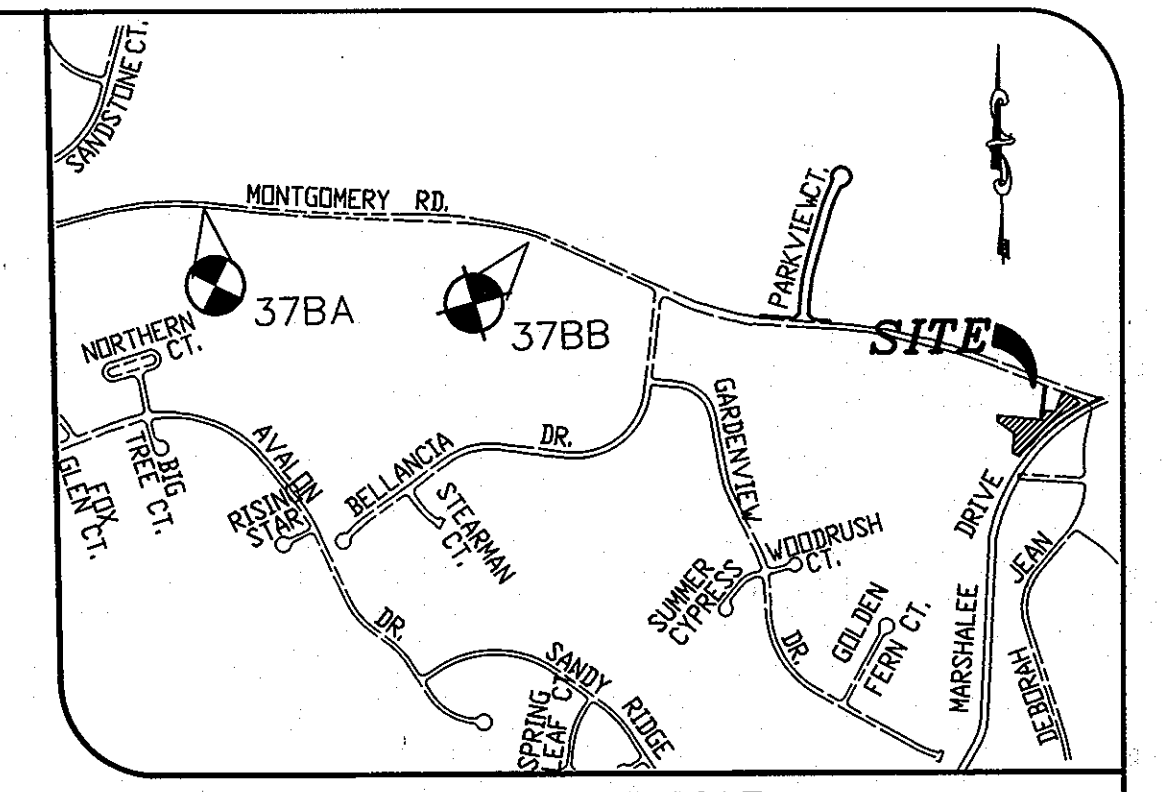


SHEET INDEX

NO.	TITLE
1	PRELIMINARY EQUIVALENT SKETCH PLAN
2	PRELIMINARY GRADING, SEDIMENT CONTROL PLAN AND SOILS MAP
3	PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN



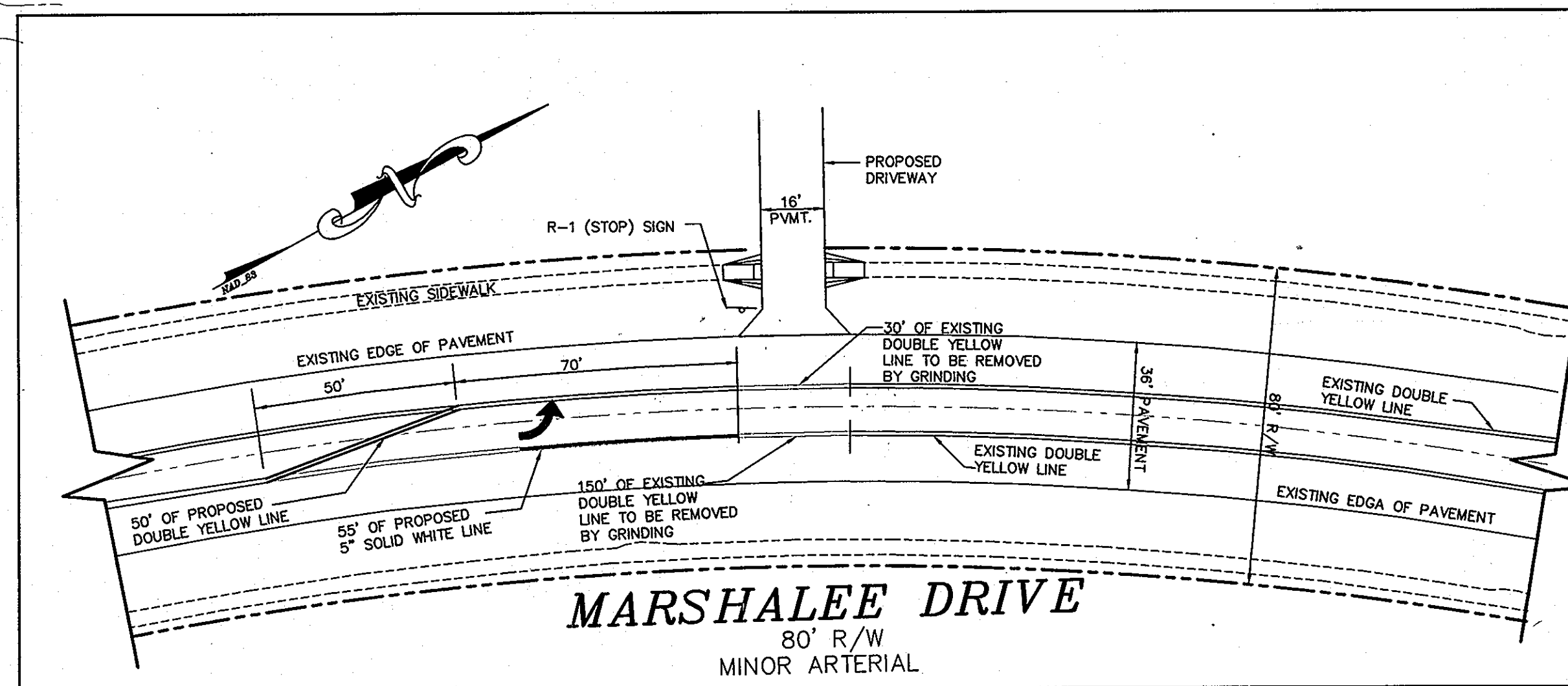
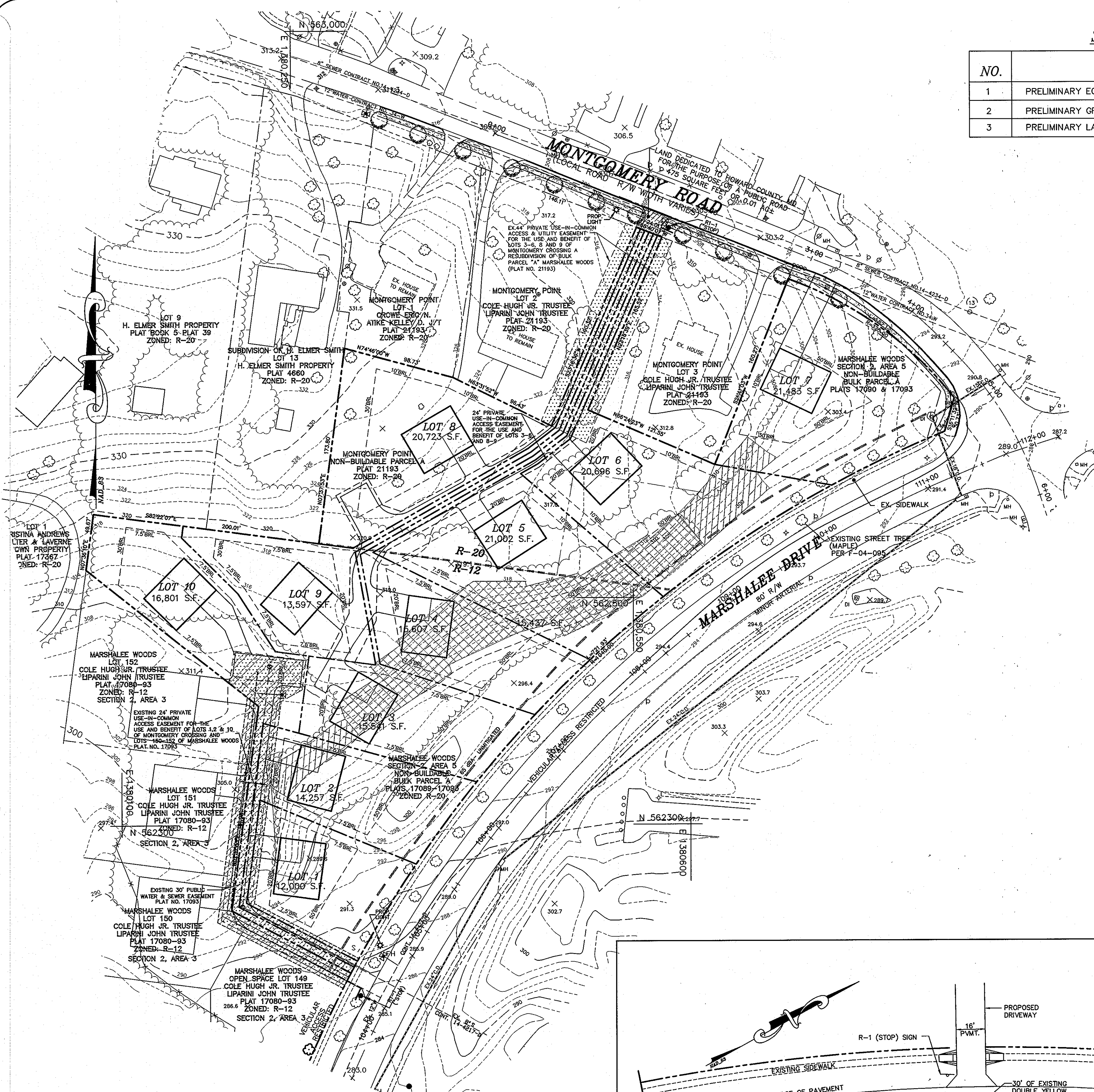
VICINITY MAP
SCALE: 1"=1000'
ADC MAP 4936 GRID J7

GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-12 AND R-20 PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/2008.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL SURVEY PREPARED BY WINGS TOPOGRAPHY INC. ON OR ABOUT JUNE 2010 BY MILDENBERG, BOENDER AND ASSOC.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2010 BY MILDENBERG, BOENDER AND ASSOC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
37BA N 563785.6421 E 1376343.2088 ELEV. 393.935
37BB N 563663.4488 E 1378040.5059 ELEV. 373.014
- PROJECT BACKGROUND:
TAX MAP: 37 PARCEL: 320 AND 354, GRID: 5
ELECTION DISTRICT: FIRST
ZONING: R-12 AND R-20
DEED REFERENCE: 2964/87; 2964/98
PREVIOUS PROJECT NUMBERS: ECP-11-034, F-10-080, PLAT# 21193, F-04-095, PLAT # 17089-93
MONTGOMERY POINT, NON-BUILDABLE BULK PARCEL "A" (F-10-080); 0.97 AC.±
MARSHALEE WOODS, SECTION 2, AREA 5, NON-BUILDABLE BULK PARCEL "A" (F-04-095); 3.0089 AC.±
PUBLIC ROAD R/W DEDICATION (WAS DEDICATED UNDER F-10-080) (475 S.F.) 0.01 AC. ±
- AREA TABULATION:
GROSS AREA OF PROPERTY TRACT: 3.9789 AC.±
AREA OF FLOODPLAIN: 0
MINIMUM LOT SIZE PROPOSED: 12,000 SQ.FT. FOR ZONING R-12
20,000 SQ.FT. FOR ZONING R-20
NUMBER OF BUILDABLE LOTS PROPOSED: 10 LOTS
NUMBER OF OPEN SPACE LOTS PROPOSED: 0
AREA OF PROPOSED LOTS: 3.9789 AC.±
- WATER IS PUBLIC. EXISTING CONTRACT NO. 14-4217-D WILL BE UTILIZED.
- SEWER IS PUBLIC. EXISTING CONTRACT NO. 14-4217-D WILL BE UTILIZED.
- STORMWATER MANAGEMENT IS PROVIDED BY M-3 INFILTRATION LANDSCAPE AND A-2 PERMEABLE PAVEMENT IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL.
- THERE IS NO FLOODPLAIN ON THE PROPERTY.
- FOREST STAND AND WETLANDS DELINEATION PREPARED BY MILDENBERG, BOENDER AND ASSOC., INC. DATED NOVEMBER 2010.
- APFO ROAD TEST WAS PREPARED BY TRAFFIC GROUP, DATED DECEMBER, 2010.
- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER AND ASSOC., INC. DATED DECEMBER 2010.
- DENOTES PRIVATE USE-IN-COMMON EASEMENT
- DENOTES PUBLIC WATER AND SEWER EASEMENT
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- SOIL DELINEATION IS BASED ON HOWARD COUNTY SOIL SURVEY MAP 2003.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE SHALL BE PROVIDED BY THE PAYMENT OF FEE-IN-LIEU FOR 1.00 ACRE OF AFForestation IN THE AMOUNT OF \$32,670.00 AND 0.48 ACRES OF OFF SITE PLANTING. FINANCIAL SURETY FOR THE OFF-SITE AFForestation (0.48 ACRES OR 20,909 SQ. FT.) IN THE AMOUNT OF \$10,454.00 SHALL BE PROVIDED UNDER THE DEVELOPERS AGREEMENT WITH THE FINAL PLAT.
- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (24 SHADE TREES AND 21 EVERGREENS) SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$10,350.00.
- THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF 8 LOTS, WILL BE SATISFIED VIA A PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$15,000.00.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY FOR EACH ENTRANCE SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE)- 30" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- WP-94-90 GRANTED 1/13/95 TO WAIVE
(A) SECTION 16.119(1)(2), TO PERMIT PRIVATE SHARED DRIVEWAYS TO HAVE DIRECT ACCESS TO A MINOR ARTERIAL ROADWAY, MARSHALEE DRIVE.
(B) SECTION 16.116(A)(2) TO NOT REQUIRE A USABLE YARD 25' MINIMUM BETWEEN THE 75' STREAM BUFFER AND THE REAR OF THE PROPOSED UNITS (LOTS 87-90), APPLICABLE TO F-98-62.
- THE EXISTING STREET TREES ON PROPOSED LOTS 6 AND 7 SHALL BE RELOCATED TO LOCATIONS WITHIN THE PUBLIC ROAD R/W AS SHOWN FOR THE EXISTING STREET TREES ADJACENT TO PROPOSED LOTS 1-5 AND P/O LOT 6 ON THE FUTURE FINAL PLAT/PLAN FOR THIS PROJECT.
- PROPOSED LIGHTS SHALL BE 100 WATT PREMIERS.

LEGEND:

- LOD LIMIT OF DISTURBANCE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- MICRO BIO-RETENTION
- SLOPES GREATER THAN 25%
- 15% TO 25% SLOPES
- EXISTING STREET TREE PER F-04-095



MARSHALEE DRIVE
80' R/W
MINOR ARTERIAL

PAVEMENT MARKING PLAN
SCALE: 1"=30'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	14,257 SQ.FT.	1,237 SQ.FT.	13,020 SQ.FT.
3	15,541 SQ.FT.	2,001 SQ.FT.	13,540 SQ.FT.
4	15,607 SQ.FT.	1,566 SQ.FT.	14,041 SQ.FT.
5	21,002 SQ.FT.	988 SQ.FT.	20,014 SQ.FT.
6	20,696 SQ.FT.	695 SQ.FT.	20,001 SQ.FT.
8	20,723 SQ.FT.	723 SQ.FT.	20,000 SQ.FT.
9	13,597 SQ.FT.	1,597 SQ.FT.	12,000 SQ.FT.
10	16,801 SQ.FT.	1,733 SQ.FT.	15,068 SQ.FT.

OWNER

BDG TRUST
7310 ESQUIRE CT., SUITE 14
ELKRIDGE, MD 21075
(410) 379-8881



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. 17942, EXP DATE 9/3/12.

