

SITE DATA

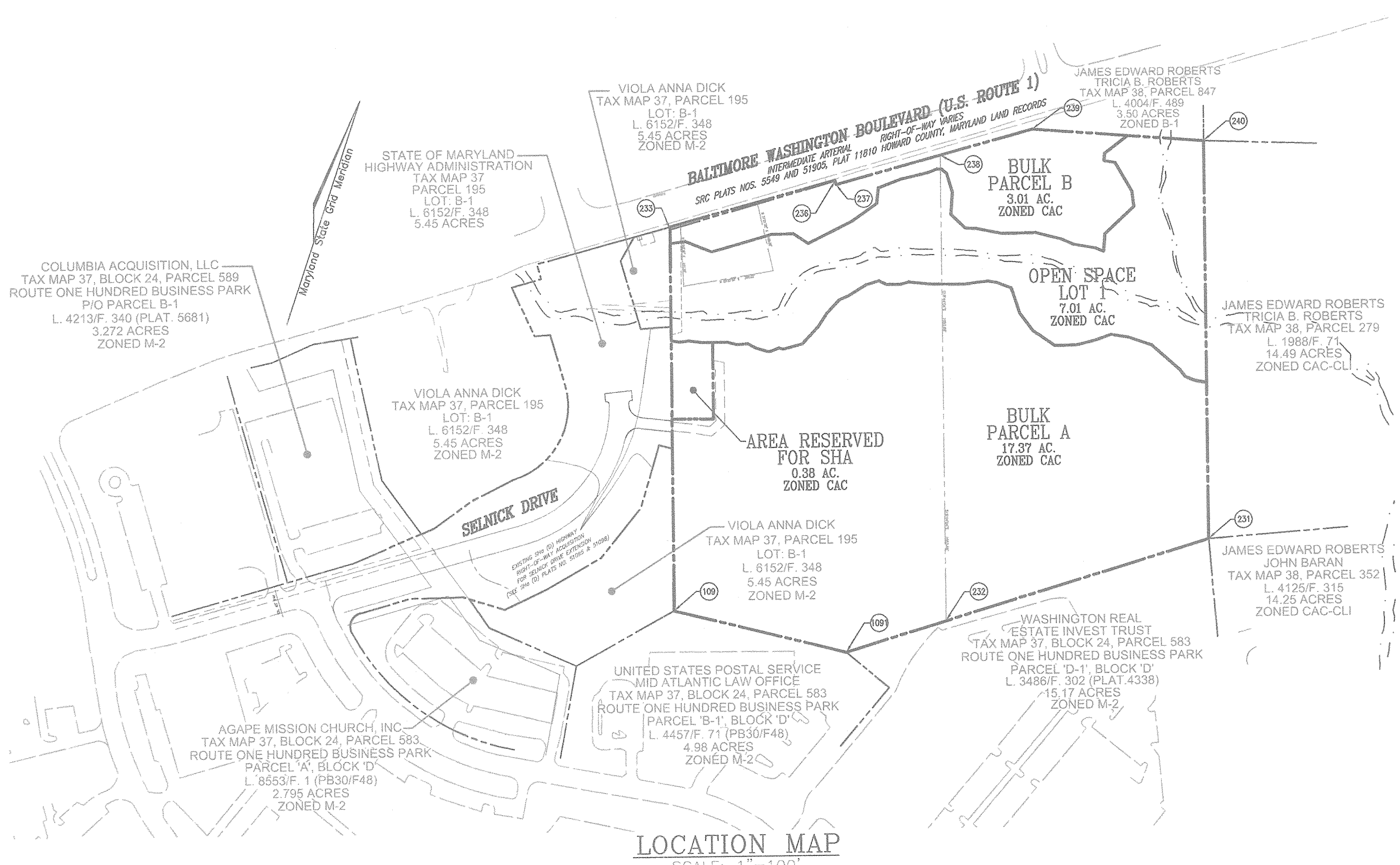
LOCATION: TAX MAP 37, BLOCK 18; PARCELS 196, 198, & 199
 1ST ELECTION DISTRICT
 EXISTING ZONING: CAC
 SUBDIVISION: ELKRIDGE CROSSING
 DPZ REFERENCES: S-04-10, WP-04-152
 GROSS AREA OF PARCEL: 27.8 AC
 AREA OF FLOODPLAIN: 7.0 AC±
 AREA OF STEEP SLOPES: 0.90 AC
 NUMBER OF PROPOSED PARCELS: 3 BULK PARCELS
 AREA TO BE RESERVED FOR STATE OF MARYLAND: 0.41 AC± TOTAL
 BEST MANAGEMENT PRACTICE (BMP)#1 DEDICATION: 0.38 AC±
 ROUTE 1 DEDICATION: 0.03 AC±
 AREA OF BULK PARCEL A: 17.37 AC
 AREA OF BULK PARCEL B: 3.01 AC
 AREA OF OPEN SPACE LOT 1: 7.01 AC
 NET AREA OF PROJECT: 19.9 AC
 AREA OF EX. SHA ROW: 4.5 AC± (Selnick Drive MDSA plots #51095 & 51098)
 APPROXIMATE LIMIT OF DISTURBANCE: 3.08 AC (14,153 SF±)
 UNITS PERMITTED: 19.9 AC * 25 DU/AC = 497 UNITS
 UNITS PROPOSED: 318 UNITS
 110 CONDOMINIUMS
 208 APARTMENT UNITS
 TOTAL NUMBER OF UNITS PROPOSED: 318 UNITS
 MIHU REQUIRED - CONDOMINIUMS: 110 UNITS x 15% = 17 UNITS
 MIHU PROVIDED - CONDOMINIUMS: 17 UNITS
 MIHU REQUIRED - APARTMENTS: 208 UNITS x 15% = 32 UNITS
 MIHU PROVIDED - APARTMENTS: 32 UNITS
 REQUIRED COMMERCIAL SPACE: 200 SQ FT PER RESIDENTIAL UNIT
 318 UNITS x 200 SQ FT/UNIT = 63,600 SQ FT
 PROPOSED COMMERCIAL SPACE: 70,000 SQ FT

