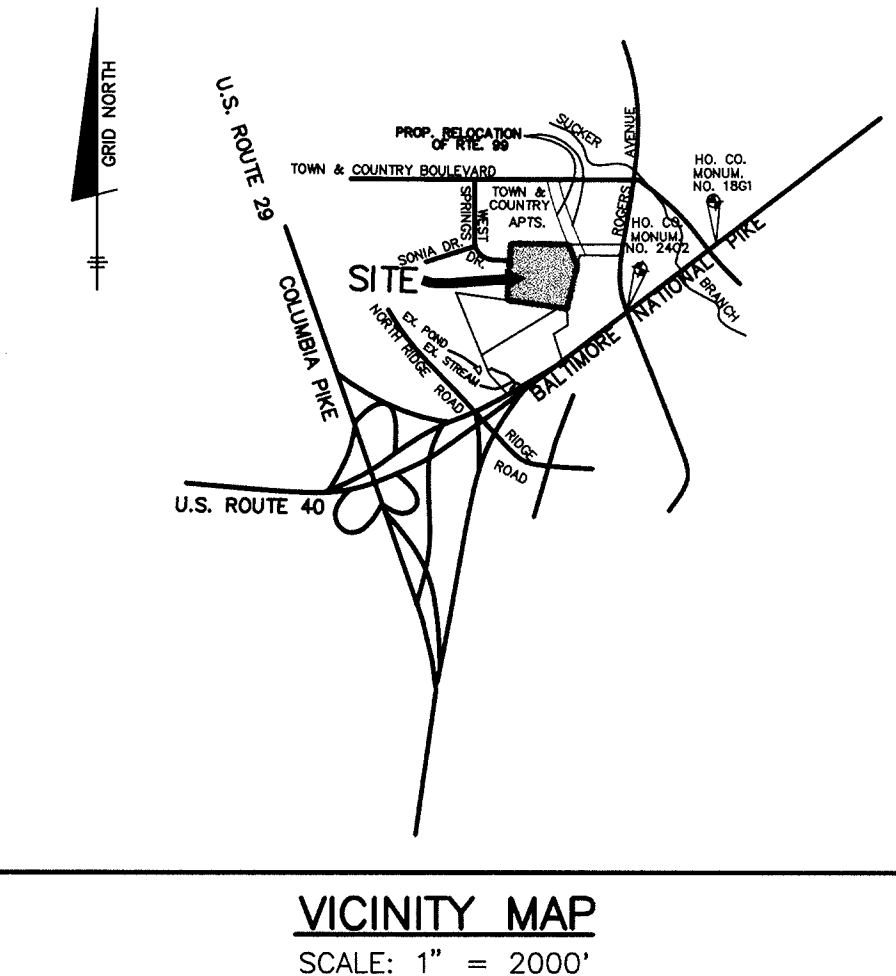


KAISER FARM PHASE II

2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

PRELIMINARY EQUIVALENT SKETCH PLAN



BENCH MARKS (NAD83)

HO. CO. No. 1981
CONC. MONUMENT AT SURFACE, 4' N. OF
MAC. SHOULDER OF RT. 40 WEST
18' W. OF YELLOW BUNTING SIGNAL
N 589,984.9576 E 1,387,780.2376 ELEV. 408.542

HO. CO. No. 2422
CONC. MONUMENT AT SURFACE 5.5' S.
OF LEFT TURN LANE OF RT. 40 WEST
14' E. OF EAST EDGE OF CROSSOVER
TO RT. 99 S.
N 588,648.3158 E 1,366,038.1347 ELEV. 354.930

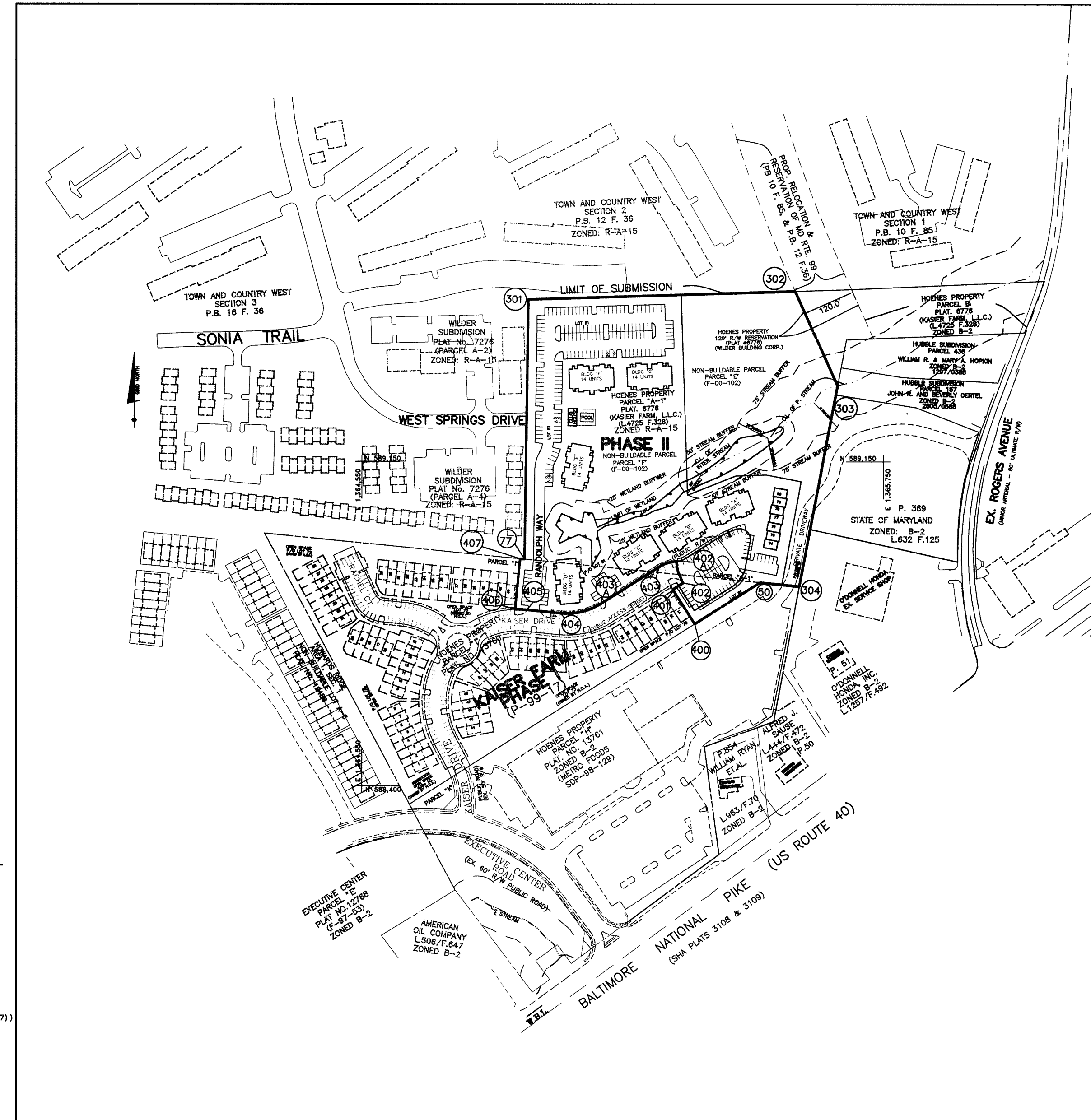
GENERAL NOTES:

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARD UNLESS WAIVER'S HAVE BEEN APPROVED.
- PROJECT SITE ZONED RA-15 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- CONTOURS SHOWN HEREON WERE TAKEN FROM FIELD RUN TOPOGRAPHY SURVEY AT 2' CONTOUR INTERVALS. THE TOPOGRAPHY WAS PREPARED BY TSA GROUP, INC. DATED JULY 1997, AND SUPPLEMENTED WITH TOPOGRAPHY AS SHOWN ON F-98-12.
- WATER AND SEWER EXTENSIONS FOR THIS PROJECT WILL BE PUBLIC AND ARE LOCATED WITHIN THE METROPOLITAN DISTRICT. (CONTRACT #14-3622-D) THE DRAINAGE AREA IS THE PATAPSCO WATERSHED.
- EXISTING UTILITIES SHOWN ARE TAKEN FROM RECORD DRAWINGS OBTAINED FROM HOWARD COUNTY.
- BOUNDARY SHOWN HEREON WITHIN PARCEL "I" IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 1995, BY R.M. MOCHI GROUP, P.C. AND RECORDED AS PLAT 11976 IN THE LAND RECORDS OF HOWARD COUNTY AND VERIFIED BY TSA GROUP, INC. IN NOV, 1996. BOUNDARY SHOWN HEREON WITHIN THE RESIDUE OF PARCEL "A-1" HAS BEEN TAKEN FROM A PLAT OF RECORD BY PURDUM AND JESCHKE DATED JUNE 5, 1986.
- FOREST STAND DELINEATION PLAN WAS PREVIOUSLY APPROVED UNDER S-95-01a FOR PARCEL "I", AND FOREST STAND DELINEATION PLAN FOR PARCEL A-1 WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED AUGUST 1999.
- WETLAND REPORT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC. DATED MARCH 1995 AND APPROVED UNDER S-95-01a AND WETLAND REPORT FOR PARCEL A-1 WAS PREPARED BY ECO-SCIENCE PROFESSIONAL, INC. DATED MAY, 1999.
- APFO TRAFFIC ANALYSIS FOR PHASE I WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC., DATED AUGUST 1997 AND APPROVED UNDER S-95-01a, F-98-12, AND SDP-98-129. APFO TRAFFIC ANALYSIS FOR PHASE II WAS PREPARED BY THE TRAFFIC GROUP DATED NOV. 2, 1999.
- ALL OPEN SPACE SHALL BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.
- STORM WATER MANAGEMENT QUANTITY AND QUALITY CONTROL IS BEING PROPOSED BY AN EXTENDED DETENTION FACILITY. THE FACILITY IS PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE PROPOSED FACILITY IS LOCATED ON PROPERTY OWNED BY KAISER FARM, L.L.C.
- FOREST CONSERVATION OBLIGATIONS FOR PARCEL "I" HAVE BEEN FULFILLED BY OFFSITE PLANTINGS AT RIDGE VIEW HUNT (TAX MAP 14, PARCEL 14, PRESERVATION PARCEL B) AS PREVIOUSLY INDICATED UNDER P-97-02. THIS OFFSITE AREA HAS BEEN BONDED AND IS PART OF THE DEVELOPER'S AGREEMENT FOR F-98-12 AND SDP-98-129.
- FOREST CONSERVATION OBLIGATIONS FOR PARCEL "A-1" ARE BEING PROVIDED UNDER THIS PLAN.
- NO DRIVEWAY ACCESS SHALL BE ALLOWED WITHIN THE LIMITS OF ANY SPEED CONTROL DEVICE.
- WAIVER PETITION (WP-00-31) WAS APPROVED ON OCT. 26, 1999. THE WAIVER APPROVED THE REQUEST TO WAIVE SECTION 16.119(f)(1) TO NOT REQUIRE A SUBDIVISION FRONTING ON AN ARTERIAL ROAD TO OBTAIN VEHICULAR ACCESS BY A LOWER CLASSIFICATION ROAD, 16.119(f)(2) TO PERMIT A PRIVATE DRIVEWAY FOR A PROPOSED ELDERLY HOUSING PROJECT TO HAVE DIRECT VEHICULAR ACCESS TO AN ARTERIAL ROAD, AND 16.120(c)(1) TO PERMIT THE REQUIRED MINIMUM ROAD FRONTAGE OF 60 FEET TO BE ON NON-APPROVED PUBLIC ROAD.
- A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED FOR BOTH SFA AND APARTMENT SECTIONS OF BOTH PHASES OF KAISER FARM. FURTHERMORE, HOA WILL ENABLE BOTH SFA AND APARTMENT SECTIONS TO HAVE THE PRIVILEGE TO ALL THE AMENITIES (WHICH INCLUDING THE SWIMMING POOL) OF KAISER FARM. A RECORDED SHARED PARKING AND ACCESS EASEMENT, AND MAINTENANCE AGREEMENTS WILL BE RECORDED DURING THE FINAL PLAT RECORDATION.

