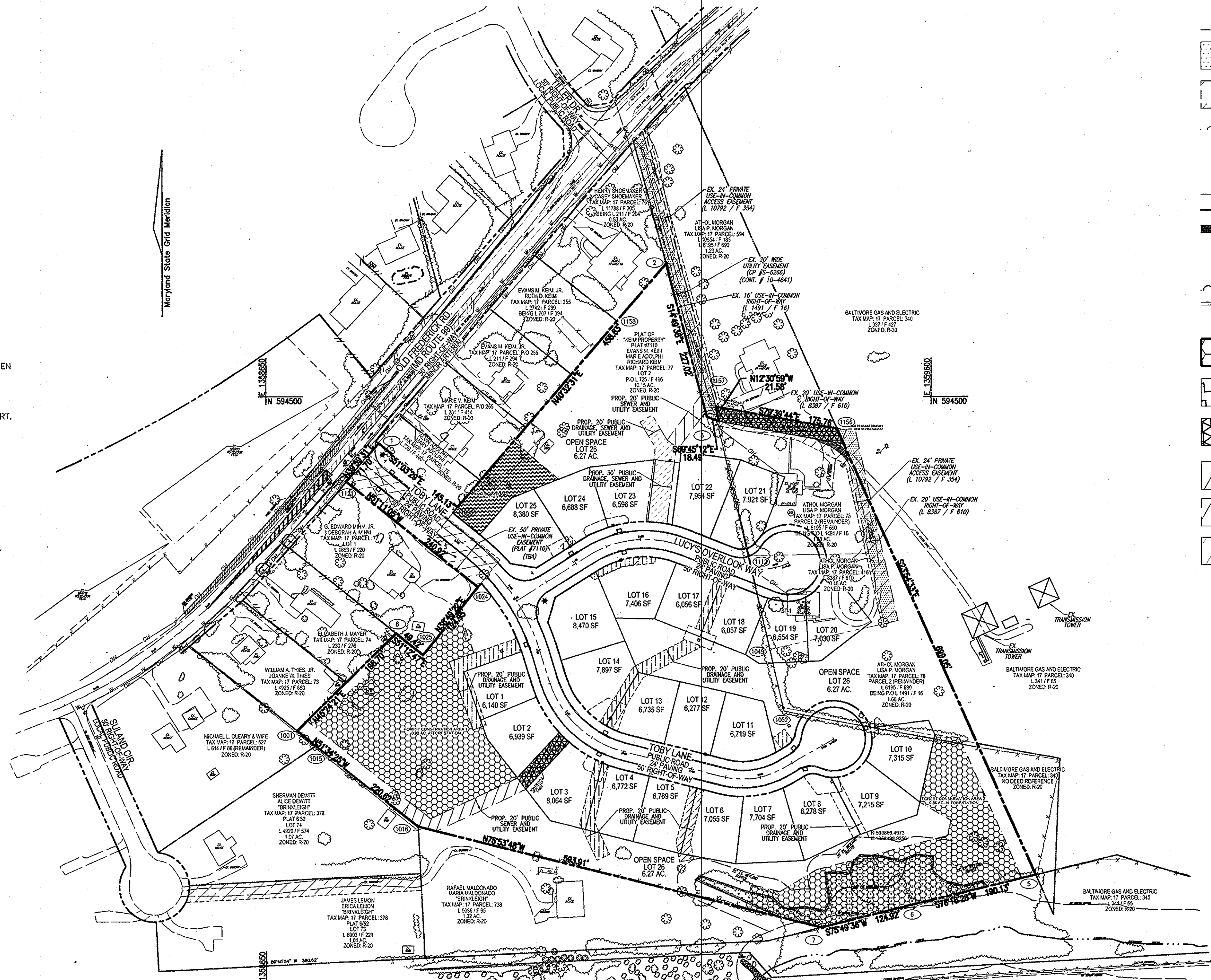


GENERAL NOTES

- 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 APRIL 6, 2010.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AN AERIAL TOPOGRAPHIC SURVEY WITH 2 FOOT CONTOUR INTERVALS, PREPARED BY POTOMAC AERIAL SURVEYS, INC., DATED MARCH 6TH 2010.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING INC., DATED MAY 2010.
- 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 DPZ FILES: F-87-100
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE 2010.
- A TOTAL OF 25 LOTS AND 1 OPEN SPACE LOT ARE PROPOSED UNDER THIS PLAN. THE LOTS HAVE BEEN CREATED BY A RE-SUBDIVISION OF THE "KEIM PROPERTY" LOT 2, AND A SUBDIVISION OF PARCELS 78 AND 416.
- OPEN SPACE LOT 26 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL DRIVEWAY ENTRANCES SHALL UTILIZE HOWARD COUNTY STANDARD DETAIL NO. R-6-03 MODIFIED FOR SIDEWALK ADJACENT TO CURB.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$16,200.00 FOR THE REQUIRED 50 SHADE TREES AND 8 EVERGREEN TREES SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$25,125.00 SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 67 STREET TREES.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY ON-SITE AFFORESTATION OF 1.84 ACRES. FINANCIAL SURETY IN THE AMOUNT OF \$40,075.50 (80,151 x 0.50) WILL BE POSTED WITH THE FOREST CONSERVATION MAINTENANCE AGREEMENT AT FINAL PLAN.
- 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 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 THE TOP OF EACH POST.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, STREAM BANK BUFFER, OR FOREST CONSERVATION EASEMENTS.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT #71-W. SEWER WILL BE PROVIDED THROUGH CAPITAL PROJECT #S-6266.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO BIO-RETENTION, RAIN BARRELS, PERVIOUS DRIVEWAYS AND SIDEWALKS, AND ROOFTOP DISCONNECTS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION. AN EXISTING NOISE BARRIER IS PROVIDED ALONG INTERSTATE 70.
- THERE ARE EXISTING STRUCTURES LOCATED ON PARCELS 77, 78, AND 416. ALL EXISTING STRUCTURES LOCATED ON-SITE SHALL BE REMOVED PRIOR TO SIGNATURES ON FINAL PLAN.
- USING THE NEIGHBORHOOD PRESERVATION EXCHANGE OPTION DESCRIBED IN SECTION 128.L OF THE ZONING REGULATIONS, THE RIGHTS FOR 1 OF THE RESIDENTIAL LOTS SHOWN ON THE SUBDIVISION PLAN FOR MOUNT HEBRON OVERLOOK HAS BEEN TRANSFERRED FROM PARCEL 594, TAX MAP 17, GRID 17, MORGAN PROPERTY.
- 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. 17EA AND 17EB WERE USED FOR THIS PROJECT.
- TEST PITS TO DETERMINE GROUND WATER AND ROCK ELEVATIONS WERE PERFORMED AND ARE INCLUDED IN THE SWM REPORT.
- ALL CURB AND GUTTER TO BE HOWARD COUNTY MODIFIED DETAIL R-3.01 UNLESS OTHERWISE NOTED.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JUNE 02, 2010. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- ALL STRUCTURES ARE REQUIRED TO BE SET BACK 75 FEET FROM PROJECT BOUNDARIES ADJOINING SINGLE-FAMILY DETACHED DEVELOPMENTS IN ACCORDANCE WITH SECTION 108.F.3.b OF THE ZONING REGULATIONS.
- ALL EXISTING FENCE WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- THE SUBDIVISION PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES F-87-100 AND ECP-10-013.
- THIS R-20 ZONED SUBDIVISION IS BEING DEVELOPED PURSUANT TO SECTION 107.E OF THE R-ED ZONING DISTRICT INCLUDING THE PLANNING BOARD'S APPROVAL OF THE SUBDIVISION DESIGN, A 75' SETBACK FROM THE PROJECT ADJOINING SINGLE FAMILY DETACHED DEVELOPMENTS AND THE OTHER CRITERIA REQUIREMENTS IN ACCORDANCE WITH SECTION 108.F.3. OF THE ZONING REGULATIONS.
- IN ACCORDANCE WITH SECTION 108.F.2. OF THE ZONING REGULATIONS, THIS R-20 RECEIVING PARCEL SUBDIVISION IN ASSOCIATION WITH NEIGHBORHOOD PRESERVATION IS RECEIVING 1 BONUS DENSITY UNIT UP TO 10% MORE DWELLING UNITS THAN WOULD BE ACHIEVABLE BASED ON THE NET DENSITY IN THE R-ED ZONING DISTRICT IF DEVELOPED AS SINGLE FAMILY DWELLINGS USING THE R-ED REGULATIONS.
- THIS PLAN IS SUBJECT TO A WAIVER TO SECTION 16.1205(d)(7) OF THE SUBDIVISION REGULATIONS FOR THE REMOVAL OF THE 39' SILVER MAPLE SPECIMEN TREE.
- THIS PLAN IS SUBJECT TO A DESIGN WAIVER TO APPENDIX A, VOLUME III TO REDUCE THE MINIMUM HORIZONTAL CURVE RADII FOR A PUBLIC ROAD.
- WETLANDS AND THEIR BUFFERS WILL NOT BE IMPACTED BY THE CONSTRUCTION OF THE PUBLIC DRAINAGE AND UTILITY EASEMENT AND ASSOCIATED RIP RAP.
- THIS PLAN IS SUBJECT TO PLANNING BOARD # PB 389 AND SP-10-007 APPROVED DECEMBER 2, 2010.

PRELIMINARY EQUIVALENT SKETCH PLAN. MOUNT HEBRON OVERLOOK

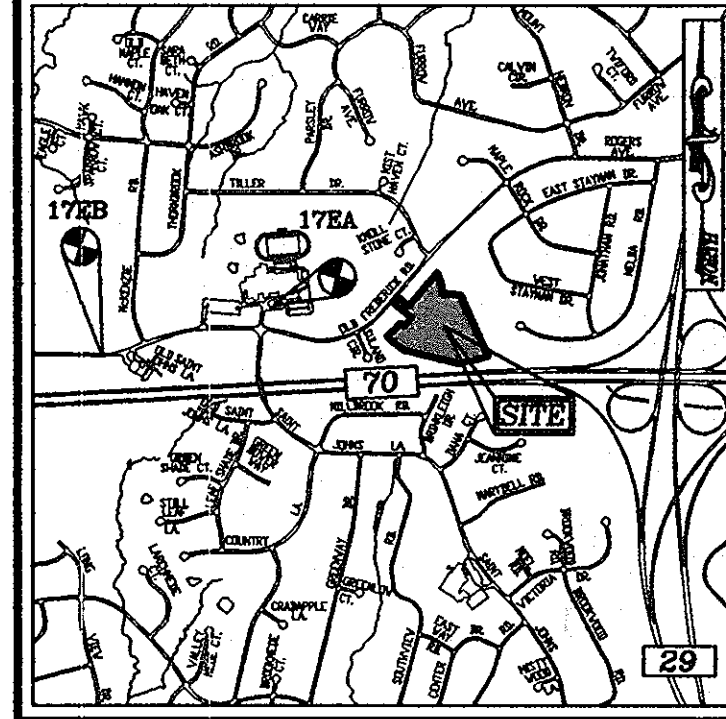
LOTS 1-25 AND OPEN SPACE LOT 26
A RE-SUBDIVISION OF THE "KEIM PROPERTY" LOT 2,
AND A SUBDIVISION OF PARCELS 78 AND 416
HOWARD COUNTY, MARYLAND



LOCATION MAP
SCALE: 1"=100'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING USE-IN-COMMON ROW (L 1491 / F 16)(L 8387 / F 610)
- EXISTING USE-IN-COMMON ACCESS EASEMENT (L 10792 / F 354) (PLAT #7110)
- EXISTING TREETRINE (FIELD LOCATED)
- EXISTING TREES (FIELD LOCATED)
- EXISTING FENCE
- CENTERLINE OF EXISTING STREAM
- PROPOSED STORMDRAIN
- PROPOSED STORMDRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED TREETRINE
- PROPOSED CURB
- PROPOSED STREET LIGHT
- PROP. FOREST CONSERVATION (AFFORESTATION)
- PROP. RECREATIONAL OPEN SPACE
- PROP. NON-CREDITED OPEN SPACE
- PROP. 20' PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT
- PROP. 20' PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT
- PROP. PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATE: PG. 4815 G3

BENCHMARKS
HOWARD COUNTY BENCHMARK - 17EA (CONC. MONUMENT)
N 5843571.82 E 1357519.37
ELEV. 475.77
LOCATION: FRONT OF MT. HEBRON H.S.
HOWARD COUNTY BENCHMARK - 17EB (CONC. MONUMENT)
N 593813.86 E 1355731.85
ELEV. 453.48
LOCATION: ROUTE 99, 0.35 MILES WEST OF ST. JOHN'S LA.

