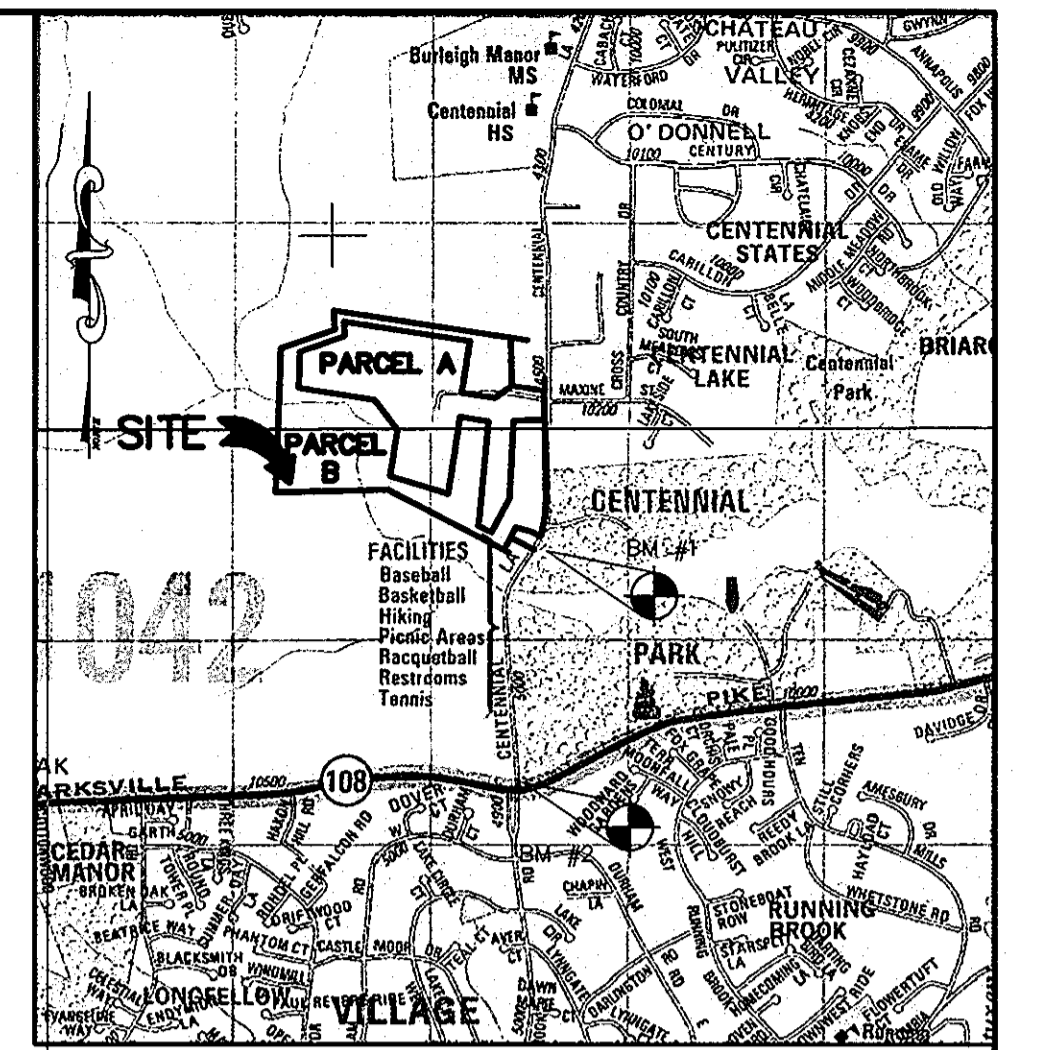


SHEET INDEX			
NO	DESCRIPTION	NO	DESCRIPTION
1	TITLE SHEET	8	FOREST CONSERVATION PLAN
2	DRIVEWAY PLAN VIEW	9	FOREST CONSERVATION PLAN
3	DRIVEWAY PLAN VIEW	10	FOREST CONSERVATION PLAN
4	GRADING AND SEDIMENT CONTROL PLAN	11	REVISED FOREST CONSERVATION PLAN
5	GRADING AND SEDIMENT CONTROL PLAN	12	REVISED FOREST CONSERVATION PLAN
6	NOTES AND DETAILS		
7	FOREST CONSERVATION PLAN		

DRIVEWAY CONSTRUCTION, FOREST CONSERVATION, AND LANDSCAPE PLAN, COVENANT BAPTIST CHURCH OF WEST COLUMBIA SUBDIVISION PARCEL A AND PRESERVATION PARCEL B 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

BENCHMARK #1
HOWARD COUNTY SURVEY CONTROL
STATION: 30AA
N 573,670.208 E 1,349,816.541
ELEVATION: 384.832
CONCRETE MONUMENT ON EAST SIDE OF CENTENNIAL LANE 25' WEST OF CENTENNIAL PARK TENNIS COURTS.

BENCHMARK #2
HOWARD COUNTY SURVEY CONTROL
STATION: 300C
N 571,937.689 E 1,349,597.163
ELEVATION: 422.112
CONCRETE MONUMENT WITHIN MEDIAN OF CENTENNIAL LANE 500' NORTH OF ROUTE 10B.

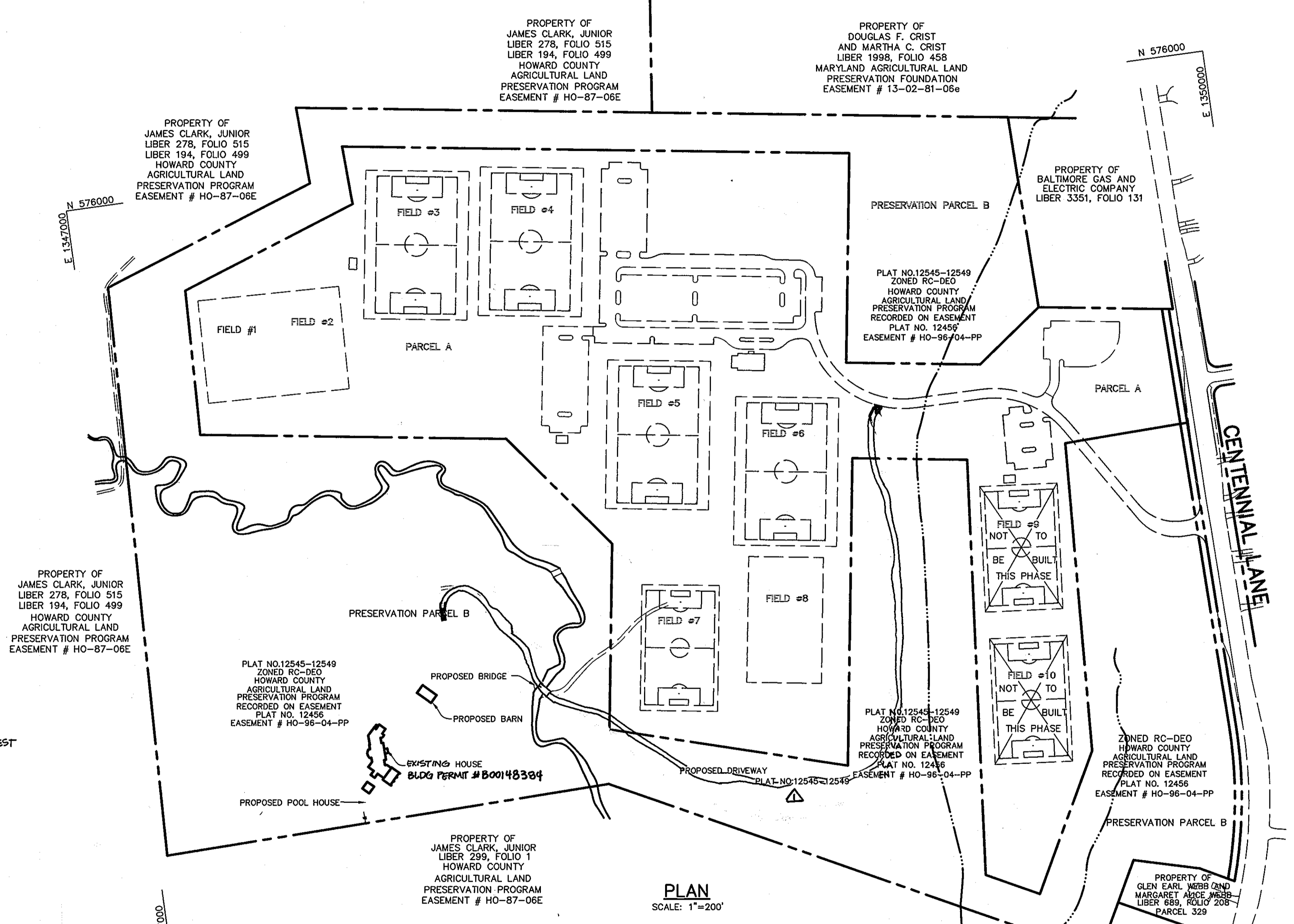
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. IV "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL SURVEY MAPS WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY FISHER COLLINS & CARTER DATED MARCH 2000 AND BY FIELD TOPOGRAPHY BY PHRA DATED DECEMBER 2003.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 30AA AND 300C WERE USED FOR THIS PROJECT.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- THE STORMWATER MANAGEMENT FOR THIS PARCEL IS ADDRESSED VIA THE ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT BY PROVIDING OPEN SECTION SECTION AND DISCONNECTION OF ALL ROOF SURFACES.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY FISHER COLLINS & CARTER PER RECORD PLATS 12545-49.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS NOT REQUIRED.
- THE NOISE STUDY FOR THIS PROJECT WAS NOT REQUIRED.
- A GEOTECHNICAL STUDY FOR THIS PROJECT WAS NOT REQUIRED.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY FISHER COLLINS & CARTER PER RECORD PLATS 12545-49.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO.'S: F-97-38, WP-97-60, F-02-103, PLAT OF EASEMENT 12456, BA-01-20E, SDP-02-75, WP-04-64, F-02-75
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- THE 100-YEAR FLOODPLAIN STUDY IS SHOWN FROM F-02-103 PLATS 15652-15657, BY PHR&A, pc.
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
- ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE MAJORITY OF THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT HAS BEEN MET BY THE FOREST RETENTION EASEMENTS RECORDED UNDER SDP-02-75. AS PART OF THE IMPROVEMENTS PROPOSED UNDER THIS PLAN AND APPROVED UNDER WP-04-64 & F-09-056, 0.82 ACRES OF FOREST RETENTION MUST BE REMOVED FROM THE EXISTING EASEMENTS. 21.03 AC OF FOREST HAS BEEN RETAINED. EASEMENT B CONTAINS WITHIN IT 0.44 AC OF UNFORESTED AREA AND 1.98 AC OF FORESTED AREA. A PERMIT OF A PENALTY (F-09-154) AND FEE-IN-LIEU (F-05-154) WAS COMPLETED WITH THE INITIAL APPROVAL OF THIS PLAN IN THE AMOUNT OF \$46,609 (46,609 SF X \$100/SF).
- A PERMIT TO DISTURB NON-TIDAL WETLANDS WAS SUBMITTED TO MD. DEPT. OF ENVIRONMENT: PERMIT TRACKING NO. 200364920. THE AREAS OF DISTURBANCE HAVE BEEN DEEMED "NECESSARY" BY THE DEPARTMENT OF PLANNING AND ZONING.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, PER COUNCIL BILL 45-2003, AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- WP-04-64 IS AN APPROVED WAIVER DATED DECEMBER 24, 2003 OF SECTION 16.115.c(2), WHICH PROHIBITS GRADING, CLEARING, EXCAVATING AND PLACEMENT OF IMPERVIOUS PAVING OR STRUCTURES WITHIN A FLOODPLAIN AREA; SECTION 16.116.a.2.(ii), WHICH PROHIBITS GRADING OR CLEARING WITHIN 75' OF A PERENNIAL STREAM; AND SECTION 16.120.c.(2), WHICH REQUIRES THAT SINGLE FAMILY DETACHED LOTS HAVE FRONTAGE ON A PUBLIC ROAD RIGHT-OF-WAY AND THAT ACCESS BE PROVIDED BY THE FRONTAGE. THE PETITIONER IS PROPOSING TO CONVERT PRESERVATION PARCEL A TO PRESERVATION PARCEL B (IF AN EXISTING ACCESS EASEMENT DOESN'T ALREADY PROVIDED ACCESS UP TO THE DRIVEWAY LOCATION). THE FINAL PLAN APPLICATION SHALL INCLUDE A SUPPLEMENTAL PLAN SHOWING THE PROPOSED DRIVEWAY LOCATION AND BRIDGE FOR THE STREAM CROSSING. THE FINAL DESIGN OF THE BRIDGE SHALL BE DETERMINED BY THE SRC DURING REVIEW OF THE FINAL PLAN, BUT IT MUST SPAN THE ENTIRE STREAM.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- THE PETITIONER SHALL FILE A FINAL PLAN APPLICATION TO RE-RECORD THE PLAT TO DELETE THE APPLICABLE FOREST CONSERVATION EASEMENTS, TO SHOW THE APPLICABLE SETBACKS ON THE PRESERVATION PARCEL, TO SHOW THE REQUIRED WELL AND SEPTIC AREAS AS APPROVED BY THE HEALTH DEPARTMENT, AND TO CREATE AN ACCESS EASEMENT ACROSS PRESERVATION PARCEL A TO PRESERVATION PARCEL B (IF AN EXISTING ACCESS EASEMENT DOESN'T ALREADY PROVIDED ACCESS UP TO THE DRIVEWAY LOCATION). THE FINAL PLAN APPLICATION SHALL INCLUDE A SUPPLEMENTAL PLAN SHOWING THE PROPOSED DRIVEWAY LOCATION AND BRIDGE FOR THE STREAM CROSSING. THE FINAL DESIGN OF THE BRIDGE SHALL BE DETERMINED BY THE SRC DURING REVIEW OF THE FINAL PLAN, BUT IT MUST SPAN THE ENTIRE STREAM.
- COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEPARTMENT OF FIRE AND RESCUE SERVICES.
- WITH THE FINAL PLAN APPLICATION, THE PETITIONER SHALL PROVIDE A WETLAND REPORT TO THE SRC OFFICE FOR REVIEW. NO DISTURBANCE WILL BE ALLOWED TO ANY WETLAND AREA WITHOUT APPROVAL OF A WAIVER PETITION AND APPROVAL OF APPLICABLE MDE PERMITS.
- CONCURRENT WITH THE PROCESSING OF THE REVISION PLAT ORIGINALS, THE PETITIONER SHALL PAY A FEE FOR THE ABANDONMENT OF THE APPLICABLE FOREST CONSERVATION EASEMENTS AT A RATE OF \$1.00 PER SQUARE FOOT OF EASEMENT AREA ABANDONED.
- COMPLIANCE WITH THE OCTOBER 21, 2003 COMMENTS FROM THE AGRICULTURAL LAND PRESERVATION PROGRAM ADMINISTRATOR CONCERNING THE TWO CONDITIONS ON WHICH THE AGRICULTURAL LAND PRESERVATION BOARD BASED ITS APPROVAL.

