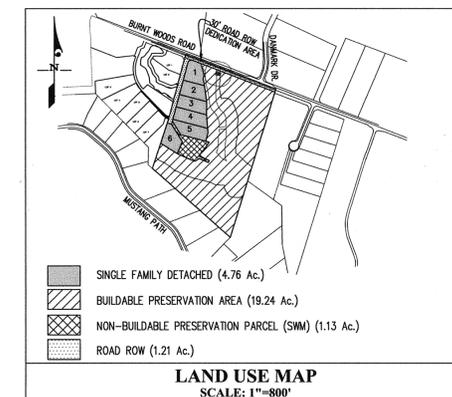
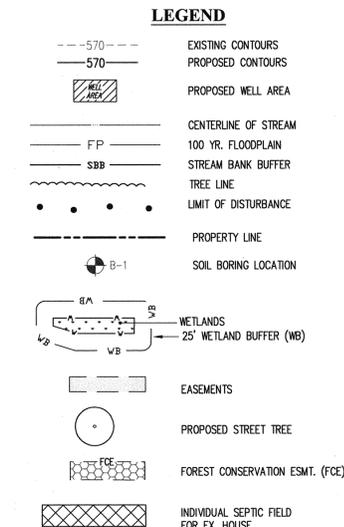
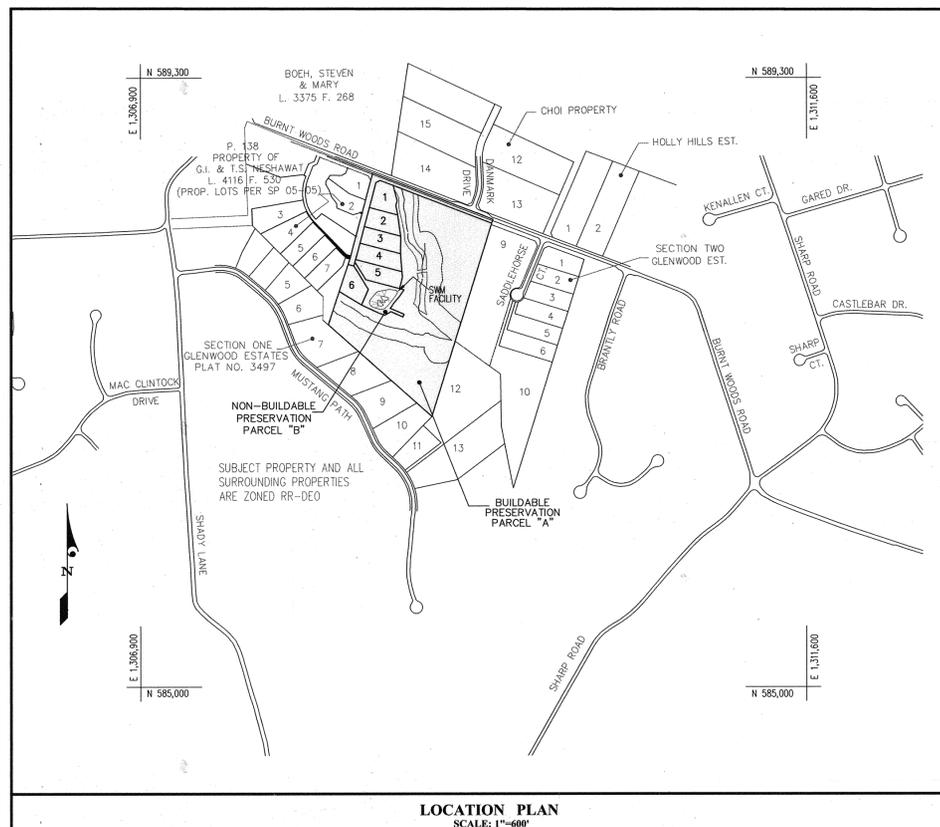
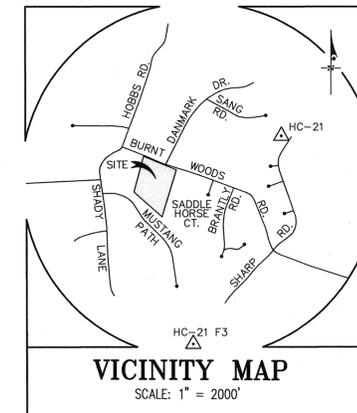


General Notes:

