

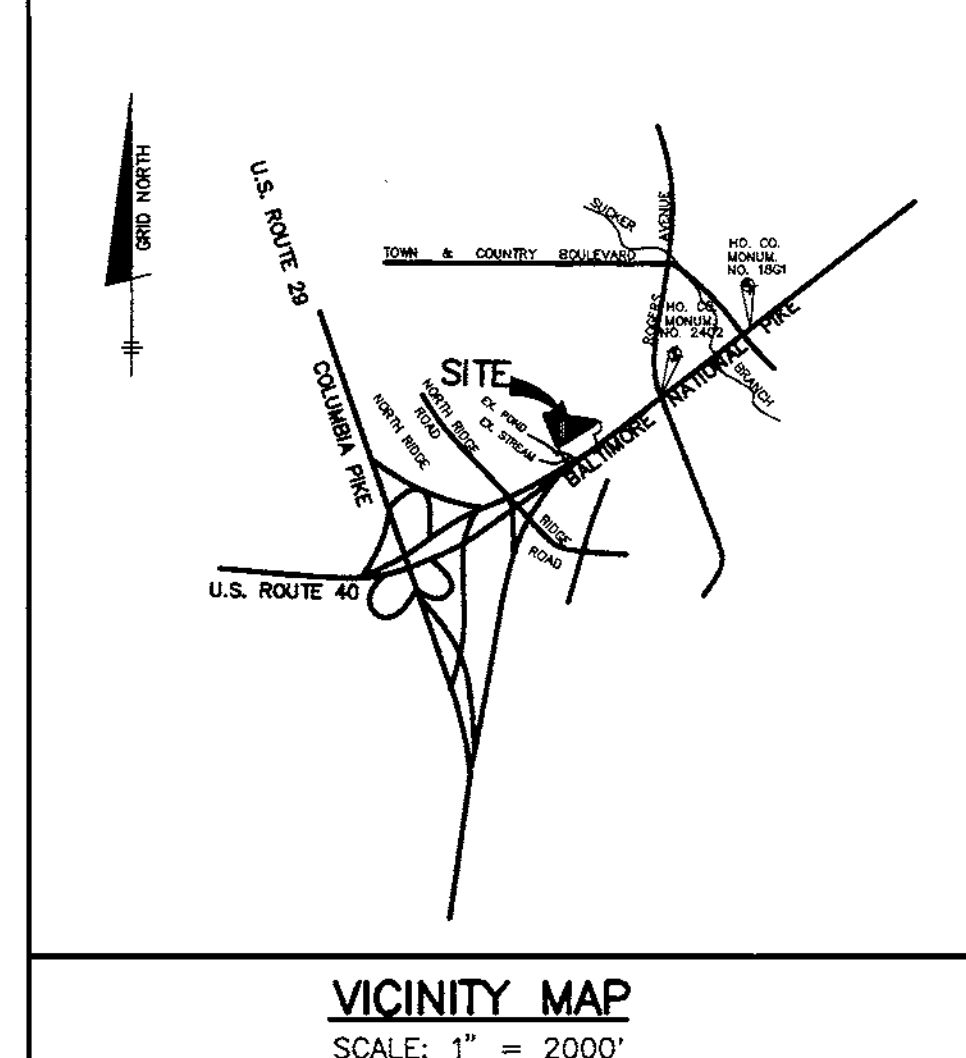
# KAISER FARM

## PHASE I

(FORMERLY HOENES PROPERTY, LOTS 1-78)

2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

# PRELIMINARY PLAN



VICINITY MAP  
SCALE: 1" = 2000'

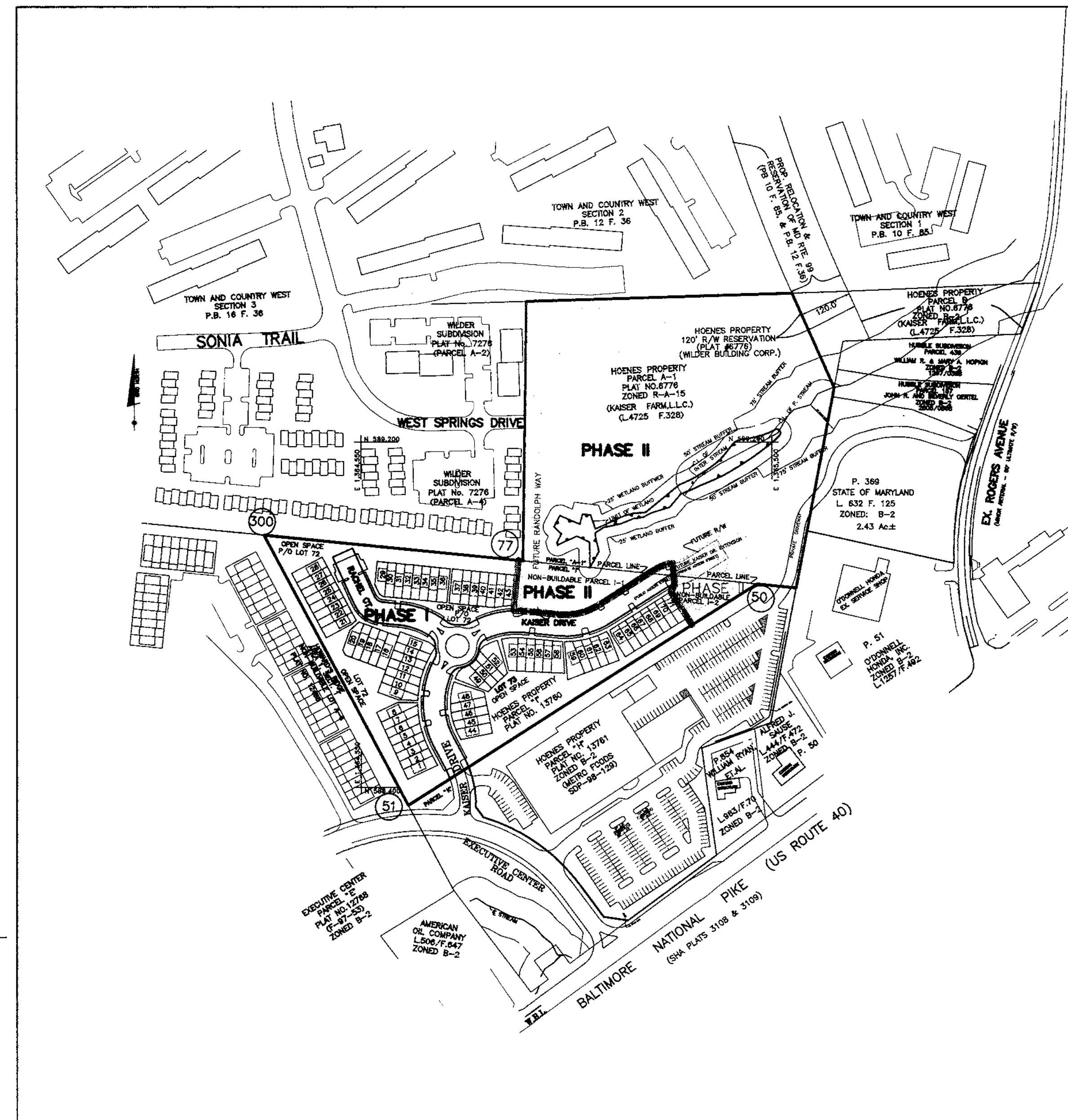
BENCH MARKS (NAD83)			
HO. CO. No. 1891	CONC. MONUMENT AT SURFACE, 4' N. OF MAC. SHOULDER OF RT. 40 WEST 18' W. OF YELLOW BUNKING SIGNAL	N 589,984.9578	E 1,367,750.2376
		ELEV. 408.542	
HO. CO. No. 242C	CONC. MONUMENT AT SURFACE 5.5' S. OF LEFT TURN LANE OF RT. 40 WEST 14' E. OF EAST EDGE OF CROSSOVER TO RT. 99 S.	N 588,648.3158	E 1,366,038.1347
		ELEV. 354.930	

