

# PRELIMINARY PLAN CORONEOS PROPERTY LOTS 1-11 HOWARD COUNTY, MARYLAND

**SITE DATA**

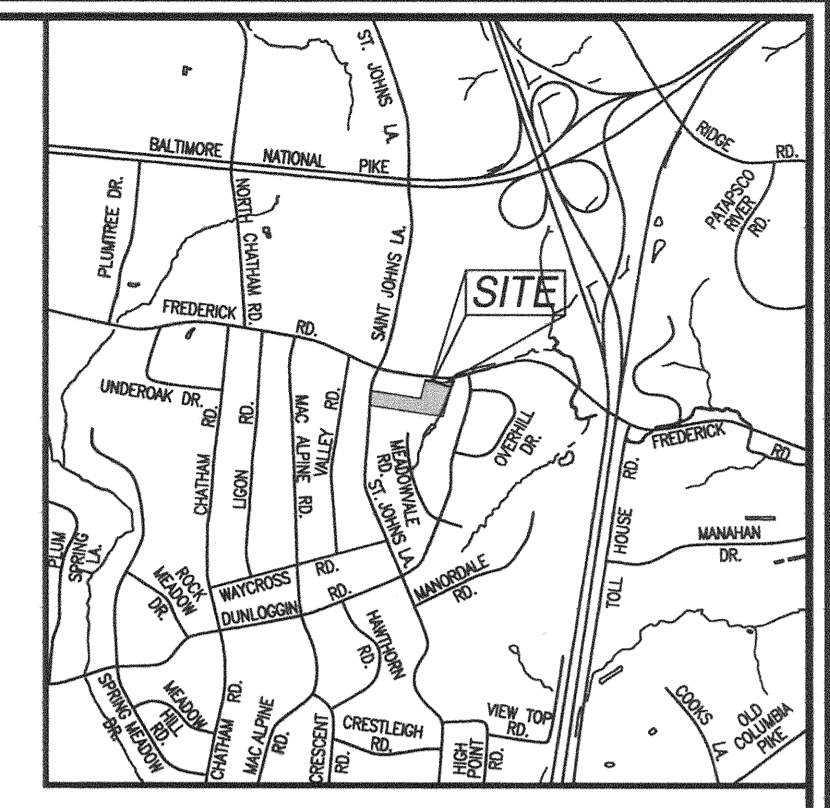
LOCATION: CORONEOS PROPERTY  
2nd ELECTION DISTRICT  
EXISTING ZONING: R-SC  
GROSS AREA OF PROJECT: 4.01 AC.  
AREA OF 100-YEAR FLOODPLAIN & UTILITY EASEMENT: 0.27 AC.  
AREA OF STEEP SLOPES: 0.27 AC.  
NET AREA OF PROJECT: 3.47 AC.  
AREA OF CREDITED OPEN SPACE REQUIRED: 25% x 4.01 AC. = 1.00 AC.  
AREA OF CREDITED OPEN SPACE PROVIDED: 1.78 AC. (40%)  
AREA OF NON-CREDITED OPEN SPACE PROVIDED: 0.24 AC.  
NUMBER OF PROPOSED OPEN SPACE LOTS: 2  
AREA OF PROPOSED RIGHT-OF-WAY: 0.13 AC.  
AREA OF PROPOSED BUILDABLE LOTS: 1.59 AC.  
NUMBER OF LOTS/PARCELS ALLOWED (4 PER NET ACRE): 13 BUILDABLE LOTS  
NUMBER OF LOTS/PARCELS PROPOSED: 9 BUILDABLE LOTS  
TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 1.83 AC.

