SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	PRELIMINARY EQUIVALENT SKETCH PLAN & LANDSCAPE PLAN
4-5	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
6-7	PRELIMINARY FOREST CONSERVATION PLAN
8	PRELIMINARY FOREST CONSERVATION PLAN DETAILS
9-10	STORM DRAIN DRAINAGE AREA MAP AND SOILS MAP
11	PRELIMINARY ROAD PROFILES

PRELIMINARY EQUIVALENT SKETCH PLAN

SAMUEL'S GRANT

LOTS 1 - 25, OPEN SPACE LOTS 26 - 29, BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCELS 'B' & 'C'

ZONING: R-20

TAX MAP No. 37, GRID No. 5, 11 & 12
PARCEL Nos. 104 AND 94

COORDINATE TABLE

POINT	NORTH	EAST	POINT	NORTH	EAST
145	560697.98	1381988.66	1	561665.70	1380709.90
11	560818.19	1381365.49	7	560890.12	1380925.93
34	561486.75	1381401.61	141	560537.42	1380981.81
406	561776.21	1381308.92	166	559646.86	1381122.49
23	561802.49	1381438.34	405	559699.22	1381203.60
22	561783.81	1381470.61	404	559709.53	1381256.46
103	561811.01	1381461.64	403	559980.70	1381676.54
21	561877.94	1381435.69	402	560118.19	1381944.86
20	561849.92	1381420.99	401	560245.04	1382141.37
407	561824.24	1381293.54	147	560679.96	1382104.90
44	561884.35	1381274.29			

MINIMUM LOTS SIZE CHART

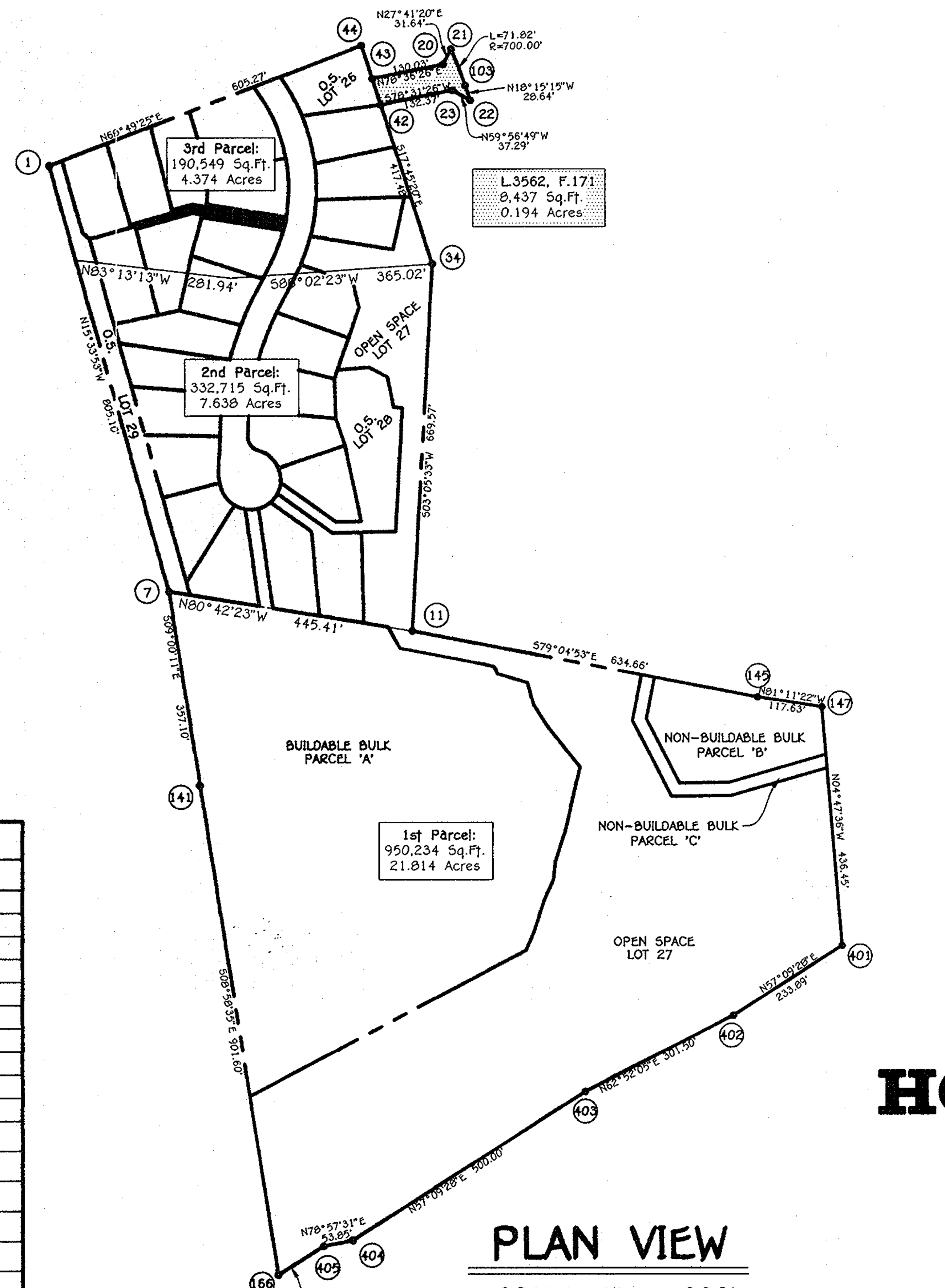
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
9	15,557 SQ.FT.	2,203 SQ.FT.	13,354 SQ.FT.
19	13,981 SQ.FT.	718 SQ.FT.	13,263 SQ.FT.
20	15,070 SQ.FT.	1,317 SQ.FT.	13,753 SQ.FT.
21	14,647 SQ.FT.	1,371 SQ.FT.	13,276 SQ.FT.
22	14,020 SQ.FT.	997 SQ.FT.	13,023 SQ.FT.
23	13,150 SQ.FT.	696 SQ.FT.	12,454 SQ.FT.

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
GOLDEN CREST COURT	PUBLIC ACCESS STREET	25 M.P.H.	50'

STREET LIGHT CHART

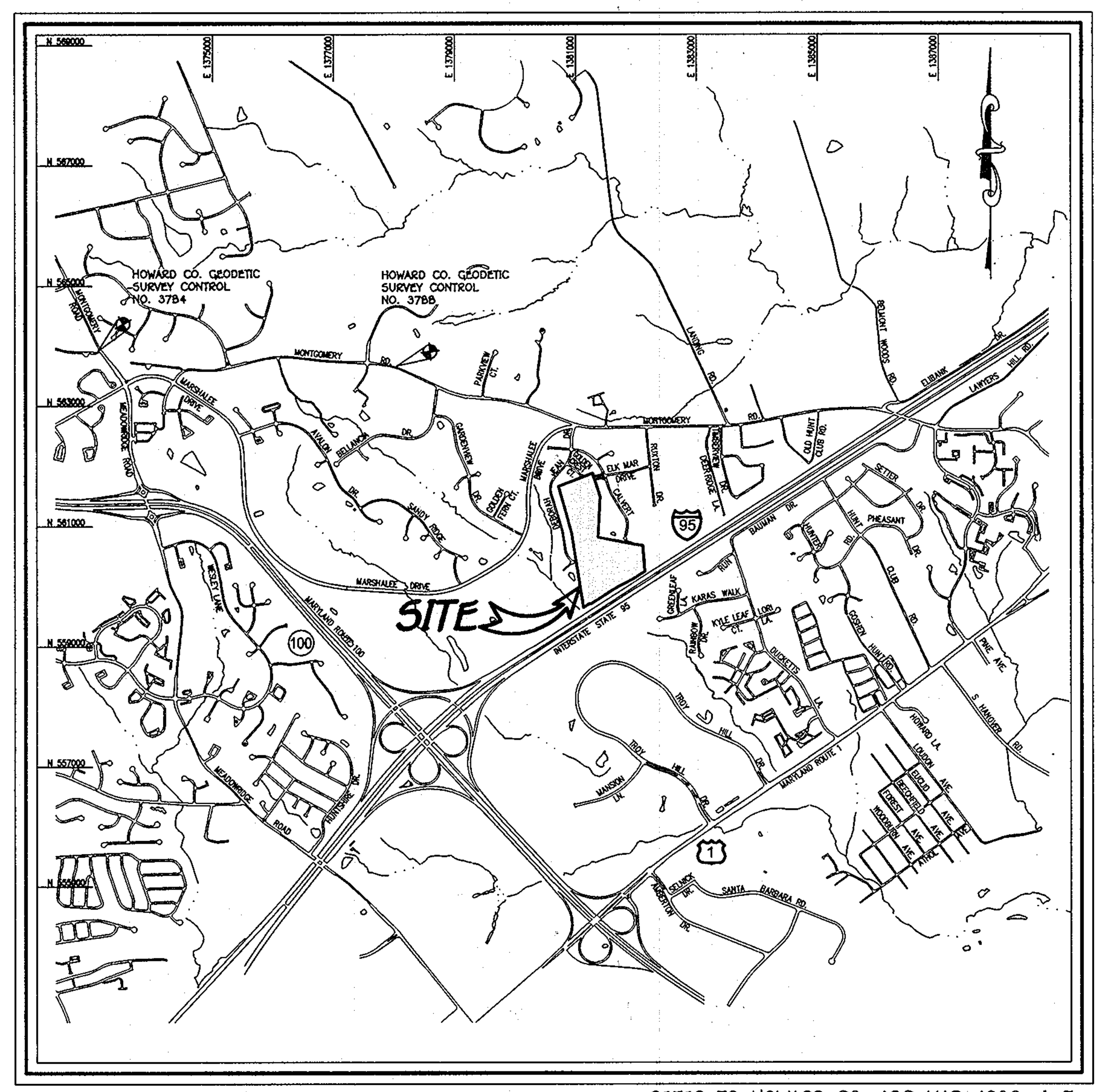
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
GOLDEN CREST COURT	0+61	15' L	100-WATT H.P.S. COLONIAL POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
GOLDEN CREST COURT	3+13	15' R	100-WATT H.P.S. COLONIAL POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
GOLDEN CREST COURT	5+58	15' R	100-WATT H.P.S. COLONIAL POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
GOLDEN CREST COURT	LP 1+87	3' BEHIND CURB	100-WATT H.P.S. COLONIAL POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.



PLAN VIEW
SCALE: 1" = 200'

LEGEND

SYMBOL	DESCRIPTION
--492---	EXISTING CONTOUR 2' INTERVAL
—490—	EXISTING CONTOUR 10' INTERVAL
—492—	PROPOSED CONTOUR 2' INTERVAL
—490—	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
-SF— SF-	SILT FENCE
-SSF— SSF	SUPER SILT FENCE
	DRAINAGE LIMITS
	SOILS LIMIT
L.O.D.	LIMIT OF DISTURBANCE
	PROPOSED STREET TREE
	RECREATIONAL OPEN SPACE
	SLOPES (15% TO 24.9%)
	EXISTING TREELINE
	PROPOSED TREELINE
—WB—	WETLANDS BUFFER
—WL—	WETLANDS LIMITS
—FP—	FLOODPLAIN LIMITS