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCES: 8139/504; 3103/616
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY DAFT McCUNE WALKER, INC. DATED FEBRUARY 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL SURVEY BY VRM DATED FEBRUARY 2004.
- COORDINATE DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD '83) AS PROJECTED BY THE FOLLOWING H.O.G. GEODETIC CONTROL STATIONS: 38D5 & 38D6
- WATER AND SEWER FOR THIS PROJECT TO TIE TO A PUBLIC SYSTEM
 EXISTING WATER: 532-D W&S
 EXISTING SEWER: 706-S
- STORMWATER MANAGEMENT SERVING THE PROPOSED PUBLIC ROAD AND A PORTION OF PARCEL 'A' WILL BE INCLUDED IN THIS SUBMISSION.
 WGV, GOV. OF MD AND OF ARE PROVIDED BY THE PROPOSED MICROPOOL EXTENDED DETENTION FACILITY. ROW IS PROVIDED IN THE GRASS CHANNELS OF THE SELNICK ROAD OPEN ROAD SECTION.
 A 3-PARTY AGREEMENT BETWEEN MDSA, HOWARD COUNTY, AND REVAL ELKRIDGE, LLC WILL BE EXECUTED PRIOR TO THE FINAL PLAT CLARIFYING OWNERSHIP AND MAINTENANCE SWM FOR THE REMAINDER OF BULK PARCEL 'A' AND 'B' WILL BE DETERMINED AT SITE DEVELOPMENT PLAN, AND WILL BE IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL.
- STORMWATER MANAGEMENT SOIL BORINGS FOR THIS SITE ARE BASED ON A GEOTECHNICAL ANALYSIS PROVIDED BY EGS, L.P.C. DATED FEBRUARY 25, 2005.
- WETLANDS DELINEATED BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER 2003.
- STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER ARE SHOWN.
- FLOODPLAIN DATA TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND ADJUSTED PER TOPOGRAPHY.
- FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 2004.
- APFD TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED MAY 2004. APPROVED WITH THE S-04-10, FEB. 15, 2005.
- THE UNMITIGATED 65dB(A) NOISE LINE IS SHOWN ON THESE PLANS, APPROVED 8/3/05. THE MITIGATED NOISE LINE WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- ALL LANDSCAPING REQUIREMENTS SHALL BE COMPLIED WITH AS SET FORTH IN THE LANDSCAPE MANUAL.
- 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/CEMETERY LOCATIONS ON SITE.
- TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- AT THE SKETCH PLAN (S-04-10) STAGE OF PROCESSING THIS PROPERTY IS IN COMPLIANCE WITH THE ROUTE 1 MANUAL FOR CAC ZONING WITH THE FOLLOWING EXCEPTIONS:
 1. THE REQUIREMENT FOR THE REQUIRED COMMERCIAL SPACE HAS BEEN REDUCED FROM 300 SQ FT TO 200 SQ FT PER RESIDENTIAL UNIT BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING BASED UPON THE CONDITIONS OUTLINED IN SECTION 127.5.E.3.c OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.
- RECREATIONAL OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
- IF IT IS DETERMINED ON FUTURE SITE PLANS OR RESUBDIVISION PLANS THAT THE NUMBER OF UNITS ON THIS SKETCH PLAN (S-04-10) CANNOT BE ACCOMMODATED ON SITE DUE TO NONCOMPLIANCE WITH REGULATIONS, THEN THE DEVELOPER MAY BE REQUIRED TO DELETE UNITS FROM THE FUTURE PLANS AND FORFEIT THOSE ALLOCATIONS.
- NO ACCESS IS PERMITTED ALONG U.S. ROUTE 1 EXCEPT FOR THE COMMERCIAL PARCEL ENTRANCE. ACCESS RESTRICTIONS TO U.S. ROUTE 1 TO BE DETERMINED WITH THE SITE DEVELOPMENT PLANS. A DEDICATION OF 0.03± ACRES WILL BE REQUIRED ALONG US ROUTE 1 FRONTAGE ASSOCIATED WITH THIS DEVELOPMENT.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE FOREST CONSERVATION OBLIGATION OF 9.83 ACRES OF REFORESTATION FOR THIS SUBDIVISION SHALL BE SATISFIED BY 9.86 ACRES OF OFF-SITE REFORESTATION. THE TOTAL SURETY FOR OF \$214,751.00 SHALL BE PAID TO THE MD. CO. FOREST CONSERVATION FUND.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FLOODPLAIN, STREAM(S) OR THEIR REQUIRED BUFFERS, AREAS OF STEEP SLOPES GREATER THAN OR EQUAL TO 20,000 SF, AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAN IS SUBJECT TO WP-04-152 APPROVED AUGUST 3, 2004 TO WAIVE SECTION 16.116a.(1) TO ALLOW DISTURBANCE TO A WETLAND AREA AND THE WETLAND BUFFER, AS SHOWN ON THE SKETCH PLAN (S-04-10). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE PETITIONER SHALL OBTAIN ANY NECESSARY WETLAND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- DENIED WAIVER TO SECTION 16.116.b.(1) WHICH PROHIBITS GRADING AND CLEARING ON SLOPES OVER 25% IN GRADE, AND OVER 20,000 SQUARE FEET IN CONTIGUOUS. DENIAL IS BASED ON THE FOLLOWING:
 1. THE LOCATION OF THE SWM POND AND THE PARKING LOT AREA CAN BE SHIFTED TO AVOID DISTURBANCE TO THE STEEP SLOPE AREA, WHICH IS PART OF A SENSITIVE ENVIRONMENTAL AREA ASSOCIATED WITH THE STREAM VALLEY SYSTEM ON THE SUBJECT SITE AND EXTENDING ONTO THE ADJOINING PROPERTY. THE JUSTIFICATION PRESENTED DOES NOT DEMONSTRATE THAT THERE IS AN UNDO HARSHSHIP ON THE PETITIONER IN COMPLYING WITH THE REGULATIONS, NOR DOES IT DEMONSTRATE THAT THERE ARE NO REASONABLE ALTERNATIVES TO THE PROPOSED SITE LAYOUT.
- AT THE REQUEST OF HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, THE OWNER/DEVELOPER HAS ENTERED INTO A PHASING AGREEMENT WITH BRANTLY DEVELOPMENT GROUP, INC., THE DEVELOPER OF ELKRIDGE CROSSING (OSP-04-17) FOR PARCELS 30 AND 38, TAX MAP 38.
- LANDSCAPE BUFFERING, LANDSCAPE WALLS AND/OR EARTH BERMS WILL BE PROVIDED TO SCREEN THE RETAIL PARKING AREA ALONG ROUTE 1. THESE WILL BE DETERMINED WITH THE SITE DEVELOPMENT, WHEN THE USE IS DETERMINED.
- THE ENVIRONMENTAL DISTURBANCE ASSOCIATED WITH THE SIDEWALK/PATHWAY SYSTEM IS CONSIDERED "NECESSARY" DISTURBANCE IN ACCORDANCE WITH SECTION 16.116 OF HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WP-06-07S, REQUEST TO WAIVE SUBDIVISION SECTION 16.116 (a)(2) (1) TO PERMIT CLEARING, GRADING, AND DEVELOPMENT WITHIN 75 FEET OF A PERMANENT STREAM IN A RESIDENTIAL LAND USE AREA (PARCEL A) OF A MIXED USE (CAC) ZONING DISTRICT WAS APPROVED ON 03/01/06, SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE AREA OR LIMIT OF DISTURBANCE WITHIN THE 75' STREAM BUFFER ON PARCEL A SHALL NOT EXCEED THE ONE SHOWN ON THE WAIVER PETITION EXHIBIT/PLAN SUBMITTED ON 2/13/06.

SOILS LEGEND			
SYMBOL	GROUP	NAME	DESCRIPTION
Beb2	C	BELTSVILLE SILT LOAM	1%-5% SLOPES, MODERATELY ERODED
Bec3	C	BELTSVILLE SILT LOAM	5%-10% SLOPES, SEVERELY ERODED
He	D	HATBORO SILT LOAM	POORLY DRAINED
KeB2	D	KELLY SILT LOAM	3%-8% SLOPES, MODERATELY ERODED
KcE3	D	KELLY CLAY LOAM	15%-30% SLOPES, SEVERELY ERODED
ScD	C	SANDY & CLAYEY LOAM	MODERATELY SLOPING
Sic2	B	SASSAFRAS GRAVELLY SANDY LOAM	5%-10% SLOPES, MODERATELY ERODED
Sic2	B	SASSAFRAS LOAM	5%-10% SLOPES, MODERATELY ERODED
SsE	B	SASSAFRAS LOAM	15%-40% SLOPES

PRELIMINARY PLAN BELMONT STATION SELNICK ROAD EXTENTION & P/O RED CLAY FORGE BUILDABLE BULK PARCELS 'A' & 'B' & OPEN SPACE LOT 1



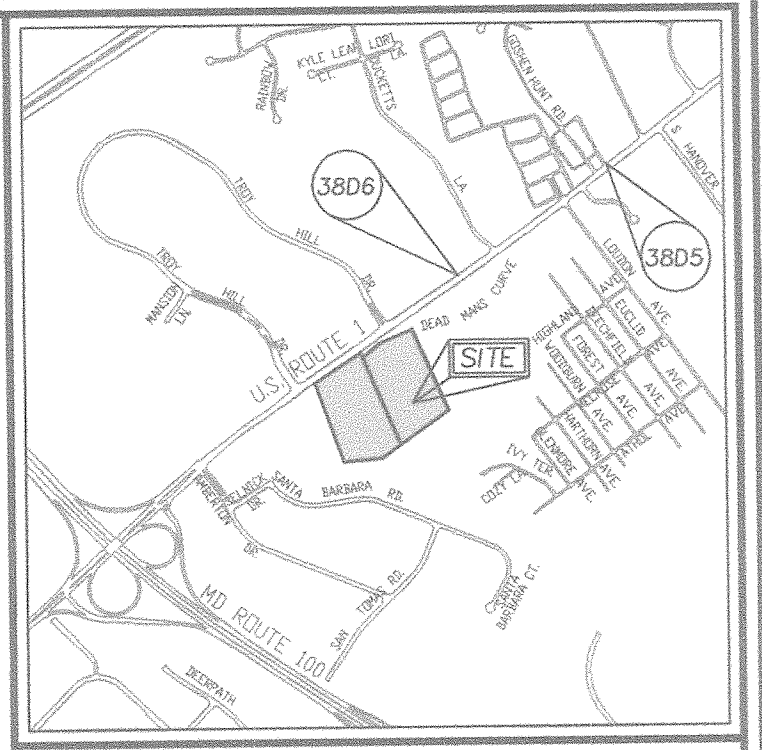
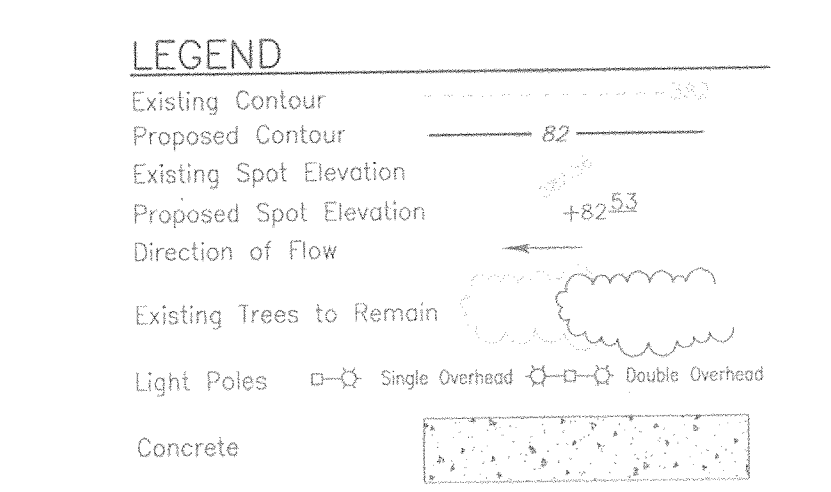
LOCATION MAP
SCALE: 1"=100'

