

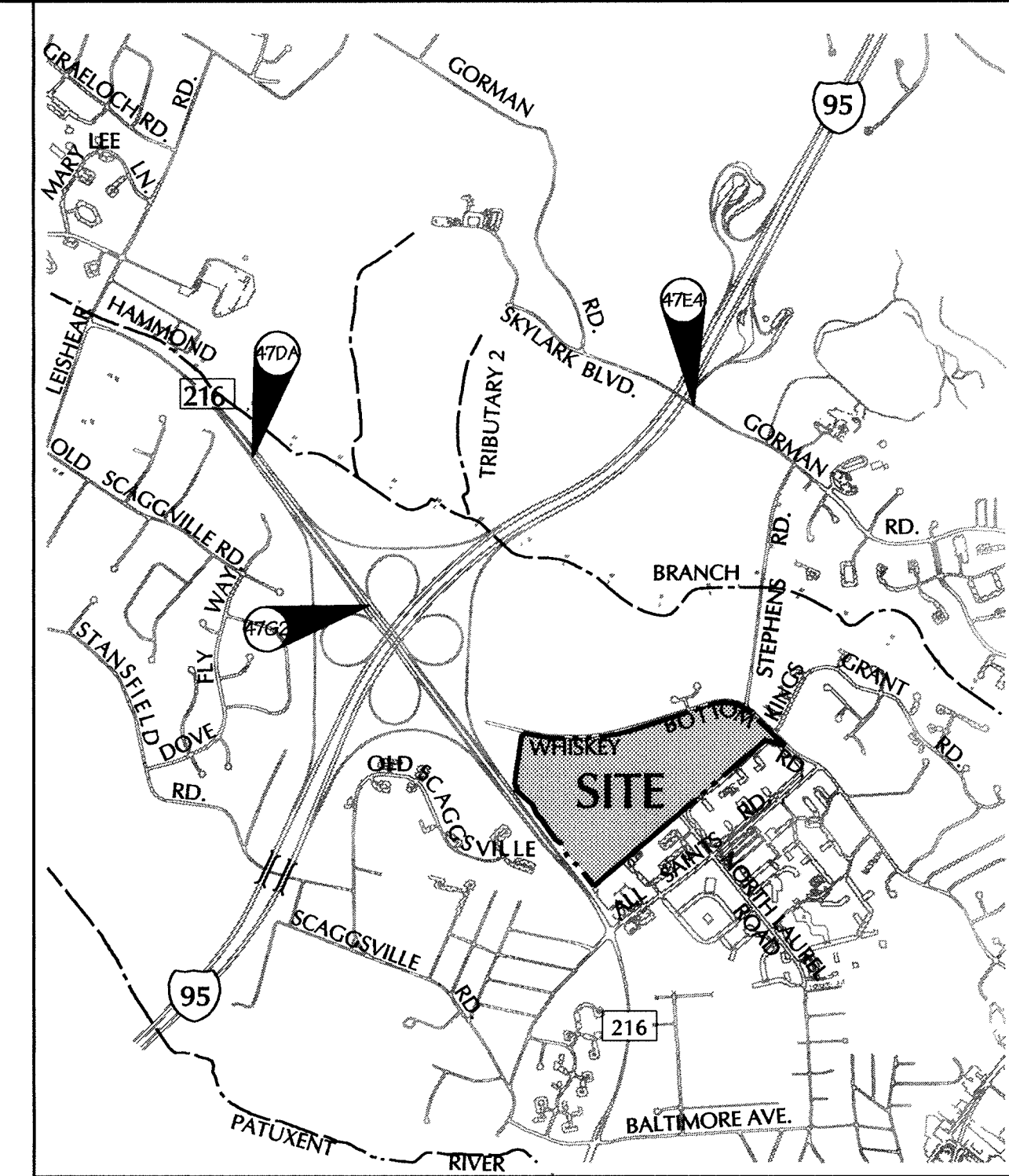
**General Notes**

1. Topographical information was obtained through aerial photography during the summer of 1999.
2. Boundary shown is survey by DMW, June, 1999.
3. Wetland limits were field located in September, 1999 by DMW.
4. The 100 year flood plain shown is per a study by DMW dated June 12, 2001.
5. The project is in conformance with the latest Howard County standards unless waivers have been approved.
6. Proposed water system is public.
7. Proposed sewer system is public.
8. Existing utilities are based on plans of record.
9. There are no known cemeteries or grave sites on this property.
10. The stormwater management facilities shown on sheets 4 & 5 are schematic only. Actual size and location of the facilities may change prior to construction. The developer acknowledges that these facilities must meet current Howard County design criteria or as approved by waiver.
11. Open space lots will be owned by the Emerson Community Association.
12. There are no known wells or septic systems within the limits of the project.
13. Calculations for open space, forest conservation, & stormwater management include Loop Road Parcel; however, the Loop Road Parcel will be subdivided separately.
14. As a result of this preliminary equivalent sketch plan being submitted to the County for review prior to 11/15/01, on 6/14/01, this subdivision is subject to compliance with the Fourth Edition of the Subdivision and Land Development Regulations. In addition, because this plan did not obtain signature approval prior to 11/01/01, it is subject to compliance with County Council Bill 50-2007 which amends the Zoning Regulations, and the amended Zoning Regulations which become effective on 01/08/02.
15. Development of the Revitz Property under the current Forest Conservation Act requires the clearing of approximately 67.9 acres of forest, retention of approximately 26.7 acres of forest, and approximately 5.0 acres of reforestation. The entire reforestation requirement will be established on-site at the locations indicated on Sheets 6 and 7.

# Preliminary Equivalent Sketch Plan for Revitz Property

Howard County

Maryland



**Vicinity Map**  
SCALE: 1"=2000'

**Site Analysis Data Chart**

**1. General Site Data**

- a. Present Zoning: PEC
  - b. Applicable DZ File Reference: \_\_\_\_\_
  - c. Proposed Use of Site or Structure(s): Planned Employment
- Proposed Water and Sewer Systems: Public  
Any Other Relevant Information: \_\_\_\_\_

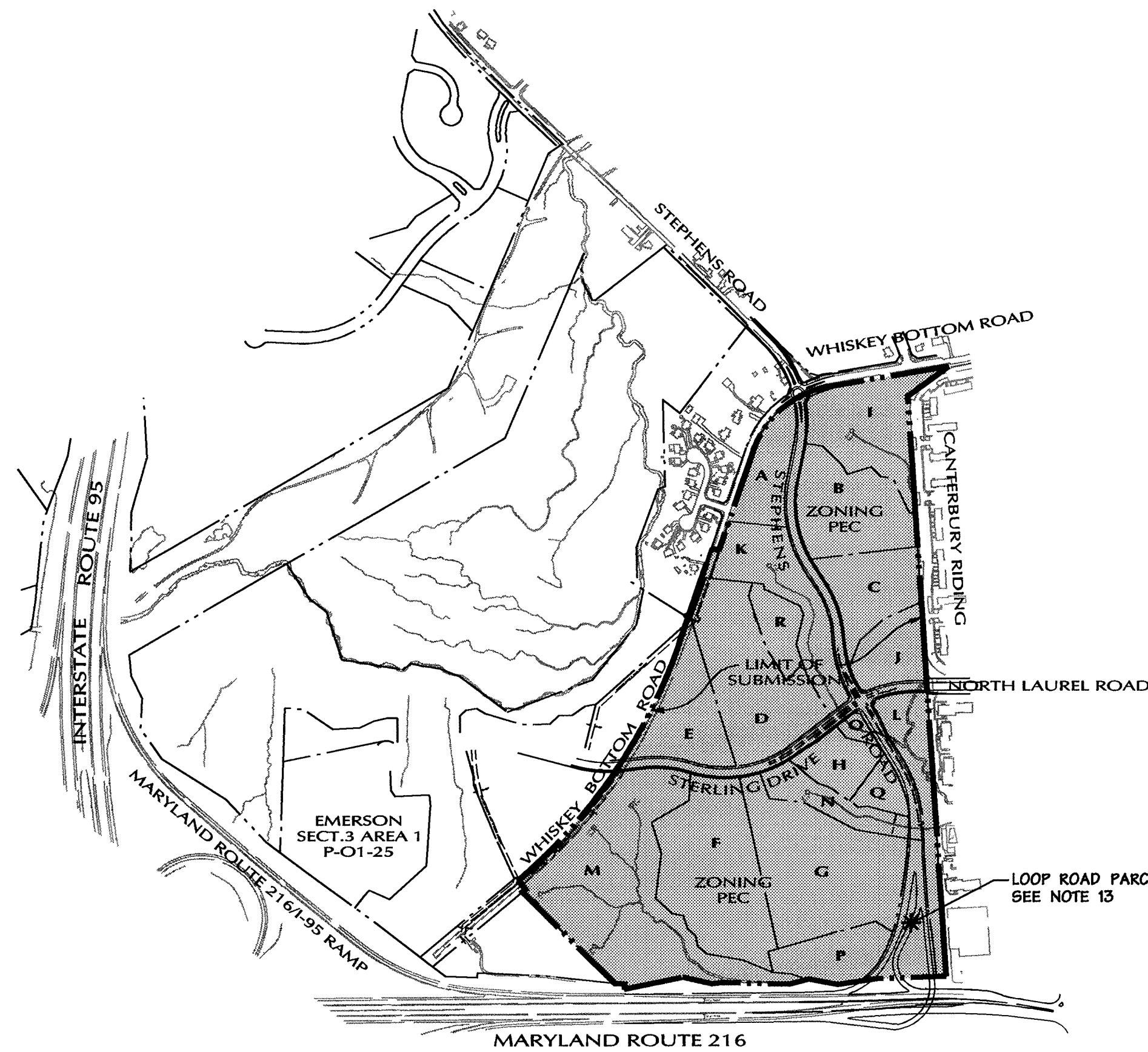
**2. Area Tabulation**

- a. Gross site area: 99.6± acres\*
- b. Approximate Area of 100 Year Floodplain: 1.2± Acres.
- c. Approximate Area of Steep Slopes (25% or Greater): 0.99± Acres.
- d. Net Site Area: 96.3± Acres.
- e. Area of Employment Lots/Parcels: 47.6± Acres.
- f. Proposed Open Space Lots: 40.9± Acres.
- g. Area of Proposed Public Roads: 7.4± Acres.\*

**3. Open Space Data**

- a. Number of Open Space Lots/Parcels proposed: 10
- b. Open Space Required: 24.65± Acres (25% of gross acreage)
- c. Open Space Provided: 40.9± Credited Acres (41%)
- d. No Recreational Open Space is Required

\*Note: Includes Whiskey Bottom Road Right of Way to be abandoned, does not include 2.7 acres of Loop Road right of way.



