

SITE DATA

LOCATION: TAX MAP 38, GRID 9, PARCEL '528'
 1ST ELECTION DISTRICT
 EXISTING ZONING: R-12
 GROSS AREA OF PROJECT: 6.16 AC. (268,174 SF)
 AREA OF 100-YEAR FLOODPLAIN: 0 AC.
 AREA OF STEEP SLOPES: 0 AC.
 NET AREA OF PROJECT: 6.16 AC.
 AREA OF PROPOSED BUILDABLE LOTS: 4.23 AC. (184,371 SF)
 AREA OF OPEN SPACE REQUIRED: 20% OR 1.23 AC.
 AREA OF CREDITED OPEN SPACE PROVIDED: 20% OR 1.23 AC. (53,607 SF)
 AREA ON NON-CREDITED OPEN SPACE: 0.21 AC. (8942 SF)
 AREA OF PROPOSED RIGHT-OF-WAY: 0.49 AC. (21,254 SF)
 NUMBER OF BUILDABLE LOTS PROPOSED: 18 LOTS
 NUMBER OF OPEN SPACE LOTS: 3 LOTS
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 5.48 AC.± (238,571 SF)

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: 799/384
- THE PROJECT BOUNDARY IS BASED ON A SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED JULY 2002.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY BY FREDERICK WARD ASSOCIATES, DATED JULY 2002.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. SEWER FOR LOTS 1-4, LOTS 6-9 AND LOT 21 TO BE PROVIDED THROUGH CONTR. NO. 14-3754-D. WATER FOR LOTS 10-14 AND LOTS 16-19 TO BE PROVIDED THROUGH CONTR. NO. 14-1450-D. WATER FOR THE ENTIRE SITE TO BE PROVIDED THROUGH CONTR. NO. 14-3754-D.
- STORM WATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY A POCKET POND FACILITY TO PROVIDE C_{pn} AND W_{ov} AND A BIORETENTION FACILITY TO PROVIDE W_{ov} AND Rev. BOTH FACILITIES ARE HAZARD CLASS 'A'. THE TWO FACILITIES ARE LOCATED ON OPEN SPACE LOTS 15 AND 20 AND WILL BE OWNED AND MAINTAINED BY THE HOA.
- THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THEIR SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- NO WETLANDS OR STREAMS ARE LOCATED ONSITE.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES ARE LOCATED ONSITE.
- FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, DATED NOVEMBER 2002. 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 0.25 AC. ON-SITE REFORESTATION IN THE AMOUNT OF 0.11 AC. AND 2.35 AC OF OFF-SITE REFORESTATION. TOTAL OBLIGATION IS 0.25 AC. OF RETENTION AND 2.46 AC. OF REFORESTATION.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JUNE 2001, AND APPROVED UNDER S-02-02.
- PLANNING AND ZONING FILE NUMBERS: S-02-02, WP-02-85 (APP. 4/26/02)
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS REQUIRED FOR THIS SITE IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN STREET LIGHTS AND TREES.
- OPEN SPACE LOTS 5, 15 AND 20 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- EXISTING STRUCTURE ON LOT 13 IS TO REMAIN. NO ADDITIONS OR EXPANSIONS ARE ALLOWED UNLESS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS. THE STRUCTURE ON LOT 18 IS TO BE RAISED.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS, AND THE FOREST CONSERVATION EASEMENTS.
- LOTS 14, 15 AND 16 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 FOREST CONSERVATION RETENTION AREAS AND SENSITIVE ENVIRONMENTAL AREAS, SUCH AS STREAM BUFFERS AND STEEP SLOPES.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BASED ON THE SKETCH PLAN BEING SUBMITTED FOR REVIEW PRIOR TO 11/15/01.
- FOR FLAG OR PIPESTEM PLAN BEING SUBMITTED FOR REVIEW PRIOR TO 11/15/01, 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.
- THIS PLAN IS SUBJECT TO WP-02-85, APPROVED APRIL 26, 2002, TO WAIVE SECTION 16.121(o)(3)(ii) TO NOT BE REQUIRED TO CONSOLIDATE THE 3 PROPOSED OPEN SPACE LOTS INTO A SINGLE OPEN SPACE LOT WHICH IS CONTIGUOUS WITH ADJACENT OPEN SPACE. SECTION 16.121(a)(1) TO REDUCE THE MINIMUM REQUIRED PUBLIC ROAD FRONTAGE OF 40' FOR AN OPEN SPACE LOT TO 34' FOR OPEN SPACE LOT 5 AND 8' FOR OPEN SPACE LOT 15, AND SECTION 16.121(e)(2) TO PERMIT A STORMWATER MANAGEMENT ACCESS AND OPEN SPACE ACCESS TO OPEN SPACE LOT 15 TO BE LOCATED ON PORTIONS OF RESIDENTIAL LOTS 14 AND 16 AND OPEN SPACE ACCESS TO OPEN SPACE LOT 5 TO BE LOCATED ON PORTIONS OF LOTS 3, 4 AND 6-8.

