

TAX MAP 25, PARCEL 172
LIBER 530, FOLIO 165
22.161 ACRES*

AUTUMN RIVER
S-98-16

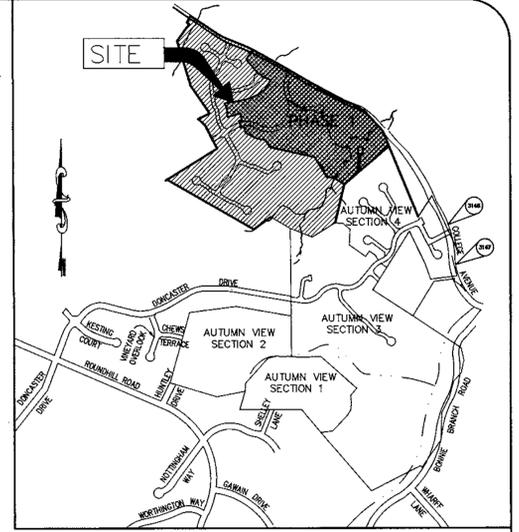
AREA TABULATION:

	SECTION 3	SECTION 4	SECTION 5	SECTION 3, 4 & 5	SECTION 5 PHASE 1
GROSS AREA:	87.39 AC ±	22.95 AC ±	83.05 AC ±	189.07 AC ±	31.09 AC ±
AREA OF STEEP SLOPES:	13.20 AC ±	2.05 AC ±	11.44 AC ±	26.69 AC ±	6.28 AC ±
AREA OF FLOODPLAIN:	6.19 AC ±	0	2.03 AC ±	8.22 AC ±	0.89 AC ±
NET AREA:	68.00 AC ±	16.58 AC ±	69.58 AC ±	154.16 AC ±	23.92 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFA:	16.46 AC ±	14.17 AC ±	32.64 AC ±	63.27 AC ±	9.71 AC ±
TOTAL AREA OF PROPOSED BUILDABLE LOTS:	16.46 AC ±	14.17 AC ±	32.64 AC ±	63.27 AC ±	9.71 AC ±
AREA OF PROPOSED ROAD (R/W):	6.11 AC ±	2.80 AC ±	7.62 AC ±	16.53 AC ±	2.72 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	21.85 AC ±	4.86 AC ±	20.76 AC ±	47.27 AC ±	5.98 AC ±
PROVIDED OPEN SPACE:	60.50 AC ±	6.74 AC ±	41.67 AC ±	108.91 AC ±	18.66 AC ±
NON CREDITED OPEN SPACE:	0.08 AC ±	0.11 AC ±	0.20 AC ±	0.37 AC ±	0
NET OPEN SPACE:	60.44 AC ±	6.63 AC ±	41.47 AC ±	108.54 AC ±	18.66 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	18,000 S.F.	14,250 S.F.	44,500 S.F.	76,750 S.F.	11,500 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	18,000 S.F.	14,250 S.F.	44,500 S.F.	76,750 S.F.	11,500 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA x 2):	136	33	139	308	49
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	72	57	155	285	46
NUMBER OF PROPOSED BUILDABLE LOTS (SFA):	72	0	22	22	0
NUMBER OF PROPOSED BUILDABLE LOTS:	72	57	178	307	46
NUMBER OF PROPOSED OPEN SPACE LOTS:	4	2	7	13	3
NUMBER OF PROPOSED DPW OWNED OPEN SPACE LOTS (PUMP STA.):	0	1	0	1	0
NUMBER OF BULK PARCELS:	0	0	0	0	1
TOTAL NUMBER OF PROPOSED LOTS:	76	60	185	321	49

AREA OF BULK PARCEL "A": 4.32 AC ±
*GROSS AREA OF PHASE 4 (EXCLUDING PARCEL "A"): 18.63 AC ±

SECTION 5 SUMMARY
TOTAL NUMBER OF BUILDABLE LOTS/UNITS ALLOWED: 178
TOTAL NUMBER OF BUILDABLE LOTS/UNITS - PHASE 1-ALLOWED: 46
TOTAL NUMBER OF BUILDABLE LOTS/UNITS - PHASE 1-PROPOSED: 46
TOTAL NUMBER OF BUILDABLE LOTS/UNITS REMAIN: 132

NOTE
1. BULK PARCEL A AS SHOWN ON SECTION 3 (F-99-45) WILL BE RESUBDIVIDED UNDER AUTUMN VIEW SECTION 4 (SP-98-12).
2. TABULATION FOR SECTION 3 BASED ON FINAL PLANS (F-99-45) WHICH DIFFER SLIGHTLY FROM THE APPROVED SKETCH PLAN.