**Overall Property Outline**  
Scale: 1"=600'

**BENCHMARK DESCRIPTION**

COORDINATES IN MARYLAND NAD83(91) (HORIZONTAL) AND NGVD29 (VERTICAL) DATUMS.

47DA NORTHING: 163191.9104  
EASTING: 412265759  
ELEVATION: 315.905 ft.

47E4 NORTHING: 163326.2295  
EASTING: 413136.2550  
ELEVATION: 339.909ft.

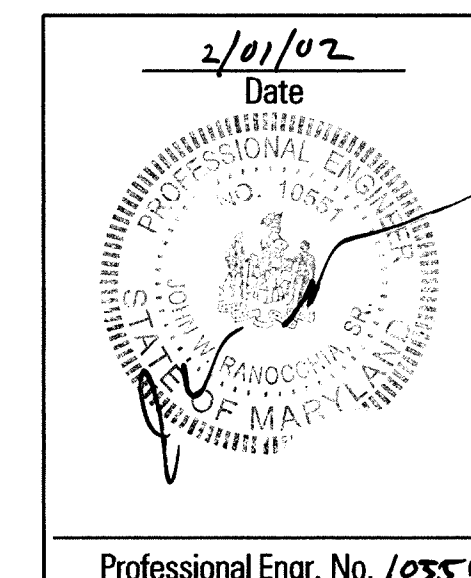
47G2 NORTHING: 162440.1212  
EASTING: 411553.9279  
ELEVATION: 364.210ft.

**Sheet Index**

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY PLAN
4	SCHEMATIC SEDIMENT CONTROL AND PRELIMINARY GRADING
5	SCHEMATIC SEDIMENT CONTROL AND PRELIMINARY GRADING
6	PRELIMINARY FOREST CONSERVATION PLAN
7	PRELIMINARY FOREST CONSERVATION PLAN
8	PRELIMINARY LANDSCAPE PLAN
9	PRELIMINARY LANDSCAPE PLAN

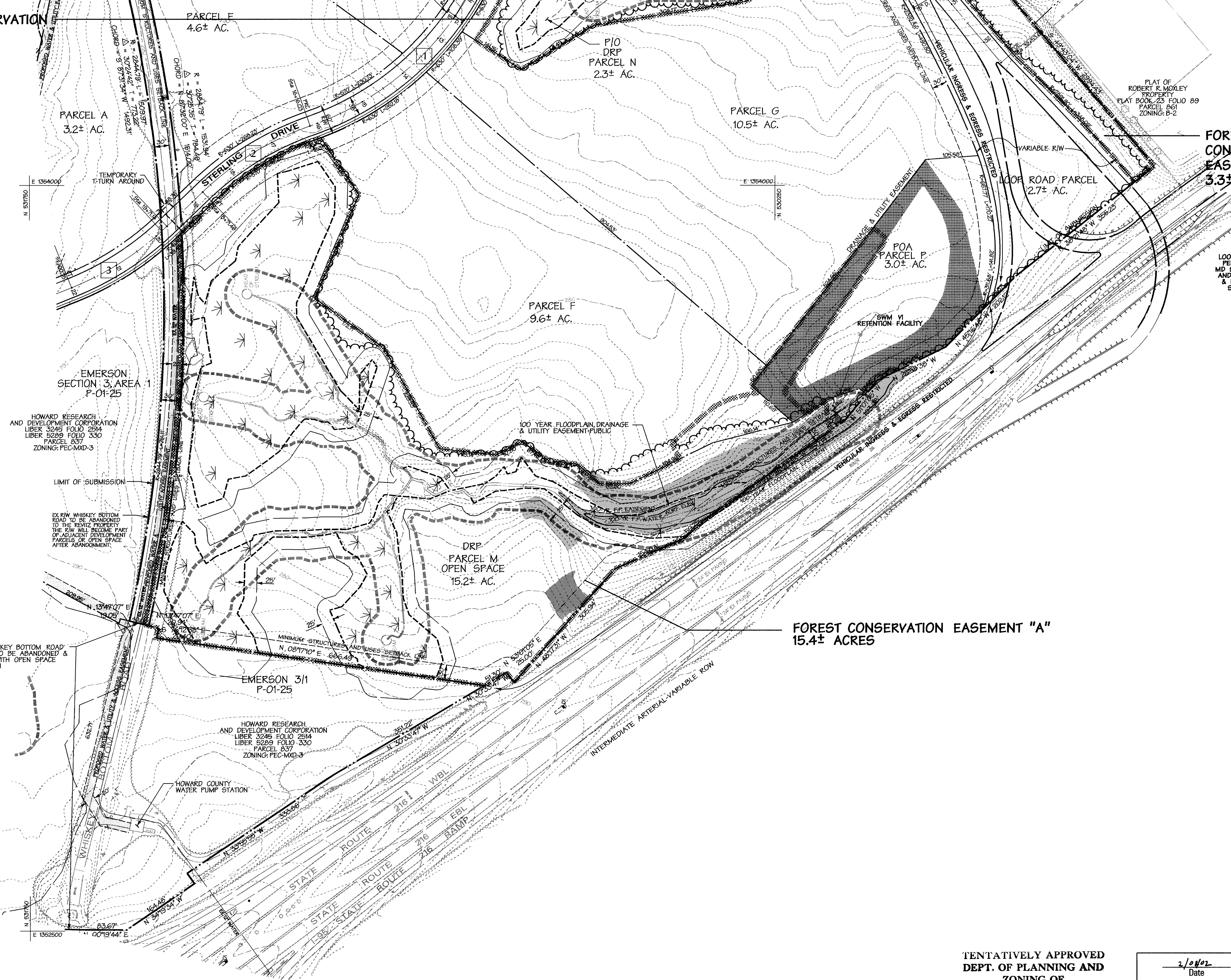
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James R. ...*  
PLANNING DIRECTOR DATE 2/14/02



Date	No.	Revision Description
<b>REVITZ PROPERTY</b>		
OWNER /DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
<b>DMW</b> David McCune Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3838 Fax: 296-4708		
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
SUBMITTER NAME	SECTION/AREA	OFFICIAL # 185 & P.O. PAR. 837
PLAT # OR IF TAX MAP #	BLOCK #	TAX MAP #
2287436	20	47
WATER CODE	SEWER CODE	TRACT DISTRICT #
		8 th
<b>TITLE</b>		
<b>COVER SHEET</b>		
Des By	RBW	Scale 1" = 600'
Dwn By	WDE	Date 2/01/02
Chk By	Approved	Proj. No. 01011
Professional Engr. No. 10351		<b>1 OF 9</b>

FOREST CONSERVATION EASEMENT "C" 2.6± ACRES



**Legend**

- WETLAND
- WETLAND BUFFER
- WETLAND SYMBOL
- HEAD OF STREAM
- STREAM
- STREAM BUFFER
- 100 YEAR FLOOD PLAN
- SLOPES >25%
- SLOPES 15%-25%
- PC / PT OF ARC
- CENTERLINE OF ROAD
- RADIUS OF ARC
- PROPOSED SWM FACILITY EASEMENT

ALIGNMENT CURVE DATA

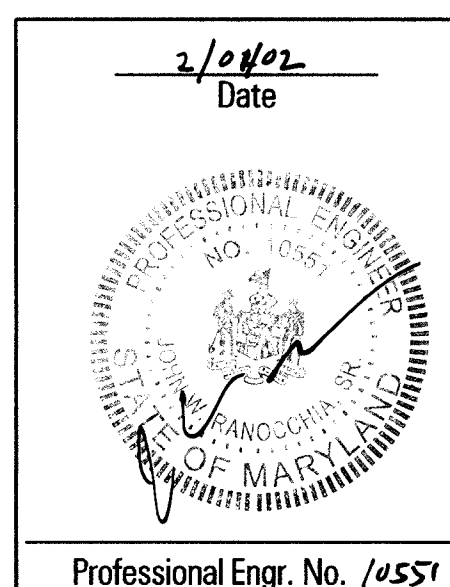
CURVE No.	DELTA	RADIUS	LENGTH
1	54°58'09"	600.00'	175.63'
2	24°23'39"	600.00'	256.46'
3	21°55'36"	600.00'	229.61'

HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
LIBER 3245 FOLIO 2514  
LIBER 5289 FOLIO 330  
PARCEL 837  
ZONING: PEC-MXD-3