- ZONING: SITE IS ZONED RR-DEO.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
- SITE ANALYSIS:
GROSS SITE AREA: 26.34 ACRES±
AREA OF THIS SUBMISSION: 26.34 ACRES±
AREA OF 100 YEAR FLOODPLAIN: 2.46 ACRES±
AREA OF ROADWAY (PUBLIC): 1.21 ACRES±
AREA OF LOTS: 4.76 ACRES±
AREA OF BUILDABLE PRESERVATION PARCEL: 19.24 ACRES±
AREA OF NON-BUILDABLE PRESERVATION PARCEL: 1.13 ACRES±
NUMBER OF LOTS: 6 STD, 1 BUILDABLE PRESERVATION PARCEL, 1 NON-BUILDABLE PRESERVATION PARCEL
- SOILS DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED JULY 1968.
- TOPOGRAPHY INDICATED WAS TAKEN FROM AERIAL TOPOGRAPHY PREPARED DURING JULY, 2003 BY MCKENZIE-SNYDER, INC.
- BOUNDARY INFORMATION SHOWN IS BASED UPON A FIELD SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A. ON OR ABOUT MAY, 2003.
- WETLAND DELINEATION BY EXPLORATION RESEARCH, INC. AND APPROVED BY COE 8-23-04.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF THIS PRELIMINARY PLAN SUBMISSION.
- EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.
- TRAFFIC STUDY WAS PREPARED BY TRAFFIC CONCEPTS, INC.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE INCLUDED WITH FINAL PLANS. NO SEDIMENT CONTROL DEVICES WILL ENCRANCH BEYOND THE L.O.D. SHOWN. THE GROUND IN AREA OF THE SEPTIC FIELDS WILL BE RETURNED TO EXISTING GRADE UPON COMPLETION OF THE TRENCH CONSTRUCTION. THEREFORE, NO PROPOSED GRADES HAVE BEEN SHOWN IN THOSE AREAS.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE SHOWN AT THE FINAL PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL.
- THE PERENNIAL PORTION OF THE STREAM ON THE SUBJECT PROPERTY IS A CLASS III AND IS SUBJECT TO A 100' STREAM BANK BUFFER. THE PORTIONS THAT ARE INTERMITTENT ARE SHOWN WITH A 50' STREAM BANK BUFFER.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, 100 YEAR FLOOD PLAIN AREAS OR FOREST CONSERVATION EASEMENTS.
- WATER IS TO BE PROVIDED IN INDIVIDUAL WELLS.
- SEWER IS TO BE PROVIDED BY A COMMUNITY SEPTIC SYSTEM, AS SHOWN ON PRESERVATION PARCEL "A". THE PERC CERTIFICATION PLAT WAS APPROVED BY THE HEALTH OFFICER ON NOVEMBER 18, 2003.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES, DATED MAY 25, 2004 AS PART OF THIS PRELIMINARY PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. HC21 AND 21F3 WERE USED FOR THIS PROJECT.
- THE BUILDABLE PRESERVATION PARCEL IS TO ENCOMPASS THE FOLLOWING PURPOSES:
A. CONTAINS THE EXISTING HOUSE AND BARN FOR POSSIBLE EQUESTRIAN USES.
B. THE COMMUNITY SEPTIC FIELD.
C. ENVIRONMENTAL PROTECTION, INCLUDING FLOODPLAIN, WETLANDS, STREAMS AND FOREST CONSERVATION.
- THE NON-BUILDABLE PRESERVATION PARCEL "B" IS SOLELY FOR SWM AND TO BE OWNED BY THE HOA.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH THE FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY THE PLACEMENT OF 1.46 ACRES OF PLANTINGS INTO AN EASEMENT AREA WHICH IS SUFFICIENT TO MEET THE BREAK-EVEN POINT OF REQUIRED AFFORESTATION. EXCESS EASEMENT AREA CAN NOT BE CREDITED TOWARDS ANY OTHER SITE.
- THERE IS AN EXISTING RESIDENCE, WHICH IS TO REMAIN, ON PRESERVATION PARCEL "A".
- THE TIME TABLE FOR ABANDONING THE EXISTING WELL AND SEPTIC, IN ORDER TO ALLOW FOR THE INSTALLATION OF THE SHARED SEPTIC FIELD AND NEW WELL FOR THE EXISTING HOUSE, WILL BE DETERMINED AT THE FUTURE TIME THAT ALLOCATIONS ARE MADE AVAILABLE FOR THIS PROJECT TO PROCEED.
- PRESERVATION PARCEL EASEMENT HOLDERS:
PARCEL "A" - AGRICULTURAL LAND PRESERVATION PROGRAM OF HOWARD COUNTY (PRIVATELY OWNED)
PARCEL "B" - HOWARD COUNTY (HOA OWNED)
- A MAINTENANCE AGREEMENT BETWEEN LOT 5 AND THE HOA OWNED NONBUILDABLE PRESERVATION PARCEL B IS TO BE RECORDED WITH THE FINAL PLAT.
- STORMWATER MANAGEMENT FOR 5.99 ACRES OF THE PROPOSED SITE IS PROVIDED BY THE PROPOSED POCKET POND (P1). A FOREBAY PROVIDES PRETREATMENT FOR THIS FACILITY. THE WQV REQUIREMENT IS MET BY A PERMANENT POOL AND THE CPV REQUIREMENT IS MET BY 1-YR EXTENDED DETENTION THROUGH A 1.75" ORIFICE. THE REV REQUIREMENT FOR THIS SITE IS MET BY A GRASS CHANNEL PASSING THROUGH THE REAR OF LOTS 1-5. MANAGEMENT OF THE 1-YEAR PEAK DISCHARGE AT STUDY POINT 1 IS ALSO ACCOMPLISHED BY THIS FACILITY. THIS FACILITY IS ENTIRELY WITHIN CUT AND THE STORAGE AT THE 100-YR WSEL IS LESS THAN 40,000 cu-ft. THIS IS A NON-MD378 FACILITY. THIS FACILITY IS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

PRELIMINARY/EQUIVALENT SKETCH PLAN HENRY PROPERTY

Lots 1 - 6, Buildable Preservation Parcel "A" And Non-Buildable Preservation Parcel "B"



NOTES PER APPROVED PERCOLATION PLAN:

- THIS AREA DESIGNATES A PRIVATE SHARED SEWERAGE EASEMENT OF 95,117 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR SHARED SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SHARED SEWERAGE EASEMENT. RECORDED OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDED. IT IS THE DEVELOPER RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- TOPOGRAPHY IS FROM AERIAL TOPOGRAPHY PREPARED BY MCKENZIE SNYDER, INC. ON JULY 4, 2003.
- BOUNDARY INFORMATION IS BASED UPON BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2003 BY GUTSCHICK, LITTLE & WEBER, PA.
- PROPERTY TABULATION:
A. TAX PARCEL 106
B. TOTAL ACREAGE: 26.34 AC.