STORMWATER MANAGEMENT REQUIREMENTS SUMMARY TABLE AREA 1
 NOTE: SWM PROVIDED BY A MICROPOOL ED(P-1) FACILITY

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME W _{qv}	0.10 AC-FT	0.40 AC. IN NATURAL CONSERVATION AREA	0.09 AC-FT	0.045 AC-FT IN WATER TABLE 0.045 AC-FT WET POOL
2	RECHARGE VOLUME Rev	0.03 AC-FT	GRASS SIDE DITCH	0	
3	CHANNEL PROTECTION VOLUME C _{pv}	0.25 AC-FT	0.40 AC. IN NATURAL CONSERVATION AREA & ROOFTOP DISCONNECTS TO REDUCE RCN	0.22 AC-FT	POCKET POND
4	OVERHEAD FLOOD PROTECTION, Q ₁₀ P	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME, Q ₁₀₀ P	N/A	N/A	N/A	

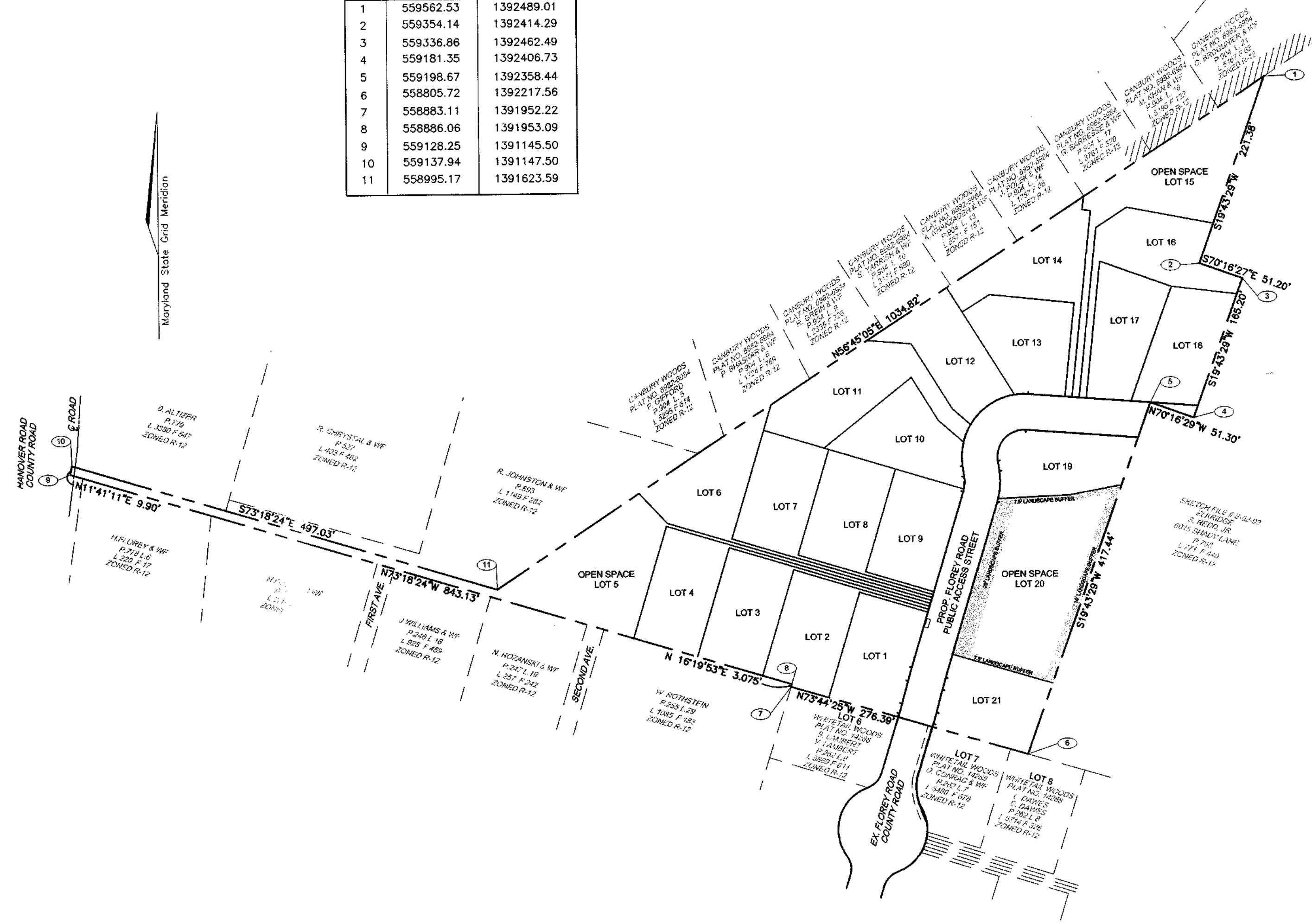
STORMWATER MANAGEMENT REQUIREMENTS SUMMARY TABLE AREA 2
 NOTE: SWM PROVIDED BY A BIORETENTION (F-8) FACILITY

