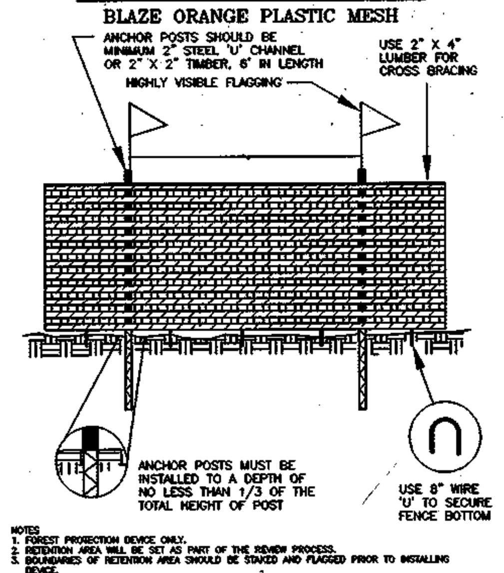
FOREST CONSERVATION DATA

	ACRES
I. BASIC SITE DATA	
GROSS SITE AREA	2.52
AREA WITHIN 100 YEAR FLOODPLAIN	0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	2.52
LAND USE CATEGORY RESIDENTIAL – SUBURBAN	
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (20%)	0.50
C. AFFORESTATION MINIMUM (15%)	0.38
D. EXISTING FOREST ON NET TRACT AREA	1.63
E. FOREST AREAS TO BE CLEARED	0.86
F. FOREST AREAS TO BE RETAINED	0.77
V. AFFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE AFFORESTATION THRESHOLD	0.86
H. FOREST AREAS CLEARED BELOW AFFORESTATION THRESHOLD	0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.27
REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.22
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	0.27
TOTAL REFORESTATION REQUIRED	0.00

PROTECTIVE FENCE DETAIL



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

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS

PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

SIGNAGE DETAILS
NOT TO SCALE

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BeC3	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, SEVERELY ERODED (TYPE C)
CmB2	CHILLUM SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED (TYPE C)
Fa	FALLSINGTON LOAM (TYPE D)
SlB2	SASSAFRAS LOAM, 1% TO 5% SLOPES, MODERATELY ERODED (TYPE B)
SlD2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED (TYPE B)

