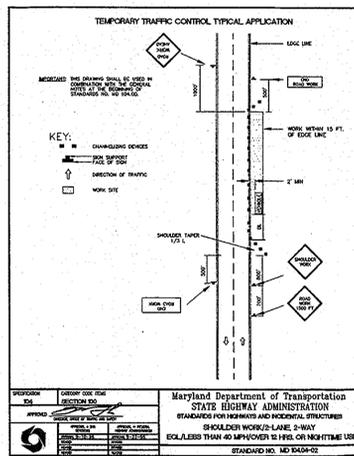
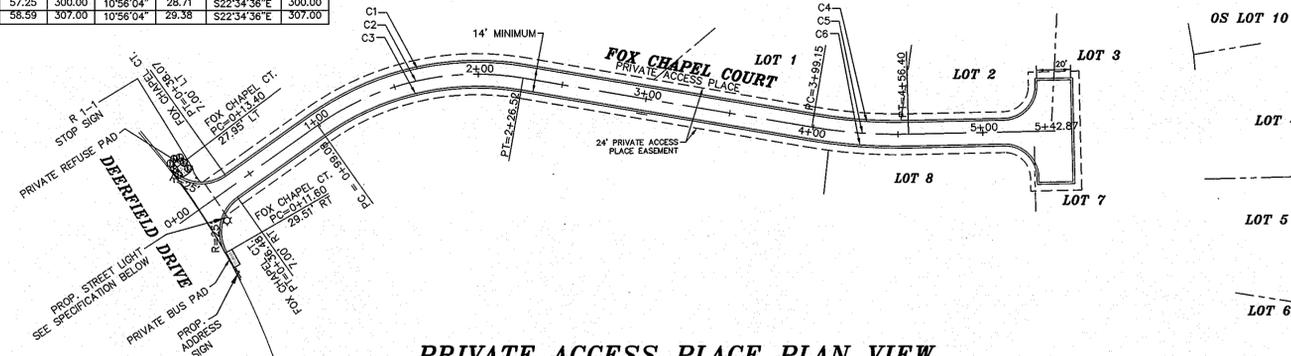


NOTE: FOR PAVEMENT MATERIAL WIDTH REFERENCE
HOWARD COUNTY R-2.01

PAVING SECTION - P2
SECTION N.T.S.

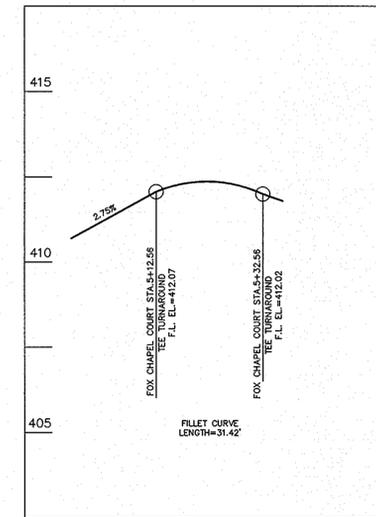
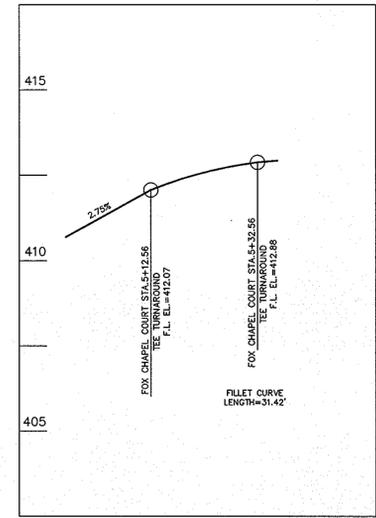
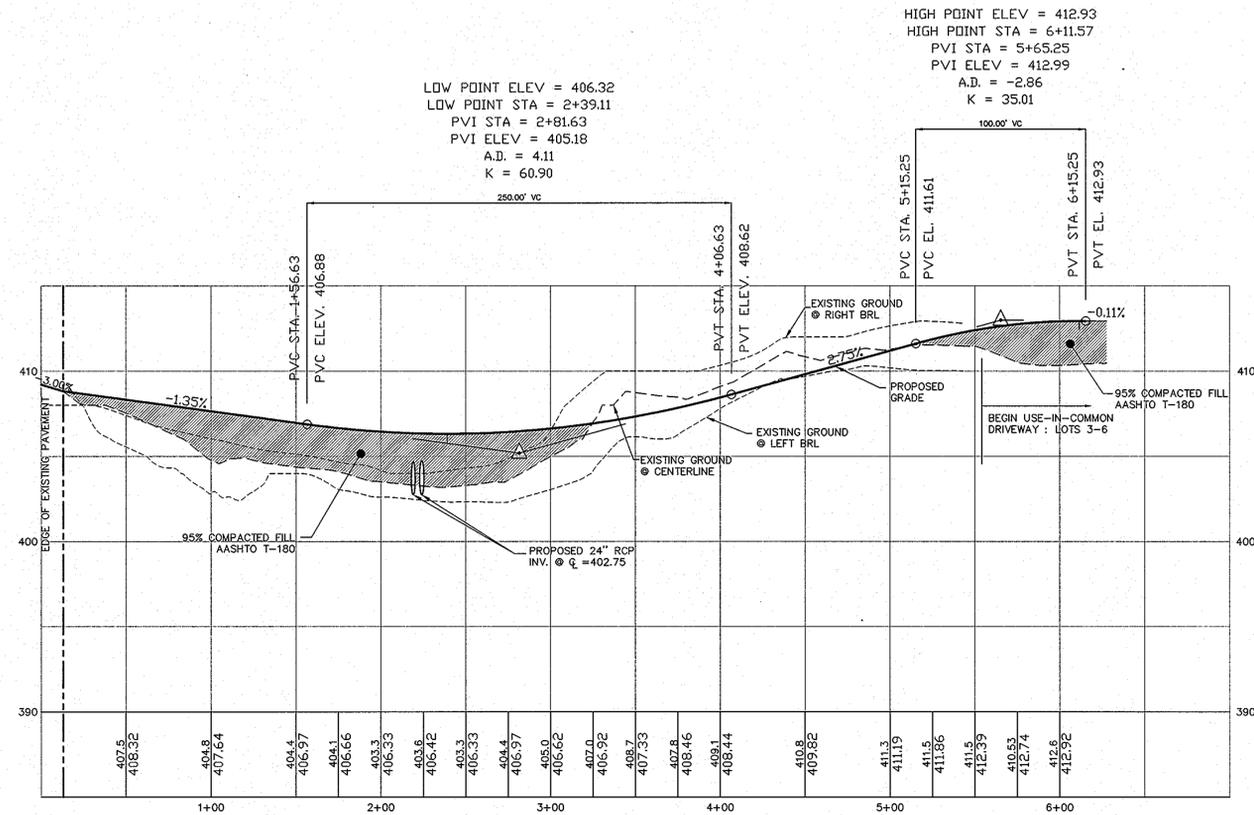


CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARINGS	CHORD
C1	132.94	169.00	45°04'15"	70.12	N39°38'42"W	169.00
C2	127.44	162.00	45°04'15"	67.22	N39°38'42"W	162.00
C3	121.93	155.00	45°04'15"	64.32	N39°38'42"W	155.00
C4	55.92	293.00	10°56'04"	28.04	S22°34'36"E	283.00
C5	57.25	300.00	10°56'04"	28.71	S22°34'36"E	300.00
C6	58.59	307.00	10°56'04"	29.38	S22°34'36"E	307.00



THE STREET LIGHT LOCATION AND TYPE OF LIGHT IS AS FOLLOWS:

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
FOX CHAPEL COURT	0+22	15' RT	100 watt HPS VAPOR COLONIAL POST-TOP MOUNTED ON A 14' FIBERGLASS POLE



APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT
 APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION

OWNER/DEVELOPER
 FOX CHAPEL COURT, LLC.
 2965 BROOKWOOD RD
 ELLICOTT CITY, MD 21042-2501
 410-465-2512

Project	date	description	approval
20005	MAY 2008	illustration	JJO
		scale	JJO
		AS SHOWN	RJH

SERIO ESTATES
 LOTS 1-8 & OPEN SPACE LOTS 9 & 10
 TAX MAP 18, PARCEL 59, BLOCK 19
 HOWARD COUNTY
 SECOND ELECTION DISTRICT
 PRIVATE ACCESS PLACE PLAN, PROFILES AND DETAILS

MILDENBERG & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsou Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0296, Fax: (410) 987-0299, Fax

LEGEND

- DENOTES WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN AND UTILITY EASEMENT
- EXISTING SPECIMEN TREES
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION SIGNAGE
- TREE PROTECTIVE FENCING
- SHADE TREE
- EVERGREEN TREE
- PROPOSED TREELINE
- EXISTING TREELINE
- EX. PUBLIC SEWER AND UTILITY EASEMENT
- NON-CREDITED OPEN SPACE
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC WATER, SEWER AND UTILITY EASEMENT
- PRIVATE DRAINAGE AND UTILITY EASEMENT
- PRIVATE ACCESS PLACE EASEMENT
- PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
- PRIVATE ACCESS EASEMENT FOR 10' NOISE WALL
- PRIVATE 10' NOISE WALL MAINTENANCE EASEMENT
- EROSION CONTROL MATTING
- EXTERIOR LIGHT FIXTURE
- STABILIZED CONSTRUCTION ENTRANCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE

OWNER/DEVELOPER

FOX CHAPEL COURT, LLC.
2965 BROOKWOOD RD
ELLICOTT CITY, MD 21042-2501
410-465-2512

DEVELOPER'S CERTIFICATE

I 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 INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Fox Chapel Court, LLC
By: **Vincent S. Serio** 5/21/08
SIGNATURE OF DEVELOPER DATE
VINCENT S. SERIO
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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 NATURAL RESOURCE CONSERVATION SERVICE.

R. JACOB NIKMAT 5/21/08
SIGNATURE OF ENGINEER DATE
R. JACOB NIKMAT
PRINTED NAME OF ENGINEER

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John Hunt 6/24/08
SIGNATURE OF LAND DEVELOPMENT DATE
JOHN HUNT
CHIEF, DIVISION OF LAND DEVELOPMENT

