

SHEET INDEX	
NO	DESCRIPTION
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PRELIMINARY EQUIVALENT SKETCH PLANS

NORDAU SUBDIVISION

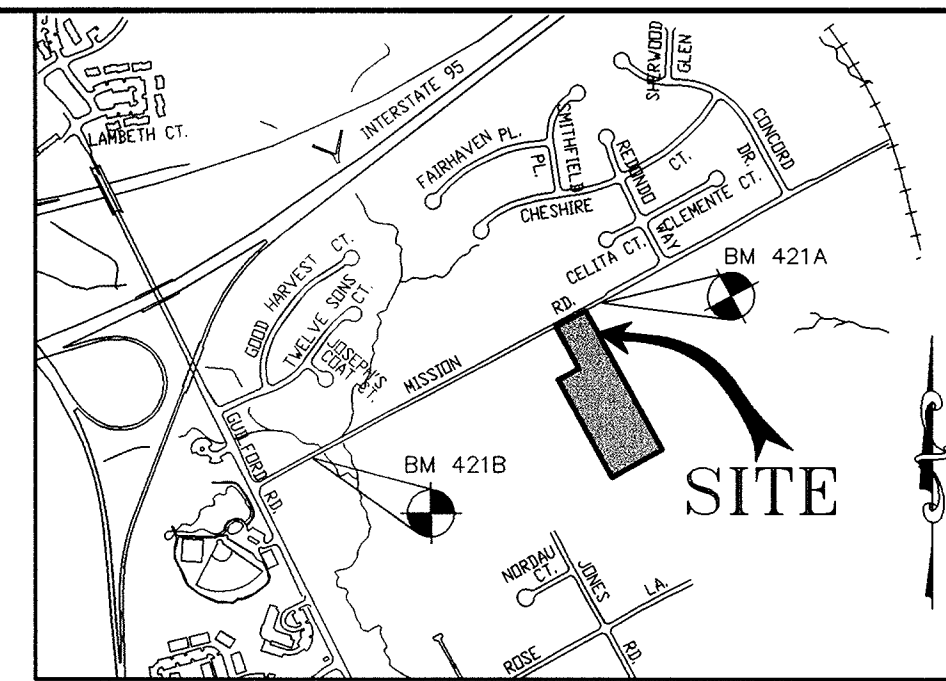
SECTION G, LOTS 40-54

AND BULK PARCEL A

A RESUBDIVISION OF LOTS 35-37 & 39

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE 1"=1000'

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.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS, (JANUARY 1998)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL SURVEY MAPS WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY WINGS, INC. FLOWN IN MARCH, 2001.
- 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. 421A AND 421B.
- WATER IS PUBLIC. CONTRACT NO. 24-3962
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: LITTLE PATUXENT CONTRACT NO. 322-5
- THE PUBLIC STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY GRASS SWALES AND A POND WITH ROUTINE MAINTENANCE BY THE HOMEOWNERS ASSOCIATION, AND WITH NON-ROUTINE MAINTENANCE BY HOWARD COUNTY.
- 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 WILDMAN ENVIRONMENTAL SERVICES, DATED MAY, 2001.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY LEE CUNNINGHAM AND ASSOCIATES DATED MAY, 2001, PLUS REVISION DATED AUGUST, 2001.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY RIEMER MUEGGE, A DIVISION OF PHR&A DATED JUNE 2001.
- SUBJECT PROPERTY ZONED R-12 PER 10-18-93 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 NOS.: F-01-19, F-01-159, WP-02-11.
- 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.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- DESIGNED TRAFFIC SPEED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOL. III, ALL 40' RIGHT OF WAYS 20 M.P.H.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T160.
- ALL STREET CURB RETURNS SHALL HAVE 25' RADII UNLESS OTHERWISE NOTED.
- ALL STREET LIGHTS SHALL BE LOCATED BETWEEN 2'-0" AND 4'-0" BEHIND FACE OF CURB.
- STREET TREES (30) LOCATION, TYPE AND NUMBER OF TREES SHOWN ON THIS PLAN ARE TENTATIVE AND ARE USED FOR BOND PURPOSES ONLY. THE FINAL LOCATION AND VARIETY OF LOCATION AND VARIETY OF TREES MAY VARY TO ACCOMMODATE FIELD CONDITIONS INCLUDING 20' CLEARANCE OF ANY STREET LIGHT AND SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. BOND RELEASE IS CONTINGENT UPON SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THERE ARE NO EXISTING PERMANENT STRUCTURES ON-SITE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM OR REQUIRED BUFFER.
- THERE ARE NO WETLANDS OR 25% OR GREATER STEEP SLOPES LOCATED ON THE SUBJECT PROPERTY.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- WP-02-11 - A REQUEST TO WAIVE SECTION 16.134(b)(1)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRING THE CONSTRUCTION OF A SIDEWALK ON ONLY ONE SIDE OF A CUL-DE-SAC OR LOCAL ROAD FOR A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH 11 OR MORE DWELLING UNITS HAS BEEN DENIED PER LETTER DATED SEPTEMBER 11, 2001.
- THIS PLAN AND PROJECT ARE GRANDFATHERED COMPLIANCE WITH THE 4th. EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DUE TO ITS INITIAL SUBMISSION BEING PRIOR TO NOVEMBER 15, 2001.