SHEET INDEX		
DESCRIPTION	SHEET NO.	
COVER SHEET	1 of 4	
PRELIMINARY ROAD PLAN	2 of 4	
PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN; FOREST CONSERVATION PLAN	3 of 4	
OFFSITE MITIGATION PLAN	4 of 4	

COORDINATE CHART		
No.	Northing	Easting
109	555291.2125	1383729.3512
231	555820.8776	1384826.1141
232	555460.0422	1384320.2754
233	556109.0173	1383453.8130
236	556329.0853	1383774.1188
237	556321.9546	1383779.0196
238	556457.8979	1383981.8512
239	556578.0032	1384161.0698
240	556673.2237	1384537.1398
1081	555322.8440	1384127.9435

BENCHMARKS

HOWARD COUNTY BENCHMARK 38D5	N 558,378.575	E 1,386,524.158	ELEV.: 193.726'
HOWARD COUNTY BENCHMARK 38D6	N 557,155.459	E 1,384,992.262	ELEV.: 175.228'

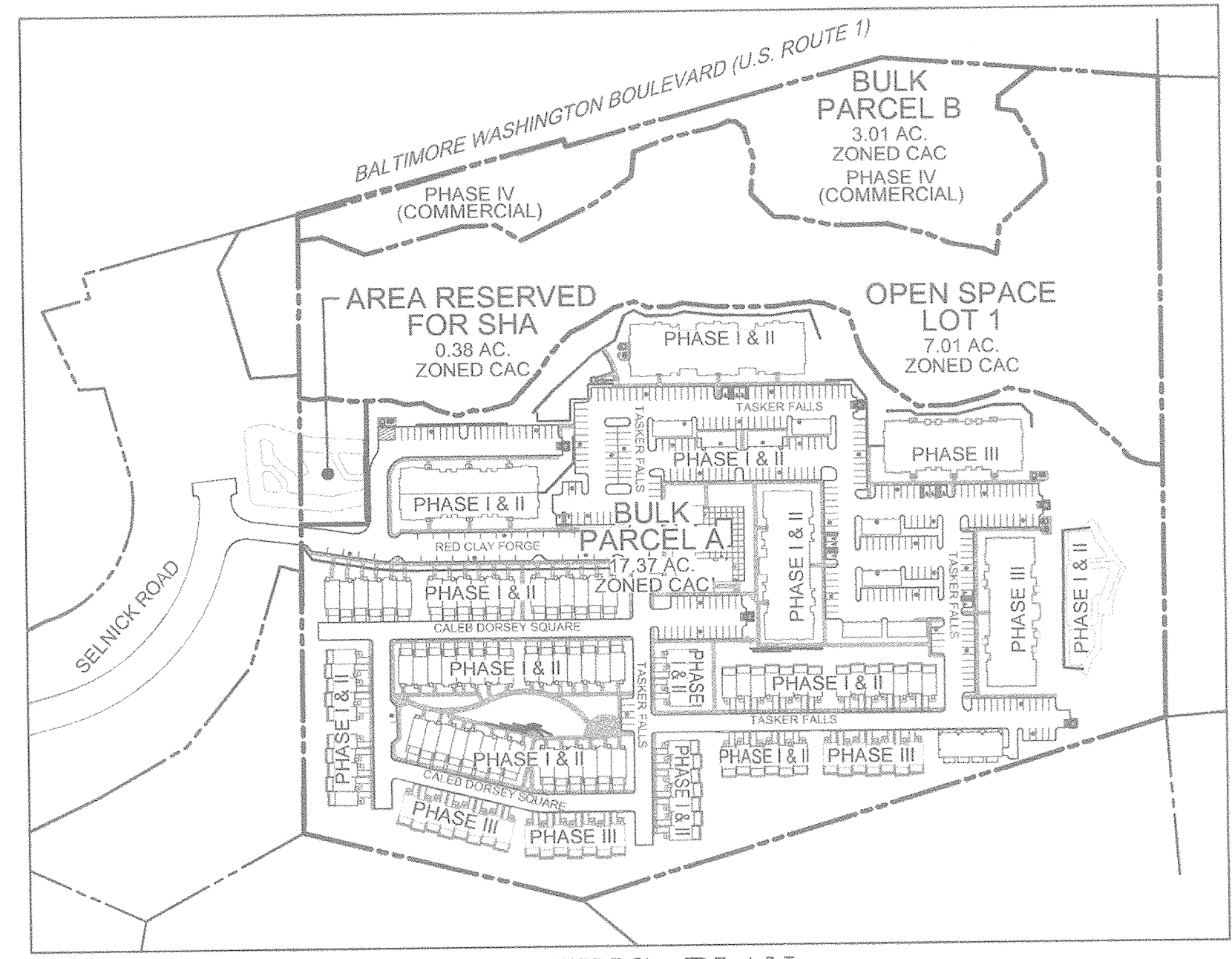


VICINITY MAP
SCALE: 1"=2000'

HOUSING UNIT ALLOCATION

JULY 1, 2007	JULY 1, 2008	JULY 1, 2009
110	101	107

PHASING TABULATION AS APPROVED WITH S-04-10



PHASING PLAN
SCALE: 1"=100'

OWNER/DEVELOPER
 REVAL ELKRIDGE, LLC
 301 TRANSYLVANIA AVENUE
 RALEIGH, NC 27609
 (919) 789-9289

NO.	REVISION	DATE

**PRELIMINARY PLAN
 COVER SHEET**

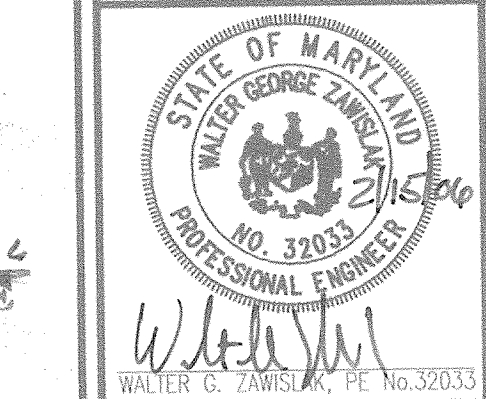
BELMONT STATION
 BUILDABLE BULK PARCELS 'A' & 'B' & OPEN SPACE LOT 1
 REF: S-04-10
 TAX MAP 37, BLOCK 18
 1ST ELECTION DISTRICT
 PARCEL 196, 198, 199'
 HOWARD COUNTY, MARYLAND

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

DESIGN BY: WJZ
 DRAWN BY: DZ
 CHECKED BY: WJZ
 DATE: JANUARY 2006
 SCALE: AS SHOWN
 W.O. NO.: 04-08

1 SHEET OF 4

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR
 DATE: 3/3/06





LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET
- PROPOSED SIDEWALK
- PROPOSED LIGHT POLE
- MODERATE SLOPES (1% - 24.9%)
- STEEP SLOPE (>25%)
- STREAM BUFFER WAVER AREA (W-06-079)
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- LANDSCAPE PERIMETER

SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	517 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED	(8 BUFFER)
SHADE TREES	10 SHADE TREES
EVERGREEN TREES	13 EVERGREEN TREES
NUMBER OF TREES PROVIDED	10 SHADE TREES
SHADE TREES	13 EVERGREEN TREES

2' DEEP STORMWATER POND HERBACEOUS LANDSCAPE SCHEDULE

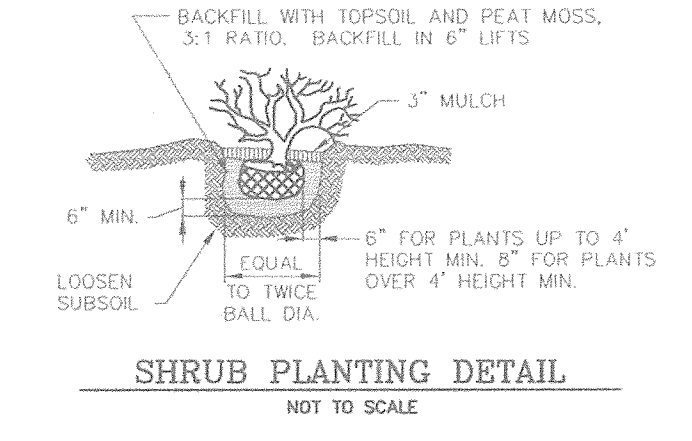
KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
IP	45	Iris pseudacorus Yellow Water Iris	plug 1.5' oc	
IV	45	Iris versicolor Blue Flag (wear gloves)	plug 1.5' oc	
CE	69	Cyperus esculentus Yellow Nut Sedge	plug 2' oc	
CL	69	Carex lacustris Lake Sedge	plug 2' oc	
SL	281	Sagittaria latifolia Duck Potato (do not plant tubers)	plug 4' oc	
VA	640	Vallisneria spiralis Wild Celery	plug 2' oc	
NL	802	Najas ssp. Starwort	plug 1.5' oc	

PRIOR TO INSTALLATION OF PLANT MATERIALS, ADD THREE INCHES OF TOPSOIL TO PLANTING AREA. STABILIZE WITH 40 POUNDS PER ACRE OF A HYDROSEED MIX (NET MIX AND MEADOW MIX) FROM SYLVIA WATER NURSERY OR EQUAL. ALL PLANT MATERIALS TO CONFORM TO THE MOST CURRENT AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMM SPECIFICATIONS.

OWNER/DEVELOPER
 REVAL ELKBRIDGE, LLC
 301 PENNSYLVANIA AVENUE
 RALEIGH, NC 27609
 (919) 789-9289

LANDSCAPE SCHEDULE

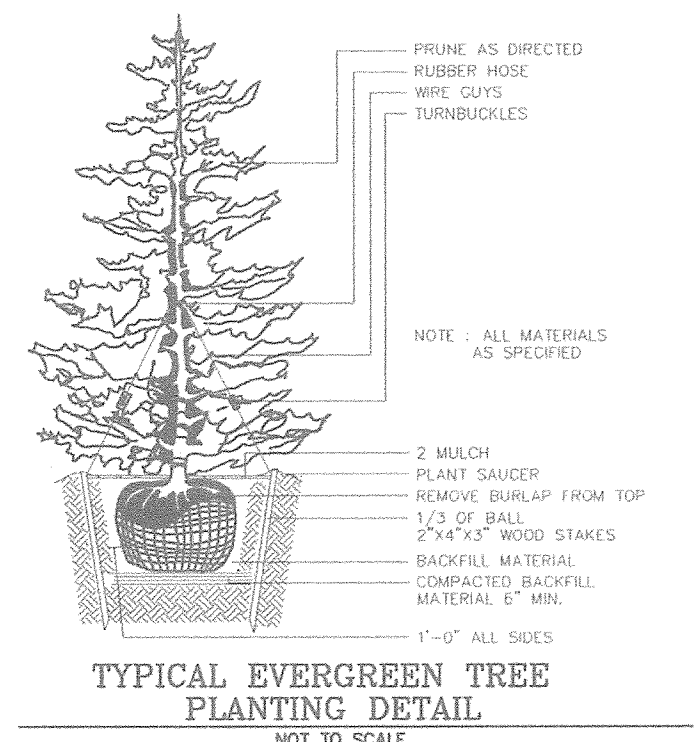
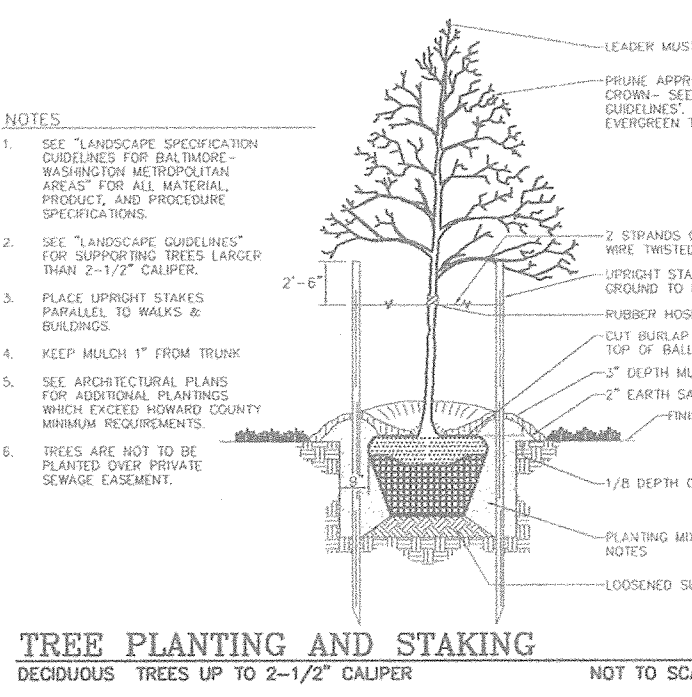
KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
AR	53	ACER RUERUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL.	B & B
PS	31	PINUS STROBUS EASTERN WHITE PINE	7-9' HT.	B & B
VP	140	VIBURNUM PLICATUM 'MARIESI' MARLE'S DOUBLE FILE VIBURNUM	30-36" HT.	B & B OR CONT.
QA	68	QUERCUS ACUTISSIMA SAWTOOTH OAK	2 1/2" - 3" CAL.	B & B



- LANDSCAPE SCHEDULE NOTES:**
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMM PLANTING SPECIFICATIONS.
 - MAINTENANCE TO INCLUDE MONITORING AND HAND WATERING AS NEEDED FOR THE FIRST TWO GROWING SEASONS TO ESTABLISH WOODY PLANTS. SPECIALIZED PLANTING AREAS INCLUDING FOUNDATION PLANTING OR ANNUAL BEDS MAY REQUIRE REGULAR HAND WATERING OR IRRIGATION.
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

STREET TREE CALCULATIONS

STREET NAME	LINEAR FEET	REQUIRED	PROVIDED
SELNICK DRIVE	1560	39	39
RED CLAY FORGE	162	4	4
U.S. ROUTE 1	860	25	25



GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING SHOWN ON THIS PLAN IS SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT PLANS FOR THE BULK PARCELS.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$48,300.00 FOR THE REQUIRED 127 SHADE TREES, 40 EVERGREEN TREES, AND 140 SHRUBS.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 Mark H. Rygle
 PLANNING DIRECTOR 2/5/06 DATE

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PER. PROPERTIES					ADJACENT TO ROADS	
	1 A	2 A	3 A	4 A	5 B	6 B	
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	1	2	3	4	5	6	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	366	399	856	353	860	183	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	YES 63'	YES 54'	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES 238'	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED							
SHADE TREES	1:60	2	1:60	7	1:60	14	
EVERGREEN TREES					1:60	5	
SHRUBS					1:40	22	
					1:50	4	
					1:40	5	
NUMBER OF PLANTS PROVIDED							
SHADE TREES	2	7	14	5	15**	3	
EVERGREEN TREES							
OTHER TREES (2:1 SUBSTITUTION)							
SHRUBS (10:1 SUBSTITUTION)							
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)					140		

* SUBSTITUTE 70 SHRUBS FOR 7 SHADE TREES
 ** SUBSTITUTE 70 SHRUBS FOR 7 EVERGREEN TREES
 *** SUBSTITUTE 1 SHADE TREE FOR 2 EVERGREEN TREES