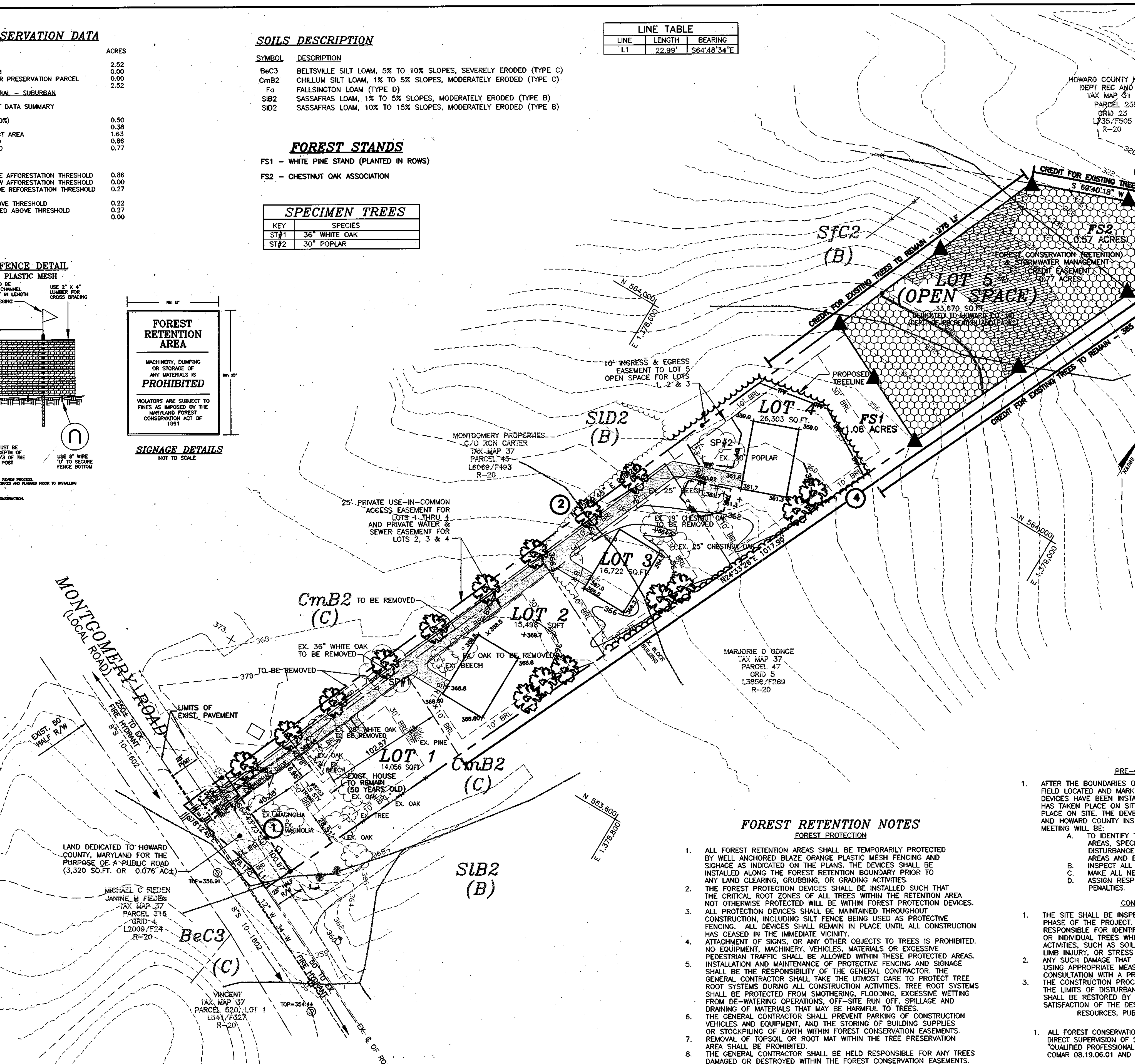
FOREST STANDS

FS1 – WHITE PINE STAND (PLANTED IN ROWS)

FS2 – CHESTNUT OAK ASSOCIATION

SPECIMEN TREES	
KEY	SPECIES
ST#1	36" WHITE OAK
ST#2	30" POPLAR

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.99'	S64°48'34"E



LEGEND

DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE A PUBLIC ROAD

DENOTES 15–24.99% SLOPES.

FOREST CONSERVATION (RETENTION) & STORMWATER MANAGEMENT CREDIT

FOREST CONSERVATION SIGNAGE

TREE PROTECTIVE FENCING

SPECIMEN TREE

PROPOSED TREE (SEE PLANTING SCHEDULE)

FOREST RETENTION NOTES
FOREST PROTECTION

1. ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGHAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
2. 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.
3. 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.
4. 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.
5. 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 DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
6. THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
7. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
8. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
9. 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

