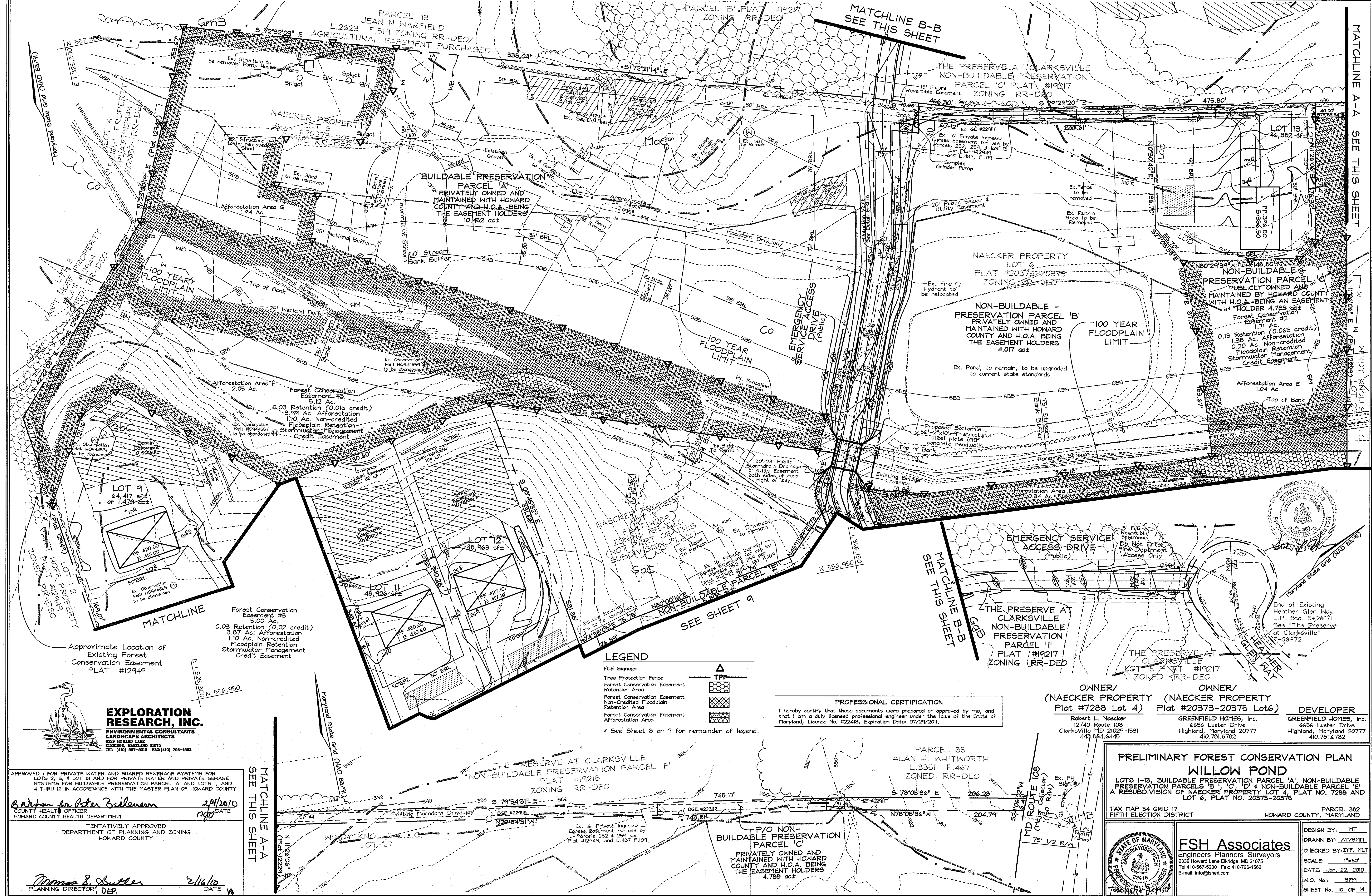
PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 07/24/2011.

PRELIMINARY FOREST CONSERVATION PLAN WILLOW POND
 LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

TAX MAP 34 GRID I7
 FIFTH ELECTION DISTRICT
 PARCEL 382
 HOWARD COUNTY, MARYLAND

FSH Associates
 Engineers Planners Surveyors
 6338 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fshri.com

DESIGN BY: MT
 DRAWN BY: AT/SMT
 CHECKED BY: ZTF, MLT
 SCALE: 1"=50'
 DATE: Jan. 22, 2010
 H.O. No.: 3199
 SHEET No. 9 OF 14



MATCHLINE A-A SEE THIS SHEET
MATCHLINE B-B SEE THIS SHEET
MATCHLINE C-C SEE THIS SHEET

PARCEL 43
JEAN N WARFIELD
L.2623 F.519 ZONING RR-DEO/
AGRICULTURAL EASEMENT PURCHASED

THE PRESERVE AT CLARKSVILLE
NON-BUILDABLE PRESERVATION
PARCEL 'C' PLAT #19217
ZONING RR-DEO

THE PRESERVE AT CLARKSVILLE
NON-BUILDABLE PRESERVATION
PARCEL 'B' PLAT #20373-20375
ZONING RR-DEO

THE PRESERVE AT CLARKSVILLE
NON-BUILDABLE PRESERVATION
PARCEL 'I' PLAT #19217
ZONING RR-DEO

THE PRESERVE AT CLARKSVILLE
NON-BUILDABLE PRESERVATION
PARCEL 'I' PLAT #19218
ZONING RR-DEO

LOT 9
64,417 sq ft
or 1.472 ac

LOT 10
50,000 sq ft
or 1.146 ac

LOT 11
48,926 sq ft

LOT 12
48,963 sq ft

LOT 13
46,382 sq ft

Forest Conservation Easement #3
5.12 Ac. Afforestation
1.10 Ac. Non-Credited
Floodplain Retention
Stormwater Management
Credit Easement

Forest Conservation Easement #3
5.00 Ac. Afforestation
3.87 Ac. Non-Credited
Floodplain Retention
Stormwater Management
Credit Easement

Forest Conservation Easement #3
5.00 Ac. Afforestation
3.87 Ac. Non-Credited
Floodplain Retention
Stormwater Management
Credit Easement

Forest Conservation Easement #3
5.00 Ac. Afforestation
3.87 Ac. Non-Credited
Floodplain Retention
Stormwater Management
Credit Easement

Forest Conservation Easement #3
5.00 Ac. Afforestation
3.87 Ac. Non-Credited
Floodplain Retention
Stormwater Management
Credit Easement

100 YEAR FLOODPLAIN LIMIT

100 YEAR FLOODPLAIN LIMIT

100 YEAR FLOODPLAIN LIMIT

100 YEAR FLOODPLAIN LIMIT

100 YEAR FLOODPLAIN LIMIT

EMERGENCY SERVICE DRIVE ACCESS (Public)

EMERGENCY SERVICE DRIVE ACCESS (Public)

EMERGENCY SERVICE DRIVE ACCESS (Public)

EMERGENCY SERVICE DRIVE ACCESS (Public)

EMERGENCY SERVICE DRIVE ACCESS (Public)

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EMERGENCY SERVICE DRIVE ACCESS (Public)

EMERGENCY SERVICE DRIVE ACCESS (Public)

LEGEND
FCE Signage
Tree Protection Fence
Forest Conservation Easement Retention Area
Forest Conservation Easement Non-Credited Floodplain Retention Area
Forest Conservation Easement Afforestation Area

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. E22418, Expiration Date: 07/29/2011.
* See Sheet 8 or 9 for remainder of legend.

OWNER/ (NAECKER PROPERTY) PLAT #7288 Lot 4
Robert L. Naecker
12740 Route 108
Clarksville MD 21029-1531
443.864.6449

OWNER/ (NAECKER PROPERTY) PLAT #20373-20375 Lot 6
GREENFIELD HOMES, Inc.
6656 Luster Drive
Highland, Maryland 20777
410.761.6782

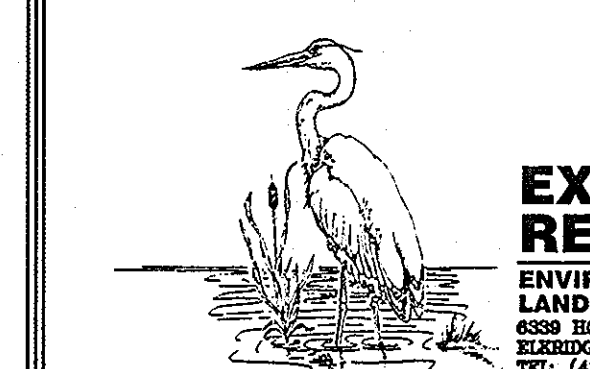
DEVELOPER
GREENFIELD HOMES, Inc.
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Highland, Maryland 20777
410.761.6782

PRELIMINARY FOREST CONSERVATION PLAN
WILLOW POND
LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D' & NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NO. 20373-20375

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

FSH Associates
Engineers Planners Surveyors
8339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

DESIGN BY: MT
DRAWN BY: AY/SMT
CHECKED BY: ZYF, MLT
SCALE: 1"=50'
DATE: Jan. 22, 2010
M.O. No.: 3199
SHEET No. 10 OF 14



EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
8339 HOWARD LANE
ELK RIDGE, MARYLAND 21075
TEL: (410) 567-5200 FAX: (410) 796-1562

APPROVED FOR PRIVATE WATER AND SHARED SEWERAGE SYSTEMS FOR LOTS 2, 3, & 4 AND FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS FOR BUILDABLE PRESERVATION PARCEL 'A' AND LOTS 1, AND 4 THRU 12 IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY
Barbara Jo Peter Beilenson 2/4/2010
COUNTY HEALTH OFFICER 1990
HOWARD COUNTY HEALTH DEPARTMENT
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mona J. Suttler 2/11/10
PLANNING DIRECTOR, DEP. 211610
DATE

FOREST CONSERVATION WORKSHEET

Table with 2 columns: Category and Acres. Includes Net Tract Area (51.67), Existing Forest Cover (0.15), and Planting Requirements (6.56).

