

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 42, P/O PARCEL 454, BLOCK 1, LOT 69
 - ZONING: R-20
 - ELECTION DISTRICT: SIXTH
 - TOTAL ACRES: 7.032 AC.
 - AREA OF BUILDBLE LOTS: 4.41 AC
 - AREA OF OPEN SPACE REQUIRED: 30% x 7.032 AC = 2.11 AC
 - AREA OF OPEN SPACE PROVIDED: 2.11 AC
 - AREA OF RECREATIONAL OPEN SPACE: N/A
 - AREA OF OPEN SPACE DEDICATED: 0.51 AC
 - NUMBER OF BUILDBLE LOTS: 13
 - NUMBER OF OPEN SPACE LOTS: 3
 - TOTAL NUMBER OF LOTS: 16
 - MINIMUM AREA OF BUILDBLE LOT: 14,000 SQ. FT.
 - DPZ FILE: F-66-168; WP-87-132; S-99-14.
- DEED REFERENCE: LIBER 706, FOLIO 340.
- TOPOGRAPHIC INFORMATION BASED ON 5 FOOT CONTOURS ON THE HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS.
- COORDINATES BASED ON NAD'27 MARYLAND COORDINATES SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 2140001 AND 2140002.
 - STA. 2140001 N 480,645.891 E 835,083.277
 - STA. 2140002 N 480,817.393 E 834,370.438
- BOUNDARY INFORMATION IS BASED ON RECORD PLAT NO. 7006
- FOREST STAND AND WETLANDS DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS ON JANUARY 12, 1999.
- PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER ARE TO BE UTILIZED.
- STORM WATER MANAGEMENT TO BE PROVIDED BY EXTENDED DETENTION.
- STORM WATER MANAGEMENT FACILITY TO BE JOINTLY OWNED AND MAINTAINED BY THE HOA AND HOWARD COUNTY.
- GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES ENGINEERING ASSOC., INC. DATED OCTOBER 1999.
- NO BURIAL GROUNDS OR CEMETERY SITES ARE ON-SITE, PER HOWARD COUNTY RECORDS.
- APFO ROAD TEST NOT REQUIRED. NO MAJOR/MAJOR INTERSECTIONS WITHIN ONE MILE OF THE PROJECT ENTRANCE.
- NO FLOODPLAIN EXISTS ON SITE.
- EXISTING DRIVEWAY AND STRUCTURES ON-SITE TO BE REMOVED.
- 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 RIGHT-OF-WAY, NOT THE FLAG OR PIPESTEM DRIVEWAY.
- FLOODPLAIN ELEVATIONS FOR THE MIDDLE PATUXENT RIVER ARE BASED ON THE APPROVED FLOODPLAIN STUDY FOR WARFIELD'S RANGE, SECTION TWO, AREA FOUR, LOTS 36-75.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

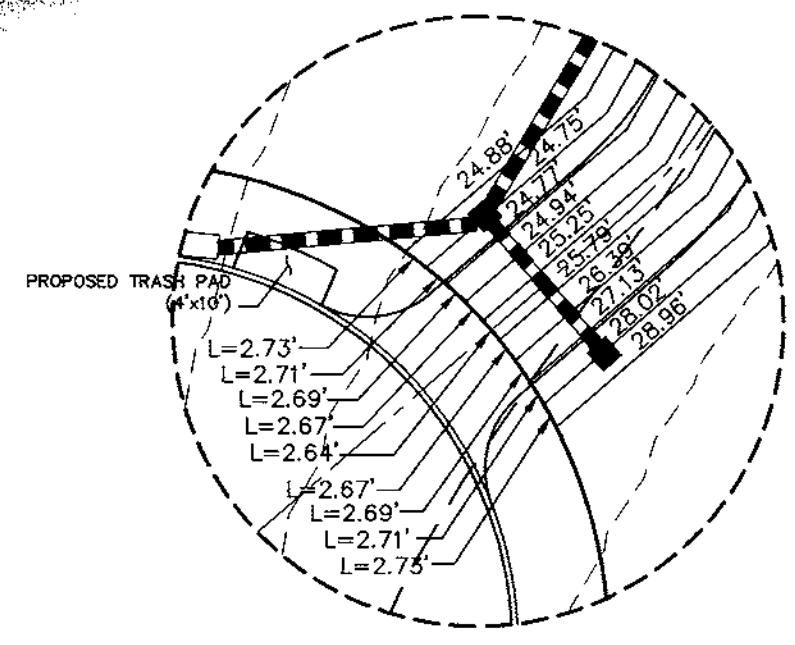
Mark S. Eagle /10/10
PLANNING DIRECTOR DATE

