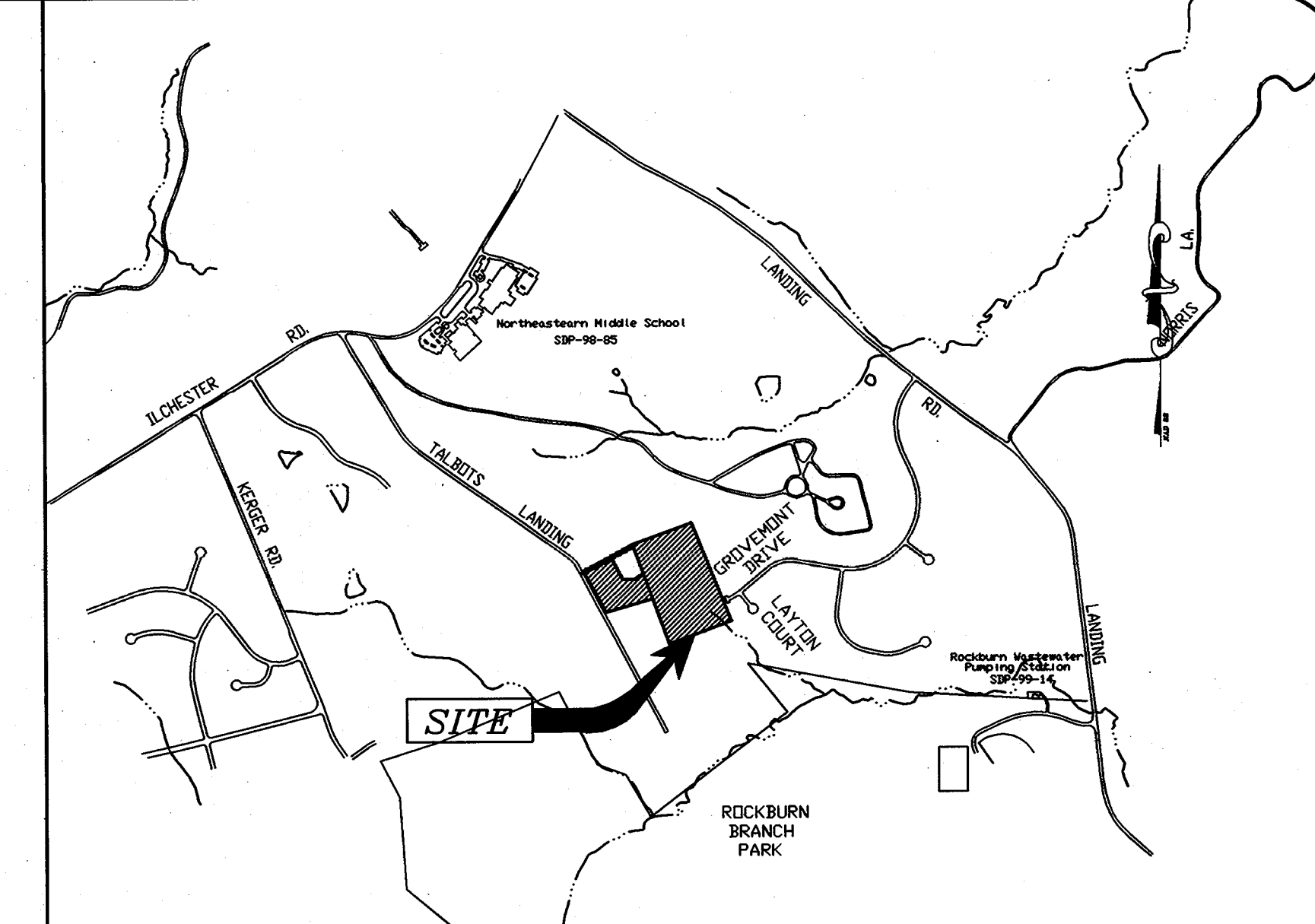


MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	12,263 SQ.FT.	263 SQ.FT.	12,000 SQ.FT.
4	12,145 SQ.FT.	145 SQ.FT.	12,000 SQ.FT.
5	12,034 SQ.FT.	34 SQ.FT.	12,000 SQ.FT.
7	12,179 SQ.FT.	179 SQ.FT.	12,000 SQ.FT.
8	12,527 SQ.FT.	527 SQ.FT.	12,000 SQ.FT.
9	12,718 SQ.FT.	718 SQ.FT.	12,000 SQ.FT.
10	13,084 SQ.FT.	1,084 SQ.FT.	12,000 SQ.FT.
11	13,409 SQ.FT.	1,409 SQ.FT.	12,000 SQ.FT.
12	12,642 SQ.FT.	642 SQ.FT.	12,000 SQ.FT.
15	12,607 SQ.FT.	607 SQ.FT.	12,000 SQ.FT.
16	13,055 SQ.FT.	1,055 SQ.FT.	12,000 SQ.FT.
17	13,504 SQ.FT.	1,504 SQ.FT.	12,000 SQ.FT.
18	13,952 SQ.FT.	1,952 SQ.FT.	12,000 SQ.FT.
23	13,624 SQ.FT.	1,434 SQ.FT.	12,190 SQ.FT.



LOT 2
THE BALTIMORE PROVINCE OF THE
SISTERS OF NOTRE DAME DE NAMUR, INC.
PLAT No. 13493 - 13495
F. 99-186
ZONED R-20

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 31 PARCEL 641 AND P/O PARCEL 6993
ZONING: R-20
ELECTION DISTRICT: 2ND
DPZ No.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATES SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 30EA AND 31EB
STA. 30EA N 569,641.149 E 1,374,816.064 EL.469.628
STA. 31EB N 568,731.012 E 1,376,273.622 EL.443.415
- TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOCIATES, DATED FEBRUARY, 2002.
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2002 BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND SWM DESIGN MANUAL. SWM WILL BE PRIVATE.
