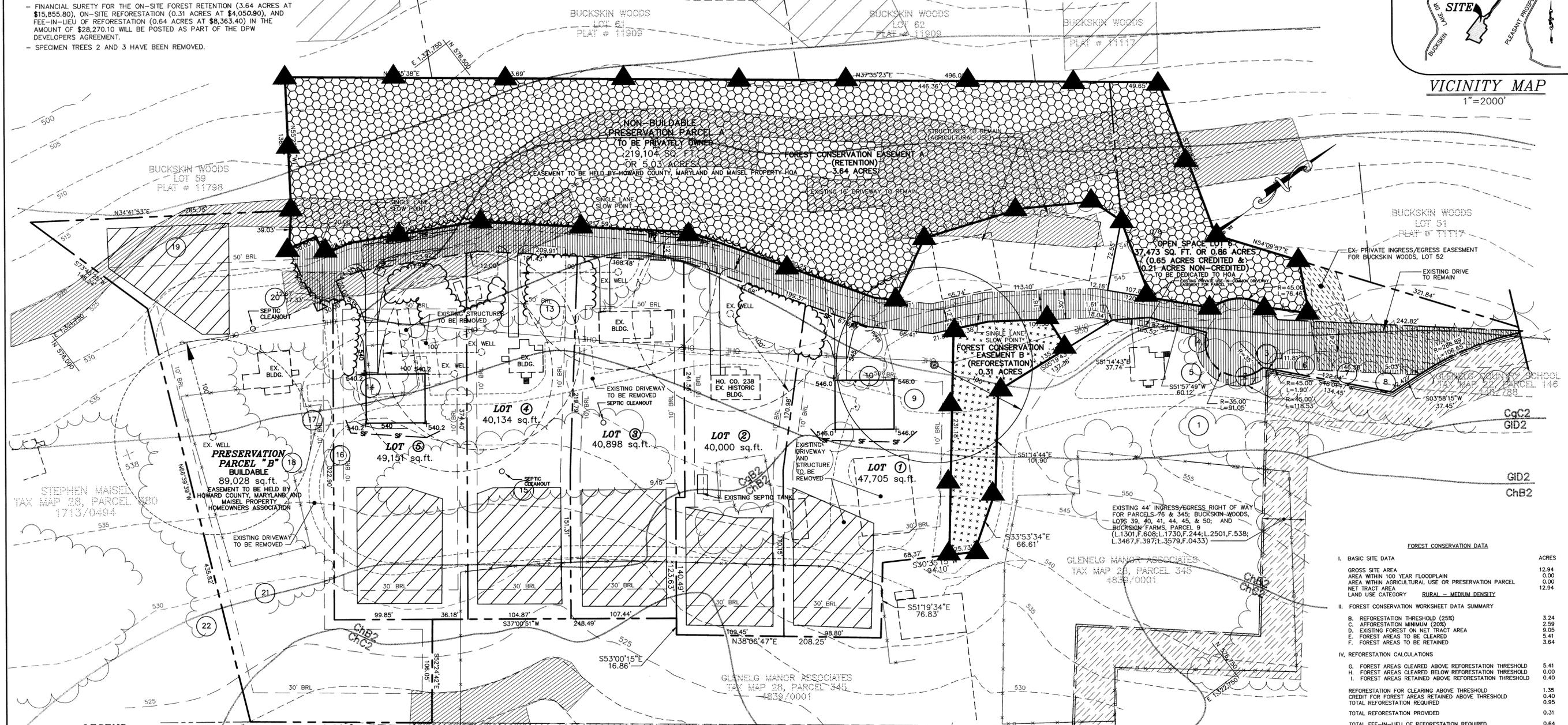
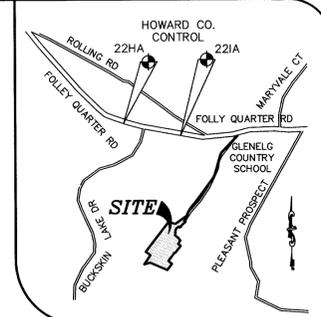


