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2	PRELIMINARY PLAN
3	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
4	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
5	FOREST CONSERVATION PLAN

# PRELIMINARY PLAN

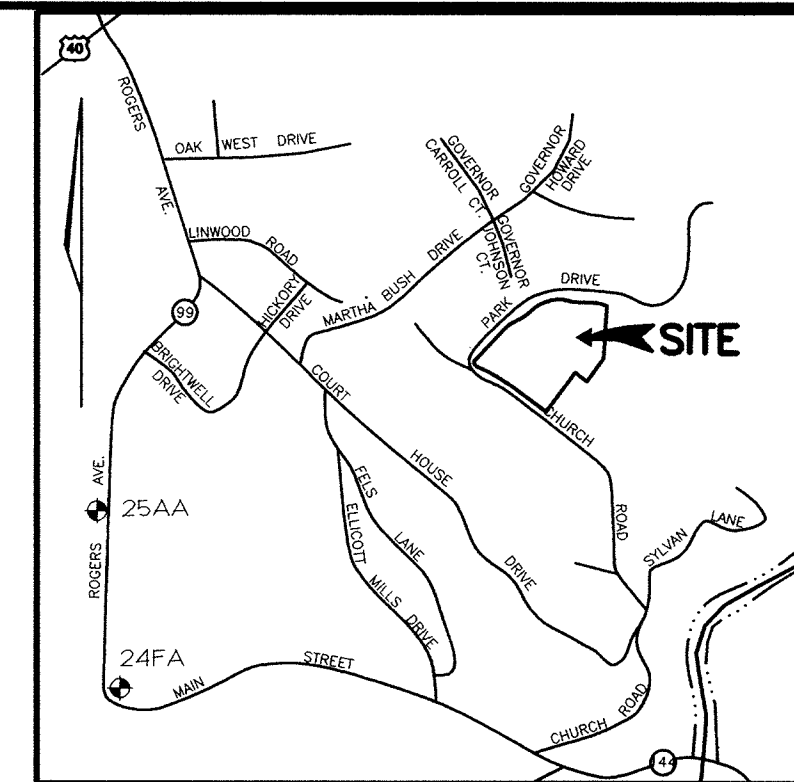
## THE WOODS OF PARK PLACE

### LOTS 1-15 AND OPEN SPACE LOTS 16-17

#### A RESUBDIVISION OF THE F.A.A.D. PROPERTY

### LOTS 1-4

## HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1" = 2000'

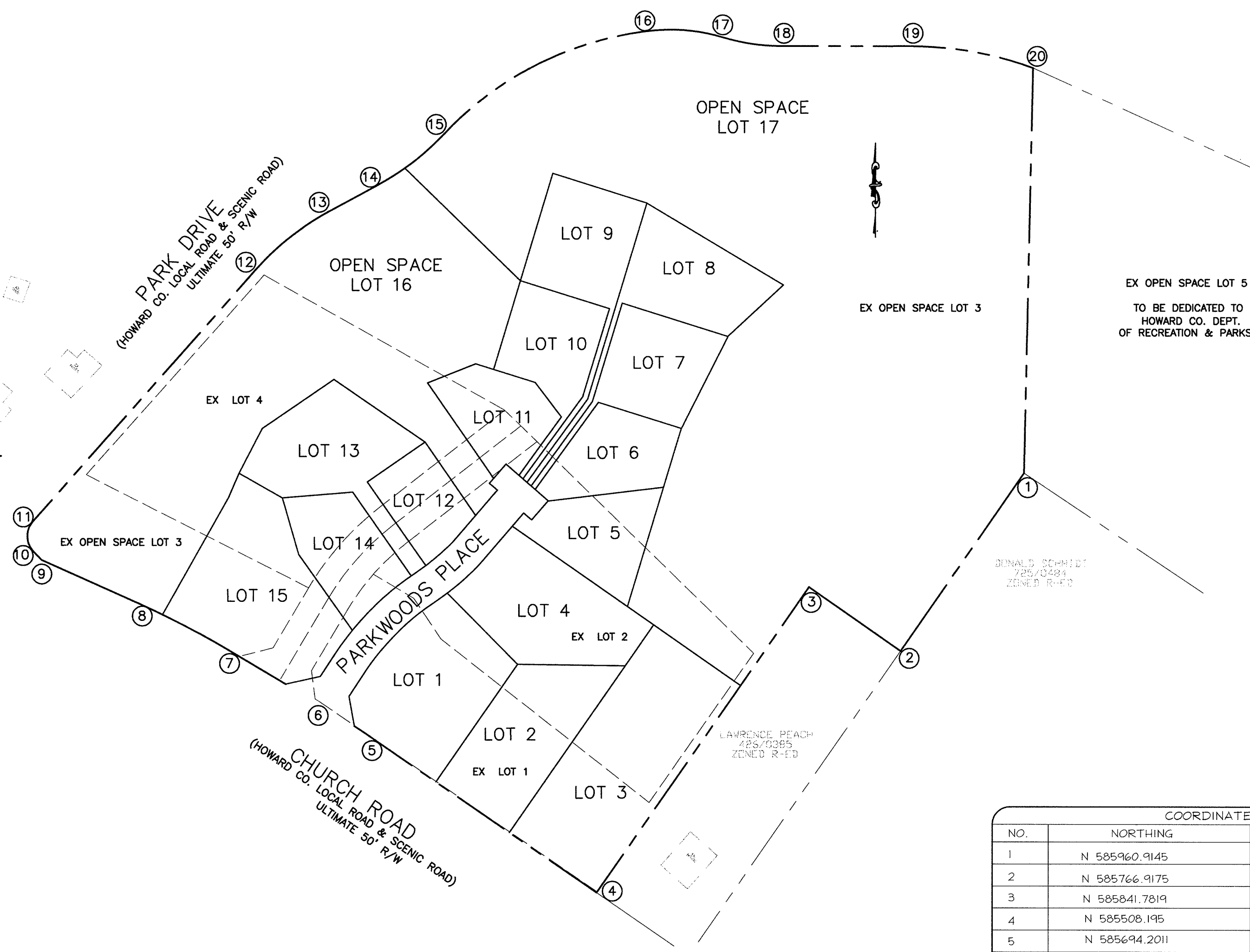
BENCHMARKS  
HOWARD COUNTY MONUMENT 24FA  
HOWARD COUNTY MONUMENT 25AA

### SITE DATA

LOCATION: TAX MAP 25, GRIDS 1 & 2, AND PARCEL '3'  
2ND ELECTION DISTRICT  
EXISTING ZONING: R-ED  
GROSS AREA OF PROJECT: 15.17 AC.  
AREA OF PROPOSED 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.14 AC. (5960 SF)  
AREA OF FLOODPLAIN OUTSIDE OF STEEP SLOPES: 0.03 AC. (1158 SF)  
AREA OF STEEP SLOPES = 7.10 ACRES (309440 SF)  
NET AREA OF PROJECT: 8.04 AC.  
AREA OF PROPOSED BUILDABLE LOTS: 5.90 AC.  
AREA OF PROPOSED OPEN SPACE LOTS 16 & 17: 0.92 AC  
AREA OF PROPOSED RIGHT-OF-WAY: 0.35 AC.  
AREA OF OPEN SPACE REQUIRED: 25% OR 3.79 AC.  
AREA OF OPEN SPACE PROVIDED: 0.92 AC (59%)  
NUMBER OF BUILDABLE LOTS PROPOSED: 15 LOTS  
NUMBER OF OPEN SPACE LOTS: 2 LOTS  
AREA OF WETLANDS: 14150 SF  
TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 259,726 SF ± (5.9% AC.)

### GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 1313/336
- DENSITY:  
NUMBER OF ENTITIES PERMITTED BY RIGHT: 0.04 x 2 = 16 LOTS  
NUMBER OF BUILDABLE ENTITIES PROPOSED: 15 LOTS
- THE PROJECT BOUNDARY IS BASED ON A SURVEY BY FREDERICK WARD AND ASSOCIATES.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRIC BY POTOMAC AERIAL SURVEYS, INC. WITH FIELD VERIFIED SPOT ELEVATIONS PROVIDED BY FREDERICK WARD AND ASSOCIATES.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORM WATER MANAGEMENT (1 YR AND 10 YR) TO BE PROVIDED FOR THE DEVELOPMENT. WATER QUALITY TO BE PROVIDED BY EXTENDED DETENTION. THE FACILITY WILL BE LOCATED ON LOT 16. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- WETLANDS AND STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES AND AERIAL PHOTOGRAMETRIC.
- FLOODPLAIN SHOWN ON SITE IS BASED ON PLAT NO. 10817.
- FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD AND ASSOCIATES, DATED JULY 2001.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED FEBRUARY 14, 2000.
- PLANNING AND ZONING FILE NUMBERS: S-00-10, F-92-132, PB CASE #276 APP. 2-18-92, PB-344 APP. 1-24-01, **WP-02-57**.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. LANDSCAPE SCREENING DEPICTED ON SHEET 2 OF S-00-10 IS REQUIRED PER PB-344 (1-24-01) AND IS SHOWN ON THE PRELIMINARY PLAN.
- STREET LIGHTING IS REQUIRED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORM WATER FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. (0.75 AC) IT IS UNDERSTOOD THAT THE FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE. THE LIMITS FOR THE AREA OF DISTURBANCE FOR THE PROPOSED STORM WATER MANAGEMENT FACILITY SHALL BE NO GREATER THAN AS ILLUSTRATED ON APPROVED SKETCH PLAN NO. S-00-10, AS PER PB-344 APPROVED ON 1-24-01.
- THIS PROPERTY IS PARTLY WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- THE DECISION AND ORDER FOR PB CASE NO. 344 REQUIRES THE LIMITS FOR THE AREA OF DISTURBANCE FOR THE PROPOSED STORM WATER MANAGEMENT FACILITY BE NO GREATER THAN AS ILLUSTRATED ON THE APPROVED SKETCH PLAN. THE PETITIONER IS ENCOURAGED TO USE A MODIFIED CLOSED SECTION ROAD WITH A ROLLED CURB AND A VEHICLE TEE-TURNAROUND WITH NO SIDEWALK FOR THE SUBJECT PROJECT.
- THE PROPOSED ROUTE FOR THE SEWER LINE CONNECTION HAS BEEN DETERMINED A NECESSARY DISTURBANCE OF THE 25% OR GREATER STEEP SLOPES BY DPZ IN ACCORDANCE WITH SECTION 16.116 (c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 5.32 AC. TOTAL OBLIGATION IS 5.32 AC.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- LOTS 2 AND 3 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
- OPEN SPACE LOT 16 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.  
OPEN SPACE LOT 17 IS TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPT. OF RECREATION AND PARKS.
- A DED DESIGN MANUAL WAIVER IS REQUIRED TO COMPLY WITH REQUIREMENTS LISTED IN NOTE 19.
- THIS DEVELOPMENT IS SUBJECT TO SECTION R310 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2000 EDITION WHICH REQUIRES EMERGENCY ESCAPE EXTERIOR WINDOWS OR DOORS FROM ALL BASEMENTS WITH HABITABLE SPACE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- CHURCH ROAD AND PARK ROAD ARE SCENIC ROADS.
- ALL SDP'S FOR LOTS 1-15 WILL REQUIRE PLANNING BOARD APPROVAL PER PB CASE NO. 344 DECISION AND ORDER DATED 1/24/01.
- EXISTING VEHICULAR INGRESS AND EGRESS RESTRICTIONS ALONG CHURCH ROAD AND PARK DRIVE AS RECORDED ON THE "F.A.A.D. PROPERTY" SUBDIVISION PLAT WILL BE ABANDONED WITH THE RECORDING OF THE SUBDIVISION PLAT FOR THE "WOODS OF PARK PLACE".
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR BUFFERS AND THE FOREST CONSERVATION EASEMENTS.
- A WAIVER HAS BEEN SUBMITTED, **WP-02-57** TO WAIVE SECTION 16.134(b)(1)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW A PUBLIC ROAD, WITHOUT A SIDEWALK.
- THIS PLAN AND PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.



### PLAN

SCALE: 1"=100'

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	N 585960.9145	E 1370004.287
2	N 585766.9175	E 1369859.1999
3	N 585841.7819	E 1369759.0984
4	N 585508.195	E 1369509.6142
5	N 585694.2011	E 1369257.6549
6	N 585732.7028	E 1369201.6089
7	N 585792.4203	E 1369108.0137
8	N 585847.147	E 1369010.6431
9	N 585900.3071	E 1368902.2628
10	N 585909.6423	E 1368893.8633
11	N 585943.5974	E 1368894.2986
12	N 586216.558	E 1369153.4399
13	N 586278.8484	E 1369237.8787
14	N 586305.7656	E 1369292.2599
15	N 586361.2589	E 1369370.0138
16	N 586468.5609	E 1369606.1313
17	N 586458.3919	E 1369685.3711
18	N 586446.4828	E 1369750.14
19	N 586441.4075	E 1369895.2271
20	N 586412.3483	E 1370031.5236

CATEGORY	PERIMETER LANDSCAPE EDGE		
	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	
Perimeter/Frontage Designation	I	3	
Landscaping Type	B	A	
Linear Feet of Roadway	575	1111	
Frontage/Perimeter	575'	1111'	
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	Yes*	Yes*	Yes*
Credit for Planting (Yes, No, Linear Feet Describe below if needed)	No	No	No
Number of Plants Required (If Remaining)	140 0	140 0	140 0
Shade Trees	0	0	0
Evergreen Trees	140 0	0	0
Number of Plants Provided	-	-	-
Shade Trees	-	-	-
Evergreen Trees	-	-	-
Other Trees (21 Substitution)	-	-	-
Shrubs (101 Substitution)	-	-	-
Describe Plant Substitution Credits Below if needed	-	-	-

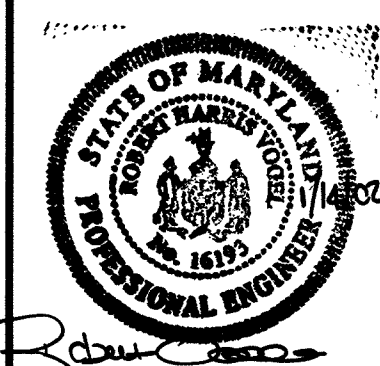
SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	5671 FOND 423 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	Yes**
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	30%
NUMBER OF TREES REQUIRED (25%)	348 (225')
SHADE TREES PROVIDED	5 SHADE TREES
EVERGREEN TREES PROVIDED	6 EVERGREEN TREES
SHRUBS PROVIDED	4 SHRUBS**
SHRUBS	13 SHRUBS**

GENERAL NOTES  
1. Financial Surety for the required landscaping provided per PB-344 (1-24-01) and the Landscape Manual to be posted at SDP phase in the amount of \$19,110.00 for 15 shade trees, 64 evergreen trees and 167 shrubs.