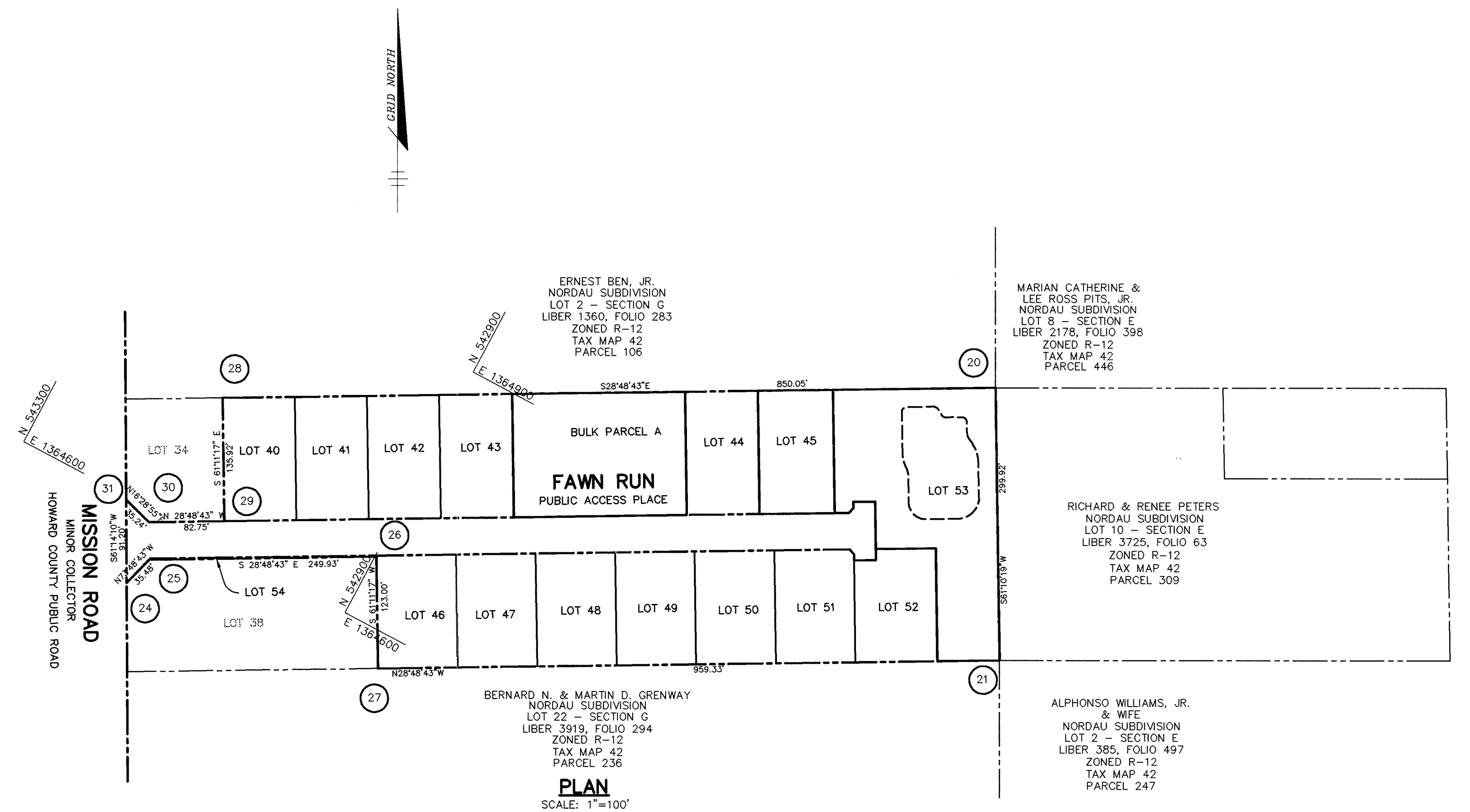
SITE TABULATION

EXISTING ZONING	R-12
GROSS AREA OF PROPERTY	5.50 AC (239,527 SF)
AREA OF 100 YEAR FLOODPLAIN AND STEEP SLOPES	0 AC
NET TRACT AREA	5.50 AC
AREA OF PROPOSED BUILDABLE LOTS	3.24 AC (141,343 SF)
AREA OF PUBLIC ROAD RIGHT-OF-WAY	0.79 AC (34,208 SF)
MINIMUM LOT SIZE	10,800 SF
AREA OF REQUIRED OPEN SPACE (10% OF GROSS)	0.55 AC (23,592 SF)
AREA OF PROVIDED OPEN SPACE:	
CREDITED	0.87 AC
NON-CREDITED	0.01 AC
TOTAL PROVIDED	0.88 AC
AREA OF BULK PARCEL	0.59 AC (25,865 SF)
NUMBER OF BUILDABLE LOTS	13
NUMBER OF OPEN SPACE LOTS	2
PROPOSED WATER AND SEWER	PUBLIC

BENCH MARKS

HOWARD COUNTY MONUMENT 421A
N 543,390.386 E 1,364,976.053 ELEV.312.667
STANDARD STAMPED BRASS OR ALUMINUM DISC ON
CONCRETE MONUMENT: 0.3' BELOW SURFACE
LOCATED ON WEST MARGIN OF MISSION ROAD
340' EAST OF 8783 MISSION ROAD 74.3' NORTH OF
BOE POLE 297906.