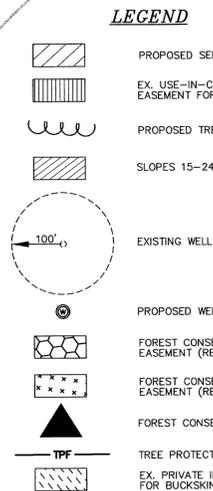
NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

NOTE:
 - FEE-IN-LIEU OF REFORESTATION HAS BEEN REQUESTED FOR THE REMAINING AREA REQUIRED TO BE REFORESTED BY THE HOWARD COUNTY FOREST CONSERVATION MANUAL. SEE FOREST CONSERVATION CALCULATIONS THIS SHEET. (0.95 ACRES OF REFORESTATION IS REQUIRED. 0.31 ACRES OF REFORESTATION HAS BEEN SHOWN ON-SITE. THE REMAINING 0.64 ACRES WILL BE PART OF A FEE-IN-LIEU REQUEST.)
 - FINANCIAL SURETY FOR THE ON-SITE FOREST RETENTION (3.64 ACRES AT \$15,855.80), ON-SITE REFORESTATION (0.31 ACRES AT \$4,050.90), AND FEE-IN-LIEU OF REFORESTATION (0.64 ACRES AT \$8,363.40) IN THE AMOUNT OF \$28,270.10 WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
 - SPECIMEN TREES 2 AND 3 HAVE BEEN REMOVED.



FOREST CONSERVATION DATA

	ACRES
I. BASIC SITE DATA	
GROSS SITE AREA	12.94
AREA WITHIN 100 YEAR FLOODPLAIN	0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	12.94
LAND USE CATEGORY	RURAL - MEDIUM DENSITY
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (25%)	3.24
C. AFFORESTATION MINIMUM (20%)	2.59
D. EXISTING FOREST ON NET TRACT AREA	9.05
E. FOREST AREAS TO BE CLEARED	5.41
F. FOREST AREAS TO BE RETAINED	3.64
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	5.41
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.40
REFORESTATION FOR CLEARING ABOVE THRESHOLD	1.35
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	0.40
TOTAL REFORESTATION REQUIRED	0.95
TOTAL REFORESTATION PROVIDED	0.31
TOTAL FEE-IN-LIEU OF REFORESTATION REQUIRED	0.64



SOILS DESCRIPTION

SYMBOL	DESCRIPTION
GIB2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
ChB2	GLENVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
LhC2	LINGANORE CHANNERY LOAM, 8% TO 15% SLOPES, MODERATELY ERODED --- TYPE B
LhO2	LINGANORE CHANNERY LOAM, 15% TO 25% SLOPES, MODERATELY ERODED --- TYPE B
LoE	LINGANORE CHANNERY SILT LOAM, 25% TO 45% SLOPES
MhB2	MT. AIRY CHANNERY LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE A
MhC2	MT. AIRY CHANNERY LOAM, 8% TO 15% SLOPES, MODERATELY ERODED --- TYPE A
MhC3	MT. AIRY CHANNERY LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE A
MhD2	MT. AIRY CHANNERY LOAM, 15% TO 25% SLOPES, MODERATELY ERODED --- TYPE A
ME	MT. AIRY CHANNERY LOAM, 25% TO 45% SLOPES

SPECIMEN TREES

1	39" CHESTNUT OAK (EXCELLENT)
2	42" CHESTNUT OAK (EXCELLENT)
3	34" CHESTNUT OAK (EXCELLENT)
4	40" CHESTNUT OAK (EXCELLENT)
5	32" CHESTNUT OAK (EXCELLENT)
6	32" CHESTNUT OAK (EXCELLENT)
7	36" CHESTNUT OAK (EXCELLENT)
8	42" CHESTNUT OAK (EXCELLENT)
9	43" BLACK OAK (GOOD)
10	46" WHITE OAK (EXCELLENT)
11	44" BLACK OAK (GOOD)
12	34" WHITE OAK (EXCELLENT)
13	39" BLACK OAK (NOT SO GOOD)
14	35" CHESTNUT OAK (EXCELLENT)
15	32" WHITE OAK (EXCELLENT)
16	40" RED OAK (EXCELLENT)
17	34" SCARLET OAK (EXCELLENT)
18	34" WHITE OAK (EXCELLENT)
19	34" CHESTNUT OAK (EXCELLENT)
20	35" CHESTNUT OAK (EXCELLENT)
21	34" BLACK OAK (EXCELLENT)
22	34" WHITE OAK (EXCELLENT)



