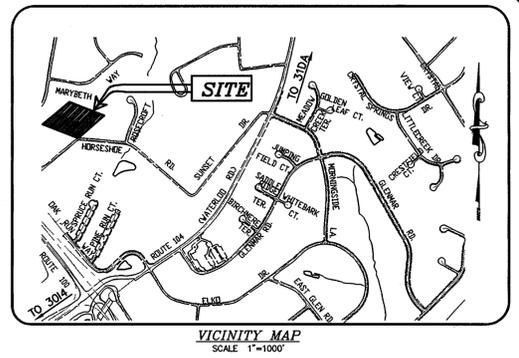
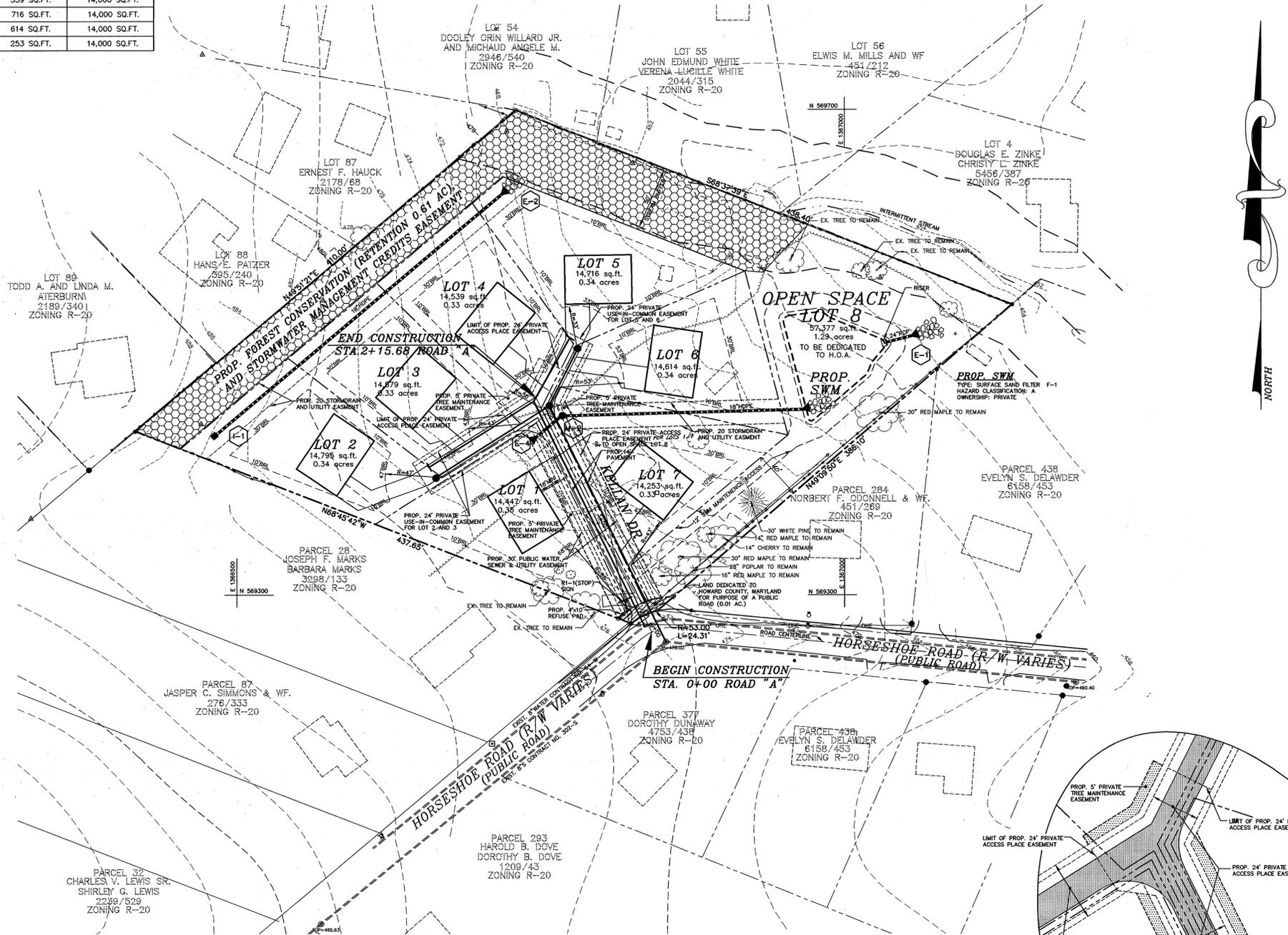