SITE DATA TABULATION

1. GENERAL SITE DATA	TOTAL		PHASE I	PHASE II
	a.) PRESENT ZONING: RA-15			
b.) APPLICABLE DPZ FILE REFERENCES: S-95-01a, P-97-02, F-98-91, F-98-12, S-98-05, F-86-154, F-86-160, P-99-17, SDP-98-129, AND F-00-102.				
c.) PROPOSED USE OF SITE: SFA HOMES (TOWNHOUSES) AND APARTMENT AT PHASE II				
d.) PROPOSED WATER AND SEWER SYSTEMS: PUBLIC				
2. AREA TABULATION	TOTAL	PHASE I	PHASE II	
a.) TOTAL AREA OF SITE	17.57 AC.	6.91 AC.	10.66 AC.	
PARCEL "I"	7.77 AC.	6.88 AC.	0.89 AC.	
PARCEL "A-1"	9.80 AC.	0.03 AC.	9.77 AC.	
b.) APPROXIMATE AREA OF 100 YEAR FLOODPLAIN	N/A	N/A	N/A	
c.) APPROX. AREA OF STEEP SLOPES (25% OR MORE)	0.16 AC.	0.14 AC.	0.02 AC.	
d.) NET AREA OF SITE	17.41 AC.	6.77 AC.	10.64 AC.	
FUTURE PARCEL "E" (NOT INCLUDED IN DENSITY)	3.40 AC.*	---	3.40 AC.*	
NET AREA OF SITE FOR DENSITY	14.01 AC.	6.77 AC.	7.24 AC.	
e.) GROSS AREA OF THIS PLAN SUBMISSION	17.57 AC.	6.91 AC.	10.66 AC.	
f.) APPROXIMATE LIMIT OF DISTURBED AREA	17.30 AC.	11.20 AC.	6.10 AC.	
g.) AREA OF PROPOSED BUILDING LOTS	4.03 AC.	2.89 AC.	1.14 AC.	
h.) AREA OF PROPOSED OPEN SPACE LOTS (AREA)	8.80 AC.	2.68 AC.	6.12 AC.	
i.) AREA OF PROPOSED PRESERVATION PARCELS	N/A	N/A	N/A	
j.) AREA OF NON-BUILDABLE BULK PARCELS	3.40 AC.*	---	3.40 AC.*	
k.) AREA OF PROPOSED PUBLIC ROADS	1.87 AC.	1.44 AC.	0.43 AC.	
l.) AREA OF PROPOSED PRIVATE ROADS	2.02 AC.	1.56 AC.	0.46 AC.	
m.) AREA OF PROPOSED PUBLIC ROAD R/W DEDICATION	1.87 AC.	1.44 AC.	0.43 AC.	
3. UNIT/LOT TABULATION	TOTAL	PHASE I	PHASE II	
a.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS	210	101	109	
ALLOWED FOR PROJECT (65 D.U. PER NET AC.)				
b.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SUBMISSION	176	71	105	
1.) PROPOSED TOWNHOUSE (78 LOTS)	78	71	7	
2.) PROPOSED APARTMENTS (1 LOT)	98	0	98	
c.) DENSITY OF PROJECT PER NET ACRE	12.56	10.49	9.87	
d.) TOTAL NUMBER OF LOTS ALLOWED PER DEO/CEO	N/A	N/A	N/A	
e.) TOTAL NUMBER OF LOTS PROPOSED PER DEO/CEO	N/A	N/A	N/A	
f.) TOTAL NUMBER OF PRESERVATION PARCELS PROPOSED	N/A	N/A	N/A	
g.) TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED	2	2	0	
h.) TOTAL NUMBER OF NON-RESIDENTIAL PARCELS PROPOSED	N/A	N/A	N/A	
i.) TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED	1	0	1	
j.) OVERALL TOTAL NUMBER OF LOTS/PARCELS PROPOSED	81	73	8	
4. OPEN SPACE DATA	TOTAL	PHASE I	PHASE II	
a.) MINIMUM RESIDENTIAL LOT SIZE SELECTED	N/A	N/A	N/A	
b.) OPEN SPACE REQUIRED FOR TOTAL AREA OF SITE	4.39 AC. (25% OF 17.57 AC.)	1.73 AC. (25% OF 6.91 AC.)	2.67 AC. (25% OF 10.66 AC.)	
c.) TOTAL AREA OF OPEN SPACE PROVIDED ON THIS SUBDIVISION	8.52 AC. (48.5%)	2.68 AC. (38.8%)	5.84 AC. (54.8%)	
1.) OPEN SPACE AREAS LESS THAN 35' IN WIDTH (NON-CREDITED)	1.44 AC. (8.2%)	0.95 AC. (13.8%)	0.49 AC. (4.6%)	
2.) TOTAL AREA OF OPEN SPACE MEETING MINIMUM OPEN SPACE REQUIREMENTS (CREDITED)	7.08 AC. (40.3%)	1.73 AC. (25.0%)	5.35 AC. (50.2%)	
d.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	15,800 S.F. (320 SF/OU x 78)	14,200 S.F. (320 SF/OU x 71)	1,600 S.F. (320 SF/OU x 7)	
1.) FOR TOWNHOUSES (AT 200 S.F. PER D.U.)	17,150 S.F. (175 SF/OU x 98)	17,150 S.F. (175 SF/OU x 98)	17,150 S.F. (175 SF/OU x 98)	
2.) FOR APARTMENTS (AT 175 S.F. PER D.U.)	32,750 S.F. OR 0.75 AC.	14,200 S.F. OR 0.33 AC.	18,550 S.F. OR 0.42 AC.	
TOTAL REQUIRED	32,750 S.F. OR 0.75 AC.	37,026 S.F. OR 0.85 AC.	0 (PROVIDED IN PHASE I (P-99-17))	
e.) AREA OF RECREATIONAL OPEN SPACE PROVIDED	37,026 S.F. OR 0.85 AC.	37,026 S.F. OR 0.85 AC.	0 (PROVIDED IN PHASE I (P-99-17))	
5. PARKING DATA	TOTAL	PHASE I	PHASE II	
a.) REQUIRED PER ZONING REGULATION:				
1.) TOWNHOUSES (2 SP. / D.U.):	156 SP.	142 SP.	14 SP.	
2.) APARTMENTS (2 SP. / D.U.):	196 SP.	---	196 SP.	
3.) SWM, POOL (1 SP. / 10 PERSONS):	4 SP.	---	4 SP.	
b.) OVER FLOW:				
1.) TOWNHOUSES (0.3 SP. / D.U.):	24 SP.	22 SP.	2 SP.	
2.) APARTMENTS (0.3 SP. / D.U.):	30 SP.	---	30 SP.	
TOTAL:	410 SP.	164 SP.	246 SP.	
c.) NUMBER OF PARKING SPACES PROVIDED:	429 SP.	181 SP.	248 SP.	

* NOTE: SITE DATA AT THE COLUMN OF "TOTAL" AND "PHASE I" SHOWN ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY. SEE P-99-17 FOR PHASE I INFORMATION.



LOCATION MAP
SCALE: 1" = 200'

COORDINATE CHART (NAD 83)

NO.	NORTH	EAST
50	588871.5674	1365466.1566
77	588925.0928	1364926.8827
301	589525.1629	1364932.8030
302	589544.4507	1365546.5428
303	589325.3638	1365644.0927
304	588862.6330	1365556.1716
400	588776.0649	1365315.9731
401	588853.6978	1365266.6058
402	588871.5970	1365289.0116
402A	588921.0651	1365274.3529
403	588907.7523	1365233.8871
403A	588822.4408	1365099.7296
404	588800.5069	1365007.5933
405	588808.1939	1364930.1880
406	588809.1921	1364904.1116
407	588926.3519	1364914.2041