NOTES FOR WP-05-101

ON 4-18-05, A WAIVER WAS APPROVED ALLOWING SEPARATE ACCESS FOR THE EXISTING HOUSE ONTO BURNTWOODS ROAD (16.116(0)) AND TO DISTURB THE WETLAND BUFFER TO THE EXTENT NECESSARY TO CONSTRUCT THE PUBLIC ACCESS PLACE SHOWN (16.119(1)), SUBJECT TO THE FOLLOWING CONDITIONS:

- DISTURBANCE WITHIN THE 25' WETLAND BUFFER SHALL BE THE MINIMUM NECESSARY TO CONSTRUCT THE PUBLIC ACCESS PLACE FOR LOTS 1 TO 6 AND NON-BUILDABLE PRESERVATION PARCEL B OF THE HENRY PROPERTY AND LOTS 1 AND 2 OF THE NESHAWAT PROPERTY (SP 05-05).
- THE APPLICANT SHALL OBTAIN A WETLAND CROSSING PERMIT FOR THE SHARED SEPTIC FORCE MAIN, A NOTE INDICATING THE APPROVED PERMIT NUMBER AND DATE SHALL BE ADDED TO THE FINAL PLAT AS APPLICABLE.
- COMPLIANCE WITH ALL OTHER STATE AND COUNTY REGULATIONS AND REQUIREMENTS AS APPLICABLE.
- ON APRIL 18, 2005, A WAIVER WAS APPROVED WAIVING SECTION 16.119 (1)(1) PROHIBITING LOTS TO DERIVE SEPARATE ACCESS ONTO A MAJOR COLLECTOR AND SECTION 16.116(0) PROHIBITING GRADING AND REMOVAL OF VEGETATION OR PAVING WITHIN 25' OF A WETLAND, TO ALLOW SEPARATE ACCESS FOR THE EXISTING HOUSE ONTO BURNTWOODS ROAD AND TO ALLOW DISTURBANCE TO THE WETLAND BUFFER TO THE EXTENT NECESSARY TO CONSTRUCT THE PUBLIC ACCESS PLACE, SUBJECT TO THE FOLLOWING CONDITIONS.

DENSITY CALCULATIONS

GROSS AREA:	26.34 ACRES±	
BASE DENSITY:	6 UNITS	(GROSS AREA/4.25)
FLOODPLAIN AREA:	2.46 ACRES±	
NET AREA:	23.88 ACRES±	
MAX. DENSITY:	11 UNITS	(MAXIMUM ALLOWABLE WITH D.E.O.: NET AREA/2)
D.E.O. UNITS REQUIRED:	1 UNIT	
UNITS PROPOSED:	6 LOTS + 1 BUILDABLE PRESERVATION PARCEL	

NOTE: THE OFFSITE DEO DENSITY SENDING SOURCE IS NOT KNOWN AT THIS TIME.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

Robert G. Walden 9/27/05
County Health Officer MJD Date

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Mark Chappelle
PLANNING DIRECTOR
DATE: 8/30

SHEET INDEX

- COVER SHEET
- PRELIMINARY PLAN
- EXISTING CONDITION STORMWATER MANAGEMENT DRAINAGE AREA MAP
- PROPOSED CONDITION STORMWATER MANAGEMENT DRAINAGE AREA MAP
- PRELIMINARY FOREST STAND DELINEATION, FOREST CONSERVATION & LANDSCAPE BUFFER PLAN
- PRELIMINARY LANDSCAPE PLAN DETAILS AND NOTES
- FOREST CONSERVATION NOTES, SCHEDULES AND DETAILS

STORMWATER MANAGEMENT SUMMARY

Type (per MDE) : Pocket Pond (P1)
Non-MDE 378 Facility
Total Drainage Area To Facility = 29.0 acres
CN = 75
TC = 0.273 hrs
Gross WQV Required = 0.16 ac-ft
Rev Required: 0.04 ac-ft
Rev Provided By Roadside Swales
Net WQV Required = 0.16 - 0.04 = 0.12 ac-ft
WQV Provided = 0.20 ac-ft
WQV/Permanent Pool WSEL = 545.00
CPV Required = 0.20 ac-ft
CPV Provided = 0.31 ac-ft
CPV WSEL = 546.50
Unmanaged Hydrograph Centroid Into Pond: 13.03 hrs
Managed Hydrograph Centroid Into Pond: 33.9 hrs
1-yr Lag Provided: 33.9 - 13.03 = 20.87 hrs
1-yr (Qp = 3.86 cfs) (WSEL = 546.32)
10-YR (Qp = 15.88 cfs) (WSEL = 548.07)
100-YR (Qp = 27.55 cfs) (WSEL = 548.58)
Variable Width Aquatic Bench = 544.00
Outfall: Precast Riser Structure to 12" HDPE @ 5%±
1.75" Orifice - Invert = 545.00
12" Weir - 548.00
T.O.D. = 550.00

GLWGUTSCHICKLITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
OWNER
LISA A. GABRIEL-HENRY
14337 BURNT WOODS ROAD
GLENWOOD, MARYLAND 21738