**TENTATIVELY APPROVED**  
**DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY**  
*James R. Smith*  
**PLANNING DIRECTOR** 1/14/02  
DATE

**COVER SHEET**  
**THE WOODS OF PARK PLACE**  
**LOTS 1-15 AND OPEN SPACE LOTS 16 & 17**  
**A RESUBDIVISION OF THE F.A.A.D. PROPERTY**  
**LOTS 1-4**  
TAX MAP 25, GRIDS 1 & 2 PARCEL '3' LIBER 1313 FOLIO 336  
2ND ELECTION DISTRICT  
REF: PB-344, S-00-10, **WP-02-57** HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**  
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226  
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

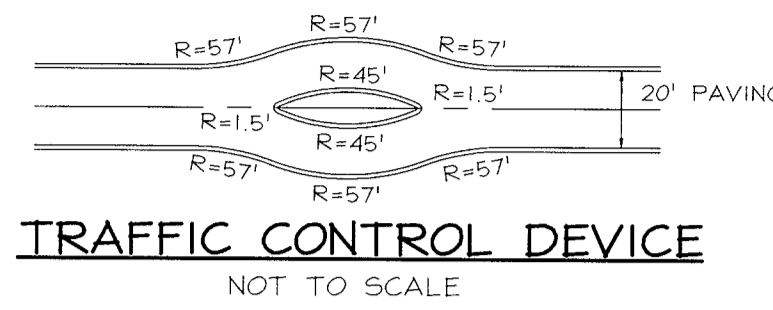


DESIGN BY: MHM  
DRAWN BY: KTLJ  
CHECKED BY: RHV  
DATE: JAN. 15, 2002  
SCALE: AS SHOWN  
W.O. NO.: 2019143.0

1 SHEET OF 5

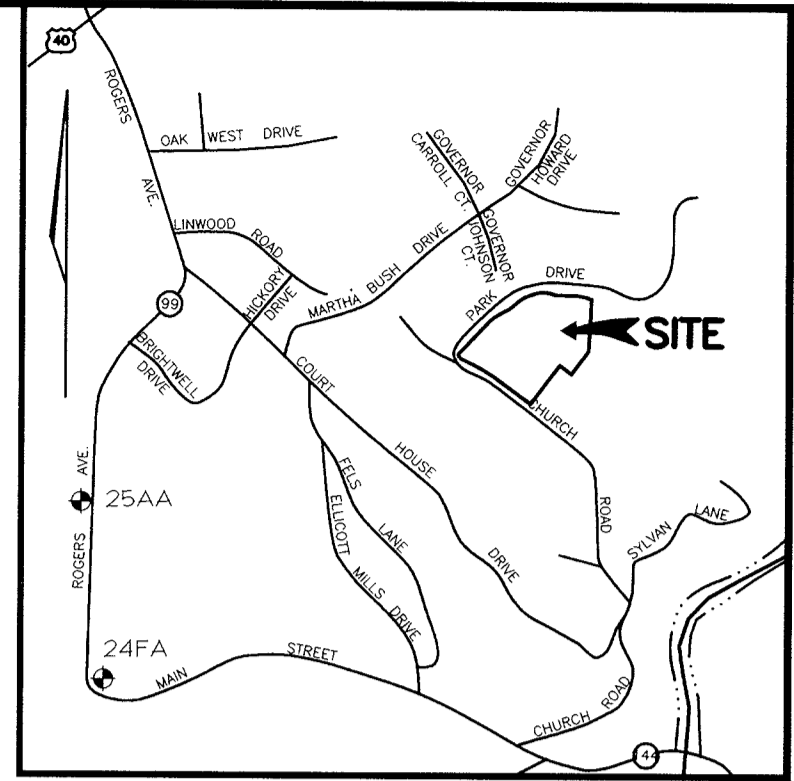
**OWNER/DEVELOPER**  
TRINITY HOMES  
7320 GRACE DRIVE  
COLUMBIA, MARYLAND 21044

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPSTEM AREA	MINIMUM LOT SIZE
7	13676 SF	671 SF	13005 SF
8	15649 SF	1343 SF	14726 SF
9	15109 SF	1266 SF	13843 SF
10	12162 SF	446 SF	11716 SF
13	18343 SF	2295 SF	16848 SF