SITE DATA

TAX MAP 17, GRID 16, PARCELS 77, 78, & 416
DEED REFERENCE: PARCEL 77: L 725 / F 486
PARCEL 78: L 618387 / F 680
PARCEL 416: L 8387 / F 610
ELECTION DISTRICT: 2ND
LOCATION: EAST SIDE OF OLD FREDERICK ROAD (ROUTE 99), APPROX. 540' NORTH OF SULAND CIRCLE.
EXISTING ZONING: R-20, UTILIZING R-ED OPTION: PER SECTION 108.F.3.
GROSS AREA: 12.29 AC
AREA OF 100 YEAR FLOODPLAIN: N/A
AREA OF STEEP SLOPES: 6,186 SF (0.14 AC.)
NET AREA: 12.15 AC
BASE DENSITY: 2 LOTS PER NET ACRE (2X12.15): 24 LOTS
NUMBER OF UNITS SENT USING THE NEIGHBORHOOD PRESERVATION EXCHANGE OPTION PER SECTION 128.L OF THE ZONING REGULATIONS: 1 LOT
TOTAL LOTS ALLOWED (24+1): 25 LOTS
NUMBER OF PROPOSED RESIDENTIAL LOTS (SFD): 25 LOTS
AREA OF PROPOSED RESIDENTIAL LOTS (SFD): 4.11 AC
TOTAL AREA OF ROAD RIGHT OF WAY: 1.91 AC
OPEN SPACE REQUIRED: 50% OF GROSS AREA: 6.15 AC
TOTAL AREA OF OPEN SPACE PROPOSED: 6.27 AC
TOTAL AREA OF NON-CREDITED OPEN SPACE: 0.12 AC
TOTAL AREA OF CREDITED OPEN SPACE: 6.15 AC (50.0%)
REC OPEN SPACE: 300 SF/DWELLING UNIT x 25: 7,500 SF
REC OPEN SPACE PROVIDED: 7,750 SF
EXISTING USE OF SITE: RESIDENTIAL SFD
PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
PROPOSED WATER SYSTEM: PUBLIC
PROPOSED SEWER SYSTEM: PUBLIC
OPEN SPACE LOT 26 TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION
MINIMUM LOT AREA: 6,140 SF

OWNERS
PARCEL 77: EVANS, M. KEIM
9339 ROUTE 99
ELUCOTT CITY, MD 21042
PARCEL 78 & 416: ATCHAFALAYA MORGAN
5305 ROUTE 99
ELUCOTT CITY, MD 21042
DEVELOPER
DOUBLE R VENTURES, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELUCOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REIJWER
443-367-0422

LOT TABULATION

TOTAL NO. OF PROPOSED LOTS:	26
TOTAL NO. OF DWELLING UNITS:	25
NO. OF SINGLE FAMILY DETACHED:	25
NO. OF OPEN SPACE LOTS:	1

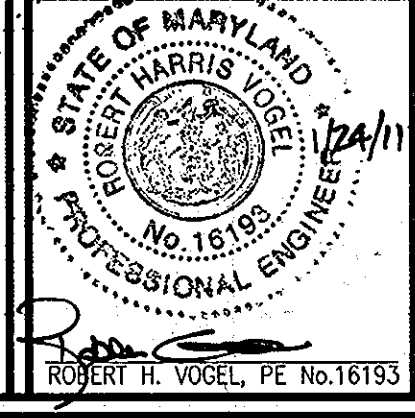
COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	594433.39	1358810.57	1030	593754.47	1359383.97
2	594690.70	1359221.56	1049	594138.02	1359370.17
3	594471.24	1359279.65	1052	594054.18	1359386.16
4	594464.84	1359297.00	1053	594174.61	1359532.48
5	593815.30	1359748.55	1054	594275.06	1359510.47
6	593770.30	1359563.83	1093	594342.17	1358923.45
7	593759.71	1359442.71	1112	594272.25	1359340.17
8	594161.06	1358835.36	1121	594378.46	1358784.30
1001	594021.55	1358693.86	1152	594003.13	1359665.07
1015	594030.14	1358721.06	1153	593756.36	1359773.79
1016	593984.43	1358968.70	1156	59444.36	1359465.23
1024	594227.45	1358952.21	1157	594485.91	1359282.32
1025	594130.10	1358873.86	1158	594608.47	1359151.23

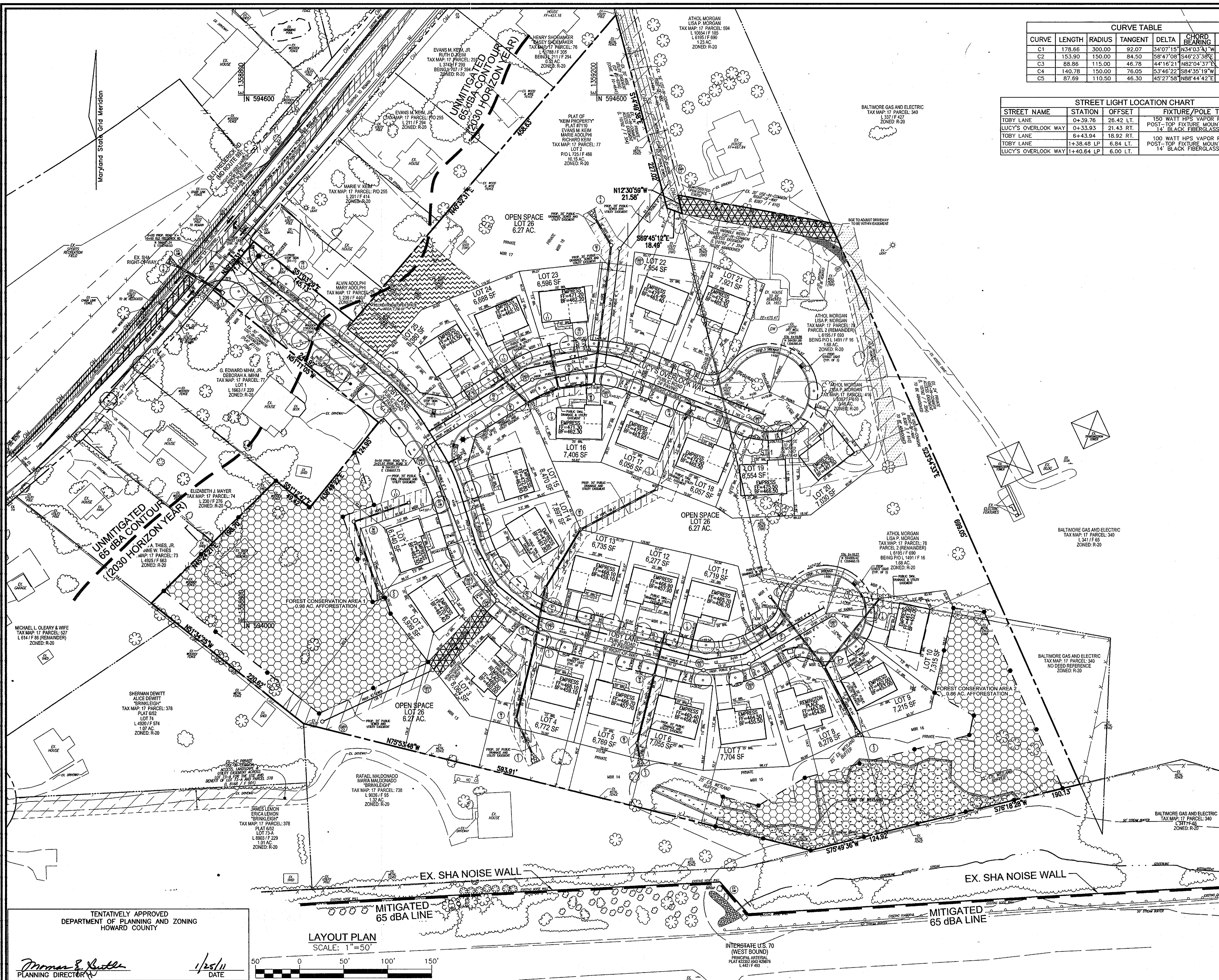
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Thomas J. Riddle
PLANNING DIRECTOR
1/25/11
DATE

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 6
SITE LAYOUT	2 OF 6
SOILS MAP, GRADING, EROSION AND SEDIMENT CONTROL	3 OF 6
ROAD PROFILES AND PLAN DETAILS	4 OF 6
LANDSCAPE AND FOREST CONSERVATION PLAN	5 OF 6
LANDSCAPE AND FOREST CONSERVATION NOTES	6 OF 6



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. 16183. EXPIRATION DATE: 09-27-2012.
DESIGN BY: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: JANUARY 2011
SCALE: AS SHOWN
W.O. NO.: 10-06
1 SHEET OF 6



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	178.66	300.00	92.07	32°07'18"	N34°03'31"W	176.03
C2	153.90	150.00	84.50	58°47'08"	S46°23'38"E	147.24
C3	88.86	115.00	46.78	44°16'21"	N82°04'37"E	86.67
C4	140.78	150.00	76.05	53°46'22"	S84°35'19"W	135.67
C5	87.69	110.50	46.30	45°27'58"	N88°44'42"E	85.40

STREET LIGHT LOCATION CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
TOBY LANE	0+39.76	26.42 LT.	150 WATT HPS VAPOR PREMIER
LUCY'S OVERLOOK WAY	0+33.93	21.43 RT.	POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
TOBY LANE	6+43.94	18.92 RT.	100 WATT HPS VAPOR PREMIER
TOBY LANE	1+38.48 LP	6.84 LT.	POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
LUCY'S OVERLOOK WAY	1+40.64 LP	6.00 LT.	POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE

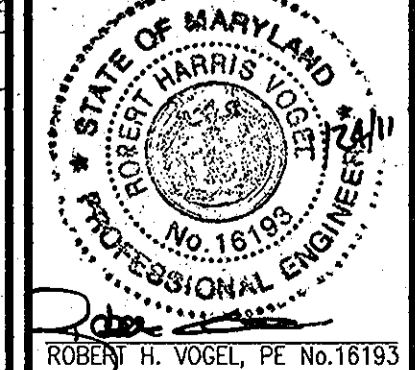
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 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE
 - EXISTING MAILBOX
 - EXISTING SIGN
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY LINE
 - EXISTING CLEANOUT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER LINE
 - EXISTING USE-IN-COMMON EASEMENT (L. 1491 / F. 15) (L. 8357 / F. 610)
 - EXISTING USE-IN-COMMON ACCESS EASEMENT (L. 10792 / F. 354) (PLAT #7110)
 - EXISTING TREELINE (FIELD LOCATED)
 - EXISTING TREES (FIELD LOCATED)
 - EXISTING FENCE
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 - PROP. 20' PUBLIC SEWER AND UTILITY EASEMENT
 - PROP. 20' PUBLIC DRAINAGE AND UTILITY EASEMENT
 - PROP. PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT
 - PROP. NON-CREDITED OPEN SPACE

OWNERS
 PARCEL 77: EVANS M. KEIM, TAX MAP: 17 PARCEL: 527, L. 614 / F. 88 (REMAINDER), ZONED: R-20
 PARCEL 78 & 416: ATHOL MORGAN, TAX MAP: 17 PARCEL: 340, L. 337 / F. 427, ZONED: R-20
 PARCEL 79: BALTIMORE GAS AND ELECTRIC, TAX MAP: 17 PARCEL: 340, L. 341 / F. 65, ZONED: R-20
 PARCEL 80: BALTIMORE GAS AND ELECTRIC, TAX MAP: 17 PARCEL: 340, L. 341 / F. 65, ZONED: R-20
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 PARCEL 85: BALTIMORE GAS AND ELECTRIC, TAX MAP: 17 PARCEL: 340, L. 341 / F. 65, ZONED: R-20
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 PARCEL 97: BALTIMORE GAS AND ELECTRIC, TAX MAP: 17 PARCEL: 340, L. 341 / F. 65, ZONED: R-20
 PARCEL 98: BALTIMORE GAS AND ELECTRIC, TAX MAP: 17 PARCEL: 340, L. 341 / F. 65, ZONED: R-20
 PARCEL 99: BALTIMORE GAS AND ELECTRIC, TAX MAP: 17 PARCEL: 340, L. 341 / F. 65, ZONED: R-20
 PARCEL 100: BALTIMORE GAS AND ELECTRIC, TAX MAP: 17 PARCEL: 340, L. 341 / F. 65, ZONED: R-20

NO.	REVISION	DATE

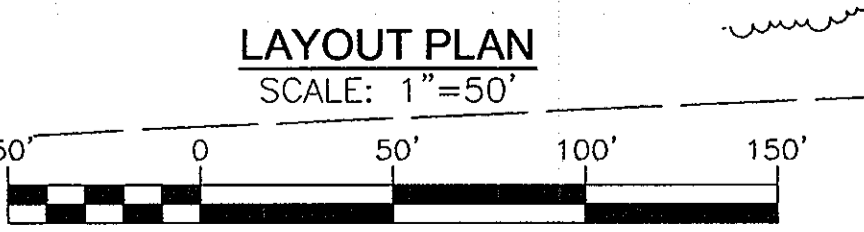
**PRELIMINARY EQUIVALENT SKETCH PLAN
 MOUNT HEBRON OVERLOOK
 SITE LAYOUT**
 LOTS 1-25 AND OPEN SPACE LOT 26
 A RE-SUBDIVISION OF THE "KEIM PROPERTY" LOT 2,
 AND A SUBDIVISION OF PARCELS 78 AND 416
 HOWARD COUNTY, MD
 2ND ELECTION DISTRICT
 TAX MAP: 17 GRID: 16
 DPZ REF'S: F-87-100, ECP-10-013
 ZONING: R-20
 PARCELS: 77, 78, & 416
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET, ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8966



