

**GENERAL NOTES**

1. SITE DATA:  
 TAX MAP: 46 - PARCEL: 229 & 352 - BLOCK: 15.  
 ZONING: R-20.  
 AREA IN STATE ROW DEDICATION: 0.37 ACRES.  
 AREA IN COUNTY ROW DEDICATION: 2.18 ACRES.  
 AREA IN PROPOSED ROW AND ROAD: 1.96 ACRES.  
 MINIMUM LOT SIZE: 14,000 SQ. FT.  
 NUMBER OF PROPOSED BUILDABLE LOTS: 66.  
 NUMBER OF PROPOSED OPEN SPACE LOTS: 4.  
 TOTAL NUMBER OF PROPOSED LOTS: 70.  
 AREA OF PROPOSED BUILDABLE LOTS: 21,688 ACRES.  
 AREA OF PROPOSED OPEN SPACE: 3008 OR 11.30 ACRES.  
 AREA OF PROPOSED OPEN SPACE: 11.47 ACRES (11.36 ACRES CREDITED).

2. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN APRIL 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC. OFF-SITE TOPOGRAPHY WEST OF THE PROPERTY LINE ON ROCKY GORGE SUPPLEMENTED BY HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS.

3. BOUNDARY SURVEY HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC.

4. NO HISTORIC STRUCTURES EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DECEMBER 1994.

5. GRAVES IDENTIFIED AS CEMETERY SITE 46-4 ON THE HOWARD COUNTY CEMETERY INVENTORY EXIST ON-SITE ON PROPOSED OPEN SPACE LOT 68 WHERE INDICATED. ON-SITE TESTING HAS BEEN PERFORMED TO DETERMINE LOCATION OF THE EXTENTS OF THE GRAVE SITES. THESE EXTENTS HAVE BEEN FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN OCTOBER 2000. NO GRADING MAY BE CONDUCTED WITHIN 30 FEET OF THE LIMITS OF THE GRAVE SITES. THE PLANNING BOARD APPROVED THE ACCOMMODATION OF, AND ACCESS TO THE CEMETERY A SPECIAL SUBJECT ON JANUARY 24, 2001 UNDER S-91-08. THE DESIGN ON THESE PLANS IS CONSISTENT WITH THE APPROVED DESIGN.

6. NO FLOODPLAIN EXISTS ON-SITE.

7. WETLAND AND FOREST STAND DELINEATIONS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES IN OCTOBER 2000. AND WETLAND LOCATIONS VERIFIED IN JULY 2004.

8. THIS PROJECT IS EXEMPT FROM APFO ROAD TEST REQUIREMENTS BASED ON THE FACT THAT NO AT GRADE INTERSECTIONS OF MAJOR - MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROADS EXIST WITHIN A MILE AND HALF OF THE SITE.

9. PUBLIC WATER AND SEWER SYSTEMS WILL BE UTILIZED VIA AN EXTENSION OF WATER & SEWER CONTRACT # 24-3904-D & 24-3905-D. EXISTING WELL AND SEPTIC SYSTEMS TO BE PROPERLY ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS UPON CONNECTION TO PUBLIC UTILITIES. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.

10. ALL AREAS ARE MORE OR LESS.

11. NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN JULY 2004.

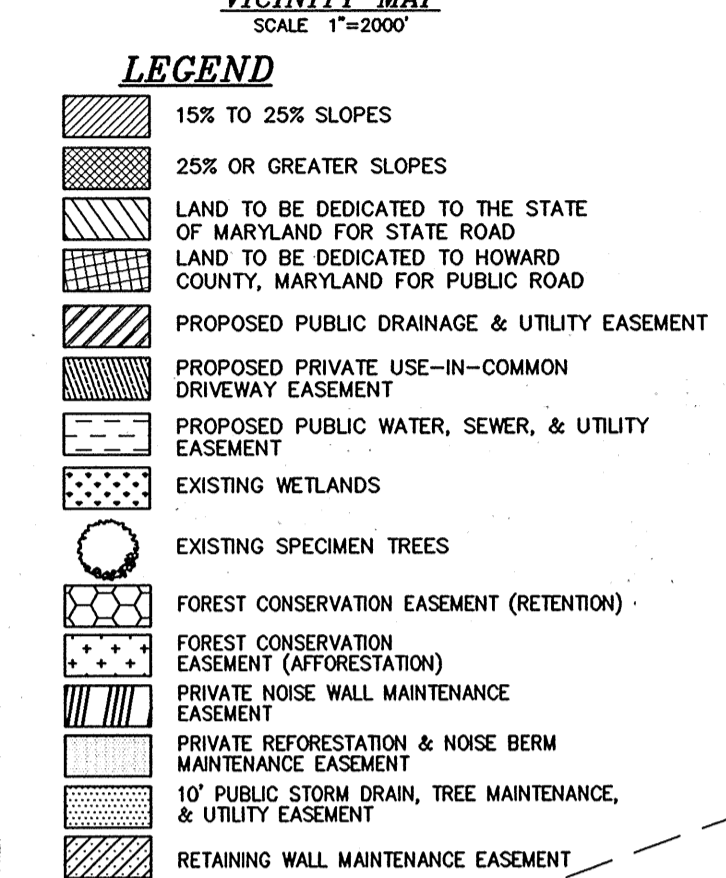
12. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL PROGRAMMING TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).  
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
 C) GEOMETRY - MAXIMUM 10% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIIUS.  
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

13. STORMWATER MANAGEMENT REQUIREMENTS TO BE MET ON-SITE VIA WET POND FOR WQ AND CQP AND VIA STONE TRENCH FOR REV. SWM FACILITY AND TRENCH TO BE PRIVATELY OWNED AND MAINTAINED.