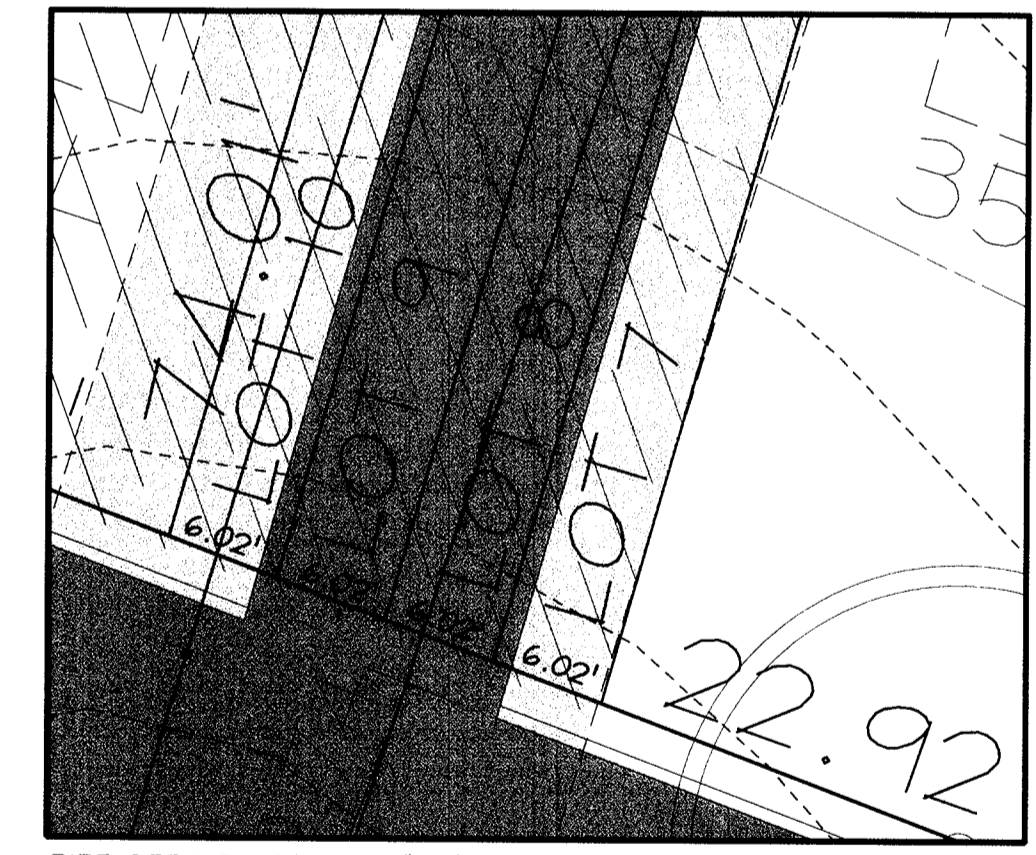
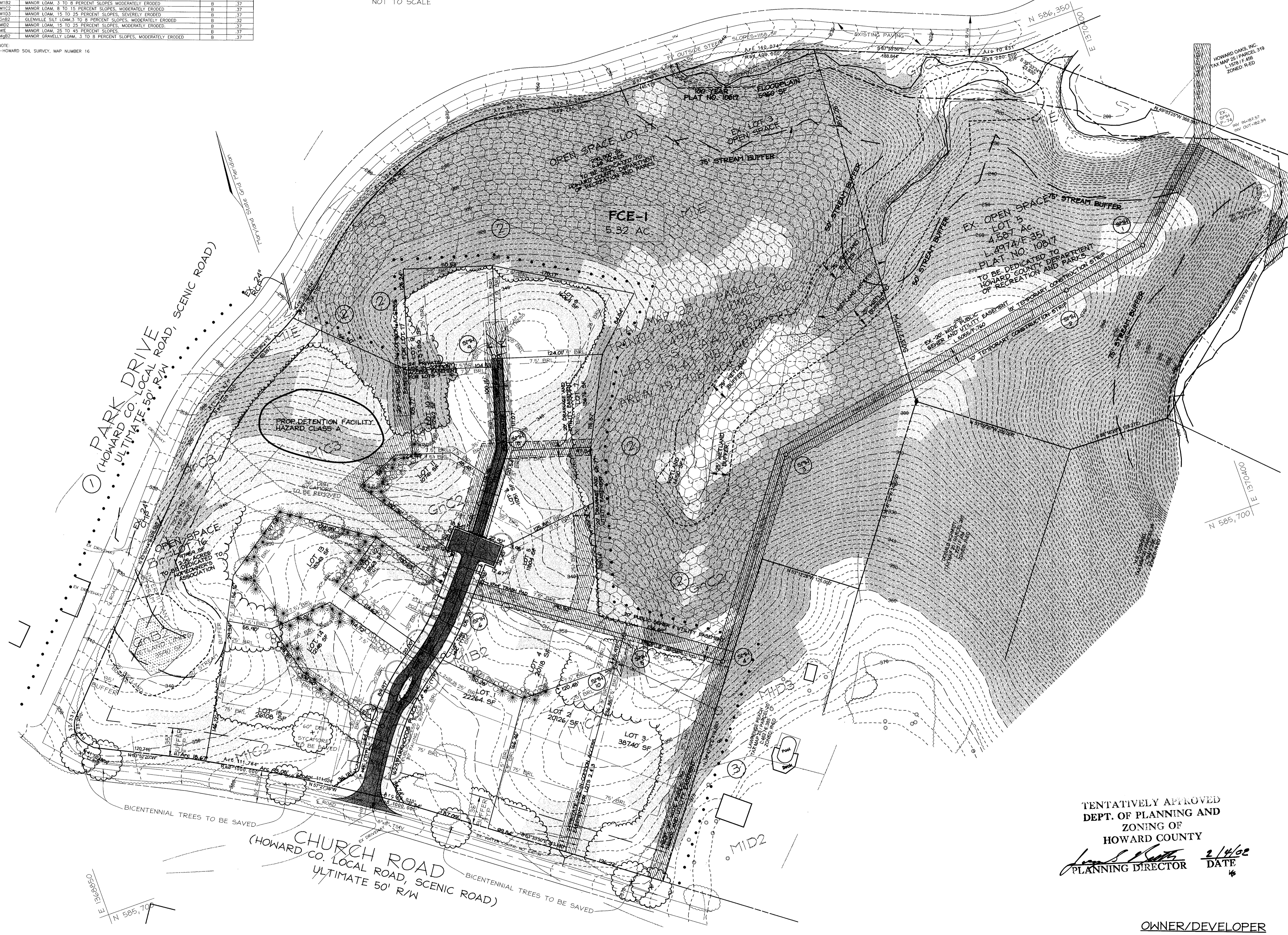
SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	TYPE	K-VALUE
BC3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C	24
BF	BRANDYWINE LOAM, 25 TO 40 PERCENT SLOPES	C	24
GC2	GLENVILLE Silt LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C	32
M1B2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	37
M1C2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B	37
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B	37
GC2	GLENVILLE Silt LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	32
M2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B	37
ME	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B	37
M2B2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	37

NOTE:  
--HOWARD SOIL SURVEY, MAP NUMBER 16



VICINITY MAP  
SCALE: 1" = 2000'  
BENCHMARKS  
HOWARD COUNTY MONUMENT 24FA  
HOWARD COUNTY MONUMENT 25AA

LEGEND	
Existing Contour	--- 350
Proposed Contour	--- 350
Direction of Flow	→
Existing Trees to Remain	○
Wetlands	▨
Method Buffer	---
Stream	—
SLOPES 18% TO 24.9%	▨
SLOPES 25% OR >	▨
APPROXIMATE 100 YEAR FLOODPLAIN	---
SOILS BOUNDARY	GIC2
Existing Overhead Power Line	—O—O—
Forest Conservation Easement	▨
PROPOSED SHADE TREE	○
PROPOSED EVERGREEN TREE	★
PROPOSED SHRUB	○
PROPOSED STREET TREE	○



PIPE STEM DIMENSIONS 1"=10'

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DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James R. Smith* 2/14/02  
PLANNING DIRECTOR DATE

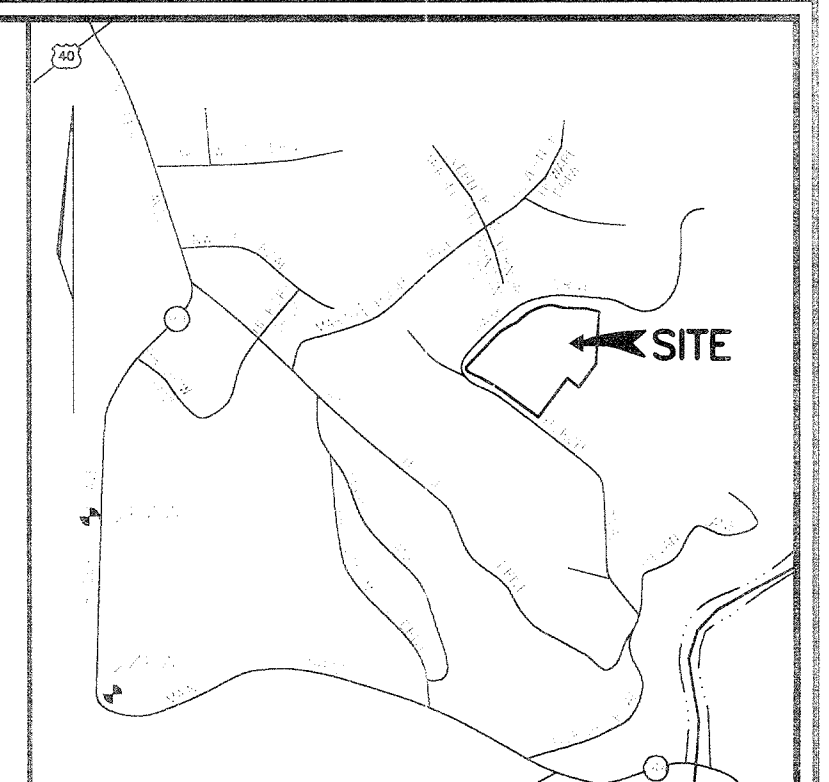
OWNER/DEVELOPER  
TRINITY HOMES  
7320 GRACE DRIVE  
COLUMBIA, MARYLAND 21044

PRELIMINARY PLAN  
THE WOODS OF PARK PLACE  
LOTS 1-15 & OPEN SPACE LOTS 16-17  
A RESUBDIVISION OF F.A.A.D. PROPERTY  
LOTS 1-4  
TAX MAP #25 PARCEL 3 LIBER 1313 FOLIO 336  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REF: PB-344, S-00-10, WP-02-57