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

FOREST CONSERVATION NARRATIVE

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

The total tract area consists of 51.67 acres of land. The Preservation Parcels on the site are handled in the following ways: Preservation Parcels A, B and C are netted out of the tract acreage because there is no change of use on those parcels, and Parcel D is included in the net tract because it is less than 3 acres in size.

The total 6.56 acre forest conservation obligation for the site is for 0.3 acres of reforestation and 6.56 acres of afforestation. Afforestation requirements will be met entirely on-site in three easements. The three easements are partly on parcels netted out of the Net Tract area, therefore any retention is considered to be "offsite" and given full credit.

The total forest conservation obligation met on this site is 6.56 acres (6.64 afforestation + half of the 0.44 offsite acreage retained). The total acreage to be bonded is 7.08 acres (6.64 afforestation + 0.44 retention), with a total forest conservation surety amount of \$148,452.00.

FOREST CONSERVATION EASEMENT TABLE

Table with 3 columns: EASEMENT, TYPE, and AREA (AC.). Shows 3 easements for Afforestation and Retention, totaling 6.64 acres.

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

EASEMENT #1 - AFFORESTATION AREA A : 23,087 Sq. ft. (0.53 Ac)

Table with 6 columns: Qty, Botanical Name, Common Name, Min. Size, Spacing, Notes. Lists 10 tree species including Acer rubrum, Acer negundo, and Quercus alba.

EASEMENT #1 - AFFORESTATION AREA B : 8,276 Sq. ft. (0.19 Ac)

Table with 6 columns: Qty, Botanical Name, Common Name, Min. Size, Spacing, Notes. Lists 8 tree species including Acer rubrum, Acer negundo, and Quercus alba.

EASEMENT #1 - AFFORESTATION AREA C : 23,958 Sq. ft. (0.55 Ac)

Table with 6 columns: Qty, Botanical Name, Common Name, Min. Size, Spacing, Notes. Lists 10 tree species including Acer rubrum, Acer negundo, and Quercus alba.

EASEMENT #2 - AFFORESTATION AREA D : 14,810 Sq. ft. (0.34 Ac)

Table with 6 columns: Qty, Botanical Name, Common Name, Min. Size, Spacing, Notes. Lists 10 tree species including Acer rubrum, Acer negundo, and Quercus alba.

EASEMENT #2 - AFFORESTATION AREA E : 45,295 Sq. ft. (1.04 Ac)

Table with 6 columns: Qty, Botanical Name, Common Name, Min. Size, Spacing, Notes. Lists 10 tree species including Acer rubrum, Acer negundo, and Quercus alba.

EASEMENT #3 - AFFORESTATION AREA F : 89,298 Sq. ft. (2.05 Ac)

Table with 6 columns: Qty, Botanical Name, Common Name, Min. Size, Spacing, Notes. Lists 10 tree species including Acer rubrum, Acer negundo, and Quercus alba.

Management Notes for Forest Retention Areas

- 1. All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan. 2. After the boundaries of the retention area have been staked and flagged...

Soil Protection Zone Notes

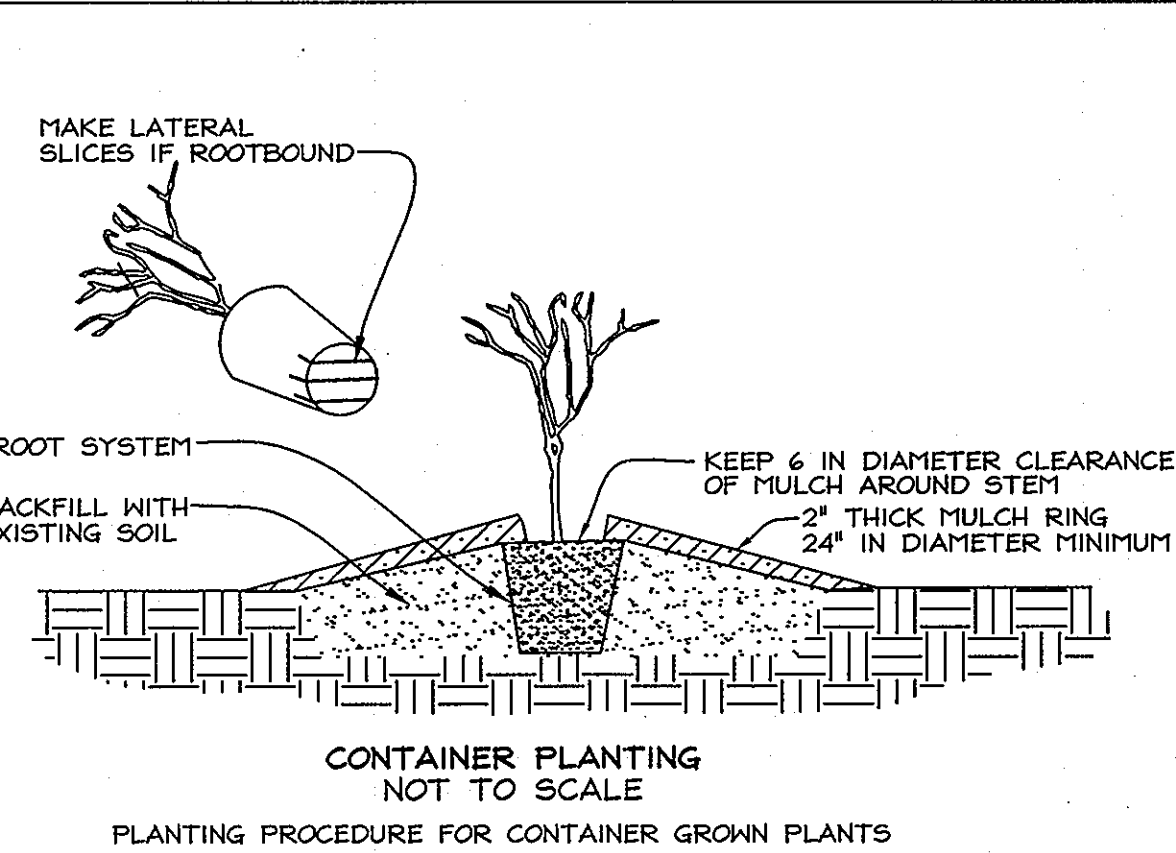
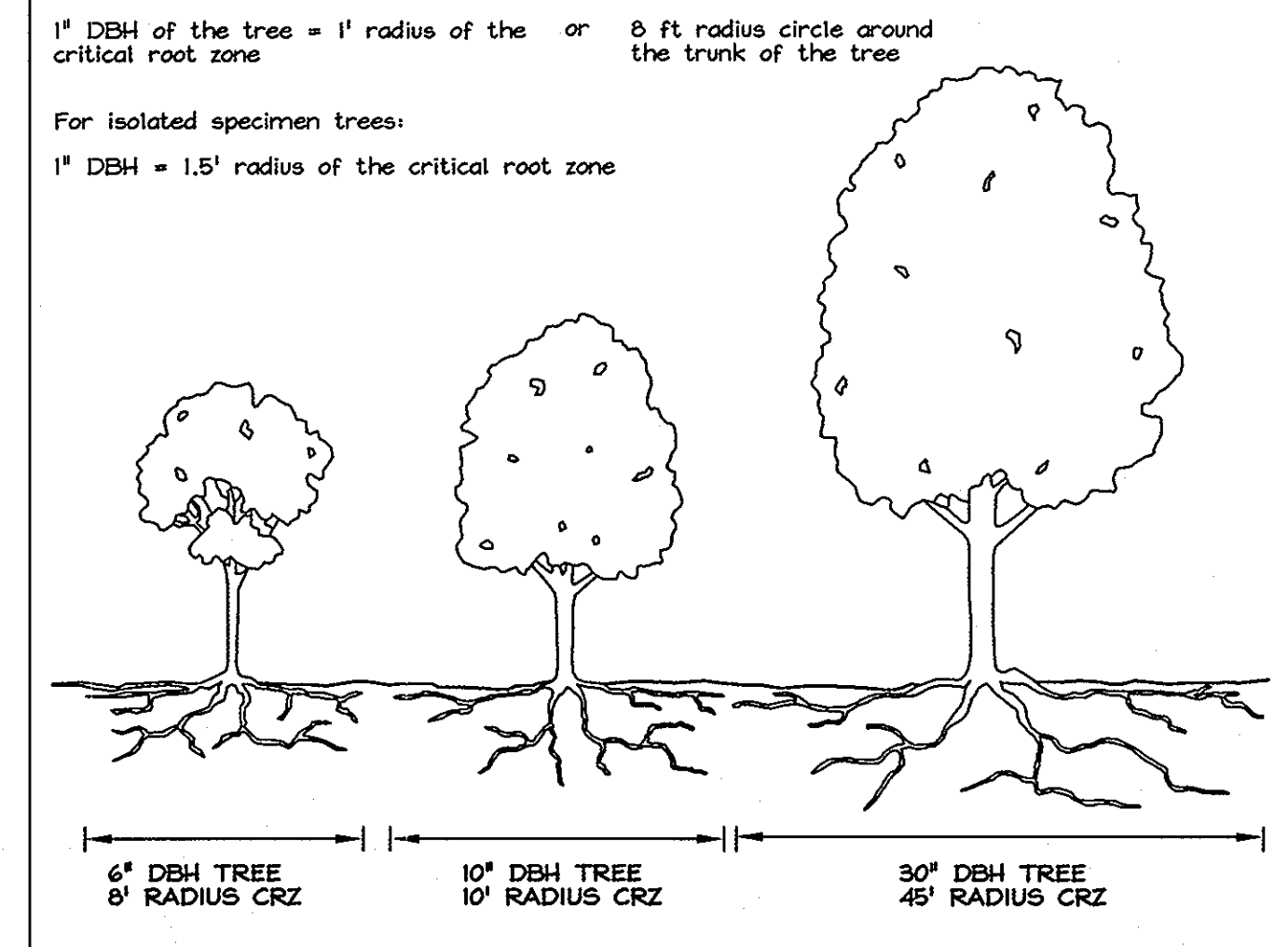
- 1. The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance. 2. Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees...