- EXISTING UTILITIES WERE LOCATED BASED ON HOWARD COUNTY'S AS-BUILT DRAWINGS.
- WETLANDS STUDY AND FOREST STAND DELINEATION IS BY ECO-SCIENCE PROFESSIONAL, INC. DATED APRIL, 2002.
- NO FLOODPLAIN EXISTS ON SITE.
- DEED REFERENCE: 996/254 AND 5889/315, 5091/702
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- NO STEEP SLOPES EXIST ON SITE.
- ALL ROADS ARE TO HAVE MOUNTABLE CURBS.
- AREA TABULATION:
TOTAL TRACT AREA: 13.80 AC ±
AREA OF ELECTRIC EASEMENT: 0.95 AC ±
NET AREA: 12.85 AC ±
MINIMUM LOT AREA: 12,000 S.F.
AREA OF PROPOSED BUILDABLE LOTS: 6.87 AC ±
AREA OF NON-BUILDABLE PARCEL "A": 0.21 AC ±
AREA OF PROPOSED ROADS (R/W): 0.78 AC ±
REQUIRED OPEN SPACE (40% OF NET AREA): 5.14 AC ±
PROVIDED CREDITED OPEN SPACE: 5.14 AC ±
PROVIDED NON-CREDITED OPEN SPACE: 0.78 AC ±
PROVIDED TOTAL OPEN SPACE: 5.92 AC ±
REQUIRED RECREATIONAL OPEN SPACE 200 S.F./UNIT: 4,800 S.F.
PROVIDED RECREATIONAL OPEN SPACE: 5,000 S.F.
NUMBER OF PROPOSED BUILDABLE LOTS: 24
NUMBER OF PROPOSED OPEN SPACE LOTS: 4
NUMBER OF NON-BUILDABLE PARCEL: 1
TOTAL NUMBER OF PROPOSED LOTS: 28

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	100.00'	113.12'	63.47'	64°48'38"	N85°42'43"W 107.18'
C2	100.00'	92.80'	50.05'	53°10'22"	S79°53'35"E 89.51'
C3	100.00'	33.01'	16.66'	18°54'49"	S82°58'39"W 32.86'
C4	50.00'	34.98'	18.23'	40°04'47"	S79°59'12"W 34.27'
C5	100.00'	48.13'	24.54'	27°34'32"	S03°50'27"E 47.67'

