

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER OF 2005.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SERVICES, INC. DATED APRIL 2005.
- STREAMS AND WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 2, 2009. THERE ARE NO PROPOSED DISTURBANCE TO STREAMS, WETLANDS OR ASSOCIATED BUFFERS.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING INC AND MCCARTHY AND ASSOCIATES, DATED NOVEMBER 3, 2008.
- FOREST CONSERVATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS AND FIELD SURVEY.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING DP2 FILES S-06-006, WP-09-092 AND WP-10-002.
- THE SUBJECT PROPERTY IS ZONED "R-20" AND "R-ED" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE THERE IS NOT A STUDY INTERSECTION WITHIN 1-1/2 MILES OF THE SITE.
- A TOTAL OF 64 LOTS AND 5 OPEN SPACE LOTS ARE PROPOSED UNDER THIS PLAN. THE LOTS HAVE BEEN CREATED BY A SUBDIVISION OF PARCEL 115.
- OPEN SPACE LOTS 65, 66, 67, 68 AND 69 TO BE OWNED AND MAINTAINED BY THE HOA.
- ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6.03 MODIFIED FOR SIDEWALK ADJACENT TO CURB.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOTS 23 THROUGH 28, AND 33 THROUGH 36 SHALL BE PROVIDED AT THE JUNCTION OF PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE RIGHT-OF-WAY OF PROPOSED ROAD.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WITH 82 SHADE TREES, 69 EVERGREEN TREES PROVIDED WITH LANDSCAPE SURETY IN THE AMOUNT OF \$34,950.00 TO BE PROVIDED WITH THE DP DEVELOPER'S AGREEMENT. (THE UNIT PRICES TO BE USED FOR ESTABLISHING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED COUNTY FEE SCHEDULE WHICH IS \$300.00 PER SHADE TREE, \$150.00 PER EVERGREEN, OR 15% OF TREE VALUE.)
- ILCHESTER ROAD AND BEECHWOOD ROAD ARE SCENIC ROADS. A TYPE B LANDSCAPE BUFFER WILL BE PROVIDED ALONG BOTH ROAD FRONTAGES EXCEPT WHERE A FOREST CONSERVATION EASEMENT IS TO BE ESTABLISHED.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS AND RETENTION FOREST CONSERVATION AREAS.
- STREET TREES ARE PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16-1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- TOTAL FOREST CONSERVATION OBLIGATION IS 9.40 AC, TO BE FULFILLED BY RETENTION OF 9.40 ACRES. TOTAL FINANCIAL SURETY OBLIGATION IS \$1,892,800 (409.454 X 0.20 = \$81,892.80).
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III, AND AS MODIFIED BY GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED SQUARE TUBE POST (1 1/2" DIA) INSERTED INTO A 2 1/2" GALVANIZED STEEL PERFORATED SQUARE TUBE SLEEVE (1 1/2" DIA X 3' LONG). A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE TOP OF EACH POST.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4095-D, AND 208-W. SEWER WILL BE CONNECTED TO CONTRACT NO. 10-1214-D.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO BIO RETENTION, RAIN BARRELS, PERVIOUS DRIVEWAYS AND SIDEWALKS AND SURFACE SAND FILTERS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.
- THERE ARE EXISTING STRUCTURES LOCATED ON PARCEL 115. THE EXISTING SHED ON OPEN SPACE LOT 66 SHALL BE REMOVED PRIOR TO SIGNATURES ON FINAL PLAN.
- THIS PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH SECTION 108.F OF THE ZONING REGULATIONS, DENSITY EXCHANGE FOR NEIGHBORHOOD PRESERVATION PARCELS. THE SENDING PARCEL IS IDENTIFIED AS: PARCEL 702, TAX MAP 31, GRID 22, MATUCHA PROPERTY.
- THE EXISTING PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 122 WILL BE EXTINGUISHED SUBSEQUENT TO THE CONSTRUCTION OF STREET "A" AND THE DRIVEWAY CONNECTION TO PARCEL 122.
- THE EXISTING PRIVATE WELL EASEMENT WILL BE EXTINGUISHED AND THE WELL ABANDONED SUBSEQUENT TO CONSTRUCTION OF THE PUBLIC WATER MAIN AND CONNECTION OF PARCEL 122 TO THE PUBLIC WATER MAIN.
- THIS PLAN IS SUBJECT TO WP-09-92 APPROVED JANUARY 21, 2009 TO WAIVE SECTION 16.147 OF THE REGULATIONS AND PERMITS THE CONSOLIDATION OF 856 AND 115 BY ADJOINER DEED.
- THIS PLAN IS SUBJECT TO WP-10-002 APPROVED JULY 14, 2009 TO WAIVE SECTION 16.147 OF THE REGULATIONS, AND PERMITS THE CONSOLIDATION OF 856 AND 115 BY ADJOINER DEED. THE DEEDS, AGREEMENTS, AND EASEMENTS REQUIRED BY THE WAIVER WERE RECORDED ON AUGUST 6, 2009. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. PLAN STATUS FOR S-06-006 - THE NEW PRELIMINARY EQUIVALENT SKETCH PLAN (SP) WHICH IS COMING IN FOR CONSOLIDATED PARCELS 856 AND 115 WILL DESIGNATE THE WELSH'S LAND (PARCEL 122) AS SECTION 2 AND WILL INCLUDE A NOTE EXPLAINING THAT PARCEL 122 WILL RETAIN THE 20 HOUSING UNIT ALLOCATIONS REQUESTED AS PART OF S-06-006. THIS REPRESENTATION OF PARCEL 122 WILL ALLOW S-06-006 TO REMAIN IN THE HOLDING BIN FOR ALLOCATIONS (ELKRIDGE).
 - B. DEVELOPMENT PHASING - WHEN PARCEL 122 IS LATER SUBDIVIDED, IT WILL REQUIRE A NEW SP (OR COMPLIANCE WITH THE THEN-EFFECTIVE REGULATIONS), IF HOUSING ALLOCATIONS IN EXCESS OF THE 20 ASSOCIATED WITH S-06-006 ARE NEEDED, THEY WILL HAVE TO BE ACQUIRED IN CONJUNCTION WITH THE NEW SP. BASED ON CONVERSATION WITH THE WELSH'S AND THEIR CONSULTANT, IT IS ANTICIPATED THAT THE SP FOR PARCEL 122 WILL "STAND ALONE" IN TERMS OF FOREST CONSERVATION (FC), STORM WATER MANAGEMENT (SWM), OPEN SPACE (OS), ETC.
 - C. RECORDATION OF THE FOLLOWING AGREED UPON DEEDS/EASEMENTS SHALL BE DONE PRIOR TO THE SUBMISSION OF THE SP FOR CONSOLIDATED PARCELS 856 AND 115.
 - A. THE DEEDS ADJUSTING THE BOUNDARY BETWEEN PARCELS 856 AND 122 (TO RECTIFY THE BARN SETBACK ENCROACHMENT);
 - B. THE CONSOLIDATED DEED FOR PARCEL 856 AND 115;
 - C. THE ACCESS EASEMENT/MAINTENANCE AGREEMENT FOR THE PORTION OF THE EXISTING DRIVEWAY ON PARCEL 856 WHICH SERVES PARCEL 122; AND,
 - D. AN EASEMENT FOR THE EXISTING WELL WHICH IS LOCATED ON PARCEL 856 AND SERVES THE WELSH'S DWELLING(S) ON PARCEL 122.
- ALL OF THESE DOCUMENTS MUST BE RECORDED AND COPIES SUBMITTED TO THIS DEPARTMENT FOR FILE RETENTION PURPOSES WITHIN 60-DAYS OF THE DATE OF THIS WAIVER APPROVAL (ON OR BEFORE SEPTEMBER 12, 2009).
- CONFIRMATION THAT THE EXISTING STRUCTURE ON PARCEL 122 MEETS ZONING SETBACKS RELATIVE TO THE COMMON BOUNDARY BETWEEN PARCELS 856 AND 122 WILL BE REQUIRED. A STATEMENT OF CONFIRMATION SHOULD ACCOMPANY THE REQUESTED COPIES OF ALL DEEDS.
- PARCEL 122 HOOKUP TO PUBLIC WATER AND SEWER: PER THE DEVELOPER AGREEMENT FOR SECTION 1, THE DEVELOPER OF THAT SECTION WILL BE RESPONSIBLE FOR EXTENDING PUBLIC WATER AND SEWER TO THE EXISTING HOME ON PARCEL 122. THIS CONNECTION SHALL BE MADE BEFORE THE EXISTING WELL IS ABANDONED.
- COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION'S COMMENT: "NO FURTHER DEVELOPMENT WILL BE PERMITTED ON PARCELS 115 AND 856 WITHOUT PRIOR APPROVAL. IT IS NOTED THAT THE DEVELOPER OF PARCELS 856 AND 115 HAS HAD PRELIMINARY MEETINGS FOR THE DEVELOPMENT OF A GREEN NEIGHBORHOOD DESIGN WITH THE COUNTY."
- A NUMBER OF DISCREPANCIES EXIST WITHIN THE ACREAGE GIVEN FOR PARCEL 856 AND THE RESIDUE OF PARCEL 122. THIS WAIVER APPROVAL INVOLVES THE RECOGNITION OF TWO (2) PARCELS ONLY: PARCEL 122 AND THE NEW CONSOLIDATED PARCEL 856/115. NO OTHER PARCEL IS BEING LEGALLY ENDORSED.
- ALTHOUGH NOT A CONDITION OF THIS WAIVER APPROVAL, SECTION 107.E OF THE ZONING REGULATIONS REQUIRES PLANNING BOARD (PB) APPROVAL OF A PRELIMINARY EQUIVALENT SKETCH PLAN FOR R-ED ZONED PROPERTY - SINCE PARCEL 115 IS NOT SHOWN ON 28-1071M IT MUST BE PRESENTED AND APPROVED BY THE PLANNING BOARD.
- ALTHOUGH NOT A CONDITION OF THIS WAIVER APPROVAL, THE SUBMISSION OF DEVELOPMENT PLANS WHICH INCLUDE THE ACREAGE OF CURRENT PARCEL 115, MAY REQUIRE CONSIDERATION BY THE HISTORIC DISTRICT COMMISSION (HDS).
- ALL WALKS AND PATHS WITHIN PROJECT BOUNDARY TO BE WATER PERMEABLE.
- LOCUST CHAPEL SECTION II, PARCEL 122, RETAINS 20 HOUSING UNIT ALLOCATIONS REQUESTED AS PART OF S-06-006.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 31EA AND 31EB WERE USED FOR THIS PROJECT.
- THE HISTORIC BUILDINGS ON THE SITE HAVE BEEN ADDED TO THE MARYLAND INVENTORY OF HISTORIC PROPERTIES, AND WILL BE ADDED TO THE HOWARD COUNTY HISTORIC SITES INVENTORY AS HO-978.
- THE EXISTING WELL ON PARCEL 115 SERVING THE EXISTING HOUSE ON PARCEL 122 MUST BE PROPERLY ABANDONED AND THE EXISTING HOUSE CONNECTED TO PUBLIC WATER.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 31EA AND 31EB WERE USED FOR THIS PROJECT.
- TEST PITS TO DETERMINE GROUND WATER AND ROCK ELEVATIONS WERE PERFORMED AND ARE INCLUDED IN THE SWM REPORT.
- REFERENCE: PLANNING BOARD CASE #388 DECISION AND ORDER APPROVAL DATED 4/1/10.

PRELIMINARY EQUIVALENT SKETCH PLAN

LOCUST CHAPEL - SECTION I

LOTS 1-64, OPEN SPACE 65-69

A SUBDIVISION OF PARCEL 115

HOWARD COUNTY, MARYLAND

LOT TABULATION:

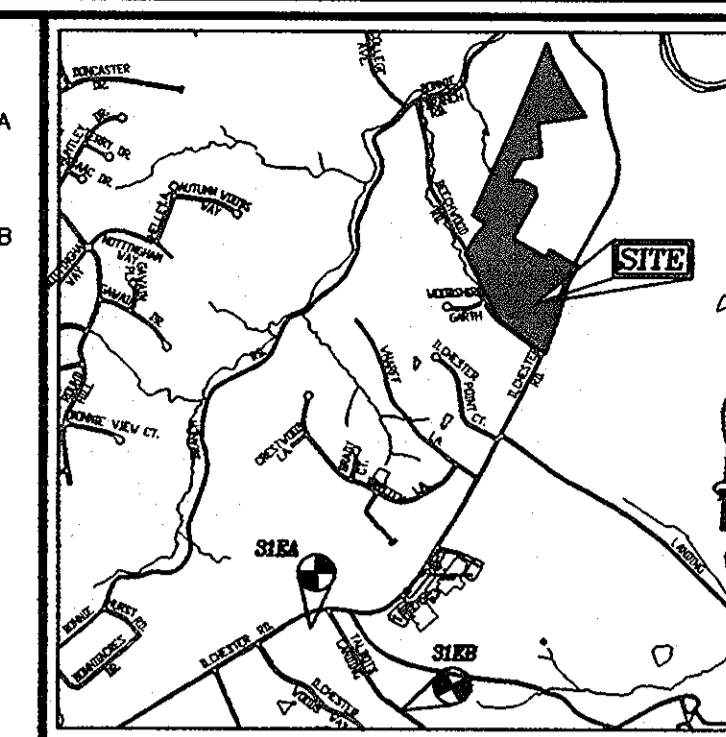
TOTAL NO. OF PROPOSED LOTS:	69
TOTAL 64 DWELLING UNITS FOR THIS SUBMISSION	64
NO. OF SINGLE FAMILY DETACHED:	64
NO. OF OPEN SPACE LOTS:	5

BENCHMARKS

- BENCHMARK NO. 1: COUNTY CONTROL #31EA
3/4" REBAR 0.8' BELOW SURFACE
N. 569,641.129, E. 1,374,816.027
- BENCHMARK NO. 2: COUNTY CONTROL #31EB
3/4" REBAR 0.6' BELOW SURFACE
N. 568,730.996, E. 1,376,273.570

LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FOREST CONSERVATION EASEMENT (RETENTION)
- RECREATIONAL OPEN SPACE



VICINITY MAP

SCALE = 1"=200'
ADC MAP COORDINATES: 13 A-13

SITE DATA

TAX MAP 31, GRID 4, PARCEL 115
DEED REFERENCE: L. 11977, F. 404
ELECTION DISTRICT: 1ST
LOCATION: WEST SIDE OF ILCHESTER ROAD, NORTH SIDE OF BEECHWOOD RD.

EXISTING ZONING: R-20, UTILIZING R-ED OPTION; PER SECTION 108.F.3, R-ED

GROSS AREA:	36.55 AC
NET AREA OF PARCELS:	31.99 AC
AREA OF 100 YEAR FLOODPLAIN:	0.00 AC
AREA OF STEEP SLOPES:	4.56 AC

BASE DENSITY: 2 LOTS PER NET ACRE (2x31.99): 63 LOTS
BASE DENSITY (R-ED PORTION): 2 LOTS PER NET ACRE (2x6.27): 12 LOTS

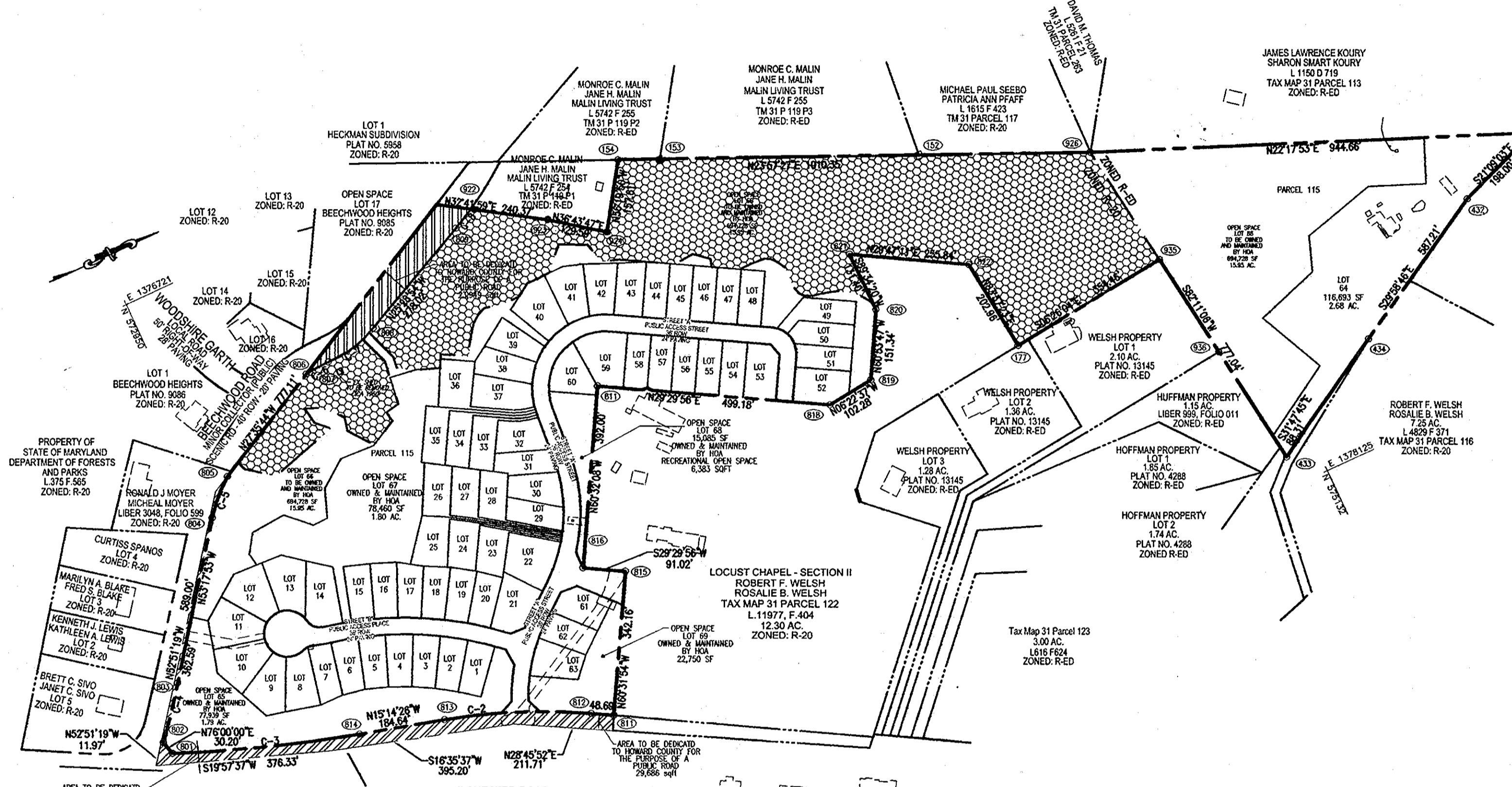
BASE DENSITY (R-20 PORTION): 2 LOTS PER NET ACRE (2x25.72): 51 LOTS - Section 108.A
10% BONUS DENSITY: 5 LOTS - PER SECTION 108.F.2

