Preliminary Plan
Zaiser Property
Lots 1–10, Open Space Lot 11
Howard County , Maryland

General Notes

1. The project is in conformance with the latest Howard County standards unless waivers have been approved.
2. On-Site field run topography by DMW, Inc. September, 2004.
3. There will be no Howard County services provided on the flag or pipestem lots.
4. Water and sewer extensions for this project will be public. The site is located within metropolitan district. The drainage area is the Patapsco Watershed.
5. Boundary shown hereon is based on field survey by DMW dated September, 2002.
6. APFO Traffic Analysis is not required for this project. This project is located farther than 1-1/2 miles from the intersection of two major collector roadways.
7. A noise study is not required for this project.
8. There are no known cemeteries or grave sites on this property.
9. There is no 100 year floodplain on this site.
10. The submission milestone window for preliminary plan submission for 10 units begins 7/7/04 and ends 11/7/04.
11. This project complies with Section 16.1200 of the Howard County Code for Forest Conservation. Under thisplan, no forest clearing or retention is proposed, and an afforestation obligation of 1.08 acres is generated.This obligation will be satisfied in accordance with the Howard County regulations, by planting 1.08 acres of trees ~~and retention~~ on the Mirtue Property (SP-04-07) and retaining this acreage in a recorded forest conservation Easement.
12. The coordinate system shown hereon are based on the Howard County Geodetic Control which is based upon the Maryland State Plane coordinate system. Howard County monuments 31EA and 37CA were used for this project.
13. SWM for this project will be provided using a pocket sand filter and a detention facility. All computations are based on the MDE 2000 Maryland Stormwater Design Manual Volumes I&II and Howard County requirements.
14. Existing utilities are based upon plans available and filed locations.Contract numbers are shown on plans.
15. There are no wetlands on this site.
16. Geotechnical report for this project was prepared by Hillis -Carnes, dated December, 2004.
17. Existing water and sewer house connection on Lot 1 to be abandoned. Any existing sewage tanks and wells to be capped and/or removed at the direction of the Howard County Health Department.
18. This project is subject to the 5th Edition Subdivision and Land Development Regulations and the 1993 Zoning regulations as amended by CB 50-2001.
19. The landscaping will be provided by the Developer under a Developer's Agreement.
20. The Scenic Road Study for both Landing and Ilchester Roads was approved under S-03-04.
21. Open Space Lot 11 is owned by the H.O.A.
22. As a consequence of the scenic road status of Ilchester Road, the houses on Lots 3-7 must face that road.
23. The sidewalk on Ilchester Road is to be extended to Landing Road when future road improvements are made. These improvements will include a deceleration lane on Ilchester Road and a realignment of Landing Road at Ilchester Road. These improvements will be made by Howard County.

Site Analysis Data Chart

1. General Site Data

a. Present Zoning: R-20
b. Applicable DPZ File References: S-03-04, P-04-13, P-04-08, F-05-10, F-04-29
c. Proposed Use of Site or Structure(s): SFD RESIDENTIAL
Proposed Water and Sewer Systems: X Public - Private
Any Other Information Which May be Relevant:

2. Area Tabulation

a. Total Area of Site: 7.0 Ac.± Area of Site with portion of Owens , Phase II to be subdivided : 7.6 Acres +/-
b. Approximate Area of 100 Year Floodplain: 0 Acres
c. Approximate Area of Steep Slopes (25% or Greater): 0.08 Acres
d. Net Area of Site: 6.92 Acres
e. Area of Proposed Building Lots: 3.2 Acres
f. Area of Proposed Open Space Lots: 2.4 Acres
Credited Open Space 2.4 Ac. Non Credited Open Space 0.12Ac.
Recreational Open Space 2,000 SF
g. Area of Bulk Parcels: 0 Acres
h. Area of Proposed Public Roads: 1.3 Acres ±
i. Area of Proposed Private Roads: 0 Acres

3. Unit/Lot Tabulation

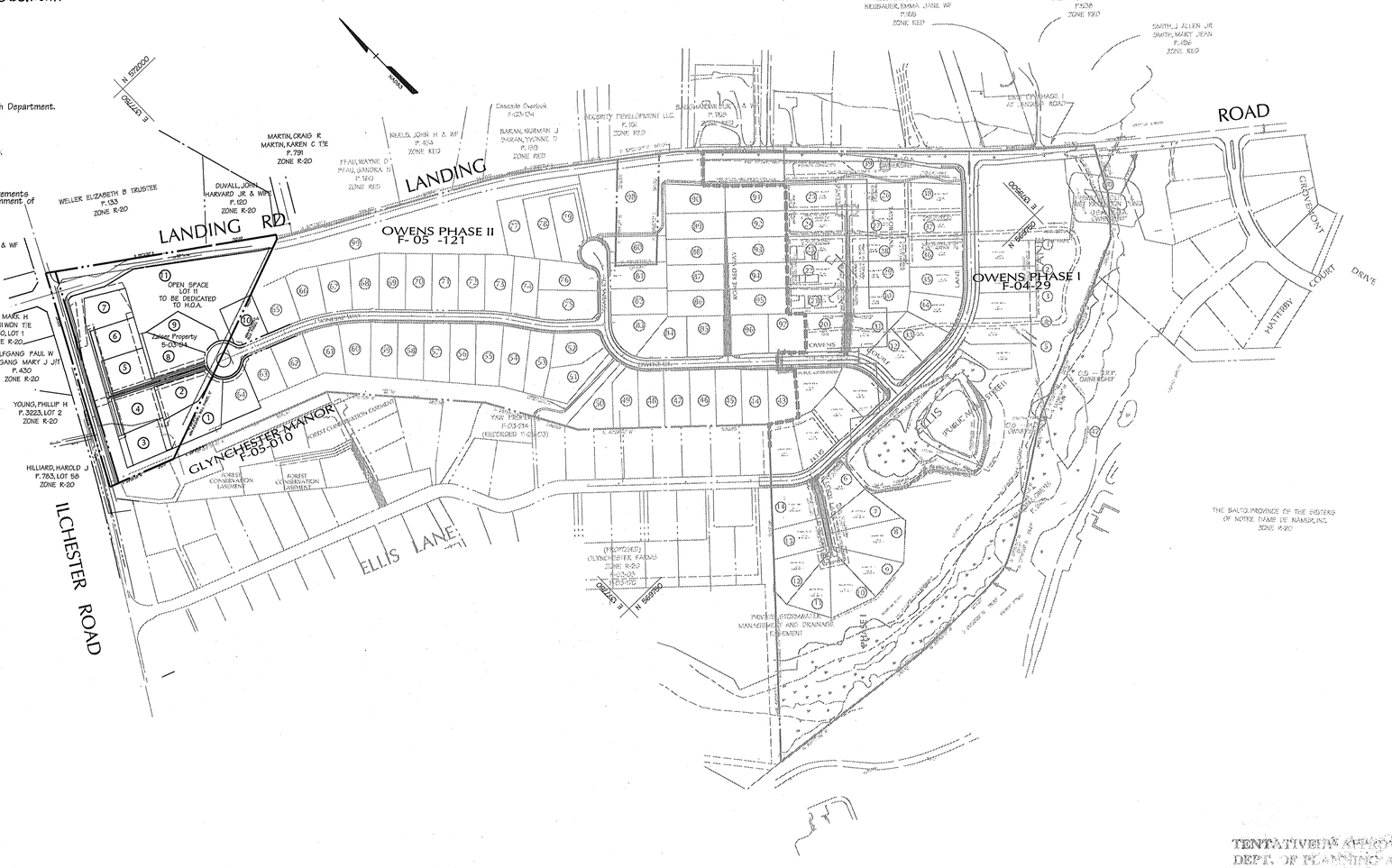
a. Total Number of Residential Units/Lots Proposed on this Submission: 10 SFD
b. Density of Project Per Gross Acre: 1.4 LOTS / ACRE
c. Total Number of Open space Lots Proposed: 1
d. Total Number of Lots/ Parcels Proposed: 11