John Hunt 6/18/08
SIGNATURE OF DEVELOPMENT ENGINEERING DIVISION DATE
JOHN HUNT
CHIEF, DEVELOPMENT ENGINEERING DIVISION

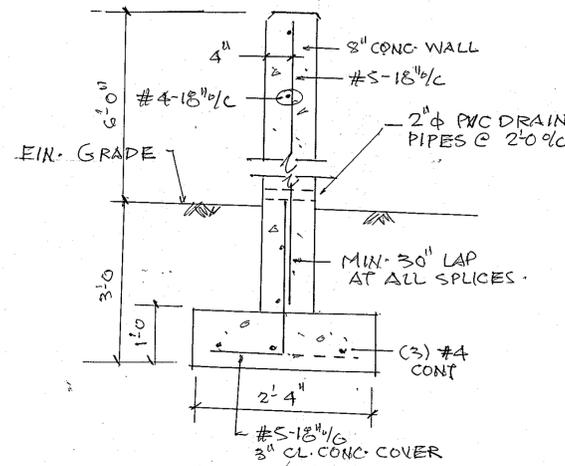


CONSTRUCTION SEQUENCE

1. OBTAIN GRADING PERMIT AND EROSION CONTROL MEASURES PERMITS (SEE GENERAL NOTE #2) (1 DAY)
2. CLEAR AND GRUB FOR SEDIMENT AND EROSION CONTROL MEASURES OR DEVICES ONLY.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCS) (1 DAY)
4. INSTALL SUPER SILT FENCE (SSF) ALONG FOX CHAPEL COURT (BOTH SIDES) (5 DAYS)
 - a. ON THE WEST SIDE INSTALL SSF ALONG THE LIMIT OF DISTURBANCE (LOD) AT THE TOP OF THE PROPOSED ROADWAY SUPPORTING SLOPE FROM THE SDE TO LOT 4S.
 - b. ON THE EAST SIDE INSTALL SSF ALONG THE LIMIT OF DISTURBANCE (LOD) AT THE TOP OF THE PROPOSED ROADWAY SUPPORTING SLOPE FROM THE SDE TO LOT 4S, THEN ALONG THE LOD AT FOREST CONSERVATION EASEMENT 'A'. PROVIDE DOUBLE SSF AS SHOWN ON THE GRADING AND SEDIMENT CONTROL PLAN AT ES-2.
5. INSTALL A-1 EARTH DIVERSION DIKE ALONG THE BACK OF LOTS 6, 7, 9B. STABILIZE FLOW CHANNELS WITH EROSION CONTROL MATTING. (2 DAYS)
6. INSTALL SUPER SILT FENCE ALONG THE NORTH SIDE OF ROUTE 40 (REAR OF LOTS 4, 5 & 6), ALONG THE EAST SIDE OF LOT 6A, AND ALONG THE SOUTH SIDE OF LOT 4B TO JOIN THE SSF AT FOREST CONSERVATION EASEMENT 'A' (5 DAYS)
7. CONSTRUCT FOX CHAPEL COURT ROADWAY EMBANKMENT (5 DAYS)
8. INSTALL CULVERT UNDER FOX CHAPEL COURT. INSTALL ENDWALLS CW-1, SW-2 AND RIP-RAP APRONS. WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE THE SSF IN THE FLOW CHANNELS AND REPLACE WITH SUE FENCE (SUE) THAT RUNS ALONG THE EDGE OF THE RIP-RAP APRONS AND THE BACK OF THE ENDWALLS. (10 DAYS)
9. COMPLETE THE ROADWAY EMBANKMENT UP TO THE FINISH SUBGRADE ELEVATION (5 DAYS)
10. INSTALL PUBLIC SEWER AND WATER IN ACCORDANCE WITH APPROVED PLANS IN CONTRACT 14-4482-D (20 DAYS)
11. INSTALL STORM DRAINS AS SHOWN ON THE GRADING AND SEDIMENT CONTROL PLAN. PROVIDE INLET PROTECTION FOR S-1 AND S-2. BANK PILES TO RECHARGE TRENCH AND SAND FILTER. INSTALL RIP-RAP APRON AT ES-2 (10 DAYS)
 - a. BRING SUE TO FINISH GRADE AND STABILIZE WITH TEMPORARY SEEDING SPECIFICMIX. ADJUST SUE GRASS AS NEEDED TO BRING THE FINISHED SUE FROM LOTS 4B AND 4C INTO THE SAND FILTER AREA UP TO FINISH GRADE. STABILIZE THESE SWALES IN ACCORDANCE WITH THE GRADING AND SEDIMENT CONTROL PLAN. (10 DAYS)
12. INSTALL MODIFIED CURB AND GUTTER AND FINISH SECTION UP TO THE INTERMEDIATE SURFACE. (5 DAYS)
13. INSTALL NOISE WALL AND STABILIZE ANY RESULTING DISTURBED AREA (15 DAYS)
14. WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE SITE GRADING AND STABILIZATION (20 DAYS)
15. WITH APPROVAL OF THE SEDIMENT CONTROL INSPECTOR CONSTRUCT THE RECHARGE TRENCH, LEVEL SPREADER, SAND FILTER AND PORE CAP. (5 DAYS)
16. UPON STABILIZATION OF THE SITE WITH ESTABLISHED VEGETATION AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL MEASURES AND PILES IN PILES TO SAND FILTER AND RECHARGE TRENCH. STABILIZE ANY RESULTING DISTURBED AREAS. (5 DAYS)
17. SURVEY SAND FILTER INTERIOR TO INSURE COMPLIANCE WITH THE SWM PLAN DIMENSIONS. CONTINUE ONLY WITH AN OUTRANCE OF THE CERTIFYING PROFESSIONAL ENGINEER (2 DAYS)
18. COMPLETE SWM "AS BUILT" CERTIFICATION AND SUBMIT TO APPROPRIATE AGENCIES WITHIN 30 DAYS OF COMPLETION OF THE FACILITY.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THE REVISIONS TO THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 10840 EXPIRATION DATE: FEBRUARY 10, 2014.
THIS CERTIFICATION IS FOR REVISION #2 ONLY.