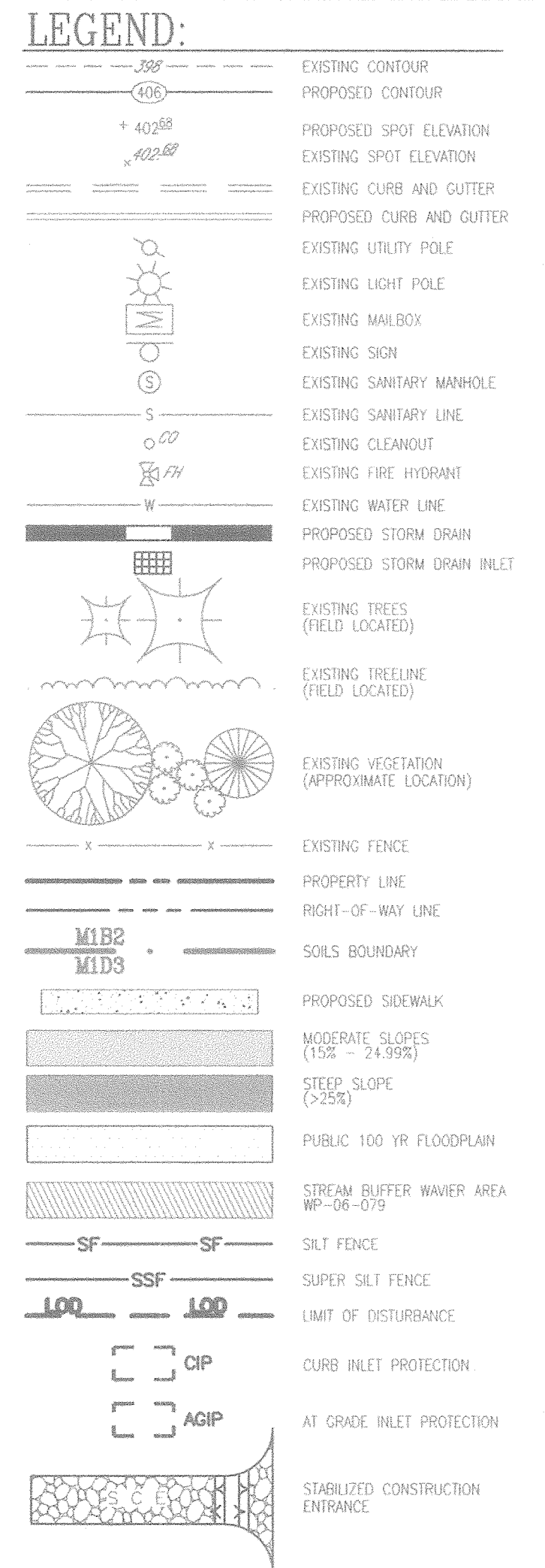
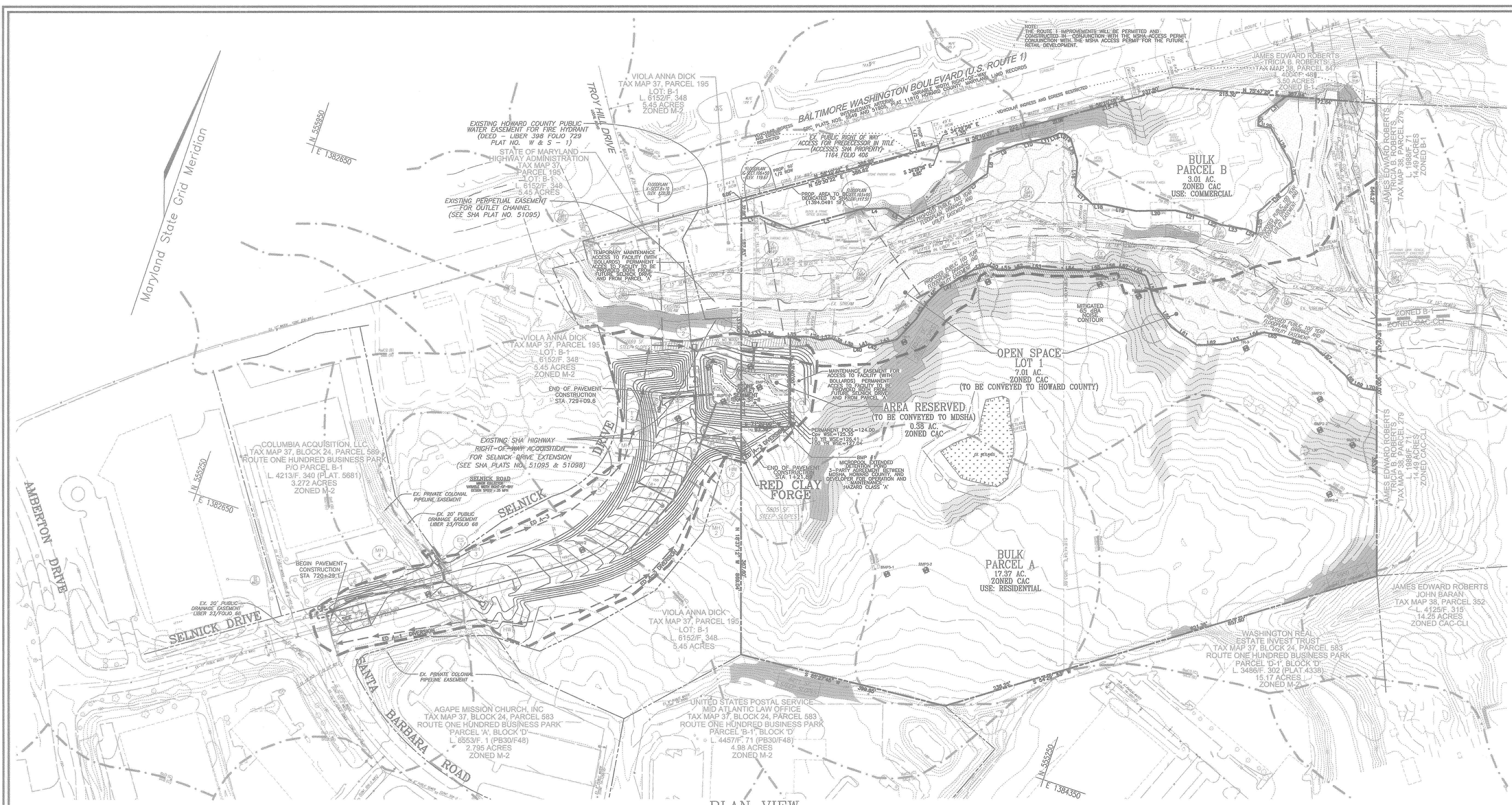
PRELIMINARY PLAN
PRELIMINARY ROAD AND LANDSCAPE PLAN
BELMONT STATION
 BUILDABLE BULK PARCELS 'A' & 'B' & OPEN SPACE LOT 1
 TAX MAP 37 BLOCK 18 REF: S-04-10 PARCEL '196, 198, 199'
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
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 8407 MAIN STREET ELLIGOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: WJZ
 DRAWN BY: OZ
 CHECKED BY: WGT
 DATE: JANUARY 2006
 SCALE: 1"=100'
 W.O. NO.: 04-08

STATE OF MARYLAND
 WALTER C. ZAWISAK, P.E. No. 32033

2 SHEET OF 4



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Walter G. Zawislak 3/5/06
PLANNING DIRECTOR DATE