COORDINATE CHART (NAD 83)

NO.	NORTH	EAST
50	588871.5674	1365466.1566
51	588358.6036	1364659.4898
77	588925.0928	1364926.8827
300	588984.8194	1364325.4611

**GENERAL NOTES:**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARD UNLESS WAIVER'S HAVE BEEN APPROVED.
- PROJECT SITE ZONED RA-15 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- CONTOURS SHOWN HEREON WERE TAKEN FROM FIELD RUN TOPOGRAPHY SURVEY AT 2' CONTOUR INTERVALS. THE TOPOGRAPHY WAS PREPARED BY TSA GROUP, INC. DATED JULY 1997, AND SUPPLEMENTED WITH TOPOGRAPHY AS SHOWN ON F-98-12.
- WATER AND SEWER EXTENSIONS FOR THIS PROJECT WILL BE PUBLIC AND ARE LOCATED WITHIN THE METROPOLITAN DISTRICT. (CONTRACT #14-3622-D) THE DRAINAGE AREA IS THE PATAPSCO WATERSHED.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD DRAWINGS OBTAINED FROM HOWARD COUNTY.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 1995, BY R.M. MOCHI GROUP, P.C. AND RECORDED AS PLAT 11976 IN THE LAND RECORDS OF HOWARD COUNTY AND VERIFIED BY TSA GROUP, INC. IN NOV. 1996.
- FOREST STAND DELINEATION PLAN WAS PREVIOUSLY APPROVED UNDER S-95-01g FOR PARCEL "I", AND FOREST STAND DELINEATION PLAN FOR PARCEL A-1 WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED AUGUST 1999.
- WETLAND REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC. DATED MARCH 1995 AND APPROVED UNDER S-95-01g AND WETLAND REPORT FOR PARCEL A-1 WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED MAY, 1999.
- APFO TRAFFIC ANALYSIS WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC., DATED AUGUST 1997 AND APPROVED UNDER S-95-01a, F-98-12, AND SDP-98-129.
- ALL OPEN SPACE SHALL BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
- STORM WATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS BEING PROPOSED BY AN EXTENDED DETENTION FACILITY. THE FACILITY IS PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE PROPOSED FACILITY IS LOCATED ON PROPERTY OWNED BY KAISER FARM, L.L.C.
- FOREST CONSERVATION OBLIGATIONS FOR PARCEL "I" HAVE BEEN FULFILLED BY OFFSITE PLANTINGS AT RIDGE VIEW HUNT (TAX MAP 14, PARCEL 14, PRESERVATION PARCEL B) AS PREVIOUSLY INDICATED UNDER P-97-02. THIS OFFSITE AREA HAS BEEN BONDED AND IS PART OF THE DEVELOPER'S AGREEMENT FOR F-98-12 AND SDP-98-129. FOREST CONSERVATION OBLIGATIONS FOR PARCEL "A-1" WILL BE FULFILLED IN PHASE II OF THIS DEVELOPMENT.
- NO DRIVEWAY ACCESS SHALL BE ALLOWED WITHIN THE LIMITS OF ANY SPEED CONTROL DEVICE.