Planting Area Notes

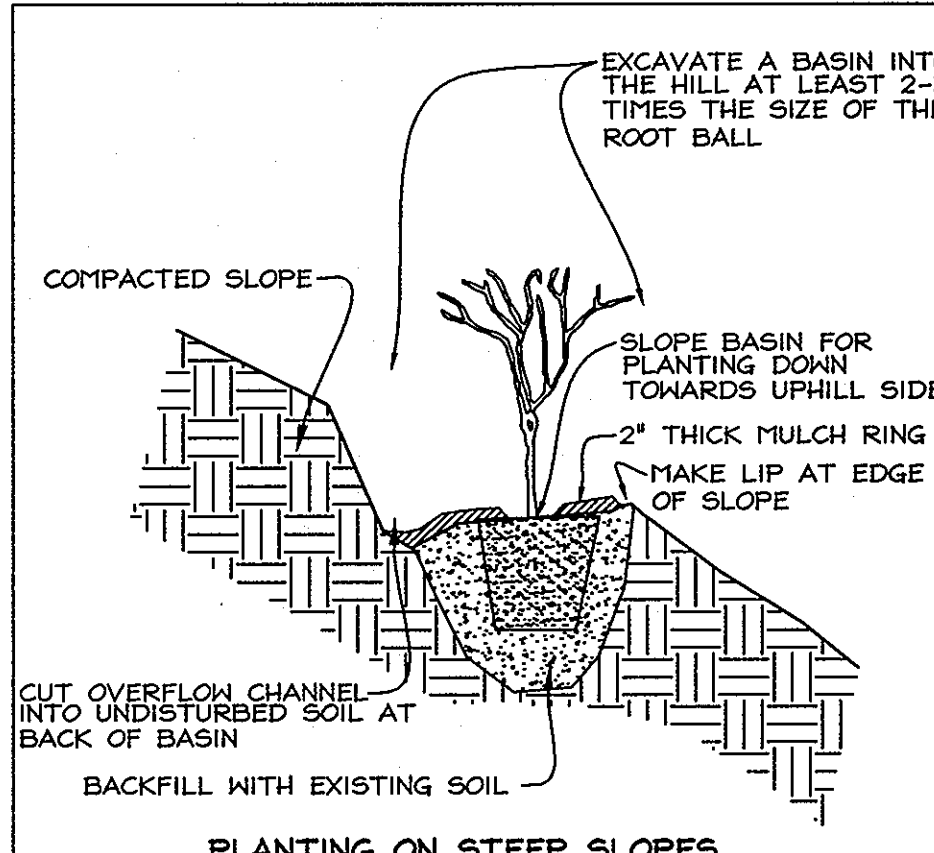
- 1. Afforestation/Reforestation areas may be planted as soon as reasonable to do so. Late winter - early spring plantings are preferred. 2. Soil amendments and fertilization recommendations will be made based upon the results of soil analysis...

CRITICAL ROOT ZONE

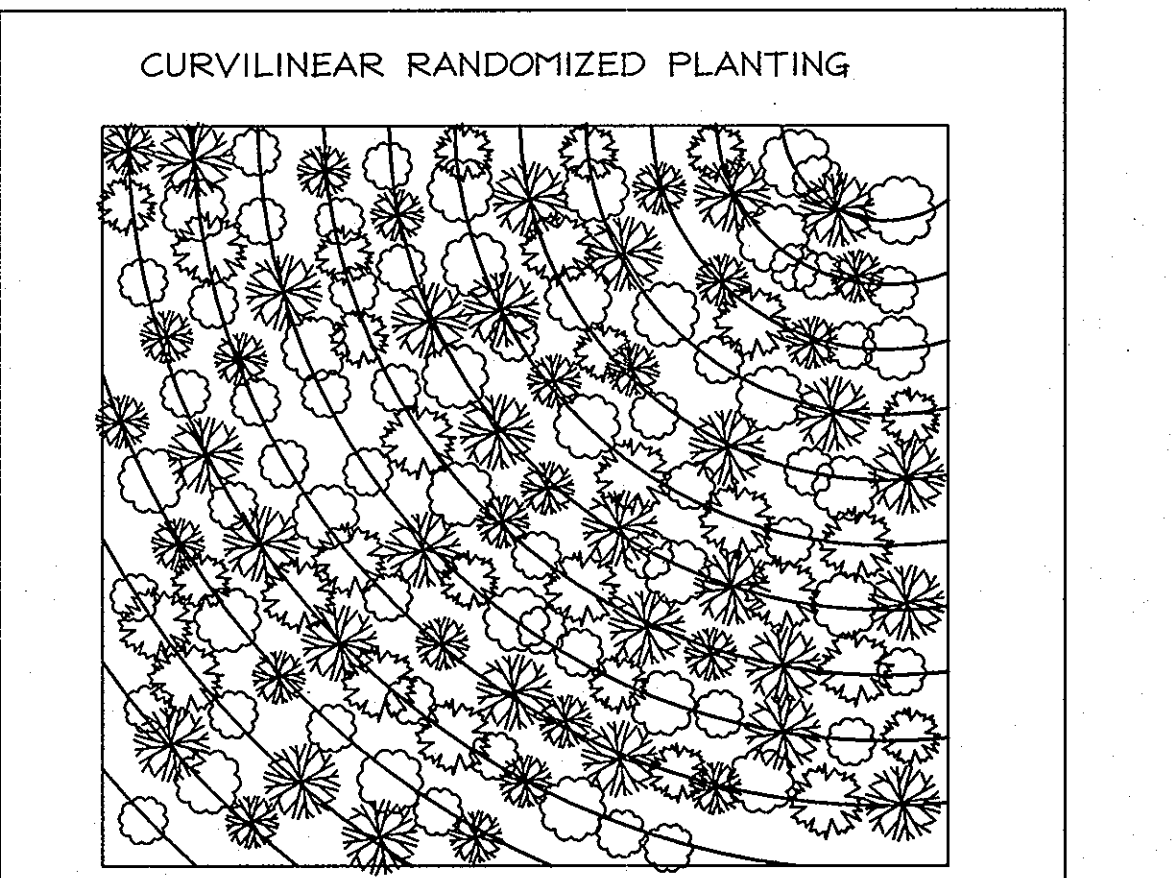
For the edge of large areas, use the greater of the two choices below:



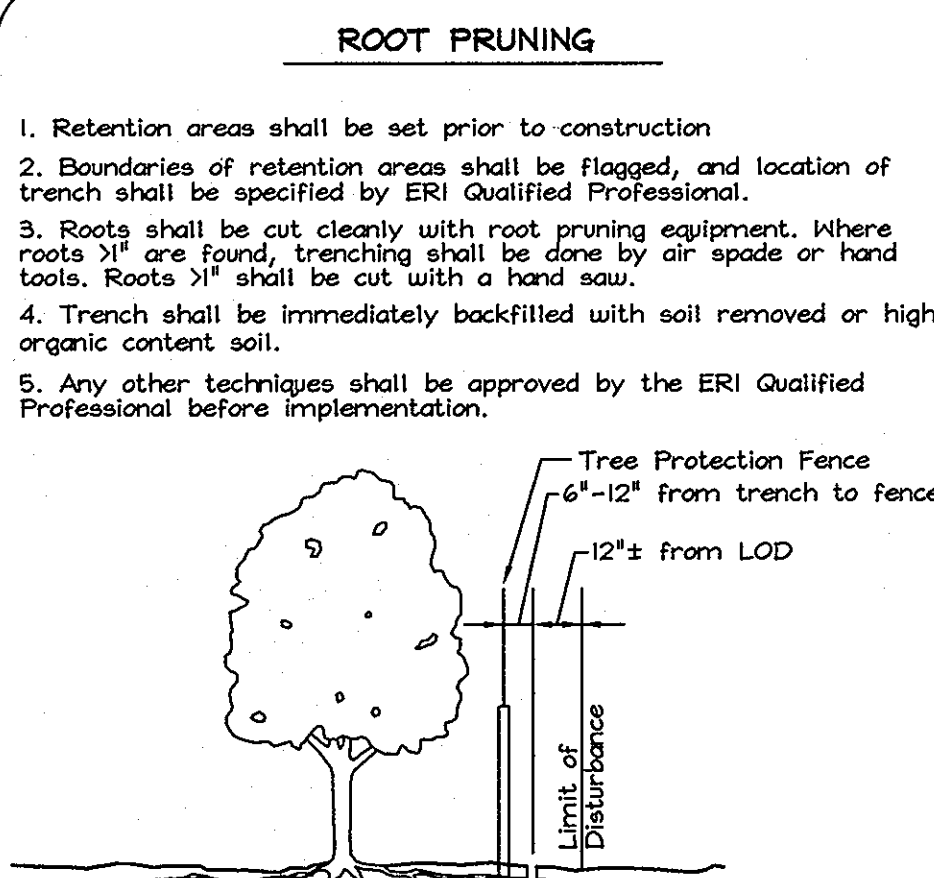
- 1. REMOVE THE PLANT EITHER BY CUTTING OR INVERTING THE CONTAINER. 2. USE A KNIFE TO CUT THROUGH BOTTOM HALF OF THE ROOT BALL.



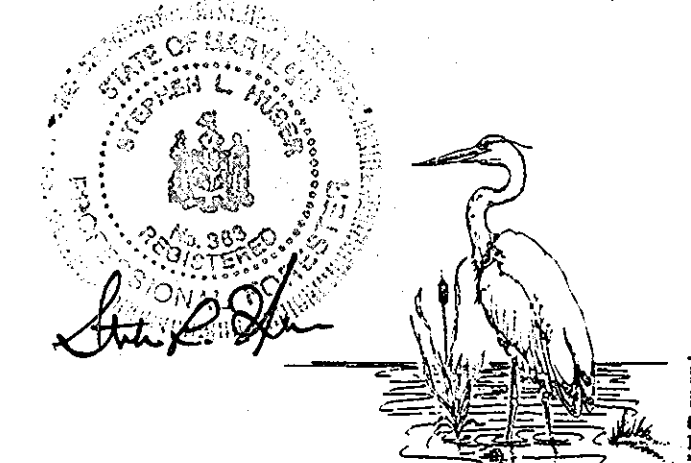
- 1. PLANT AS PER CONTAINER PLANTING DETAIL EXCEPT PREP OF PLANTING AREA. 2. A BASIN FOR PLANTING IS CUT INTO THE SLOPE WITH PLANT BEING PLACED NEAR THE DOWNHILL EDGE OF THE BASIN.



- 1. MIX TREE AND SHRUB SPECIES IN THE STAGING AREA. 2. SET THE GUIDE CURVILINEAR LINE AS CLOSE TO CONTOUR AS POSSIBLE.



- 1. Retention areas shall be set prior to construction. 2. Boundaries of retention areas shall be flagged, and location of trench shall be specified by ERI Qualified Professional.



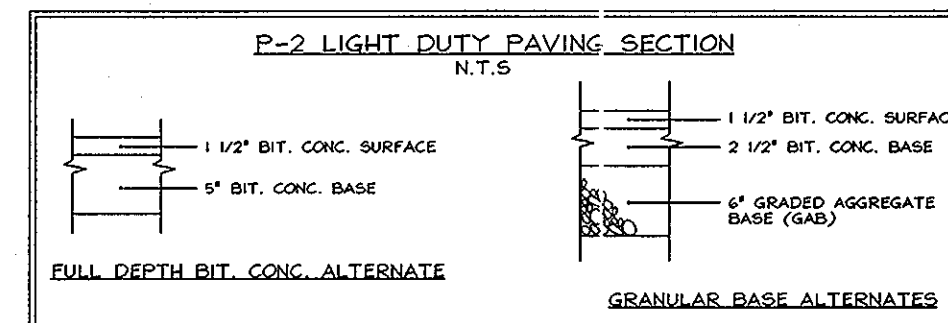
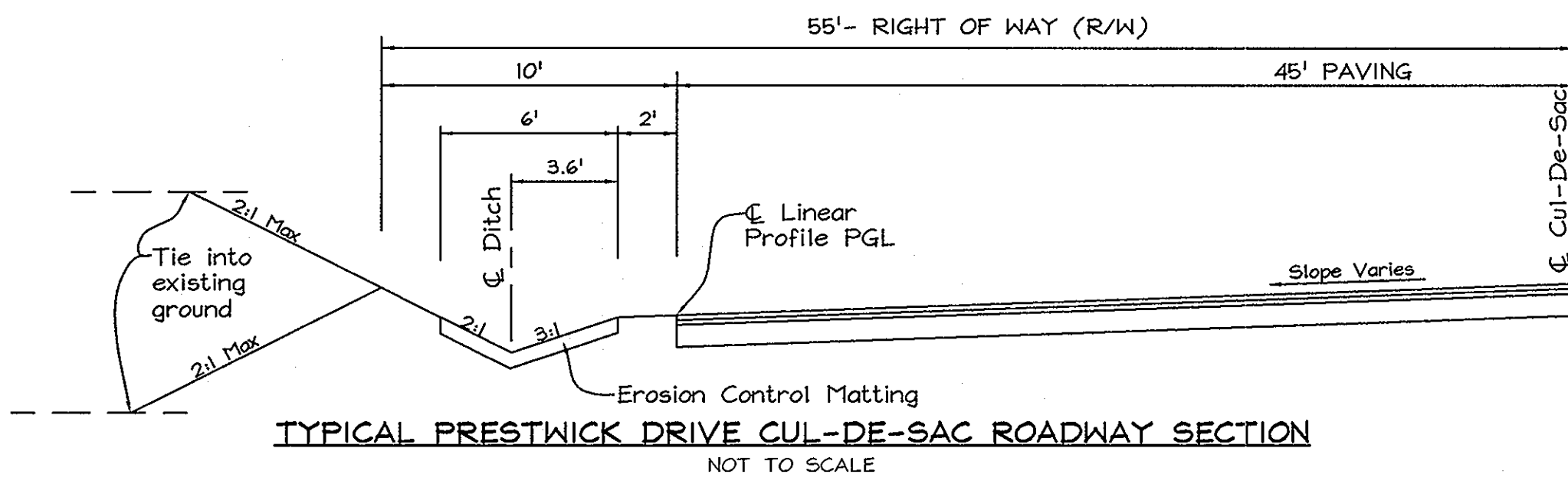
EXPLORATION RESEARCH, INC. ENVIRONMENTAL CONSULTANTS LANDSCAPE ARCHITECTS

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. #22418, Expiration Date: 07/24/2011.

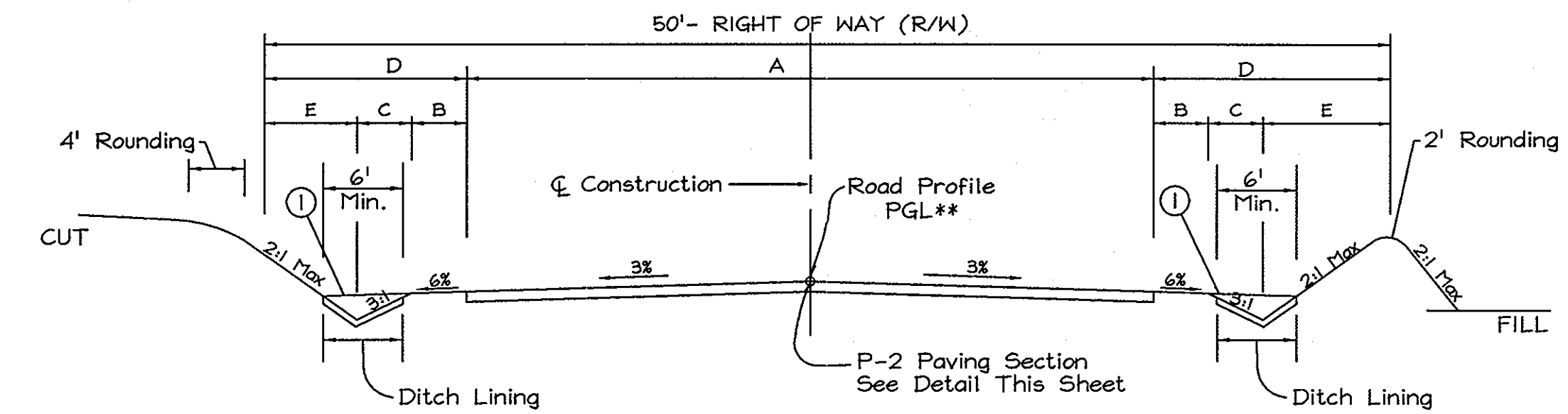
PRELIMINARY FOREST CONSERVATION NOTES AND DETAIL SHEET WILLOW POND. Includes owner information (Naecker Property), tax map, and parcel details.