OWNER/DEVELOPER
REVAL EKRIDGE, LLC
301 TRANSYLVANIA AVENUE
RALEIGH, NC 27609
(919) 789-9289

FOREST CONSERVATION WORKSHEET

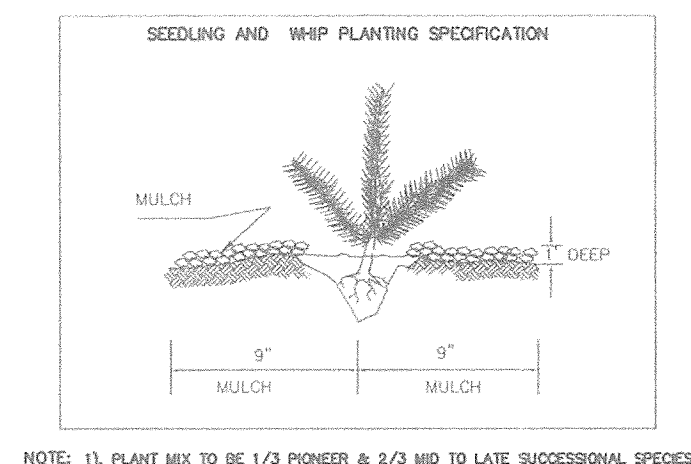
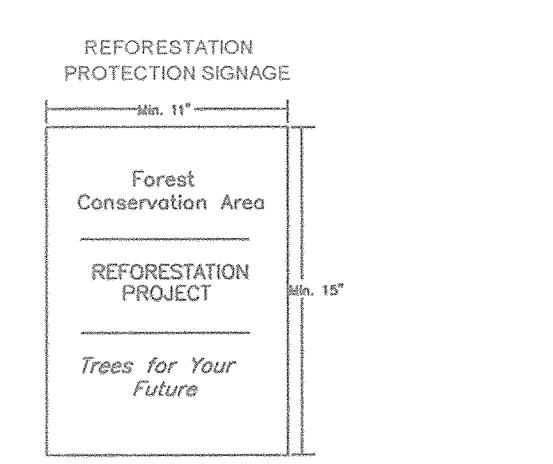
Net Tract Area	Acres
A. Total Tract Area	27.80
B. Area Within 100 Year Floodplain	7.0
C. Other deductions	---
D. Net Tract Area	20.79
Zoning Use Category: Commercial/Industrial	
Land Use Category	
E. Afforestation Minimum (15 % x D)	3.12
F. Conservation Threshold (15 % x D)	4.16
Existing Forest Cover	
G. Existing Forest on Net Tract Area	10.20
H. Forest Area Above Conservation Threshold	6.04
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	5.37
J. Clearing Permitted without Mitigation	4.83
Proposed Forest Clearing	
K. Forest Areas to be Cleared	10.20
L. Forest Areas to be Retained	0.00
Planting Requirements	
M. Reforestation for Clearing Above Threshold	1.51
N. Reforestation for Clearing Below the Threshold	8.32
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	9.83
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	9.83

Forest Conservation Narrative

This Forest Conservation Plan complies with the Howard County Manual of 1998 and the Maryland Forest Conservation Act of 1991.

The existing tract consists of 27.8± ac. The 7.01 ac. of floodplain have been netted out for a net tract of 20.8 acres. Existing forest resources are not available within the net tract.

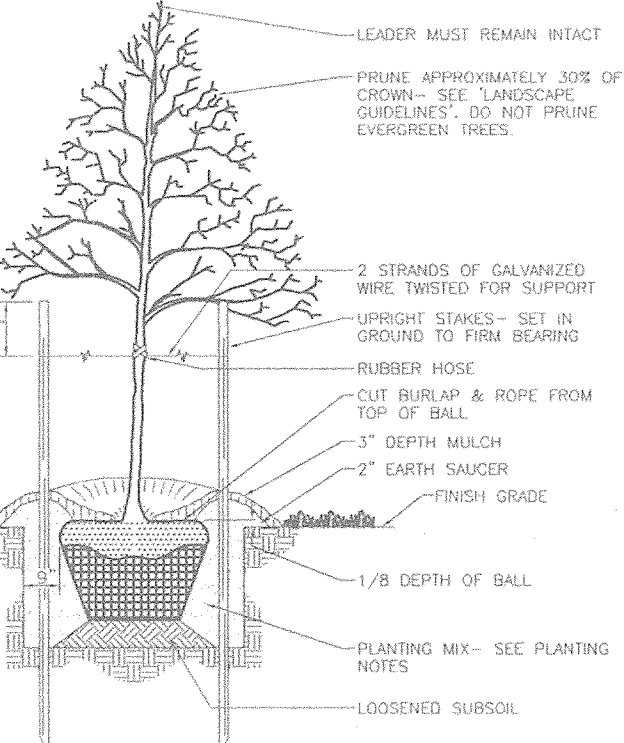
For 9.83 Ac. of the required mitigation, a reforestation planting will be done in the Fox Creek Subdivision (See Sheet4).



PLAN VIEW
SCALE: 1"=100'

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 TRUNKS & 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 SEWERAGE EASEMENT.



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

STORMWATER MANAGEMENT REQUIREMENTS, FACILITY (SP#1)

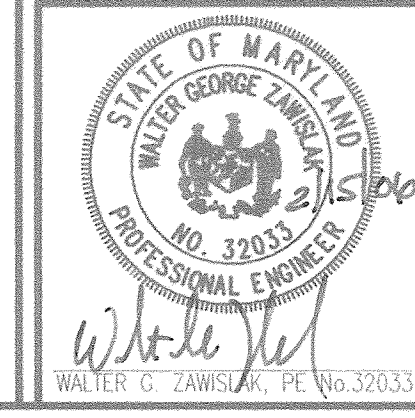
AREA	REQUIREMENT	VOLUME/CFS REQUIREMENT WITHOUT CREDITS	CREDITS	VOLUME REQUIREMENT WITH CREDITS	NOTES
6.45 AC.					
1	WATER QUALITY VOLUME (WQV) DEVELOPED AREAS	0.26 AC. FT.	---	0.26 AC. FT.	0.16 TO BE PROVIDED IN MICROPOOL WITH REMAINDER PROVIDED ABOVE POND BUTTER. THIS IS PROVIDED FOR THE ENTIRE DEVELOPMENT OF SELNICK ROAD.
2	RECHARGE VOLUME (REV) DEVELOPED AREAS	0.08 AC. FT. OR 0.55 AC. (TOTAL SELNICK DR DEVELOPMENT)	0.58 AC. FT.	0.00 AC. FT.	GRASS CHANNEL ALONG SELNICK DRIVE, SP#1, PROVIDES 0.54 AC. OF CREDIT FOR REV. REMAINDER OF REV CREDIT 0.04 IS PROVIDED W/ANALYSIS OF SP#2.
3	CHANNEL PROTECTION VOLUME* (CPV)	0.30 AC.FT. 6.24 CFS ALLOWED	---	0.30 AC. FT. 5.97 CFS PROVIDED	Cpv PROVIDED IN BMP #1 TO ELEV 125.50
4	OVERHEAD FLOOD PROTECTION* (O _{HP})	REQUIRED	PROVIDED	---	6.19 CFS BYPASS 3.13 CFS UNMANAGED 11.85 CFS TO POND
5	EXTREME FLOOD VOLUME* (E _{FP})	EXISTING PROVIDED	---	21.17 CFS TOTAL ---	12.55 CFS BYPASS 5.57 CFS UNMANAGED 25.67 CFS TO POND
		46.43 CFS	---	43.79 CFS TOTAL	

SWM WQV, Cpv, Qp, and Qf PROVIDED BY MICROPOOL EXTENDED FACILITY DETENTION
Rev PROVIDED IN GRASS CHANNELS OF OPEN SECTION OF SELNICK DRIVE