TOTAL LOTS ALLOWED (63+5): 68 LOTS

NUMBER OF PROPOSED RESIDENTIAL LOTS (SFD): 64 LOTS

AREA OF PROPOSED RESIDENTIAL LOTS (SFD): 12.95 AC
TOTAL AREA OF ROAD RIGHT OF WAY: 3.34 AC
OPEN SPACE REQUIRED; 50 % OF GROSS AREA: 18.27 AC
TOTAL AREA OF OPEN SPACE PROPOSED: 20.41 AC (56.3%)
REC OPEN SPACE: 300 SF/DWELLING UNIT x 64: 19,200 SF OR 0.44 AC
REC OPEN SPACE PROVIDED: 31,398 SF

EXISTING USE OF SITE: AGRICULTURAL, SFD
PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
PROPOSED WATER SYSTEM: PUBLIC
PROPOSED SEWER SYSTEM: PUBLIC
OPEN SPACE LOTS 65, 66, 67, 68, & 69 TO BE OWNED AND MAINTAINED BY THE HOA.
MINIMUM LOT AREA: 6,000 SF



CURVE DATA TABLE

CURVE NO.	RADIUS	LENGTH	TANGENT	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C-1	200.00'	27.46'	13.75'	07°52'02"	27.44'	S 82°36'02" E
C-2	1250.00'	314.73'	158.20'	14°25'34"	313.90'	S 22°27'13" W
C-3	3119.63'	403.37'	201.97'	07°24'30"	403.09'	S 19°00'17" W
C-4	2021.24'	130.43'	65.24'	03°41'50"	130.41'	N 51°42'18" W
C-5	315.82'	94.97'	47.85'	17°13'46"	94.61'	N 44°59'18" W
C-6	285.07'	54.11'	27.14'	10°52'33"	54.03'	N 03°46'25" W
C-7	250.10'	121.25'	61.84'	27°46'40"	120.07'	N 12°13'29" W
C-8	790.53'	52.03'	26.02'	03°46'15"	52.02'	N 27°11'37" W

MINIMUM LOT SIZE CHART

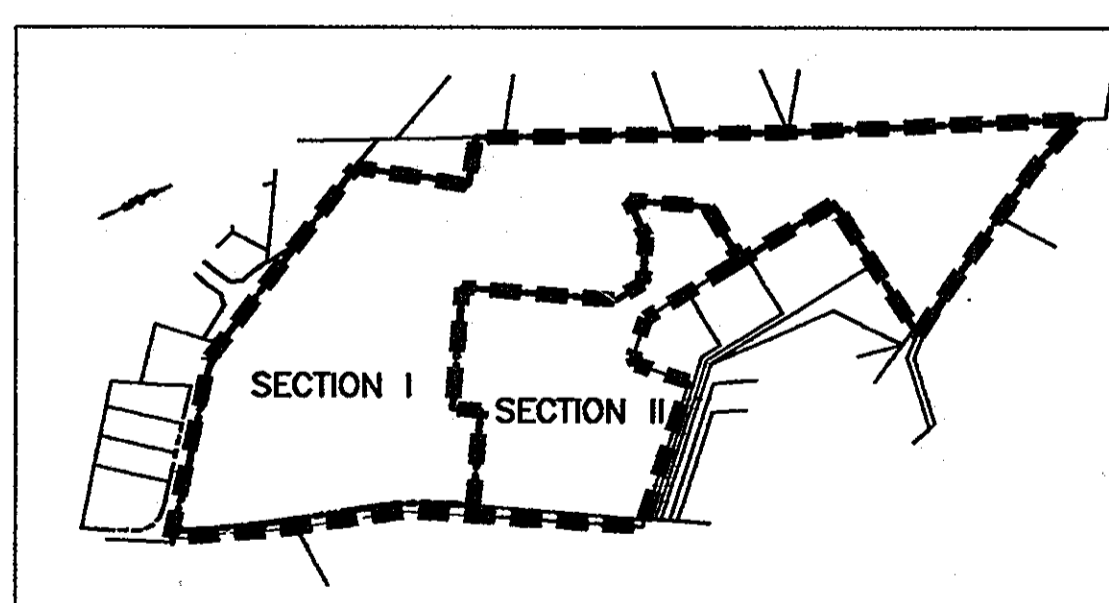
LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT SIZE
23	6,718 SF	446 SF	6,272 SF
24	7,187 SF	710 SF	6,477 SF
25	8,492 SF	973 SF	7,519 SF
26	7,679 SF	972 SF	6,707 SF
27	7,064 SF	713 SF	6,351 SF
28	6,690 SF	497 SF	6,193 SF
33	6,709 SF	514 SF	6,195 SF
34	6,907 SF	824 SF	6,083 SF
35	7,380 SF	1,112 SF	6,268 SF
36	8,132 SF	840 SF	7,292 SF

OWNER/DEVELOPER

WELSH PROPERTY, LLC
4640 ILCHESTER ROAD, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELLCOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

LOCATION MAP

SCALE: 1"=200'



INDEX MAP

NTS

COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
152	574,624.33	1,377,143.92	812	573,483.11	1,377,935.49
153	574,117.47	1,376,917.93	813	573,193.02	1,377,815.61
154	574,036.48	1,376,882.60	814	573,014.88	1,377,767.07
177	574,644.79	1,377,603.37	815	573,677.84	1,377,689.83
431	575,833.94	1,377,850.74	816	573,698.62	1,377,645.01
432	575,649.28	1,377,722.19	817	573,791.43	1,377,303.73
433	575,065.58	1,376,062.14	818	574,225.88	1,377,549.52
434	575,140.63	1,378,015.61	819	574,327.52	1,377,538.16
801	572,633.78	1,377,635.81	820	574,401.12	1,377,405.93
802	572,626.48	1,377,606.51	821	574,400.14	1,377,274.54
803	572,707.29	1,377,504.17	822	574,622.17	1,377,401.63
804	572,923.98	1,377,213.47	923	573,711.93	1,376,850.09
805	572,990.90	1,377,146.59	924	573,845.24	1,376,935.67
806	573,236.69	1,377,018.11	924	573,949.10	1,377,013.17
807	573,290.60	1,377,014.56	926	574,959.75	1,377,220.25
808	573,407.94	1,376,989.13	935	574,996.95	1,377,563.65
809	573,658.91	1,376,869.53	936	575,029.21	1,377,797.17
811	573,525.41	1,377,959.59			

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 4-13-10

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
COUNTY HEALTH OFFICER: _____ DATE: _____
HOWARD COUNTY HEALTH DEPARTMENT

SHEET INDEX

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: _____ DATE: 4/27/10

**PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
COVER SHEET**

LOTS 1-64 & OPEN SPACE 65-69
A SUBDIVISION OF PARCEL 115
HOWARD COUNTY, MARYLAND
ZONED: (R-20 AND R-ED) WP-09-92, S-06-006
TAX MAP #31 GRID 4 WP-10-02
1ST ELECTION DISTRICT PARCEL 115
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.481.7556
ELLCOTT CITY, MD 21043 FAX: 410.481.7556

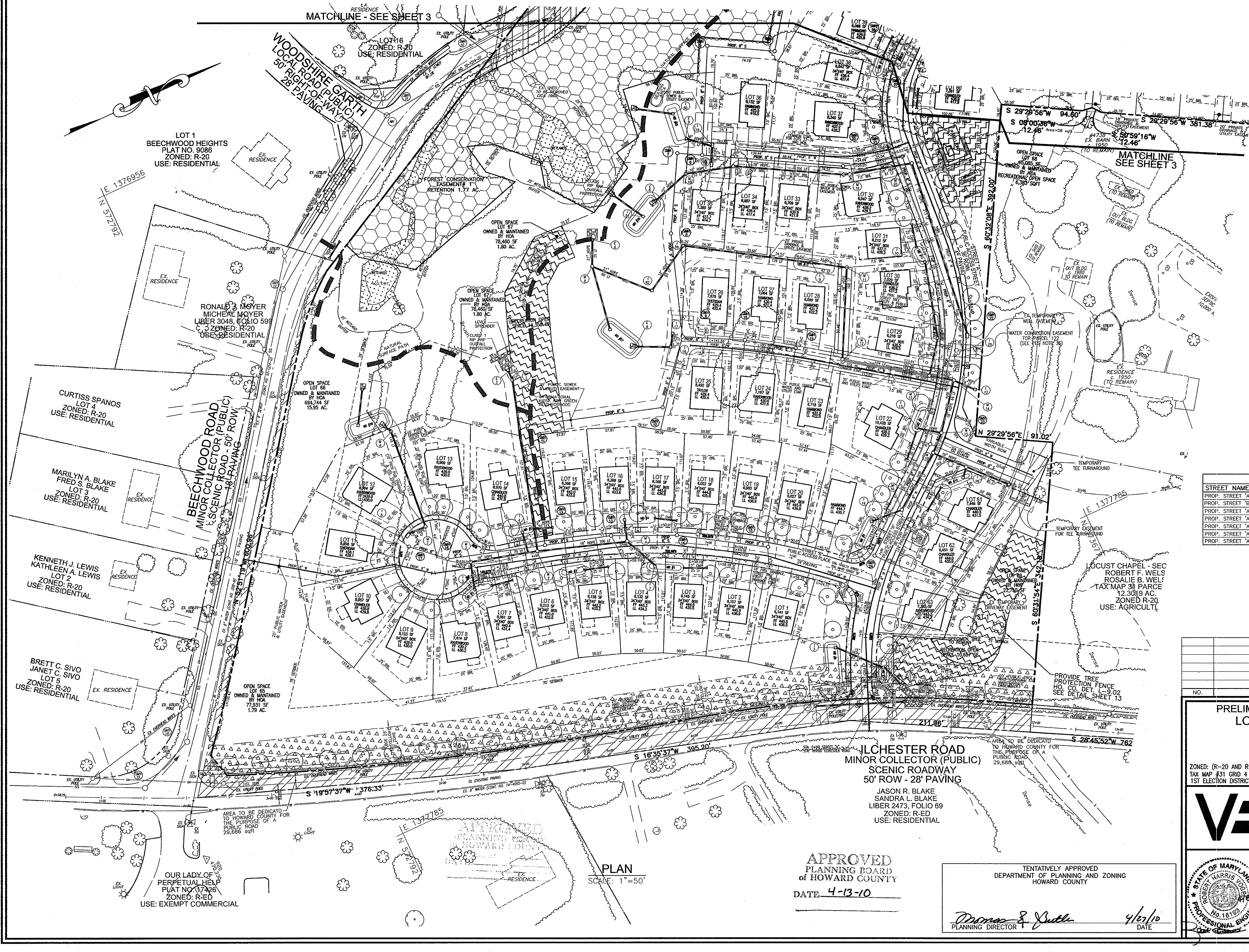
DESIGN BY: JAR
DRAWN BY: HD
CHECKED BY: RHW
DATE: APRIL 2010
SCALE: AS SHOWN
W.O. NO.: 04-15W1

1 SHEET OF 14

MATCHLINE - SEE SHEET 3

LEGEND:

- PROPOSED CURB AND GUTTER
- EXISTING TREE LINE (FIELD LOCATED)
- PROPOSED STREET TREE
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- PROP. STREET LIGHT
- PROP. STREET SIGNS
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- FOREST CONSERVATION AREA (RETENTION)
- RECREATION OPEN SPACE
- PROP. ROW DEDICATION
- 40' WIDE BG & E WIREZONE
- STORM DRAIN PIPE
- DIRECTION OF FLOW
- STORM DRAIN FLOW THROUGH STRUCTURE



STREET LIGHT LOCATION CHART

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
PROP. STREET 'A'	1+21	21.60 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'B'	1+22 LCP	14.30 RT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	4+00	21.70 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	7+19	21.90 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	9+00	21.20 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	13+15	22.00 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	14+82	20.30 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT

OWNER/DEVELOPER

WELSH PROPERTY, LLC
 4640 ILCHESTER ROAD, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DR. STE 102
 ELLICOTT CITY, MARYLAND 21042-7819
 ATTN: MR. DONALD R. REUWER
 443-367-0422

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
 LOCUST CHAPEL - SECTION I
 LAYOUT PLAN
 LOTS 1-64 & OPEN SPACE 65-69
 A SUBDIVISION OF PARCEL 115
 HOWARD COUNTY, MARYLAND WP-09-92, S-06-006
 ZONED: (R-20 AND R-ED) WP-10-02
 TAX MAP #31 GRID 4 PARCEL 115
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE
 DESIGN BY: JAR
 DRAWN BY: HD
 CHECKED BY: RHY
 DATE: APRIL 2010
 SCALE: AS SHOWN
 W.O. NO.: 04-151

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193, EXPIRATION DATE: 09-27-2010

2 SHEET OF 14

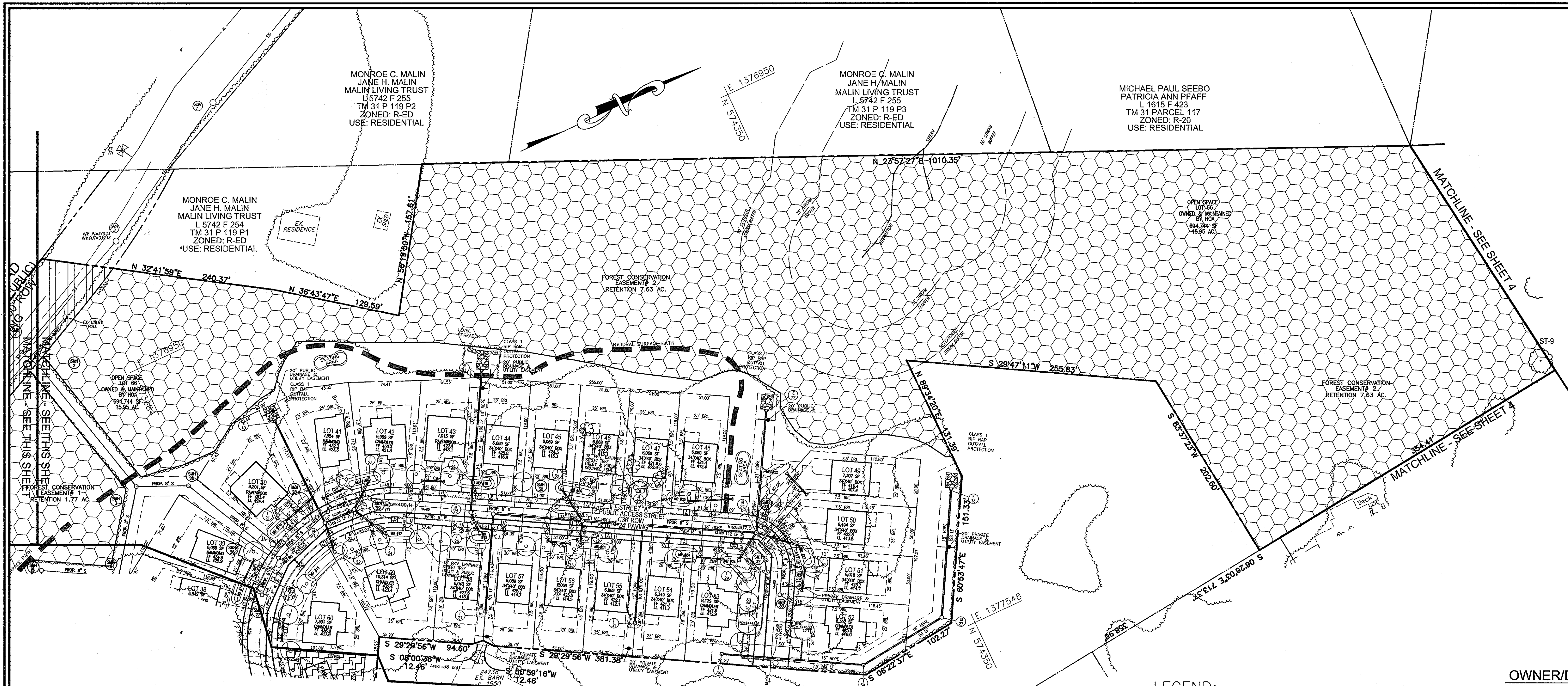
ILCHESTER ROAD
 MINOR COLLECTOR (PUBLIC)
 SCENIC ROADWAY
 50' ROW - 28' PAVING
 JASON R. BLAKE
 SANDRA L. BLAKE
 LIBER 2473, FOLIO 69
 ZONED: R-ED
 USE: RESIDENTIAL

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 4-13-10

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Planning Director
 DATE 4/27/10

OUR LADY OF PERPETUAL HELP
 PLAT NO. 17226
 ZONED: R-ED
 USE: EXEMPT COMMERCIAL

PLAN
 SCALE: 1"=50'



MONROE C. MALIN
JANE H. MALIN
MALIN LIVING TRUST
L 5742 F 255
TM 31 P 119 P2
ZONED: R-ED
USE: RESIDENTIAL

MONROE C. MALIN
JANE H. MALIN
MALIN LIVING TRUST
L 5742 F 255
TM 31 P 119 P3
ZONED: R-ED
USE: RESIDENTIAL

MICHAEL PAUL SEERO
PATRICIA ANN PFAFF
L 1615 F 423
TM 31 PARCEL 117
ZONED: R-20
USE: RESIDENTIAL

MONROE C. MALIN
JANE H. MALIN
MALIN LIVING TRUST
L 5742 F 254
TM 31 P 119 P1
ZONED: R-ED
USE: RESIDENTIAL

FOREST CONSERVATION
EASEMENT # 2
RETENTION 7.63 AC.

