

PRELIMINARY EQUIVALENT SKETCH PLAN

ROGERS PROPERTY

Lots 1 thru 68, Open Space Lots 69 thru 77, and Common Open Areas 78 and 79

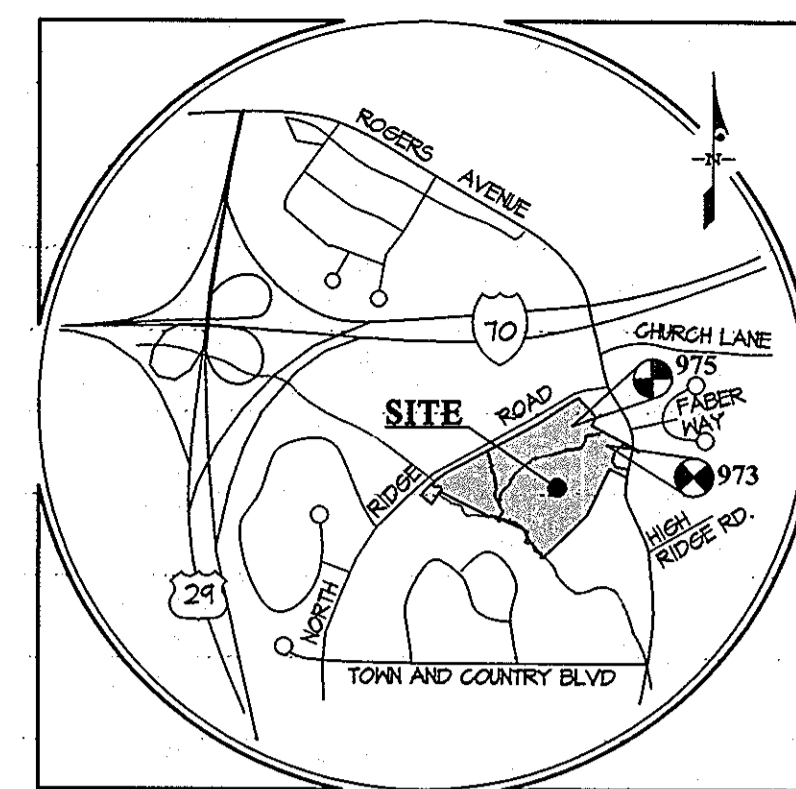
- GENERAL NOTES:**
- Zoning: Site is being developed under the Amended 5th Edition of Subdivision and Land Regulations for R-ED (including the Supplemental Regulations for Traditional Residential Neighborhoods and R-A-15).
 - Previous Department of Planning and Zoning file numbers: WP-04-102, S-01-10, PB-350, P-02-03, F-01-16, F-02-12, SDP-02-61, SDP-02-65, WP-01-74, WP-01-122, AA-04-11, & PB-387.
 - Site Analysis:
 - Total Area of Site: 41.43 Acres ±
 - Area of RE-D zoning: 40.78 Acres ±
 - Area of R-A-15 zoning: 0.65 Acres ±
 - Area of 100 Yr. Floodplain: 6.58 Acres ±
 - Area of Steep Slopes (outside of floodplain): 1.44 Acres ±
 - Area of Proposed Roadway (P&I): 117 Acres ±
 - No. of Single Family Detached Lots: 25 Lots
 - Area of Single Family Detached Lots: 51.0 Acres ±
 - No. of Single Family Attached Lots: 45 Lots
 - Area of Single Family Attached Lots: 2.45 Acres ±
 - Total Number of Lots: 68 Lots
 - No. of Open Space Lots: 4 Lots
 - Area of Open Space: 25.85 Acres ±
 - Area of Non-Credited Open Space: 0.21 Acres ±
 - No. of Common Open Areas: 2 Areas
 - Area of Common Open Areas: 0.56 Acres ±
 - Total Approximate Limit of Prop. Site Disturbance: 1450 Acres ±
 - Open Space Requirements:
 - Minimum Open Space Requirement for Project is 50%: 20.72 Acres ±
 - Total Open Space Provided: 25.85 Acres ± (62.4%)
 - Recreational Open Space Provided: 0.51 Acres ±
 - TND Open Space Provided: 1.04 Acres ±
 - Non-Credited Open Space Provided: 0.21 Acres ±
 - On July 14, 2004, WP-04-102 was granted for the following:
 - Sidewalks are allowed on only one side of the street for the entrance road to minimize the environmental footprint of the right-of-way instead of both sides of the street as required in Section 16.15(4)(i).
 - Residential lots are allowed to front on neighborhood parks and squares instead being limited frontage on public R/W's as in 16.120(a)(2), subject to adequate private alley access.
 - No sidewalk along southeast side of North Ridge Road will be provided (waiver from Section 16.15(4)(i)).
 - 25.85 ac. = 20.12 total ac. acres - 0.21 non-credited acres
 - This project is in conformance with the latest Howard County standards unless otherwise has been approved.
 - The Cemetery Inventory Maps do not show any cemeteries within the project limits.
 - The Scenic Roads Map does not indicate any scenic roads within or adjacent to the project limits.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monuments Nos. 975 and 976 were used for this project.
 - Boundary information is from boundary surveys by Gutschick, Little, and Weber, P.A., dated January 2007.
 - Soils data was taken from the Soil Survey of Howard County, Maryland issued July 1988.
 - Contours shown were taken from aerial topography prepared during April 2000 by SDI and then updated by grade checks performed by Gutschick, Little & Weber, P.A.
 - National delineation by Exploration Research, Inc. in a report dated January 2007.
 - The 100-year Floodplain limits were determined in a report prepared by Gutschick, Little and Weber, P.A. as part of F-01-16 and as part of this submission.
 - A Noise Study is not required for this project.
 - Traffic Study was prepared by The Traffic Group in a report dated May 20, 2008 and was approved by Development Engineering Division on August 26, 2008.
 - The Geotechnical Report was prepared by Hills-Carnes Associates in November 24, 2008.
 - Existing utilities were taken from available Howard County records.
 - The project is within the Metropolitan District.
 - Public water and sewer to be utilized. A Preliminary Water and Sewer Plan is being submitted concurrent to this submission to the Development Engineering Division for review and approval.
 - Existing Contract Numbers: 14-1083-D, 10-1124, 94
 - Parental stream buffers are determined by land use adjoining the open space (i.e. Employment = 50' buffer, Residential = 15' buffer). All uses adjoining an intermittent stream = 50' buffer.
 - Stormwater Management: for both quality and quantity, for the development proposed by these plans will be satisfied by the facility on Open Space Lot TT. The facility will be a wet extended detention pond (Type P-3). The facility will be publicly owned and maintained. The recharge requirements for this development will be provided in a privately owned and maintained facility on Open Space Lot 70.
 - Vehicle ingress and egress to North Ridge Road is prohibited except as indicated. No vehicle ingress and egress is allowed along the Rogers Avenue frontage.
 - Final location of street trees will be determined at Final Plan stage. Conflicts between the street trees and other design elements will be resolved at that time.
 - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within limits of wetlands, streams or their required buffers, and 100 year floodplain areas, unless permitted under an approved waiver petition or determined to be essential or necessary by DEP.
 - Environmental impacts to the 25' wetland buffer and the 50' stream bank buffer for the construction of Road 'A', the proposed storm drain and outfall located along the north side of Lot 29, the storm drain extension leading to the stormwater management facility, and the outfall from the stormwater management facility have been determined to be "essential or necessary disturbances" in accordance with Section 16.116(c) of the Subdivision and Land Development Regulations. This determination was made in a letter from the Department of Planning and Zoning dated 02/04/04.
 - Open space lots 69 through 74 will contain active recreational areas in accordance with Section 16.120(a)(4) of the Subdivision Regulations (5th Edition).
 - The Forest Conservation easements and requirements shown on these plans are in accordance with Section 16.1202 of the Howard County Code and the Forest Conservation Manual.
 - Minimum building setback restrictions from public roads and property lines will be provided in accordance with the Zoning Regulations adopted July 2006.
 - All buffering and other landscaping requirements/features will be provided at the Site Development Plan stage and/or the Final Plan Stage and will be provided in accordance with the Subdivision Regulations (5th Edition).
 - Zoning Map Amendment (Co. File No. AA-04-11) was administratively granted on August 24, 2004 in order to change the 15 acres of R-20 on Parcel 94 to R-ED.
 - A public easement for sidewalk maintenance, water house connections, sewer house connections and utilities will be provided along all public right-of-way where necessary.
 - The subject property is zoned R-ED and R-A-15 per the 01/28/06 Comprehensive Zoning Plan.
 - Retaining walls may be located across internal property lines in accordance with Section 12B.A.10 of the Howard County Zoning Regulations for an integrated subdivision.
 - A pre-submission community meeting was held for this project on 12/15/08 in compliance with Section 16.128 of the Regulations.
 - The subdivision plan was presented to the Historic District Commission on 11/06/08 for the on-site historic structure (Rogers house) identified as HO-515. The plan proposal preserves the existing house on Lot 5 designed to protect the house in an adequate setting on an enlarged lot size in compliance with Section 16.110 of the Regulations.
 - This proposed development, in combination with the Enclosure at Ellicott Hills, has a forest conservation obligation of 3.46 acres of reforestation and 1850 acres of on-site retention (465 acres of retention provided on this plan) for a total of 22.46 acres of required forest conservation easements. Of the 3.46 acres of reforestation, 2.12 acres will be on-site reforestation and the remaining 1.34 acres will be provided off-site at Maple Lawn Farms. At final plan stage, a plot of revision will be submitted for Maple Lawn Farms establishing the 1.34 acres of off-site forest conservation. Planting plans and details will be shown either on the final plans of this project or with a redline revision to the appropriate Maple Lawn Farms plans.
 - The Planning Board approved PB-387 on 12/16/09.

VP-04-102

On July 14, 2004, WP-04-102 was granted for the following:

- Sidewalks are allowed on only one side of the street for the entrance road to minimize the environmental footprint of the right-of-way instead of both sides of the street as required in Section 16.15(4)(i).
- Residential lots are allowed to front on neighborhood parks and squares instead being limited frontage on public R/W's as in 16.120(a)(2), subject to adequate private alley access.
- No sidewalk along southeast side of North Ridge Road will be provided (waiver from Section 16.15(4)(i)).

*25.85 ac. = 20.12 total ac. acres - 0.21 non-credited acres

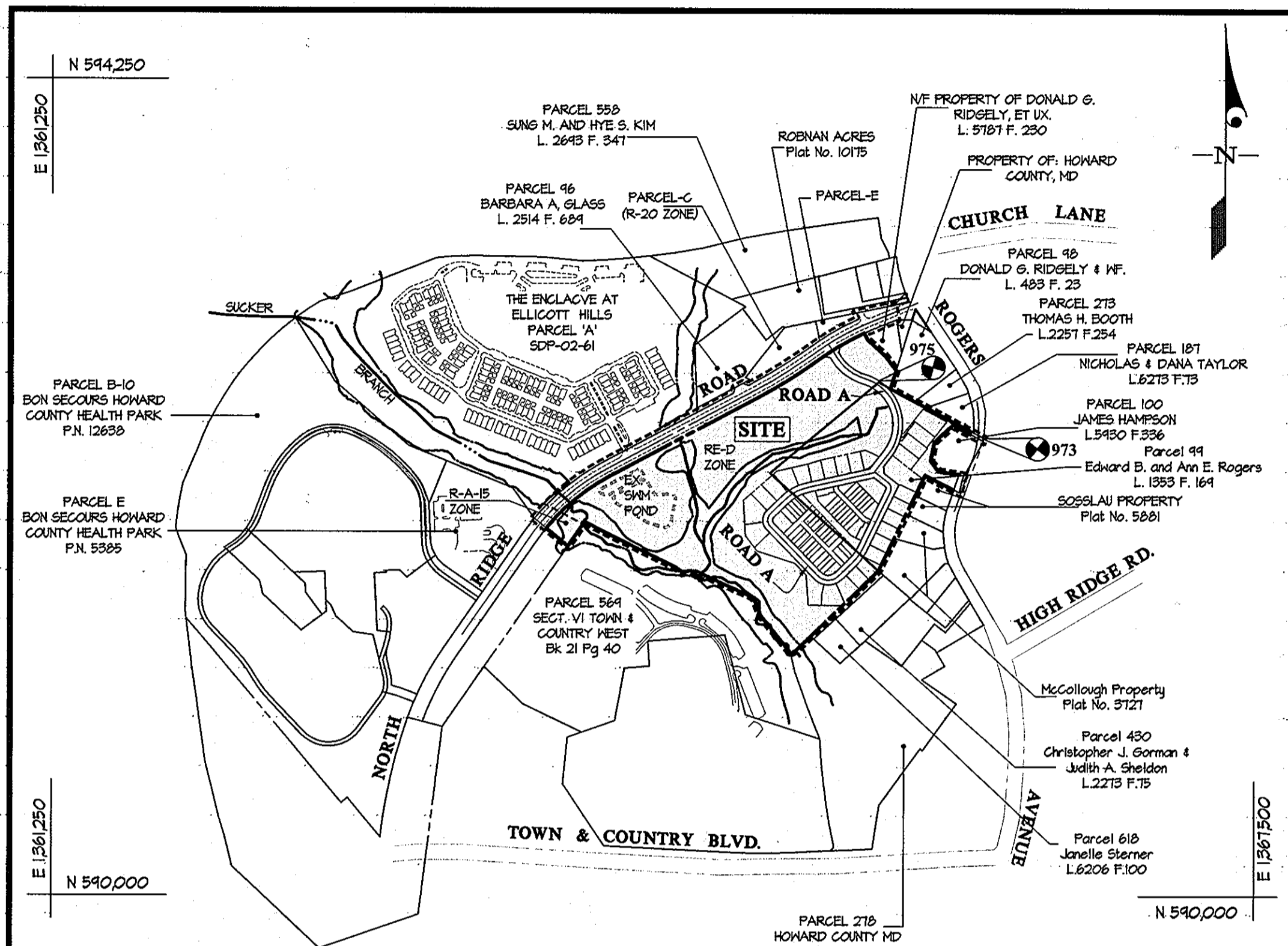


VICINITY MAP
SCALE: 1" = 2000'

