

- LEGEND**
- DENOTES LAND DEDICATED FOR THE PURPOSE OF A PUBLIC ROAD
  - ▨ 15%-24.99% SLOPES
  - ▨ FOREST CONSERVATION (RETENTION) EASEMENT SWM CREDIT AND UTILITY EASEMENT
  - TPF TREE PROTECTIVE FENCING
  - FOREST CONSERVATION SIGNAGE
  - PERIMETER LANDSCAPE EDGE
  - SP#1 SPECIMEN TREE
  - PROPOSED TREE LINE

**OWNER AND DEVELOPER**  
JENMAR HOMES AT AUGUSTINE, LLC  
3403 OLD POST DRIVE  
BALTIMORE, MARYLAND 21208  
410-730-0810

**LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD (7,276 SQ. FT. OR 0.17 AC.)**

**LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD (2,014 SQ. FT. OR 0.046 AC.)**

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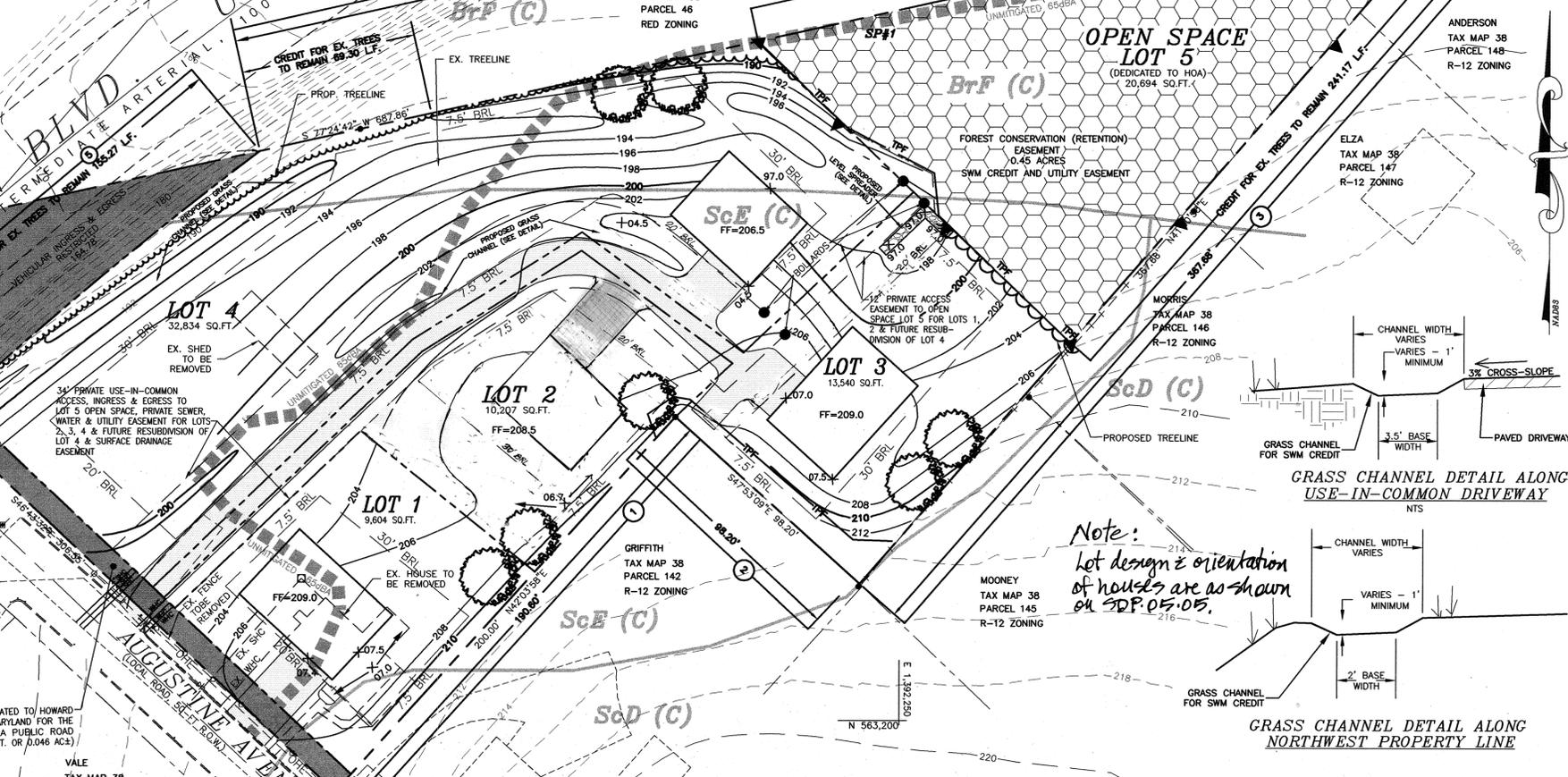
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**FOREST RETENTION NOTES**

- 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. 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 DE-WATERING 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 STOCKPILING 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. 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.