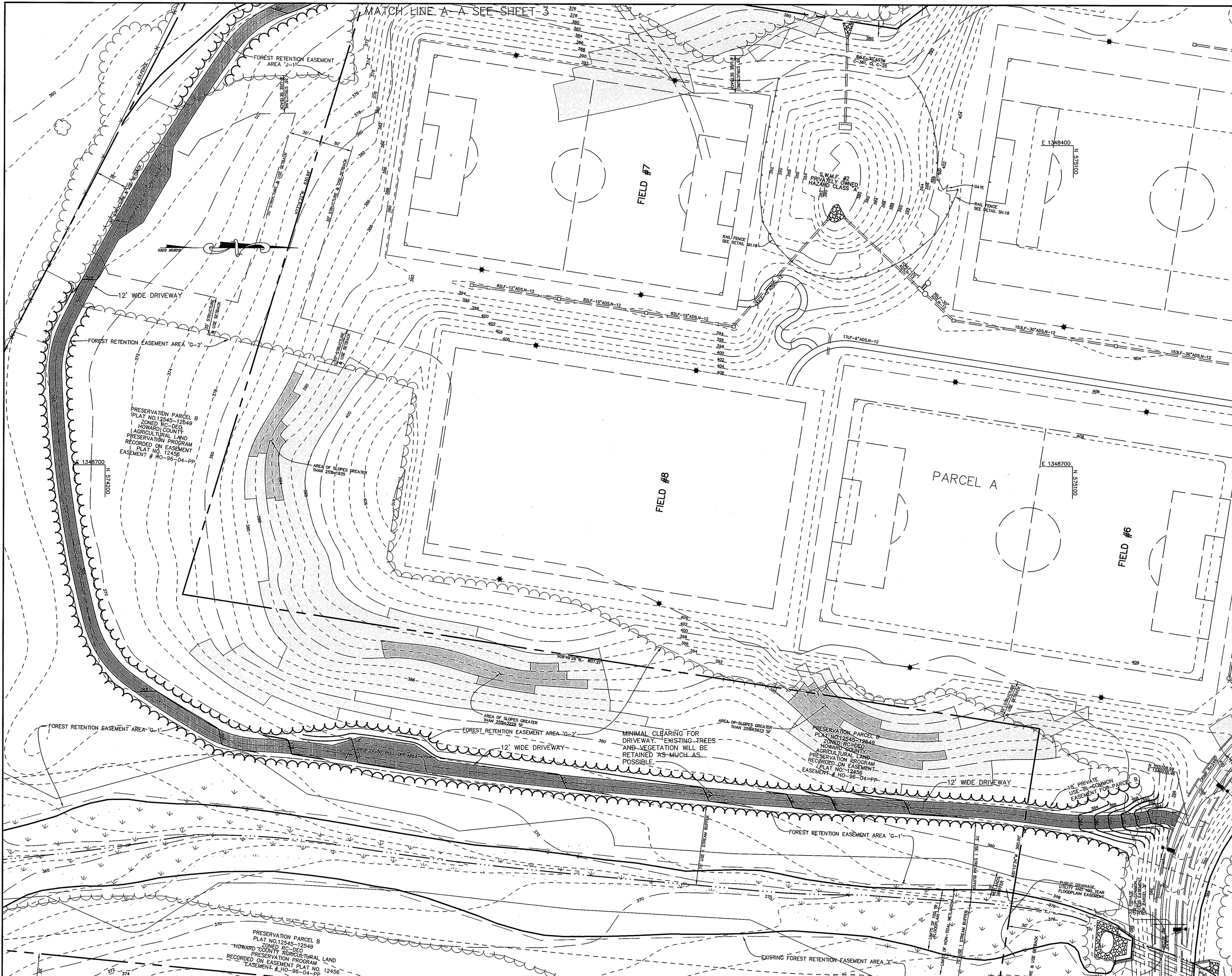
MAN



PLAN
SCALE: 1"=200'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.	
CHIEF, BUREAU OF HIGHWAYS	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Wanda Harris</i>	7/19/04 DATE
<i>Christopher J. Reid</i>	7/20/04 DATE
3/31/04	1 REVISE DRIVEWAY LOCATION & FOREST CON. EASEMENTS
OWNER	DEVELOPER
SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373	BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500
PROJECT: GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS	
AREA: TAX MAP 30 BLOCK 1 ZONED RC-DEO PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: TITLE SHEET	
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DATE: 7-19-04	DESIGNED BY: C.J.R.
	DRAWN BY: DAM
	PROJECT NO. 00287/2.0PLN RD1.DWG
	DATE: JULY 19, 2004
SCALE: AS SHOWN	DRAWING NO. 1 OF 12
CHRISTOPHER J. REID #19949	

P:\project\00287-2-0\Orig\Plans\RD1.dwg, 07/17/2004 07:26:06 AM, HP 1050C, Mylar.pcs, 1:200



LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	~ ~ ~
PROP. TREELINE	~ ~ ~
100 YEAR FLOODPLAIN	---
SETBACK LINES	---
15%-25% SLOPES	---
25% OR GREATER SLOPES	---
WETLANDS	---
DRIVEWAY PAVING	---
LIGHT-ROADWAY/PARKING	---
LIGHT-FIELD	---
LIMIT OF WETLANDS	---
WETLANDS BUFFER	---
STREAM BUFFER	---
STREAM	---

- NOTES:**
1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
 3. ALL ON-SITE ROADS ARE PRIVATE.
 4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.

APPROVED : HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, BUREAU OF HIGHWAYS _____ DATE _____

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE 7/20/04

[Signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE 7/20/04

DATE NO.	REVISION
OWNER	DEVELOPER
SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373	BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500

PROJECT GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS

AREA TAX MAP 30 BLOCK 1 ZONED RC-DEO
PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE DRIVEWAY PLAN VIEW

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

7-19-04
DATE

DESIGNED BY : C.J.R.

DRAWN BY: DAM

PROJECT NO. 00287/2.0PLN
RD2.DWG

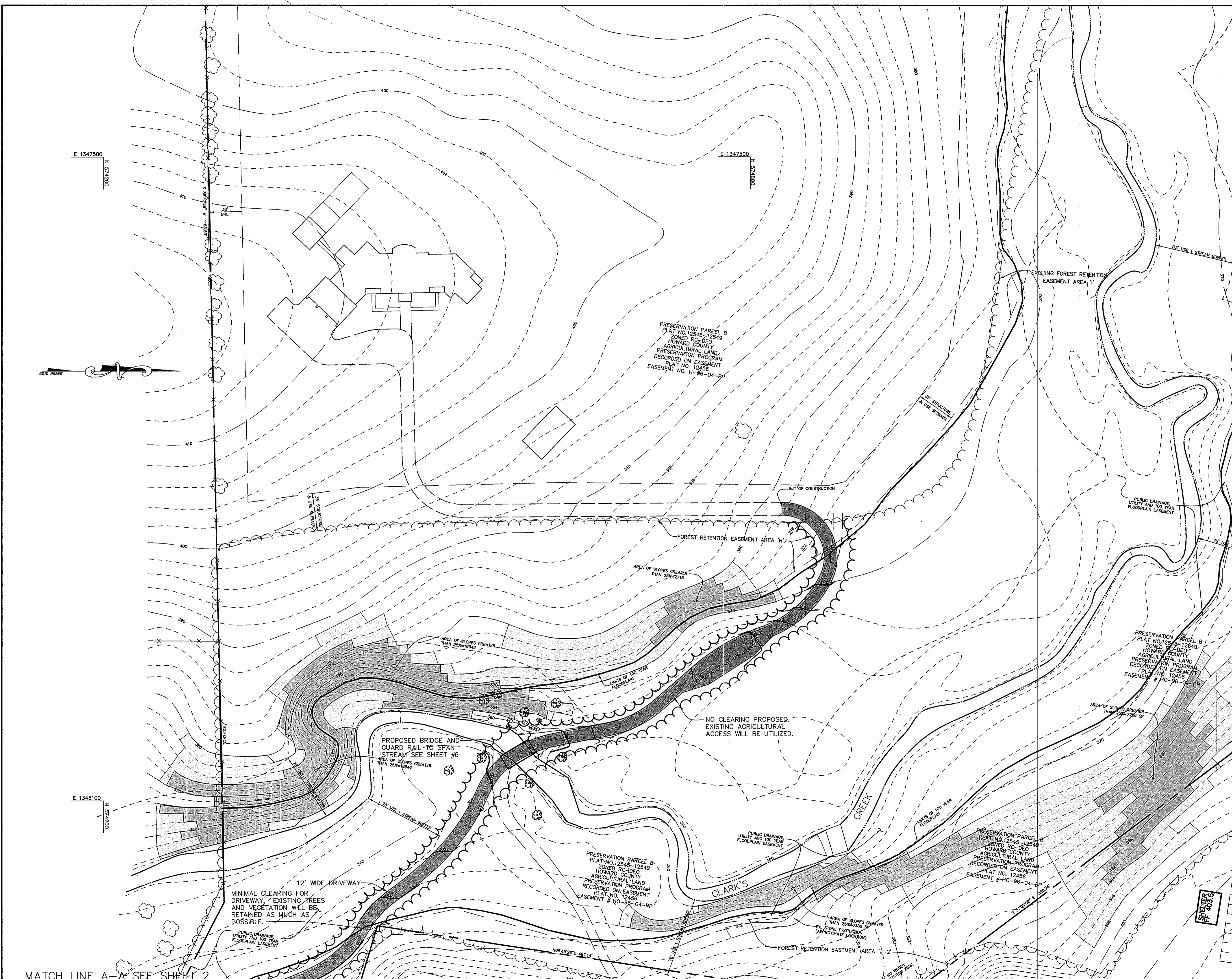
DATE : JULY 19, 2004

SCALE : 1" = 40'

DRAWING NO. 2 OF 12

CHRISTOPHER J. REID #19949

P:\project\0287\2.0\Engr\Plans\RD2.DWG, 07/17/2004 08:16:29 AM, HP1050C_Mylar.pcs, 1.40



LEGEND

EX. CONTOUR	---
PROP. CONTOUR	---
EX. TREELINE	~ ~ ~
PROP. TREELINE	~ ~ ~
100 YEAR FLOODPLAIN	--- (wavy)
SETBACK LINES	---
15%-25% SLOPES	--- (stippled)
25% OR GREATER SLOPES	--- (cross-hatched)
WETLANDS	--- (dotted)
DRIVEWAY PAVING	--- (solid)
LIGHT-ROADWAY/PARKING	--- (dashed)
LIGHT-FIELD	---
LIMIT OF WETLANDS	---
WETLANDS BUFFER	---
STREAM BUFFER	---
STREAM	---

- NOTES:**
1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
 3. ALL ON-SITE ROADS ARE PRIVATE.
 4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.

APPROVED : HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, BUREAU OF HIGHWAYS *N/A* DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chris Heron 7/20/04
CHIEF, DIVISION OF LAND USE DEVELOPMENT DATE

William 7/20/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DATE	NO.	REVISION

OWNER SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373	DEVELOPER BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500
--	---

PROJECT GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS

AREA TAX MAP 30 BLOCK 1 ZONED RC-DEO
PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE DRIVEWAY PLAN VIEW

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

	DATE 7.19.04
	DESIGNED BY : C.J.R.
	DRAWN BY : DAM
	PROJECT NO : 00287/2.0PLN RD3.DWG
	DATE : JULY 19, 2004
SCALE : 1" = 40'	
CHRISTOPHER J. REID #19949	DRAWING NO. 3 OF 12

MATCH LINE A-A SEE SHEET 2

P:\project\00287\2-0\Engr\Plans\RD3.DWG, Layout1, 07/19/2004 07:25:36 AM, HP1050C_MyBar.pc3, 1:40



LEGEND

- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- SOIL LINES
- 100 YEAR FLOODPLAIN
- WETLANDS
- WETLAND BUFFER
- STREAM BUFFER
- STREAM
- SUPER SILT FENCE
- TREE PROTECTION FENCE

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Brian Gibbons 7-19-04
DEVELOPER BRIAN GIBBONS DATE

BY THE ENGINEER :

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Chris J. Rao 7-19-04
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Murray 7/22/04
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 7/22/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Janice Hamilton 7/20/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chris Dammann 7/20/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DATE	NO.	REVISION

OWNER	DEVELOPER
SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373	BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500

PROJECT GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS

AREA TAX MAP 30 BLOCK 1 ZONED RC-DEO
PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

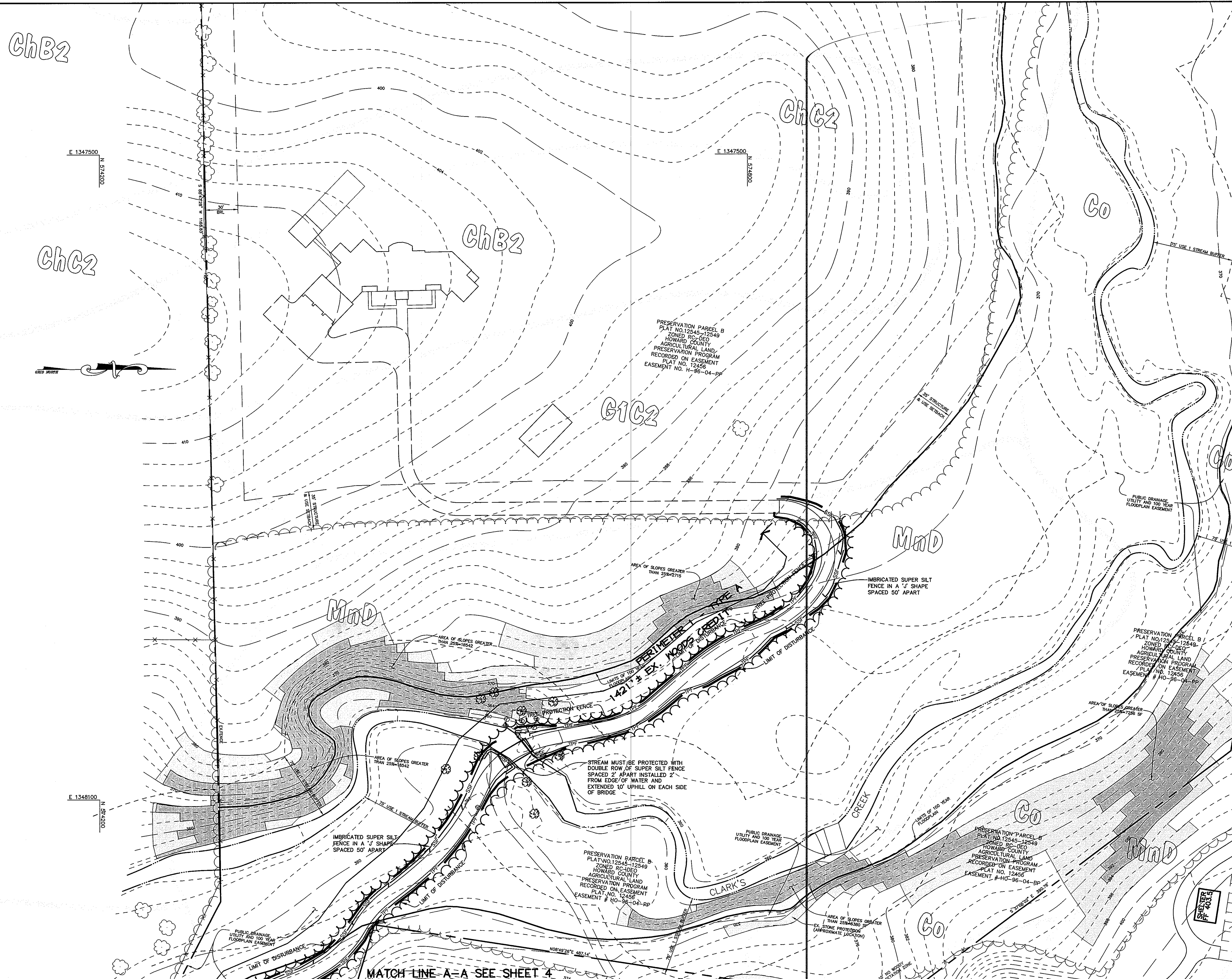
TITLE GRADING AND SEDIMENT CONTROL PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

