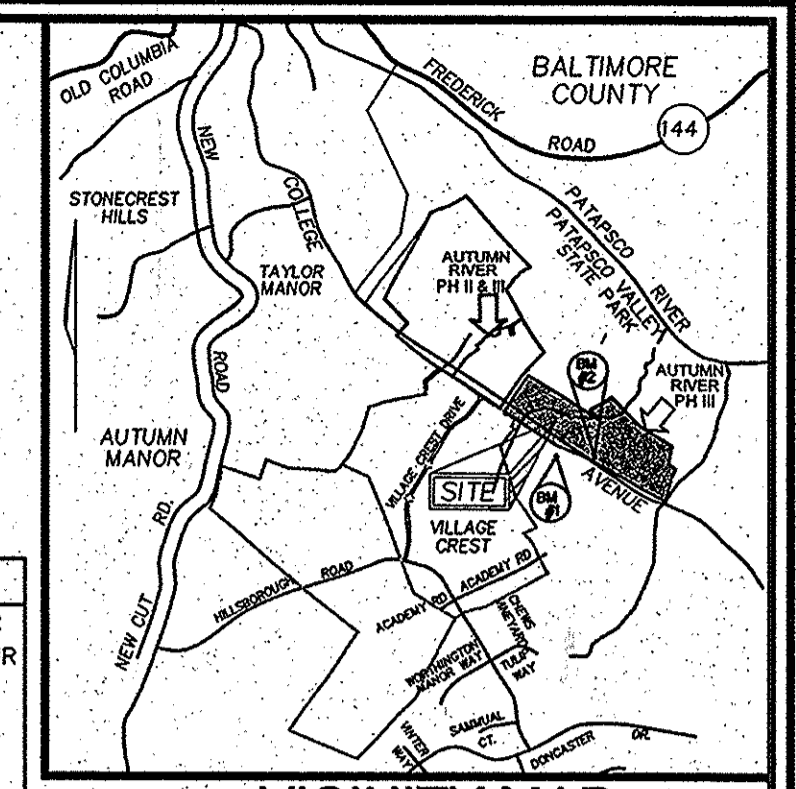


GENERAL NOTES

1. SITE ANALYSIS:
LOCATION: TAX MAP 25, GRID 21, PARCEL 172
2ND ELECTION DISTRICT
GROSS AREA OF PROJECT: 20.297 AC
PRESENT ZONING: R-ED
EXISTING USE OF SITE: RESIDENTIAL
APPLICABLE DPZ FILE REFERENCES: F-01-08 S-99-016 P-08-006,
F-09-021 AND F-10-067
DEED REFERENCE: PARCEL 172: LIBER 3883 AT FOLIO 725
2. THE PROJECT BOUNDARY IS BASED ON PLAT# 14513 & PLAT# 15794.
3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC
BY WINGS AERIAL MAPPING COMPANY, INC. PHOTOGRAPHED MARCH 1995.
4. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO
BURIAL/CEMETERY LOCATIONS ON SITE.
5. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
6. STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY
CHESAPEAKE ENVIRONMENTAL DATED MARCH, 1995.
7. STREAM OR STREAM BUFFERS ARE LOCATED WITHIN OPEN SPACE LOT 4 WETLAND
LOCATIONS DETERMINED BY CHESAPEAKE ENVIRONMENTAL IN MARCH, 1995 SHOWN
ON S-98-16. (FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B') SEE PLAT# 14513
& PLAT# 15794.
8. COLLEGE AVENUE IS A SCENIC ROAD.
9. FOREST STAND DELINEATION PLAN PREPARED BY CHESAPEAKE ENVIRONMENTAL
AND APPROVED ON 10, 1999 UNDER P-99-16, DATED JUNE 2004. (FOR LOTS 1,
2, 3 & 4 AND FOR OPEN SPACE LOT 4 AND BULK PARCEL 'B')
10. THE COORDINATES SHOWN HERE ON ARE BASED UPON THE
HOWARD COUNTY GEOMATIC CONTROL, WHICH IS BASED UPON THE
MARYLAND STATE PLACE COORDINATE SYSTEM, HOWARD COUNTY
MONUMENTS NOS 3044005R AND 3044004R.
11. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC
WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION
AT 410-313-1880 AT LEAST FIVE WORKING DAYS PRIOR TO THE START
OF WORK.
12. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT
LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
13. ANY DAMAGE TO COUNTY'S RIGHT OF WAY SHALL BE CORRECTED AT THE
DEVELOPER'S EXPENSE.
14. NO SURETY IS REQUIRED FOR THIS PROPOSAL BECAUSE A FOREST RETENTION
BANK IS BEING CREATED. ANY ENCROACHMENT INTO THE FOREST CONSERVATION
EASEMENT DURING THE CONSTRUCTION OF THE RESIDENTIAL LOTS WILL REQUIRE
MITIGATION.
15. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS
SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND
RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE
OF THESE AREAS.
16. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE
CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE
LAND COVENANTS.
17. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE
LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
18. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE
OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED
BY HOWARD COUNTY DPZ.
19. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL
OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENT.
20. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES
DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE
RETENTION BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED
LIMITS OF DISTURBANCE AND ARE NOT ALREADY PROTECTED WITH SUPER
SILT FENCE.
21. PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE
BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
SIGNS SHALL BE MOUNTED ON A PERMANENT WOOD POST OR METAL STAKE.
FCE SIGNS SHALL NOT BE ATTACHED TO TREES.
22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND
NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS,
STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENTS AREAS
AND 100 YEAR FLOODPLAIN.
23. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO
FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE
AND FOREST CONSERVATION ACT. 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.
24. FOR FOREST CONSERVATION EASEMENT BEARINGS AND DISTANCES, SEE
PLAT OF FOREST CONSERVATION EASEMENT.
25. THE SALE OF FOREST CONSERVATION CREDITS MAY BEGIN UPON THE
RECORDATION OF THE PLAT OF FOREST CONSERVATION EASEMENT,
ESTABLISHING THE FOREST CONSERVATION BANK EASEMENTS.
26. THE 100-YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT SHOWN ON-SITE IS
BASED ON A FLOODPLAIN STUDY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC.
DATED OCT. 2007 AS SUBMITTED AND APPROVED UNDER P-08-006.
27. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/02/04 COMPREHENSIVE
ZONING PLAN AND COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
28. THERE ARE NO STRUCTURES WITHIN THE BOUNDARY OF THE FOREST CONSERVATION
EASEMENT.



LEGEND

- 202--- EXISTING 2 FT CONTOUR
- 200--- EXISTING 10 FT CONTOUR
- [Pattern] FOREST CONSERVATION (RETENTION)
- [Pattern] EX. FOREST CONSERVATION
- [Pattern] PUBLIC 100 YR FLOODPLAIN EASEMENT
- [Pattern] WETLANDS BUFFER
- [Pattern] STREAM CENTERLINE
- [Pattern] STREAM BUFFER
- [Pattern] EXISTING TREELINE
- [Symbol] FOREST CONSERVATION EASEMENT SIGN
- [Symbol] TREE PROTECTION FENCE
- [Symbol] SPECIMEN TREE
- [Pattern] STEEP SLOPES
- [Pattern] MODERATE SLOPES

VICINITY MAP
SCALE 1"=2000'

ADC MAP PAGE: 4816
ADC MAP GRID: D9, E9, D10, E10, F10

BENCHMARKS

BENCHMARK NO. 1: COUNTY CONTROL #3044005R
3/4" REBAR 0.8' BELOW SURFACE
N. 578233.92, E. 1473142.33
ELEV. = 374.389

BENCHMARK NO. 2: COUNTY CONTROL #3044004R
3/4" REBAR 0.8' BELOW SURFACE
N. 578128.03, E. 1473460.71
ELEV. = 382.575

J. Vogel
J. BRIS OGLE
DNR QUALIFIED PROFESSIONAL

FOREST RETENTION BANK TABULATION
COLLEGE AVENUE PUMP STATION AUTUMN RIVER
BULK PARCEL B
TAX MAP-25, GRID 21
HOWARD COUNTY MARYLAND