FSH Associates Engineers Planners Surveyors. Includes contact information and drawing details.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. Includes signature of Planning Director and date.



Note: Paving sections shown relates to a CBR value of 7. Actual CBR test results may cause modification of these paving sections. All paving to be P-1 unless otherwise noted. See plan for limits.



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

ROAD NAME	CLASSIFICATION	A	B	C	D	E	PAVING SECTION	DESIGN SPEED	REMARKS
PRESTWICK DRIVE	ACCESS PLACE 200 A.D.T.	22'	4'	4'	14'	6'	P-2	25 MPH	☉ STA. 22+38 TO ☉ STA. 25+30.40*

* Note: Linear profile begins @ ☉ Sta. 25+30.40 = Beginning of Linear Profile Sta. 0+00 = End of Linear Profile Sta. 3+81.88
** Note: The PGL for the Linear Profile is the Edge of Paving, See typical Cul-De-Sac Roadway Section this sheet for linear profile section.

TYPICAL PRESTWICK DRIVE ROADWAY SECTION
NOT TO SCALE

PROFESSIONAL CERTIFICATION

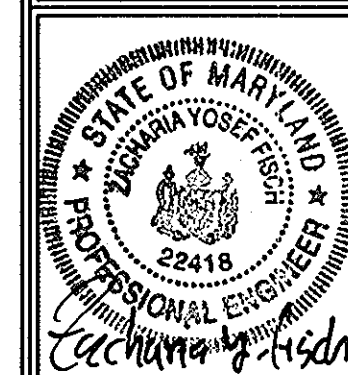
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 07/06/2011.

**OWNER/
(NAECKER PROPERTY
Plat #7288 Lot 4)**

Robert L. Naecker
12740 Route 108
Clarksville MD 21029-1531
443.864.6445

**ROAD PROFILES
WILLOW POND**
LOTS 1-13, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS 'B', 'C' & 'D' AND NON-BUILDABLE PARCEL 'E' A RESUBDIVISION OF NAECKER PROPERTY LOT 4, PLAT NO. 7288 AND LOT 6, PLAT NOs. 20373-20375

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

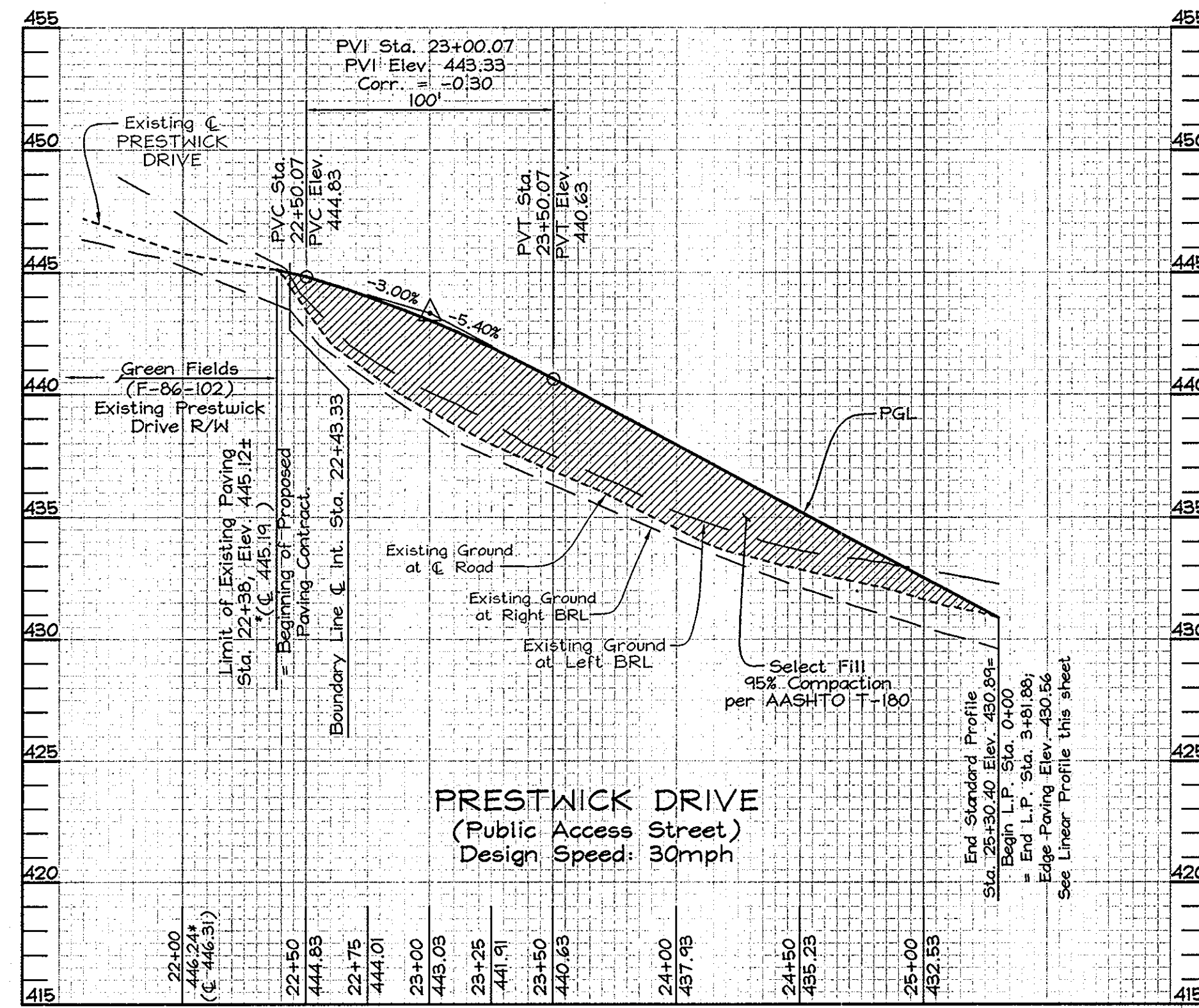


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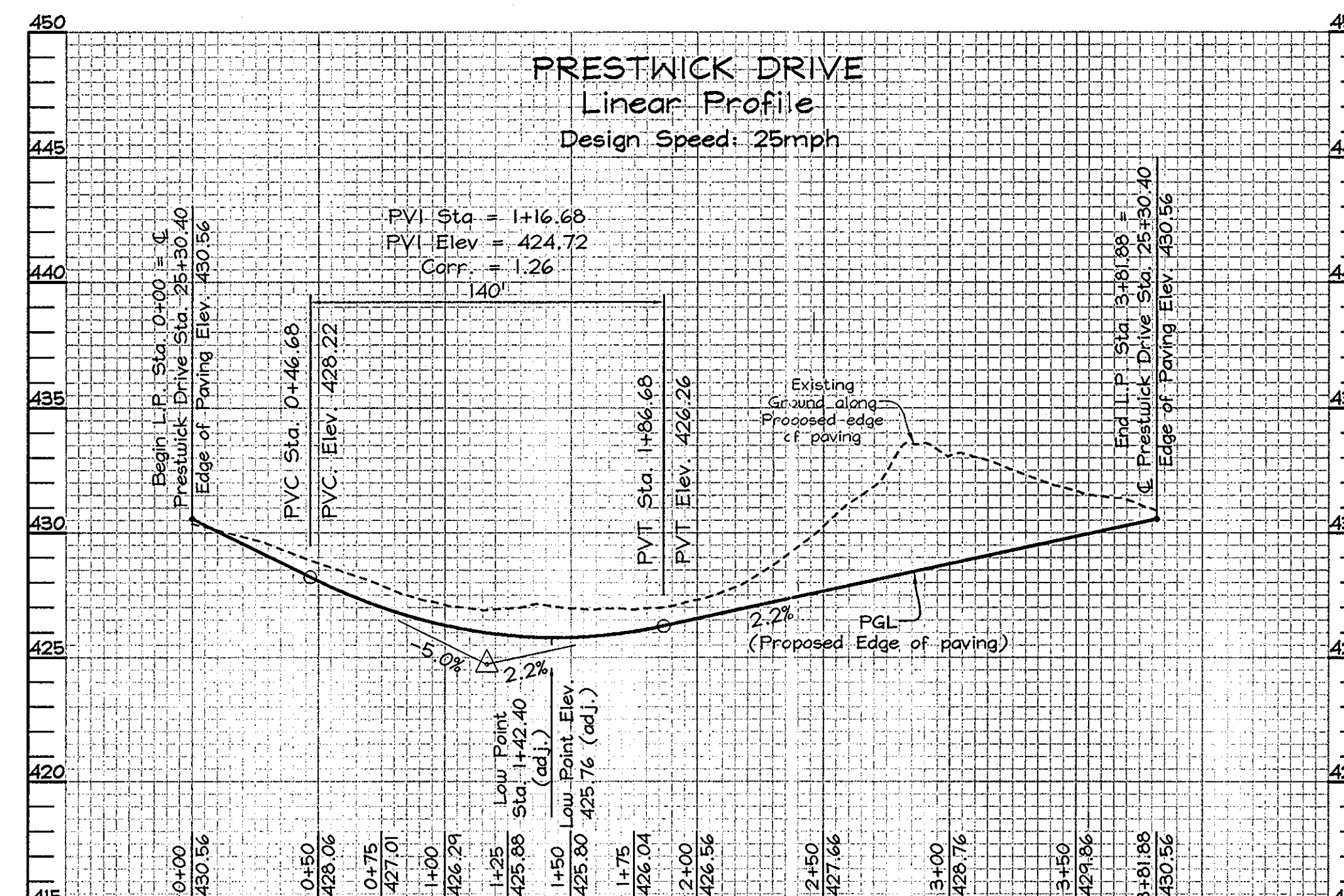
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DRAWN BY: AY
CHECKED BY: ZYF
SCALE: As Shown
DATE: Jan. 22, 2010
P.L.O. No.: 3199
SHEET No. 12 OF 14