HOWARD COUNTY MONUMENT 421B
N 542,366.879 E 1,363,076.003 ELEV.283.120
STANDARD STAMPED BRASS OR ALUMINUM DISC ON
CONCRETE MONUMENT: 0.3' BELOW SURFACE
LOCATED ON SOUTHERN MARGIN OF GULFORD ROAD
ACROSS FROM MISSION ROAD 19.4' SOUTHEAST OF
BOE POLE 271362.

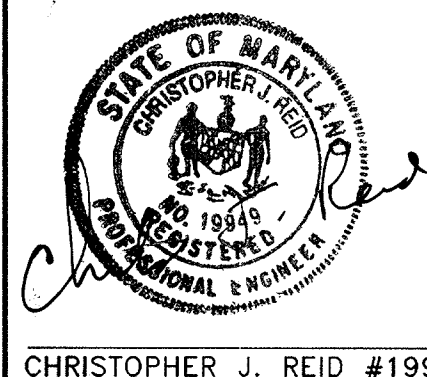


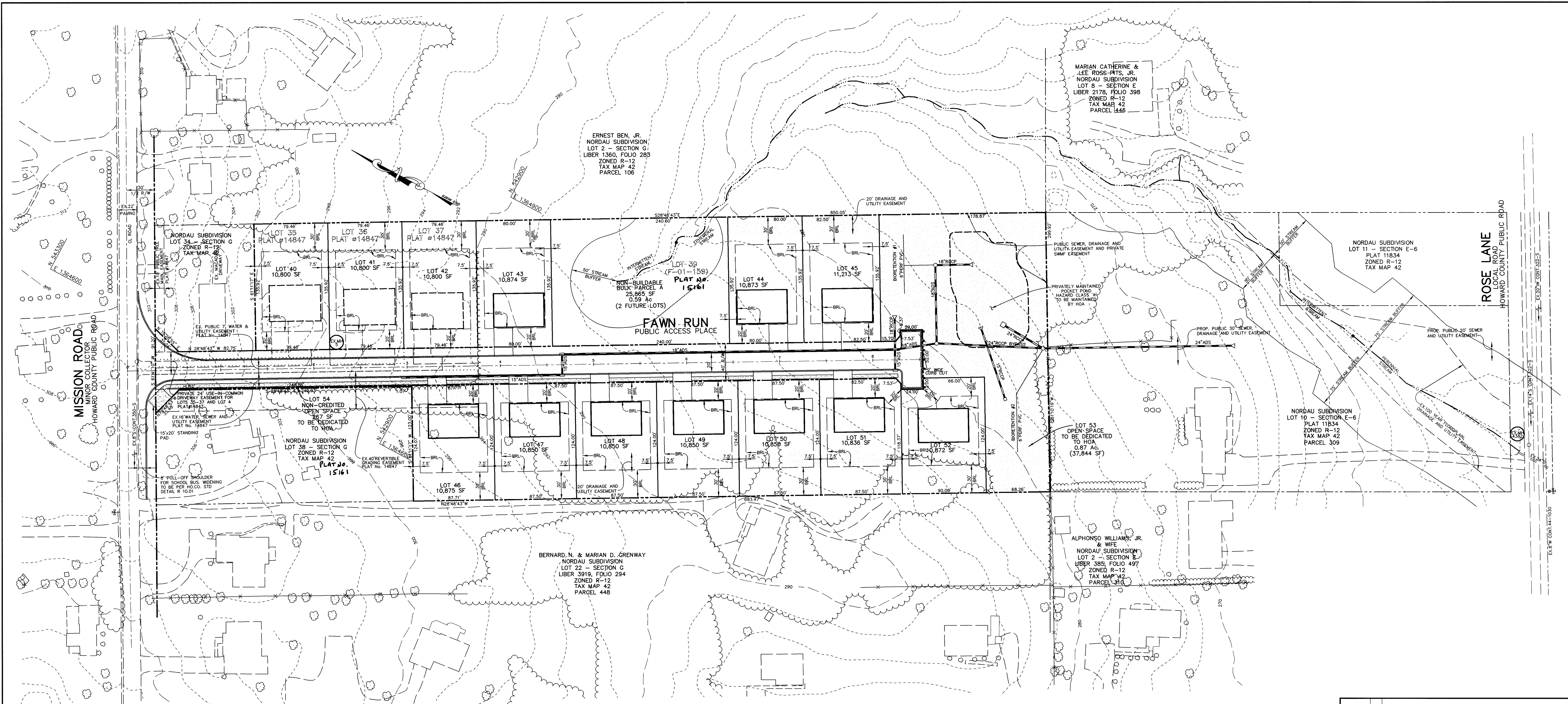
COORDINATE LIST		
NO.	NORTHING	EASTING
20	542385.04	1365154.98
21	542240.48	1364892.19
24	543128.40	1364517.94
25	543117.51	1364550.10
26	542898.52	1364670.55
27	542839.28	1364562.84
28	543129.85	1364745.31
29	543064.35	1364626.21
30	543136.86	1364586.33
31	543170.65	1364596.33