**FREDERICK WARD ASSOCIATES, INC.**  
7125 Riverwood Drive Columbia, Maryland 21046-2354  
Phone: 410-290-9550 Fax: 410-720-6228  
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: MHM	
DRAWN BY: KMJ	
CHECKED BY: RHV	
DATE: JAN 15, 2002	
SCALE: 1"=60'	
W.O. NO.: 2019149.00	2 SHEET OF 5

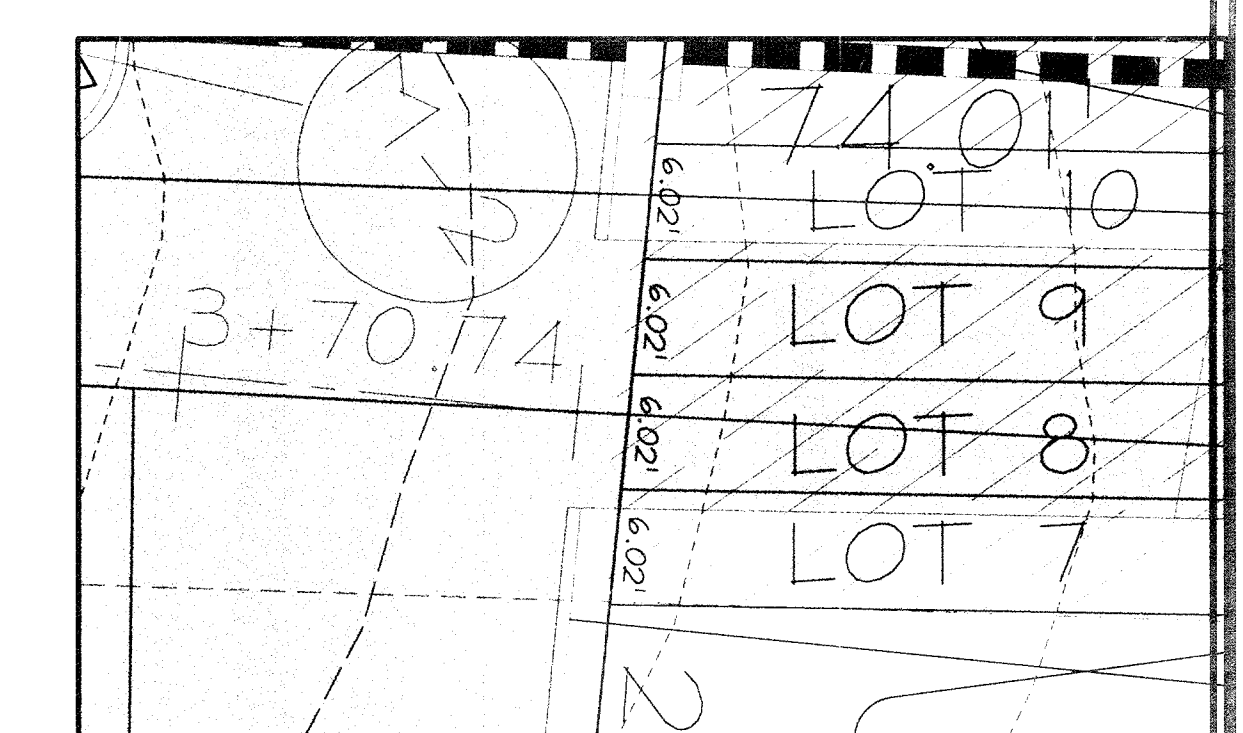
CHURCH ROAD  
(HOWARD CO. LOCAL ROAD, SCENIC ROAD)