**SITE DATA TABULATION**

		TOTAL PHASE I PHASE II*		
<b>1. GENERAL SITE DATA</b>				
a.) PRESENT ZONING:	RA-15			
b.) APPLICABLE DPZ FILE REFERENCES:	S-95-01a, P-97-02, F-98-91, F-98-12, F-98-154, F-98-100, AND SDP-98-129			
c.) PROPOSED USE OF SITE: SPA HOENES (TOWNHOUSES) AT PHASE I				
d.) PROPOSED WATER AND SEWER SYSTEMS:	X PUBLIC			
<b>2. AREA TABULATION</b>				
a.) TOTAL AREA OF SITE:	17.57 AC.	6.91 AC.	10.66 AC.	
b.) NET AREA OF SITE:	9.80 AC.	7.77 AC.	0.85 AC.	
c.) APPROXIMATE AREA OF 100 YEAR FLOODPLAIN:	N/A	N/A	N/A	
d.) APPROX. AREA OF STEEP SLOPES (25% OR MORE):	0.16 AC.	0.14 AC.	0.02 AC.	
e.) NET AREA OF SITE:	17.41 AC.	5.77 AC.	10.64 AC.	
f.) FUTURE PARCEL "E" (NOT INCLUDED IN DENSITY):	3.40 AC.*		3.40 AC.*	
g.) NET AREA OF SITE FOR DENSITY:	14.01 AC.	6.77 AC.	7.24 AC.	
h.) GROSS AREA OF THIS PLAN SUBMISSION:	17.57 AC.	6.91 AC.	10.66 AC.	
i.) APPROXIMATE LIMIT OF DISTURBED AREA:	17.30 AC.	15.20 AC.	6.10 AC.	
j.) AREA OF PROPOSED BUILDING LOTS:	4.03 AC.	2.89 AC.	1.14 AC.	
k.) AREA OF PROPOSED OPEN SPACE LOTS (AREA):	9.80 AC.	2.88 AC.	6.92 AC.	
l.) AREA OF PROPOSED PRESERVATION PARCELS:	N/A	N/A	N/A	
m.) AREA OF FUTURE BULK PARCELS:	3.40 AC.*		3.40 AC.*	
n.) AREA OF PROPOSED PUBLIC ROADS:	1.59 AC.	1.44 AC.	0.15 AC.	
o.) AREA OF PROPOSED PRIVATE ROADS:	2.14 AC.	0.46 AC.	1.68 AC.	
p.) AREA OF PROPOSED PUBLIC ROAD/R/W DEDICATION:	1.59 AC.	1.44 AC.	0.15 AC.	
<b>3. UNIT/LOT TABULATION</b>				
a.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS ALLOWED FOR PROJECT (15 D.U. PER NET AC.):	TOTAL	PHASE I	PHASE II*	
b.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION:	176	71	105	
1.) PROPOSED TOWNHOUSE (78 LOTS):	78	71	7	
2.) PROPOSED APARTMENTS (1 LOT):	98	0	98	
<b>4. DENSITY OF PROJECT PER NET ACRE:</b>				
a.) DENSITY OF PROJECT PER NET ACRE:	12.56	10.49	9.87	
b.) TOTAL NUMBER OF LOTS ALLOWED PER DEO/CEO:	N/A	N/A	N/A	
c.) TOTAL NUMBER OF LOTS PROPOSED PER DEO/CEO:	N/A	N/A	N/A	
<b>5. PARKING DATA</b>				
a.) REQUIRED PER ZONING REGULATION:	156 SP.	142 SP.	14 SP.	
1.) TOWNHOUSES (2 SP. / D.U.):	156 SP.	156 SP.	156 SP.	
2.) APARTMENTS (2 SP. / D.U.):	4 SP.	4 SP.	4 SP.	
3.) SWIM. POOL (1 SP./10 PERSONS)**:	24 SP.	22 SP.	2 SP.	
4.) OVER FLOOR:	30 SP.	30 SP.	30 SP.	
5.) TOTAL:	194 SP.	192 SP.	19 SP.	
b.) NUMBER OF PARKING SPACES PROVIDED:	194 SP.	192 SP.	19 SP.	
NOTE: 20 EXTRA SPACES AT PHASE I WILL BE UTILIZED TO MEET THE PARKING REQUIREMENT OF PHASE II (120 SP. * 253 SP. * 253 SP.) (INCLUDED 9 HANDICAPPED PARKING SPACES)				
1.) NUMBER OF HP PARKING SPACES REQUIRED: 9 SPACES FOR 401 TO 500 SPACES				
2.) NUMBER OF HP PARKING SPACES PROVIDED: 9 SPACES (INCLUDED 1 VAN ACCESSIBLE)				
** POOL SIZE: APPROX. 20' x 30' = 600 SQ. FT. (WITHOUT DIVING BOARD)				
*** PERSONS ALLOWED IN THE POOL PER HEALTH DEPT.: (1 PER /15 SQ. FT.) = 40 PERSONS PER ZONING REGULATION (SECTION 153.01B.11) (1 SP. PER 10 PERSONS) 4 SPACES REQUIRED				

\* NOTE: SITE DATA AT THE COLUMN OF "TOTAL" AND "PHASE II" SHOWN ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY. SEE SP-00-03 FOR PHASE II INFORMATION.

**LOCATION MAP**  
SCALE: 1" = 100'

STATE OF MARYLAND  
PLANNING & ZONING  
HOWARD COUNTY  
PLANNING DIRECTOR  
2/6/00  
DATE

**SHEET INDEX**

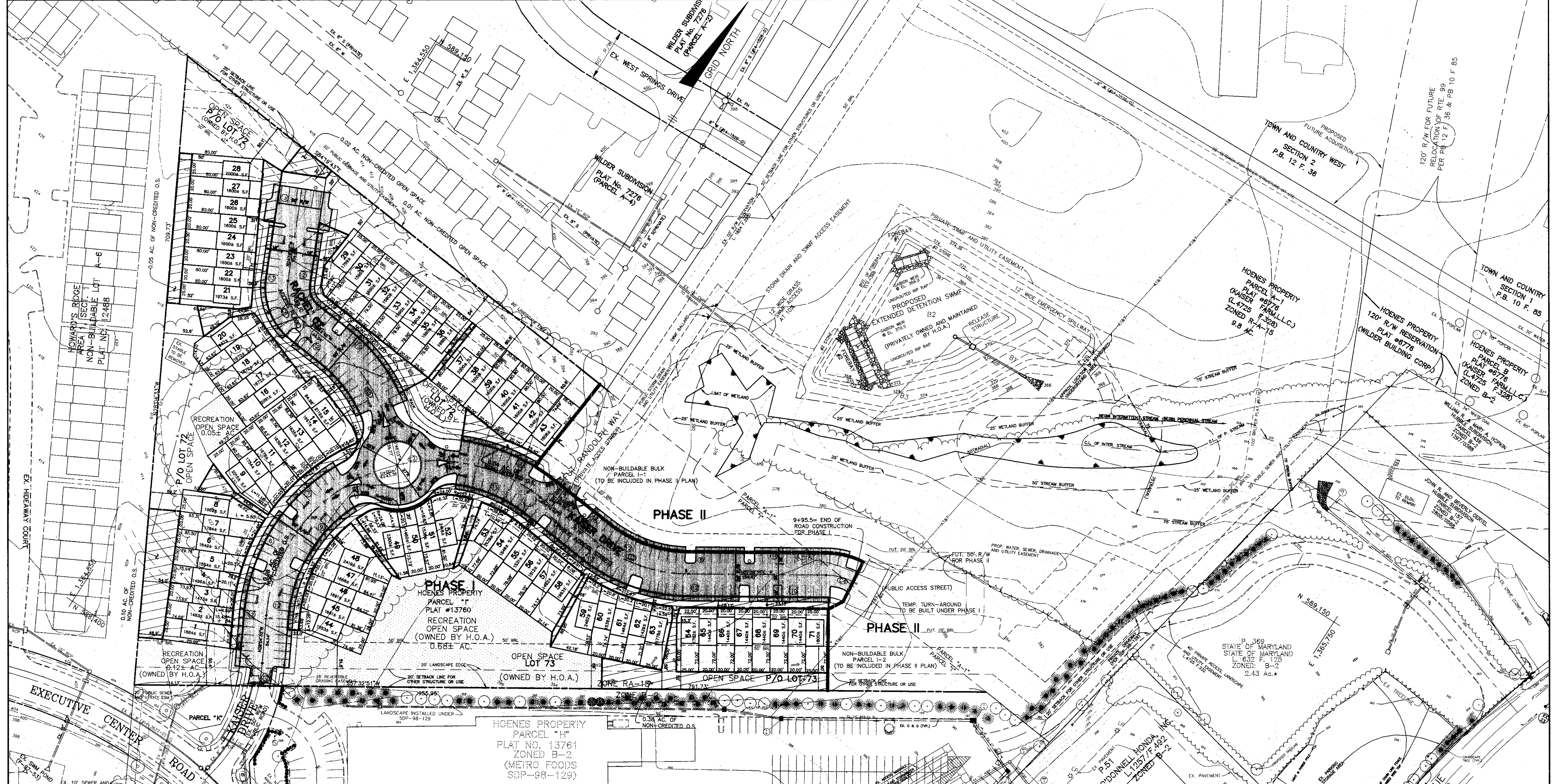
SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	PRELIMINARY PLAN
3.	PRELIMINARY GRADING, SWM, STORM DRAIN, & SEDIMENT CONTROL PLAN
4.	PRELIMINARY LANDSCAPE PLAN
5.	PRELIMINARY FOREST CONSERVATION PLAN