**GENERAL NOTES**

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. DEED REFERENCE:
3. DENSITY TABULATION:  
GROSS AREA OF PROJECT: 4.01 AC.  
AREA OF 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.27 AC.  
AREA OF STEEP SLOPES OUTSIDE OF 100-YR FLOODPLAIN: 0.27 AC.  
NET AREA OF PROJECT: 3.47 AC.  
DWELLING UNITS PER NET ACRE ALLOWED: 4 UNITS PER NET ACRE (4 x 3.47 AC. = 13 BUILDABLE LOTS)  
DWELLING UNITS PROPOSED: 9 UNITS
4. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD AND ASSOCIATES, DATED JANUARY 2004.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2004.
6. WATER AND SEWER FOR THIS PROJECT WILL BY PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 10-W. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 197-S.
7. THIS SITE WILL UTILIZE GRASS CHANNELS AND RAINGARDENS TO PROVIDE THE REQUIRED WQv AND Rev FOR STORMWATER MANAGEMENT. THE OPV IS NOT REQUIRED FOR THIS SITE SINCE THE 1-YR STORM EVENT IS LESS THAN 2 CFS. STORMWATER MANAGEMENT IS REQUIRED AND PROVIDED FOR THE 100 YEAR STORM EVENT. THE FACILITY IS AN EXTENDED DETENTION FACILITY AND IS TO BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
8. STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED OCTOBER 2004.
9. THE 100-YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT SHOWN ON-SITE IS BASED ON THE TIBER/HUDSON FLOODPLAIN STUDY, HOWARD COUNTY CAPITAL PROJECT NO. C-4-0119.
10. FOREST STAND DELINEATION PLAN APPROVED UNDER S-00-09 AND IS VALID UNTIL MAY, 2005.
11. FOREST CONSERVATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED NOVEMBER 2004.
12. FOREST CONSERVATION OBLIGATION TO BE FULLFILLED BY RETENTION OF 0.93 AC, REFORESTATION OF 0.04 AC. AND A FEE-IN-LIEU FOR THE REMAINING 0.44 AC. OF REQUIRED REFORESTATION. FINANCIAL SURETY IN THE AMOUNT OF \$8,975 (\$8,103 FOR 0.93 AC. OF RETENTION AND \$872 FOR 0.04 AC OF REFORESTATION) AND A FEE-IN-LIEU OF \$8,583.20 FOR 0.44 ACRES WILL BE PAID WITH DEVELOPER'S AGREEMENT.
13. APFO TRAFFIC STUDY APPROVED UNDER S-00-09.
14. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SHALL BY COMPLIED WITH.
15. STREET LIGHTING WILL BE PROVIDED FOR THIS SITE.
16. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
17. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
18. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON-SITE.
19. STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
20. WP-00-110: A WAIVER PETITION HAS BEEN SUBMITTED AND APPROVED, DATED JULY 6, 2000, TO WAIVE SECTION 16.121(e)(1) TO PERMIT THE REQUIRED 40 FEET OF OPEN SPACE LOT FRONTAGE ON A PUBLIC ROAD WHICH IS SUITABLE FOR ACCESS BY PEDESTRIANS AND MAINTENANCE VEHICLES TO BE REDUCED TO ZERO FEET. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS TO OPEN SPACE LOTS 10 & 11 SHALL BE PROVIDED BY A 24' ACCESS EASEMENT WITH A 14' ROADWAY AND THE 20' SWMF AND OPEN SPACE ACCESS EASEMENT ON LOTS 1-9.  
2. COMPLIANCE WITH THE ENCLOSED DFRS COMMENTS OF 6/19/00.
21. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE 100-YR FLOODPLAIN, STREAMS, OR BUFFERS. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS.
22. REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOTS 1-9 SHALL BE PROVIDED AT THE JUNCTION OF THE PROPOSED PRIVATE ACCESS PLACE AND SAINT JOHN'S LANE.
23. TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
24. THERE ARE NO EXISTING STRUCTURES ON-SITE.
25. THIS SUBDIVISION COMPLIES WITH THE AMENDED 5TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
26. OPEN SPACE LOT 10 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS AND INCLUDES A SWMF. OPEN SPACE LOT 11 TO BE OWNED AND MAINTAINED BY HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
27. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
28. IN ACCORDANCE WITH THE HSCD COMMENTS OF 7/27/05 AND 9/19/05, HOWARD SCD WILL REVIEW OUTFALL E-1 UPON SUBMISSION OF THE FINAL PLANS TO VERIFY THAT ITS CURRENT INFRINGEMENT INTO THE ENVIRONMENTAL AREA IS NECESSARY. IF NOT, THE HOWARD SCD WILL REQUIRE ITS REDESIGN OUT OF THE ENVIRONMENTAL AREA.



PLAN VIEW  
SCALE 1"=100'



VICINITY MAP  
SCALE 1"=2000'

BENCHMARK NO. 1: COUNTY CONTROL #  
NE  
ELEV. =  
BENCHMARK NO. 2: COUNTY CONTROL #  
NE  
ELEV. =

COORDINATE TABLE					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	584348.23	1361301.06	6	584435.90	1362065.72
2	584287.41	1361712.24	7	584440.43	1362152.18
3	584286.19	1361711.91	8	584085.78	1362045.43
4	584271.56	1361810.83	9	584197.99	1361286.87
5	584465.82	1361863.45	10	584291.83	1361294.07

SHEET INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 4
PRELIMINARY PLAN	2 OF 4
GRADING AND SEDIMENT & EROSION CONTROL PLAN	3 OF 4
LANDSCAPE AND FOREST CONSERVATION PLAN	4 OF 4

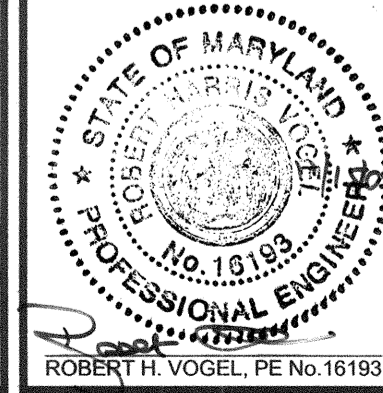
COVER SHEET  
CORONEOS PROPERTY  
LOTS 1-11

TAX MAP 24 BLOCK 11 PARCEL '821'  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REF.: S-00-09, WP-00-110 (7/6/2000)

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

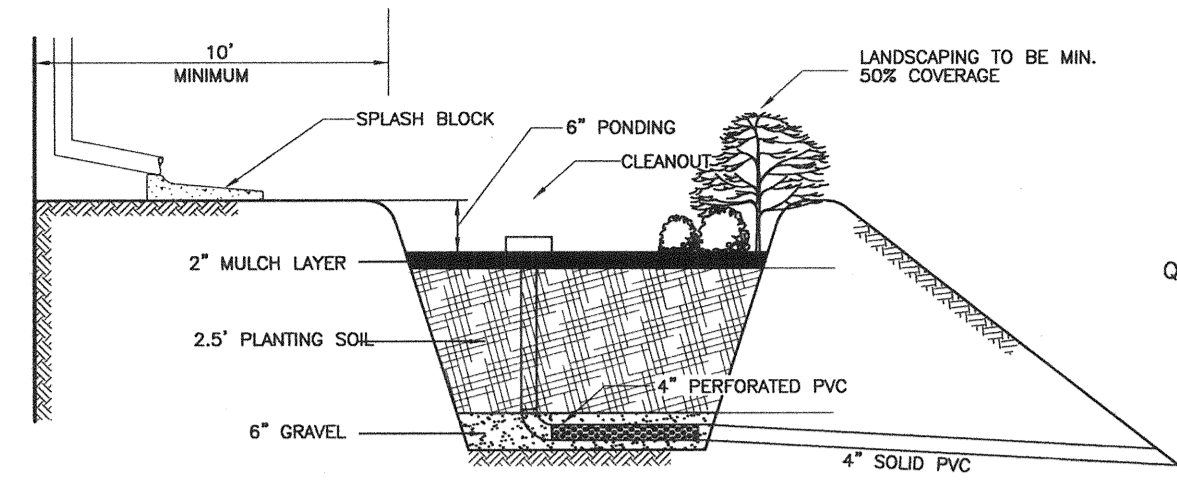
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*Wash. H. Vogel* 11/21/05  
PLANNING DIRECTOR DATE