BENCHMARKS

973 REBAR AND CAP	ELEV. 471.64	N = 542381.62	E = 1366284.94
975 REBAR AND CAP	ELEV. = 412.75	N = 542682.82	E = 1365545.52

ADC MAP 12 D-5

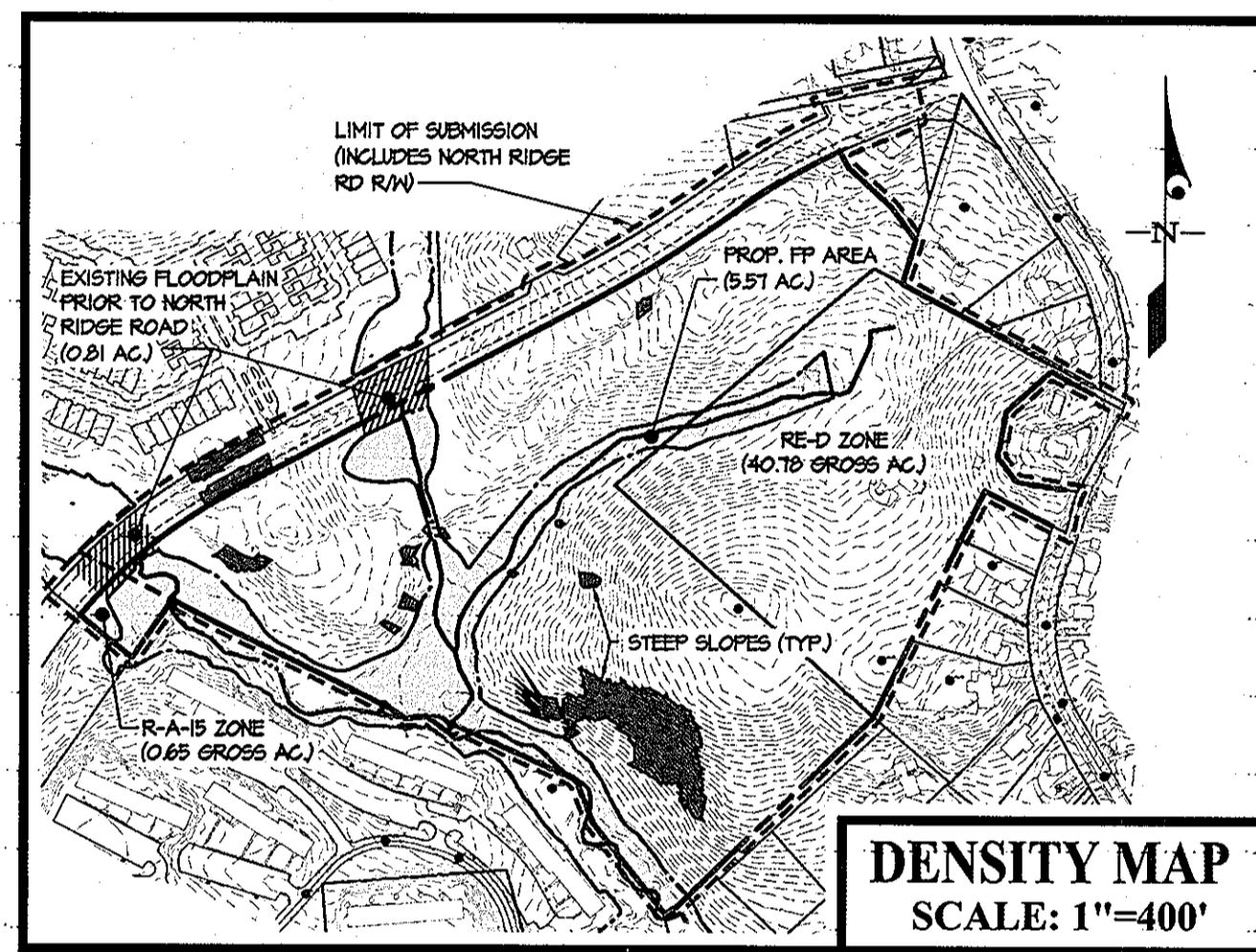


BENCHMARKS

973 REBAR AND CAP	ELEV. 471.64	N = 542381.62	E = 1366284.94
975 REBAR AND CAP	ELEV. = 412.75	N = 542682.82	E = 1365545.52

LOCATION PLAN
SCALE: 1"=600'

- LEGEND**
- 400 --- EXISTING CONTOUR
 - 400 --- PROPOSED CONTOUR
 - EXISTING TREELINE
 - EXISTING SANITARY SEWER
 - EX. 8" W. --- EXISTING WATERLINE
 - EX. 8" W. --- EXISTING FIRE HYDRANT
 - PROPOSED STORY DRAIN
 - STRUCTURE NUMBER
 - CONCRETE SIDEWALK
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - 100 YEAR FLOODPLAIN
 - LIMIT OF WETLAND
 - WETLAND AREA
 - STREAM / BANK BUFFER
 - WETLAND BUFFER
 - FOREST CONSERVATION EASEMENT
 - CENTERLINE OF STREAM
 - CENTERLINE CURVE
 - STEEP SLOPES - 25% AND GREATER
 - STEEP SLOPES - 15% TO 25%
 - 15' NO-WOODY VEGETATION ZONE



DENSITY MAP
SCALE: 1"=400'

SPECIAL NOTE:
Gross site area (41.43 ac.) is a total of Parcel 'B' (26.46 ac.), Parcel 99 (10.90 ac.) and North Ridge Road right-of-way (4.07 ac.). The 41.43 acres is comprised of 40.78 acres zoned RE-D and 0.65 acres zoned R-A-15 as shown above. Steep slope areas shown (1.44 acres) are 25% or greater over a minimum of 10' vertical. For density calculations, see UNIT DENSITY TABULATION chart on this sheet. Early DFZ determination of density for this project was per a meeting held on 2/12/08.

SITE ANALYSIS CHART

NO. CO. FILE NO.	GROSS ACREAGE	100 YR FLOODPLAIN	STEEP SLOPE AREAS	NET ACREAGE	SFD ACREAGE (% OF GROSS AC.)	SFA ACREAGE (% OF GROSS AC.)	OPEN SPACE		PUBLIC R/W (% OF GROSS AC.)	NON-CREDITED OPEN SPACE AREAS (% OF GROSS AC.)	COMMON OPEN AREAS (ALLEYS) (% OF GROSS AC.)
							REQUIRED (50% OF GROSS AC.)	PROVIDED (% OF GROSS AC.)			
SP-04-06	41.43*	6.58**	1.44	33.56	5.10 (12.3%)	3.04*** (7.3%)	20.72	25.85 (62.4%)	7.17 (17.3%)	0.21 (0.7%)	0.56 (1.4%)

*INCLUDES NORTH RIDGE ROAD R/W (4.07 AC.). SEE DENSITY MAP AND SPECIAL NOTE, THIS SHEET.
**INCLUDES 0.81 AC. OF 100 YR FLOODPLAIN WHICH EXISTED PRIOR TO CONSTRUCTION OF NORTH RIDGE ROAD. SEE DENSITY MAP AND SPECIAL NOTE, THIS SHEET.
***INCLUDES COMMON OPEN AREAS (ALLEYS)

UNIT DENSITY TABULATION

NO. CO. FILE NO.	ZONING	SITE ACREAGE*				REQUIRED MAXIMUM NO. OF UNITS		PROVIDED NO. OF UNITS	
		GROSS	100 YR FP	STEEP SLOPES	NET	MAX UNIT DENSITY ALLOWED	MAX UNITS ALLOWED	SFD PROVIDED	SFA PROVIDED
SP-04-06	RE-D	40.78	5.45	1.44	33.54	2.0 UNITS / NET ACRE	66	25	43
	R-A-15	0.65	0.43	0.00	0.22	15.0 UNITS / NET ACRE	3		

*SEE DENSITY MAP, THIS SHEET

SETBACK REQUIREMENTS

SETBACK TYPE	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED
SITE BOUNDARY/EXTERNAL PUBLIC R/W	30' *	50' *
FRONT/SIDE ON PUBLIC R/W	0' *	0' *
SIDE	5' *	0' *
REAR	10' *	0' *
FACE TO FACE	N/A	50'
FACE TO SIDE / REAR TO SIDE	N/A	50'
SIDE TO SIDE	N/A	15'
REAR TO REAR	N/A	50' *

* PER TRADITIONAL RESIDENTIAL NEIGHBORHOOD REGULATIONS

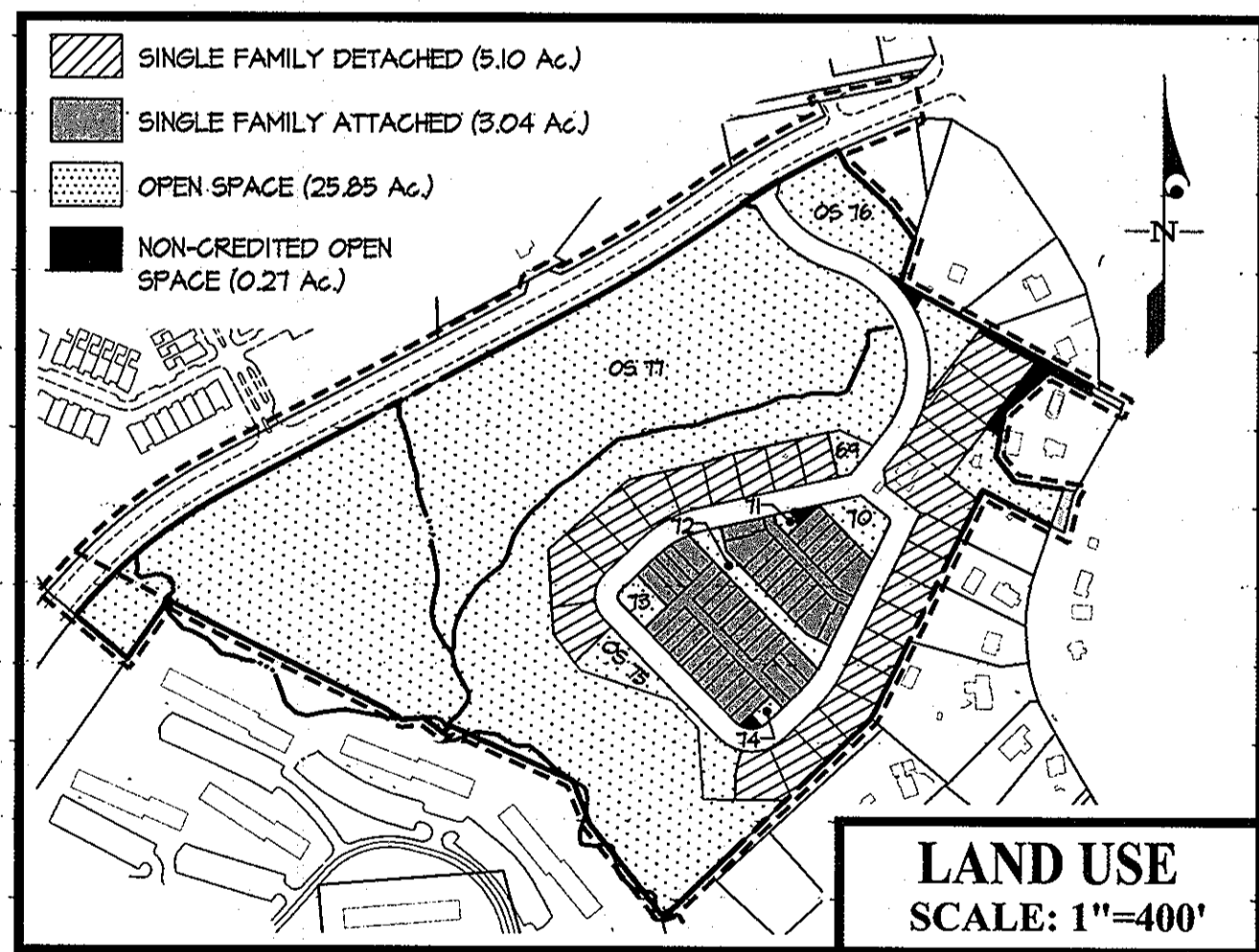
LOT INFORMATION

Lot Type	Lots	Minimum Lot Size	Min. Lot Width at Front ERL
Single Family Detached	1-25	6,000 Square Feet	50'
Single Family Attached	26-68		