**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

*Donald Maer*

OWNER / DEVELOPER:	KAISER FARM, L.L.C. P.O. BOX 417 ELLICOTT CITY, MD 21041 (410) 465-4244
PROJECT:	KAISER FARM PHASE I (FORMERLY HOENES PROPERTY, LOTS 1-78) A RESUBDIVISION OF NON-BUILDABLE BANK OPEN SPACE PARCEL "I" HOENES PROPERTY AND RESIDUE OF PARCEL A-1 HOENES PROPERTY
LOCATION:	TAX MAPS 17 & 24, P/O PARCEL 848, AND P/O RESIDUE OF PARCEL A-1
REFERENCE FILE:	2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND S-95-01a, F-97-02, F-98-91, F-98-12, S-98-05, SDP-98-129, F-98-154, F-98-100, AND SDP-98-129
TITLE:	TITLE SHEET
DATE:	JUNE, 1999
PROJECT NO.:	1268
DES: YSL	DRN: YSL
CHK: DAM	SCALE: AS SHOWN
	DRAWING 1 OF 5



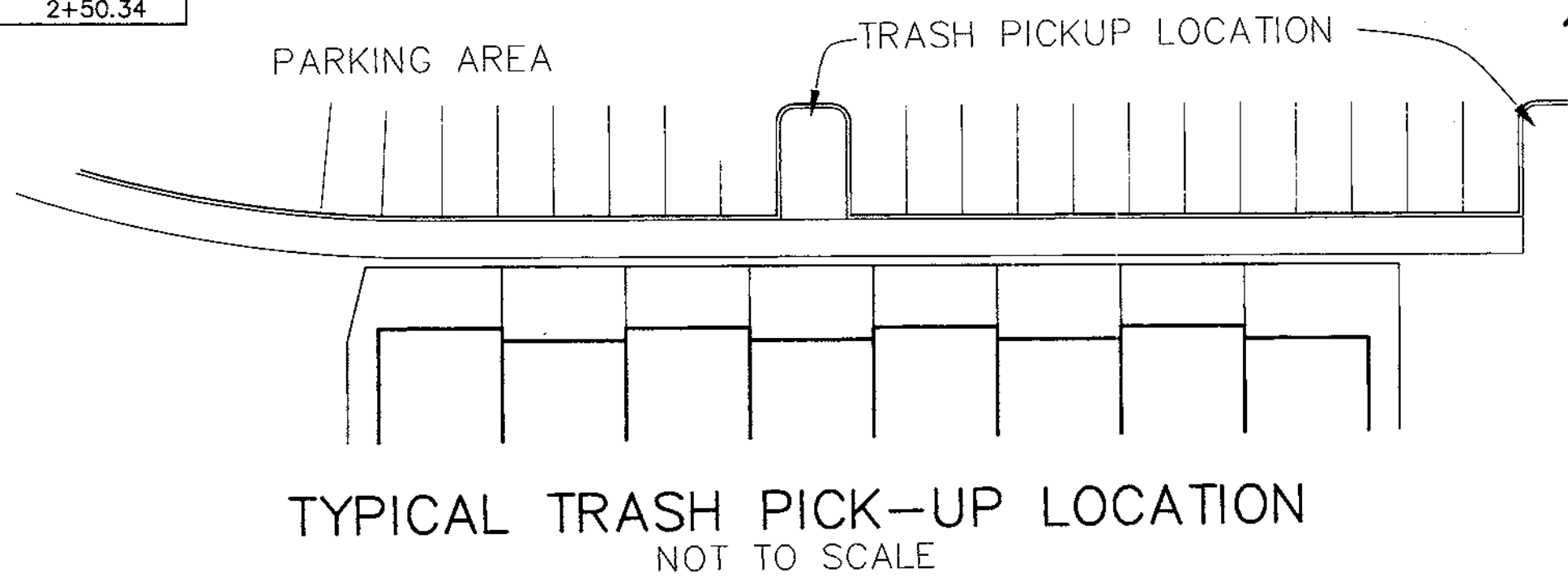


**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	PC. STA.	PT. STA.
C1	200.00'	25.77'	12.91'	25.76'	N 24°23'02" W	72°3'02"	1+23.77	1+49.54
C2	190.00'	410.36'	355.44'	335.13'	S 33°47'52" W	123°44'50"	2+03.89	6+14.05
C3	170.00'	113.12'	58.74'	111.04'	N 76°36'34" E	38°07'28"	6+91.83	8+04.95
C4	68.15'	35.68'	18.28'	35.28'	N 72°32'51" E	30°00'00"	9+59.82	9+95.50
C5	175.00'	117.68'	61.16'	115.47'	N 65°03'53" W	38°31'40"	0+35.77	1+53.45
C6	50.00'	52.36'	28.87'	50.00'	S 54°19'43" E	60°00'00"	1+97.98	2+50.34

**PLAN VIEW**  
SCALE: 1" = 50'

NO DRIVEWAY ACCESS SHALL BE ALLOWED WITHIN THE LIMITS OF ANY SPEED CONTROL DEVICE.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR DATE 2/6/02

- LEGEND**
- RECREATION OPEN SPACE
  - OPEN SPACE LESS THAN 35' WIDE
  - DIRECTION OF DRAINAGE FLOW
  - TRAFFIC FLOW ARROW
  - PHASE I ROAD CONSTRUCTION

**STREET LIGHT SCHEDULE**

SYMBOL	DESCRIPTION	LOCATION
[Symbol]	100 WATT HPS VAPOR "TRADITIONAL" POST TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE	15' LT., STA.1+52 KAISER DR. 17' RT., STA.3+85, KAISER DR. 16' LT., STA.4+98, KAISER DR. 15' LT., STA.6+65 KAISER DR. 15' LT., STA.8+74 KAISER DR. 15' LT., STA.0+55, RACHEL CT. 15' RT., STA.1+63, RACHEL CT. 15' RT., STA.3+58 RACHEL CT.

