

DETAIL - LOTS 1 & 2
SCALE: 1" = 50'

APPENDIX E FOREST CONSERVATION WORKSHEET

I. BASIC SITE DATA

GROSS SITE AREA	113
AREA WITHIN 100 YEAR FLOODPLAIN	0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0
AREA WITHIN OVERHEAD TRANSMISSION LINES	0
NET TRACT AREA (NTA)	113
LAND USE CATEGORY	R-5

II. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA (NTA)	113
B. REFORESTATION THRESHOLD (20% x NTA)	22.6
C. AFFORESTATION MINIMUM (5% x NTA)	5.65
D. EXISTING FOREST ON NTA	2.5
E. FOREST TO BE CLEARED	0.0
F. FOREST TO BE RETAINED	2.5

III. DETERMINING REQUIREMENTS, AFFORESTATION OR REFORESTATION

1. REFORESTATION

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

GO TO SECTION IV

IF EXISTING FORESTS EXCEED THE AFFORESTATION MINIMUM OF 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.

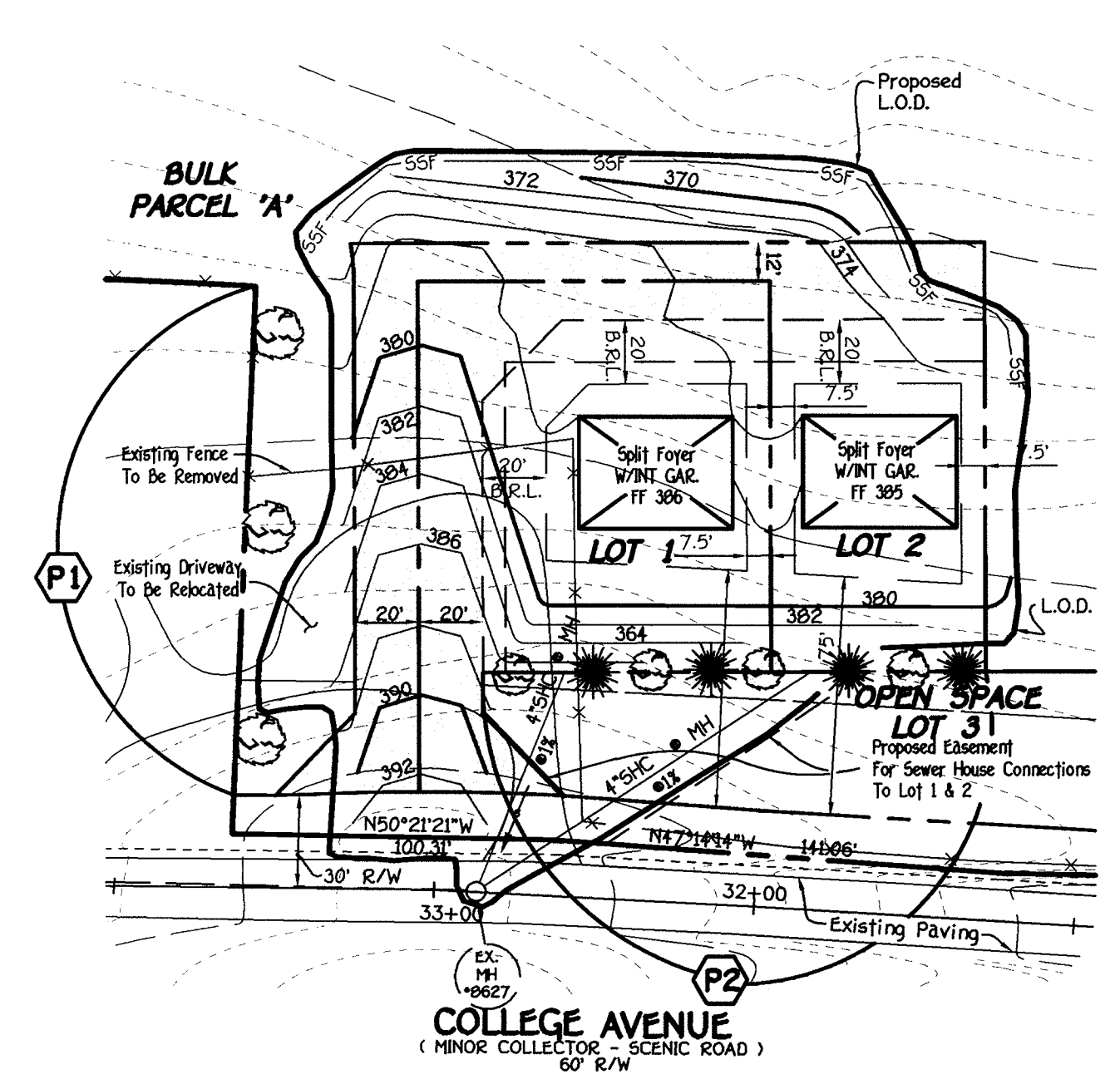
2. AFFORESTATION

IF EXISTING FOREST AREAS ARE LESS THAN THE AFFORESTATION MINIMUM OF D IS LESS THAN C, AFFORESTATION REQUIREMENTS APPLY.