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Thomas & Butler 8/17/11
PLANNING DIRECTOR DATE

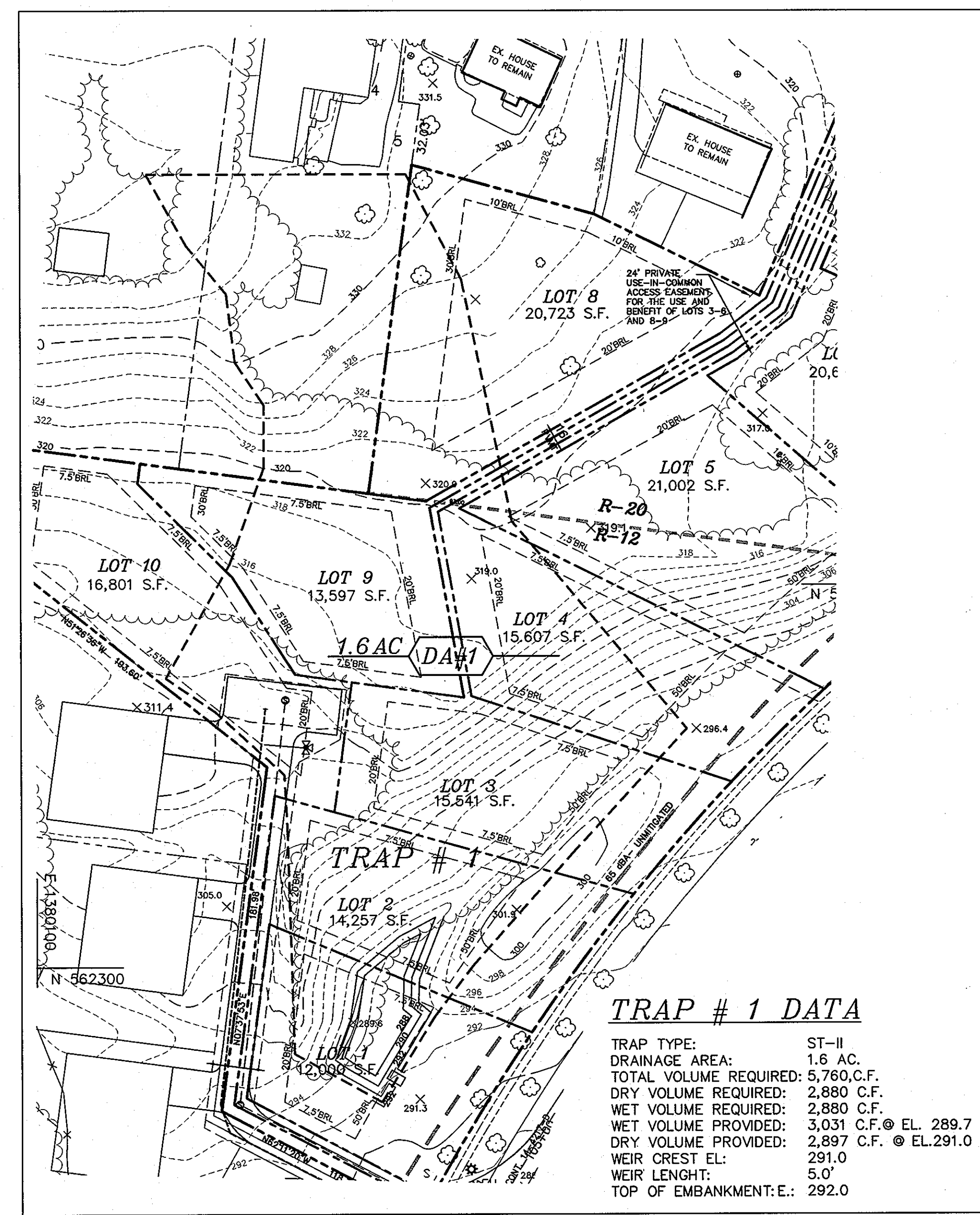
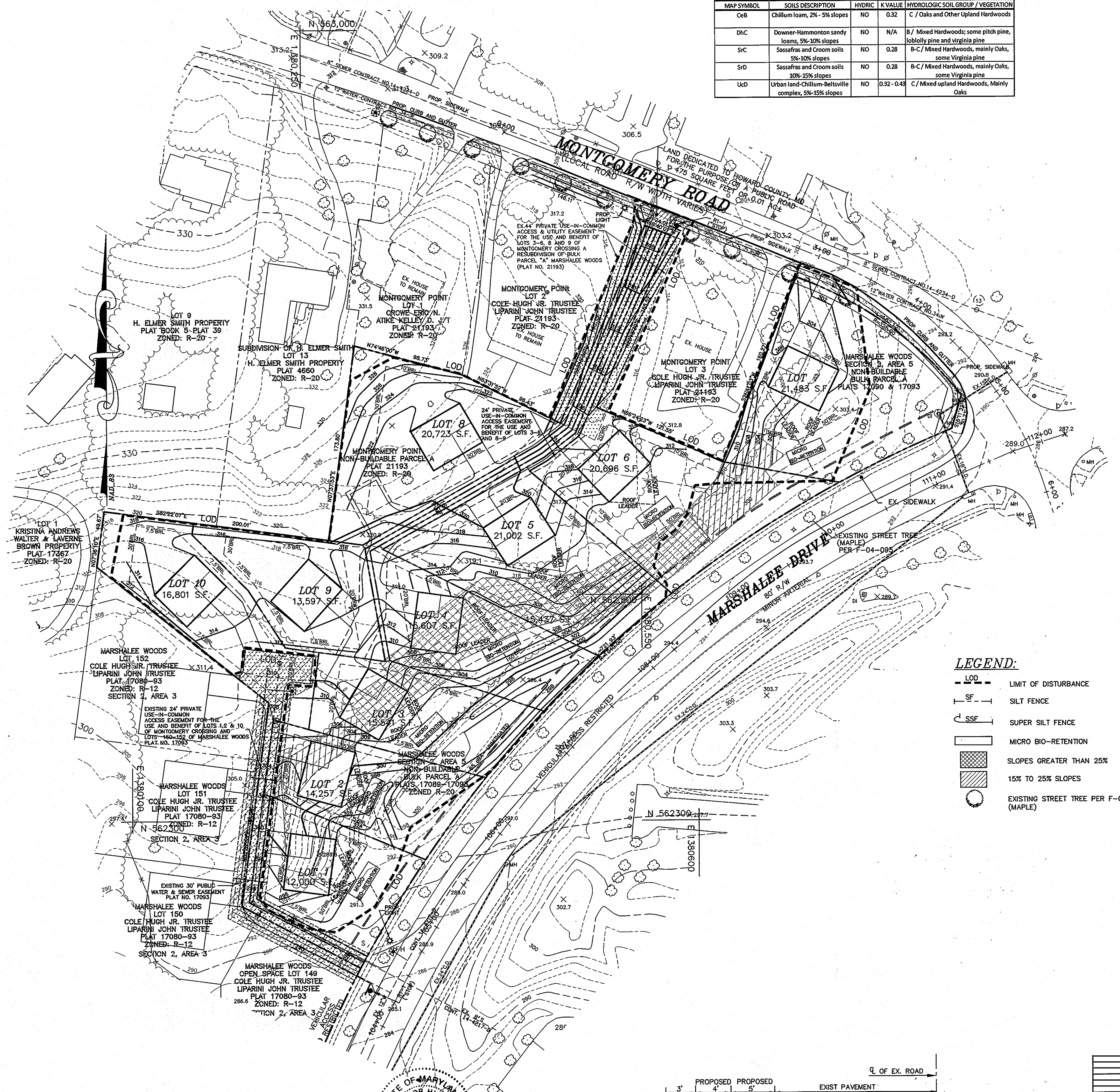
project	date	approval
09-01B	AUG. 2011	MMM
illustration	engineering	MMM
MMM	MMM	RJH
scale	1" = 50'	