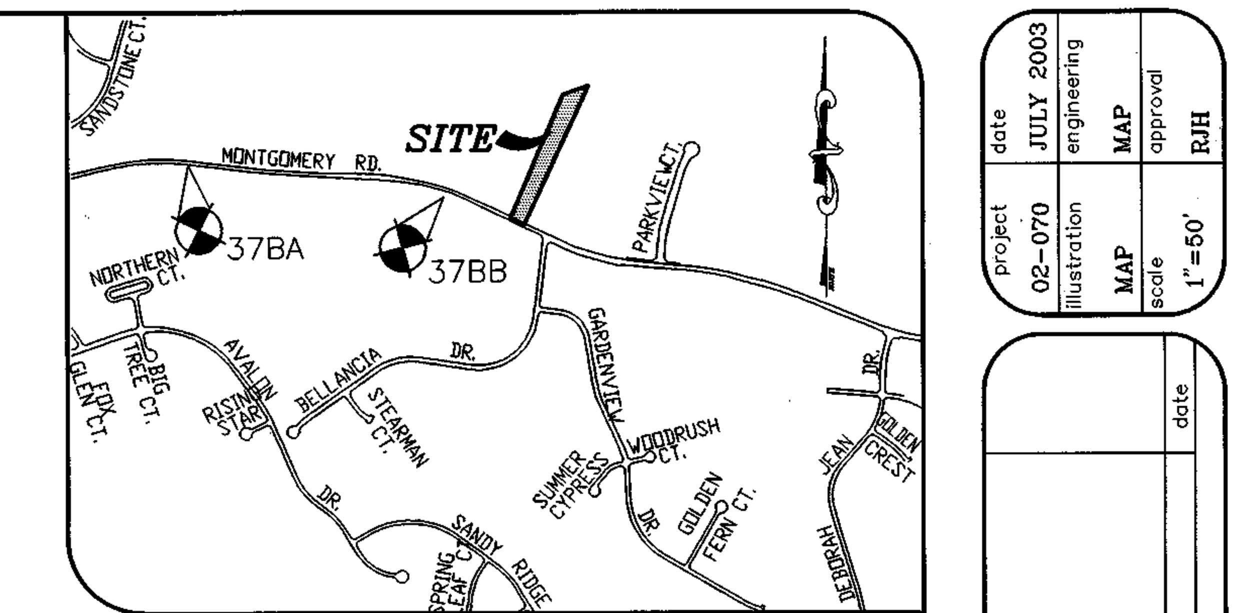
1. AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
   A. 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;
   B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
   C. MAKE ALL NECESSARY ADJUSTMENTS;
   D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

1. 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.
2. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
3. 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. RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

SUPERVISION

1. ALL FOREST CONSERVATION ACTIVITIES SHALL BY 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



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
2. PROJECT BACKGROUND:
   TAX MAP : 37, PARCEL: 202 BLOCK: 5
   ELECTION DISTRICT : FIRST
   ZONING: R–20
   DEED REFERENCE : L. 6904, F. 536
   DPZ FILES: N/A
3. AREA TABULATION
   A. TOTAL TRACT AREA: 2.52 AC.±
   B. NUMBER OF PROPOSED BUILDABLE LOTS : 4
   C. NUMBER OF OPEN SPACE LOTS : 1
   D. AREA OF PUBLIC RIGHT–OF–WAY : 3,320 SQ.FT.= 0.076 AC.
   E. AREA OF BUILDABLE LOTS : 1.67 AC.±
   F. MINIMUM LOT AREA: 14,000 SQ.FT.
   G. OPEN SPACE REQUIRED AT 30%: 0.76 AC.
   H. OPEN SPACE PROVIDED: 0.77 AC.±
4. MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5th ED.
5. BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCS. ON OR ABOUT SEPT. 2002.
6. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37BA & 37BB.
   STA. No. 37BA N 563,785.618 ELEV. 394.786 E 1,376,343.172
   STA. No. 37BB N 563,663.415 ELEV. 373.822 E 1,378,040.471
7. NO FLOODPLAIN OR WETLAND EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED NOVEMBER 11, 2002.
8. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
9. THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
10. ALL EXISTING STRUCTURES EXCEPT HOUSE ON LOT 1 TO BE REMOVED. NO NEW BUILDINGS EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
11. NO STEEP SLOPES 25% OR GREATER EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCS. INC.
12. THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 1 CONTAINS AN EXISTING DWELLING AND IS EXEMPT FROM LANDSCAPING REQUIREMENTS.
13. LANDSCAPING FOR LOTS 2, 3 & 4 WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN AS PART OF THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE CODE AND THE LANDSCAPE MANUAL. LOT 1 IS EXEMPT SINCE EXISTING HOUSE IS TO REMAIN.
14. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
15. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   A) WIDTH – 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
   B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
   C) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45–FOOT TURNING RADIUS.
   D) STRUCTURES (CULVERT/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
   E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100–YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
   F) STRUCTURE CLEARANCES – MINIMUM 12 FEET
   G) MAINTENANCE – SUFFICIENT TO ENSURE ALL WEATHER USE.
17. OPEN SPACE LOT TO BE UTILIZED FOR FOREST CONSERVATION AREA.
18. FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OF CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
19. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 0.77 ACRES (33,541.2 SQ. FT.).
20. STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP & NON–ROOFTOP DISCONNECT, GRASS CHANNEL, AND NATURAL AREA CONSERVATION CREDITS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL. TOTAL WQv CREDIT IS 1,760 CFT AND TOTAL Rev CREDIT IS 675 CFT.
21. WAIVER TO HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.121(e), WHICH REQUIRES 40' FRONTAGE TO OPEN SPACE, APPROVED ON MARCH 4, 2003 (WP–03–075). AS A CONDITION OF APPROVAL, THE 10' INGRESS & EGRESS EASEMENT WILL BE FOR OPEN SPACE ACCESS ONLY AND WILL NOT BE PART OF THE MAINTENANCE AGREEMENT FOR THE USE–IN–COMMON ACCESS EASEMENT.
22. THIS PLAN SHALL BE SUBJECT TO THE 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
23. THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
24. VEHICULAR ACCESS FOR MAINTENANCE TO OPEN SPACE LOT 5 WILL BE DERIVED FROM ACCESS THROUGH ROCKBURN BRANCH PARK APPROVED BY THE DEPARTMENT OF RECREATION AND PARKS.