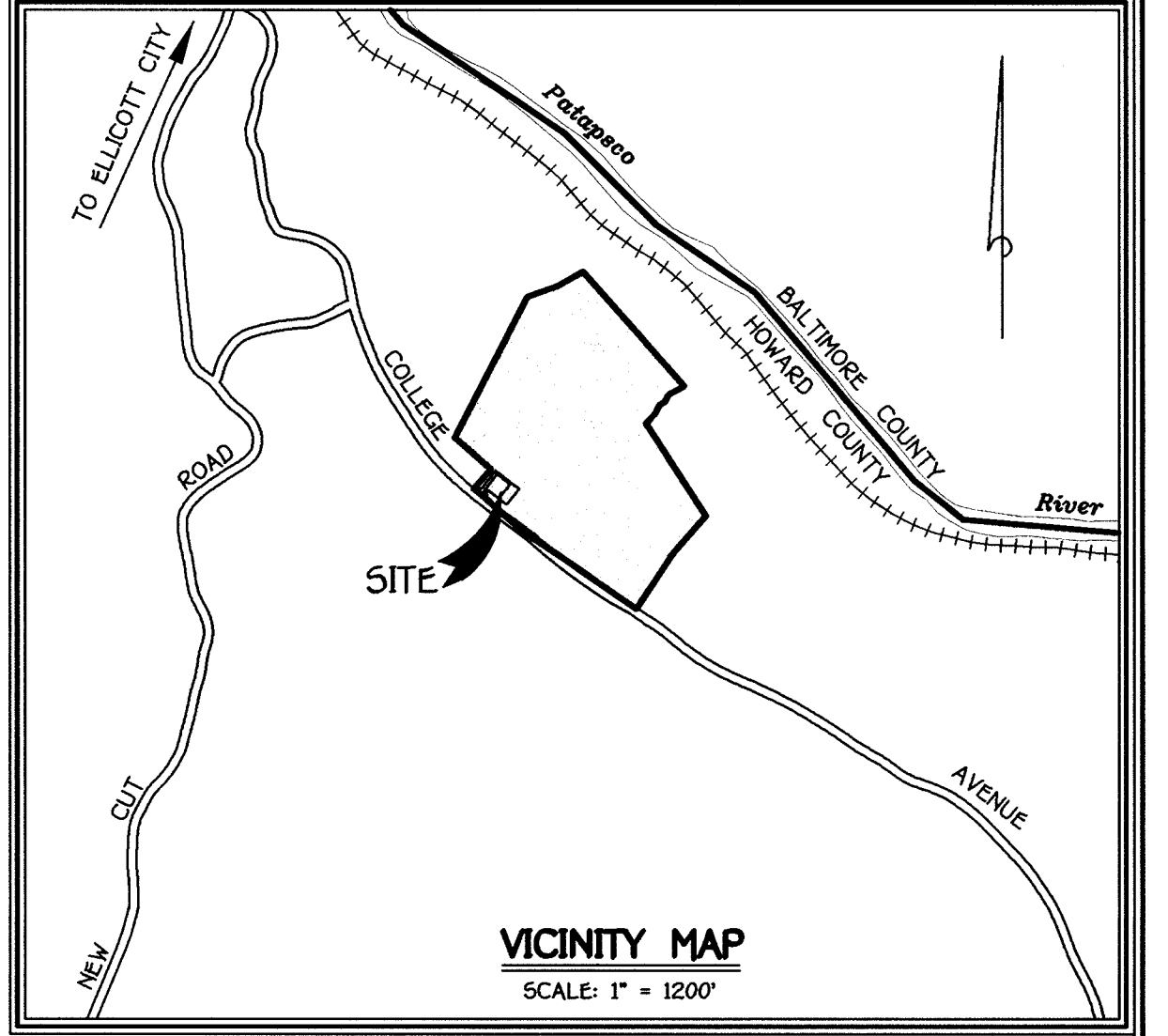
SOILS LEGEND

SOIL	NAME	CLASS
AuB2	Alfina silt loam, 3 to 8 percent slopes, moderately eroded	D
AuC2	Alfina silt loam, 8 to 15 percent slopes, moderately eroded	D
BrB2	Brandywine loam, 3 to 8 percent slopes, moderately eroded	C
BrD2	Brandywine loam, 15 to 25 percent slopes, moderately eroded	C
BrD3	Brandywine loam, 15 to 25 percent slopes, severely eroded	C
GrB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
LeB2	Lepore silt loam, 3 to 8 percent slopes, moderately eroded	C
LeC2	Lepore silt loam, 8 to 15 percent slopes, moderately eroded	C
LgC3	Lepore silty clay loam, 8 to 15 percent slopes, severely eroded	C
MaB	Montitho and silt loam, 15 to 25 percent slopes	B
MaD	Montitho and silt loam, 25 to 40 percent slopes	B
MaE	Montitho and silt loam, 25 to 40 percent slopes	B
MaF	Montitho and silt loam, 25 to 40 percent slopes	B
MaG	Montitho and silt loam, 25 to 40 percent slopes	B
MaH	Montitho and silt loam, 25 to 40 percent slopes	B
MaI	Montitho and silt loam, 25 to 40 percent slopes	B
MaJ	Montitho and silt loam, 25 to 40 percent slopes	B
MaK	Montitho and silt loam, 25 to 40 percent slopes	B
MaL	Montitho and silt loam, 25 to 40 percent slopes	B
MaM	Montitho and silt loam, 25 to 40 percent slopes	B
MaN	Montitho and silt loam, 25 to 40 percent slopes	B
MaO	Montitho and silt loam, 25 to 40 percent slopes	B
MaP	Montitho and silt loam, 25 to 40 percent slopes	B
MaQ	Montitho and silt loam, 25 to 40 percent slopes	B
MaR	Montitho and silt loam, 25 to 40 percent slopes	B
MaS	Montitho and silt loam, 25 to 40 percent slopes	B
MaT	Montitho and silt loam, 25 to 40 percent slopes	B
MaU	Montitho and silt loam, 25 to 40 percent slopes	B
MaV	Montitho and silt loam, 25 to 40 percent slopes	B
MaW	Montitho and silt loam, 25 to 40 percent slopes	B
MaX	Montitho and silt loam, 25 to 40 percent slopes	B
MaY	Montitho and silt loam, 25 to 40 percent slopes	B
MaZ	Montitho and silt loam, 25 to 40 percent slopes	B
