

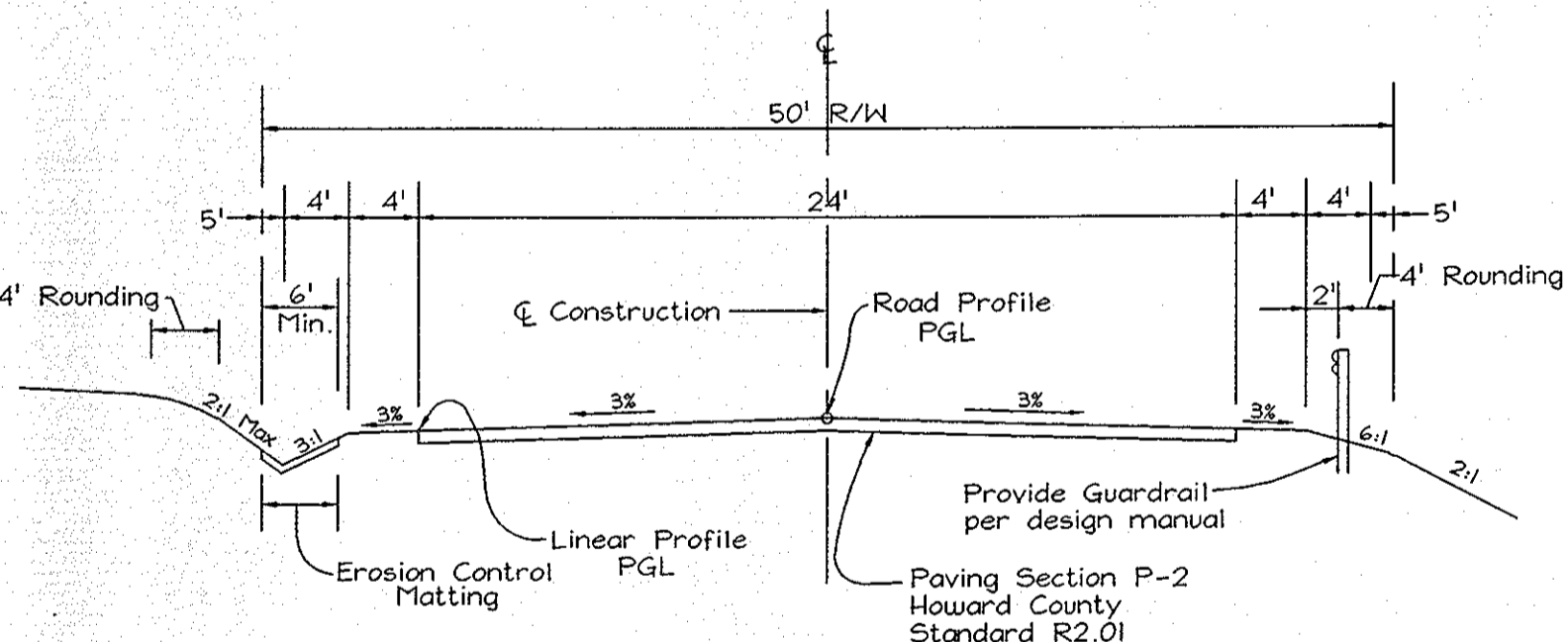
SHEET INDEX	
No.	Description
1	Cover Sheet
2	Preliminary Plan
3	Preliminary Plan
4	Schematic Grading, Landscape & Sediment Control Plan
5	Schematic Grading, Landscape & Sediment Control Plan
6	Forest Conservation Plan
7	Forest Conservation Plan
8	Forest Conservation Plan

ROAD CLASSIFICATION		
Road Name	Classification	R/W
ROAD 'A'	ACCESS STREET	50'
ROAD 'B'	ACCESS STREET	50'

CENTERLINE ROAD CURVE DATA				
Curve #	Stations	Delta	Radius	Arc Length
C-1	0+64.98 - 2+10.20	83° 12' 19"	100.00'	145.22'
C-2	2+60.52 - 4+86.84	64° 50' 10"	200.00'	226.32'
C-3	7+42.24 - 8+42.58	45° 54' 34"	125.00'	100.34'
C-4	0+40.82 - 1+04.03	18° 6' 30"	200.00'	63.21'
C-5	7+66.45 - 8+87.06	45°	118.21'	120.61'
C-6	8+87.06 - 10+07.29	45°	118.12'	120.23'
C-7	10+35.63 - 14+20.47	70° 0' 0"	315.00'	384.85'
C-8	21+16.37 - 22+99.63	70° 0' 0"	150.00'	183.26'
C-9	29+18.98 - 29+86.82	26° 54' 47"	150.00'	67.84'

LEGEND

- PROPOSED HOUSE SITE
- DENOTES NON-TIDAL WETLAND
- DENOTES 25% OR GREATER SLOPES
- DENOTES 15% - 24.9% SLOPES
- DENOTES PROPOSED WELL
- DENOTES PROPOSED SEPTIC AREAS
- DENOTES PROPOSED WELL AREAS
- DENOTES EXISTING CHAIN LINK FENCE