4. Open Space Data

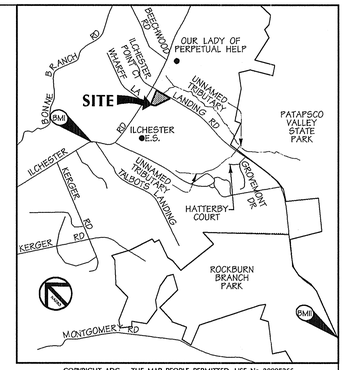
a. Minimum Residential Lot Size Selected: 14,000 Square Feet
b. Open Space Required: 2.1 Acres (30% of gross area)
c. Total Open Space Provided on This Submission: 2.4 Acres
d. Area of Recreation Open Space Required: 2,000 sf (200 S.F./LOT)
e. Area of Recreation Open Space Provided: 2,000 sf

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MIN. (NET) LOT SIZE
3	18,040 sf	2,934 sf	15,106 sf
4	16,020 sf	823 sf	15,197 sf
5	15,096 sf	821 sf	14,275sf
6	16,467 sf	2,403 sf	14,064 sf
7	17,323 sf	3,272 sf	14,051 sf



Plan
SCALE 1" = 200'



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LOCATION MAP
SCALE: 1" = 2000'

BENCHMARK
DESCRIPTION

BM1
#31EA-DISC SET IN CONCRETE
N 569641.123
E 1374815.935
ELEVATION = 468.90
2 FT. SOUTH OF SIDEWALK ON ILCHESTER ROAD
±47.1 FT. FROM GATE IN FENCE ON TRANSMISSION LINE R.O.W.

BM2
#37CA-DISC SET IN CONCRETE
N 564321.656
E 1382742.850
ELEVATION = 256.365
20.6' SOUTH OF CENTERLINE OF LANDING ROAD
.25 MILES NORTHWEST ON LANDING ROAD FROM INTERSECTION OF LANDING ROAD AND MONTGOMERY RD.

Sheet Index

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY SWM PLAN
4	PRELIMINARY SWM PLAN
5	PRELIMINARY GRADING, SEDIMENT & EROSION CONTROL PLAN
6	PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN
7	PLAN TO SHOW ULTIMATE LANDING ROAD RELOCATION

DATA SOURCES

BOUNDARY SHOWN PER BOUNDARY SURVEY DATED SEPTEMBER, 2002., PREPARED BY DAFT- McCUNE - WALKER, INC.

SOILS (IF SHOWN) TAKEN FROM HOWARD COUNTY SOIL SURVEY, 1968.

ON-SITE FIELD RUN TOPOGRAPHY BY DMW,INC.,SEPTEMBER, 2004.

Date	No.	Revision Description

TENTATIVE PLAN APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR 8/10/05 DATE
JA

7-14-05
Date

Professional Engr. No. 10551

OWNER:
Ilchester, LLC
James Keelty and Co. Inc.
P.O. Box 522
61 E. Padonia Road.
Timonium, MD 21093