**BENCHMARK ENGINEERING, INC.**  
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8480 BALTIMORE NATIONAL PKE. • SUITE 418 • ELLICOTT CITY, MARYLAND 21043  
PHONE: 410-465-6105 FAX: 410-465-6544

**PROJECT: KAISER FARM PHASE I**  
OWNER / DEVELOPER: KAISER FARM, L.L.C.  
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ELLICOTT CITY, MD 21041  
(410) 465-4244

**TITLE: PRELIMINARY PLAN**

DATE: JUNE, 1999 PROJECT NO. 1268  
SCALE: AS SHOWN DRAWING 2 OF 5

DES: YSL DRN: YSL CHK: DAM





**PLAN VIEW**  
SCALE: 1" = 50'

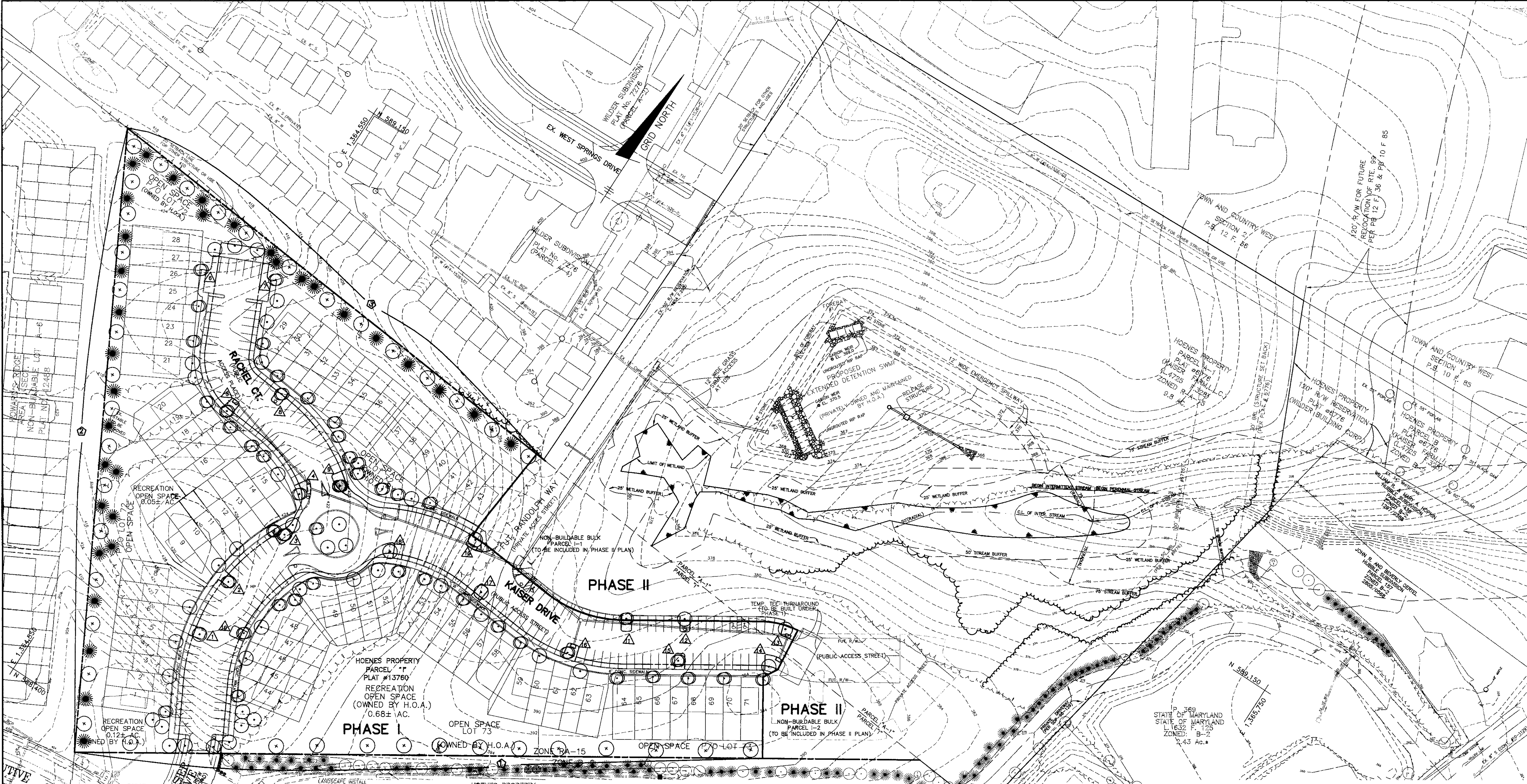
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*[Signature]* 2/3/00  
PLANNING DIRECTOR DATE

**LEGEND**

- 2 FEET
- 300 100
- CONTOUR INTERVAL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED EARTH DIKE
- MOUNTABLE BERM
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBED AREA
- EXISTING TREE LINE
- PROPOSED TREE LINE
- AREA OF 15% TO 24.99% SLOPES
- AREA OF 25% OR GREATER SLOPES (THERE ARE NO CONTIGUOUS STEEP SLOPES 20,000 S.F. OR GREATER)

NO DATE	REVISION
<b>BENCHMARK ENGINEERING, INC.</b>	
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6444	
OWNER / DEVELOPER:	PROJECT:
KAISER FARM, L.L.C. P.O. BOX 417 ELLICOTT CITY, MD 21041 (410) 465-4244	<b>KAISER FARM</b> PHASE I (FORMERLY HOENES PROPERTY LOTS 1-78) A RESUBDIVISION OF NON-BUILDABLE BANK OPEN SPACE PARCEL 17, HOENES PROPERTY AND RESIDUE OF PARCEL A-1, HOENES PROPERTY
TITLE:	DATE:
<b>PRELIMINARY GRADING, SWM, STORM DRAIN &amp; SEDIMENT CONTROL PLAN</b>	JUNE, 1998
DES: YSL	DRN: YSL
CHK: DAM	PROJECT NO. 1268
SCALE: AS SHOWN	DRAWING 3 OF 5





**PLAN VIEW**  
SCALE: 1" = 50'

△ DENOTES LANDSCAPE ISLAND WITH MIN. OF 200 S.F.

SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	39	PLANTANUS ACERIFOLIA (BLOODGOOD LONDON PLANE)	2 1/2" MIN. CAL. B & B FULL HEAD
(Symbol)	33	PRINUS STROBUS (EASTERN WHITE PINE)	5" - 6" HT. UNSHEARED

SYMBOL	DESCRIPTION
(Symbol)	INTERNAL STREET TREES TO BE PROVIDED BY THE DEVELOPER AND TO BE INCORPORATED ON THE FINAL PLANS.
(Symbol)	SHADE TREES ALONG PERIMETER AND STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
(Symbol)	EVERGREEN TREES ALONG PERIMETER AND STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.

SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	45	ACER RUBRA (RED MAPLE)	2 1/2" MIN. CAL. B & B FULL HEAD
(Symbol)	45	ACER SACCHARUM (SUGAR MAPLE)	2 1/2" MIN. CAL. B & B FULL HEAD

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	184
NUMBER OF ISLANDS REQUIRED: (1 ISLAND/ 10 SPACES)	19
NUMBER OF ISLANDS PROVIDED:	19
NUMBER OF TREES REQUIRED: (1 TREE/ 10 SPACES)	19
NUMBER OF TREES PROVIDED:	19
SHADE TREES	19
OTHER TREES (2:1 SUBSTITUTE)	-

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	71
NUMBER OF TREES REQUIRED: (150 SF/ 1.3 DU APTS)	71
NUMBER OF TREES PROVIDED:	71
SHADE TREES	71
OTHER TREES (2:1 SUBSTITUTE)	-

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO ROADWAY	NO	NO
	ADJACENT TO PERIMETER PROPERTIES	YES	YES
PERIMETER NO. / LANDSCAPE TYPE		① A	② B
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		778'	710'
CREDIT FOR EXISTING VEGETATION: (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO	NO
CREDIT FOR WALL, FENCE OR BERM: (NO OR YES W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO	NO
NUMBER OF PLANTS REQUIRED: (SHADE TREES (1:40))		13	14
		18	15
EVERGREEN TREES		-	-
OTHER TREES (2:1 SUBSTITUTE)		-	-
SHRUBS:		-	-
NUMBER OF PLANTS PROVIDED:		13	14
SHADE TREES		13	14
EVERGREEN TREES		-	-
OTHER TREES (2:1 SUBSTITUTE)		-	-
SHRUBS (10:1 SUBSTITUTE)		-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		-	-

- LANDSCAPING NOTES**
- PERIMETER LANDSCAPING SHALL BE PROVIDED BY THE EXISTING VEGETATION TO REMAIN AND BY THE PLANTINGS AS SHOWN ON THESE PLANS.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTERNAL STREET PARKING PLANTINGS, STORMWATER MANAGEMENT POND PLANTING, THE PRESERVATION OF THE PERIMETER VEGETATION AS SHOWN ON THESE PLANS AND FOR THE PLANTINGS ON PERIMETERS. BONDING FOR PLANTINGS IS THE OBLIGATION OF THE DEVELOPER AS PART OF THE DEVELOPERS AGREEMENT.
  - A MINIMUM OF TWENTY(20) FEET SHALL BE MAINTAINED BETWEEN TREES AND STREET LIGHTS.
  - THE REQUIRED SWMF LANDSCAPING SHALL BE PROVIDED WITH THE FUTURE RESUBDIVISION OR DEVELOPMENT PLAN FOR THE RESIDUE OF PARCEL A-1.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR DATE

NO.	DATE	REVISION

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043  
PHONE: 410-485-6105 FAX: 410-485-6844

*Donald Mean*

**OWNER /DEVELOPER:**  
KAISER FARM, L.L.C.  
P.O. BOX 417  
ELLICOTT CITY, MD 21041  
(410) 465-4244

**PROJECT:**  
**KAISER FARM PHASE I**  
(FORMERLY HOENES PROPERTY LOTS 1-78)  
A RESUBDIVISION OF NON-BUILDABLE BANK OPEN SPACE PARCEL "T", HOENES PROPERTY LOTS 1-78, ZONED B-2, L. 125

**LOCATION:** TAX MAPS 17 & 24, P/O PARCEL 848, AND P/O RESIDUE OF PARCEL A-1  
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REFERENCE FILE: S-95-016, P-87-02, F-98-01, F-98-12, S-98-05, SDP-88-129, P-88-018, F-88-014