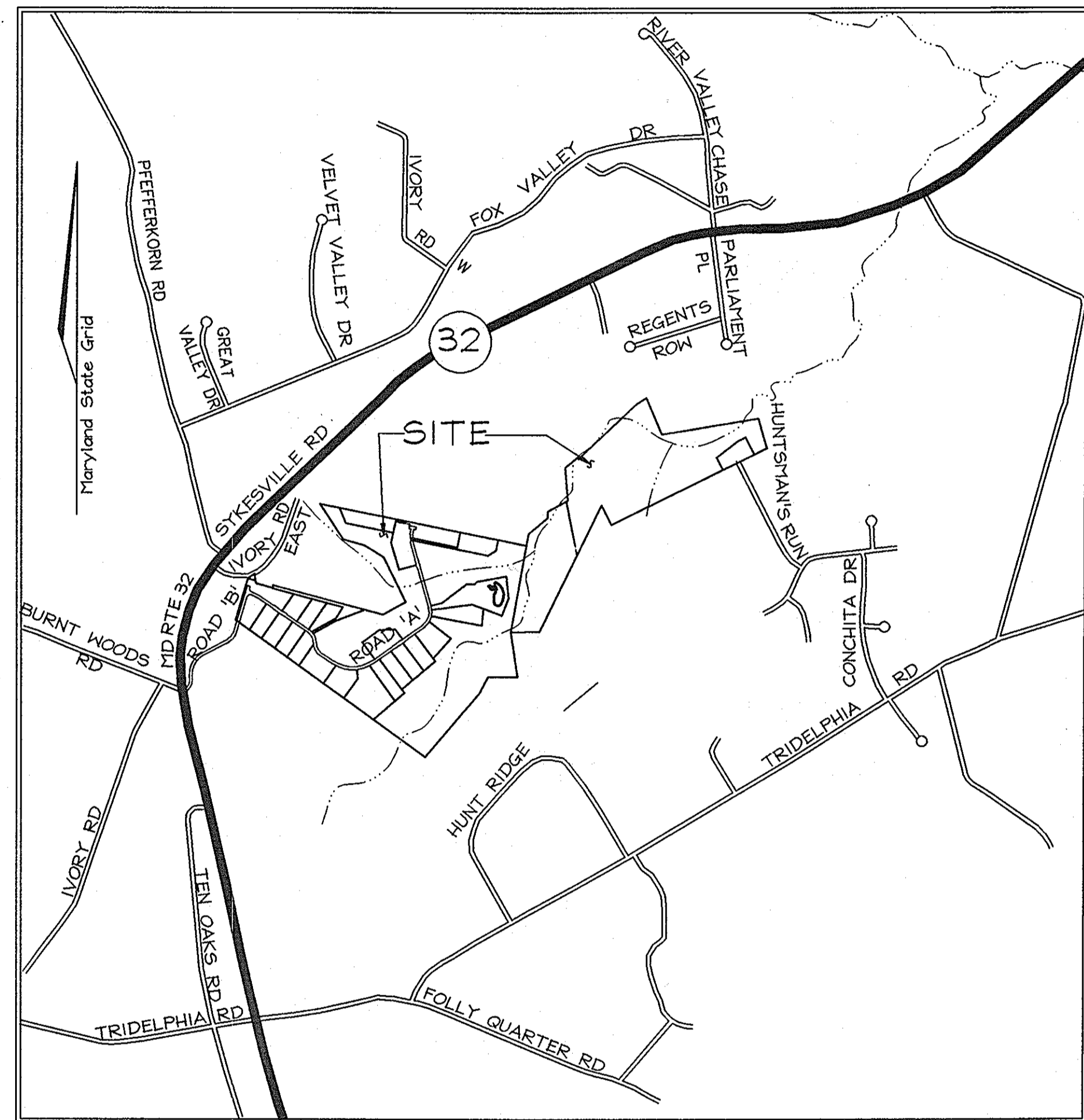


COORDINATE TABLE		
POINT NO.	NORTH	EAST
86	585,780.1720	1,316,629.4423
243	585,568.0386	1,318,041.7432
250	586,958.4962	1,321,277.8243
251	587,086.8981	1,320,338.7151
255	584,174.2664	1,318,218.1536
263	584,746.8413	1,318,701.8617
265	584,897.3241	1,318,783.3330
266	584,897.4379	1,319,048.6642
267	585,299.2625	1,318,984.7324
271	585,303.4577	1,319,240.4447
281	586,446.7250	1,319,797.7605
450	586,457.5432	1,317,275.5223
451	586,137.4420	1,317,482.7336
452	586,084.0198	1,317,672.9378
453	585,975.4770	1,317,844.2168
454	586,083.3789	1,319,126.1233
455	586,332.4035	1,319,316.2743
456	586,491.1924	1,319,476.5615
458	585,405.0453	1,316,518.5050
600	585,762.4860	1,316,645.3510
601	585,734.8330	1,316,701.9530
602	585,645.9570	1,316,846.8280
603	585,720.1020	1,316,853.3070
604	585,456.0090	1,317,837.4610
605	586,190.6340	1,319,144.9790
606	586,388.4960	1,319,315.3380
607	586,787.2740	1,319,473.2850
608	586,879.2630	1,319,585.8880
609	586,866.3450	1,319,592.2340
610	587,356.4570	1,320,103.6540
611	587,414.9820	1,320,198.5590
612	587,229.6250	1,321,201.4400
613	586,270.6830	1,319,884.7420

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
15	62,547 sq.ft.	2691 sq.ft.	59,856 sq.ft.
13	60,830 sq.ft.	7,952 sq.ft.	52,878 sq.ft.

PRELIMINARY PLAN FOR THE PADDOCKS EAST

ZONING "RR-DEO"
TAX MAP No. 22 PARCEL: 7 GRID: 8
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1200'

SCHEDULE D S.W.M. PERIMETER LANDSCAPING

CATEGORY	REQUIREMENT
LANDSCAPE TYPE	B
LINEAR FEET OF PERIMETER	1233'
CREDIT FOR EXISTING VEGETATION (YES, NO, %)	YES #738'
CREDIT FOR OTHER LANDSCAPING (YES, NO, %)	NO
NUMBER OF PLANTS REQ'D	10 SHADE
EVERGREEN TREES	12 EVERGREEN

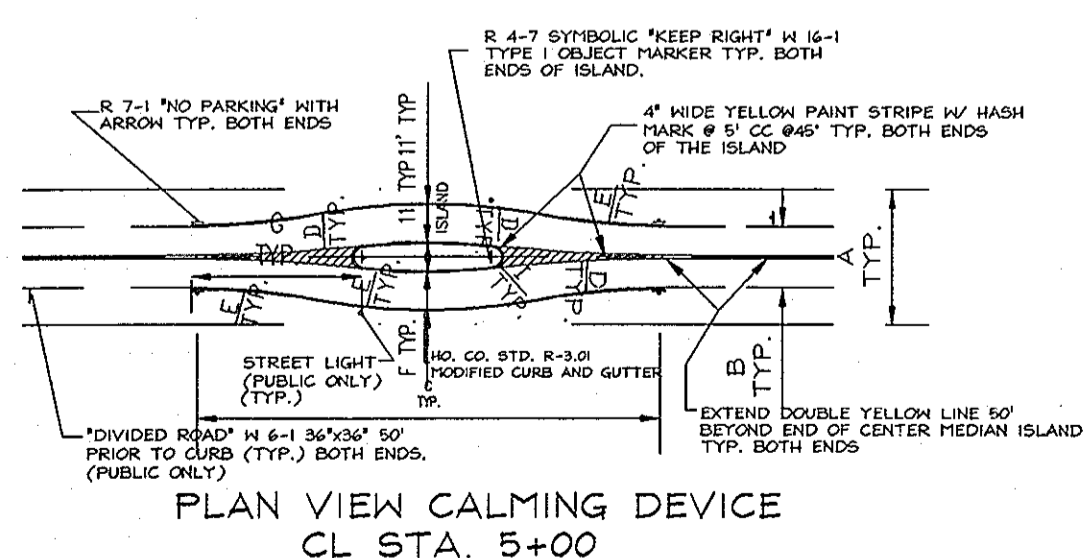
* THE WOODED AREA FOR WHICH CREDIT IS REQUESTED IS 50'-300' DEEP AND SHOULD PROVIDE FOR BOTH THE SHADE TREE AND EVERGREEN TREE ELEMENT.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO RD	ADJ. TO PERIMETER PROPERTIES														
		A														
LANDSCAPE TYPE	B															
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	P14	P15	
	265'	1,374'	1,304'	1,058'	676'	185'	1,572'	1,080'	607'	355'	809'	292'	175'	316'	126'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES 50'	YES 1074'	NO	YES 100'	YES 185'	YES 1,572'	NO	NO	NO	NO	YES 292'	YES 175'	YES 316'	YES 126'	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQ'D	5	22	4	18	10	0	0	18	10	6	13	0	0	0	0	
SHADE TREES																
EVERGREEN TREES	7															
SHRUBS																

CLASSIFICATION	DESIGN SPEED (mph)	SECTION TYPE (OPEN/CLOSED)	DIMENSIONS								
			A	B	C	D	E	F	G	H	I
ACCESS STREET	30	OPEN	50	24	95	111	100	10.75	25.91	0	3.00

SPEED CALMING DEVICE DETAIL



NOT TO SCALE

GENERAL NOTES

- SUBJECT PROPERTY ZONED "RR-DEO" PER 10/18/95 COMPREHENSIVE ZONING PLAN.
- PRIVATE WATER AND SEWER TO BE UTILIZED.
- SOILS MAP No. 13 & 14.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.09). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- TOTAL AREA OF PROPERTY = 103.52 ac.
- TOTAL NUMBER OF PROPOSED BUILDABLE LOTS = 22
- TOTAL NUMBER OF PROPOSED BUILDABLE PRESERVATION PARCELS = 0
- TOTAL NUMBER OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS = 8
- TOTAL NUMBER OF RESERVATION PARCELS FOR R/W = 1
- TOTAL AREA OF PUBLIC ROAD R/W = 3.85 ac.
- TOTAL AREA OF BUILDABLE LOTS = 22.78 ac.
- TOTAL AREA OF BUILDABLE PRESERVATION PARCEL = 0
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS = 76.07 ac.
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCEL EASEMENT = 2.91 ac.
- TOTAL AREA OF RESERVATION PARCEL = 0.82 ac.
- DENSITY CALCULATIONS:
 - A.) NUMBER OF LOTS BASED ON OWN DENSITY: 103.52 ac (Total Area) - 0.82 ac (Reservation Parcel) = 102.70 ac / 4.25 ac = 24.16 CLUSTER LOTS THEREFORE, 24 CLUSTER LOTS.
 - B.) NUMBER OF CLUSTER LOTS PROPOSED: 22 UNITS.
- OPEN SPACE REQUIREMENTS:
 - A.) MINIMUM OPEN SPACE REQUIRED = 0 ac.
- TOPOGRAPHY IS BASED ON AN AERIAL SURVEY PREPARED BY HARFORD AERIAL SURVEYS ON DECEMBER, 2000 AND HOWARD COUNTY 1993 AERIAL SURVEY.
- A.P.F.C. TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES APPROVED UNDER 5-01-05 ON 1-26-01.
- WETLANDS DELINEATION AND REPORT AND FOREST STAND DELINEATION PREPARED BY EXPLORATION RESEARCH INC. APPROVED UNDER 5-01-05 ON 1/26/01.
- THE PROJECT IS NOT WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS HOWARD COUNTY FILE NUMBER 5-01-05.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD CO. MONUMENT NOS. 15CA AND 15FA HERE USED FOR THIS PROJECT.
- S.W.M. FOR CPV AND MGV IS PROVIDED IN A MICRO POOL. THE POND WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE BY H.O.A. AND HOWARD CO.
- THE FLOODPLAIN DELINEATION IS BASED ON A STUDY PREPARED BY F.S.H. ASSOCIATES.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HERBERT BENSON AND ASSOCIATES DATED AUGUST, 2001.
- STREET TREES AND LANDSCAPE VEGETATION WILL BE SHOWN AT THE FINAL PLAN STAGE.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE RECENTLY AMENDED ZONING REGULATIONS, COUNCIL BILL 50-2001.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- ALL WELLS AND SEPTIC SYSTEMS ON ADJACENT PROPERTIES WITHIN 100' OF PROPOSED WELLS AND PROPOSED SEPTIC SYSTEMS HAVE BEEN SHOWN.
- HOWARD COUNTY SOIL MAP #13 AND #14.
- SEE PLAN VIEW FOR SOIL TYPES THAT SEPTIC FIELDS ARE LOCATED ON, AS PER THE SOIL SURVEY OF HOWARD COUNTY.
- ALL PERCOLATION TEST HOLES AND THEIR ELEVATIONS HAVE BEEN FIELD LOCATED BY C.B. MILLER AND ASSOCIATES, REGISTERED LAND SURVEYOR.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED 'GOVERNMENT DELAY' IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT. IF A WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN THE SITE, THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO PLAT RECORDATION.
- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO SUBMITTAL OF RECORD PLAT FOR SIGNATURE.
- LOT 12 SHALL HAVE THE SEPTIC SYSTEM INSTALLED PRIOR TO BUILDING PERMIT.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Laura Smith 9/24/02
PLANNING DIRECTOR DATE