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
7	●	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
<b>TOTAL</b>				
7	●	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.

**SOILS CLASSIFICATION**

- ScE (C) SANDY AND CLAYEY LAND, MODERATELY STEEP
- ScD (C) SANDY AND CLAYEY LAND, MODERATELY SLOPED
- BrF (C) BRANDWINE LOAM, 25 TO 60 PERCENT SLOPES

**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 CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. 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.
- RESOURCES: PUBLIC LANDS AND FORESTRY DIVISION, SUPERVISION

**FOREST CONSERVATION DATA**

FOREST CONSERVATION WORKSHEET

NET TRACT AREA: 2.21

A. TOTAL TRACT AREA: 2.21

B. AREA WITHIN 100 YEAR FLOODPLAIN: 0.00

C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION: 0.00

D. NET TRACT AREA: 2.21

LAND USE CATEGORY:

ARA 0 MDR 0 IDA 0 HDR 1 MPD 0 CIA 0

E. AFFORESTATION THRESHOLD: 15% X D = 0.33

F. CONSERVATION THRESHOLD: 20% X D = 0.44

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN): 0.48

H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD: 0.15

I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD: 0.04

BREAK EVEN POINT:

J. FOREST RETENTION ABOVE THE THRESHOLD WITH NO MITIGATION: 0.45

K. CLEARING PERMITTED WITHOUT MITIGATION: 0.03

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED: 0.03

M. TOTAL AREA OF FOREST TO BE RETAINED: 0.45

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD: 0.01

O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD: 0.00

P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD: 0.01

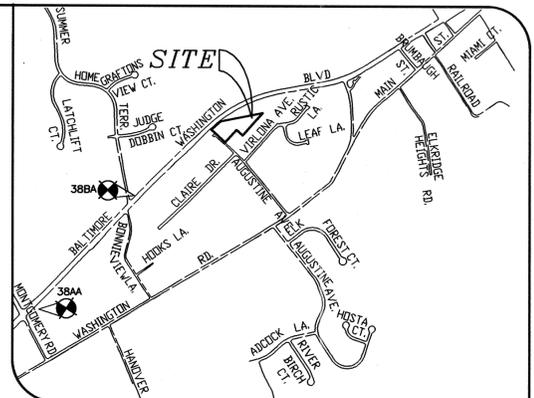
R. TOTAL REFORESTATION REQUIRED: 0.00

S. TOTAL AFFORESTATION REQUIRED: 0.00

T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED: 0.00

**SCHEDULE A: PERIMETER LANDSCAPED EDGE**

LANDSCAPE TYPE	ADJACENT TO PERIMETER PROPERTIES					TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	B (PERIMETER 5)	
LINEAR FEET OF PERIMETER	190.60'	98.20'	367.68'	490.25'	197.61'	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	N/A	YES, 241 LF OF EX. TREES TO REMAIN (126.68 LF REMAINING)	YES, 358.21 LF OF EX. TREES TO REMAIN (132.04 LF REMAINING)	YES, 197.61 LF OF EX. TREES TO REMAIN (0 LF REMAINING)	
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	N/A	0 SHADE TREES 4 EVERGREEN TREES	N/A	N/A	N/A	0 SHADE TREES 4 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	3 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 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