OWNER/DEVELOPER  
WILLIAMSBURG GROUP  
5485 HARPERS FARM RD, STE 200  
COLUMBIA, MARYLAND 21044  
(410) 997-8800

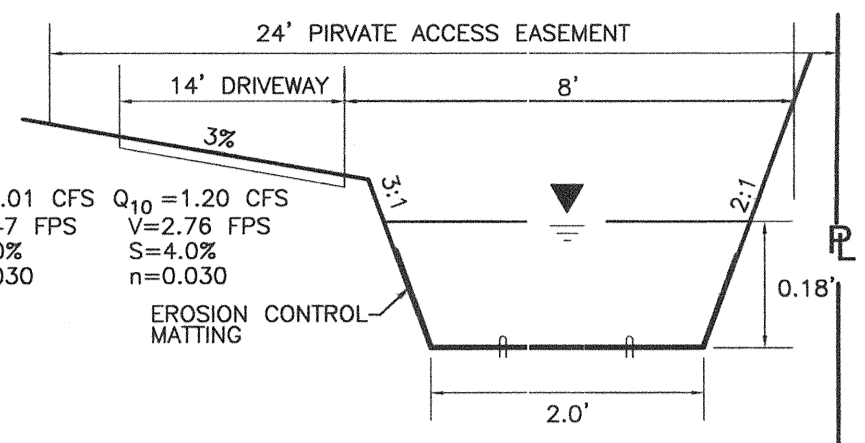


DESIGN BY: RHV  
DRAWN BY: CMH  
CHECKED BY: RHV  
DATE: NOVEMBER 2005  
SCALE: AS SHOWN  
W.O. NO.: 04-84.00

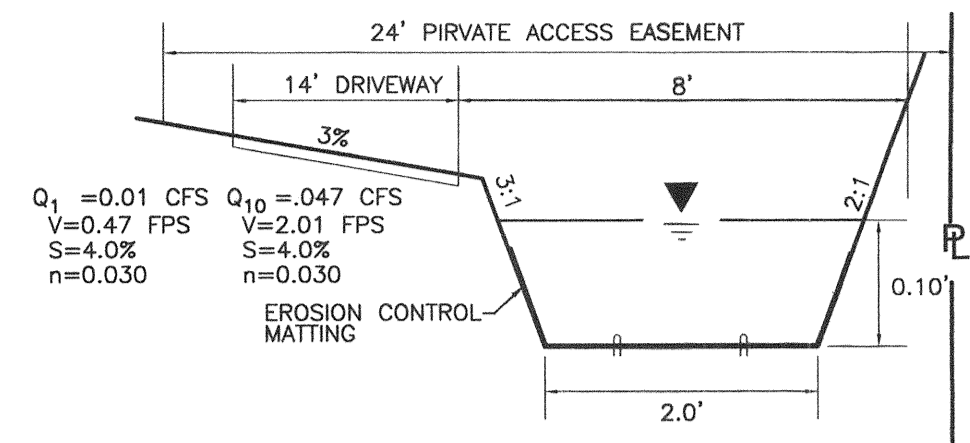
1 SHEET OF 4



TYPICAL RAIN GARDEN CROSS SECTION  
NOT TO SCALE



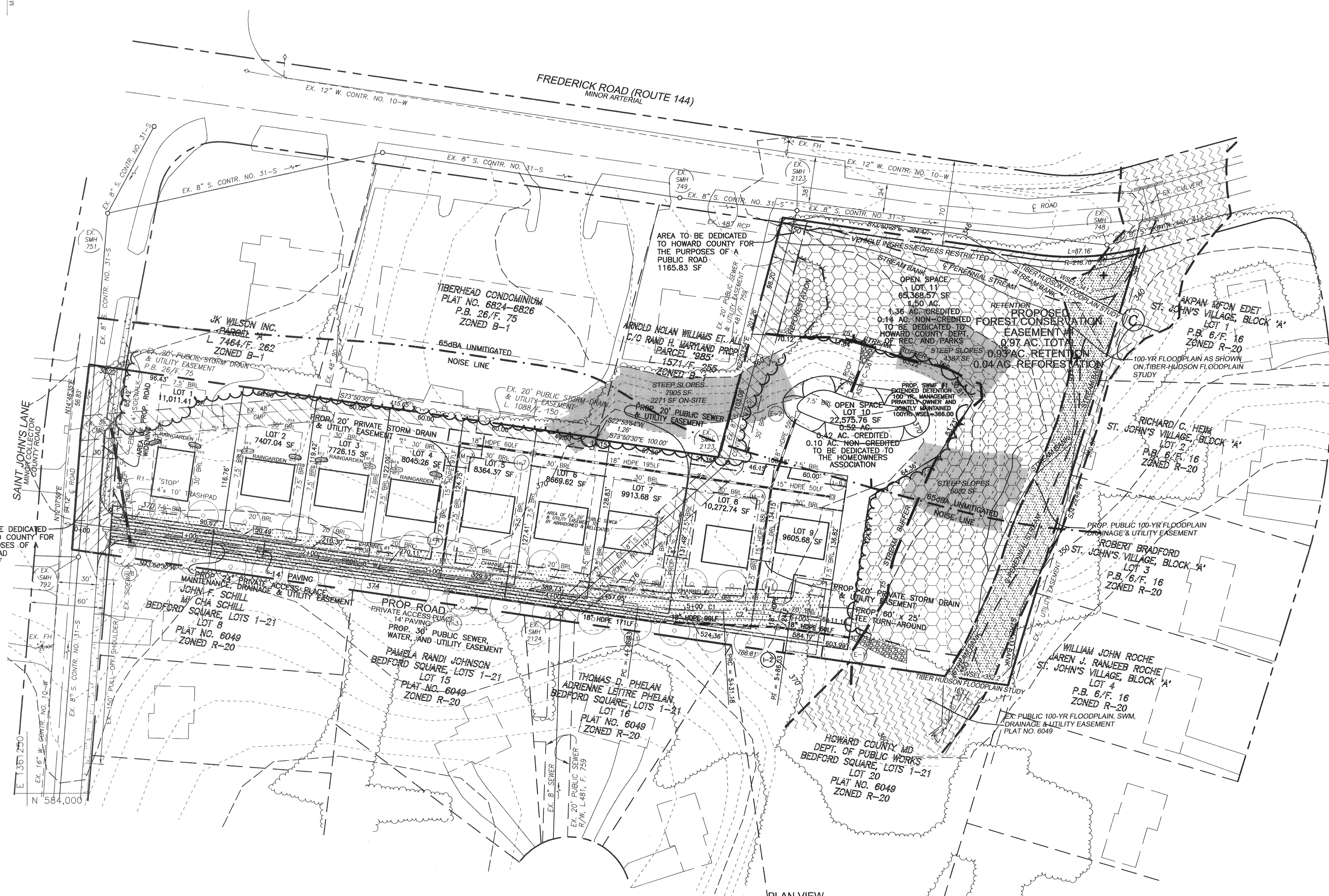
TYPICAL GRASS CHANNEL #1 SECTION  
NTS



TYPICAL GRASS CHANNEL #2 SECTION  
NTS

LEGEND

- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 24 PERCENT OR GREATER SLOPES
- PROP. PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC SEWER, WATER & UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- PROP. FOREST CONSERVATION AREA EASEMENT
- EX. PUBLIC 100-YR FLOODPLAIN TIBER HUDSON STUDY
- PROP. PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT



PLAN VIEW  
SCALE 1"=50'

SIGN AND STREET LIGHT LOCATION CHART

DWG. NO.	STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