[Signature]
1/21/03

APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
OWNER/DEVELOPER
DEBORAH E. ALLGARD & ROBERT J. HARTZEL AND ESTATES OF KENNARD S. & CHARLOTTE A. DOBSON C/O LAND DESIGN DEVELOPMENT, INC.
8000 MAIN STREET
ELLCOTT CITY, MD 21043
(410) 480-9105

date	JAN.2003
project	02-007
illustration	MMP
scale	"=50'
description	MPP approval
revisions	JBM

no.	
date	
description	
revisions	

DOBSON PROPERTY
LOTS 1 THRU 24 AND OPEN SPACES 25 THRU 28
TAX MAP 31 PARCEL 641 AND P/O PARCEL 6993
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT
PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax



- LEGEND**
- DENOTES 15-24.99% SLOPES.
 - DENOTES WETLANDS
 - DENOTES STABILIZED CONSTRUCTION ENTRANCE
 - DENOTES SILT FENCE
 - DENOTES EARTH DIKE

SWM POND DATA:

HAZARD CLASSIFICATION:	= "A" (EXCAVATED)
DRAINAGE AREA:	= 9.92 AC
PROPOSED RCN:	= 75
EXTENDED DETENTION Tc:	= 0.18 HRS.
EXTENDED DETENTION WSEL:	= 332.00
10 YR. WSEL:	= 332.90
100 YR. WSEL:	= 333.40
Wqv REQUIRED:	= 9,633 O.F.
Wqv PROVIDED:	= 11,690 O.F.
REV REQUIRED:	= 4,409 O.F.
REV PROVIDED:	= 5,619 O.F.
Cpv:	= 0.19 EL.=332.00
10 YR. C:	= 98.4
100 YR. C:	= 98.6
OWNERSHIP:	PRIVATE
MAINTENANCE:	PRIVATE

TENTATIVELY APPROV.
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Mark J. Boyle 1/16/03
 PLANNING DIRECTOR DATE

OWNER/DEVELOPER
 DEBORAH E. ELLGARD & ROBERT J. HARTZELL
 AND ESTATES OF
 KENNARD S. & CHARLOTTE A. DOBSON
 C/O LAND DESIGN DEVELOPMENT, INC.
 800 MAIN STREET
 ELLICOTT CITY, MD 21043
 (410) 480-9105

Handwritten signature and date: 1/16/03

date	JAN 2003
project	02-007
illustration	MMP
scale	1"=50'
approval	JBM

no.		description	revisions	date

DOBSON PROPERTY
 LOTS 1 THRU 24 AND OPEN SPACES 25 THRU 28
 TAX MAP 31 PARCEL 641 AND P/O PARCEL 699
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0286 Fax: (301) 621-5621 Wash. (410) 997-0288 Fax

GENERAL NOTES

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC FENCING AND SIGNAGE AS INDICATED ON THIS PLAN. THE FENCING SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN OR PROTECTED BY THESE DEVICES. ALL 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 OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS. INSTALLATION AND MAINTENANCE OF MATERIALS TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOKING, FLOODING, EXCESSIVE WEEDING 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 MAY CAUSE A SHORT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
- IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

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, FOREST MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE TO:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, RESULTS OF CONSTRUCTION, EXISTING PARKING AREAS AND EQUIPMENT STAGING AREAS.
 - INSPECT ALL FLAGGED BOUNDARY PROTECTION DEVICES; MAKE ALL NECESSARY ADJUSTMENTS.
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS FURTHER.

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 CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING (BROUGHT CONDITIONS). ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE IMMEDIATELY REPAIRED WITH APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH THE FOREST MANAGER.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESCRIBED. ANY DAMAGE TO THE FOREST SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