RL
10/10

TEE TURN-AROUND DETAIL
(PRIVATE ACCESS PLACE)

SPEED CONTROL DEVICE
(PUBLIC ACCESS PLACE)

SPEED CONTROL DEVICE
(PRIVATE ACCESS PLACE)



DETAIL A
SCALE: 1" = 20'

MINIMUM LOT SIZE TABULATION			
LOT NUMBER	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 81	14,282 SQ. FT.	210 SQ. FT.	14,072 SQ. FT.
LOT 82	14,542 SQ. FT.	447 SQ. FT.	14,095 SQ. FT.
LOT 83	14,798 SQ. FT.	880 SQ. FT.	14,118 SQ. FT.
LOT 84	14,929 SQ. FT.	909 SQ. FT.	14,020 SQ. FT.
LOT 85	14,913 SQ. FT.	906 SQ. FT.	14,007 SQ. FT.
LOT 86	14,878 SQ. FT.	878 SQ. FT.	14,000 SQ. FT.
LOT 87	14,701 SQ. FT.	697 SQ. FT.	14,004 SQ. FT.
LOT 88	14,518 SQ. FT.	514 SQ. FT.	14,004 SQ. FT.
LOT 89	14,316 SQ. FT.	309 SQ. FT.	14,007 SQ. FT.

LEGEND

	FOREST CONSERVATION EASEMENT
	SLOPES 25% OR GREATER
	15% TO 25% SLOPES
	WETLANDS

Project	98108	date	APR 2000
Illustration	KR/SID	engineering	KR
Scale	1"=60'	approval	