MD DNR QUALIFIED PROFESSIONAL
 Stephanie Demchik 7/23/00
 STEPHANIE DEMCHIK

OWNER
 DALE MAISEL
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-9105

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Cindy Hamilton 8/16/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE
 [Signature] 8/16/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

date	project	scale
JULY 2000	95008	1"=50'
	illustration	
	SID	
	SID	
	approval	

no.	description	revisions

MAISEL PROPERTY
 LOTS 1 THRU 5 & PRESERVATION PARCELS A & B
 TAX MAPS 22 & 28 - BLOCKS 22 & 4
 FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

NOTE:
 - FEE-IN-LIEU OF REFORESTATION HAS BEEN REQUESTED FOR THE REMAINING AREA REQUIRED TO BE REFORESTED BY THE HOWARD COUNTY FOREST CONSERVATION MANUAL. SEE FOREST CONSERVATION CALCULATIONS THIS SHEET. (0.95 ACRES OF REFORESTATION IS REQUIRED. 0.31 ACRES OF REFORESTATION HAS BEEN SHOWN ON-SITE. THE REMAINING 0.64 ACRES WILL BE PART OF A FEE-IN-LIEU REQUEST.)
 - FINANCIAL SURETY FOR THE ON-SITE FOREST RETENTION (3.64 ACRES AT \$15,855.80), ON-SITE REFORESTATION (0.31 ACRES AT \$4,050.90), AND FEE-IN-LIEU OF REFORESTATION (0.64 ACRES AT \$8,363.40) IN THE AMOUNT OF \$28,270.10 WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.

GENERAL NOTES
FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DEWATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPIILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

PLANTING SPECIFICATIONS AND NOTES

SITE PREPARATION AND SOILS

- PROTECTIVE FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS PER PLAN LOCATIONS. PROTECTIVE FENCING WILL NOT BE NECESSARY ALONG THOSE PERIMETERS WHERE SILT FENCE HAS BEEN INSTALLED FOR SEDIMENT CONTROL.
- DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT.
- SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
- SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
- ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

PLANT STORAGE AND INSPECTION

- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
- FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
- PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
- UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.

PLANT INSTALLATION

- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING. AFTER PLANT INSTALLATION, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER GENEROUSLY TO SETTLE SOIL BACKFILLED AROUND TREES.
- PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
- CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING MATURE TREES. IF ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES.

- CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENEED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
- FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
- THE CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FIVE (5) PER SPECIES, OVER THE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED IN THE PLANT LIST.
- A STRAIGHT GRID PATTERN SPACING IS TO BE AVOIDED. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED IN THE PLANT LIST TO OBTAIN A MORE NATURAL APPEARANCE.
- NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE VERY DEEP, WELL DRAINED NATURE OF THE NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILL AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

FERTILIZING

- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADD ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
- NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE WHAT IS NEEDED.
- IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

MAINTENANCE SCHEDULE

- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A MINIMUM OF TWO (2) YEAR PERIOD.
- INSPECT PLANTED STOCK FOR MORTALITY. REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- EXPECT VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION TO OCCUR. DO NOT DISCOURAGE THIS GROWTH UNLESS IT NEGATIVELY EFFECTS THE PLANTED STOCK.
- MANUALLY REMOVE AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
- REMOVE AND DISPOSE OF ANY MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN THE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK OR INTERFERES WITH THE REFORESTATION PLANTING.
- A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS WILL BE REQUIRED TO BRING THE PLANTED STOCK SURVIVAL RATE UP TO 75%.