NO.	REVISION	DATE

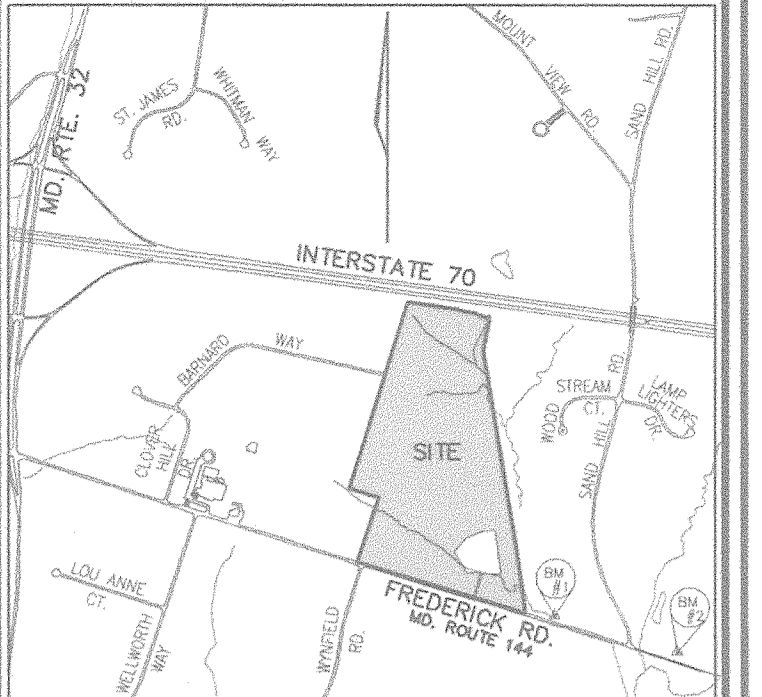
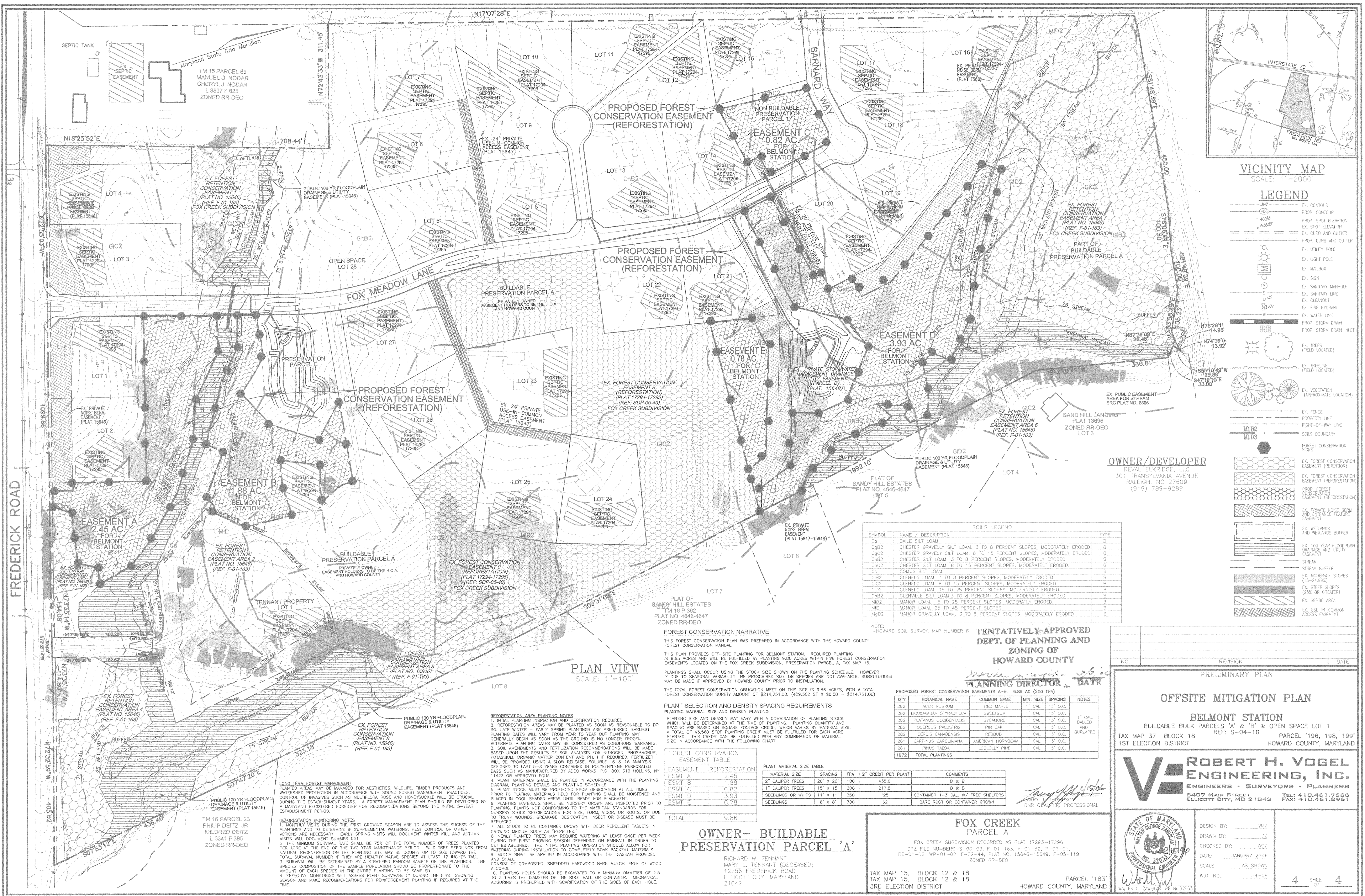
PRELIMINARY PLAN
**PRELIMINARY GRADING AND
SEDIMENT CONTROL PLAN;
FOREST CONSERVATION PLAN**
BELMONT STATION
BUILDABLE BULK PARCELS 'A' & 'B' & OPEN SPACE LOT 1
TAX MAP 37 BLOCK 18 PARCEL '196, 198, 199'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



DESIGN BY: NJZ
DRAWN BY: DZ
CHECKED BY: WSZ
DATE: JANUARY, 2006
SCALE: 1"=100'
W.O. NO.: 04-08

3 SHEET OF 4



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- EX. CONTOUR
- PROP. CONTOUR
- PROP. SPOT ELEVATION
- EX. SPOT ELEVATION
- EX. CURB AND GUTTER
- PROP. CURB AND GUTTER
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. MANHOLE
- EX. SIGN
- EX. SANITARY MANHOLE
- EX. SANITARY LINE
- EX. FANOUT
- EX. FIRE HYDRANT
- EX. WATER LINE
- PROP. STORM DRAIN
- PROP. STORM DRAIN INLET
- EX. TREES (FIELD LOCATED)
- EX. TREELINE (FIELD LOCATED)
- EX. VEGETATION (APPROXIMATE LOCATION)
- EX. FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- FOREST CONSERVATION
- EX. FOREST CONSERVATION EASEMENT (RETENTION)
- EX. FOREST CONSERVATION EASEMENT (REFORESTATION)
- EX. PRIVATE NOISE BERM AND ENTRANCE FEATURE EASEMENT
- EX. WETLANDS AND WETLANDS BUFFER
- EX. 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- EX. MODERATE SLOPES (15'-24.95')
- EX. STEEP SLOPES (25' OR GREATER)
- EX. SEPTIC AREA
- EX. USE-IN-COMMON ACCESS EASEMENT

OWNER/DEVELOPER
REVAL ELK RIDGE, LLC
301 TRANSYLVANIA AVENUE
RALEIGH, NC 27609
(919) 789-9289

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
Bg	BALF SILT LOAM	D
Cg2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
CnB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
CnC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
Cs	CORBUS SILT LOAM	B
GcB2	GLENELL LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GcC2	GLENELL LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
Gd2	GLENELL LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
Md2	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
Mf	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

FOREST CONSERVATION NARRATIVE
THIS FOREST CONSERVATION PLAN WAS PREPARED IN ACCORDANCE WITH THE HOWARD COUNTY FOREST CONSERVATION MANUAL.
THIS PLAN PROVIDES OFF-SITE PLANTING FOR BELMONT STATION. REQUIRED PLANTING IS 9.86 ACRES AND WILL BE FULFILLED BY PLANTING 9.86 ACRES WITHIN FIVE FOREST CONSERVATION EASEMENTS LOCATED ON THE FOX CREEK SUBDIVISION, PRESERVATION PARCEL A, TAX MAP 15.
PLANTINGS SHALL OCCUR USING THE STOCK SIZE SHOWN ON THE PLANTING SCHEDULE. HOWEVER, IF DUE TO SEASONAL VARIABILITY THE PRESCRIBED SIZE OR SPECIES ARE NOT AVAILABLE, SUBSTITUTIONS MAY BE MADE IF APPROVED BY HOWARD COUNTY PRIOR TO INSTALLATION.
THE TOTAL FOREST CONSERVATION OBLIGATION MEET ON THIS SITE IS 9.86 ACRES, WITH A TOTAL FOREST CONSERVATION SURETY AMOUNT OF \$214,751.00. (429.52 SF X \$0.50 = \$214,751.00)

PLANT SELECTION AND DENSITY SPACING REQUIREMENTS
PLANTING MATERIAL SIZE AND DENSITY SPACING:
PLANTING SIZE AND DENSITY MAY VARY WITH A COMBINATION OF PLANTING STOCK WHICH WILL BE DETERMINED AT THE TIME OF PLANTING. PLANTING QUANTITY AND SPACING ARE BASED ON SQUARE FOOTAGE CREDIT WHICH VARIES BY MATERIAL SIZE. A TOTAL OF 43,560 SF OF PLANTING CREDIT MUST BE FULFILLED FOR EACH ACRE PLANTED. THIS CREDIT CAN BE FULFILLED WITH ANY COMBINATION OF MATERIAL SIZE IN ACCORDANCE WITH THE FOLLOWING CHART.