14. ALL EXISTING ON-SITE STRUCTURES AND PAVING TO BE REMOVED.

16. THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN ON THIS PLAN ARE TO BE 100-WATT "PRIMER" HPS VAPOR POST TOP FIXTURE ON A 14' BLACK FIBERGLASS POLE. STREET SIGN POSTS SHALL BE GALVANIZED SQUARE METAL TUBE POSTS (2" SQUARE-12 GAUGE) INSERTED INTO A 3"-FT LONG GALVANIZED SQUARE METAL TUBE SLEEVE (2" SQUARE-12 GAUGE). THERE SHALL BE A METAL CAP ON TOP OF THE SIGN POST.
17. 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 WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED LANDSCAPING.
18. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD OR CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
19. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 2.75 ACRES AND AFFORESTATION OF 4.66 ACRES. FINANCIAL SURETY FOR THE ON-SITE RETENTION AND AFFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
20. STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS ACQUIRED BY "COULDINGS FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". THE JUNE 1993 POLY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
21. THIS PLAN IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE 1993 ZONING REGULATIONS AMENDED BY 050-2001.
22. AT FINAL PLAN STAGE, THE NECESSITY OF A SIGHT DISTANCE EASEMENT ACROSS LOT 9 WILL BE DETERMINED ALONG WITH THE LIMITS OF DRIVEWAY LOCATIONS.
23. PROPOSED NOISE BERM TO BE MAINTAINED BY THE HOA.
24. AT FINAL SITE DEVELOPMENT PLAN STAGES, THE DRIVEWAY FOR LOT 65 SHALL BE PROPOSED SO AS TO SAFELY NAVIGATE AROUND THE SPLITTER ISLAND ON ROAD B.
25. STREET LIGHTS SHALL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL. STREET LIGHTS SHALL MAINTAIN A TWO FOOT SETBACK FROM PUBLIC DRAINAGE AND UTILITY EASEMENTS.
26. REQUEST TO WAIVER BASEMENT GRAVITY SEWER SERVICE TO LOTS 14, 30, 31, 42, 43, & 46. FIRST FLOOR AND BASEMENT GRAVITY SEWER SERVICE FOR LOTS 44 & 45, AND CLEARANCE REQUIREMENTS FOR LOTS 29, 32, 33, AND 40 WERE APPROVED ON DECEMBER 3, 2003 AND MARCH 5, 2004 SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE SEWER BETWEEN MANHOLE 119 AND 127 SHALL BE DUCTILE IRON PIPE CLASS 54 WITH FIELD LOCK GASKETS.  
 2. THE SEWER BETWEEN MANHOLE 119 AND 28 AND 28 AND 29 SHALL BE RELOCATED TO THE LOW POINT OF THE LOTS AT THE REAR OF THE PROPERTIES.  
 3. A NOTE SHALL BE PLACED ON THE WATER AND SEWER PLAN AND ON THE SITE SPECIFIC PLAN REGARDING ACCESS TO PUBLIC WATER AND SEWER MAINS.
27. IN CONJUNCTION WITH THE REQUEST IN GENERAL NOTE 26 A REQUEST TO ALLOW THE INSTALLATION OF 215 LF OF SEWER IN EXCESS OF 25 FEET DEEP WAS APPROVED ON MARCH 2, 2004 AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. DUE TO THE DEEP SEWER, RELOCATE THE SEWER BETWEEN MANHOLES 114 AND 117 INTO OLD COLUMBIA ROAD AWAY FROM THE OTHER UTILITIES.  
 2. THE SEWER BETWEEN MANHOLES 113 AND 117 SHALL BE DUCTILE IRON PIPE CLASS 54 WITH FIELD LOCK GASKETS. SEWER HOUSE CONNECTIONS FOR ALL PROPERTIES SERVED BY THIS PORTION OF THE SEWER SHALL ALSO BE DUCTILE IRON PIPE CLASS 54.  
 3. IN ORDER TO ALLOW ROOM FOR EXCAVATION OF THE DEEP SEWER, THE WATER MAIN SHALL BE LOCATED 10 FEET OFF OF AND PARALLEL TO THE EXPANDED EASEMENT LINE ON LOTS 6 AND 7. THE WATER MAIN SHALL HAVE RESTRAINED JOINT IN THE AREA FROM MANHOLE 113 TO MANHOLE 116.  
 28. PIPESTEM LOTS ON FUTURE SITE DEVELOPMENT PLANS WILL SHOW BUILDING SETBACKS WHICH ARE IN EFFECT AT THAT TIME.



**SHEET INDEX**

PRELIMINARY PLAN	1
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PRELIMINARY GRADING PLAN	4
PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN	5

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C12	2950.00'	431.78'	216.26'	082°31'11"	5091'310" W 431.41'

**SPECIMEN TREES**

KEY	SPECIES
ST1	48" YELLOW POPLAR
ST2	38" BLACK WALNUT
ST3	36" CHESTNUT OAK

**MINIMUM LOT SIZE CHART**

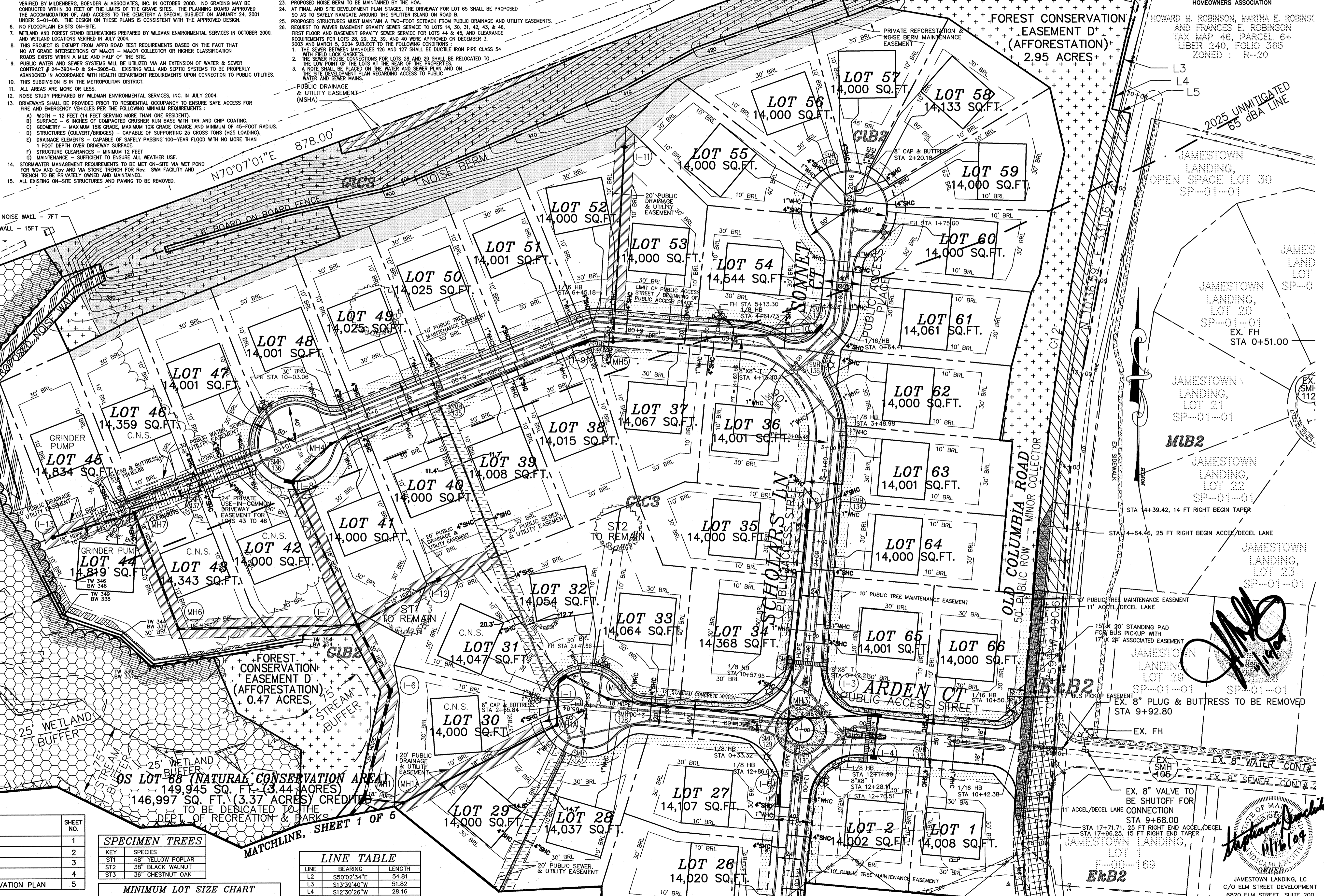
LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
43	14,000 SQ. FT.	343 SQ. FT.	14,343 SQ. FT.
44	14,000 SQ. FT.	819 SQ. FT.	14,819 SQ. FT.
45	14,000 SQ. FT.	834 SQ. FT.	14,834 SQ. FT.
46	14,000 SQ. FT.	359 SQ. FT.	14,359 SQ. FT.