DEVELOPER
RICHARD AZRAEL
SNOWDEN COMMONS
5850 WATERLOO ROAD, SUITE 230
COLUMBIA, MARYLAND 21045
TEL: 410-480-3699

COVER SHEET
HENRY PROPERTY
LOTS 1 - 6, BUILDABLE PRESERVATION PARCEL "A"
AND NON-BUILDABLE PRESERVATION PARCEL "B"
LIBER 2820, FOLIO 150 AND LIBER 6321, FOLIO 590
LISSON ELECTION DISTRICT No. 4

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	RR-DEO	02118
DATE	TAX MAP - GRID	SHEET
AUGUST, 2005	21-5	1 OF 7

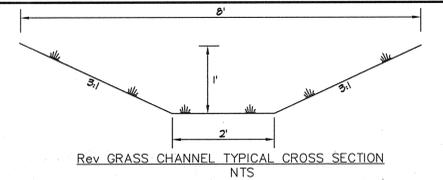
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

Robert W. Wells
County Health Officer *MJD* Date *9/27/05*

BOUNDARY COORDINATE DATA

CORNER NO.	COORDINATE LOCATION
1	N 587.557 E 1,308.223
2	N 588.030 E 1,308.378
3	N 588.631 E 1,308.537
4	N 588.303 E 1,309.386
5	N 586.910 E 1,308.955

Stormwater management is being provided at the facility on the Non-Buildable Preservation Parcel "B". The facility will be a Pocket Pond (Type P-1). The facility will be privately owned and maintained jointly with the Home Owner's Association being responsible for the routine items and the County being responsible for major structural items. The facility has an Non MD-378 Facility. See Summary (Sheets 1 & 4)



PRELIMINARILY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Mark Hugg 9/27/05
PLANNING DIRECTOR DATE



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
OWNER
LISA A. GABRIEL-HENRY
14337 BURNT WOODS ROAD
GLENWOOD, MARYLAND 21738

DEVELOPER
RICHARD AZRAEL
SNOWDEN COMMONS
5850 WATERLOO ROAD, SUITE 230
COLUMBIA, MARYLAND 21045
TEL: 410-480-3699

PRELIMINARY PLAN
HENRY PROPERTY
LOTS 1 - 6, BUILDABLE PRESERVATION PARCEL "A"
AND NON-BUILDABLE PRESERVATION PARCEL "B"
LIBER 2820, FOLIO 150 AND LIBER 6321, FOLIO 590
LIBSON ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RR-DEO	02118
DATE	TAX MAP - GRID	SHEET
AUGUST, 2005	21-5	2 OF 7