REMAINING WHISKEY BOTTOM ROAD RIGHT OF WAY TO BE ABANDONED & CONSOLIDATED WITH OPEN SPACE ON EMERSON 311

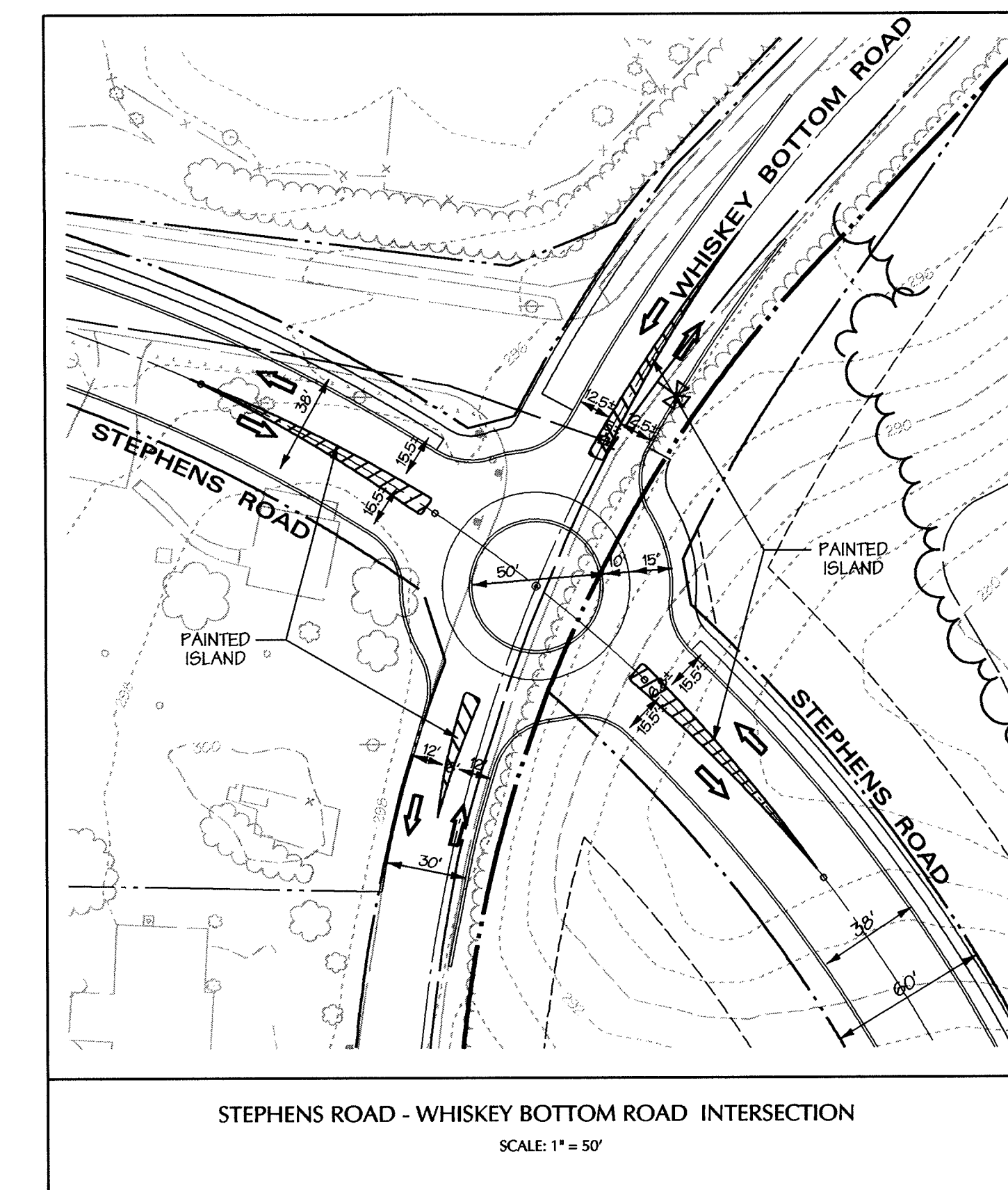
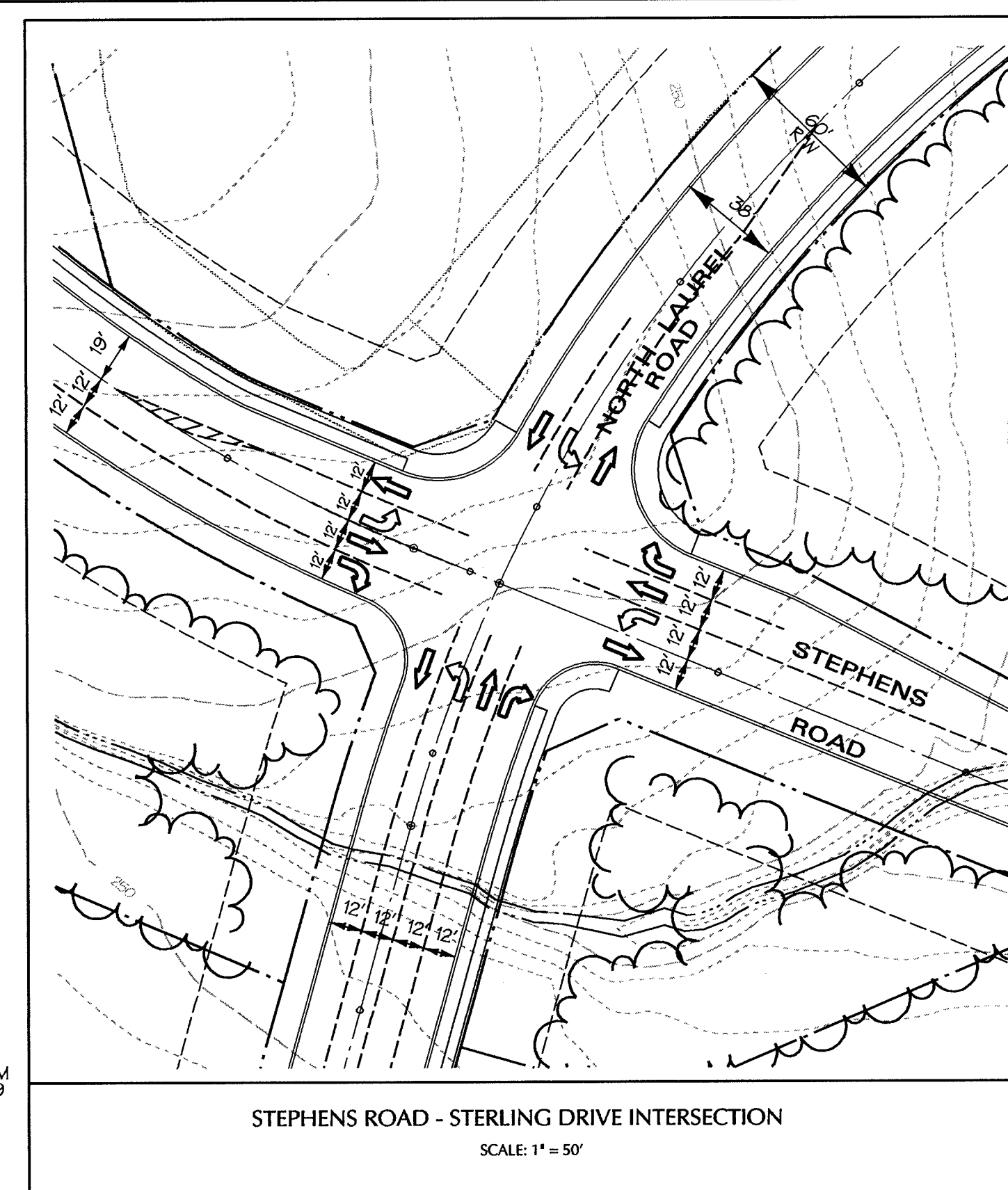
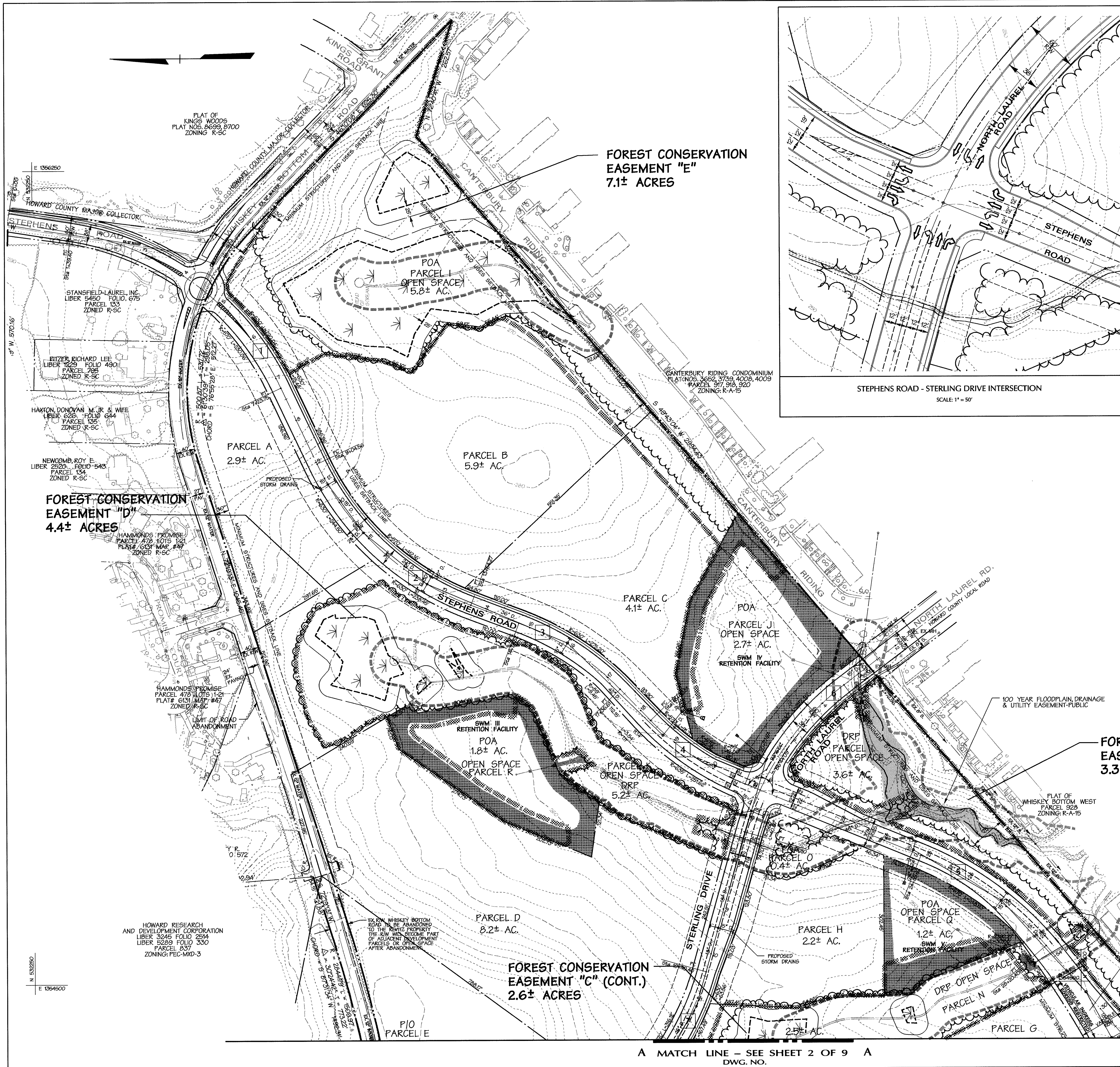
HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
LIBER 3245 FOLIO 2514  
LIBER 5289 FOLIO 330  
PARCEL 837  
ZONING: PEC-MXD-3