REFER TO HOWARD CO. ADC MAP 4936, J-7

VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
4. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGUATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 NAD THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
6. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3784 AND NO. 3788
   HOWARD COUNTY MONUMENT NO. 3784 – N 563928.5559, E 1373109.1034
   HOWARD COUNTY MONUMENT NO. 3788 – N 563663.415, E 1378040.471
7. SUBJECT PROPERTY ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN.
8. BACKGROUND INFORMATION:
   a. SUBDIVISION NAME: SAMUEL'S GRANT
   b. TAX MAP NO.: 37
   c. PARCELS NOS.: 104 AND 94
   d. ZONING: R-20
   e. ELECTION DISTRICT: FIRST
   f. GROSS AREA OF TRACT: 34.02 ACRES
   g. NUMBER OF BUILDABLE LOTS: 25
   h. NUMBER OF OPEN SPACE LOTS: 4
   i. NUMBER OF BUILDABLE BULK PARCELS: 1
   j. NUMBER OF NON-BUILDABLE BULK PARCELS: 2
   k. AREA OF BUILDABLE LOTS: 7.599 ACRES
   l. AREA OF OPEN SPACE LOTS: 13.712 ACRES
   m. AREA OF BUILDABLE BULK PARCELS: 10.214 ACRES
   n. AREA OF NON-BUILDABLE BULK PARCELS: 1.441 ACRES
   o. AREA OF ROADWAY TO BE DEDICATED: 1.054 ACRES
   p. PREVIOUS FILE NUMBERS: N/A
   q. AREA OF FLOODPLAIN: 1.84 ACRES
   r. AREA OF 25% OR GREATER SLOPES: 0.298 ACRES
   s. NET AREA OF TRACT: 31.882 AC.*
   t. PRIOR HOWARD COUNTY PROJECT NUMBERS: ECP-10-002, WP-11-088.
9. OPEN SPACE REQUIREMENTS:
   a. AREA OF OPEN SPACE REQUIRED = (34.02 x 0.40) = 13.608 ACRES
   b. AREA OF OPEN SPACE PROVIDED = 13.712 ACRES (13.608 ACRES CREDITED)
   d. RECREATIONAL OPEN SPACE REQUIRED: (200 SQ.FT. PER UNIT) = 200 x 25 = 5,000 SQ.FT.
   e. RECREATIONAL OPEN SPACE PROVIDED = 6,314 SQ.FT. (5,911 SQ.FT. CREDITED)
10. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.
11. NOISE STUDY WAS PREPARED BY MARS GROUP DATED SEPTEMBER, 2009. THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. WATER IS PUBLIC (CONTRACT NO. 14-3517-D AND 14-3120-D)
    SEWER IS PUBLIC (CONTRACT NO. 14-3517-D AND 14-3120-D)
13. SOILS INFORMATION TAKEN FROM SOIL SURVEY MAP NO. 26, HOWARD COUNTY, MARYLAND.
14. EXISTING STRUCTURES LOCATED ON SITE ARE TO BE RAZED AS SHOWN ON PLAN.
15. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER COLLINS AND CARTER, INC. DATED MARCH, 2008.
16. TOPOGRAPHIC CONTOURS BASED ON AERIAL SURVEY PERFORMED BY HARFORD AERIAL SURVEYS, INC. DATED JANUARY, 2008.
17. THERE IS ONE AREA OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.b., (0.298 Ac.).
18. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2007 MDE, CHAPTER 5 REGULATIONS AND THE LATEST HOWARD COUNTY DESIGN MANUAL, VOL. I, CHAPTER 5 ADOPTED ON OR AROUND MAY 4, 2010. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF STONE RESERVOIRS UNDER THE PROPOSED RAIN GARDENS. WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY ROOFTOP DISCONNECTION AREAS, DRYWELLS, RAINGARDENS, PERMEABLE PAVEMENT, BIO-RETENTION FACILITIES ALONG THE ROADWAY AND AN ON-LINE ENHANCED FILTER IN THE FORM OF AN MICRO-POOL EXTENDED DETENTION POND. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED BY H.O.A. AND JOINTLY MAINTAINED BY H.O.A. AND HOWARD COUNTY.
19. SPECIMEN TREES ARE LOCATED WITHIN THE SITE AND LOCATED ON THE PLAN. THE PLANNED DEVELOPMENT WILL REQUIRE THE REMOVAL OF FOUR (4) SPECIMEN TREES (SHOWN ON THE FOREST CONSERVATION PLAN). A WAIVER TO ALLOW THE REMOVAL OF THESE TREES WAS APPROVED ON DECEMBER 3, 2010, SEE NOTE NUMBER 39.
20. FLOODPLAIN STUDY SHOWN HEREON IS BASED ON DELINEATION PROVIDED BY FISHER, COLLINS & CARTER, INC UTILIZING FLOWN AERIAL SURVEY.
21. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED SEPTEMBER, 2009.
22. THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF 1.60 ACRES OF ON-SITE FOREST AND THE PLANTING OF 10.19 ACRES OF FOREST ON-SITE. SURETY REQUIREMENT = (1.60 AC. X 43,560 SF. X 0.20 PER SF) = $13,940.00 + (10.19 X 43,560 X 0.50 PER SF) = $221,939.00. TOTAL SURETY = $235,879.00
"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."
23. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOCIATES, INC. DATED MARCH 1, 2010.
24. THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 5, 2010.
25. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
26. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
27. NO CEMETERIES OR HISTORIC STRUCTURES EXIST WITHIN THIS SUBDIVISION.
28. THE LANDSCAPE SURETY IN THE AMOUNT OF $7,500.00 FOR PERIMETER LANDSCAPE REQUIREMENTS (25 SHADE TREES) OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION. FUTURE PERIMETERS SHALL BE PLANTED AND BONDED UPON THE SUBDIVISION OF PARCELS 'A' & 'B'
    FINANCIAL SURETY FOR THE REQUIRED 39 STREET TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $11,700.00.
29. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
30. SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) – 3" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
31. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
    a. WIDTH – 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
    b. SURFACE – SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    c. GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS.
    d. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING).
    e. DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    f. STRUCTURE CLEARANCES – MINIMUM 12 FEET.
    g. MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
32. ALL EXISTING ON-SITE WELLS AND SEPTIC SYSTEMS WILL BE ABANDONED BY A LICENSED WELL DRILLER AND STATE FORMS SUBMITTED AS DOCUMENTATION PRIOR TO FINAL PLAT SIGNATURE.
33. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM, FLOODPLAIN OR THEIR REQUIRED BUFFERS.
34. THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER FROM SECTION 2.4.D. OF HOWARD COUNTY DESIGN MANUAL VOLUME III AND DETAIL R-1.02 OF DESIGN MANUAL VOLUME IV. THE PROPOSED DESIGN MANUAL WAIVER REQUEST WAS DENIED ON MAY 28, 2010. THEREFORE WE ARE INDICATING A CLOSED SECTION ROADWAY DESIGN.
35. BUILDABLE BULK PARCEL 'A' RESERVES THE RIGHT TO BE FURTHER SUBDIVIDED AND ACCESS WILL BE FROM GOLDEN CREST COURT OR DEBORAH JEAN DRIVE.
36. NON-BUILDABLE BULK PARCEL 'B' RESERVES THE RIGHT TO BE FURTHER SUBDIVIDED AND ACCESS WILL BE FROM CALVERT DRIVE.
37. THIS SUBDIVISION WILL NOT BE PHASED. ANY FUTURE SUBDIVISION OF PARCEL 'A' OR 'B' WILL REQUIRE A NEW AND SEPARATE PRELIMINARY EQUIVALENT SKETCH PLAN.
38. FOR THE USE-IN-COMMON DRIVEWAY FOR LOTS 18 THRU 22, A PRIVATE ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATE.
39. THIS PLAN IS SUBJECT TO WP-11-088 TO ALLOW THE REMOVAL OF SPECIMEN TREES. THIS WAIVER PETITION PERTAINS TO SECTION 16.1205(a)(10) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS WAIVER WAS APPROVED ON DECEMBER 3, 2010 WITH NO OBJECTIONS OR CONDITIONS.

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK – 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 – 2855

OWNER
Mr. David Paplauckas,
Mr. Gregory Paplauckas And
Mrs. Sarah Shimulunas
6532 Montgomery Road
Elkridge, Maryland 21075

DEVELOPER
Carman Associates
C/o Mr. Ron Carter
1750 Daisy Road
Woodbine, Maryland 21797
Tel: 410-442-1045

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR — 1/11/11 DATE

ALDO M. VITUCCI, P.E. — 12-28-10 DATE
"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-11."

SAMUEL'S GRANT
LOTS 1 – 25, OPEN SPACE LOTS 26 – 29, BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCELS 'B' & 'C'
ZONING: R-20
TAX MAP No. 37, GRID No. 5, 11, & 12
PARCEL No. 104 AND P/O PARCEL No. 94
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 1 OF 11

SP-10-006

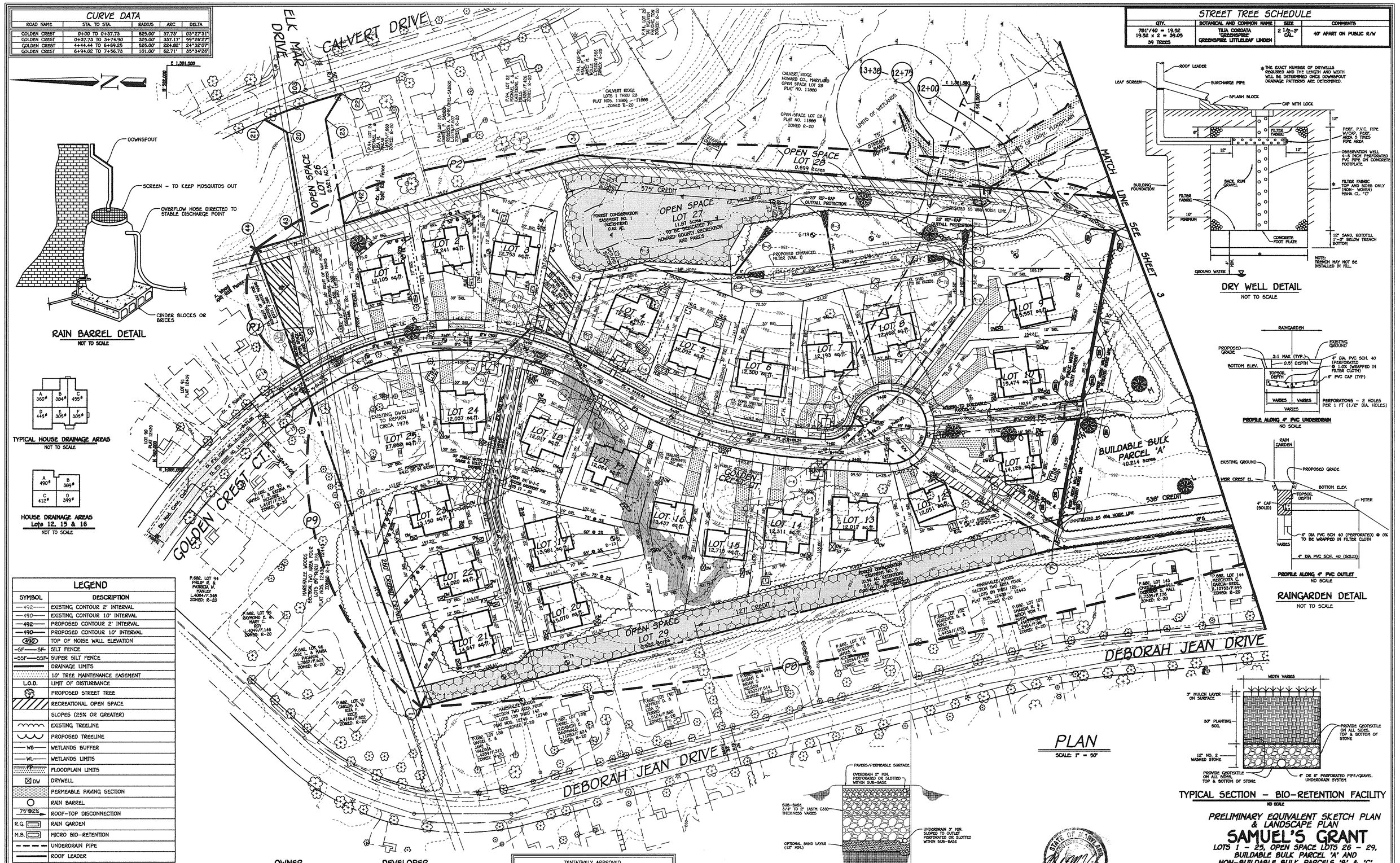
I:\2006\06100\dwg\PREL PLANS\12000 SQFT OPTION PRELIMINARY\06100-3001 SHEET 1 PRELIM TITLE.dwg, 12/28/2010 1:33:23 PM, 36 Mylar (temporary).pc3

CURVE DATA

ROAD NAME	STA. TO STA.	RADIUS	ARC	DELTA
GOLDEN CREST	0+00 TO 0+37.75	625.00'	37.75'	03°27'31"
GOLDEN CREST	0+37.73 TO 3+74.90	325.00'	337.17'	59°28'27"
GOLDEN CREST	4+44.44 TO 6+69.25	525.00'	224.82'	24°32'07"
GOLDEN CREST	6+94.02 TO 7+56.73	101.00'	62.71'	35°34'26"

STREET TREE SCHEDULE

QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
791'/40 = 19.52 19.52 x 2 = 39.05 39 TREES	TILIA CORDATA "GREENSPIRE" GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.	40' APART ON PUBLIC R/W


ELK MAR DRIVE
CALVERT DRIVE
GOLDEN CREST CT.
DEBORAH JEAN DRIVE
MATCH LINE SEE SHEET 3
OPEN SPACE LOT 26
OPEN SPACE LOT 27
OPEN SPACE LOT 28
OPEN SPACE LOT 29
BUILDABLE BULK PARCEL 'A'
575' CREDIT
536' CREDIT
127' CREDIT
LOT 1 12,105 sq.ft.
LOT 2 12,241 sq.ft.
LOT 3 12,753 sq.ft.
LOT 4 12,305 sq.ft.
LOT 5 12,092 sq.ft.
LOT 6 12,300 sq.ft.
LOT 7 12,193 sq.ft.
LOT 8 12,468 sq.ft.
LOT 9 13,597 sq.ft.
LOT 10 13,474 sq.ft.
LOT 11 14,126 sq.ft.
LOT 12 12,051 sq.ft.
LOT 13 12,017 sq.ft.
LOT 14 12,311 sq.ft.
LOT 15 12,715 sq.ft.
LOT 16 13,437 sq.ft.
LOT 17 12,064 sq.ft.
LOT 18 12,037 sq.ft.
LOT 19 13,981 sq.ft.
LOT 20 13,070 sq.ft.
LOT 21 14,847 sq.ft.
LOT 22 14,020 sq.ft.
LOT 23 13,150 sq.ft.
LOT 24 12,037 sq.ft.
LOT 25 17,868 sq.ft.
EXISTING DWELLING TO REMAIN CIRCA 1976
FOREST CONSERVATION EASEMENT NO. 1 (RETENTION) 0.62 AC.
PROPOSED ENHANCED FILTER (VAC. 1)
20' RIP-RAP OUTFALL PROTECTION
UNMITIGATED 65 dBA NOISE LINE
LIMITS OF WETLANDS
LIMITS OF 100YR. FLOODPLAIN
STREAM BANK BUFFER
CALVERT RIDGE HOWARD CO., MARYLAND OPEN SPACE LOT 28 PLAT NO. 11006
CALVERT RIDGE LOTS 1 THRU 28 PLAT NOS. 11006 - 11008 ZONED R-20
HARWILEE WOODS SECTION FOUR LOTS 89 THRU 101 PLAT NOS. 12439 - 12443 ZONED R-20
HARWILEE WOODS SECTION TWO AREA FOUR LOTS 130 THRU 146 PLAT NOS. 12746 - 12748 ZONED R-20
P.682, LOT 94 PHILIP K. & PATRICIA M. MANLEY L.4084/F.348 ZONED: R-20
P.682, LOT 95 JOSE L. & MARIA PACANDA L.7862/F.602 ZONED: R-20
P.682, LOT 96 RAYMOND E. & MARY C. ROY L.4049/F.146 ZONED: R-20
P.682, LOT 97 CARLOS A. & RITA F. BECK L.4166/F.622 ZONED: R-20
P.682, LOT 98 SHARON K. & SOSH VON SMITH L.2954/F.564 ZONED: R-20
P.682, LOT 99 JEFFREY D. & LISA M. FORGEY L.5103/F.680 ZONED: R-20
P.682, LOT 100 SUSAN E. & SUSAN S. NELSON L.5301/F.514 ZONED: R-20
P.682, LOT 101 DOROTHY B. & DANIEL G. KOSTA L.4084/F.620 ZONED: R-20
P.682, LOT 102 LAWRENCE E. & TONIA E. STREET L.4453/F.670 ZONED: R-20
P.682, LOT 103 CHRISTOPHER S. & DEBORAH S. HALL L.7535/F.176 ZONED: R-20
P.682, LOT 143 CHRISTOPHER S. & DEBORAH S. HALL L.7535/F.176 ZONED: R-20
P.682, LOT 144 MARGARITA C. GARCIA-REDD L.10753/F.695 ZONED: R-20
P.682, LOT 139 DANIEL L. & ELIZABETH E. BAUMGARD L.11260/F.624 ZONED: R-20
P.682, LOT 138 DANIEL C. & JANE S. VALDAR L.4399/F.319 ZONED: R-20
P.682, LOT 91 PLAT 12439
P.682, LOT 93 JAMES P. & BETTINA M. HODGES L.4107/F.211 ZONED: R-20
P.682, LOT 92 MICHAEL E. & MELISSA F. MILLER L.4107/F.211 ZONED: R-20
P.682, LOT 90 NEAL R. & KATIE A. KOLLE L.4107/F.211 ZONED: R-20
P.682, LOT 89 ROBERT A. & MICHELLE L. WHELCHEL L.4107/F.211 ZONED: R-20
P.682, LOT 88 MICHAEL E. & MELISSA F. MILLER L.4107/F.211 ZONED: R-20
P.682, LOT 87 JAMES P. & BETTINA M. HODGES L.4107/F.211 ZONED: R-20
P.682, LOT 86 NEAL R. & KATIE A. KOLLE L.4107/F.211 ZONED: R-20
P.682, LOT 85 PAUL E. & JENNIFER L. PARLONTON L.4107/F.211 ZONED: R-20
P.682, LOT 84 PAUL E. & JENNIFER L. PARLONTON L.4107/F.211 ZONED: R-20
P1
P2
P8
P9
P10
P11
P12
P13
P14
P15
P16
P17
P18
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P35
P36
P37
P38
P39
P40
P41
P42
P43
P44
P45
P46
P47