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
ZAISER PROPERTY		157

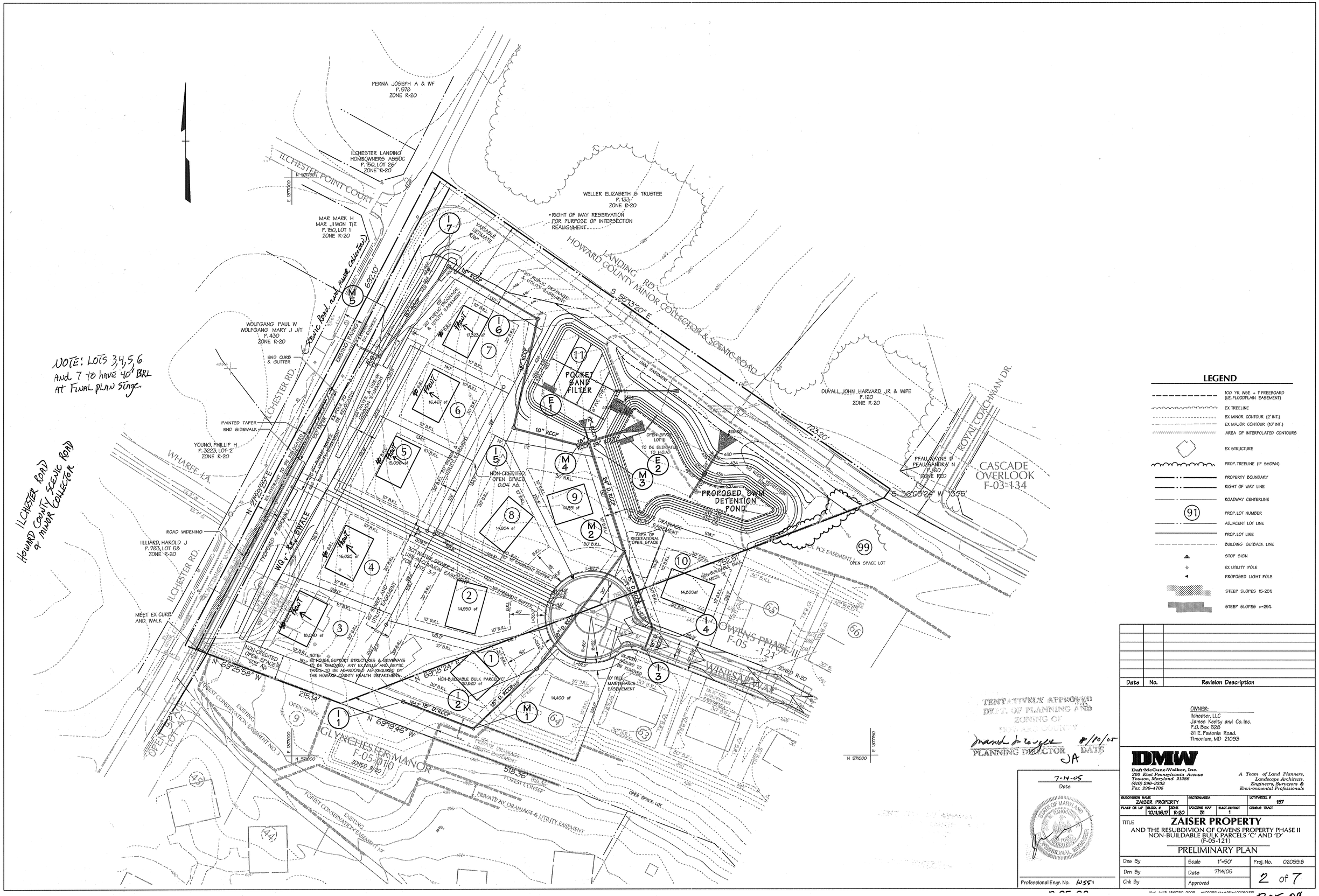
PLAT# OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
	10,11,16,17	R-20	31	1	

TITLE
ZAISER PROPERTY
AND THE RESUBDIVISION OF OWENS PROPERTY PHASE II, NON-BUILDABLE BULK PARCELS 'C' AND 'D' (F-05-121)

PRELIMINARY PLAN COVER SHEET

Des By	Scale AS SHOWN	Proj. No. 02059.B
Drn By	Date 7/14/05	1 of 7
Chk By	Approved	

F-05-08



LEGEND

- 100 YR WSE + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)
- EX. TREELINE
- EX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- AREA OF INTERPOLATED CONTOURS
- EX. STRUCTURE
- PROP. TREELINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- (91) PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STOP SIGN
- EX. UTILITY POLE
- PROPOSED LIGHT POLE
- STEEP SLOPES 15-25%
- STEEP SLOPES >=25%

Date	No.	Revision Description

OWNER:
Ilchester, LLC
James Keelty and Co. Inc.
P.O. Box 528
61 E. Padonia Road.
Timonium, MD 21093

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

7/10/05
PLANNING DIRECTOR DATE

JA

7-14-05
Date

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(410) 296-3333
Fax 296-4705

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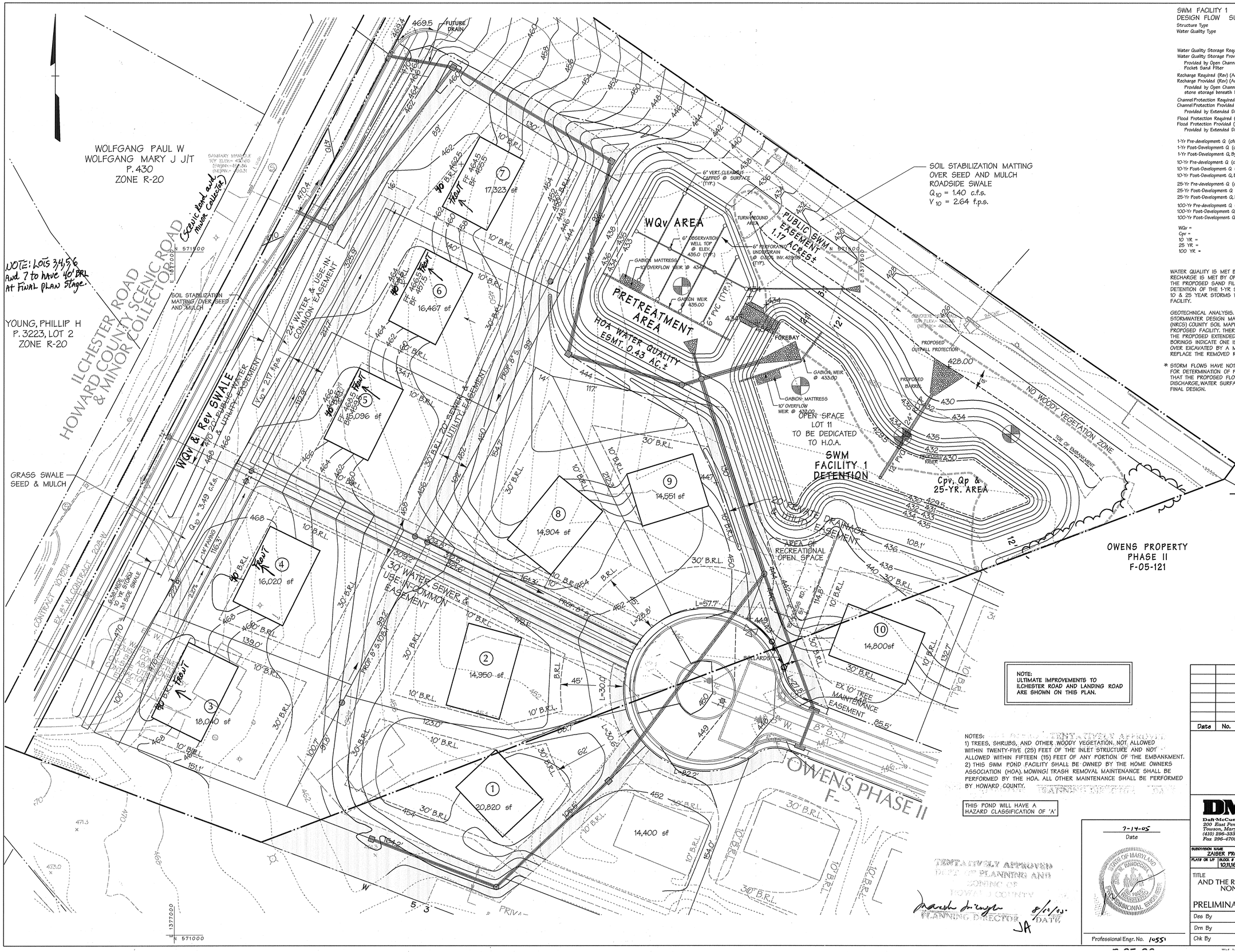
SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
ZAISER PROPERTY					157
PLAT# OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
	10,11,16,17	R-20	51	1	