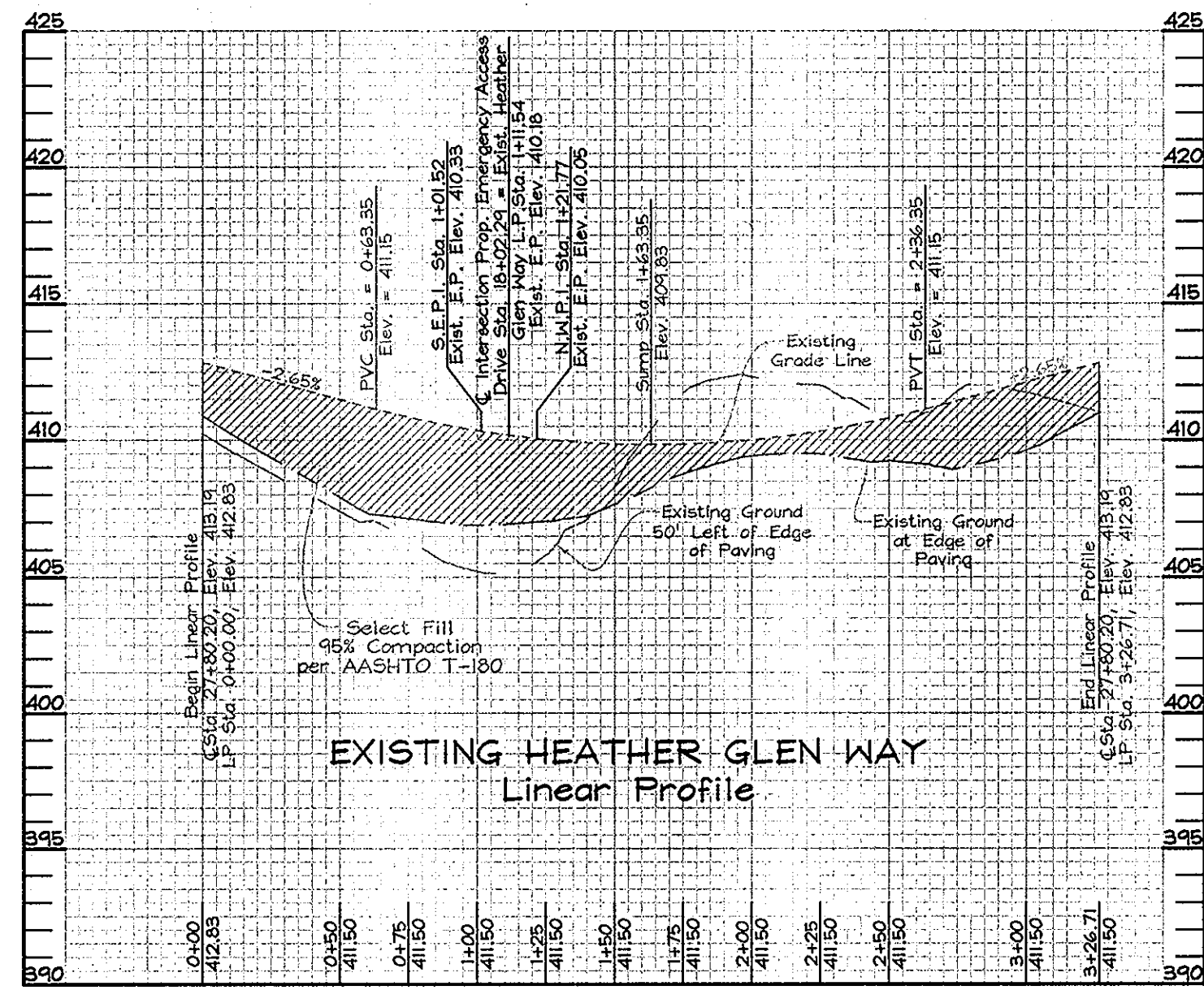
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas J. Suttle
PLANNING DIRECTOR, DEP. DATE 2/16/10

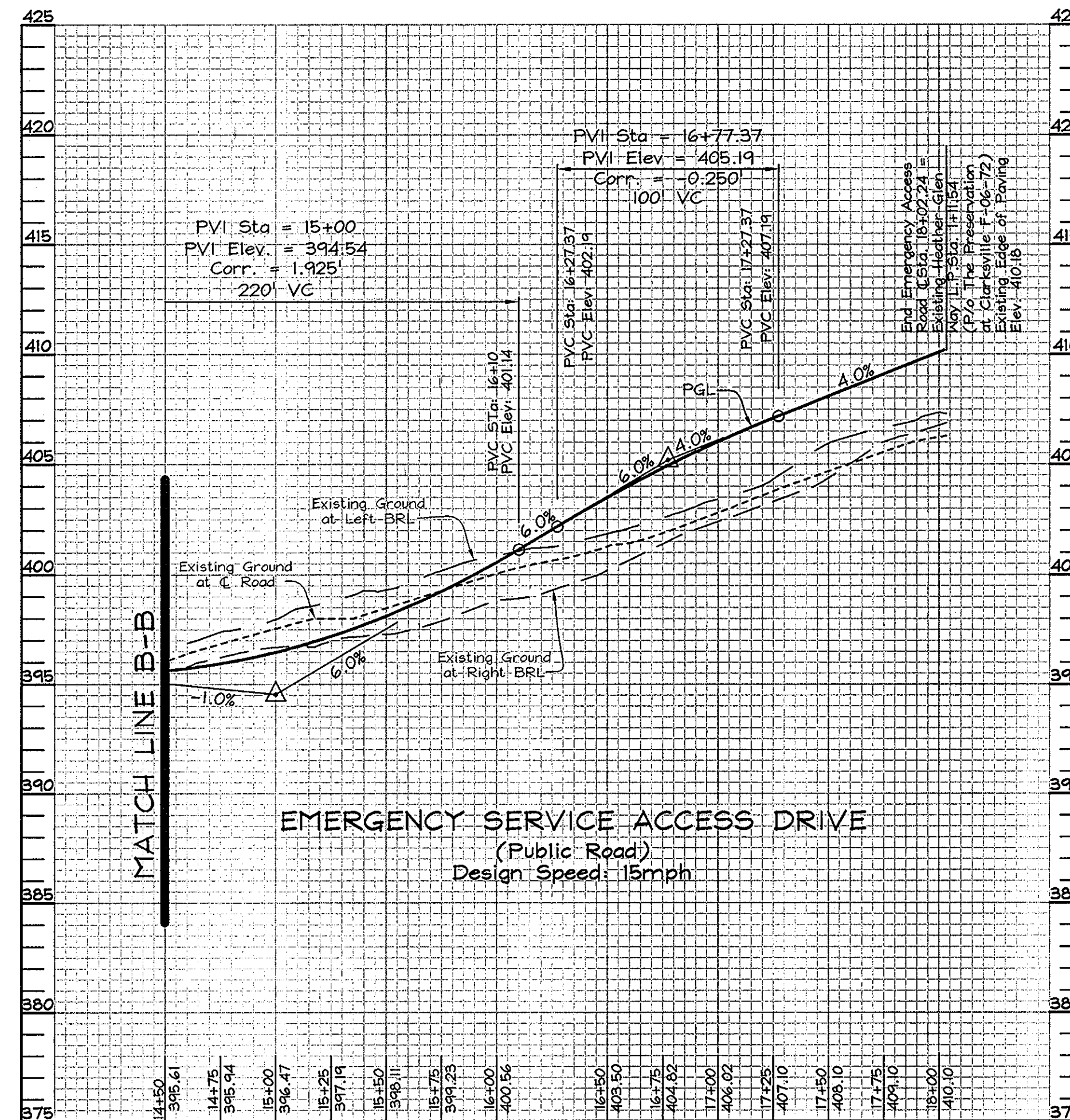


*As-Built PGL Elevations taken from existing "Greene Fields" subdivision, see plans F-86-102.