REC./TND OPEN SPACE CHART

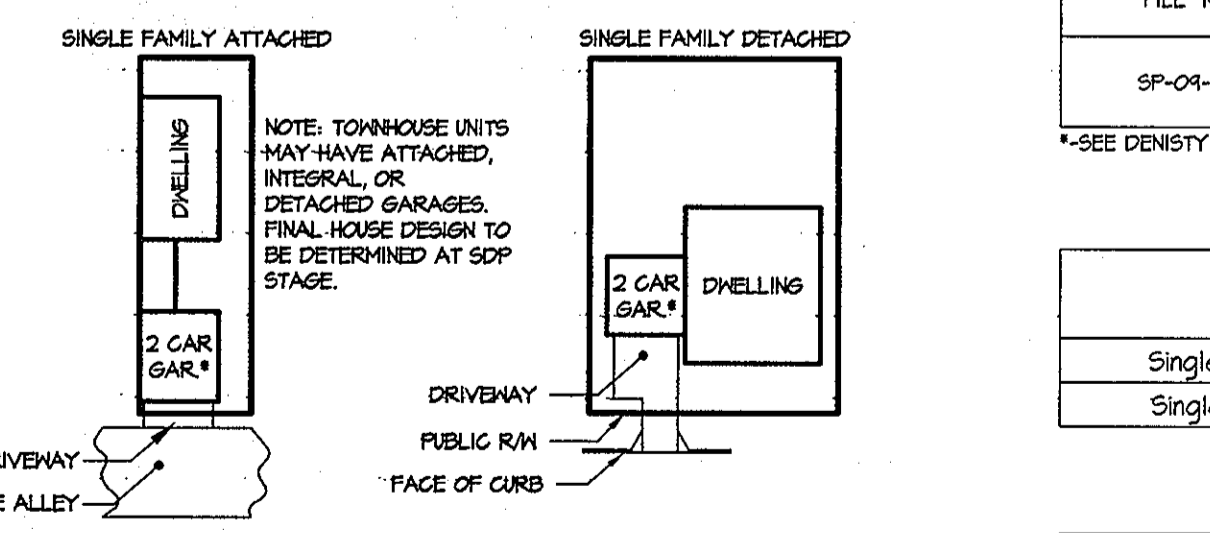
Type	CRITERIA	REQUIRED	PROVIDED	WHERE PROVIDED
RECREATIONAL OPEN SPACE	400 SF PER SFA LOT/500 SF PER SFD LOT	24,100 SF (0.51 AC.)	0.91 AC.	05 LOTS 64 THRU 74
TND OPEN SPACE*	5% OF REQUIRED OPEN SPACE	1.04 AC.	1.04 AC.	05 LOTS 64 THRU 74 & P/O 75

*TND OPEN SPACE REQUIREMENTS ARE PER SEC. 12B.6 OF THE ZONING REGULATIONS



LAND USE
SCALE: 1"=400'

RECREATIONAL AND TND OPEN SPACE:
The required 0.51 Ac. of Recreational Open Space will be provided in Open Space Lots 64 through 74 as shown above. The required 1.04 Ac. of TND Open Space will be provided in Open Space Lots 64 through 74 and part of Open Space Lot 75, as shown on sheets 2 & 3 of this plan set.



TYPICAL FOOTPRINTS
NO SCALE

*2 CAR (MIN) GARAGES TO BE PROVIDED FOR ALL UNITS TO SATISFY PARKING REQUIREMENTS FOR THIS PROJECT.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark H. Taylor 12/16/09
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
BURTONTVILLE, MARYLAND 20888
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 28, 2010

12-11-09

COVER SHEET
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77 AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT NO. 15323.
P/O PARCEL 80 & PARCEL 99

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	1 OF 16

STREET NAME	CURVE	PC STA.	PRG STA.	FT STA.	RADIUS	TANGENT	ARC	CHORD	BEARING	DELTA
ROAD 'A'	◇	0+86.96	2+64.84	---	250.00'	42.84'	171.88'	174.15'	S 53°15'42" E	40°44'02"
ROAD 'A'	◇	---	2+64.84	7+51.83	250.00'	367.94'	486.99'	413.51'	S 17°50'23" E	111°36'31"
ROAD 'A'	◇	12+21.30	---	15+34.71	250.00'	10.53'	157.44'	155.76'	S 61°33'08" N	31°30'30"
ROAD 'A'	◇	14+68.45	---	15+34.63	45.00'	45.00'	10.88'	63.64'	S 00°47'53" N	90°10'10"
ROAD 'A'	◇	18+48.04	---	20+15.24	75.00'	75.00'	17.80'	106.06'	S 24°12'03" E	84°19'45"
ROAD 'A'	◇	21+18.23	---	24+04.82	250.00'	43.73'	286.59'	26.16'	N 35°23'38" E	14°50'45"
ROAD 'A'	◇	25+35.03	---	25+35.03	34.00'	31.57'	53.07'	44.67'	N 13°02'02" N	71°18'55"

LOCATION	LAMP TYPE	FIXTURE	POLE TYPE
ST. STA. 0+80 ROAD 'A' 20' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 2+00 ROAD 'A' 10' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 3+75 ROAD 'A' 10' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 5+25 ROAD 'A' 10' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 6+80 ROAD 'A' 10' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 7+10 ROAD 'A' 10' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 8+80 ROAD 'A' 10' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 10+00 ROAD 'A' 10' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 12+80 ROAD 'A' 10' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 15+10 ROAD 'A' 10' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 16+14 ROAD 'A' 10' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 17+80 ROAD 'A' 10' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 19+26 ROAD 'A' 10' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 20+80 ROAD 'A' 10' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 22+61 ROAD 'A' 10' L.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS
ST. STA. 25+65 ROAD 'A' 10' R.	100-WATT HPS VAPOR	ACORN POST	12' BLACK FIBERGLASS

COORDINATE TABLE		COORDINATE TABLE	
PT No.	COORDINATE	PT No.	COORDINATE
1	N 542,924.5 E 1,365,464.1	20	N 541,644.5 E 1,365,545.5
2	N 542,943.7 E 1,365,486.6	21	N 541,274.1 E 1,365,113.2
3	N 542,807.4 E 1,365,582.4	22	N 541,268.9 E 1,365,092.0
4	N 542,738.1 E 1,365,635.1	23	N 541,461.7 E 1,364,484.4
5	N 542,640.5 E 1,365,606.3	24	N 541,594.7 E 1,364,871.8
6	N 542,418.6 E 1,366,024.0	25	N 541,679.3 E 1,364,830.3
7	N 542,352.1 E 1,366,042.7	26	N 541,694.4 E 1,364,616.9
8	N 542,360.0 E 1,366,026.6	27	N 541,693.1 E 1,364,572.1
9	N 542,402.2 E 1,366,022.3	28	N 541,681.4 E 1,364,526.4
10	N 542,480.1 E 1,366,983.2	29	N 541,712.3 E 1,364,490.6
11	N 542,363.8 E 1,366,834.2	30	N 541,888.6 E 1,364,182.5
12	N 542,264.2 E 1,366,815.9	31	N 541,945.7 E 1,364,021.8
13	N 542,210.5 E 1,366,856.0	32	N 541,950.0 E 1,364,020.6
14	N 542,143.6 E 1,366,962.9	33	N 541,820.4 E 1,363,951.1
15	N 542,184.4 E 1,366,924.6	34	N 541,813.7 E 1,363,818.4
16	N 542,174.6 E 1,366,924.1	35	N 542,184.5 E 1,364,150.4
17	N 542,094.3 E 1,366,965.0	36	N 542,545.7 E 1,364,922.6
18	N 542,114.3 E 1,366,935.5	37	N 542,754.9 E 1,365,182.6
19	N 542,190.1 E 1,366,786.7	38	N 542,812.4 E 1,365,265.0

PIPESTEM LOT INFORMATION			
LOT No.	GROSS AREA	PIPESTEM AREA	NET LOT SIZE
1	13,258.0 sf	9,121.1 sf	6,000.0 sf
2	4,621.2 sf	4,441.1 sf	6,000.0 sf

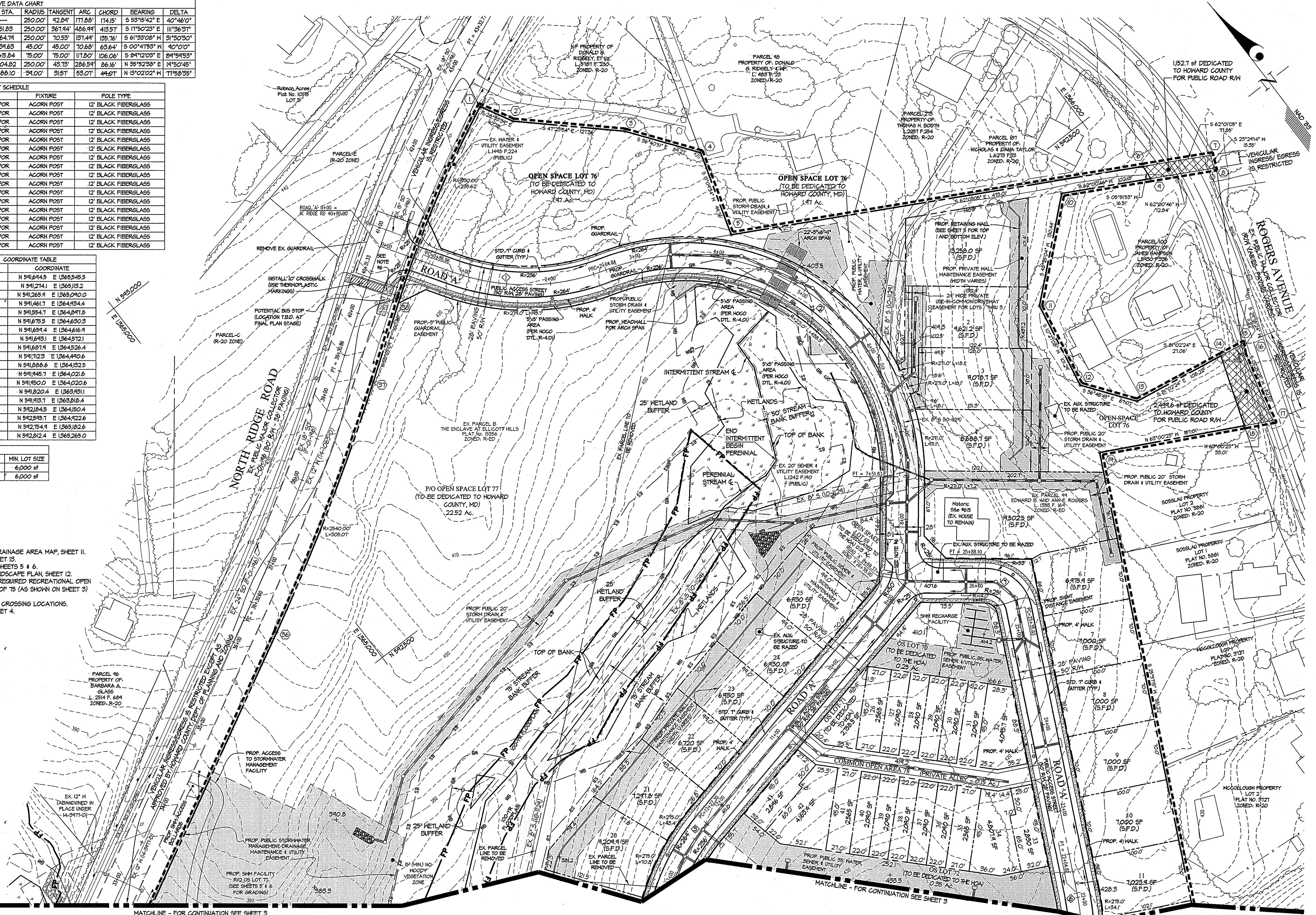
- NOTES**
- FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEET II.
 - FOR STEEP SLOPES, SEE EXISTING FEATURES PLAN, SHEET 13.
 - FOR MASS GRADING, SEE PROPOSED GRADING PLAN, SHEETS 5 & 6.
 - FOR STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLAN, SHEET 12.
 - OPEN SPACE LOTS 64 THROUGH 74 WILL PROVIDE THE REQUIRED RECREATIONAL OPEN SPACE. OPEN SPACE LOTS 64 THROUGH 74 AND PART OF 75 (AS SHOWN ON SHEET 3) WILL PROVIDE THE REQUIRED TRD OPEN SPACE.
 - HANDICAP RAMPS TO BE PROVIDED AT ALL SIDEWALK CROSSING LOCATIONS.
 - FOR BUILDING RESTRICTION LINE INFORMATION, SEE SHEET 4.