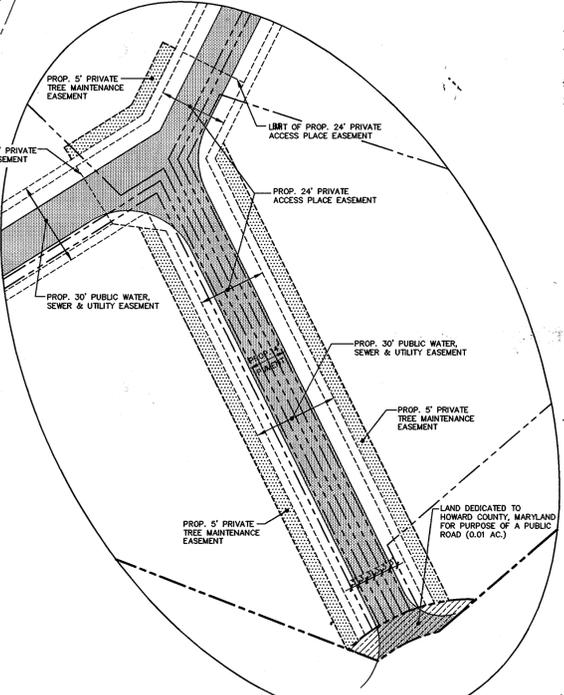
**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	14,795 SQ.FT.	795 SQ.FT.	14,000 SQ.FT.
3	14,579 SQ.FT.	579 SQ.FT.	14,000 SQ.FT.
4	14,539 SQ.FT.	539 SQ.FT.	14,000 SQ.FT.
5	14,716 SQ.FT.	716 SQ.FT.	14,000 SQ.FT.
6	15,614 SQ.FT.	614 SQ.FT.	14,000 SQ.FT.
7	14,253 SQ.FT.	253 SQ.FT.	14,000 SQ.FT.



**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 358  
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. 31DA AND 30IA  
STA. 31D4 N 571,700.681 E 1,369,606.396 EL.495.181  
STA. 30IA N 567,750.955 E 1,364,842.701 EL.499.821
- TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN SURVEY BY MILDENBERG, BOENDER AND ASSOCIATES, DATED SEPTEMBER, 2002.
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 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 MILDENBERG, BOENDER & ASSOC., INC. DATED NOVEMBER, 2002.
- NO FLOODPLAIN EXISTS ON SITE.
- DEED REFERENCE: 425/105
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- NO STEEP SLOPES EXIST ON SITE.
- AREA TABULATION:  
TOTAL TRACT AREA: 3.64 AC ±  
MINIMUM LOT AREA: 14,000 S.F.  
AREA OF PROPOSED BUILDABLE LOTS: 2.34 AC. ±  
AREA OF PROPOSED ROADS (R/W): 0.01 AC. ±  
REQUIRED OPEN SPACE (30% OF TOTAL AREA): 1.09 AC. ±  
PROVIDED OPEN SPACE: 1.29 AC. ±  
NUMBER OF PROPOSED BUILDABLE LOTS: 7  
NUMBER OF PROPOSED OPEN SPACE LOTS: 1  
TOTAL NUMBER OF PROPOSED LOTS: 8
- |  |                                      |
|--|--------------------------------------|
|  | DENOTES FOREST CONSERVATION EASEMENT |
|  | ROAD DEDICATION                      |
- ALL LOTS WILL HAVE A MINIMUM OF 2 ON-SITE PARKING SPACES. NO STREET PARKING SPACES ARE REQUIRED.
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
- THIS PLAN IS SUBJECT TO THE FIFTH EDITION SUBDIVISION REGULATIONS AND THE AMENDED ZONING REGULATION (COUNTY BILL 50-2001)
- EXISTING HOUSE TO BE REMOVED PRIOR TO PLAT RECORDATION.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-03-100 APPROVED ON APRIL 22, 2003, SUBJECT TO THE FOLLOWING:  
1. PROVIDE AN EASEMENT ACROSS THE 24' WIDE PRIVATE ACCESS PLACE FOR PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOT 8.  
2. PROVIDE A 40' WIDE PIPESTEM ADJACENT TO LOT 7.