DATE	NO.	REVISION
OWNER / DEVELOPER		
MEADOWLARK, LLC ATTN: MARK PRITCHETT, ALAN YOUNG 6375 HANOVER CROSSING WAY HANOVER, MARYLAND 21076		
PROJECT NORDAU SUBDIVISION SECTION G, LOTS 40-54 AND BULK PARCEL A A RESUBDIVISION OF LOTS 35-37 AND 39		
AREA ZONED R-12 PARCEL 448 & 107 TAX MAP 42 GRID No. 24 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE TITLE SHEET		
RIEMER MUEGGE a division of: Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.987.8900 fax 410.987.8282		
1.21.02 DATE		DESIGNED BY : C.J.R.
DRAWN BY : DAM		CHECKED BY : C.J.R.
PROJECT NO : 01076		PRELIM.DWG
DATE : JANUARY 24, 2002		SCALE : AS SHOWN
DRAWING NO. 1 OF 5		

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Christopher J. Reid
PLANNING DIRECTOR DATE 1/29/02



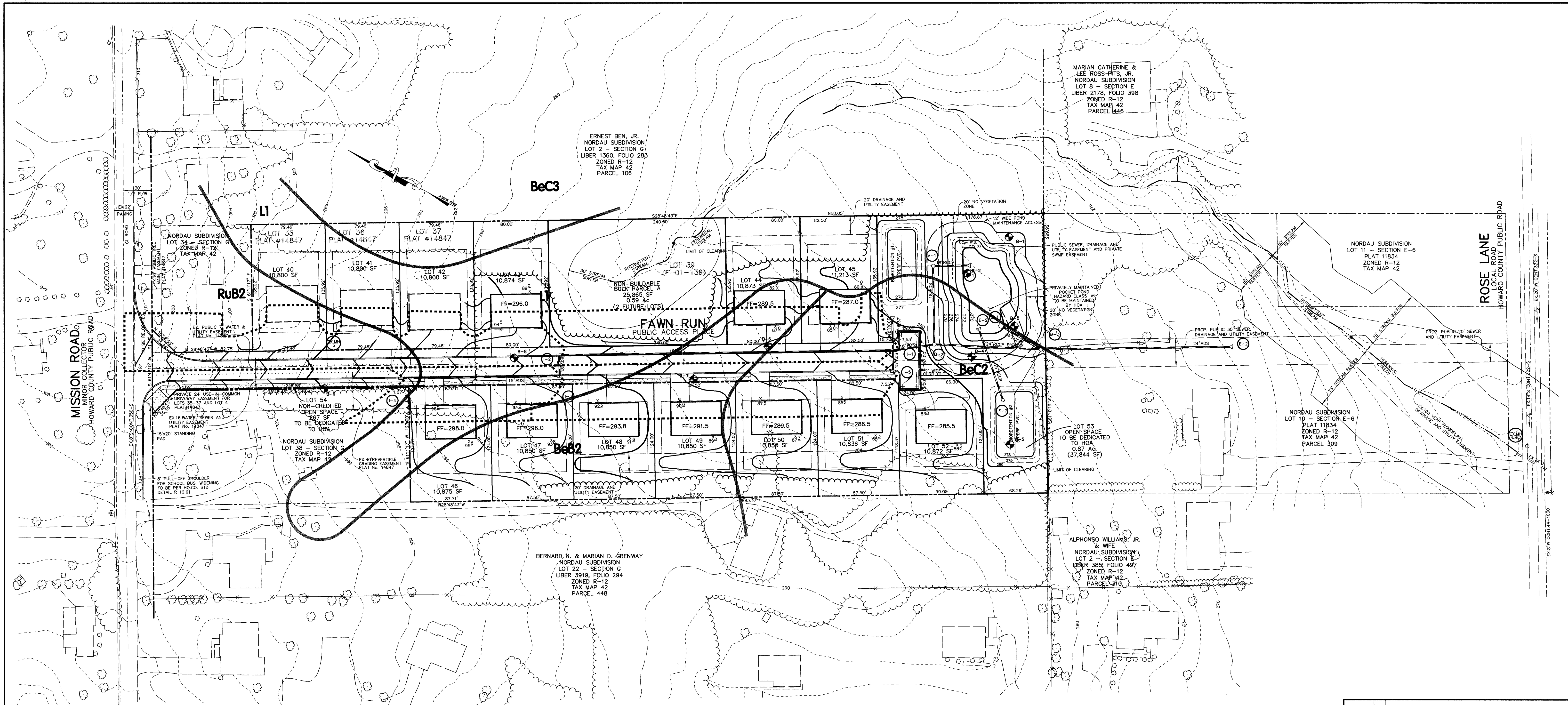


PLAN
SCALE: 1" = 50'