LEGEND

- 400 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- EX. TRE --- EXISTING TREELINE
- EX. S.S. --- EXISTING SANITARY SEWER
- EX. M. --- EXISTING WATERLINE
- EX. F.H. --- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- STRUCTURE NUMBER
- CONCRETE SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 100 YEAR FLOODPLAIN
- LIMIT OF WETLAND
- WETLAND AREA
- FOREST CONSERVATION EASEMENT
- STREAM / BANK BUFFER
- WETLAND BUFFER
- CENTERLINE OF STREAM
- CENTERLINE CURVE
- PROPOSED STREET LIGHT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Charles O'Donovan 12/14/09
PLANNING DIRECTOR DATE



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 253 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20896
TEL: 301-421-4024 BAL: 410-880-1820 DC/VL: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12875
EXPIRATION DATE: MAY 26, 2010

Charles O'Donovan
12-11-09

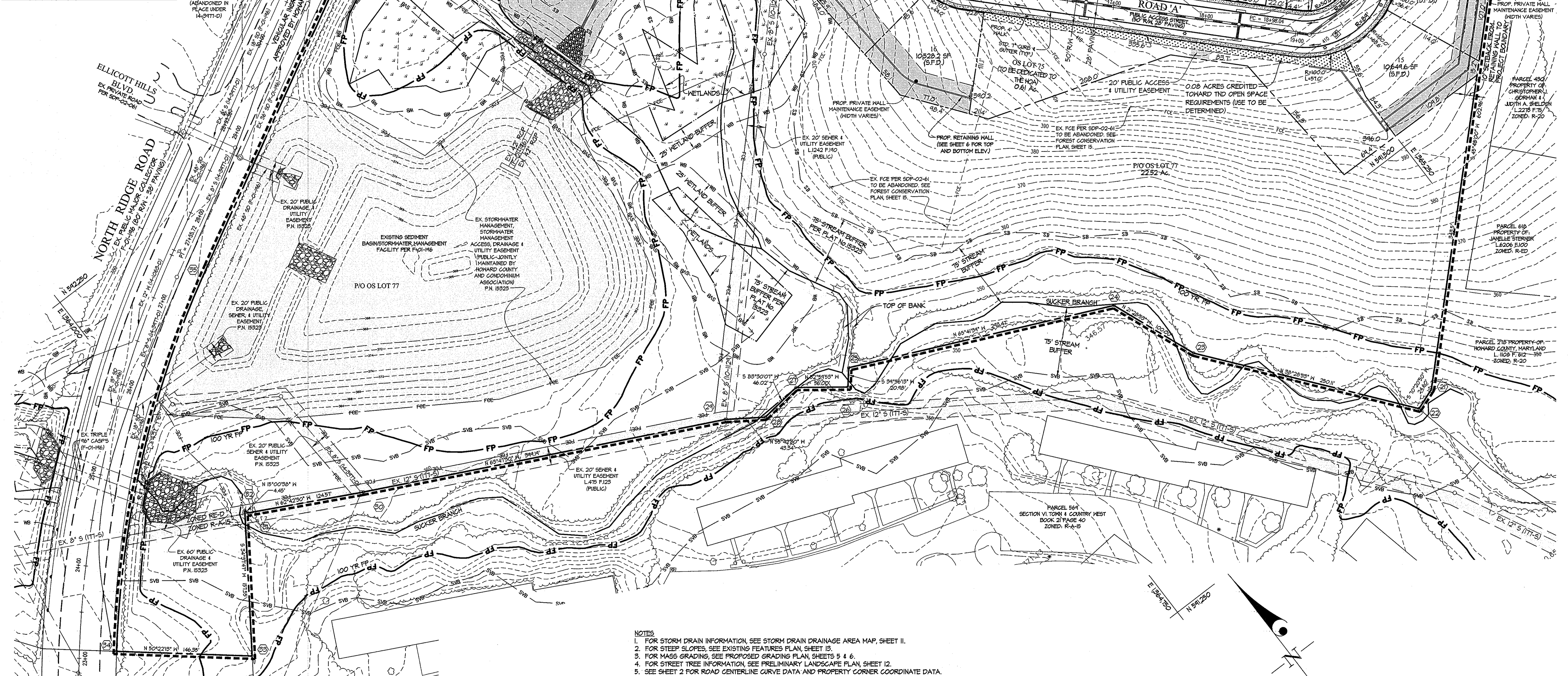
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A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT No. 15323,
P/O PARCEL 80 & PARCEL 99

SCALE: 1"=50'
ZONING: R-ED
G. L. W. FILE No.: 06079
DATE: SEPT., 2009
TAX MAP - GRID: 17-18 & 24
SHEET: 2 OF 16

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	2 OF 16

LEGEND

- 400 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- EXISTING TREELINE
- EX. 8" S --- EXISTING SANITARY SEWER
- EX. 8" M --- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN
- STRUCTURE NUMBER
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- EXISTING CURB AND GUTTER
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- 100 YEAR FLOODPLAIN
- LIMIT OF WETLAND
- FOREST CONSERVATION EASEMENT
- STREAM / BANK BUFFER
- WETLAND BUFFER
- CENTERLINE OF STREAM
- CENTERLINE CURVE
- PROPOSED STREET LIGHT



- NOTES**
1. FOR STORM DRAIN INFORMATION, SEE STORM DRAIN DRAINAGE AREA MAP, SHEET 11.
 2. FOR STEEP SLOPES, SEE EXISTING FEATURES PLAN, SHEET 13.
 3. FOR MASS GRADING, SEE PROPOSED GRADING PLAN, SHEETS 5 & 6.
 4. FOR STREET TREE INFORMATION, SEE PRELIMINARY LANDSCAPE PLAN, SHEET 12.
 5. SEE SHEET 2 FOR ROAD CENTERLINE CURVE DATA AND PROPERTY CORNER COORDINATE DATA.
 6. SEE SHEET 2 FOR STREET LIGHT INFORMATION.
 7. OPEN SPACE LOTS 64 THROUGH 74 WILL PROVIDE THE REQUIRED RECREATIONAL OPEN SPACE. OPEN SPACE LOTS 64 THROUGH 74 AND PART OF 75 (AS SHOWN ON THIS SHEET) WILL PROVIDE THE REQUIRED TND OPEN SPACE.
 8. FOR BUILDING RESTRICTION LINE INFORMATION, SEE SHEET 4.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark H. Gault 4/15/09
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNVILLE OFFICE PARK
BURTOWNVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
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. 12975
EXPIRATION DATE: MAY 28, 2010

12-11-09 *[Signature]*



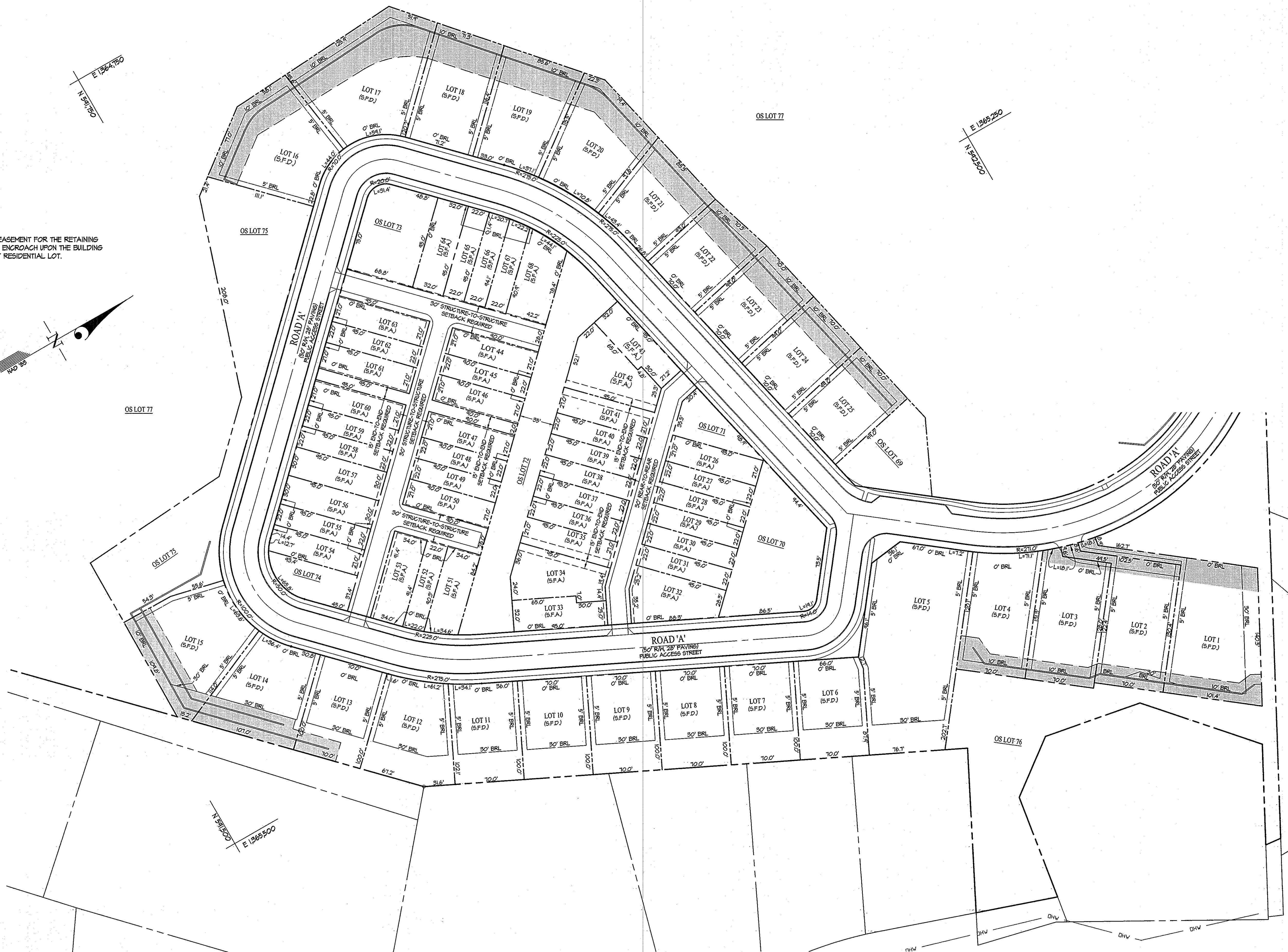
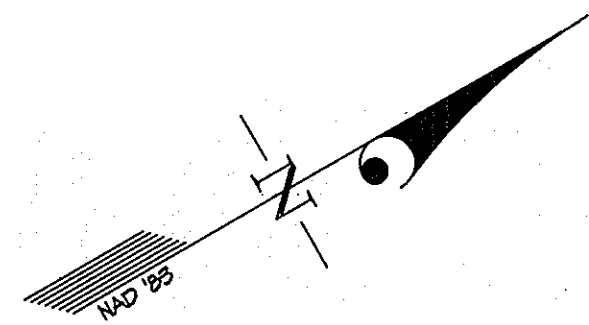
PRELIMINARY PLAN
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT No. 15323.
HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
ZONING: R-ED
DATE: SEPT., 2009
TAX MAP - GRID: 17-18 & 24
SHEET: 3 OF 16

G. L. W. FILE No. 06079

ELECTION DISTRICT No. 2

NOTE: THE MAINTENANCE EASEMENT FOR THE RETAINING WALLS SHALL NOT ENCROACH UPON THE BUILDING ENVELOPE OF ANY RESIDENTIAL LOT.



SETBACK REQUIREMENTS

SETBACK TYPE	SETBACK	
	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED
SITE BOUNDARY/ EXTERNAL PUBLIC R/W	30' *	30' *
FRONT/SIDE ON PUBLIC R/W	0' *	0' *
SIDE	5' *	0'
REAR	10' *	0' *
FACE TO FACE	N/A	50'
FACE TO SIDE / REAR TO SIDE	N/A	30'
SIDE TO SIDE	N/A	15'
REAR TO REAR	N/A	30' *

* PER TRADITIONAL RESIDENTIAL NEIGHBORHOOD REGULATIONS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Frank A. Leyle 12/21/09
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 .BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION
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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. 12275
EXPIRATION DATE: MAY 26, 2010
12-21-09

BUILDING SETBACK PLAN
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT No. 15323.
HOWARD COUNTY, MARYLAND
P/O PARCEL 80 & PARCEL 99

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	4 OF 16

STORM EVENT	FOND SUMMARY						RESVOR	TOTAL Q (AT DP)
	BEFORE DEVELOPMENT	AFTER DEVELOPMENT (TO SPLITTER)	DIVERT (TO POND FROM SPLITTER)	DIVERT (TO STREAM FROM SPLITTER)	TO POND (OVERLAND FLOW)	ADD'D (AT POND)		
1 YR	4.62 C.F.S.	21.80 C.F.S.	21.80 C.F.S.	0.0 C.F.S.	0.07 C.F.S.	21.82 C.F.S.	0.50 C.F.S. @ 372.04	0.50 C.F.S.
2 YR	8.98 C.F.S.	28.94 C.F.S.	28.94 C.F.S.	5.48 C.F.S.	0.44 C.F.S.	24.06 C.F.S.	3.01 C.F.S. @ 372.31	8.41 C.F.S.
10 YR	21.75 C.F.S.	51.65 C.F.S.	28.35 C.F.S.	28.35 C.F.S.	3.51 C.F.S.	22.84 C.F.S.	22.84 C.F.S. @ 372.65	51.14 C.F.S.
100 YR	52.81 C.F.S.	76.51 C.F.S.	23.30 C.F.S.	53.21 C.F.S.	8.31 C.F.S.	31.61 C.F.S.	31.35 C.F.S. @ 372.76	84.56 C.F.S.