**GEOMETRY OF EASEMENTS**  
SCALE: 1"=30'

**OWNER:**  
EUGENE P. & PEGGY GEIBIG  
C/O MILDENBERG, BOENDER & ASSOC., INC.  
5072 DORSEY HALL DRIVE, SUITE 202  
ELlicott CITY, MD 21042

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Mark A. Leyle* 2/1/03  
PLANNING DIRECTOR DATE



Project	02-046	date	JUNE 2003
Illustration	MMP	engineering	MMP
scale	1"=50'	MMP	approval

description	revisions	date

**JASMYN WOODS**  
 TAX MAP 31 PARCEL 358  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
**PRELIMINARY EQUIVALENT SKETCH PLAN**

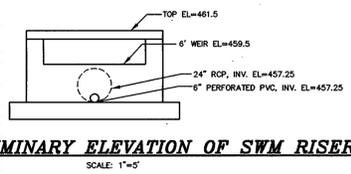
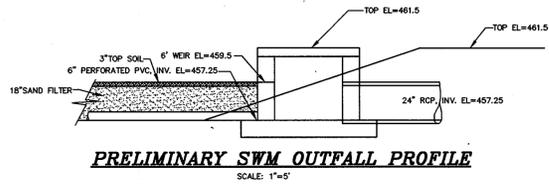
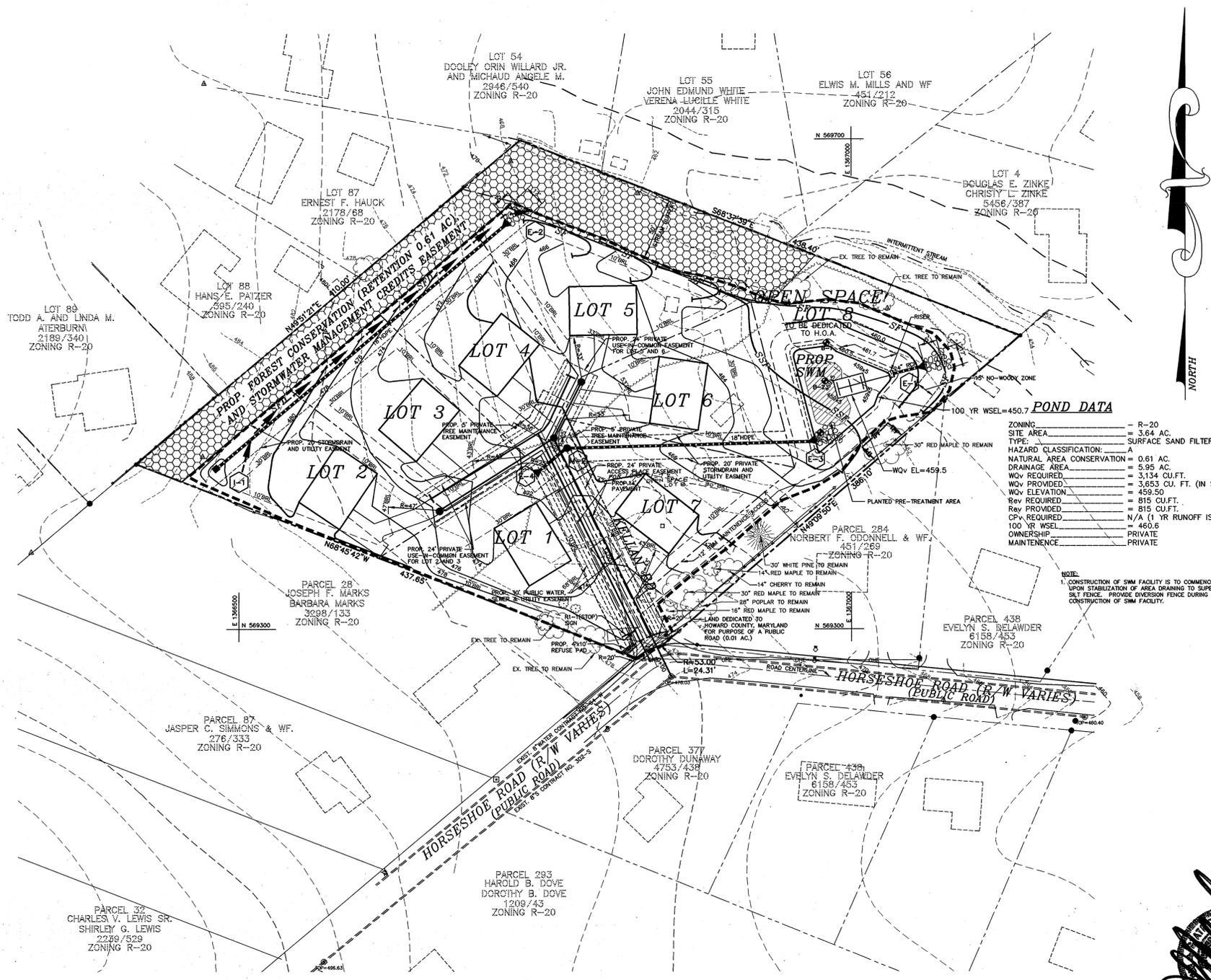
**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 987-0286 Fax (301) 821-5521 Wash. (410) 987-0288 Fax