VICINITY MAP  
BENCHMARKS

LEGEND

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR  
DATE 2/16/02

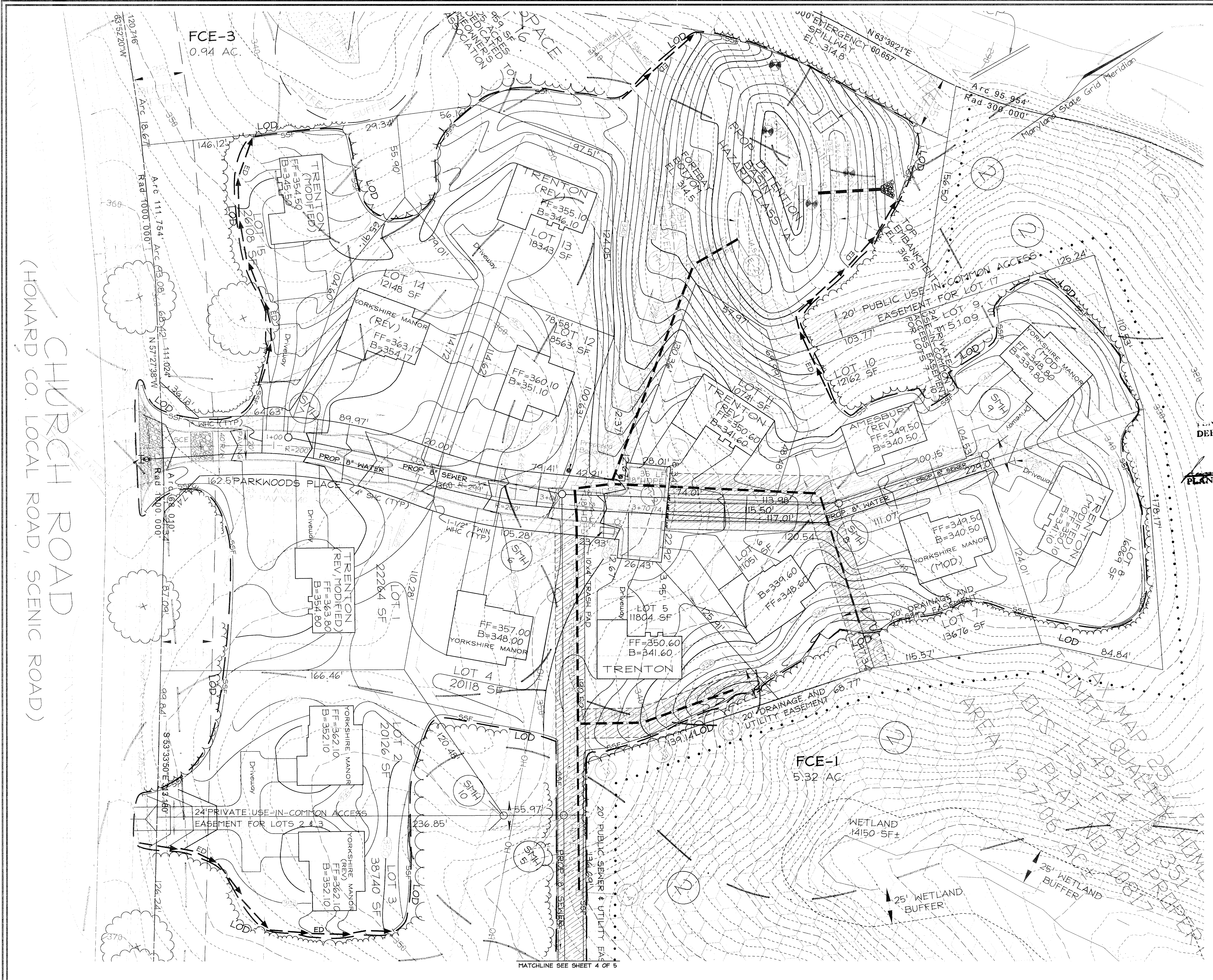


OWNER/DEVELOPER

PRELIMINARY GRADING AND  
SEDIMENT CONTROL PLAN  
THE WOODS OF PARK PLACE  
LOTS 1-15 & OPEN SPACE LOTS 16-17  
A RESUBDIVISION OF F.A.A.D. PROPERTY  
LOTS 1-4  
TAX MAP #25 PARCEL 3 LIBER 1313 FOLIO 336  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REF: PB-344, 5-00-10, WP-02-57

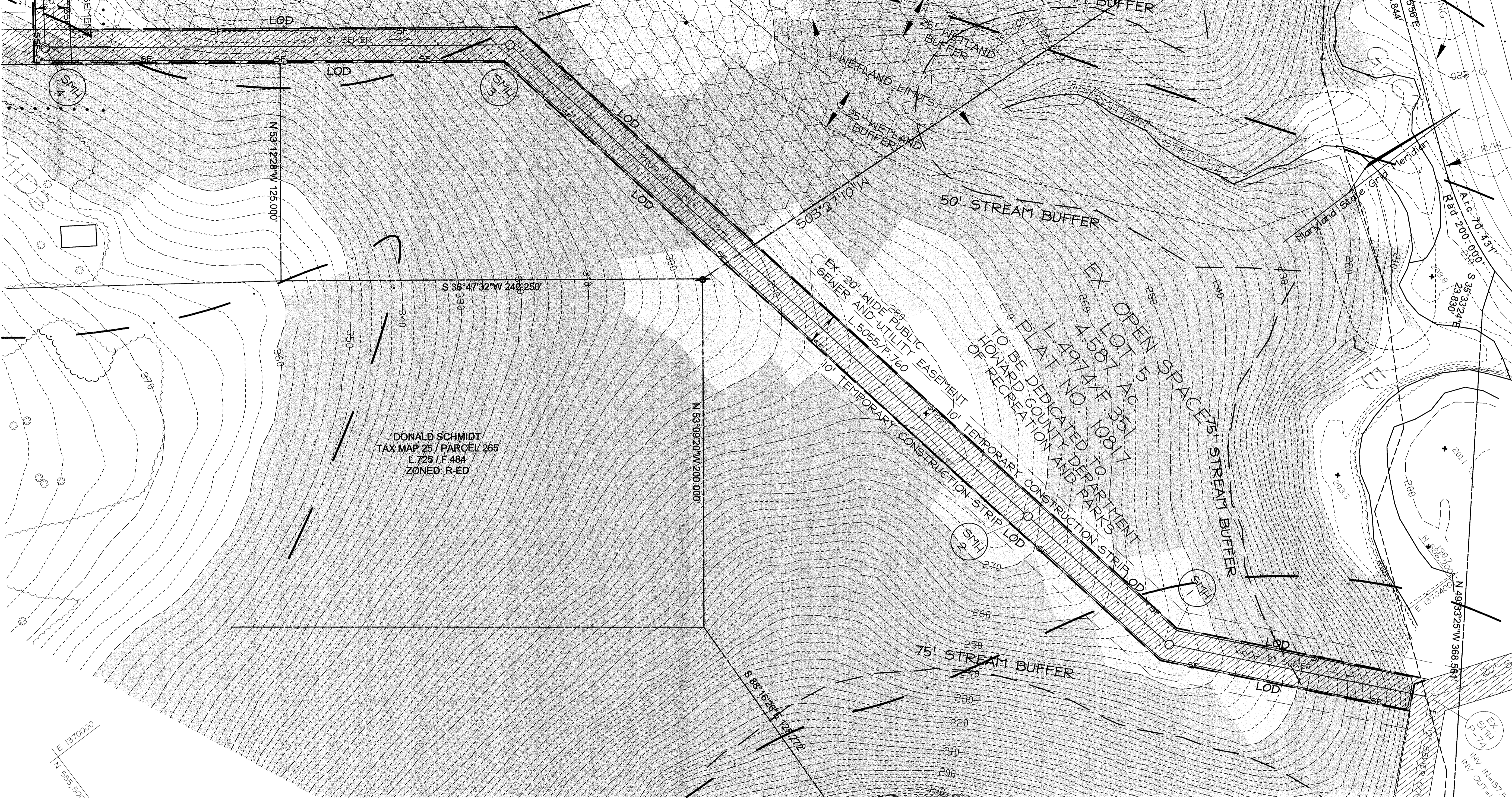
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ARCHITECTS Phone: 410-290-9550 Fax: 410-720-8226  
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

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	DRAWN BY	
	CHECKED BY	
	DATE	
SCALE		
ACROSS		
DATE		
BY		
DATE		

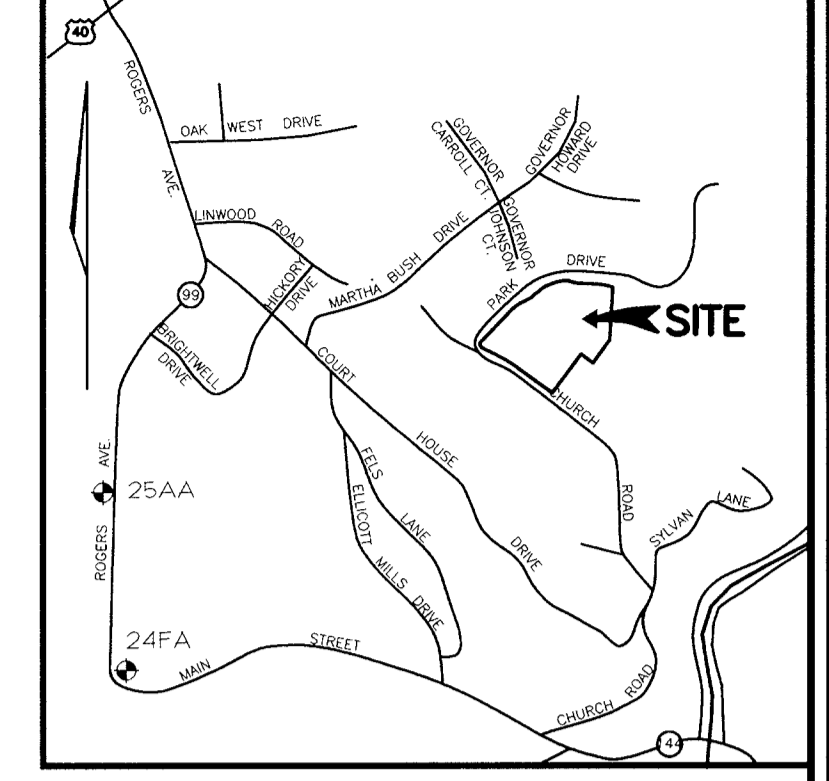


MATCHLINE SEE SHEET 4 OF 5

MATCHLINE SEE SHEET 3 OF 5



DONALD SCHMIDT  
TAX MAP 25 / PARCEL 265  
L. 725 / F. 484  
ZONED: R-ED



VICINITY MAP  
SCALE: 1" = 2000'