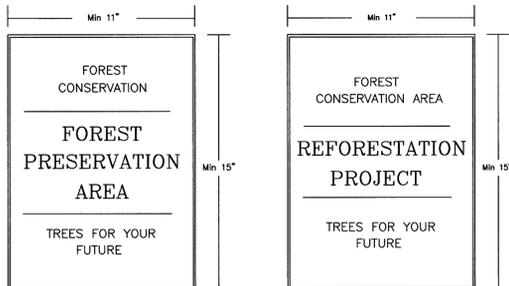
SUPERVISION

- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

REFORESTATION PLANT LISTS

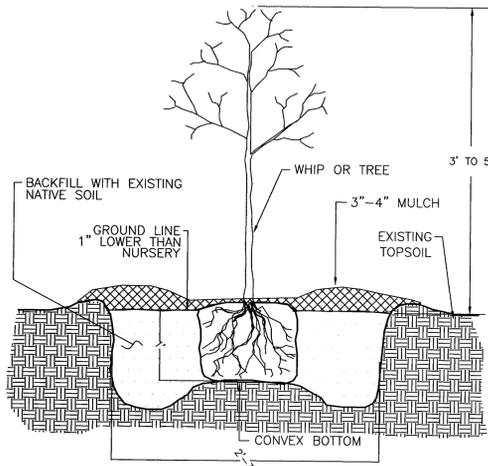
QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C.	SIZE & SPACING	REMARKS
25	Prunus serotina Wild Black Cherry	I	M	FACU	11'	CONT/B & B 3'-5' HEIGHT	
17	Quercus rubra Red Oak	MT	D-W	UPL	11'	CONT/B & B 3'-5' HEIGHT	
25	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	CONT/B & B 3'-5' HEIGHT	
25	Cornus florida Flowering Dogwood	VT	D-M	FACU-	11'	CONT/B & B 3'-5' HEIGHT	
17	Acer rubrum Red Maple	VT	D-W	FAC	11'	CONT/B & B 3'-5' HEIGHT	
TOTAL							
109 WHIPS OR SEEDLINGS							

NOTE: WHIPS OR SEEDLINGS MAY BE SUBSTITUTED FOR THE 3' - 5' TREES. IF WHIPS OR SEEDLINGS ARE TO BE USED, MULTIPLY THE QUANTITIES BY 2 TO DETERMINE THE NUMBER OF TREES REQUIRED.



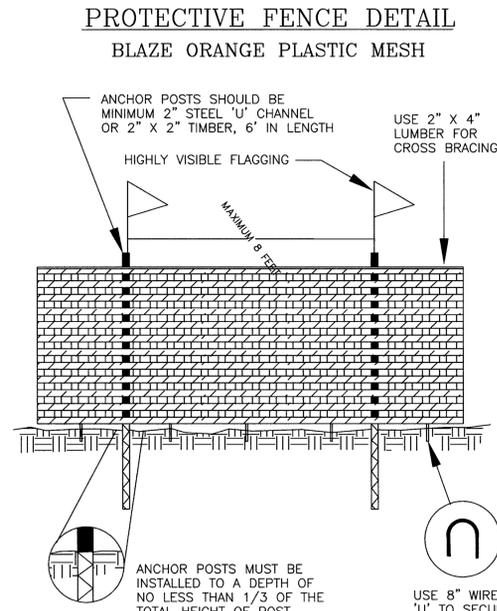
SIGNAGE DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

CONTAINER GROWN



- NOTES
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.



MD DNR QUALIFIED PROFESSIONAL
 Stephanie Demchik 7/23/00
 STEPHANIE DEMCHIK

OWNER
 DALE MAISEL
 C/O LAND DESIGN AND DEVELOPMENT, INC.
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-9105

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT JA DATE
 [Signature] DATE

date	JULY 2000
project	95008
illustration	SJD
scale	NOT TO SCALE
approval	SJD

date	
description	
revisions	
no.	

MAISEL PROPERTY
 LOTS 1 THRU 5 & PRESERVATION PARCELS A & B
 TAX MAPS 22 & 28 - PARCEL 76 - BLOCKS 22 & 4
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

SCHEDULE A : PERIMETER LANDSCAPED EDGE

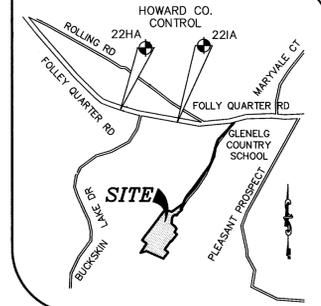
CATEGORY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A (PERIMETERS 1 THRU 15)
LINEAR FEET OF PERIMETER	1950.85 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 373 LF OF EXISTING VEGETATION
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	27 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS
NUMBER OF PLANTS REQUIRED	
SHADE TREES	27 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS
SUBSTITUTION TREES	0 SUBSTITUTION TREES