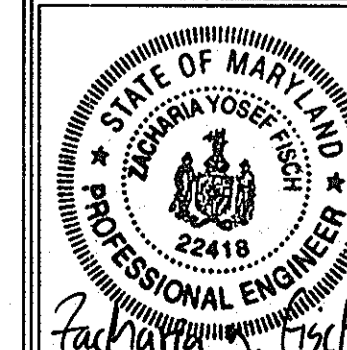
COVER SHEET THE PADDOCKS EAST

TAX MAP 22 GRID 8 PARCEL 7
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 7/23/02
COUNTY HEALTH OFFICER DATE

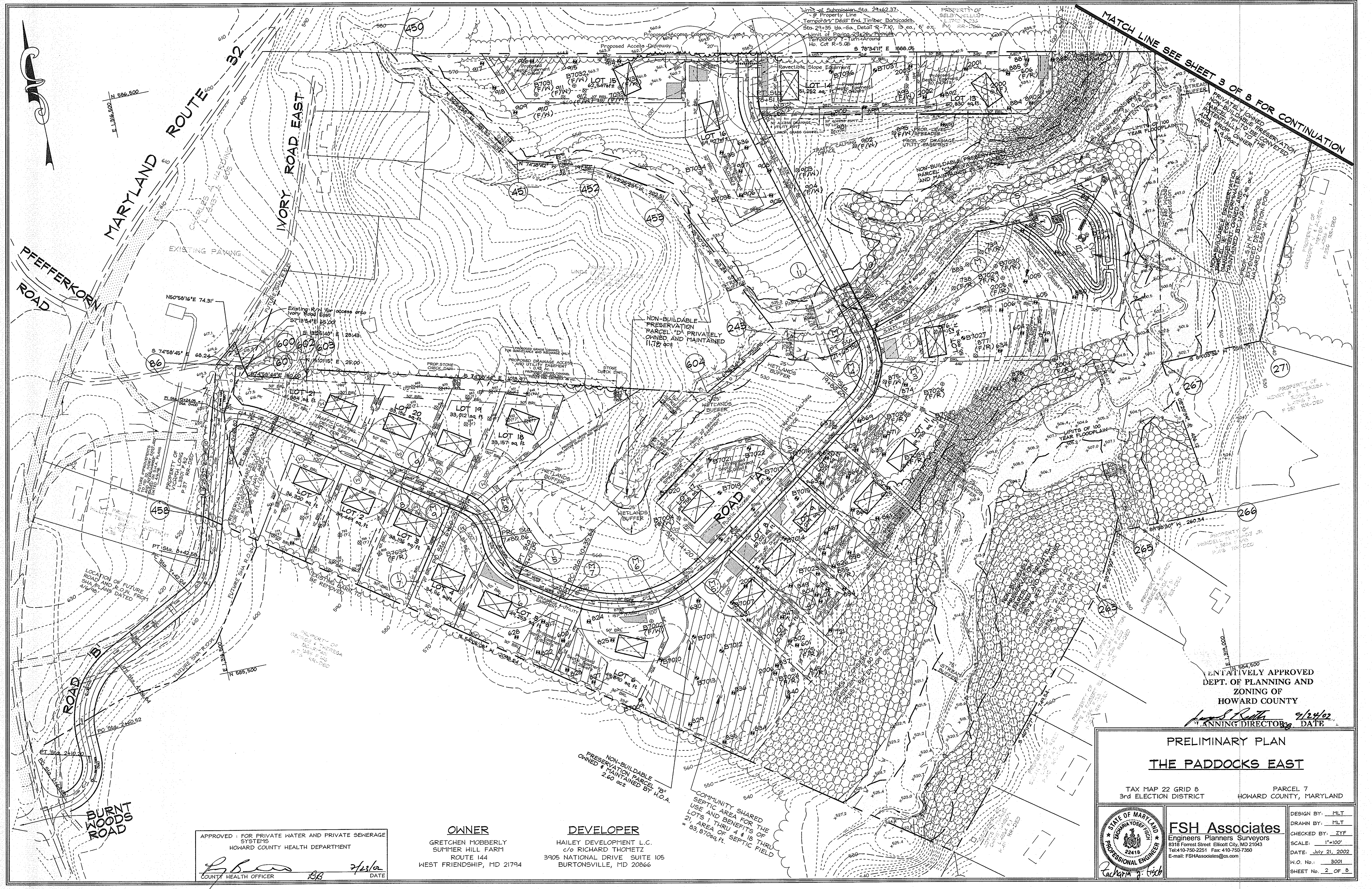
OWNER
GRETCHEN MOBBERTLY
SUMMIT HILL FARM
ROUTE 144
WEST FRIENDSHIP, MARYLAND 21794

DEVELOPER
HAILEY DEVELOPMENT LC
670 RICHARD THORNTZ
3905 NATIONAL DRIVE SUITE 105
BURTONSVILLE, MARYLAND 20866



FSH Associates
Engineers Planners Surveyors
8318 Forest Street Elkton City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

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SCALE: As Shown
DATE: July 21, 2002
H.O. No.: 3001
SHEET No. 1 OF 8



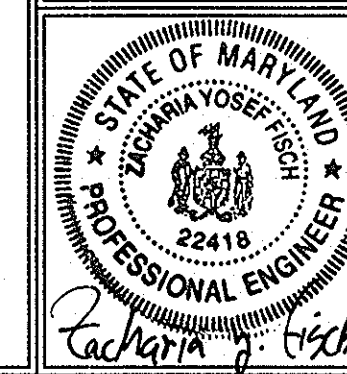
MATCH LINE SEE SHEET 3 OF 8 FOR CONTINUATION

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DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James S. Ruffin 9/24/02
PLANNING DIRECTOR DATE

PRELIMINARY PLAN
THE PADDOCKS EAST

TAX MAP 22 GRID 8 PARCEL 7
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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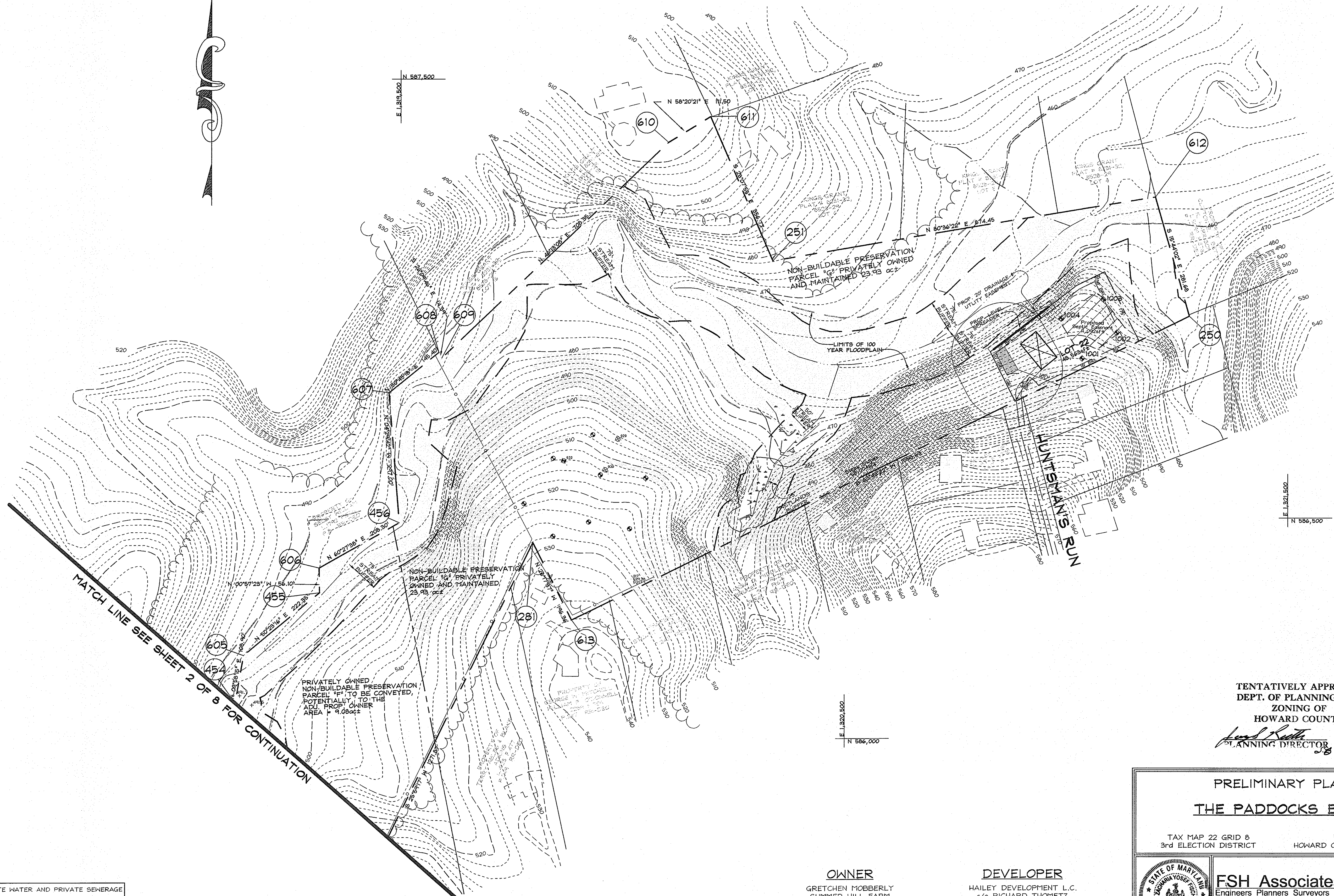
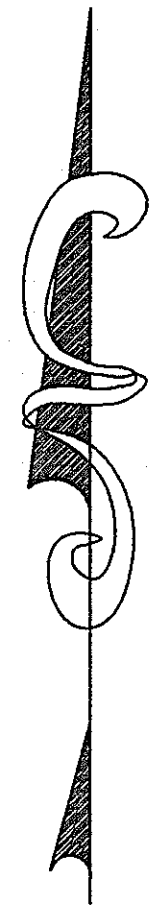
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SCALE: 1"=100'
DATE: July 21, 2002
P.L.O. No.: 3001
SHEET No. 2 OF 8