LEGEND

HYDROLOGIC SOIL GROUP

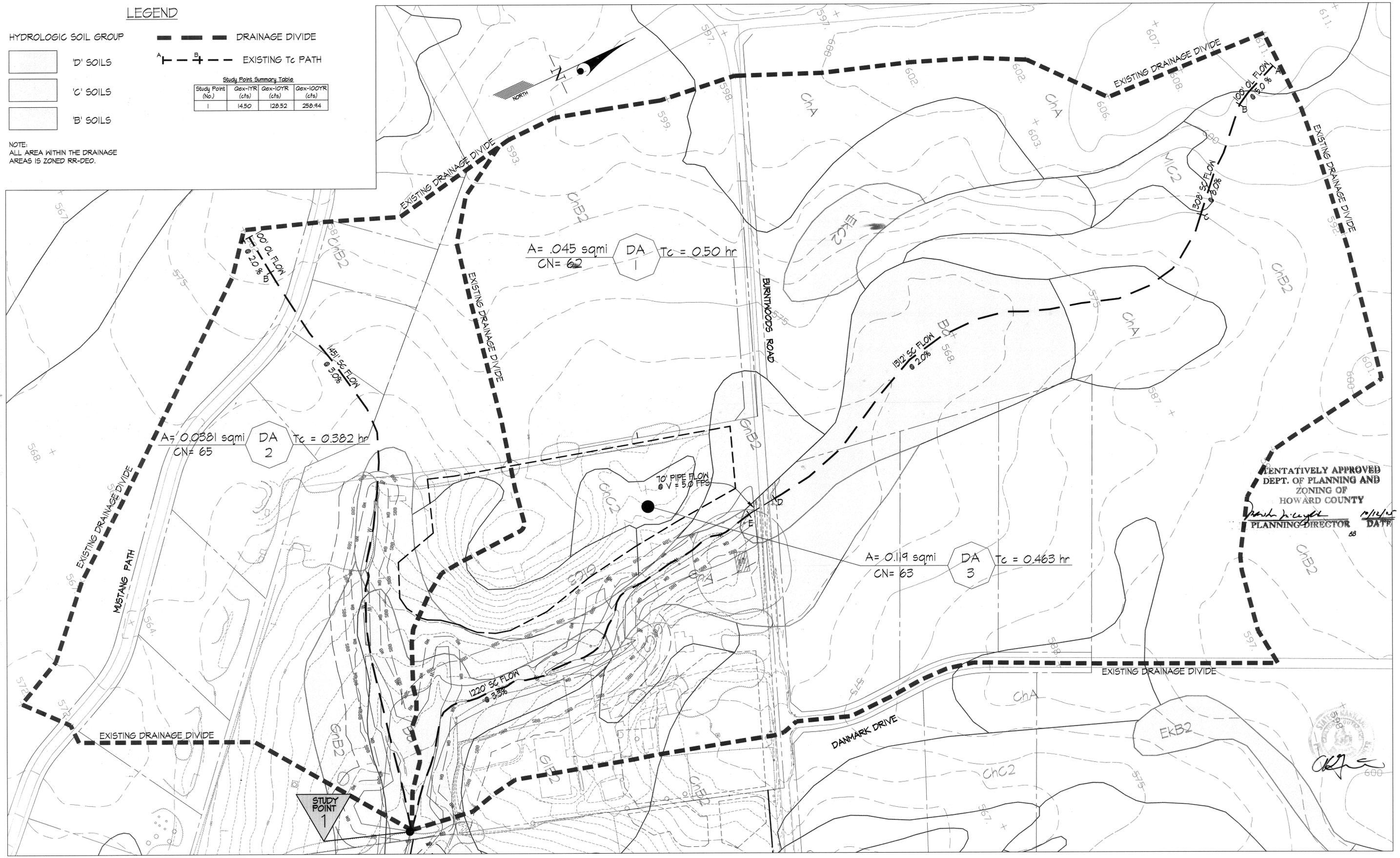
- D' SOILS
- C' SOILS
- B' SOILS

--- DRAINAGE DIVIDE

--- EXISTING Tc PATH

Study Point (No.)	Qex-1YR (cfs)	Qex-10YR (cfs)	Qex-100YR (cfs)
1	14.50	128.52	258.94

NOTE:
ALL AREA WITHIN THE DRAINAGE AREAS IS ZONED RR-DEO.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

David H. Wright 8/12/05
PLANNING DIRECTOR DATE



<p>GLW GUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20886 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188</p>	<p>OWNER LISA A. GABRIEL-HENRY 14337 BURNT WOODS ROAD GLENWOOD, MARYLAND 21738</p>	<p>PREPARED FOR: DEVELOPER RICHARD AZRAEL SNOWDEN COMMONS 5850 WATERLOO ROAD, SUITE 230 COLUMBIA, MARYLAND 21045 TEL: 410-480-3699</p>	<p>EXISTING CONDITION STORMWATER MANAGEMENT DRAINAGE AREA MAP</p> <p>HENRY PROPERTY LOTS 1 - 6, BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B" LIBER 2820, FOLIO 150 AND LIBER 6321, FOLIO 590 LIBSON ELECTION DISTRICT No. 4 HOWARD COUNTY, MARYLAND</p>	SCALE 1"=100'	ZONING RR-DEO	G. L. W. FILE No. 02118
				DATE AUGUST, 2005	TAX MAP - GRID 21-5	SHEET 3 OF 7