**LINE TABLE**

LINE	BEARING	LENGTH
L2	S50°02'34"E	54.81
L3	S13°39'40"W	51.82
L4	S12°30'28"W	28.16
L5	S76°29'27"E	20.00
L13	N05°01'35"E	210.63'
L14	N05°01'35"E	58.37'
L15	N13°24'46"E	316.78'

**PLANNING DIRECTOR**

DATE



**JAMESTOWN LANDING, SECTION II**

TAX MAP 46 - PARCEL 229 & 352 - GRID 15

HOWARD COUNTY, MARYLAND

FIFTH ELECTION DISTRICT

PRELIMINARY PLAN

1 OF 5

**MILDENBERG, 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.

**PROJECT**

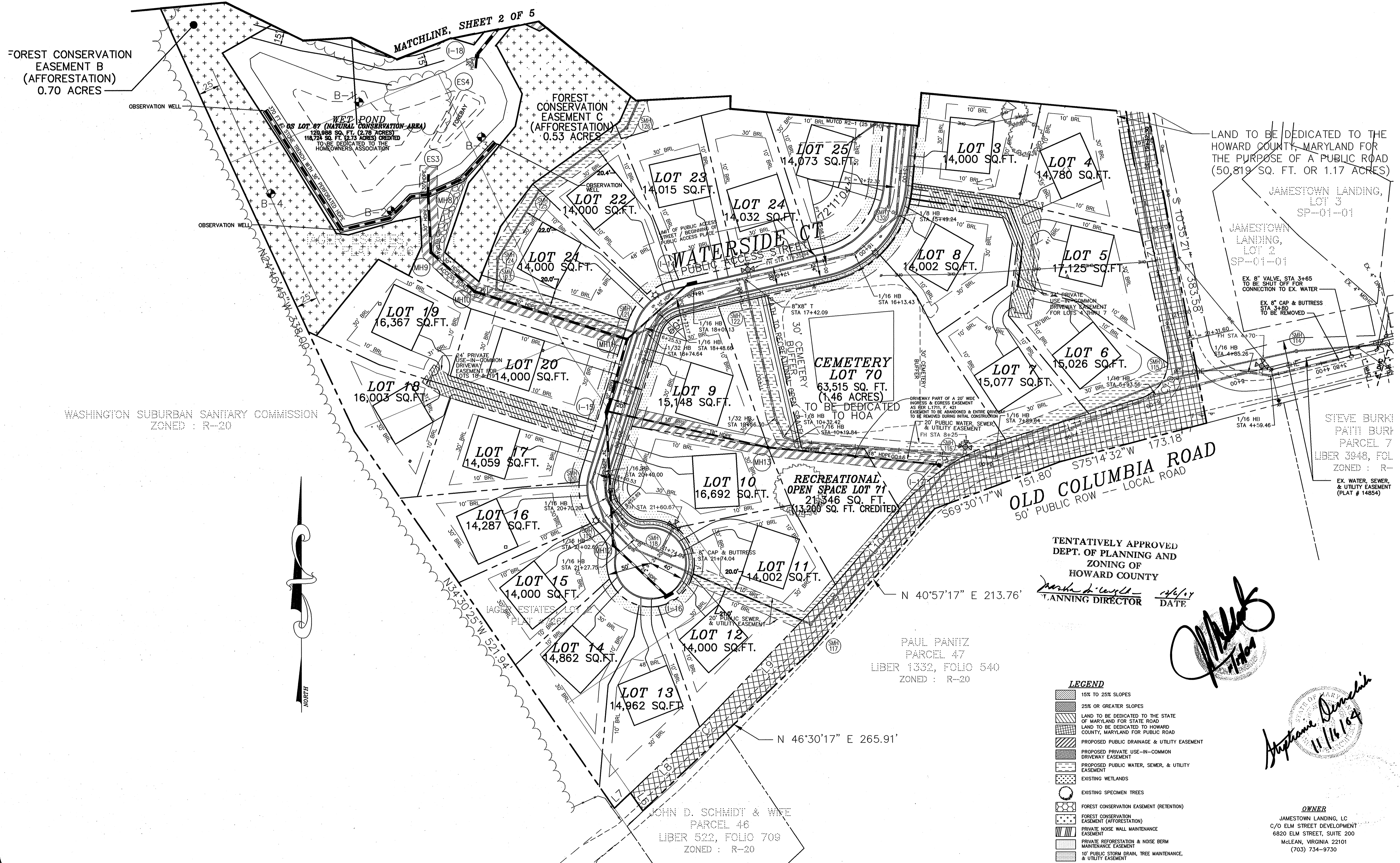
date	NOV 2004	engineering	SJD	approval	JBM
Project	00-020	illustration	SJD	scale	1" = 60'
description		revisions			
no.					

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L6	S34°30'25"E	24.82
L7	S46°23'45"W	25.32
L8	N46°23'45"E	95.76
L9	N43°49'55"E	152.79
L10	N40°12'45"E	95.77
L11	N73°08'30"E	160.01
L12	N12°24'04"W	215.33
L13	N05°01'35"E	210.63
L14	N05°01'35"E	58.37
L15	N13°24'46"E	316.78

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	100.00'	125.86'	72.80'	77°06'37"	N41°23'09"E 117.71'
C2	50.00'	52.36'	28.87'	60°00'00"	S47°26'28"W 50.00'
C3	50.00'	52.36'	28.87'	60°00'00"	S12°33'32"E 50.00'
C4	100.00'	157.08'	100.00'	90°00'00"	N39°40'10"W 141.42'
C5	50.00'	23.16'	11.79'	26°32'30"	S82°03'35"W 22.96'
C6	50.00'	33.88'	17.62'	38°49'41"	N24°44'41"E 33.24'
C7	900.00'	40.27'	20.14'	02°33'50"	N45°06'50"E 40.27'
C8	975.00'	61.59'	30.81'	03°37'10"	N42°01'20"E 61.58'
C9	255.00'	146.55'	75.30'	30°55'46"	S56°03'38"W 144.55'
C10	45.00'	67.19'	41.63'	85°32'34"	N30°22'13"E 61.12'
C11	600.00'	182.50'	91.96'	17°25'38"	S03°41'15"E 181.80'
C12	2950.00'	431.79'	216.28'	08°23'11"	S09°13'10"W 431.41'

KEY	SPECIES
ST1	48" YELLOW POPLAR
ST2	38" BLACK WALNUT
ST3	36" CHESTNUT OAK

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
4	14,000 SQ. FT.	780 SQ. FT.	14,780 SQ. FT.
5	14,048 SQ. FT.	777 SQ. FT.	14,825 SQ. FT.
6	14,585 SQ. FT.	1,327 SQ. FT.	15,912 SQ. FT.
7	14,021 SQ. FT.	2,506 SQ. FT.	16,527 SQ. FT.
18	14,032 SQ. FT.	1,830 SQ. FT.	15,862 SQ. FT.
19	14,000 SQ. FT.	2,100 SQ. FT.	16,100 SQ. FT.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR

*[Signature]*  
DATE

- LEGEND**
- 15% TO 25% SLOPES
  - 25% OR GREATER SLOPES
  - LAND TO BE DEDICATED TO THE STATE OF MARYLAND FOR STATE ROAD
  - LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR PUBLIC ROAD
  - PROPOSED PUBLIC DRAINAGE & UTILITY EASEMENT
  - PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
  - PROPOSED PUBLIC WATER, SEWER, & UTILITY EASEMENT
  - EXISTING WETLANDS
  - EXISTING SPECIMEN TREES
  - FOREST CONSERVATION EASEMENT (RETENTION)
  - FOREST CONSERVATION EASEMENT (AFFORESTATION)
  - PRIVATE NOISE WALL MAINTENANCE EASEMENT
  - PRIVATE REAFFORESTATION & NOISE BERM MAINTENANCE EASEMENT
  - 10' PUBLIC STORM DRAIN, TREE MAINTENANCE, & UTILITY EASEMENT

*[Signature]*  
11/16/04

**OWNER**  
JAMESTOWN LANDING, LC  
C/O ELM STREET DEVELOPMENT  
6820 ELM STREET, SUITE 200  
MCLEAN, VIRGINIA 22101  
(703) 734-9730

project	date	NOY 2004	engineering	approval
00-020	NOV 2004	NOV 2004	NOV 2004	NOV 2004