SOUND WALL DETAIL
NOT TO SCALE

- STRUCTURAL NOTES**
1. SOIL BEARING CAPACITY = 2000 PSF
 2. CONCRETE:
 - PC = 3000 PSI
 - AIR-ENTRAINED
 3. PROVIDE CONTROL JOINTS IN WALL @ 40'-0" MAX. (MIN. 3/16 X 2" SAW CUT)

STAMPED FOR THE DESIGN OF SOUND WALL ONLY.

PROFESSIONAL CERTIFICATION

I certify that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland, License No. 13756. Expiration date: 12-31-2013

3/19/12

Janakhal A. Patel, P.E.



Project	02-005	date	MAY 2008
Illustration	JJO	engineering	JJO
scale	1"=50'	approval	JJO

revision	1	description	REVISION OF SOUND WALL FROM WOOD TO REINF. CONC.
revision	2	description	REVISION OF SOUND WALL FROM WOOD TO REINF. CONC.

SERIO ESTATES
LOTS 1-8 & OPEN SPACE LOTS 9 & 10
TAX MAP 18 PARCELS 59 BLOCK 19
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRADING AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Doresey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax

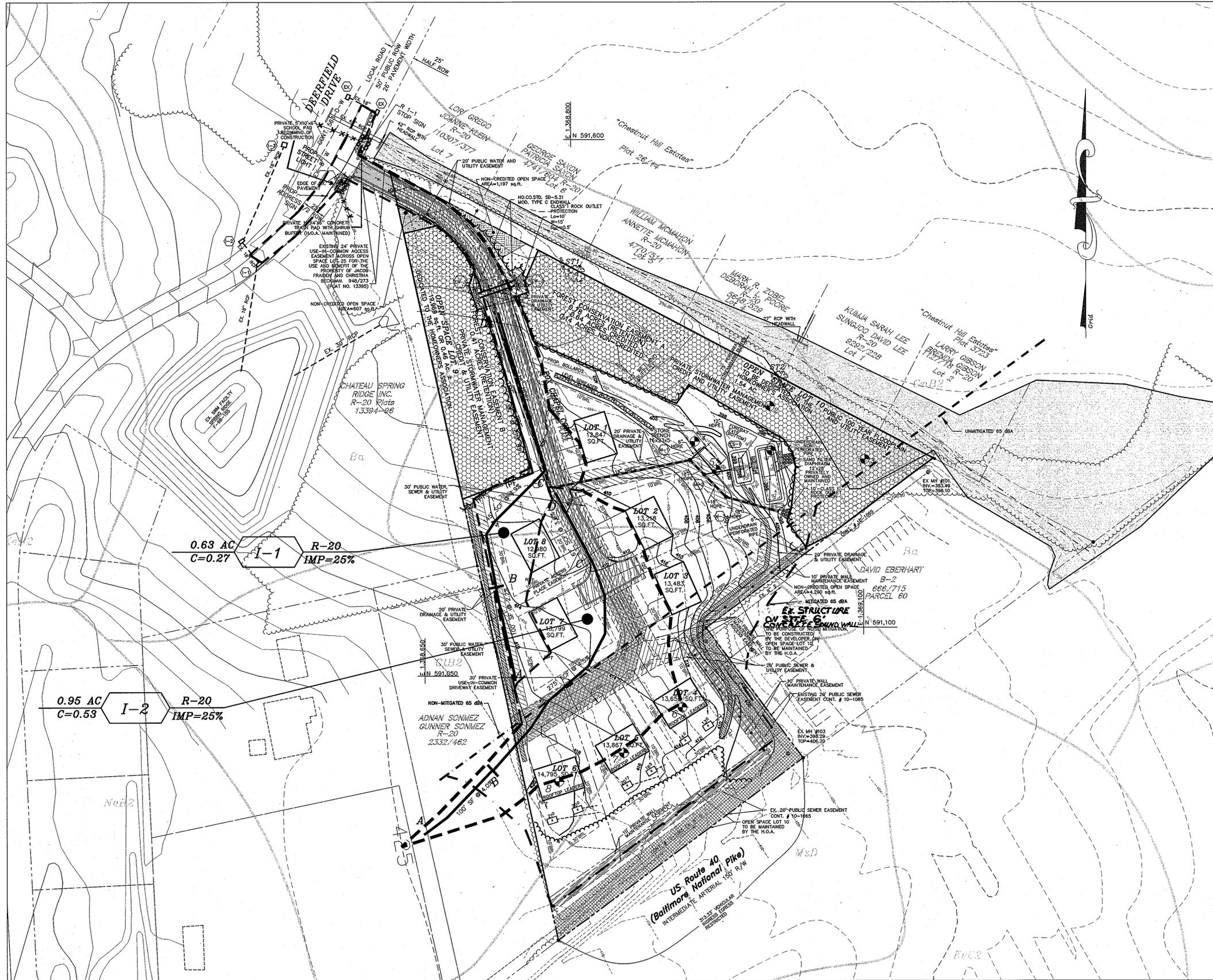
LEGEND

- EXISTING TREELINE
- TIME OF CONCENTRATION FLOW PATH
- PROPOSED DRAINAGE DIVIDE



SOILS DESCRIPTIONS:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
Ba	BAILE SILT LOAM (TYPE D)	Md	MADE LAND
GIB2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED (TYPE B)	MrE	MONTALTO AND RELAY SOILS, 15 TO 45 (TYPE C)
GnB2	GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED (TYPE B)	MdS	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25% SLOPES (TYPE C)
KeB2	KELLY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED (TYPE D)	NeB2	NESHAMINY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED (TYPE B)



