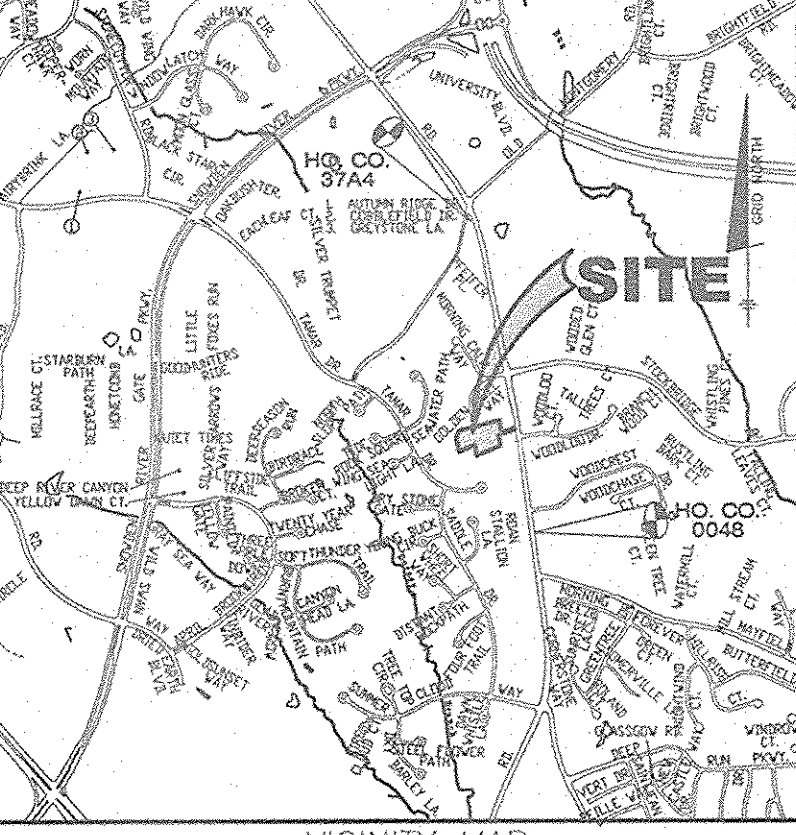


SITE DATA TABULATION

- 1) GENERAL SITE DATA
 a. PRESENT ZONING: R-12
 b. APPLICABLE DPZ FILE REFERENCES: S-06-007
 c. DEED REF. PARCEL 248-2112/0371, 248 1134/0288
 d. PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
 e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- 2) AREA TABULATION
 a. TOTAL AREA OF SITE: 4.73 AC±
 b. AREA OF 100 YEAR FLOODPLAIN (APPROX): 0 AC±
 c. AREA OF STEEP SLOPES (15% OR GREATER): 0 AC±
 d. NET AREA OF SITE: 4.73 AC±
 e. AREA OF THIS PLAN SUBMISSION: 4.73 AC±
 f. AREA OF PROPOSED BUILDABLE LOT: 2.74 AC±
 g. AREA OF PROPOSED OPEN SPACE LOTS: 1.42 AC±
 h. AREA OF PROPOSED PUBLIC ROAD R/W: 0.47 AC±
 i. AREA OF NONBUILDABLE BULK PARCEL: 0.10 AC±
- 3) LOT TABULATION
 a. ALLOWABLE RESIDENTIAL LOT YIELD: 13
 b. TOTAL NUMBER OF RESIDENTIAL UNITS: 13
 c. TOTAL NUMBER OF OPEN SPACE LOTS: 1
 d. TOTAL NUMBER OF NONBUILDABLE BULK PARCELS: 1
- 4) OPEN SPACE DATA
 a. MINIMUM RESIDENTIAL LOT SIZE: 8,400 SF
 b. OPEN SPACE REQUIRED (30%): 1.42 AC±
 c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS: 1.42 AC±
 d. AREA OF RECREATION OPEN SPACE REQUIRED: 2.60 SF
 e. AREA OF RECREATION OPEN SPACE PROVIDED: 4,881 SF

BENCH MARKS

HO. CO. #0048 (NAD '83)	ELEV. 348.036'
STANDARD DISC ON CONCRETE MONUMENT BEING 103' OFF CENTER LINE OF MAYFIELD RD. AND 5.3' NORTHWEST OF 662E POLL NO. 254657	
N 557526.346'	E 1370661.99'
HO. CO. #3744 (NAD '83)	ELEV. 437.276'
STANDARD DISC ON CONCRETE MONUMENT BEING 23.0' OFF THE NORTH EAST CURB OF ROUTE 108/WATERLOO ROAD EAST OF GOLDFINCH COURT AND 19.8' FROM THE NORTHEAST CORNER OF THE END OF THE SIDEWALK	
N 563835.911'	E 1367971.65'



GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT. EXTENDING FROM CONTRACTS 24-1995-D AND 24-1738-D.
- TRACT BOUNDARY ESTABLISHED BY DEED AND ADJACENT RECORD PLATS.
- TOPOGRAPHY TAKEN FROM FIELD RUN SURVEY WITH 2' CONTOUR INTERVALS. PREPARED BY BENCHMARK ENGINEERING, INC. DATED APRIL, 2006.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. S 0048 AND 3744 WERE USED FOR THIS PROJECT.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCES PROFESSIONALS, INC. DATED NOVEMBER, 2005. APPROVED UNDER 5-06-007.
- TRAFFIC STUDY PREPARED BY MARS GROUP, INC. DATED OCTOBER, 2005. APPROVED UNDER 5-06-007.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES PROFESSIONALS, INC. DATED NOVEMBER, 2005. APPROVED UNDER 5-06-007.
- EXISTING UTILITIES ARE SHOWN FROM FIELD SURVEY AND CONTRACT DRAWINGS.
- THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT BY METROPOLITAN DISTRICT DECISION NUMBER 2-2006 DATED JANUARY 30, 2006.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY A POCKET POND AND UNDERGROUND RECHARGE CHAMBER. THESE FACILITIES LOCATED ON AN OPEN SPACE LOT AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN. THE FACILITY IS TO BE A CLASS "A" STRUCTURE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS FACILITY HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. A MORE DETAILED REPORT WILL BE PROVIDED AT THE FINAL PLAN STAGE.
- THERE ARE NO STEEP SLOPES (15%-25% or (25% and GREATER) WITHIN THIS SITE.
- THERE IS NO FLOODPLAIN ON SITE.
- SUBJECT PROPERTY ZONED R-12 PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06."
- SIDEWALK WILL BE PROVIDED ALONG THE PROPOSED CUL-DE-SAC IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS SECTION 16.134.
- THE EXISTING STREAM SHOWN ON THESE PLANS IS CLASSIFIED AS A USE 1 STREAM.
- THE NONBUILDABLE BULK PARCEL "A" CANNOT BE USED AS OPEN SPACE.
- THE NOISE STUDY WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER 19TH, 2006 AND APPROVED WITH THE SKETCH PLAN.
- GEOTECHNICAL REPORT WAS PREPARED BY HILLIS CARNES ENGINEERING DATED OCTOBER, 2006.
- REFER TO RELATED PLAN 5-06-007, APPROVED ON 6/21/06.
- THERE ARE NO WETLAND BUFFERS OR WETLANDS ON THIS SITE.
- IF NONBUILDABLE BULK PARCEL A IS TRANSFERRED TO AN ADJOINING PROPERTY OWNER PRIOR TO FINAL PLAT RECORDATION, LANDSCAPING OF THIS PARCEL WILL NOT BE REQUIRED.