**GENERAL NOTES:**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**  
TAX MAP: 38, PARCEL: 141 BLOCK: 3  
ELECTION DISTRICT: FIRST  
ZONING: R-12  
DEED REFERENCE: L. 4628, F. 431  
DPZ FILES: N/A
- AREA TABULATION**  
TOTAL TRACT AREA: 2.21 AC. ±  
B. NUMBER OF PROPOSED BUILDABLE LOTS: 4  
C. NUMBER OF OPEN SPACE LOTS: 0.48 AC.  
D. AREA OF PUBLIC RIGHT-OF-WAY: 0.48 AC.  
E. AREA OF BUILDABLE LOTS: 1.52 AC. ±  
F. MINIMUM LOT AREA: 9,600 SQ. FT.  
G. OPEN SPACE REQUIRED AT 20%: 19,254 SQ. FT.  
H. OPEN SPACE PROVIDED: 20,694 SQ. FT.  
I. CREDITED OPEN SPACE: 19,881 SQ. FT.
- MINIMUM LOT SIZE (9,604 SQ. FT.) AND OPEN SPACE REQUIREMENTS (19,254 SQ. FT.) SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5TH ED.
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT MARCH 2003.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2003.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 38AA & 38BA (ALL UNITS IN FEET).  
STA. No. 38AA N 561,158.784 ELEV. 220.778  
E 1,389,726.391  
STA. No. 38BA N 562,553.278 ELEV. 166.944  
E 1,390,967.927
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- ALL EXISTING STRUCTURES ON PARCEL 141 TO BE REMOVED UNLESS OTHERWISE NOTED.
- NO NATURAL STEEP SLOPES, WETLANDS, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON LOT 1 (1 SHADE TREES) IN THE AMOUNT OF \$300.00, LOT 2 (2 SHADE TREES) IN THE AMOUNT OF \$600.00, LOT 3 (2 SHADE TREES) IN THE AMOUNT OF \$600.00, LOT 4 (2 SHADE TREES) IN THE AMOUNT OF \$600.00, WILL BE POSTED AS PART OF THE GRADING PERMIT.
- 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, GRUBBING OR 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.
- 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 0.45 ACRES (19,884 SQ. FT.). FINANCIAL SURETY FOR THE ON-SITE RETENTION OF 0.45 ACRES (19,884 SQ. FT.) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$3,920.40. **4347680**
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES ARE PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT AREAS.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1988, SHEET 20.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE 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 45-FOOT TURNING RADII.  
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.
- STORMWATER MANAGEMENT IS SATISFIED VIA THE USE OF GRASS CHANNEL, ROOFTOP DISCONNECTION & SHEETFLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL FOR A TOTAL WQV REDUCTION OF 0.05ac-ft AND Rev REDUCTION OF 0.07ac (AREA METHOD).
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HERewith LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO PLANTINGS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- UPON ADDITION OF A FIFTH RESIDENTIAL USER TO THE USE-IN-COMMON DRIVEWAY INDICATED ON THIS PLAN, IT MUST BE DEMONSTRATED THAT THE SHARED DRIVEWAY MEETS THE PRIVATE ACCESS PLACE STANDARDS MANDATED BY THE DESIGN MANUAL AND THE LANDSCAPE MANUAL. THE DEVELOPER OF THE FIFTH LOT MUST SUBMIT AS-BUILT DRAWINGS DEMONSTRATING COMPLIANCE AND PROPOSING, IF NECESSARY, ANY IMPROVEMENTS REQUIRED TO MEET THOSE STANDARDS (I.E., TRASH PAD, LANDSCAPING TREES, ETC.). THE DEVELOPER WILL NEED TO POST SURETY FOR ANY IMPROVEMENTS NEEDED TO FULFILL PRIVATE ACCESS PLACE STANDARDS.
- UPON RESUBDIVISION OF LOT 4 OF THIS SUBDIVISION, ROAD FRONTAGE IMPROVEMENTS WILL BE REQUIRED TO PROVIDE ADEQUATE PAVEMENT WIDTH, CURB AND GUTTER IMPROVEMENTS, SIDEWALKS AND ADDITIONAL RIGHT-OF-WAY AND PAVEMENT IMPROVEMENTS FOR THE OTHER HALF OF THE TREE TURNAROUND FOR AUGUSTINE AVENUE.
- WAVER PETITION WP-03-151 APPROVED JULY 30, 2003, TO WAIVER SECTIONS 16.120(c)(2)(ii), 16.121(e)(1), 16.120(b)(4)(v), WHICH REQUIRE 40-FT FRONTAGE FOR OPEN SPACE AND PROHIBIT ENCUMBERING RESIDENTIAL LOTS WITH OPEN SPACE ACCESS EASEMENTS. THE FOLLOWING WAY OF CONSTRUCTION OF APPROVAL: 1) A 12-FT ACCESS EASEMENT IS PROVIDED BETWEEN LOTS 3 & 4, 2) A SHARED ACCESS EASEMENT SERVING LOTS 2-4 AND OPEN SPACE LOT 5 SHALL BE ESTABLISHED FOR USE BY THOSE LOTS, 3) THE SIDE SETBACKS ADJACENT TO THE ACCESS EASEMENT ON LOTS 3 & 4 SHALL BE INCREASED BY 10-FT, AND 4) A GRASSSED ACCESS ON THE EASEMENT BETWEEN LOTS 3 AND 4 SHALL BE PROVIDED AND DEMARCATED BY BOLLARDS.

**DEVELOPER'S/OWNER'S CERTIFICATE**  
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A 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: *Isaac Ghilm* DATE: *8/16/04*

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*Cindy Hamble* *8/27/04*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
*Stephanie Demchik* *8/24/04*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Project	02-107	date	JUNE 03
Illustration	MAP	Engineering	MAP
Scale	1" = 30'	Approval	RIH

Project	02-107	date	JUNE 03
Illustration	MAP	Engineering	MAP
Scale	1" = 30'	Approval	RIH

**ALBRIGHT PROPERTY**  
TAX MAP 38, PARCEL 141  
HOWARD COUNTY, MARYLAND

**SUPPLEMENTAL, LANDSCAPE & FOREST CONSERVATION PLAN**

1ST ELECTION DISTRICT

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 997-0286 Fax (410) 997-0286 Fax