no.	date	description	revisions
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MONTGOMERY CROSSING
LOTS 1 THRU 10 PARCEL A (PLAT # 21193) AND MARSHALEE WOODS SECTION 2, AREA 5, NON-BUILDABLE BULK PARCEL "A" (PLAT # 17089 & 17093)
TAX MAP 37, GRID 5, PARCEL 320, (L. 8271 F. 636) & PARCEL 354
FIRST ELECTION DISTRICT
PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, Ellicott City, MD 21075
(410) 997-0298 Fax (410) 997-0298 Ext.

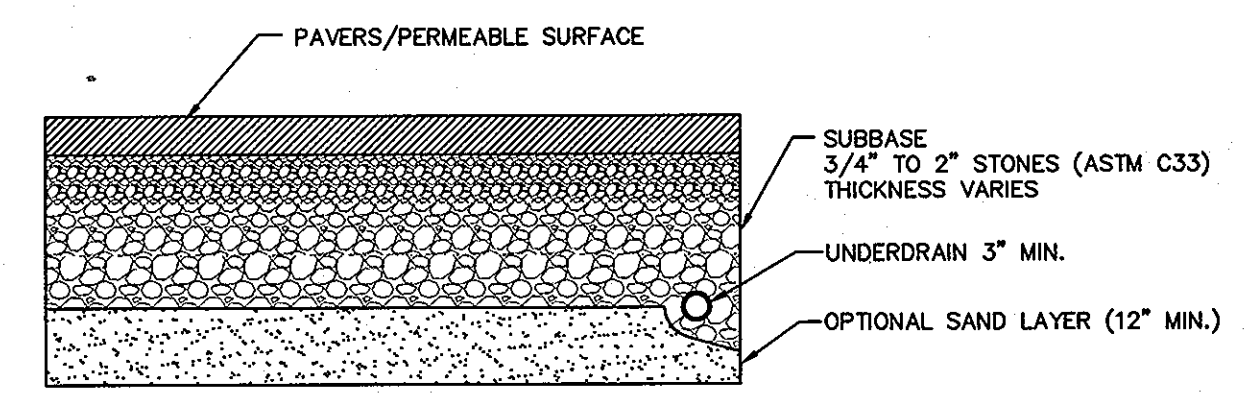
SOILS CHART				
MAP SYMBOL	SOILS DESCRIPTION	HYDRC	K VALUE	HYDROLOGIC SOIL GROUP / VEGETATION
CeB	Chillum loam, 2% - 5% slopes	NO	0.32	C / Oaks and Other Upland Hardwoods
DHC	Downer-Hammont sandy loams, 5% - 10% slopes	NO	N/A	B / Mixed Hardwoods; some pitch pine, loblolly pine and virginia pine
SlC	Sassafras and Croom soils, 5% - 10% slopes	NO	0.28	B-C / Mixed Hardwoods, mainly Oaks, some Virginia pine
SrD	Sassafras and Croom soils, 10% - 15% slopes	NO	0.28	B-C / Mixed Hardwoods, mainly Oaks, some Virginia pine
UcD	Urban land-Chillum-Beltsville complex, 5% - 15% slopes	NO	0.32 - 0.48	C / Mixed upland Hardwoods, Mainly Oaks