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 25 & 31, P/O PARCEL 4 & 75
ZONING: R-ED
ELECTION DISTRICT: 2ND
SECTION: 5
PHASE: 1
TOTAL AREA: 31.09 AC ±
AREA OF BUILDABLE LOTS: 9.71 AC ±
AREA OF R/W DEDICATION: 2.72 AC ±
AREA OF OPEN SPACE LOTS: 18.66 AC ±
AREA OF FLOODPLAIN: 0.89 AC ±
NUMBER OF BUILDABLE LOTS: 46
NUMBER OF OPEN SPACE LOTS: 49
TOTAL NUMBER OF LOTS: 95
DPZ FILES: S-99-01 APPROVED 7/1/99, PB 329
- TOPOGRAPHIC INFORMATION ARE BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. VERTICAL DATUM IS NAD 83.
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 3147 AND 3148.
STA. 3147 N575598.0794, E137581.7684, EL. 335.987
STA. 3148 N576015.4313, E1375770.4364, EL. 379.248
- BOUNDARY INFORMATION IS BASED ON DEED PLOT AND AVAILABLE RECORDS.
- STORM WATER MANAGEMENT IS PRIVATE. IT WILL BE PROVIDED BY THE METHOD OF EXTENDED DETENTION.
- WETLANDS AND STREAM DELINEATION IS BY MILDENBERG ENVIRONMENTAL SERVICES, DATED OCTOBER 1998.
- FLOODPLAIN STUDY PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. IN OCTOBER 1999.
- GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES ENGINEERING ASSOC. INC. IN OCTOBER 1999.
- DEED REFERENCE: P/O PARCEL 4, L.380, F. 426; P/P PARCEL 75, L. 530, F. 162. ADJOINED TRANSFER IS BEING PREPARED TO CREATE NEW PARCEL TO BE ENCOMPASS WITHIN THE PROPOSED SECTION 5.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- TRAFFIC STUDY BY TRAFFIC GROUP, DATED JUNE 4, 1998.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. WATER CONTRACT NO. 266-W. SEWER PROVIDED VIA PROPOSED PUMP STATION.
- LOTS 217 - 221 WILL HAVE UNITS FACING COLLEGE AVENUE.
- ON PROPOSED LOTS WHERE SLOPES EXCEED 10%, RETAINING WALLS, CUSTOM HOUSES AND/OR HOMES WITH WALK-OUT WILL BE PROPOSED AT THE SITE DEVELOPMENT PLAN STAGE.
- THE TWO PARKING SPACES PER SFA UNIT REQUIREMENT IS SATISFIED BY SINGLE CAR GARAGE AND ADEQUATE DRIVEWAY SPACE TO ACCOMMODATE THE SECOND PARKING SPACE.
- PROPOSED AUTUMN VIEW PUMP STATION WILL BE CONSTRUCTED BY THE DEVELOPER.
- P.B. CASE NO. 329, APPROVED ON JULY 1, 1999.
- ALL LOTS WILL HAVE A MINIMUM OF 2 ON-SITE PARKING SPACES. NO STREET PARKING SPACES ARE REQUIRED.
- THE FOREST CONSERVATION OBLIGATION INCURRED BY THIS SUBDIVISION HAS BEEN SATISFIED BY ON-SITE RETENTION OF 7.65 ACRES.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
220	10,436 SQ.FT.	453 SQ.FT.	9,983 SQ.FT.
221	14,198 SQ.FT.	992 SQ.FT.	13,204 SQ.FT.
222	12,885 SQ.FT.	1,431 SQ.FT.	11,454 SQ.FT.
231	11,758 SQ.FT.	1,485 SQ.FT.	10,273 SQ.FT.
232	14,398 SQ.FT.	3,582 SQ.FT.	10,818 SQ.FT.
237	11,505 SQ.FT.	795 SQ.FT.	10,710 SQ.FT.
236	8,987 SQ.FT.	847 SQ.FT.	8,140 SQ.FT.
239	10,007 SQ.FT.	792 SQ.FT.	9,215 SQ.FT.
243	13,245 SQ.FT.	988 SQ.FT.	12,257 SQ.FT.
244	12,271 SQ.FT.	989 SQ.FT.	11,289 SQ.FT.
245	11,944 SQ.FT.	905 SQ.FT.	11,039 SQ.FT.
252	11,196 SQ.FT.	845 SQ.FT.	10,351 SQ.FT.
253	10,376 SQ.FT.	902 SQ.FT.	9,474 SQ.FT.
254	9,282 SQ.FT.	842 SQ.FT.	8,440 SQ.FT.

CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DISTANCE	DELTA
C1	251.34'	263.20'	145.11'	500'48"16"W	251.34'	80'00"00"
C2	260.00'	671.59'	906.65'	N46°40'02"E	499.85'	147°58'50"
C3	269.00'	212.22'	112.42'	N82°43'01"W	206.37'	46°45'56"
C4	50.00'	26.18'	13.40'	N79°19'18"E	25.88'	30°00'00"
C5	50.00'	26.18'	13.40'	S79°19'18"W	25.88'	30°00'00"

LEGEND

- ▨ DENOTES AREA OF 25% SLOPES OR GREATER
- ▤ DENOTES AREA OF 100 YEAR FLOODPLAIN
- ▥ DENOTES AREA OF WETLANDS
- - - DENOTES LIMITS OF DISTURBANCE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY.

PLANNING DIRECTOR DATE

OWNER/DEVELOPER
BONNIE BRANCH, CORPORATION
P.O. BOX. 396
ELLCOTT CITY, MD 21041

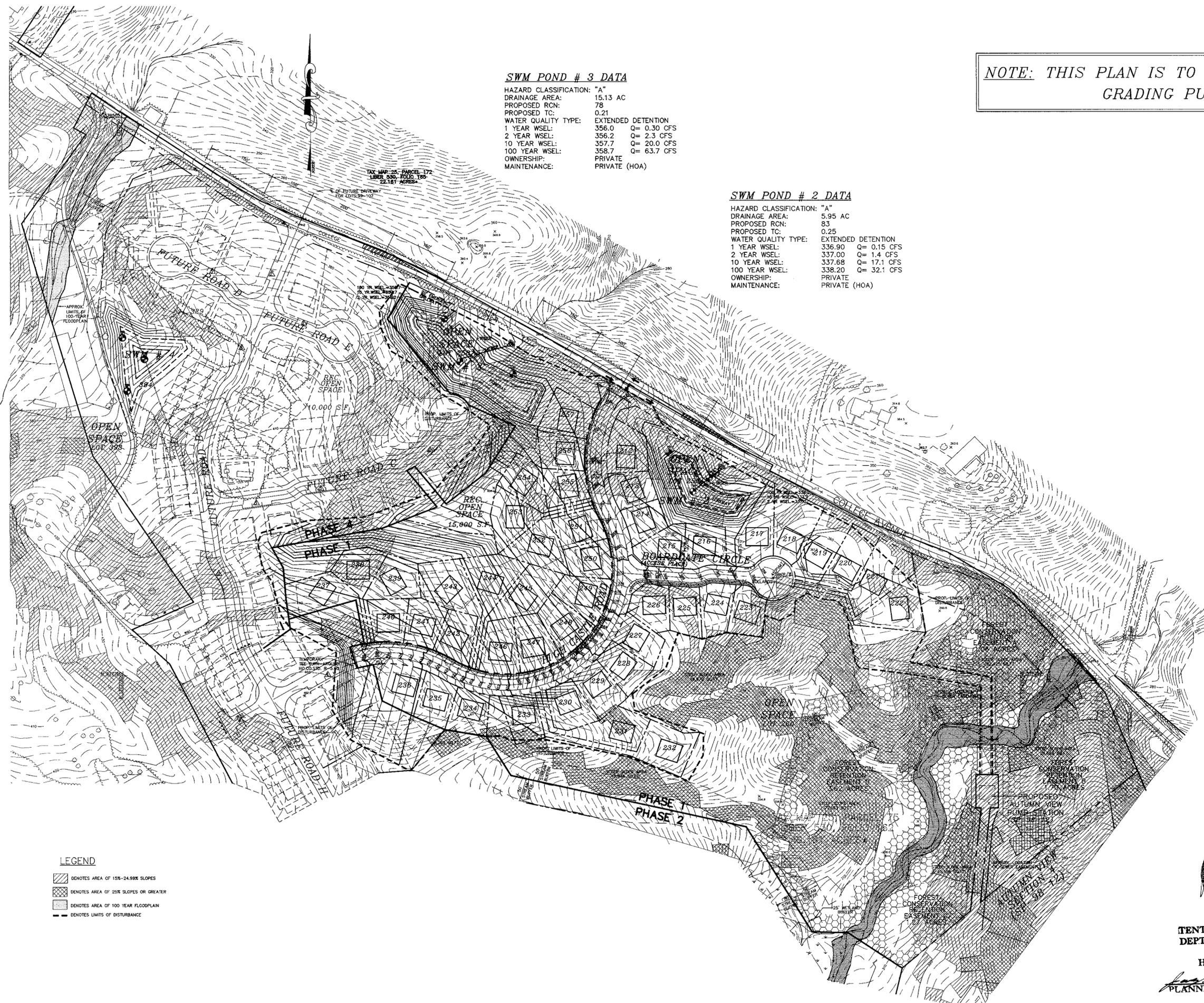


date	APR. 2000
project	99072
illustration	MMP
approval	MMP
scale	1"=100'
revision	RJH

date	
description	
revision	
no.	

AUTUMN VIEW SECTION 5
PHASE 1
TAX MAP 25 & 31, P/O PARCEL 4 & 75
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
PRELIMINARY PLAN

MILDENBERG,
BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax. (301) 621-5521 Wash. (410) 997-0286 Fax.



SWM POND # 3 DATA

HAZARD CLASSIFICATION: "A"
 DRAINAGE AREA: 15.13 AC
 PROPOSED RCN: 78
 PROPOSED TC: 0.21
 WATER QUALITY TYPE: EXTENDED DETENTION
 1 YEAR WSEL: 356.0 Q= 0.30 CFS
 2 YEAR WSEL: 356.2 Q= 2.3 CFS
 10 YEAR WSEL: 357.7 Q= 20.0 CFS
 100 YEAR WSEL: 358.7 Q= 63.7 CFS
 OWNERSHIP: PRIVATE
 MAINTENANCE: PRIVATE (HOA)

SWM POND # 2 DATA

HAZARD CLASSIFICATION: "A"
 DRAINAGE AREA: 5.95 AC
 PROPOSED RCN: 83
 PROPOSED TC: 0.25
 WATER QUALITY TYPE: EXTENDED DETENTION
 1 YEAR WSEL: 336.90 Q= 0.15 CFS
 2 YEAR WSEL: 337.00 Q= 1.4 CFS
 10 YEAR WSEL: 337.68 Q= 17.1 CFS
 100 YEAR WSEL: 338.20 Q= 32.1 CFS
 OWNERSHIP: PRIVATE
 MAINTENANCE: PRIVATE (HOA)

NOTE: THIS PLAN IS TO BE USED FOR GRADING PURPOSES ONLY

LEGEND

- DENOTES AREA OF 15% - 24.99% SLOPES
- DENOTES AREA OF 25% SLOPES OR GREATER
- DENOTES AREA OF 100 YEAR FLOODPLAIN
- DENOTES LIMITS OF DISTURBANCE



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Paul J. ... 5/14/02
 PLANNING DIRECTOR DATE