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 9/23/02
COUNTY HEALTH OFFICER DATE

OWNER
GRETCHEN MOBBERLY
SUMMER HILL FARM
ROUTE 144
WEST FRIENDSHIP, MD 21794

DEVELOPER
HAILEY DEVELOPMENT L.C.
c/o RICHARD THOMETZ
3905 NATIONAL DRIVE SUITE 105
BURTONSVILLE, MD 20866

NON-BUILDABLE PRESERVATION PARCEL 'B' OWNED & MAINTAINED BY H.O.A.
COMMUNITY SHARED SEPTIC AREA FOR THE USE AND BENEFITS OF LOTS 1 THRU 4 & 18 THRU 21. AREA OF SEPTIC FIELD = 83,870sq.ft.



MATCH LINE SEE SHEET 2 OF 8 FOR CONTINUATION

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature]
COUNTY HEALTH OFFICER 7/23/02 DATE

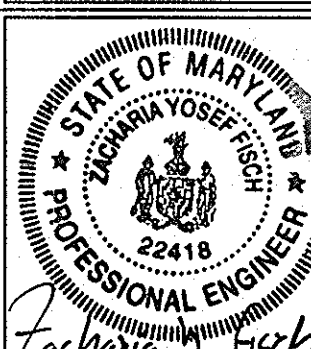
OWNER
GRETCHEN MOBBERLY
SUMMER HILL FARM
ROUTE 144
WEST FRIENDSHIP, MD 21794

DEVELOPER
HAILEY DEVELOPMENT L.C.
c/o RICHARD THOMETZ
3905 NATIONAL DRIVE SUITE 105
BURTONSVILLE, MD 20866

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DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature] 7/24/02
PLANNING DIRECTOR DATE

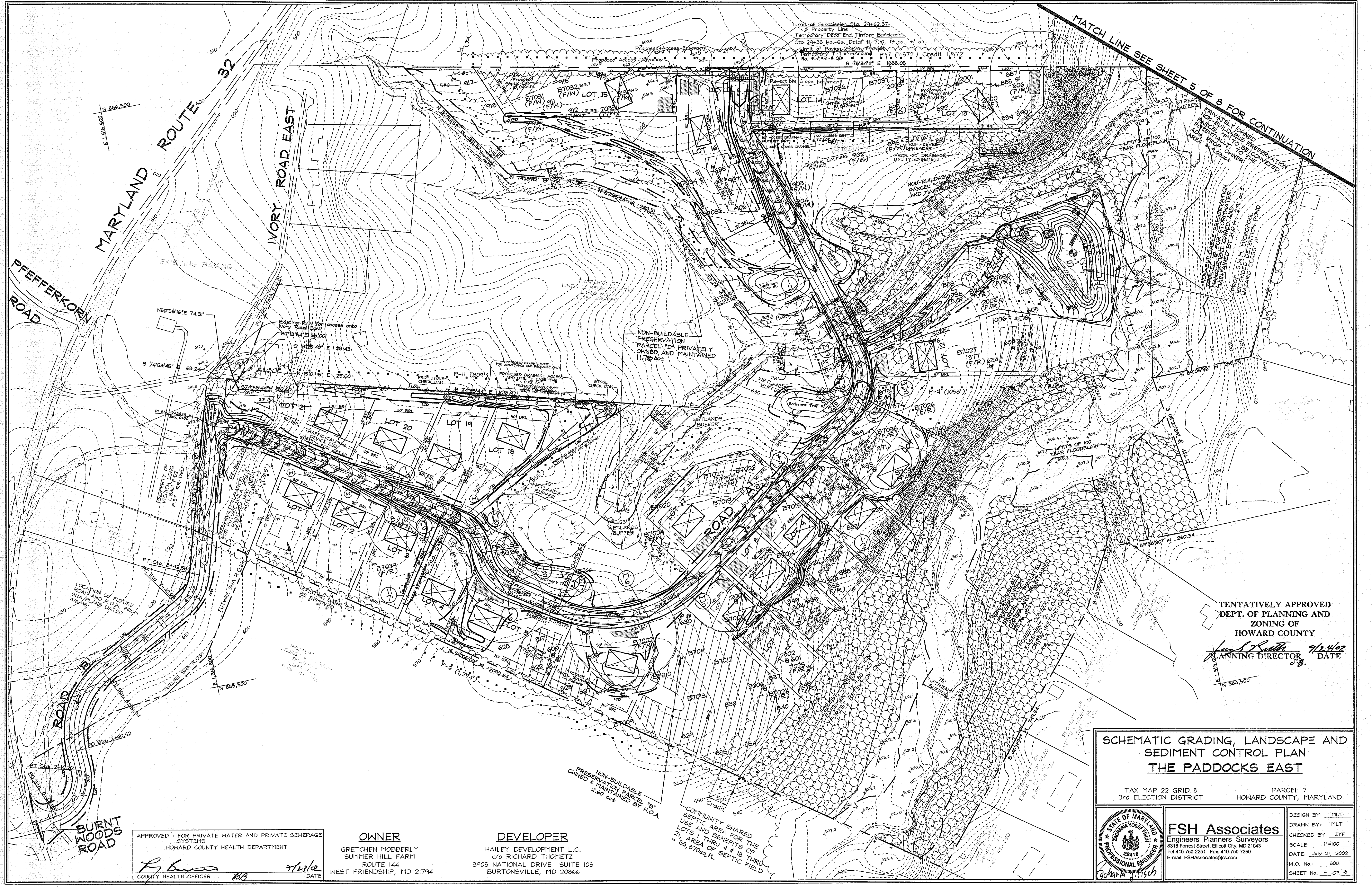
PRELIMINARY PLAN
THE PADDOCKS EAST

TAX MAP 22 GRID 8 3rd ELECTION DISTRICT PARCEL 7 HOWARD COUNTY, MARYLAND



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Engineers Planners Surveyors
8318 Forest Street, Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

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 H.O. No.: 3001
 SHEET No. 3 OF 8