PLANTING SPECIFICATIONS AND NOTES

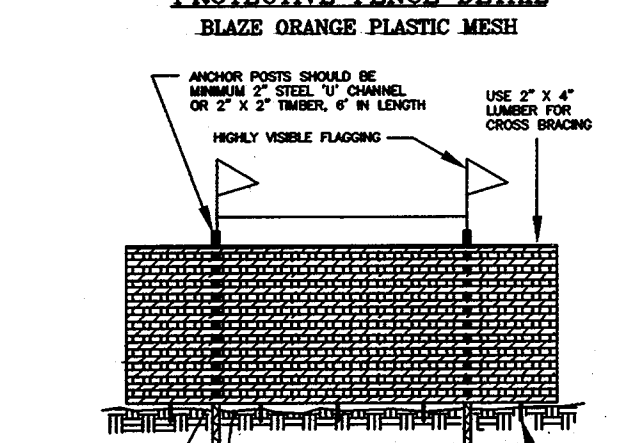
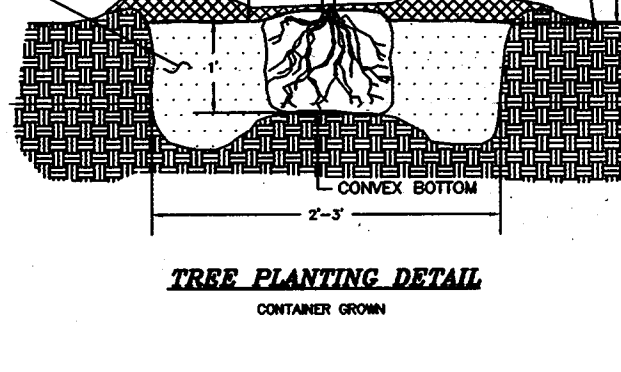
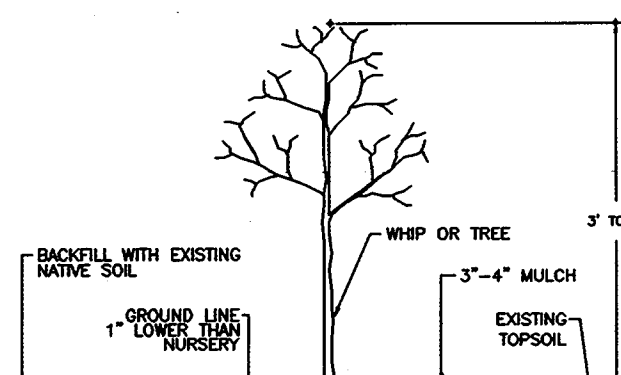
- PROTECTION FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
- DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF RADIUS = 5 X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
- SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL AND COMPOSTED SLUDGE. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD. LOCATION INTO WHICH THE CONTRACTOR SHALL THROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
- ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINERS GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

PLANT STORAGE AND INSPECTION

- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
- FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
- PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
- UNTIL PLANTED, PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOIST ENVIRONMENT.

PLANT INSTALLATION

- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILING SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, RAISE SOILS EVENLY OVER THE PLANTING FIELD TO COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
- PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
- CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING TREES. IF ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST.
- CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.



- FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MULCH INDICATED ABOVE AND WATER GENEROUSLY.
- FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENTUALLY DISPOSE SPECIES IN GROUPS OF TWO (2) TO FIVE (5) PER SPECIES, OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED ON PLANT LIST.
- AVOID PLANTING IN A STRAIGHT GRID PATTERN. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
- NEWLY PLANTED TREES SHALL BE WATERED AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE VERY DEEP, WELL DRAINED NATURE OF THE NATIVE SOILS FOUND ON THIS SITE. COMBINED WITH THE LOSS OF NATIVE VEGETATION, PLANTED TREES WILL BE AT RISK THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING WETTER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SHORT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
- NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NEEDS.
- IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD, SHALL BE REQUIRED 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, FOREST MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE TO:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, RESULTS OF CONSTRUCTION, EXISTING PARKING AREAS AND EQUIPMENT STAGING AREAS.
 - INSPECT ALL FLAGGED BOUNDARY PROTECTION DEVICES; MAKE ALL NECESSARY ADJUSTMENTS.
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS FURTHER.

- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER QUALIFIED PROFESSIONAL AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

REFORESTATION PLANT LIST

ALTERNATIVE 1	ALTERNATIVE 2
QTY. SPECIES	QTY. SPECIES
20 Acer rubrum	36 Acer rubrum
8 Maple	8 Red Maple
5 Lindera benzoin	8 Lindera benzoin
5 Spicabush	5 Spicabush
1 Liquidambar styraciflua	9 Liquidambar styraciflua
1 American Sweet Gum	1 American Sweet Gum
10 Liriodendron tulipifera	18 Liriodendron tulipifera
1 Tuliptree	1 Tuliptree
10 Nyssa sylvatica	8 Nyssa sylvatica
1 Black Gum	1 Black Gum
5 Prunus serotina	1 Prunus serotina
1 Wild Black Cherry	1 Wild Black Cherry
5 Viburnum dentatum	8 Viburnum dentatum
1 Southern Arrowwood	1 Southern Arrowwood
5 Vaccinium corymbosum	8 Vaccinium corymbosum
1 Highbush Blueberry	1 Highbush Blueberry
TOTAL 66 TREES & SHRUBS (52 TREES REQUIRED)	TOTAL 113 WHIPS WITH TREE SHELTERS & SHRUBS (91 WHIPS REQUIRED)