TITLE **ZAISER PROPERTY**
AND THE RESUBDIVION OF OWENS PROPERTY PHASE II
NON-BUILDABLE BULK PARCELS 'C' AND 'D'
(F-05-121)

PRELIMINARY PLAN

Des By	Scale 1"=50'	Proj. No. 02059.B	
Drn By	Date 7/14/05	2 of 7	
Chk By	Approved		

P.05.08



SWM FACILITY 1
DESIGN FLOW SUMMARY PROPOSED CONDITIONS

Structure Type	Extended Detention
Water Quality Type	Pocket Sand Filter and Open Channel Credits
Water Quality Storage Required (WQv) (Ac-ft)	0.22
Water Quality Storage Provided (WQv) (Ac-ft)	0.33
Provided by Open Channel Credits and Pocket Sand Filter	
Recharge Required (Rev) (Ac)	0.05
Recharge Provided (Rev) (Ac)	0.06
Provided by Open Channel Credits and stone storage beneath Pocket Sand Filter	
Channel Protection Required (Cpv) (Ac-ft)	0.38
Channel Protection Provided (Cpv) (Ac-ft)	0.44
Provided by Extended Detention	
Flood Protection Required (Qp 10) (Ac-ft)	0.43 min. *
Flood Protection Provided (Qp 25) (Ac-ft)	0.43 min. *
Provided by Extended Detention	
1-Yr Pre-development Q (cfs)	5.15
1-Yr Post-Development Q (cfs)	7.14 *
1-Yr Post-Development Q, Bypass (cfs)	1.09 *
10-Yr Pre-development Q (cfs)	27.46
10-Yr Post-Development Q (cfs)	30.33 *
10-Yr Post-Development Q, Bypass (cfs)	4.00 *
25-Yr Pre-development Q (cfs)	33.01
25-Yr Post-Development Q (cfs)	35.99 *
25-Yr Post-Development Q, Bypass (cfs)	4.67 *
100-Yr Pre-development Q (cfs)	51.72
100-Yr Post-Development Q (cfs)	54.81
100-Yr Post-Development Q, Bypass (cfs)	6.85
WQv =	434.0± WSEL *
Cpv =	431.05± WSEL *
10 YR =	431.25± WSEL *
25 YR =	431.45± WSEL *
100 YR =	432.05± WSEL

WATER QUALITY IS MET BY OPEN CHANNEL CREDITS AND A PROPOSED SAND FILTER. RECHARGE IS MET BY OPEN CHANNEL CREDITS AND A STONE AREA UNDERNEATH THE PROPOSED SAND FILTER. CHANNEL PROTECTION VOLUME IS MET BY EXTENDED DETENTION OF THE 1-YR STORM IN THE SWM FACILITY. FLOOD PROTECTION OF THE 10 & 25 YEAR STORMS WILL BE PROVIDED BY EXTENDED DETENTION IN THE SWM FACILITY.

GEOTECHNICAL ANALYSIS. IN ACCORDANCE WITH APPENDIX D.1 OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL, THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) COUNTY SOIL MAPPING SHOWS 'B' AND 'C' SOILS TYPES IN THE AREA. OF THE PROPOSED FACILITY. THEREFORE, PRELIMINARY INVESTIGATION DOES NOT PROHIBIT THE PROPOSED EXTENDED DETENTION FACILITY. A LINER WILL BE ADDED IF THE BORINGS INDICATE ONE IS REQUIRED. IF ROCK IS ENCOUNTERED, THE ROCK WILL BE OVER EXCAVATED BY A MINIMUM OF SIX INCHES AND APPROPRIATE MATERIAL WILL REPLACE THE REMOVED ROCK.

* STORM FLOWS HAVE NOT BEEN ROUTED. THE SHORT CUT METHOD HAS BEEN USED FOR DETERMINATION OF POND SIZE. IT IS UNDERSTOOD THAT DURING ACTUAL DESIGN THAT THE PROPOSED FLOWS WILL BE LESS THAN THE PRE-EXISTING CONDITION. FINAL DISCHARGE, WATER SURFACE ELEVATIONS AND STORAGE WILL BE DETERMINED AT FINAL DESIGN.

LEGEND

- NO WOODY VEGETATION ZONE
- 425/430 EX. CONTOURS
- EX. CURB & GUTTER
- EX. BUILDING
- PROPERTY BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN

NOTE:
ULTIMATE IMPROVEMENTS TO ILCHESTER ROAD AND LANDING ROAD ARE SHOWN ON THIS PLAN.

NOTES:
1) TREES, SHRUBS, AND OTHER WOODY VEGETATION, NOT ALLOWED WITHIN TWENTY-FIVE (25) FEET OF THE INLET STRUCTURE AND NOT ALLOWED WITHIN FIFTEEN (15) FEET OF ANY PORTION OF THE EMBANKMENT.
2) THIS SWM POND FACILITY SHALL BE OWNED BY THE HOME OWNERS ASSOCIATION (HOA). MOWING/ TRASH REMOVAL MAINTENANCE SHALL BE PERFORMED BY THE HOA. ALL OTHER MAINTENANCE SHALL BE PERFORMED BY HOWARD COUNTY.