2 OF 4	PROP. ROAD	0+28	14' L	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
2 OF 4	PROP. ROAD	0+38	10' L	R1-1 "STOP"

NOTE: A MINIMUM OF 20' IS REQUIRED BETWEEN ANY STREET LIGHT AND ANY TREE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	54.85'	300.00'	107°28'31"	27.50'	S 86°49'24" E	54.77'
C2	54.85'	300.00'	107°28'31"	27.50'	N 86°49'24" W	54.77'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	7407.04 SF	241.62 SF	7165.42 SF
3	7726.15 SF	400.92 SF	7325.23 SF
4	8045.26 SF	560.23 SF	7485.03 SF
5	8364.37 SF	719.54 SF	7644.83 SF
6	8683.48 SF	878.84 SF	7804.64 SF
7	9002.59 SF	1038.14 SF	7964.45 SF
8	9321.70 SF	1197.44 SF	8124.26 SF
9	9640.81 SF	1356.74 SF	8284.07 SF

PRELIMINARY LAYOUT PLAN  
CORONEOS PROPERTY  
LOTS 1-11

TAX MAP 24 BLOCK 11 PARCEL '821'  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REF.: S-00-09, WP-00-110 (7/6/2000)

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLIGOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*Mark A. Angle* PLANNING DIRECTOR *DATE*