FOREST CONSERVATION
EASEMENT # 2
RETENTION 7.63 AC.

PLAN
SCALE: 1"=50'

STREET LIGHT LOCATION CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
PROP. STREET 'A'	1+26	23.50 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'B'	1+22 LCP	14.30 RT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	4+05	20.82 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	7+17	20.60 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	9+05	21.20 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	13+20	22.00 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT
PROP. STREET 'A'	14+86	20.30 LT	100-WATT PHOTOVOLTAIC LED STREET LIGHT

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 2

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 4-13-10

MATCHLINE - SEE SHEET 2

LEGEND:

- PROPOSED CURB AND GUTTER
- EXISTING TREELINE (FIELD LOCATED)
- PROPOSED STREET TREE
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- PROP. STREET LIGHT
- PROP. STREET SIGNS
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- FOREST CONSERVATION AREA (RETENTION)
- RECREATION OPEN SPACE
- PROP. ROW DEDICATION
- STORM DRAIN PIPE
- DIRECTION OF FLOW
- STORM DRAIN FLOW THROUGH STRUCTURE

OWNER/DEVELOPER

WELSH PROPERTY, LLC
4640 ILCHESTER ROAD, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELLCOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
LAYOUT PLAN

LOTS 1-64 & OPEN SPACE 65-69
A SUBDIVISION OF PARCEL 115
HOWARD COUNTY, MARYLAND WP-09-92, S-06-006
ZONED: (R-20 AND R-ED) WP-10-02
TAX MAP #31 GRID 4 PARCEL 115
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE
DESIGN BY: JAR
DRAWN BY: HD
CHECKED BY: RHV
DATE: APRIL 2010
SCALE: AS SHOWN
W.O. NO.: 04-151

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

3 SHEET OF 14

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mona E. Sutter
PLANNING DIRECTOR
4/23/10
DATE

DAVID M. THOMAS
L 5261 F 21
TM 31 PARCEL F 21
ZONED: R-ED
USE: RESIDENTIAL

JAMES LAWRENCE KOURY
SHARON SMART KOURY
L 1150 D 719
TAX MAP 31 PARCEL 113
ZONED: R-ED
USE: AGRICULTURAL

JAMES M. NELSON
EVA J. NELSON T/E
8.19 ac
L 5118 F 60
TAX MAP 31 PARCEL 618
LOT: PAR 3
ZONED: R-20
USE: RESIDENTIAL

WELSH PROPERTY
LOT 1
2.10 AC.
PLAT NO. 13145
ZONED: R-ED
USE: RESIDENTIAL

HUFFMAN PROPERTY
LOT 1
1.15 AC.
LIBER 999 FOLIO 011
ZONED: R-ED
USE: RESIDENTIAL

HUFFMAN PROPERTY
LOT 1
1.85 AC.
PLAT NO. 4288
ZONED: R-ED
USE: RESIDENTIAL

HUFFMAN PROPERTY
LOT 2
1.74 AC.
PLAT NO. 4288
ZONED: R-ED
USE: RESIDENTIAL

ROBERT F. WELSH
ROSALIE B. WELSH
7.25 ac
L 4829 F 371
TAX MAP 31 PARCEL 116
ZONED: R-20
USE: RESIDENTIAL

LEGEND:

- PROPOSED CURB AND GUTTER
- EXISTING TREE LINE (FIELD LOCATED)
- PROPOSED STREET TREE
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- PROP. STREET LIGHT
- PROP. STREET SIGN
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- FOREST CONSERVATION AREA (RETENTION)
- RECREATION OPEN SPACE
- PROP. ROW DEDICATION
- STORM DRAIN FLOW THROUGH STRUCTURE

OWNER/DEVELOPER

WELSH PROPERTY, LLC
4640 ILCHESTER ROAD, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE. 102
ELLCOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
LAYOUT PLAN**

LOTS 1-64 & OPEN SPACE 65-69
A SUBDIVISION OF PARCEL 115
HOWARD COUNTY, MARYLAND WP-09-92, S-06-006
ZONED: (R-20 AND R-ED) WP-10-02
TAX MAP #31 GRID 4 PARCEL 115
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

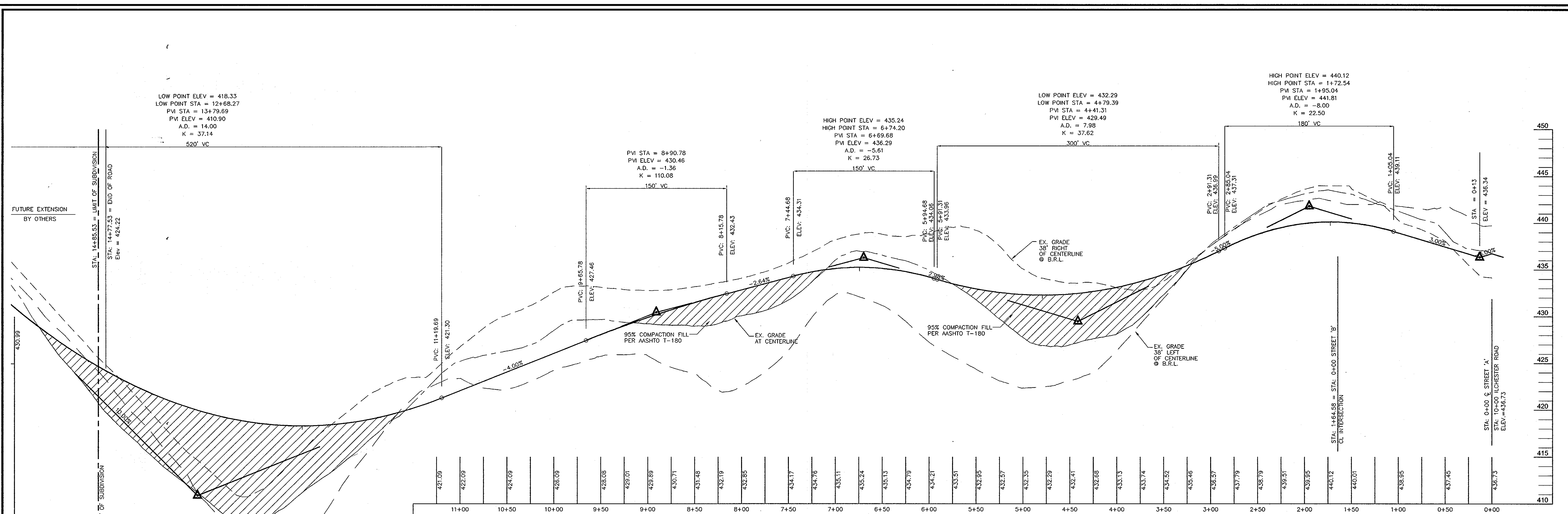
**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

	DESIGN BY: JAR	PROFESSIONAL CERTIFICATE I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18139 EXPIRATION DATE: 09-27-2010
	DRAWN BY: HD	
	CHECKED BY: RHV	
	DATE: APRIL 2010	
	SCALE: AS SHOWN	
W.O. NO.: 04-151	4 SHEET OF 14	

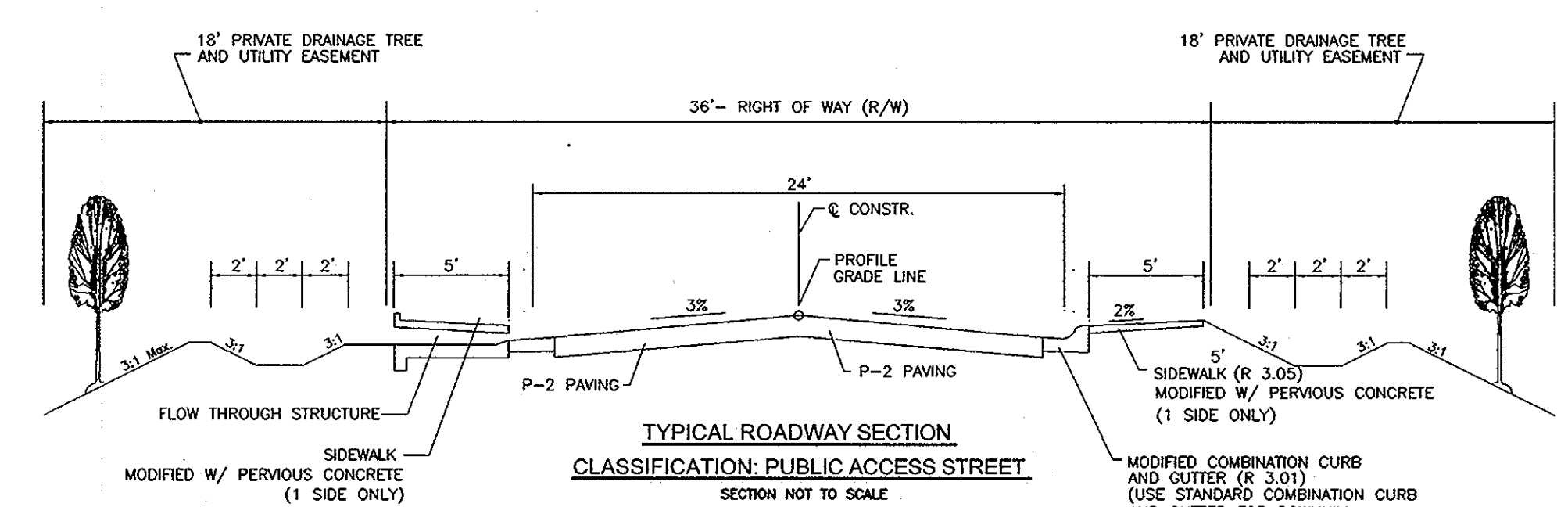
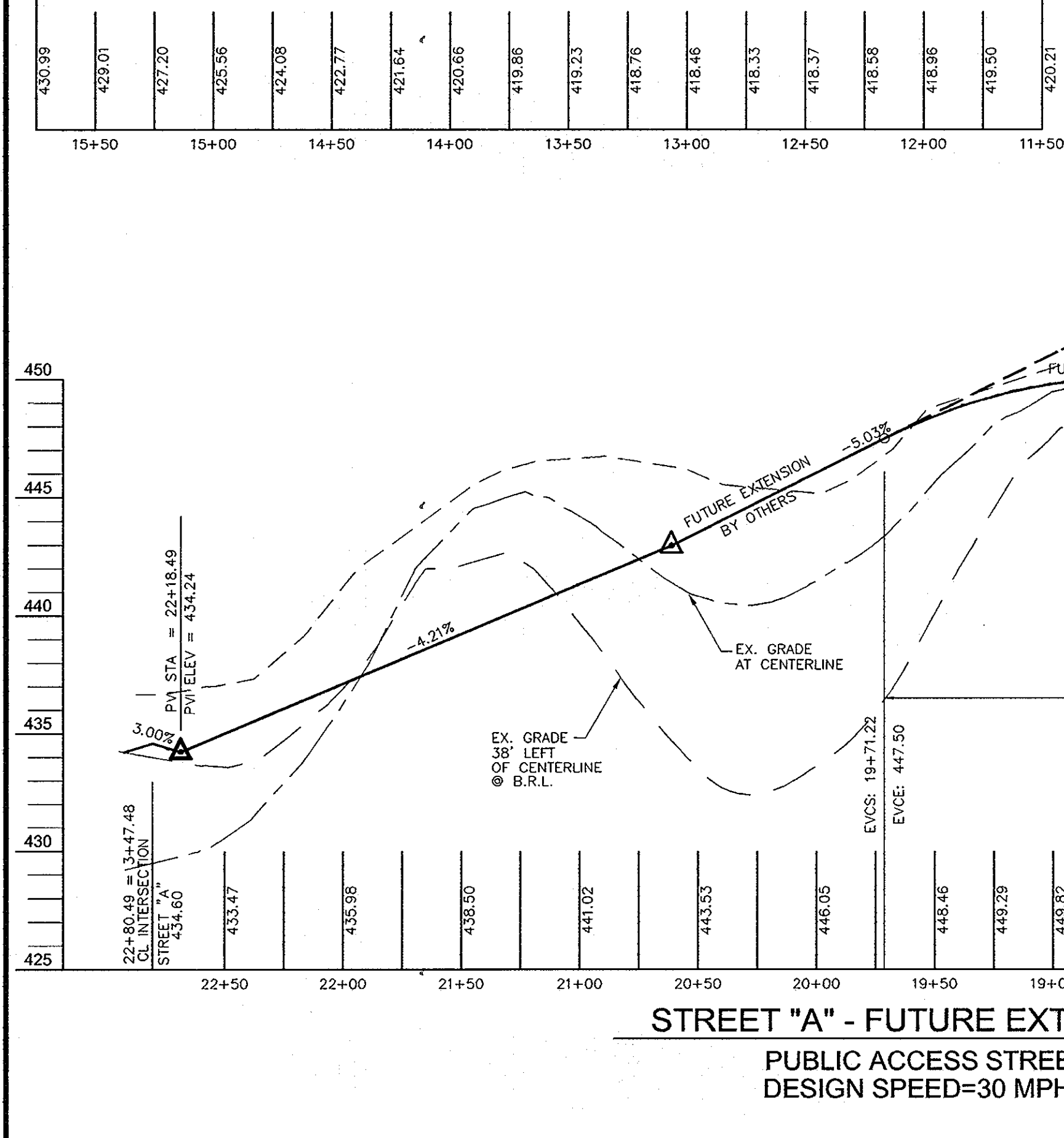
APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE: 4-13-10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Thomas & Butler
PLANNING DIRECTOR
DATE: 4/27/10

PLAN
SCALE: 1"=50'



STREET "A"
 PUBLIC ACCESS STREET
 DESIGN SPEED=30 MPH
 SCALE
 VERT. 1"=5'
 HORZ. 1"=50'



OWNER/DEVELOPER
 WELSH PROPERTY, LLC
 4640 ILCHESTER ROAD, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DR. STE 102
 ELLICOTT CITY, MARYLAND 21042-7819
 ATTN: MR. DONALD R. REUWER
 443-367-0422

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
ROAD PROFILES PLAN
 LOTS 1-64 & OPEN SPACE 65-69
 A SUBDIVISION OF PARCEL 115
 HOWARD COUNTY, MARYLAND WP-09-92, S-06-006
 ZONED: (R-20 AND R-ED) WP-10-02
 TAX MAP #31 GRID 4 PARCEL 115
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

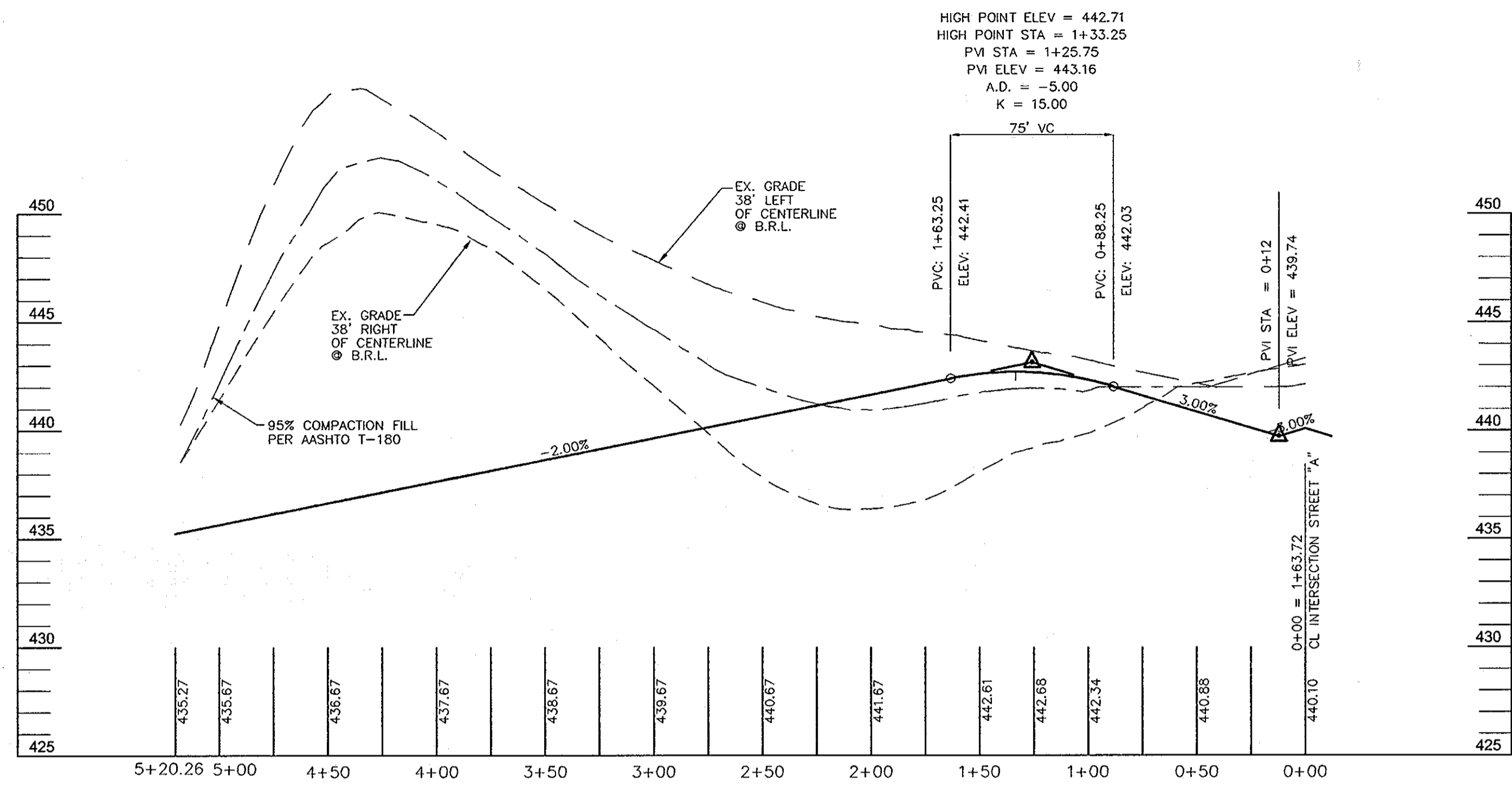
APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE 4-13-10