7-19-04
DATE

DESIGNED BY : C.J.R.
DRAWN BY: DAM
PROJECT NO .00287/2.0PLN
RD4.DWG
DATE : JULY 19, 2004
SCALE : 1" = 40'
DRAWING NO. 4 OF 12

CHRISTOPHER J. REID #19949



LEGEND

SILT FENCE	—SF—
LIMIT OF DISTURBANCE	—LD—
STABILIZED CONSTRUCTION ENTRANCE	—SCE—
EROSION CONTROL MATTING	—ECM—
SOIL LINES	—SL—
100 YEAR FLOODPLAIN	—100FP—
WETLANDS	—W—
WETLAND BUFFER	—WB—
STREAM BUFFER	—SB—
STREAM	—S—
SUPER SILT FENCE	—SSF—
TREE PROTECTION FENCE	—TPF—

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *Brian Gibbons* DATE: 7.19.04

BY THE ENGINEER :

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

ENGINEER: *Chris J. Reid* DATE: 7.19.04

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Meyer 7/22/04
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Robertson 7/22/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, BUREAU OF HIGHWAYS DATE: N/A

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chris Hunt 7/20/04
CHIEF, DIVISION OF LAND USE DEVELOPMENT DATE

Mark DeMunn 7/30/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DATE	NO.	REVISION
OWNER	SOCCER ASSOCIATION OF COLUMBIA, INC.	DEVELOPER
	8980-D ROUTE 108	BRIAN GIBBONS
	COLUMBIA, MD 21045	c/o ERWIN L. GREENBERG
	410-772-9373	10096 RED RUN BLVD
		OWINGS MILLS, MD 21117
		410-559-2500

PROJECT: **GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS**

AREA: TAX MAP 30 BLOCK 1 ZONED RC-DEO PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: **GRADING AND SEDIMENT CONTROL PLAN**

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

7.19.04 DATE

DESIGNED BY : C.J.R.

DRAWN BY : DAM

PROJECT NO : 00287/2.0PLN RD5.DWG

DATE : JULY 19, 2004

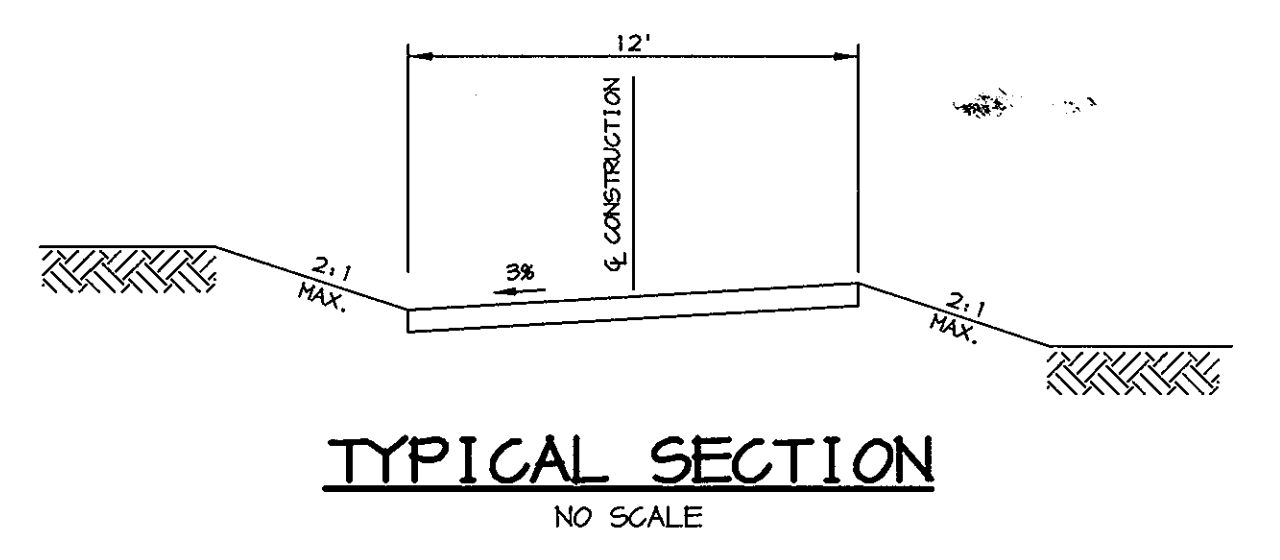
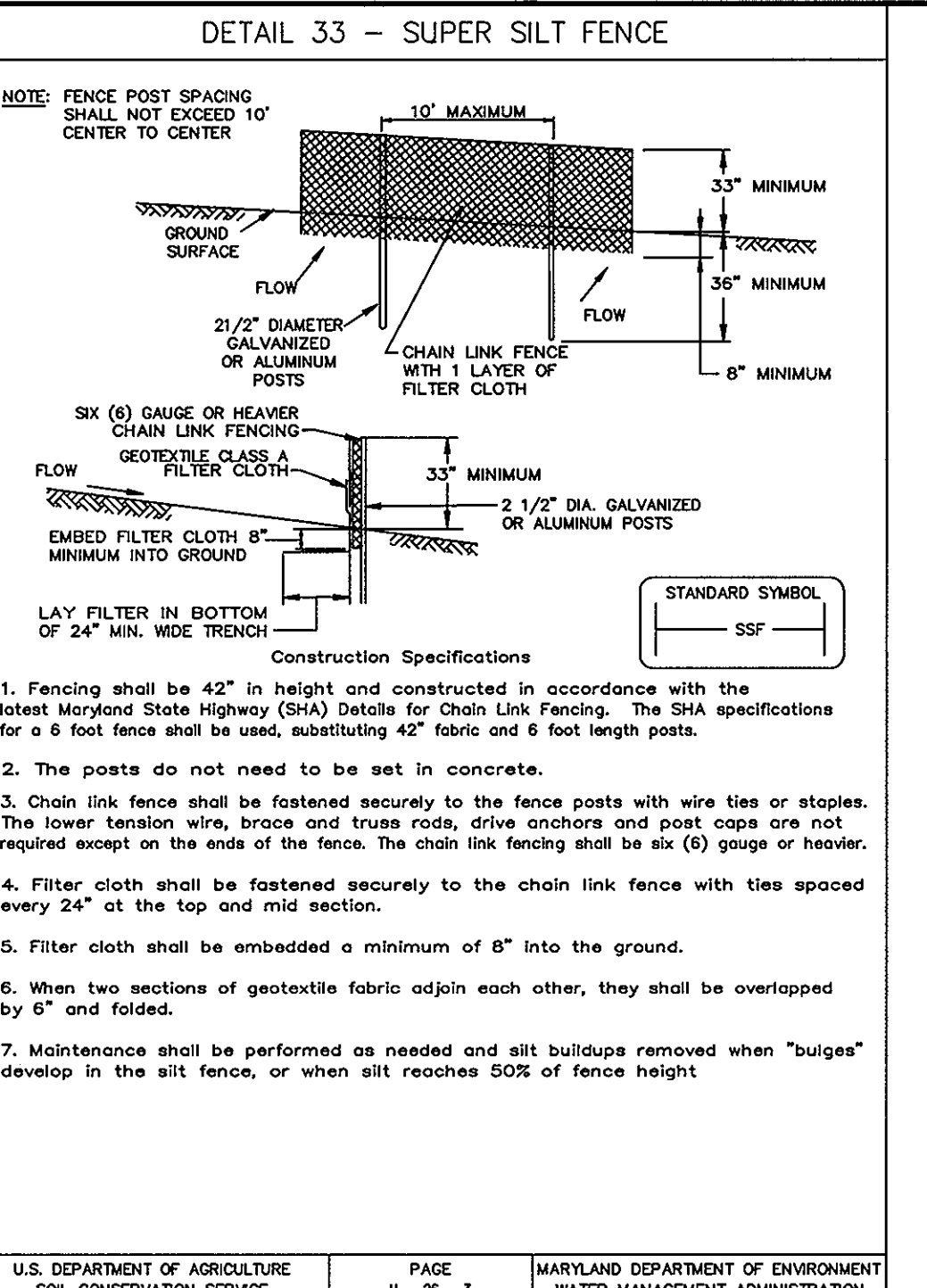
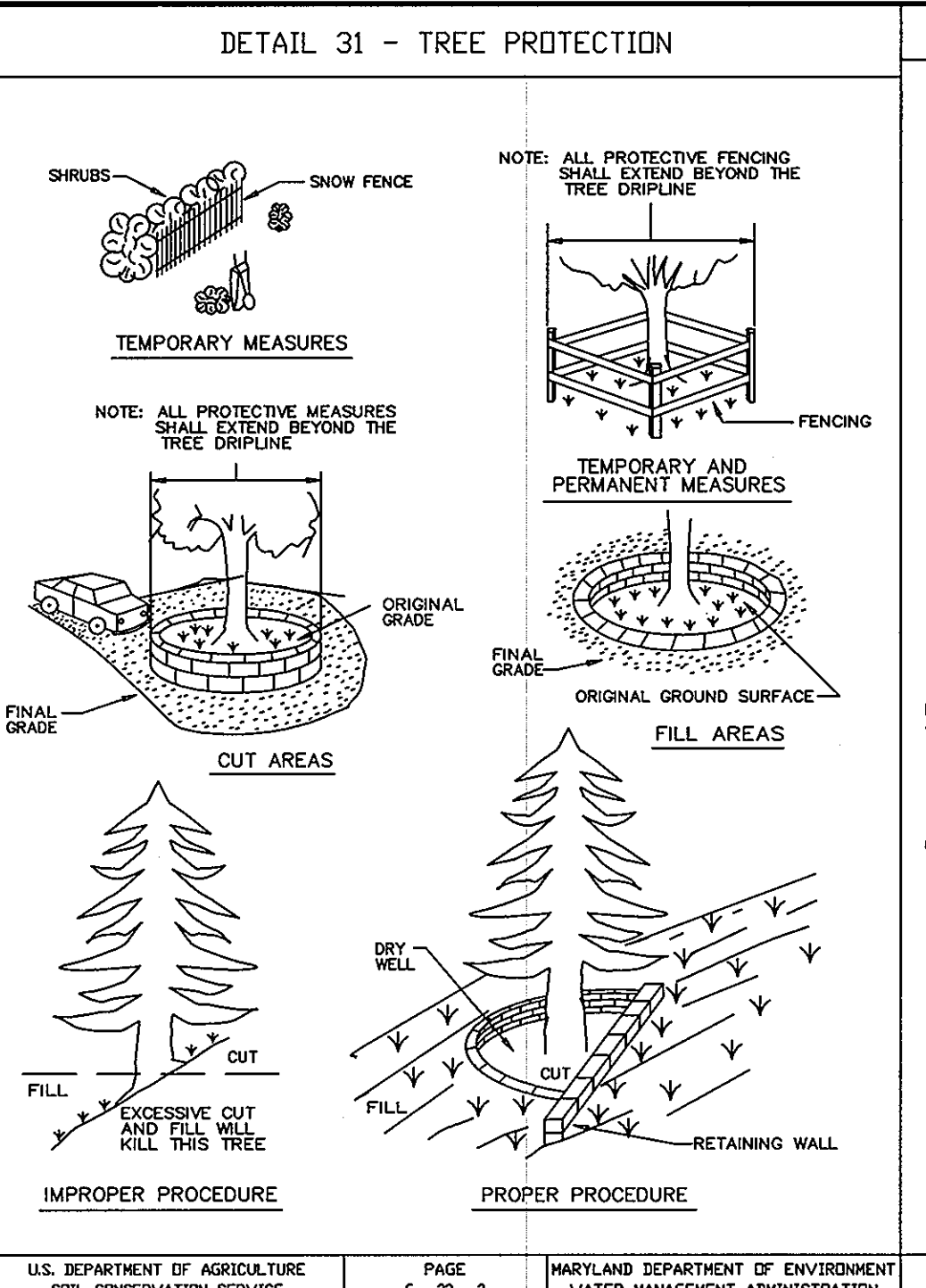
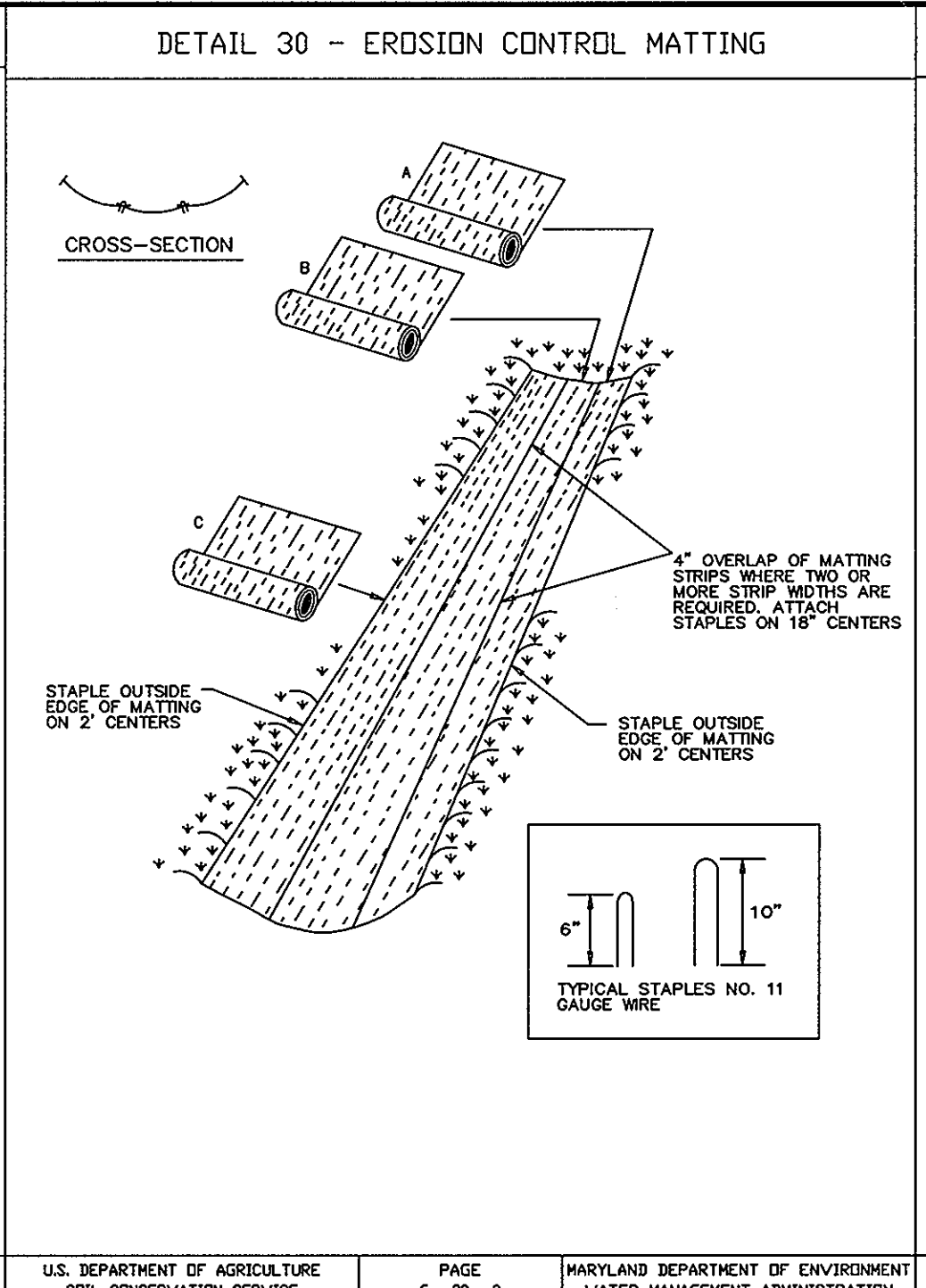
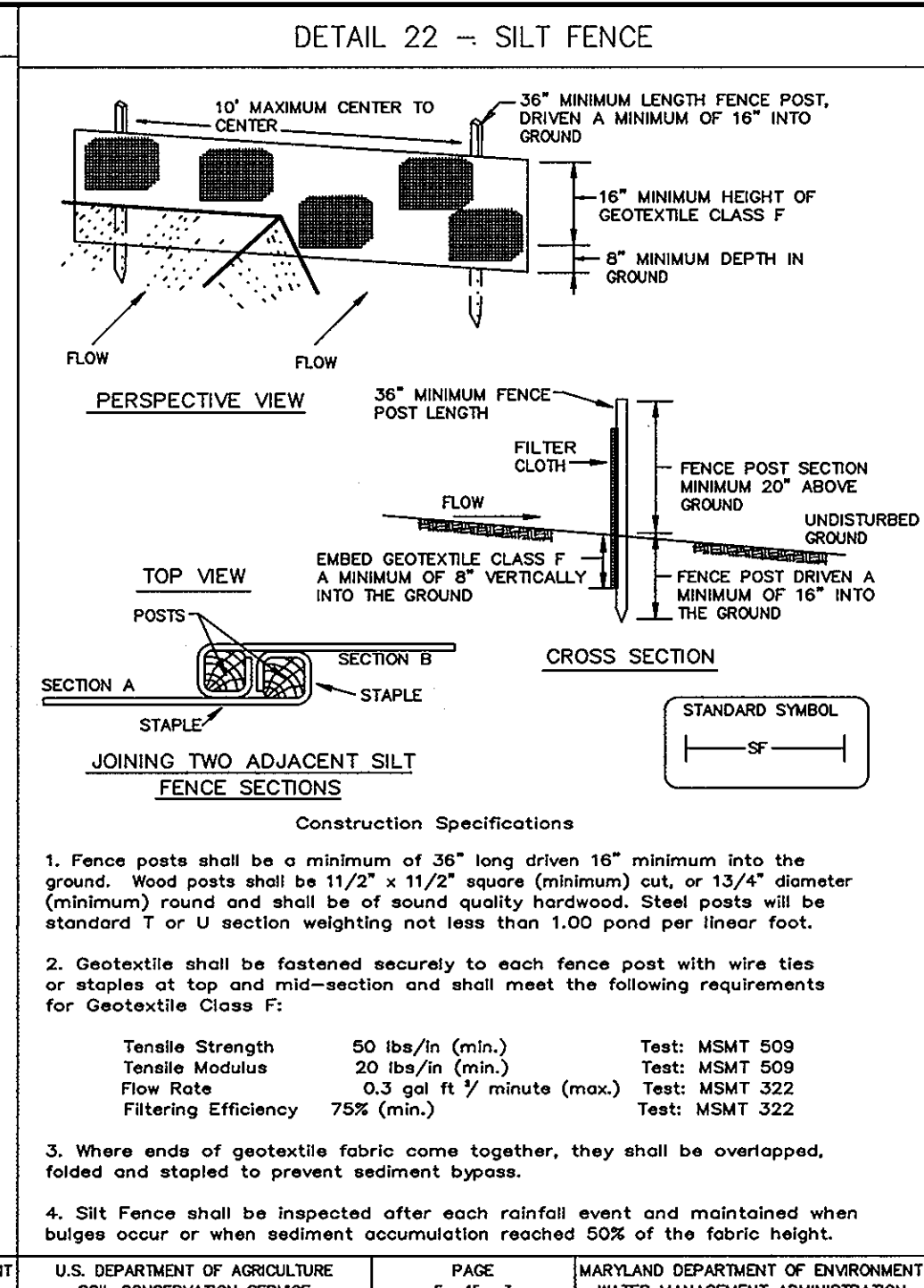
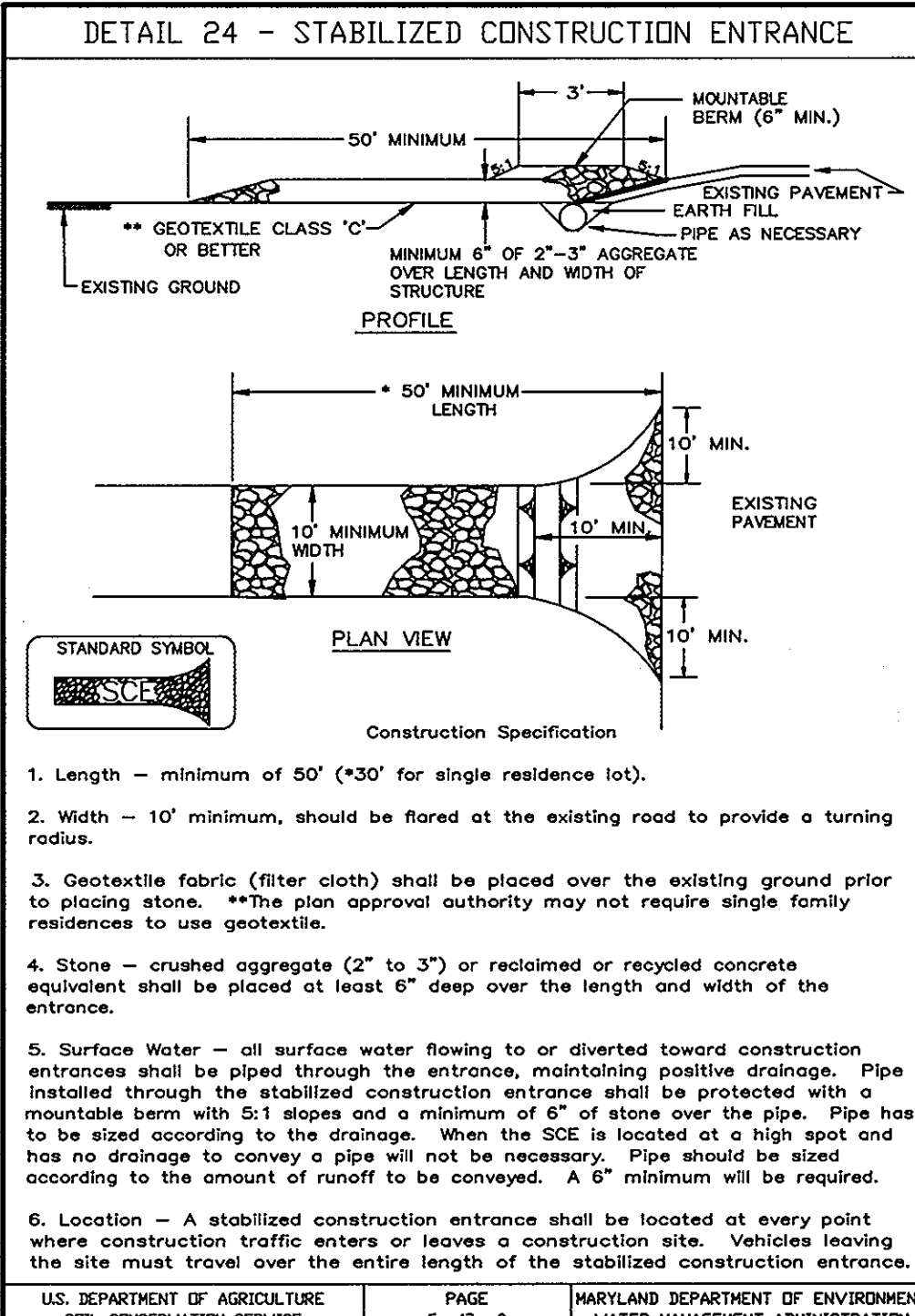
SCALE : 1" = 40'