THIS POND WILL HAVE A HAZARD CLASSIFICATION OF 'A'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR 8/2/05 DATE

7-14-05
Date

Professional Engr. No. 10551

Date	No.	Revision Description

OWNER:
Ilchester, LLC
James Keelty and Co. Inc.
P.O. Box 528
61 E. Padonia Road.
Timonium, MD 21093

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

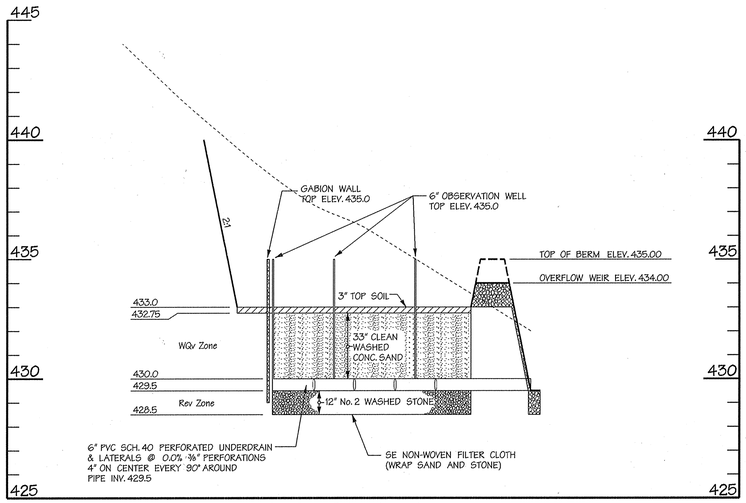
SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
ZAISER PROPERTY					157
PLAT# OR LIT	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
	10,11,16,17	R-20	31	1	

TITLE
ZAISER PROPERTY
AND THE RESUBDIVISION OF OWENS PROPERTY PHASE II NON-BUILDABLE BULK PARCELS 'C' AND 'D'
(F-05-121)

PRELIMINARY STORMWATER MANAGEMENT PLAN

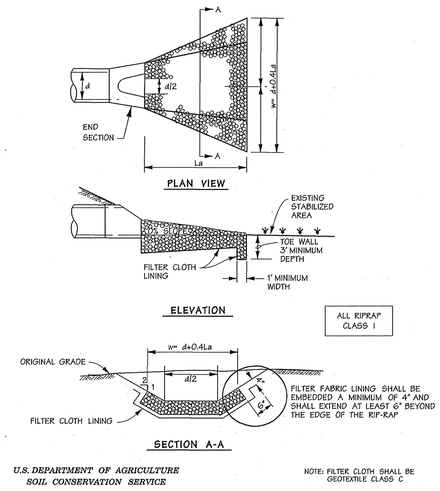
Des By	Scale 1"= 30'	Proj. No. 02059.B	
Drn By	Date 7/14/05	3 of 7	
Chk By	Approved		

P.05.08



SECTION A - A

SCALE: HORZ. 1" = 30'
VERT. 1" = 5'

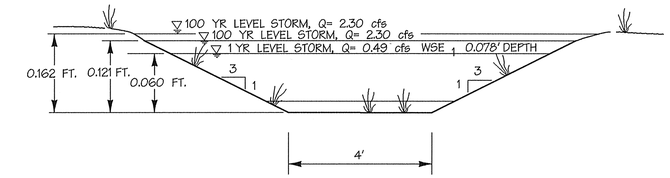


U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

NOTE: FILTER CLOTH SHALL BE GEOTEXTILE CLASS C

Rock Outlet Protection III

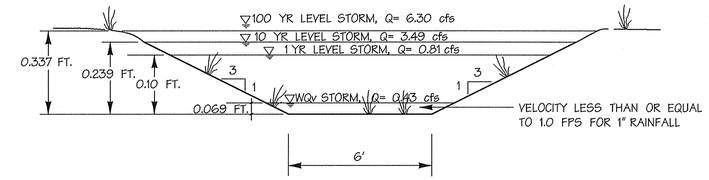
Not To Scale



ROADSIDE SWALE

TYPICAL SECTION

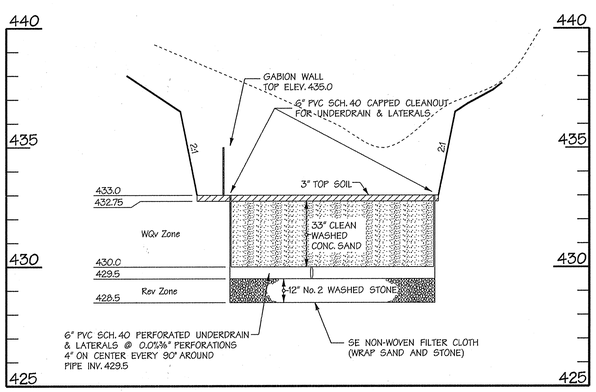
NOT TO SCALE



WQ_V - Re_V SWALE

TYPICAL SECTION

NOT TO SCALE



SECTION B - B

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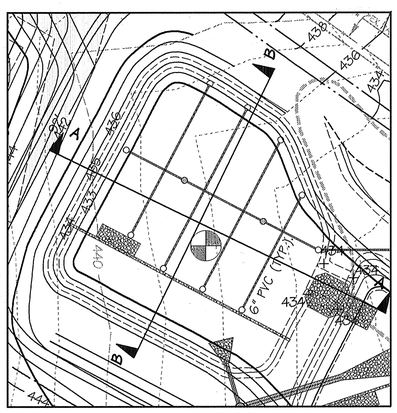
VERT. 1" = 5'



PLAN VIEW

SCALE: 1" = 30'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR — DATE 8/4/05

JA

7-14-05
Date

STATE OF MARYLAND — STEPHEN M. RAMOCKI — No. 16551 — PROFESSIONAL ENGINEER

Professional Engr. No. 16551

Date	No.	Revision Description

OWNER:
Ilchester, LLC
James Keelty and Co. Inc.
P.O. Box 528
61 E. Padonia Road.
Timonium, MD 21093