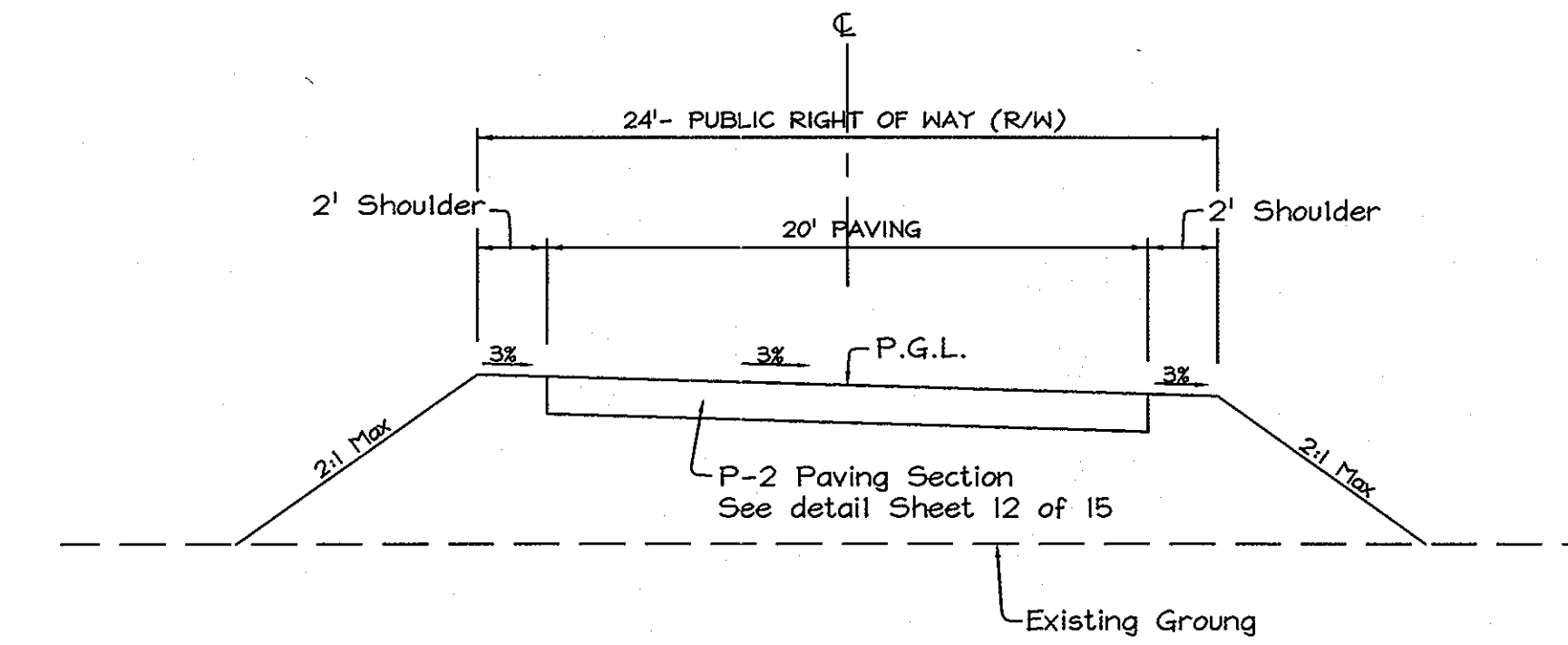




LINEAR ROAD PROFILE
SCALE- HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



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



TYPICAL EMERGENCY SERVICE ACCESS DRIVE ROADWAY SECTION
NOT TO SCALE

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. #22418, Expiration Date: 07/06/2011.

ROAD PROFILES
WILLOW POND

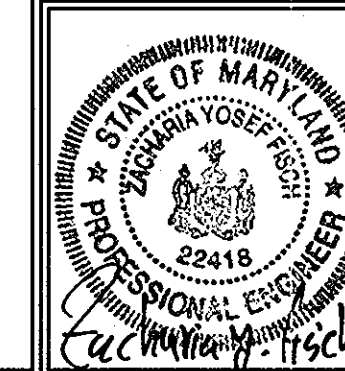
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OWNER/ (NAECKER PROPERTY Plat #7288 Lot 4)