FOREST EASEMENT DESIGNATION	FOREST RETENTION AREA
FCE 1	2.29 AC.
FCE 2	0.65 AC.
FCE 3	13.64 AC.
FCE 4	0.79 AC.
FCE 5	0.02 AC.
EXISTING FCE (PLAT14514)	0.23 AC.
TOTAL	17.62 AC.

PERMIT INFORMATION CHART

PROJECT NAME	SECTION/AREA	LOT NUMBER
COLLEGE AVENUE PUMP STATION	N/A	AUTUMN RIVER BULK PARCEL B
PLAT REF. BLOCK NO.	ZONE TAX MAP	PARCEL ELECT. DIST. CENSUS TR.
21538-21840	21 R-ED 25	172 2ND 602700

ADDRESS CHART

PARCEL #	STREET ADDRESS
B	4245 COLLEGE AVENUE

SHEET INDEX

DESCRIPTION	SHEET NO.
FOREST BANK PLANS & NOTES	1 OF 1

NOTE:
FCE-4 RETENTION LACKS CANOPY:
REQUIRED REFORESTATION @ 0.16 AC.
(2" @ 100/AC. = 16 TREES)

REFORESTATION PLANT SCHEDULE
FOREST CONSERVATION EASEMENTS
0.16 ACRES

EASEMENT #4: 0.16 AC. (REFORESTATION) @ 100 TREES/AC. = 16 TREES

QTY.	BOTANICAL NAME	SIZE	SPACING
3	ACER RUBRUM RED MAPLE	2" CAL.	15' x 15'
3	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE	2" CAL.	15' x 15'
3	CORNUS KOUSA KOUSSA DOGWOOD	2" CAL.	15' x 15'
7	QUERCUS RUBRA RED OAK	2" CAL.	15' x 15'

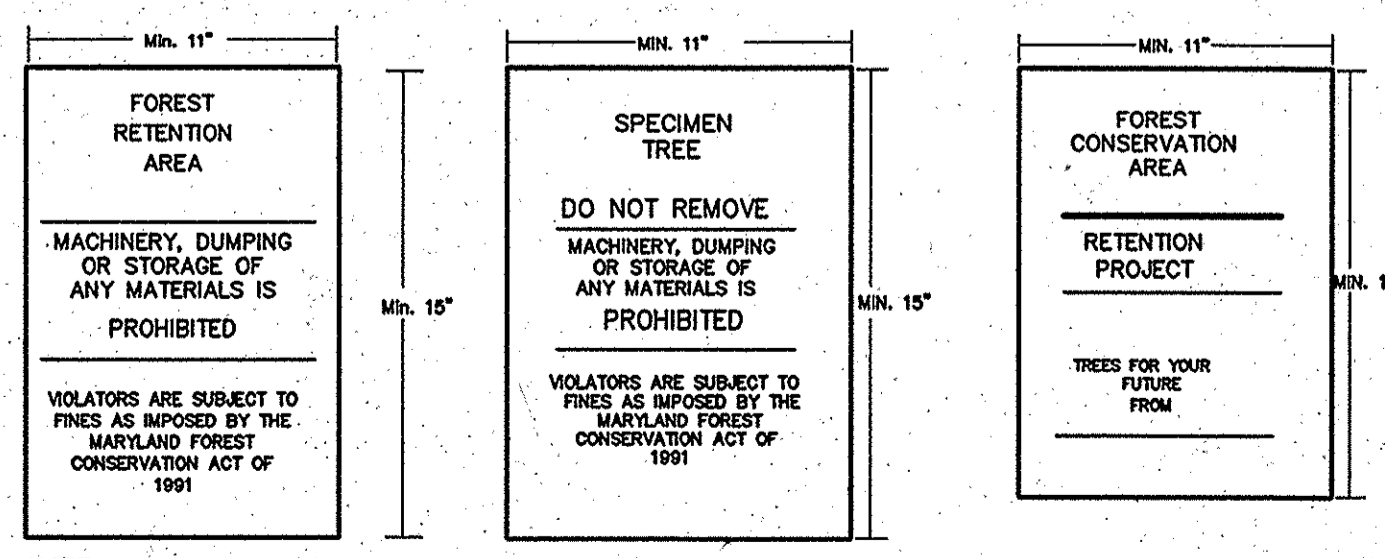
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
AgB2	ALDINO SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
AgC2	ALDINO SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
LcC	LECORE SILT LOAM, 8 TO 15 PERCENT SLOPES, STONY	B
MhE	MONTALTO LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
MhD	MONTALTO LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	C
MhF	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3 TO 25 PERCENT SLOPES	C
NcC2	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
WbB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	D