DMW

Daft·McCune·Walker, Inc.
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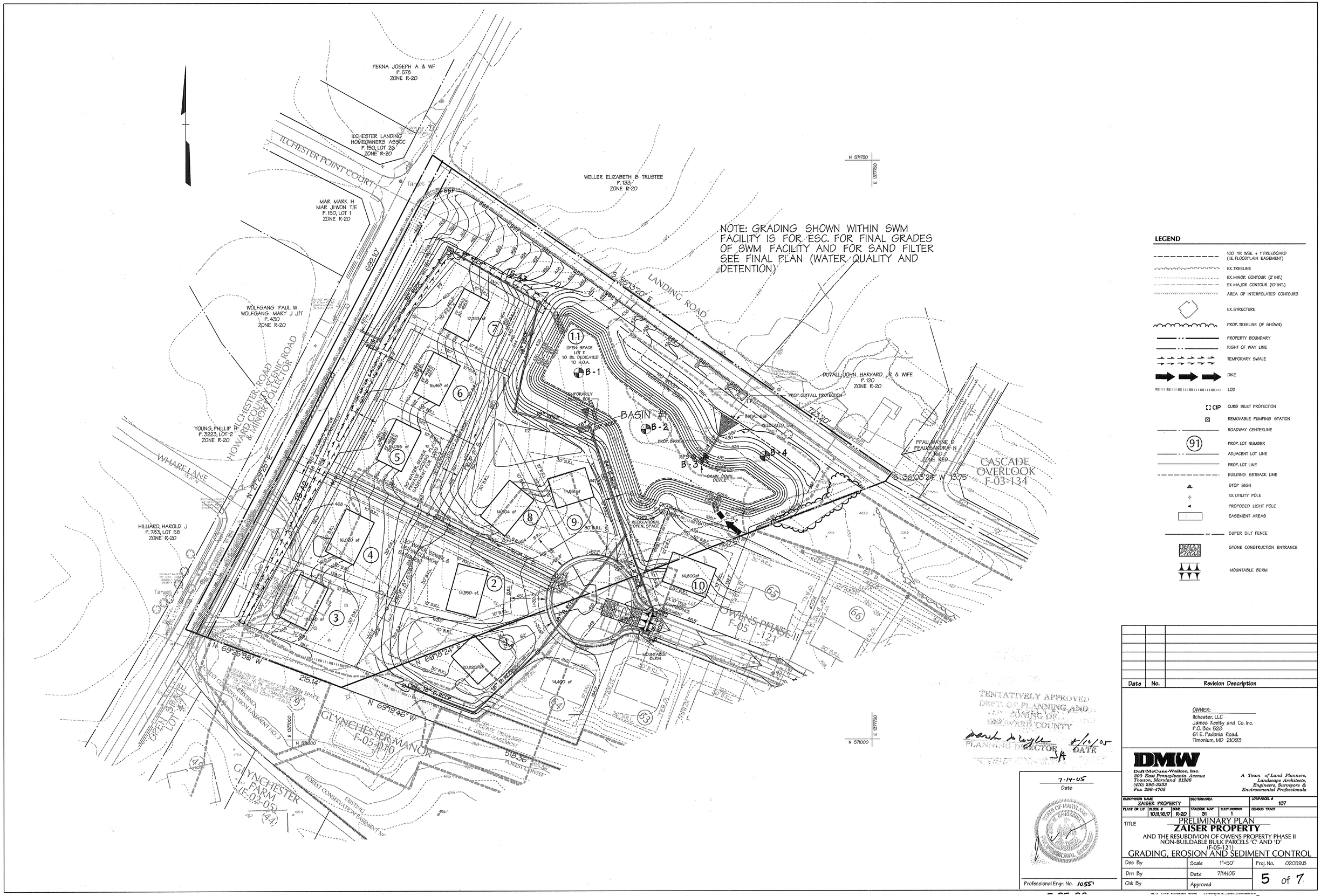
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL #	
ZAISER PROPERTY				157	
PLAT# OR LF	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
	10,11,16,17	R-20	31	1	

TITLE
ZAISER PROPERTY
AND THE RESUBDIVISION OF OWENS PROPERTY PHASE II NON-BUILDABLE BULK PARCELS 'C' AND 'D' (F-05-121)
STORMWATER MANAGEMENT DETAIL SHEET

Des By	Scale 1"= 30'	Proj. No.	02059.B
Drn By	Date 7/14/05	4 of 7	
Chk By	Approved		

F.05.08



LEGEND

- 100 YR WSE + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)
- EX. TREELINE
- EX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- AREA OF INTERPOLATED CONTOURS
- EX. STRUCTURE
- PROP. TREELINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- TEMPORARY SWALE
- DIKE
- LOD
- CIP — CURB INLET PROTECTION
- REMOVABLE PUMPING STATION
- ROADWAY CENTERLINE
- 91 — PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STOP SIGN
- EX. UTILITY POLE
- PROPOSED LIGHT POLE
- EASEMENT AREAS
- SSF — SUPER SILT FENCE
- STONE CONSTRUCTION ENTRANCE
- MOUNTABLE BERM

Date	No.	Revision Description

OWNER:
Ilchester, LLC
James Keelty and Co. Inc.
P.O. Box 526
61 E. Padonia Road.
Timonium, MD 21093

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
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A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