Robert L. Naecker
12740 Route 108
Clarksville MD 21029-1531
410.864.6445

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

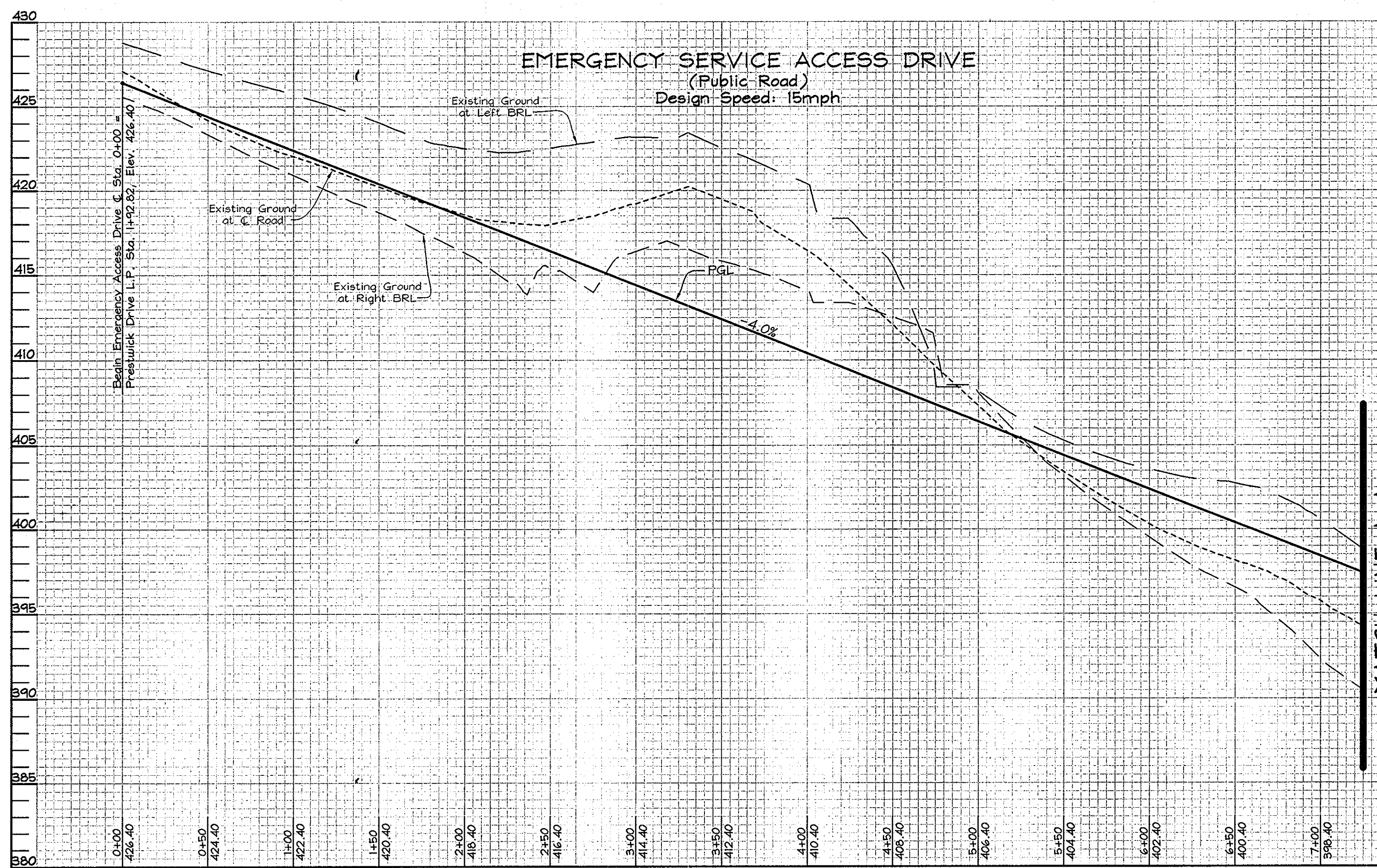


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Tel: 410-567-5200 Fax: 410-796-1562
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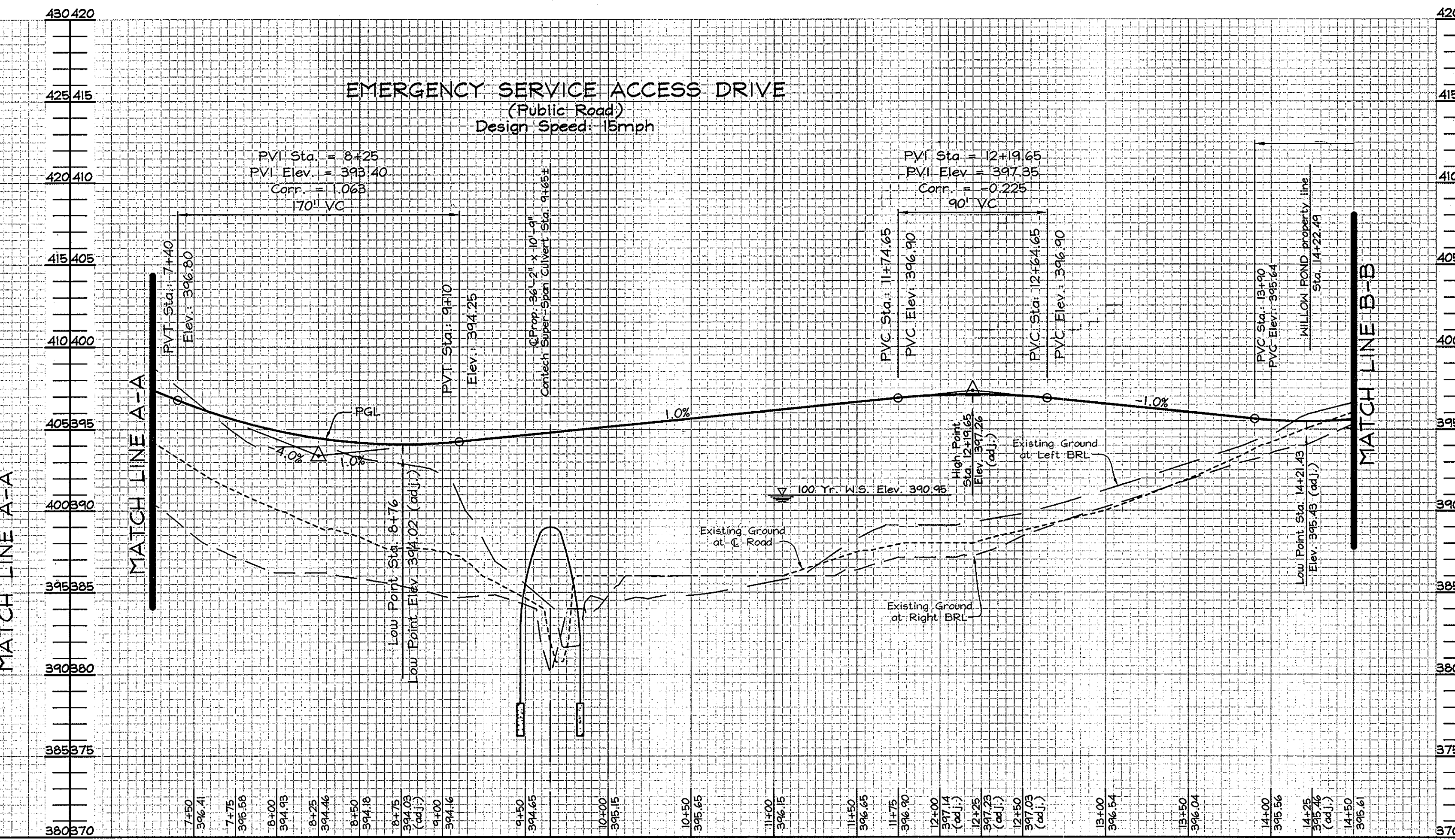
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CHECKED BY: ZYF
SCALE: As Shown
DATE: Jan. 22, 2010
W.O. No.: 3199
SHEET No. 13 OF 14

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Butler
PLANNING DIRECTOR, DEP. DATE 4



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

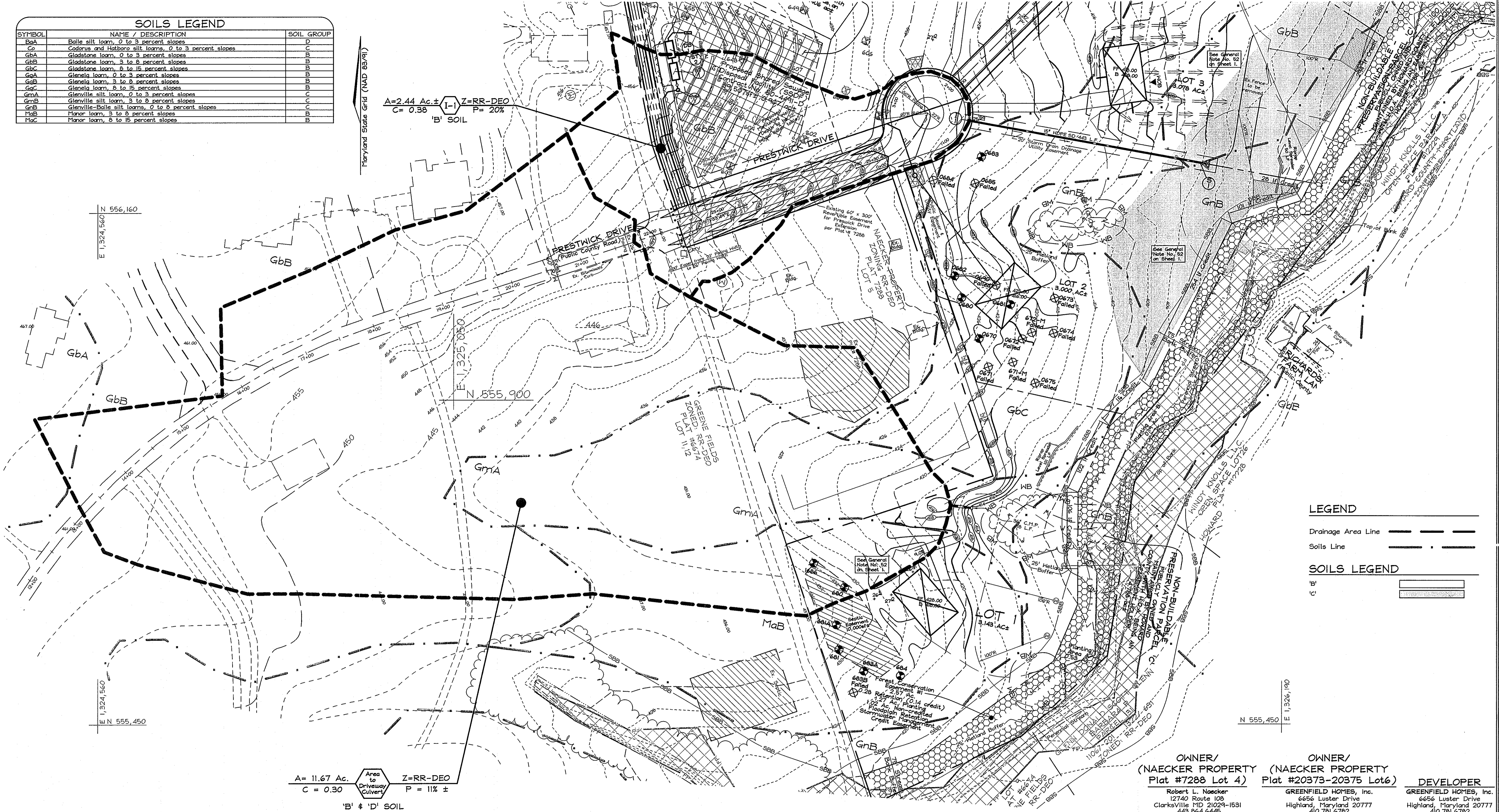


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BcA	Boile silt loam, 0 to 3 percent slopes	D
Cc	Codorus and Hatboro silt loams, 0 to 3 percent slopes	C
GbA	Gladstone loam, 0 to 3 percent slopes	B
GbB	Gladstone loam, 3 to 8 percent slopes	B
GbC	Gladstone loam, 8 to 15 percent slopes	B
GcA	Glenela loam, 0 to 3 percent slopes	B
GcB	Glenela loam, 3 to 8 percent slopes	B
GcC	Glenela loam, 8 to 15 percent slopes	B
GmA	Glenville silt loam, 0 to 3 percent slopes	C
GmB	Glenville silt loam, 3 to 8 percent slopes	C
GmC	Glenville silt loam, 8 to 15 percent slopes	C
MaB	Manor loam, 3 to 8 percent slopes	B
MaC	Manor loam, 8 to 15 percent slopes	B

Maryland State Grid (NAD 83/91)

A=2.44 Ac. ± Z=RR-DEO
C=0.38 P=20%
'B' SOIL

A=11.67 Ac. Z=RR-DEO
C=0.30 P=11% ±
'B' & 'D' SOIL



LEGEND

Drainage Area Line

Soils Line

SOILS LEGEND

'B'

'C'

OWNER / (NAECKER PROPERTY) (NAECKER PROPERTY)
Plat #7288 Lot 4 Plat #20373-20375 Lot6

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Highland, Maryland 20777
410.781.6782

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

STORM DRAIN AND LOT 1 DRIVEWAY CULVERT DRAINAGE AREA MAP WILLOW POND

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DESIGN BY: MLT
DRAWN BY: AT
CHECKED BY: ZYF, MLT
SCALE: 1"=60'
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SHEET No. 14 OF 14

PROFESSIONAL CERTIFICATION

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas J. Sutler
PLANNING DIRECTOR, DEP.

12/16/10
DATE