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR
DATE

SHEET INDEX

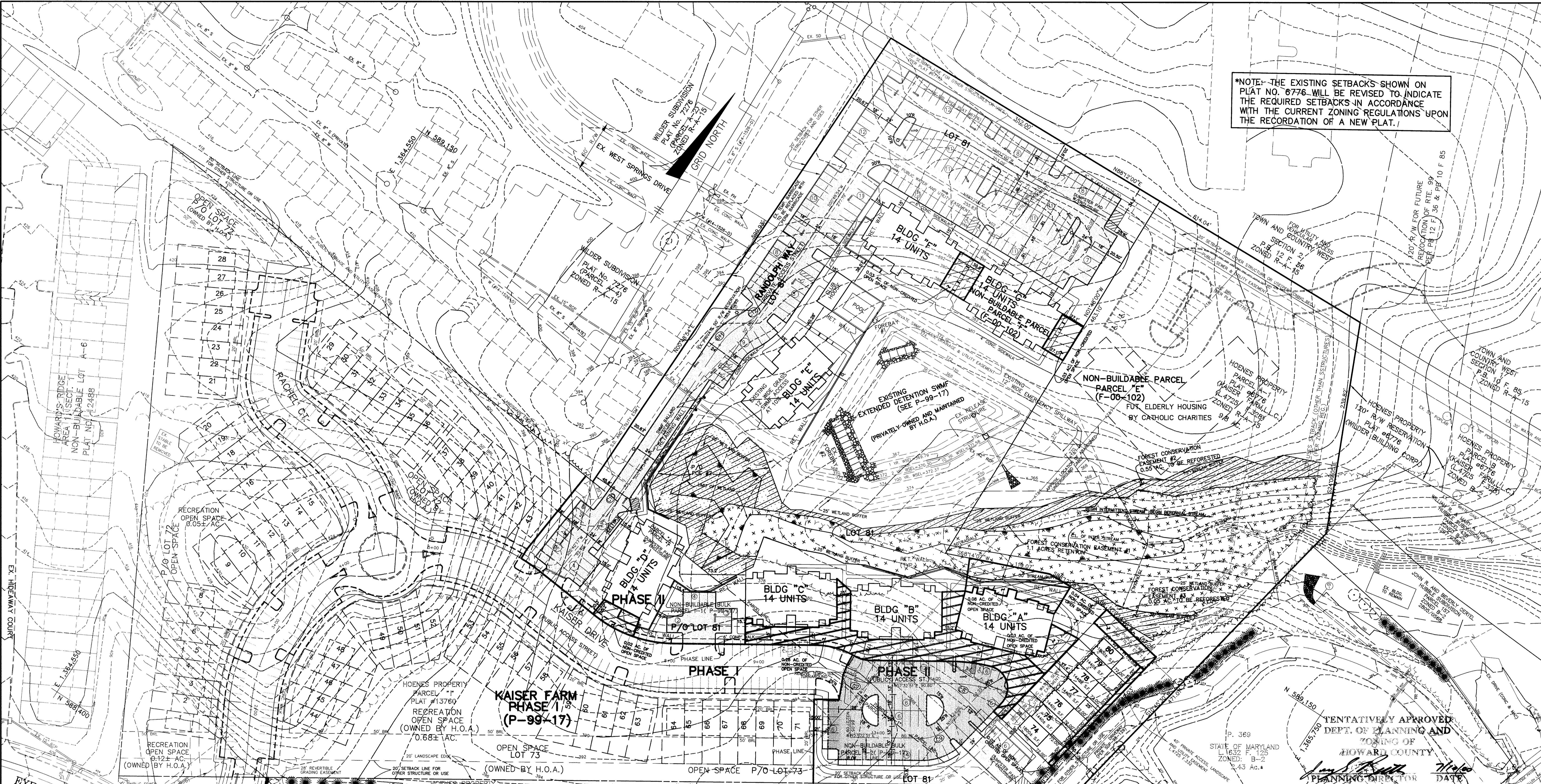
SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	PRELIMINARY SKETCH PLAN
3.	PRELIMINARY GRADING, SWM, STORM DRAIN, & SEDIMENT CONTROL PLAN
4.	PRELIMINARY LANDSCAPE PLAN
5.	PRELIMINARY FOREST CONSERVATION PLAN

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844

[Signature]
DATE: 6-29-00

OWNER /DEVELOPER: KAISER FARM, L.L.C. P.O. BOX 417 ELLICOTT CITY, MD 21041 (410) 465-4244	PROJECT: KAISER FARM PHASE II A RESUBDIVISION OF NON-BUILDABLE BANK OPEN SPACE PARCEL "I", HONES PROPERTY, AND RESIDUE OF PARCEL A-1, HONES PROPERTY RESIDUE OF PARCEL A-1 LOCATION: TAX MAPS 17 & 24, P/O PARCEL 848, AND P/O RESIDUE OF PARCEL A-1 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND REFERENCE FILE: S-95-01a, P-97-02, F-98-91, F-98-12, S-98-05, SDP-98-129, F-86-160, F-86-154, P-99-17, AND F-00-102
TITLE: TITLE SHEET	DATE: NOV, 1999 PROJECT NO. 1268
DES: YSL DRN: YSL CHK: DAM	SCALE: AS SHOWN DRAWING 1 OF 5

*NOTE- THE EXISTING SETBACKS SHOWN ON PLAT NO. 0776 WILL BE REVISED TO INDICATE THE REQUIRED SETBACKS IN ACCORDANCE WITH THE CURRENT ZONING REGULATIONS UPON THE RECORDATION OF A NEW PLAT.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR DATE

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	PC. STA.	PT. STA.
C7	61.58'	32.24'	16.50'	31.88'	N 72°32'51" E	30°00'00"	9+96.17	10+28.41
C8	165.40'	38.16'	19.17'	36.06'	N 64°02'50" E	13°31'09"	11+19.21	11+57.37
C9	32.00'	30.32'	16.10'	28.52'	S 34°02'10" W	47°01'29"	12+18.81	12+49.18
C10	500.00'	42.38'	21.20'	42.37'	N 03°14'35" E	04°51'23"	1+17.40	1+59.78
C11	67.58'	35.38'	18.11'	34.98'	N 15°48'54" E	30°00'00"	3+50.44	3+85.82
C12	67.58'	35.38'	18.11'	34.98'	N 15°48'54" E	30°00'00"	3+85.82	4+21.20

NO DRIVEWAY ACCESS SHALL BE ALLOWED WITHIN THE LIMITS OF ANY SPEED CONTROL DEVICE.

STREET LIGHT SCHEDULE

SYMBOL	DESCRIPTION	LOCATION
	100 WATT HPS VAPOR "TRADITIONAL" POST TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE.	15' LT., STA.2+00 RANDOLPH WAY 15' LT., STA.3-85 RANDOLPH WAY 20' RT., STA.6+56 RANDOLPH WAY 70' NORTH OF BLDG. "G" AT PARKING ISLAND 14.5' LT., STA.11+21.74 KAISER DR.