LEGEND

- SOILS CLASSIFICATION** AbC1
- SOILS DELINEATION**
- EXISTING CONTOURS**
- PROPOSED GRADE**
- SUPER SILT FENCE**
- EARTH DIKE**
- LIMIT OF WETLANDS**
- EXISTING WOODS LINE**
- PROPOSED UNMITIGATED NOISE LINE**
- PROPOSED WOODS LINE**
- FLOW PATH**
- PROPOSED DRAINAGE AREA**
- DRAINAGE AREAS**
- PROPOSED PERIMETER AREA**
- SOIL BORING**
- PROPOSED STREET LIGHT**
- EXISTING STRUCTURE**
- PROPOSED STRUCTURE**
- UTILITY EASEMENTS**
- FOREST CONSERVATION EASEMENT**
- SWM EASEMENT**
- USE-IN-COMMON EASEMENT**
- NON-WOODY BUFFER**
- SC ENTRANCE**

PLAN VIEW
SCALE: 1"=50'

SUMMARY TABLE
GENERAL STORAGE REQUIREMENTS FOR THE DEVELOPED DRAINAGE AREA #B

Step	Requirement	Volume Required (Ac-ft)	Notes
1.	Water Quality Volume (WQv)	0.14 ac ft (6,292 cf)	Elevation = 343.50
2.	Recharge Volume (Re _v)	0.0375 ac ft or 0.45 acres impervious	Provided in recharge chamber
3.	Channel Protection Volume (Cpv)	0.239 ac ft (10,406 cf)	Elevation = 345.41
4.	Overbank Flood Protection Volume (Qp)	N/A	Not required for this area
5.	Extreme Flood Volume (Q)	N/A	Not required for this area

SUMMARY TABLE
GENERAL STORAGE REQUIREMENTS FOR THE DEVELOPED DRAINAGE AREA #A

Step	Requirement	Volume Required (Ac-ft)	Notes
1.	Water Quality Volume (WQv)	0.00 ac ft	No new impervious is proposed within this drainage area.
2.	Recharge Volume (Re _v)	0.00 ac ft or 0.00 acres impervious	No new impervious is proposed within this drainage area.
3.	Channel Protection Volume (Cpv)	0.0 ac ft (0 cf)	Provided in pocket pond facility within drainage area 1B, overall site discharge.
4.	Overbank Flood Protection Volume (Qp)	N/A	Not required for this area
5.	Extreme Flood Volume (Q)	N/A	Not required for this area

SHEET INDEX

NO.	DESCRIPTION
1	PRELIMINARY PLAN
2	GRADING, SEDIMENT AND EROSION CONTROL PLAN
3	LANDSCAPE PLAN
4	FOREST CONSERVATION PLAN
5	SOILS MAP
6	OFFSITE FOREST CONSTRUCTION PLAN

SWM FACILITY ELEVATION

PERMANENT POOL	ELEVATION	343.50
1 YEAR STORM	ELEVATION	345.50 Q= 0.2 cfs
10 YEAR STORM	ELEVATION	346.40 Q=16.2 cfs
100 YEAR STORM	ELEVATION	346.60 Q=27.1 cfs

CENTER LINE CURVE DATA

STREET NAME	STATION	RADIUS	LENGTH	TANGENT	DELTA	CHORD
GOLDEN BELL WAY	8+49.18 TO 8+98.03	150.00'	48.85'	24.64'	18°39'36"	50°22'28"E 48.64'
	9+14.66 TO 10+25.34	133.82'	110.68'	58.72'	47°23'14"	S28°56'22"W 107.55'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	10,269 S.F.	1,357 S.F.	8,927 S.F.
10	9,524 S.F.	1,124 S.F.	8,400 S.F.
11	8,963 S.F.	544 S.F.	8,419 S.F.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Diana Calhoun
PLANNING DIRECTOR

7/10/07
DATE

BOUNDARY COORDINATES POINT CHART

No.	NORTH	EAST
2003	558,590.5988	1,369,846.8648
2004	558,502.2249	1,369,623.4333
2005	558,693.3193	1,369,584.8030
2006	558,796.9542	1,369,625.3923
2007	558,862.3366	1,369,889.9117
2009	558,933.0818	1,370,187.8065
2010	558,765.7385	1,370,223.8896
2011	558,833.4270	1,370,395.1744
2013	558,807.9601	1,370,398.8064
2014	558,718.4389	1,370,171.9939
2015	558,579.7078	1,370,201.9088
2016	558,447.3019	1,369,866.4432

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Moon
PROFESSIONAL ENGINEER
6/20/07

OWNER: CHARLES J. AND BARBARA E. GASTINGER
6200 WATERLOO RD.
COLUMBIA, MD 21045
410-799-3434

PROJECT: **GASTINGER PROPERTY**

DEVELOPER: SECURITY DEVELOPMENT L.L.C.
PO BOX 417
ELLCOTT CITY, MD 21041
410-465-4244

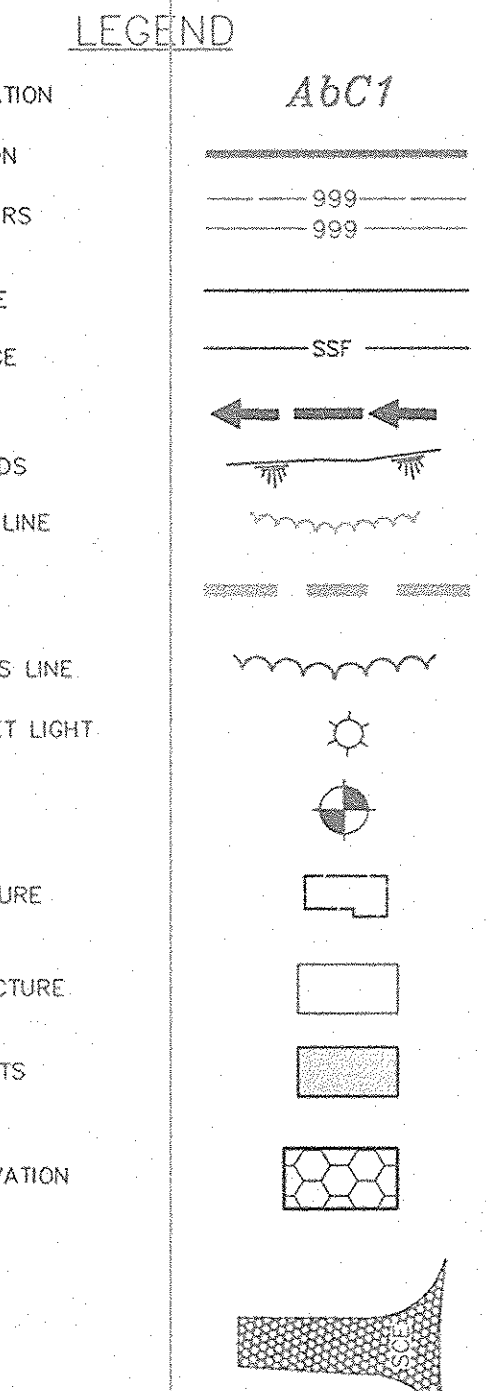
LOCATION: TAX MAP: 37, GRID: 14
PARCEL: 248 AND 249
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY PLAN**

DATE: AUGUST, 2006
FEBRUARY, 2007

PROJECT NO. 1080

DRAFT: WEO DRAFT: WEO CHECK: DAM
SCALE: AS SHOWN SHEET 1 OF 6



SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
AgB2	C	AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
AgE3	C	AURA GRAVELLY LOAM, 10 TO 30 PERCENT SLOPES, SEVERELY ERODED
CnB2	B	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
CnD3	B	CHILLUM-FAIRFAX LOAMS, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
DnB2	B	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
EnB2	B	ELSNBORO LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Evc	A	EVEBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES
IuB	C	IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
SfB2	B	SASSAFRAS GRAVELLY SAND LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
SfE2	B	SASSAFRAS GRAVELLY SAND LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
SfE2	B	SASSAFRAS GRAVELLY SAND LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
Sub2	B	SUNNYSIDE FINE SAND LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 25

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mann
PROFESSIONAL ENGINEER
02/26/07