WATER QUALITY VOLUME REQUIRED: 22,966 C.F. PROVIDED: 28,062 C.F.
 RECHARGE VOLUME REQUIRED: 4,422 C.F. PROVIDED: 4,608 C.F. (SEE NOTE 4 BELOW)
 CHANNEL PROTECTION VOLUME REQUIRED: 34,800 C.F. PROVIDED: 44,205 C.F.

- THE FACILITY WILL BE PUBLICLY OWNED AND MAINTAINED. AN OPEN SPACE LOT WILL BE CONVEYED TO THE COUNTY.
- THE FACILITY WILL BE A P-2 WET POND WITH EXTENDED DETENTION.
- THE FACILITY HAS AN 'A' HAZARD CLASSIFICATION.
- THE RECHARGE VOLUME STORAGE WILL BE PROVIDED IN AN INFILTRATION TRENCH TYPE FACILITY ON OPEN SPACE LOT 70.

RIP RAP INFORMATION

DESIGN ITEM	AT SPLITTER TO STREAM	AT STORMWATER FACILITY FORBAY
DISCHARGE	53.21 C.F.S.	23.30 C.F.S.
D ₅₀	16"	4.5"
D _{max}	24"	15"
THICKNESS	32"	14"
LENGTH	25'	20'

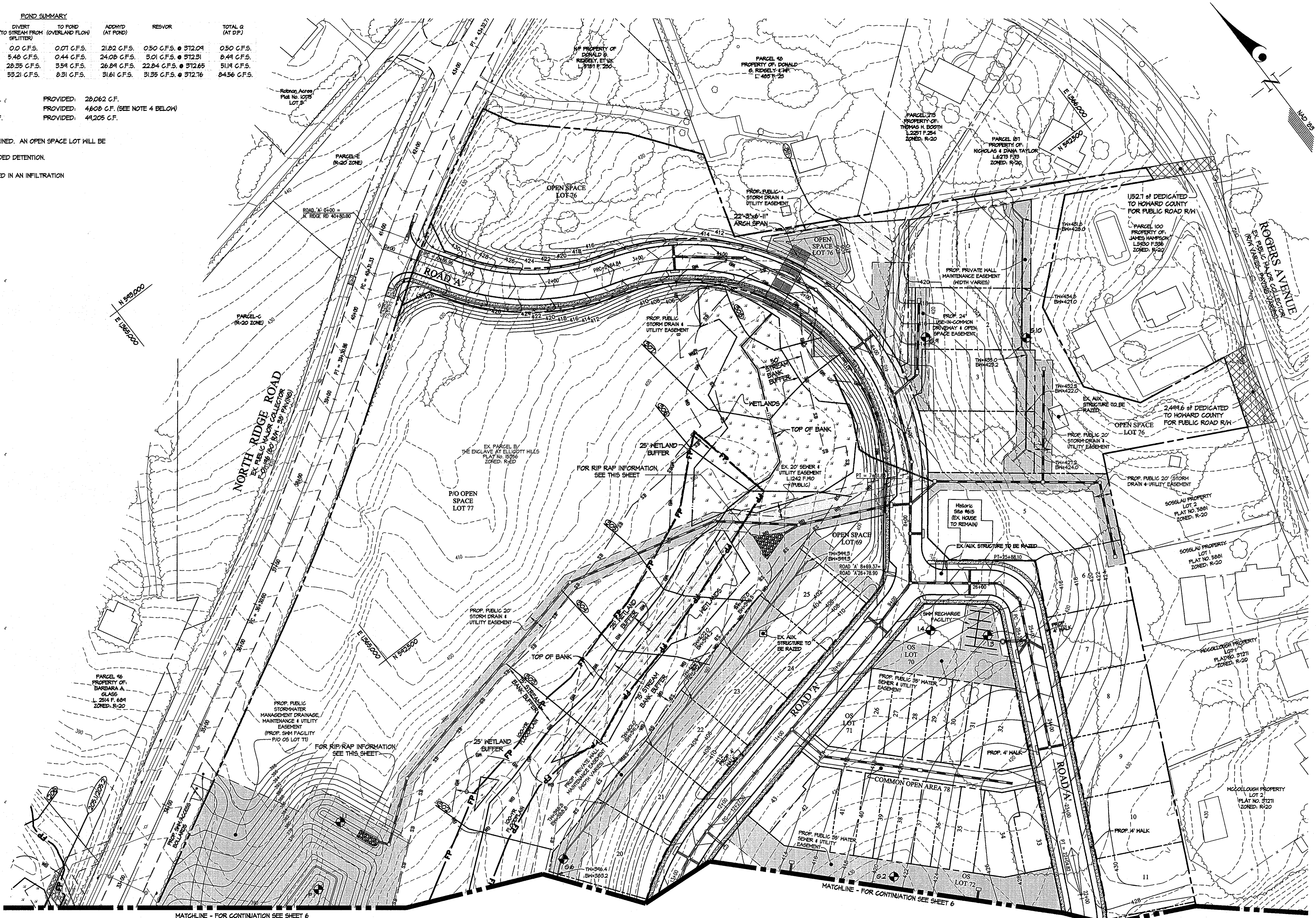
FLOODPLAIN WATER SURFACE ELEVATIONS (MSL)

CROSS SECTION	MSL
302	374.8
303	382.8
304	385.2
305	387.4
306	392.3
307	395.2
308	398.6
311	415.3
205.1/205.2	370.6
206	371.5

LEGEND

- 400 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- --- EXISTING TREELINE
- --- PROPOSED STORM DRAIN
- --- CONCRETE SIDEWALK
- --- EXISTING CURB AND GUTTER
- --- PROPOSED CURB AND GUTTER
- --- 100 YEAR FLOODPLAIN LIMIT OF WETLAND
- --- WETLAND AREA
- --- STREAM / BANK BUFFER
- --- WETLAND BUFFER
- --- CENTERLINE OF STREAM
- --- FLOODPLAIN CROSS-SECTION

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Mark H. Ugle 11/15/09
 PLANNING DIRECTOR DATE



MATCHLINE - FOR CONTINUATION SEE SHEET 6

GLW Gutschick Little & Weber, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSHIRE OFFICE PARK
 BURTNSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 G&R ROGERS DEVELOPMENT
 SUITE 300 WOODHOLME CENTER
 1829 REISTERSTOWN ROAD
 BALTIMORE, MD 21208
 ATTN: CHARLIE O'DONOVAN
 410-484-8400

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 20715.
 EXPIRATION DATE: MAY 28, 2010
 12-11-09



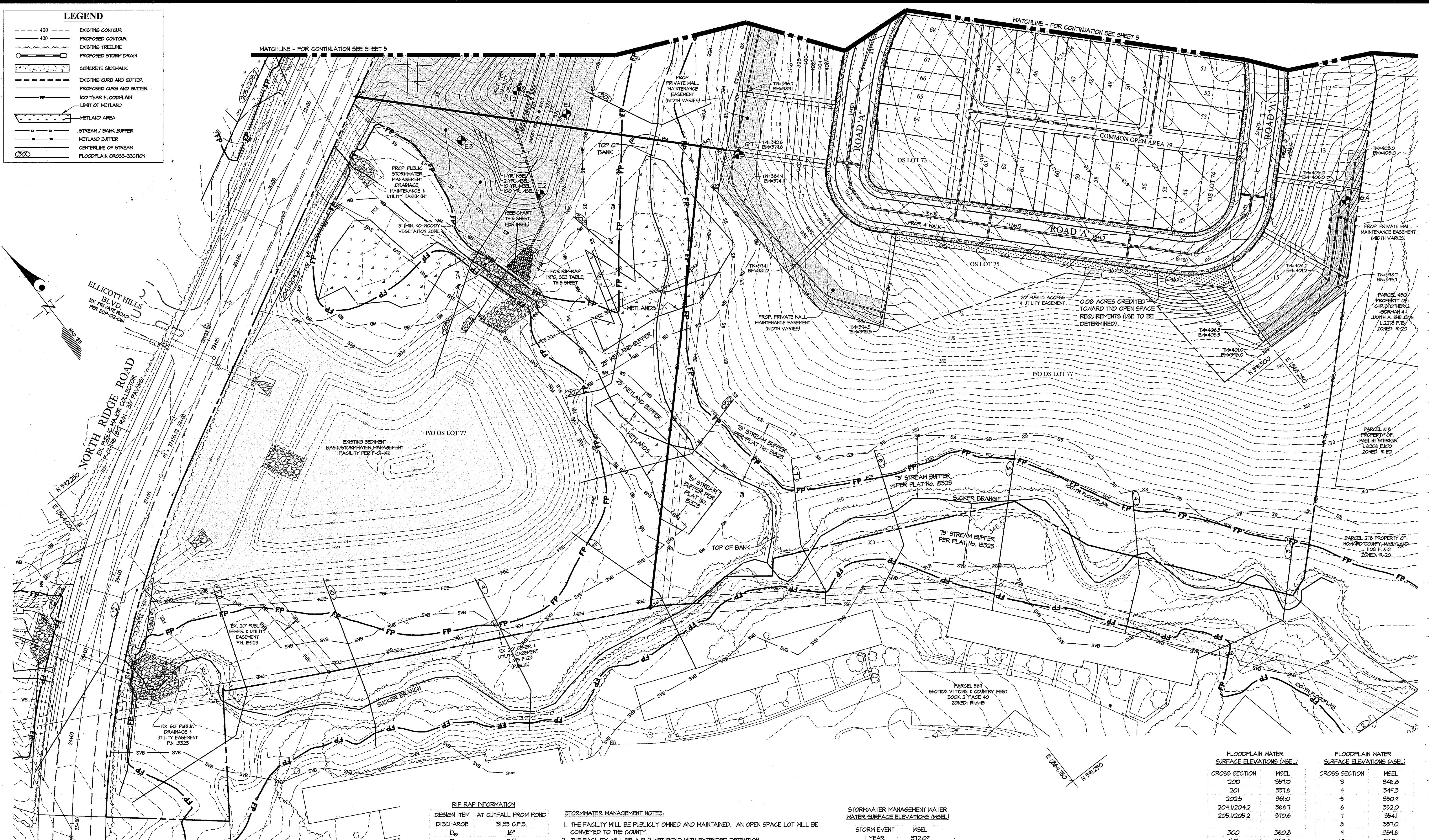
PROPOSED GRADING PLAN
 PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
 LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
 AND COMMON OPEN AREAS 78 AND 79
 A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT NO. 15323,
 P/O PARCEL 80 & PARCEL 99
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	5 OF 16

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LEGEND

---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
---	EXISTING TREELINE
---	PROPOSED STORM DRAIN
---	CONCRETE SIDEWALK
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	100 YEAR FLOODPLAIN
---	LIMIT OF WETLAND
---	WETLAND AREA
---	STREAM / BANK BUFFER
---	WETLAND BUFFER
---	CENTERLINE OF STREAM
---	FLOODPLAIN CROSS-SECTION



RIP RAP INFORMATION

DESIGN ITEM	AT OUTFALL FROM POND
DISCHARGE	31.35 C.F.S.
D ₅₀	16"
D ₈₅	24"
THICKNESS	32"
LENGTH	25'

- STORMWATER MANAGEMENT NOTES:**
1. THE FACILITY WILL BE PUBLICLY OWNED AND MAINTAINED. AN OPEN SPACE LOT WILL BE CONVEYED TO THE COUNTY.
 2. THE FACILITY WILL BE A P-2 WET POND WITH EXTENDED DETENTION.
 3. THE FACILITY HAS AN 'A' HAZARD CLASSIFICATION.
 4. THE STORAGE WILL BE PROVIDED IN AN INFILTRATION TRENCH TYPE FACILITY ON OPEN SPACE LOT 10.