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

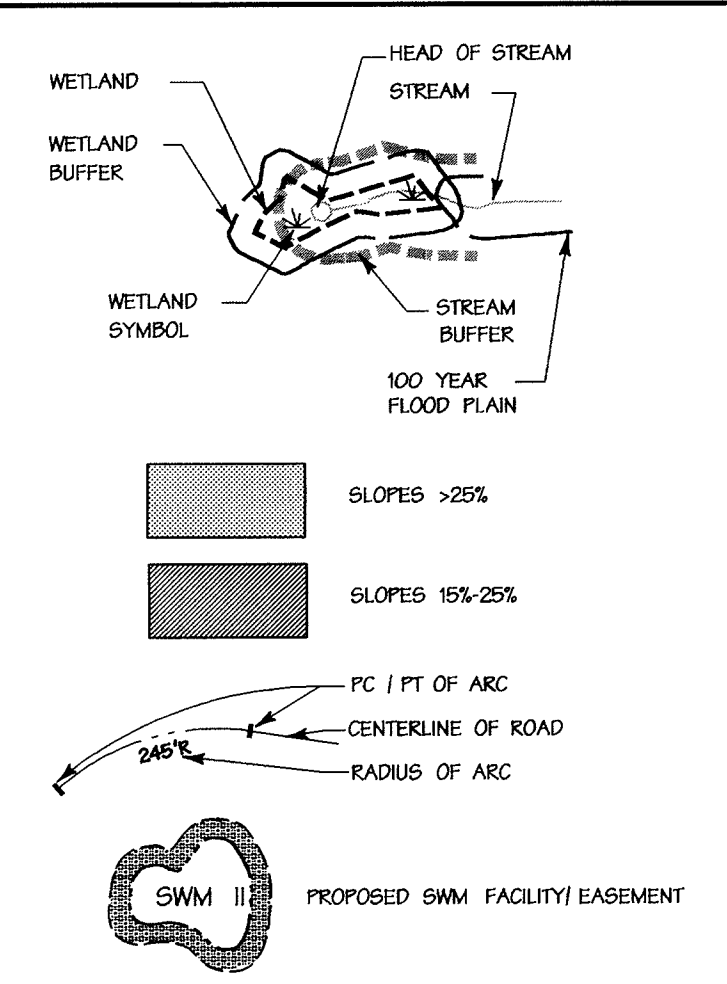


Date	No.	Revision Description
<b>REVITZ PROPERTY</b>		
OWNER /DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
<b>DMW</b> DRAFT-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 286-3653 Fax: 286-4706		
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
STATE ROUTE 216	SECTION 311	155 & PO PAR. 837
PLAT # OR LOT #	BLK #	TAXING MAP
2267438	20	47, GRID 20
WARRANT CODE	SEC	ELECT DISTRICT
		6 th
TITLE <b>Preliminary Equivalent Sketch Plan</b>		
Des By	Scale	Proj. No.
RBW	1" = 100'	01011
Dm By	Date	
WDE	2/10/02	
Chk By	Approved	
Professional Engr. No. /4551		2 OF 9

NOTE:  
ACCESS TO POA OS/ SWM LOTS WILL BE PROVIDED BY INGRESS/EGRESS ALLOWANCE IN POA DOCUMENTS.



**Legend**



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

**FOREST CONSERVATION (CONT'D.) EASEMENT "B" 3.3± ACRES**

CURVE No.	DELTA	RADIUS	LENGTH
1	57°2'03"	600.00'	599.01'
2	43°58'21"	600.00'	499.96'
3	25°01'41"	600.00'	262.09'
4	23°33'39"	600.00'	246.73'
5	27°25'07"	700.00'	334.98'
6	37°08'10"	600.00'	388.89'
7	54°58'09"	600.00'	575.63'

NOTE:  
 ACCESS TO POA OR SWM LOTS WILL BE PROVIDED BY INGRESS/EGRESS ALLOWANCE IN POA DOCUMENTS.

2/01/02  
 Date  
 Professional Engr. No. 10551

Date	No.	Revision Description

**REVITZ PROPERTY**

OWNER /DEVELOPER:  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044

**DMW**  
 David W. Evans, Inc.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 Fax 296-4706

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

DIVISION NAME SECTION AREA LOT/PARCEL #  
 PLAN # OR LOT BLOCK # TIME PEC TAXING MAP DIST. DEMON. OTHER TRACT  
 2262/436 20 PEC 47, GRID 20 6 th 165 & P/O PAR. 637

TITLE  
**Preliminary Equivalent Sketch Plan**

Des By	RBW	Scale	1" = 100'	Proj. No.	01011
Drn By	WDE	Date	2/01/02		
Chk By		Approved			3 OF 9

SP-01-12

A MATCH LINE - SEE SHEET 2 OF 9 A  
 DWG. NO.

FOREST CONSERVATION  
EASEMENT "C"  
2.6± ACRES

PARCEL E  
4.6± AC.

PARCEL G  
10.5± AC.

FOREST CONSERVATION  
EASEMENT "B"  
3.3± ACRES

PARCEL F  
9.6± AC.

LOOP ROAD PARCEL  
2.7± AC.

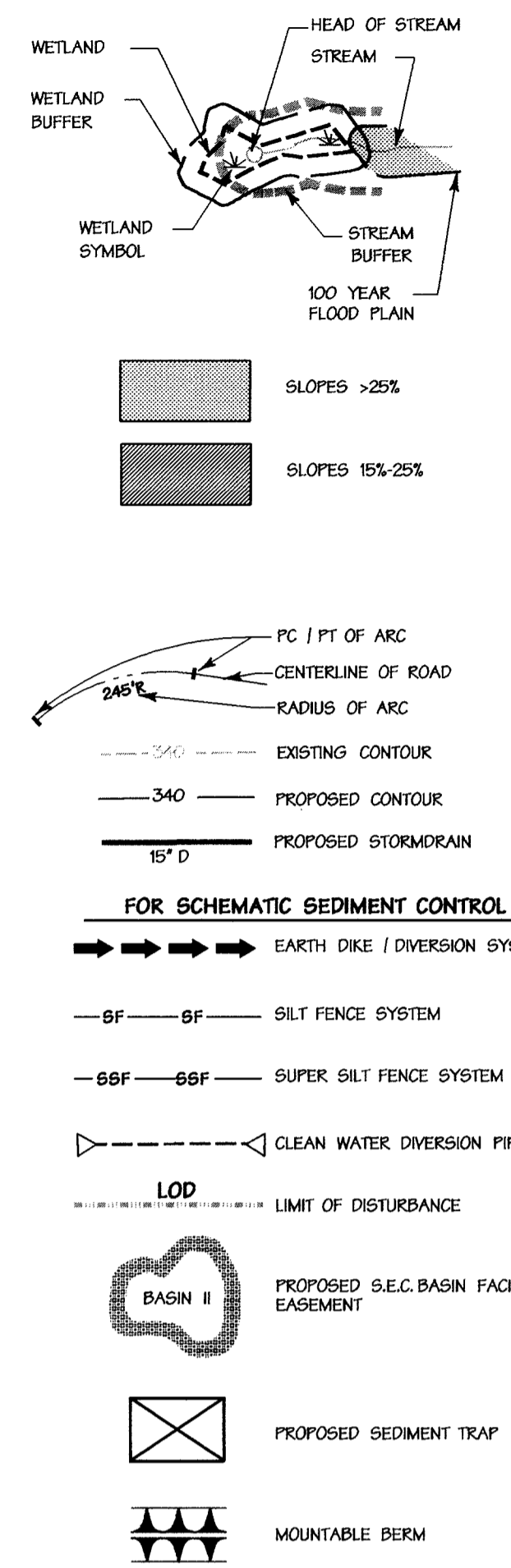
DRP  
PARCEL M  
OPEN SPACE  
15.2± AC.

FOREST CONSERVATION EASEMENT "A"  
15.4± ACRES

HOWARD RESEARCH  
AND DEVELOPMENT CORPORATION  
LIBER 3245 FOLIO 2514  
LIBER 5229 FOLIO 2329  
PARCEL 837  
ZONING: PEC-MD-3

HOWARD RESEARCH  
AND DEVELOPMENT CORPORATION  
LIBER 3245 FOLIO 2514  
LIBER 5229 FOLIO 2329  
PARCEL 837  
ZONING: PEC-MD-3

Legend



- NOTES:
1. SEDIMENT CONTROL MEASURES ARE SHOWN FOR MASS GRADING ONLY.
  2. ANY SILT FENCE SYSTEMS PLACED SHALL CONFORM TO THE MOST CURRENT M.D.E. SPECIFICATIONS FOR SLOPE STEEPNESS, MAX. SLOPE LENGTH, AND MAX. SILT FENCE LENGTH.
  3. CLEAN WATER DIVERSION PIPES SHALL ONLY DISCHARGE CLEAN WATER ONTO A STABLE OUTLET. STORM DRAIN PIPES TO DISCHARGE DIRTY WATER INTO SEDIMENT BASINS.
  4. ACCESS TO POA OR SWM LOTS WILL BE PROVIDED BY INGRESS/EGRESS ALLOWANCE IN POA DOCUMENTS.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Howard Butt*  
PLANNING DIRECTOR DATE 2/14/02