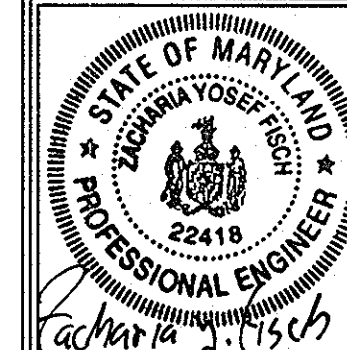


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 HOWARD COUNTY

James D. Smith 7/24/02
 PLANNING DIRECTOR DATE

**SCHEMATIC GRADING, LANDSCAPE AND
 SEDIMENT CONTROL PLAN
 THE PADDOCKS EAST**

TAX MAP 22 GRID 8 PARCEL 7
 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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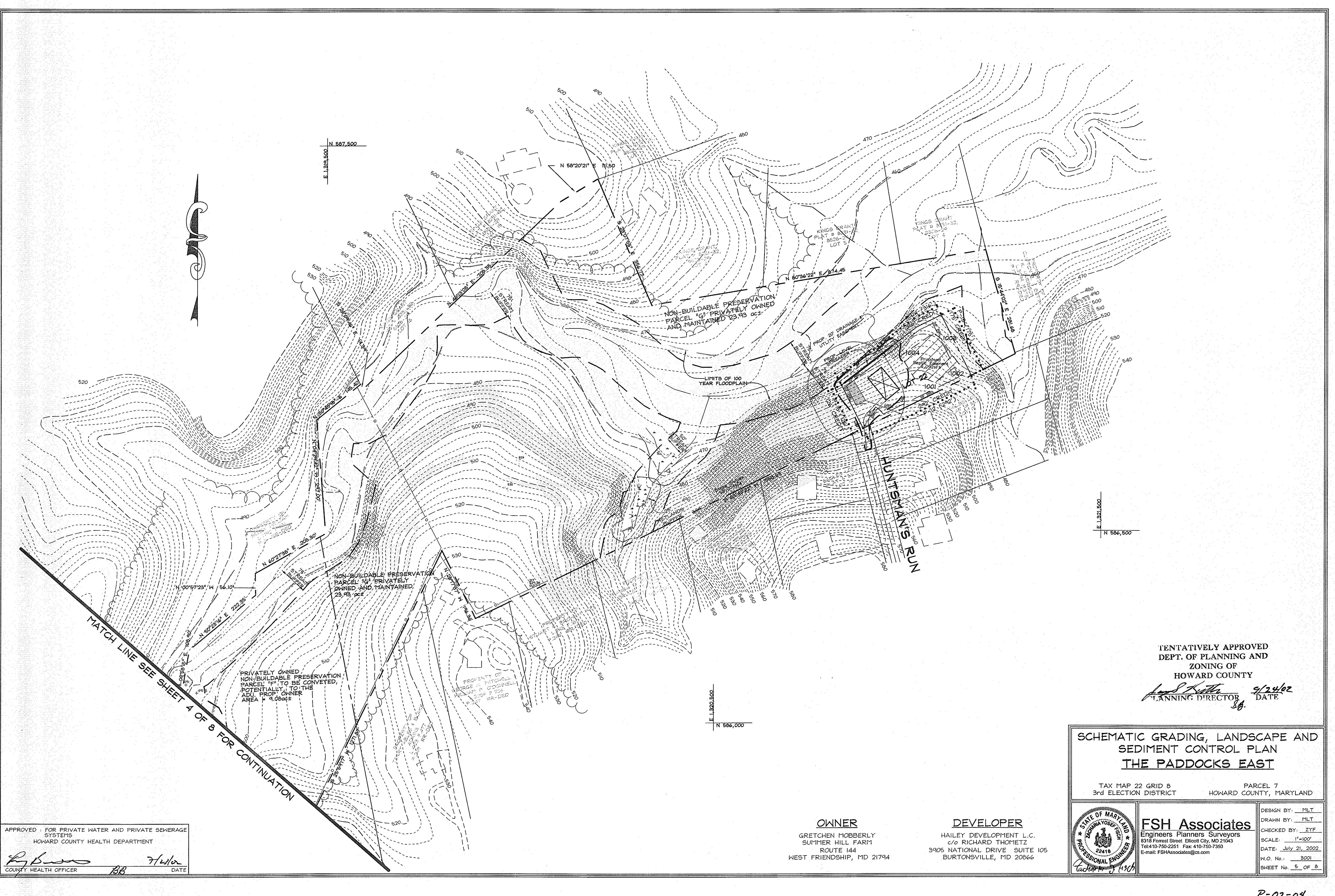
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 DATE: July 21, 2002
 W.O. No.: 3021
 SHEET No. 4 OF 8

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature]
 COUNTY HEALTH OFFICER DATE 7/23/02

OWNER
 GRETCHEN MOBBERLY
 SUMMER HILL FARM
 ROUTE 144
 WEST FRIENDSHIP, MD 21794

DEVELOPER
 HAILEY DEVELOPMENT L.C.
 c/o RICHARD THOMETZ
 3905 NATIONAL DRIVE SUITE 105
 BURTONSVILLE, MD 20866

NON-BUILDABLE PRESERVATION PARCEL 18¹ 2.60 ac² OWNED & MAINTAINED BY H.O.A.
 COMMUNITY SHARED SEPTIC AREA FOR THE USE AND BENEFITS OF LOTS 1 THRU 4 & 18 THRU 21, AREA OF SEPTIC FIELD = 83,870sq.ft.

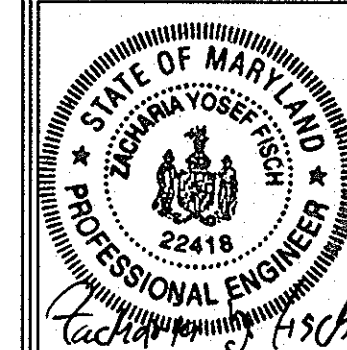


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 HOWARD COUNTY

James S. Kutter 9/24/02
 PLANNING DIRECTOR DATE

**SCHEMATIC GRADING, LANDSCAPE AND
 SEDIMENT CONTROL PLAN
 THE PADDOCKS EAST**

TAX MAP 22 GRID 8 PARCEL 7
 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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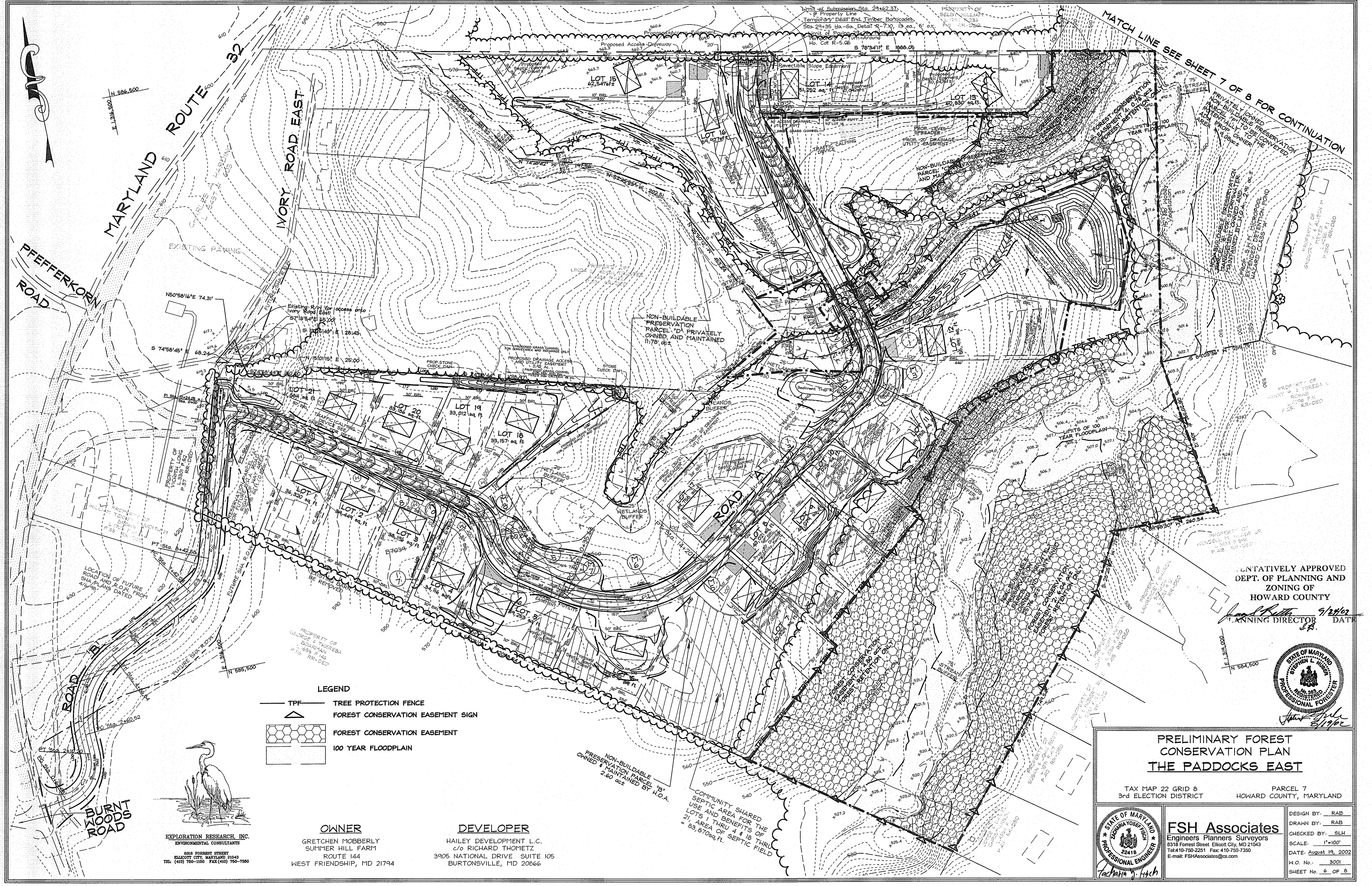
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 SCALE: 1"=100'
 DATE: July 21, 2002
 W.O. No.: 3001
 SHEET No. 5 OF 8