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. 16193, EXPIRATION DATE: 09-27-2012.
 DESIGN BY: RHV
 CHECKED BY: JMR
 DRAWN BY: RHV
 DATE: JANUARY 2011
 SCALE: AS SHOWN
 W.O. NO.: 10-06
 2 SHEET OF 6

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Morgan & Butler
 PLANNING DIRECTOR
 1/25/11
 DATE





LEGEND:

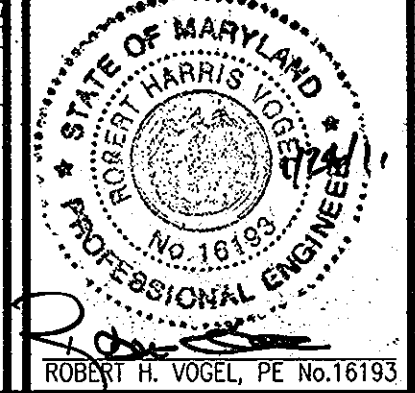
	PROPERTY LINE		EXISTING FENCE
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	EXISTING LIGHT POLE		PROPOSED TREE LINE
	EXISTING MAILBOX		PROPOSED CURB
	EXISTING SIGN		PROPOSED STREET LIGHT
	EXISTING SANITARY MANHOLE		PROP. FOREST CONSERVATION (AFFORESTATION)
	EXISTING SANITARY LINE		RECREATIONAL OPEN SPACE
	EXISTING CLEANOUT		PROPOSED 10' CONTOUR
	EXISTING FIRE HYDRANT		PROPOSED 2' CONTOUR
	EXISTING WATER LINE		PROPOSED SPOT ELEVATION
	EXISTING 10' CONTOUR		PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	EXISTING 2' CONTOUR		PROPOSED SILT FENCE
	SOILS		PROPOSED SUPER SILT FENCE
	EXISTING TREE LINE (FIELD LOCATED)		PROPOSED LIMIT OF DISTURBANCE
	EXISTING TREES (FIELD LOCATED)		PROPOSED EROSION CONTROL MATTING
	EXISTING USE-IN-COMMON EASEMENT (L 1491 / F 16) (L 8387 / F 610)		PROPOSED CURB INLET PROTECTION
	EXISTING USE-IN-COMMON ACCESS EASEMENT (L 10792 / F 354) (PLAT #7110)		PROPOSED AT-GRADE INLET PROTECTION
	PROP. 20' PUBLIC DRAINAGE AND UTILITY EASEMENT		PROPOSED EARTH DIKE
	PROP. PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT		PROPOSED MODERATE SLOPES
	PROP. NON-CREDITED OPEN SPACE		PROPOSED STEEP SLOPES

OWNERS
 PARCEL 77: EVANS M. KEIM, 9339 ROUTE 99, ELLICOTT CITY, MD 21042
 PARCEL 78 & 416: ATHOL & LISA MORGAN, 9305 ROUTE 99, ELLICOTT CITY, MD 21042
DEVELOPER
 DOUBLE R VENTURES, 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
 MOUNT HEBRON OVERLOOK
 SOILS MAP, GRADING, EROSION
 AND SEDIMENT CONTROL**
 LOTS 1-25 AND OPEN SPACE LOT 26
 A RE-SUBDIVISION OF THE "KEIM PROPERTY" LOT 2,
 AND A SUBDIVISION OF PARCELS 78 AND 416
 HOWARD COUNTY, MD
 2ND ELECTION DISTRICT
 TAX MAP: 17 GRID: 16
 DPZ REF: F-87-100, ECP-10-013
 PARCELS: 77, 78, & 416
 HOWARD COUNTY, MARYLAND
 ZONING: R-20