OWNER/DEVELOPER  
WILLIAMSBURG GROUP  
5485 HARRIS FARM RD., SITE 200  
COLUMBIA, MARYLAND 21044  
(410) 997-8800

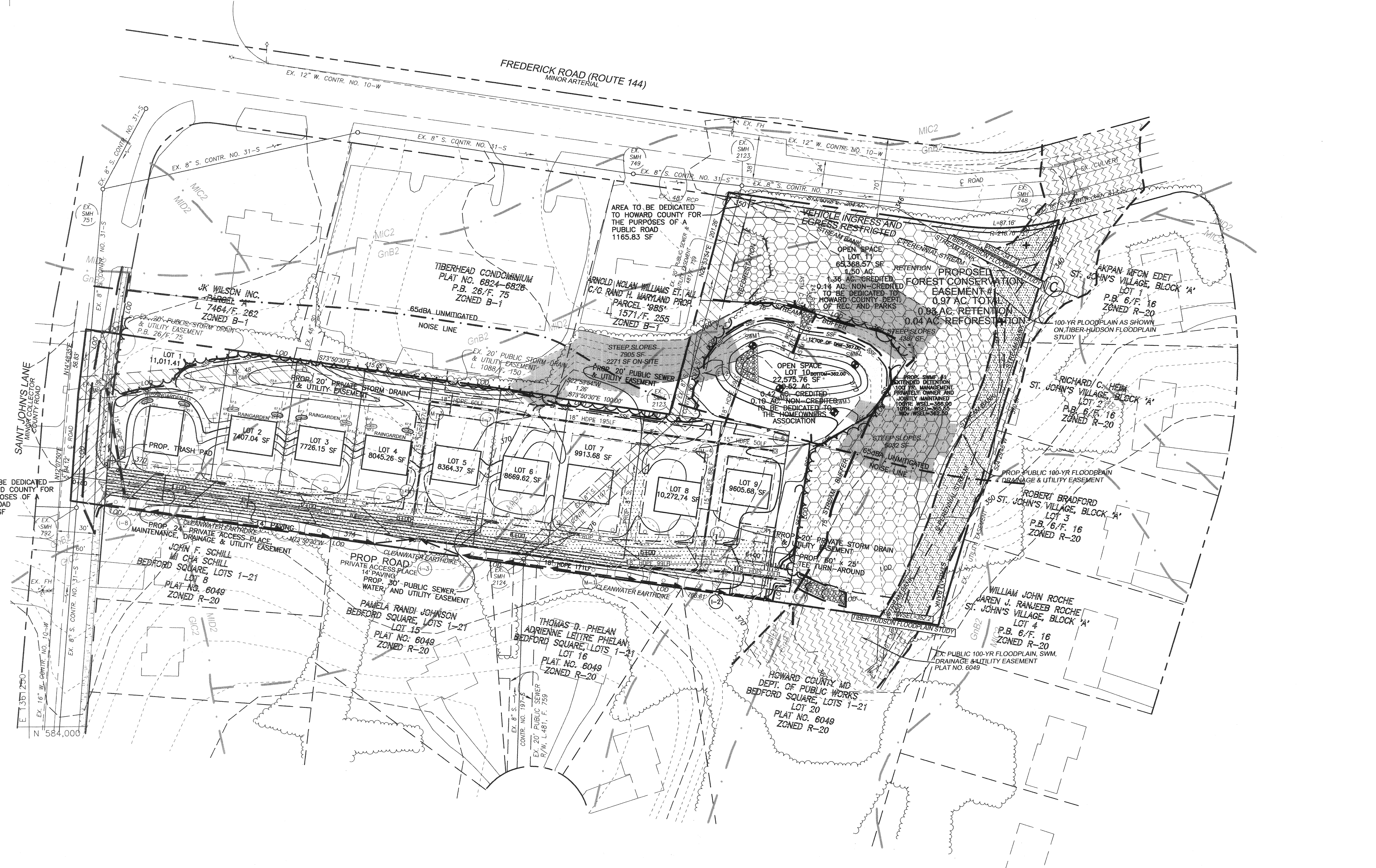
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2 SHEET OF 4

Maryland State Grid Meridian

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- SOILS
  - AREA OF 15 TO 24.9 PERCENT SLOPES
  - AREA OF 24 PERCENT OR GREATER SLOPES
- PROP. PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC SEWER, WATER & UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- PROP. FOREST CONSERVATION AREA EASEMENT
- PUBLIC EX. 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EARTHKE
- EROSION CONTROL MATTING



N 584,500  
E 1,362,500  
N 584,000  
E 1,362,500

PLAN VIEW  
SCALE 1"=50'

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GIC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MB2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MID2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

PRELIMINARY GRADING AND SEDIMENT & EROSION CONTROL PLAN  
CORONEOS PROPERTY  
LOTS 1-11

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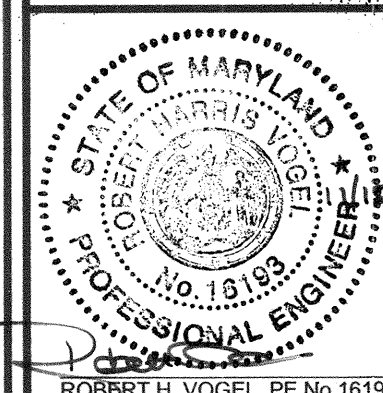
**ROBERT H. VOGEL ENGINEERING, INC.**  
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8407 MAIN STREET, ELLETTT CITY, MD 21043 TEL: 410.461.2666 FAX: 410.461.8991

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*John A. Kugler*  
PLANNING DIRECTOR DATE

OWNER/DEVELOPER  
WILLIAMSBURG GROUP  
5485 HARPERS FARM RD, STE 200  
COLUMBIA, MARYLAND 21044  
(410) 997-8800

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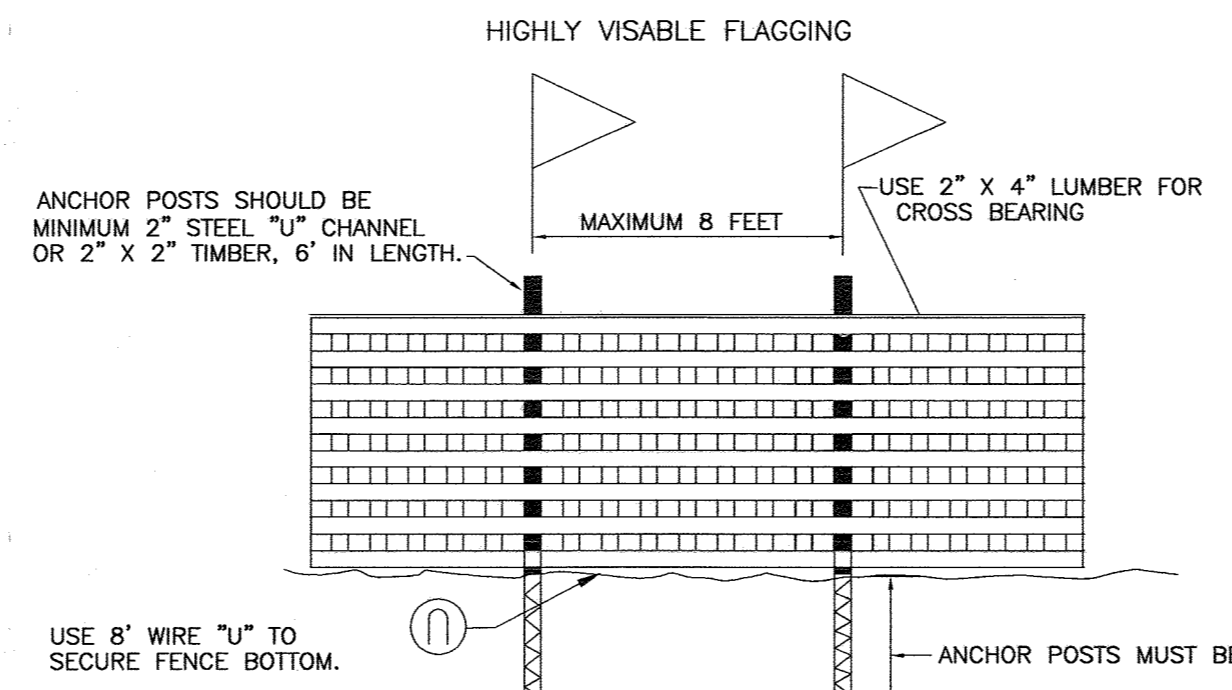