LEGEND

- RECREATION OPEN SPACE
- OPEN SPACE LESS THAN 35' WIDE
- DIRECTION OF DRAINAGE FLOW
- DENOTES PUBLIC STREET
- DENOTES PRIVATE STREET (PRIVATELY OWNED AND MAINTAINED)

PLAN VIEW
SCALE: 1" = 50'

ENCLOSURE DETAIL
NOT TO SCALE

FCE LEGEND

- FOREST CONSERVATION EASEMENT (AREA TO BE RETAINED)
- FOREST CONSERVATION EASEMENT (AREA TO BE PLANTED)

TYPICAL TRASH PICK-UP LOCATION
NOT TO SCALE

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

OWNER /DEVELOPER:
KAISER FARM, L.L.C.
P.O. BOX 417
ELLICOTT CITY, MD 21041
(410) 465-4244

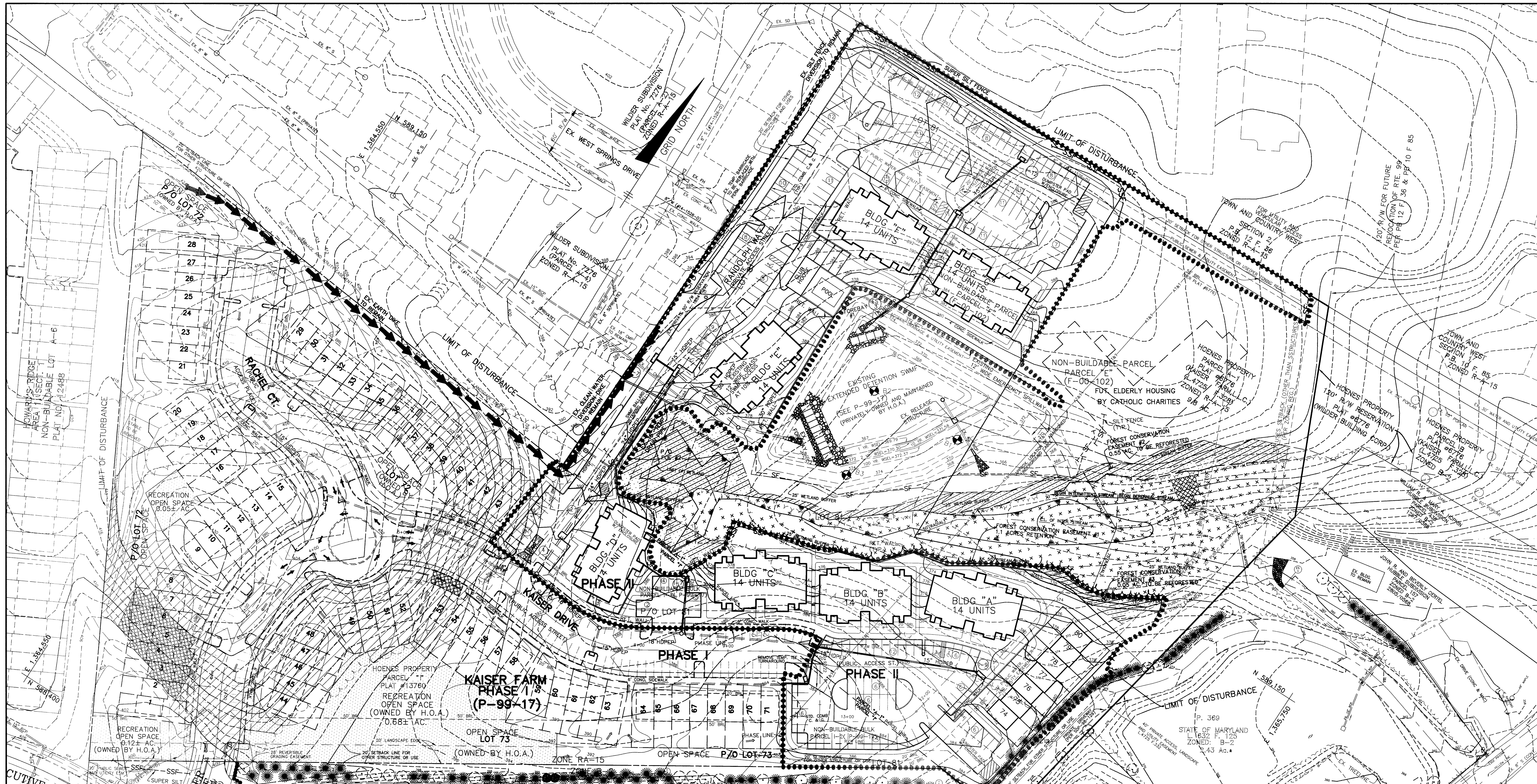
PROJECT:
KAISER FARM PHASE II
A RESUBDIVISION OF NON-BUILDABLE BANK OPEN SPACE PARCEL "T", HOENES PROPERTY AND RESIDUE OF PARCEL A-1 HOENES PROPERTY

LOCATION: TAX MAPS 17 & 24, P/O PARCEL 848, AND P/O RESIDUE OF PARCEL A-1

REFERENCE FILE: S-95-016, P-97-02, F-96-91, F-98-12, S-98-05, SDP-98-129, F-98-160, F-98-164, P-99-17, AND F-00-102

TITLE:
PRELIMINARY PLAN

DATE: NOV, 1999 PROJECT NO. 1268
DES: YSL DRN: YSL CHK: DAM SCALE: AS SHOWN DRAWING 2 OF 5



PLAN VIEW
SCALE: 1" = 50'

LEGEND

CONTOUR INTERVAL	2 FEET
EXISTING CONTOUR	200 100
PROPOSED CONTOUR	8' S 8' W EX. 18' ROP
PROPOSED SEWER MAIN	8" S
PROPOSED WATER MAIN	8" W
PROPOSED STORM DRAIN	EX. 18" ROP
STABILIZED CONSTRUCTION ENTRANCE	SSF
PROPOSED EARTH DIKE	A-3
MOUNTABLE BERM	SSF
SILT FENCE	SF
SUPER SILT FENCE	SSF
LIMIT OF DISTURBED AREA
EXISTING TREE LINE	~~~~~
PROPOSED TREE LINE	~~~~~
AREA OF 15% TO 24.99% SLOPES	//////
AREA OF 25% OR GREATER SLOPES (THERE ARE NO CONTIGUOUS STEEP SLOPES 20,000 S.F. OR GREATER)	XXXXXX