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

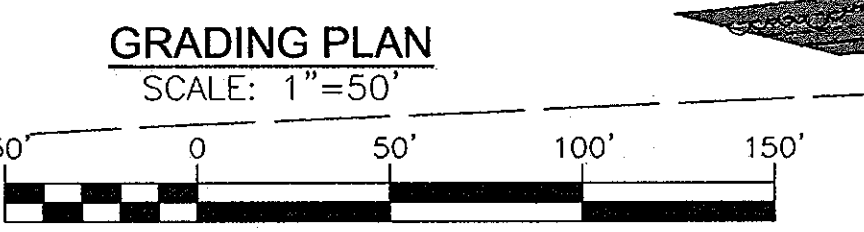


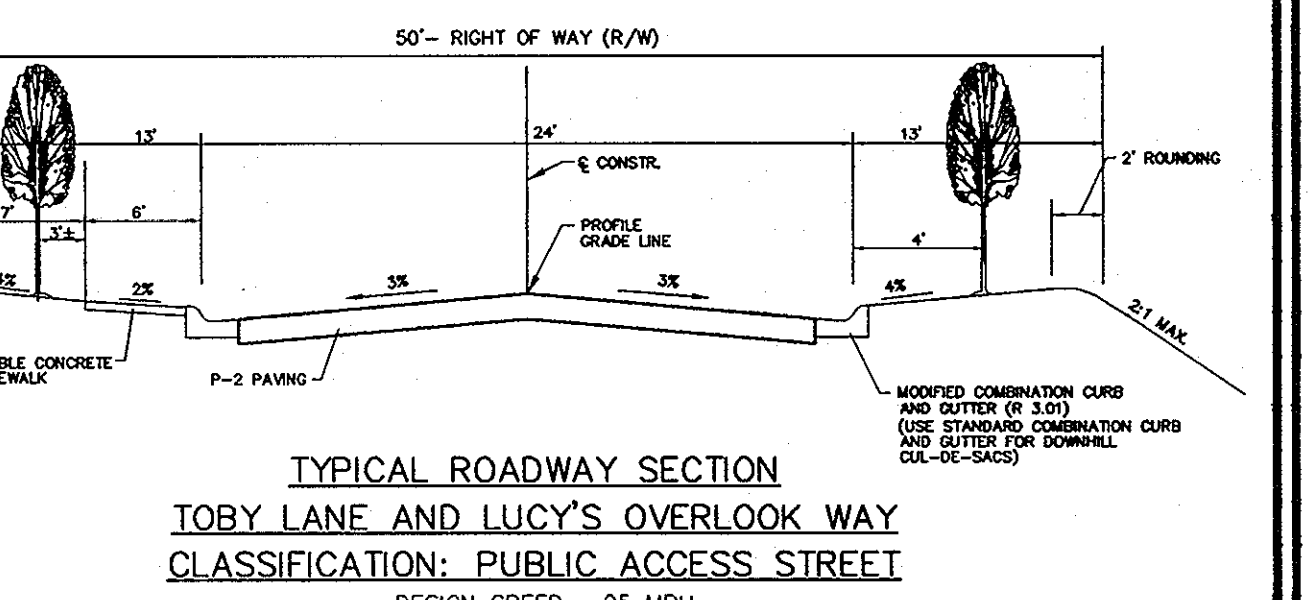
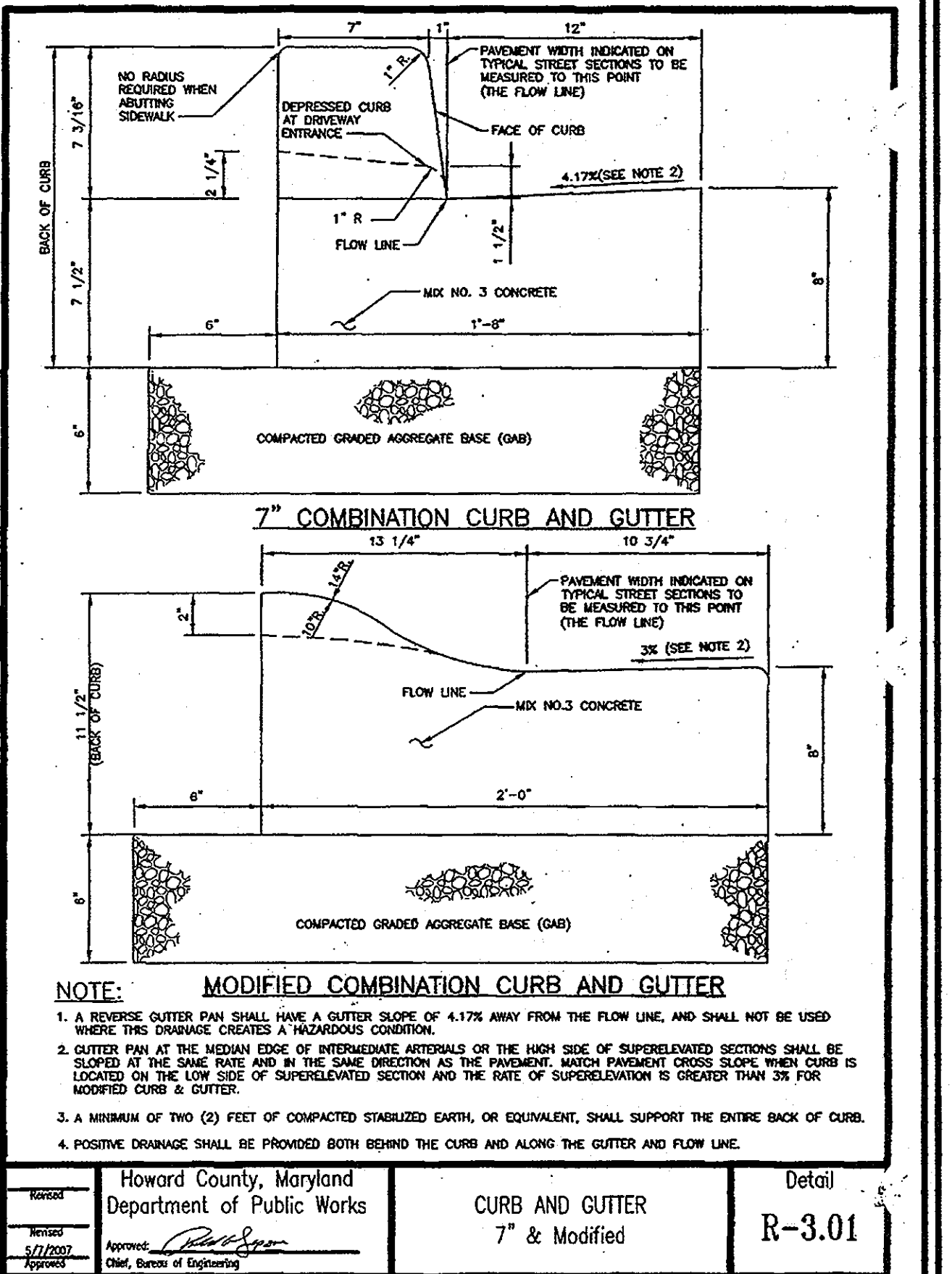
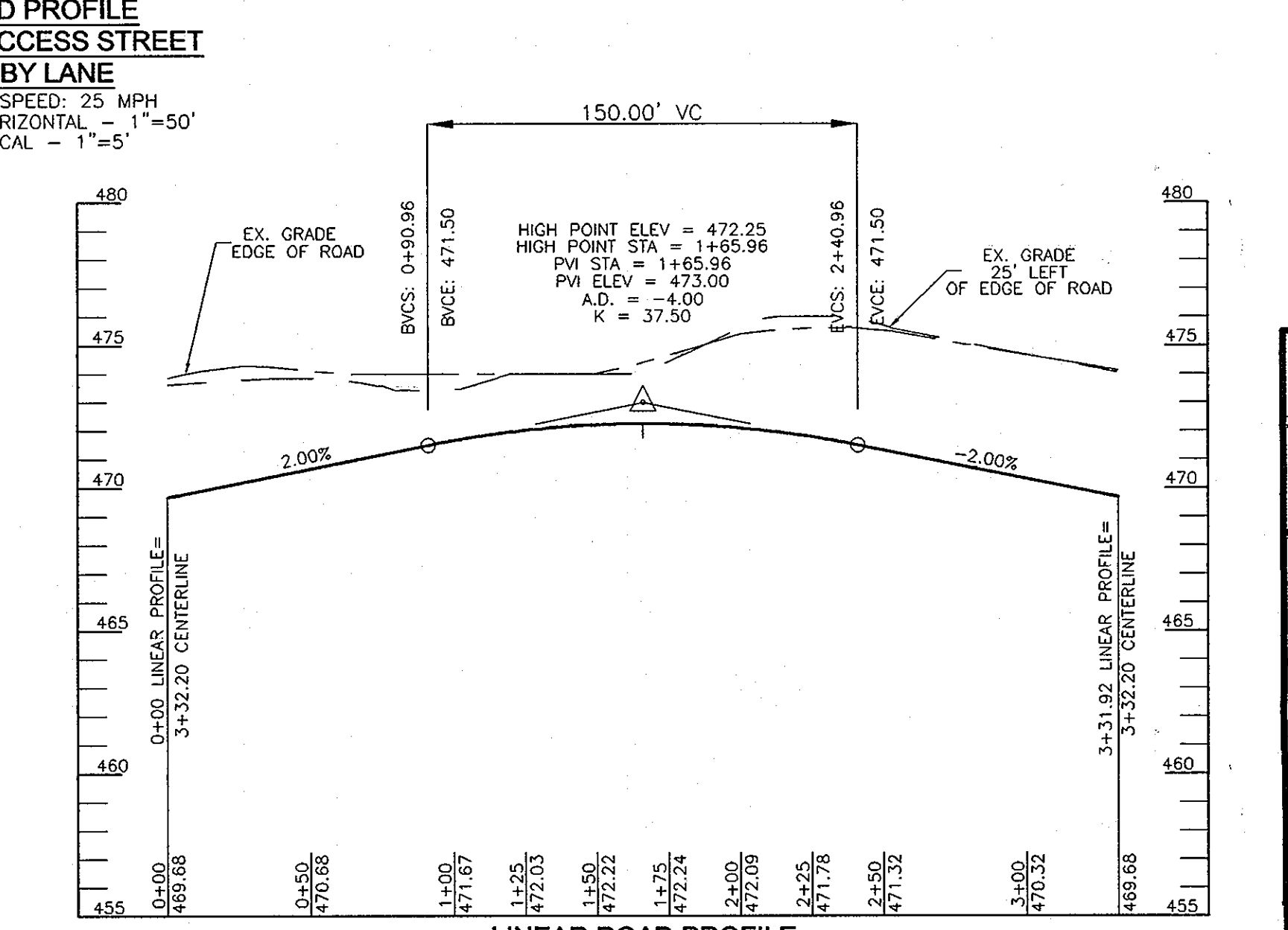
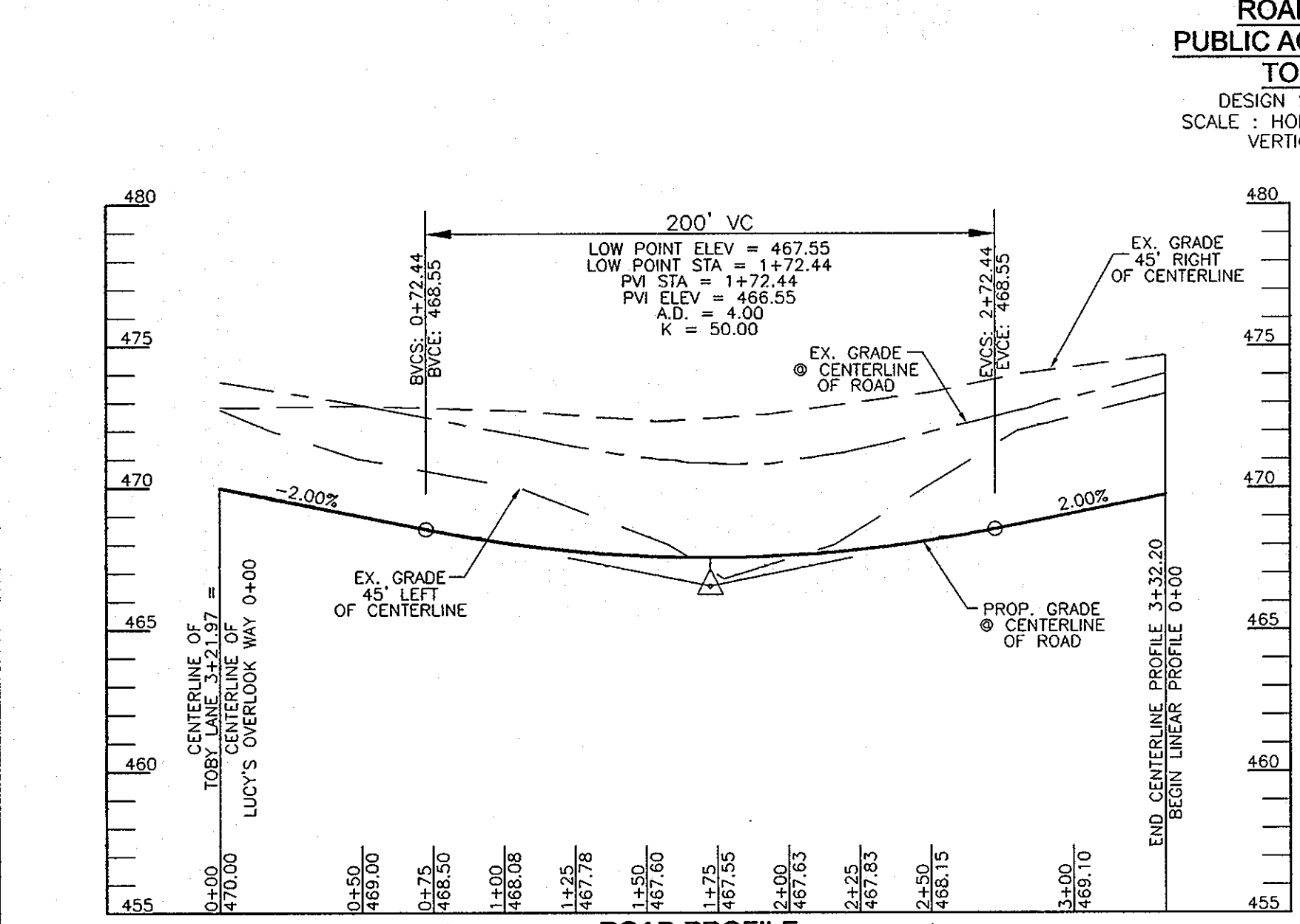
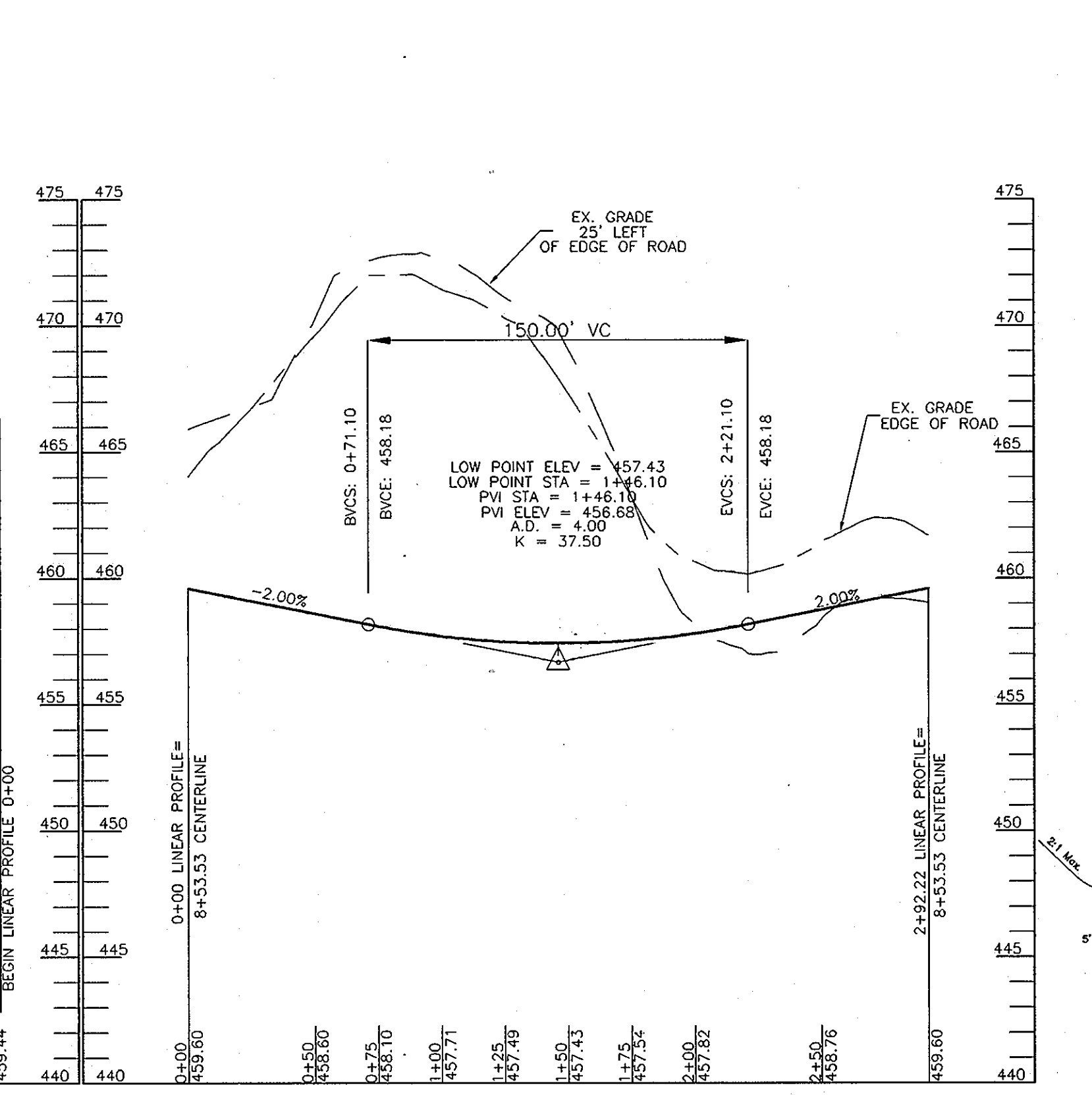
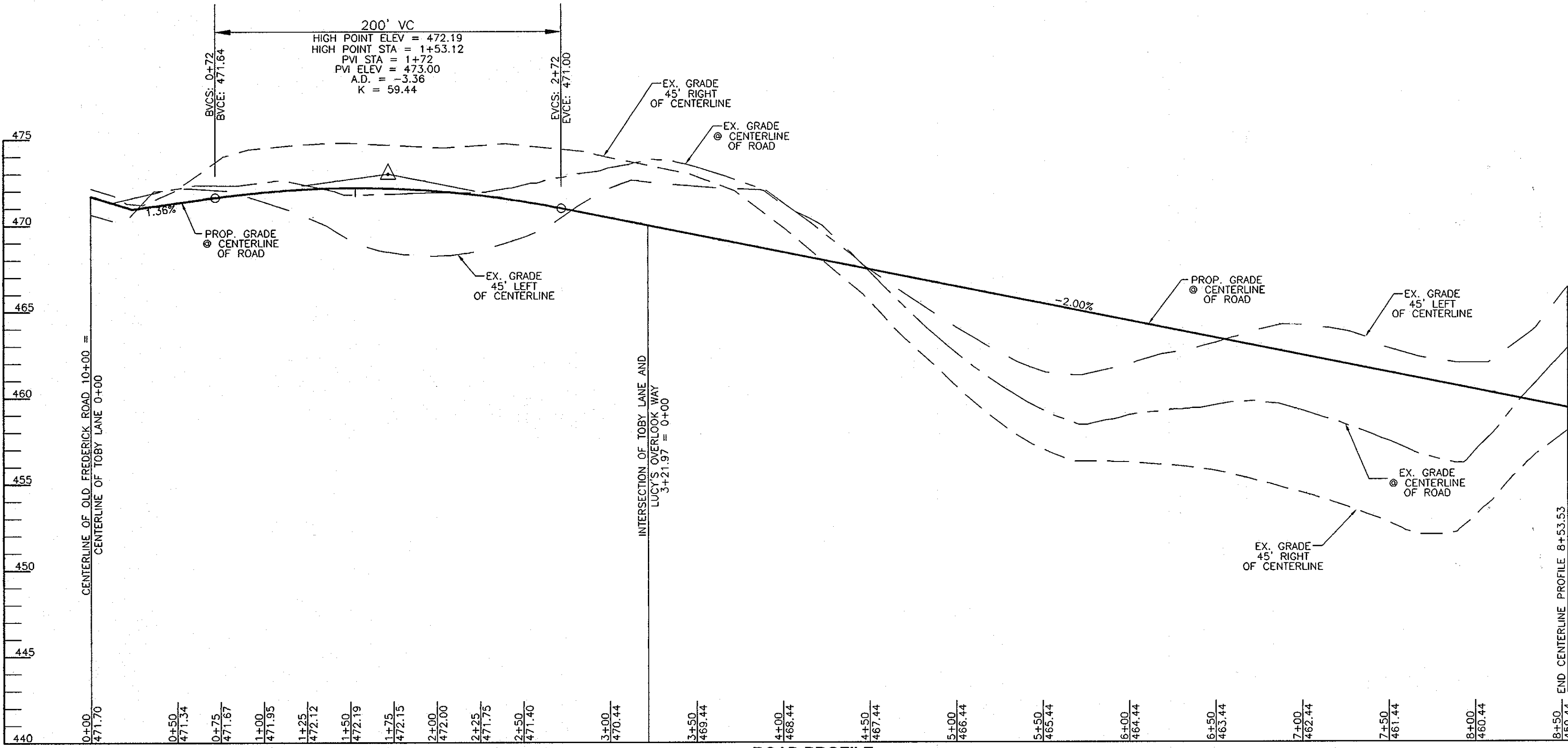
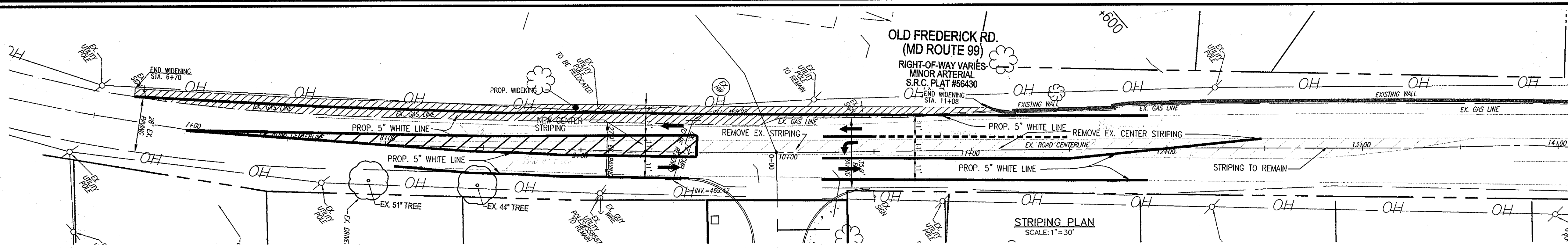
PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2012.
 DESIGN BY: RHV
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: JANUARY 2011
 SCALE: AS SHOWN
 W.O. NO.: 10-06
 3 SHEET OF 6