3 SHEET OF 4

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	503 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	353 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	(1507) 3 SHADE TREES 4 EVERGREEN TREES
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES SHRUBS	3 SHADE TREES 4 EVERGREEN TREES

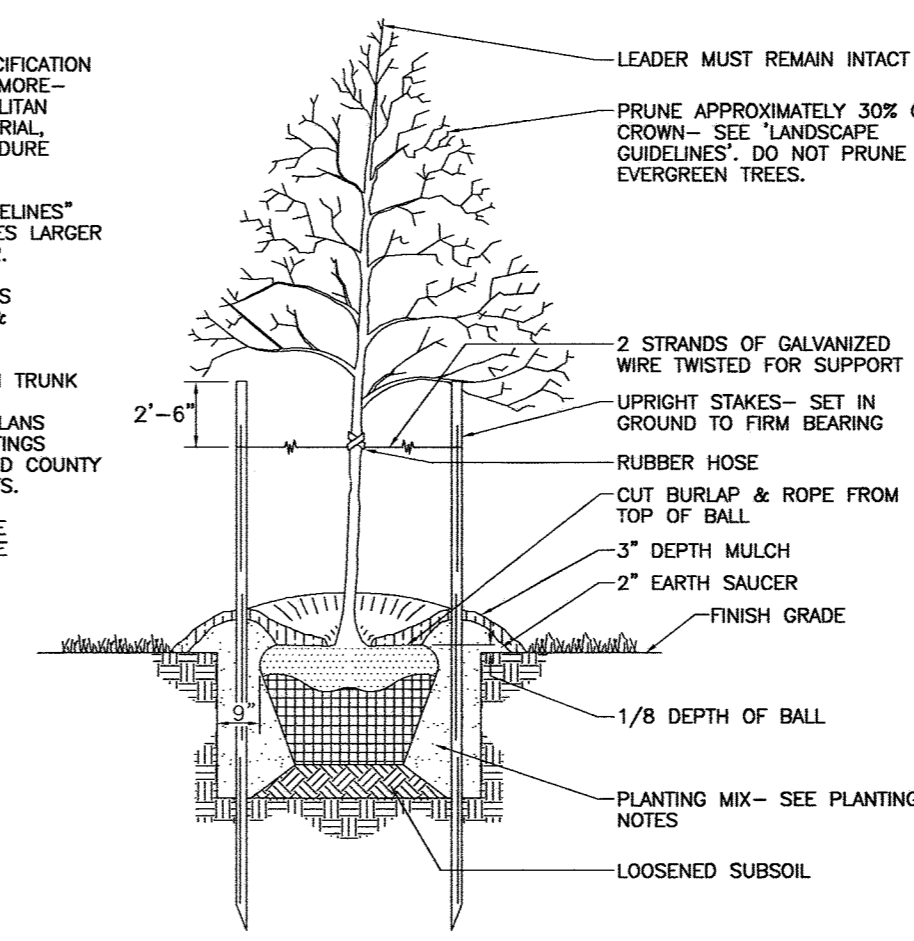
QUAN.	BOTANICAL NAME	SIZE
2	Acer Rubrum Red Maple	1" CALIPER
2	Platanus occidentalis Sycamore	1" CALIPER
2	Prunus serotina Black Cherry	1" CALIPER
1	Quercus palustris Pin Oak	1" CALIPER
1	Sassafras abidum Sassafras	1" CALIPER

DENSITY CHART		
SIZE	QTY. PER ACRE	AVERAGE SPACING
1" CALIPER	200	15'x15'



- 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.
  - ROOF DAMAGE SHOULD BE AVOIDED.
  - PLEASE PROVIDE TREE PROTECTION FENCING WHERE LOD IS ADJACENT TO TREE PROTECTION AREAS.

- NOTES:**
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
  - SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
  - PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
  - KEEP MULCH 1" FROM TRUNK.
  - SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
  - TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.