MaAA	Montitho and silt loam, 25 to 40 percent slopes	B
MaAB	Montitho and silt loam, 25 to 40 percent slopes	B
MaAC	Montitho and silt loam, 25 to 40 percent slopes	B
MaAD	Montitho and silt loam, 25 to 40 percent slopes	B
MaAE	Montitho and silt loam, 25 to 40 percent slopes	B
MaAF	Montitho and silt loam, 25 to 40 percent slopes	B
MaAG	Montitho and silt loam, 25 to 40 percent slopes	B
MaAH	Montitho and silt loam, 25 to 40 percent slopes	B
MaAI	Montitho and silt loam, 25 to 40 percent slopes	B
MaAJ	Montitho and silt loam, 25 to 40 percent slopes	B
MaAK	Montitho and silt loam, 25 to 40 percent slopes	B
MaAL	Montitho and silt loam, 25 to 40 percent slopes	B
MaAM	Montitho and silt loam, 25 to 40 percent slopes	B
MaAN	Montitho and silt loam, 25 to 40 percent slopes	B
MaAO	Montitho and silt loam, 25 to 40 percent slopes	B
MaAP	Montitho and silt loam, 25 to 40 percent slopes	B
MaAQ	Montitho and silt loam, 25 to 40 percent slopes	B
MaAR	Montitho and silt loam, 25 to 40 percent slopes	B
MaAS	Montitho and silt loam, 25 to 40 percent slopes	B
MaAT	Montitho and silt loam, 25 to 40 percent slopes	B
MaAU	Montitho and silt loam, 25 to 40 percent slopes	B
MaAV	Montitho and silt loam, 25 to 40 percent slopes	B
MaAW	Montitho and silt loam, 25 to 40 percent slopes	B
MaAX	Montitho and silt loam, 25 to 40 percent slopes	B
MaAY	Montitho and silt loam, 25 to 40 percent slopes	B
MaAZ	Montitho and silt loam, 25 to 40 percent slopes	B
MaAA	Montitho and silt loam, 25 to 40 percent slopes	B
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MaAK	Montitho and silt loam, 25 to 40 percent slopes	B
MaAL	Montitho and silt loam, 25 to 40 percent slopes	B
MaAM	Montitho and silt loam, 25 to 40 percent slopes	B
MaAN	Montitho and silt loam, 25 to 40 percent slopes	B
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MaAX	Montitho and silt loam, 25 to 40 percent slopes	B
MaAY	Montitho and silt loam, 25 to 40 percent slopes	B
MaAZ	Montitho and silt loam, 25 to 40 percent slopes	B