FCE LEGEND

FOREST CONSERVATION EASEMENT (AREA TO BE RETAINED)
FOREST CONSERVATION EASEMENT (AREA TO BE PLANTED)	XXXXXX

NO	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

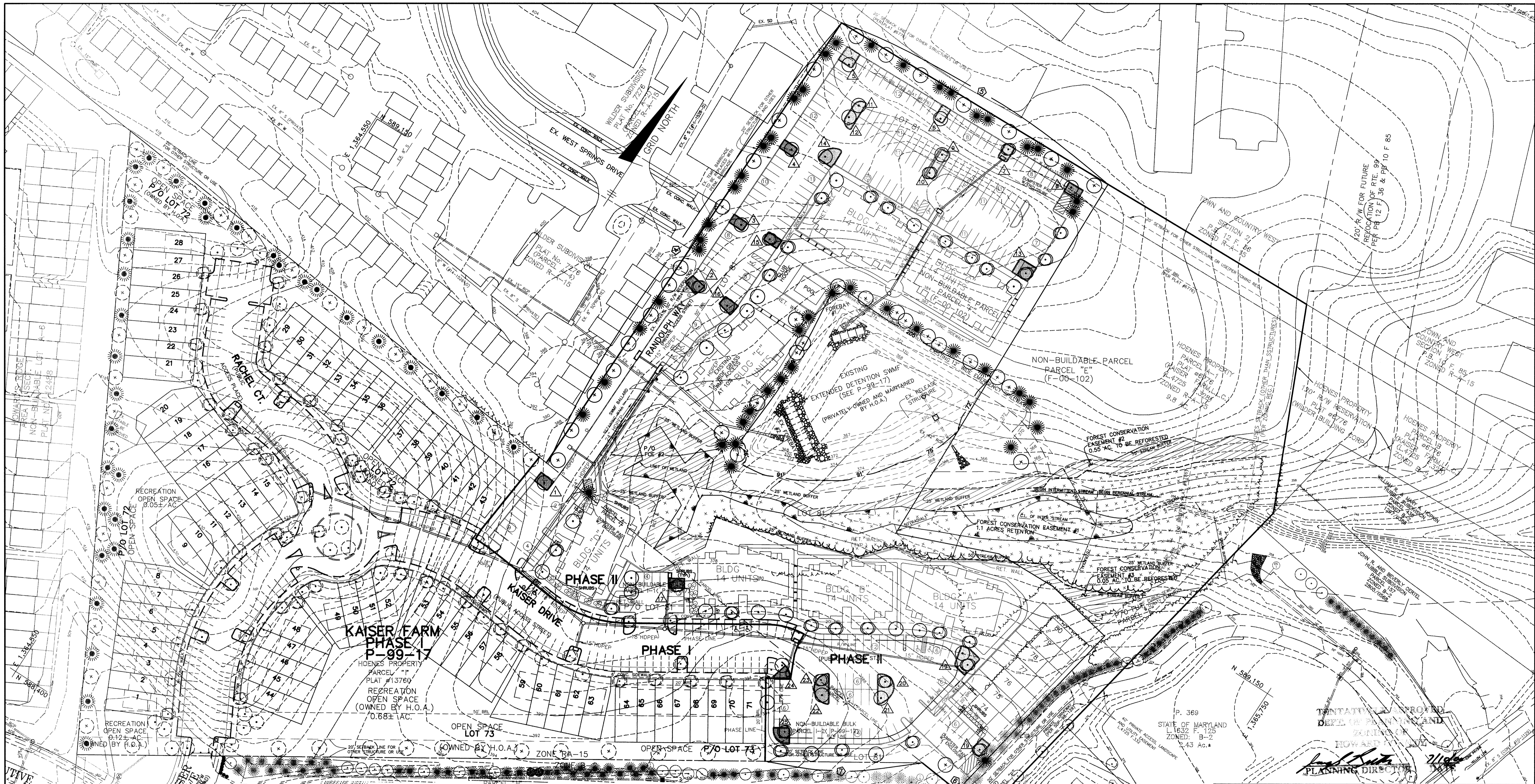
8480 BALTIMORE NATIONAL PIKE # SUITE 418
ELlicott CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6844

Donald Moran
6-29-00

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James A. Smith *W. Lee*
PLANNING DIRECTOR DATE

OWNER /DEVELOPER: KAISER FARM, L.L.C. P.O. BOX 417 ELlicott CITY, MD 21041 (410) 465-4244	PROJECT: KAISER FARM PHASE II A RESUBDIVISION OF NON-BUILDABLE BANK OPEN SPACE PARCEL "F", HOENES PROPERTY, AND RESIDUE OF PARCEL A-1, HOENES PROPERTY
	LOCATION: TAX MAPS 17 & 24, P/O PARCEL 848, AND P/O RESIDUE OF PARCEL A-1 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND REFERENCE FILE: S-98-018, F-97-02, F-96-91, F-96-12, S-98-05, SDP-98-129, F-96-160, F-96-104, F-98-17, AND F-98-102
TITLE: PRELIMINARY GRADING, SWM, STORM DRAIN & SEDIMENT CONTROL PLAN	DATE: NOV. 1999
DES: YSL DRN: YSL CHK: DAM	PROJECT NO. 1268
SCALE: AS SHOWN	DRAWING 3 OF 5



PLAN VIEW
SCALE: 1" = 50'

LANDSCAPING NOTES

- PERIMETER LANDSCAPING SHALL BE PROVIDED BY THE EXISTING VEGETATION TO REMAIN AND BY THE PLANTINGS AS SHOWN ON THESE PLANS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTERNAL STREET PARKING PLANTINGS, STORMWATER MANAGEMENT POND PLANTING, THE PRESERVATION OF THE PERIMETER VEGETATION AS SHOWN ON THESE PLANS AND FOR THE PLANTINGS ON PERIMETERS. BONDING FOR PLANTINGS IS THE OBLIGATION OF THE DEVELOPER AS PART OF THE DEVELOPER'S AGREEMENT.
- A MINIMUM OF TWENTY(20) FEET SHALL BE MAINTAINED BETWEEN TREES AND STREET LIGHTS.

△ DENOTES LANDSCAPE ISLAND WITH MIN. OF 200 S.F.

PERIMETER AND SWMF LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
⊙	39	PLATANUS ACERIFOLIA (BLOODGOOD LONDON PLANE)	2 1/2" MIN. CAL. 8 & 9 FULL HEAD
⊙	48	PINUS STROBUS (EASTERN WHITE PINE)	5'-6" HT. UNHEARD

DUMPSTER AREA LANDSCAPING

TYPE "D" BUFFER	ADJACENT TO LOT 74	ADJACENT TO BLDG "C"	ADJACENT TO PARCEL "E"
ADJACENT TO RESIDENTIAL OR ROADWAY	YES	NO	NO
ADJACENT TO NON-RESIDENTIAL	NO	NO	NO
CREDIT FOR WALL OR FENCE	YES	YES	YES
NUMBER OF TREES REQUIRED:	0	0	0
SHADE TREES	0	1	2
EVERGREEN TREES	0	0	0
NUMBER OF TREES PROVIDED:	0	0	0
SHADE TREES	0	0	0
EVERGREEN TREES	0	0	0

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	249
NUMBER OF ISLAND REQUIRED: (1 ISLAND/ 10 SPACES)	25
NUMBER OF ISLANDS PROVIDED:	25
NUMBER OF TREES REQUIRED: (1 TREE/ 10 SPACES)	25
NUMBER OF TREES PROVIDED:	-
SHADE TREES	25
OTHER TREES (2:1 SUBSTITUTE)	-

INTERNAL LANDSCAPING PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
⊙	32	ACER RUBRA (RED MAPLE)	2 1/2" MIN. CAL. 8 & 9 FULL HEAD
⊙	33	ACER SACCHARUM (SUGAR MAPLE)	2 1/2" MIN. CAL. 8 & 9 FULL HEAD

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
⊙	INTERNAL STREET TREES TO BE PROVIDED BY THE DEVELOPER AND TO BE INCORPORATED ON THE FINAL PLANS.
⊙	SHADE TREES ALONG PERIMETER AND STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
⊙	EVERGREEN TREES ALONG PERIMETER AND STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.

SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

NUMBER OF DWELLING UNITS(7 SFA, 98 APT.)	105
NUMBER OF TREES REQUIRED: (1 DU SFA, 1.3 DU APTS)	40
NUMBER OF TREES PROVIDED:	40
SHADE TREES	40
OTHER TREES (2:1 SUBSTITUTE)	-

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	NO	NO	NO	NO
PERIMETER NO. / LANDSCAPE TYPE	(4) B	(6) B	(6) A	(7) A		
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	600'	352'	50'	141'		
CREDIT FOR EXISTING VEGETATION: (NO OR YES W/LIN. FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO		
CREDIT FOR WALL, FENCE OR BERM: (NO OR YES W/LIN. FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED:						
SHADE TREES	12	7	1	3		
EVERGREEN TREES	15	9	-	-		
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-		
SHRUBS	-	-	-	-		
NUMBER OF TREES PROVIDED:	12	7	1	3		
SHADE TREES	15	9	-	-		
EVERGREEN TREES	-	-	-	-		
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-		
SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-		

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING TYPE "B" BUFFER

SWM FACILITY NO.	1
LINEAR FEET OF PERIMETER	789
NUMBER OF TREES REQUIRED:	
SHADE TREES (1:50)	16
EVERGREEN TREES (1:40)	20
CREDIT FOR EXISTING VEGETATION: (NO OR YES W/L.F.)	NO
NUMBER OF TREES PROVIDED:	16
SHADE TREES (NO OR YES W/L.F.)	16
EVERGREEN TREES (2:1 SUBSTITUTE)	20
OTHER TREES (2:1 SUBSTITUTE)	-

FCE LEGEND

- FOREST CONSERVATION EASEMENT (AREA OF RETENTION)
- FOREST CONSERVATION EASEMENT (AREA TO BE REFORESTED)

NO	DATE	REVISION

BENCHMARK ENGINEERS & LAND SURVEYORS PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-8644

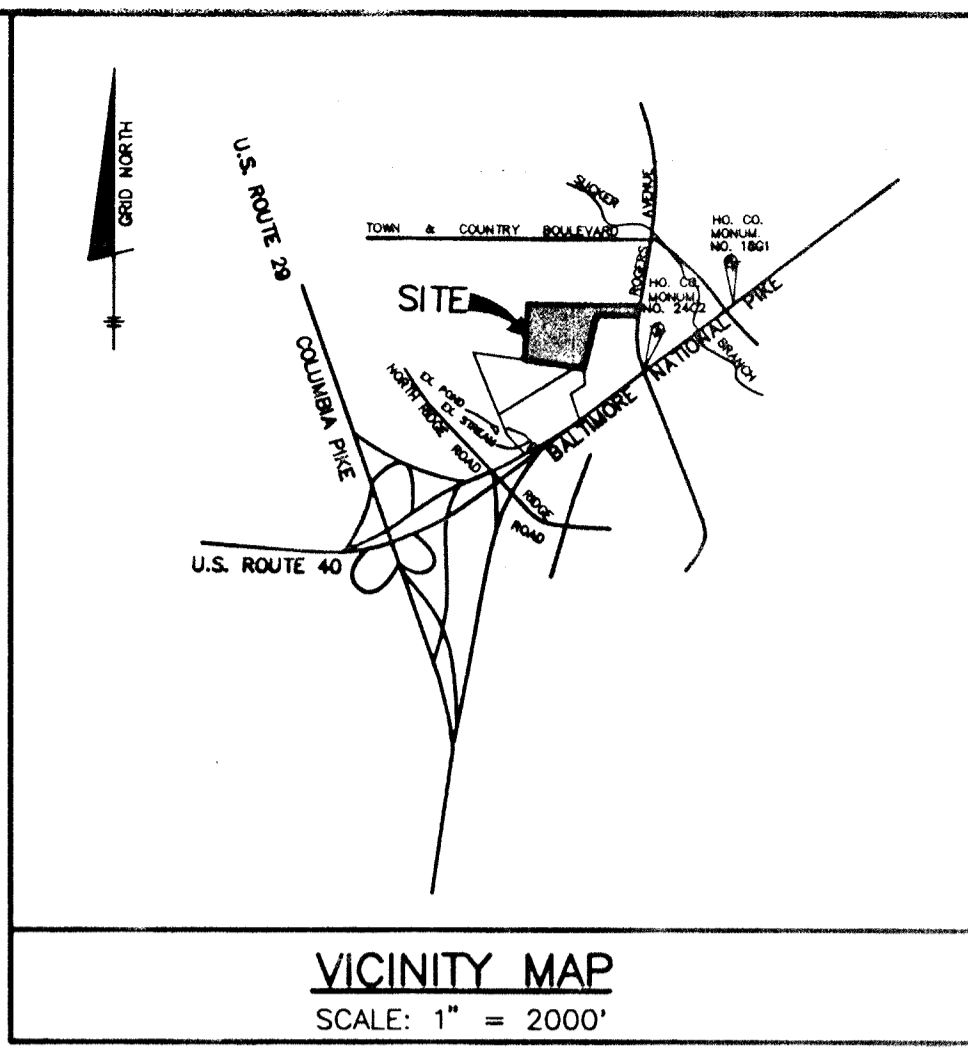
OWNER / DEVELOPER:
KAISER FARM, L.L.C.
P.O. BOX 417
ELLICOTT CITY, MD 21041
(410) 465-4244

PROJECT:
KAISER FARM PHASE II
A RESUBDIVISION OF NON-BUILDABLE BANK OPEN SPACE PARCEL "E", HOENES PROPERTY AND RESIDUE OF PARCEL A-1, HOENES PROPERTY
LOCATION: TAX MAPS 17 & 24, P/O PARCEL 848, AND P/O RESIDUE OF PARCEL A-1
2nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REFERENCE FILE: F-88-010, F-88-124, F-89-11, F-89-05, S0P-98-129, F-98-160, F-98-124, F-99-17, AND F-20-105

TITLE:
PRELIMINARY LANDSCAPE PLAN

DATE: NOV, 1999 PROJECT NO. 1268
DES: YSL DRN: YSL CHK: DAM SCALE: 1"=50' DRAWING 4 OF 5





FOREST CONSERVATION WORKSHEET

I. BASIC SITE DATA

GROSS SITE AREA	9.8 AC.
AREA WITHIN 100 YEAR FLOODPLAIN	0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	0
NET TRACT AREA	9.8 AC.
LAND USE CATEGORY (R-RLD, R-RMD, R-S, C, I/O) B-A-15	

II. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA	9.8 AC.
B. REFORESTATION THRESHOLD (20% x A)	2.0 AC.
C. AFFORESTATION MINIMUM (15% x A)	1.5 AC.
D. EXISTING FOREST ON NET TRACT AREA	2.4 AC.
E. FOREST AREAS TO BE CLEARED	7.4 AC.
F. FOREST AREAS TO BE RETAINED	1.1 AC.