DATE	NO.	REVISION
OWNER / DEVELOPER		
MEADOWLARK, LLC ATTN: MARK PRITCHETT, ALAN YOUNG 5375 HANOVER CROSSING WAY HANOVER, MARYLAND 21076		
PROJECT NORDAU SUBDIVISION SECTION G, LOTS 40-54 AND BULK PARCEL A A RESUBDIVISION OF LOTS 35-37 AND 39		
AREA ZONED R-12 PARCEL 448 & 107 TAX MAP 42 GRID No. 24 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE PRELIMINARY EQUIVALENT SKETCH PLAN RIEMER MUEGGE a division of: Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 • Tel 410.997.8800 Fax 410.997.8282		
DATE	DESIGNED BY :	C.J.R.
1.21.02	DRAWN BY :	DAM
	CHECKED BY :	C.J.R.
	PROJECT NO :	01076 PREL2.DWG
	DATE :	JANUARY 24, 2002
	SCALE :	AS SHOWN
	DRAWING NO. :	2 OF 5

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Christopher J. Reid
PLANNING DIRECTOR 1/22/02
DATE





PLAN
SCALE: 1"=50'

DRAINAGE AREA CHART			
INLET	AREA	C'	% IMP
I-1	0.49 Ac	0.32	38*
I-2	0.59 Ac	0.32	38*
I-3	0.25 Ac	0.33	38*
I-4	0.57 Ac	0.29	38*
I-5	0.50 Ac	0.31	38*

*1/4 ACRE LOTS

S.W.M. Summary

Storm	Required	Provided	Elevation	Remarks
WQv	5,973 cf *	5,973 cf	N/A	Bioretentions (2)
Cpv	8,707 cf	15,507 cf	272.83	Pocket Pond
Rev	815 cf	815 cf	N/A	Bioretentions (2)
*WQv - Rev				
Storm Event (yr)	Proposed Discharge (cfs)	Pond Elevation (ft)	Storage Above WQv (ac-ft)	
1	0.17	272.83	0.36	
10	25	Bypass	N/A	
100	41	Bypass	N/A	

A pocket pond (P-5) is being used as the Best Management Practice (BMP) to manage the Cpv. The 100 year storm will be safely conveyed through a bypass system. Two (2) Bioretention facilities will be used to store the required WQv and Rev.

Computations for the wet pond and bioretentions are included in the stormwater management report. No 10-year or 100-year storage volumes are required for this development.

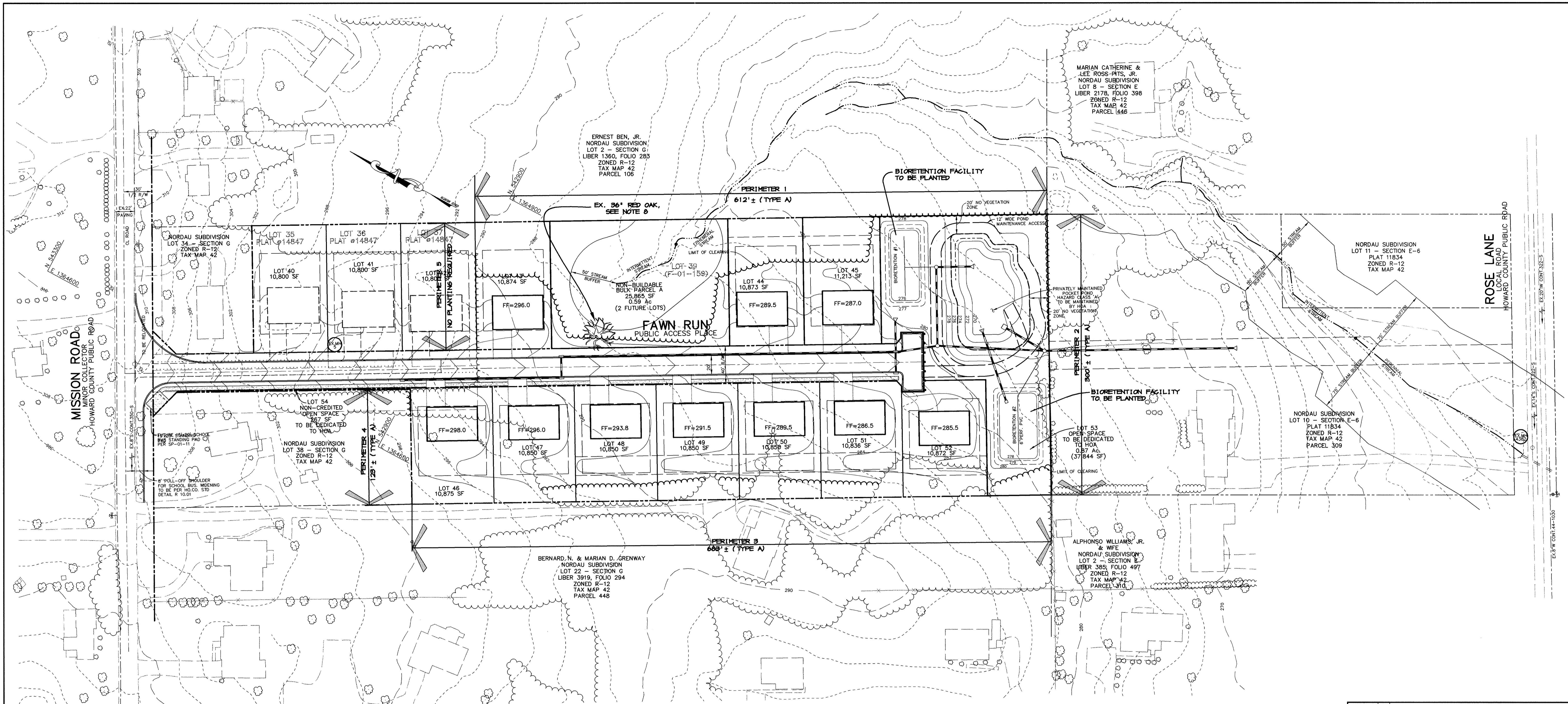
The pond is not a MD 378 pond.