date	JUNE 2003
project	02-046
illustration	engineering
MMP	MMP
scale	1"=50'
approval	approval

no.	description	date

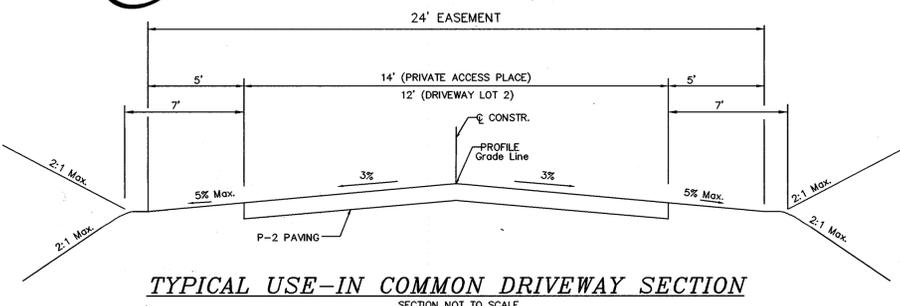
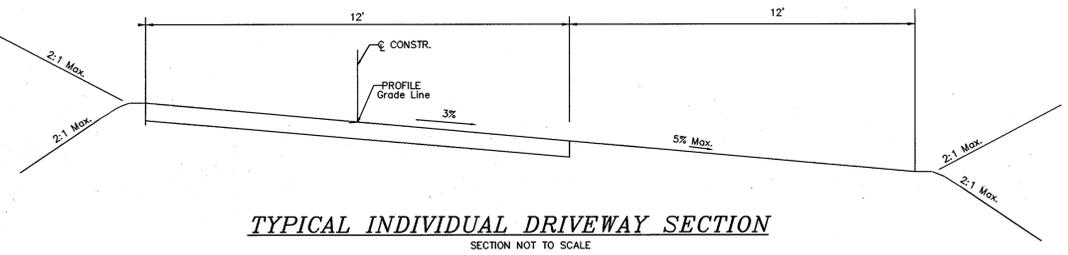
**JASMYN WOODS**  
 TAX MAP 31 PARCEL 368  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
**PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN**

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 902, Ellicott City, Maryland, 21042  
 (410) 987-0236, Fax: (410) 987-0238



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*Mark A. Wolf* *2/1/02*  
 PLANNING DIRECTOR DATE



**OWNER:**  
 EUGENE P. & PEGGY GEIBIG  
 C/O MILDENBERG, BOENDER & ASSOC., INC.  
 5072 DORSEY HALL DRIVE, SUITE 202  
 ELLICOTT CITY, MD 21042

02-046.DWG PRELIM GRADING-R

**LEGEND**

- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION SIGNAGE
- TREE PROTECTIVE FENCING
- SPECIMEN TREE

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	B (PERIMETER 3)	A (PERIMETER 4)	B (PERIMETER 4)	
LINEAR FEET OF PERIMETER	426.17 LF	410.00 LF	258.40 LF	180 LF	158.73 LF	210 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 38 LF OF EXISTING TREES	YES, 410 LF OF EXISTING TREES	YES, 258.40 LF OF EXISTING TREES	YES, 210 LF OF SWM LANDSCAPING	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED							
SHADE TREES	7 SHADE TREES	0 SHADE TREES	0 SHADE TREES	0 SHADE TREES	3 SHADE TREES	0 SHADE TREES	10 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

**SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	95 LF (PERIMETER A)	133 LF (PERIMETER B)	133 LF (PERIMETER C)	361 LF (TOTAL)
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO	NO	NO	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A	N/A	N/A	N/A
NUMBER OF TREES REQUIRED				
SHADE TREES	2 SHADE TREES	3 SHADE TREES	3 SHADE TREES	8 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES	3 EVERGREEN TREES	3 EVERGREEN TREES	8 EVERGREEN TREES

**FOREST CONSERVATION NOTES**

- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 0.61 ACRES (26,571.6 SQ. FT.) AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF 0.59 ACRES (25,700.4 SQ. FT.) IN THE AMOUNT OF \$12,850.20.