OWNER
 GRETCHEN MOBBERLY
 SUMMER HILL FARM
 ROUTE 144
 WEST FRIENDSHIP, MD 21794

DEVELOPER
 HAILEY DEVELOPMENT L.C.
 c/o RICHARD THOMETZ
 3905 NATIONAL DRIVE SUITE 105
 BURTONSVILLE, MD 20866

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
R. B. B. *H. W. L.*
 COUNTY HEALTH OFFICER DATE

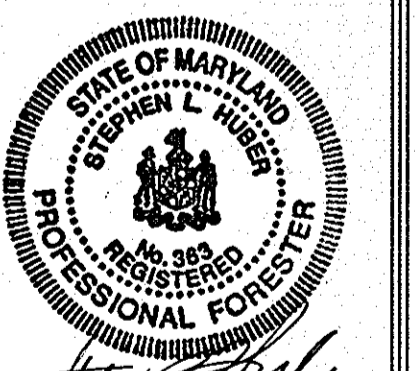
MATCH LINE SEE SHEET 4 OF 8 FOR CONTINUATION



MATCH LINE SEE SHEET 7 OF 8 FOR CONTINUATION

PRELIMINARILY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James R. Batts
PLANNING DIRECTOR 9/24/02
DATE

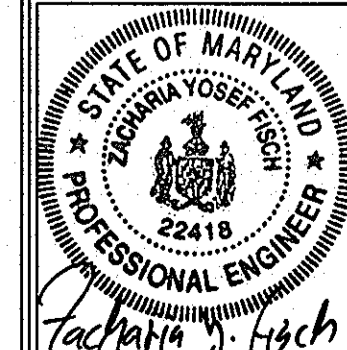


John Spivey
9/19/02

**PRELIMINARY FOREST
CONSERVATION PLAN
THE PADDOCKS EAST**

TAX MAP 22 GRID 8
3rd ELECTION DISTRICT

PARCEL 7
HOWARD COUNTY, MARYLAND



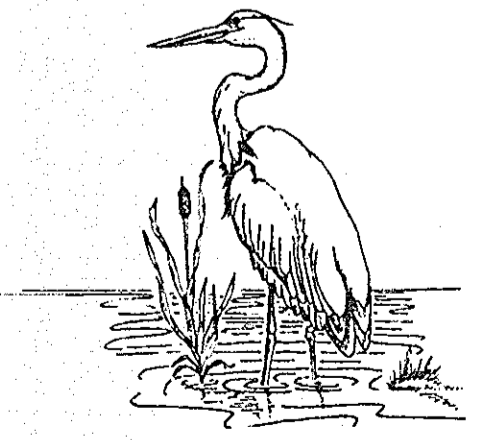
FSH Associates

Engineers Planners Surveyors
8318 Forest Street Elkton City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

DESIGN BY: RAB
DRAWN BY: RAB
CHECKED BY: SLH
SCALE: 1"=100'
DATE: August 19, 2002
M.O. No.: 3001
SHEET No. 6 OF 8

LEGEND

- TPF — TREE PROTECTION FENCE
- ▲ FOREST CONSERVATION EASEMENT SIGN
- ▨ FOREST CONSERVATION EASEMENT
- ▭ 100 YEAR FLOODPLAIN



EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
8316 FOREST STREET
ELKTON CITY, MARYLAND 21043
TEL: (410) 760-1150 FAX: (410) 760-7860

OWNER

GRETCHEN MOBBERLY
SUMMER HILL FARM
ROUTE 144
WEST FRIENDSHIP, MD 21794

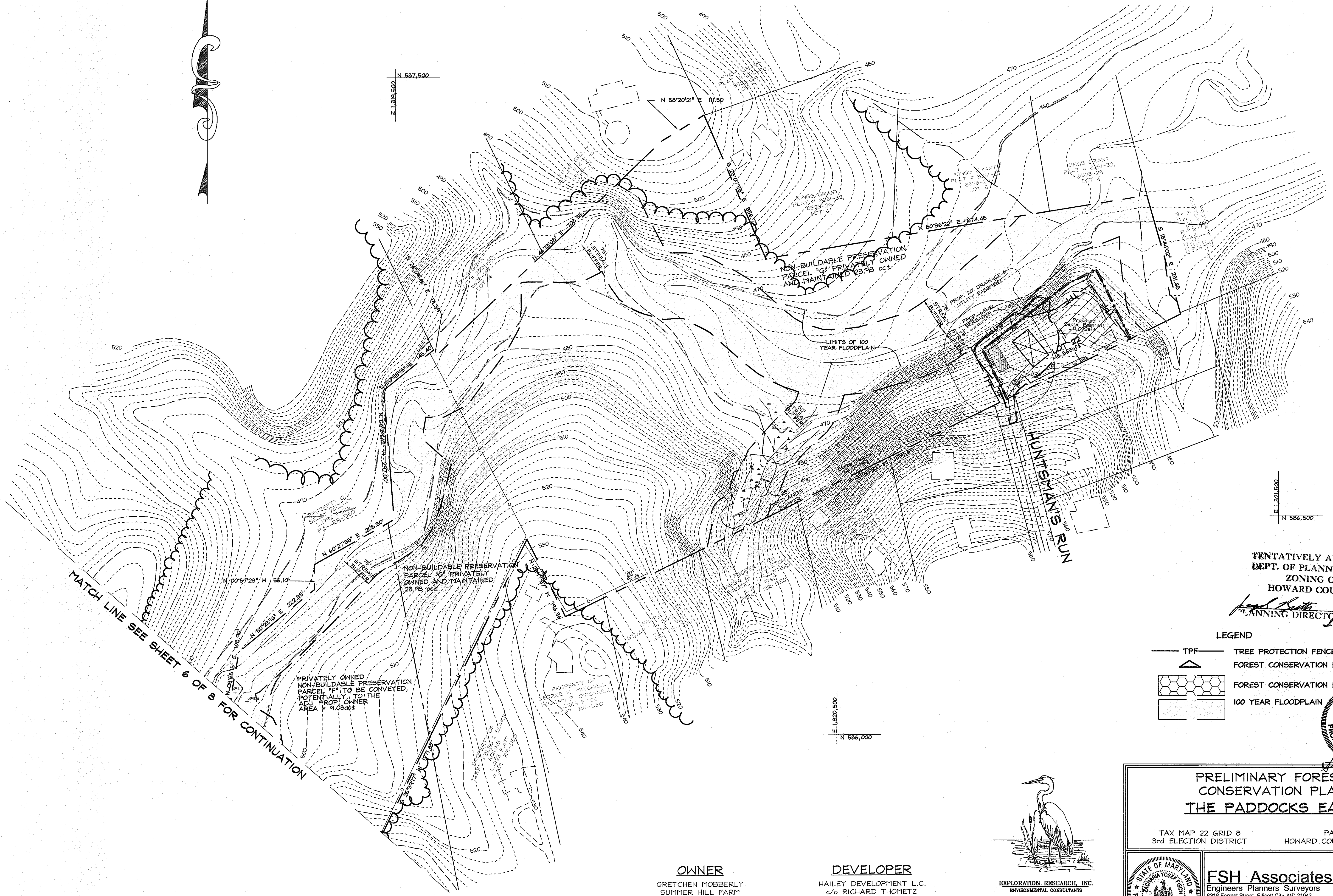
DEVELOPER

HAILEY DEVELOPMENT L.C.
c/o RICHARD THOMETZ
3905 NATIONAL DRIVE SUITE 105
BURTONSVILLE, MD 20866

NON-BUILDABLE
PRESERVATION PARCEL "B"
OWNED & MAINTAINED BY H.O.A.
2.60 ac.

COMMUNITY SHARED
SEPTIC AREA FOR THE
USE AND BENEFITS OF
LOTS 1 THRU 4 & 18 THRU
21, AREA OF SEPTIC FIELD
= 83,670sq. ft.