Cpv for drainage area #1 is ≤ to 2 cfs and is less than the existing conditions; therefore, Cpv is not required for this drainage area.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Janet S. Smith 1/23/02
PLANNING DIRECTOR DATE

DATE NO.	REVISION
OWNER / DEVELOPER	
MEADOWLARK, LLC ATTN: MARK PRITCHETT, ALAN YOUNG 6375 HANOVER CROSSING WAY HANOVER, MARYLAND 21076	
PROJECT NORDAU SUBDIVISION SECTION G, LOTS 40-54 AND BULK PARCEL A A RESUBDIVISION OF LOTS 35-37 AND 39	
AREA ZONED R-12 PARCEL 448 & 107 TAX MAP 42 GRID No. 24 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE PRELIMINARY DRAINAGE AREA MAP AND GRADING PLAN RIEMER MUEGGE a division of: Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282	
DESIGNED BY: C.J.R.	DATE 1.21.02
DRAWN BY: DAM	
CHECKED BY: C.J.R.	
PROJECT NO: 01076	
DATE: JANUARY 24, 2002	
SCALE: AS SHOWN	
DRAWING NO. 3 OF 5	



PLAN
SCALE: 1" = 50'

PERIMETER	ADJACENT TO PERIMETER PROPERTIES				
	1	2	3	4	5
LANDSCAPE TYPE	A	A	A	A	N/A*
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	612' ±	300' ±	603' ±	123' ±	-
CREDIT FOR EXISTING VEGETATION (YES/ NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES 425' ±	NO	YES 334' ±	NO	-
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	-	NO	NO	NO	-
LINEAR FEET REMAINING	187' ±	300' ±	344' ±	123' ±	-
NUMBER OF PLANTS REQUIRED					
SHADE TREES	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0
SMALL FLOWERING TREES	0	0	0	0	0
SHRUBS	0	0	0	0	0

SCHEDULE 'A' NOTES:
 * REGULATIONS DO NOT REQUIRE LANDSCAPE EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT. (PAGE 17 OF THE HO. CO. LANDSCAPE MANUAL)

SUBSTITUTION NOTES:
 PERIMETER 1: 425' OF EXISTING VEGETATION WAS CREDITED FOR (7) SHADE TREES
 PERIMETER 3: 334' OF EXISTING VEGETATION WAS CREDITED FOR (6) SHADE TREES

STREET TREE CALCULATIONS		
ROAD A	1644' / 40	41 LARGE TREES
TOTAL TREES REQUIRED		41 LARGE TREES
TOTAL TREES PROVIDED		41 LARGE TREES

SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING	
S. M. M. POND PERIMETER	1
LANDSCAPE TYPE	B
LINEAR FEET OF TOTAL PERIMETER	±975
CREDIT FOR EX. VEGETATION (NO OR YES & %)	NO
CREDIT FOR OTHER PROP. LANDSCAPING (NO OR YES & %)	YES, 19%**
NUMBER OF TREES REQUIRED:	
SHADE TREES	11
EVERGREEN TREES	25
NUMBER OF PLANTS PROVIDED:	
SHADE TREES	11
EVERGREEN TREES	25
OTHER TREES (2:1 SUBSTITUTION, 50% MAX.)	

** (3) SHADE TREES FROM PERIMETER 1 AND (5) SHADE TREES FROM PERIMETER 2 WERE CREDITED FOR (8) SHADE TREES

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$11,850.00.
 21 SHADE TREES @ \$300 = \$6,300.00
 25 EVERGREEN TREES @ \$150 = \$3,750.00
 - THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
 - ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - THE EX. 36" RED OAK SHOWN ON THIS PLAN SHALL BE RETAINED WITH THE DEVELOPMENT SHOWN ON THIS DEVELOPMENT PLAN.