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Thomas E. Dulle
 PLANNING DIRECTOR
 DATE 4/27/10

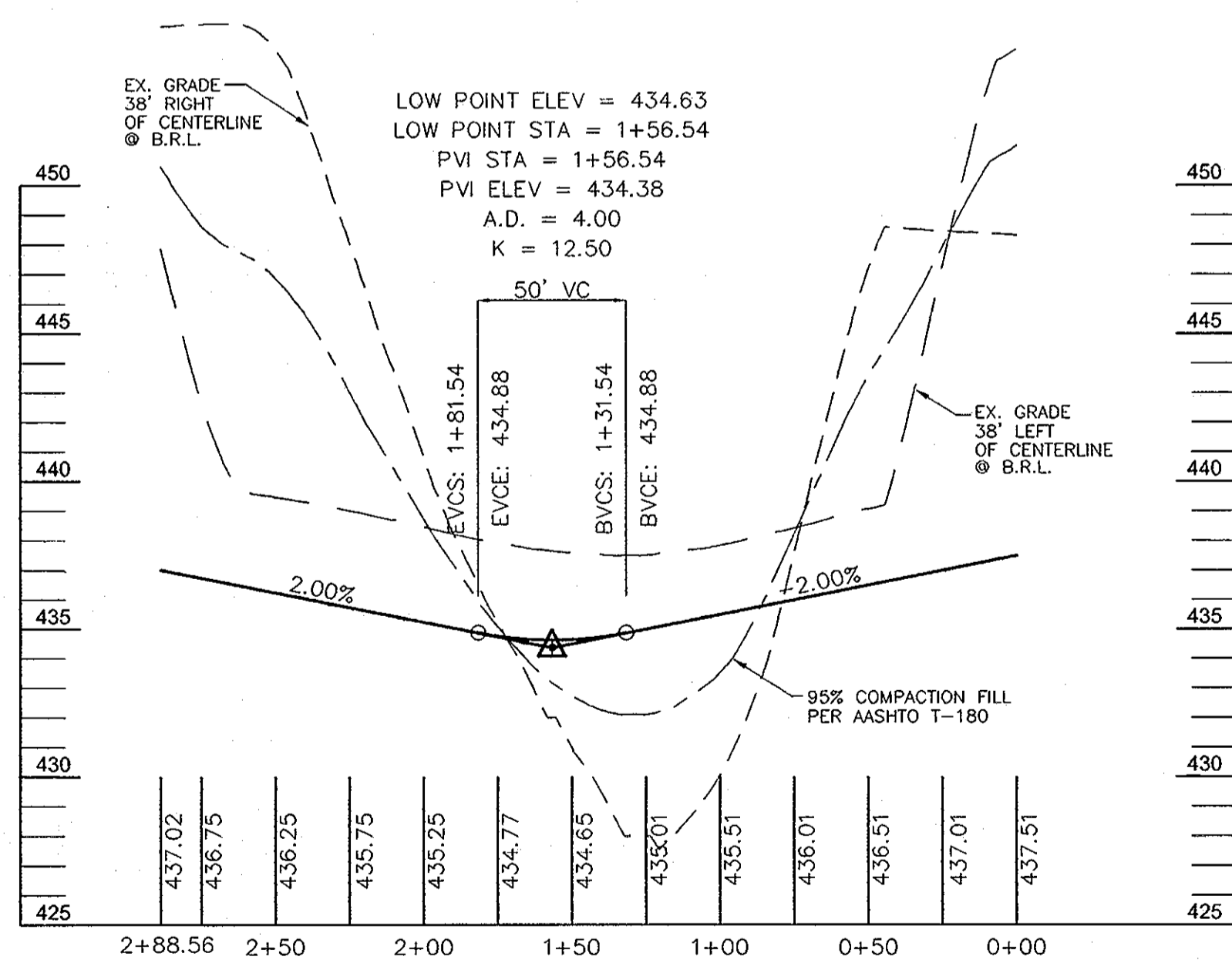
PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16163, EXPIRATION DATE: 09-27-2010

DESIGN BY: JAR
 DRAWN BY: HD
 CHECKED BY: RHV
 DATE: APRIL 2010
 SCALE: AS SHOWN
 W.O. NO.: 04-151

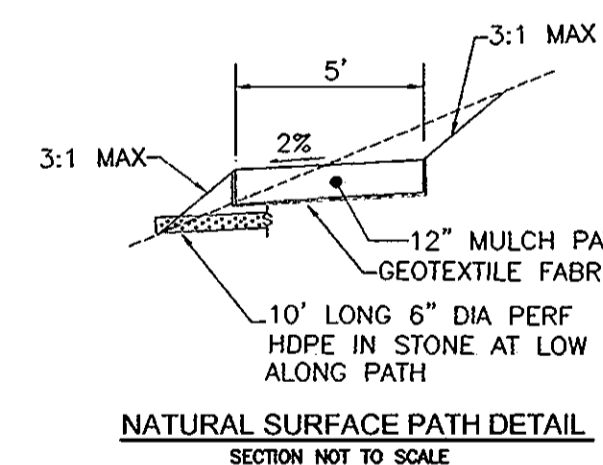
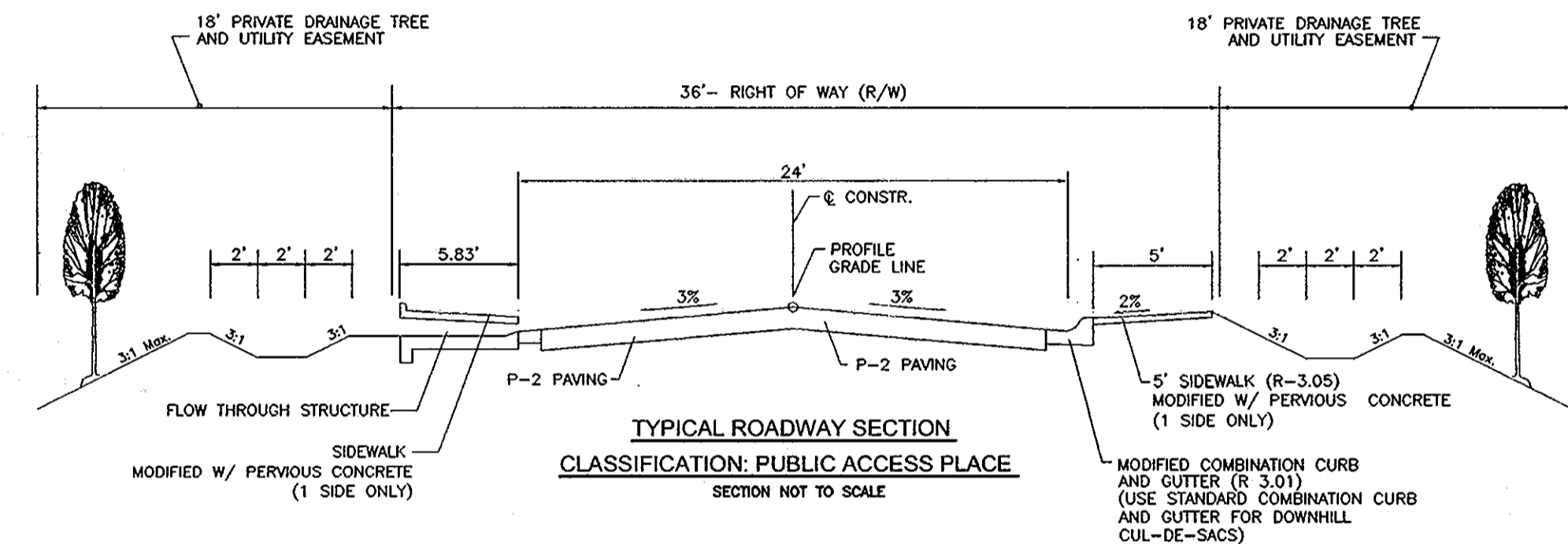
5 SHEET OF 14



STREET "B"
PUBLIC ACCESS PLACE
DESIGN SPEED=25 MPH
SCALE
VERT. 1"=5'
HORZ. 1"=50'



CUL-DE-SAC - STREET "B"
PUBLIC ACCESS PLACE
DESIGN SPEED=25 MPH
SCALE
VERT. 1"=5'
HORZ. 1"=50'



OWNER/DEVELOPER

WELSH PROPERTY, LLC
4640 ILCHESTER ROAD, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELLCOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

NO.	REVISION	DATE

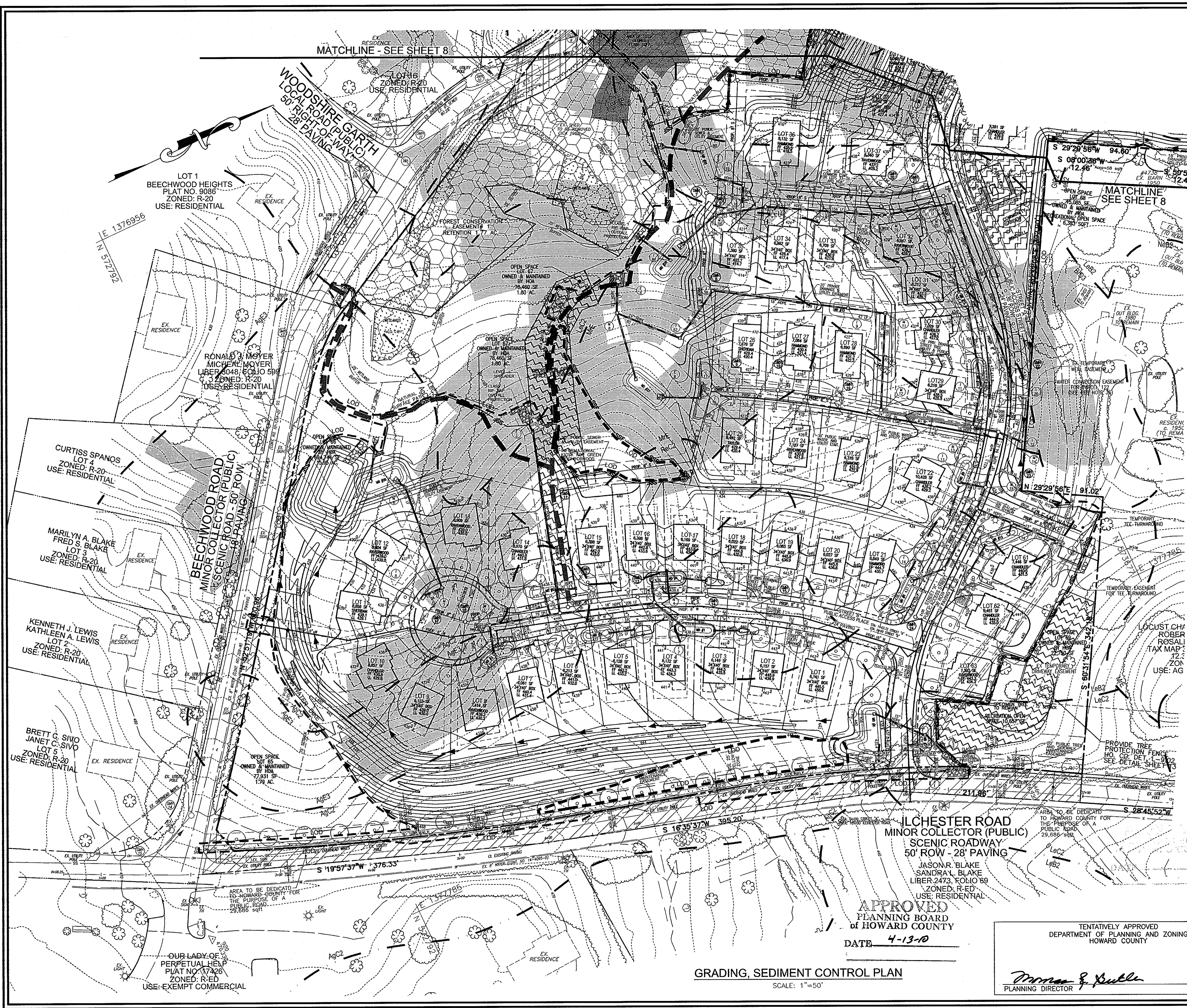
PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
ROAD PROFILES PLAN
LOTS 1-64 & OPEN SPACE 65-69
A SUBDIVISION OF PARCEL 115
HOWARD COUNTY, MARYLAND WP-09-92, S-06-006
WP-10-02
ZONED: (R-20 AND R-ED) PARCEL 115
TAX MAP #31 GRID 4 HOWARD COUNTY, MARYLAND
1ST ELECTION DISTRICT

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

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 4-13-10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Thomas S. Butler 4/27/10
PLANNING DIRECTOR DATE

PROFESSIONAL CERTIFICATE
DESIGN BY: JAR
DRAWN BY: HD
CHECKED BY: RHY
DATE: APRIL 2010
SCALE: AS SHOWN
W.O. NO.: 04-151
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16163 EXPIRATION DATE: 09-27-2010
6 SHEET OF 14



LEGEND:

- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- FOREST CONSERVATION AREA (RETENTION)
- RECREATION OPEN SPACE
- PROP. ROW DEDICATION
- STEEP SLOPES (<25%)
- MODERATE SLOPES (0-24.9%)
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- Soil: AgC2, Bo
- EARTHSHAKE
- STORM DRAIN PIPE
- DIRECTION OF FLOW
- PROPOSED CURB AND GUTTER
- EXISTING TREELINE (FIELD LOCATED)
- PROPOSED STREET TREE
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- PROP. STREET LIGHT
- 150-WATT POST TOP
- 100-WATT POST TOP
- PROP. STREET SIGNS
- EXISTING FENCE
- PROPERTY LINE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	"K" FACTOR
AgC2	AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
AgE3	AURA GRAVELLY LOAM, 10 TO 30 PERCENT SLOPES, SEVERELY ERODED	B	NO	0.24
Bo	BALE SILT LOAM	D	YES	0.43
BrC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C	NO	0.24
BrC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C	NO	0.24
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C	NO	0.20
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C	NO	0.20
BrF	BRANDYWINE LOAM, 20 TO 60 PERCENT SLOPES	C	NO	0.20
BwD	BRANDYWINE VERY STONY LOAM, 3 TO 25 PERCENT SLOPES	C	NO	0.20
GlB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
GlC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
GlC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	NO	0.32
GhB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C	NO*	0.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.24
LeC2	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.24
LgC3	LEGORE SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	NO	0.24
Msd	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	C	NO	0.32
MrE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C	NO	0.24
Msf	MONTALTO AND RELAY SOILS, VERY STONY SILT LOAMS, 25-60% SLOPES	C	NO	0.32
Nsb2	NESHAMNY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
Nec2	NESHAMNY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
Rec2	RELAY SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.24
Wsb	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	YES	0.43

* MAY POTENTIALLY CONTAIN HYDRIC INCLUSIONS
SOURCE: USDA - SCS, 1968 SOIL SURVEY OF HOWARD COUNTY, MARYLAND.