FOREST CONSERVATION REQUIREMENTS

ALTERNATIVE 1	ALTERNATIVE 2
FCE B 16 TREES REQUIRED	28 TREES REQUIRED
FCE C 36 TREES REQUIRED	63 TREES REQUIRED

SPECIMEN TREES

KEY	SPECIES	CONDITION	STATUS
A	ACER RUBRUM	GOOD	TO BE REMOVED
B	LINDERA BENZOIN	GOOD	TO BE REMOVED
C	ACER RUBRUM	GOOD	TO BE REMOVED
D	ACER RUBRUM	GOOD	TO BE REMOVED
E	ACER RUBRUM	GOOD	TO BE REMOVED
F	ACER PLATANOIDES	POOR	TRUNK ROT

STREET TREE CALCULATIONS

TALBOT'S LANDING ROAD - 325 LF/30 = 11
 ROAD A - 1482 LF/30 = 50
 PRIVATE ACCESS PLACE - 708 LF/40 = 18
 TOTAL TREES REQUIRED = 61 SMALL STREET TREES
 TOTAL TREES PROVIDED = 61 SMALL STREET TREES
 18 LARGE STREET TREES

NOTE: THIS DRAWING IS TO BE USED FOR PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN PURPOSES ONLY.

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 & AFFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.

STREET TREE PLANTING SCHEDULE

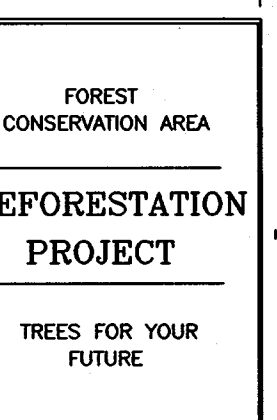
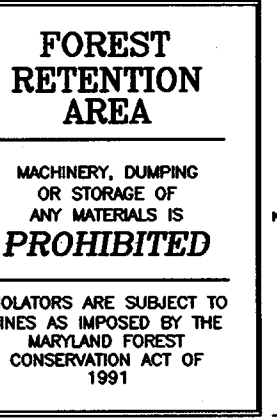
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
50	(Symbol)	ACER GINNALA	AMUR MAPLE	1 1/2" - 2" CAL.
18	(Symbol)	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
11	(Symbol)	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	1 1/2" - 2" CAL.
TOTAL				(79 STREET TREES) 61 SMALL STREET TREES, 18 LARGE STREET TREES

PERIMETER LANDSCAPE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
22	(Symbol)	ACER GINNALA	AMUR MAPLE	1 1/2" - 2" CAL.
38	(Symbol)	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
14	(Symbol)	PINUS THUNBERGIANA	JAPANESE BLACK PINE	6" - 8" HT.
5	(Symbol)	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	1 1/2" - 2" CAL.
TOTAL				79 TREES (38 SHADE TREES, 27 SMALL DECIDUOUS TREES, 14 EVERGREENS)

FOREST CONSERVATION DATA

DESCRIPTION	ACRES
I. BASIC SITE DATA	
GROSS SITE AREA	13.80
AREA WITHIN 100 YEAR FLOODPLAIN	0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	13.80
LAND USE CATEGORY	RESIDENTIAL-SUBURBAN
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
A. FOREST CONSERVATION THRESHOLD (20%)	2.76
B. AFFORESTATION MINIMUM (15%)	2.07
C. EXISTING FOREST ON NET TRACT AREA	2.10
D. FOREST AREAS TO BE CLEARED	0.13
E. FOREST AREAS TO BE RETAINED	1.97
IV. REFORESTATION CALCULATIONS	
H. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	0.00
I. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.13
J. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.00
K. REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.00
L. REFORESTATION FOR CLEARING BELOW THRESHOLD	0.26
M. TOTAL REFORESTATION REQUIRED	0.26
N. TOTAL REFORESTATION PROVIDED	0.26