description	date
revisions	

**JAMESTOWN LANDING, SECTION II**

TAX MAP 46 - PARCEL 229 & 352 - GRID 15

HOWARD COUNTY, MARYLAND

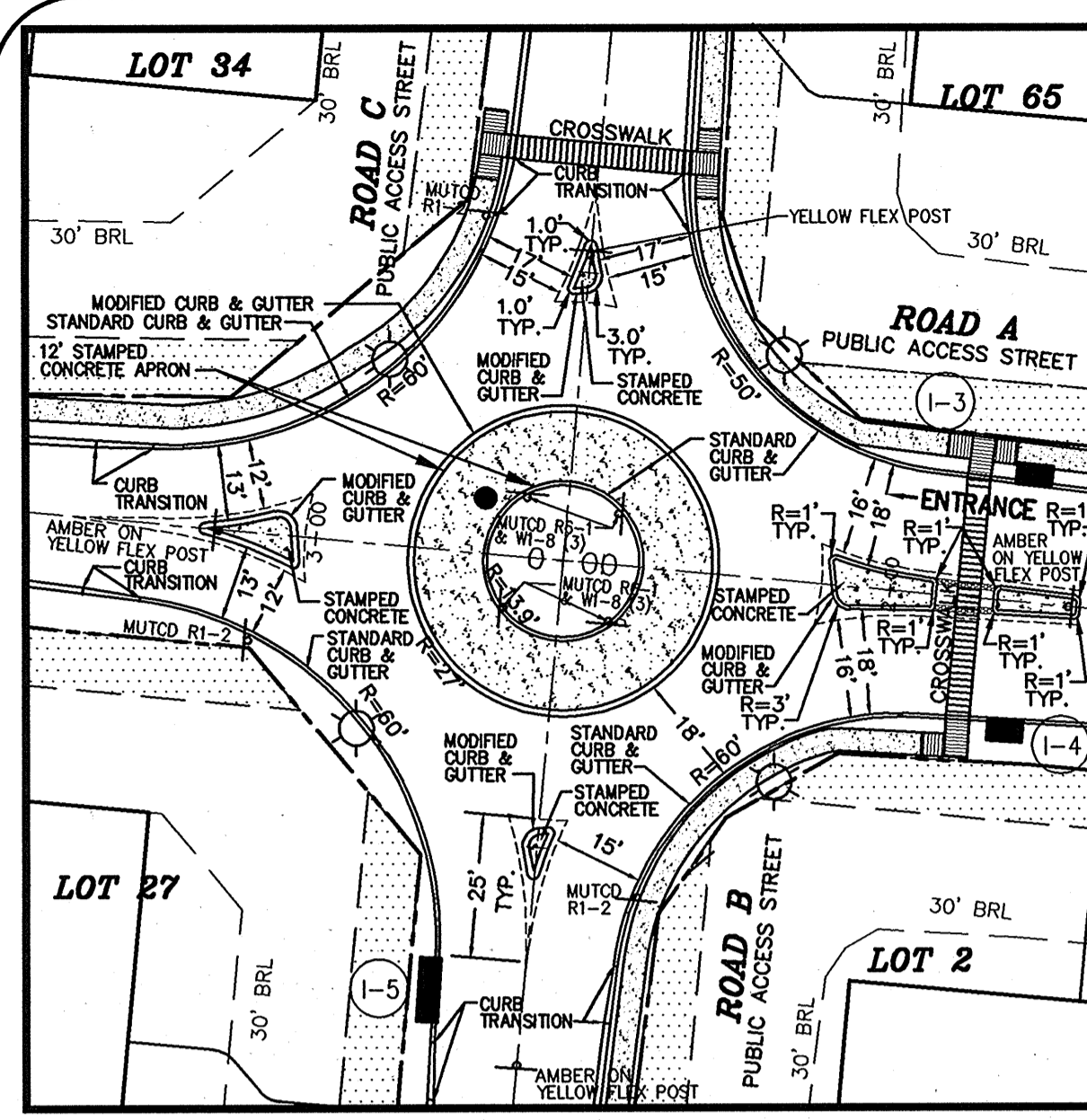
FIFTH ELECTION DISTRICT

**PRELIMINARY PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**

Engineers Planners Surveyors

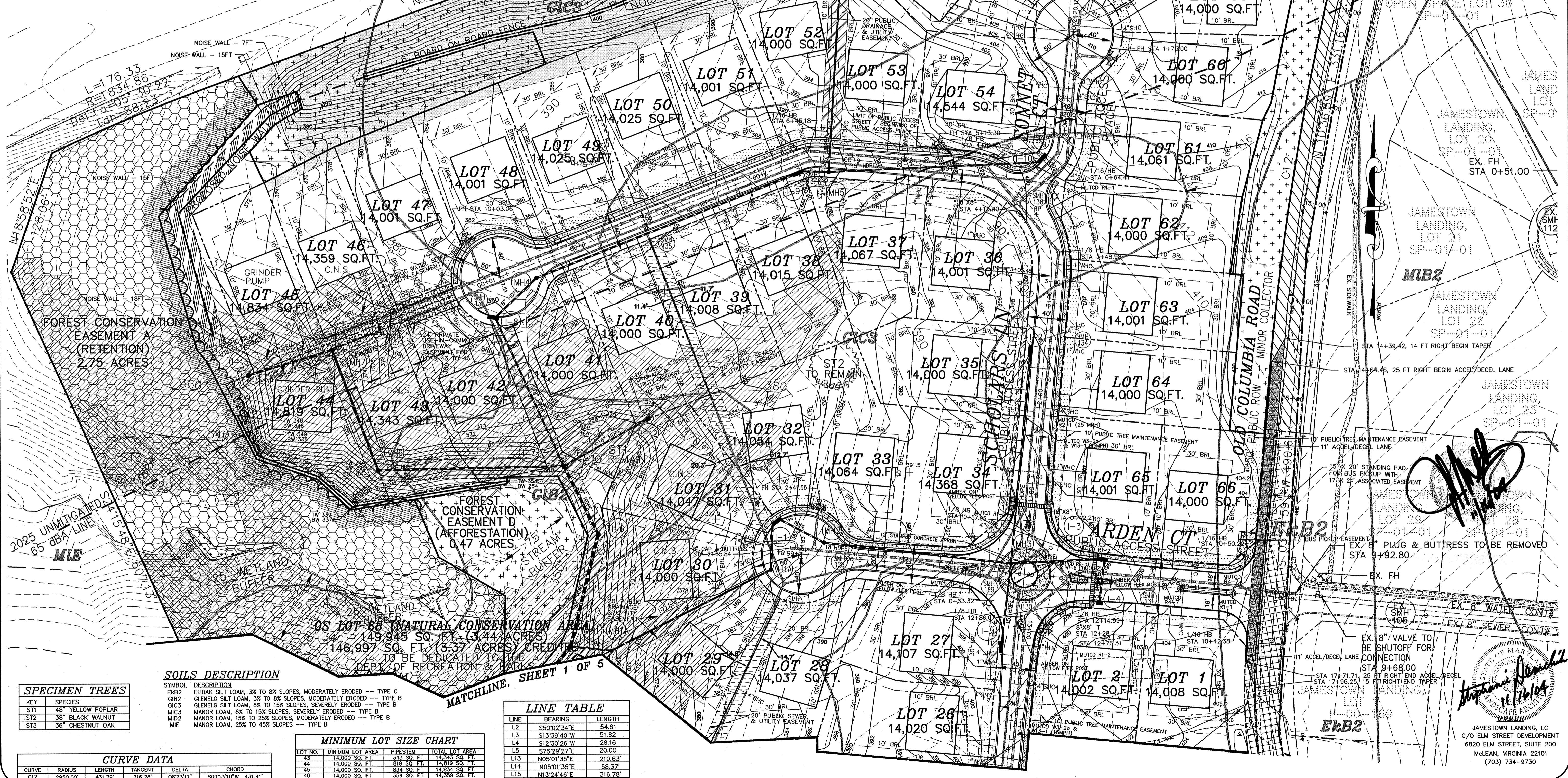
5072 Dorssey Hall Drive, Suite 202, Beltsville, Maryland 21042  
(410) 997-0296, Fax: (301) 621-5621, Wash. (410) 997-0298, Fax.



**LEGEND**

[Symbol]	15% TO 25% SLOPES	[Symbol]	FOREST CONSERVATION EASEMENT (RETENTION)
[Symbol]	25% OR GREATER SLOPES	[Symbol]	FOREST CONSERVATION EASEMENT (AFFORESTATION)
[Symbol]	LAND TO BE DEDICATED TO THE STATE OF MARYLAND FOR STATE ROAD	[Symbol]	PRIVATE NOISE WALL MAINTENANCE EASEMENT
[Symbol]	LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR PUBLIC ROAD	[Symbol]	PRIVATE REFORESTATION & NOISE BERM MAINTENANCE EASEMENT
[Symbol]	PROPOSED PUBLIC DRAINAGE & UTILITY EASEMENT	[Symbol]	10' PUBLIC STORM DRAIN, TREE MAINTENANCE, & UTILITY EASEMENT
[Symbol]	PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT	[Symbol]	RETAINING WALL MAINTENANCE EASEMENT
[Symbol]	PROPOSED PUBLIC WATER, SEWER, & UTILITY EASEMENT	[Symbol]	STAMPED CONCRETE
[Symbol]	EXISTING WETLANDS		
[Symbol]	EXISTING SPECIMEN TREES		

**ROUNDABOUT DETAIL**  
SCALE: 1" = 30'



**SPECIMEN TREES**

KEY	SPECIES
ST1	48" YELLOW POPLAR
ST2	38" BLACK WALNUT
ST3	36" CHESTNUT OAK

**SOILS DESCRIPTION**

SYMBOL	DESCRIPTION
EKB2	ELUOAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
GB2	GLENGE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
GC3	GLENGE SILT LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B
MID2	MANOR LOAM, 15% TO 25% SLOPES, MODERATELY ERODED --- TYPE B
MIE	MANOR LOAM, 25% TO 45% SLOPES --- TYPE B

**MINIMUM LOT SIZE CHART**

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
43	14,000 SQ. FT.	3/4" DIA.	14,343 SQ. FT.
44	14,000 SQ. FT.	1" DIA.	14,819 SQ. FT.
45	14,000 SQ. FT.	1 1/4" DIA.	14,834 SQ. FT.
46	14,000 SQ. FT.	1 1/2" DIA.	14,359 SQ. FT.

**LINE TABLE**

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

$L=398.18$   
 $R=2939.76$   
 $\Delta I_a=07^{\circ}45'38"$   
 $Tan=199.40$

LAND TO BE DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A STATE ROAD (16,171 SQ. FT. OR 0.37 ACRES)

OS LOT 69 (NATURAL CONSERVATION AREA)  
185,146 SQ. FT. (3.79 ACRES)  
TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION

HOWARD M. ROBINSON, MARTHA E. ROBINSON AND FRANCIS E. ROBINSON  
TAX MAP 46, PARCEL 64  
LIBER 2446, FOLIO 365  
ZONED: R-20

Project	date	description	scale	approval
00-020	NOV 2004	illustration	1" = 60'	JBM

no.	description	revisions	date
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**JAMESTOWN LANDING, SECTION II**  
TAX MAP 46 - PARCEL 229 & 352 - GRID 15  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
PRELIMINARY GRADING PLAN