SOILS LEGEND

SYMBOL	DESCRIPTION	TYPE
GgB	GLENELG. LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG. LOAM, 8 TO 15 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B
UoF	UDORTMENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	B

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Planning Director
 1/25/11
 DATE





ROAD PROFILE PUBLIC ACCESS STREET LUCY'S OVERLOOK WAY
 DESIGN SPEED: 25 MPH
 SCALE: HORIZONTAL - 1"=50'
 VERTICAL - 1"=5'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas S. Butler
 PLANNING DIRECTOR

1/25/11
 DATE

LINEAR ROAD PROFILE PUBLIC ACCESS STREET LUCY'S OVERLOOK WAY
 DESIGN SPEED: 25 MPH
 SCALE: HORIZONTAL - 1"=50'
 VERTICAL - 1"=5'

Howard County, Maryland
 Department of Public Works

Approved: [Signature]
 Chief, Bureau of Engineering

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5	5 TO <7	7 TO <9	9 TO <12	12 TO <15	15 TO <20	20 TO <30	30 TO <40	40 TO <60	60 TO <80	80 TO <100
P-1	PAVING DRIVE ALLEYS: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	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	1.5	1.5	1.5	1.5	1.5
P-2	PAVING DRIVE ALLEYS: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE INTERMEDIATE SURFACE (NA) 9.5 MM PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
P-3	PAVING DRIVE ALLEYS: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	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	1.5	1.5	1.5	1.5	1.5
P-4	MINOR COLLECTORS: NON-RESIDENTIAL MAJOR COLLECTORS	HMA SUPERPAVE INTERMEDIATE SURFACE (NA) 12.5 MM PG 64-22, LEVEL 2 (LOW ESAL)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Notes:
 1) HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARbage TRUCKS.
 2) HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).
 3) GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
 4) THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSEQUENT COMPLETION, INSPECTION AND OPENING ROADWAY.
 5) IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMPLETION, PRELIMINARY CURBS MAY BE SET PRIOR TO THE INTERMEDIATE SURFACE COURSE LAYER. THESE ALTERNATE LAYERS ARE NOT REQUIRED. THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADJUSTED TO MEET THE DESIGN REQUIREMENTS. THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADJUSTED TO MEET THE DESIGN REQUIREMENTS.
 6) THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.

Howard County, Maryland
 Department of Public Works

PAVING SECTIONS
 P-1 to P-4

Detail
 R-2.01

OWNERS
 PARCEL 77: EVANS M. KEIM, 9339 ROUTE 99, ELLICOTT CITY, MD 21042
 PARCEL 78 & 416: ATHOL & LISA MORGAN, 9305 ROUTE 99, ELLICOTT CITY, MD 21042

DEVELOPER
 DOUBLE R VENTURES, LLC, C/O LAND DESIGN & DEVELOPMENT, INC., 5500 DORSEY HALL DR., STE 102, ELLICOTT CITY, MARYLAND 21042-7819
 ATTN: MR. DONALD R. REUWER, 443-367-0422

PRELIMINARY EQUIVALENT SKETCH PLAN MOUNT HEBRON OVERLOOK ROAD PROFILES AND PLAN DETAILS
 LOTS 1-25 AND OPEN SPACE LOT 26
 A RE-SUBDIVISION OF THE "KEIM PROPERTY" LOT 2, AND A SUBDIVISION OF PARCELS 78 AND 416
 HOWARD COUNTY, MD

2ND ELECTION DISTRICT: TAK MAP: 17 GRID: 16
 DPZ REF: F-87-100, ECP-10-013

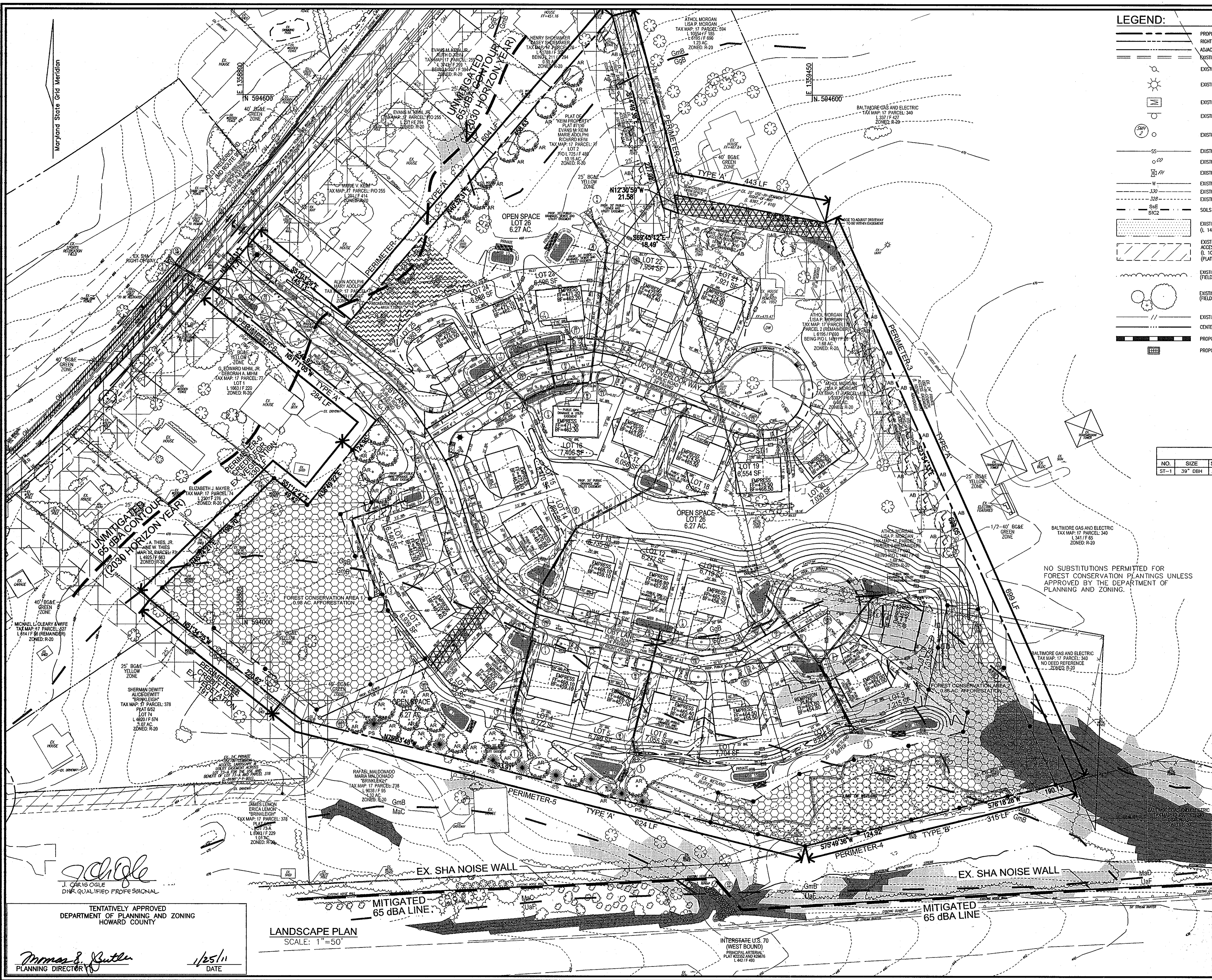
ZONING: R-20
 PARCELS: 77, 78 & 416
 HOWARD COUNTY, MARYLAND

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: RHV
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: JANUARY 2011
 SCALE: AS SHOWN
 W.O. NO.: 10-06

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. 18193, EXPIRATION DATE: 09-27-2012

4 SHEET OF 6



LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SOILS
- EXISTING USE-IN-COMMON EASEMENT (L 1491 / F 16)(L 8387 / F 610)
- EXISTING USE-IN-COMMON ACCESS EASEMENT (L 10792 / F 354) (PLAT #7110)
- EXISTING TREELINE (FIELD LOCATED)
- EXISTING TREES (FIELD LOCATED)
- EXISTING FENCE
- CENTERLINE OF EXISTING STREAM
- PROPOSED STORMDRAIN
- PROPOSED STORMDRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED TREELINE
- PROPOSED CURB
- PROPOSED STREET LIGHT
- PROP. FOREST CONSERVATION (AFFORESTATION)
- RECREATIONAL OPEN SPACE
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SHRUBS
- PROPOSED SHADE TREES
- PROPOSED EVERGREEN TREES
- PROPOSED LANDSCAPE BUFFER
- FOREST CONSERVATION SIGNS
- BG&E 40' GREEN ZONE
- BG&E 25' YELLOW ZONE
- PROP. 20' PUBLIC SEWER AND UTILITY EASEMENT
- PROP. 20' PUBLIC DRAINAGE AND UTILITY EASEMENT
- PROP. PUBLIC DRAINAGE, SEWER AND UTILITY EASEMENT
- PROP. NON-CREDITED OPEN SPACE

SPECIMEN TREE CHART

NO.	SIZE	SPECIES NAME	COMMON NAME	CONDITION	COMMENTS
ST-1	39" DBH	Acer saccharinum	SILVER MAPLE	GOOD	TO BE REMOVED

OWNERS
 PARCEL 77: EVANS M. KEIM, 9339 ROUTE 99, ELLICOTT CITY, MD 21042
 PARCEL 78 & 416: ATHOL & LISA MORGAN, 9305 ROUTE 99, ELLICOTT CITY, MD 21042

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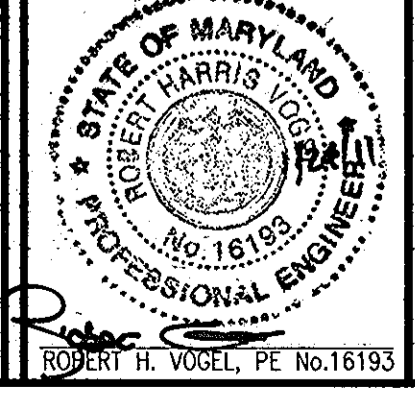
NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN
 MOUNT HEBRON OVERLOOK
 LANDSCAPE AND FOREST CONSERVATION PLAN**

LOTS 1-25 AND OPEN SPACE LOT 26
 A RE-SUBDIVISION OF THE "KEIM PROPERTY" LOT 2,
 AND A SUBDIVISION OF PARCELS 78 AND 416
 HOWARD COUNTY, MD

2ND ELECTION DISTRICT: PARCELS: 77, 78, & 416
 TAX MAP: 17 GRID: 16 PARCELS: 77, 78, & 416
 DPZ REF'S: F-87-100, ECP-10-013 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
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DESIGN BY: RHV
 DRAWN BY: JMR
 CHECKED BY: RHV
 DATE: JANUARY 2011
 SCALE: AS SHOWN
 W.O. NO.: 10-06

5 SHEET OF 6

J. O'Gle
 J. CARLO O'GLE
 DNR QUALIFIED PROFESSIONAL

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas S. Butler
 PLANNING DIRECTOR

1/25/11
 DATE

LANDSCAPE PLAN
 SCALE: 1"=50'

INTERSTATE U.S. 70
 (WEST BOUND)
 PRINCIPAL ARTIST
 PLAT #2235 AND 2236
 L 467 F 403

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 \$16,200.00 FOR THE REQUIRED 50 SHADE TREES AND 8 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(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$25,125.00 SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 67 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.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENT 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 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS PROJECT.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS INC., DATED JUNE 02, 2010. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, STREAM BANK BUFFER OR FOREST CONSERVATION ELEMENTS.
- THE SUBJECT PROPERTY IS ZONED "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 APRIL 6TH 2010.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEY'S INC., DATED MARCH 6TH 2010.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 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 DHB IS PROHIBITED WITH OUT COUNTY APPROVAL.