DRAWING NO. 5 OF 12

CHRISTOPHER J. REID #19949

F-04-134

P:\project\00287\2-01\Eng\Plans\RD5.dwg, Layout1, 07/19/2004 07:27:54 AM, HP.1050C_Mylbr.pc3, 1-40



21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Purpose
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Conditions these Practices Apply

- This practice is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimentation Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
 - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of clinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, rhizoma, or others as specified.
 - Where subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sulfur or lime shall be prescribed to raise the pH to 6.0 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.

Note: Topsoil substitutes to amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority may be used in lieu of natural topsoil.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

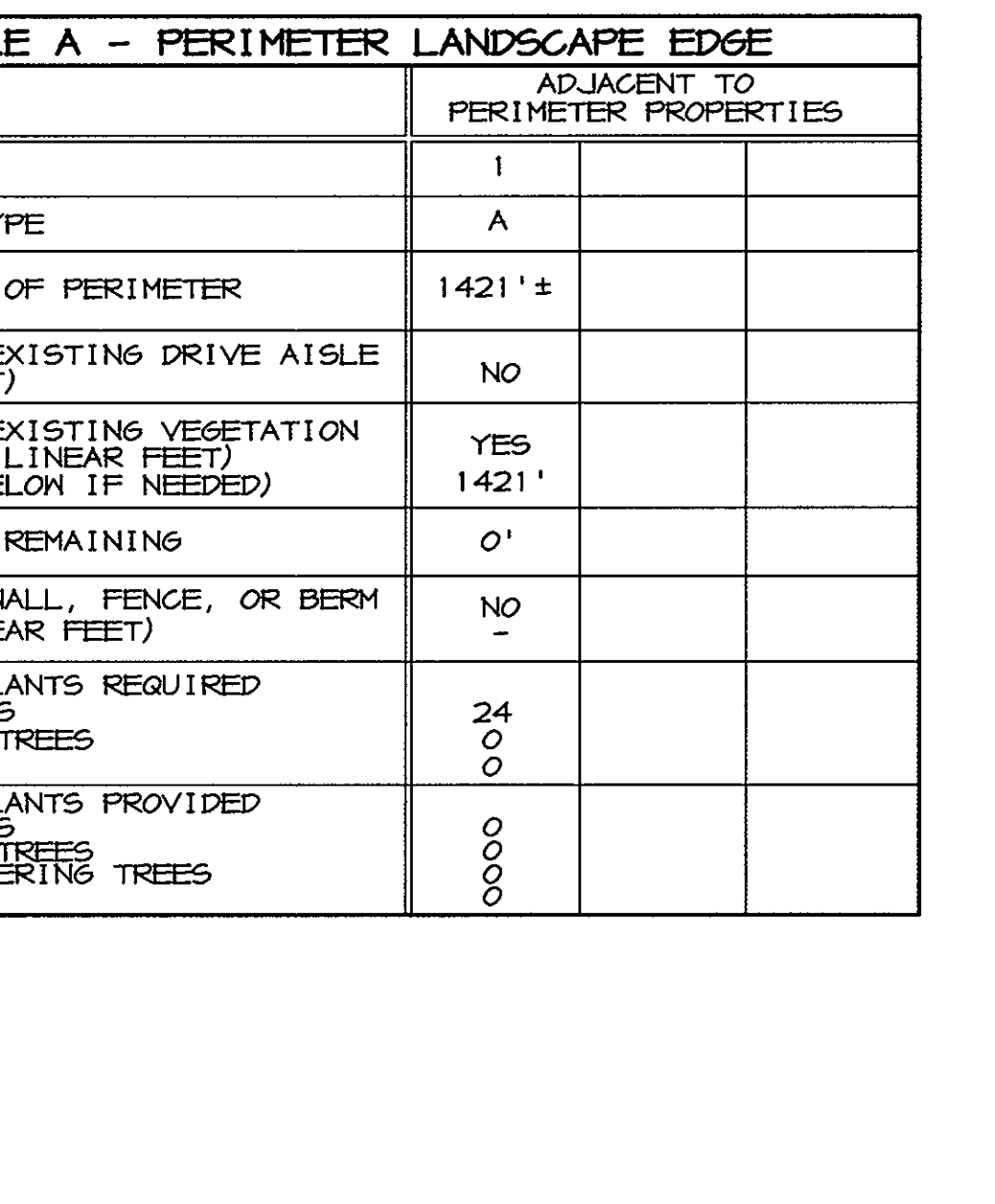
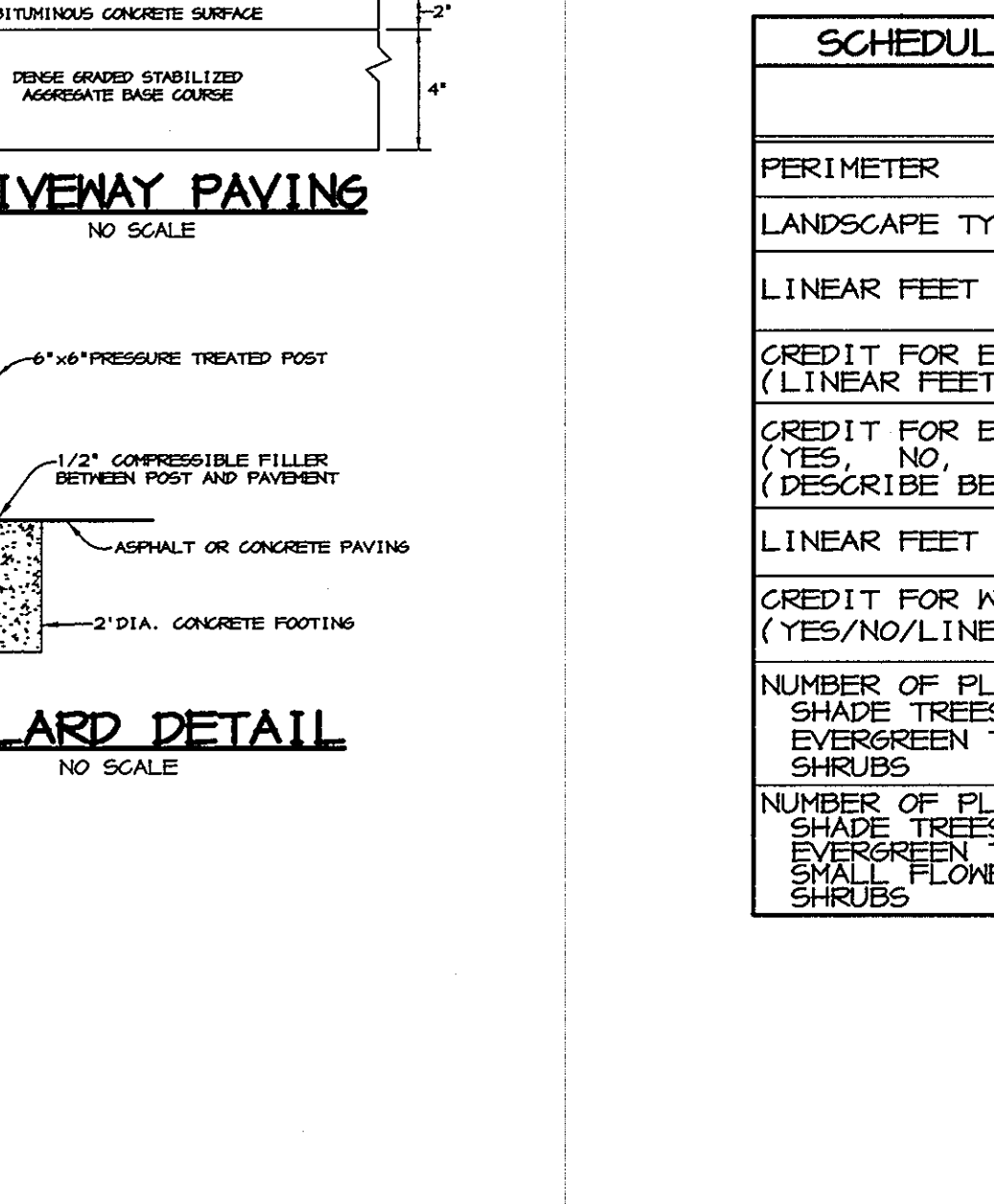
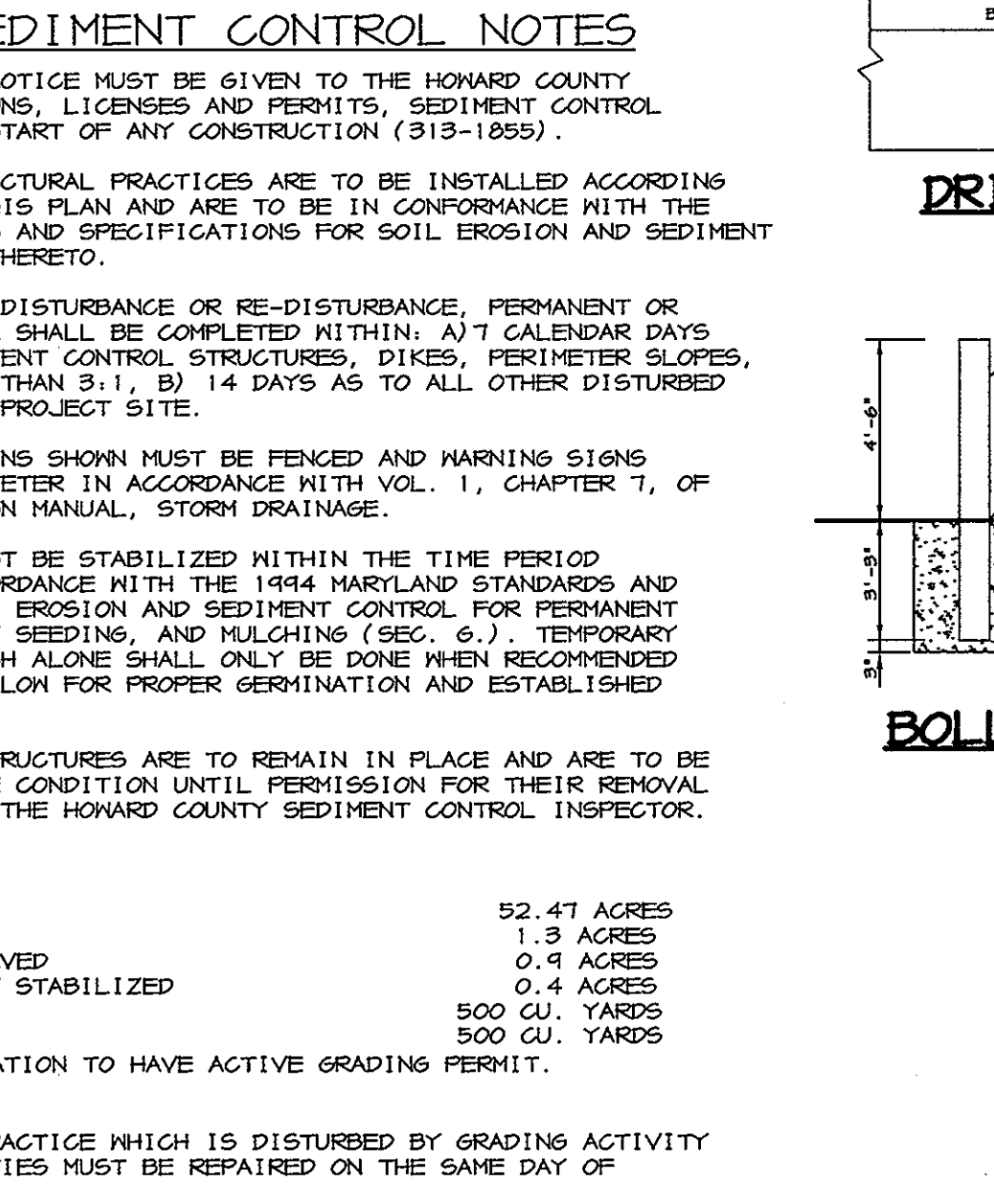
STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1, 3:1 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND MARKING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 1, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SO2, TEMPORARY SEEDING, AND MULCHING (SEC. 6.). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHED OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	52.47 ACRES
AREA DISTURBED	1.3 ACRES
AREA TO BE ROOFED OR PAVED	0.9 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.4 ACRES
TOTAL CUT	500 CU. YARDS
TOTAL FILL	500 CU. YARDS

 OFFSITE WASTE AREA LOCATION TO HAVE ACTIVE GRADING PERMIT.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 26-2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



SEQUENCE OF CONSTRUCTION

- OBTAIN WETLANDS PERMIT AND GRADING PERMIT.
- INSTALL SCE, SILT FENCE, SUPER SILT FENCE, AND TREE PROTECTION FENCE. (3 DAYS)
- UPON PERMISSION OF COUNTY SEDIMENT CONTROL INSPECTOR, GRADE FOR DRIVEWAY AND COMMENCE BRIDGE CONSTRUCTION, MINIMIZE TREE CLEARING TO THE EXTENT POSSIBLE. (5 DAYS)
- ONCE DRIVEWAY SUBGRADE IS REACHED, PAVE DRIVEWAY. (2 DAYS)
- COMPLETE DRIVEWAY AND BRIDGE CONSTRUCTION, SEED ALL REMAINING DISTURBED AREAS.
- UPON PERMISSION OF COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (1 DAY)

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sulfur or lime shall be prescribed to raise the pH to 6.0 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.

Note: Topsoil substitutes to amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority may be used in lieu of natural topsoil.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sulfur or lime shall be prescribed to raise the pH to 6.0 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.

Note: Topsoil substitutes to amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority may be used in lieu of natural topsoil.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sulfur or lime shall be prescribed to raise the pH to 6.0 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.

Note: Topsoil substitutes to amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority may be used in lieu of natural topsoil.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS

- For sites having disturbed areas under 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sulfur or lime shall be prescribed to raise the pH to 6.0 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.

Note: Topsoil substitutes to amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority may be used in lieu of natural topsoil.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Brian Gibbons 7.19.04
DEVELOPER BRIAN GIBBONS DATE

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Chris J. Red 7.19.04
ENGINEER CHRIS J. RED DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Myers 7/22/04
NATURAL RESOURCES CONSERVATION SERVICE DATE

John R. Red 7/22/04
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Chris J. Red N/A
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chris J. Red 7/20/04
CHIEF, DIVISION OF LAND USE DEVELOPMENT DATE

Chris J. Red 7/20/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DATE	NO.	REVISION

OWNER: SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373

DEVELOPER: BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500

PROJECT: GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS

AREA: TAX MAP 30 BLOCK 1 ZONED RC-DEO PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: NOTES AND DETAILS

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

7.19.04
DATE

DESIGNED BY: C.J.R.

DRAWN BY: DAM

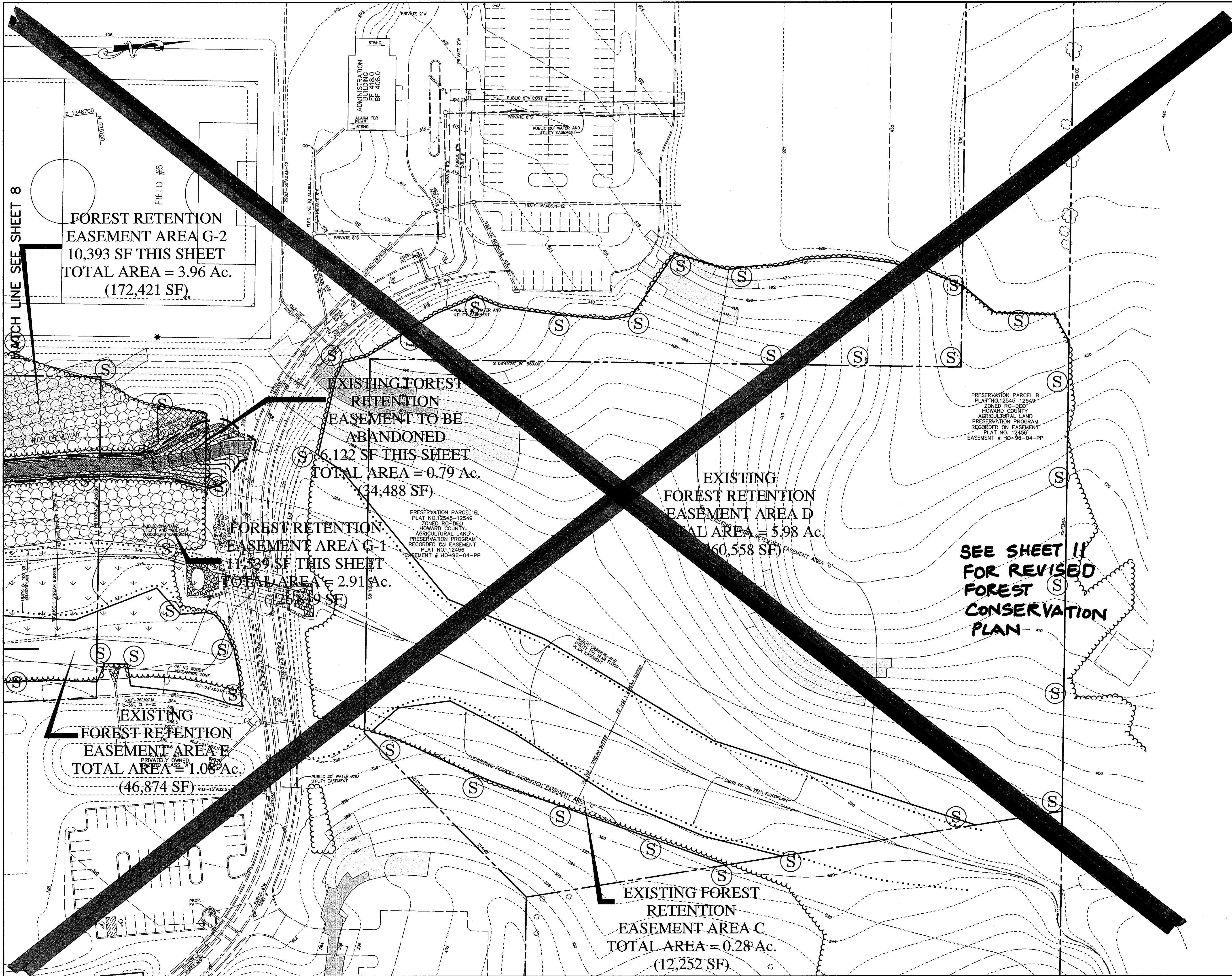
PROJECT NO. 00287/2.0PLN RD6.DWG

DATE: JULY 19, 2004

SCALE: 1" = 40'

DRAWING NO. 6 OF 12

CHRISTOPHER J. RED #19949



LEGEND

TREES	
EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
NETLANDS AND 25' BUFFER	
PERENNIAL STREAM AND 50'/75' BUFFER	
100-YEAR FLOODPLAIN	
LIMIT OF DISTURBANCE	
FOREST CONSERVATION SIGN (PLACED AT 100' INTERVALS)	
FOREST CONSERVATION AREA	
FOREST CONSERVATION EASEMENT AREAS TO BE ABANDONED	
SLOPES: 15%-25%	
SLOPES: 25% & GREATER	
EX. CONTOURS	
PROP. CONTOURS	
TREE > 30" DIAM.	