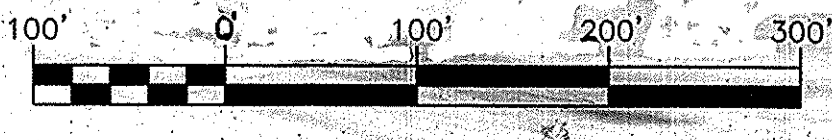
FOREST CONSERVATION BANK TRACKING TABULATION
COLLEGE AVENUE PUMP STATION AUTUMN RIVER
BULK PARCEL - B
TAX MAP-25, GRID 21
HOWARD COUNTY MARYLAND

PROJECT NAME	HOWARD COUNTY FILE NUMBER	RETENTION OBLIGATION	OBLIGATION REFORESTATION	FOREST BANK RETENTION RATIO 2:1 OBLIGATION	RETENTION AREA WITHDRAWN FROM FOREST BANK	RETENTION AREA REMAINING BALANCE
TOTAL RETENTION IN FOREST BANK					17.62 AC.	
TOTAL REFORESTATION IN FOREST BANK						
AUTUMN RIVER, III	F-10-067	9.42 AC.	0.0 AC.		9.42 AC.	8.23 AC.
VILLAGE CREST PARCEL C-1	SDP-10-052	2.98 AC.	5.96 AC.		5.96 AC.	2.24 AC.

PLAN VIEW
SCALE 1"=100'



- NOTE:**
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 2. SIGNS TO BE PLACED APPROXIMATELY 50-100' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY BY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 4. THE SIGN SHALL REMAIN IN PLACE IN PERPETUITY.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

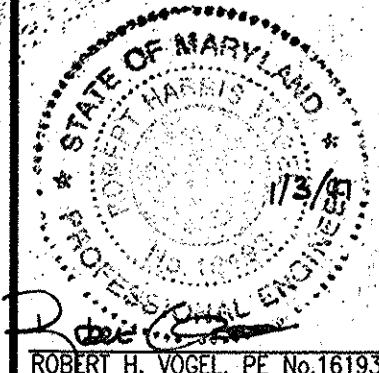
[Signature] 3/30/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION 405 DATE

[Signature] 3/30/11
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/30/11
DIRECTOR DATE

OWNERS
AUTUMN RIVER CORPORATION
4100 COLLEGE AVE.
ELLCOTT CITY MD 21042-7819
21043 - 5506
(410) 465-3500

DEVELOPER
AUTUMN DEVELOPMENT CORPORATION
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE. 102
ELLCOTT CITY MD 21042-7819
ATTN: MR. DONALD R. REUWER
(443) 367-0422



PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT 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. EXPIRATION DATE: 09-27-2012

DESIGN BY: JCO
DRAWN BY: HS
CHECKED BY: RHV
DATE: DECEMBER 2010
SCALE: 1" = 100'
W.O. NO.: 04-145

1 SHEET OF 1