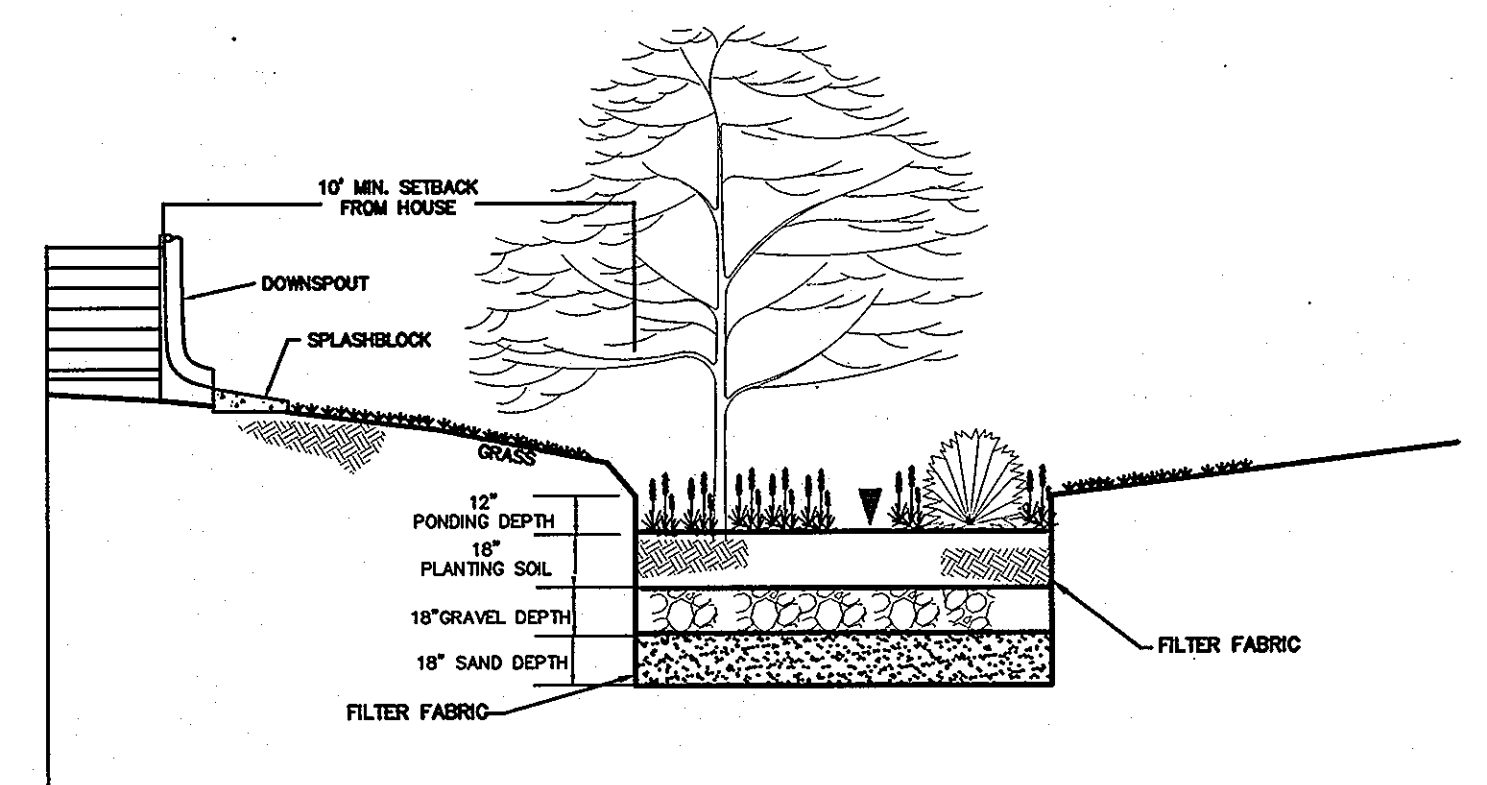
TRAP # 1 DATA

TRAP TYPE:	ST-II
DRAINAGE AREA:	1.6 AC.
TOTAL VOLUME REQUIRED:	5,760 C.F.
DRY VOLUME REQUIRED:	2,880 C.F.
WET VOLUME REQUIRED:	2,880 C.F.
WEIR CREST EL.:	3,031 C.F. @ EL. 289.7
DRY VOLUME PROVIDED:	2,897 C.F. @ EL. 291.0
WEIR LENGTH:	5.0'
TOP OF EMBANKMENT: E.:	292.0

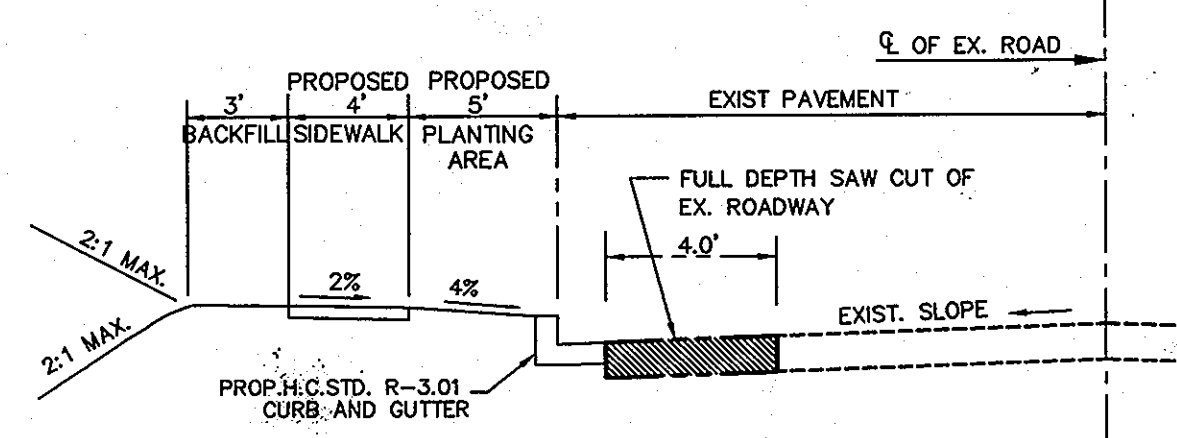
- LEGEND:**
- LOD LIMIT OF DISTURBANCE
 - SF SILT FENCE
 - SSF SUPER SILT FENCE
 - MICRO BIO-RETENTION
 - SLOPES GREATER THAN 25%
 - 15% TO 25% SLOPES
 - EXISTING STREET TREE PER F-04-095 (MAPLE)