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

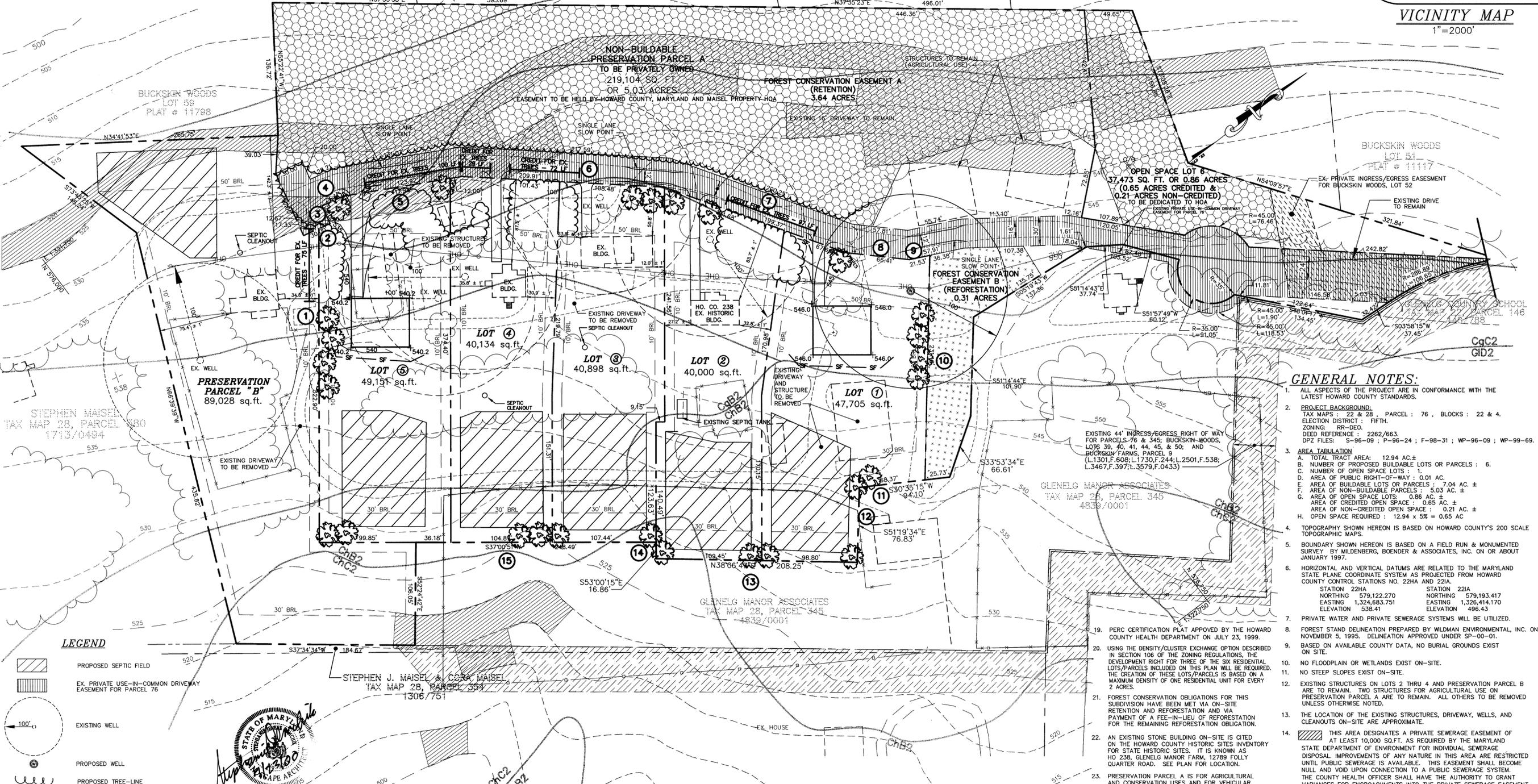
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
27		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL 27 SHADE TREES				