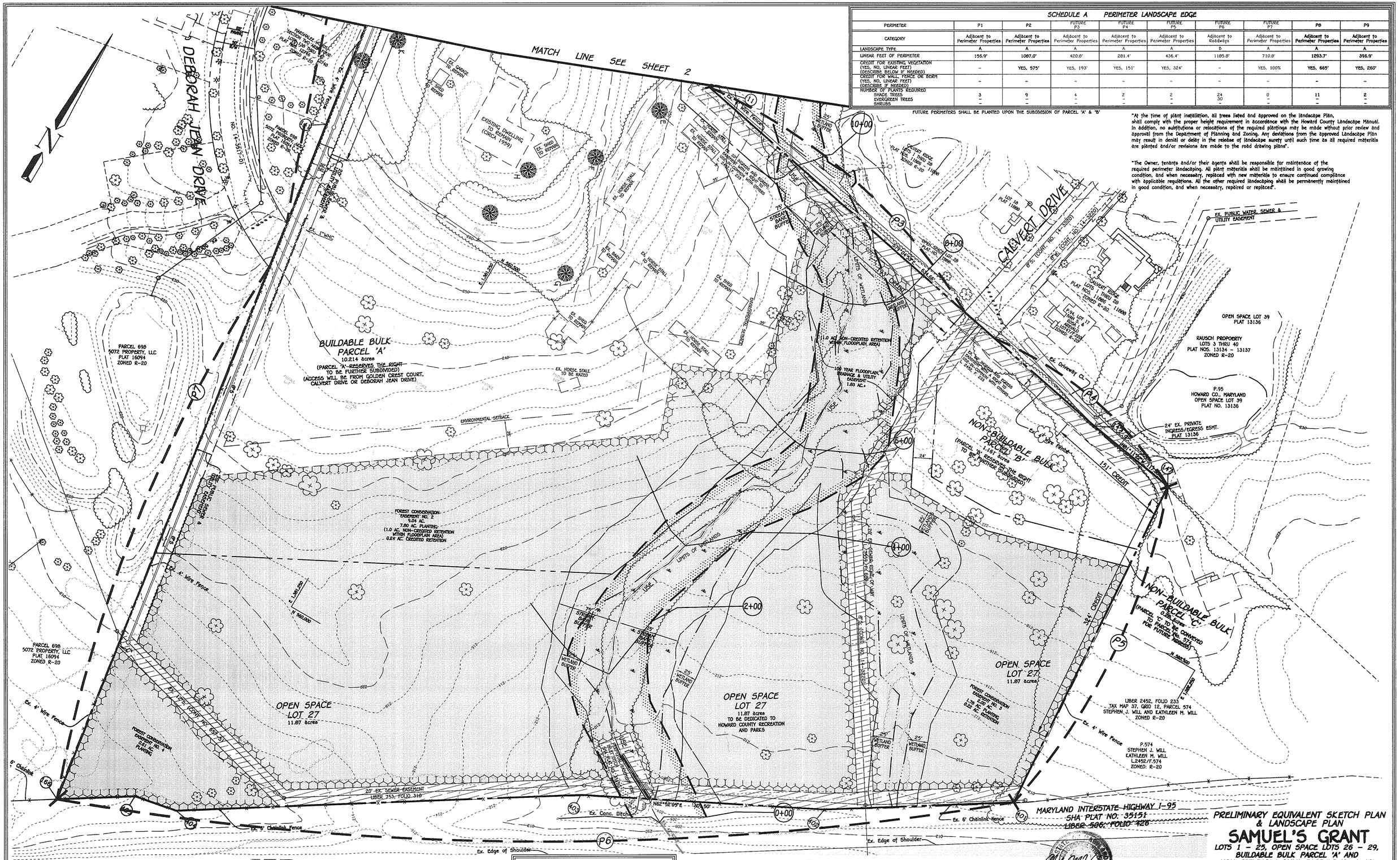
SCHEDULE A PERIMETER LANDSCAPE EDGE

PERIMETER	P1	P2	FUTURE P3	FUTURE P4	FUTURE P5	FUTURE P6	FUTURE P7	P8	P9
CATEGORY	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Roadways	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties
LANDSCAPE TYPE	A	A	A	A	A	B	A	A	A
LINEAR FEET OF PERIMETER	156.9'	1087.0'	420.8'	281.4'	436.4'	1185.8'	710.8'	1293.7'	396.9'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	–	YES, 575'	YES, 193'	YES, 151'	YES, 324'	–	YES, 100%	YES, 665'	YES, 260'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	–	–	–	–	–	–	–	–	–
NUMBER OF PLANTS REQUIRED									
SHADE TREES	3	9	4	2	2	24	0	11	2
EVERGREEN TREES	–	–	–	–	–	30	–	–	–
SHRUBS	–	–	–	–	–	–	–	–	–

FUTURE PERIMETERS SHALL BE PLANTED UPON THE SUBDIVISION OF PARCEL 'A' & 'B'

"At the time of plant installation, all 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 deviations 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 road drawing plans".

"The Owner, tenants and/or their agents shall be responsible for maintenace of the required perimeter landscaping. 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 the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced".



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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(410) 461 - 2855

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DEVELOPER
Carman Associates
C/o Mr. Ron Carter
1750 Daisy Road
Woodbine, Maryland 21797
Tel: 410-442-1045

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR — DATE

PLAN
SCALE: 1" = 50'

12-20-10
ALDO M. VITUCCI, P.E. — DATE
"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-11."

PRELIMINARY EQUIVALENT SKETCH PLAN
& LANDSCAPE PLAN

SAMUEL'S GRANT

LOTS 1 - 25, OPEN SPACE LOTS 26 - 29,
BUILDABLE BULK PARCEL 'A' AND
NON-BUILDABLE BULK PARCELS 'B' & 'C'
ZONING: R-20
TAX MAP No. 37, GRID No. 5, 11, & 12
PARCEL No. 104 AND P/O PARCEL No. 94
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 20, 2010
SHEET 3 OF 11

SP-10-006

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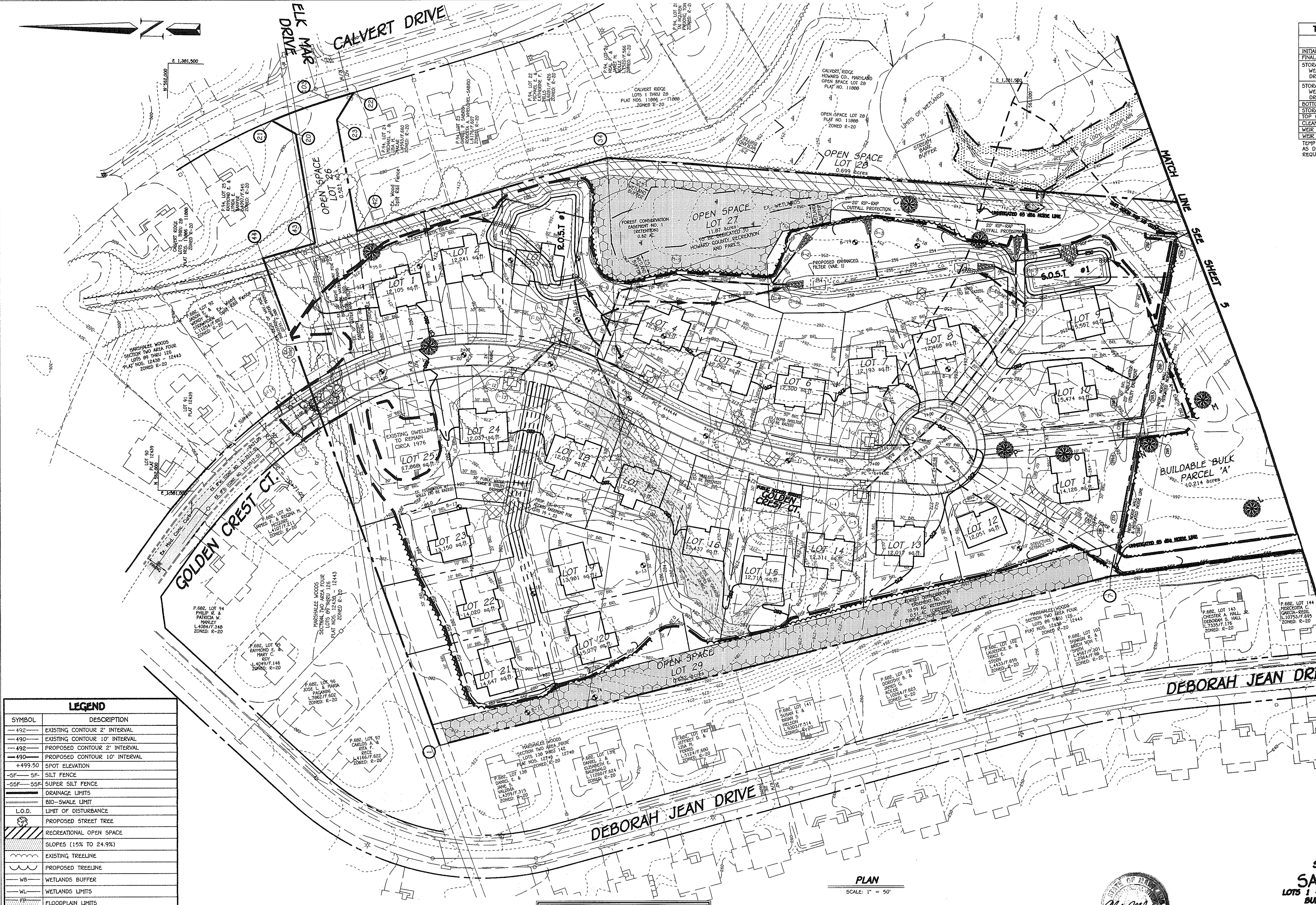

TEMPORARY R.O.S.T.	
	NO. 1
INITIAL D.A.	2.52 AC.
FINAL D.A.	4.24 AC.
STORAGE REQUIRED WET = 1800 x D.A. DRY = 1800 x D.A.	 22,896 CU.FT. 35,528 CU.FT.
STORAGE PROVIDED WET DRY	 22,896 CU.FT. 35,528 CU.FT.
BOTTOM ELEV.	258.00
STORAGE DEPTH	6.0'
TOP OF EMBANKMENT	265.00
CLEAN OUT ELEV.	260.38
WEIR CREST ELEV.	262.20
WEIR LENGTH	18.0'

TEMP. SWM FOR 1yr. STORM PROVIDED AS DRY STORAGE VOLUME. DRY STORAGE IS NOT REQUIRED WITHIN THIS TYPE OF FACILITY.

TEMPORARY S.O.S.T.	
	NO. 1
INITIAL D.A.	1.06 AC.
FINAL D.A.	1.60 AC.
STORAGE REQUIRED WET = 1800 x D.A. DRY = 1800 x D.A.	 2,880 CU.FT. 5,760 CU.FT.
STORAGE PROVIDED WET DRY	 2,880 CU.FT. 5,760 CU.FT.
BOTTOM ELEV.	245.00
STORAGE DEPTH	5.0'
TOP OF EMBANKMENT	250.00
CLEAN OUT ELEV.	245.57
WEIR CREST ELEV.	246.35
WEIR LENGTH	6.0'

TEMP. SWM FOR 1yr. STORM PROVIDED WITHIN DRY STORAGE VOLUME.