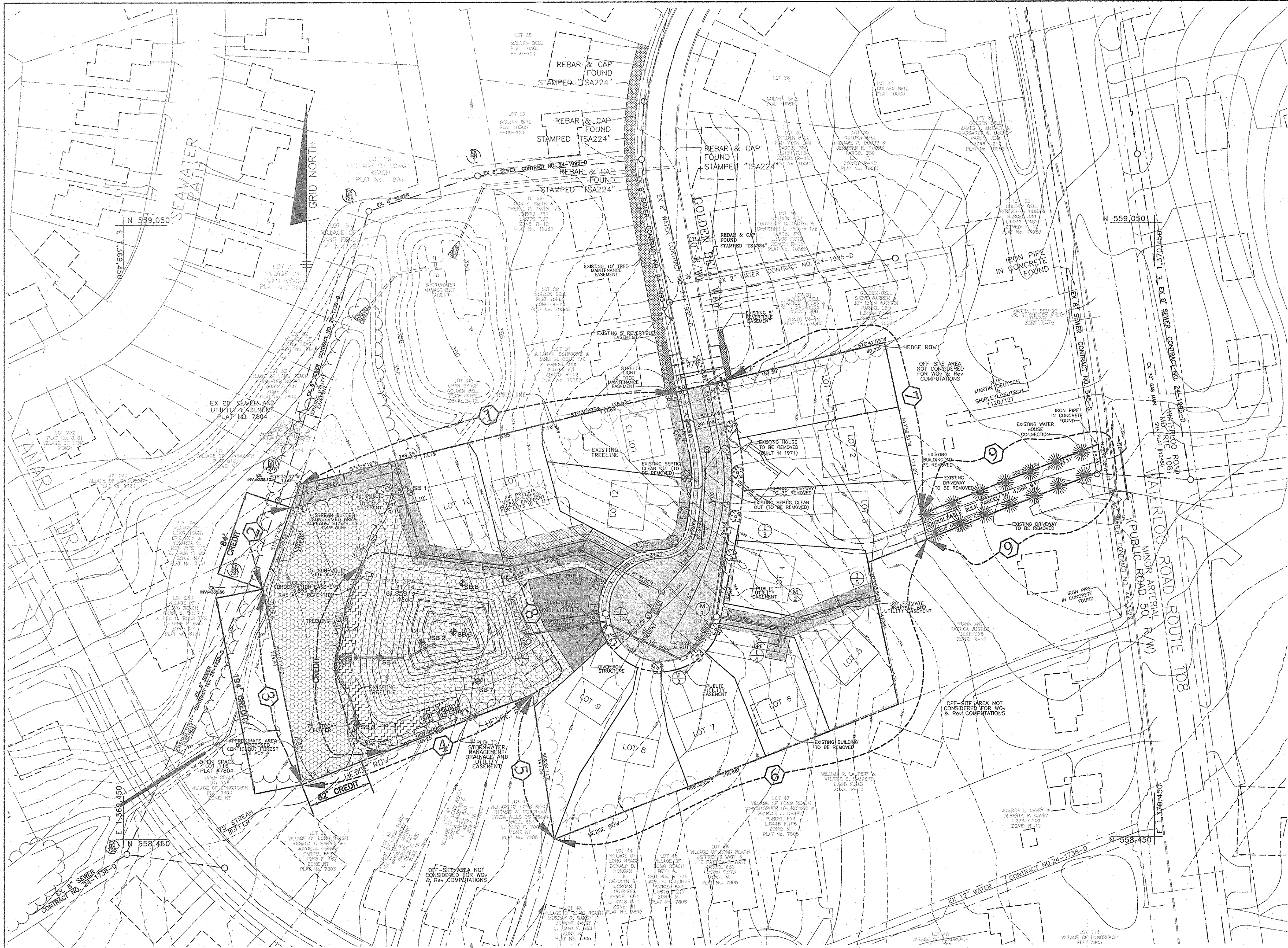
OWNER: CHARLES J. AND BARBARA E. GASTINGER 6200 WATERLOO RD. COLUMBIA, MD 21045 410-799-3434	PROJECT: GASTINGER PROPERTY
DEVELOPER: SECURITY DEVELOPMENT L.L.C. PO BOX 417 ELLCOTT CITY, MD 21041 410-465-4244	LOCATION: TAX MAP: 37, GRID: 14 PARCEL: 246 AND 249 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN	DATE: AUGUST, 2006 FEBRUARY, 2007
DRAFT: WEO	DRAFT: WEO
CHECK: DAM	SCALE: 1"=50'
PROJECT NO. 1080	SHEET 2 OF 6

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Stacy Leffus
PLANNING DIRECTOR

7/10/07
DATE

PLAN VIEW
SCALE: 1"=50'



LANDSCAPING NOTES

- 1.) PERIMETER LANDSCAPING SHALL BE PROVIDED BY THE EXISTING VEGETATION TO REMAIN AND BY THE PLANTINGS AS SHOWN ON THESE PLANS.
- 2.) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PRESERVATION OF THE PERIMETER VEGETATION AND FOR THE PERIMETER PLANTINGS AS SHOWN ON THESE PLANS. BONDING FOR PLANTINGS IS THE OBLIGATION OF THE DEVELOPER AS PART OF THE DEVELOPERS AGREEMENT.
- 3.) TREES MUST BE A MINIMUM OF FOUR (4) FEET FROM THE CURB OR SIDEWALK AND MUST BE A MINIMUM OF FIVE (5) FEET FROM ANY STORM DRAIN.
- 4.) A MINIMUM DISTANCE OF TWENTY (20) FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND FROM ANY STREET LIGHTS.
- 5.) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- 6.) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE TREES.
- 7.) IF NONBUILDABLE BULK PARCEL A IS TRANSFERRED TO AN ADJOINING PROPERTY OWNER PRIOR TO FINAL PLAT RECORDATION, LANDSCAPING OF THIS PARCEL WILL NOT BE REQUIRED.

LEGEND

- SOILS CLASSIFICATION**
ABC1
- SOILS DELINEATION**
999
- EXISTING CONTOURS**
999
- PROPOSED GRADE**
SSS
- SUPER SILT FENCE**
SSF
- EARTH DIKE**
EARTH DIKE
- LIMIT OF WETLANDS**
WETLANDS
- EXISTING WOODS LINE**
WOODS LINE
- PROPOSED WOODS LINE**
WOODS LINE
- FLOW PATH**
FLOW PATH
- PROPOSED DRAINAGE AREA**
DRAINAGE AREA
- DRAINAGE AREAS**
DRAINAGE AREAS
- PROPOSED PERIMETER AREA**
PERIMETER AREA
- PROPOSED STORM DRAINAGE**
STORM DRAINAGE
- SOIL BORING**
SOIL BORING
- PROPOSED STREET LIGHT**
STREET LIGHT
- EXISTING STRUCTURE**
STRUCTURE
- PROPOSED STRUCTURE**
STRUCTURE
- UTILITY EASEMENTS**
UTILITY EASEMENTS
- FOREST CONSERVATION EASEMENT**
FOREST CONSERVATION EASEMENT

PLANTING/SOIL SPECIFICATIONS

1. PLANTING OF NURSERY STOCK SHALL TAKE PLACE BETWEEN MARCH 15TH AND APRIL 30TH. CONTAINER STOCK MAY BE PLANTED BETWEEN SEPTEMBER 1ST AND OCTOBER 30TH.
2. A TWELVE (12) INCH LAYER OF TOPSOIL SHALL BE SPREAD OVER ALL REFORESTATION AREAS IMPACTED BY SITE GRADING TO ASSURE A SUITABLE PLANTING AREA. DISTURBED AREAS SHALL BE SEEDED AND STABILIZED AS PER GENERAL CONSTRUCTION PLAN FOR PROJECT. PLANTING AREAS NOT IMPACTED BY SITE GRADING SHALL HAVE NO ADDITIONAL TOPSOIL INSTALLED.
3. ALL BAREROOT PLANTING STOCK SHALL HAVE THEIR ROOT SYSTEMS DIPPED INTO AN ANTI-DESICCANT GEL PRIOR TO PLANTING.
4. PLANTS SHALL BE INSTALLED SO THAT THE TOP OF ROOT MASS IS LEVEL WITH THE TOP OF EXISTING GRADE. BACKFILL IN THE PLANTING RISKS SHALL CONSIST OF 3 PARTS EXISTING SOIL TO 1 PART PINE FINES OR EQUIVALENT.
5. FERTILIZER SHALL CONSIST OF AGRIFORM 22-8-2, OR EQUIVALENT, APPLIED AS PER MANUFACTURER'S SPECIFICATIONS.
6. A TWO (2) INCH LAYER OF HARDWOOD MULCH SHALL BE PLACED OVER THE ROOT AREA OF ALL PLANTINGS.
7. PLANT MATERIAL SHALL BE TRANSPORTED TO THE SITE IN A TARPED OR COVERED TRUCK. PLANTS SHALL BE KEPT MOIST PRIOR TO PLANTING.
8. ALL NON-ORGANIC DEBRIS ASSOCIATED WITH THE PLANTING OPERATION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

SEQUENCE OF CONSTRUCTION

1. PLANTS SHALL BE INSTALLED AS PER PLANT SCHEDULE AND PLANTING/SOIL SPECIFICATIONS FOR THE PROJECT.
2. PLANTINGS SHALL BE MAINTAINED AND GUARANTEED IN ACCORDANCE WITH THE MAINTENANCE AND GUARANTEE REQUIREMENTS FOR PROJECT.