5/20/08

OWNER/DEVELOPER
 FOX CHAPEL COURT, LLC.
 2965 BROOKWOOD RD
 ELLICOTT CITY, MD 21042-2501
 410-465-2512

APPROVED: DEPARTMENT OF PUBLIC WORKS	
CHIEF BUREAU OF HIGHWAYS	DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE

Project	02-005	date	MAY 2008
Illustration	JJO	engineering	JJO
Scale	1"=50'	approval	RH

no.	description	date

SERIO ESTATES
 LOTS 1-8 & OPEN SPACE LOTS 9 & 10
 TAX MAP 18 PARCELS 59 BLOCK 19
 HOWARD COUNTY, MARYLAND
 2nd ELECTION DISTRICT
STORM DRAIN DRAINAGE AREA MAP

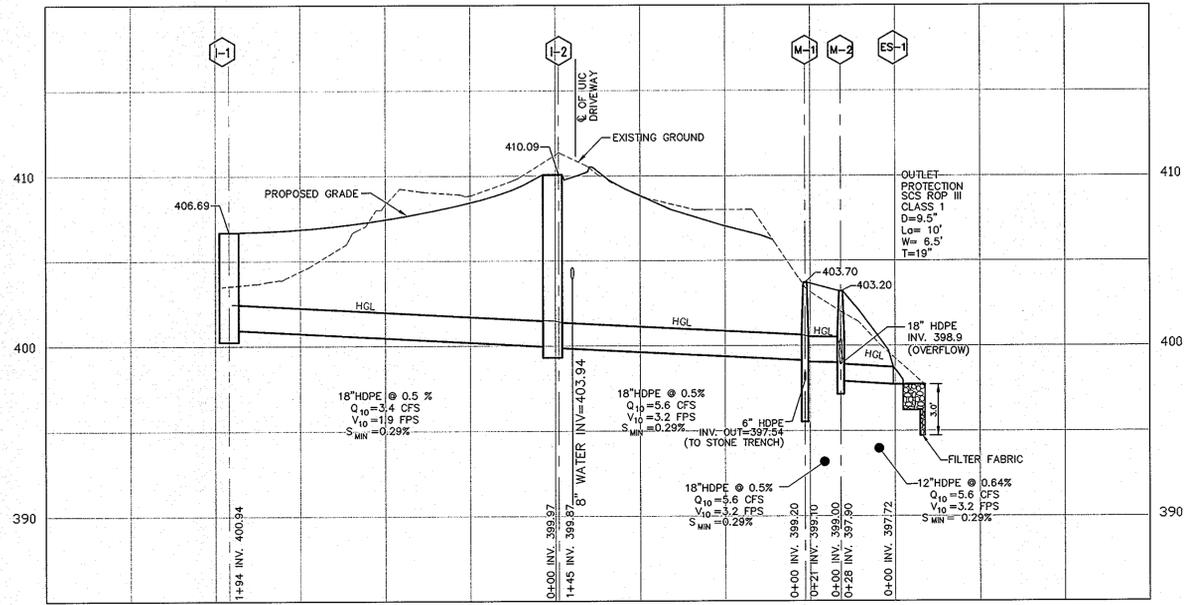
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Bal. (410) 997-0298 Fax.

STRUCTURE SCHEDULE

NO.	LOCATION	TOP	INV. IN	INV. OUT	COMMENTS
I-1	STA. 2+37.07 : 7.00' RIGHT	406.69	-	400.94	TYPE A-10, H.C.STD. SD-4.03
I-2	STA. 4+30.53 : 7.00' RIGHT	410.09	399.97	399.87	TYPE A-10, H.C.STD. SD-4.03
M-1	N 591,271.33 E 1,368,922.02	403.7	399.20	399.10	H.C.STD. G-5.12 DETAIL SHEET 7
M-2	N 591,256.42 E 1,368,936.52	402.7	399.00	398.40	H.C.STD. G-5.12 DETAIL SHEET 7
M-3	N 591,233.35 E 1,368,958.96	402.6	397.45	397.00	H.C.STD. G-5.12
ES-1	N 591,261.50 E 1,368,964.72	-	397.72	-	CMP END SECTION OR EQUIVALENT
ES-2	N 591,218.49 E 1,369,012.47	-	396.7	-	CMP END SECTION OR EQUIVALENT
EW-1	STA. 2+20.69 : 17.75' RIGHT	-	430.0	-	MOD. TYPE C ENDWALL; H.C. STD. SD-5.21
EW-2	STA. 2+20.69 : 17.75' LEFT	-	-	429.50	MOD. TYPE C ENDWALL; H.C. STD. SD-5.21

NOTE:

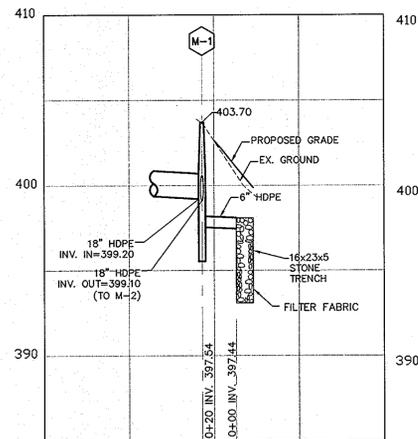
- STATIONS GIVEN TO CENTERLINE FACE OF INLET AT TOP OF CURB FOR INLETS LOCATED WITHIN THE PRIVATE ACCESS PLACE. LOCATION OF MANHOLES IS TO CL OF MANHOLE COVER. END SECTION GIVEN TO THE CENTERLINE OF PIPE AT THE CONNECTION OF THE STORM DRAIN PIPE TO THE END SECTION.
- ELEVATIONS MEASURED TO CENTER OF ALL INLETS.