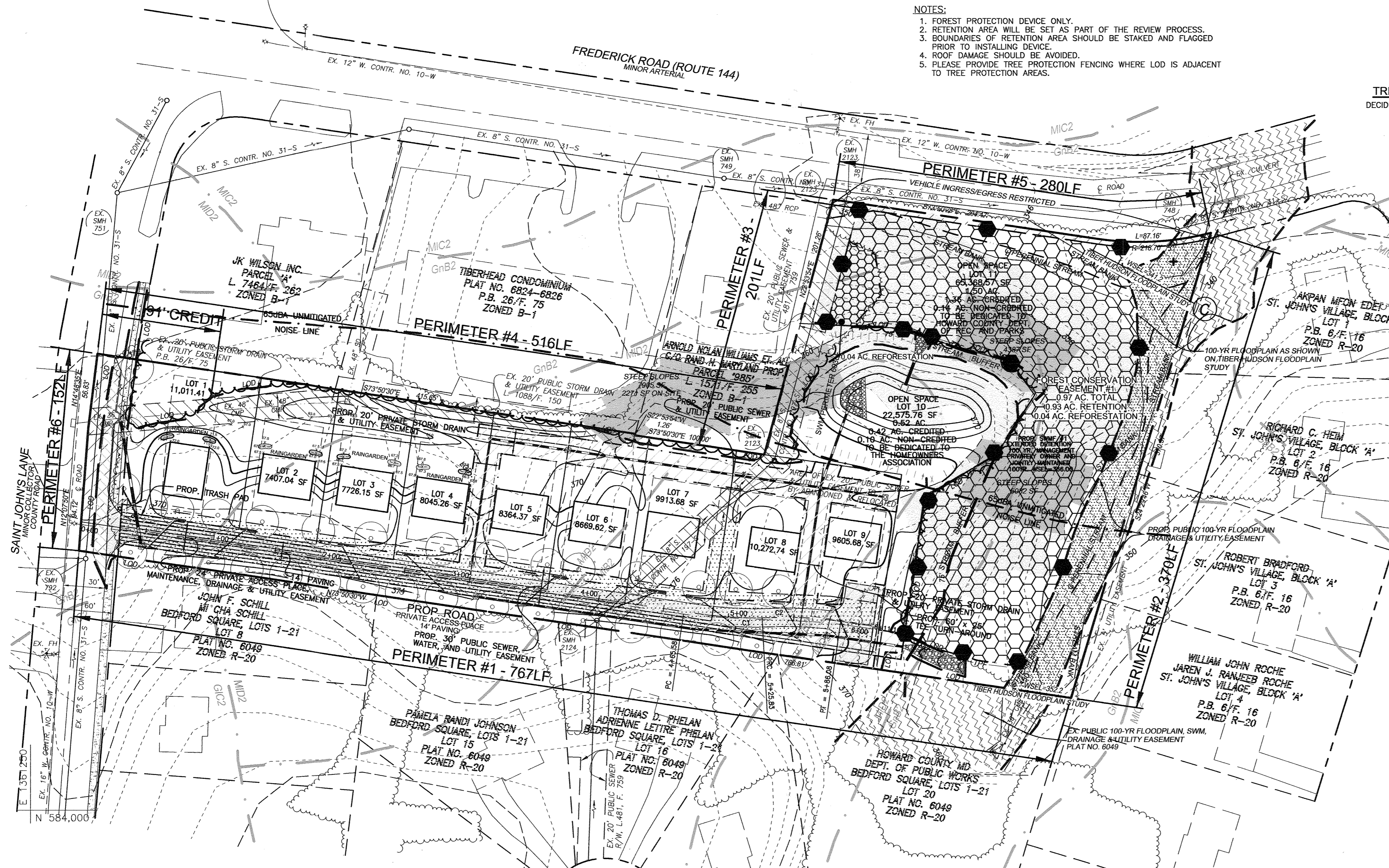


**TREE PLANTING AND STAKING**  
DECIDUOUS TREES UP TO 2-1/2" CALIPER  
NOT TO SCALE

SCHEDULE A: PERIMETER LANDSCAPE EDGE						
CATEGORY	ADJACENT TO PERIMETER PROPERTIES			ADJACENT TO PERIMETER R/W		
	1	2	3	4	5	
PERIMETER/FRONTAGE DESIGNATION	A	A	A	A	B	
LANDSCAPE TYPE	1	2	3	4	5	
LINEAR FEET OF ROADWAY PERIMETER/FRONTAGE	767'	370'	201'	516'	280'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES* 30'	YES* 370'	-	YES* 91'	-	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	-	-	-	-	-	
NUMBER OF PLANTS PROVIDED (LF REMAINING)	737'	-	-	425'	-	
SHADE TREES	1:60	1:60	1:60	1:60	1:60	
EVERGREEN TREES	12	0	3	7	N/A	
SHRUBS	-	-	-	-	N/A	
NUMBER OF PLANTS PROVIDED (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-	N/A	

- GENERAL NOTES**
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCMW PLANTING SPECIFICATIONS.
  - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
  - FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
  - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

**DEVELOPER'S AGREEMENT**  
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED FOR THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$8,100.00 FOR THE REQUIRED 25 SHADE TREES AND 4 EVERGREEN TREES.



**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- SOILS
- AREA OF 15 TO 24.9 PERCENT SLOPES
- AREA OF 24 PERCENT OR GREATER SLOPES
- PROP. PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC SEWER, WATER & UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- PROP. FOREST CONSERVATION AREA EASEMENT
- EX. PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- PROP. PUBLIC 100-YR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- LIMIT OF DISTURBANCE
- FOREST CONSERVATION SIGN
- TREE PROTECTION FENCE

**HOWARD COUNTY FOREST CONSERVATION WORKSHEET**

ZONED R-SC	NET TRACT AREA:	
A. TOTAL TRACT AREA	4.01 AC	
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.27 AC	
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00 AC	
D. NET TRACT AREA	3.74 AC	
LAND USE CATEGORY		
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-ED.		
ARA	MDR	IDA HDR MPD CJA
0	0	0 1 0 0 0
E. AFFOREST THRESHOLD	15% X D = 0.56 AC	
F. CONSERVATION THRESHOLD	20% X D = 0.75 AC	
EXISTING FOREST COVER:		
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	3.58 AC	
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	3.02 AC	
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	2.83 AC	
BREAK EVEN POINT:		
J. BREAK EVEN POINT	1.31 AC	
K. CLEARING PERMITTED WITHOUT MITIGATION	2.27 AC	
PROPOSED FOREST CLEARING:		
L. TOTAL AREA OF FOREST TO BE CLEARED	2.65 AC	
M. TOTAL AREA OF FOREST TO BE RETAINED	0.93 AC	
PLANTING REQUIREMENTS:		
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.66 AC	
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.00 AC	
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.18 AC	
R. TOTAL REFORESTATION REQUIRED (N+O-Q)	0.48 AC	
S. TOTAL AFFORESTATION REQUIRED	0.00 AC	
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.48 AC	

- FOREST CONSERVATION OBLIGATION TO BE FULLFILLED BY RETENTION OF 0.93 AC, REFORESTATION OF 0.04 AC, AND A FEE-IN-LIEU FOR THE REMAINING 0.44 AC. OF REQUIRED REFORESTATION.
- FINANCIAL SURETY IN THE AMOUNT OF \$8,975 (\$8,103 FOR 0.93 AC. OF RETENTION AND \$872 FOR 0.04 AC OF REFORESTATION) AND A FEE-IN-LIEU OF \$8,583.20 FOR 0.44 ACRES WILL BE PAID WITH DEVELOPER'S AGREEMENT.