STORMWATER MANAGEMENT WATER SURFACE ELEVATIONS (MSEL)

STORM EVENT	MSEL
1 YEAR	372.04
2 YEAR	372.31
10 YEAR	372.65
100 YEAR	372.76

FLOODPLAIN WATER SURFACE ELEVATIONS (MSEL)		FLOODPLAIN WATER SURFACE ELEVATIONS (MSEL)	
CROSS SECTION	MSEL	CROSS SECTION	MSEL
200	357.0	3	346.8
201	357.6	4	344.3
202.5	361.0	5	350.9
204.1/204.2	366.7	6	352.0
205.1/205.2	370.6	7	354.1
		8	357.0
		9	359.8
		10	362.1
		11	364.3
		11.8/11.9	366.0
		12	366.0
		12.1/12.2	364.8

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark H. ... 12/10/09
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 230 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-588-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

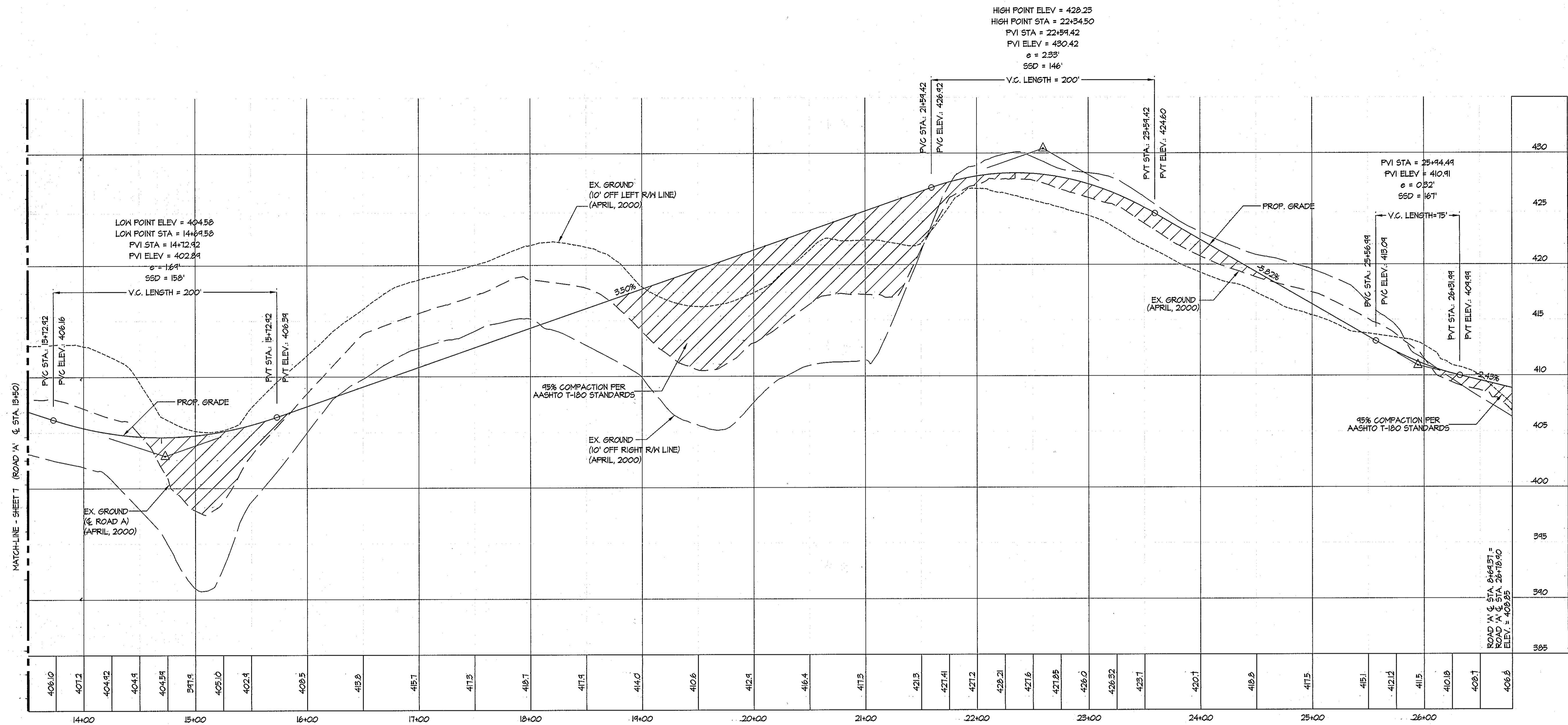
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12273
EXPIRATION DATE: MAY 26, 2010



PROPOSED GRADING PLAN
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT No. 15323.
HOWARD COUNTY, MARYLAND
P/O PARCEL 80 & PARCEL 99

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	6 OF 16

L:\CADD\DRAWINGS\06079\PRELIM\06079P05-06.dwg DES: DEV DRN: AML CHK: DEV DATE: 12/11/09



ROAD 'A'
PUBLIC ACCESS STREET
DESIGN SPEED = 25 MPH
SCALE: 1"=50' HORIZ.
1"=5' VERT.

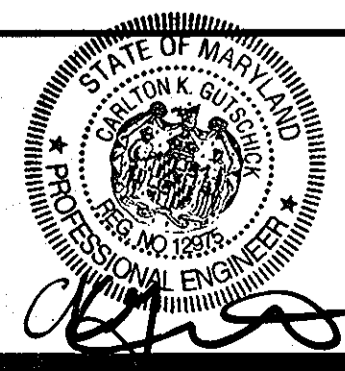
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark W. Coughlin 12/21/09
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES. DEV	DRN. WSJ	CHK. DEV	DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
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ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2010



PRELIMINARY ROAD GRADE - ROAD 'A'
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT No. 15323.
P/O PARCEL 80 & PARCEL 99
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	8 OF 16



- Sequence of Construction:**
- Phase 1**
1. Install stone construction entrances, silt fence and clean water diversion dikes as shown on these plans.
 2. Install the sandbags, diversion pipe, and dewatering basins in the area of the stream crossing.
 3. Begin construction of the sediment basin. Spoil from basin construction will be used for the stream crossing.
 4. Install arch span at stream crossing and stabilize.
 5. Once access to the east side of the stream can be achieved, install the cleanwater diversion at the far east portion of the site.
 6. Install super silt fence as shown on these plans.
 7. Begin mass grading the site. Excess material is to be placed in the area designated as "Temporary Stockpile".
- Phase 2**
8. Contractor to inspect and repair existing sediment control devices as needed.
 9. Install the storm drain.
 10. Construct the retaining walls and complete the mass grading.
 11. Install the water and sewer per the construction plans.
 12. Install the curb and gutter, sidewalks and base paving.
 13. Fine grade site and stabilize disturbed areas.
 14. Install surface course.
 15. Remove remaining sediment control devices and stabilize any remaining disturbed areas.
 16. Convert the sediment basin to the final stormwater management facility.

LEGEND

- EX EARTH DIKE
- PROP. EARTH DIKE
- EXISTING SILT FENCE
- PROP. SILT FENCE
- 400 EX. CONTOUR
- PROP. CONTOUR
- EXISTING TREELINE
- SB STREAM / BANK BUFFER
- WB WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- LIMIT OF WETLAND
- WETLAND AREA
- CENTERLINE OF STREAM
- BEFORE DEVELOPMENT DRAINAGE DIVIDE
- AFTER DEVELOPMENT DRAINAGE DIVIDE
- BEFORE & AFTER DEVELOPMENT DRAINAGE DIVIDE
- BEFORE DEVELOPMENT TIME OF CONCENTRATION PATH
- AFTER DEVELOPMENT TIME OF CONCENTRATION PATH
- STABILIZED CONSTRUCTION ENTRANCE
- STEEP SLOPES - 15-25%
- STEEP SLOPES - 25% AND GREATER

SEDIMENT TRAP INFORMATION

TRAP #	BEFORE DEVELOPMENT DRAINAGE AREA	AFTER DEVELOPMENT DRAINAGE AREA	TYPE OF TRAP
1	5.4 Ac.	2.9 Ac.	PIPE OUTLET (ST U)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark H. Leyle 11/24/09
PLANNING DIRECTOR DATE

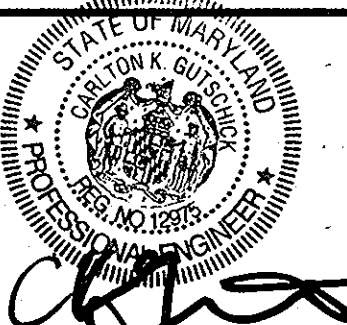
GLW Gutschick Little & Weber, P.A.
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3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

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EXPIRATION DATE: MAY 26, 2010

12-11-09



PRELIMINARY SEDIMENT CONTROL PLAN - PHASE 1
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT NO. 153223, HOWARD COUNTY, MARYLAND
P/O PARCEL 80 & PARCEL 99

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	9 OF 16

L:\CADD\DRAWINGS\06079\PREL\06079SC09-10.dwg PLOT DATE: 11/24/09 11:26 AM. LAST SAVER: 11/24/2009 9:31 PM. PLOTTED BY: Tony Loggani



LEGEND

- EX. EARTH DIKE
- PROP. EARTH DIKE
- EXISTING SILT FENCE
- PROPOSED SILT FENCE
- 400 EX. CONTOUR
- PROP. CONTOUR
- EXISTING TREELINE
- STREAM / BANK BUFFER
- WETLAND BUFFER
- 100 YEAR FLOODPLAIN
- LIMIT OF WETLAND
- WETLAND AREA
- CENTERLINE OF STREAM
- BOTTOM OF STREAM
- BEFORE DEVELOPMENT DRAINAGE DIVIDE
- AFTER DEVELOPMENT DRAINAGE DIVIDE
- STABILIZED CONSTRUCTION ENTRANCE
- STEEP SLOPES - 25% AND GREATER

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

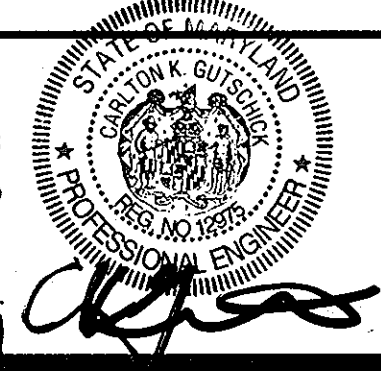
David L. Wynn
PLANNING DIRECTOR DATE *12/10/09*

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	DRN. A.W.L.	CHK. DEV.	BY	APPR.

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

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LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2010



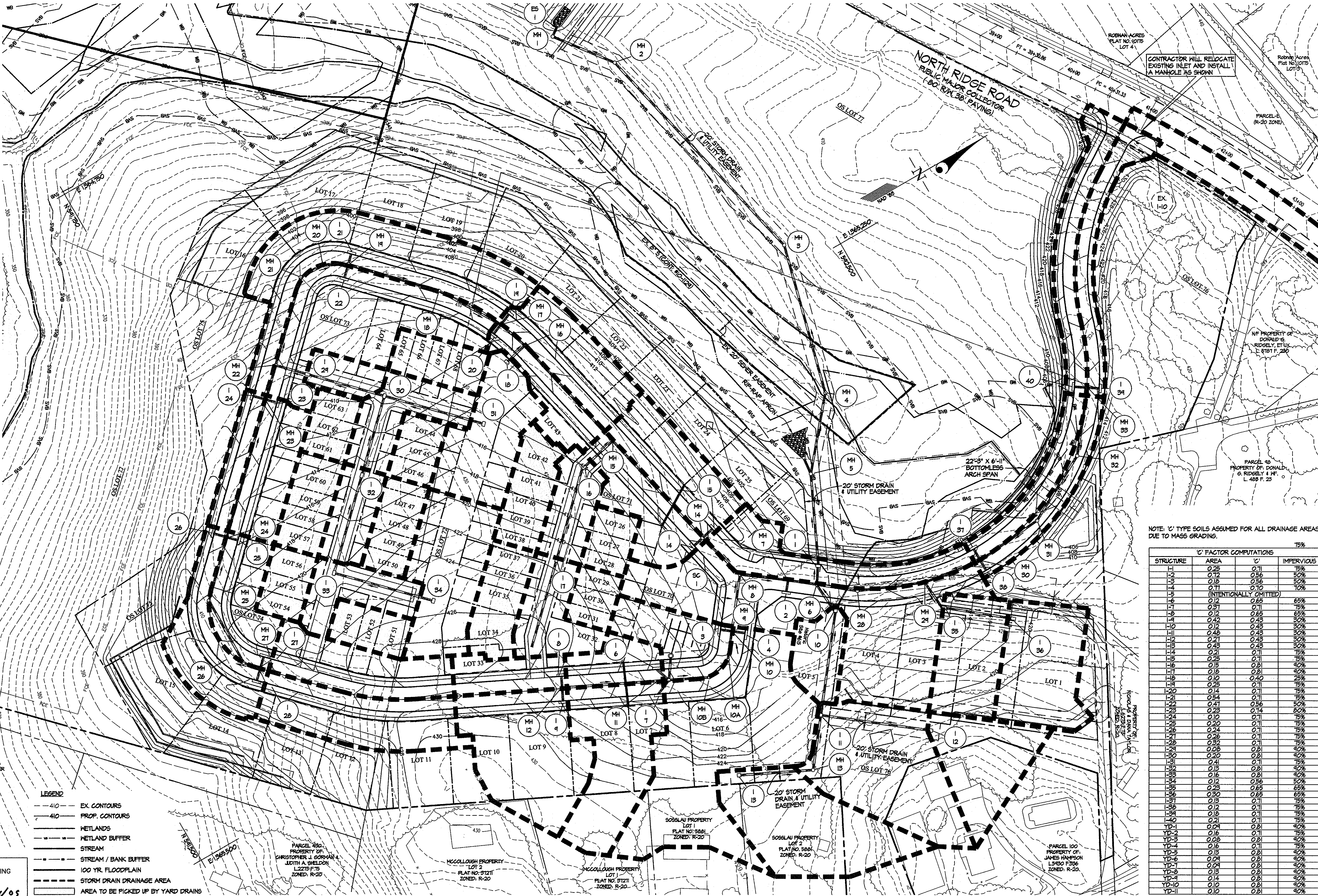
PRELIMINARY SEDIMENT CONTROL PLAN - PHASE 2
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT No. 15323.
ELECTION DISTRICT No. 2 P/O PARCEL 80 & PARCEL 99 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	10 OF 16