N 528500  
E 1362500

2/01/02  
Date

Professional Engr. No. /0557

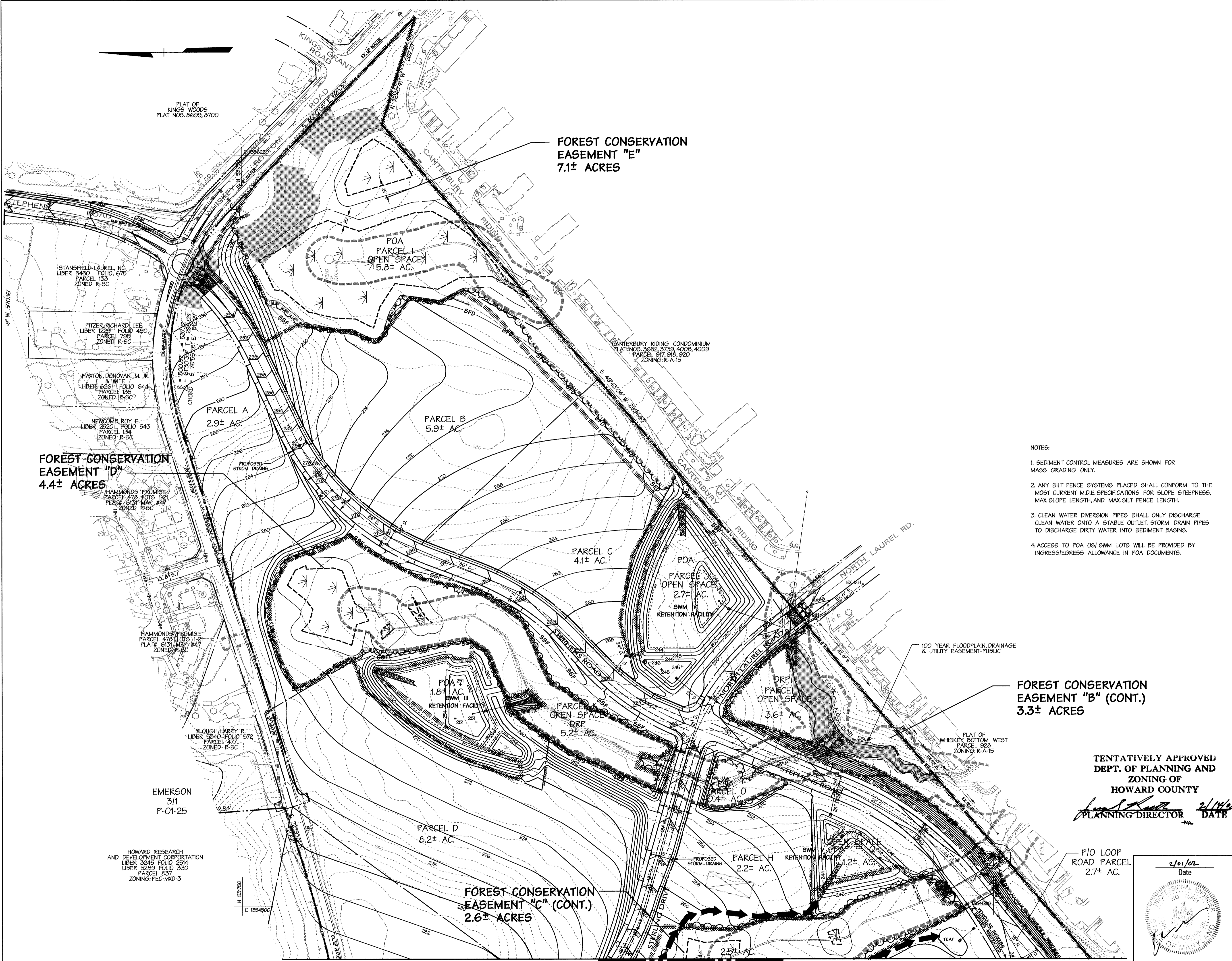
Date	No.	Revision Description

**REVITZ PROPERTY**  
OWNER /DEVELOPER:  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

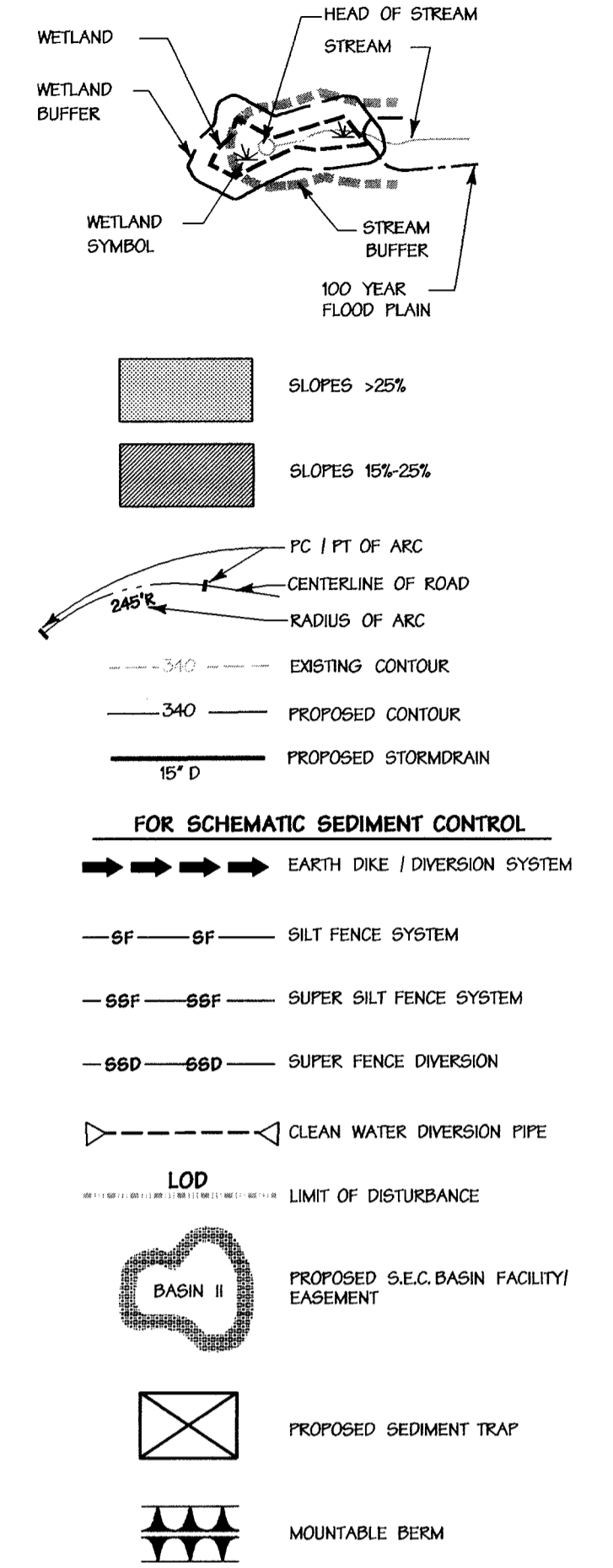
**DMW**  
Darr McCreary Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

DESIGNER NAME	SECTION AREA	LOT/FACILITY #
RBW	220/436	165 & P.O. PAR. 837
DATE	20/02	
TITLE	Preliminary Equivalent Sketch Plan Schematic Sediment and Erosion Control and Preliminary Grading Plan	
Des By	RBW	Scale 1" = 100'
Drn By	WDE	Date 2/01/02
Chk By	Approved	Proj. No. 01011
		4 OF 9



**Legend**



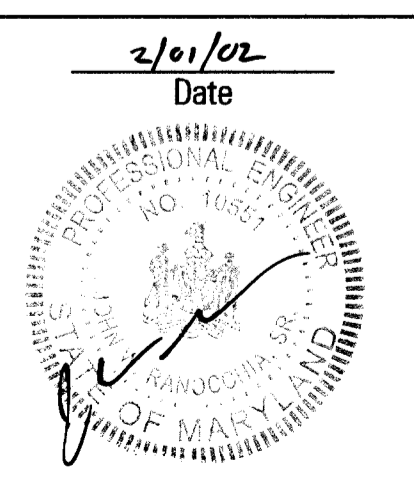
- NOTES:**
1. SEDIMENT CONTROL MEASURES ARE SHOWN FOR MASS GRADING ONLY.
  2. ANY SILT FENCE SYSTEMS PLACED SHALL CONFORM TO THE MOST CURRENT M.D.E. SPECIFICATIONS FOR SLOPE STEEPNESS, MAX SLOPE LENGTH, AND MAX SILT FENCE LENGTH.
  3. CLEAN WATER DIVERSION PIPES SHALL ONLY DISCHARGE CLEAN WATER ONTO A STABLE OUTLET. STORM DRAIN PIPES TO DISCHARGE DIRTY WATER INTO SEDIMENT BASINS.
  4. ACCESS TO POA OSI SWM LOTS WILL BE PROVIDED BY INGRESS/EGRESS ALLOWANCE IN POA DOCUMENTS.

**FOREST CONSERVATION EASEMENT "B" (CONT.)**  
3.3± ACRES

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

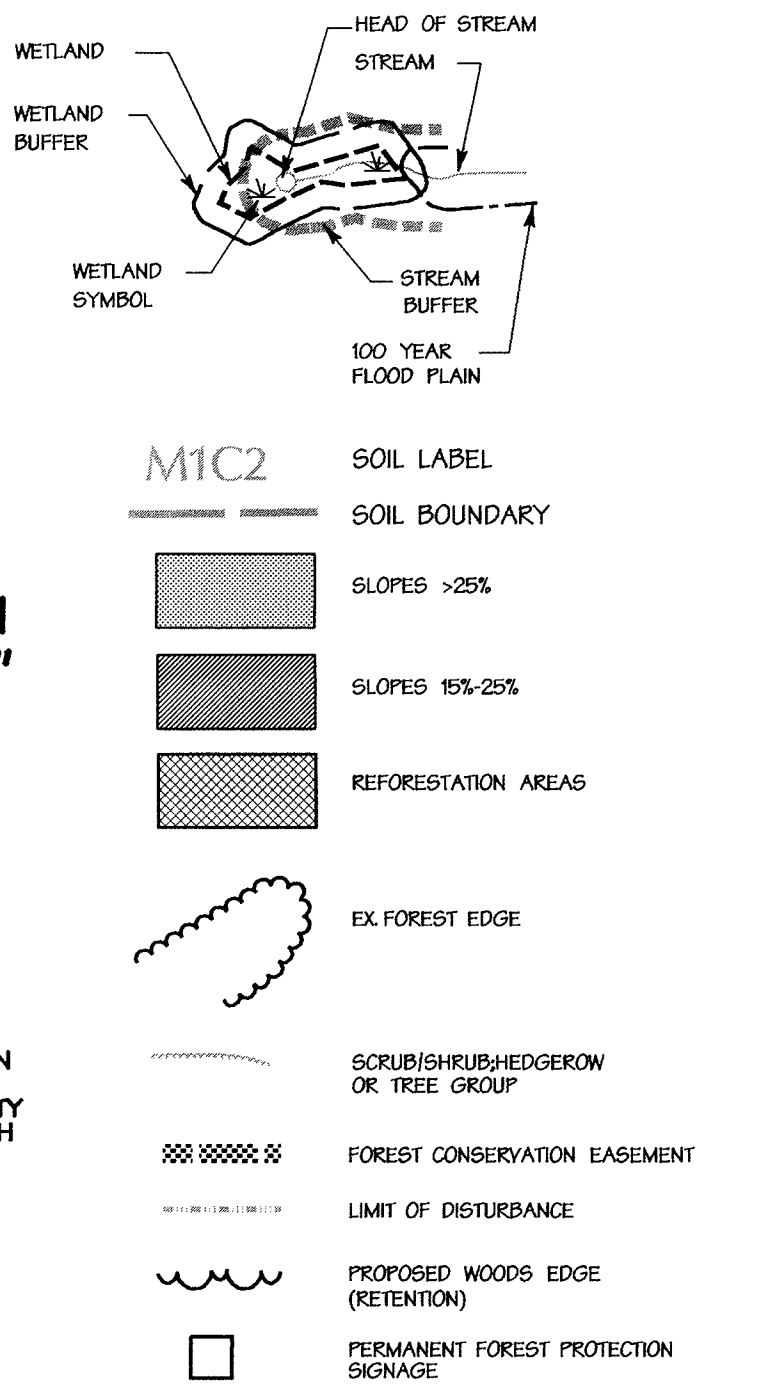
*James S. Smith* 2/14/02  
PLANNING DIRECTOR DATE

Date	No.	Revision Description
<b>REVITZ PROPERTY</b>		
OWNER / DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044		
<b>DMW</b> Duff, McCune & Walker, Inc. 300 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3333 Fax: 296-4705		
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
PLAT OR REF.	BLK # / LOTS	TOWNSHIP MAP
WATER CODE	PEC	FEET DEPTH
TITLE <b>Preliminary Equivalent Sketch Plan Schematic Sediment and Erosion Control and Preliminary Grading Plan</b>		
Des By	RBW	Scale 1" = 100'
Dwn By	WDE	Date 2/14/02
Chk By	Approved	Proj. No. 01011
Professional Engr. No. <i>jest</i>		5 OF 9



A MATCH LINE - SEE SHEET 4 OF 9 A  
DWG. NO.