**BURNT WOODS
ROAD**



MATCH LINE SEE SHEET 6 OF 8 FOR CONTINUATION

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Paul Smith
PLANNING DIRECTOR 9/24/02
DATE

LEGEND

- TPF — TREE PROTECTION FENCE
- ▲ FOREST CONSERVATION EASEMENT SIGN
- ◻ FOREST CONSERVATION EASEMENT
- ◻ 100 YEAR FLOODPLAIN



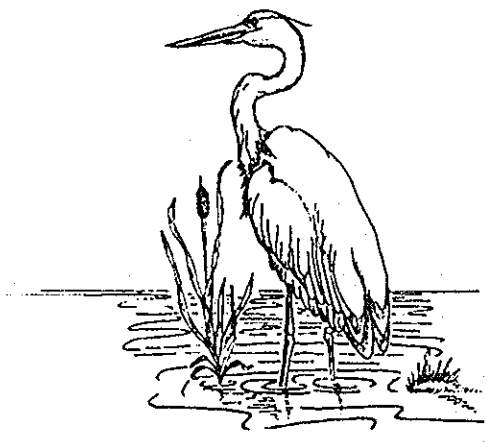
PRELIMINARY FOREST
CONSERVATION PLAN
THE PADDOCKS EAST

TAX MAP 22 GRID 8
3rd ELECTION DISTRICT

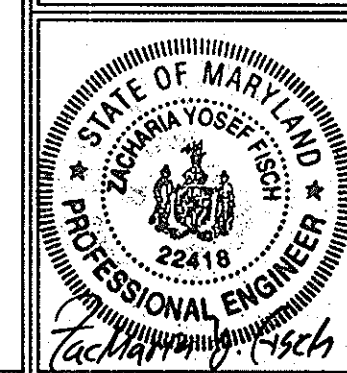
PARCEL 7
HOWARD COUNTY, MARYLAND

OWNER
GRETCHEN MOBERLY
SUMMER HILL FARM
ROUTE 144
WEST FRIENDSHIP, MD 21744

DEVELOPER
HAILEY DEVELOPMENT L.C.
c/o RICHARD THOMETZ
3905 NATIONAL DRIVE SUITE 105
BURTONSVILLE, MD 20866



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6318 FOREST STREET
ELICOTT CITY, MARYLAND 21043
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Engineers Planners Surveyors
8318 Forrest Street Elicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

DESIGN BY: RAB
DRAWN BY: RAB
CHECKED BY: SLH
SCALE: 1"=100'
DATE: August 19, 2002
I.O. No.: 3001
SHEET No. 7 OF 8

NARRATIVE

This forest conservation plan is designed to preserve and protect the forest resources on the 103.52 Ac Parcel using Howard Forest Conservation Manual guidelines for Rural Cluster subdivisions, Option C. The area of change for the cluster subdivision is 51.08 Ac, which is made up of buildable lots, road Right-of-Way, Reservation Parcel A, and Preservation Parcels B, C, and E in their entirety. The floodplain and Preservation Parcels D, F and G have been netted out. A total of 13.43 Ac. of forest will be retained in easements on preservation parcels. At this time we are requesting a Fee-in-Lieu for the remaining obligation of 0.31 Ac.

Determination of Net Tract:
Net tract area was calculated as follows:

Buildable Lots: _____	Size (Ac.)
Road ROW: _____	22.95
Reservation Parcel A: _____	3.85
(reqd. @ <=3.00 ac.)	0.82
Preservation Parcel B: _____	2.44
(reqd. @ <=3.00 ac.)	2.91
Preservation Parcel E: _____	18.11
(reqd. @ <=3.00 ac.)	
Preservation Parcel C: _____	51.08
(Included entirely less floodplain)	
Total: _____	

Preservation Parcels D, F and G utilizing Cluster Option C, are excluded entirely from calculations.

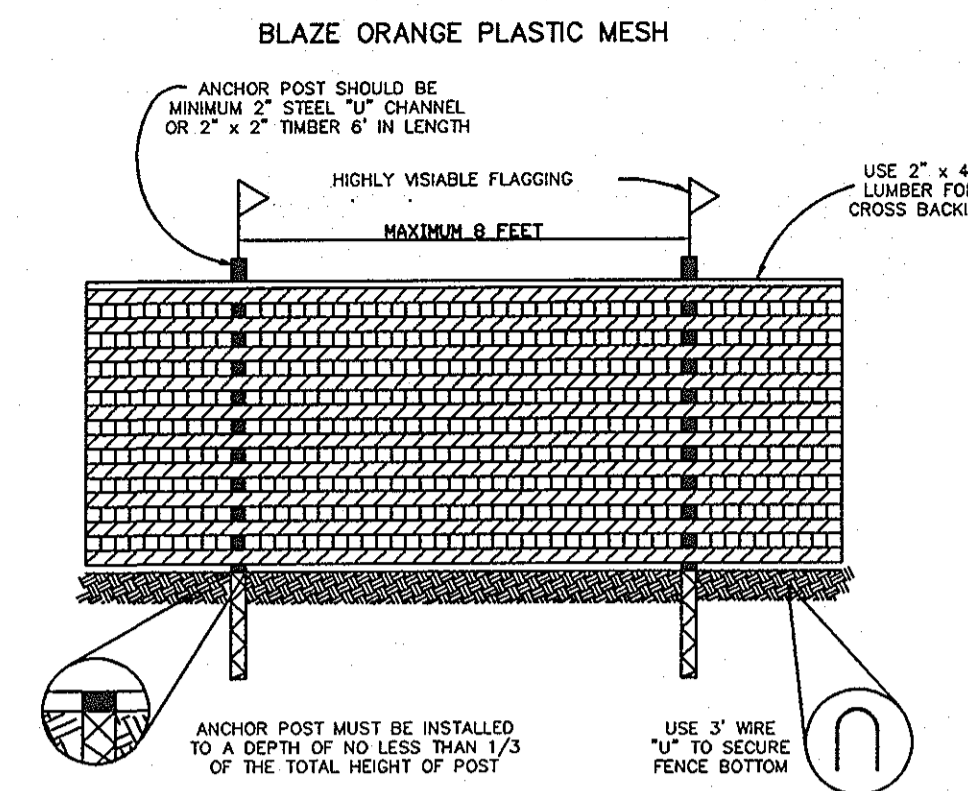
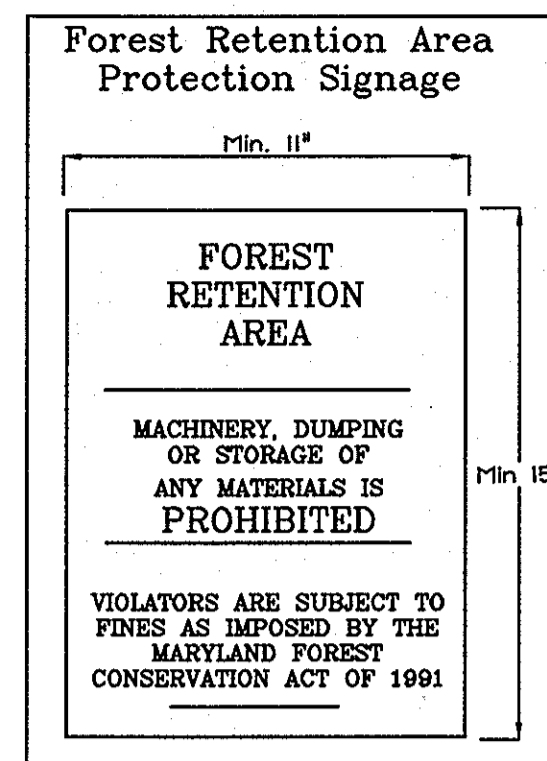
FOREST CONSERVATION WORKSHEET

	Acreage
	(1/100 ac.)
Net Tract Area	
A. Total Tract Area	103.52
B. Area Within 100 Year Floodplain (on Parcel C)	7.65
(on Parcels D, F, & G)	10.23
C. Other deductions (Balance of Parcels D, F, & G)	34.56
D. Net Tract Area	51.08
Land Use Category: Cluster Medium Density Residential	
E. Afforestation Minimum (20% x D)	10.22
F. Conservation Threshold (25% x D)	12.77
Existing Forest Cover	
G. Existing Forest on Net Tract Area	17.29
H. Forest Area Above Conservation Threshold	4.52
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	13.67
J. Clearing Permitted without Mitigation	3.62
Proposed Forest Clearing	
K. Forest Areas to be Cleared	3.86
L. Forest Areas to be Retained	13.43
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0.97
N. Reforestation for Clearing Below the Threshold	NA
P. Credit for Retention Above Conservation Threshold	0.66
Q. Total Reforestation Required	0.31
R. Total Afforestation Required	NA
S. Total Reforestation and Afforestation Requirement	0.31

FOREST CONSERVATION EASEMENT SUMMARY	
Easement 1	4.80 Ac.
Easement 2	6.04 Ac.
Easement 3	1.83 Ac.
Easement 4	0.76 Ac.
Total Easement	13.43 Ac.