LANDSCAPE NOTES:

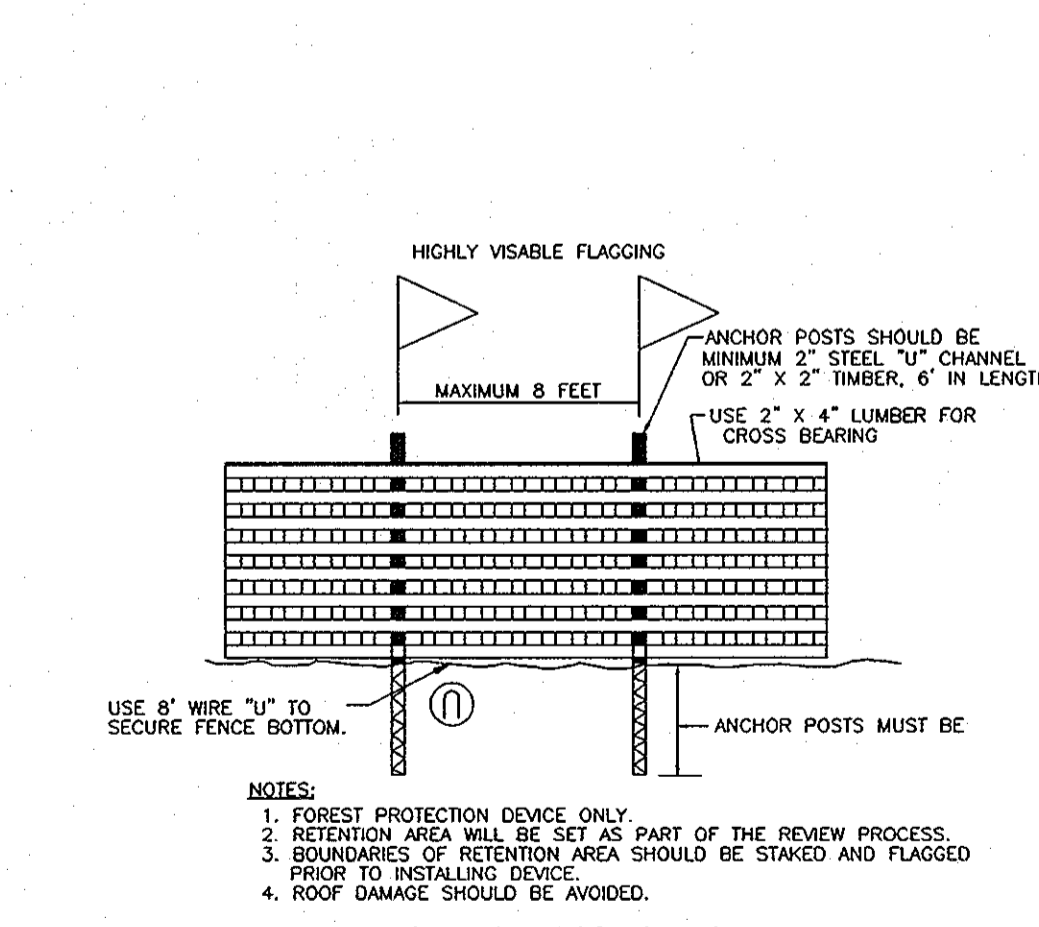
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL 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 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.

LANDSCAPE SCHEDULE NOTE:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE REQUIRED 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.

B G & E NOTES:

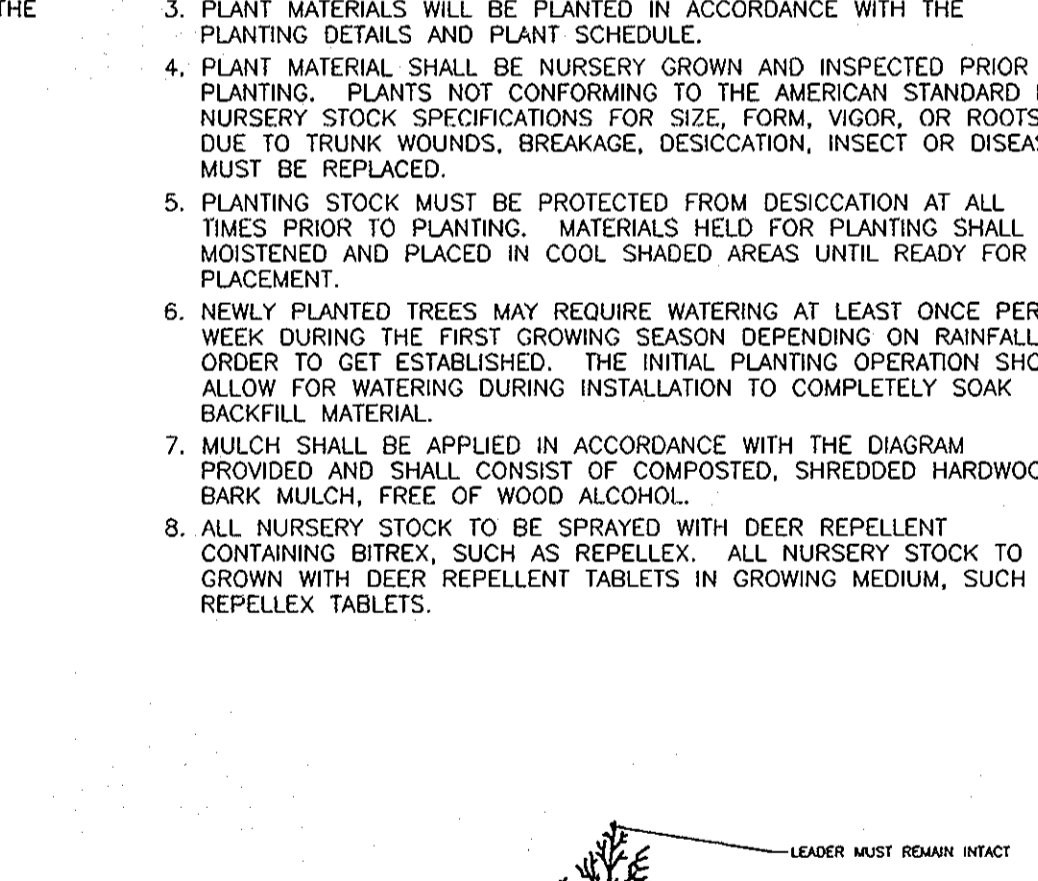
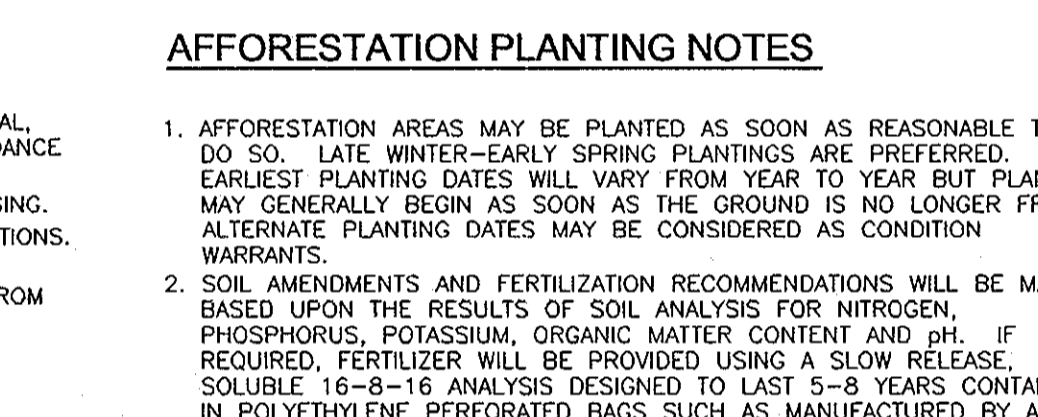
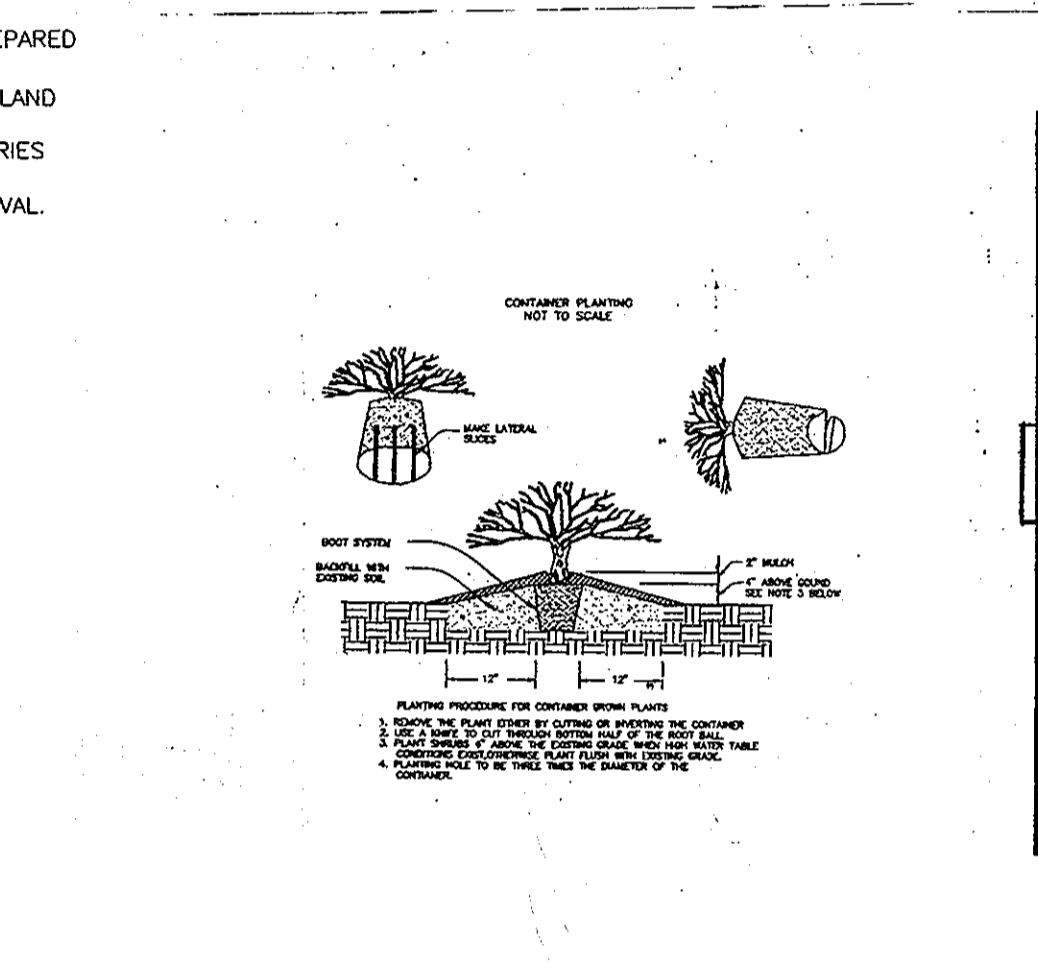
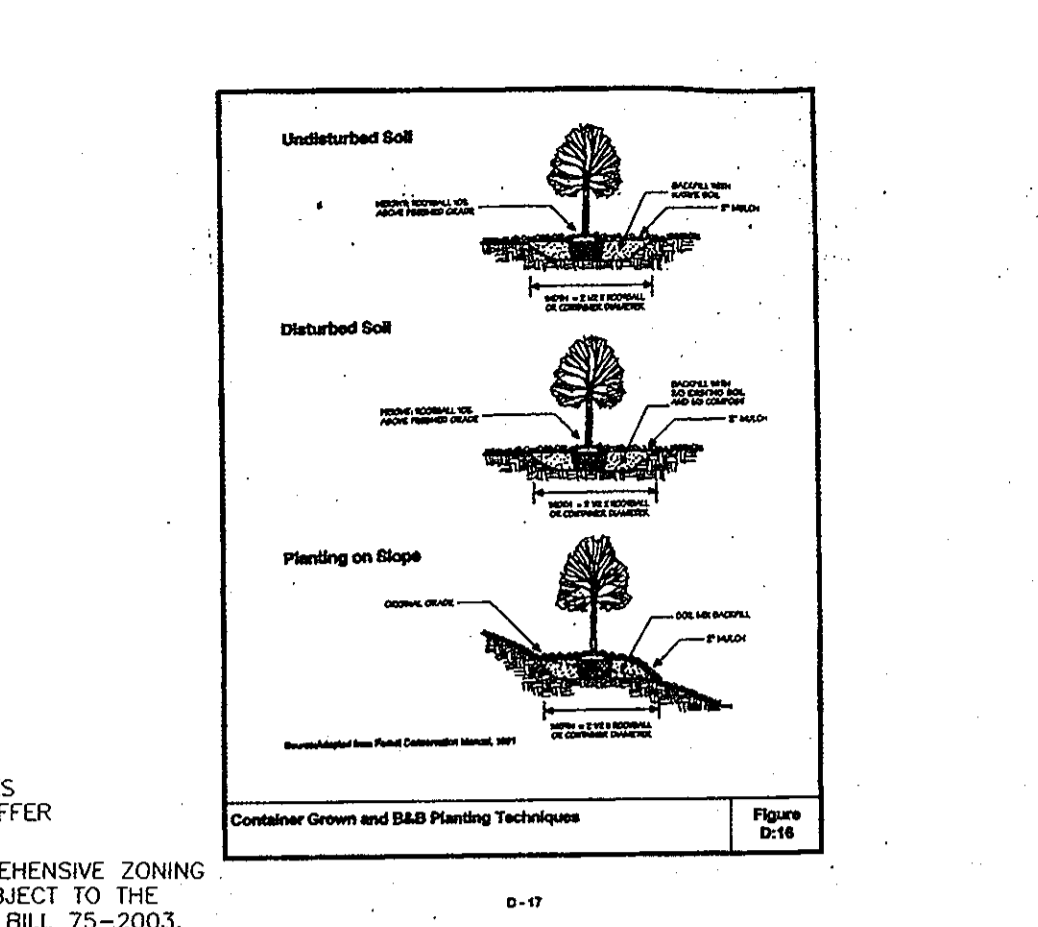
- THE LANDSCAPING ON WIREZONE (40' FROM BGE POLES) IS IN ACCORDANCE WITH BGE LIST OF TREES AND PLANTS.
- BGE RESERVES THE RIGHT TO TRIM, TOP OR CUT DOWN ANY TREE IN PROXIMITY TO THE LINE THAT IN THE OPINION OF BGE SHALL BE DEEMED A HAZARD TO THE SAFE AND RELIABLE DELIVERY OF ELECTRICITY.
- THE DEPARTMENT OF PLANNING AND ZONING MAY AUTHORIZE THE TRIMMING OR REMOVAL OF TREES OR VEGETATION IMMEDIATELY ADJACENT TO THE BGE R/W OR EASEMENT, IF BGE DETERMINES THE TREES ARE COMPROMISING THE SAFETY OF A TRANSMISSION LINE LOCATED WITHIN THEIR UTILITY R/W OR EASEMENT. IF BGE INTENDS TO TRIM OR REMOVE TREES WITHIN A FOREST CONSERVATION EASEMENT, A LETTER SPECIFYING THE LOCATION AND SCOPE OF WORK NEEDS TO BE SENT TO DPZ AT LEAST 30 DAYS IN ADVANCE OF UNDERTAKING THE WORK. DPZ UNDERSTANDS CONSTITUTIONAL ENERGY'S NEED TO PROTECT ITS TRANSMISSION LINES AND WILL NOT UNREASONABLY WITHHOLD PERMISSION.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