DEVELOPER'S/BUILDER'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 HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 Signature: *Mark A. Infobutt* DATE: 1/21/02

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 Signature: *David T. Dows* DATE: 1/24/02
 PLANNING DIRECTOR

DATE	NO.	REVISION

OWNER: DEVELOPER

MEADOWLARK, LLC
 ATTN: MARK PRITCHETT, ALAN YOUNG
 6375 HANOVER CROSSING WAY
 HANOVER, MARYLAND 21076

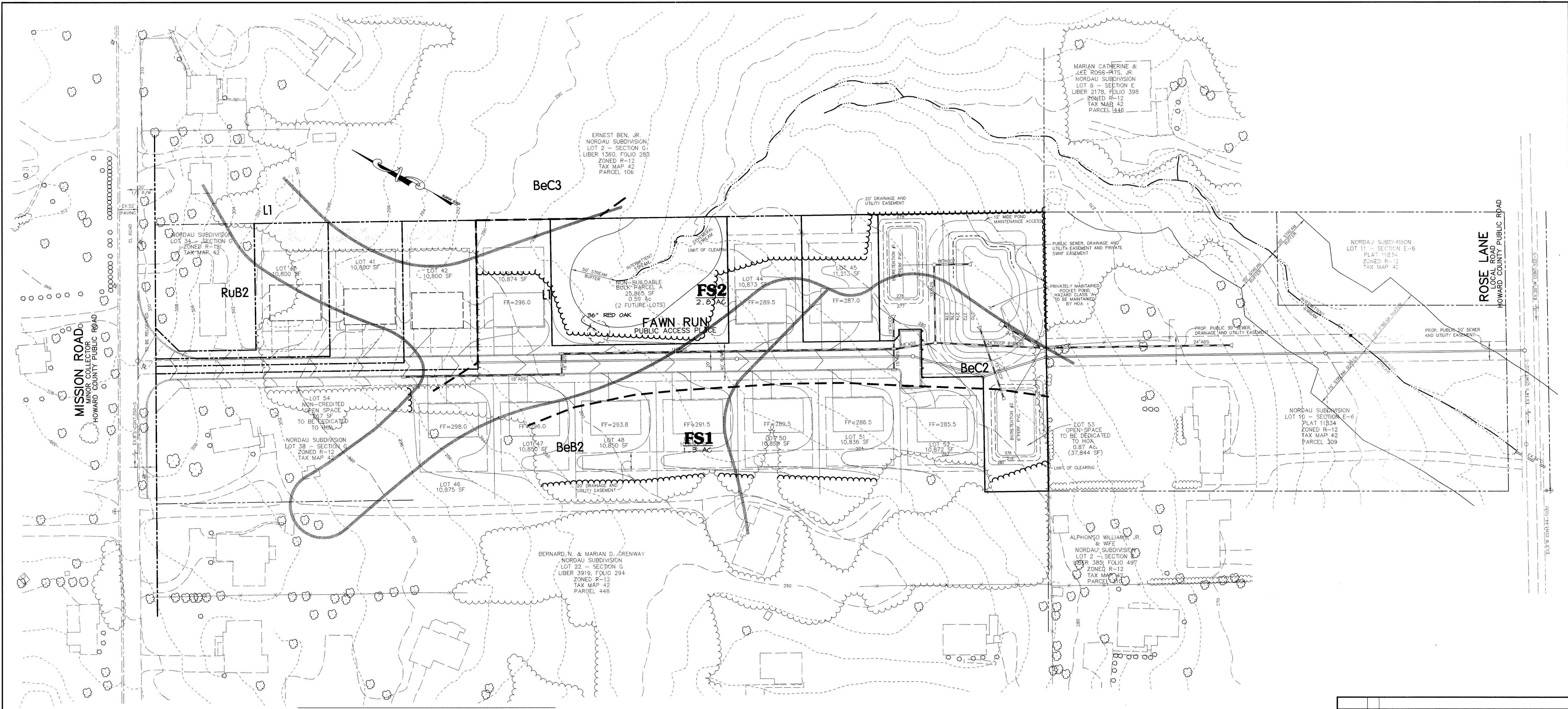
PROJECT: NORDAU SUBDIVISION
 SECTION G, LOTS 40-54 AND BULK PARCEL A
 A RESUBDIVISION OF LOTS 35-37 AND 39

AREA: ZONED R-12
 PARCEL 448 & 107 TAX MAP 42 GRID No. 24
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE PLAN AND TABULATIONS

RIEMER MUEGGE
 a division of:
 Patton Harris Rust & Associates, pc
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS
 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8800 fax 410.997.8282

DESIGNED BY: P.J.S.
 DRAWN BY: P.J.S.
 CHECKED BY: D.T.D.
 PROJECT NO: 01076 PRELS.DWG
 DATE: JANUARY 24, 2002
 SCALE: AS SHOWN
 DRAWING NO. 4 OF 5



PROJECT NAME: Mission Road Property COUNTY FILE #: 01076
 DATE: 6/5/01 RMA PROJECT #: 01076

FOREST CONSERVATION GENERAL NOTES:

- SPECIMEN TREE LOCATIONS 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 CEMETERY OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY HISTORIC 4 CEMETERY SITE MAP.
- NO STRUCTURES EXIST ON SITE. THE PROPERTY IS NOT LISTED IN THE HOWARD COUNTY HISTORIC BUILDING REGISTER.
- THIS SITE CONTAINS ONE HYDRIC SOIL, LEONARDTOWN (LI), AND ONE SOIL WITH POSSIBLE HYDRIC INCLUSIONS, BELTSVILLE (BeB2).
- THE FSD, DATED FEBRUARY, 2001, HAS BEEN PREPARED BY WILDHAN ENVIRONMENTAL SERVICES IN CONJUNCTION WITH THIS PROJECT. THE FSD PLAN HAS BEEN PREPARED USING AERIAL TOPOGRAPHY.
- JUSTIFICATION FOR FOREST REMOVAL: IN ORDER TO DEVELOP THE SITE AS SHOWN AND CONSTRUCT THE INFRASTRUCTURE AS SHOWN, THE FORESTED AREAS MUST BE CLEARED.
- THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERSEDES 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 BY PROVIDING 2.64 ACRES OF OFF-SITE REFORESTATION TO MEET THE REQUIRED REFORESTATION/AFFORESTATION OBLIGATION. THE OFFSITE REFORESTATION LOCATION WILL BE DETERMINED WITH THE FINAL PLAN SUBMISSION.
- NO SLOPES EXCEED 15% WITHIN PROJECT AREA.
- LOTS 34-37 HAVE BEEN EXCLUDED FROM THIS FOREST CONSERVATION PLAN AND THE TABULATIONS INCLUDED ON THIS SHEET. THE OBLIGATION FOR THESE LOTS HAS BEEN INCLUDED UNDER FINAL PLAN # F-01-19 AND SITE DEVELOPMENT PLAN # SDP-01-138.

Site Data	
A. Total site area	5.50
B. Areas in 100 year floodplain	0.00
Areas in agriculture use and preservation parcels	0.00
Other	0.74
C. Net Tract Area (A-B)	4.76
D. Forest cover on net tract area	4.10
E. Amount of Net Tract Area Forest to be cleared per plan	4.10
F. Reforestation requirement percent by land use category	20%
G. Afforestation requirement percent by land use category	15%

Break Even Point	
A. Area of forest above conservation threshold	3.15
B. Amount of forest to retain w/o mitigation	1.58
C. Forest clearing permitted w/o mitigation	2.52

Reforestation Calculations	
A. Net Tract Area	4.76
B. Total forest within Net Tract Area	4.10
C. Net Tract Area forests to be cleared by development plan	4.10
D. Forest area remaining	0.00
E. Reforestation threshold in acres	0.95
F. Reforestation Debt	
above threshold	0.79
below threshold	1.90
G. Reforestation credit	0.00
H. REFORESTATION OBLIGATION	2.69

Afforestation Calculations	
A. Net Tract Area	4.76
B. Total forest within Net Tract Area	4.10
C. Afforestation requirement in acres	0.71
D. AFFORESTATION OBLIGATION (C-B)	0.00

TOTAL REFORESTATION + AFFORESTATION OBLIGATION	
	2.69

SITE CHARACTERISTICS

GROSS SITE AREA	5.5 ACRES
100 YEAR FLOODPLAIN AREA	0.00 ACRES
LOTS 35-37	0.74 ACRES
NET TRACT AREA	4.76 ACRES
TOTAL FORESTED AREA	4.10 ACRES

SOILS CHART

SYMBOL	SOIL NAME	TYPE	SLOPE %	EROSION POTENTIAL	HYDRIC	HYDRIC INCLUSIONS
BeB2	Beltsville	C	1-5%	MODERATE	-	YES
BeC2	Beltsville	C	5-10%	MODERATE	-	-
BeC3	Beltsville	C	0-2%	-	-	-
Li	Leonardtown	D	0-4%	LIMITED	YES	-
RuB2	Rumford	B	1-5%	MODERATE	-	-

LEGEND

	EXISTING	PROPOSED
TREES ≥ 30' dbh		
TREELINE		
PROPERTY LINE		
STREAM & 50' BUFFER		
CONTOUR LINES		
SOILS		
PLANT COMMUNITY TYPE		
PLANT COMMUNITY DIVISION LINE		

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 [Signature] PLANNING DIRECTOR
 DATE: 1/29/02

DATE	NO.	REVISION

OWNER / DEVELOPER: MEADOWLARK, LLC
 ATTN: MARK PRITCHETT, ALAN YOUNG
 6375 HANOVER CROSSING WAY, HANOVER, MARYLAND 21076

PROJECT: NORDAU SUBDIVISION SECTION G, LOTS 40-54 AND BULK PARCEL A A RESUBDIVISION OF LOTS 35-37 AND 39

AREA: PARCEL 448 & 107 TAX MAP 42 GRID No. 24 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: FOREST CONSERVATION PLAN AND TABULATIONS

RIEMER MUEGGE
 a division of
 Patton Harris Rust & Associates, pc
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS
 8618 Centre Park Drive, Columbia, MD 21045 • Tel 410.397.8600 Fax 410.397.8282

DATE: 1.21.02
 DESIGNED BY: P.J.S.
 DRAWN BY: P.J.S.
 CHECKED BY: D.T.D.
 PROJECT NO: 01076 PREL6.DWG
 DATE: JANUARY 24, 2002
 SCALE: 1" = 50'
 DRAWING NO. 5 OF 5