L:\CADD\DRAWINGS\06079\PRELIM\06079SC09-10.dwg PLOTTED: 12/7/2009 11:22 AM. LAST SAVED: 11/17/2009 5:31 PM. PLOT BY: Tony Loggins

From No.	To No.	Dia. (in.) of Pipe	L (ft.)
L-26	MH-27	15	12
L-27	MH-27	15	12
MH-27	MH-26	15	84
MH-26	MH-25	15	85
MH-25	MH-24	15	62
L-26	MH-24	15	12
L-25	MH-24	15	12
MH-24	MH-23	15	180
L-24	MH-23	15	12
L-23	MH-23	15	12
MH-23	MH-22	15	28
L-34	L-35	15	115
L-35	L-30	15	115
L-31	L-30	15	115
L-30	L-24	15	40
MH-22	MH-21	24	105
MH-21	MH-20	24	102
MH-20	MH-19	24	102
L-22	MH-19	15	12
L-21	MH-19	15	12
MH-19	MH-18	30	80
MH-18	MH-17	30	12
L-14	MH-17	15	15
MH-17	MH-16	30	40
L-16	MH-16	15	75
MH-16	MH-15	30	150
L-17	L-16	15	105
L-16	MH-15	15	40
MH-15	MH-14	30	105
L-15	MH-14	15	12
L-14	MH-14	15	12
MH-14	MH-13	30	10
L-4	MH-12	15	12
L-3	MH-12	15	12
MH-12	MH-11	15	10
L-17	MH-11	15	12
L-6	MH-11	15	12
MH-11	MH-10B	15	41
MH-10B	MH-10A	15	30
MH-10A	MH-10	15	12
L-4	MH-10	15	12
L-3	MH-10	15	12
MH-10	MH-4	24	40
MH-4	MH-2	24	35
MH-2	MH-1	24	35
L-2	MH-1	15	12
MH-1	MH-6	30	60
L-1B	MH-1B	15	85
MH-1B	L-11	15	85
L-12	L-10	15	25
L-11	L-10	15	25
L-10	MH-6	15	60
L-40	MH-3B	15	12
L-34	MH-3B	15	12
MH-3B	MH-3	15	20
MH-3	MH-31	15	40
MH-31	MH-30	15	40
L-36	MH-30	15	12
L-37	MH-30	15	12
MH-30	MH-24	15	80
L-36	MH-24	15	80
MH-24	MH-23	15	80
MH-23	MH-6	15	25
MH-6	L-1	15	15
L-1	MH-5	42	30
MH-5	ES-1	42	30
MH-4	MH-4	24	60
MH-4	MH-3	24	60
MH-3	MH-2	24	240
MH-2	MH-1	24	240
MH-1	ES-2	24	15

NOTE: ALL PIPE WILL BE HD.P.P.E.



NOTE: 'C' TYPE SOILS ASSUMED FOR ALL DRAINAGE AREAS DUE TO MASS GRADING.

STRUCTURE	'C' FACTOR COMPUTATIONS		IMPERVIOUS
	AREA	'C'	
L-1	0.25	0.71	75%
L-2	0.15	0.56	50%
L-3	0.15	0.56	50%
L-4	0.11	0.10	10%
L-5	(INTENTIONALLY OMITTED)		
L-6	0.12	0.65	65%
L-7	0.12	0.71	75%
L-8	0.12	0.65	65%
L-9	0.42	0.43	30%
L-10	0.12	0.43	30%
L-11	0.42	0.43	30%
L-12	0.21	0.43	30%
L-13	0.43	0.43	30%
L-14	0.21	0.71	75%
L-15	0.25	0.71	75%
L-16	0.15	0.81	40%
L-17	0.15	0.81	40%
L-18	0.10	0.40	25%
L-19	0.25	0.71	75%
L-20	0.14	0.71	75%
L-21	0.14	0.71	75%
L-22	0.41	0.36	50%
L-23	0.23	0.14	80%
L-24	0.10	0.71	75%
L-25	0.20	0.71	75%
L-26	0.24	0.71	75%
L-27	0.26	0.71	75%
L-28	0.32	0.71	75%
L-29	0.08	0.81	40%
L-30	0.20	0.81	40%
L-31	0.21	0.81	40%
L-32	0.15	0.81	40%
L-33	0.16	0.81	40%
L-34	0.12	0.56	50%
L-35	0.25	0.65	65%
L-36	0.20	0.65	65%
L-37	0.15	0.71	75%
L-38	0.12	0.71	75%
L-39	0.15	0.71	75%
L-40	0.21	0.81	40%
YD-1	0.21	0.81	40%
YD-2	0.16	0.71	75%
YD-3	0.08	0.81	40%
YD-4	0.16	0.71	75%
YD-5	0.15	0.81	40%
YD-6	0.24	0.81	40%
YD-7	0.04	0.81	40%
YD-8	0.15	0.81	40%
YD-9	0.14	0.81	40%
YD-10	0.10	0.81	40%
YD-11	0.10	0.81	40%

- LEGEND**
- 410 --- EX. CONTOURS
 - 410 --- PROP. CONTOURS
 - WETLANDS
 - WETLAND BUFFER
 - STREAM
 - STREAM / BANK BUFFER
 - 100 YR. FLOODPLAIN
 - STORM DRAIN DRAINAGE AREA
 - AREA TO BE PICKED UP BY YARD DRAINS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Handwritten signature
PLANNING DIRECTOR

DATE: 11/10/09

GLW Gutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BARTONSVILLE OFFICE PARK
BARTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4166

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
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. 12878
EXPIRATION DATE: MAY 26, 2010



STORM DRAIN DRAINAGE AREA MAP
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT BELLCOTT HILLS, PARCEL B, PLAT NO. 15323,
PO PARCEL 80 & PARCEL 99
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	11 OF 16

PERIMETER PLANTING SCHEDULE - SCHEDULE A

PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	SHRUBS	
EXTERNAL PERIMETER 1	OPEN SPACE (SFD)	ROADWAY	'B' Buffer	581'	YES, 581' (RETENTION OF EX. FOREST)	NO	0	0	0	DEFERRED TO FINAL PLAN STAGE
EXTERNAL PERIMETER 2	OPEN SPACE (SFD)	ROADWAY	'B' Buffer	142'	YES, 142' (RETENTION OF EX. FOREST)	NO	0	0	0	
EXTERNAL PERIMETER 3	SFD	SFD	'A' Buffer	830'	YES, 300' (RETENTION OF EX. FOREST)	NO	4	0	0	
EXTERNAL PERIMETER 4	SFD (REAR)	ROAD R/W	'B' Buffer	17'	NO	NO	1	1	0	
EXTERNAL PERIMETER 5	SFD	SFD	'A' Buffer	504'	NO	NO	8	0	0	
EXTERNAL PERIMETER 6	SFD (REAR)	ROAD R/W	'B' Buffer	84'	NO	NO	2	2	0	
EXTERNAL PERIMETER 7	SFD	SFD	'A' Buffer	918'	NO	YES, 152' (RETAINING WALL, LOTS 12-15)	14	0	0	
EXTERNAL PERIMETER 8	OPEN SPACE (SFD)	RESIDENTIAL	'A' & 'B' Buffer	2010'	YES, 2010' (RETENTION OF EX. FOREST)	NO	0	0	0	
EXTERNAL PERIMETER 9	OPEN SPACE (SFM)	ROAD R/W	'B' Buffer	224'	NO	NO	5	6	0	

SHM PERIMETER PLANTING SCHEDULE - SCHEDULE D

PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	SHRUBS	
SHM PERIMETER 1	SHM FACILITY	OPEN SPACE	'B' Buffer	942'	YES, 942' (RETENTION OF EX. FOREST)	NO	0	0	0	DEFERRED TO FINAL PLAN STAGE

RESIDENTIAL LOT INTERNAL LANDSCAPING CHART - SCHEDULE C

BUILDING TYPE	NUMBER OF PLANTS REQUIRED			NOTES
	SHADE TREES	SHRUBS		
SINGLE FAMILY ATTACHED	1 PER UNIT	NONE REQUIRED		DEFERRED TO SDP

NOTES

- FINAL STREET TREE LOCATION WILL BE DETERMINED AT FINAL PLAN STAGE.
- INTERNAL PLANTING, PARKING LOT LANDSCAPING AND STORMWATER MANAGEMENT BUFFERING WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLANS AND FINAL PLANS.
- THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, CHAPTER IV, TABLE I:

EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREES/LF	EVERGREEN/LF	SHRUBS/LF
A	LIGHT BUFFER	1:60	0	0
B	MEDIUM BUFFER	1:50	1:40	0

- AFFORESTATION PLANTING SIZE SHALL BE LARGE ENOUGH TO MEET THE LANDSCAPE BUFFERING REQUIREMENT ALONG EXTERNAL PERIMETERS WHERE APPLICABLE.
- FOR STEEP SLOPES, SEE EXISTING FEATURES PLAN, SHEET B3.

STREET TREE REQUIREMENTS

ROAD	LENGTH OF CURB	# OF TREES REQUIRED	# OF TREES PROVIDED
ROAD 'A'	5,350'	134	134

SYMBOL	NAME (BOTANICAL/COMMON)	SIZE	REMARKS
(+)	Acer saccharum / Green Mountain Sugar Maple	2 1/2" cal.	B & B Full Heads

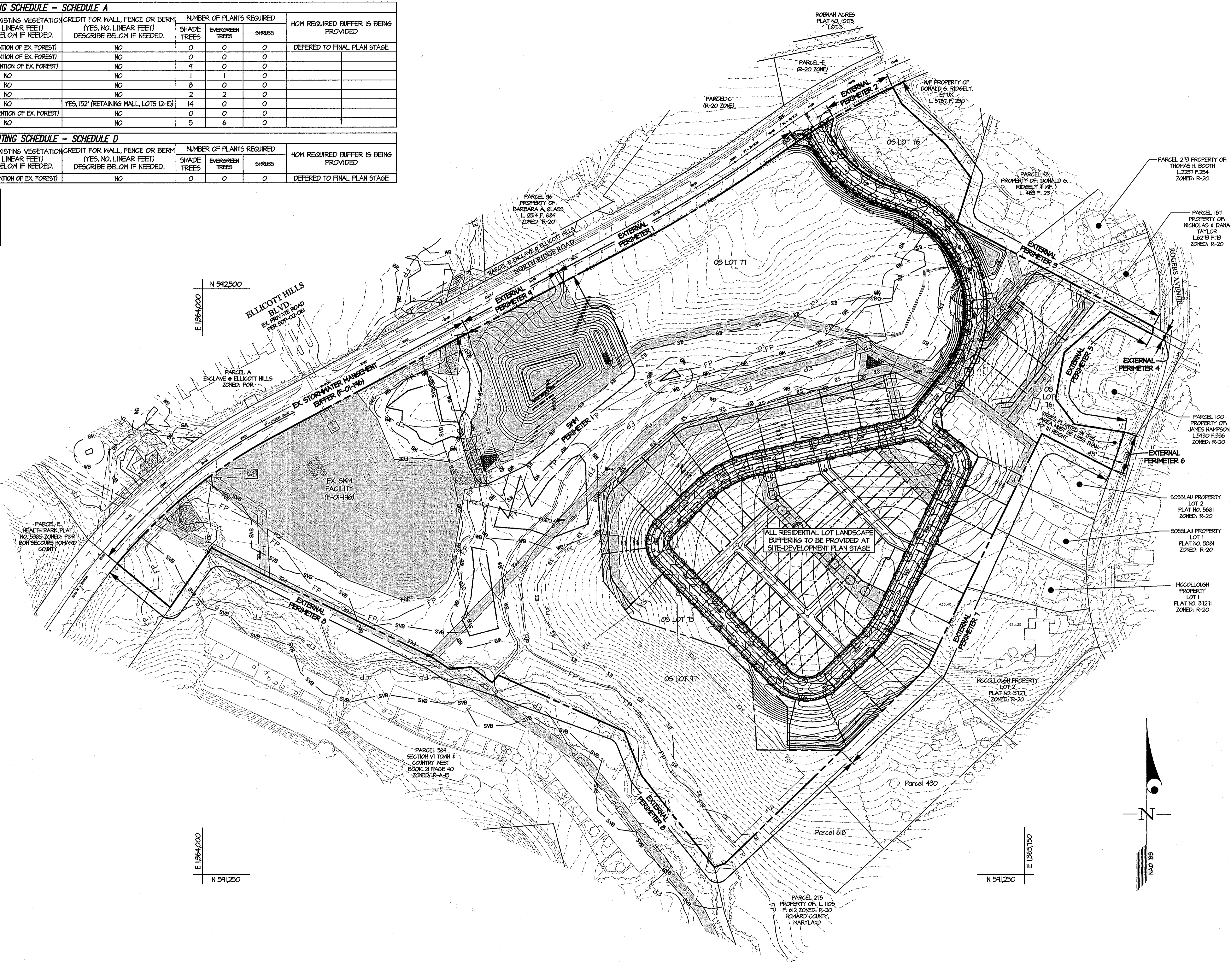
MINIMUM TREE QUANTITIES AND PREFERRED SPACING ARE AS FOLLOWS, PER THE HOWARD COUNTY LANDSCAPE MANUAL:

ROAD 'A': 1 TREE PER 40 LINEAR FEET, BOTH SIDES
PRIVATE ALLEYS: NO TREES REQUIRED

THESE ARE ONLY MINIMUM STANDARDS. TREES SHOULD BE PLACED TO ALIGN WHERE POSSIBLE WITH LOT LINES AND DENISING WALLS OF UNITS SO AS TO AVOID BLOCKING THE FRONTS AND/OR DOORS AND WINDOWS OF UNITS.