LEGEND

HYDROLOGIC SOIL GROUP

- D' SOILS
- C' SOILS
- B' SOILS

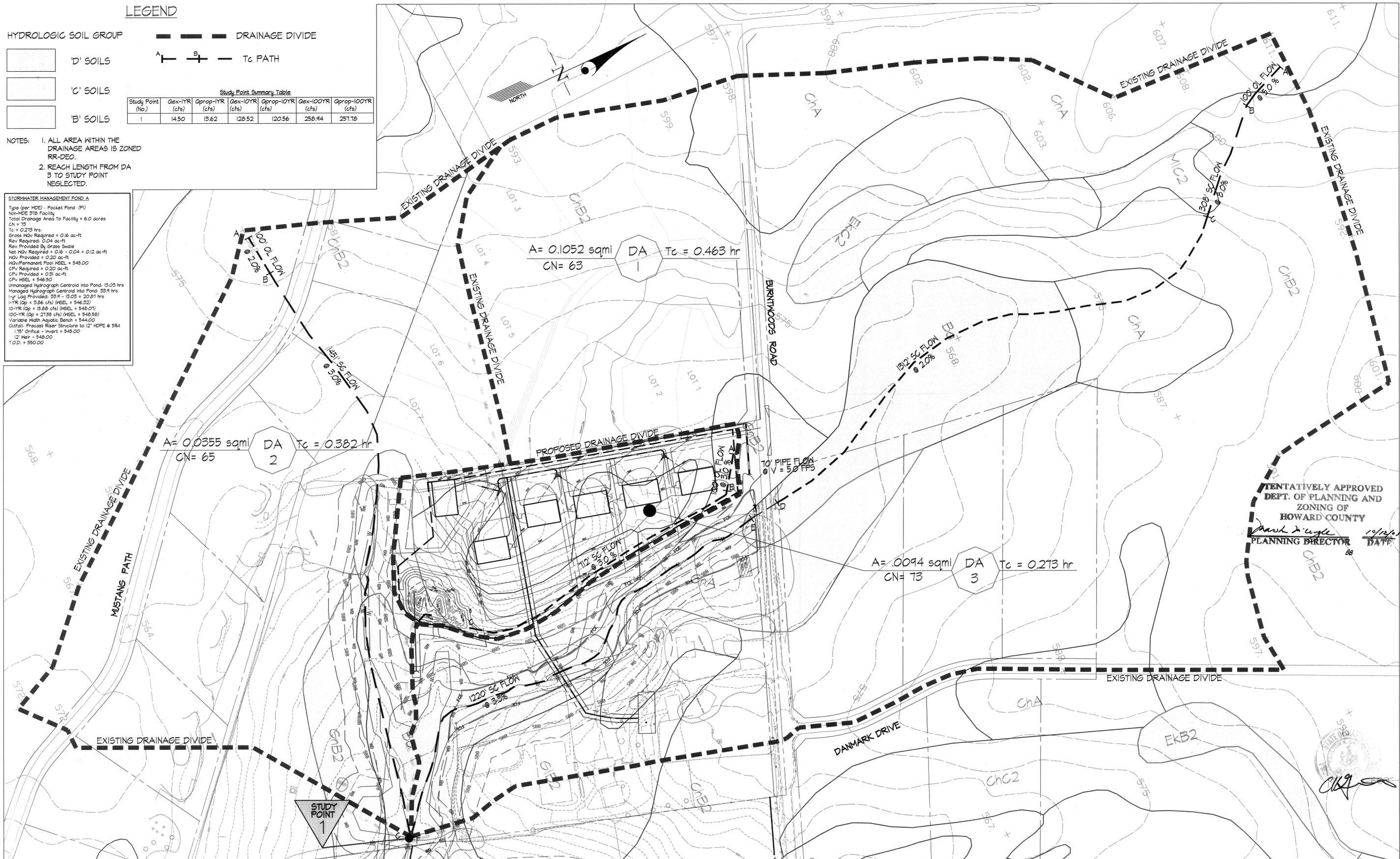
--- DRAINAGE DIVIDE

A — B — T_c PATH

Study Point Summary Table						
Study Point (No.)	Q _{ex-1YR} (cfs)	Q _{prop-1YR} (cfs)	Q _{ex-10YR} (cfs)	Q _{prop-10YR} (cfs)	Q _{ex-100YR} (cfs)	Q _{prop-100YR} (cfs)
1	14.50	13.62	128.52	120.56	258.94	251.78

- NOTES:
- ALL AREA WITHIN THE DRAINAGE AREAS IS ZONED RR-DEO.
 - REACH LENGTH FROM DA 3 TO STUDY POINT 1 NEGLECTED.

STORMWATER MANAGEMENT POND A
 Type (per MDC) : Pocket Pond (PI)
 Non-MS4 319 Facility
 Total Drainage Area To Facility = 6.0 acres
 CN = 75
 T_c = 0.275 hrs
 Gross INV Required = 0.16 ac-ft
 Rev. Provided: 0.04 ac-ft
 Rev. Provided By Grass Swales
 Net INV Required = 0.16 - 0.04 = 0.12 ac-ft
 INV Provided = 0.20 ac-ft
 INV/Permanent Pool WSEL = 545.00
 C/PV Required = 0.20 ac-ft
 C/PV Provided = 0.31 ac-ft
 C/PV WSEL = 546.50
 Unmanaged Hydrograph Centroid Into Pond: 15.03 hrs
 Managed Hydrograph Centroid Into Pond: 33.4 hrs
 1-hr Log Provided: 33.4 - 15.03 = 20.87 hrs
 1-hr (Q_p = 3.86 cfs) (WSEL = 546.32)
 10-YR (Q_p = 15.88 cfs) (WSEL = 548.07)
 100-YR (Q_p = 27.55 cfs) (WSEL = 549.58)
 Variable Width Aquatic Bench = 544.00
 Outfall: Precast Riprap Structure to 12" HDPE @ 5%
 12" Orifice - Invert = 545.00
 12" Weir - 548.00
 T.O.D. = 550.00



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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OWNER
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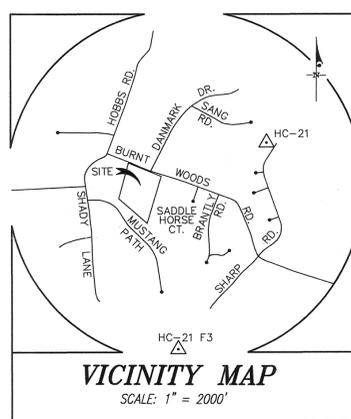
DEVELOPER
 RICHARD AZRAEL
 SNOWDEN COMMONS
 5850 WATERLOO ROAD, SUITE 230
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STORMWATER MANAGEMENT DRAINAGE AREA MAP

HENRY PROPERTY
 LOTS 1 - 6, BUILDABLE PRESERVATION PARCEL "A"
 AND NON-BUILDABLE PRESERVATION PARCEL "B"
 LIBER 2820, FOLIO 150 AND LIBER 6321, FOLIO 590

SCALE	ZONING	G. L. W. FILE No.
1"=100'	RR-DEO	02118
DATE	TAX MAP - GRID	SHEET
AUGUST, 2005	21-5	4 OF 7

DATE	REVISION	BY	APP'R.

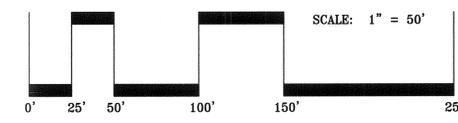


The locations of all plantings will comply with all current Howard County regulations and standards. No plantings shall be located over any existing or proposed utilities or within any existing or proposed easements.

STATE OF MARYLAND
Michael B. Tran
933
LANDSCAPE ARCHITECT

LEGEND

- EXISTING TOPOGRAPHY
- PROPOSED CONTOURS
- EXISTING TREE LINE
- EXISTING STRUCTURES
- STREAM BUFFER
- FLOODPLAIN
- WETLANDS AND WETLAND BUFFER
- LIMIT OF DISTURBANCE
- AFFORESTATION AREA
- SPECIMEN TREE
- SOILS
- STEEP SLOPES (15% - 25%)
- STEEP SLOPES (25% - UP)
- FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION SIGN



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Dan Kaylor 10/16/05
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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DATE	REVISION	BY	APP'R.