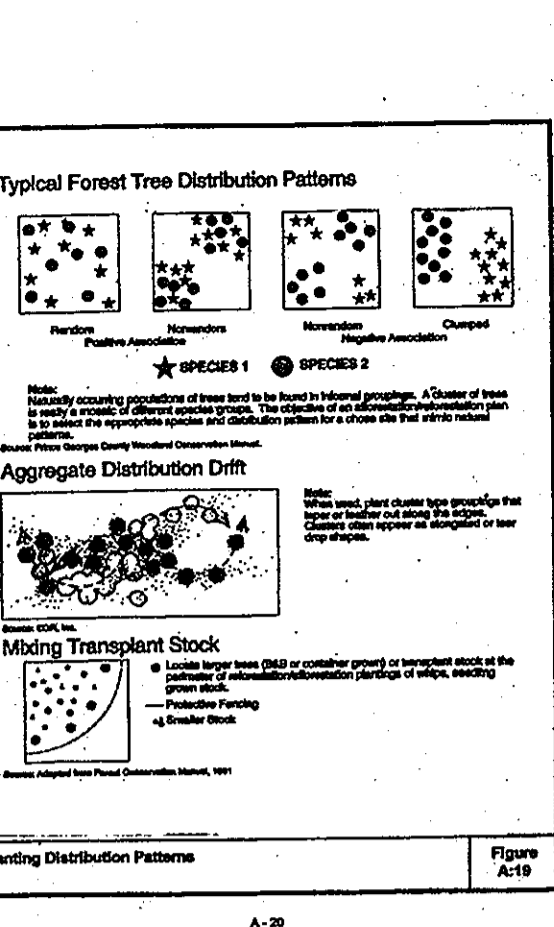
Morgan & Buttle
PLANNING DIRECTOR

1/25/11
DATE



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER

J. CHRIS OGLE
DMR QUALIFIED PROFESSIONAL



Aggregate Distribution Data

Site	Number of trees per Acre	Approximate Species	Survivability
Site 1	700	6 x 6	95%
Site 2	400	10 x 10	85%
Site 3	300	12 x 12	75%
Site 4	200	15 x 15	65%
Site 5	100	20 x 20	55%

PLANT SCHEDULE

BOTANICAL NAME	AREA 1	AREA 2	SIZE	SPACING (FT)
Acer rubrum October Glory	37	33	1" Cal.	15 X 15
Red Maple (Seedless)	37	33	1" Cal.	15 X 15
Liquidambar styraciflua	37	33	1" Cal.	15 X 15
American Sweetgum	48	40	1" Cal.	15 X 15
*Amelanchier canadensis	37	33	1" Cal.	15 X 15
Servicberry	37	33	1" Cal.	15 X 15
Flowering Cherry	37	33	1" Cal.	15 X 15
*Cercis canadensis	37	33	1" Cal.	15 X 15
Eastern Redbud	37	33	1" Cal.	15 X 15

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

ZONED R-20
NET TRACT AREA: 12.29 AC
A. TOTAL TRACT AREA: 12.29 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN: 0.00 AC
C. NET TRACT AREA: 12.29 AC

LAND USE CATEGORY:
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-20.
ARA MDR IDA HDR MPD CIA
0 0 0 0 1 0 0

E. AFFOREST THRESHOLD: 15% X D = 1.84 AC.
F. CONSERVATION THRESHOLD: 20% X D = 2.46 AC.

EXISTING FOREST COVER:
G. EXISTING FOREST COVER: 0.00 AC
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD: 0.00 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD: 0.00 AC
BREAK EVEN POINT:
J. BREAK EVEN POINT: 0.00 AC
K. CLEARING PERMITTED WITHOUT MITIGATION: 0.00 AC
PROPOSED FOREST CLEARING:
L. TOTAL AREA OF FOREST TO BE CLEARED: 0.00 AC
M. TOTAL AREA OF FOREST TO BE RETAINED: 0.00 AC

PLANTING REQUIREMENTS:
N. AFFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD: 0.00 AC
O. AFFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD: 0.00 AC
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD: 0.00 AC
R. TOTAL REFORESTATION REQUIRED (N+P+O): 0.00 AC
S. TOTAL AFFORESTATION REQUIRED: 1.84 AC
T. TOTAL AFFORESTATION AND AFFORESTATION REQUIRED: 1.84 AC

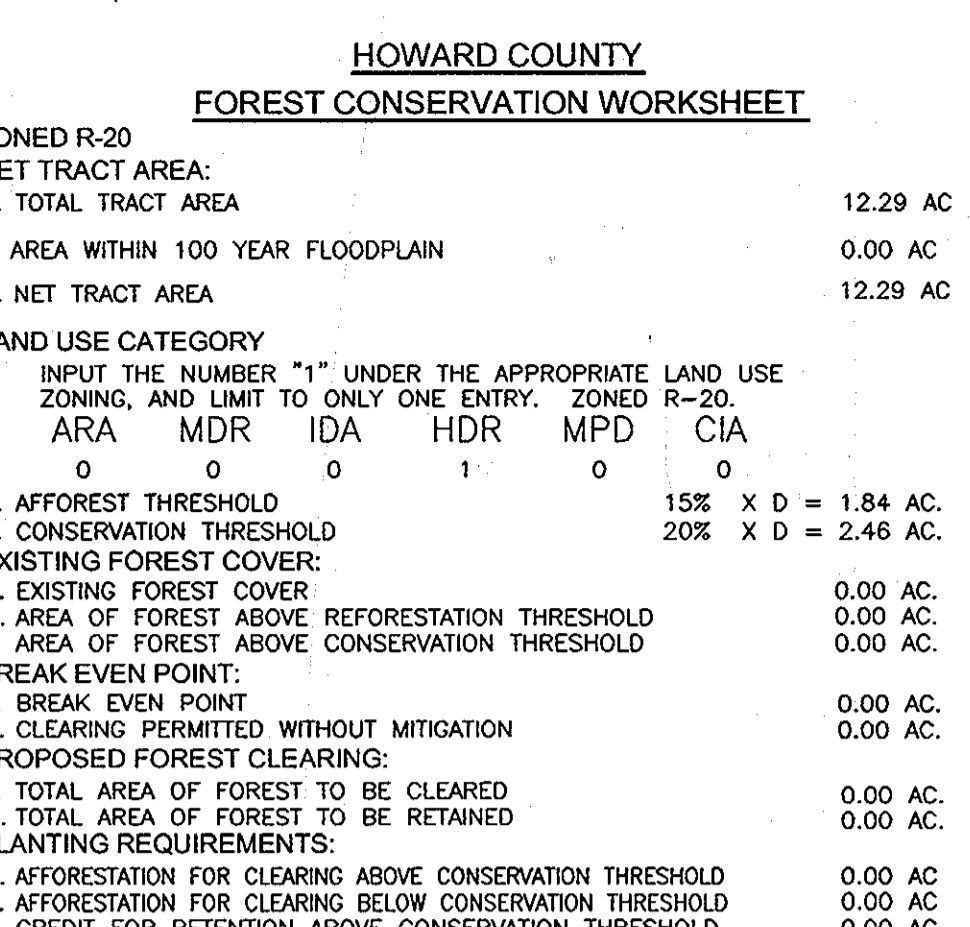
FOREST CONSERVATION EASEMENT HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF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

TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY ONSITE AFFORESTATION OF 1.84 AC.

FINANCIAL SURETY IN THE AMOUNT OF \$40,075.50 (80,151 x 0.50) WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT FUTURE FINAL PLANS.

AFFORESTATION PLANTING NOTES:

- AFFORESTATION AREAS MAY BE PLANTED AS SOON AS REASONABLE TO DO SO. LATE WINTER-EARLY SPRING PLANTINGS ARE PREFERRED. EARLIEST PLANTING DATES WILL VARY FROM YEAR TO YEAR BUT PLANTING WILL GENERALLY BEGIN AS SOON AS THE GROUND IS NO LONGER FROZEN. ALTERNATE PLANTING DATES MAY BE CONSIDERED AS CONDITION WARRANTS.
- SOIL AMENDMENTS AND FERTILIZATION RECOMMENDATIONS WILL BE MADE BASED UPON THE RESULTS OF SOIL ANALYSIS FOR NITROGEN, PHOSPHORUS, POTASSIUM, ORGANIC MATTER CONTENT AND pH. IF REQUIRED, FERTILIZER WILL BE PROVIDED USING A SLOW RELEASE, SOLUBLE 16-8-16 ANALYSIS DESIGNED TO LAST 5-8 YEARS CONTAINED IN POLYETHYLENE PERFORATED BAGS SUCH AS MANUFACTURED BY ADCO WORKS, P.O. BOX 310 HOLLIS, N.Y. 11423 OR APPROVED EQUAL.
- PLANT MATERIALS WILL BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS AND PLANT SCHEDULE.
- PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS FOR SIZE, FORM, VIGOR, OR ROOTS, OR DUE TO TRUNK WOUNDS, BREAKAGE, DESICCATION, INSECT OR DISEASE MUST BE REPLACED.
- PLANTING STOCK MUST BE PROTECTED FROM DESICCATION AT ALL TIMES PRIOR TO PLANTING. MATERIALS HELD FOR PLANTING SHALL BE MOISTENED AND PLACED IN COOL SHADED AREAS UNTIL READY FOR PLACEMENT.
- NEWLY PLANTED TREES MAY REQUIRE WATERING AT LEAST ONCE PER WEEK DURING THE FIRST GROWING SEASON DEPENDING ON RAINFALL IN ORDER TO GET ESTABLISHED. THE INITIAL PLANTING OPERATION SHOULD ALLOW FOR WATERING DURING INSTALLATION TO COMPLETELY SOAK BACKFILL MATERIAL.
- MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE DIAGRAM PROVIDED AND SHALL CONSIST OF COMPOSTED, SHREDDED HARDWOOD BARK MULCH, FREE OF WOOD ALCOHOL.
- ALL NURSERY STOCK TO BE SPRAYED WITH DEER REPELLENT CONTAINING BITREX SUCH AS REPELLEX. ALL NURSERY STOCK TO BE GROWN WITH DEER REPELLENT TABLETS IN GROWING MEDIUM, SUCH AS REPELLEX TABLETS.