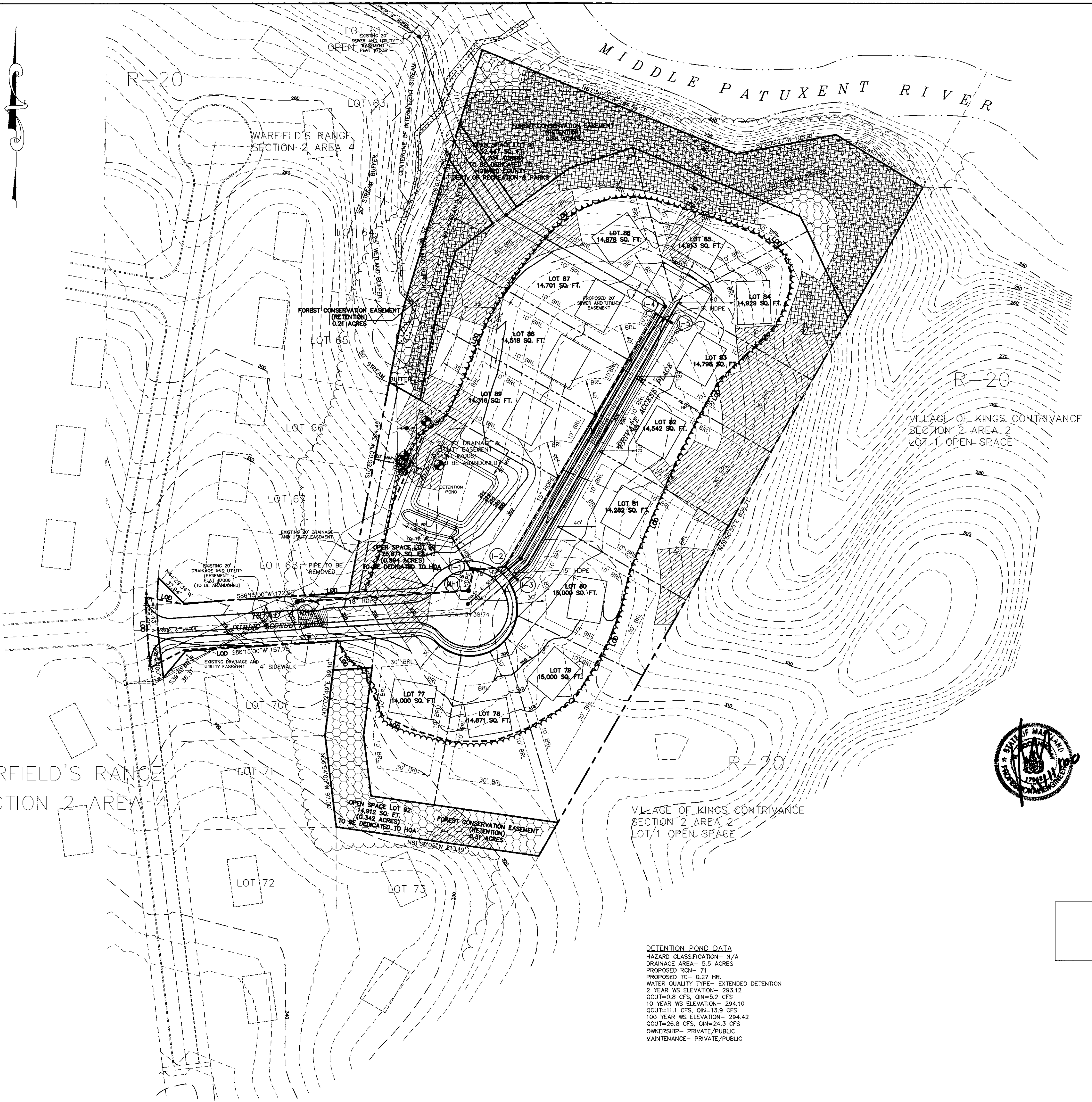
NO.	DESCRIPTION	DATE	REVISIONS

WARFIELD'S RANGE II, LOTS 77 THRU 92
A RESUBDIVISION OF LOT 69 OF WARFIELD'S RANGE, SECTION 2, AREA 4
TAX MAP 42 - P/O PARCEL 454 - BLOCK 19
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 651-5521 Wash. (410) 997-0288 Fax.

DEVELOPER:
WARFIELD'S RANGE ASSOCIATES, LLC
5570 STERRETT PLACE, SUITE 201
COLUMBIA, MARYLAND 21044
(410) 997-3815

OWNER:
JANET W. PHELPS
10850 HUNTERS WAY
LAUREL, MARYLAND 20723
(301) 725-0737



DETENTION POND DATA
 HAZARD CLASSIFICATION- N/A
 DRAINAGE AREA- 5.5 ACRES
 PROPOSED RCN- 71
 PROPOSED TC- 0.27 HR.
 WATER QUALITY TYPE- EXTENDED DETENTION
 2 YEAR WS ELEVATION- 293.12
 QOUT=0.8 CFS, QIN=5.2 CFS
 10 YEAR WS ELEVATION- 294.10
 QOUT=11.1 CFS, QIN=13.9 CFS
 100 YEAR WS ELEVATION- 294.42
 QOUT=26.8 CFS, QIN=24.3 CFS
 OWNERSHIP- PRIVATE/PUBLIC
 MAINTENANCE- PRIVATE/PUBLIC

LEGEND

	FOREST CONSERVATION EASEMENT
	SLOPES 25% OR GREATER
	15% TO 25% SLOPES
	WETLANDS

THIS PLAN IS FOR PRELIMINARY GRADING PURPOSES ONLY

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Mark S. Taylor 2/10/10
 PLANNING DIRECTOR DATE

project	98108	date	APR. 2000
illustration	KR	engineering	KR
scale	1"=50'	approval	KR

no.	description	date

WARFIELD'S RANGE II, LOTS 77 THRU 92
 A RESUBDIVISION OF WARFIELD'S RANGE, SECTION 2, AREA 4
 TAX MAP 42 - P/O PARCEL 454 - BLOCK 19
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 PRELIMINARY GRADING PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 20424
 (410) 997-0286 Bldg. (301) 821-5521 Wash. (410) 997-0288 Fax

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

- NOTES:**
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 18.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.

LEGEND

	PERIMETER LANDSCAPE EDGE
	FOREST CONSERVATION EASEMENT
	SLOPES 25% OR GREATER
	15% TO 25% SLOPES
	WETLANDS

STREET TREE CALCULATIONS
ROAD A (PUBLIC) - 800 / 40 = 20
ROAD A (PRIVATE) - 800 / 40 = 20
TOTAL TREES REQUIRED = 40 STREET TREES
TOTAL TREES PROVIDED = 40 STREET TREES

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
David C. ... 4/10/14
PLANNING DIRECTOR DATE

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

PERIMETER EDGE	A	B	C	D	TOTAL
LINEAR FEET OF PERIMETER	95 LF	90 LF	75 LF	87 LF	347 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 95 LF	NO	NO	NO	YES, 95 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A	N/A	N/A	N/A	N/A
NUMBER OF TREES REQUIRED	0 SHADE TREES 0 EVERGREEN TREES	2 SHADE TREES 3 EVERGREEN TREES	1 SHADE TREE 2 EVERGREEN TREES	2 SHADE TREES 2 EVERGREEN TREES	5 SHADE TREES 7 EVERGREEN TREES