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, BUREAU OF HIGHWAYS _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Irish Hamble 7/20/04
CHIEF, DIVISION OF LAND USE DEVELOPMENT DATE

John Damm 7/20/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

3/31/04 | REVISE DRIVEWAY LOCATION & FOREST CON. EASEMENTS, SUBSTITUTE SHEET

DATE	NO.	REVISION
------	-----	----------

OWNER SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373	DEVELOPER BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500
--	---

PROJECT
GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS

AREA TAX MAP 30 BLOCK 1 ZONED RC-DEO
PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

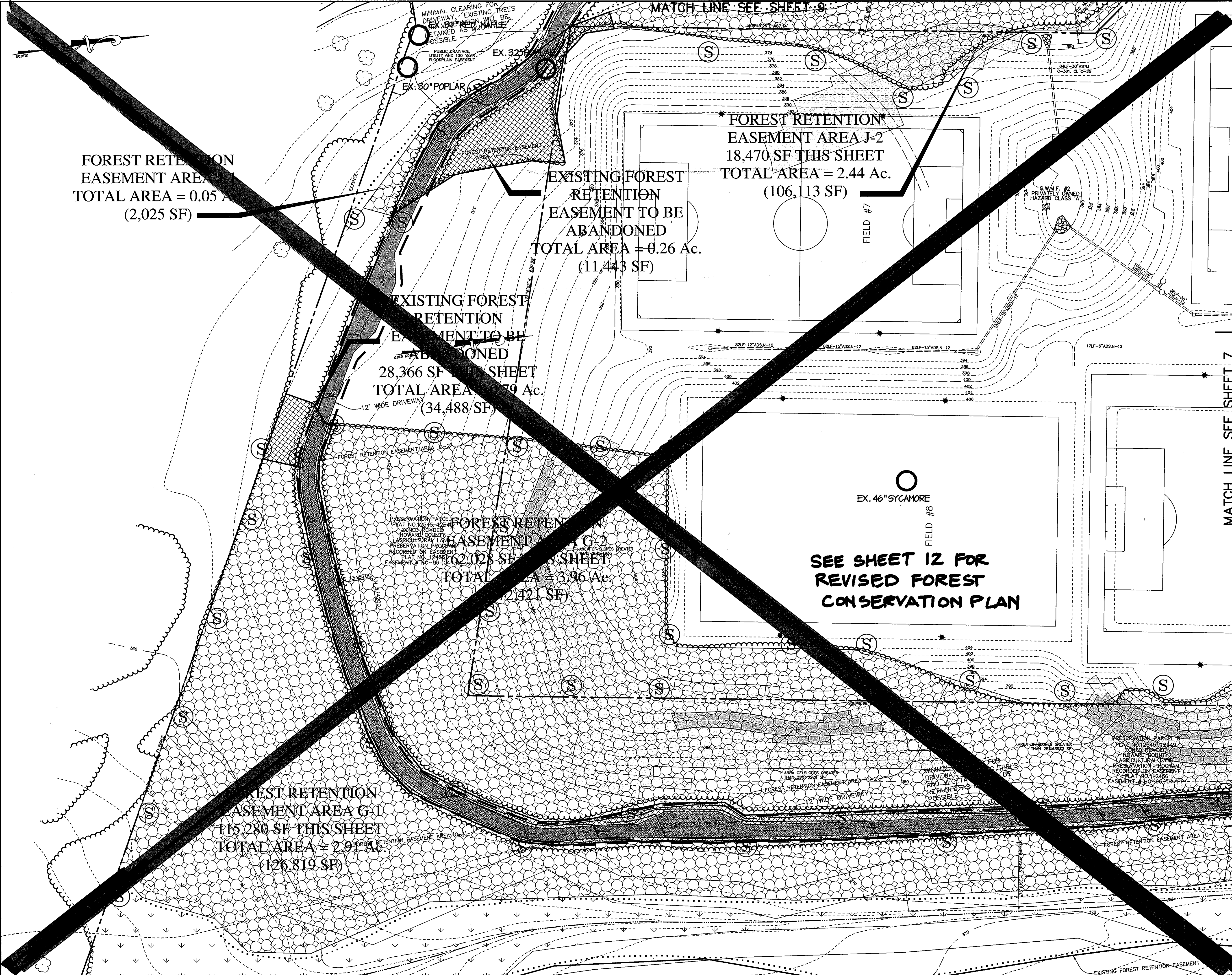
TITLE
FOREST CONSERVATION PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

7-19-04
DATE

DESIGNED BY :
DRAWN BY :
PROJECT NO .00287/2.0PLN
FCP3.DWG
DATE : JULY 19, 2004
SCALE : 1" = 40'
DRAWING NO. 7 OF 12

SCOTT R. WOLFORD #797



FOREST RETENTION
EASEMENT AREA J-1
TOTAL AREA = 0.05 Ac.
(2,025 SF)

EXISTING FOREST
RETENTION
EASEMENT TO BE
ABANDONED
TOTAL AREA = 0.26 Ac.
(11,443 SF)

FOREST RETENTION
EASEMENT AREA J-2
18,470 SF THIS SHEET
TOTAL AREA = 2.44 Ac.
(106,113 SF)

EXISTING FOREST
RETENTION
EASEMENT TO BE
ABANDONED
28,366 SF THIS SHEET
TOTAL AREA = 0.79 Ac.
(34,488 SF)

FOREST RETENTION
EASEMENT AREA G-2
162,028 SF THIS SHEET
TOTAL AREA = 3.96 Ac.
(171,421 SF)

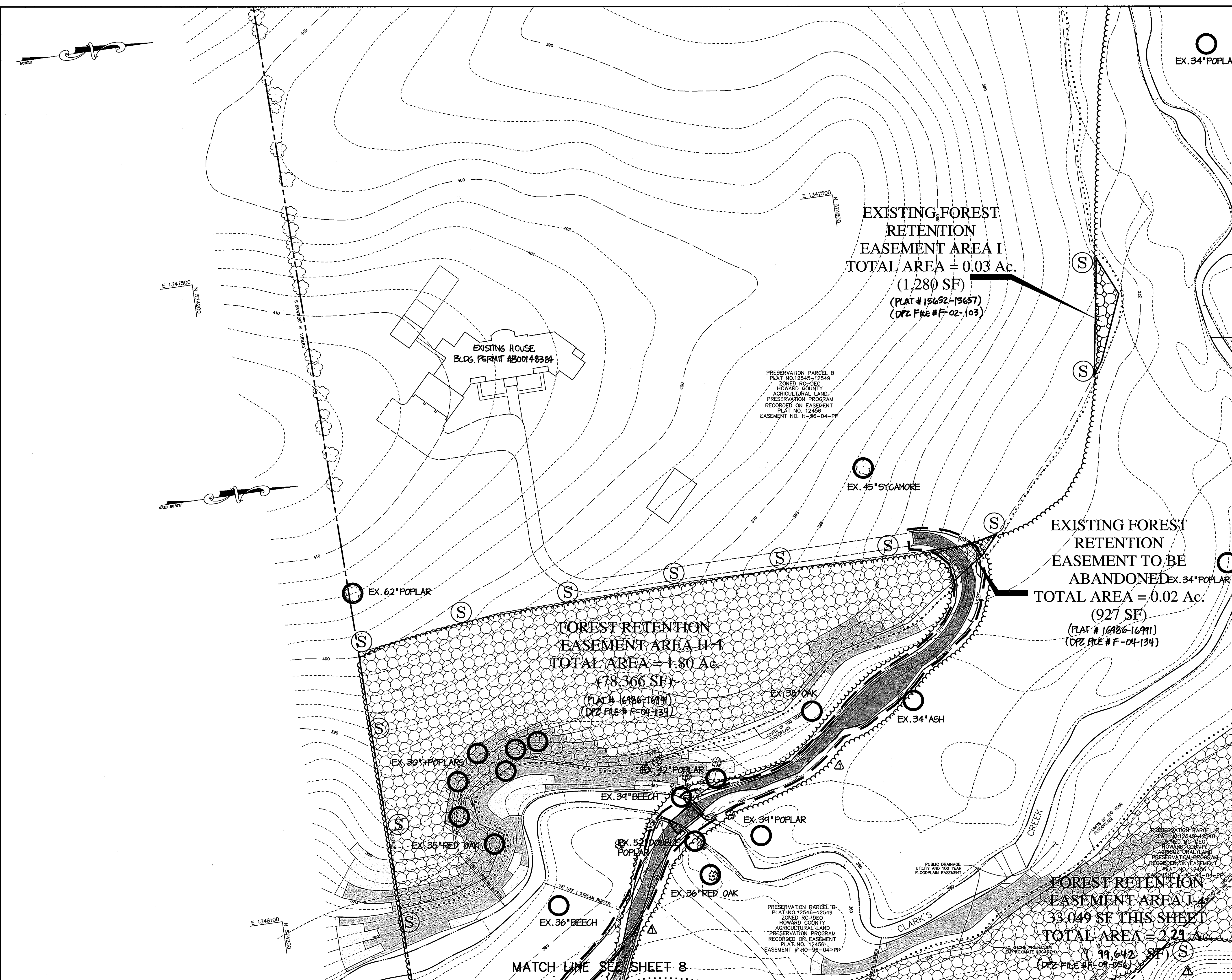
FOREST RETENTION
EASEMENT AREA G-1
115,280 SF THIS SHEET
TOTAL AREA = 2.91 Ac.
(126,819 SF)

SEE SHEET 12 FOR
REVISED FOREST
CONSERVATION PLAN

LEGEND	
TREES	
EX. TREE LINE	
PROP. TREE LINE	
PROPERTY LINE	
WETLANDS AND 25' BUFFER	
PERENNIAL STREAM AND 50'/75' BUFFER	
100-YEAR FLOODPLAIN	
LIMIT OF DISTURBANCE	
FOREST CONSERVATION SIGN (PLACED AT 100' INTERVALS)	
FOREST CONSERVATION AREA	
FOREST CONSERVATION EASEMENT AREAS TO BE ABANDONED	
SLOPES: 15% - 25%	
SLOPES: 25% + GREATER	
EX. CONTOURS	
PROP. CONTOURS	
TREE > 90" DIAM.	

APPROVED : HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.		
CHIEF, BUREAU OF HIGHWAYS	DATE	
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.		
CHIEF, DIVISION OF LAND USE DEVELOPMENT	DATE	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE	
3/31/09	1 REVISE DRIVEWAY LOCATION & FOREST CONSERVATION EASEMENTS, SUBSTITUTE SHEET	
DATE	NO.	REVISION
OWNER		DEVELOPER
SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373		BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500
PROJECT GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS		
AREA TAX MAP 30 BLOCK 1 ZONED RC-DEO PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE FOREST CONSERVATION PLAN		
Patton Harris Rust & Associates, p.c. Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DATE 7.19.04		DESIGNED BY :
		DRAWN BY:
SCOTT R. WOLFORD #797		PROJECT NO .00287/2.0PLN FCP4.DWG
		DATE : JULY 19, 2004
		SCALE : 1" = 40'
		DRAWING NO. 8 OF 12

P:\project\00287\2-0\Erwin\Plans\FCP4.dwg, 07/17/2004 07:24:19 AM, HP:1050C_Mylar.pcs, 1:40



LEGEND

TREES	
EX. TREE LINE	
PROP. TREE LINE	
PROPERTY LINE	
WETLANDS AND 25' BUFFER	
PERENNIAL STREAM AND 50'/75' BUFFER	
100-YEAR FLOODPLAIN	
LIMIT OF DISTURBANCE	
FOREST CONSERVATION SIGN (PLACED AT 100' INTERVAL)	
FOREST CONSERVATION AREA	
FOREST CONSERVATION EASEMENT AREAS TO BE ABANDONED	
SLOPES: 15%-25%	
SLOPES: 25% & GREATER	
EX. CONTOURS	
PROP. CONTOURS	
TREE > 90" DIAM.	

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DIVISION OF LAND USE DEVELOPMENT DATE 7/20/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 7/20/04

3/31/09 1 REVISE DRIVEWAY LOCATION & FOREST CON. EASEMENTS

DATE NO.	REVISION
OWNER	DEVELOPER
SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373	BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500

PROJECT **GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS**

AREA TAX MAP 30 BLOCK 1 ZONED RC-DEO PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE **FOREST CONSERVATION PLAN**

Patton Harris Rust & Associates, p.c.
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

	DATE	DESIGNED BY :
	7/19/2004	DRAWN BY:
		PROJECT NO .00287/2.0PLN FCP6.DWG
		DATE : JULY 19, 2004
		SCALE : 1" = 40'
	DRAWING NO. 9 OF 12.	