AREA	REQUIREMENT	VOLUME REQUIREMENT W/O CREDITS	CREDITS	VOLUME REQUIREMENT AFTER CREDITS	NOTES
1	WATER QUALITY VOLUME W _{qv}	0.05 AC-FT	0	0.05 AC-FT	
2	RECHARGE VOLUME Rev	0.01 AC-FT	0	0.01 AC-FT	
3	CHANNEL PROTECTION VOLUME C _{pv}	0.06 AC-FT	1-YR RUNOFF LESS THAN 2 CFS	N/A	
4	OVERHEAD FLOOD PROTECTION, Q ₁₀ P	N/A	N/A	N/A	
5	EXTREME FLOOD VOLUME, Q ₁₀₀ P	N/A	N/A	N/A	

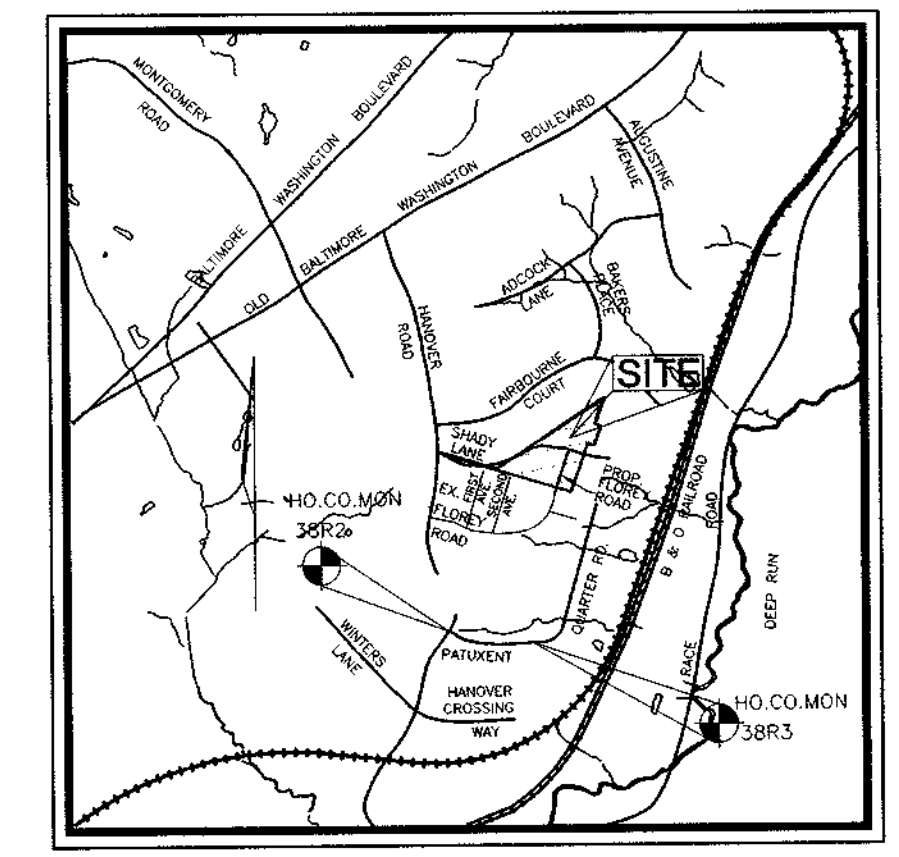
PRELIMINARY PLAN WHITETAIL WOODS II LOTS 1-21 HOWARD COUNTY, MARYLAND

COORDINATE TABLE

NO.	NORTHING	EASTING
1	559562.53	1392489.01
2	559354.14	1392414.29
3	559336.86	1392462.49
4	559181.35	1392406.73
5	559198.67	1392358.44
6	558805.72	1392217.56
7	558883.11	1391952.22
8	558886.06	1391953.09
9	559128.25	1391145.50
10	559137.94	1391147.50
11	558995.17	1391623.59



LOCATION MAP
 SCALE: 1"=100'



VICINITY MAP
 SCALE: 1"=2000'

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Mark J. Upton 5/6/03
 PLANNING DIRECTOR DATE

SHEET INDEX

SHEET NO.	TITLE
1 OF 4	COVER SHEET
2 OF 4	PRELIMINARY PLAN
3 OF 4	PRELIMINARY GRADING & SEDIMENT AND EROSION CONTROL PLAN
4 OF 4	PRELIMINARY LANDSCAPING & FOREST CONSERVATION PLAN

COVER SHEET
 WHITETAIL WOODS II
 LOTS 1-21

TAX MAP 38 BLOCK 9 PARCEL '528'
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF.: S-02-02, WP-02-85 (APP. 4/26/02)

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

OWNER
 GORDON AND JOAN ROYER
 6035 SHADY LANE
 HANOVER, MARYLAND 21078

DEVELOPER
 TRINITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023

DESIGN BY: RHV
 DRAWN BY: CMH, ELW
 CHECKED BY: RHV
 DATE: JANUARY, 2003
 SCALE: AS SHOWN
 W.O. NO.: 2014036.00

1 SHEET OF 4

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LEGEND
 EXISTING CONTOUR
 EXISTING TREES TO REMAIN
 LIGHT POLES
 AREA OF 15 TO 24.9 PERCENT SLOPES
 PROPOSED STREET TREES

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	10,069 SF	274 SF	9784 SF
3	10,246 SF	542 SF	9740 SF
4	10,543 SF	803 SF	9740 SF
5	22,036 SF	5956 SF	16,080 SF
6	10,865 SF	803 SF	10,062 SF
7	10,207 SF	542 SF	9665 SF
8	9908 SF	274 SF	9634 SF
11	12,776 SF	1740 SF	11,036 SF
14	11,096 SF	843 SF	10,253 SF
15	15,354 SF	1529 SF	13,825 SF
16	10,834 SF	1231 SF	9603 SF



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Wanda Vogel 5/6/03
 PLANNING DIRECTOR DATE

PRELIMINARY PLAN
WHITETAIL WOODS II
 LOTS 1-21

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	DESIGN BY: RHW	2 SHEET OF 4
	DRAWN BY: CMH, ELW	
	CHECKED BY: RHW	
	DATE: JANUARY, 2003	
	SCALE: 1"=50'	
W.O. NO.: 2014036.0		

OWNER
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 6035 SHADY LANE
 HANOVER, MARYLAND 21076