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES					TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	TOTAL
LINEAR FEET OF PERIMETER	585.45 LF	498.45 LF	806.71 LF	213.19 LF	196.10 LF	2299.90 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 505.45 LF OF EXISTING VEGETATION	YES, 498.45 LF OF EXISTING VEGETATION	YES, 806.71 LF OF EXISTING VEGETATION	YES, 213.19 LF OF EXISTING VEGETATION	YES, 177 LF OF EXISTING VEGETATION	YES, 2200.80 LF OF EX. VEGETATION
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
40		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				40 STREET TREES



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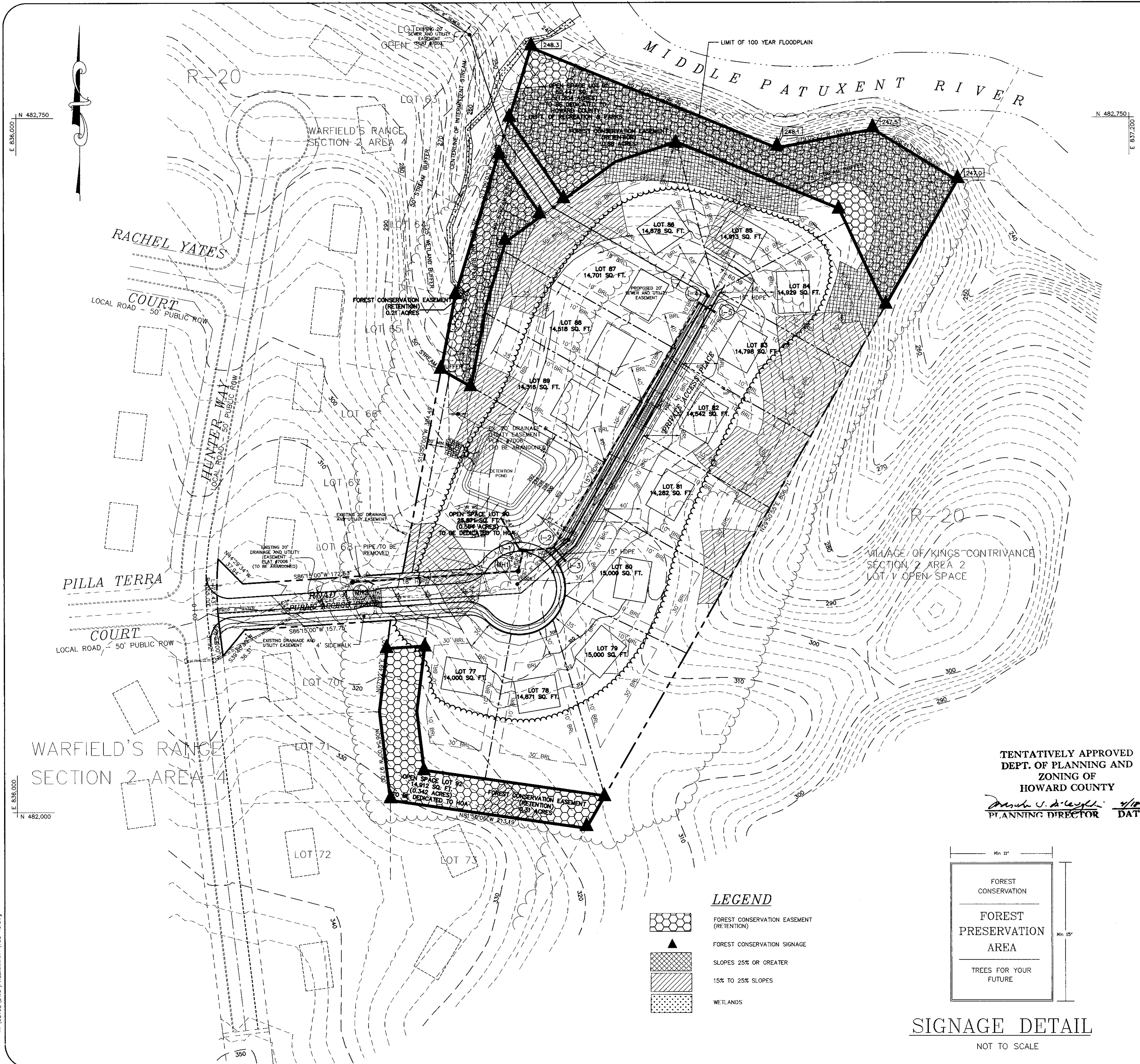
OWNER:
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LAUREL, MARYLAND 20723
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project	98108	date	APR 2000
illustration	KR/SID	engineering	SID
scale	1"=50'	approval	

description	revisions	date

WARFIELD'S RANGE II, LOTS 77 THRU 92
A RESUBDIVISION OF LOT 69 OF WARFIELD'S RANGE, SECTION 2, AREA 4
TAX MAP 42 - P/O PARCEL 454 - BLOCK 19
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsau Hill Drive, Suite 202, Beltsville, MD 21054
(410) 997-0296 Fax: (410) 997-0298 Fax