STORM DRAIN PROFILE - I-1 TO ES-1
HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 5'

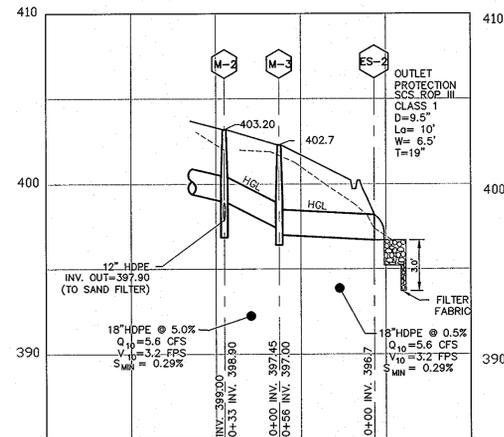
PIPE SCHEDULE

QUANTITY	PIPE SIZE
32'	12" HDPE
412'	18" HDPE
40'	6" HDPE NON-PERFORATED
50'	6" PERFORATED HDPE
80'	24" RCP

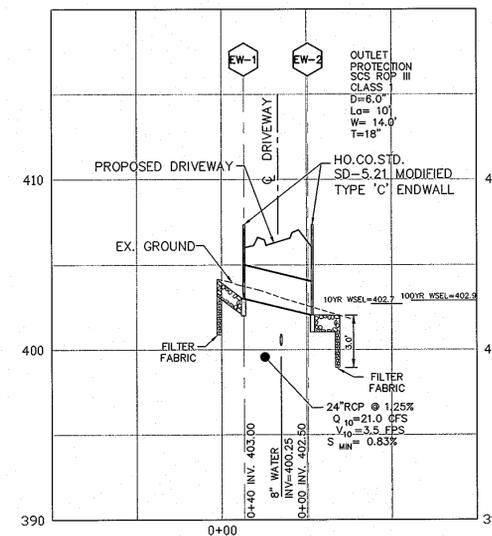


STORM DRAIN PROFILE - M-1 TO STONE TRENCH
HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 5'

NOTE : SEE STONE TRENCH DETAIL SHEET 7 OF 9



STORM DRAIN PROFILE - M-2 TO ES-4
HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 5'



2 - 24" CULVERT PROFILE
HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 5'

OPERATION AND MAINTENANCE SCHEDULE FOR THE PRETREATMENT MANHOLE

1. THE PRETREATMENT MANHOLE SHALL BE INSPECTED TWICE A YEAR AND DEBRIS SHALL BE REMOVED UPON INSPECTION. THE ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED A DEPTH OF 6 INCHES.

APPROVED: DEPARTMENT OF PUBLIC WORKS
 X X X
 CHIEF BUREAU OF HIGHWAYS
 DATE: 5/26/08

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Candy Hunt
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 6/24/08

APPROVED: [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6/18/08



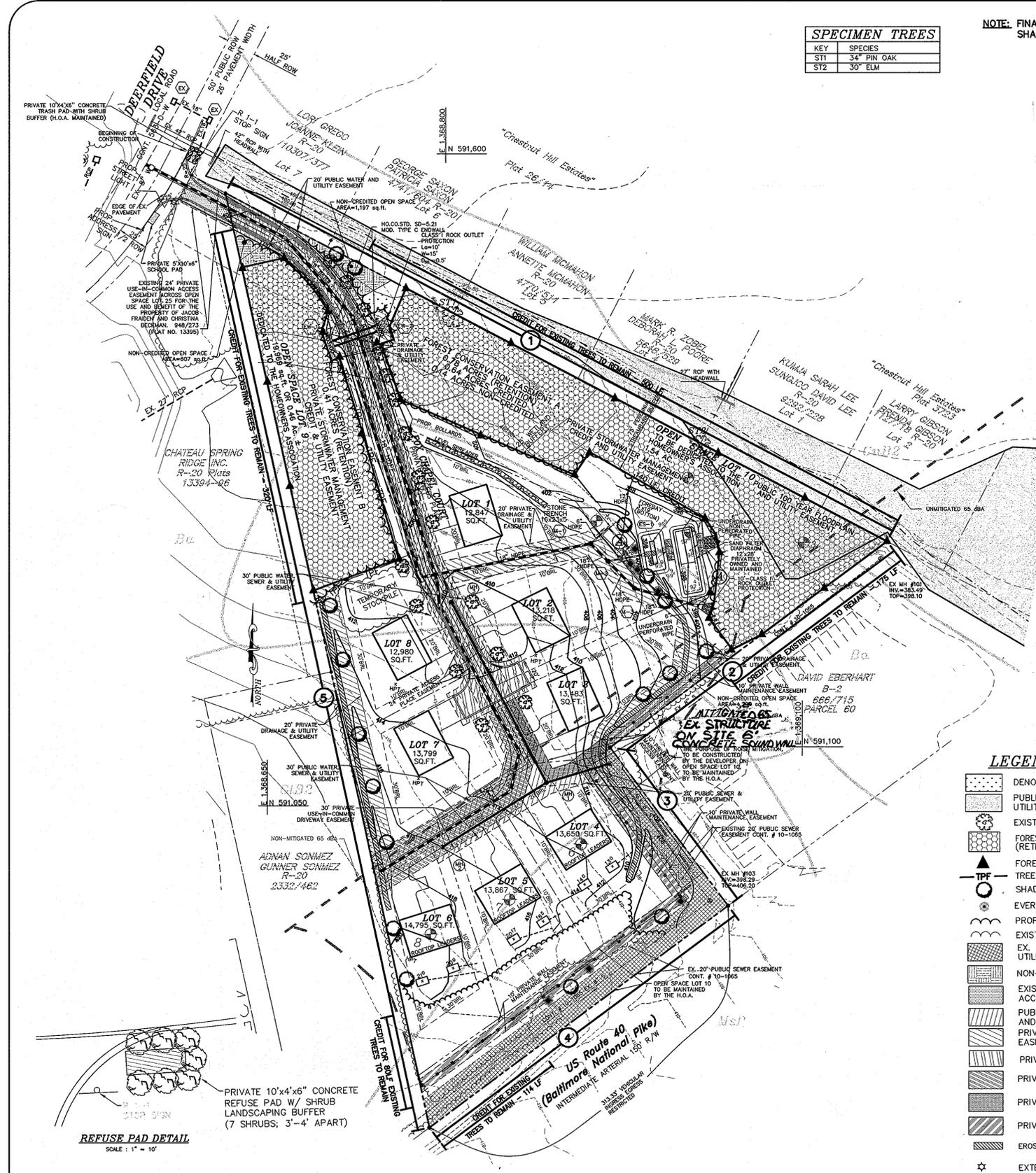
OWNER/DEVELOPER
 FOX CHAPEL COURT, LLC.
 2965 BROOKWOOD RD
 ELLICOTT CITY, MD 21042-2501
 410-465-2512