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

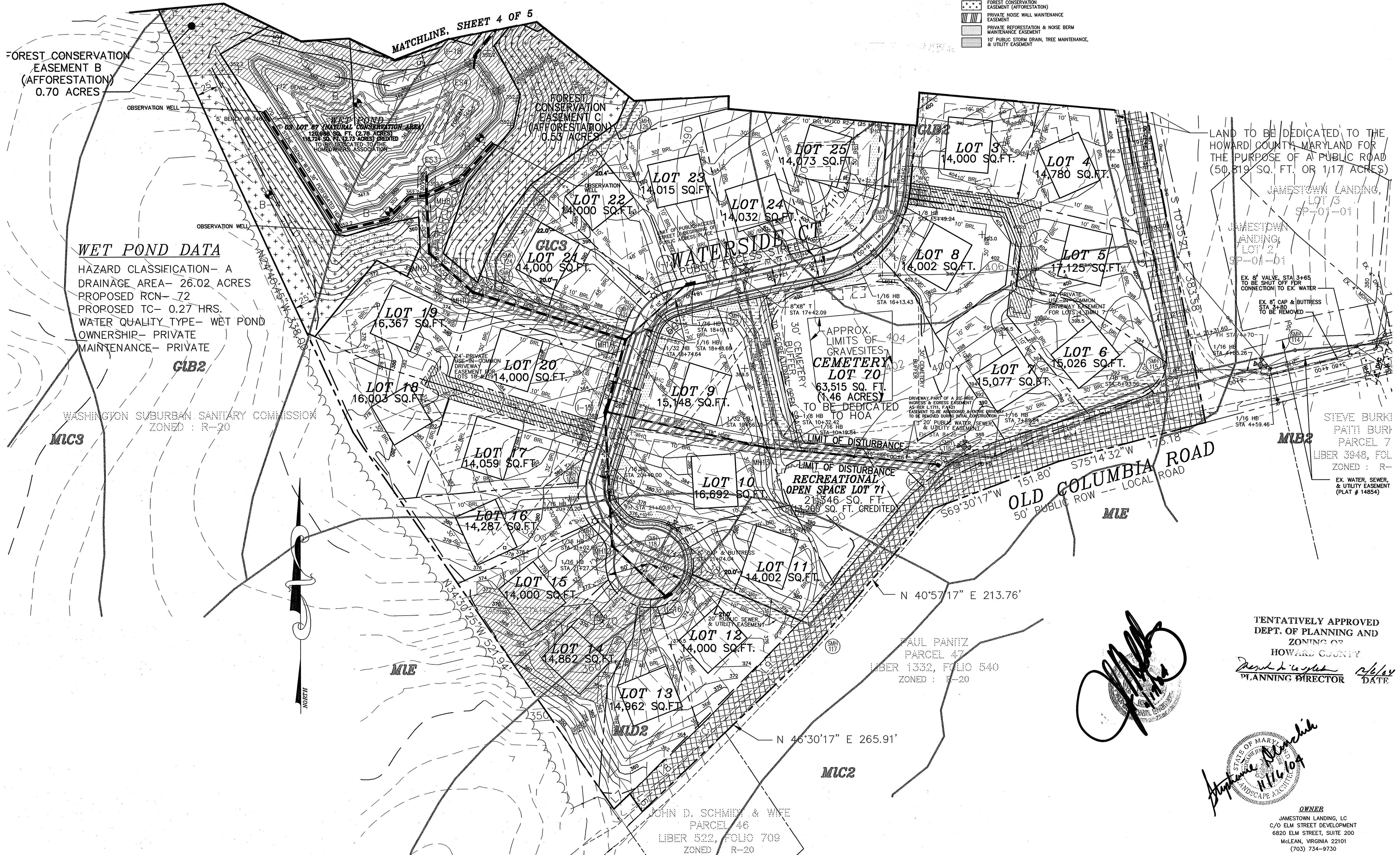
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ST3	36" CHESTNUT OAK

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MIE	MANOR LOAM, 25% TO 45% SLOPES --- TYPE B

SYMBOL	DESCRIPTION
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[Symbol]	PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
[Symbol]	PROPOSED PUBLIC WATER, SEWER, & UTILITY EASEMENT
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING SPECIMEN TREES
[Symbol]	FOREST CONSERVATION EASEMENT (AFFORESTATION)
[Symbol]	PRIVATE HOSE WALL MAINTENANCE EASEMENT
[Symbol]	PRIVATE REFORESTATION & NOISE BERM MAINTENANCE EASEMENT
[Symbol]	10' PUBLIC STORM DRAIN, TREE MAINTENANCE, & UTILITY EASEMENT



project	date	description	no.
00-020	NOV 2004	illustration	1
		engineering	1
		approval	1

**JAMESTOWN LANDING, SECTION II**  
 TAX MAP 46 - PARCEL 229 & 352 - GRID 15  
 HOWARD COUNTY, MARYLAND  
 FIFTH ELECTION DISTRICT  
**PRELIMINARY GRADING PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 987-0296 Fax. (301) 821-5521 Wash. (410) 987-0298 Fax.

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



**OWNER**  
 JAMESTOWN LANDING, LC  
 C/O ELM STREET DEVELOPMENT  
 6820 ELM STREET, SUITE 200  
 McLEAN, VIRGINIA 22101  
 (703) 734-9730

LINE	BEARING	LENGTH
L2	S50°02'34"E	54.81
L3	S13°39'40"W	51.82
L4	S12°30'00"W	28.16
L5	S76°29'27"E	20.10
L6	S34°30'25"E	24.82
L7	S46°23'45"W	25.32
L8	N46°23'45"E	95.76
L9	N43°49'55"E	152.79
L10	N40°12'45"E	95.77
L11	N73°08'50"E	160.01
L12	N12°24'04"W	215.33
L13	N05°01'35"E	210.63
L14	N05°01'35"E	58.37
L15	N13°24'46"E	316.78

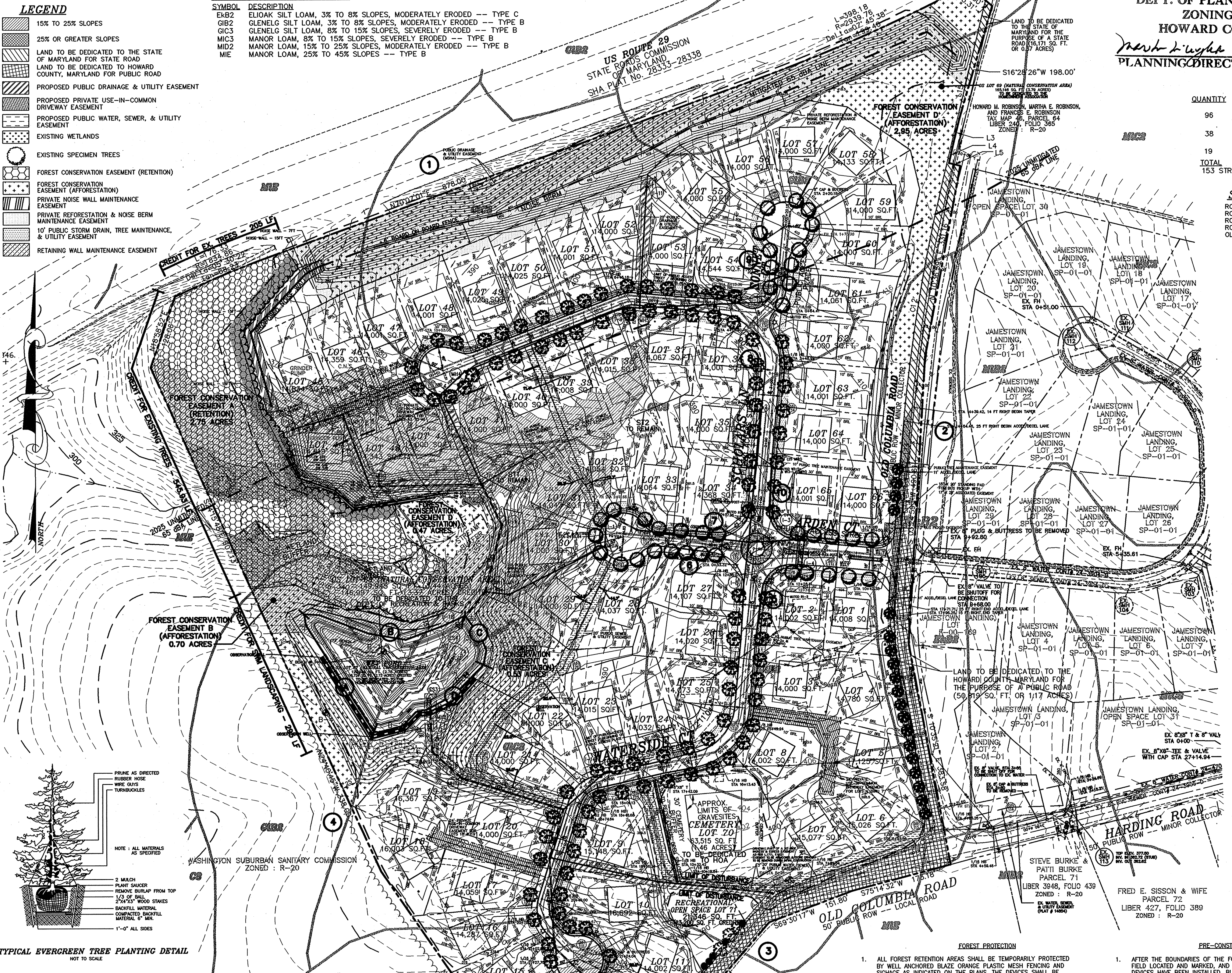
SUBSTRATE	DESCRIPTION
15% TO 25% SLOPES	
25% OR GREATER SLOPES	
LAND TO BE DEDICATED TO THE STATE OF MARYLAND FOR STATE ROAD	
LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR PUBLIC ROAD	
PROPOSED PUBLIC DRAINAGE & UTILITY EASEMENT	
PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT	
PROPOSED PUBLIC WATER, SEWER, & UTILITY EASEMENT	
EXISTING WETLANDS	
EXISTING SPECIMEN TREES	
FOREST CONSERVATION EASEMENT (RETENTION)	
FOREST CONSERVATION EASEMENT (AFFORESTATION)	
PRIVATE NOISE WALL MAINTENANCE EASEMENT	
PRIVATE AFFORESTATION & NOISE BERM MAINTENANCE EASEMENT	
10' PUBLIC STORM DRAIN, TREE MAINTENANCE, & UTILITY EASEMENT	
RETAINING WALL MAINTENANCE EASEMENT	