OWNER
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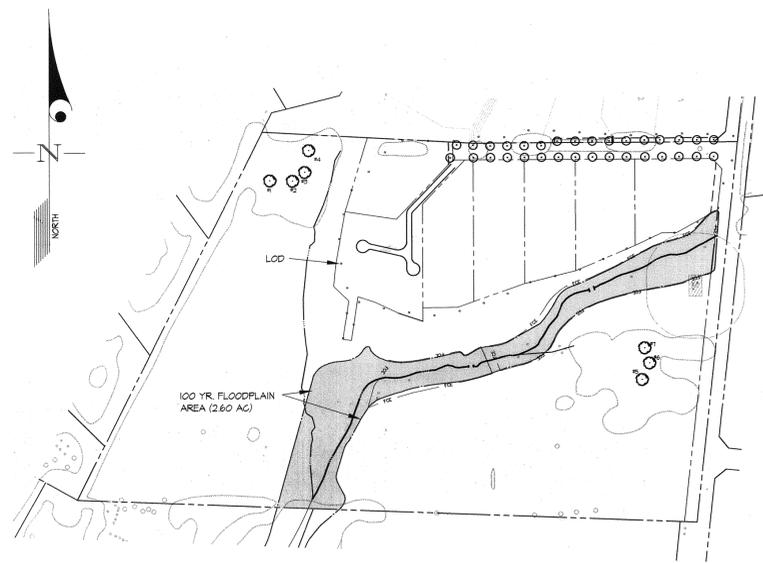
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PRELIMINARY FOREST STAND DELINEATION, FOREST CONSERVATION & LANDSCAPE BUFFER PLAN

HENRY PROPERTY
LOTS 1 - 6, BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B"
LIBER 2820, FOLIO 150 AND LIBER 6321, FOLIO 590

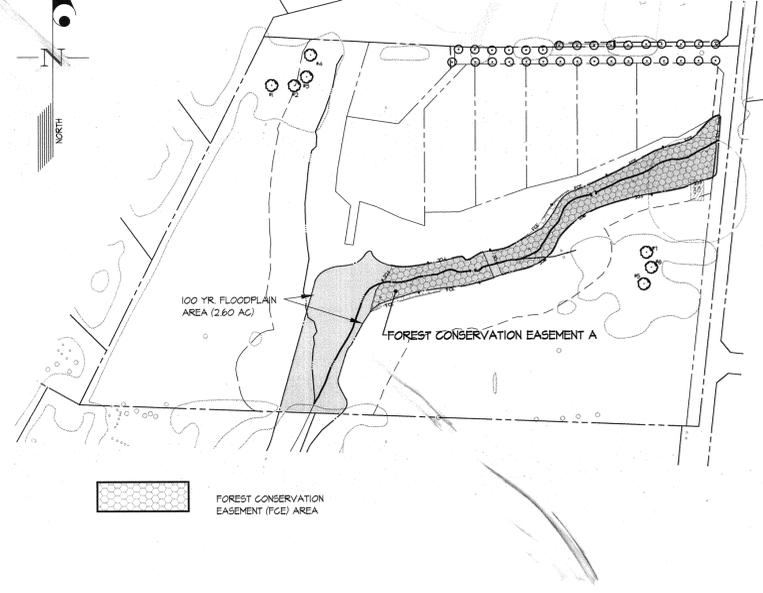
LIBSON ELECTION DISTRICT No. 4 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RR-DEO	02118
DATE	TAX MAP - GRID	SHEET
AUGUST, 2005	21-5	5 OF 7



EXISTING FOREST AREA
 0.00± AC OVERALL
 0.00± AC WITHIN FLOODPLAIN
 0.00± AC ON NET TRACT

FOREST RESOURCES DIAGRAM
 SCALE: 1" = 200'



FOREST CONSERVATION AREA DIAGRAM
 SCALE: 1" = 200'

FOREST CONSERVATION WORKSHEET

1. SITE DATA

GROSS SITE AREA	7.10± AC*
AREA WITHIN 100-YEAR FLOOD PLAIN	0.00± AC
NET TRACT AREA	7.10± AC
LAND USE CATEGORY	RURAL MEDIUM - RURAL MEDIUM DENSITY

2. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA	7.10± AC
B. REFORESTATION THRESHOLD (25% x A)	1.76± AC
C. AFFORESTATION THRESHOLD (20% x A)	1.42± AC
D. EXISTING FOREST ON NET TRACT AREA	0.00± AC
E. FOREST AREAS ON NET TRACT TO BE CLEARED	0.00± AC
F. FOREST AREAS ON NET TRACT TO BE RETAINED	0.00± AC

3. AFFORESTATION CALCULATIONS

A. NET TRACT AREA	7.10± AC
B. AFFORESTATION THRESHOLD (20% x A)	1.42± AC
C. EXISTING FOREST ON NET TRACT AREA	0.00± AC
D. FOREST AREAS ON NET TRACT TO BE CLEARED	0.00± AC
E. FOREST AREAS ON NET TRACT TO BE RETAINED	0.00± AC

4. REQUIRED FOREST CONSERVATION

A. AFFORESTATION UP TO THRESHOLD (3B-3C)	1.42± AC
B. REFORESTATION FOR CLEARING BELOW THRESHOLD (3D x 2)	0.00± AC
C. TOTAL CONSERVATION PLANTING AREA REQUIRED (4A + 4B)	1.42± AC
D. TOTAL FOREST CONSERVATION EASEMENT AREA REQUIRED (3E + 4C)	1.42± AC

5. PROPOSED METHODS OF FULFILLING FOREST CONSERVATION OBLIGATIONS

RETENTION OF EXISTING FOREST ON NET TRACT	0.00± AC
ON-SITE FOREST PLANTING (ON BUILDABLE PRESERVATION PARCEL)	1.46± AC
TOTAL AREA OF FOREST CONSERVATION EASEMENT TO BE RECORDED	1.46± AC