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0286 Fax (410) 987-0288 Fax

SERIO ESTATES
 LOTS 1-8 & OPEN SPACE LOTS 9 & 10
 TAX MAP 18 PARCELS 69 BLOCK 19
 HOWARD COUNTY, MARYLAND
 2nd ELECTION DISTRICT
STORM DRAIN AND CULVERT PROFILES

Project: 02-005
 Illustration: JJO
 Scale: 1" = 50'
 Date: JJO
 Approval: RJH

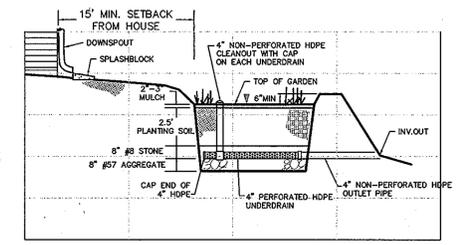
6 OF 9
 F-07-075



SPECIMEN TREES

KEY	SPECIES
ST1	34" PIN OAK
ST2	30" ELM

NOTE: FINAL DESIGN, SECTIONS AND DETAILS FOR THE RAIN GARDENS SHALL BE PART OF THE SITE DEVELOPMENT PLAN FOR EACH LOT.

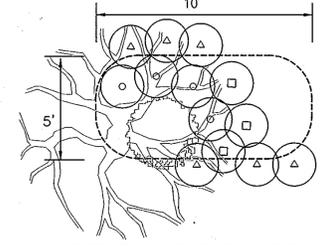


TYPICAL RAIN GARDEN PROFILE
NTS

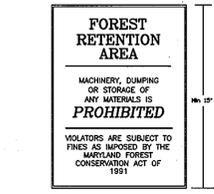
PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	○	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1	○	ILEX GLABRA	INK BERRY	2' - 3' HT.
6	○	LOEBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4	○	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
3	○	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

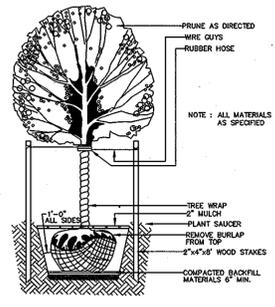
TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)



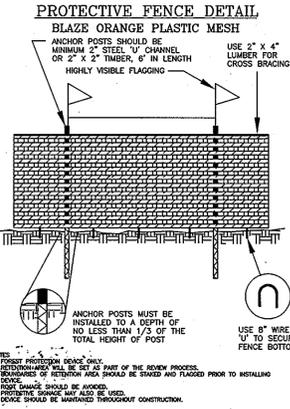
TYP. RAIN GARDEN DETAIL
SCALE: NTS



FOREST RETENTION AREA
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



PROTECTIVE FENCE DETAIL
NOT TO SCALE

STREET TREE CALCULATIONS
PRIVATE ACCESS PLACE - 627 / 40 = 16
TOTAL TREES REQUIRED = 16 TREES
TOTAL TREES PROVIDED = 16 TREES

FOREST CONSERVATION EASEMENTS

FCE A	0.78 AC	EASEMENT TYPE	RETENTION
FCE B	0.41 AC	EASEMENT TYPE	RETENTION
1.05 AC. TOTAL RETENTION (CREDITED)			
0.14 AC. RETENTION (NON-CREDITED)			
1.19 AC. TOTAL RETENTION			