TYPICAL PERMEABLE PAVEMENT DETAIL
NTS



TYPICAL MICRO BIO-RETENTION PROFILE
NTS



TYP. SECTION MONTGOMERY ROAD

OWNER
BDG TRUST
7310 ESQUIRE CT., SUITE 14
ELKRIDGE, MD 21075
(410) 379-8681



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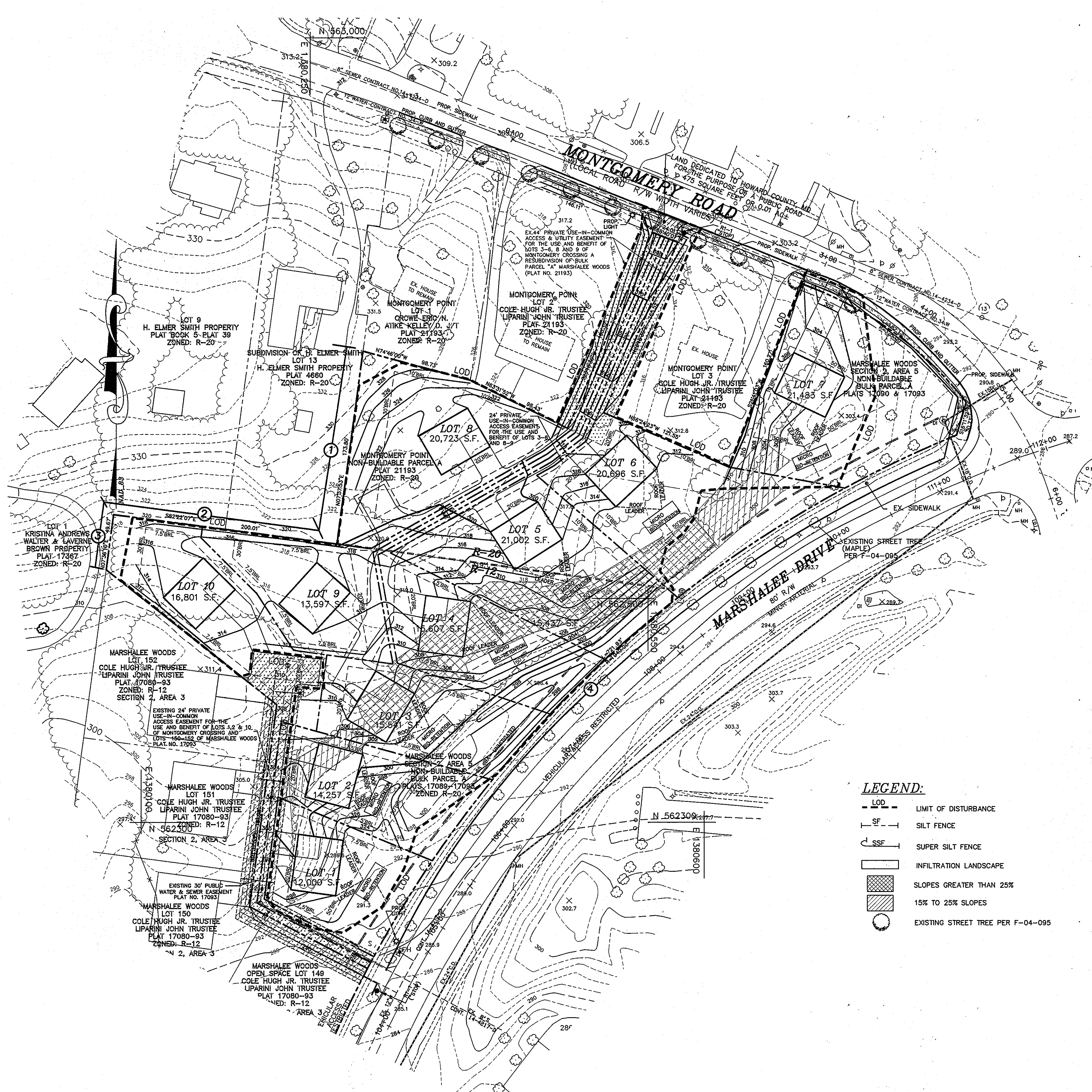
APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Thomas & Suttles 8/17/11
PLANNING DIRECTOR DATE

N.T.S.
FOR DETAILS NOT SHOWN SEE H.O.CO. STD. R1-08
WIDENING STRIPS ALONG EXISTING ROADWAYS.

Project	date	description	revisions
09-018	AUG. 2011	illustration	
		scale	1" = 50'
		approval	MMM
		approval	RJH

MONTGOMERY CROSSING
LOTS 1 THRU 10
A RESUBDIVISION OF MONTGOMERY POINT, NON-BUILDABLE BULK PARCEL A (PLAT # 21093) AND MARSHALEE WOODS TAX MAP 37, GRID 5, PARCEL 354 & PARCEL 354 FIRST ELECTION DISTRICT, PARCEL 350, (L. 8271 F. 636) & PARCEL 354 HOWARD COUNTY
PRELIMINARY GRADING, SEDIMENT CONTROL PLAN & SOILS MAP

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deepwater Road, Suite 150, Elkridge, MD 21075
(410) 397-0238 Fax
(410) 397-0238 Batt.