MAINTENANCE OF PLANTINGS

1. MAINTENANCE OF ALL PLANTINGS SHALL LAST FOR A PERIOD OF 24 MONTHS.
2. ALL PLANT MATERIAL SHALL BE WATERED TWICE A MONTH DURING THE 1ST GROWING SEASON. WATERING MAY BE MORE OR LESS FREQUENT DEPENDING ON WEATHER CONDITIONS. DURING SECOND GROWING SEASON, ONCE A MONTH DURING MAY-SEPTEMBER, IF NEEDED.
3. INVASIVE EXOTICS AND NOXIOUS WEEDS WILL BE REMOVED FROM REFORESTATION AREAS. OLD FIELD SUCCESSIONAL SPECIES WILL BE RETAINED.
4. PLANTS WILL BE EXAMINED A MINIMUM OF TWO TIMES DURING THE GROWING SEASON FOR SERIOUS PLANT PESTS AND DISEASES. SERIOUS PROBLEMS WILL BE TREATED WITH THE APPROPRIATE AGENT.
5. DEAD BRANCHES WILL BE PRUNED FROM PLANTINGS.

GUARANTEE REQUIREMENTS

1. AFTER ONE GROWING SEASON, PLANT MATERIAL SHALL BE MAINTAINED AT 90% SURVIVAL THRESHOLD. A 75% SURVIVAL RATE OF FORESTATION PLANTINGS WILL BE REQUIRED AT THE END OF THE 24 MONTH MAINTENANCE PERIOD. ALL PLANT MATERIAL BELOW THE 75% THRESHOLD WILL BE REPLACED AT THE BEGINNING OF THE NEXT GROWING SEASON.
2. THE CONTRACTOR WILL NOT BE LIABLE FOR PLANT LOSS DUE TO THEFT OR VANDALISM.

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE									
	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	NO	NO	NO	NO	NO	NO	NO	NO
PERIMETER NO. / LANDSCAPE TYPE	(1) A	(2) A	(3) A	(4) A	(5) A	(6) A	(7) A	(8) A	(9) A	(10) A
LINEAR FEET OF (FRONTAGE/PERIMETER)	375'	106'	194'	240'	143'	563'	329'	394'		
CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES 84'	YES 194'	YES 62'	NO	NO	NO	NO		
CREDIT FOR WALL, FENCE OR BERM: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED:										
SHADE TREES	7	1	1	3	3	10	6	7		
EVERGREEN TREES	-	-	-	-	-	-	-	-		
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-	-	-		
SHRUBS	-	-	-	-	-	-	-	-		
NUMBER OF PLANTS PROVIDED:										
SHADE TREES	7	1	1	3	3	10	6	0		
EVERGREEN TREES	-	-	-	-	-	-	-	-		
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-	-	-		
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-	-	-	-	-		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)										

SYMBOL	DESCRIPTION
	STREET TREES TO BE PROVIDED BY THE DEVELOPER TO BE INCORPORATED ON FINAL PLANS.
	SHADE TREES ALONG STORMWATER MANAGEMENT TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
	EVERGREEN TREES ALONG STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
	SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
	EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
	EVERGREEN SHRUBS TO BE PLANTED ALONGSIDE TRASH PAD LOCATIONS TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.

PLAN SCALE: 1"=50'

STREET TREE CALCULATIONS
GOLDEN BELL WAY
STREET TREES REQUIRED FOR 665 LF OF RIGHT-OF-WAY 665 / 40 = 17 TREES
REQUIRED 17 TREES PROVIDED

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	680'
LINEAR FEET OF PERIMETER	TYPE 'B'
NUMBER OF TREES REQUIRED	9
SHADE TREES (1:50)	12
EVERGREEN TREES (1:40)	
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	*YES 215'
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Stacy Lafferty
PLANNING DIRECTOR

7/10/07
DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844

Professional Engineer
2/26/07

OWNER: CHARLES J. AND BARBARA E. GASTINGER 6200 WATERLOO RD. COLUMBIA, MD 21045 410-799-3434	PROJECT: GASTINGER PROPERTY
DEVELOPER: SECURITY DEVELOPMENT L.L.C. PO BOX 417 ELLICOTT CITY, MD 21041 410-465-4244	LOCATION: TAX MAP: 37, GRID: 14 PARCEL: 246 AND 249 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: WEO DRAFT: WEO CHECK: DAM	TITLE: LANDSCAPE PLAN
DATE: AUGUST, 2006 FEBRUARY, 2007	PROJECT NO. 1080 SCALE: AS SHOWN SHEET 3 OF 6



SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
AgB2	C	AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
AgE3	C	AURA GRAVELLY LOAM, 10 TO 30 PERCENT SLOPES, SEVERELY ERODED
CnD3	B	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
CnB2	B	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
CnD3	B	CHILLUM-FAIRFAX LOAMS, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
EnB2	B	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
EnB2	B	ELLSBORO LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
EvC	A	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES
hB	C	IRUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
SfB2	B	SASSAFRAS GRAVELLY SAND LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
SfD2	B	SASSAFRAS GRAVELLY SAND LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
Sub2	B	SUNNY FINE SAND LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
*WbD	D	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES

* INDICATES HYDRIC SOILS
 TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 25

LEGEND

- SOILS CLASSIFICATION AbC1
- SOILS DELINEATION — 999 —
- EXISTING CONTOURS — 999 —
- LIMIT OF WETLANDS — W —
- EXISTING WOODS LINE — W —
- EXISTING STRUCTURE []

PLAN VIEW
 SCALE: 1" = 50'

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Joseph Leffler
 PLANNING DIRECTOR

7/12/07
 DATE

BENCHMARK
 ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

OWNER: CHARLES J. AND BARBARA E. GASTINGER 6200 WATERLOO ROAD COLUMBIA, MARYLAND 21045 410-799-3434	PROJECT: GASTINGER PROPERTY
DEVELOPER: SECURITY DEVELOPMENT L.L.C. P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	LOCATION: TAX MAP: 37, GRID: 14 PARCEL: 246 AND 249 8th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: WEO DRAFT: WEO CHECK: DAM	TITLE: SOILS MAP
DATE: SEPTEMBER, 2006 FEBRUARY, 2007	PROJECT NO. 1080 SHEET 4 OF 6



PLAN VIEW
SCALE: 1"=50'

SITE DATA TABULATION

- GENERAL SITE DATA
 - a. PRESENT ZONING: R-12
 - b. APPLICABLE DPZ FILE REFERENCES: S-06-007
 - c. DEED REF.: PARCEL 249-2112/0371, 246 1134/0268
 - d. PROPOSED USE OF SITE: SINGLE FAMILY DETACHED DWELLINGS
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- AREA TABULATION
 - a. TOTAL AREA OF SITE: 4.73 AC±
 - b. AREA OF 100 YEAR FLOODPLAIN (APPROX.): 0 AC±
 - c. AREA OF STEEP SLOPES (15% OR GREATER): 4.73 AC±
 - d. NET AREA OF SITE: 0 AC±
 - e. AREA OF THIS PLAN SUBMISSION: 4.73 AC±
 - f. AREA OF PROPOSED BUILDABLE LOTS: 2.87 AC±
 - g. AREA OF PROPOSED OPEN SPACE LOTS: 1.42 AC±
 - h. AREA OF PROPOSED PUBLIC ROAD R/W: 0.04 AC±
 - i. AREA OF NONBUILDABLE BULK PARCEL: 0.10 AC±
- LOT TABULATION
 - a. ALLOWABLE RESIDENTIAL LOT YIELD: NA
 - b. TOTAL NUMBER OF RESIDENTIAL UNITS: 13
 - c. TOTAL NUMBER OF OPEN SPACE LOTS: 1
 - d. TOTAL NUMBER OF NONBUILDABLE BULK PARCELS: 1
- OPEN SPACE DATA
 - a. MINIMUM RESIDENTIAL LOT SIZE: 8,400 SF
 - b. OPEN SPACE REQUIRED (30%): 1.42 AC±
 - c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS: 1.42 AC±
 - d. AREA OF RECREATION OPEN SPACE REQUIRED: 2.80 SF
 - e. AREA OF RECREATION OPEN SPACE PROVIDED: 4.881 SF