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
GnB2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
GnB2	GLENELG SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
LnC2	LINGANORE CHANNERY LOAM, 8% TO 15% SLOPES, MODERATELY ERODED --- TYPE B
LnD2	LINGANORE CHANNERY SILT LOAM, 25% TO 45% SLOPES --- TYPE B
LoE	LINGANORE CHANNERY SILT LOAM, 25% TO 45% SLOPES --- TYPE B
MIB2	MT. AIRY CHANNERY LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE A
MIC2	MT. AIRY CHANNERY LOAM, 8% TO 15% SLOPES, MODERATELY ERODED --- TYPE A
MIC3	MT. AIRY CHANNERY LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE A
MD2	MT. AIRY CHANNERY LOAM, 15% TO 25% SLOPES, MODERATELY ERODED --- TYPE A
MIE	MT. AIRY CHANNERY LOAM, 25% TO 45% SLOPES --- TYPE A



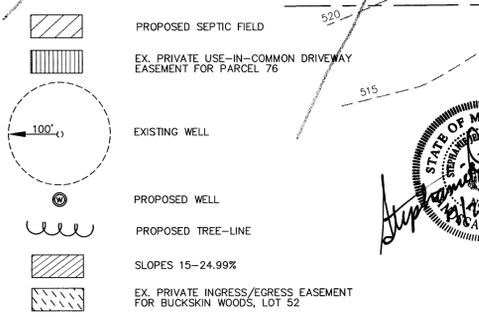
VICINITY MAP
1"=2000'



GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
TAX MAPS: 22 & 28, PARCEL: 76, BLOCKS: 22 & 4.
ELECTION DISTRICT: FIFTH
ZONING: RR-DEO.
DEED REFERENCE: 2282/663.
DPZ FILES: S-96-09; P-96-24; F-98-31; WP-96-09; WP-99-69.
- AREA TABULATION:**
A. TOTAL TRACT AREA: 12.94 AC ±
B. NUMBER OF PROPOSED BUILDABLE LOTS OR PARCELS: 6.
C. NUMBER OF OPEN SPACE LOTS: 1.
D. AREA OF PUBLIC RIGHT-OF-WAY: 0.01 AC.
E. AREA OF BUILDABLE LOTS OR PARCELS: 7.04 AC ±
F. AREA OF NON-BUILDABLE PARCELS: 5.03 AC ±
G. AREA OF OPEN SPACE LOTS: 0.86 AC ±
H. AREA OF CREDITED OPEN SPACE: 0.65 AC ±
I. AREA OF NON-CREDITED OPEN SPACE: 0.21 AC ±
J. OPEN SPACE REQUIRED: 12.94 x 5% = 0.65 AC
- TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY'S 200 SCALE TOPOGRAPHIC MAPS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JANUARY 1997.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 22HA AND 22IA.
STATION 22HA STATION 22IA
NORTHING 579,122.270 NORTHING 579,193.417
EASTING 1,324,683.751 EASTING 1,326,414.170
ELEVATION 538.41 ELEVATION 496.43
- PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS WILL BE UTILIZED.
- FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL, INC. ON NOVEMBER 5, 1995. DELINEATION APPROVED UNDER SP-00-01.
- BASED ON AVAILABLE COUNTY DATA, NO BURIAL GROUNDS EXIST ON SITE.
- NO FLOODPLAIN OR WETLANDS EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- EXISTING STRUCTURES ON LOTS 2 THRU 4 AND PRESERVATION PARCEL B ARE TO REMAIN. TWO STRUCTURES FOR AGRICULTURAL USE ON PRESERVATION PARCEL A ARE TO REMAIN. ALL OTHERS TO BE REMOVED UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING STRUCTURES, DRIVEWAY, WELLS, AND CLEANOUTS ON-SITE ARE APPROXIMATE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THIS PROJECT IS EXEMPT FROM SWM REQUIREMENTS.
- THERE IS NO PHYSICAL EVIDENCE OF PREVIOUS OR EXISTING UNDERGROUND STORAGE TANKS.
- APFO ROAD TEST BY MILDENBERG, BOENDER & ASSOCIATES, INC. DATED AUGUST 1999, APPROVED UNDER SP-00-01.
- PERC CERTIFICATION PLAT APPROVED BY THE HOWARD COUNTY HEALTH DEPARTMENT ON JULY 23, 1999.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHT FOR THREE OF THE SIX RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS PLAN WILL BE REQUIRED. THE CREATION OF THESE LOTS/PARCELS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY 2 ACRES.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION HAVE BEEN MET VIA ON-SITE RETENTION AND REFORESTATION AND VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR THE REMAINING REFORESTATION OBLIGATION.
- AN EXISTING STONE BUILDING ON-SITE IS CITED ON THE HOWARD COUNTY HISTORIC SITES INVENTORY FOR STATE HISTORIC SITES. IT IS KNOWN AS HO 238, GLENELG MANOR FARM, 12789 FOLLY QUARTER ROAD. SEE PLAN FOR LOCATION.
- PRESERVATION PARCEL A IS FOR AGRICULTURAL AND CONSERVATION USES AND FOR VEHICULAR INGRESS AND EGRESS. PRESERVATION PARCEL B IS FOR A SINGLE FAMILY DWELLING.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$ 8,100.00.
- SWM LANDSCAPING IS NOT REQUIRED. NO SWM PONDS ARE PROPOSED ON-SITE.
- THIS AREA DESIGNATES AN EXISTING PRIVATE INGRESS/EGRESS EASEMENT.