LEGEND

- - - - - 410 - - - - - EXISTING CONTOURS
- - - - - WB - - - - - WETLAND BUFFER
- - - - - SB - - - - - STREAM / BANK BUFFER
- - - - - FP - - - - - 100 YR. FLOODPLAIN
- - - - - EASEMENT



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

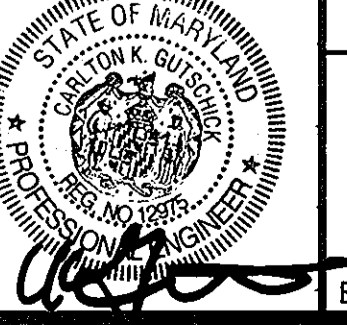
Paul H. Leggett 12/11/09
PLANNING DIRECTOR DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DES. A.M.	DRN. DEV.	CHK. A.W.L.	DATE	REVISION	BY	APPR.

PREPARED FOR:
G&R ROGERS DEVELOPMENT
SUITE 300 WOODHOLME CENTER
1829 REISTERSTOWN ROAD
BALTIMORE, MD 21208
ATTN: CHARLIE O'DONOVAN
410-484-8400

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12-415 EXPIRATION DATE: May 26, 2010



PRELIMINARY LANDSCAPE PLAN
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT No. 15323.
PO PARCEL 80 & PARCEL 99
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	12 OF 16

- LEGEND**
- - - 410 - - - EX. CONTOURS
 - - - METLAND BUFFER
 - - - STREAM / BANK BUFFER
 - - - 100 YR. FLOODPLAIN
 - STEEP SLOPES (15-24.4%)
 - STEEP SLOPES (25% AND GREATER)

NOTE: ALL STEEP SLOPES 15-25% AND 25% + GREATER HAVE BEEN SHOWN ON THIS PLAN. NOT ALL STEEP SLOPES SHOWN COUNT TOWARD THE PROJECT DENSITY CALCULATION. FOR STEEP SLOPE AREAS USED TO CALCULATE DENSITY (25% AND GREATER AVERAGED OVER 10 VERTICAL FEET) SEE THE DENSITY MAP ON SHEET I.

AREA No.	AREA IN SF
①	34,740 sf±
②	13,750 sf±
③	44,900 sf±

ALL OTHER STEEP SLOPE AREAS SHOWN ON-SITE ARE LESS THAN 10,000 SF IN CONTIGUOUS AREA.

Symbol	Name	Remarks	Group
Ba	Belle Silt Loam		D
CuB	Combe Silt Loam		B
GIB2	Glenelig Loam	3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelig Loam	8 to 15 percent slopes, moderately eroded	B
GIC3	Glenelig Loam	8 to 15 percent slopes, severely eroded	B
GnA	Glenville Silt Loam	0 to 5 percent slopes	C
GnB2	Glenville Silt Loam	5 to 8 percent slopes, moderately eroded	C
Ha	Hatboro Silt Loam		D
LqC3	Lagone Silty Clay Loam	8 to 15 percent slopes, severely eroded	B
MIB2	Manor Loam	3 to 8 percent slopes, moderately eroded	B
MIC3	Manor Loam	8 to 15 percent slopes, severely eroded	B
MID2	Manor Loam	15 to 25 percent slopes, moderately eroded	B
MID3	Manor Loam	15 to 25 percent slopes, severely eroded	B
MIE	Manor Loam	25 to 45 percent slopes	B
MIE	Montalto & Relay soils	15 to 45 percent slopes	B/C
MID	Montalto & Relay very stony Silt Loam	5 to 25 percent slopes	B/C
MIB	Matching Silt Loam	5 to 8 percent slopes	D



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark H. Boyle
PLANNING DIRECTOR DATE: 9/15/09

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
BURTOWNSVILLE, MARYLAND 20886
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BALTIMORE, MD 21208
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I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2010

12-11-09

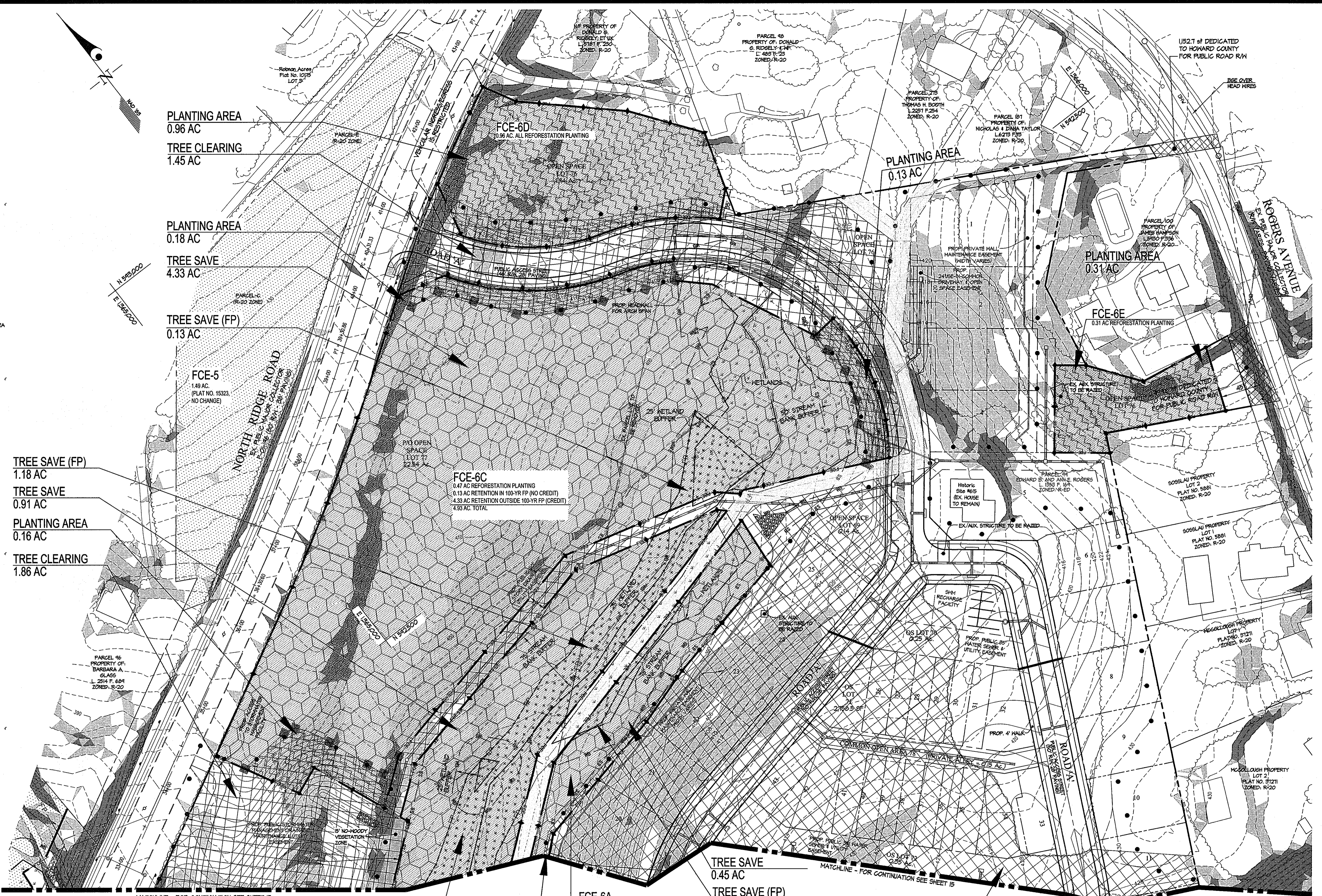


EXISTING FEATURES PLAN
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
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PO PARCEL 80 & PARCEL 99
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	R-ED	06079
DATE	TAX MAP - GRID	SHEET
SEPT., 2009	17-18 & 24	13 OF 16

DATE	REVISION	BY	APPR.

- LEGEND**
- 400 --- EXISTING CONTOUR
 - 400 --- PROPOSED CONTOUR
 - EXISTING TREELINE
 - EX. 8" S --- EXISTING SANITARY SEWER
 - EX. 8" W --- EXISTING WATERLINE
 - EX. 4" H --- EXISTING FIRE HYDRANT
 - PROPOSED STORM DRAIN
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - 100 YEAR FLOODPLAIN
 - LIMIT OF WETLAND
 - WETLAND AREA
 - SB --- STREAM / BANK BUFFER
 - WB --- WETLAND BUFFER
 - CENTERLINE OF STREAM
 - NON-CREDITED FOREST AREA
 - FOREST CLEARING
 - FOREST SAVE
 - PLANTING AREA
 - FOREST CONSERVATION EASEMENT AREA
 - LIMITS OF DISTURBANCE
 - FINAL FOREST CONSERVATION SIGNS
 - TEMPORARY FOREST CONSERVATION SIGNS
 - SLOPES 15-25%
 - SLOPES 25% AND STEEPER



TREE SAVE (FP)
1.18 AC

TREE SAVE
0.91 AC

PLANTING AREA
0.16 AC

TREE CLEARING
1.86 AC

PLANTING AREA
0.96 AC

TREE CLEARING
1.45 AC

PLANTING AREA
0.18 AC

TREE SAVE
4.33 AC

TREE SAVE (FP)
0.13 AC

FCE-5
1.49 AC.
(PLAT NO. 15323,
NO CHANGE)

FCE-6C
0.47 AC REFORESTATION PLANTING
0.13 AC RETENTION IN 100-YR FP (NO CREDIT)
4.33 AC RETENTION OUTSIDE 100-YR FP (CREDIT)
4.93 AC TOTAL

TREE SAVE
0.45 AC

TREE SAVE (FP)
0.04 AC

TREE CLEARING
8.68 AC

FCE-6B
1.18 AC RETENTION IN 100-YR FP (NO CREDIT)
1.03 AC RETENTION OUTSIDE 100-YR FP (CREDIT)
2.21 AC TOTAL

PLANTING AREA
0.06 AC

FCE-6A
0.08 AC REFORESTATION PLANTING
0.04 AC RETENTION IN 100-YR FP (NO CREDIT)
0.45 AC RETENTION OUTSIDE 100-YR FP (CREDIT)
0.55 AC TOTAL

STATE OF MARYLAND
Michael B. Tran
REGISTERED ARCHITECT
933 LANDSCAPE ARCHITECT
12/06/09

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR
DATE 12/21/09

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
BURTONTOWNE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/W: 301-989-2524 FAX: 301-421-4186

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410-484-8400

PRELIMINARY FOREST CONSERVATION PLAN
PRELIMINARY EQUIVALENT SKETCH PLAN
ROGERS PROPERTY
LOTS 1 THROUGH 68, OPEN SPACE LOTS 69 THROUGH 77
AND COMMON OPEN AREAS 78 AND 79
A RESUBDIVISION OF THE ENCLAVE AT ELLICOTT HILLS, PARCEL B, PLAT NO. 15323.
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND

SCALE 1"=50'	ZONING R-ED	G. L. W. FILE No. 06079
DATE SEPT., 2009	TAX MAP - GRID 17-18 & 24	SHEET 14 OF 16

DATE	REVISION	BY	APPR.

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- LEGEND**
- 400 --- EXISTING CONTOUR
 - 400 --- PROPOSED CONTOUR
 - EX. 8" S --- EXISTING TREE LINE
 - EX. 8" S --- EXISTING SANITARY SEWER
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 - PROPOSED STORM DRAIN
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 - LIMIT OF WETLAND
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 - FOREST CONSERVATION EASEMENT AREA
 - LIMITS OF DISTURBANCE
 - FINAL FOREST CONSERVATION SIGNS
 - TEMPORARY FOREST CONSERVATION SIGNS
 - SLOPES 5-25%
 - SLOPES 25% AND STEEPER

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Drash K. Coyle 12/24/09
 PLANNING DIRECTOR DATE

STATE OF MARYLAND
 Michael B. Tran
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 832
 12/08/09

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
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DES. DEV	DRN. AWL	CHK. DEV	DATE	REVISION	BY	APPR.

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