DEVELOPER'S/OWNER'S CERTIFICATE

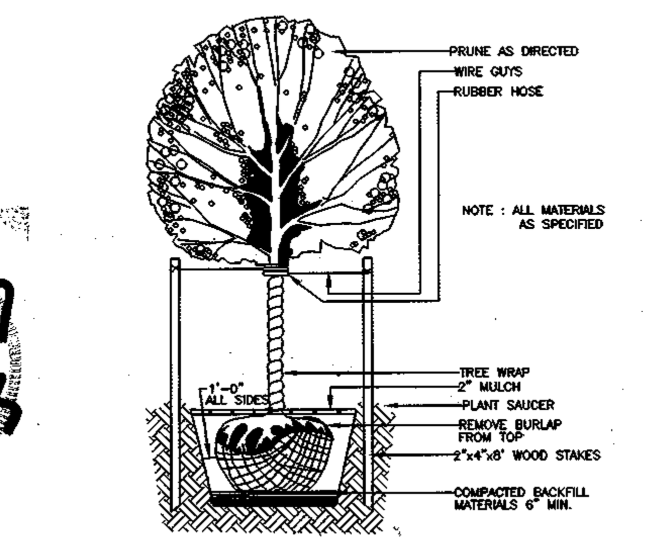
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME [signature] DATE 8/1/03

APPROVED: DEPARTMENT OF PLANNING AND ZONNING

[signature] CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 8/22/03

[signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 8/26/03



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			TOTAL
LANDSCAPE TYPE	N/A (PERIMETER 1)	A (PERIMETER 2) *	A (PERIMETER 3)	A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	100.57 LF	864.76 LF	178.74 LF	815.04 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	YES, 275 LF OF EX. TREES TO REMAIN (589.76 LF REMAINING)	YES, 178.74 LF OF EX. TREES TO REMAIN	YES, 385 LF OF EX. TREES TO REMAIN (430.04 LF REMAINING)	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	17 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION SHADE TREES EVERGREEN TREES	N/A	1 SHADE TREE 0 EVERGREEN TREES	N/A	N/A	1 SHADE TREE 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	16 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

* PERIMETER 2 CREDIT FOR EXISTING TREES : ONE (1) 30" POPLAR.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
16		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" – 3" CAL.

TOTAL
16 SHADE TREES

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	15,498 SQ. FT.	1,425 SQ. FT.	14,073 SQ. FT.
3	16,722 SQ. FT.	2,648 SQ. FT.	14,074 SQ. FT.
4	26,303 SQ. FT.	3,724 SQ. FT.	22,579 SQ. FT.

OWNER AND DEVELOPER
R/E GROUP, INC.
c/o LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
410–480–9105

project	date
02–070	JULY 2003
illustration	engineering
MAP	MAP
scale	approval
1"=50'	RJH

revisions: no. | description | date

STEVEN CURRAN PROPERTY
TAX MAP 37 – GRID 5 – PARCEL 202
FIRST ELECTION DISTRICT — HOWARD COUNTY

SUPPLEMENTAL, LANDSCAPE & FOREST CONSERVATION PLAN

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

F–03–065

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