LEGEND

SYMBOL	DESCRIPTION
—492—	EXISTING CONTOUR 2' INTERVAL
—490—	EXISTING CONTOUR 10' INTERVAL
—492—	PROPOSED CONTOUR 2' INTERVAL
—490—	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
-SF— SF-	SILT FENCE
-SSF— SSF-	SUPER SILT FENCE
	DRAINAGE LIMITS
	BIO-SWALE LIMIT
L.O.D.	LIMIT OF DISTURBANCE
	PROPOSED STREET TREE
	RECREATIONAL OPEN SPACE
	SLOPES (15% TO 24.9%)
	EXISTING TREELINE
	PROPOSED TREELINE
—WB—	WETLANDS BUFFER
—WL—	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS

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DEVELOPER
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Tel: 410-442-1045

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR — 1/11/11 DATE

ALDO M. VITUCCI, P.E. — 12-28-10 DATE
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SCHEMATIC GRADING & SEDIMENT CONTROL PLAN

SAMUEL'S GRANT

LOTS 1 - 25, OPEN SPACE LOTS 26 - 29, BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCELS 'B' & 'C'
ZONING: R-20
TAX MAP No. 37, GRID No. 5, 11, & 12
PARCEL No. 104 AND P/O PARCEL No. 94
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 4 OF 11

SP-10-006

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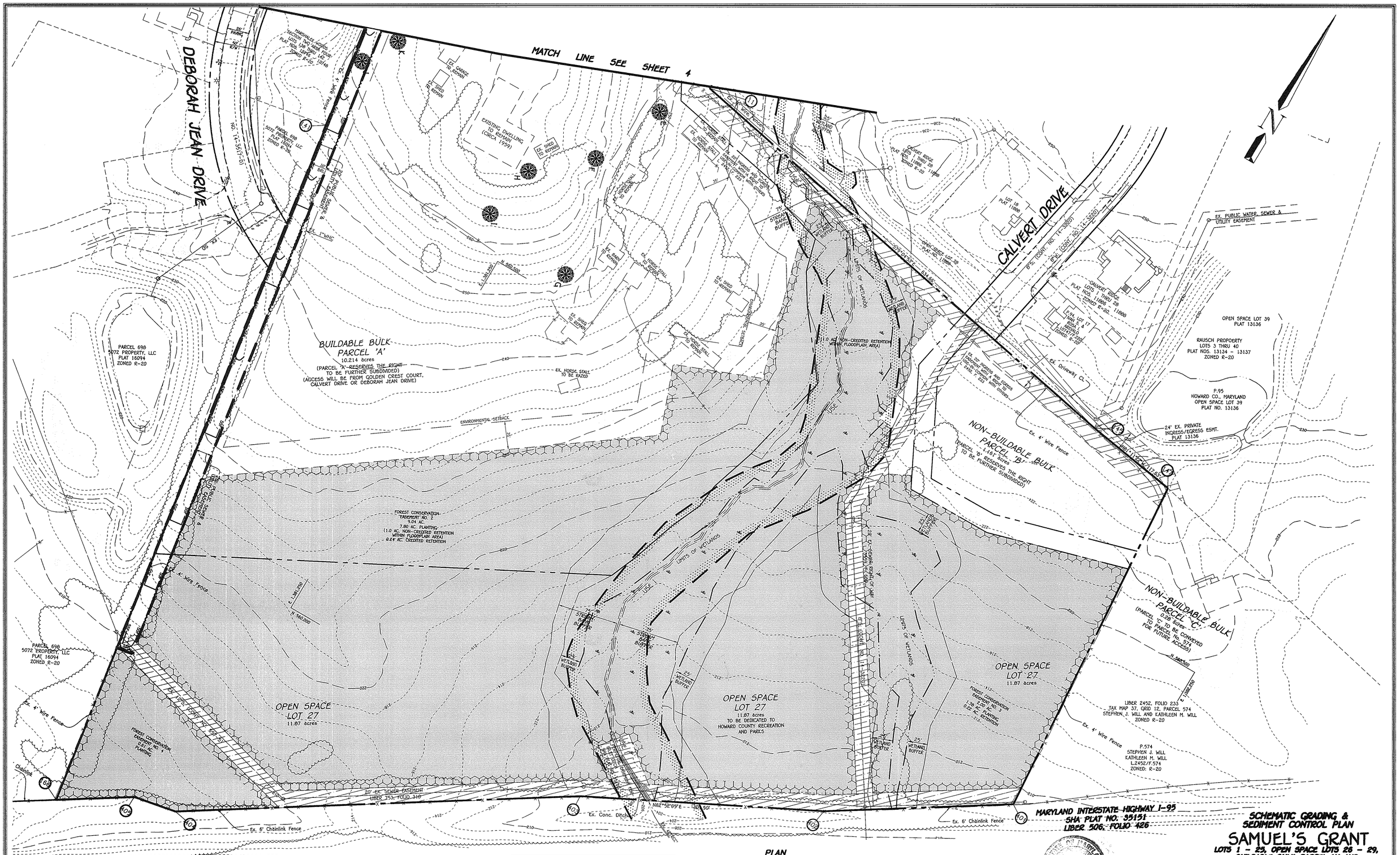

PLAN

SCALE: 1" = 50'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/11/11

12-20-10
ALEX M. VITUCCI, P.E. — DATE

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SCHEMATIC GRADING & SEDIMENT CONTROL PLAN

SAMUEL'S GRANT

LOTS 1 - 25, OPEN SPACE LOTS 26 - 29, BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCELS 'B' & 'C'

ZONING: R-20
TAX MAP No. 37, GRID No. 5, 11, & 12
PARCEL No. 104 AND P/O PARCEL No. 94
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 20, 2010
SHEET 5 OF 11

SP-10-006

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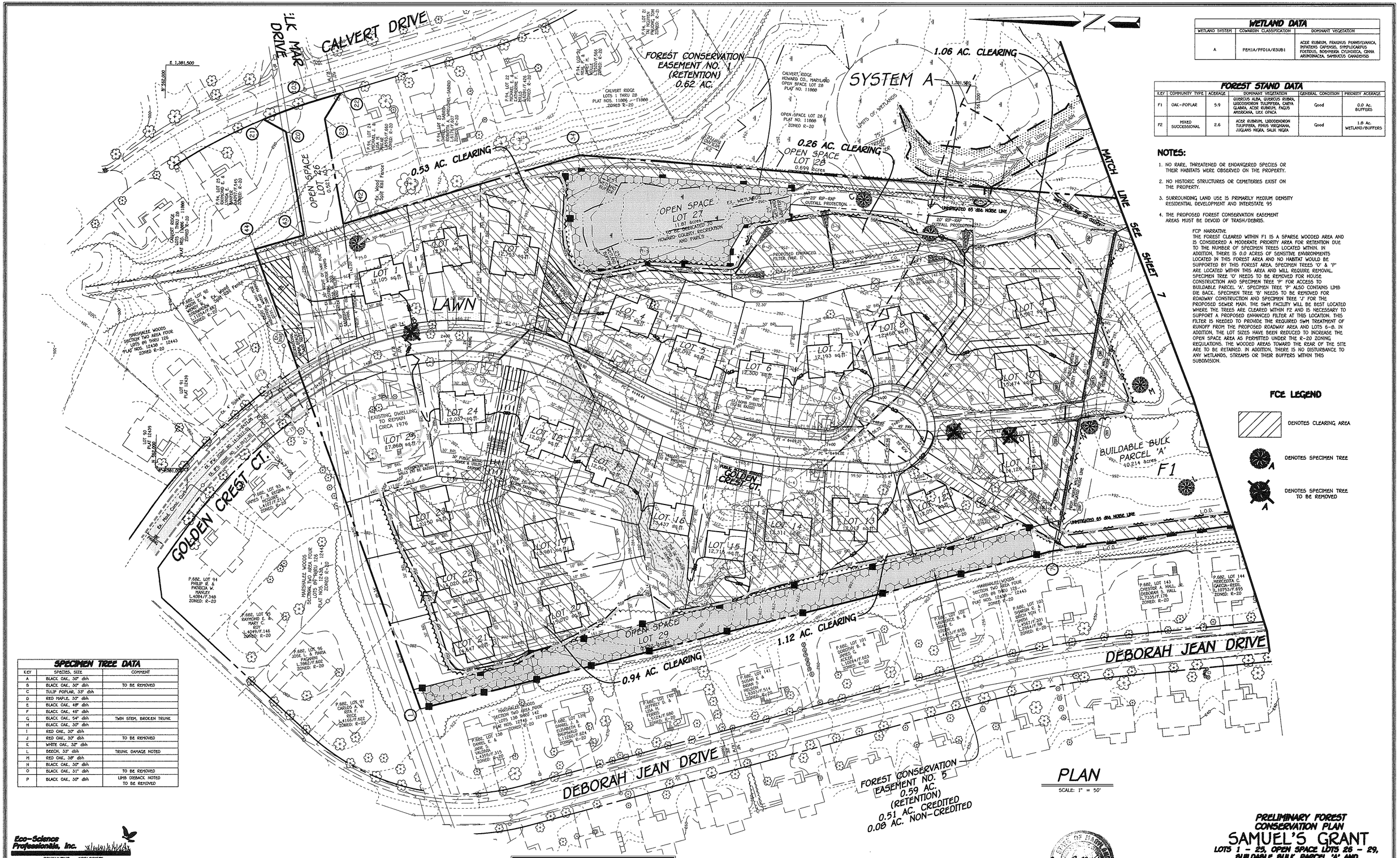

WETLAND DATA

WETLAND SYSTEM	COWARDIN CLASSIFICATION	DOMINANT VEGETATION
A	PEM1A/PFO1A/R3UB1	ACER RUBRUM, FRAXINUS PENNSYLVANICA, INKBERRY CAPINUS, SYMPLOCARPUS FOETIDUS, ROSENSIS CYLINDRICA, GINNA ARUNDINACEA, SAMBUCUS CANADENSIS

FOREST STAND DATA

KEY	COMMUNITY TYPE	ACERAGE	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACERAGE
F1	OAK-POPLAR	5.9	QUERCUS ALBA, QUERCUS RUBRA, LIRIODENDRON TULIPIFERA, CARYA GLABRA, ACER RUBRUM, FAGUS AMERICANA, ILEX OPACA	Good	0.0 Ac. BUFFERS
F2	MIXED SUCCESSIONAL	2.6	ACER RUBRUM, LIRIODENDRON TULIPIFERA, PINUS VIRGINIANA, JUGLANS NIGRA, SALIX NIGRA	Good	1.8 Ac. WETLAND/BUFFERS

NOTES:

1. NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
2. NO HISTORIC STRUCTURES OR CEMETERIES EXIST ON THE PROPERTY.
3. SURROUNDING LAND USE IS PRIMARILY MEDIUM DENSITY RESIDENTIAL DEVELOPMENT AND INTERSTATE 95
4. THE PROPOSED FOREST CONSERVATION EASEMENT AREAS MUST BE DEVOID OF TRASH/DEBRIS.

FCP NARRATIVE.
THE FOREST CLEARED WITHIN F1 IS A SPARSE WOODED AREA AND IS CONSIDERED A MODERATE PRIORITY AREA FOR RETENTION DUE TO THE NUMBER OF SPECIMEN TREES LOCATED WITHIN. IN ADDITION, THERE IS 0.0 ACRES OF SENSITIVE ENVIRONMENTS LOCATED IN THIS FOREST AREA AND NO HABITAT WOULD BE SUPPORTED BY THIS FOREST AREA. SPECIMEN TREES 'O' & 'P' ARE LOCATED WITHIN THIS AREA AND WILL REQUIRE REMOVAL. SPECIMEN TREE 'O' NEEDS TO BE REMOVED FOR HOUSE CONSTRUCTION AND SPECIMEN TREE 'P' FOR ACCESS TO BUILDABLE PARCEL 'A'. SPECIMEN TREE 'P' ALSO CONTAINS LIMB DIE BACK. SPECIMEN TREE 'B' NEEDS TO BE REMOVED FOR ROADWAY CONSTRUCTION AND SPECIMEN TREE 'J' FOR THE PROPOSED SEWER MAIN. THE SWM FACILITY WILL BE BEST LOCATED WHERE THE TREES ARE CLEARED WITHIN F2 AND IS NECESSARY TO SUPPORT A PROPOSED ENHANCED FILTER AT THIS LOCATION. THIS FILTER IS NEEDED TO PROVIDE THE REQUIRED SWM TREATMENT OF RUNOFF FROM THE PROPOSED ROADWAY AREA AND LOTS 6-8. IN ADDITION, THE LOT SIZES HAVE BEEN REDUCED TO INCREASE THE OPEN SPACE AREA AS PERMITTED UNDER THE R-20 ZONING REGULATIONS. THE WOODED AREAS TOWARD THE REAR OF THE SITE ARE TO BE RETAINED. IN ADDITION, THERE IS NO DISTURBANCE TO ANY WETLANDS, STREAMS OR THEIR BUFFERS WITHIN THIS SUBDIVISION.