OWNER/DEVELOPER

WELSH PROPERTY, LLC
4640 ILCHESTER ROAD, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELLCOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
SOILS MAP, GRADING AND SEDIMENT CONTROL PLAN**
LOTS 1-64 & OPEN SPACE 65-69
A SUBDIVISION OF PARCEL 115
HOWARD COUNTY, MARYLAND
ZONED: (R-20 AND R-ED) WP-09-92, S-06-006
TAX MAP #31 GRID 4 1ST ELECTION DISTRICT
PARCEL 115
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666
FAX: 410.461.9961

PROFESSIONAL CERTIFICATE

DESIGN BY: JAR
DRAWN BY: HD
CHECKED BY: RHW
DATE: APRIL 2010
SCALE: AS SHOWN
W.O. NO.: 04-151

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

7 SHEET OF 14

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 4-13-10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Monica G. Public 4/23/10
PLANNING DIRECTOR DATE

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



GRADING, SEDIMENT CONTROL PLAN

SCALE: 1"=50'

OWNER/DEVELOPER

WELSH PROPERTY, LLC
4640 ILCHESTER ROAD, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR, STE 102
ELLCOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

LEGEND:

	PROPOSED CURB AND GUTTER		STEEP SLOPES (<25%)
	EXISTING TREELINE (FIELD LOCATED)		MODERATE SLOPES (0-24.9%)
	PROPOSED STREET TREE		SUPER SILT FENCE
	WETLANDS BUFFER		LIMIT OF DISTURBANCE
	STREAM CENTERLINE		SOIL
	STREAM BUFFER		EARTHWORK
	PROP. STREET LIGHT		STORM DRAIN PIPE
	PROP. STREET SIGN		DIRECTION OF FLOW
	EXISTING FENCE		
	PROPERTY LINE		
	RIGHT-OF-WAY LINE		
	PROPOSED SIDEWALK		
	FOREST CONSERVATION AREA (RETENTION)		
	RECREATION OPEN SPACE		
	PROP. ROW DEDICATION		

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 4-13-10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Thomas R. Suttler 4/27/10
PLANNING DIRECTOR DATE

SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	"K" FACTOR
AgC2	AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
AgE3	AURA GRAVELLY LOAM, 10 TO 30 PERCENT SLOPES, SEVERELY ERODED	B	NO	0.24
Ba	BALE SILT LOAM	D	YES	0.43
Brc2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C	NO	0.24
Brc3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C	NO	0.24
BrD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C	NO	0.20
BrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C	NO	0.20
BrF	BRANDYWINE LOAM, 20 TO 60 PERCENT SLOPES	C	NO	0.20
BwD	BRANDYWINE VERY STONY LOAM, 3 TO 25 PERCENT SLOPES	C	NO	0.20
GhB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
GhC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
GhC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	NO	0.32
GhB2	GLENMILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C	NO*	0.32
LcB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.24
LcC2	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.24
LcC3	LEGORE SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	NO	0.24
MdD	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	C	NO	0.32
MeE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C	NO	0.24
MmF	MONTALTO AND RELAY SOILS, VERY STONY SILT LOAMS, 25-60% SLOPES	C	NO	0.32
NeB2	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
NeC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
ReC2	RELAY SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.24
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	YES	0.43

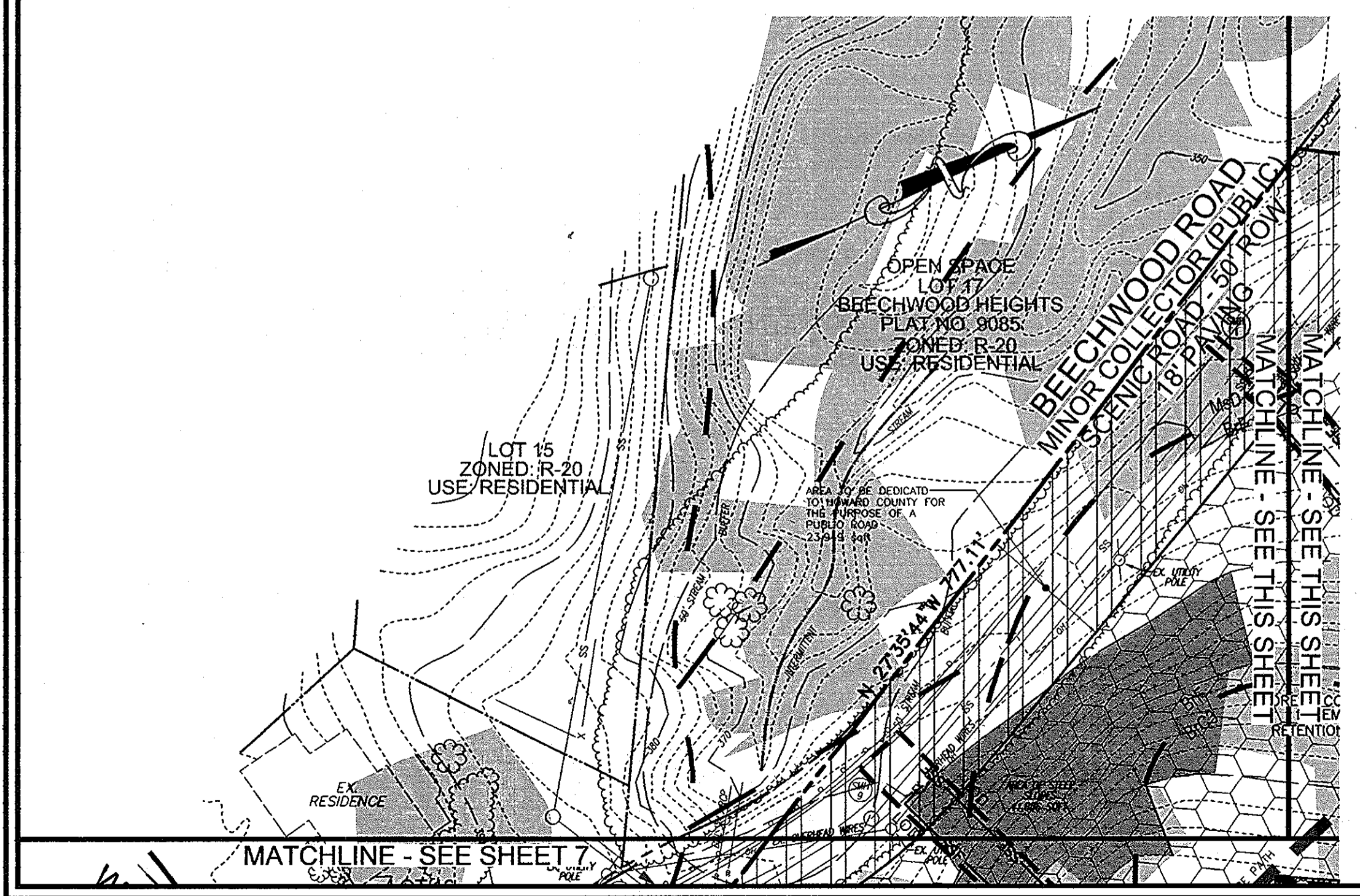
* MAY POTENTIALLY CONTAIN HYDRIC INCLUSIONS
SOURCE: USDA - SCS, 1968 SOIL SURVEY OF HOWARD COUNTY, MARYLAND.

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
SOILS MAP, GRADING AND SEDIMENT CONTROL PLAN
LOTS 1-64 & OPEN SPACE 65-69
A SUBDIVISION OF PARCEL 115
HOWARD COUNTY, MARYLAND WP-09-92, S-06-006
ZONED: (R-20 AND R-ED) WP-10-02
TAX MAP #31 GRID 4 PARCEL 115
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

	DESIGN BY: JAR	I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2010.
	CHECKED BY: RHY	
	DATE: APRIL 2010	
	SCALE: AS SHOWN	
W.O. NO.: 04-151	8 SHEET OF 14	



DAVID M. THOMAS
L 5261 F 21
TM 31 PARCEL 263
ZONED: R-ED
USE: RESIDENTIAL

JAMES LAWRENCE KOURY
SHARON SMART KOURY
L 1150 D 719
TAX MAP #31 PARCEL 113
ZONED: R-ED
USE: AGRICULTURAL

JAMES M. NELSON
EVA J. NELSON T/E
8.19 ac
L 5118 F 60
TAX MAP #31 PARCEL 618
LOT: PAR 3
ZONED: R-20
USE: RESIDENTIAL

WELSH PROPERTY
LOT 1
2.10 AC
PLAT NO. 13145
ZONED: R-ED
USE: RESIDENTIAL

HUFFMAN PROPERTY
LOT 1
1.45 AC
LIBER 959-FCO 011
ZONED: R-ED
USE: RESIDENTIAL

HOFFMAN PROPERTY
LOT 1
1.85 AC
PLAT NO. 4288
ZONED: R-ED
USE: RESIDENTIAL

HOFFMAN PROPERTY
LOT 2
1.74 AC
PLAT NO. 4288
ZONED: R-ED
USE: RESIDENTIAL

ROBERT F. WELSH
ROSALIE B. WELSH
1.25 ac
L 4829 F 371
TAX MAP #31 PARCEL 116
ZONED: R-20
USE: RESIDENTIAL

LEGEND:

- PROPOSED CURB AND GUTTER
- EXISTING TREELINE (FIELD LOCATED)
- PROPOSED STREET TREE
- WETLANDS BUFFER
- STREAM CENTERLINE
- STREAM BUFFER
- 150-WATT POST TOP
- 100-WATT POST TOP
- PROP. STREET LIGHT
- PROP. STREET SIGNS
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED SIDEWALK
- FOREST CONSERVATION AREA (RETENTION)
- RECREATION OPEN SPACE
- PROP. ROW DEDICATION
- STEEP SLOPES (<25%)
- MODERATE SLOPES (0-24.9%)
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- AgC2
- Ba
- SOIL

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	HYDRIC	"K" FACTOR
AgC2	AURA GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
AgE3	AURA GRAVELLY LOAM, 10 TO 30 PERCENT SLOPES, SEVERELY ERODED	B	NO	0.24
Ba	BALE SILT LOAM	D	YES	0.43
BcC2	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C	NO	0.24
BcC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C	NO	0.24
BcD2	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	C	NO	0.20
BcD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C	NO	0.20
BcF	BRANDYWINE LOAM, 20 TO 60 PERCENT SLOPES	C	NO	0.20
BwD	BRANDYWINE VERY STONY LOAM, 3 TO 25 PERCENT SLOPES	C	NO	0.20
GIG2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
GIC3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	NO	0.32
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C	NO*	0.32
LeB2	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.24
LeC2	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.24
LgC3	LEGORE SILTY CLAY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B	NO	0.24
MgD	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	C	NO	0.32
MrE	MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES	C	NO	0.24
Msf	MONTALTO AND RELAY SOILS, VERY STONY SILT LOAMS, 25-60% SLOPES	C	NO	0.32
NeB2	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
NeC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.32
ReC2	RELAY SILT LOAM, 3 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	NO	0.24
WoB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D	YES	0.43

* MAY POTENTIALLY CONTAIN HYDRIC INCLUSIONS
SOURCE: USDA - SCS, 1968 SOIL SURVEY OF HOWARD COUNTY, MARYLAND.

OWNER/DEVELOPER

WELSH PROPERTY, LLC
4640 ILCHESTER ROAD, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELLICOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
SOILS MAP, GRADING AND SEDIMENT CONTROL PLAN**

LOTS 1-64 & OPEN SPACE 65-69
A SUBDIVISION OF PARCEL 115
HOWARD COUNTY, MARYLAND WP-09-92, S-06-006
ZONED: (R-20 AND R-ED) WP-10-02
TAX MAP #31 GRID 4 PARCEL 115
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

PROFESSIONAL CERTIFICATE
DESIGN BY: JAR
DRAWN BY: HD
CHECKED BY: RHY
DATE: APRIL 2010
SCALE: AS SHOWN
W.O. NO.: 04-151

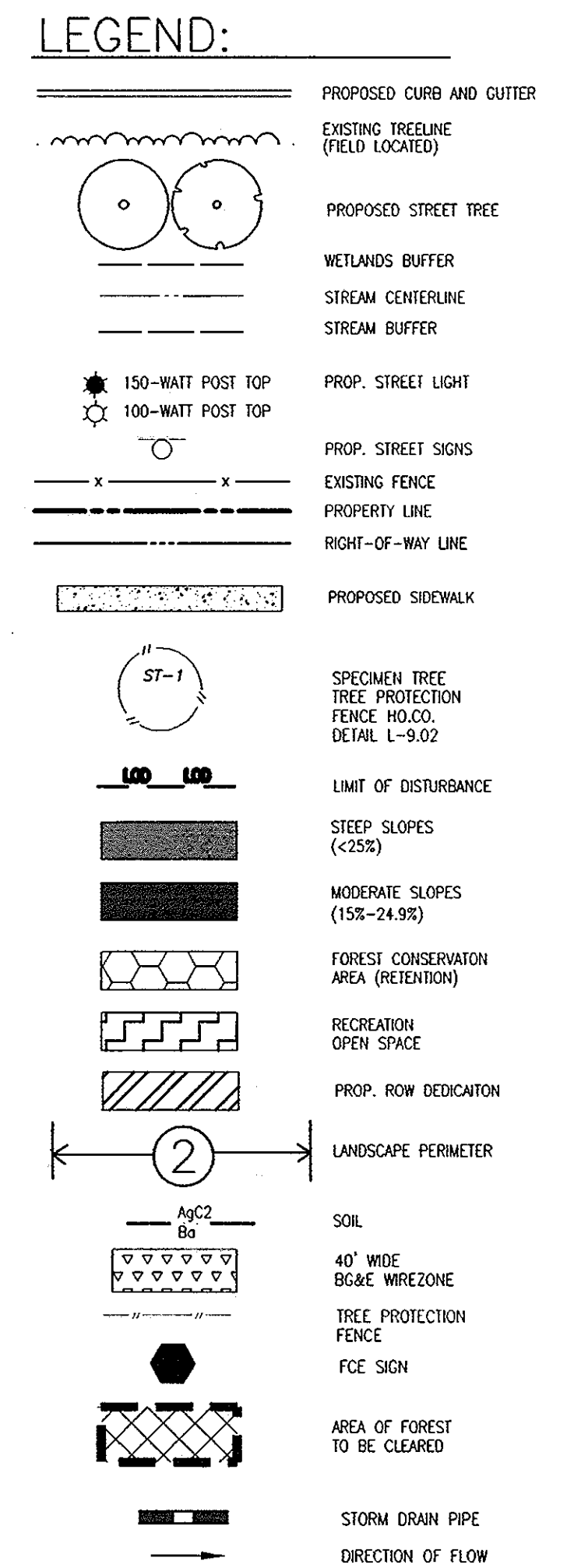
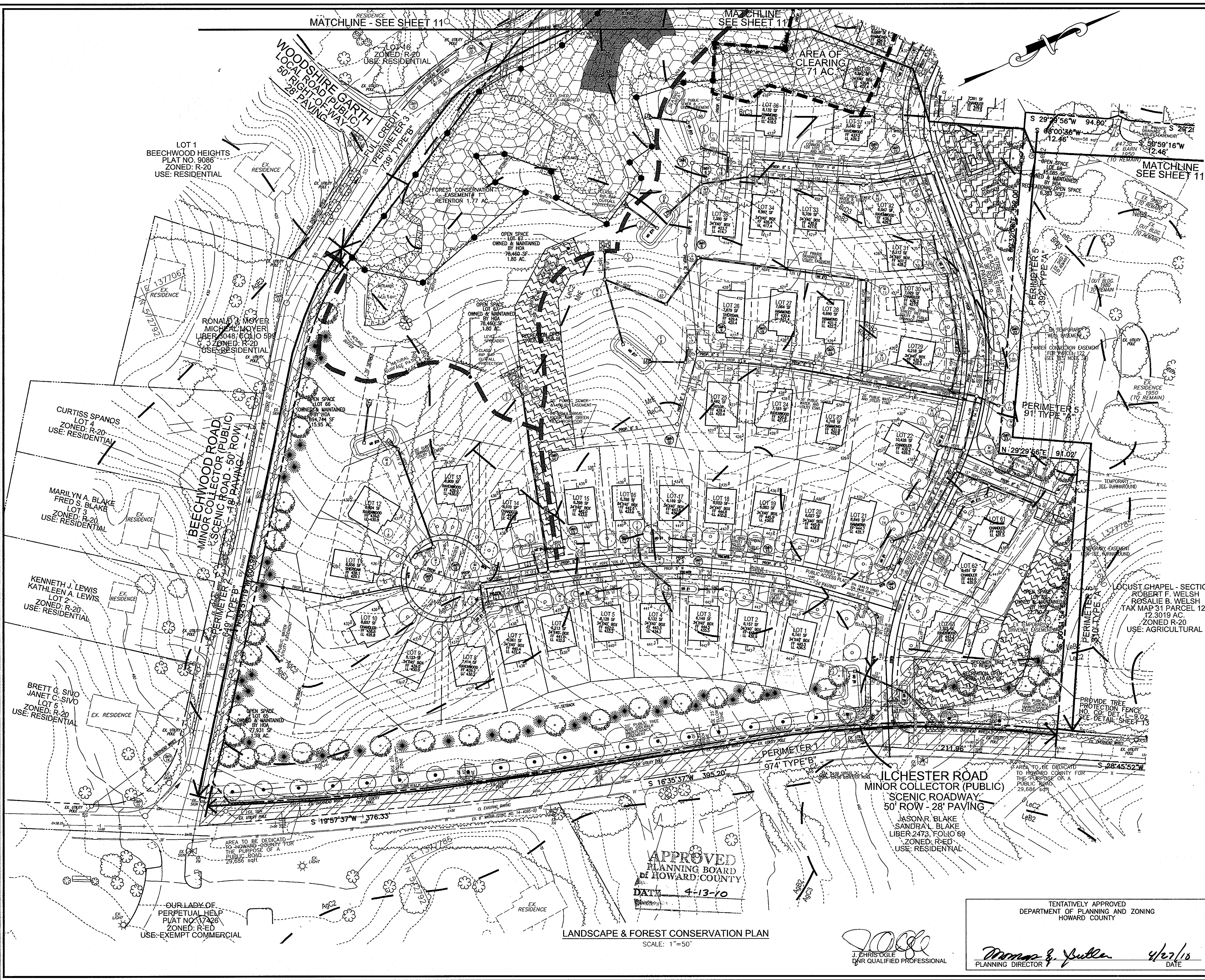
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16183, EXPIRATION DATE: 09-27-2010

9 SHEET OF 14

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

**APPROVED
PLANNING BOARD
OF HOWARD COUNTY**
DATE 4-13-10

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mmas & Rutler 4/27/10
PLANNING DIRECTOR DATE