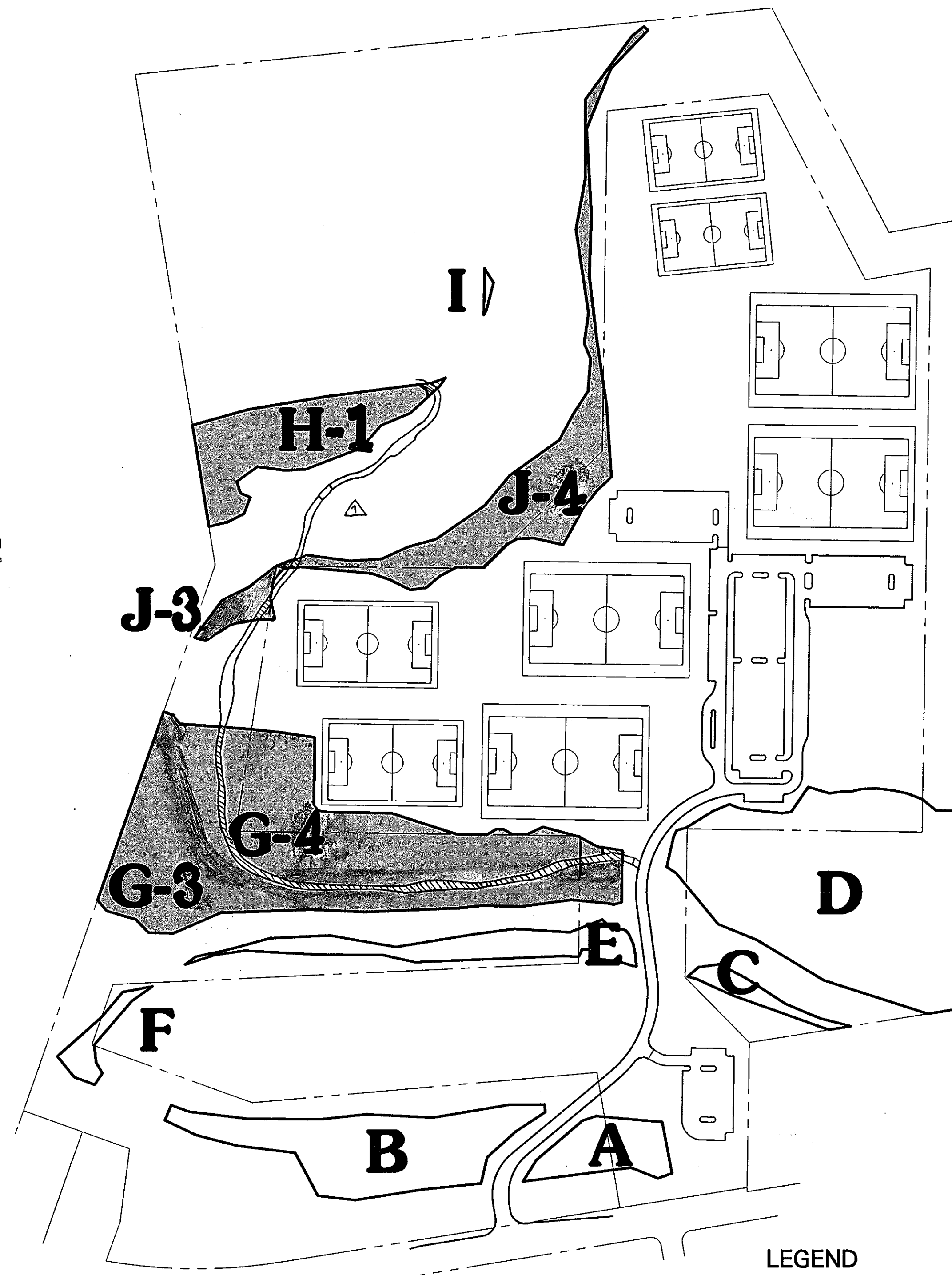
SCOTT R. WOLFORD #797 **F-04-134**

Figure B-5 Forest Conservation Worksheet 2.0

Net Tract Area		Acres
A. Total Tract Area	A = 115.94	
B. Area within 100 year nonflood plain (drainage area greater than 400 acres or Class III waters)	B = 14.98	
C. Other Deductions	C = 0.00	
D. Net Tract Area (Net Tract Area = (A-B-C))	D = 100.96	
Land Use Category - Institutional		
E. Afforestation Threshold (Net Tract Area X .15%)	E = 15.14	
F. Conservation Threshold (Net Tract Area X .20%)	F = 20.19	
Existing Forest Cover		
G. Existing Forest Cover within the Net Tract Area	G = 30.74	
H. Area of Forest Above Conservation Threshold (If the Existing Forest Cover (G) is greater than Conservation Threshold (F), then H = Existing Forest Cover (G) - Conservation Threshold (F))	H = 10.55	
Break Even Point		
I. Break Even (Amount of forest that must be retained so that no mitigation is required) (If the area of forest above the Conservation Threshold is greater than zero, then I = (0.2 X the area of forest above Conservation Threshold (H)) + the Conservation Threshold (F))	I = 22.30	
J. Forest Clearing Permitted Without Mitigation (J = Existing Forest Cover (G) - Break Even Point (I))	J = 8.44	
Proposed Forest Clearing		
K. Total Area of Forest to be Cleared	K = 8.40	
L. Total Area of Forest Remaining (L = Existing Forest Cover (G) - forest to be cleared (K))	L = 21.83	
Planting Requirements		
M. Reforestation for Clearing Above the Conservation Threshold (If the total area of forest to be retained (L) is greater than or equal to the Conservation Threshold (F), then M = the area of forest to be cleared (K) X 0.25; or (2) if the forest to be retained (L) is less than the Conservation Threshold (F), then M = area of forest above Conservation Threshold (H) X 0.25)	M = 2.23	
N. Reforestation for Clearing Below the Conservation Threshold		
(1) If Existing Forest Cover (G) is greater than Conservation Threshold (F) and the forest to be retained (L) is less than the Conservation Threshold (F), then N = 2.0 X (the Conservation Threshold (F) - the forest to be retained (L))	N = 0.00	
(2) If Existing Forest (G) is less than or equal to the Conservation Threshold (F), then N = 2.0 X Forest to be cleared (K)		
P. Credit for Retention Above the Conservation Threshold (If the area of forest to be retained (L) is greater than the Conservation Threshold (F), then P = L - F)	P = 1.64	
Q. Total Reforestation Required (Q = M + N - P)	Q = 0.59	
R. Total Afforestation Required		
(1) If Existing Forest Cover (G) is less than the Afforestation Threshold (E) then R = the Afforestation Threshold (E) - the Existing Forest Cover (G)	R = 0.00	
(2) If Existing Forest Cover (G) is less than the Afforestation Threshold (E) and you are clearing forest, then R = the Afforestation Threshold (E) - the Existing Forest Cover (G) + (2.0 X Forest to be Cleared (K))		
S. Total Planting Requirement (S = Q + R)	S = 0.59	

FOREST CONSERVATION SEQUENCE OF OPERATIONS

- Prior to beginning any grading operations on this site or on a respective lot, there shall be a preconstruction meeting held at the site which is to include the Contractor and representatives from Patton Harris Rust & Associates, pc. The Howard County Department of Planning and Zoning (DPZ) and the owner will be notified by the Contractor as to the time and place of the field meeting, should they wish to send a representative. The purpose of this meeting will be to review the approved FCP and to field verify the correct Limits of Disturbance (LOD).
- The Limits of Disturbance (LOD) pertinent to the preservation of wooded areas shall be staked in the field with final adjustments being made as necessary to insure adequate protection of the Critical Root Zone of trees designated for retention. Stakes to be used shall be those specified for the "TREE PROTECTION DEVICE" to which approved protective material will be attached. Alternate means of defining the LOD may be used if approved by the DPZ.
- All forest retention areas shall be protected by highly visible, well anchored temporary protection devices (see detail), which shall be securely in place prior to any clearing or grading operations.
- Install tree protection signage.
- Grading operations or other construction operations which could dislodge or otherwise damage the protective devices shall be avoided along the edges of the LOD lines if possible. Any protective devices which are damaged during site construction operations shall be properly repaired immediately by the Contractor.
- After site grading, utility access road, and driveway construction have been completed, all trees adjacent to the LOD line shall be inspected for indications of crown die-back (summer indicator), damage within respective critical root zones or any dead wood or other conditions which might be hazardous to pedestrians, buildings, utility lines vehicular access ways or parked vehicles.
- Should there be evidence of any damage to tree trunks, branches or the critical root zone of trees within the protected areas, or to isolated specimen trees to be preserved, the damage shall be examined within a period of two (2) days from the date of observance by a licensed tree care professional. Exposed roots should be covered immediately to a depth of 6 - 8 inches with soil, preferably mixed with 50% peat moss or leaf mold.
- Remove damaged, dead or dying trees or limbs only if the trees or limbs pose an immediate safety hazard to buildings, utility lines, vehicles, or access and egress drives or pedestrian areas. Trees designated for pruning or removal shall be pruned or removed using equipment and methods which will not damage or destroy adjacent large trees or understory trees or shrubs designated for retention.
- All temporary forest protection devices will be carefully removed after all general construction, necessary tree surgery, removal of debris, etc. regrading and reseeding of sediment and erosion control disturbance have been completed and acceptance and approval of the work and site conditions have been given by the DPZ.



GENERAL NOTES:

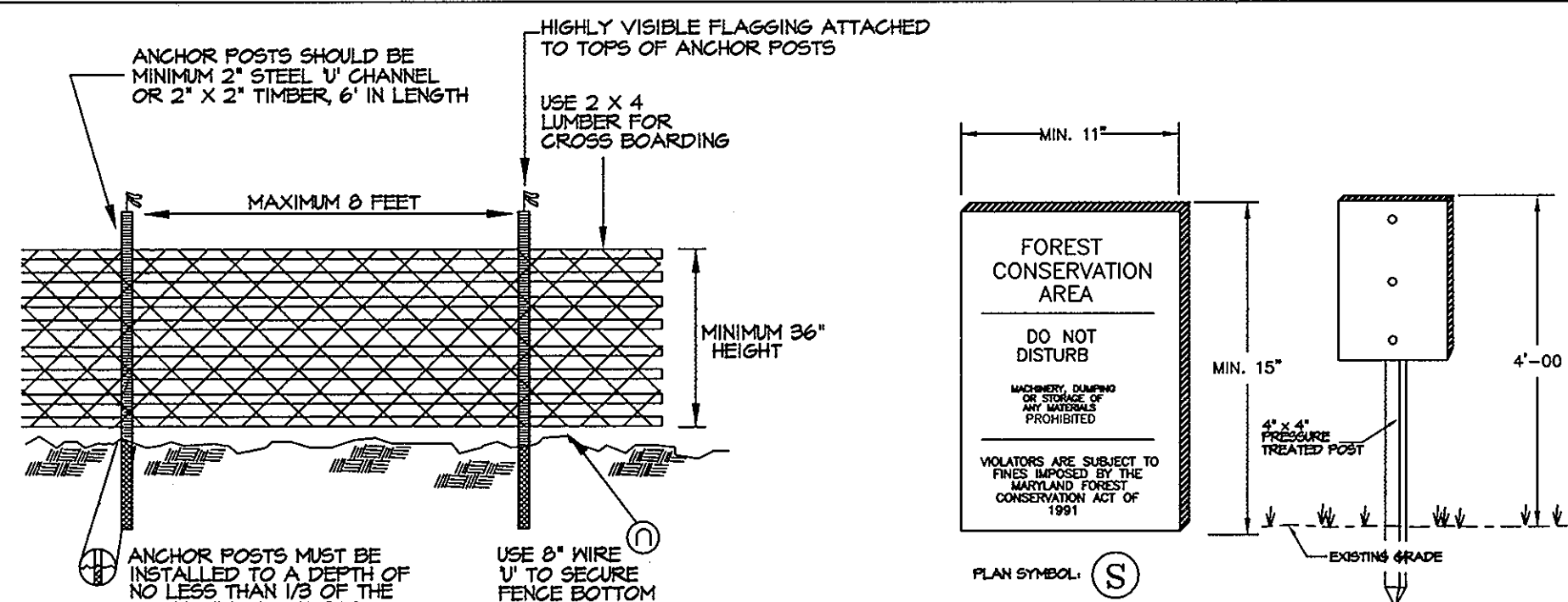
- THE MAJORITY OF THE PLAN HAS BEEN PREPARED USING COUNTY AERIAL TOPOGRAPHY. PORTIONS OF THE EXISTING AERIAL TREELINE AND SPECIMEN TREES WERE FIELD APPROXIMATED.
- SOME SPECIMEN TREE LOCATIONS AND PORTIONS OF THE TREE LINE ARE FIELD APPROXIMATED.
- NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
- NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY CEMETERIES INVENTORY.
- THERE ARE NO EXISTING BUILDINGS ON THE SITE. STRUCTURES ARE PROPOSED ON PARCEL 'A' AS SHOWN. NO STRUCTURES ARE PROPOSED ON PRESERVATION PARCEL 'B' WITH THIS PLAN.
- THIS SITE CONTAINS ONE HYDRIC SOIL, HATBORO (Hq), AND TWO SOILS WITH POSSIBLE HYDRIC INCLUSIONS, GLENVILLE (GnB2) AND CODORUS (Co).
- THE PSD, DATED NOVEMBER 30, 2001, HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH SDP-02-75.
- THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERCEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
- THE MAJORITY OF THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT HAS BEEN MET BY THE FOREST RETENTION EASEMENTS RECORDED UNDER SDP-02-75. AS PART OF THE IMPROVEMENTS PROPOSED UNDER THIS PLAN AND APPROVED UNDER HP-04-84, 6.82 ACRES OF FOREST RETENTION MUST BE REMOVED FROM THE EXISTING EASEMENTS. 21.83 AC OF FOREST HAS BEEN RETAINED. EASEMENT B CONTAINS WITHIN IT 0.44 AC OF UNFORESTED AREA AND 1.88 AC OF FORESTED AREA. A PAYMENT OF A PENALTY (\$0.50/SF) AND A FEE-IN-LIEU (\$0.50/SF) WAS COMPLETED WITH THE INITIAL APPROVAL OF THIS PLAN IN THE AMOUNT OF \$46,609 (46,609 SF X \$1.00/SF).
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- BEARINGS AND DISTANCES FOR THE EXISTING FOREST CONSERVATION EASEMENTS ARE PROVIDED ON A PLAT OF FOREST CONSERVATION EASEMENT AS PLAT NO. 15652-15657 RECORDED ON NOVEMBER 4, 2002.

FOREST CONSERVATION AREAS & TABULATION

EX. EASEMENTS (SDP-02-75)			EASEMENTS TO BE ABANDONED (F-04-134 & F-04-056)			PROPOSED EASEMENTS (F-04-056)		
AREA	SF	ACRES	AREA	SF	ACRES	AREA	SF	ACRES
AREA A	34,773	0.80	AREA A	-	-	AREA A	34,773	0.80
AREA B *	86,249	1.98	AREA B *	-	-	AREA B *	86,249	1.98
AREA C	12,252	0.28	AREA C	-	-	AREA C	12,252	0.28
AREA D	260,558	5.98	AREA D	-	-	AREA D	260,558	5.98
AREA E	46,874	1.08	AREA E	-	-	AREA E	46,874	1.08
AREA F	12,039	0.28	AREA F	-	-	AREA F	12,039	0.28
AREA G	333,728	7.66	AREA G	26,244	0.60	AREA G-3	162,046	3.72
						AREA G-4	145,458	3.34
AREA H	79,293	1.82	AREA H	927	0.02	AREA H-1	78,366	1.80
AREA I	1,280	0.03	AREA I	-	-	AREA I	1,280	0.03
AREA J	119,582	2.75	AREA J	8,868	0.20	AREA J-3	11,072	0.25
						AREA J-4	99,642	2.29
TOTAL	22.66 ACRES		TOTAL	0.82 ACRES		TOTAL	21.83 ACRES	

* 0.44 ACRES OF NON-FORESTED AREA ALSO UNDER EASEMENT, BUT NOT INCLUDED IN THIS NUMBER.

TREE PROTECTION SIGNAGE & FENCING



- NOTES:
- BLAZE ORANGE OR BLUE PLASTIC MESH FENCE FOR TREE PROTECTION DEVICE, ONLY.
 - SUPER SILT FENCE MAY BE SUBSTITUTED FOR TREE PROTECTION FENCING.
 - BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 - PROTECTION SIGNS ARE REQUIRED, SEE SIGN DETAIL.
 - FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

- NOTES:
- SIGNAGE SHALL BE LOCATED ON FOREST CONSERVATION / REFORESTATION / AFFORESTATION EASEMENT BORDER.
 - SEE PLAN FOR SPACING.
 - SIGNS TO BE PLACED ON METAL POSTS 3" +/- ABOVE FINISH GRADE. PLACE SIGNS EVERY 100' AROUND PERIMETER OF FOREST RETENTION AREA.