FCE LEGEND

DENOTES CLEARING AREA

DENOTES SPECIMEN TREE

DENOTES SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE DATA

KEY	SPECIES, SIZE	COMMENT
A	BLACK OAK, 30" dbh	
B	BLACK OAK, 30" dbh	TO BE REMOVED
C	TULIP POPLAR, 33" dbh	
D	RED MAPLE, 30" dbh	
E	BLACK OAK, 48" dbh	
F	BLACK OAK, 46" dbh	
G	BLACK OAK, 54" dbh	TWIN STEM, BROKEN TRUNK
H	BLACK OAK, 30" dbh	
I	RED OAK, 30" dbh	
J	RED OAK, 30" dbh	TO BE REMOVED
K	WHITE OAK, 32" dbh	
L	BEECH, 33" dbh	TRUNK DAMAGE NOTED
M	RED OAK, 38" dbh	
N	BLACK OAK, 30" dbh	
O	BLACK OAK, 31" dbh	TO BE REMOVED
P	BLACK OAK, 30" dbh	LIMB DIEBACK NOTED TO BE REMOVED

PLAN

SCALE: 1" = 50'

Eco-Sciences Professionals, Inc.
CONSULTING ECOLOGISTS

FISHER, COLLINS & CARTER, INC.
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MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93MD0610044B
12/23/10
JOHN P. CANOLES

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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR — DATE 1/6/11

12-29-10
ALDO A. VIRUCCI, P.E.
DATE
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PRELIMINARY FOREST CONSERVATION PLAN

SAMUEL'S GRANT

LOTS 1 - 29, OPEN SPACE LOTS 26 - 29, BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCELS 'B' & 'C'

ZONING: R-20
TAX MAP No. 37, GRID No. 5, 11, & 12
PARCEL No. 104 AND P/O PARCEL No. 94
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 6 OF 11

SP-10-006

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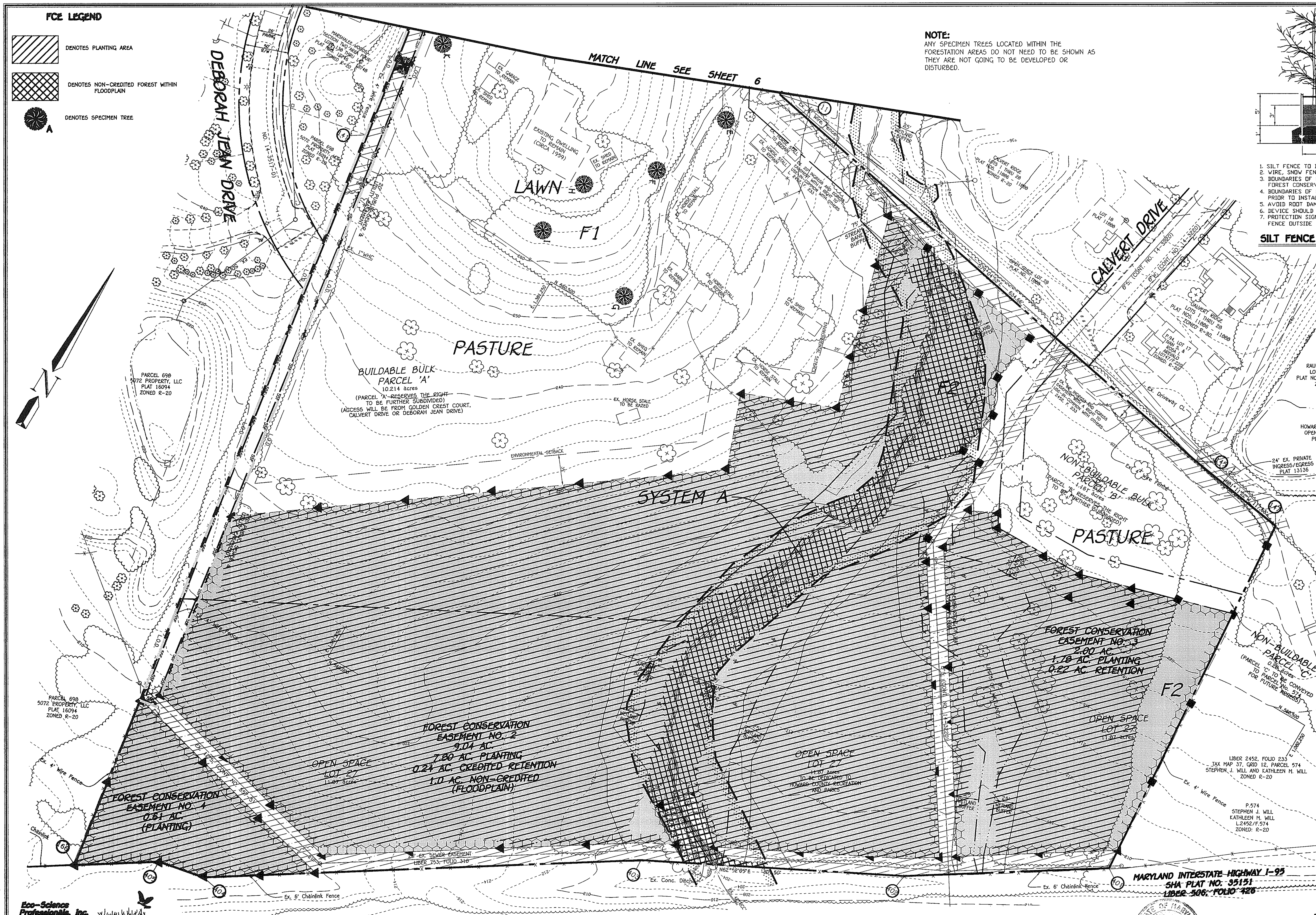
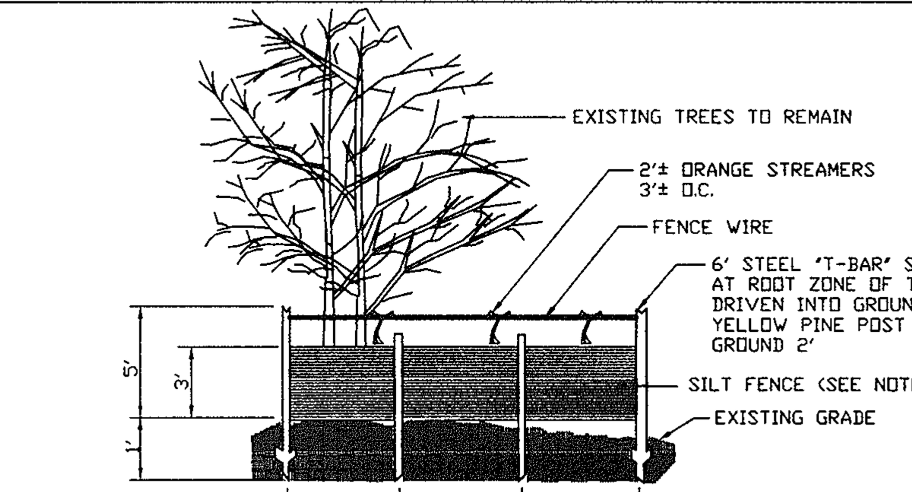
FCE LEGEND

- DENOTES PLANTING AREA
- DENOTES NON-CREDITED FOREST WITHIN FLOODPLAIN
- DENOTES SPECIMEN TREE

NOTE:
ANY SPECIMEN TREES LOCATED WITHIN THE FORESTATION AREAS DO NOT NEED TO BE SHOWN AS THEY ARE NOT GOING TO BE DEVELOPED OR DISTURBED.





1. SILT FENCE TO BE HEELED INTO THE SOIL.
2. WIRE, SNOW FENCE, ETC. FOR TREE PROTECTION ONLY.
3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
5. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
6. DEVICE SHOULD BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION.
7. PROTECTION SIGNS ARE ALSO REQUIRED, SEE FIGURE C-4. 8. LOCATE FENCE OUTSIDE THE CRICTICAL ROOT ZONE.

SILT FENCE AND TREE PROTECTION

NOT TO SCALE

PLAN

SCALE: 1" = 50'

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

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HOWARD COUNTY
PLANNING DIRECTOR 1/11/11 DATE

ALDO M. VITUCCI, P.E. 12-28-10 DATE
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PRELIMINARY FOREST CONSERVATION PLAN
SAMUEL'S GRANT
LOTS 1 - 25, OPEN SPACE LOTS 26 - 29, BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCELS 'B' & 'C'
ZONING: R-20
TAX MAP No. 37, GRID No. 5, 11, & 12
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FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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SHEET 7 OF 11

SP-10-006

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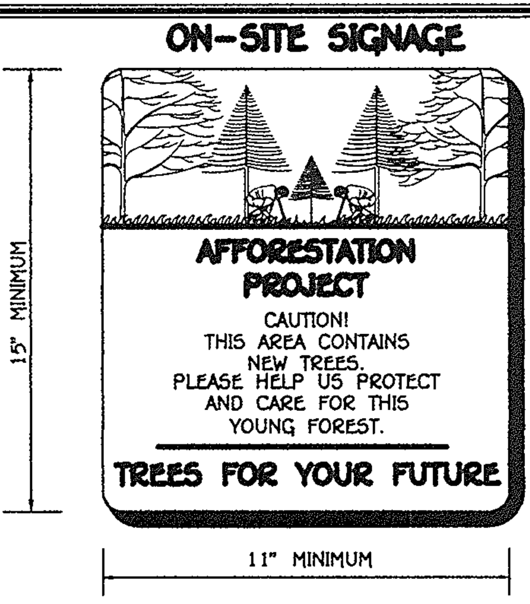
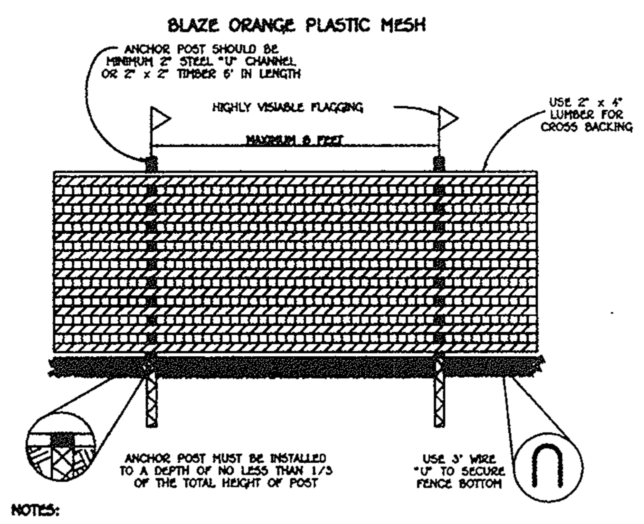
ON-SITE SIGNAGE



▲ – DENOTES SIGN LOCATION

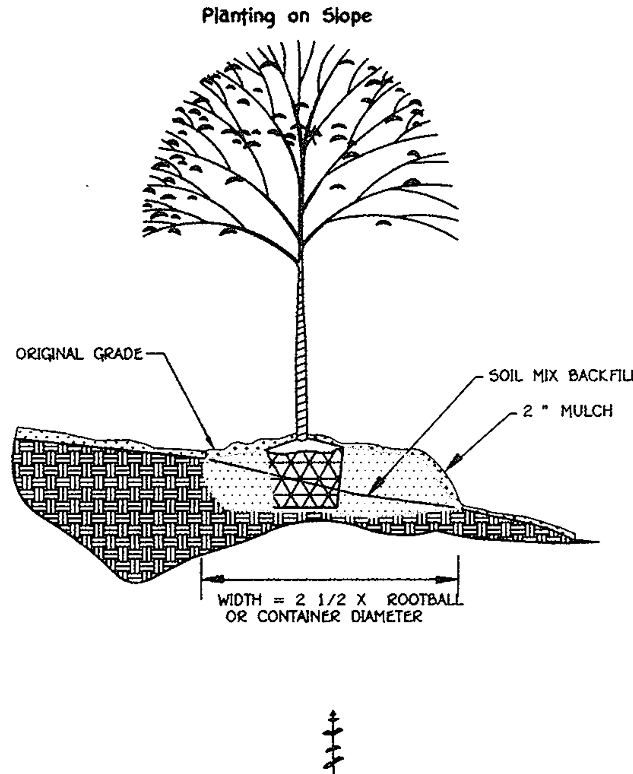
NOTE: SIGNAGE SHALL REMAIN IN PERPETUITY.

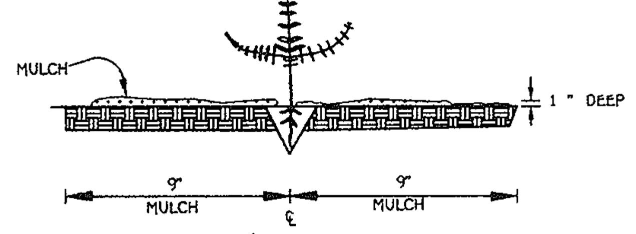


NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT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

TREE PROTECTION DETAIL
NOT TO SCALE

Planting on Slope





Seeding and Whip Planting Specification

Tree Shelters – installation Specifications

After planting the tree in accordance with proper tree planting directions, pound or press the stake into the ground at a distance from the tree equal to about one-half the diameter of the protector.

The stake should be on the side of the tree toward the prevailing wind: e.g., if the prevailing wind is from the west, the stake should be on the west side of the tree.

The top of the stake should be several inches higher than the top loCKtie that secures the protector to the stake. See table below for stake sizes.

Tree Pro

1. Fold the collar back over the outside of the protector, with the smooth side of the protector on the inside. The purpose of the collar is to provide a soft rim so the trees' bark won't be damaged.

2. With the holes lined up, slide the lockties through both holes in each side wall and look the tie two or three clicks to keep it from falling out See table below for the number of lockties.

3. Carefully slide the protector down over the top of the tree and the loses down over the stake. PLEASE NOTE: If the trees have branches, carefully gather them together with their tips facing up before lowering the protector.

4. Make sure the bottom of the protector is In good contact with the ground. PLEASE NOTE: Proper protector installation does not require the protector to be pressed down into the ground because doing so can sometimes cause rodent problems. Mice, votes and other animals often build nests Inside protectors that are too firmly planted in the ground.