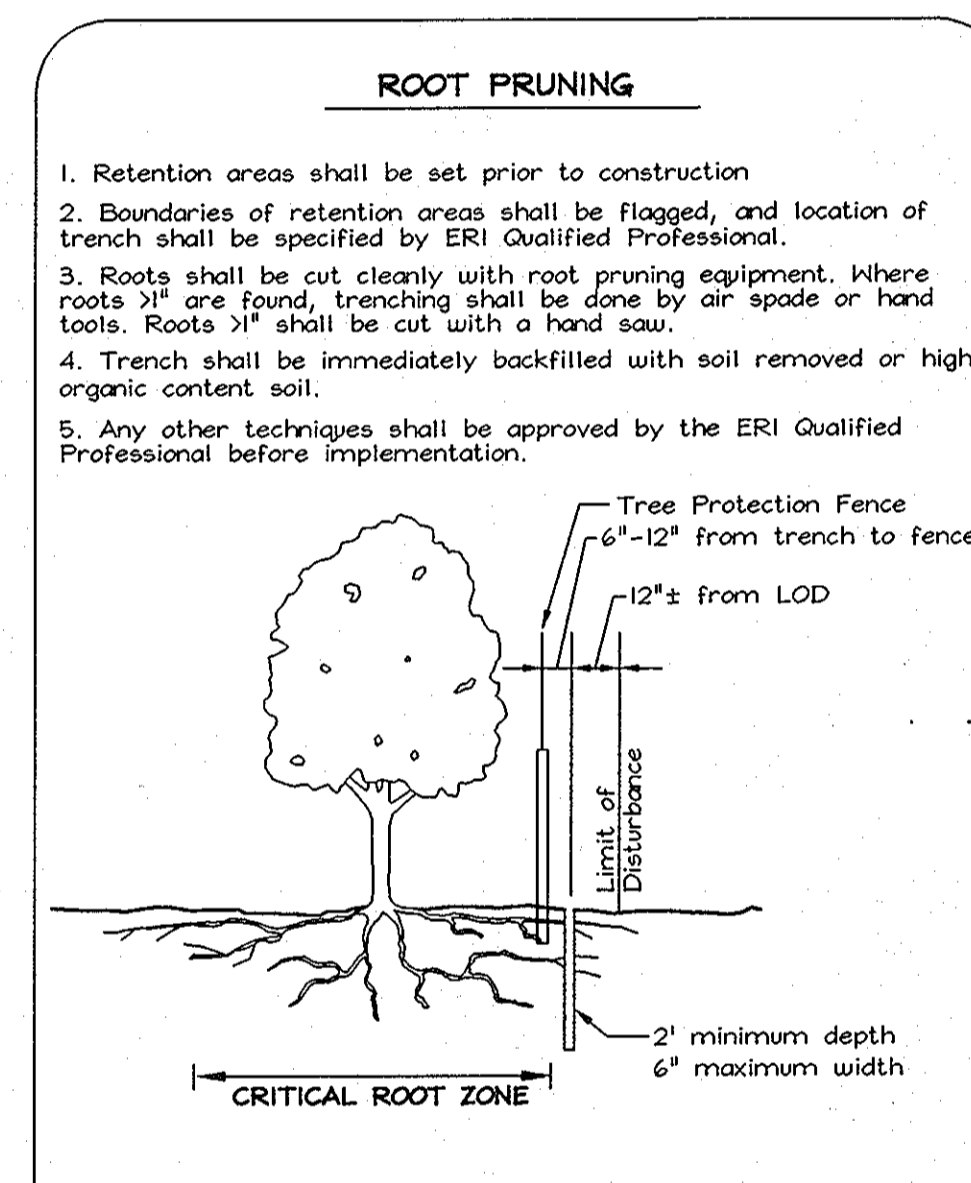
MANAGEMENT NOTES FOR FOREST RETENTION AREAS

- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County inspectors shall attend.
- Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail)
 - Water and fertilize as needed.
- During construction phase, monitor and correct condition of retained trees for: soil compaction, root injury, flood conditions, drought conditions and other stress signs.
- Post-Construction Phase
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering. Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County inspector shall inspect the entire area.

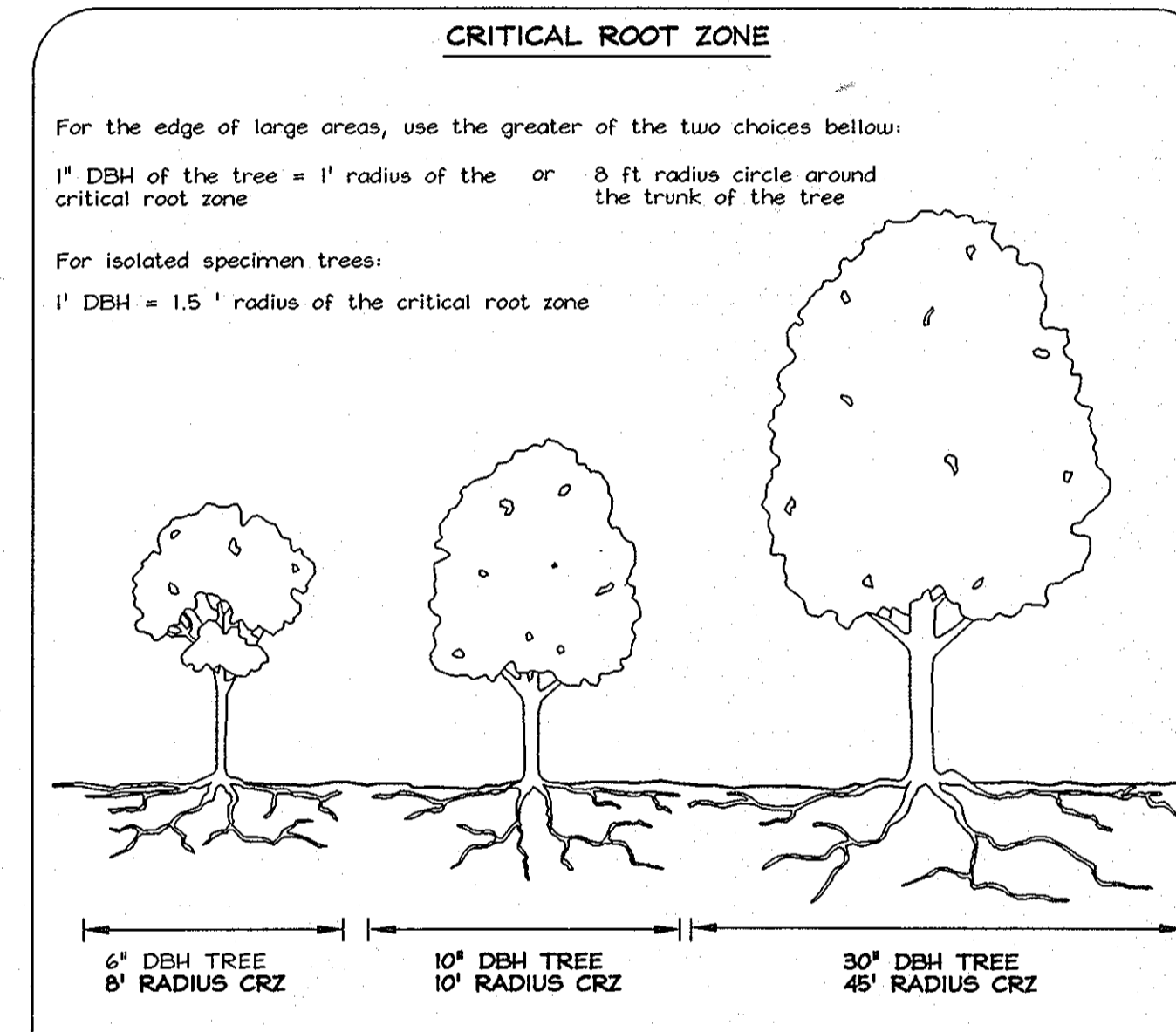


- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE



- Retention areas shall be set prior to construction
- Boundaries of retention areas shall be flagged, and location of trench shall be specified by ERI Qualified Professional.
- Roots shall be cut cleanly with root pruning equipment. Where roots >1" are found, trenching shall be done by air spade or hand tools. Roots >1" shall be cut with a hand saw.
- Trench shall be immediately backfilled with soil removed or high organic content soil.
- Any other techniques shall be approved by the ERI Qualified Professional before implementation.



Soil Protection Zone Notes

- The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance.
- Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the tree, whichever is greater.
- No construction activity is permitted within the Soil Protection Zone.
- If soil has been compacted or grading has taken place in the vicinity of the Soil Protection Zone, root pruning shall be implemented per Root Pruning detail, shown on this plan.
- Root pruning shall occur prior to the beginning of construction.
- Where the Soil Protection Zone must encroach inside the Critical Root Zone of a tree, soil disturbance shall be mitigated with vertical mulching, radial trenching, or another method approved by the ERI Forest Conservation Professional.
- Prior to construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
- Tree maintenance and removal shall be undertaken by a qualified MD Tree Expert to ensure damage to surrounding trees is minimized.
- Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth of 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

Joseph J. Smith 9/24/02
PLANNING DIRECTOR DATE



OWNER
GRETCHEN MOBERLY
SUMMER HILL FARM
ROUTE 144
WEST FRIENDSHIP, MD 21794

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PRELIMINARY FOREST CONSERVATION PLAN THE PADDOCKS EAST

TAX MAP 22 GRID B 3rd ELECTION DISTRICT PARCEL 7 HOWARD COUNTY, MARYLAND

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SCALE: 1"=100'
DATE: Sept. 12, 2002
P.L.O. No.: 3001
SHEET No. 8 OF 8