Legend



Symbol	Soils Legend	Hydrologic Soil Group
BaB2	Bethesda silt loam/ 1 to 5% Slopes	C
BcC2	Bethesda silt loam/ 5 to 10% Slopes	C
ChC2	Chester silt loam/ 5 to 10% Slopes	B
ChD2	Chillum gravelly loam/ 10 to 15% Slopes	C
CmC2	Chillum silt loam/ 5 to 10% Slopes	C
CnB2	Chillum-Fairfax loam/ 1 to 5% Slopes	C
Co	Codorus silt loam	C
EvD	Everson loamy sand/ 1 to 5% Slopes	C
EvC	Everson loamy sand/ 5 to 15% Slopes	C
Ha	Hartboro silt loam	
IuB	Iuka loam/ 1 to 5% Slopes	
MhD	Manor very stony loam/ 5 to 25% Slopes	
RuB2	Rumford loamy sand/ 1 to 5% Slopes	
SaB2	Sassafras gravelly sand loam/ 1 to 5% Slopes	B
SaC2	Sassafras gravelly sand loam/ 5 to 10% Slopes	B
SaD2	Sassafras loam/ 5 to 10% Slopes	B
SaE	Sassafras loam/ 10 to 15% Slopes	D
SaF	Sassafras silt/ 15 to 40% Slopes	D

FOREST CONSERVATION EASEMENT "C" 2.6± ACRES

0.2± ACRES REFORESTATION

0.5± ACRES RETENTION

PARCEL E 4.6± AC.

0.4± ACRES RETENTION

0.3± ACRES REFORESTATION

FOREST CONSERVATION EASEMENT "B" 3.3± ACRES

29.7± ACRES CLEARING

PARCEL G 10.5± AC.

LOOP ROAD PARCEL 2.7± AC.

HOWARD RESEARCH AND DEVELOPMENT CORPORATION LIBER 3245 FOLIO 2514 LIBER 5229 FOLIO 330 PARCEL B37 ZONING: PEC-MXD-3

PARCEL F 9.6± AC.

POA PARCEL P 3.0± AC.

LOOP ROAD CONNECTION PER AGREEMENT WITH MD SHA, HOWARD COUNTY AND HOWARD RESEARCH & DEVELOPMENT CORP. SHA P-10-7734-00

0.2± ACRES REFORESTATION

0.6± ACRES REFORESTATION

0.7± ACRES REFORESTATION

DRP PARCEL M OPEN SPACE 15.2± AC.

FLOODPLAIN 0.6± ACRES

FOREST CONSERVATION EASEMENT "A" 15.4± ACRES

13.3± ACRES RETENTION (EXCLUD. FLOODPLAIN)

TOTAL FOREST EXCLUDING FLOODPLAIN = 43.9± ACRES (THIS SHEET)

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR DATE 2/14/02

Date	No.	Revision Description

REVITZ PROPERTY

OWNER /DEVELOPER:  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

DMW

Draft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 396-3333  
Fax: 396-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SECTION NAME	SECTION AREA	OFFICIAL #
165 & 170 PAR. 837		

TITLE  
**Preliminary Forest Conservation Plan**

Des By	RBW	Scale	1" = 100'	Proj. No.	01011
Dm By	BKC	Date	2-01-02		
Chk By		Approved			6 OF 9

2-1-02  
Date



Landscape Architect

SP-01-12

**GOALS AND OBJECTIVES**

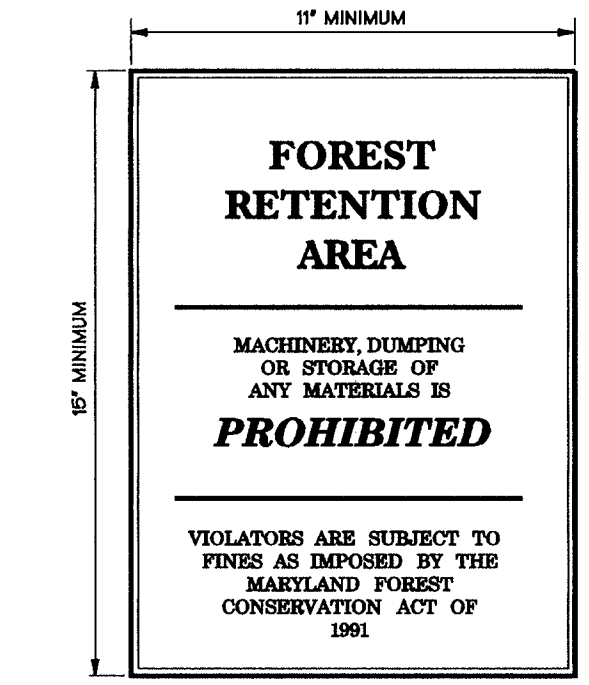
Development of the Revitz property under the current Forest Conservation Act (FCA) requires the reforestation of approximately 50.0 acres, of which all will be satisfied on-site.

The goals and objectives of this Preliminary Forest Conservation Plan are to provide for short-term forest retention area protection by identifying those areas and indicating the locations of temporary forest protection fencing and signage. Establishing these short-term protection measures prior to any earth-moving activities will help ensure that those areas will not be disturbed during construction activities. Long-term forest protection measures include establishing a Forest Conservation Easement which will be conveyed to Howard County.

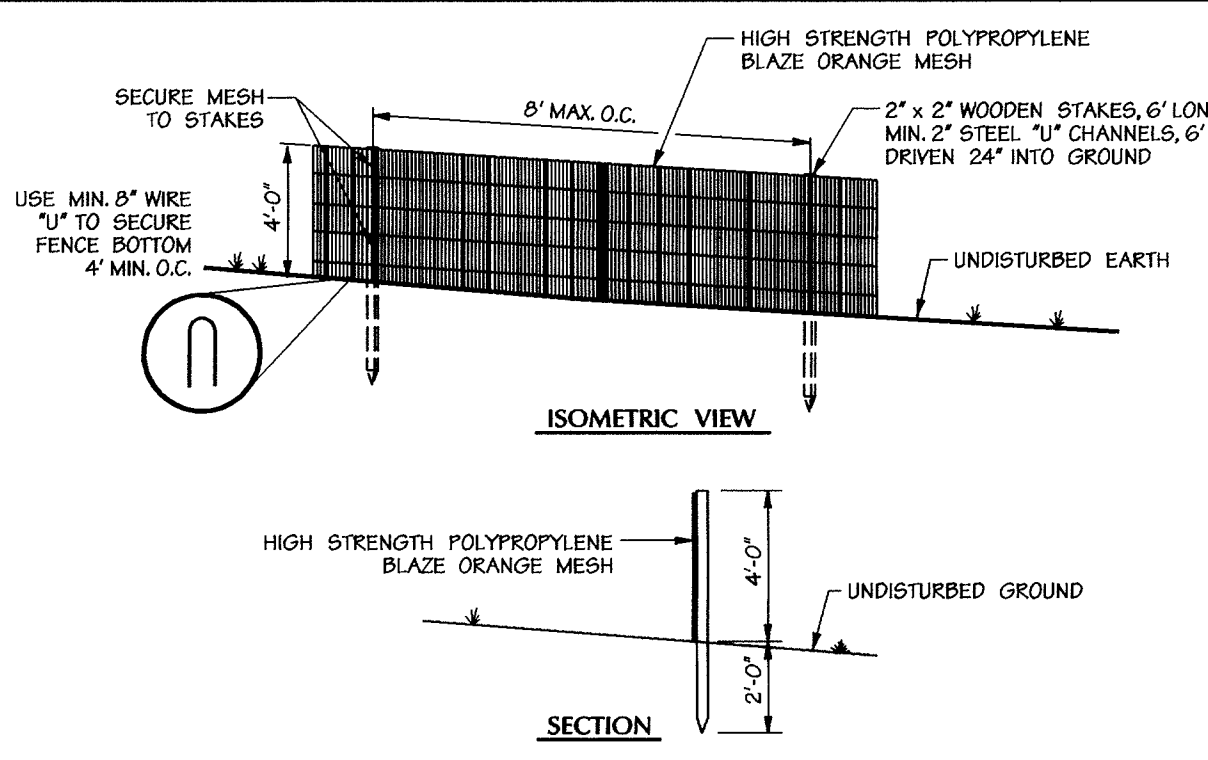
**FOREST CONSERVATION EASEMENT "E" 7.1± ACRES**

**5.6± ACRES RETENTION**

Symbol	Soils Legend	Hydrologic Soil Group
BcB2	Beltville silt loam/ 1 to 5% Slopes	C
BcC2	Beltville silt loam/ 5 to 10% Slopes	C
ChC2	Chert silt loam/ 5 to 15% Slopes	B
ChC2	Chillum gravelly loam/ 10 to 15% Slopes	C
ChC2	Chillum silt loam/ 5 to 10% Slopes	C
ChB2	Chillum-Fairfax loam/ 1 to 5% Slopes	C
Co	Codomo silt loam	C
EvB	Evesboro loamy sand/ 1 to 5% Slopes	C
EvC	Evesboro loamy sand/ 5 to 15% Slopes	C
Ha	Hartford silt loam	C
LuB	Lula loam/ 1 to 5% Slopes	C
MnD	Manor very stony loam/ 3 to 25% Slopes	C
RuB2	Rumford loamy sand/ 1 to 5% Slopes	C
SfB2	Sassafras gravelly sand loam/ 1 to 5% Slopes	B
SfC2	Sassafras gravelly sand loam/ 5 to 10% Slopes	B
SfC2	Sassafras loam/ 5 to 10% Slopes	B
SfD2	Sassafras loam/ 10 to 15% Slopes	B
SfE	Sassafras silt/ 15 to 40% Slopes	B



**Forest Retention Area Signage**



**Forest Protection Fence**

**0.5± ACRES REFORESTATION**

**FOREST CONSERVATION EASEMENT "D" 4.4± ACRES**

**3.8± ACRES RETENTION**

**0.6± ACRES REFORESTATION**

**1.0± ACRES REFORESTATION**

**38.1± ACRES CLEARING (EXCLUD. FLOODPLAIN)**

**TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY**

**PLANNING DIRECTOR DATE**

**0.1± ACRES CLEARING (FOREST SHOWN ON OPEN SPACE PARCEL O, IS TOO SMALL TO BE COUNTED FOR FOREST CONSERVATION/RETENTION.)**