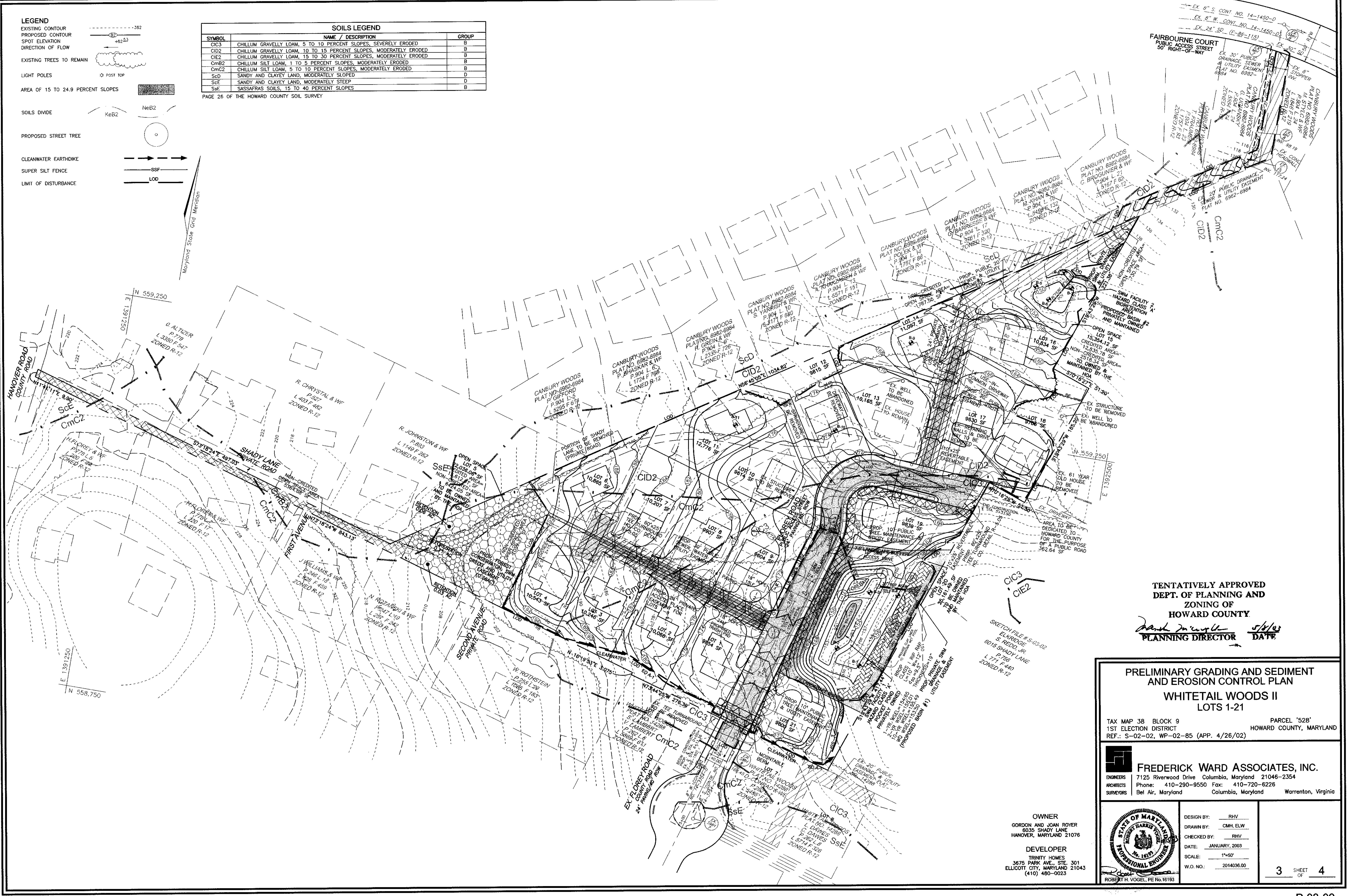
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LEGEND