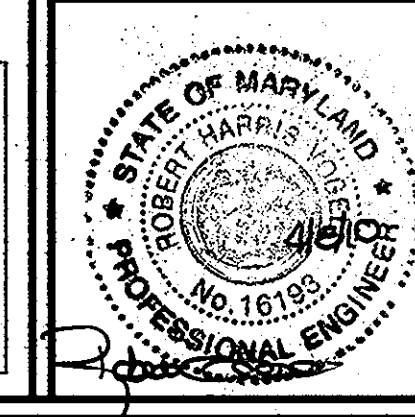


OWNER/DEVELOPER
 WELSH PROPERTY, LLC
 4640 ILCHESTER ROAD, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DR. STE. 102
 ELLICOTT CITY, MARYLAND 21042-7819
 ATTN: MR. DONALD R. REUWER
 443-367-0422

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN
 LOCUST CHAPEL - SECTION I
 LANDSCAPE AND FOREST CONSERVATION PLAN**
 LOTS 1-64 & OPEN SPACE 65-69
 A SUBDIVISION OF PARCEL 115
 HOWARD COUNTY, MARYLAND WP-09-02, S-06-006
 ZONED: (R-20 AND R-ED) WP-10-02
 TAX MAP #31 GRID 4 PARCEL 115
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



PROFESSIONAL CERTIFICATE
 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. 19193, EXPIRATION DATE: 09-27-2010

DESIGN BY: JAR
 DRAWN BY: HD
 CHECKED BY: RHY
 DATE: APRIL 2010
 SCALE: AS SHOWN
 W.O. NO.: 04-151

**APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY**
 DATE: 4-13-10

LANDSCAPE & FOREST CONSERVATION PLAN
 SCALE: 1"=50'

J. CHRISTOGLE
 DNR QUALIFIED PROFESSIONAL

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Thomas G. Butler 4/27/10
 PLANNING DIRECTOR DATE

DAVID M. THOMAS
L 5261 F 21
TM 31 PARCEL 263
ZONED: R-ED
USE: RESIDENTIAL

JAMES LAWRENCE KOURY
SHARON SMART KOURY
L 1150 D 719
TAX MAP 31 PARCEL 113
ZONED: R-ED
USE: AGRICULTURAL

PERIMETER 4
1955' TYPE "A"
FULL CREDIT

JAMES M. NELSON
EVA J. NELSON T/E
L 5418 F 80
TAX MAP 31 PARCEL 618
LOT: PAR 3
ZONED: R-20
USE: RESIDENTIAL

HUFFMAN PROPERTY
1.45 AC.
LIBER 999, FOLIO 011
ZONED: R-ED
USE: RESIDENTIAL

HUFFMAN PROPERTY
LOT 1
1.85 AC.±
PLAT NO. 4288
ZONED: R-ED
USE: RESIDENTIAL

HUFFMAN PROPERTY
LOT 2
1.74 AC.
PLAT NO. 4288
ZONED: R-ED
USE: RESIDENTIAL

ROBERT F. WELSH
ROSAJIE B. WELSH
L 4829 F 371
TAX MAP 31 PARCEL 116
ZONED: R-20
USE: RESIDENTIAL

LEGEND:

	PROPOSED CURB AND GUTTER		SOIL
	EXISTING TREE LINE (FIELD LOCATED)		SPECIMEN TREE TREE PROTECTION FENCE NO. CO. DETAIL L-9.02
	PROPOSED STREET TREE		STEEP SLOPES (<25%)
	WETLANDS BUFFER		MODERATE SLOPES (15%-24.9%)
	STREAM CENTERLINE		FOREST CONSERVATION AREA (RETENTION)
	STREAM BUFFER		RECREATION OPEN SPACE
	PROP. STREET LIGHT		PROP. ROW DEDICATION
	PROP. STREET SIGNS		40' WIDE BG & E WIREZONE
	EXISTING PROPERTY LINE		TREE PROTECTION FENCE
	RIGHT-OF-WAY LINE		PROPOSED SIDEWALK
			LIMIT OF DISTURBANCE
			LANDSCAPE PERIMETER

TEMPORARY TREE PROTECTION (PLAN)

NOTES:
1. THIS PLAN IS TO BE USED TO PROTECT SPECIMEN TREES FROM DAMAGE DURING CONSTRUCTION.
2. THE PROPOSED TREE PROTECTION FENCE SHALL BE PLACED AS SHOWN ON THIS PLAN.
3. THE FENCE SHALL BE 50-100 FEET APART ON SITE AFFECTING VISIBILITY BY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
4. THE FENCE SHALL BE 5 FEET HIGH AND SHALL BE MADE OF 2" X 4" LUMBER OR EQUIVALENT MATERIAL.
5. THE FENCE SHALL BE PLACED AS SHOWN ON THIS PLAN.

TEMPORARY TREE PROTECTION

NOTES:
1. THIS PLAN IS TO BE USED TO PROTECT SPECIMEN TREES FROM DAMAGE DURING CONSTRUCTION.
2. THE PROPOSED TREE PROTECTION FENCE SHALL BE PLACED AS SHOWN ON THIS PLAN.
3. THE FENCE SHALL BE 50-100 FEET APART ON SITE AFFECTING VISIBILITY BY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
4. THE FENCE SHALL BE 5 FEET HIGH AND SHALL BE MADE OF 2" X 4" LUMBER OR EQUIVALENT MATERIAL.
5. THE FENCE SHALL BE PLACED AS SHOWN ON THIS PLAN.

Howard County, Maryland
Department of Public Works
Temporary Tree Protection
Private
L-9.02

<p>Min. 11"</p> <p>SPECIMEN TREE</p> <p>DO NOT REMOVE</p> <p>MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED</p> <p>VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991</p>	<p>Min. 11"</p> <p>FOREST RETENTION AREA</p> <p>DO NOT DISTURB</p> <p>MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED</p> <p>VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991</p>	<p>Min. 11"</p> <p>FOREST CONSERVATION AREA</p> <p>DO NOT DISTURB</p> <p>MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED</p> <p>VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991</p>
---	--	---

NOTE:

- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
- SIGNS TO BE PLACED APPROXIMATELY 50-100 FEET APART ON SITE AFFECTING VISIBILITY BY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- ALL FOREST CONSERVATION SIGNAGE SHALL BE IN PLACE FOR PERPETUITY.

FOREST CONSERVATION AREA SIGNS

OWNER/DEVELOPER

WELSH PROPERTY, LLC
4640 ILCHESTER ROAD, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR., STE 102
ELLICOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
LANDSCAPE AND FOREST CONSERVATION PLAN

LOTS 1-64 & OPEN SPACE 65-69
A SUBDIVISION OF PARCEL 115
HOWARD COUNTY, MARYLAND WP-09-92, S-06-006
ZONED: (R-20 AND R-ED) WP-10-02
TAX MAP #31 GRID 4 PARCEL 115
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET TEL: 410.461.7666
ELLICOTT CITY, MD 21043 FAX: 410.461.8961

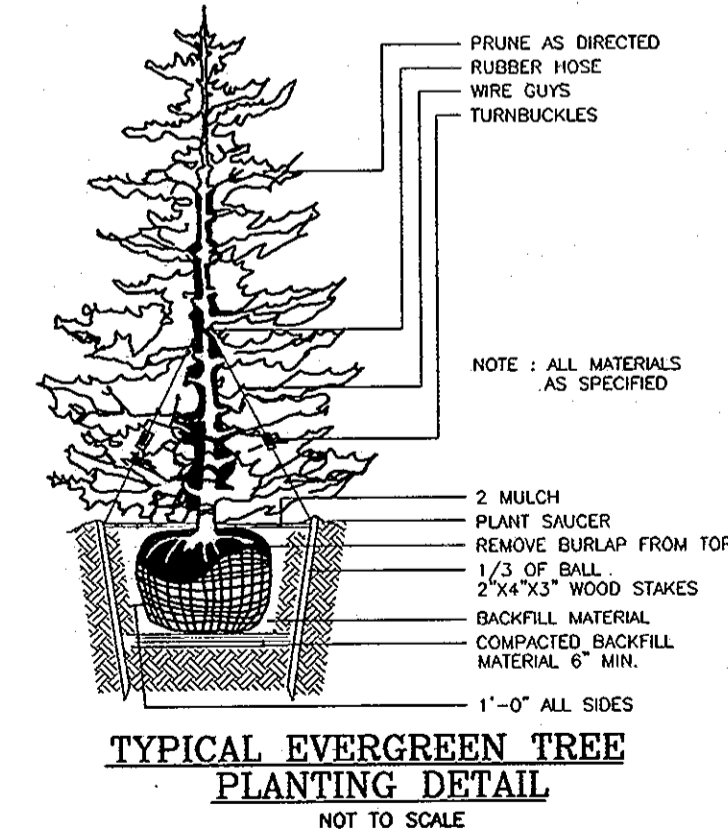
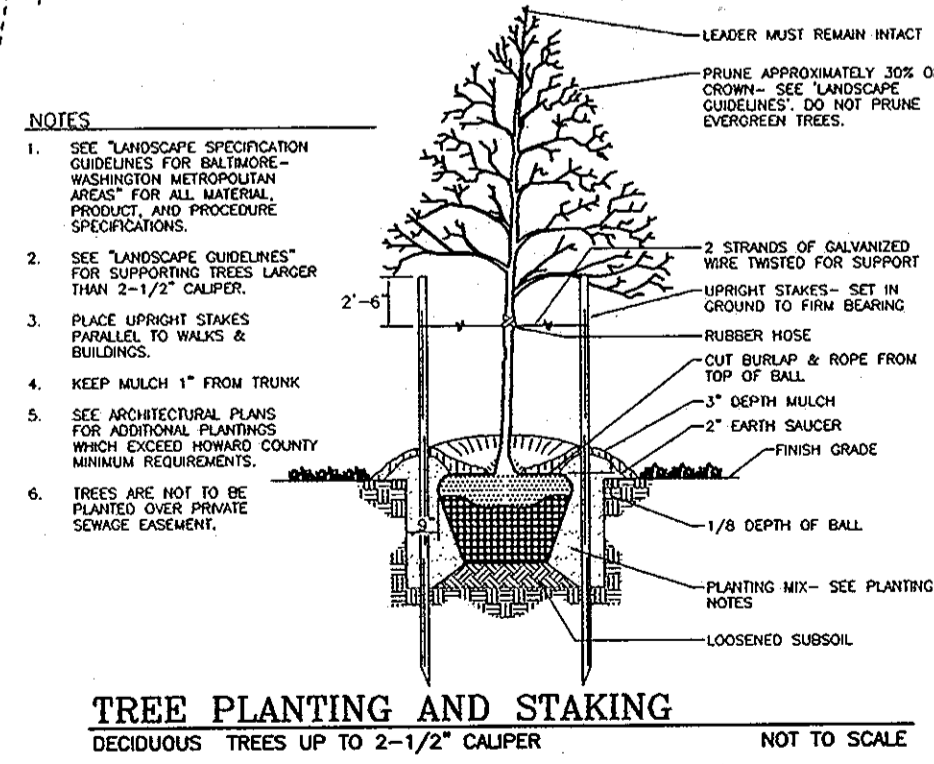
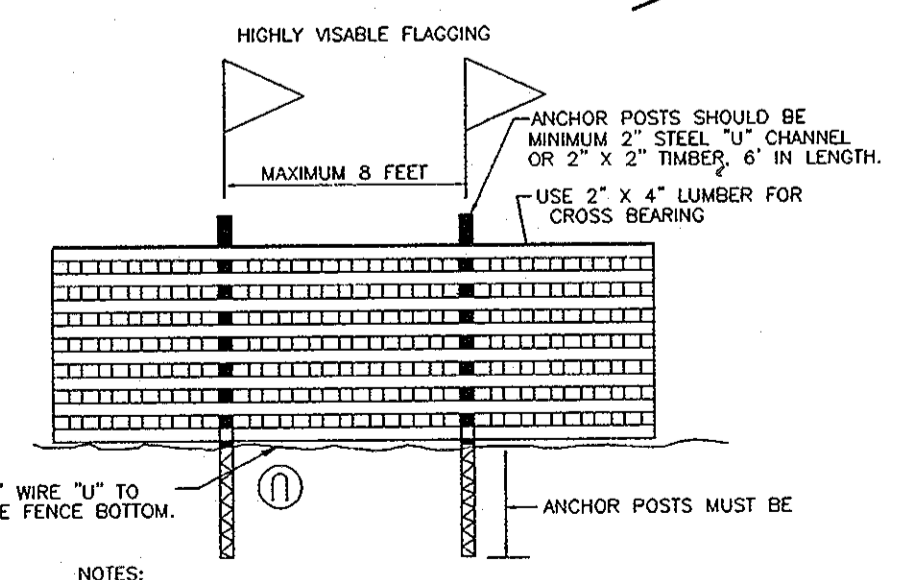
PROFESSIONAL CERTIFICATE

STATE OF MARYLAND
ROBERT H. VOGEL
No. 15150
PROFESSIONAL ENGINEER

DESIGN BY: JAR
DRAWN BY: HDL
CHECKED BY: RHV
DATE: APRIL 2010
SCALE: AS SHOWN
W.O. NO.: 04-151

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15150.
EXPIRATION DATE: 09-27-2010

12 SHEET OF 14



LANDSCAPE & FOREST CONSERVATION PLAN

SCALE: 1" = 50'

J. CHRIS OGLE
DNR QUALIFIED PROFESSIONAL

William & Jutla
PLANNING DIRECTOR
4/27/10
DATE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

APPROVED
PLANNING BOARD
of HOWARD COUNTY

DATE 4-13-10

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$34,950.00 FOR THE REQUIRED 82 SHADE TREES AND 69 EVERGREEN TREES SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAN.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$37,500.00 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 125 STREET TREES.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, 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 REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THERE IS NO 100YR FLOODPLAIN ON SITE.
- WETLANDS ARE LOCATED ON SITE ACCORDANCE WITH DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY 2, 2009.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURE SHALL BE PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, STREAM BANK BUFFER OR FOREST CONSERVATION EASEMENTS.
- THE SUBJECT PROPERTY IS ZONED "R-ED" AND "R-20" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED DECEMBER OF 2005.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SERVICES, INC. DATED APRIL 2005.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROPERTY IS LOCATED IN THE PATAPSCO RIVER LOWER NORTH BRANCH WATERSHED #2130906.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO GRAVE SITES, OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THE REMOVAL OF TREES 30" OR GREAT DBH IS PROHIBITED WITH OUT COUNTY APPROVAL.

CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT NOTES FOR FOREST CONSERVATION

- PRE-CONSTRUCTION PHASE**
- FOR RETENTION AREAS, INSTALL BLAZE ORANGE FENCE AND RETENTION SIGNS BEFORE CONSTRUCTION BEGINS.
 - FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
 - A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNING SHALL BE AS REQUIRED. WATER ANY ROOT-PRUNED TREES IMMEDIATELY AFTER ROOT-PRUNING AND MONITOR FOR SIGNS OF STRESS DURING CONSTRUCTION.
- CONSTRUCTION PHASE**
- NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.
 - NO EQUIPMENT SHALL BE OPERATED INSIDE THE TREE RETENTION AREA INCLUDING TREE CANOPIES.
 - IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.
- POST-CONSTRUCTION PHASE**
- AT THE DIRECTION OF A QUALIFIED TREE CARE EXPERT, DAMAGES TO RETAINED TREES SHALL BE REPAIRED BY THE CONTRACTOR.
 - FENCE REMOVAL AND STABILIZATION SHALL BE AS PER THE SEDIMENT AND EROSION CONTROL PLAN.
 - DO NOT REMOVE SIGNS.
 - ANY TRASH OR DEBRIS WITHIN THE EASEMENT AREAS SHALL BE REMOVED.

SEQUENCE OF CONSTRUCTION-FOREST CONSERVATION

- PRECONSTRUCTION MEETING / SITE WALK WITH CONTRACTORS AND OTHER RESPONSIBLE PARTIES TO DEFINE PROTECTION MEASURES TO BE UTILIZED AND TO POINT OUT PARTICULAR TREES TO BE SAVED.
- STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
- INSTALL TREE PROTECTION FENCING; FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
- PROCEED WITH TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED SEDIMENT CONTROL PLAN - TO BE INSPECTED BY HOWARD COUNTY PLANNING AND ZONING.
- TEMPORARY TREE PROTECTION DEVICES SHALL BE REMOVED AFTER ALL FINISHED GRADING AND UTILITY CONSTRUCTION HAS OCCURRED AND WITH APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

LANDSCAPE NOTES

- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
- 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.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
- PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THE FINAL PLAN.