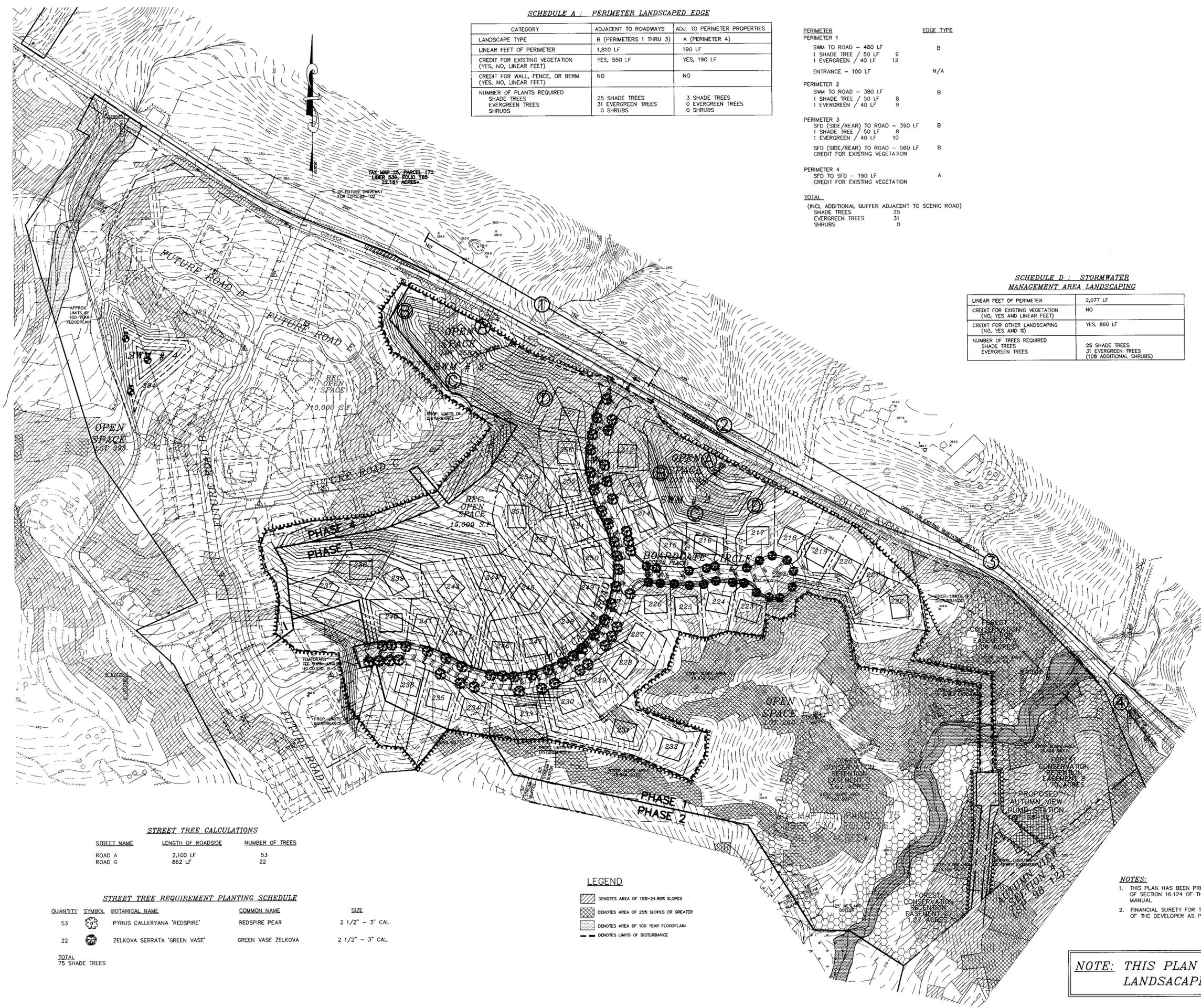
date	APR 2000
project	99072
illustration	MMP
scale	MMP
approval	MMP
date	1"=100'
no.	RJH

no.	description	date

AUTUMN VIEW SECTION 5
 PHASE 1
 TAX MAP 25 & 31, P/O PARCEL 4 & 75
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 PRELIMINARY GRADING PLAN

MILDNER, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax

F: 99072\PHASE 1\GRADE-1.DWG



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B (PERIMETERS 1 THRU 3)	A (PERIMETER 4)
LINEAR FEET OF PERIMETER	1,810 LF	190 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 550 LF	YES, 190 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	25 SHADE TREES	3 SHADE TREES
EVERGREEN TREES	31 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS

PERIMETER	EDGE TYPE
PERIMETER 1	
SWM TO ROAD - 480 LF	B
1 SHADE TREE / 50 LF	9
1 EVERGREEN / 40 LF	12
ENTRANCE - 100 LF	N/A
PERIMETER 2	
SWM TO ROAD - 380 LF	B
1 SHADE TREE / 50 LF	8
1 EVERGREEN / 40 LF	9
PERIMETER 3	
SFD (SIDE/REAR) TO ROAD - 390 LF	B
1 SHADE TREE / 50 LF	8
1 EVERGREEN / 40 LF	10
SFD (SIDE/REAR) TO ROAD - 560 LF	B
CREDIT FOR EXISTING VEGETATION	
PERIMETER 4	
SFD TO SFD - 190 LF	A
CREDIT FOR EXISTING VEGETATION	
TOTAL	
(INCL. ADDITIONAL BUFFER ADJACENT TO SCENIC ROAD)	
SHADE TREES	25
EVERGREEN TREES	31
SHRUBS	0