- ### NOTE:
- THE PERENNIAL STREAM ON THIS SITE IS CLASSIFIED AS A USE 1 STREAM.
 - THERE ARE NO STEEP SLOPES (10%+25%) OR (25%+ GREATER) WITHIN THIS SITE.
 - THERE ARE NO HISTORIC FEATURES OR RESOURCES ON THIS SITE.
 - THE WATERSHED NUMBER AND NAME FOR THIS PROJECT IS #2131105-LITTLE PATUXENT RIVER.
 - NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
 - SURROUNDING LAND USE IS PRIMARILY MEDIUM DENSITY RESIDENTIAL DEVELOPMENT.
 - THE SITE CONTAINS AN INCISED STREAM CHANNEL BUT NO WETLANDS.
 - NO SPECIMEN TREES WERE IDENTIFIED ON THIS PROJECT.
 - NONBUILDABLE BULK PARCEL CAN NOT BE USED AS OPEN SPACE.

SEQUENCE OF CONSTRUCTION

- SEDIMENT CONTROL AND TREE PROTECTION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE. SITE SHALL BE GRADED IN ACCORDANCE WITH THE GENERAL CONSTRUCTION PLANS.
- REMOVE HAZARDOUS TREES (DEAD, DISEASED OR THOSE SUSCEPTIBLE TO WIND THROWS) ALONG THE EDGE OF THE FOREST RETENTION AREAS AS WELL AS WITHIN OTHER TREE SAVE AREAS.
- SIGNAGE SHALL BE INSTALLED AS PER THE FOREST PROTECTION DEVICES SHOWN ON THE FOREST CONSERVATION PLAN.

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992

VICINITY MAP
SCALE: 1" = 2000'

- ### FCP NOTES
- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
 - Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
 - Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
 - No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
 - Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed FCE limits.
 - Permanent signage will be posted at a 50-100 foot intervals along all FCE limits.
 - The Forest Conservation Act requirements for this project will be met through the retention of 0.45 acres of net tract area forest within the limits of a Forest Conservation Easement. Additional forest conservation obligation will be met by afforestation.
 - The Forest Conservation signage must be in place for perpetuity.
 - The total Forest Conservation obligation shall be met by on-site retention of 0.45 ac. of net tract area forest within a Forest Conservation Easement, with a DPZ developer's agreement with surety in the total amount of \$ 3,320.00 and through off-site Forest Conservation plantings in the amount of 1.24 ac. at Edgewood Farm with surety in the amount of \$27,007.20.

- ### CONSTRUCTION PERIOD PROTECTION PROGRAM
- Forest Protection Techniques
 - Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 25 feet of the limit of disturbance.
 - Fencing and Signage

Existing forest limits occurring within 50 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to plant installation, as shown on the plan.
 - Pre-Construction Meeting

Upon signing of limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County Inspector. The purpose of the meeting will be to verify that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.
 - Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to areas within the LOD of the proposed homesites. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.
 - Sequence of Construction

The following timetable represents the proposed timetable for development of the subject property. The items outlined in the Forest Conservation Plan will be installed within two (2) years of subdivision approval.

Below find a proposed sequence of construction.

 - Install all signage and sediment control devices.
 - Hold pre-construction meeting between developer, contractor and County Inspector.
 - Build access roads, install water and sewer, and construct houses. Stabilize all disturbed areas accordingly.
 - Remove sediment control.
 - Hold post-construction meeting with County Inspectors to assure compliance with FCP. Submit Certification of Retention.
 - Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.
 - Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County Inspector to verify that forest retention requirements have been met.

FOREST CONSERVATION WORKSHEET

GASTINGER PROPERTY
5-Aug-02

NET TRACT AREA:		
A. Total tract area	4.73	
B. Land dedication acres (parks, county facility, etc.)	0.00	
C. Land dedication for roads or utilities (not being constructed by this plan)	0.00	
D. Area to remain in commercial agricultural production/use	0.00	
E. Other deductions (specify)	0.00	
F. Net Tract Area	4.73	

LAND USE CATEGORY: (from Trees Technical Manual)
Input the number "1" under the appropriate land use limit to only one entry.

	ARA	MDR	IDA	HDR	MPD	CAI
	0	0	1	0	0	0

G. Afforestation Threshold	15%	X F =	0.71
H. Conservation Threshold	20%	X F =	0.95

EXISTING FOREST COVER:

I. Existing forest cover	0.87
J. Area of forest above afforestation threshold	0.16
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.82
O. Total area of forest to be retained	0.25

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	1.24
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	1.24
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	1.24