Forest Conservation Worksheet 2.2

Net Tract Area						
A. Total Tract Area						A = 36.55
B. Deductions						B = 0.00
C. Net Tract Area						C = 36.55
Land Use Category						
Input the number "1" under the appropriate land use zoning, and limit to only one entry						
ARA	MDR	IDA	HDR	MPD	QA	
0	0	0	1	0	0	
D. Alleviation Threshold (Net Tract Area x 15%)						D = 5.48
E. Conservation Threshold (Net Tract Area x 20%)						E = 7.31
Existing Forest Cover						
F. Existing Forest Cover within the Net Tract Area						F = 17.74
G. Area of Forest Above Conservation Threshold						G = 10.43
Break Even Point						
H. Break Even Point						H = 9.40
I. Forest Clearing Permitted Without Mitigation						I = 8.34
Proposed Forest Clearing						
J. Total Area of Forest to be Cleared						J = 2.98
K. Total Area of Forest to be Retained						K = 14.76
Planting Requirements						
L. Reforestation for Clearing Above the Conservation Threshold						L = 0.00
M. Reforestation for Clearing Below the Conservation Threshold						M = 0.00
N. Credit for Retention above the Conservation Threshold						N = 0.00
P. Total Reforestation Required						P = 0.00
Q. Total Alleviation Required						Q = 0.00
R. Total Planting Requirement						R = 0.00

TOTAL FOREST RETENTION: 14.76 AC, 9.40 AC WITHIN EASEMENT
 FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

BOND FOR 9.40 AC. (409,464 X .20 = \$ 81,892.80)
 TOTAL FINANCIAL SURETY OBLIGATION IS \$81,892.80

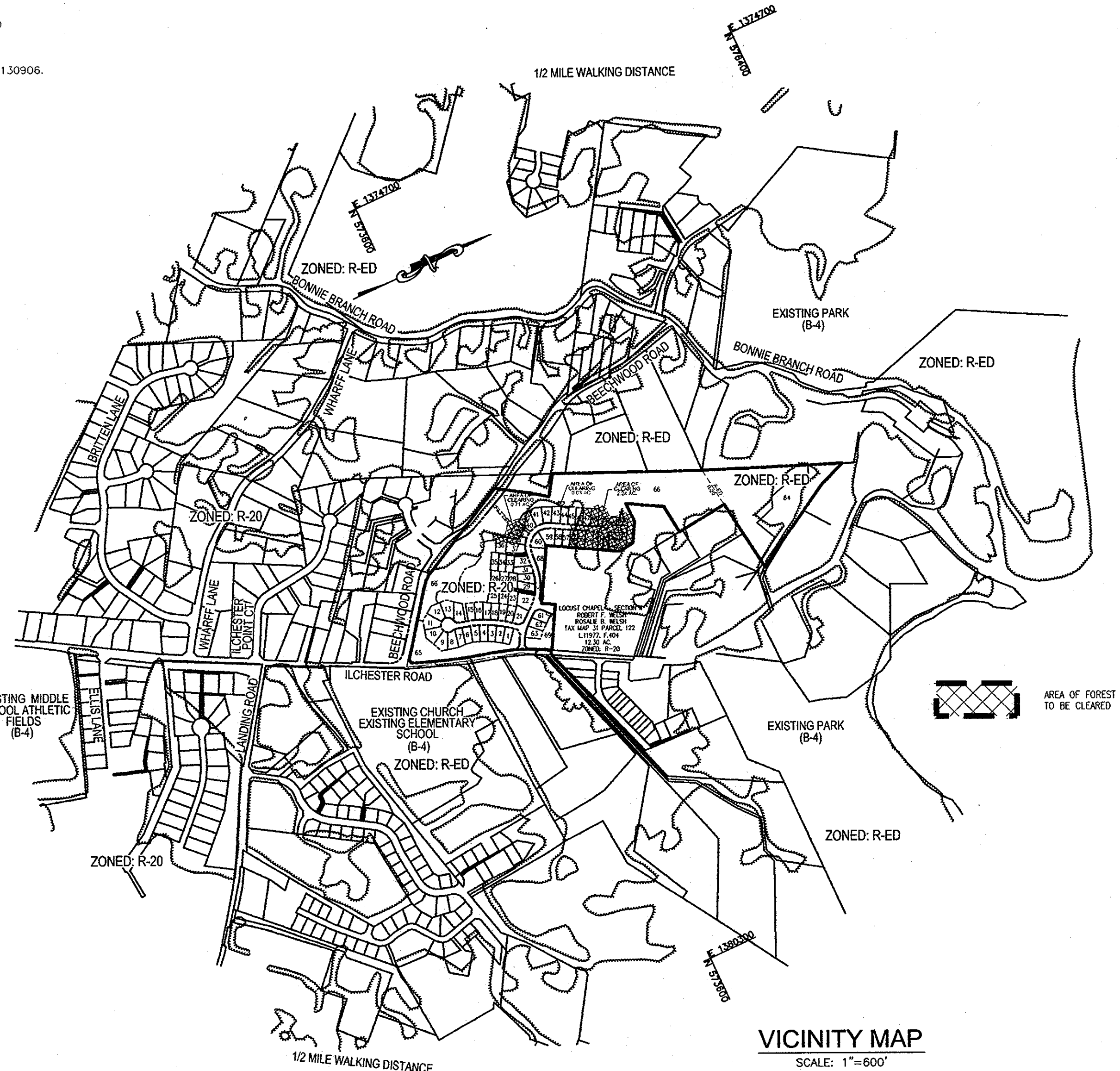
TOTAL FOREST RETENTION: 14.76 AC, 9.40 AC WITHIN EASEMENT

NATIVE PLANT LIST		
BOTANICAL NAME	QUANTITY	COMMON NAME
SHRUBS		
GAULTHERIA PROCUMBENS		WINTERGREEN
HYPERICUM DENSI-FLOSUM		DENSE ST. JOHNS WORT
ROSA CAROLINA		PASTURE ROSE
VIBURNUM ACERIFOLIUM		MAPLE-LEAVED ARROWWOOD
RHOODODENDRON VISCOSUM		SWAMP AZALEA
ROSA PALUSTRIS		SWAMP ROSE
MAGNOLIA VIRGINIANA		SWEETBAY MAGNOLIA
SAMBUCUS CANADENSIS		COMMON ELDERBERRY
ARONIA ARBUTICOLA		RED CHOKEBERRY
HAMAMELIS VIRGINIANA		WITCH HAZEL
ILEX OPACA		AMERICAN HOLLY
JUNIPERUS VIRGINIANA		EASTERN RED CEDAR
KALMIA LATIFOLIA		MOUNTAIN LAUREL
TREES		
ACER RUBRUM	132	RED MAPLE
ACER SACCHARINUM	26	SILVER MAPLE
LIQUIDAMBAR STYRACIFLUA	40	SWEET GUM
NYSSA SYLVATICA	17	BLACK GUM, SOURGUM
QUERCUS PHELLOS	37	WILLOW OAK
TAXODIUM DISTICHUM	80	BALD CYPRESS
PINUS RIGIDA		PITCH PINE (EVERGREEN)
PINUS STROBUS	41	WHITE PINE (EVERGREEN)
PINUS VIRGINIANA	2	VIRGINIA PINE (EVERGREEN)
QUERCUS RUBRA		NORTHERN RED OAK
QUERCUS VELUTINA		BLACK OAK

QUANTITIES AND SPECIES ARE SUBJECT TO CHANGE DURING THE FINAL PLAN
 THE SOURCE OF MATERIAL WILL BE IDENTIFIED ON THE FINAL PLAN

FOREST RETENTION AREAS AND NOTES

- THE WETLANDS AND WETLAND BUFFERS ARE LOCATED ON AN OPEN SPACE LOT.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
- FORESTED AREAS ADJACENT TO FLOODPLAINS AND STREAM BUFFERS ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
- CHANGES IN GRADING AND RUNOFF WITHIN CONSTRUCTION/INSTALLATION AREAS WILL NOT ADVERSELY AFFECT THE SOILS WITHIN THE FOREST RETENTION AREA. SEDIMENT CONTROL MEASURES WILL REDIRECT CONCENTRATED FLOW RUNOFF TO STORMWATER MANAGEMENT FACILITIES, RETAIN SEDIMENT WITHIN THE CONSTRUCTION SITE, AND/OR REDIRECT CLEAN WATER AWAY FROM CONSTRUCTION AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE PROPOSED FOREST CLEARING HAS BEEN LIMITED TO UPLANDS AREAS. THE FOREST WITHIN ENVIRONMENTALLY SENSITIVE ZONES SUCH AS STEEP SLOPES, WETLANDS, STREAMS AND ASSOCIATED BUFFERS HAVE BEEN PRESERVED. THE PROPOSED SUBDIVISION IS A CLUSTER STYLE DEVELOPMENT WHICH FURTHER PRESERVES FOREST COVER BY REDUCING THE LIMIT OF DISTURBANCE. THE FOREST COVER THAT REMAINS IS LOCATED ON OPEN SPACE LOTS THAT WILL BE OWNED BY HOWARD COUNTY OR THE HOA. A HABITAT MANAGEMENT PLAN IS PART OF THIS APPLICATION WHICH WILL DEFINE THE ON GOING LONGTERM MAINTENANCE OF THE FORESTED AREAS. THE CLEARING INDICATED ON THE PLAN IS NECESSARY TO ALLOW FOR THE DEVELOPMENT OF RESIDENTIAL LOTS AND ASSOCIATED INFRASTRUCTURE IN ACCORDANCE WITH THE R-20 ZONING.



VICINITY MAP
 SCALE: 1"=600'

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOILS INFORMATION				D. EXISTING VEGETATION	E. STAND CHARACTERISTICS			F. FOREST AREA IN SEN. ENV.
			1. SOILS TYPES	2. TYPICAL FOREST COVER OR SOILS TYPE	3. WOODLAND SUITABILITY INDEX	4. HABITAT		1. SIZE (DIA)	2. AGE (YRS)	3. GENERAL CONDITION	
L-1	MAINTAINED LAWN AND OPEN FIELD	18.81 AC	AgC2 Bg CgC3 DgC3 EgC3 FgC3 GgC3 HgC3 IgC3 JgC3 KgC3 LgC3 MgC3 NgC3 OgC3 PgC3 QgC3 RgC3 SgC3 TgC3 UgC3 VgC3 WgC3 XgC3 YgC3 ZgC3	MIXED HARDWOODS, MAINLY OAKS	WOODLAND						0.00 AC
F-1	TULIP POPLAR FOREST ASSOCIATION	17.74 AC	AgC2 Bg CgC3 DgC3 EgC3 FgC3 GgC3 HgC3 IgC3 JgC3 KgC3 LgC3 MgC3 NgC3 OgC3 PgC3 QgC3 RgC3 SgC3 TgC3 UgC3 VgC3 WgC3 XgC3 YgC3 ZgC3			TULIP POPLAR, WHITE OAK, HICKORY, RED MAPLE, S. RED OAK	12-27"	30 ±	GOOD		4.83 AC

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE: 4-13-10

SUPPLEMENTAL INFORMATION
 GROSS SITE AREA: 36.55 ACRES
 AREA OF STEEP SLOPES: 4.56 ACRES
 AREA OF FLOODPLAIN: 0.00 ACRES
 NET AREA OF SITE: 31.99 ACRES
 ZONED: R-ED & R-20
 EXISTING USE: AGRICULTURAL
 PROPOSED USE: RESIDENTIAL

FOREST STAND TOTALS
 STAND F-1: 17.74 ACRES
 STAND L-1: 18.81 ACRES

LANDSCAPE SCHEDULE NOTE:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT A&M SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

J. CHRIS DOLE
 DNR QUALIFIED PROFESSIONAL

Mona E. Buller
 PLANNING DIRECTOR
 DATE: 4/23/10

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

SCHEDULE A: PERIMETER LANDSCAPE EDGE						
CATEGORY	ADJACENT TO PERIMETER PROPERTIES					TOTAL
	1	2	3	4	5	
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5	
LANDSCAPE TYPE	B	B	B	A	A	
LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE	974'	649'	739'	4,780'	1,570'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	YES*	YES*	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	--	--	--	--	--	
NUMBER OF PLANTS REQUIRED (LF REMAINING)	974'	649'	0'	0'	1,570'	
SHADE TREES	1:50 20	1:50 13	--	--	1:60 26	59
EVERGREEN TREES	1:40 25	1:40 16	--	--	--	41
NUMBER OF PLANTS PROVIDED						
SHADE TREES	20	13	--	--	26	59
EVERGREEN TREES	25	16	--	--	--	41
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	--	--	--	--	--	

STREET TREE CALCULATIONS			
STREET NAME	LINEAR FEET	NO. REQUIRED	NO. PROVIDED
ROAD A	2876/40	72	72
ROAD B	1189/40	30	30
ILCHESTER ROAD IMPVMTS	894/40	23	23
BEECHWOOD ROAD	EXISTING FOREST ALONG ROAD		

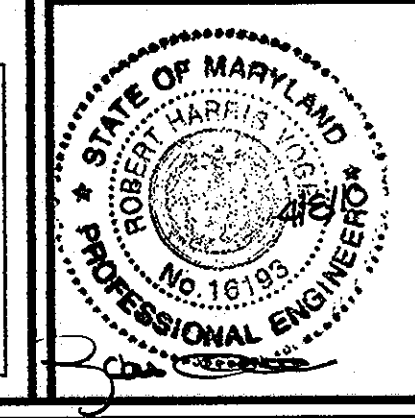
PUBLIC ACCESS PLACE STREET TREE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
○	72	ACER RUBRUM 'RED SUNSET'	2 1/2"-3" CAL.	B & B
○	30	ACER SACCHARINUM SILVER MAPLE	2 1/2"-3" CAL.	B & B
○	23	QUERCUS PHELLOS WILLOW OAK	2 1/2"-3" CAL.	B & B

PERIMETER/BUFFER PLANTING SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
○	276	DECIDUOUS TREES SEE NATIVE TREE LIST	2 1/2"-3" CAL.	B & B
☼	62	EVERGREEN SEE NATIVE TREE LIST	2 1/2"-3" CAL.	B & B

OWNER/DEVELOPER
 WELSH PROPERTY, LLC
 4640 ILCHESTER ROAD, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DR, STE 102
 ELLICOTT CITY, MARYLAND 21042-7819
 ATTN: MR. DONALD R. REUWER
 443-367-0422

PRELIMINARY EQUIVALENT SKETCH PLAN
LOCUST CHAPEL - SECTION I
LANDSCAPE AND FOREST CONSERVATION NOTES
 LOTS 1-64 & OPEN SPACE 65-69
 A SUBDIVISION OF PARCEL 115
 HOWARD COUNTY, MARYLAND WP-09-92, S-06-006
 ZONED: (R-20 AND R-ED) WP-10-02
 TAX MAP #31 GRID 4 PARCEL 115
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