PERIMETER	EDGE TYPE
SWM PERIMETER	
SWM #3	
SWM PERIMETER A - 480 LF	C
CREDIT FOR PERIMETER #1 LANDSCAPING	
SWM PERIMETER B - 82 LF	B
1 SHADE TREE / 50 LF	2
1 EVERGREEN / 40 LF	2
(ADDITIONAL SHRUBS TO BE INSTALLED @ 1 SHRUB / 10 LF	8)
SWM PERIMETER C - 427 LF	B
1 SHADE TREE / 50 LF	9
1 EVERGREEN / 40 LF	11
(ADDITIONAL SHRUBS TO BE INSTALLED @ 1 SHRUB / 10 LF	22)
SWM PERIMETER D - 158 LF	B
1 SHADE TREE / 50 LF	3
1 EVERGREEN / 40 LF	4
(ADDITIONAL SHRUBS TO BE INSTALLED @ 1 SHRUB / 10 LF	16)
SWM #2	
SWM PERIMETER A - 380 LF	C
CREDIT FOR PERIMETER #2 LANDSCAPING	
SWM PERIMETER B - 261 LF	B
1 SHADE TREE / 50 LF	5
1 EVERGREEN / 40 LF	7
(ADDITIONAL SHRUBS TO BE INSTALLED @ 1 SHRUB / 10 LF	26)
SWM PERIMETER C - 164 LF	B
1 SHADE TREE / 50 LF	3
1 EVERGREEN / 40 LF	4
(ADDITIONAL SHRUBS TO BE INSTALLED @ 1 SHRUB / 10 LF	16)
SWM PERIMETER D - 125 LF	B
1 SHADE TREE / 50 LF	3
1 EVERGREEN / 40 LF	3
TOTAL PLANTING OBLIGATION	
SHADE TREES	25
EVERGREEN TREES	31
(ADDITIONAL SHRUBS	108)

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	2,077 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND LF)	YES, 860 LF
NUMBER OF TREES REQUIRED	
SHADE TREES	25 SHADE TREES
EVERGREEN TREES	31 EVERGREEN TREES
(108 ADDITIONAL SHRUBS)	

STREET TREE CALCULATIONS

STREET NAME	LENGTH OF ROADSIDE	NUMBER OF TREES
ROAD A	2,100 LF	53
ROAD C	862 LF	22

STREET TREE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
53		PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2 1/2" - 3" CAL.
22		ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" - 3" CAL.
TOTAL				75 SHADE TREES

LEGEND

- DENOTES AREA OF 15%-24.99% SLOPES
- DENOTES AREA OF 25% SLOPES OR GREATER
- DENOTES AREA OF 100 YEAR FLOODPLAIN
- DENOTES LIMITS OF DISTURBANCE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR DATE



NOTES:

- THIS PLAN 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 IS THE RESPONSIBILITY OF THE DEVELOPER AS PART OF THE DPW DEVELOPERS AGREEMENT.

NOTE: THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY

PROJECT	DATE	DESCRIPTION
98072	APR. 2000	engineering
MMP		MMP
MMP		approval
		scale 1"=100'

NO.	DESCRIPTION	DATE
	revisions	

AUTUMN VIEW SECTION 5
PHASE 1
TAX MAP 25 & 31, P/O PARCEL 4 & 75
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0296 Fax: (301) 821-5581 Wash. (410) 987-0298 Fax.

NOTE: THIS PLAN IS TO BE USED FOR PRELIMINARY FOREST CONSERVATION PURPOSES ONLY.