NOTES:
* Hydric soils and/or contain hydric inclusions
** May contain hydric inclusions



LANDSCAPING DETAIL
SCALE: 1" = 50'

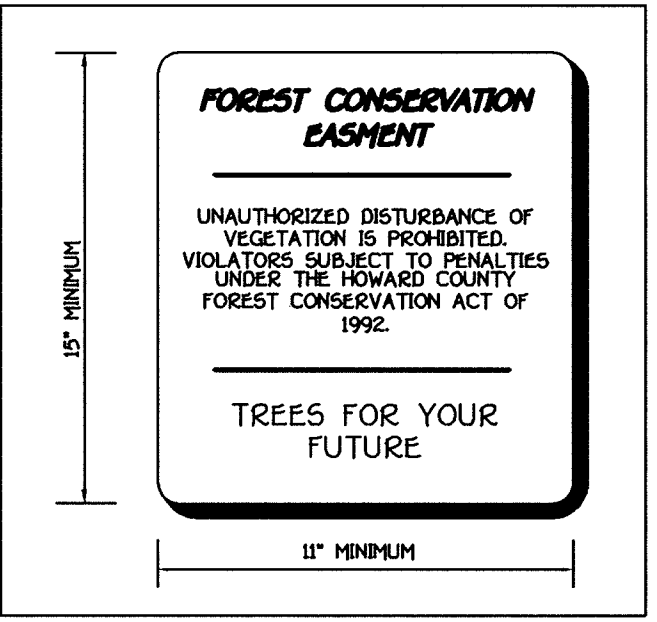


General Notes:

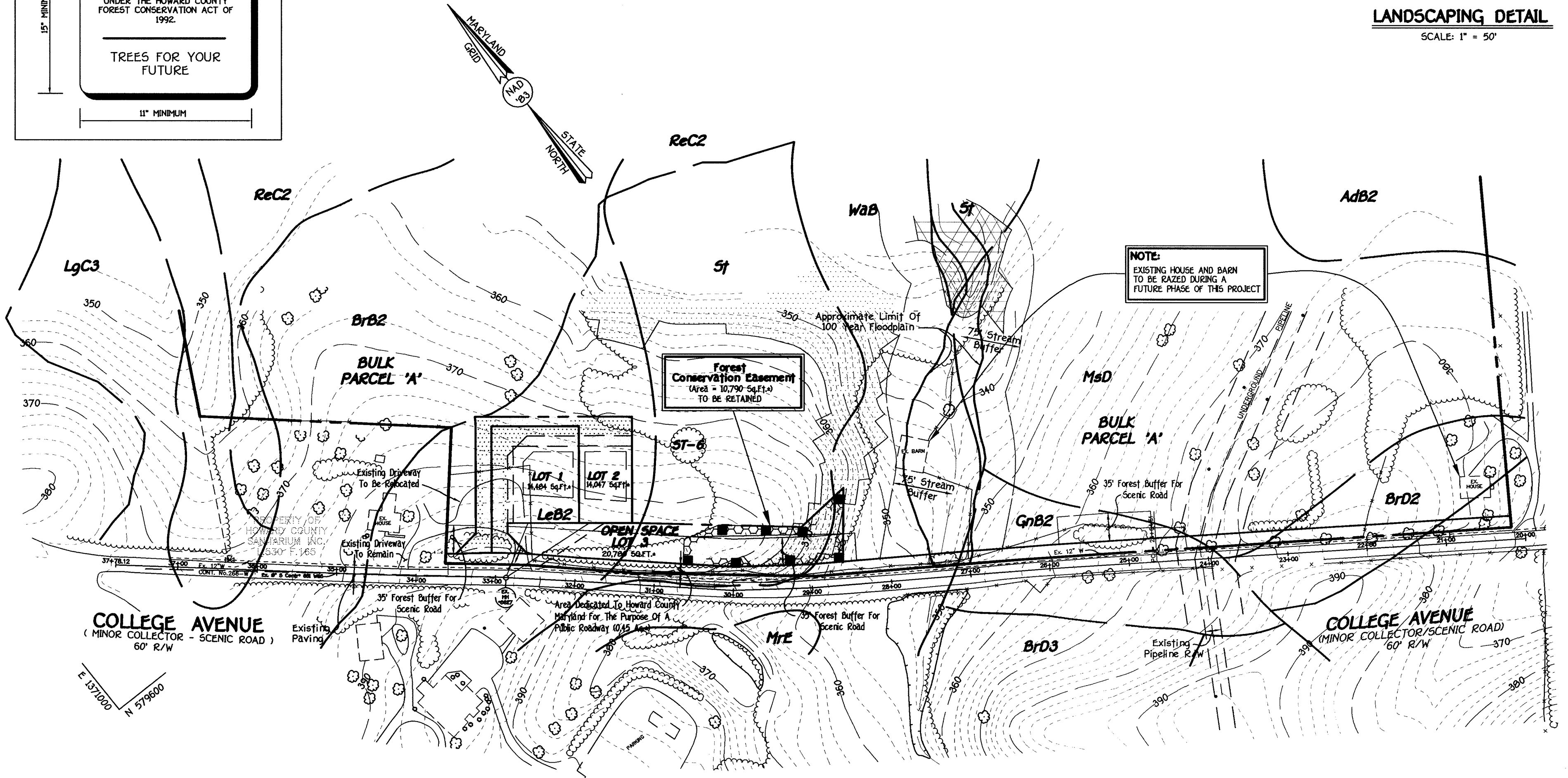
- The Subject Property is Zoned R-ED Per Comprehensive Zoning Effective October 10, 1993.
- This Project is In Conformance With The Latest Howard County Subdivision Standards Unless Waivers Have Been Approved.
- Site Data:
Current Zoning: R-ED
Location: East Side of College Avenue Approx. 1.5 Miles South Of Historic Ellicott City.
Election District: 1st
Tax Map: 25
Parcels: s/o Parcel 172
Deed Reference: 3883/725
Sketch Plan Reference = 5-98-16, P-11-16
- The Subject Property Will be Served by Public Water and Sewer.
- A Waiver Of Basement Sewer Service To Lots 1 And 2 Was Approved On June 3, 1999 By The Bureau Of Engineering Subject To The Following Condition Note: "No Basement Gravity Sewer Service Provided. Basement Sewer Service To Lots 1 And 2 Will be Provided By Private On-Site Pumping Units."
- Forest Stand Definition and Wetland Reports are Approved From Previous Submittals (5-98-16, P-99-16).
- ☒ - Denotes Proposed Dwelling
- Landscape Surety is to be Posted with the Site Plan for Lots 1 & 2.