EXISTING CONTOUR
 PROPOSED CONTOUR
 SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN
 LIGHT POLES
 AREA OF 15 TO 24.9 PERCENT SLOPES
 SOILS DIVIDE
 PROPOSED STREET TREE
 CLEANWATER EARTHDIKE
 SUPER SILT FENCE
 LIMIT OF DISTURBANCE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
CIC3	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED	B
CID2	CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
CIE2	CHILLUM GRAVELLY LOAM, 15 TO 30 PERCENT SLOPES, MODERATELY ERODED	B
CmB2	CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED	B
CmC2	CHILLUM SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	B
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPED	D
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	D
SsE	SASSAFRAS SOILS, 15 TO 40 PERCENT SLOPES	B

PAGE 26 OF THE HOWARD COUNTY SOIL SURVEY



TENTATIVELY APPROVED
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 HOWARD COUNTY
Daniel J. ... 5/1/02
 PLANNING DIRECTOR DATE

PRELIMINARY GRADING AND SEDIMENT AND EROSION CONTROL PLAN
WHITETAIL WOODS II
 LOTS 1-21

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**HOWARD COUNTY
FOREST CONSERVATION WORKSHEET**

ZONED R-12

NET TRACT AREA:
 A. TOTAL TRACT AREA = 6.1564 AC
 B. AREA WITHIN 100 YEAR FLOODPLAIN = 0.00 AC
 C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION = 0.00 AC
 D. NET TRACT AREA = 6.1564 AC

LAND USE CATEGORY:
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-12.
 ARA MDR IDA HDR MPD CIA
 0 0 0 0 0 0

E. AFFOREST THRESHOLD = 15% X 0 = 0.92 AC
F. CONSERVATION THRESHOLD = 20% X 0 = 1.23 AC

EXISTING FOREST COVER:
 G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 3.23 AC
 H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 2.31 AC
 I. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 2.00 AC

BREAK EVEN POINT:
 (2 X I) + F = BREAK EVEN POINT (1.63 AC)

J. FOREST RETENTION WITH NO MITIGATION = 1.63 AC
K. CLEARING PERMITTED WITHOUT MITIGATION = 1.60 AC

PROPOSED FOREST CLEARING:
 L. TOTAL AREA OF FOREST TO BE CLEARED = 2.98 AC
 M. TOTAL AREA OF FOREST TO BE RETAINED = 0.25 AC

PLANTING REQUIREMENTS:
 N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (L X 25) = 0.50 AC
 O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 1.98 AC
 P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F) = 0.00 AC
 R. TOTAL REFORESTATION REQUIRED (N+P-O) = 2.46 AC
 S. TOTAL AFFORESTATION REQUIRED = 0.00 AC
 T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 2.46 AC

ON-SITE REFORESTATION TO BE FULFILLED BY ON-SITE RETENTION OF 0.25 AC (10,787 SF), OFF-SITE REFORESTATION OF 0.11 AC (4,825 SF) AND OFF-SITE MITIGATION.

FOREST RETENTION AREAS AND NOTES

- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
- THE WOODED STEEP SLOPES ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
- THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
- 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.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE, DPZ, AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 0.25 AC, REFORESTATION OF 0.11 AC, AND FEE-IN-LIEU FOR THE REMAINING.
- 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.

FOREST PROTECTION NOTES

PRE-CONSTRUCTION ACTIVITIES

- FOR RETENTION AREAS, INSTALL BLAZE ORANGE FENCE AND RETENTION SIGNS BEFORE CONSTRUCTION BEGINS.
- FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
- 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