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 AREAS 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.

FOREST PROTECTION NOTES:

PRE-CONSTRUCTION ACTIVITIES:

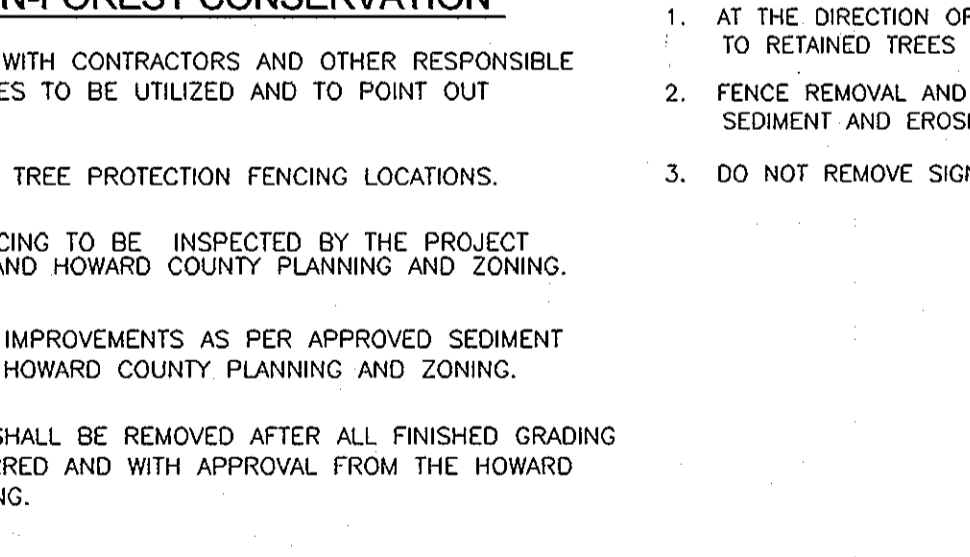
- FOR RETENTION AREAS, INSTALL BLAZE ORANGE FENCE AND RETENTION SIGNS BEFORE CONSTRUCTION BEGINS.
- FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
- A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNE TREES 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 CANDLES.
- IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.

POST-CONSTRUCTION ACTIVITIES:

- AT THE DISCRETION 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.

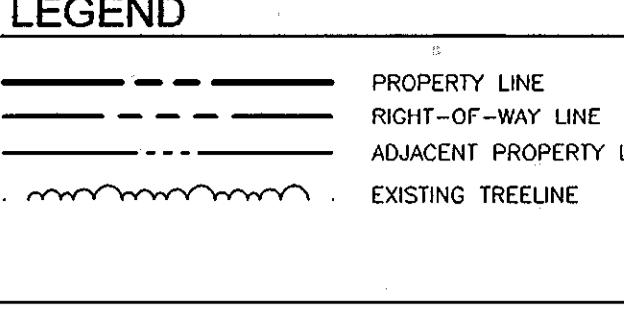


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LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
AR	31	ACER RUBRUM OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	B & B
AB	19	ACER PALMATUM 'BLOODGOOD' BLOODGOOD JAPANESE MAPLE	4'-6" HT.	B & B
PS	8	PINUS STROBUS EASTERN WHITE PINE	6'-8" HT.	B & B
QR	67	QUERCUS PHELLOS WILLOW OAK	2 1/2" - 3" CAL.	B & B



AFFORESTATION PROVIDED - AREA-1

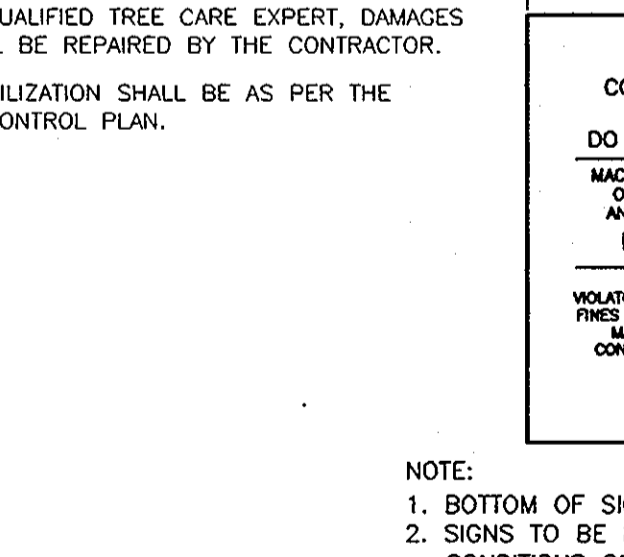
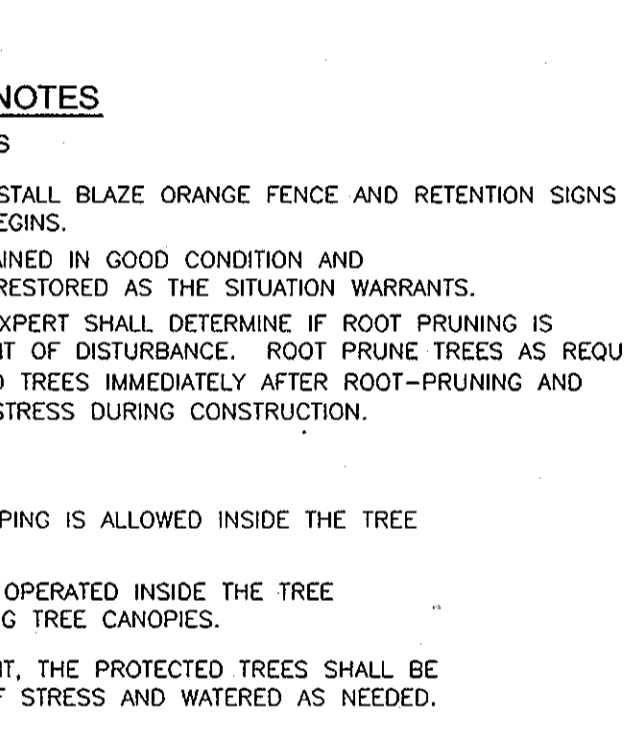
0.98 ACRES
1" CALIPER TREES
196 TREES @ 200 TREES PER ACRE

AFFORESTATION PROVIDED - AREA-2

0.86 ACRES
1" CALIPER TREES
172 TREES @ 200 TREES PER ACRE

STREET TREE CALCULATIONS

STREET NAME	LINEAR FEET (NO. REQUIRED)	NO. PROVIDED
TOBY LANE	1,836/40	46
LUCY'S OVERLOOK WAY	840/40	21

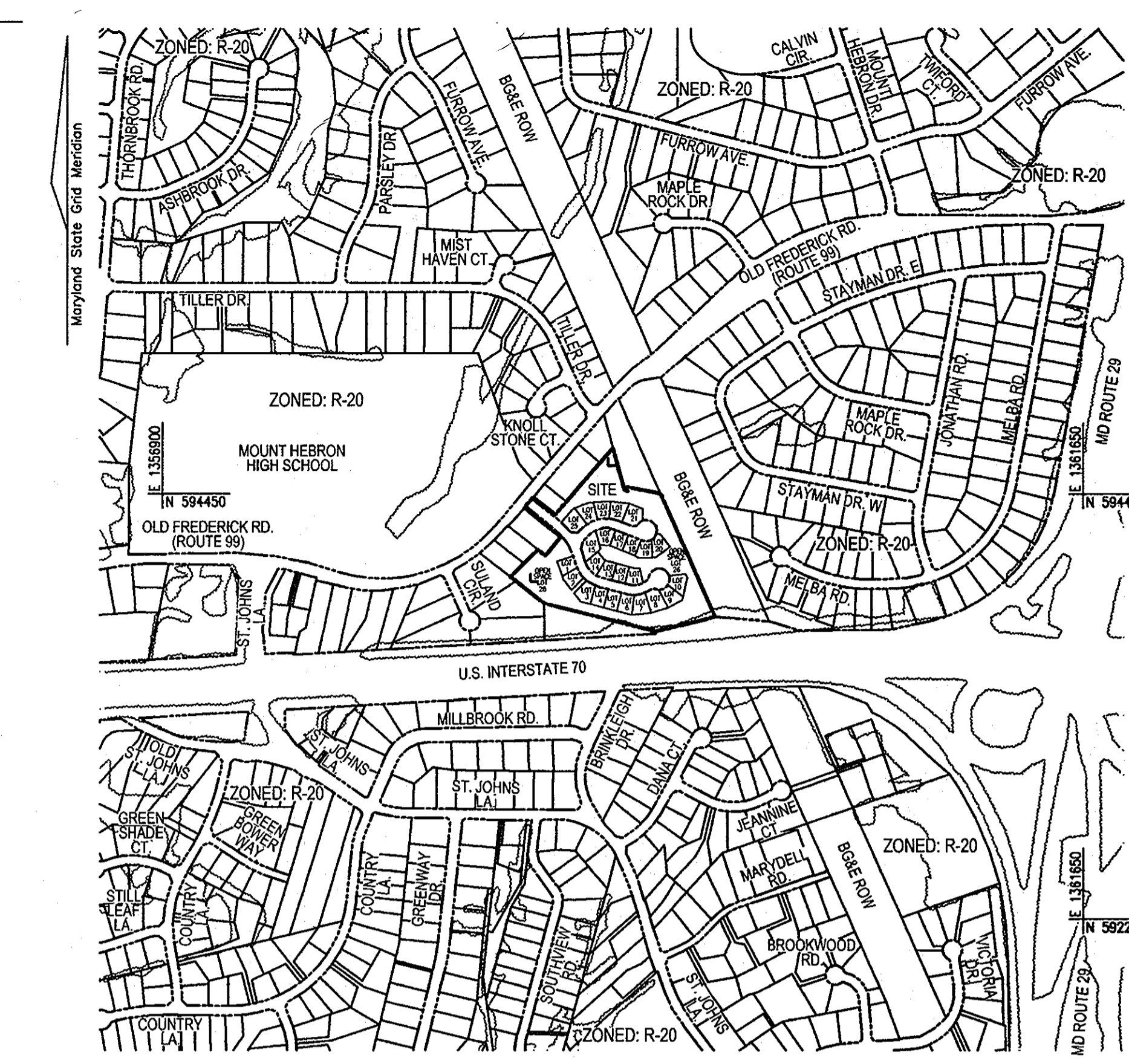


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SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES/ROADWAYS						TOTAL
	1	2	3	4	5	6	
PERIMETER/FRONTAGE DESIGNATION							
LANDSCAPE TYPE							
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	604'	443'	699'	315'	815'	614'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	YES	YES	330'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED (LF REMAINING)	604'	443'	699'	315'	624'	284'	
SHADE TREES	1:60 10	1:60 7	1:60 12	1:50 6	1:60 10	1:60 5	50
EVERGREEN TREES	-	-	-	1:40 8	-	-	-
SHRUBS	-	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	10	7	12	6*	10	5	50
SHADE TREES	-	-	-	8*	-	-	8
EVERGREEN TREES	-	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-	-

* THE PLANTING REQUIREMENTS FOR PERIMETER 4 WERE MOVED TO WITHIN PERIMETER 5 DUE TO THE LOCATION OF FOREST CONSERVATION AREA 2.

OWNERS: EVANS M. KEIM, 5339 ROUTE 99, ELLICOTT CITY, MD 21042

DEVELOPER: DOUBLE R VENTURES, LLC, C/O LAND DESIGN & DEVELOPMENT, INC., 5339 ROUTE 99, ELLICOTT CITY, MARYLAND 21042-7819

PRELIMINARY EQUIVALENT SKETCH PLAN
MOUNT HEBRON OVERLOOK
LANDSCAPE AND FOREST CONSERVATION NOTES

LOTS 1-25 AND OPEN SPACE LOT 26
ARE A SUBDIVISION OF THE 'KEIM PROPERTY' LOT 2,
AND A SUBDIVISION OF PARCELS 78 AND 416
HOWARD COUNTY, MD

2ND ELECTION DISTRICT
TAX MAP: 17 GRID: 16
DPZ REF'S: F-87-100, ECP-10-13

ZONING: R-20
PARCELS: 77, 78, & 416
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: RHV
DRAWN BY: JMR
CHECKED BY: RHV
DATE: JANUARY 2011
SCALE: AS SHOWN
W.O. NO.: 10-06

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.
EXPIRATION DATE: 06-27-2012

6 SHEET OF 6