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	100.00'	125.86'	72.80'	72°06'37"	N41°23'09"E 117.71'
C2	50.00'	52.36'	28.87'	60°00'00"	S47°08'28"W 50.00'
C3	50.00'	52.36'	28.87'	60°00'00"	S12°33'32"E 50.00'
C4	100.00'	157.08'	100.00'	90°00'00"	S39°40'10"W 141.42'
C5	50.00'	23.16'	11.79'	26°32'30"	S82°03'35"W 22.96'
C6	50.00'	33.88'	17.62'	38°49'41"	N24°44'41"E 33.24'
C7	900.00'	40.27'	20.14'	02°33'50"	N45°06'50"E 40.27'
C8	975.00'	61.59'	30.81'	03°37'10"	N42°01'20"E 61.58'
C9	235.00'	146.65'	75.36'	30°55'40"	S64°10'38"W 144.45'
C10	45.00'	67.19'	41.63'	85°32'34"	N30°22'13"E 61.12'
C11	600.00'	182.50'	91.96'	17°25'38"	S03°41'15"E 181.80'
C12	2950.00'	431.79'	216.28'	08°23'11"	S09°13'10"W 431.41'

SOIL	DESCRIPTION
EB2	ELOAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C
GB2	GLENELOG SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
GC3	GLENELOG SILT LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B
MID2	MANOR LOAM, 15% TO 25% SLOPES, MODERATELY ERODED -- TYPE B
MIE	MANOR LOAM, 25% TO 45% SLOPES -- TYPE B

**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 WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED LANDSCAPING PLANTINGS.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 2.76 ACRES AND AFFORESTATION OF 4.45 ACRES. FINANCIAL SURETY FOR THE ON-SITE RETENTION AND AFFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- SUPER SILT FENCE TO BE USED AS TREE PROTECTIVE FENCING.
- PROPOSED LANDSCAPING SHOWN ON RECREATIONAL OPEN SPACE LOT 69 IS CONCEPTUAL AND SUBJECT TO REVIEW AT THE FINAL PLAN STAGE.
- LANDSCAPE SIZE PLANT MATERIAL TO BE USED IN FOREST CONSERVATION EASEMENT D AT THE REAR OF LOTS 46 TO 49 AND 57 TO 64.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING AND FOREST CONSERVATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.



**SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	234 LF (PERIMETER A)	288 LF (PERIMETER B)	95 LF (PERIMETER C)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	YES, 288 LF	N/A
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	N/A	N/A	N/A
NUMBER OF TREES REQUIRED	5 SHADE TREES 6 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	2 SHADE TREES 2 EVERGREEN TREES
LINEAR FEET OF PERIMETER	227 LF (PERIMETER D)	844 LF (TOTAL)	
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	N/A	YES, 228 LF	
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	N/A	N/A	
NUMBER OF TREES REQUIRED	5 SHADE TREES 6 EVERGREEN TREES	12 SHADE TREES 14 EVERGREEN TREES	

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS	
LANDSCAPE TYPE	B (PERIMETER 1)	B (PERIMETER 2)	B (PERIMETER 3)	A (PERIMETER 4)	B (PERIMETER 5)	B (PERIMETER 6)	B (PERIMETER 7)
LINEAR FEET OF PERIMETER	1452.51 LF	1482.59 LF	752.74 LF	1595.13 LF	109.00 LF	107.57 LF	77.00 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 205 LF OF EX. TREES TO REMAIN	N/A	N/A	YES, 545.93 LF OF EX. TREES TO REMAIN & 295 LF OF SWM LANDSCAPING	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED	25 SHADE TREES 31 EVERGREEN TREES 0 SHRUBS	30 SHADE TREES 37 EVERGREEN TREES 0 SHRUBS	15 SHADE TREES 19 EVERGREEN TREES 0 SHRUBS	15 SHADE TREES 19 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 2 EVERGREEN TREES 0 SHRUBS

**STREET TREE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
96	ACER RUBRUM	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
38	PYRUS CALLERYANA	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2 1/2" - 3" CAL.
19	PRUNUS CERASIFERA	PRUNUS CERASIFERA ATROPURPUREA	THUNDERCLOUD PURPLELEAF PEAR	2 1/2" - 3" CAL.
TOTAL				153 STREET TREES

**STREET TREE CALCULATIONS**

ROAD	WIDTH	SPACING	TREES
ROAD A	1045 LF	40	26 TREES
ROAD B	1895 LF	40	47 TREES
ROAD C	1965 LF	40	49 TREES
ROAD D	485 LF	40	12 TREES
OLD COLUMBIA ROAD	580 LF	30	19 TREES