LEGEND

- DENOTES LIMIT OF DISTURBANCE
- DENOTES PROPOSED DWELLING
- DENOTES WOODS
- DENOTES FENCE LINE
- ST-4 DENOTES SPECIMEN TREE
- DENOTES STREAM
- DENOTES 25% SLOPES OR GREATER
- DENOTES 15%-24.9% SLOPES OR GREATER
- DENOTES F.C.E. SIGNAGE
- DENOTES FOREST TO BE RETAINED IN FCE



* Because the forest retention easement equals the Break Even Point, no reforestation is required.
** The gross site area does not include Bulk Parcel "A". Forest Conservation obligations for Bulk Parcel "A" will be addressed when it is resubdivided.



LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
7	☼	ACER RUBRUM "OCTOBER GLORY" (OCTOBER RED MAPLE)	2 - 2 1/2" CALIPER FULL CROWN, B&B
4	☼	CEDRUS DEODORA (CEDAR)	6'-8" HT.

"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 II REQUIRED LANDSCAPE TREES WILL BE POSTED WITH THE SITE PLAN FOR LOTS 1 & 2.

SCHEDULE A PERIMETER LANDSCAPE EDGE

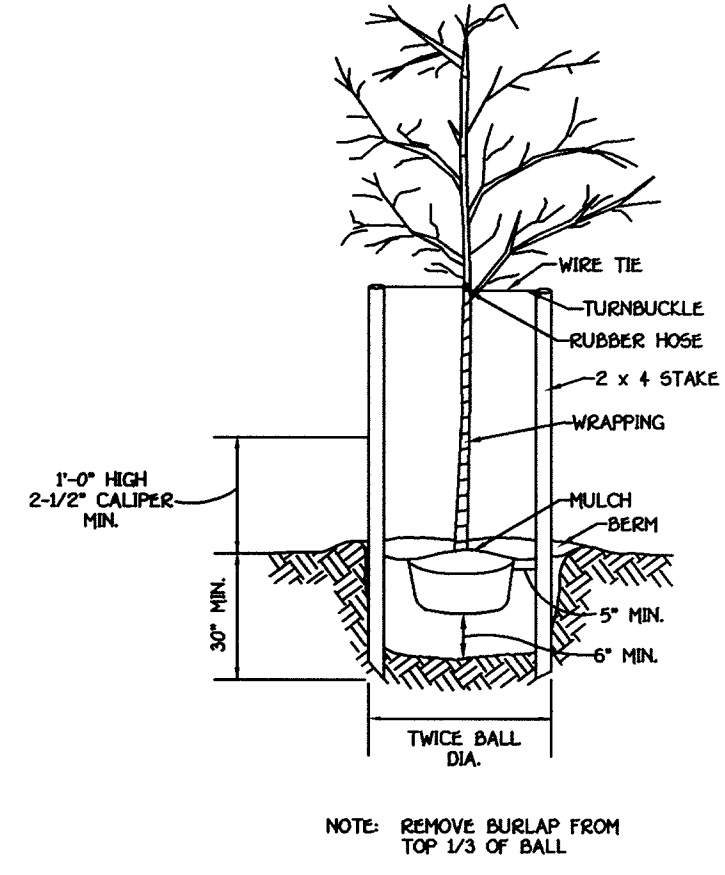
CATEGORY	P-1	P-2
	Adjacent to Perimeter Properties	Adjacent to Public Roadway
LANDSCAPE TYPE	A	B
LINEAR FEET OF PERIMETER	172'	157'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	---	---
SHADE TREES	3	4
EVERGREEN TREES	---	---
SHRUBS	---	---