5. Tighten ties.

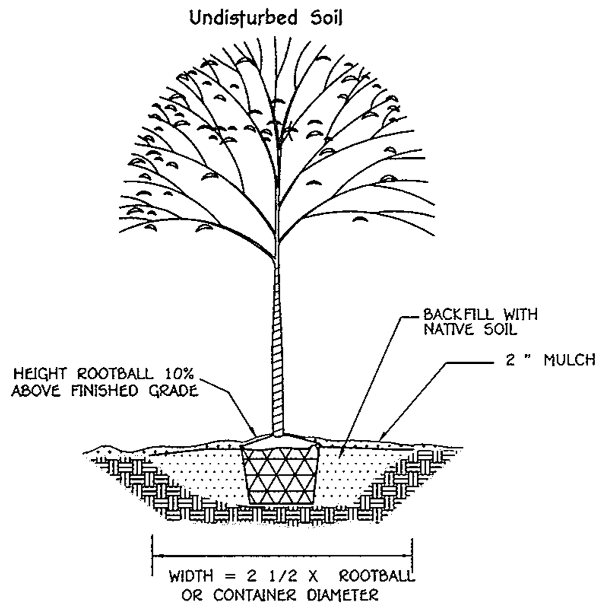
PROTECTOR SIZE	NUMBER OF TIES*	MINIMUM STAKE SIZE
12"	1	18"
18"	1	24"
24"	2	30"
30"	2	36"
36"	3	36"
48"	3	48"
60"	PRE-INSERTED	60"
72"	PRE-INSERTED	72"

BIRD NETS

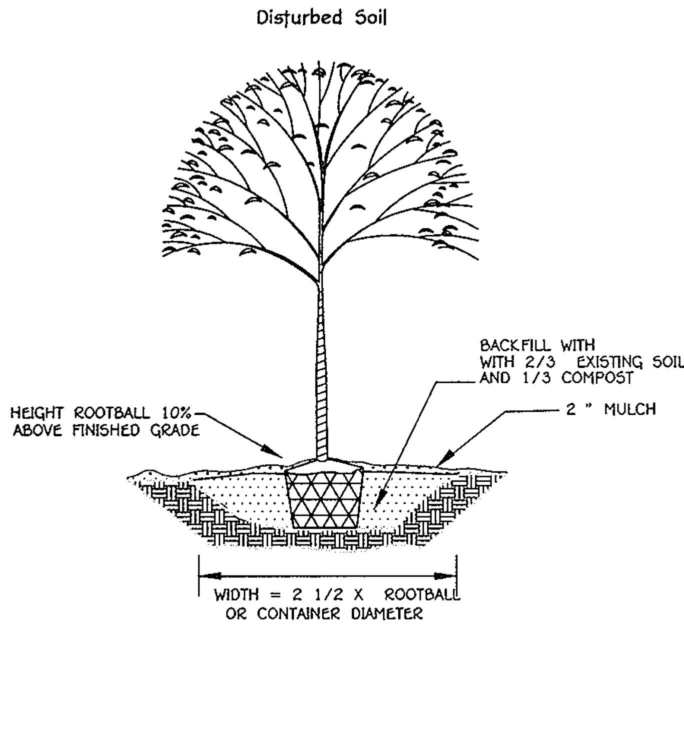
Nets are provided for 48", 80" and 72" protectors only. They are usually not necessary for smaller sizes. Installing protectors without Bird Nets Is hazardous to bluebirds arid other insect-eating birds. Installation is fast, simple and the responsible thing to do. Simply slide the net over the top of the protector.

Without bird nets, birds trapped inside protectors will not only die, they can also destroy the tree as they try to escape. Please inspect your trees periodically to make sure the net is in place. The mesh must be removed before the tree emerges from the protector, otherwise, they can deform tire tree.

Undisturbed Soil



Disturbed Soil



Construction Period Protection Program

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface.

The limit of disturbance (LOD) line depicted on the plan shows the proposed extent of construction activities. Eco-Science Professionals, or another qualified professional designated by the developer, will assist in the field flagging of the LOD to ensure that the Critical Root Zone for the Forest Retention Area is determined in accordance with the in-Field Edge Determination Guidelines in Appendix B. Eco-Science Professionals, or another qualified professional, will also assess the condition of the new forest edge to determine if selective thinning or pruning is needed to improve the condition of the edge.

2. Fencing and Signage

All forest retention areas will be protected from unauthorized intrusion by appropriate signage and fencing. Signage and fencing will be installed prior to any construction activity. Installation of these devices will be supervised by Eco-Science Professionals or another qualified professional. Fencing will placed along all LOD lines that occur within 35 feet of existing treelines. Signage will be placed along the edge of the FCE every 100 feet. Fencing will consist of blaze orange mesh fence or super silt fence. See Forest Conservation Plan for standard specifications.

B. Pre-Construction Meeting

Upon staking of limits of disturbance and installation of all signage, a pre-construction meeting will be held between the developer, contractor and appropriate County inspector. The purpose of the meeting will be to verify that all tree protection measures outlined in the FCP are in place, that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas shown within the limit of disturbance. Meaning of equipment will be prohibited from all forest retention areas. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into wetlands, streams and other environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for construction of the proposed project. The construction start date for this project has not been formalized. The actual project start date is predicated on the issuance of all necessary permits and approvals for the project. The items outlined in the Forest Conservation Plan will be enacted upon commencement of the project.

Below find a sequence of construction.

1. Install all tree protection signage, fencing, and sediment control devices.
2. Hold pre-construction meeting between developer, contractor and County inspector.
3. Grade site and construct improvements. Stabilize all disturbed areas in accordance with grading plan.
4. Remove sediment control. Replace any forest retention signage in poor condition.
5. Hold post-construction meeting with County inspectors to assure compliance with FCP.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan. This will include inspections to ensure that signage is properly maintained and that no unauthorized intrusions have been made into forest retention areas.

F. Activities Permitted During Construction

The forest conservation plan will allow the following activities within forest resources during the construction phase of the project:

1. Passive recreation (birdwatching, hiking, etc.)

These activities will not damage or negatively impact the forest resources on the property.

G. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify that all Forest Conservation Easement areas have been properly retained and that all post construction protection measures (permanent signage) have been installed.

Post-Construction Management Plan

The post-construction management plan will further ensure that all Forest Conservation Easement Areas are maintained. The developer will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan for the subject property:

A. Signage

Signage indicating the limits of the forest retention areas shall be maintained.

Planting/Soil Specifications

1. Installation of bareroot plant stock shall take place between March 15 – April 20; b&b/container stock March 15 –May 30 or September 15 – November 15. Fall planting of B&B stock is not recommended.
2. Disturbed areas shall be seeded and stabilized as per general construction plan for project. Planting areas not impacted by site grading shall have no additional topsoil installed.
3. Bareroot plants shall be installed so that the top of root mass is level with the top of existing grade. Roots shall be dipped in an anti-desiccant gel prior to planting. Backfill in the planting pits shall consist of 3 parts existing soil to 1 part pine fines or equivalent.
4. Fertilizer shall consist of Agriform 22-8-2, or equivalent, applied as per manufacturer's specifications, for woody plants. Herbaceous plants shall be fertilized with Osmocote 8-6-12.
5. Plant material shall be transported to the site in a tarped or covered truck. Plants shall be kept moist prior to planting.
6. All non-organic debris associated with the planting operation shall be removed from the site by the contractor.

Sequence of Construction

1. Sediment control shall be installed in accordance with general construction plan for site.
2. Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
3. Upon completion of the planting, signage shall be installed as shown.
4. Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.

Maintenance of Plantings

1. Maintenance of plantings shall last for a period of 2 years.
2. Plantings must receive 2 gallons of water, either through precipitation or watering, weekly during the 1st growing season, as needed. During second growing season, once a month during May-September, if needed.
3. Invasive exotics and noxious weeds will be removed, as required, from planting areas mechanically and/or with limited herbicide application (see groundcover note where appropriate). Old field successional species will be retained.
4. Plants will be examined a minimum two times during the growing season for serious plant pests and diseases. Serious problems will be treated with the appropriate agent.
5. Dead branches will be pruned from plantings.

Guarantee Requirements

1. A 75 percent survival rate of forestation plantings will be required at the end of 2 growing seasons. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season. Wild trees arising from natural regeneration may be counted up to 50 percent towards the total survival number if they are healthy, native species at least 12 inches tall.

Surety for Forestation

The forest conservation act requirements for this project will be met through the retention of 1.60 acres of on-site forest and the planting of 10.19 acres of forest on-site. Surety requirement = (1.6 ac. X 43,560 sf. X 0.20 per sf) = \$13,940.00 + (10.19 x 43,560 x 0.50 per sf) = \$221,939.00. Total surety = \$235,879.00

Planting Notes

When possible, plants shall be installed within 24 hours of delivery. If installation cannot be performed within this time frame, plant stock shall be watered and protected from dessication

Application of herbicide, Round-up or equivalent, may be used to reduce plant competition from old field successional growth at the time of installation. Mowing, re-application of herbicide, or a combination thereof, may be used to control unwanted, competing vegetation.

Planting shall be installed within one year or two growing seasons of subdivision approval. Plantings shall be installed in accordance with the time schedule included in Note 1 of the planting /Seeding Specifications.

Planting Note per B.G.&E.

"Trees with mature heights greater than 25' shall not be planted within 20' of either side of the utility pole line. Trees with mature heights greater than 40' shall not be planted within 45' of the utility pole line. Finally, the recorded plat/drawing and associated Forest Conservation easement documents recorded in the land records of Howard County shall note that trees retained or planted to comply with FCA requirements shall meet the conditions prescribed above for mature tree heights and planting distances from the lines, and that BGE shall have the right without mitigation requirements to remove or prune any trees situated within the Forest Conservation area that BGE deems to pose a hazard to the overhead facilities regardless of the distance of the tree or trees from the overhead lines."

FCE Planting Area #2 – 7.8 acres

Planting required: (350 WHIPS PER ACRE) x 7.8 x 350 = 2731 WHIPS
Planting provided: (2381 whips and 100 – 1" trees)

Qty	Species	Size	Spacing
100	Acer rubrum – Red maple	1" cal.	15' o.c.
100	Quercus alba – White oak	1" cal.	15' o.c.
			200 Total 1" caliper trees
332	Acer rubrum – Red maple	2-3' whip	11' o.c.
350	Cercis canadensis – Red bud	2-3' whip	11' o.c.
399	Cornus florida – Flowering dogwood	2-3' whip	11' o.c.
400	Liriodendron tulipifera – Tulip poplar	2-3' whip	11' o.c.
400	Prunus serotina – Black cherry	2-3' whip	11' o.c.
300	Robinia pseudo-acacia – Black locust	2-3' whip	11' o.c.
100	Quercus alba – White oak	2-3' whip	11' o.c.
100	Viburnum prunifolium – Blackhaw	2-3' whip	11' o.c.
			2381 Total whip plantings

1" CAL. TREES = 200/ACRE (200 TREES/200) = 1.00 AC.
WHIPS w/shelters = 350/ACRE = (350 x 6.8 AC. (7.71 – 1.00)) = 2381 WHIPS

FCE Planting Area #3 – 1.78 acres

Planting required: (350 WHIPS PER ACRE) x 1.78 x 350 = 623 WHIPS
Planting provided: (483 whips and 80 – 1" trees)

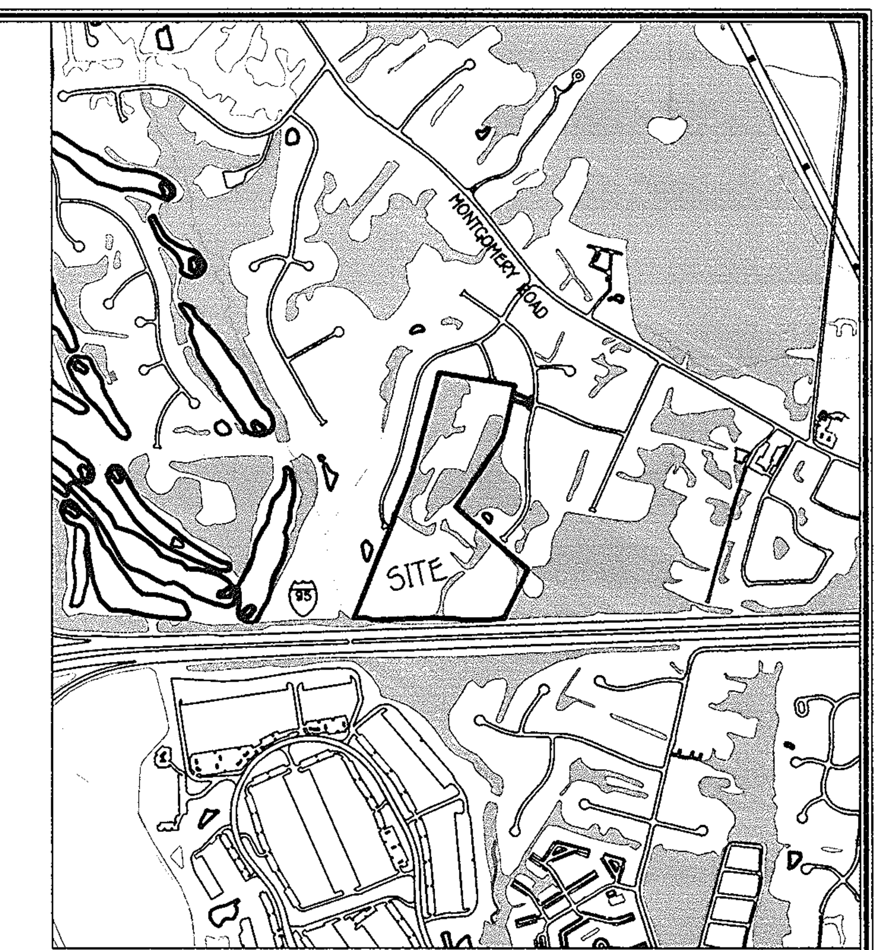
Qty	Species	Size	Spacing
40	Acer rubrum – Red maple	1" cal.	15' o.c.
40	Quercus alba – White oak	1" cal.	15' o.c.
			80 Total 1" caliper trees
50	Acer rubrum – Red maple	2-3' whip	11' o.c.
61	Cercis canadensis – Red bud	2-3' whip	11' o.c.
50	Cornus florida – Flowering dogwood	2-3' whip	11' o.c.
50	Liriodendron tulipifera – Tulip poplar	2-3' whip	11' o.c.
70	Prunus serotina – Black cherry	2-3' whip	11' o.c.
70	Robinia pseudo-acacia – Black locust	2-3' whip	11' o.c.
70	Quercus alba – White oak	2-3' whip	11' o.c.
62	Viburnum prunifolium – Blackhaw	2-3' whip	11' o.c.
			483 Total whip plantings