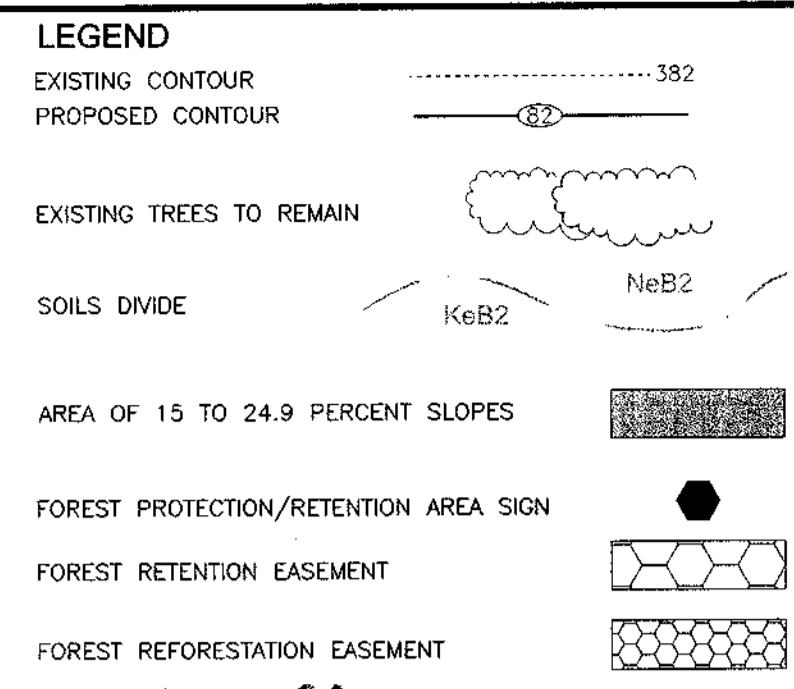
- NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.
- NO EQUIPMENT SHALL BE OPERATED INSIDE THE TREE RETENTION AREA INCLUDING TREE CANOPIES.
- IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.

POST-CONSTRUCTION ACTIVITIES

- AT THE DIRECTION OF A QUALIFIED TREE CARE EXPERT, DAMAGES TO RETAINED TREES SHALL BE REPAIRED BY THE CONTRACTOR.
- FENCE REMOVAL AND STABILIZATION SHALL BE AS PER THE SEDIMENT AND EROSION CONTROL PLAN.
- DO NOT REMOVE SIGNS.