7-14-05
Date

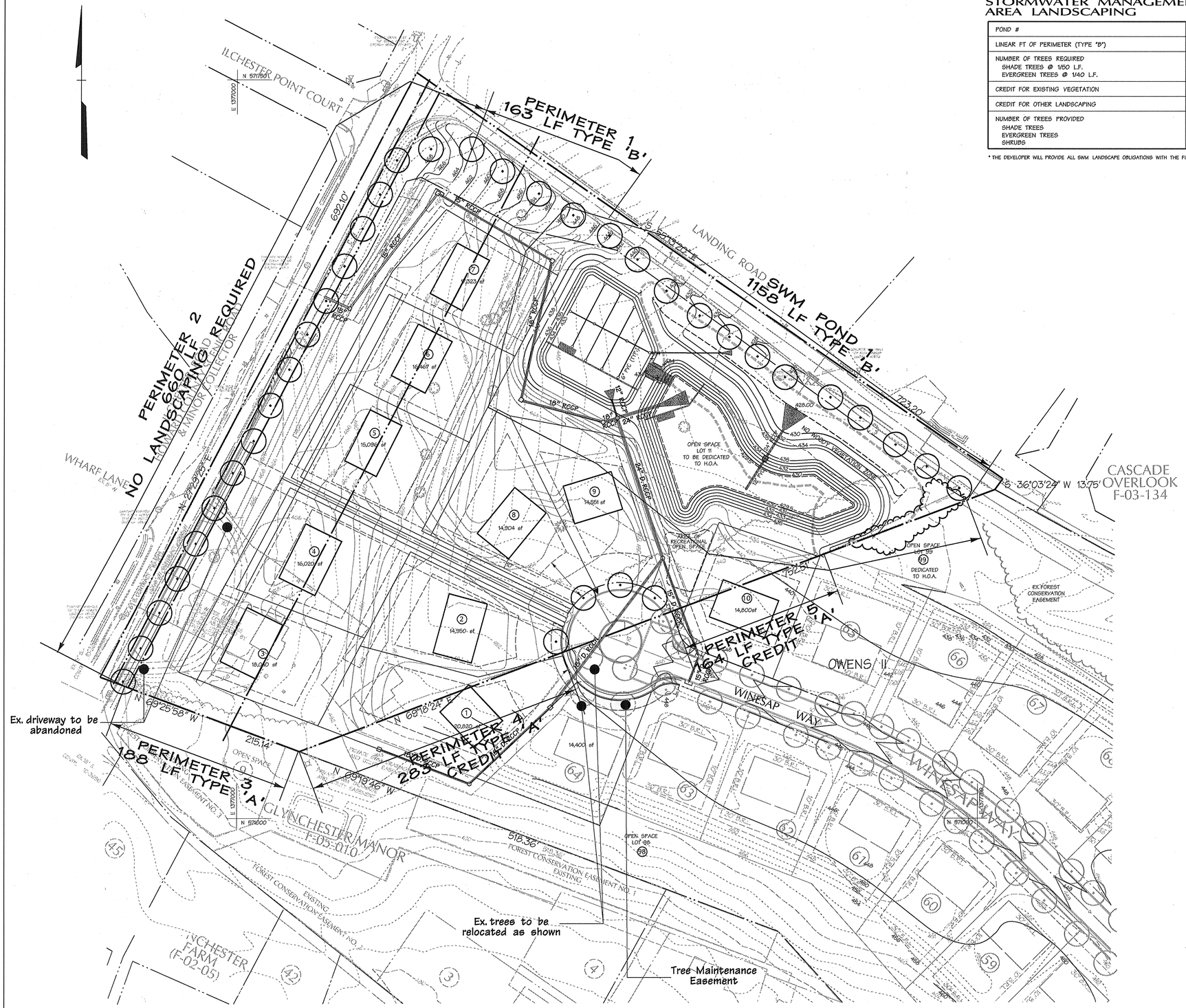
Professional Engr. No. 10551

SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #	157
ZAISER PROPERTY						
PLAT# OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT	
	10,11,16,17	R-20	31	1		

TITLE
PRELIMINARY PLAN
ZAISER PROPERTY
AND THE RESUBDIVION OF OWENS PROPERTY PHASE II
NON-BUILDABLE BULK PARCELS 'C' AND 'D'
(F-05-121)
GRADING, EROSION AND SEDIMENT CONTROL

Des By	Scale 1"=50'	Proj. No. 02059.B	
Drn By	Date 7/14/05	5 of 7	
Chk By	Approved		

P.05.08



SCHEDULE D
STORMWATER MANAGEMENT AREA LANDSCAPING

POND #	1
LINEAR FT OF PERIMETER (TYPE "B")	1158 LF
NUMBER OF TREES REQUIRED SHADE TREES @ 1/50 LF. EVERGREEN TREES @ 1/40 LF.	 23 29
CREDIT FOR EXISTING VEGETATION	NA
CREDIT FOR OTHER LANDSCAPING	NA
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES SHRUBS	

* THE DEVELOPER WILL PROVIDE ALL SWM LANDSCAPE OBLIGATIONS WITH THE FINAL PLANS.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT to ROADWAYS		ADJACENT to PERIMETER PROPERTIES		
LANDSCAPE TYPE "A"			P 3	P 4**	P 5**
LINEAR FEET OF PERIMETER			188 LF.	283 LF.	164 LF.
LANDSCAPE TYPE "B"	P 1	P 2*			
LINEAR FEET OF PERIMETER	163 LF.	660 LF.			
LANDSCAPE TYPE "C"					
LINEAR FEET OF PERIMETER					
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	283	164
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 3 4 0	 N/A N/A N/A	 3 0 0	 0 0 0	 0 0 0
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2 :1 SUBSTITUTION) SHRUBS (10 :1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)					

* NO LANDSCAPING REQUIRED FOR PERIMETER 2 BECAUSE THE HOUSES FRONT ILCHESTER ROAD.
** PERIMETERS 4 & 5 LANDSCAPE BUFFERS ARE NON APPLICABLE BECAUSE THE OWENS 2 PROPERTY IS BEING RESUBDIVIDED WITH ZAISER PROPERTY.

NOTE: STREET TREES WILL BE PROVIDED @ A SPACING OF 1/40 LF.
THE DEVELOPER WILL PROVIDE ALL PERIMETER LANDSCAPE OBLIGATIONS WITH THE FINAL PLANS.
NOTE: 37 STREET TREES SHOWN THIS SHEET.

FOREST CONSERVATION CALCULATIONS

BASIC SITE DATA	ACRES (1/10)
GROSS SITE AREA	7.0
AREA WITHIN 100 YEAR FLOODPLAIN	0.0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	0.0
NET TRACT AREA	7.0
LAND USE CATEGORY	RESIDENTIAL

INFORMATION FOR CALCULATIONS	
A. NET TRACT AREA	7.0
B. REFORESTATION THRESHOLD (20% x A)	1.4
C. AFFORESTATION MINIMUM (15% x A)	1.05
D. EXISTING FOREST ON NET TRACT AREA	0.0
E. FOREST AREAS TO BE CLEARED	0.0
F. FOREST AREAS TO BE RETAINED	0.0

AFFORESTATION CALCULATIONS	
A. NET TRACT AREA	7.0
B. AFFORESTATION THRESHOLD (15% x A)	1.05
C. EXISTING FOREST ON NET TRACT AREA	0.0
D. FOREST AREAS TO BE CLEARED	0.0
E. FOREST AREAS TO BE RETAINED	0.0
F. AFFORESTATION OBLIGATION	1.05
G. AFFORESTATION PROVIDED ON-SITE	0.00
H. REFORESTATION PROVIDED OFF-SITE	1.08

The goals and objectives of the Forest Conservation Plan are to satisfy Forest Conservation Act compliance by providing for an afforestation obligation of 1.05 acres for the Zaiser property. The 1.05 acre obligation for this parcel will be satisfied in accordance with Howard County regulations, by planting 1.08 acres of trees and shrubs on the Myrtue property and retaining this acerage in a recorded Forest Conservation easement.