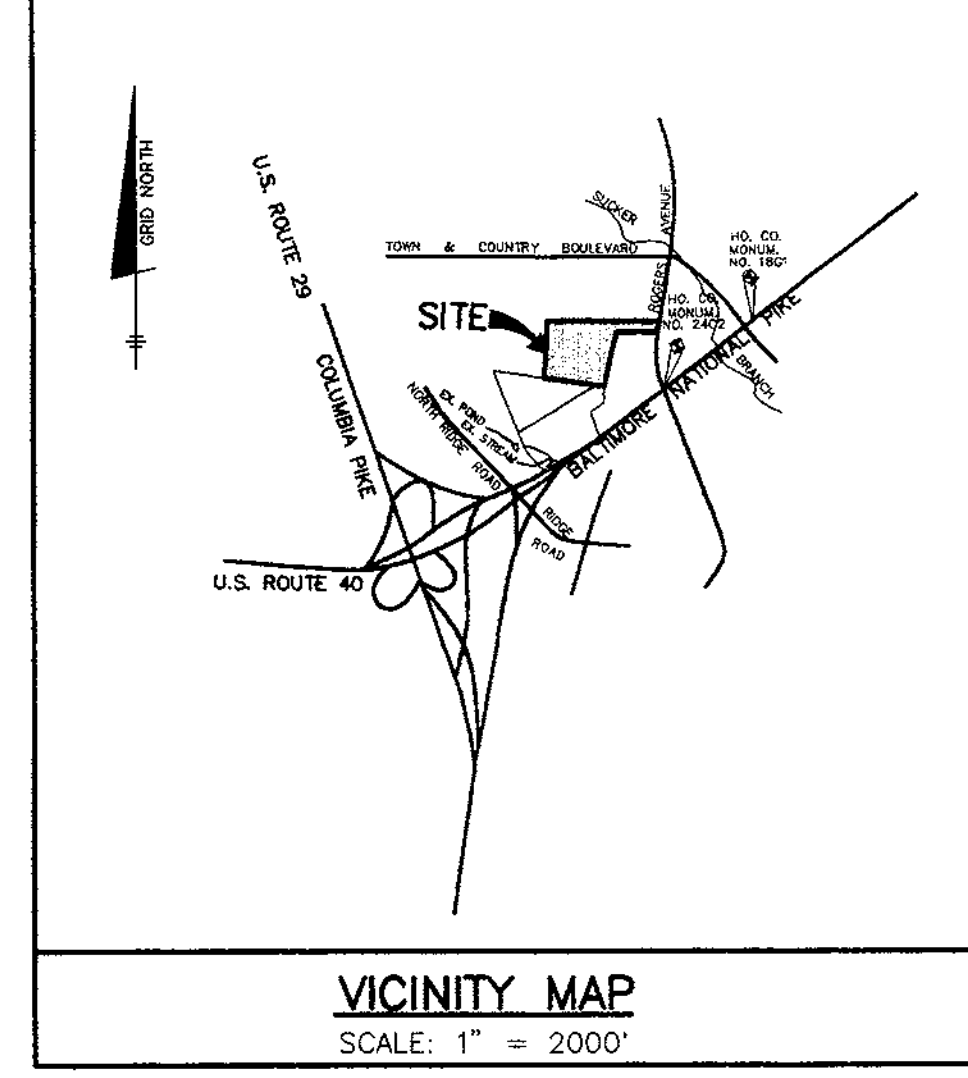
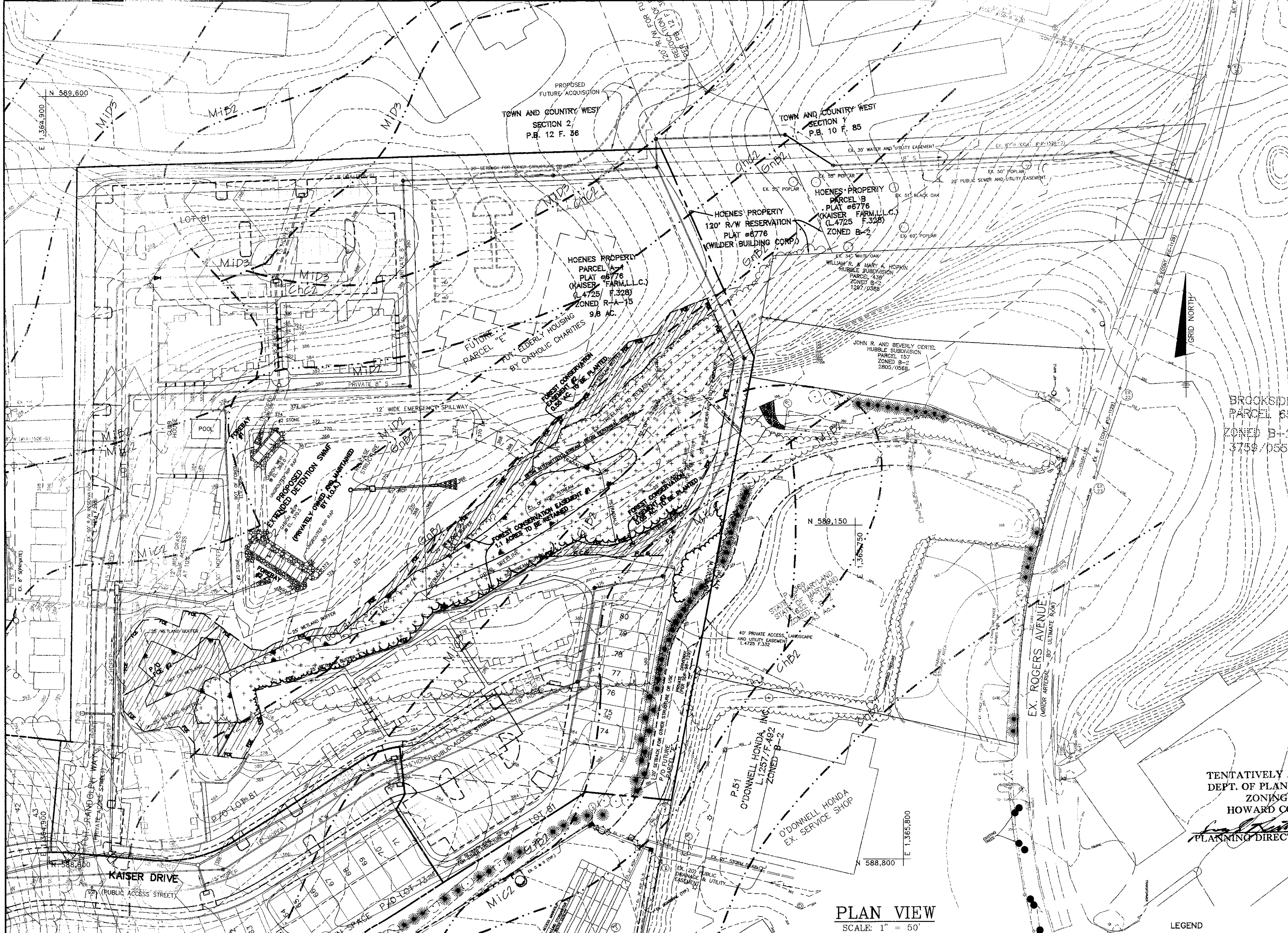
**TITLE:**  
**PRELIMINARY LANDSCAPE PLAN**

**DATE:** JUNE, 1999 **PROJECT NO. 1268**

DES: YSL DRN: YSL CHK: DAM SCALE: 1"=50' DRAWING 4 OF 5

P-99-17





### FOREST CONSERVATION WORKSHEET

**I. BASIC SITE DATA**

GROSS SITE AREA	9.8 AC
AREA WITHIN 100 YEAR FLOODPLAIN	0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	9.8 AC
NET TRACT AREA	9.8 AC
LAND USE CATEGORY (R-RD,R-RMD, R-S,C/A/O) R-A-15	

**II. INFORMATION FOR CALCULATIONS**

A. NET TRACT AREA	9.8 AC
B. REFORESTATION THRESHOLD (20% x A)	2.0 AC
C. AFFORESTATION MINIMUM (15% x A)	1.5 AC
D. EXISTING FOREST ON NET TRACT AREA	2.4 AC
E. FOREST AREAS TO BE CLEARED	1.3 AC
F. FOREST AREAS TO BE RETAINED	1.1 AC

**III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION**

**1. REFORESTATION**

IF EXISTING FOREST AREAS EQUAL OR EXCEED THE AFFORESTATION MINIMUM (IF D EQUALS OR IS MORE THAN C), AND CLEARING OF FOREST AREAS IS PROPOSED, REFORESTATION REQUIREMENT MAY APPLY.