DEVELOPER'S/BUILDER'S CERTIFICATE

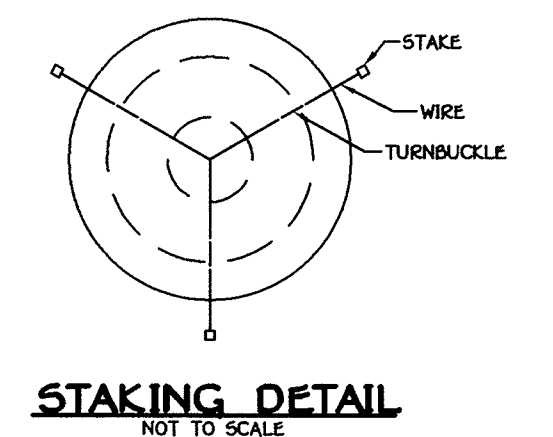
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THIS PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF CERTIFICATION OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: Donald R. Reuver DATE: 8/16/00

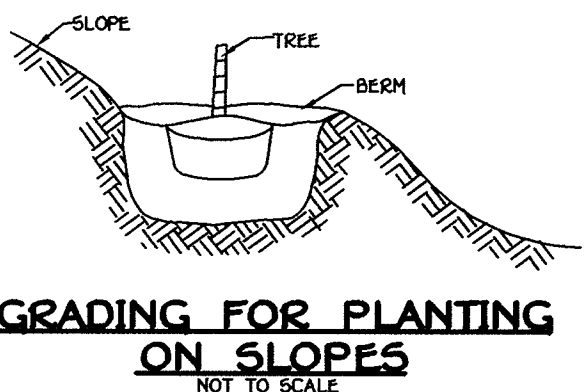
APPROVED: DEPARTMENT OF PUBLIC WORKS
CHIEF, BUREAU OF HIGHWAYS DATE: _____
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Condy Hamblin DATE: 8/25/00
CHIEF, DIVISION OF LAND DEVELOPMENT
Donald R. Reuver DATE: 8/24/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION



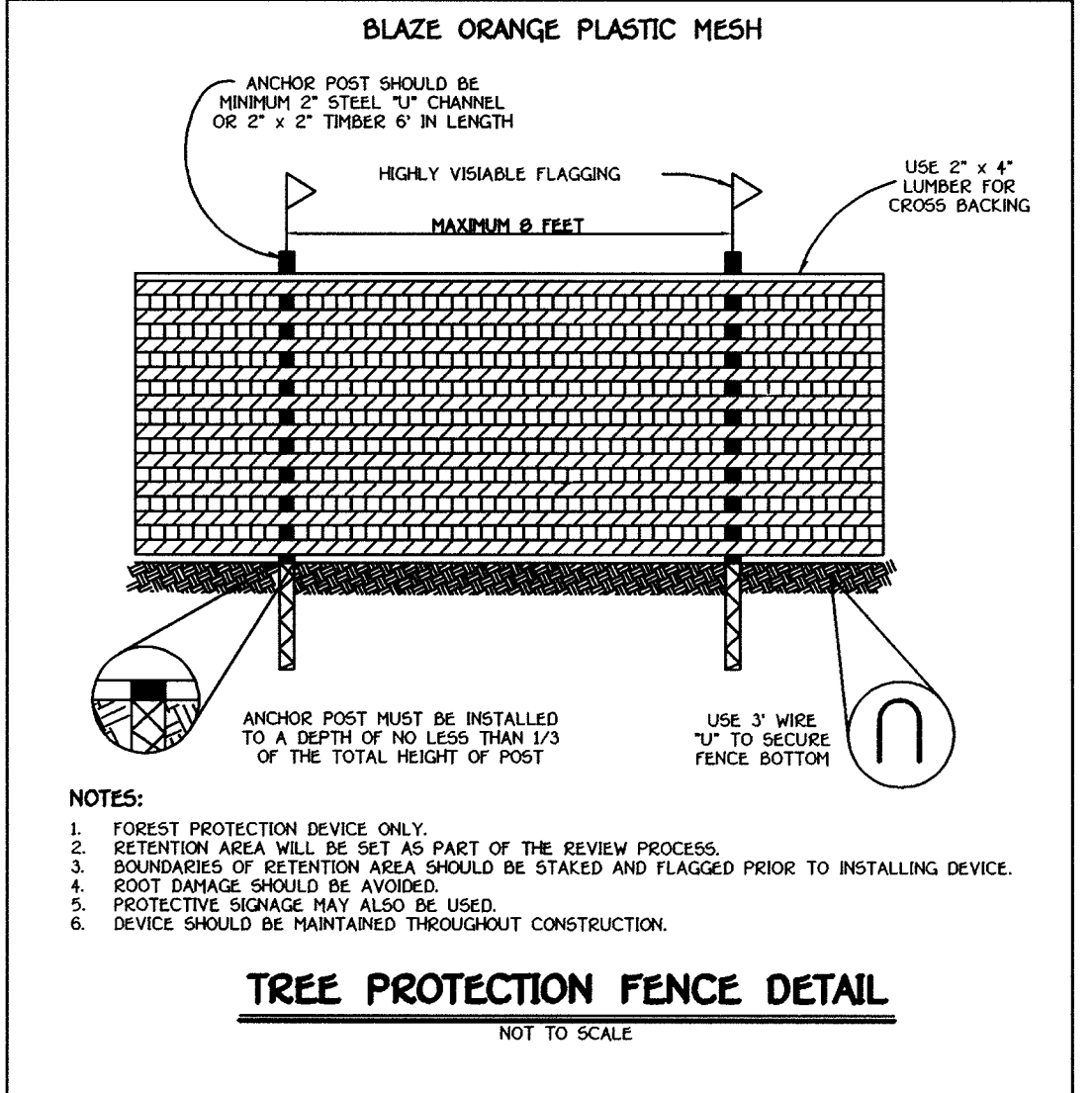
TREE PLANTING
NOT TO SCALE



STAKING DETAIL
NOT TO SCALE



GRADING FOR PLANTING ON SLOPES
NOT TO SCALE



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. 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.

STATE OF MARYLAND
NOTARY PUBLIC
Donald R. Reuver
8/16/00

OWNER & DEVELOPER
AUTUMN RIVER DEVELOPMENT CORPORATION
c/o LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLCOTT CITY, MARYLAND
21043
ATTN: MR. DONALD R. REUVER, JR.

FOREST CONSERVATION, GRADING & LANDSCAPING PLAN
AUTUMN RIVER
Lots 1 THRU 3 And Bulk Parcel 'A'
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 25 PARCELS 172 & 279 GRIDS 14 & 21
AUGUST 17, 2000
Scale: 1" = 100'
SHEET 1 OF 1