LEGEND

- EX. TREELINE
- EX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- EX. STRUCTURE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- PROPOSED STREET TREE
- RELOCATED STREET TREE
- ROADWAY CENTERLINE
- (91) PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE

Date	No.	Revision Description

APPROVED
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OFFICE
HOWARD COUNTY
PLANNING DIRECTOR DATE 8/10/05

7/14/05
Date

Landscape Architect No. 008

OWNER:
Ilchester, LLC
James Keelty and Co. Inc.
P.O. Box 528
61 E. Padonia Road.
Timonium, MD 21093

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

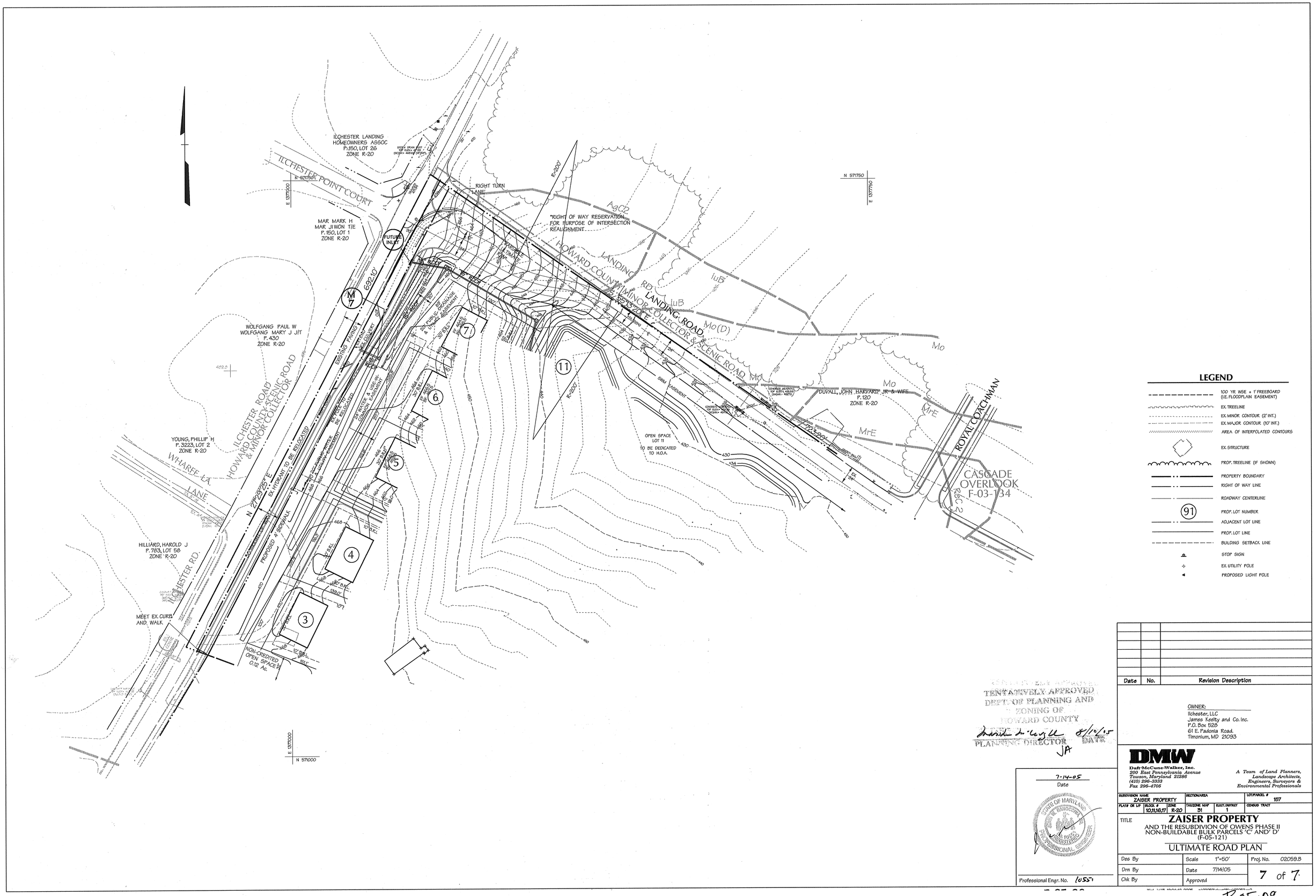
SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
ZAISER PROPERTY					157
PLAT# OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
	10,11,16,17	R-20	31	1	

TITLE
ZAISER PROPERTY
AND THE RESUBDIVISION OF OWENS PROPERTY, PHASE II NON BUILDABLE BULK PARCELS A-D
PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN

Des By	SNH/CRH	Scale	1"=50'	Proj. No.	02059.B
Drn By	RS/CRH	Date	7/14/05	6 of 7	
Chk By	MJP	Approved			

F-05-08

F-05-08



LEGEND

- 100 YR WSE + 1' FREEBOARD (I.E. FLOODPLAIN EASEMENT)
- EX. TREELINE
- EX. MINOR CONTOUR (2' INT.)
- EX. MAJOR CONTOUR (10' INT.)
- AREA OF INTERPOLATED CONTOURS
- EX. STRUCTURE
- PROP. TREELINE (IF SHOWN)
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- (91) PROP. LOT NUMBER
- ADJACENT LOT LINE
- PROP. LOT LINE
- BUILDING SETBACK LINE
- STOP SIGN
- EX. UTILITY POLE
- PROPOSED LIGHT POLE

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR — DATE 8/10/05
JA

Date	No.	Revision Description

OWNER:
Ilchester, LLC
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P.O. Box 528
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DMW
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7-14-05
Date

STATE OF MARYLAND — JOHN W. HORSCHMAN — No. 10551 — PROFESSIONAL ENGINEER

Professional Engr. No. 10551

SUBDIVISION NAME		SECTION/AREA			LOT/PARCEL #
ZAISER PROPERTY					157
PLAT# OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
	10,11,16,17	R-20	31	1	

TITLE
ZAISER PROPERTY
AND THE RESUBDIVION OF OWENS PHASE II NON-BUILDABLE BULK PARCELS "C" AND "D" (F-05-121)
ULTIMATE ROAD PLAN

Des By	Scale 1"=50'	Proj. No. 02059.B	7 of 7
Drn By	Date 7/14/05		
Chk By	Approved		

F-05-08