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

NOTE:
 - FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED VIA RETENTION OF EXISTING FOREST ON-SITE IN THE AMOUNT OF 1.40 ACRES AND 1.12 ACRES OF OFF-SITE IN FOREST CONSERVATION EASEMENTS AT A LOCATION TO BE DETERMINED WITH THE FINAL PLAT SUBMISSION.
 - TREE PROTECTIVE FENCING IS NOT REQUIRED. SUPER SILT FENCE SHOWN ON THE PRELIMINARY GRADING PLAN WILL SERVE AS TREE PROTECTIVE FENCING. SEE SHEET 2 OF 4 FOR LOCATION OF FENCING.

GENERAL NOTES
 FOREST PROTECTION

1. 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.
2. THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
3. ALL FOREST PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
4. 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.
5. 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 DRAINAGE OF MATERIALS THAT MAY BE HARMFUL TO TREES.
6. 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.
7. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
8. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. 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

1. 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:
 - A. 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;
 - B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - C. MAKE ALL NECESSARY ADJUSTMENTS;
 - D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

1. 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.
2. ANY SUCH DAMAGE WHICH MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
3. 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.

** FOR FOREST STAND DELINEATION, SEE REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON JANUARY 12, 1999.

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.

FOREST CONSERVATION DATA

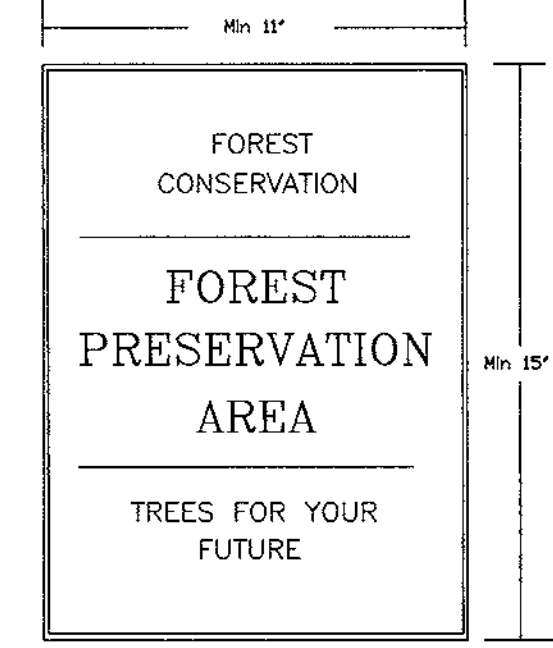
I. BASIC SITE DATA	ACRES
GROSS SITE AREA	7.03
AREA WITHIN 100 YEAR FLOODPLAIN	0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	7.03
LAND USE CATEGORY	RESIDENTIAL - SUBURBAN
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (20%)	1.41
C. AFFORESTATION MINIMUM (15%)	1.05
D. EXISTING FOREST ON NET TRACT AREA	5.80
E. FOREST AREAS TO BE CLEARED	4.40
F. FOREST AREAS TO BE RETAINED	1.40
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	4.39
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.01
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.00
REFORESTATION FOR CLEARING ABOVE THRESHOLD	1.10
REFORESTATION FOR CLEARING BELOW THE THRESHOLD	0.02
TOTAL REFORESTATION REQUIRED	1.12
TOTAL REFORESTATION PROVIDED	0.00
TOTAL FEE-IN-LIEU OF REFORESTATION OR OFF-SITE REFORESTATION	1.12

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Stephanie S. Demchik 4/10/00
 PLANNING DIRECTOR DATE

LEGEND

- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION SIGNAGE
- SLOPES 25% OR GREATER
- 15% TO 25% SLOPES
- WETLANDS



SIGNAGE DETAIL

NOT TO SCALE

DEVELOPER:
 WARFIELD'S RANGE ASSOCIATES, LLC
 5570 STERRETT PLACE, SUITE 201
 COLUMBIA, MARYLAND 21044
 (410) 997-3815

OWNER:
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Stephanie Demchik 4/10/00
 STEPHANIE DEMCHIK

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