SIGNAGE DETAILS



SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

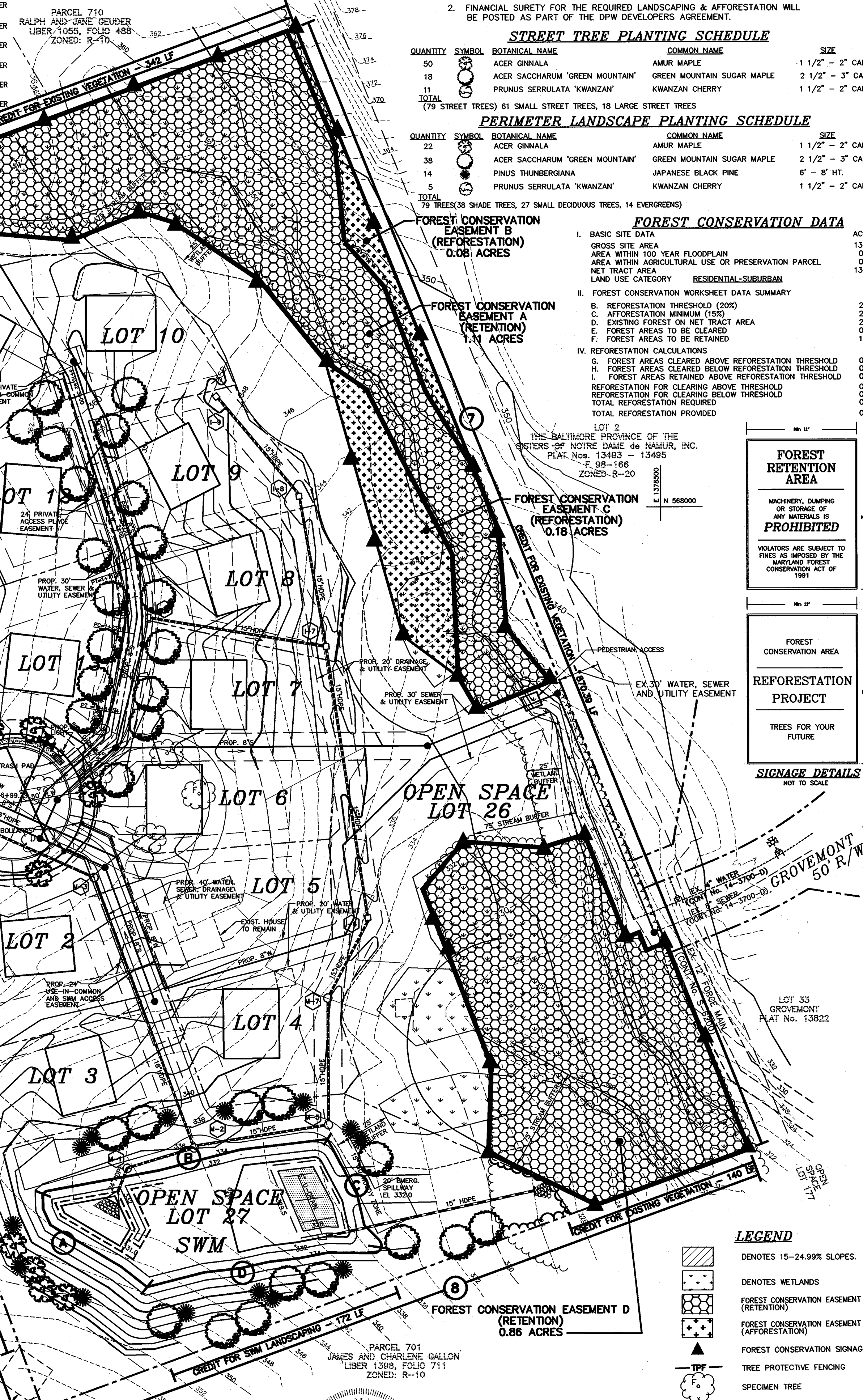
LINEAR FEET OF PERIMETER	106 LF (PERIMETER A)	209 LF (PERIMETER B)	89 LF (PERIMETER C)	172 LF (PERIMETER D)	576 LF (TOTAL)
CREDIT FOR EXISTING VEGETATION (NO. YES AND LINEAR FEET)	NO	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO. YES AND %)	N/A	N/A	N/A	N/A	N/A
NUMBER OF TREES REQUIRED	2 SHADE TREES 2 EVERGREEN TREES	4 SHADE TREES 2 EVERGREEN TREES	2 SHADE TREES 2 EVERGREEN TREES	3 SHADE TREES 4 EVERGREEN TREES	11 SHADE TREES 14 EVERGREEN TREES
NUMBER OF TREES PROVIDED	0 SHADE TREES 3 EVERGREEN TREES	4 SHADE TREES 2 EVERGREEN TREES	2 SHADE TREES 2 EVERGREEN TREES	3 SHADE TREES 4 EVERGREEN TREES	9 SHADE TREES 14 EVERGREEN TREES
SUBSTITUTION TREES (SMALL DECIDUOUS TREES)	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	4 SMALL TREES