**LANDSCAPE 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 INCLUDING PRIVATE STREET TREES WILL BE POSTED AS OF THE DPW DEVELOPERS AGREEMENT.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPLACED OR REPLANTED. IN THE EVENT THAT TREES WITHIN THE CREDITED AREAS ARE DAMAGED, THE OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF TREES ACCORDING TO "TYPE B" BUFFER OUTLINED IN HOWARD COUNTY LANDSCAPE MANUAL.
- EXISTING TREES LABELED TO REMAIN ALONG PERIMETER FOUR (4) ARE TO APPLY TO THE LANDSCAPE BUFFER REQUIREMENT (INCLUDING 2 SPECIMEN TREES) HOWEVER, IF THESE TREES ARE DAMAGED, A TYPE "B" BUFFER WILL BE REQUIRED TO SUBSTITUTE FOR THOSE TREES.

**FOREST STAND**

FS1 - TULIP POPLAR ASSOCIATION

**GENERAL NOTES**

- FOREST PROTECTION**
- ALL FOREST RETENTION AREAS SHALL BE PERMANENTLY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES 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 FOREST PROTECTION DEVICES.
  - ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. 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, MATERIALS OR EXCESSIVE FOOTSTRAFFIC TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
  - INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING 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 WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
  - THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.
- 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 OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
    - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS, AND EQUIPMENT STAGING AREAS;
    - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES; MAKE ALL NECESSARY ADJUSTMENTS;
    - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.
- 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 WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE PROCEDURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
  - THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	3.64
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00
D. NET TRACT AREA	3.64
LAND USE CATEGORY	
ARA MOR IDA HQR MPD CIA	0 0 0 0 0 0
E. AFFORESTATION THRESHOLD (15%)	0.55
F. CONSERVATION THRESHOLD (20%)	0.73
EXISTING FOREST COVER	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	2.12
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	1.57
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	1.39
BREAK EVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	1.01
K. CLEARING PERMITTED WITHOUT MITIGATION	1.11
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED	1.51
M. TOTAL AREA OF FOREST TO BE RETAINED	0.61
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.35
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.24
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00
Q. TOTAL REFORESTATION REQUIRED	0.59
R. TOTAL AFFORESTATION REQUIRED	0.00
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.59

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Stephanie Demchik* 7/14/03  
PLANNING DIRECTOR DATE