**0.1± ACRES REFORESTATION**

**FOREST CONSERVATION EASEMENT "B" (CONT.) 3.3± ACRES**

**1.6± ACRES RETENTION (EXCLUD. FLOODPLAIN)**

**FLOODPLAIN 0.6± ACRES (0.5± ACRES IN FOREST CONSERVATION EASEMENT.)**

**0.4± ACRES REFORESTATION**

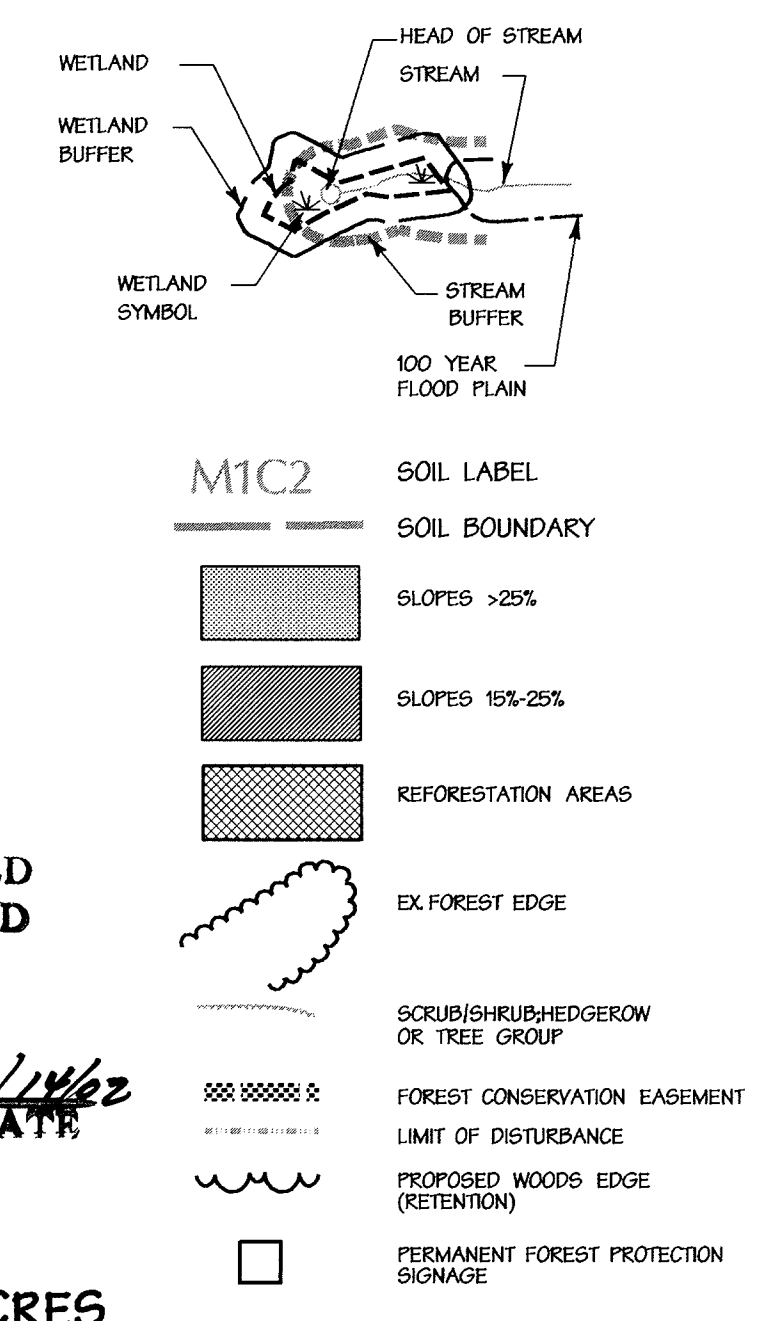
**FOREST CONSERVATION EASEMENT "C" (CONT.) 2.6± ACRES**

**0.4± ACRES REFORESTATION**

**1.5± ACRES RETENTION**

**TOTAL FOREST EXCLUDING FLOODPLAIN = 50.7± ACRES (THIS SHEET)**

**Legend**



**FOREST CONSERVATION CALCULATIONS**

BASIC SITE DATA	ACRES (±0.0)			
GROSS SITE AREA	99.6			
AREA WITHIN 100 YEAR FLOODPLAIN	9.2			
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	0.0			
NET TRACT AREA	97.4			
LAND USE CATEGORY	COMMERCIAL/INDUSTRIAL/OFFICE			
<b>INFORMATION FOR CALCULATIONS</b>				
A. NET TRACT AREA	97.4			
B. REFORESTATION THRESHOLD (15% x A)	14.6			
C. AFFORESTATION MINIMUM (15% x A)	14.6			
D. EXISTING FOREST ON NET TRACT AREA	94.6			
E. FOREST AREAS TO BE CLEARED	67.9			
F. FOREST AREAS TO BE RETAINED	26.7			
<b>REFORESTATION CALCULATIONS</b>				
A. NET TRACT AREA	97.4			
B. REFORESTATION THRESHOLD (15% x A)	14.6			
C. EXISTING FOREST ON NET TRACT AREA	94.6			
D. FOREST AREAS TO BE CLEARED	67.9			
E. FOREST AREAS TO BE RETAINED	26.7			
F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	0.0			
G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.0			
H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	12.1			
<b>CLEARING ABOVE THE THRESHOLD ONLY</b>				
IF FOREST AREAS TO BE RETAINED ARE GREATER THAN THE REFORESTATION THRESHOLD (F IS GREATER THAN B), THE FOLLOWING CALCULATIONS APPLY:				
REFORESTATION FOR CLEARING ABOVE THRESHOLD	17.0			
FMA	0.0			
REFORESTATION FOR CLEARING BELOW THRESHOLD	0.0			
TOTAL REFORESTATION REQUIRED	17.0			
CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	12.1			
REFORESTATION REQUIRED	4.9 ACRES			
REFORESTATION PROVIDED	5.0 ACRES			
TOTAL	5.0 ACRES			
<b>EASEMENT TABULATION CHART</b>				
Forest Conservation Easement	Type	Gross Area	Floodplain	Net Area
A	Retention Reforestation	13.9 AC. 1.5 AC.	0.6 AC. 0.0 AC.	13.3 AC. 1.5 AC.
B	Retention Reforestation	2.5 AC. 0.8 AC.	0.5 AC. 0.0 AC.	2.0 AC. 0.8 AC.
C	Retention Reforestation	2.0 AC. 0.6 AC.	0.0 AC. 0.0 AC.	2.0 AC. 0.6 AC.
D	Retention Reforestation	3.8 AC. 0.6 AC.	0.0 AC. 0.0 AC.	3.8 AC. 0.6 AC.
E	Retention Reforestation	5.6 AC. 1.5 AC.	0.0 AC. 0.0 AC.	5.6 AC. 1.5 AC.
TOTALS	Retention Reforestation	27.8 AC. 5.0 AC.	1.1 AC. 0.0 AC.	26.7 AC. 5.0 AC.
	Total	32.0 AC.	1.1 AC.	31.7 AC.

Date	No.	Revision Description

**REVITZ PROPERTY**

**OWNER /DEVELOPER:**  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

**DMW**

Drift-McCune-Walkers, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 396-3383  
Fax: 396-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

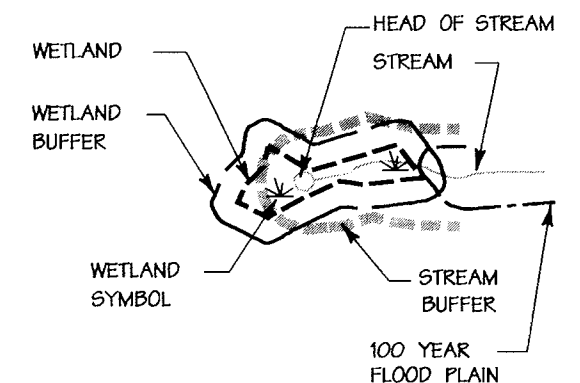
2-1-02  
Date

DRIFT-MCCUNE-WALKERS, INC.  
Landscape Architect

DESIGNER NAME	SECTION AREA	SHEET #
DRIFT-MCCUNE-WALKERS, INC.	17 GRID 20	6 of 9
<b>Preliminary Forest Conservation Plan</b>		
Des By	RBW	Scale 1" = 100'
Drn By	BKC	Date 2-01-02
Chk By	Approved	Proj. No. 01011
		7 OF 9

A MATCH LINE - SEE SHEET 6 OF 9 A

Legend



MIC2 SOIL LABEL  
SOIL BOUNDARY

EX. FOREST EDGE

SCRUB/SHRUB/HEDGEROW OR TREE GROUP

SLOPES >25%

SLOPES 15%-25%

REFORESTATION AREAS

STREET TREES

LIMIT OF DISTURBANCE

PROPOSED WOODS EDGE (RETENTION)

FOREST CONSERVATION EASEMENT

NOTE: SEE SHEET 9 OF 9 FOR SCHEDULES A&D

FOREST CONSERVATION EASEMENT "C" 2.6± ACRES

PARCEL E 4.6± AC.

PARCEL G 10.5± AC.

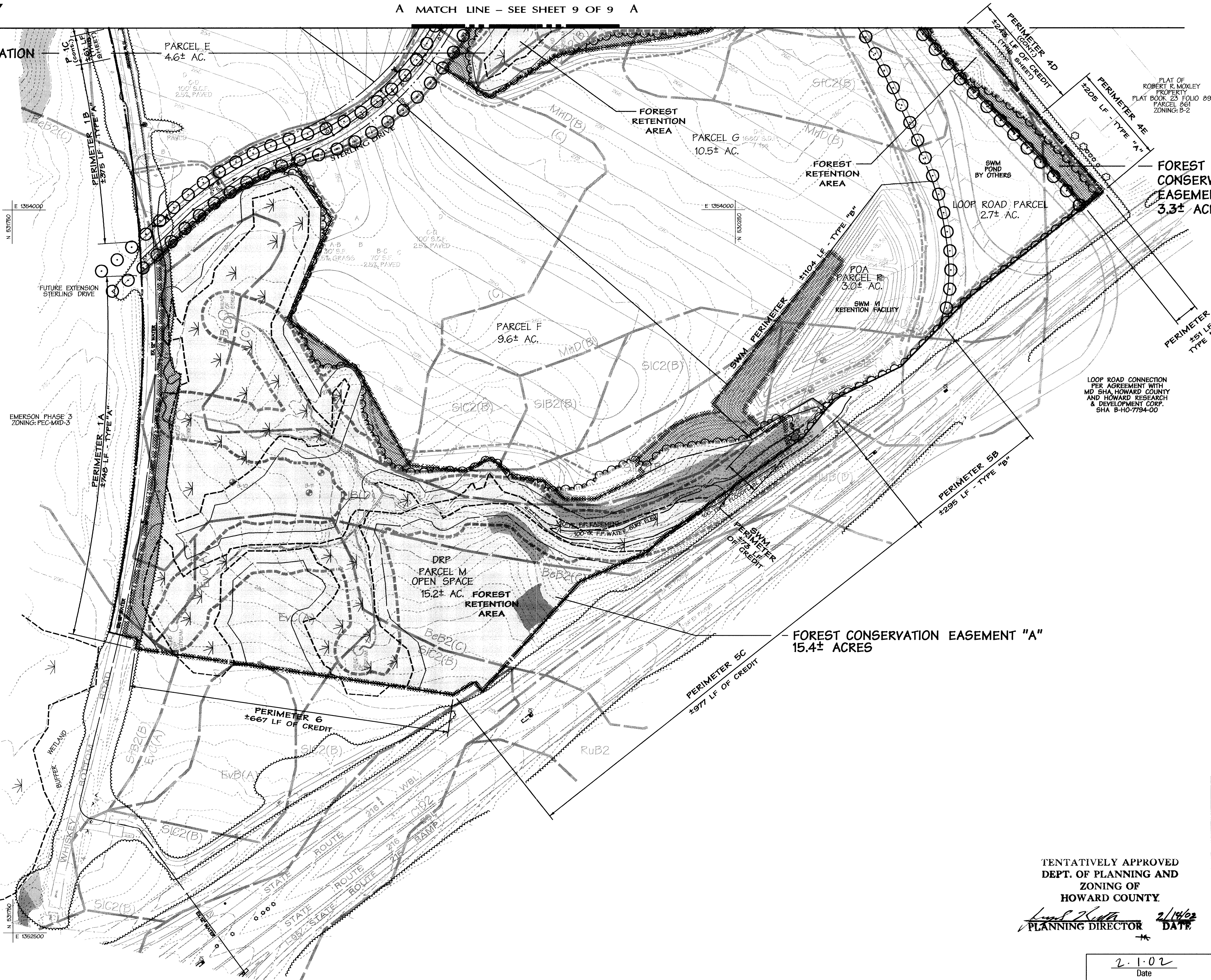
FOREST CONSERVATION EASEMENT "B" 3.3± ACRES