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)
LINEAR FEET OF PERIMETER	252.80 LF	184.85 LF	101.77 LF	83.62 LF	255.36 LF	514.36 LF	870.39 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	YES, 342 LF OF EXISTING TREES	YES, 870.39 LF OF EXISTING TREES	NO
NUMBER OF PLANTS REQUIRED	4 SHADE TREES 0 EVERGREEN TREES	3 SHADE TREES 0 EVERGREEN TREES	2 SHADE TREES 0 EVERGREEN TREES	1 SHADE TREES 0 EVERGREEN TREES	4 SHADE TREES 0 EVERGREEN TREES	3 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	4 SHADE TREES 0 EVERGREEN TREES	3 SHADE TREES 0 EVERGREEN TREES	2 SHADE TREES 0 EVERGREEN TREES	1 SHADE TREES 0 EVERGREEN TREES	4 SHADE TREES 0 EVERGREEN TREES	3 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES
SUBSTITUTION TREES (SMALL DECIDUOUS TREES)	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 Mark S. McLaughlin
 PLANNING DIRECTOR
 1/16/03
 DATE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						
LANDSCAPE TYPE	A (PERIMETER 8)	B (PERIMETER 8)	A (PERIMETER 9)	B (PERIMETER 9)	A (PERIMETER 10)	B (PERIMETER 11)	TOTAL
LINEAR FEET OF PERIMETER	368.55 LF	172 LF	289.00 LF	106 LF	402.34 LF	230.20 LF	139.28 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 140 LF OF EXISTING TREES	YES, 172 LF OF SWM LANDSCAPING	NO	YES, 106 LF OF SWM LANDSCAPING	NO	NO	NO
NUMBER OF PLANTS REQUIRED	4 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	5 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	7 SHADE TREES 0 EVERGREEN TREES	5 SHADE TREES 6 EVERGREEN TREES	38 SHADE TREES 6 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	4 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	5 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	3 SHADE TREES 8 SMALL TREES	0 SHADE TREES 10 SMALL TREES	29 SHADE TREES 8 EVERGREEN TREES 18 SMALL TREES
SUBSTITUTION TREES (SMALL DECIDUOUS TREES)	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES	0 SMALL TREES



MILDENBERG, BOENDER & ASSOC., INC.
 Planners Surveyors
 5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0296 Fax: (301) 621-5321 Wash. (410) 997-0298 Fax.

DOBSON PROPERTY
 LOTS 1 THRU 24 AND OPEN SPACES 25 THRU 28
 TAX MAP 31 PARCEL 641 AND P/O PARCEL 699
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN

Project: JAN 2003
 Date: 02-007
 Engineering: SJD
 Illustration: SJD
 Scale: 1" = 60'
 Date: []
 Description: []
 Revisions: []
 No. []

STATE OF MARYLAND
 DEPARTMENT OF NATURAL RESOURCES
 LANDSCAPE ARCHITECT
 MD DNR QUALIFIED PROFESSIONAL
 Stephanie Demchik 1/16/03
 STEPHANIE DEMCHIK, RLA NO. 3038

OWNER/DEVELOPER
 DEBORAH E. ELLIARD & ROBERT J. HARTZELL
 AND ESTATES OF
 KENNARD S. & CHARLOTTE A. DOBSON
 DESIGN DEVELOPMENT, INC.
 800 MAIN STREET
 ELLICOTT CITY, MD 21043
 (410) 480-9105

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