1" CAL. TREES = 200/ACRE (80 TREES/200) = 0.40 AC.
WHIPS w/shelters = 350/ACRE = (350 x 1.38 AC. (1.78 – 0.40)) = 483 WHIPS

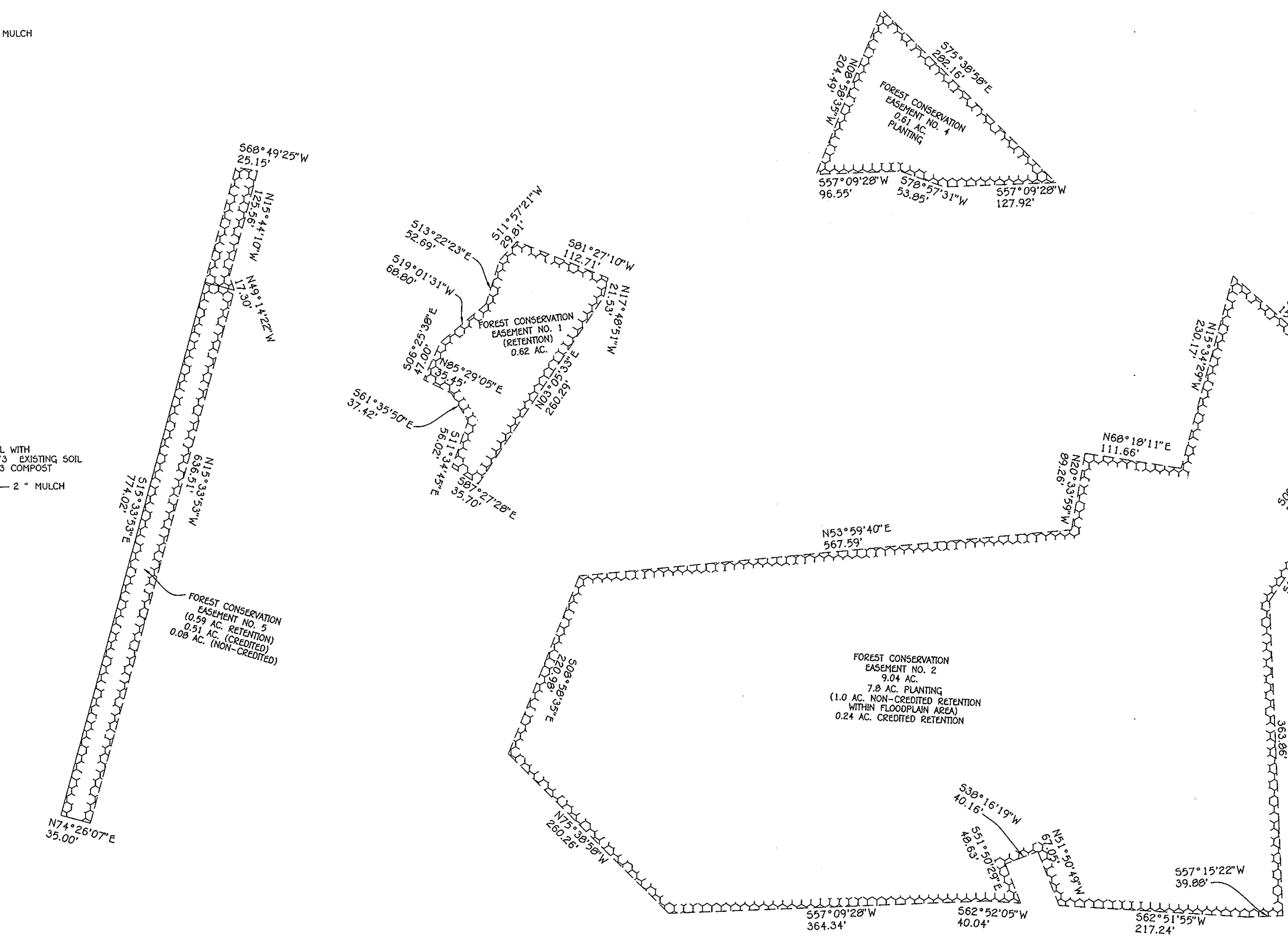
FCE Planting Area #4 – 0.61 acres

Planting required: (350 WHIPS PER ACRE) = 0.61 x 350 = 214 WHIPS

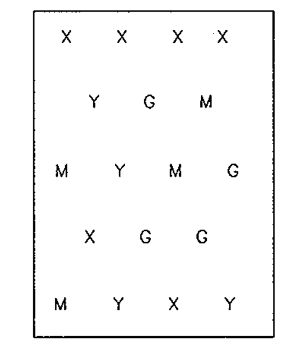
Qty	Species	Size	Spacing
24	Acer rubrum – Red maple	2-3' whip	11' o.c.
30	Cornus florida – Flowering dogwood	2-3' whip	11' o.c.
30	Liriodendron tulipifera – Tulip poplar	2-3' whip	11' o.c.
30	Prunus serotina – Black cherry	2-3' whip	11' o.c.
25	Quercus alba – White oak	2-3' whip	11' o.c.
25	Quercus palustris – Pin oak	2-3' whip	11' o.c.
25	Robinia pseudo-acacia – Black locust	2-3' whip	11' o.c.
25	Viburnum prunifolium – Blackhaw	2-3' whip	11' o.c.
			214 Total whip plantings



VICINITY MAP
SCALE: 1" = 1200'

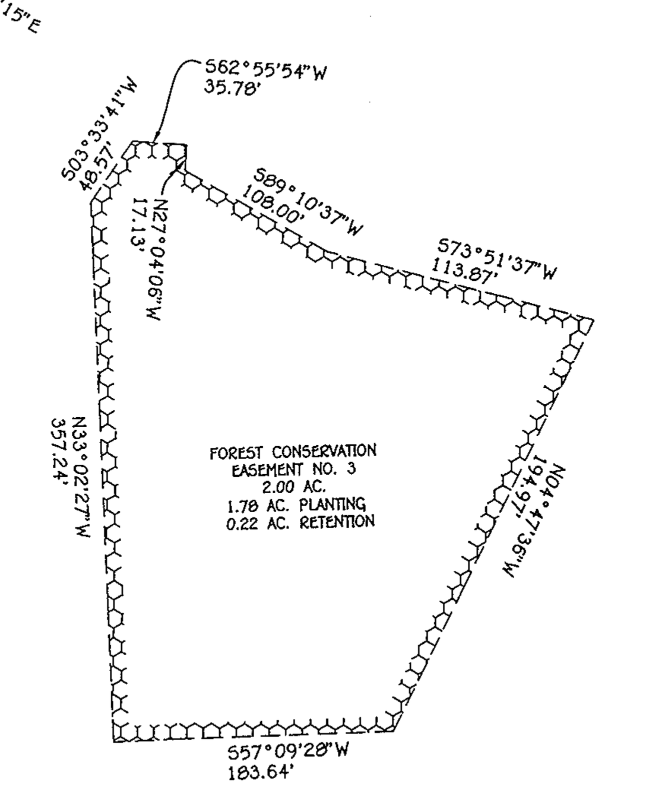


Plant Spacing Diagram



Key
X – 2" or 1" caliper trees along perimeter at required spacing, random species placement

Y,G,M,X – whip species planted randomly within planting area at required spacing.



FOREST CONSERVATION WORKSHEET

BASIC SITE DATA:

A. TOTAL TRACT AREA.......=	34.0
B. AREA WITHIN 100 YEAR FLOODPLAIN.......=	1.8
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION.......=	0
D. NET TRACT AREA.......=	32.2

LAND USE CATEGORY: MDR

INFORMATION FOR CALCULATIONS:

E. AFFORESTATION THRESHOLD.......	15% x D =	4.8
F. CONSERVATION THRESHOLD.......	20% x D =	6.4

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).......=	8.5
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD.......=	3.7
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD: ....=	2.1

BREAK EVEN POINT:

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.......=	6.85
K. CLEARING PERMITTED WITHOUT MITIGATION.......=	1.65

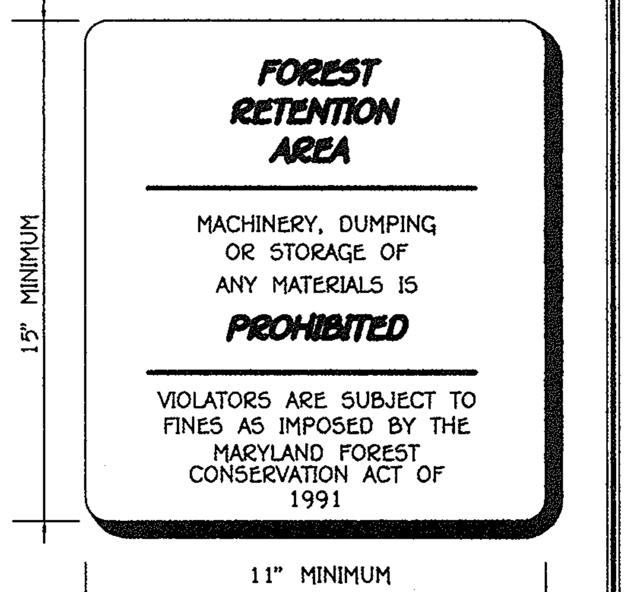
PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED/RETAINED OUTSIDE OF FCE...=	6.9
M. TOTAL AREA OF FOREST TO BE RETAINED.......=	1.6

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.......=	0.52
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.......=	9.67
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.......=	0
R. TOTAL REFORESTATION REQUIRED.......=	10.19
S. TOTAL AFFORESTATION REQUIRED.......=	0
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.......=	10.19

ON-SITE SIGNAGE



■ – DENOTES SIGN LOCATION

NOTE: SIGNAGE SHALL REMAIN IN PERPETUITY.

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK – 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 – 2855

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93MD0610044B
12/28/10
JOHN P. CANOLES

OWNER
Mr. David Paplauckas,
Mr. Gregory Paplauckas And
Mrs. Sarah Shimulunas
6532 Montgomery Road
Elkridge, Maryland 21075

DEVELOPER
Carman Associates
C/o Mr. Ron Carter
1750 Daisy Road
Woodbine, Maryland 21797
Tel: 410-442-1045

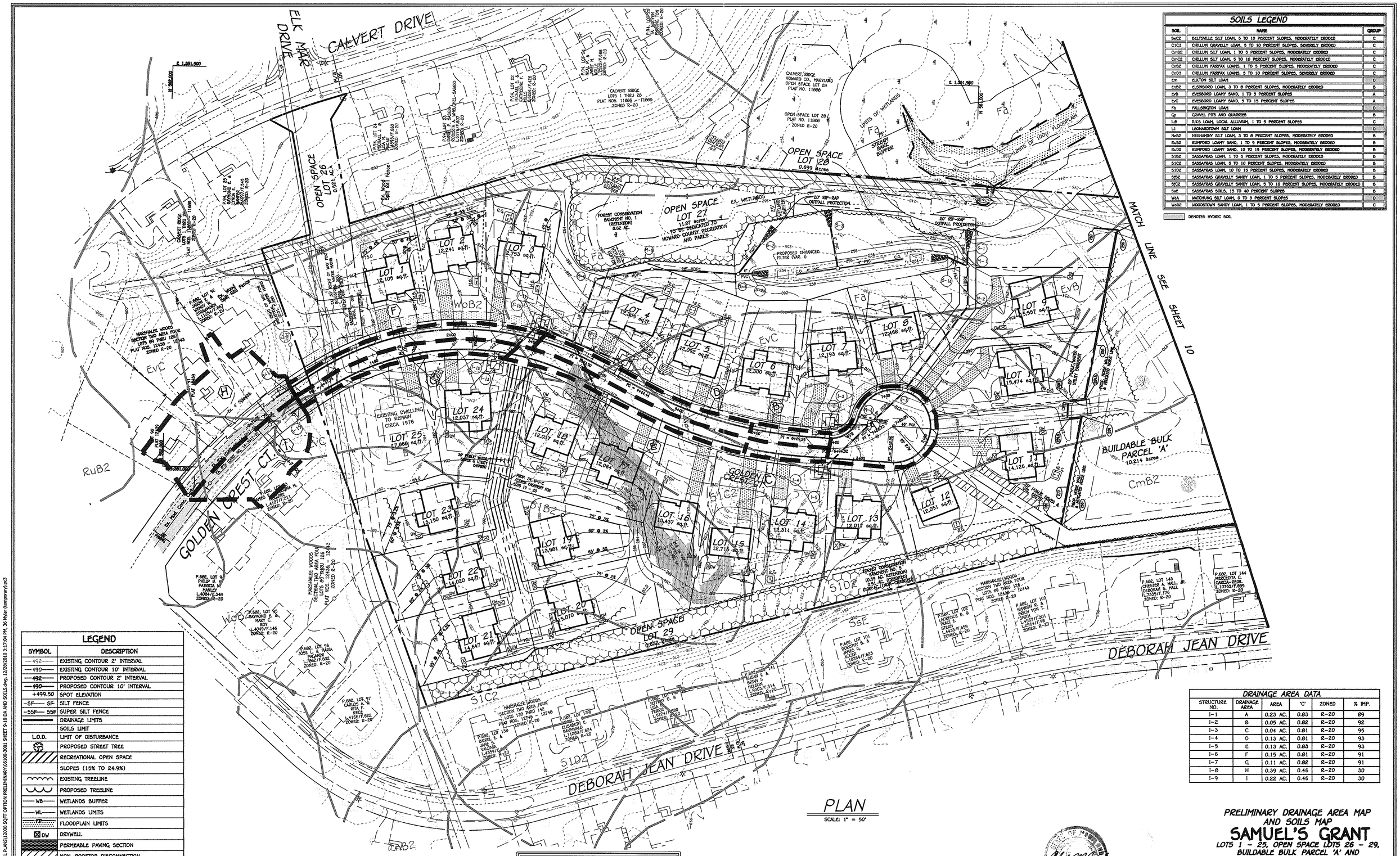
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR 1/10/11 DATE

ALDO M. VITUCCI, P.E. 12-28-10 DATE
"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-11."