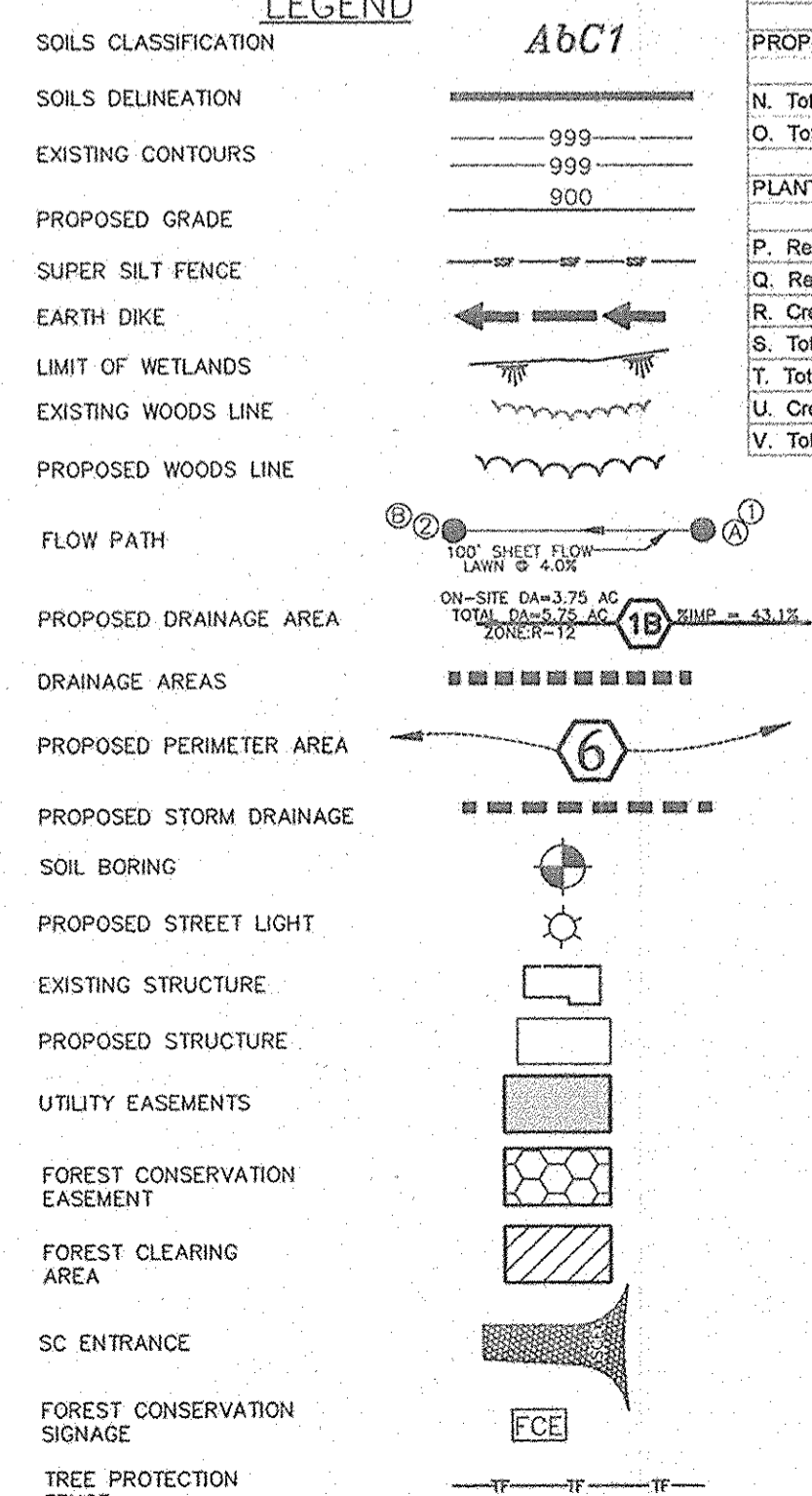
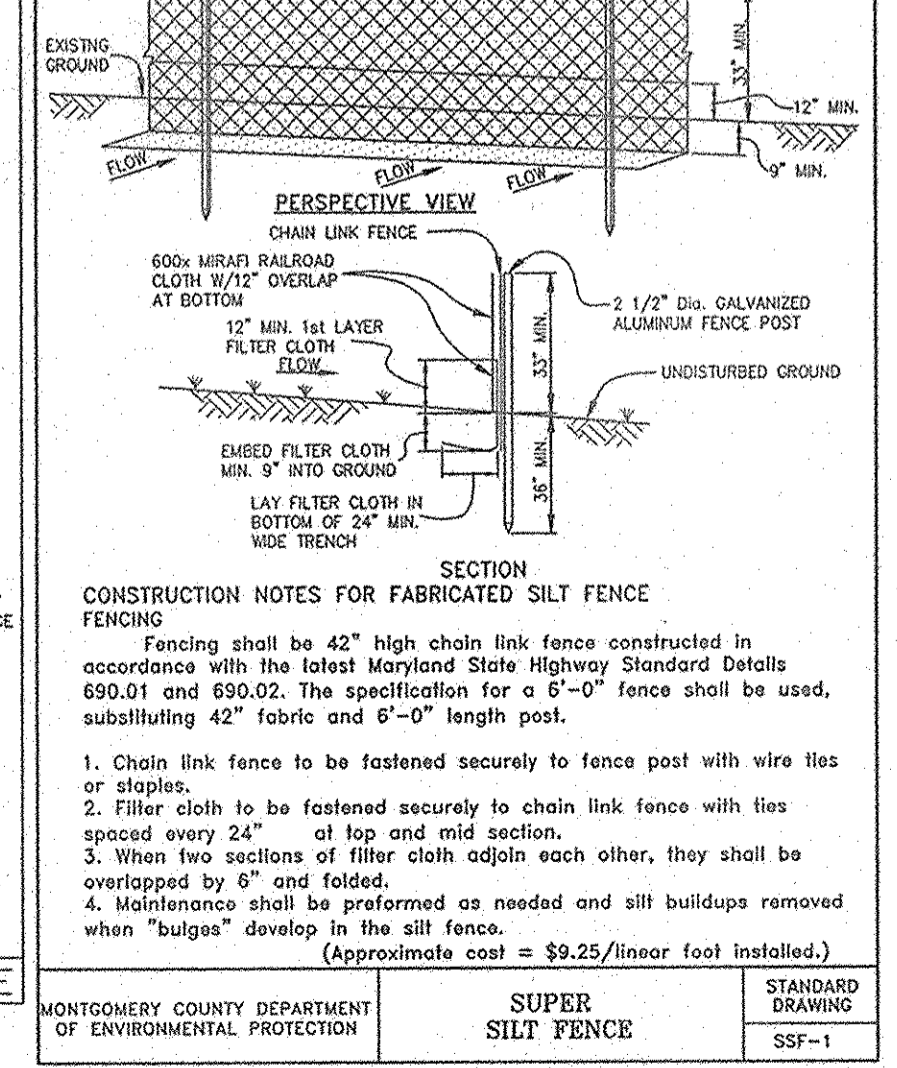
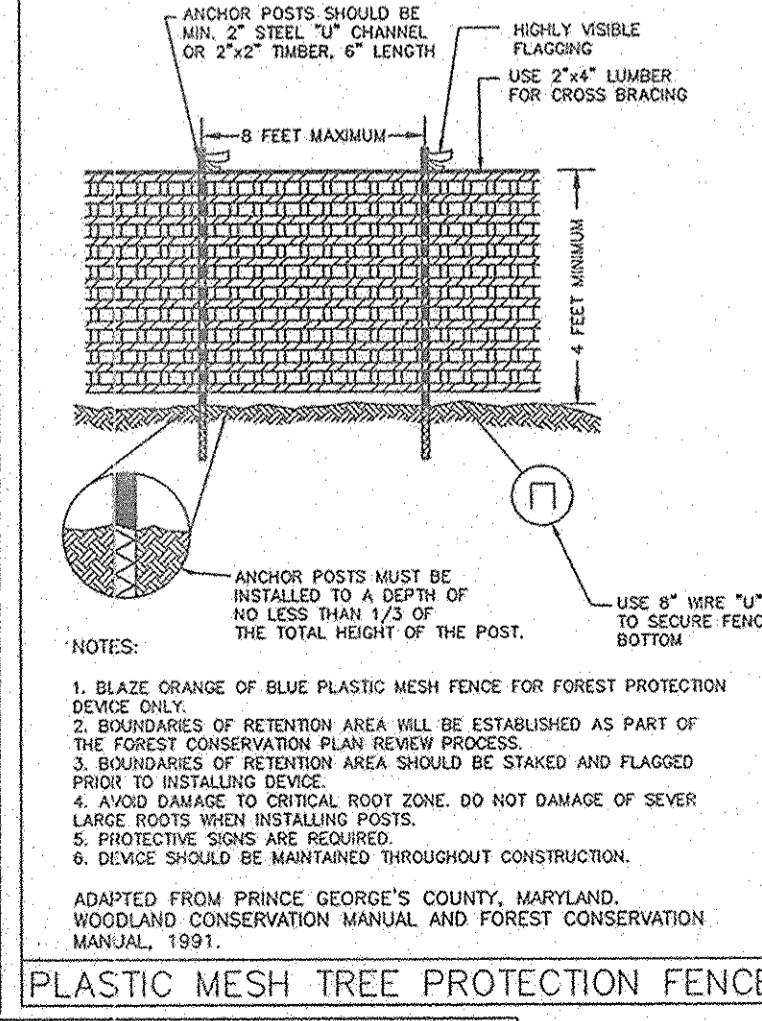
FOREST STAND DATA

KEY	COMMUNITY TYPE	ACREAGE	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
F1	SUCCESSIONAL	0.9	ROBINIA PSEUDO-ACACIA, PRUNUS SEROTINA, MORUS RUBRA ROSA MULTIFLORA	FAIR	0.6 +/- BUFFERS

SEE ACCOMPANYING REPORT FOR COMPLETE STAND DESCRIPTIONS

FCE BOUNDARY COORDINATES POINT CHART

No.	NORTH	EAST
2200	558,516,8418	1,396,620,2854
2201	558,560,5917	1,369,634,4129
2202	558,577,8928	1,369,639,9121
2203	558,587,9221	1,369,641,0718
2204	558,597,9514	1,369,642,2316
2205	558,620,8155	1,369,648,7471
2206	558,639,7088	1,369,656,6289
2207	558,657,8371	1,369,662,5634
2208	558,675,9653	1,369,668,4978
2209	558,688,1867	1,369,669,3412
2210	558,700,4080	1,369,673,1846
2211	558,712,9160	1,369,678,0665
2212	558,730,1293	1,369,684,7891
2213	558,740,1360	1,369,687,9444
2214	558,750,1427	1,369,691,1034
2215	558,757,1163	1,369,698,7966
2216	558,759,6114	1,369,698,6925
2217	558,764,8024	1,369,701,7917
2218	558,770,4812	1,369,704,6369
2219	558,775,7974	1,369,706,7890
2220	558,779,3174	1,369,707,8876
2221	558,788,2848	1,369,709,8556
2222	558,796,9756	1,369,707,6987
2223	558,773,6533	1,369,613,1843



SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
AgB2	C	AURA GRAVELLY LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
AgE3	C	AURA GRAVELLY LOAM, 10 TO 30 PERCENT SLOPES, SEVERELY ERODED
CiC3	B	CHILLUM GRAVELLY LOAM, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
ChB2	B	CHILLUM-FAIRFAX LOAMS, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
ChD3	B	CHILLUM-FAIRFAX LOAMS, 5 TO 10 PERCENT SLOPES, SEVERELY ERODED
DrB2	B	DELANCO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
ErB2	B	ELLSBORO LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Evc	A	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES
luB	C	NIKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES
SlB2	B	SASSAFRAS GRAVELLY SAND LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
SlD2	B	SASSAFRAS GRAVELLY SAND LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED
SluB2	B	SUNNY FINE SAND LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
*WqB	D	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 25

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

7/10/07
DATE

PLANNING DIRECTOR

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACO# 105750
Certification # 105750/2005094003

P.O. Box 5096 Glen Arm, MD 21057 (410) 392-6792

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-555-5555

OWNER: CHARLES J. AND BARBARA E. GASTINGER
6200 WATERLOO RD.
COLUMBIA, MD 21045
410-799-3434

PROJECT: GASTINGER PROPERTY

LOCATION: TAXI MAP: 37, GRID: 14
PARCEL: 249 AND 246
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DEVELOPER: SECURITY DEVELOPMENT L.L.C.
PO BOX 417 ELLICOTT CITY,
MD 21041
410-465-4244

TITLE: PRELIMINARY FOREST CONSERVATION PLAN

DATE: AUGUST, 2006
FEBRUARY, 2007

DRAFT: WEO DRAFT: WEO CHECK: DAM

SCALE: AS SHOWN SHEET 5 OF 6



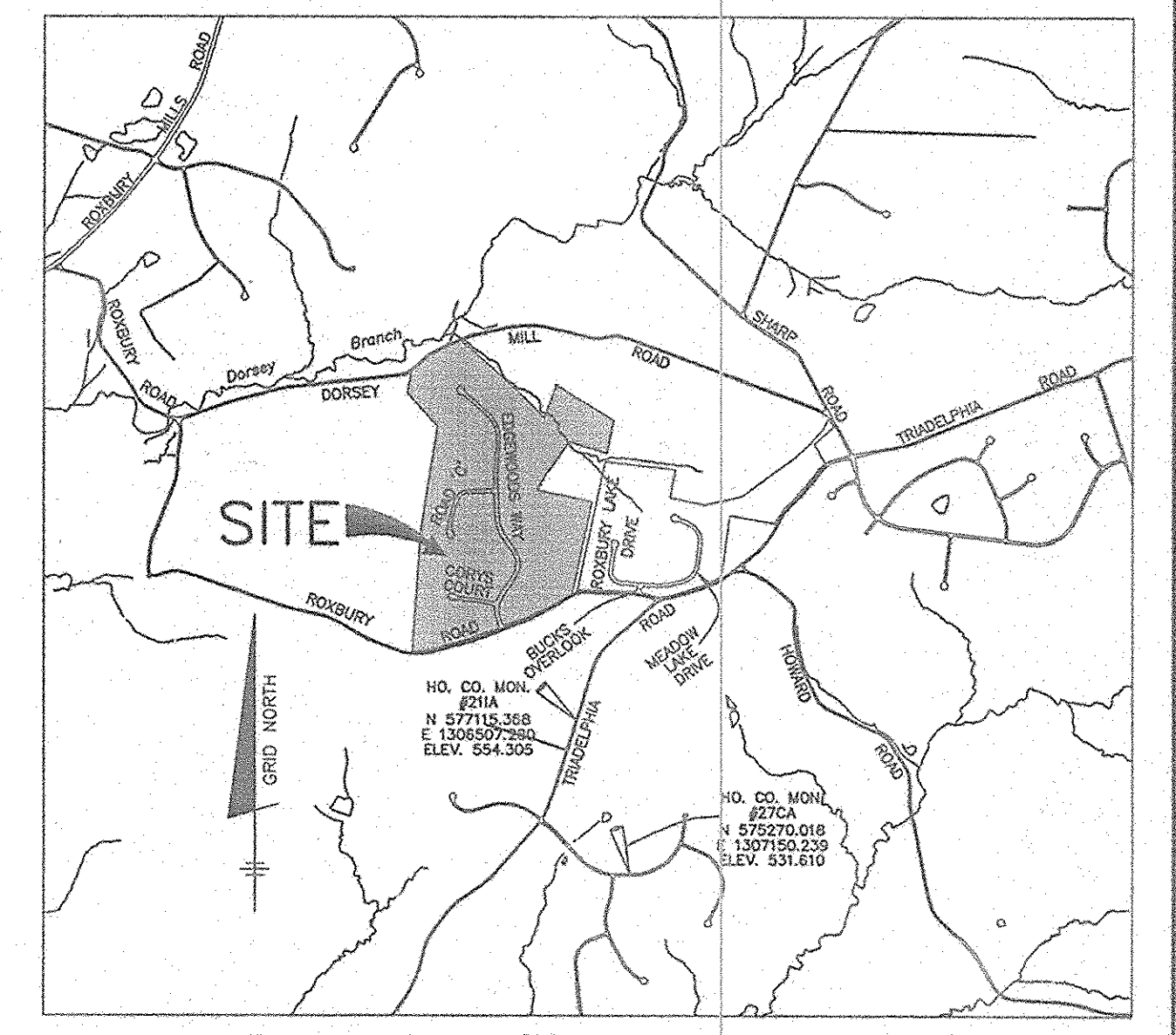
LEGEND

- EXISTING CONTOURS
- EXISTING TREELINE
- LIMIT OF 100-YR FLOODPLAIN
- EXISTING STREAM
- EXISTING SLOPES 25% OR GREATER
- FOREST CONSERVATION SIGN
- SOILS TYPE
- PROPOSED HOUSE AND DRIVEWAY
- FOREST CONSERVATION EASEMENT

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
A8B2	C	ALDINO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
Co	C	CORODUS SILT LOAM
Ba	C	BAILE SILT LOAM
ChB2	B	CHESTER SILT LOAM, 3 TO 8 1/2 SLOPES, MODERATELY ERODED
CuB	B	COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8 PERCENT SLOPES
G1B2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
G1C2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
E1B2	B	ELIOAK SILT LOAM, 3 TO 8 1/2 SLOPES, MODERATELY ERODED
G1C3	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
G1A	C	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
G1B2	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MORETATELY ERODED
M1B2	B	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
M1D3	B	MANOR LOAM 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
M1C2	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
M1E	B	MANOR SILT, 25 TO 45 PERCENT SLOPES

* INDICATES HYDRIC SOILS
 TAKEN FROM SOIL SURVEY, ISSUED JULY 1988, MAP NO. 17 AND 13



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP PAGE 9, GRID D11

21A - STAMPED BRASS DISC SET 1" - 2" BELOW SURFACE ON A CONCRETE COLUMN (3" DEEP), LOCATED 4' FROM WEST EDGE OF TRADELPHIA ROAD 89' FROM BGE POLE #134879.
 27CA - STAMPED BRASS DISC SET 1" - 2" BELOW SURFACE ON A CONCRETE COLUMN (3" DEEP), LOCATED 2.6' FROM PG TIAL IN MACADAM CURB ON NORTH SIDE OF LOCHELLE DRIVE. (APPROX. 150' FROM SAPPING DRIVE)

Planting Specifications: Container Grown and Balled and Burlapped Stock

Seeding and Whip Planting Specification

Planting shall be installed in a CURVILINEAR FASHION ALONG A CONTOUR TO AVOID A GRID APPEARANCE BUT SHOULD BE SPACED TO FACILITATE MAINTENANCE. LARGER STOCK TREES (1" AND 2" CALIPER) SHOULD BE STAGGERED ALONG THE OUTER PERIMETER OF THE PLANTING AREAS TO SERVE AS A DEMARCATION OF THE FCE.