GO TO SECTION IV

IF EXISTING FORESTS EXCEED THE AFFORESTATION MINIMUM (IF D EQUALS OR IS MORE THAN C) AND NO CLEARING OF EXISTING FOREST RESOURCES IS PROPOSED, NO REFORESTATION IS REQUIRED, NO FURTHER CALCULATIONS ARE NEEDED.

**2. AFFORESTATION**

IF EXISTING FOREST AREA ARE LESS THAN THE AFFORESTATION MINIMUM (IF D IS LESS THAN C), AFFORESTATION REQUIREMENTS APPLY.

GO TO SECTION V

**IV. REFORESTATION CALCULATIONS**

A. NET TRACT AREA	9.8 AC
B. REFORESTATION THRESHOLD (20% x A)	2.0 AC
D. EXISTING FOREST ON NET TRACT AREA	2.4 AC
E. FOREST AREAS TO BE CLEARED	1.3 AC
F. FOREST AREAS TO BE RETAINED	1.1 AC
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD (D - B, IF F IS EQUALS OR IS GREATER THAN B, ALTERNATE 1)	0.4 AC
(D - B, IF F IS LESS THAN B, ALTERNATE 2)	
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD (E - B, IF APPLICABLE)	0.9 AC
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD (F - B, RETENTION CREDIT, IF APPLICABLE)	0.0 AC

SELECTION THE ALTERNATIVE THAT APPLIES:

**1. CLEARING ABOVE THE THRESHOLD ONLY**

IF FOREST AREAS TO BE RETAINED EQUAL OR ARE GREATER THAN THE REFORESTATION THRESHOLD (IF F EQUALS OR IS GREATER THAN B), THE FOLLOWING CALCULATIONS APPLY:

REFORESTATION FOR CLEARING ABOVE THRESHOLD	N/A
G x 1/4	
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	N/A
I = RETENTION CREDIT	
TOTAL REFORESTATION REQUIRED	N/A
G x 1/4 - I	

**2. CLEARING BELOW THRESHOLD**

IF FOREST AREAS TO BE RETAINED ARE LESS THAN THE REFORESTATION THRESHOLD (IF F IS LESS THAN B), THE FOLLOWING CALCULATION APPLY:

REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.1 AC
G x 1/4	
REFORESTATION FOR CLEARING BELOW THRESHOLD	1.8 AC
H x 2	
TOTAL REFORESTATION REQUIRED	1.8 AC
(G x 1/4) + (H x 2)	

SINCE CLEARING OCCURS BELOW THE THRESHOLD, NO FOREST RETENTION CREDIT IS POSSIBLE.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*[Signature]*  
PLANNING DIRECTOR 2/6/20  
DATE

PLAN VIEW  
SCALE: 1" = 50'

- PFCP 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 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 DEP.
  - 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 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
  - PERMANENT SIGNAGE SHALL BE PLACED 50 - 100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
  - THE OUTSTANDING FORESTATION OBLIGATION FOR THIS PROJECT SHALL BE MET THROUGH OFFSITE PLANTING OR PAYMENT OF THE COUNTY'S FEE-IN-LIEU. THE APPROPRIATE OPTION WILL BE DETERMINED IN THE FINAL FOREST CONSERVATION PLAN.

SOILS CLASSIFICATION		HYDROLOGIC GROUP	FOREST DATA
SYMBOL	DESCRIPTION		
ChB2	CHESTER SILT LOAM, 3-8% SLOPES, MODERATELY ERODED	B	GROSS AREA: 9.8 AC
ChC2	CHESTER SILT LOAM, 8-15% SLOPES, MODERATELY ERODED	B	NET TRACT AREA (NTA): 9.8 AC
G1B2	GLENELG LOAM, 3-8% SLOPES, MODERATELY ERODED	B	EXISTING FOREST (NTA): 2.4 AC
G1C2	GLENELG LOAM, 8-15% SLOPES, MODERATELY ERODED	B	AFFORESTATION THRESHOLD: 1.5 AC
G1C3	GLENELG LOAM, 8-15% SLOPES, SEVERELY ERODED	B	REFORESTATION THRESHOLD: 2.0 AC
GnB2	GLENVILLE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED (HYDRIC)	C	FOREST TO BE CLEARED (NTA): 1.3 AC
M1B2	MANOR LOAM, 3-8% SLOPES, MODERATELY ERODED	B	REFORESTATION REQUIRED: 1.9 AC
M1C2	MANOR LOAM, 8-15% SLOPES, MODERATELY ERODED	B	ON-SITE REFORESTATION AVAILABLE: 0.6 AC
M1C3	MANOR LOAM, 8-15% SLOPES, SEVERELY ERODED	B	OUTSTANDING FORESTATION OBLIGATION: 1.3 AC
M1D2	MANOR LOAM, 8-15% SLOPES, SEVERELY ERODED	B	
M1D3	MANOR LOAM, 15-25% SLOPES, SEVERELY ERODED	B	

**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- FOREST TO BE RETAINED
- PROPOSED FORESTATION AREA
- PRELIMINARY LIMITS OF FOREST CONSERVATION EASEMENT
- FCE

**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS

MD DNR Qualified Professional  
USACOE Wetland Delimitator  
Certification # WCP93MD061004412  
*[Signature]*  
John P. Casner

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NO. DATE	REVISION
<b>BENCHMARK ENGINEERING, INC.</b>	
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644	
OWNER / DEVELOPER:	PROJECT:
KAISER FARM, L.L.C.	<b>KAISER FARM</b>
ELLIOTT CITY, MD 21041	(FORMERLY HOENES PROPERTY, LOTS 1-78)
(410) 465-4244	A RESUBDIVISION OF NON-BUILDABLE BANK OPEN SPACE PARCEL 17, HOENES PROPERTY AND RESIDUE OF PARCEL A-1, LIEUTENANT PROPERTY.
	LOCATION: TAX MAPS 17 & 24, P/O PARCEL 848, AND P/O RESIDUE OF PARCEL A-1
	2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
	REFERENCE FILE: S-95-01a, P-97-02, P-95-91, P-99-12, S-95-05, SDP-98-129, P-88-106 AND P-88-154
	TITLE:
	<b>PRELIMINARY FOREST CONSERVATION PLAN</b>
DATE:	PROJECT NO. 1288
DES:	SCALE: AS SHOWN
DRN:	DRAWING 5 OF 5
CHK:	