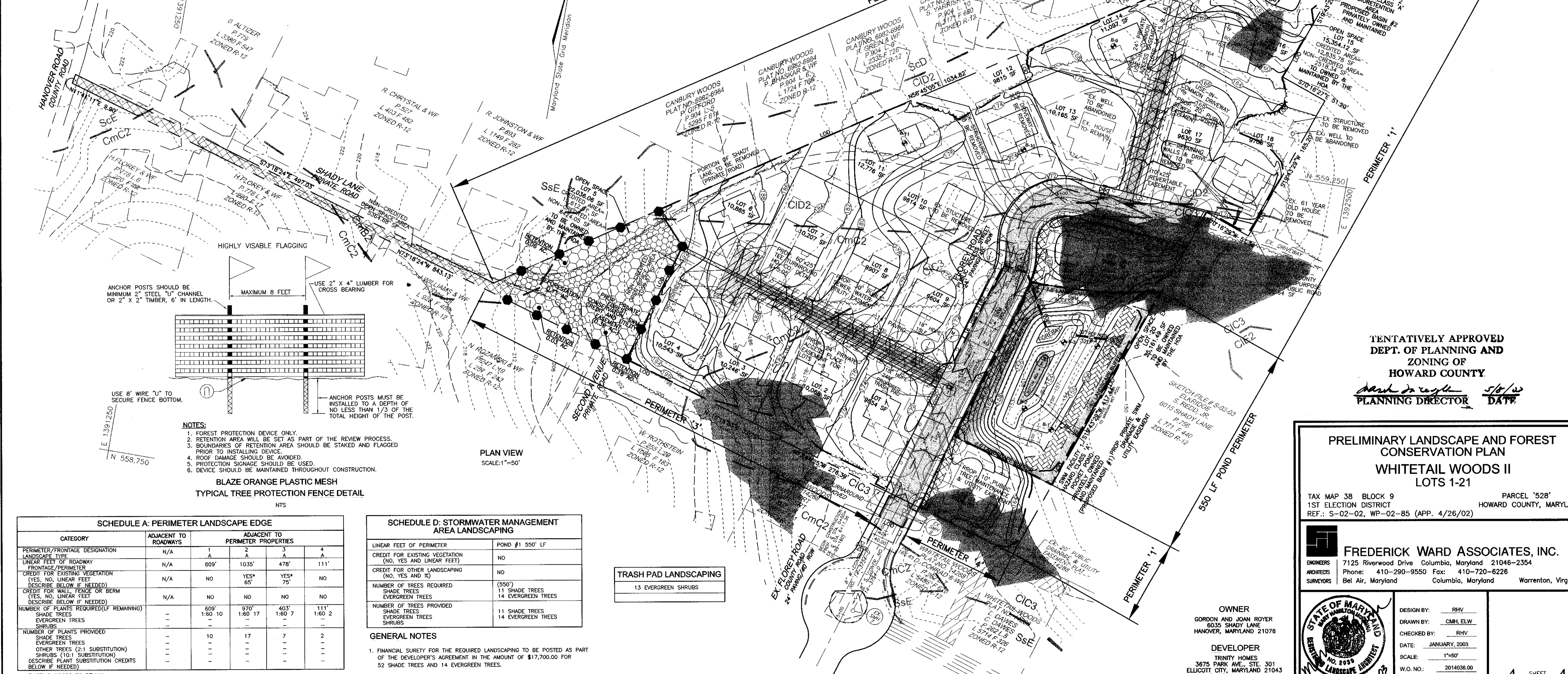
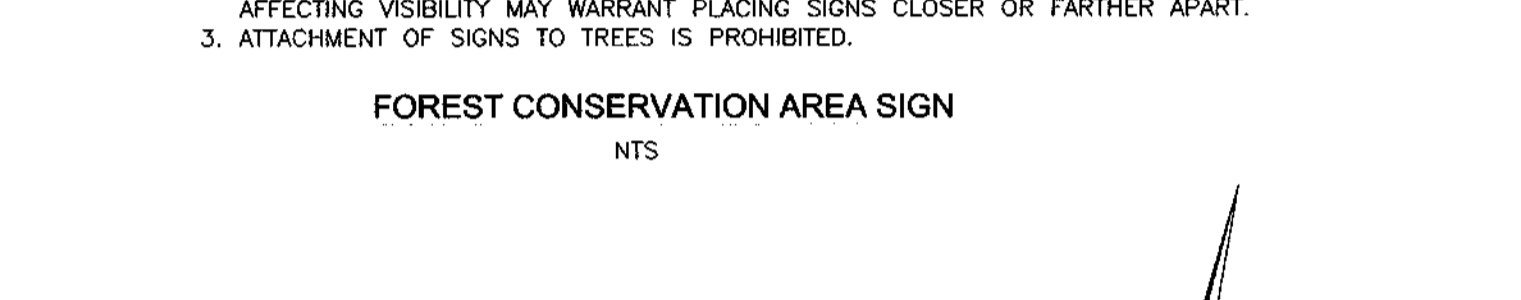
COST ESTIMATE: (For bonding purposes, only)
 RETENTION OF 0.25 AC. (10,787 SF X 0.20) \$2,157.40
 REFORESTATION OF 0.11 AC. (4,825 SF X 0.50) \$2,412.50

SURETY NOTE
 FINANCIAL SURETY IN THE AMOUNT OF \$4,569.90 WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT FOR ON-SITE RETENTION AND REFORESTATION.
 ADDITIONAL SURETY FOR THE 2.35 AC OF OFF-SITE REFORESTATION WILL BE \$51,183.00 (102,366 x 0.50)



NOTES:

- THE PROPERTY OUTLINE IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, DATED JULY 2002.
- THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, DATED JULY 2002.
- HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRASH PAD AND ITS SURROUNDING LANDSCAPING.



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 Mark D. Taylor
 PLANNING DIRECTOR 5/6/02
 DATE

PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN
WHITETAIL WOODS II
 LOTS 1-21

TAX MAP 38 BLOCK 9
 1ST ELECTION DISTRICT
 REF.: S-02-02, WP-02-85 (APP. 4/26/02)

PARCEL '528'
 HOWARD COUNTY, MARYLAND

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DESIGN BY: RHY
 DRAWN BY: CMH, ELW
 CHECKED BY: RHY
 DATE: JANUARY, 2003
 SCALE: 1"=50'
 W.O. NO.: 2014036.00

4 SHEET OF 4