EASEMENT	REFORESTATION	PLANT MATERIAL SIZE TABLE
ESMT A	2.45	MATERIAL SIZE SPACING TPA SF CREDIT PER PLANT COMMENTS
ESMT B	1.88	2" CALIPER TREES 20' X 20' 100 435.6 B & B
ESMT C	0.82	1" CALIPER TREES 15' X 15' 200 217.8 B & B
ESMT D	3.93	SEEDLINGS OR WHIPS 11' X 11' 350 125 CONTAINER 1-3 GAL. W/ TREE SHELTERS
ESMT E	0.78	SEEDLINGS 8' X 8' 700 62 BARE ROOT OR CONTAINER GROWN
TOTAL	9.86	

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Marie Martin
PLANNING DIRECTOR

QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	NOTES
282	ACER RUBRUM	RED MAPLE	1" CAL.	15' O.C.	
282	LIQUIDAMBAR STRYACIFLUA	SWEETGUM	1" CAL.	15' O.C.	
282	PLATANUS OCCIDENTALIS	SYCAMORE	1" CAL.	15' O.C.	1" CAL. BALLED AND BURLAPED
282	QUERCUS PALAISTRIS	PNY OAK	1" CAL.	15' O.C.	
282	CERCIS CANADENSIS	REDBUD	1" CAL.	15' O.C.	
281	CARPINUS CAROLINIANA	AMERICAN HORNEBARK	1" CAL.	15' O.C.	
281	PINUS TAEDA	LOBLOBBY PINE	1" CAL.	15' O.C.	
1972	TOTAL PLANTINGS				

FOX CREEK PRESERVATION PARCEL 'A'
FOX CREEK SUBDIVISION RECORDED AS PLAT 17293-17296
DP2 FILE NUMBERS: S-02-03, F-01-63, F-01-59, P-01-01, RE-01-02, WP-01-02, F-02-44, PLAT NO. 15646-15649, F-05-119
ZONED RR-DEO

TAX MAP 15, BLOCK 12 & 18
TAX MAP 15, BLOCK 12 & 18
3RD ELECTION DISTRICT

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DESIGN BY: WJZ
DRAWN BY: DZ
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PRELIMINARY PLAN
OFFSITE MITIGATION PLAN
BELMONT STATION
BUILDABLE BULK PARCELS 'A' & 'B' & OPEN SPACE LOT 1
TAX MAP 37 BLOCK 18 PARCEL '196, 198, 199'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: S-04-10
4 SHEET OF 4

FREDERICK ROAD

PLAN VIEW
SCALE: 1"=100'

TM 16 PARCEL 23
PHILIP DEITZ, JR.
L 3341 F 395
ZONED RR-DEO

LONG TERM FOREST MANAGEMENT
PLANTED AREAS MAY BE MANAGED FOR AESTHETICS, WILDLIFE, TIMBER PRODUCTS AND WATERSHED PROTECTION IN ACCORDANCE WITH SOUND FOREST MANAGEMENT PRACTICES. CONTROL OF INVASIVES SUCH AS MULTIFLORA ROSE AND HONEYSUCKLE WILL BE CRUCIAL DURING THE ESTABLISHMENT YEARS. A FOREST MANAGEMENT PLAN SHOULD BE DEVELOPED BY A MARYLAND REGISTERED FORESTER FOR RECOMMENDATIONS BEYOND THE INITIAL 5-YEAR ESTABLISHMENT PERIOD.

REFORESTATION MONITORING NOTES
1. MONTHLY VISITS DURING THE FIRST GROWING SEASON ARE TO ASSESS THE SUCCESS OF THE PLANTINGS AND TO DETERMINE IF SUPPLEMENTAL WATERING, PEST CONTROL OR OTHER ACTIONS ARE NECESSARY. EARLY SPRING VISITS WILL DOCUMENT WINTER KILL AND AUTUMN VISITS WILL DOCUMENT SUMMER KILL.
2. THE MINIMUM SURVIVAL RATE SHALL BE 75% OF THE TOTAL NUMBER OF TREES PLANTED PER ACRE AT THE END OF THE TWO YEAR MAINTENANCE PERIOD. WILD TREE SEEDLINGS FROM NATURAL REGENERATION ON THE PLANTING SITE MAY BE COUNTED UP TO 50% TOWARD THE TOTAL SURVIVAL NUMBER IF THEY ARE HEALTHY NATIVE SPECIES AT LEAST 12 INCHES TALL.
3. SURVIVAL WILL BE DETERMINED BY A STRATIFIED RANDOM SAMPLE OF THE PLANTINGS. SPECIES COMPOSITION OF THE SAMPLE POPULATION SHOULD BE PROPORTIONATE TO THE AMOUNT OF EACH SPECIES IN THE ENTIRE PLANTING TO BE SAMPLED.
4. EFFECTIVE MONITORING WILL ASSESS PLANT SURVIVABILITY DURING THE FIRST GROWING SEASON AND MAKE RECOMMENDATIONS FOR REINFORCEMENT PLANTING IF REQUIRED AT THE TIME.

REFORESTATION AREA PLANTING NOTES
1. INITIAL PLANTING INSPECTION AND CERTIFICATION REQUIRED.
2. REFORESTATION AREAS MAY BE PLANTED AS SOON AS REASONABLE TO DO SO. LATE WINTER - EARLY SPRING PLANTINGS ARE PREFERRED. EARLIEST PLANTING DATES WILL VARY FROM YEAR TO YEAR BUT PLANTING MAY GENERALLY BEGIN AS SOON AS THE GROUND IS NO LONGER FROZEN. ALTERNATE PLANTING DATES MAY BE CONSIDERED AS CONDITIONS WARRANT.
3. SOIL AMENDMENTS AND FERTILIZATION RECOMMENDATIONS WILL BE MADE BASED UPON THE RESULTS OF SOIL ANALYSIS FOR NITROGEN, PHOSPHORUS, POTASSIUM, ORGANIC MATTER CONTENT AND PH. IF REQUIRED, FERTILIZERS WILL BE PROVIDED USING A SLOW RELEASE, SOLUBLE 16-8-16 ANALYSIS DESIGNED TO LAST 5-8 YEARS CONTAINED IN POLYETHYLENE PERFORATED BAGS SUCH AS MANUFACTURED BY ADDO WORKS, P.O. BOX 310 HOLLIS, NY 11423 OR APPROVED EQUAL.
4. PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING DIAGRAM, PLANTING DETAILS AND PLANTING SCHEDULE.
5. PLANT STOCK MUST BE PROTECTED FROM DESICCATION AT ALL TIMES PRIOR TO PLANTING. MATERIALS HELD FOR PLANTING SHALL BE MOISTENED AND PLACED IN COOL, SHADED AREAS UNTIL READY FOR PLACEMENT.
6. PLANTING MATERIALS SHALL BE NURSERY GROWN AND INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO THE AMERICAN STANDARDS FOR NURSERY STOCK SPECIFICATIONS FOR SIZE, FORM, VIGOR, OR ROOTS, OR DUE TO TRUNK WOUNDS, BREAKAGE, DESICCATION, INSECT OR DISEASE MUST BE REPLACED.
7. ALL STOCK TO BE CONTAINER GROWN WITH DEER REPELLENT TABLETS IN GROWING MEDIUM SUCH AS "REFLEX."
8. NEWLY PLANTED TREES MAY REQUIRE WATERING AT LEAST ONCE PER WEEK DURING THE FIRST GROWING SEASON DEPENDING ON RAINFALL IN ORDER TO GET ESTABLISHED. THE INITIAL PLANTING OPERATION SHOULD ALLOW FOR WATERING DURING INSTALLATION TO COMPLETELY SOAK BACKFILL MATERIALS.
9. MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE DIAGRAM PROVIDED AND SHALL CONSIST OF COMPOSTED, SHREDED HARDWOOD BARK MULCH, FREE OF WOOD ALCOHOL.
10. PLANTING HOLES SHOULD BE EXCAVATED TO A MINIMUM DIAMETER OF 2.5 TO 3 TIMES THE DBH OF THE ROOT BALL OR CONTAINER. MECHANICAL AUGURING IS PREFERRED WITH SCARIFICATION OF THE SIDES OF EACH HOLE.