TOTAL TREES REQUIRED = 153 TREES  
TOTAL TREES PROVIDED = 153 TREES

**FOREST CONSERVATION DATA**

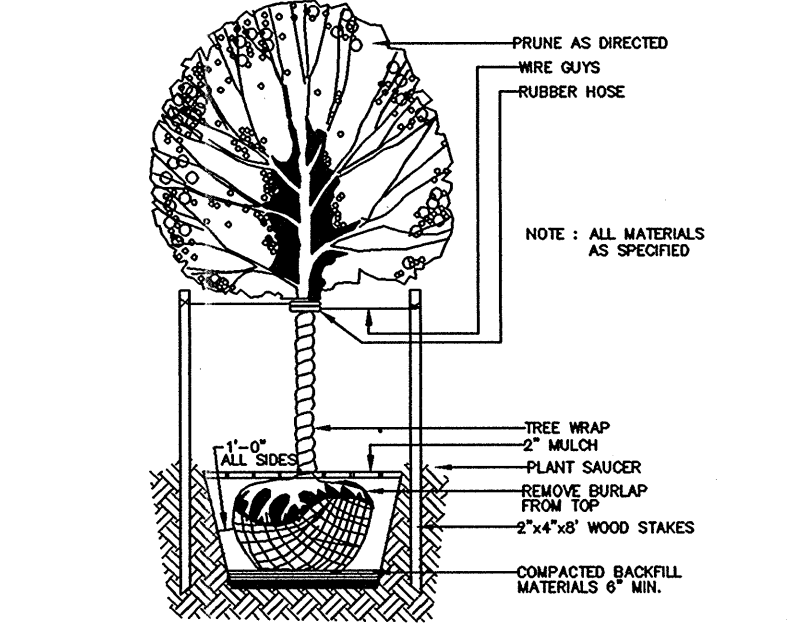
ITEM	DESCRIPTION	ACRES
I	BASIC SITE DATA	37.66
J	GROSS SITE AREA	0.00
K	AREA WITHIN 100 YEAR FLOODPLAIN	0.00
L	AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	37.66
M	NET TRACT AREA	37.66
N	LAND USE CATEGORY	RESIDENTIAL - SUBURBAN
O	FOREST CONSERVATION WORKSHEET DATA SUMMARY	
P	REFORESTATION THRESHOLD (20%)	7.53
Q	AFFORESTATION MINIMUM (15%)	5.65
R	EXISTING FOREST ON NET TRACT AREA	4.50
S	FOREST AREAS TO BE CLEARED	1.75
T	FOREST AREAS TO BE RETAINED	2.75
U	AFFORESTATION CALCULATIONS	
V	AFFORESTATION FOR UNFORESTED AREAS BELOW MINIMUM	1.15
W	AFFORESTATION FOR CLEARED AREAS BELOW MINIMUM	3.50
X	TOTAL AFFORESTATION PROVIDED	4.65

**AFFORESTATION PLANT LIST (FCE D)**

QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
115	Acer rubrum	VT	D-W	FAC	20'	CONT/B & B	2 1/2" - 3" CALIPER
60	Lindera benzoin	T	M	FACW	20'	CONT/B & B	1" - 2" CALIPER
25	Liquidambar styraciflua	I	M-W	FAC	20'	CONT/B & B	2 1/2" - 3" CALIPER
57	Nyssa sylvatica	T	M-W	FAC	20'	CONT/B & B	2 1/2" - 3" CALIPER
36	Prunus serotina	I	M	FACU	20'	CONT/B & B	1" - 2" CALIPER
TOTAL							350 TREES & SHRUBS (295 TREES REQUIRED)

**PLANTING SPECIFICATIONS AND NOTES**

- PROTECTION FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
- DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE PLAN, THE CONTRACTOR SHALL FIELD OF RADIUS = 5 X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
- SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL. SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE OR SUITABLE MANUFACTURED SOIL AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLODGE. SEE PLAN FOR ERICACEOUS MATERIAL. SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE OR SUITABLE SOIL MANUFACTURED SOIL MIX AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLODGE.
- ALL MOVERS IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
- PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FOLIAGE, ROOTS, TRUNK, WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
- UNTIL PLANTING IS COMPLETED, PLANTS SHALL BE KEPT IN A SHADED, COOL, AND MOIST ENVIRONMENT.
- PLANT STORAGE AND INSPECTION
- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
- FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
- PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FOLIAGE, ROOTS, TRUNK, WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
- UNTIL PLANTING IS COMPLETED, PLANTS SHALL BE KEPT IN A SHADED, COOL, AND MOIST ENVIRONMENT.
- PLANT INSTALLATION
- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND FERTILIZER FOR PLANTING. SOIL MIX SHOULD BE APPLIED TO THE RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENERALLY, TO GET SOIL BACKLITTED AROUND TREES.
- PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESS EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
- CARE SHALL BE TAKEN WHEN EXCESS PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING MAPLE TREES. IF ROOTS GREATER THAN 1 1/2 INCHES ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST.
- CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL IF THE ROOTS EXCEED THE ROOT BALL. SUBSTITUTION IS STRONGLY RECOMMENDED.
- FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER WITH MULCH. BACKLITTED AROUND TREES.
- FOR TREE MIXTURE IN AFFORESTATION AREA, CONTRACTOR SHALL ONLY DISPOSE SPECIES IN GROUPS OF TWO TO GET SOIL BACKLITTED AROUND TREES.
- PLANTING SHALL BE IN A STRAIGHT GRID PATTERN. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
- NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE VERY DRY, WELL DRAINED NATURE OF THE NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BULKED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.



**AFFORESTATION PLANT LIST (FCE B & C)**

ALTERNATIVE 1	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS	
136	Acer rubrum	VT	D-W	FAC	15'	CONT/B & B	1" CALIPER
40	Lindera benzoin	T	M	FACW	15'	CONT/B & B	3'-5' HEIGHT
40	Liquidambar styraciflua	I	M-W	FAC	15'	CONT/B & B	1" CALIPER
68	American Sweet Gum	I	M-W	FAC	15'	CONT/B & B	1" CALIPER
68	Liriodendron tulipifera	MT	D-M	FAC	15'	CONT/B & B	1" CALIPER
68	Nyssa sylvatica	T	M-W	FAC	15'	CONT/B & B	1" CALIPER
24	Prunus serotina	I	M	FACU	15'	CONT/B & B	3'-5' HEIGHT
TOTAL							376 TREES & SHRUBS (340 TREES REQUIRED)

**MANTENANCE SCHEDULE**

- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
- ASSESS TREE MORTALITY OF PLANTING STOCK AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENEMIC VEGETATION IS TO BE NEGATIVELY EFFECTING THE PLANTED STOCK.
- REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
- REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN TREE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.
- A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MAINTENANCE PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.
- SUPERVISION
- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.08.01 AND MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

DATE: NOV 2004  
PROJECT: 00-020  
DRAWING: illustration  
SCALE: 1" = 100'  
APPROVAL: JBM

DATE:   
DESCRIPTION:   
REVISIONS:   
DATE:   
DESCRIPTION:   
REVISIONS:   
DATE:   
DESCRIPTION:   
REVISIONS:

**JAMESTOWN LANDING, SECTION II**  
TAX MAP 46 - PARCEL 259 & 362 - GRID 15  
HOWARD COUNTY, MARYLAND  
FIFTH ELECTION DISTRICT  
**PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers, Surveyors, Planners  
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(410) 997-0286 Fax (410) 997-0286 Fax