**SPECIMEN TREES**

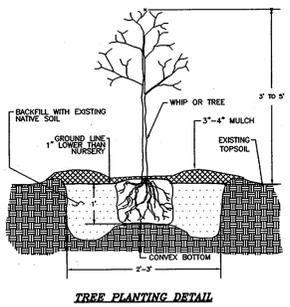
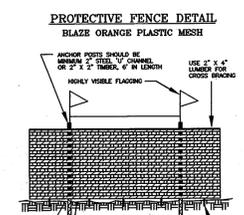
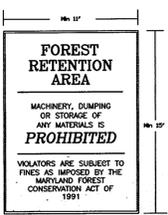
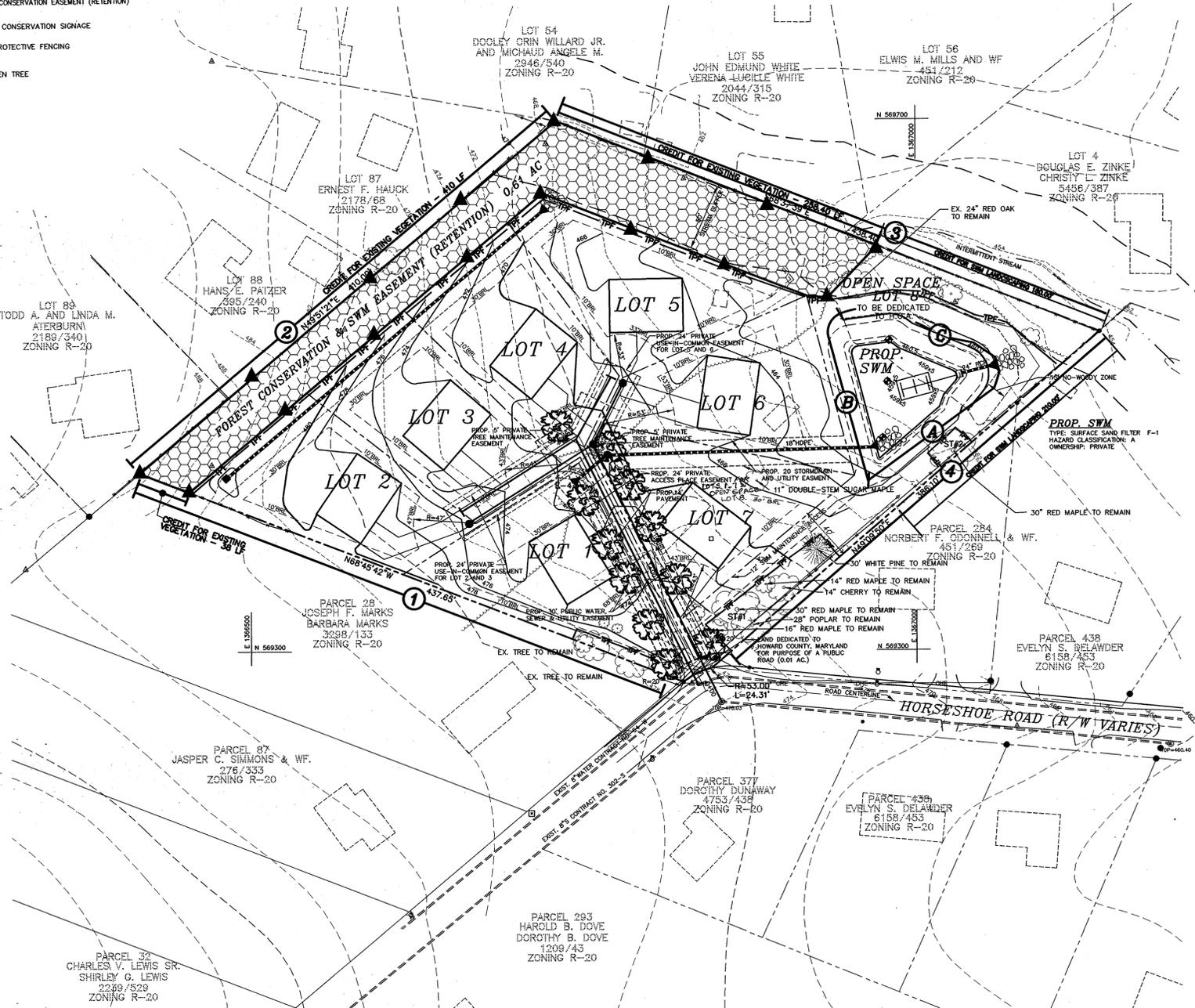
KEY	SPECIES
ST#1	30" RED MAPLE IN GOOD CONDITION (TO REMAIN)
ST#2	30" RED MAPLE IN GOOD CONDITION (TO REMAIN)
ST#3	32" RED MAPLE IN FAIR/POOR CONDITION (TO BE REMOVED)

**PRIVATE STREET TREE CALCULATIONS**

KELLAN DRIVE - 430 LF/40 = 11 STREET TREES  
TOTAL TREES REQUIRED = 11 STREET TREES  
TOTAL TREES PROVIDED = 11 STREET TREES

**PRIVATE STREET TREE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
11		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
11				STREET TREES



**OWNER:**  
EUGENE P. & PEGGY GEIBIG  
C/O MILDENBERG, BOENDER & ASSOC., INC.  
5072 DORSEY HALL DRIVE, SUITE 202  
ELLICOTT CITY, MD 21042

Project	02-046	date	JULY 2003
Illustration	MMP	engineering	MMP
Scale	1" = 50'	approval	MMP

description	revisions	date

JASMYN WOODS  
TAX MAP 31 PARCEL 358  
HOWARD COUNTY, MARYLAND  
SECOND ELECTION DISTRICT  
PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN

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