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	B (PERIMETER 4)	
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	B (PERIMETER 4)	
LINEAR FEET OF PERIMETER	173.80 LF	200.01' LF	49.67 LF	848.21 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED					
SHADE TREES	3 SHADE TREES	3 SHADE TREE	1 SHADE TREES	17 SHADE TREES	24 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	21 EVERGREEN TREES	21 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

STREET TREE CALCULATIONS
 MONTGOMERY ROAD - 440 / 40 = 11
 TOTAL TREES REQUIRED = 11 TREES

STREET TREE PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
11	PRUNUS SARGENTII OR EQUIVALENT	SARGENT CHERRY OR EQUIVALENT	2 1/2" - 3" CAL.
TOTAL 11 STREET TREES			

- NOTE :**
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE SHALL BE PROVIDED BY THE PAYMENT OF FEE-IN-LIEU FOR 1.00 ACRE OF AFForestation IN THE AMOUNT OF \$32,870.00 AND 0.48 ACRES OF OFF-SITE PLANTING. FINANCIAL SURETY FOR THE OFF-SITE AFForestation (0.48 ACRES OR 20,909 SQ. FT.) IN THE AMOUNT OF \$10,454.00 SHALL BE PROVIDED UNDER THE DEVELOPERS AGREEMENT WITH THE FINAL PLAT.
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FOREST CONSERVATION WORKSHEET
VERSION 1.0

NET TRACT AREA:

A. Total tract area.....	=4.05
B. Area within 100 year floodplain.....	=0.00
C. Area to remain in agricultural production or utility ROW.....	=0.00
D. Net tract area.....	=4.05

LAND USE CATEGORY:

(from table 3.2.1, page 40, Manual) input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. Afforestation Threshold..... 15% x D = 0.61
 F. Conservation Threshold..... 20% x D = 0.81

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain).....	=0.74
H. Area of forest above afforestation threshold.....	=0.13
I. Area of forest above conservation threshold.....	=0.10

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation.....	=0.00
K. Clearing permitted without mitigation.....	=0.00

PROPOSED FOREST CLEARING:

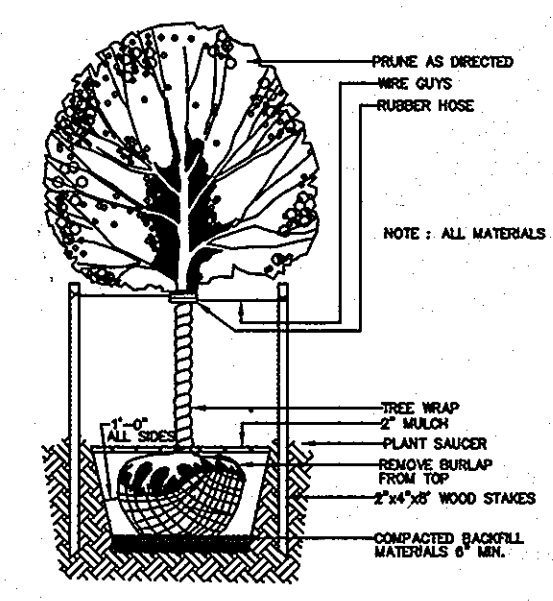
L. Total area of forest to be cleared.....	=0.74
M. Total area of forest to be retained.....	=0.00

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold.....	=0.00
P. Reforestation for clearing below conservation threshold.....	=1.48
Q. Credit for retention above conservation threshold.....	=0.00
R. Total reforestation required.....	=1.48
S. Total afforestation required.....	=0.00
T. Total reforestation and afforestation required.....	=1.48

NOTE- THE "TOTAL TRACT AREA" ON LINE "A" OF THE FOREST CONSERVATION WORKSHEET IS THE SUM OF THE ACRES OF MONTGOMERY POINT, NON-BUILDABLE PARCEL A (0.97 AC.), MARSHALEE WOODS, SECTION 2 AREA 5, NON-BUILDABLE BULK PARCEL A (0.0099 AC.) AND THE PUBLIC ROAD R/W DEDICATION AREA (0.073 AC.) OF F-10-080, MONTGOMERY POINT.

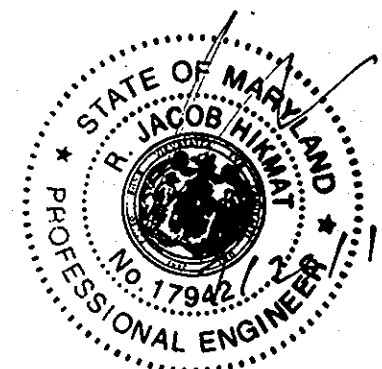
- LEGEND:**
- LOD - LIMIT OF DISTURBANCE
 - SF - SILT FENCE
 - SSF - SUPER SILT FENCE
 - [Symbol] INFILTRATION LANDSCAPE
 - [Symbol] SLOPES GREATER THAN 25%
 - [Symbol] 15% TO 25% SLOPES
 - [Symbol] EXISTING STREET TREE PER F-04-095



OWNER
 BOG TRUST
 7310 ESQUIRE CT., SUITE 14
 ELKRISE, MD 21075
 (410) 379-8681

APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Thomas J. Rutledge 8/17/11
 PLANNING DIRECTOR DATE

MD DNR QUALIFIED PROFESSIONAL
Wanda L. Trigg
 WASHINGTON, DC



MONTGOMERY CROSSING
 LOTS 1 THRU 10 PER PARCEL A (PLAT # 21193) AND MARSHALEE WOODS
 A RESUBDIVISION OF MONTGOMERY POINT, NON-BUILDABLE PARCEL A (PLAT # 17089 & 17093)
 SECTION 2 AREA 5, NON-BUILDABLE BULK PARCEL A (PLAT # 17089 & 17093)
 TAX MAP 37, GRID 5, PARCEL 320, (L. 8271 F. 636) & PARCEL 354
 FIRST ELECTION DISTRICT
 HOWARD COUNTY
 PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Road, Suite 150, Elkridge, MD 21075
 (410) 997-0296 Balt. (410) 997-0298 Fax