BENCHMARKS  
HOWARD COUNTY MONUMENT 24FA  
HOWARD COUNTY MONUMENT 25AA

LEGEND

- Existing Contour
- Proposed Contour
- Direction of Flow
- Existing Trees to Remain
- Wetlands
- Wetland Buffer
- STREAM
- SLOPES 15% TO 24.1%
- SLOPES 25% OR >
- APPROXIMATE 100 YEAR FLOODPLAIN
- SOILS BOUNDARY
- Existing Overhead Power Line
- Silt Fence
- Super Silt Fence
- Forest Conservation Easement

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
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HOWARD COUNTY  
*James H. ...*  
PLANNING DIRECTOR DATE 2/14/02

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DRAWN BY: KML  
CHECKED BY: RHV  
DATE: JAN 15, 2002  
SCALE: 1"=30'  
W.O. NO.: 2019143.00

4 SHEET OF 5

**HOWARD COUNTY  
FOREST CONSERVATION WORKSHEET**

**ZONED R-ED**

**NET TRACT AREA:**

A. TOTAL TRACT AREA = 15.17 AC  
 B. AREA WITHIN 100 YEAR FLOODPLAIN = 0.14 AC  
 C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION = 0.00 AC  
 D. NET TRACT AREA = 15.03 AC

**LAND USE CATEGORY**

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-ED.

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

E. AFFOREST THRESHOLD = 15% X D = 2.25 AC  
 F. CONSERVATION THRESHOLD = 20% X D = 3.01 AC

**EXISTING FOREST COVER:**

G. EXISTING FOREST COVER (SUCROUS FLOPPY) = 14.57 AC  
 H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 12.32 AC  
 I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 11.06 AC

**BREAK EVEN POINT:**

J. FOREST RETENTION WITH NO MITIGATION = 5.32 AC  
 K. CLEARING PERMITTED WITHOUT MITIGATION = 9.25 AC

**PROPOSED FOREST CLEARING:**

L. TOTAL AREA OF FOREST TO BE CLEARED = 9.25 AC  
 M. TOTAL AREA OF FOREST TO BE RETAINED = 5.32 AC

**PLANTING REQUIREMENTS:**

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (C-X2) = 2.31 AC  
 O. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (C-X1) = 0.00 AC  
 P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F) = 2.31 AC  
 Q. TOTAL REFORESTATION REQUIRED (N+O-P) = 0.00 AC  
 R. TOTAL AFFORESTATION REQUIRED (N+O) = 0.00 AC  
 S. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 0.00 AC

TOTAL REQUIRED FOREST CONSERVATION OBLIGATION IS THE BREAK-EVEN POINT IN THE AMOUNT OF 5.32 ACRES PER HOWARD COUNTY PLANNING AND ZONING.

**NOTES**

1. THE PROPERTY OUTLINE IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES IN JULY 2001.

2. THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON AERIAL TOPOGRAPHY PREPARED BY POTOMAC AERIAL COMPANY MAY 2001.

**FOREST RETENTION AREAS AND NOTES**

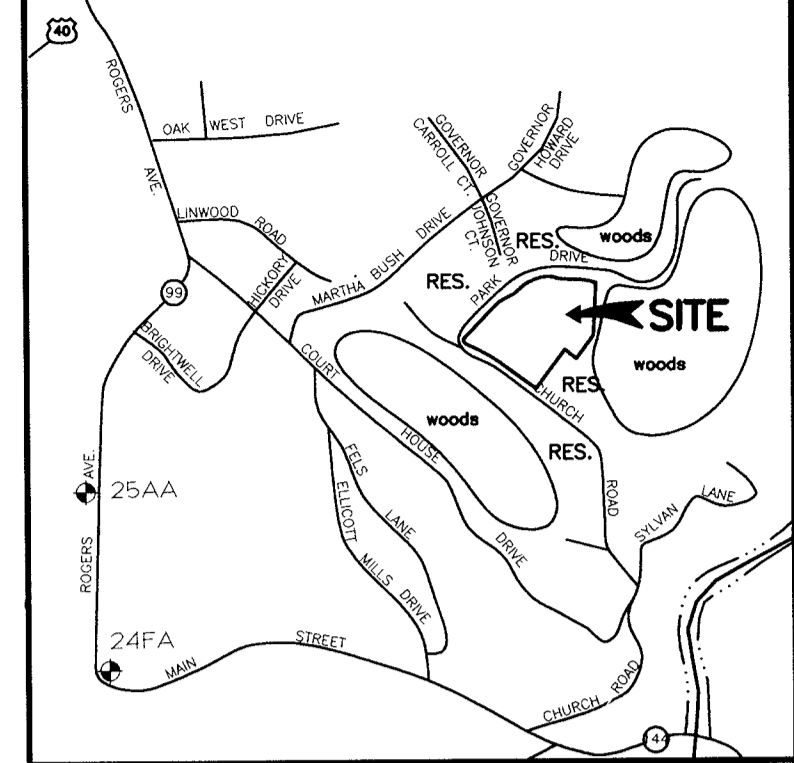
1. FORESTED STREAM BUFFERS ARE RETAINED IN OPEN SPACE LOTS.
2. FORESTED WETLANDS AND THEIR BUFFERS ARE RETAINED IN OPEN SPACE LOTS.
3. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
4. THE WOODED STEEP SLOPES ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
5. FORESTED AREAS ADJACENT TO EXISTING OPEN SPACE LOT 5 ARE RETAINED IN OPEN SPACE LOTS.
6. FORESTED AREAS ADJACENT TO FLOODPLAINS AND STREAM BUFFERS ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
7. A 50' FOREST BUFFER IS BEING RETAINED ADJACENT TO EXISTING ROADS.
8. AT THE DISCRETION OF A QUALIFIED ARBORIST, A 40" DBH SYCAMORE IS TO BE SAVED IN PROPOSED LOT 15.
9. THE PROPOSED ACCESS ROAD AND SHARED DRIVEWAY ARE LOCATED TO AVOID THE CENTENNIAL TREES.
10. THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
11. CHANGES IN GRADING AND RUNOFF WITHIN CONSTRUCTION/INSTALLATION AREAS WILL NOT ADVERSELY AFFECT THE SOILS WITHIN THE FOREST RETENTION AREA. SEDIMENT CONTROL MEASURES WILL REDIRECT CONCENTRATED FLOW RUNOFF TO STORMWATER MANAGEMENT FACILITIES, RETAIN SEDIMENT WITHIN THE CONSTRUCTION SITE, AND/OR REDIRECT CLEAN WATER AWAY FROM CONSTRUCTION AREAS.
12. EDGE OF FOREST RETENTION AREA APPROVED PER P.B. DO #344.
13. FOREST CONSERVATION REQUIREMENTS PER SECTION 16-1200 OF THE HOWARD COUNTY CODE, DPZ, AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 5.32 AC. TOTAL OBLIGATION IS 5.32 AC.
14. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16-1200 OF THE HOWARD COUNTY CODE. 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.