NOTE: PROVIDE TREE PROTECTION FENCING WHERE LOD IS ADJACENT TO TREE PROTECTION AREAS.

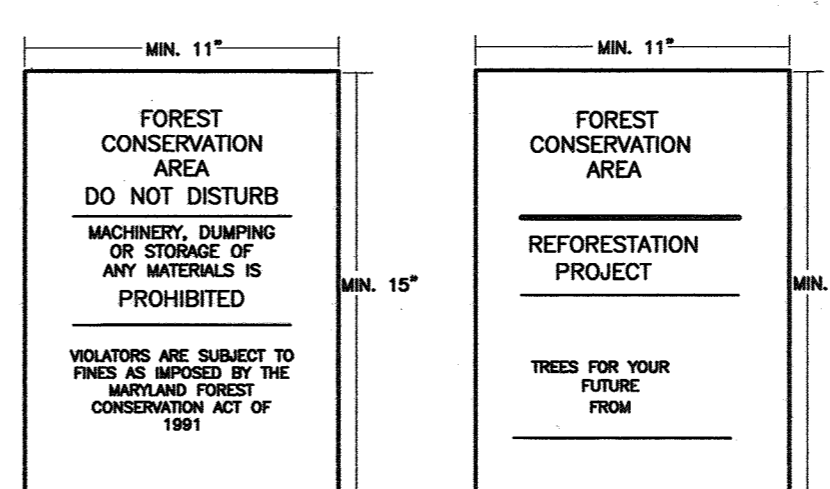
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TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
PLANNING DIRECTOR  
DATE: 11/21/05

PLAN VIEW  
SCALE 1"=50'

- REFORESTATION NOTES**
- AT COMPLETION OF HOUSE CONSTRUCTION, THE DISTURBED AREAS WITHIN THE CONSERVATION EASEMENT WILL BE VEGETATIVELY STABILIZED WITH ANNUAL RYE AND BIRDSFOOT TREFLOIL.
  - EXISTING TALL GRASSES WITHIN THE CONSERVATION EASEMENT SHALL BE MOWED TO A HEIGHT OF 3 INCHES.
  - RANDOMLY SPACE SEEDLINGS / WHIPS SO THAT NO MORE THAN 5 OF ANY PARTICULAR SPECIES ARE PLANTED IN SUCCESSION.
  - ALL PROPOSED PLANT MATERIAL TO BE NATIVE PLANT SPECIES. NO ORNAMENTAL CULTIVARS TO BE USED.
  - USE LOCAL GENETIC STOCK UP TO A 100 MILE RADIUS.
  - REFORESTATION MANAGEMENT RECORDS SHOULD BE KEPT FOR HOWARD COUNTY REVIEW.
  - YEAR 1: INSPECT TREES FOR HEALTH AND VIGOR. AT: A. BEGINNING OF GROWING SEASON, B. MIDSUMMER AND C. FALL. ADJUST WATERING, PEST CONTROL, WEEDING AND FEEDING AS NEEDED. AFTER ONE-YEAR REPLACE ANY 1" CAL. OR 6" HT. TREES THAT DID NOT SURVIVE DURING THE NEXT PLANTING SEASON.
  - YEAR 2: INSPECT TREES FOR HEALTH AND VIGOR IN APRIL & OCTOBER. ADJUST WATERING, PEST CONTROL, WEEDING AND FEEDING AS NEEDED. REPLACE ANY 1" CAL./6" HT TREES THAT DID NOT SURVIVE YEAR 2 DURING THE NEXT PLANTING SEASON. SEEDLINGS SHALL BE REPLACED UP TO 50 PERCENT DURING THE NEXT PLANTING SEASON.
  - CONTRACTOR TO FOLLOW ALL STATE AND COUNTY GUIDELINES FOR AFFORESTATION & REFORESTATION.
  - IN ORDER TO INSURE SURVIVABILITY, THE PERSON RESPONSIBLE FOR INSTALLATION SHALL INSPECT AND AMEND THE SOILS PRIOR TO PLANTING, PROVIDE WATER DURING DROUGHT PERIODS, AND REMOVE ANY PESTS OR WEEDS DURING THE 2 YEAR MAINTENANCE PERIOD.

- FOREST PROTECTION NOTES**  
PRE-CONSTRUCTION ACTIVITIES
- 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.
- 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, except for the selection of grasses for stabilization.
  - Do not remove signs.



- NOTES:**
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
  - SIGNS TO BE PLACED AT A MAXIMUM SPACING OF 50-100 FEET. CONDITIONS ON-SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
  - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GlC2	GLENNELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GrB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MI2	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MI2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B

**PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN**  
**CORONEOS PROPERTY**  
LOTS 1-11

TAX MAP 24 BLOCK 11  
2ND ELECTION DISTRICT  
REF.: S-00-09, WP-00-110 (7/6/2000)

PARCEL '821'  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
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DESIGN BY: RHW  
DRAWN BY: CMH  
CHECKED BY: RHW  
DATE: NOVEMBER, 2005  
SCALE: AS SHOWN  
W.O. NO.: 04-84.00

4 SHEET OF 4