III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION

1. REFORESTATION

IF EXISTING FOREST AREAS EQUAL OR EXCEED THE AFFORESTATION MINIMUM (IF D EQUALS OR IS MORE THAN C), AND CLEARING OF FOREST AREAS IS PROPOSED, REFORESTATION REQUIREMENT MAY APPLY.

GO TO SECTION IV

IF EXISTING FORESTS EXCEED THE AFFORESTATION MINIMUM (IF D EQUALS OR IS MORE THAN C) AND NO CLEARING OF EXISTING FOREST RESOURCES IS PROPOSED, NO REFORESTATION IS REQUIRED. NO FURTHER CALCULATIONS ARE NEEDED.

2. AFFORESTATION

IF EXISTING FOREST AREA ARE LESS THAN THE AFFORESTATION MINIMUM (IF D IS LESS THAN C), AFFORESTATION REQUIREMENTS APPLY.

GO TO SECTION V

IV. REFORESTATION CALCULATIONS

A. NET TRACT AREA	9.8 AC.
B. REFORESTATION THRESHOLD (20% x A)	2.0 AC.
D. EXISTING FOREST ON NET TRACT AREA	2.4 AC.
E. FOREST AREAS TO BE CLEARED	7.4 AC.
F. FOREST AREAS TO BE RETAINED	1.1 AC.
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD (E - B)	5.0 AC.
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD (E - F)	6.3 AC.
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD (F - B)	0.0 AC.
J. FOREST AREAS RETAINED BELOW REFORESTATION THRESHOLD (F - B)	0.0 AC.

SELECTION THE ALTERNATIVE THAT APPLIES:

1. CLEARING ABOVE THE THRESHOLD ONLY

IF FOREST AREAS TO BE RETAINED EQUAL OR ARE GREATER THAN THE REFORESTATION THRESHOLD (IF F IS EQUALS OR IS GREATER THAN B), THE FOLLOWING CALCULATIONS APPLY:

REFORESTATION FOR CLEARING ABOVE THRESHOLD	N/A
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	N/A
I = RETENTION CREDIT	N/A
TOTAL REFORESTATION REQUIRED	N/A
G x 1/4 + I	

2. CLEARING BELOW THRESHOLD

IF FOREST AREAS TO BE RETAINED ARE LESS THAN THE REFORESTATION THRESHOLD (IF F IS LESS THAN B), THE FOLLOWING CALCULATION APPLY:

REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.1 AC.
G x 1/4	
REFORESTATION FOR CLEARING BELOW THRESHOLD	1.8 AC.
H x 2	
TOTAL REFORESTATION REQUIRED	1.9 AC.
(G x 1/4) + (H x 2)	

SINCE CLEARING OCCURS BELOW THE THRESHOLD, NO FOREST RETENTION CREDIT IS POSSIBLE.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
DATE

PLAN VIEW
SCALE: 1" = 50'

- PPCP NOTES:**
- 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.
 - FORESTED AREAS OCCURRING OUTSIDE THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
 - LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
 - NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
 - TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
 - PERMANENT SIGNAGE SHALL BE PLACED 50' - 100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.
 - THE OUTSTANDING FORESTATION OBLIGATION FOR THIS PROJECT SHALL BE MET THROUGH THE PAYMENT OF THE COUNTY'S FEE-IN-LIEU FOR 1.3 AC. OF REFORESTATION. AN APPLICATION WILL BE SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL DURING THE FINAL CONSTRUCTION PLAN STAGE FOR KAISER FARM, PHASE II.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- FOREST TO BE RETAINED
- PROPOSED FORESTATION AREA
- PRELIMINARY LIMITS OF FOREST CONSERVATION EASEMENT
- FCE

Eco-Science Professionals, Inc.
CONSULTING SCOLOGISTS

MD DPR Qualified Professional
USACOE Wetland Designer
Certification # WDC7932ED061004482

John F. Condon

P.O. Box 3008, Glen Allen, MD 21037 (410) 592-8752

SOILS CLASSIFICATION

SYMSCL	DESCRIPTION	HYDROLOGIC GROUP
Cb2	CHESTER SILT LOAM, 3-8% SLOPES, MODERATELY ERODED	B
Cc2	CHESTER SILT LOAM, 8-15% SLOPES, MODERATELY ERODED	B
G1B2	GENESLO LOAM, 3-8% SLOPES, MODERATELY ERODED	B
G1C2	GENESLO LOAM, 8-15% SLOPES, MODERATELY ERODED	B
G1C3	GENESLO LOAM, 8-15% SLOPES, SEVERELY ERODED	B
G2B3	GENEVILLE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED (HYDRIC)	C
M1B2	MANOR LOAM, 3-8% SLOPES, MODERATELY ERODED	B
M1C2	MANOR LOAM, 8-15% SLOPES, MODERATELY ERODED	B
M1C3	MANOR LOAM, 8-15% SLOPES, SEVERELY ERODED	B
M2C2	MANOR LOAM, 8-15% SLOPES, SEVERELY ERODED	B
M1C3	MANOR LOAM, 15-25% SLOPES, SEVERELY ERODED	B

FOREST DATA

GROSS AREA	9.8 AC.
NET TRACT AREA (NTA)	9.8 AC.
EXISTING FOREST (NTA)	2.4 AC.
AFFORESTATION THRESHOLD	1.5 AC.
REFORESTATION THRESHOLD	2.0 AC.
FOREST TO BE CLEARED (NTA)	1.3 AC.
REFORESTATION REQUIRED:	1.9 AC.
ONSITE FORESTATION AVAILABLE:	0.6 AC.
OUTSTANDING FORESTATION OBLIGATION:	1.3 AC.

NO DATE REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

STATE OF MARYLAND
PROFESSIONAL ENGINEER
6-29-00

PROJECT: KAISER FARM PHASE II

OWNER / DEVELOPER: KAISER FARM, L.L.C.
P.O. BOX 417
ELLICOTT CITY, MD 21041
(410) 465-4254

LOCATION: TAX MAPS 17 & 24, P/O PARCEL 848, AND P/O RESIDUE OF PARCEL A-1
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REFERENCE: F-86-160, F-87-102, F-98-29, F-108-12, F-108-20, F-108-21, F-108-22

TITLE: PRELIMINARY FOREST CONSERVATION PLAN

DATE: PROJECT NO. 126B

DES: DRN: CHK: SCALE: AS SHOWN DRAWING 5 OF 5

SP-00-03