DESIGN BY: JAR
 DRAWN BY: HD
 CHECKED BY: RHV
 DATE: APRIL 2010
 SCALE: AS SHOWN
 W.O. NO.: 04-151

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

13 SHEET OF 14

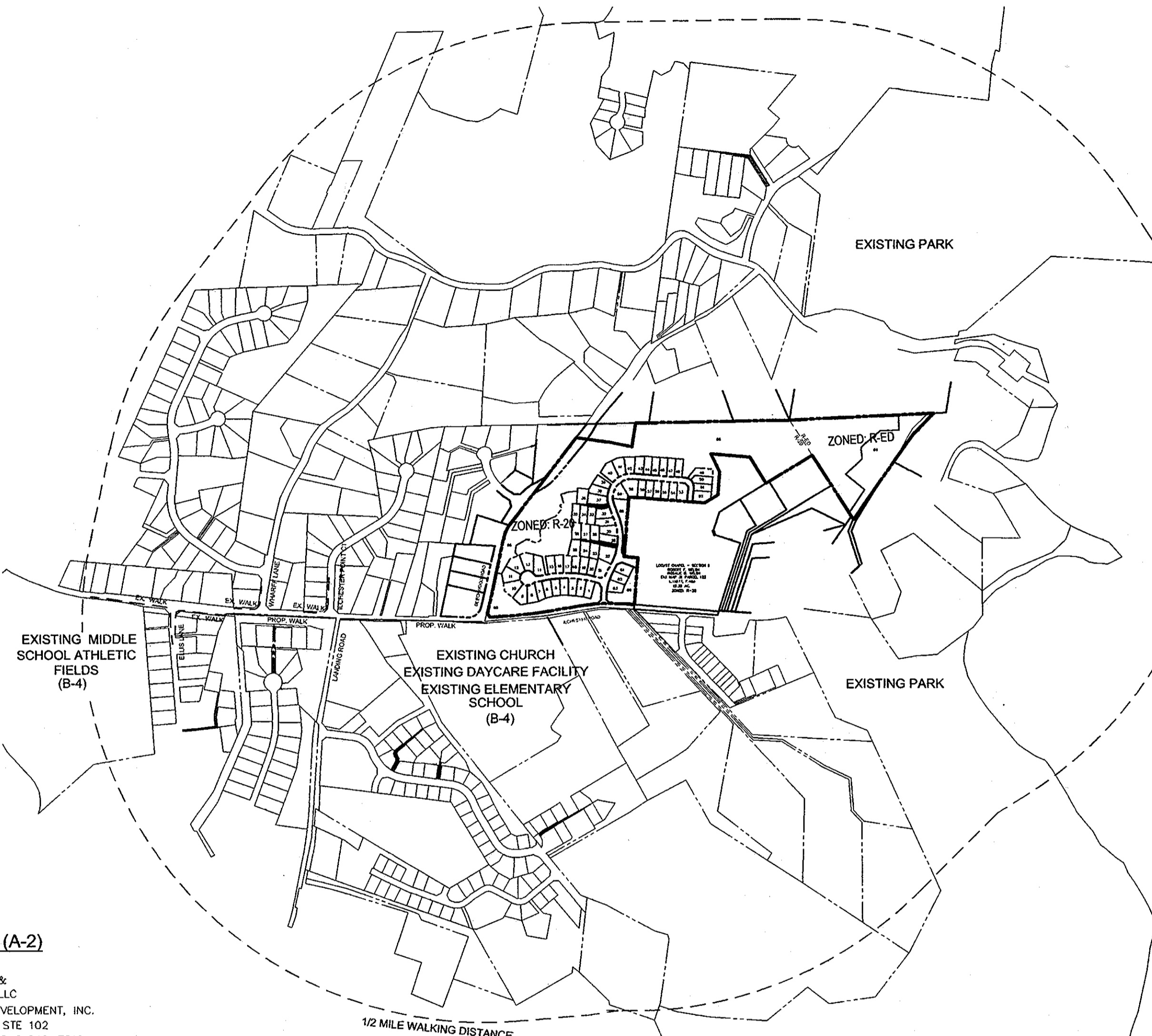
GREEN NEIGHBORHOOD PLAN SHEET

LOCUST CHAPEL

HOWARD COUNTY, MARYLAND

Cred No.	Credit	Champion (Name, Role)	Preliminary Equivalent Sketch Plan Strategies	Final Plan Strategies	Site Development Plan Strategies	Documentation Location	Max Points	Requested Points
A Innovative/Integrated Design Process								
A-1	Green Development Plan	Robert H. Vogel, Engineer	Provided Engineering			GN Plan Sheet provided GN Report provided	RESD	0
A-2	Interdisciplinary Project Team	Developer	Team includes an attorney who is a LEED AP, an Environmental consultant, and a professional engineer			Team listed on GN Plan sheet; signature blocks provided; GN Report team members listed on plan	RESD	0
A-3	Third Party Certification	Developer				Indicated on shts 2,3,7,9 w/ detail on sht 6 of the PES	RESD	0
A-4a	Innovative Design A	Robert H. Vogel, Engineer	Reduce width of Public ROW w/ pass through structures, ditch and wire to retention			Indicated on shts 2,3,7,9 w/ detail on sht 6 of the PES	1	1
A-4b	Innovative Design B	Robert H. Vogel, Engineer	Provide water permeable walks and paths			Ditch on sht 6, and note P38 on cover sheet of the PES	1	1
A-4c	Innovative Design C	Developer	Educational Landscape Signage			See narrative	1	1
A-4d	Innovative Design D	Developer	Efficiency; strategy is to provide 100% solar energy			See narrative	1	1
B Locations, Linkages & Community Context								
B-1a	Redevelopment Site (Brownfield)						27	9
B-1b	Redevelopment Site (Brownfield)						4	0
B-2	Historic Buildings	Developer	Howard Co has determined the bldg on lot 64 qualify as historic structure to be preserved and restored			See narrative	4	4
B-3a	Transit Access & Amenities for Reduced Auto Dependence (Stop)						2	0
B-3b	Transit Access & Amenities for Reduced Auto Dependence (Stop)						4	0
B-4	Proximity to Community Resources	Robert H. Vogel, Engineer	A community resource is located within 1/2 mile from an access point on the project boundary			Table added to GN Plan showing proximity	5	5
C Compact, Complete & Connected Development								
C-1	Density of Use						27	13
C-2	Planned Service Area	Robert H. Vogel, Engineer	Site is located within water and sewer services			See note 27 on the PES cover sheet	5	5
C-3a	Pedestrian System (Path)	Robert H. Vogel, Engineer	Natural surface pedestrian path through open space			Indicated on shts 2,3,7,9 w/ detail on sht 6 of the PES	2	2
C-3b	Pedestrian System (Connections)	Robert H. Vogel, Engineer	Sidewalk connects to intersection at Beechwood across from the Church and a proposed cross walk at Beechwood to access existing neighborhood Woodchase Court			Indicated on PES	2	2
C-3c	Pedestrian System (Amenities)	Robert H. Vogel, Engineer	Seating areas provided along natural surface path, informational kiosk provided			Indicated on shts 2,3,7,9 on PES	2	2
C-4	Connected On-site Street Network						2	0
C-5	Parking does not exceed Required						4	0
C-6	Exceed Minimum Open Space Requirements	Robert H. Vogel, Engineer	Open space exceed by 5.6% over required			See PES plan cover sheet for summary	5	1
C-7	Green Spaces and Amenity Areas	Robert H. Vogel, Engineer	Provide open space parcels along road frontage featuring educational pavilion and community garden			Chart added to GN Plan indicating areas, shown on shts 2 and 7 of PES	2	1
D Environmental Preservation								
D-1	Stream Restoration or Wetland Creation or Restoration					See PES plan	16	0
D-2	Habitat Management Plan	Environmental Consultant	Habitat management plan for HCA property			See Habitat Management Plan	4	4
D-3	25% Slope Preservation						2	0
D-4	15% Slope Preservation	Robert H. Vogel, Engineer	50% of the existing 15% slopes will be protected			Chart added to GN Plan indicating areas protected	4	3
D-5	Minimize Grading and Site Disturbance	Robert H. Vogel, Engineer	Limit LCK balance site and graded to eliminate retaining walls			Chart added to GN Plan indicating summary	5	5
D-6	Exceed Minimum Forest Conservation Requirements	Robert H. Vogel, Engineer	Exceeded minimum forest retained above break even point 47%			See FCP plan for summary, sht 10 of 12	5	4
D-7	Save Trees above 12" Minimum Caliper	Robert H. Vogel, Engineer	100% of specimen trees will be protected			Chart added to GN Plan indicating summary. Maps added to sht of PES	4	4
D-8a	Exceed Minimum Stream Buffer Requirements	Robert H. Vogel, Engineer	The required 75' stream buffer is provided			See PES plan	RESD	0
D-8b	Exceed Minimum Stream Buffer Requirements	Robert H. Vogel, Engineer	Exceeded stream buffer by additional 5'			Chart added to GN Plan indicating summary. Buffers labeled as 75 and extended to 125'	6	4
D-9	Exceed Minimum Wetland Buffer Requirements		This credit is NOT being pursued			Chart added to GN Plan indicating summary	4	0
D-10	Floodplain Buffer						2	0
E Site Landscape Improvements								
E-1	Landscaping exceeds Minimum Requirements and Reduces Heat Island Effect	Robert H. Vogel, Engineer	Provided 50% increase in total planting above the required amount within the LS manual			Chart added to GN Plan indicating summary. Trees schedule on sheet 10 of PES	5	5
E-2	Native Plants	Robert H. Vogel, Engineer	Provide 100% native plants			Added column to Landscape Chart	3	3
E-3	No Invasive Plants	Robert H. Vogel, Engineer	Note states no invasive plants will be used			Note added to GN Plan	RESD	0
E-4	Limit Turf						1	0
F Water Conservation/Efficiency/Management								
F-1	Rainwater Harvesting System	Robert H. Vogel, Engineer	Rain barrels provided to collect 50% of roof area			See SWM report and narrative	5	5
F-2	Water-Permeable Walkways	Robert H. Vogel, Engineer	All walkways are water permeable			Note and chart added to GN Plan	4	4
F-3a	Low Impact Development (LID) Stormwater Treatment	Robert H. Vogel, Engineer	The minimum standards of the Howard County SWM manual have been met			See SWM report	RESD	0
F-3b	Low Impact Development (LID) Stormwater Treatment	Robert H. Vogel, Engineer	Groundwater recharge and rainwater reuse accomplished by permeable walks, rain barrels and tree retention at #800			Summary Chart added to GN Plan	8	8
G Energy Efficiency								
G-1	Light Pollution Reduction	Developer	Provide shielded lights			Note added to GN Plan	4	4
G-2	Solar Orientation						3	0
G-3	Infrastructure Energy Efficiency	Developer	100% of infrastructure energy needs provided via solar zone or (therefore exceeding the 60% requirement)				6	6
H Materials Beneficial to the Environment/Waste Management								
H-1	Environmentally Preferable Site Products	Developer	90% Environmentally Preferable site products will be used			Note added to GN Plan	5	5
H-2	Reduce Heat Island Effect of Paving	Developer	Use water permeable pavement				2	0
H-3	Site Construction Waste Management	Developer	Divert 75% of construction waste			Note added to GN Plan	4	4
H-4	Regionally Provided Materials	Developer	20% of total site material to be regional			Note added to GN Plan	3	3
I Requirements and Maintenance Obligations								
I-1	HCA Documents	Developer	HCA Documents include information on green site features			Note added to GN Plan	RESD	0
I-2	Maintenance Manual for Owner/HCA Manager	Developer	HCA Documents to include maintenance information for green site features			Note added to GN Plan	RESD	0
I-3	Public Awareness of Sustainable Community	Developer	Promote public awareness of Sustainable Community			Note added to GN Plan	RESD	0

TOTAL GREEN NEIGHBORHOOD SITE POINTS 166 98
Number of points required to obtain Green Neighborhood Allocations 90



LOCATION MAP (B-4)
SCALE: 1"=600'

PROJECT TEAM (A-2)
OWNER
WELSH PROPERTY, LLC & 4640 ILCHESTER ROAD, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELLCOTT CITY, MARYLAND 21042-7819
DREUWERLDANDDD.COM
443-367-0422

DEVELOPER
ELLCOTT CITY LAND HOLDING, INC.
5300 DORSEY HALL DR. STE 102
ELLCOTT CITY, MARYLAND 21042-7819
DREUWERLDANDDD.COM
443-367-0422

CIVIL ENGINEER
ROBERT H. VOGEL, P.E.
ROBERT H. VOGEL ENGINEERING INC
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666
RVOGEL@VOGELENG.COM

REGULATORY AND ENVIRONMENTAL CONSULTANT
KENNETH R. WALLACE
MCARTHY AND ASSOCIATES, INC
14458 OLD MILL ROAD, SUITE 201
UPPER MARLBORO, MARYLAND 20772
301-627-7505

INNOVATIVE DESIGN (A-4)
SEE REPORT FOR SUMMARY OF MODIFIED PUBLIC RIGHT OF WAY, WATER PERMEABLE PATHS AND WALKS, INFRASTRUCTURE ENERGY EFFICIENCY AND LANDSCAPING ORIENTATION SESSIONS

HISTORIC BUILDINGS (B-2)
SEE REPORT FOR SUMMARY

COMMUNITY RESOURCE (B-4)

COMMUNITY RESOURCE	WALKING DISTANCE
CHURCH	100'
DAYCARE FACILITY	100'
ELEMENTARY SCHOOL	100'
MIDDLE SCHOOL ATHLETIC FIELDS	2200' (0.41 MILES)

PLANNED SERVICE AREA (C-2)
PROJECT IS LOCATED WITHIN PLANNED SERVICE AREA

PEDESTRIAN SYSTEM PATHS (C-3a)
SEE PES FOR LOCATION OF NATURAL SURFACE PATH
SEE REPORT FOR NARRATIVE

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE 4-13-10

GRADING AND SITE DISTURBANCE (D-5)

GROSS AREA OF PROJECT	AREA OF EXISTING IMPERVIOUS	NET AREA OF PROJECT	AREA TO REMAIN UNDISTURBED	% UNDISTURBED	RATIO CUT/FILL	RETAINING WALL HGT
36.55 AC	0.28 AC	36.27 AC	20.37 AC	55.7%	1:1	0'

Note: 71,354 cuyd Cut / 71,354 cuyd fill

EXCEED MINIMUM FC REQUIREMENTS (D-6)

	ACRES	PERCENT
RETENTION BREAK EVEN POINT	9.40	
FOREST RETAINED ABOVE BREAK EVEN POINT	4.44	47.2%
AFFORESTATION THRESHOLD	5.48	

SAVE TREES ABOVE 12" MINIMUM CALIPER (D-7)

NUMBER OF SPECIMEN TREES	NUMBER OF SPECIMEN TREES REMOVED	NUMBER OF SPECIMEN TREES RETAINED	PERCENTAGE OF SPECIMEN TREES RETAINED
13	0	13	100%

TREE ON LOT 63 TO BE PROTECTED DURING CONSTRUCTION

MINIMUM STREAM BUFFER REQUIREMENT (D-8A)
MINIMUM BUFFER OF 75' WAS MET

EXCEED MINIMUM STREAM BUFFER (D-8b)

TOTAL STREAM BUFFER WIDTH	WIDTH OF BUFFER EXCEEDING REQ	TOTAL LENGTH OF STREAM	LENGTH OF STREAM BUFFER OUTSIDE OTHER BUFFERS	% OF STREAM BUFFER OUTSIDE OTHER BUFFERS
75'	50' (total 125')	108'	108'	100%

LANDSCAPING (E-1)

REQ. PLANTING BY LS MANUAL	PLANTS REQUIRED				GN % INCREASE
	SHADE TREES	EVERGREEN TREES	SHRUBS	TOTAL	
184	41			225	
EXCESS PLANTS FOR GN CREDIT	92	21		113	50%
TOTAL	276	62		338	

NUMBER OF PLANTS PROVIDED TO MEET LS MANUAL	PLANTS PROVIDED					TOTAL
	SHADE TREES	EVERGREEN TREES	EVERGREEN TREES (SUBSTITUTE)	OTHER TREES (SUBSTITUTE)	SHRUBS (SUBSTITUTE)	
184	41					225
EXCESS PLANTS FOR GN CREDIT	92	21				113
TOTAL	276	62				338

NATIVE PLANTS (E-2)
100% OF NATIVE PLANTS UTILIZED. SEE LANDSCAPE PLAN

NO INVASIVE PLANTS (E-3)
NO INVASIVE PLANTS WILL BE USED

RAINWATER HARVESTING (F-1)
SEE GREEN REPORT FOR SUMMARY OF RAINWATER HARVESTING

PERMEABLE WALKS (F-2)
ALL WALKS ON SITE ARE WATER PERMEABLE CONCRETE.

TYPE OF WATER PERMEABLE MATERIAL OR PATHWAY (SOFT)	AREA OF WALKWAY OR PATHWAY (SQFT)	% OF TOTAL WALK OR PATHWAY
PRVT WALKS	5,000 SQFT	100%
PUB WALKS	11,000 SQFT	100%

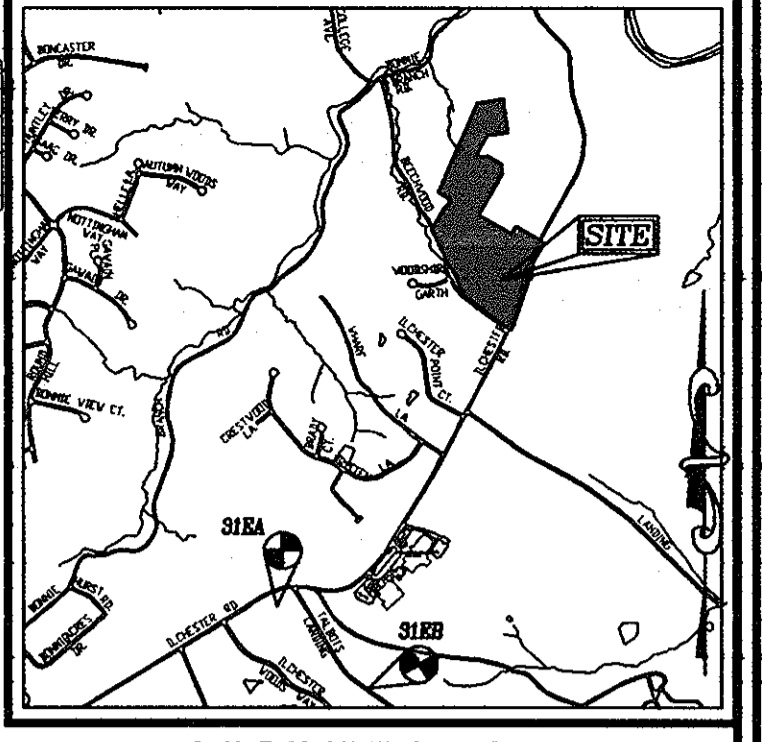
LOW IMPACT DEV. SWM TREATMENT (F-3B)

WQv VOLUME Required MDE 2000 Manual	VOLUME STORED	% WQv VOLUME STORED
16,672 CUFT	ESDv = 13,550 CF Permeable = 16,380 CF Walks & Drives = 5,914 CF Public Walks = 4,952 CF Rain Barrels = 40,796 CF Total = 40,796 CF	218%

LIGHT POLLUTION REDUCTION (G-1)
PROVIDE SHIELDED STREET LIGHTS

INFRASTRUCTURE ENERGY EFFICIENCY (G-3)
15% ENERGY REDUCTION PLUS PHOTO VOLTAGE GENERATED ENERGY FOR OVER 40% OF SITE INFRASTRUCTURE

ENVIRONMENTALLY PREFERABLE SITE PRODUCTS (H-1)
60% OF SITE MATERIAL IS ENVIRONMENTALLY PREFERABLE



VICINITY MAP
SCALE = 1"=2000'
ADC MAP COORDINATES: 13 A-13

THIRD PARTY CERTIFICATION
BY AFFIXING MY SIGNATURE BELOW, THE UNDERSIGNED DOES HEREBY DECLARE AND AFFIRM TO HOWARD COUNTY THAT THE TARGETED GREEN NEIGHBORHOOD SITE CREDITS AND POINT TOTAL, AS SPECIFIED IN THIS GREEN NEIGHBORHOOD SITE COMPLIANCE CHECKLIST, ARE REASONABLE AND ACHIEVABLE.

DATE: 4/22/10

CHARLES ALEXANDER, PRESIDENT, ALEXANDER DESIGN STUDIO, 410-465-8707

LEED ACCREDITED PROFESSIONAL
I hereby certify that this plan represents a practical and workable plan for achieving the targeted credits and points total shown on the Green Neighborhood for Site Compliance Checklist.

Signature of Megan L. Rouwer, LEED Accredited Professional, DATE 12/2/09

10387878

TENTATIVELY APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
GREEN NEIGHBORHOOD PLAN FOR SITES

Signature of Samuel Halman, Chief, Resource Conservation Division, DATE 4/26/10

PRELIMINARY EQUIVALENT SKETCH
LOCUST CHAPEL - SECTION I
GREEN NEIGHBORHOOD PLAN
LOTS 1-64 & OPEN SPACE 65-69
A SUBDIVISION OF PARCEL 115
HOWARD COUNTY, MARYLAND WP_09_02_S_06_006
WP_10_02
PARCEL 115
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
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FAX: 410.461.8961

DESIGN BY: JAR
DRAWN BY: HD
CHECKED BY: RHY
DATE: APRIL 2010
SCALE: AS SHOWN
W.O. NO.: 04-151

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 16183 EXPIRATION DATE: 09-27-2010

14 SHEET OF 14