FOREST CONSERVATION PROGRAM

- OBJECTIVE: IT IS THE OBJECTIVE OF THE FOREST RETENTION PORTION OF THE PROPOSED SOCCER ASSOCIATION OF COLUMBIA DEVELOPMENT TO RETAIN ENVIRONMENTAL INTEGRITY BY PRESERVING EXISTING WOODED AREAS.
- PRESERVATION: FOREST PRESERVATION AREAS SHALL BE PERMANENTLY PROTECTED BY FOREST CONSERVATION EASEMENTS.
- POST CONSTRUCTION MANAGEMENT PRACTICE: A TWO (2) YEAR POST-CONSTRUCTION AND MANAGEMENT PROGRAM TO ENSURE PROBABILITY OF A HIGH SURVIVAL RATE INCLUDES THE FOLLOWING:
 - MAINTENANCE OF SIGNS, FENCES AND TREE PROTECTION DEVICES TO PREVENT UNWARRANTED INTRUSIONS AND DAMAGE.
 - CAREFUL REMOVAL OF ALL TEMPORARY STRUCTURES AFTER CONSTRUCTION.
 - ROUTINE INSPECTIONS OF FOREST CONSERVATION EASEMENTS.

OVERALL PLAN

SCALE: 1" = 200'

LEGEND

- EXISTING FOREST RETENTION EASEMENT
- REVISED FOREST RETENTION EASEMENT
- FOREST CONSERVATION EASEMENT AREAS TO BE ABANDONED

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DIVISION OF LAND USE DEVELOPMENT

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 7/19/04

DATE: 7/19/04

DATE: 7/19/04

3/31/04 REVISION: REVISE DRIVEWAY LOCATION & FOREST CON. EASEMENTS

OWNER: SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373

DEVELOPER: BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500

PROJECT: GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS

AREA: TAX MAP 30 BLOCK 1 ZONED RC-DEO PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: FOREST CONSERVATION PLAN

Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282

DATE: 7.19.04

DESIGNED BY:

DRAWN BY:

PROJECT NO. 00287/2.0PLN FCPB.DWG

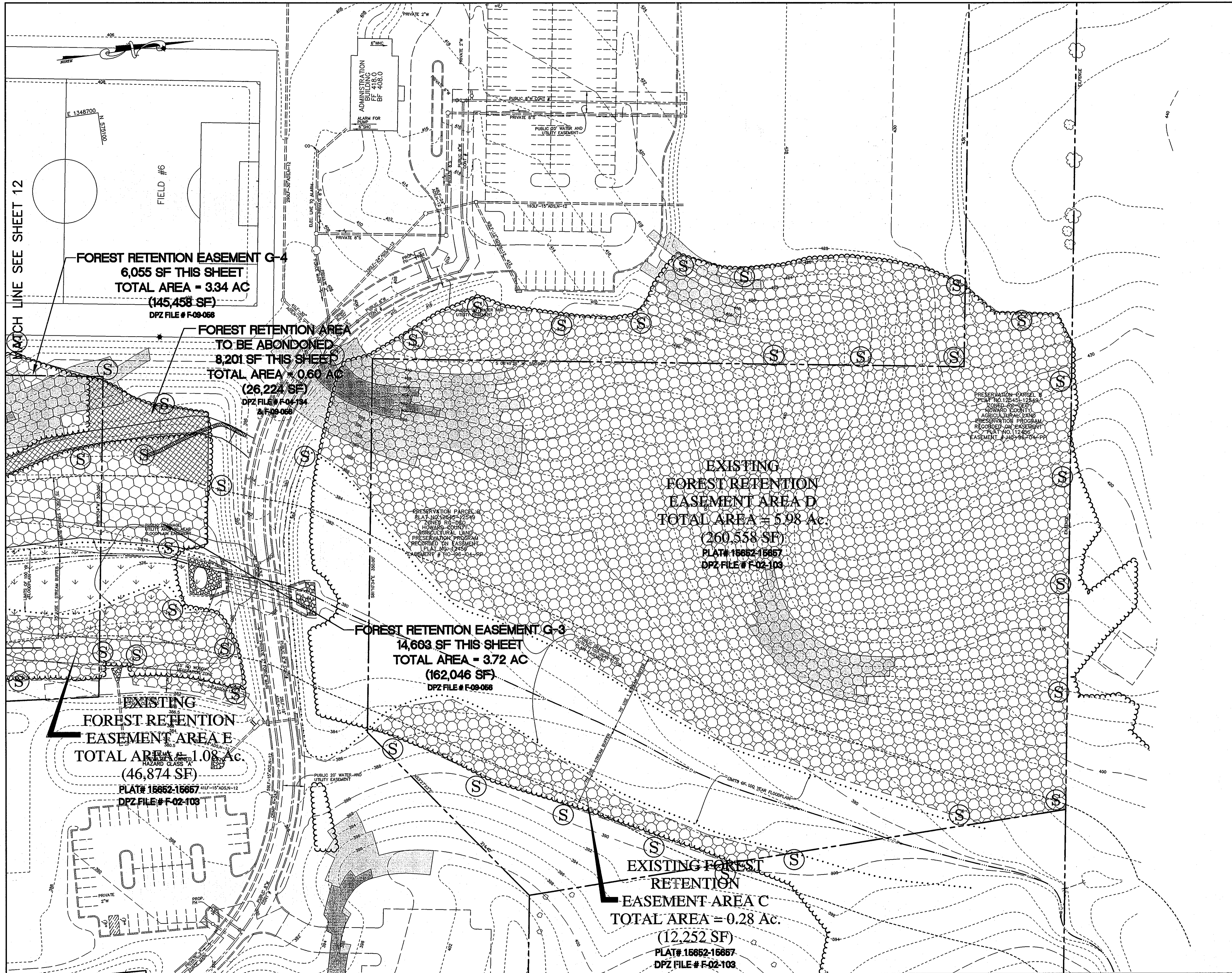
DATE: JULY 19, 2004

SCALE: 1" = 40'

DRAWING NO. 10 OF 12

SCOTT R. WOLFORD #797

P:\project\00287\2.0\Eng\Plans\FCPB.dwg, 07/17/2004 07:25:40 AM, HP-1050C_Mylar.pcs, 140



LEGEND

TREES	
EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
WETLANDS AND 25' BUFFER	
PERENNIAL STREAM AND 50'/75' BUFFER	
100-YEAR FLOODPLAIN	
LIMIT OF DISTURBANCE	
FOREST CONSERVATION SIGN (FLAG AT 100' INTERVALS)	
FOREST CONSERVATION AREA	
FOREST CONSERVATION EASEMENT AREAS TO BE ABANDONED	
SLOPES: 15%-25%	
SLOPES: 25% & GREATER	
EX. CONTOURS	
PROP. CONTOURS	
TREE > 30' DIAM.	

APPROVED : HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

CHIEF, BUREAU OF HIGHWAYS _____ DATE _____

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DIVISION OF LAND DEVELOPMENT *Cindy Hunter* 4/13/09 DATE

CHIEF, DEVELOPMENT Engineering Division *John Williams* 4/13/09 DATE

DATE	NO.	REVISION
OWNER	DEVELOPER	
SOCCER ASSOCIATION OF COLUMBIA, INC. 8980-D ROUTE 108 COLUMBIA, MD 21045 410-772-9373	BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500	

PROJECT **GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS**

AREA TAX MAP 30 BLOCK 1 ZONED RC-DEO
PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE **REVISED FOREST CONSERVATION PLAN**

Patton Harris Rust & Associates, p.c.
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centro Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DATE 4-2-09

DESIGNED BY : P.J.S.

DRAWN BY: P.J.S.

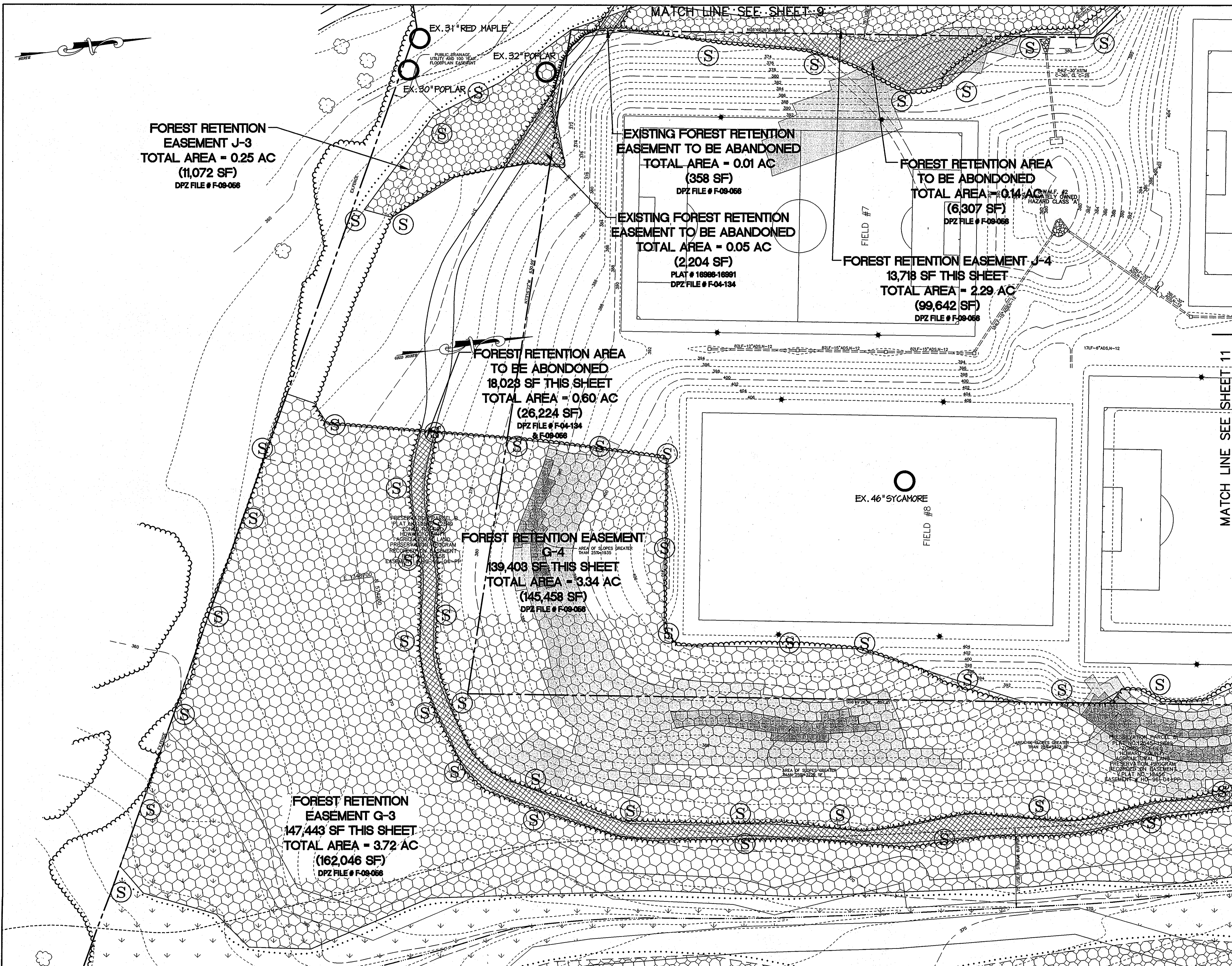
PROJECT NO : 00287/2.0PLN
FCP3-REV.DWG

DATE : APRIL 3, 2009

SCALE : 1" = 40'

DRAWING NO. 11 OF 12

PETER J. STONE, #3068



FOREST RETENTION EASEMENT J-3
 TOTAL AREA = 0.25 AC
 (11,072 SF)
 DPZ FILE # F-09-068

EXISTING FOREST RETENTION EASEMENT TO BE ABANDONED
 TOTAL AREA = 0.01 AC
 (358 SF)
 DPZ FILE # F-09-068

FOREST RETENTION AREA TO BE ABANDONED
 TOTAL AREA = 0.14 AC
 (6,307 SF)
 DPZ FILE # F-09-068

EXISTING FOREST RETENTION EASEMENT TO BE ABANDONED
 TOTAL AREA = 0.05 AC
 (2,204 SF)
 PLAT # 16986-16991
 DPZ FILE # F-04-134

FOREST RETENTION EASEMENT J-4
 13,718 SF THIS SHEET
 TOTAL AREA = 2.29 AC
 (99,642 SF)
 DPZ FILE # F-09-068

FOREST RETENTION AREA TO BE ABANDONED
 18,023 SF THIS SHEET
 TOTAL AREA = 0.60 AC
 (26,224 SF)
 DPZ FILE # F-04-134 & F-09-068

FOREST RETENTION EASEMENT G-4
 139,403 SF THIS SHEET
 TOTAL AREA = 3.34 AC
 (145,458 SF)
 DPZ FILE # F-09-068

FOREST RETENTION EASEMENT G-3
 147,443 SF THIS SHEET
 TOTAL AREA = 3.72 AC
 (162,046 SF)
 DPZ FILE # F-09-068

LEGEND	
TREES	
EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
METLANDS AND 25' BUFFER	
PERENNIAL STREAM AND 50'/75' BUFFER	
100-YEAR FLOODPLAIN	
LIMIT OF DISTURBANCE	
FOREST DISTURBANCE SIGN (PLACED AT 100' INTERVALS)	
FOREST CONSERVATION AREA	
FOREST CONSERVATION EASEMENT AREAS TO BE ABANDONED	
SLOPES: 15%-25%	
SLOPES: 25% & GREATER	
EX. CONTOURS	
PROP. CONTOURS	
TREE > 30" DIAM.	

APPROVED : HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 N/A
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Carole H. ... 4/13/09 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

William ... 4/13/09 DATE
 CHIEF, DEVELOPMENT Engineering Division

DATE	NO.	REVISION
OWNER	DEVELOPER	
SOCCER ASSOCIATION OF COLUMBIA, INC. 8990-D ROUTE, 108 COLUMBIA, MD 21045 410-772-9373	BRIAN GIBBONS c/o ERWIN L. GREENBERG 10096 RED RUN BLVD OWINGS MILLS, MD 21117 410-559-2500	

PROJECT GIBBONS RESIDENCE AND FOREST CONSERVATION EASEMENTS

AREA TAX MAP 30 BLOCK 1 ZONED RC-DEO
 PARCEL A AND PRESERVATION PARCEL B PLATS 15652-15657
 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE REVISED FOREST CONSERVATION PLAN

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects,
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

DATE 4-2-09

DESIGNED BY : P.J.S.

DRAWN BY: P.J.S.

PROJECT NO 00287/2.OPLN
 FCP4-REV.DWG

DATE : APRIL 3, 2009

SCALE : 1" = 40'

DRAWING NO. 12 OF 12.

PETER C. STONE, #3068