PARCEL F 9.6± AC.

POA PARCEL R 3.0± AC.

DRP PARCEL M OPEN SPACE 15.2± AC. FOREST RETENTION AREA

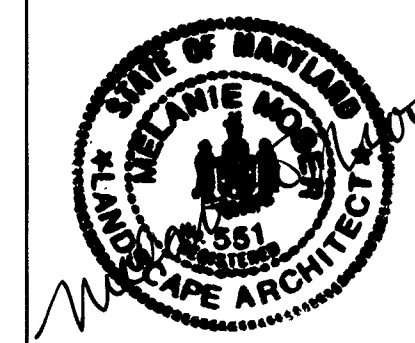
FOREST CONSERVATION EASEMENT "A" 15.4± ACRES



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*James P. Smith* 2/14/02  
PLANNING DIRECTOR DATE

2.1.02  
Date



Date	No.	Revision Description

**REVITZ PROPERTY**  
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**DMW**  
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(410) 296-3533  
Fax: 296-4705  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SECTION NAME	SECTION AREA	OFFPARCEL #
165 & 160 PAR. 837		

TITLE  
**Preliminary Landscape Plan**

Des By	RBW	Scale	1" = 100'	Proj. No.	01011
Drn By	BKC	Date	2-01-02		
Chk By	Approved				

SP-01-12



**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS						ADJACENT TO PERIMETER PROPERTIES										
	P 1A	P 1B	P 1C	P 1D	P 1E	P 1F	P 1G	P 1H	P 1I	P 1J	P 1K	P 1L	P 1M	P 1N	P 1O	P 1P	
LANDSCAPE TYPE "A"																	
LINEAR FEET OF PERIMETER	748 LF.						205 LF.										
LANDSCAPE TYPE "B"	P 1E	P 2A	P 2B	P 5A	P 5B	P 5C											
LINEAR FEET OF PERIMETER	1083 LF.	144 LF.	625 LF.	51 LF.	295 LF.	977 LF.											
LANDSCAPE TYPE "C"							P 1D	P 3	P 4A	P 4B	P 4C	P 4D					
LINEAR FEET OF PERIMETER							385 LF.	343 LF.	1065 LF.	403 LF.	781 LF.	481 LF.	667 LF.				
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	N/A	625 LF.	N/A	N/A	977 LF.	N/A	N/A	N/A	N/A	343 LF.	1065 LF.	N/A	781 LF.	481 LF.	N/A	667 LF.
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED	SHADE TREES	EVERGREEN TREES	OTHER TREES (2:1 SUBSTITUTION)	SHRUBS (10:1 SUBSTITUTION)	(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)												
	22	3	0	1	6	0	12	6	5	10	0	0	10	0	0	5	0
	27	4	0	0	7	0	0	0	0	0	0	0	20	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

\* NOTE: STREET TREES WILL BE PROVIDED @ 1/40 LF.

- PERIMETERS PROVIDED BY THE DEVELOPER:
- 1A
  - 2A
  - 2B
  - 3
  - 4A
  - 4B
  - 4C
  - 4D
  - 4E
  - 5A
  - 5B
  - 5C
  - 6
- PERIMETERS PROVIDED BY THE BUILDER:
- 1B
  - 1C
  - 1D

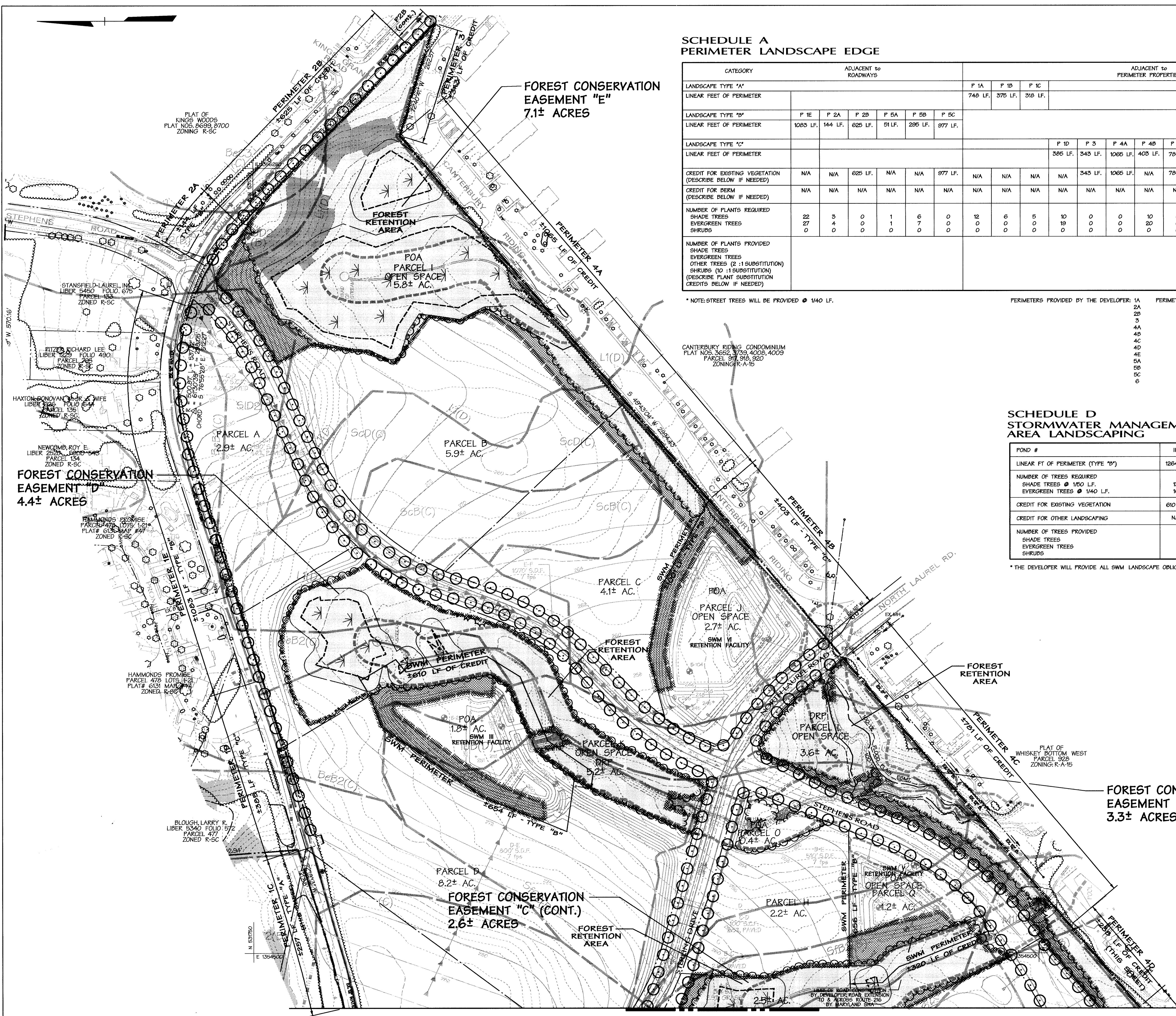
**SCHEDULE D  
STORMWATER MANAGEMENT  
AREA LANDSCAPING**

POND #	III	IV	V	VI
LINEAR FT. OF PERIMETER (TYPE "B")	1264 LF	1437 LF	976 LF	1553 LF
NUMBER OF TREES REQUIRED				
SHADE TREES @ 1/50 LF.	15	20	13	22
EVERGREEN TREES @ 1/40 LF.	16	25	16	28
CREDIT FOR EXISTING VEGETATION	610 LF	NA	320 LF	376 LF
CREDIT FOR OTHER LANDSCAPING	NA	436 LF	NA	73 LF
NUMBER OF TREES PROVIDED				
SHADE TREES				
EVERGREEN TREES				
SHRUBS				

\* THE DEVELOPER WILL PROVIDE ALL SWM LANDSCAPE OBLIGATIONS

**Legend**

- WETLAND
- WETLAND BUFFER
- WETLAND SYMBOL
- HEAD OF STREAM
- STREAM
- STREAM BUFFER
- 100 YEAR FLOOD PLAN
- MIC2 SOIL LABEL
- SOIL BOUNDARY
- EX FOREST EDGE
- SCURB/SHRUB/HERDGEROW OR TREE GROUP
- SLOPES >25%
- SLOPES 15%-25%
- REFORESTATION AREAS
- STREET TREES
- FOREST CONSERVATION EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED WOODS EDGE (RETENTION)



A MATCH LINE - SEE SHEET 8 OF 9 A

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

PLANNING DIRECTOR DATE

Date	No.	Revision Description

**REVITZ PROPERTY**

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A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

Date: 2.1.02

Landscape Architect

TITLE	Des By	Scale	Proj. No.
Preliminary Landscape Plan	RBW	1" = 100'	01011
	Dwn By	Date	
	BKC	2-01-02	9 OF 9
	Chk By	Approved	