**COST ESTIMATE: (For bonding purposes, only)**  
 RETENTION OF 5.32 ACRES (23179.2 SF X 0.20) \$46,347.84

**SURETY NOTE**  
 FINANCIAL SURETY IN THE AMOUNT OF \$46,347.84 WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT.

**FOREST PROTECTION NOTES**

- PRE-CONSTRUCTION ACTIVITIES**
1. Install blaze orange fence and retention signs before construction begins.
  2. Fencing shall be maintained in good condition and promptly repaired or restored as the situation warrants.
  3. 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**
1. No disturbance or dumping is allowed inside the tree retention area.
  2. No equipment shall be operated inside the tree retention area including tree canopies.
  3. In the event of drought, the protected trees shall be monitored for signs of stress and watered as needed.
- POST-CONSTRUCTION ACTIVITIES**
1. At the direction of a qualified tree care expert, damages to retained trees shall be repaired by the contractor.
  2. Fence removal and stabilization shall be as per the sediment and erosion control plan.
  3. Do not remove signs.



**VICINITY MAP**  
 SCALE: 1" = 2000'  
**BENCHMARKS**  
 HOWARD COUNTY MONUMENT 24FA  
 HOWARD COUNTY MONUMENT 25AA

**LEGEND**

- Existing Contour
- Direction of Flow
- Wetlands
- Wetland Buffer
- STREAM
- SLOPES 1% TO 24.9%
- SLOPES 25% OR >
- APPROXIMATE 100 YEAR FLOODPLAIN
- SOILS BOUNDARY
- Existing Overhead Power Line
- Tree Protection Fence
- Existing Trees to Remain
- Forest Protection/Retention Area Sign
- Forest Retention Easement

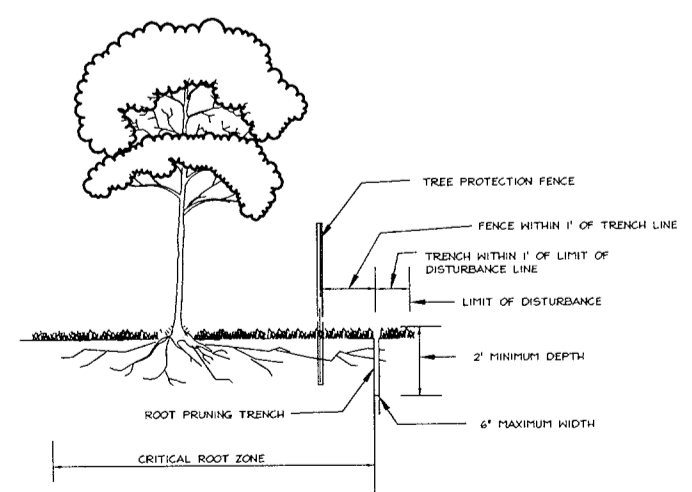
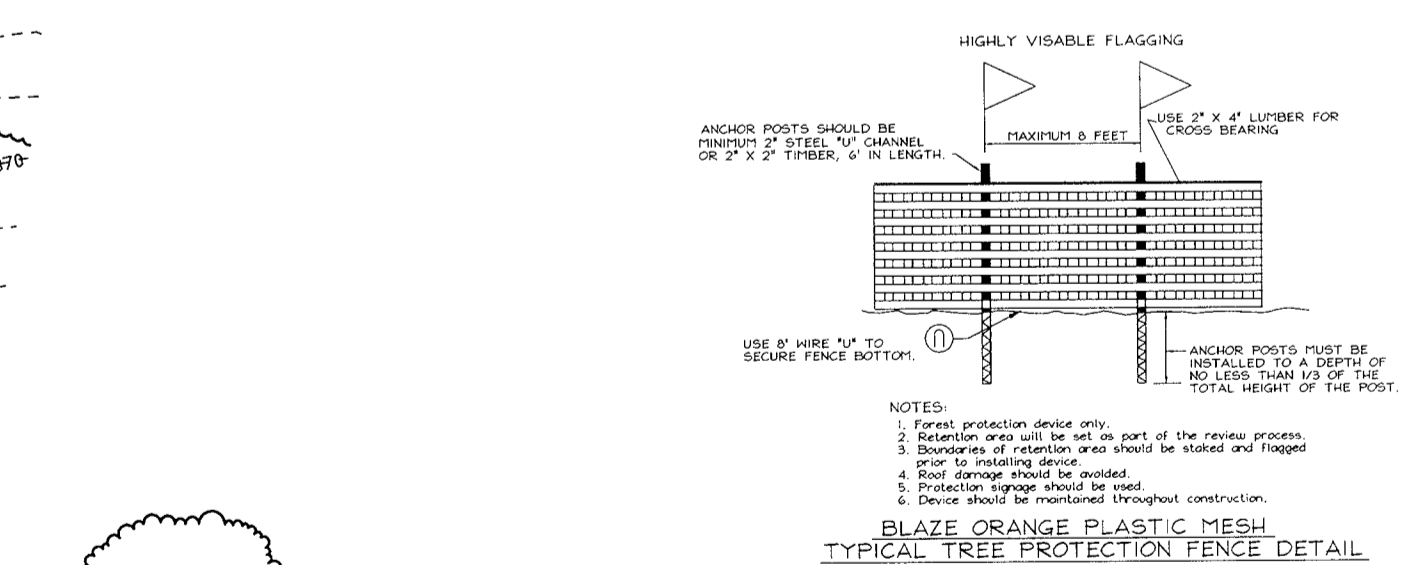


**FOREST CONSERVATION AREA DO NOT DISTURB**  
 MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1981

- Note:**
1. Bottom of signs to be higher than top of tree protection fence.
  2. Signs to be placed approximately 100' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
  3. Attachment of signs to trees is prohibited.

**FOREST CONSERVATION AREA SIGN**



- NOTES:**
1. Retention Areas to be established as part of the forest conservation plan review.
  2. Boundaries of Retention Areas to be staked, flagged and/or fenced prior to trenching.
  3. Exact location of trench should be identified.
  4. Trench should be immediately backfilled with soil removed or organic soil.
  5. Roots should be cleanly cut using vibratory knife or other acceptable equipment.

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

*James R. [Signature]* 2/16/22  
 PLANNING DIRECTOR DATE

**OWNER/DEVELOPER**  
 TRINITY HOMES  
 7320 GRACE DRIVE  
 COLUMBIA, MARYLAND 21044

**FOREST CONSERVATION PLAN**  
 THE WOODS OF PARK PLACE  
 LOTS 1-15 & OPEN SPACE LOTS 16-17  
 A RESUBDIVISION OF F.A.A.D. PROPERTY  
 LOTS 1-4

TAX MAP #25 PARCEL 3 LIBER 1313 FOLIO 336  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 REF: PB-344, S-00-10, WP-02-S7

**FREDERICK WARD ASSOCIATES, INC.**

ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226  
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: MFM  
 DRAWN BY: KTLJ  
 CHECKED BY: RHV  
 DATE: JAN 15, 2022  
 SCALE: 1"=60'  
 W.C. NO.: 2019143.00

5 SHEET OF 5