SPECIMEN TREE LIST

No.	COMMON NAME	SCIENTIFIC NAME	DIA.	CONDITION
1	Silver Maple	Acer saccharinum	36"	Excellent
3	Red Oak	Quercus rubra	33"	Excellent
4	American Elm	Ulmus americana	40"	Excellent
23	American Beech	Fagus grandifolia	39"	Excellent
24	White Ash	Fraxinus americana	54"	Excellent
25	Tulip Poplar	Liriodendron tulipifera	39"	Excellent
26	Red Oak	Quercus rubra	31"	Excellent
27	Tulip Poplar	Liriodendron tulipifera	36"	Excellent
28	Tulip Poplar	Liriodendron tulipifera	36"	Excellent

GENERAL NOTES
FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENT. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

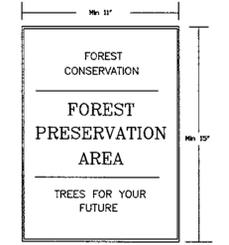
- FOR FOREST STAND DELINEATION INFORMATION, SEE PLAN PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC.

AUTUMN VIEW, SECTIONS 3 THRU 5 (PHASE 1)
FOREST CONSERVATION DATA

I. BASIC SITE DATA	ACRES
GROSS SITE AREA	137.92
AREA WITHIN 100 YEAR FLOODPLAIN	7.05
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	130.87
LAND USE CATEGORY	RESIDENTIAL - SUBURBAN

II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (20%)	26.17
C. AFFORESTATION MINIMUM (15%)	19.63
D. EXISTING FOREST ON NET TRACT AREA	114.94
E. FOREST AREAS TO BE CLEARED	66.07
F. FOREST AREAS TO BE RETAINED	48.87

IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	66.07
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	22.70
REFORESTATION FOR CLEARING ABOVE THRESHOLD	16.52
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	22.70
TOTAL REFORESTATION REQUIRED	0.00 (6.18 CREDIT)
TOTAL REFORESTATION PROVIDED	0.00
RETENTION PROVIDED UNDER AUTUMN VIEW, SECTION 3 (F-99-45)	41.22 (CREDITED)
RETENTION PROVIDED UNDER AUTUMN VIEW, SECTION 5 (PHASE 1)	7.65



SIGNAGE DETAIL
NOT TO SCALE

MD DNR QUALIFIED PROFESSIONAL

Stephanie Demchik 4/19/06
STEPHANIE DEMCHIK

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
James S. Smith 5/14/06
PLANNING DIRECTOR DATE

OWNER/DEVELOPER
BONNIE BRANCH, CORPORATION
P.O. BOX. 396
ELLICOTT CITY, MD 21041

SOIL CLASSIFICATION CHART

AdB2	(B)	ALDINO SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
AdC2	(C)	ALDINO SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
BrB2	(C)	BRANDYWINE LOAM, 3-8% SLOPES, MODERATELY ERODED
BrC3	(C)	BRANDYWINE LOAM, 8-15% SLOPES, SEVERELY ERODED
BrD3	(C)	BRANDYWINE LOAM, 15-25% SLOPES, SEVERELY ERODED
BrF	(C)	BRANDYWINE LOAM, 25-60% SLOPES
GnB2	(B)	CHILLUM-FAIRFAX LOAMS, 1-5% SLOPES, MODERATELY ERODED
LeB2	(B)	LEGORE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
LeC2	(B)	LEGORE SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
LgC3	(B)	LEGORE SILTY CLAY LOAM, 8-15% SLOPES, SEVERELY ERODED
Mo	(C)	MIXED ALLUVIAL LAND
MpB2	(C)	MONTALTO SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
MpC2	(C)	MONTALTO SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
MrE	(C)	MONTALTO AND RELAY SOILS, 15-45% SLOPES
Md	(C)	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3-25% SLOPES
Msf	(C)	MONTALTO AND RELAY VERY STONY SILT LOAMS, 25-60% SLOPES
NeB2	(B)	NESHAMINY SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
NeC2	(B)	NESHAMINY SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
WgB	(D)	WATCHUNG SILT LOAM, 3-8% SLOPES

LEGEND

- Denotes area of 15%-24.99% slopes
- Denotes area of 25% slopes or greater
- Denotes area of 100 year floodplain
- Denotes limits of disturbance
- Denotes forest conservation easement
- Denotes forest conservation signage

date	project	illustration	scale	revision
APR 2000	99072	MMP/SSD	1"=100'	

date	description	revision

AUTUMN VIEW SECTION 5
PHASE 1
TAX MAP 25 & 31, P/O PARCEL 4 & 75
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY FOREST CONSERVATION PLAN

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