Offsite Planting Area - 1.24 acres

Planting units required: 868
 Planting units proposed: 868

Qty	Species	Size	Spacing	Total Units
7	Acer rubrum - Red maple	1" cal.	15' o.c.	
7	Acer saccharinum - Silver maple	1" cal.	15' o.c.	
7	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
7	Quercus alba - White oak	1" cal.	15' o.c.	
8	Quercus rubra - Red oak	1" cal.	15' o.c.	
36	Total 1" caliper trees (3.5 planting units per tree)	FCA unit credit		126
70	Acer rubrum - Red maple	2-3" whip	11" o.c.	
25	Acer saccharinum - Silver maple	2-3" whip	11" o.c.	
25	Cornus florida - Flowering dogwood	2-3" whip	11" o.c. *	
40	Diospyros virginiana - Persimmon	2-3" whip	11" o.c. *	
70	Liriodendron tulipifera - Tulip poplar	2-3" whip	11" o.c.	
25	Platanus occidentalis - Sycamore	2-3" whip	11" o.c.	
25	Prunus serotina - Black cherry	2-3" whip	11" o.c. *	
30	Quercus alba - White oak	2-3" whip	11" o.c. *	
30	Quercus rubra - Red Oak	2-3" whip	11" o.c.	
31	Viburnum prunifolium - Blackhaw	2-3" whip	11" o.c. *	
371	Total whip plantings (2 planting units per tree)	FCA unit credit		742
				Total Unit Credit 868

PLANTING NOTES:

- MULTIFLORA ROSE CONTROL MAY BE REQUIRED AS PART OF THIS PLANTING PLAN.
- BAREROOT PLANT MATERIAL MAY BE USED TO OFFSET THE COST OF MULTIFLORA ROSE REMOVAL AND MAINTENANCE. IF BAREROOT MATERIAL IS USED IT MUST BE PLANTED IN MARCH - APRIL AND AN ANTI-DESICCANT GEL SHOULD BE UTILIZED TO PROTECT ROOT SYSTEMS. CONTAINER GROWN STOCK IS RECOMMENDED.
- PLANTS SHOULD BE FLAGGED TO AID ON LOCATION DURING MAINTENANCE. PLANTINGS SHOULD ALSO BE PLANTED IN A GRID PATTERN TO FACILITATE MAINTENANCE AND REMOVAL OF INVASIVE AND EXOTIC SPECIES.

MULTIFLORA ROSE CONTROL NOTE

MULTIFLORA ROSE IS PREVALENT IN CERTAIN AREAS TO BE AFFORRESTED. PRIOR TO PLANTING ALL MULTIFLORA ROSE SHOULD BE REMOVED. REMOVAL OF THE ROSE MAY BE PERFORMED WITH MOWING AND HERBICIDE TREATMENTS. PHYSICAL REMOVAL OF ALL TOP GROWTH FOLLOWED BY A PERIODIC HERBICIDE TREATMENT OF STUMP SPROUTS IS RECOMMENDED. NATIVE TREE AND SHRUB SPECIES OCCURRING WITHIN THE ROSE THICKETS SHOULD BE RETAINED WHENEVER POSSIBLE. HERBICIDE TREATMENTS SHALL OCCUR ON 2 MONTH INTERVALS DURING THE FIRST GROWING SEASON AND ONCE EACH IN THE SPRING AND FALL FOR SUBSEQUENT YEARS. HERBICIDE USED SHALL BE MADE SPECIFICALLY TO ADDRESS WOODY PLANT MATERIAL AND SHALL BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. CARE SHOULD BE TAKEN NOT TO SPRAY PLANTED TREES OR NATURALLY OCCURRING NATIVE TREE/SHRUB SEEDLINGS. IT IS RECOMMENDED THAT INITIATION OF ROSE REMOVAL BEGIN AT LEAST SIX MONTHS PRIOR TO PLANTING.

OWNER: EDGEWOOD FARM, INC. 14919 ROXBURY ROAD GLENELG, MARYLAND 21737	PROJECT: EDGEWOOD FARM PHASE 1 LOTS 1-7; NON-BUILDABLE BULK PARCELS 'AA'-'HH' NON-BUILDABLE PRESERVATION PARCELS 'A'-'G'
DEVELOPER: TOLL BROTHERS, INC. 7164 COLUMBIA GATEWAY DRIVE SUITE 230 COLUMBIA, MARYLAND 21046 410-872-9105	LOCATION: TAX MAP: 21, GRID: 22 PARCEL: 50 ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE # SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 email: be@be-civilengineering.com

NO. DATE REVISION

OWNER: CHARLES J. AND BARBARA E. GASTINGER 6200 WATERLOO ROAD COLUMBIA, MARYLAND 21045	PROJECT: GASTINGER PROPERTY
DEVELOPER: SECURITY DEVELOPMENT, LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244	LOCATION: TAX MAP No. 37 - GRID No. 14 PARCEL No. 246 AND 279 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: EDGEWOOD FARM, PHASE 1 OFF-SITE FOREST CONSERVATION GASTINGER PROPERTY P-07-011	DATE: JANUARY, 2007 PROJECT NO. 1080
Design: JMC Draft: WEO Check: DAM	SCALE: AS SHOWN DRAWING 6 OF 6

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional
 USACOE Wetland Delinerator
 Certification # WDCP33MD06100442
 John P. Canoles 6/15/07

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

7/10/07 DATE

EASEMENT	RETENTION (MTA)	REFORESTATION
FCE #1A	N/A	2.44 AC.*
FCE #1B	N/A	1.24 AC.**
TOTALS	N/A	3.68 AC.*

* 2.44 ACRES OF REFORESTATION IS REQUIRED FOR THE KINGS WOODS, SECTION 5, SUBDIVISION (P-07-001).
 ** 1.24 ACRES OF REFORESTATION IS REQUIRED FOR THE GASTINGER PROPERTY (P-07-011).

NOTES:

- THERE ARE STREAMS, STREAM BUFFERS AND FLOODPLAINS LOCATED ON THIS SITE.
- THIS OFF-SITE PLANTING WILL BE REQUIRED TO SATISFY THE FOREST CONSERVATION REQUIREMENTS FOR THE KINGS WOODS, SECTION 5 (P-07-001) SUBDIVISION.
- SURETY REQUIRED FOR THE OFF-SITE REFORESTATION IN THE AMOUNT OF \$59,023.80 SHALL BE REQUIRED FOR THE FINAL PLAN SUBMISSION OF THE KINGS WOODS, SECTION 5 (P-07-001).
- THE OBLIGATION OF 2.44 ACRES OF REFORESTATION FOR THE KINGS WOODS, SECTION 5 (P-07-001) WILL BE PROVIDED ON THE EDGEWOOD FARM, PHASE 1 (P-06-108).
- 2.44 ACRES OF REFORESTATION ARE REQUIRED FOR THE KINGS WOODS, SECTION 5 (P-07-001) SUBDIVISION 2.44 ACRES IS PROVIDED.
- THE OFF-SITE PLANTING WILL BE REQUIRED TO SATISFY THE FOREST CONSERVATION REQUIREMENTS FOR GASTINGER PROPERTY (P-07-011) SUBDIVISION.
- SURETY REQUIRED FOR THE OFF-SITE REFORESTATION IN THE AMOUNT OF \$27,007.20 SHALL BE REQUIRED FOR THE FINAL PLAN SUBMISSION OF GASTINGER PROPERTY (P-07-011).
- THE OBLIGATION OF 1.24 ACRES OF REFORESTATION FOR GASTINGER PROPERTY (P-07-011) WILL BE PROVIDED ON THE EDGEWOOD FARM, PHASE 1 (P-06-108).
- 1.24 ACRES OF REFORESTATION ARE REQUIRED FOR GASTINGER PROPERTY (P-07-011) AND 1.24 ACRES IS PROVIDED.

FCP NOTES:

- ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
- FORESTED AREAS OCCURRING OUTSIDE OF THE FCE AND SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
- LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
- TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 50 FEET OF THE PROPOSED LIMITS.
- PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS. SIGNS SHALL BE MOUNTED ON A PERMANENT WOOD POST OR METAL STAKE. FCE SIGNS SHALL NOT BE ATTACHED TO TREES.

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE FOREST CONSERVATION ACT OF 1994

Forest Conservation Area

REFORESTATION PROJECT

Trees For Your Future

SIGNAGE NOT TO SCALE

THIS PLAN IS FOR FOREST CONSERVATION ONLY

FOREST CONSERVATION EASEMENT BEARING AND DISTANCE DESCRIPTIONS SHALL BE PROVIDED ON THE FINAL PLAN.