PRELIMINARY FOREST CONSERVATION DETAILS
SAMUEL'S GRANT
LOTS 1 – 25, OPEN SPACE LOTS 26 – 29, BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCELS 'B' & 'C'
ZONING: R-20
TAX MAP No. 37, GRID No. 5, 11, & 12
PARCEL No. 104 AND P/O PARCEL No. 94
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 8 OF 11

SP-10-008

I:\2006\06100\dwg\PREL PLANS\12000 SQFT OPTION PRELIMINARY\06100-3001 SHEET 8 FOREST DETAILS.dwg, 12/28/2010 3:13:12 PM, 36 Mylar (temporary).pc3



SOILS LEGEND

SOIL	NAME	GROUP
BeC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
ClC3	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
CmB2	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
CmC2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
CnB2	CHILLUM FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C
CnD3	CHILLUM FAIRFAX LOAMS, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	C
Em	ELKTON SILT LOAM	D
EnB2	ELSINBORO LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
EvB	EVESBORO LOAMY SAND, 1 TO 5 PERCENT SLOPES	A
EvC	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
Fa	FALLSINGTON LOAM	D
Gp	GRAVEL PITS AND QUARRIES	B
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES	C
Ll	LEONARDTOWN SILT LOAM	D
NeB2	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
RuB2	RUMFORD LOAMY SAND, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
RuD2	RUMFORD LOAMY SAND, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SlB2	SASSAFRAS LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SlC2	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SlD2	SASSAFRAS LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
SfB2	SASSAFRAS GRAVELLY SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
SfC2	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
SsE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES	B
WaA	WATCHUNG SILT LOAM, 0 TO 3 PERCENT SLOPES	D
WoB2	WOODSTOWN SANDY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	C

DENOTES HYDRIC SOIL.

LEGEND

SYMBOL	DESCRIPTION
—492—	EXISTING CONTOUR 2' INTERVAL
—490—	EXISTING CONTOUR 10' INTERVAL
—492—	PROPOSED CONTOUR 2' INTERVAL
—490—	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
—SF— SF—	SILT FENCE
—SSF— SSF—	SUPER SILT FENCE
	DRAINAGE LIMITS
	SOILS LIMIT
L.O.D.	LIMIT OF DISTURBANCE
	PROPOSED STREET TREE
	RECREATIONAL OPEN SPACE
	SLOPES (15% TO 24.9%)
	EXISTING TREELINE
	PROPOSED TREELINE
—WB—	WETLANDS BUFFER
—WL—	WETLANDS LIMITS
FP	FLOODPLAIN LIMITS
DW	DRYWELL
	PERMEABLE PAVING SECTION
	NON-ROOFTOP DISCONNECTION

FISHER, COLLINS & CARTER, INC.
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ELLICOTT CITY, MARYLAND 21042
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OWNER

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DEVELOPER

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C/o Mr. Ron Carter
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Tel: 410-442-1045

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/4/11

PLAN

SCALE: 1" = 50'

DRAINAGE AREA DATA

STRUCTURE NO.	DRAINAGE AREA	AREA	'C'	ZONED	% IMP.
I-1	A	0.23 AC.	0.83	R-20	89
I-2	B	0.05 AC.	0.82	R-20	92
I-3	C	0.04 AC.	0.81	R-20	95
I-4	D	0.13 AC.	0.81	R-20	93
I-5	E	0.13 AC.	0.83	R-20	93
I-6	F	0.15 AC.	0.81	R-20	91
I-7	G	0.11 AC.	0.82	R-20	91
I-8	H	0.39 AC.	0.46	R-20	30
I-9	I	0.22 AC.	0.46	R-20	30

ALDO M. VITUCCI, P.E. — DATE 12-28-10

"Professional Certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-11."

PRELIMINARY DRAINAGE AREA MAP AND SOILS MAP

SAMUEL'S GRANT

LOTS 1 - 25, OPEN SPACE LOTS 26 - 29,
BUILDABLE BULK PARCEL 'A' AND
NON-BUILDABLE BULK PARCELS 'B' & 'C'

ZONING: R-20

TAX MAP No. 37, GRID No. 5, 11, & 12
PARCEL No. 104 AND P/O PARCEL No. 94
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 9 OF 11

SP-10-006

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FISHER, COLLINS & CARTER, INC.
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CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
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OWNER	DEVELOPER
Mr. David Paplauckas, Mr. Gregory Paplauckas And Mrs. Sarah Shimulunas 6532 Montgomery Road Elkridge, Maryland 21075	Carman Associates C/o Mr. Ron Carter 1750 Daisy Road Woodbine, Maryland 21797 Tel: 410-442-1045

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/6/11

PLAN

SCALE: 1" = 50'

12-7-10
ALDO N. VITUCCI, P.E. — DATE

"Professional certification, I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20746, Expiration Date 2-22-11."

PRELIMINARY DRAINAGE AREA MAP AND SOILS MAP

SAMUEL'S GRANT

LOTS 1 - 25, OPEN SPACE LOTS 26 - 29, BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCELS 'B' & 'C'

ZONING: R-20

TAX MAP No. 37, GRID No. 5, 11, & 12
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FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 28, 2010
SHEET 10 OF 11

SP-10-006

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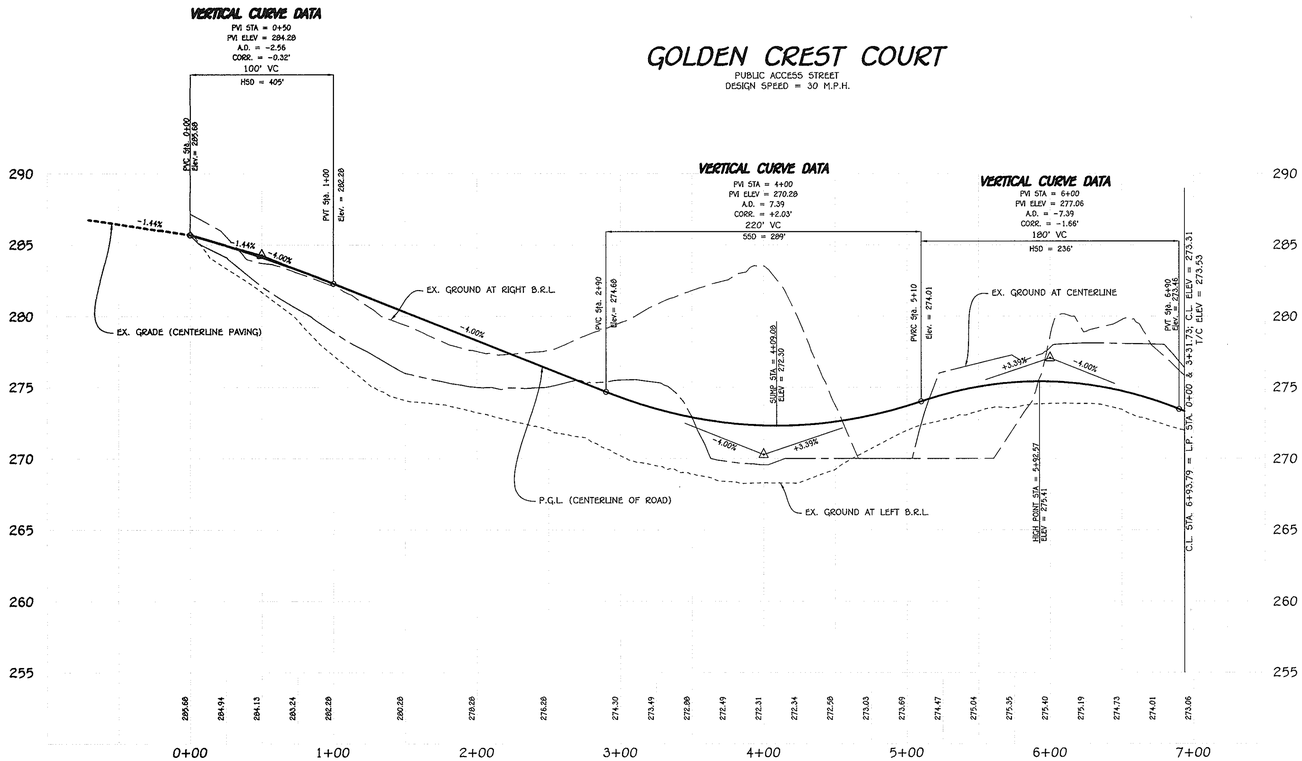
GOLDEN CREST COURT

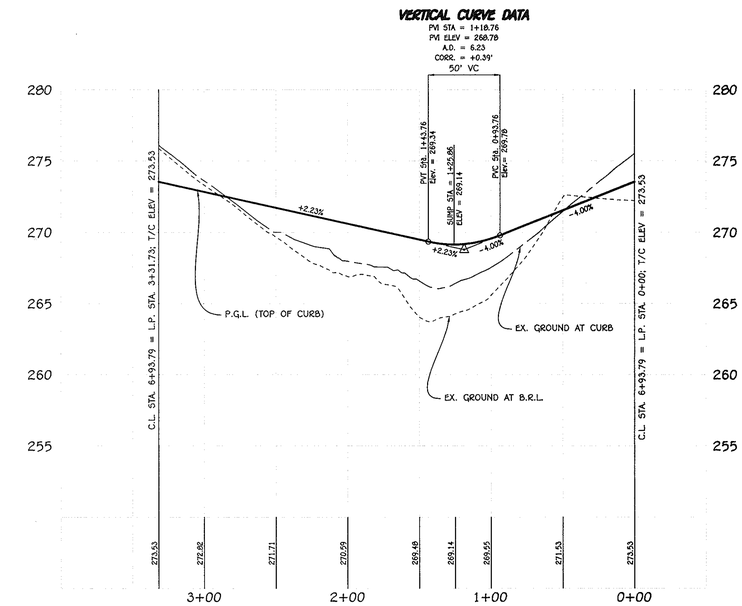
PUBLIC ACCESS STREET
DESIGN SPEED = 30 M.P.H.



PROFILE

SCALE: HOR. : 1" = 50'
VER. : 1" = 5'

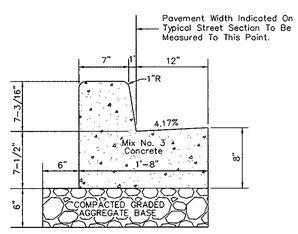
GOLDEN CREST COURT



LINEAR PROFILE

SCALE: HOR. : 1" = 50'
VER. : 1" = 5'

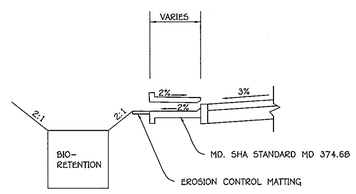
SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5	5 TO <7	≥7	3 TO <5	5 TO <7	≥7
		PAVEMENT MATERIAL (INCHES)	MIN HMA WITH GAB			HMA WITH CONSTANT GAB		
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM. PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM. PG 64-22; LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM. PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	2.0	2.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0	4.0



(DETAIL R-3.01)

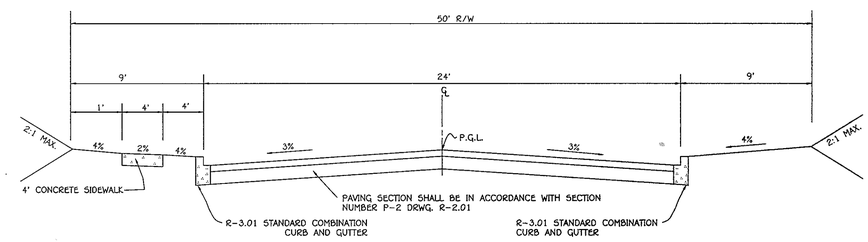
STANDARD 7" COMB. CONC. CURB AND GUTTER

NO SCALE



TYPICAL SECTION @ FLOW THRU INLET

NO SCALE



TYPICAL ROADWAY SECTION

NO SCALE

ROADWAY INFORMATION CHART

ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	℄ STATION LIMITS	PAVING SECTION
GOLDEN CREST COURT	PUBLIC ACCESS STREET	25 M.P.H.	R-20	0+00 TO 7+81.05	P-2

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

OWNER
Mr. David Papłauckas,
Mr. Gregory Papłauckas And
Mrs. Sarah Shimulunas
6532 Montgomery Road
Elkridge, Maryland 21075

DEVELOPER
Carman Associates
C/o Mr. Ron Carter
1750 Daisy Road
Woodbine, Maryland 21797
Tel: 410-442-1045

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR — DATE 12/9/11

12-7-10
ALDO N. SALTUCCI, P.E.
DATE
"Professional certification. I hereby certify that these documents were prepared or under my supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland. License No. 20748, Expiration Date 2-22-11."

PRELIMINARY ROAD PROFILE

SAMUEL'S GRANT

LOTS 1 - 25, OPEN SPACE LOTS 26 - 29, BUILDABLE BULK PARCEL 'A' AND NON-BUILDABLE BULK PARCELS 'B' & 'C'

ZONING: R-20
TAX MAP No. 37, GRID No. 5, 11, & 12
PARCEL No. 104 AND P/O PARCEL No. 94
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: DECEMBER 29, 2010
SHEET 11 OF 11

SP-10-006

I:\2005\05100\dwg\PREL PLANS\12000 SQFT OPTION PRELIMINARY\05100-3001 SHEET 11 ROAD PROFILES.dwg, 12/28/2010 2:34:38 PM, 36 Mylar (temporary).pc3