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.
17	○	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2 1/2" - 3" CAL.
7	○	PINUS STROBUS	EASTERN WHITE PINE	6' - 8' HT.
7	○	CORNUS STOLONIFERA	RED-OSIER DOGWOOD	2' - 3' HT.
TOTAL		24 TREES (17 SHADE TREES & 7 EVERGREEN TREES)		
		7 SHRUBS (WASH PAD LANDSCAPING)		
		16 STREET TREES		

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	ADJ. TO PERIMETER PROPERTIES	TOTAL	
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	B (PERIMETER 4)	A (PERIMETER 5)
LINEAR FEET OF PERIMETER	630 LF	291 LF	167 LF	313 LF	776 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 500 LF OF EX. TREES TO REMAIN	YES, 175 LF OF EX. TREES TO REMAIN	N/A	YES, 114 LF OF EX. TREES TO REMAIN	YES, 400 LF OF EX. TREES TO REMAIN
CREDIT FOR 6" WOOD FENCE (YES, NO, LINEAR FEET)	NO	YES, 104 LF OF FENCE (50% CREDIT)	YES, 120 LF OF FENCE (50% CREDIT)	YES, 178 LF OF FENCE (50% CREDIT)	NO
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 0 EVERGREEN TREES	1 SHADE TREES 0 EVERGREEN TREES	2 SHADE TREES 0 EVERGREEN TREES	2 SHADE TREES 3 EVERGREEN TREES	7 SHADE TREES 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	2 SHADE TREES 0 EVERGREEN TREES	1 SHADE TREES 0 EVERGREEN TREES	2 SHADE TREES 0 EVERGREEN TREES	2 SHADE TREES 3 EVERGREEN TREES	7 SHADE TREES 3 EVERGREEN TREES

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	PERIMETER A - 288 LF (TYPE B)	TOTAL
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES - 140 LF OF EXISTING VEGETATION	
CREDIT FOR OTHER LANDSCAPING (NO, YES AND LF)	NO	
NUMBER OF TREES REQUIRED	3 SHADE TREES 4 EVERGREEN TREES	3 SHADE TREES 4 EVERGREEN TREES
NUMBER OF TREES PROVIDED	3 SHADE TREES 4 EVERGREEN TREES	3 SHADE TREES 4 EVERGREEN TREES

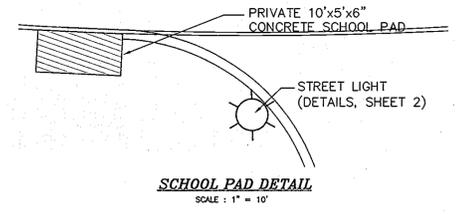
OWNER/DEVELOPER
FOX CHAPEL COURT, LLC.
2965 BROOKWOOD RD
ELLCOTT CITY, MD 21042-2501
410-465-2512

MD DNR QUALIFIED PROFESSIONAL
MASH, TRINGA
Mash, Tringa 6/10/08

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

Fox Chapel Court, LLC
By: Vincent S. Serna 5-21-08
NAME DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT



SCHOOL PAD DETAIL
SCALE: 1" = 10'

SOILS DESCRIPTIONS:

SYMBOL DESCRIPTION
B0 BAILE SILT LOAM (TYPE D)
GB2 GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED (TYPE B)
GNB2 GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY (TYPE B)
KeB2 KELLY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED (TYPE D)
Md MADE LAND
Mf MONTALTO AND RELAY SOILS, 15 TO 45 (TYPE C)
MsD MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25% SLOPES (TYPE C)
NeB2 NESHAMINY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED (TYPE B)

GENERAL NOTES

- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR 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 HAVE BEEN FULFILLED BY PROVIDING 1.05 ACRES OF RETENTION AND PAYMENT OF FEE-IN-LIEU FOR 0.59 ACRES OF REQUIRED REFORESTATION TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$19,275.30. FINANCIAL SURETY FOR THE RETENTION OF 1.05 AC. OF FOREST (45,738 S.F. x 0.2) IN THE AMOUNT OF \$9,147.60 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (17 SHADE TREES, 7 EVERGREEN AND 7 SHRUBS) WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$6,360.00.

FOREST CONSERVATION DATA

NET TRACT AREA:

A. Total tract area = 4.49
B. Area within 100 year floodplain = 0.14
C. Area in agricultural preserve = 0.00
D. Net tract area = 4.35

AND USE CATEGORY: (from table 3.2.1, page 40, Manual)
Input the number "1" under the appropriate land use zoning, and limit to only one entry.

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

E. Afforestation Threshold = 15% x D = 0.65
F. Conservation Threshold = 20% x D = 0.87

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain) = 4.13
H. Area of forest above afforestation threshold = 3.48
I. Area of forest above conservation threshold = 3.26
BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation = 1.52
K. Clearing permitted without mitigation = 2.61

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared = 3.08
M. Total area of forest to be retained = 1.05

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold = 0.77
P. Reforestation for clearing below conservation threshold = 0.00
Q. Credit for retention above conservation threshold = -0.18
R. Total reforestation required = -0.59
S. Total afforestation required = -0.00
T. Total reforestation and afforestation required = 0.59

FOREST RETENTION NOTES

FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE 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 FENCING 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. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

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

CONSTRUCTION MONITORING

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

SERIO ESTATES
LOTS 1-8 & OPEN SPACE LOTS 9 & 10
TAX MAP 18 PARCELS 59 BLOCK 19
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax

Project date: MAY 2008
Illustration: JJO
Scale: 1"=60'
Approval: RJH

description: FOREST CONSERVATION AND LANDSCAPE PLAN

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F-07-075