LEGEND



DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL.

DALE MAISEL
DATE 12/2/2000

PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE
PERIMETER 1 SFD TO PRES PARCEL - 75 LF EXISTING TREES TO REMAIN SFD TO PRES PARCEL - 247.90 LF 1 SHADE TREE / 60 LF	A	PERIMETER 5 SFD TO PRES PARCEL - 100 LF EXISTING TREES TO REMAIN SFD TO PRES PARCEL - 23.92 LF 1 SHADE TREE / 60 LF	A	PERIMETER 8 SFD TO PRES PARCEL - 66.41 LF 1 SHADE TREE / 60 LF	A	PERIMETER 13 SFD TO SFD - 208.25 LF 1 SHADE TREE / 60 LF	A	PERIMETER 14 SFD TO SFD - 16.86 LF 1 SHADE TREE / 60 LF	A	PERIMETER 15 SFD TO SFD/PRES PARCEL 1 SHADE TREE / 60 LF	A
PERIMETER 2 SFD TO PRES PARCEL - 12.67 LF 1 SHADE TREE / 60 LF	A	PERIMETER 6 SFD TO PRES PARCEL - 101 LF EXISTING TREES TO REMAIN SFD TO PRES PARCEL - 108.91 LF 1 SHADE TREE / 60 LF	A	PERIMETER 9 SFD TO PRES PARCEL - 21.53 LF 1 SHADE TREE / 60 LF	A	PERIMETER 10 SFD TO PRES PARCEL - 231.18 LF 1 SHADE TREE / 60 LF	A	TOTAL PLANTING OBLIGATION			
PERIMETER 3 SFD TO PRES PARCEL - 20.00 LF 1 SHADE TREE / 60 LF	A	PERIMETER 7 SFD TO PRES PARCEL - 97 LF EXISTING TREES TO REMAIN SFD TO PRES PARCEL - 102.37 LF 1 SHADE TREE / 60 LF	A	PERIMETER 11 SFD TO SFD - 68.37 LF 1 SHADE TREE / 60 LF	A	PERIMETER 12 SFD TO SFD - 76.83 LF 1 SHADE TREE / 60 LF	A	SHADE TREES	27	EVERGREEN TREES	0
PERIMETER 4 SFD TO PRES PARCEL - 24.31 LF 1 SHADE TREE / 60 LF	A							SHRUBS	0		

Project	9500B	date	JULY 2000
Illustration	SD/SID	engineering	approval
Scale	1"=50'		

Project	9500B	date	JULY 2000
Illustration	SD/SID	engineering	approval
Scale	1"=50'		

MAISEL PROPERTY
LOTS 1 THRU 5 & PRESERVATION PARCELS A & B
TAX MAPS 22 & 28 - PARCEL 76 - BLOCKS 22 & 4
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SUPPLEMENTAL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Surveyors
5079 Jones Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamblet
DATE 8/16/00
Mildenberg, Boender & Associates, Inc.
DATE 8/16/00