* OPTION A USED FROM APPENDIX L - GUIDELINES FOR RURAL CLUSTER SUBDIVISIONS FROM THE HOWARD COUNTY FOREST CONSERVATION MANUAL, MARCH 2, 1998.
 Gross Tract Area is the total area of the site (26.34 AC) - Buildable Preservation Parcel 'A' (19.24 AC) = 7.10 AC

FOREST CONSERVATION EASEMENT AREA TABULATION

FOREST CONSERVATION EASEMENT (FCE) AREA	A					TOTAL
PARCEL WHERE FCE IS LOCATED	A					
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	N/A					N/A
NON-CREDITED FOREST RETENTION AREA IN FLOODPLAIN (IN AC.)	N/A					N/A
FOREST PLANTING AREA (IN AC.)	1.46					1.46
NATURAL REGENERATION AREA (IN AC.)	N/A					N/A
TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)	1.46					1.46

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE

FOREST CONSERVATION LOCATION	A					TOTAL
AREA TO BE PLANTED (IN AC.)	1.46					1.46
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	146					146
CREDIT FOR EXISTING AND PROPOSED LANDSCAPE TREES	TO BE DETERMINED WHEN PERIMETER LANDSCAPE TREES ARE PROVIDED AT FINAL PLAN STAGE.					
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED*	TO BE DETERMINED AT FINAL PLAN STAGE.					

* FOR PLANTING WITH 1" CAL. TREES, THE REQUIRED QUANTITY SHALL BE DOUBLED.

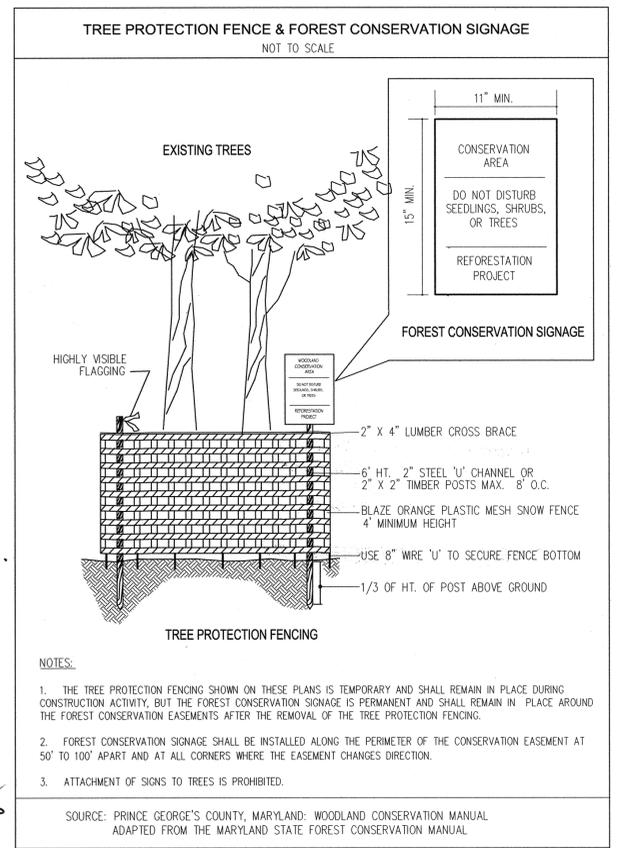
NOTE: TREES SPECIES FOR PLANTING SHALL BE DETERMINED AT FINAL PLAN STAGE.

- FOREST CONSERVATION PROGRAM SEQUENCE**
 (TO BE PERFORMED AT FINAL PLAN STAGE)
- OBTAIN ALL NECESSARY PERMITS.
 - STAKEOUT LIMITS OF DISTURBANCE.
 - FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SITE GRADING AND CONSTRUCTION.
 - INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES).
 - COMMENCE SITE CONSTRUCTION.
 - INSTALL FOREST PLANTING AND THE REMAINDER OF THE CONSERVATION SIGNS ALONG THE EDGE OF THE CONSERVATION EASEMENT. MOVE CONSERVATION SIGNS INSTALLED IN #4 (ABOVE) TO THE EDGE OF THE CONSERVATION EASEMENT.
 - INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
 - POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
 - FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION SURETY.

- GENERAL NOTES**
- THIS REFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
 - IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
 - AT FINAL PLAN STAGE, THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN.) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON, ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
 - AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE TO THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
 - THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL LOT OWNERS OF THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNAGE IS PROHIBITED.
 - THE PROPOSED FOREST CONSERVATION EASEMENTS (FCE) SHOWN ON THESE PLANS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1300 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FCE; HOWEVER, THE INITIAL GRADING TO DEVELOP THE SITES (AT SUBSEQUENT PLAN STAGES) AND FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. TO FULFILL THE FOREST CONSERVATION OBLIGATION FOR THE DEVELOPMENT OF THIS SITE, AT LEAST 1.46± ACRES OF FOREST CONSERVATION EASEMENTS WHICH COMPRISES OF 0.00± AC OF NET TRACT RETENTION AND 1.46± AC OF SUPPLEMENTAL PLANTING (AFFORESTATION/REFORESTATION) MUST BE RECORDED AT FINAL PLAN STAGE.

- CONSTRUCTION PERIOD PROTECTION PROGRAM**
 (TO BE PERFORMED AT FINAL PLAN STAGE)
- THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
 - A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
 - FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED.
 - EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SODDING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
 - AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED, ALL REFORESTATION AND/OR AFFORESTATION PLANTINGS (IF APPLICABLE) HAVE BEEN INSTALLED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES REQUIRED FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN INSTALLED. UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETENESS AND ACCURACY, THE PROGRAM COORDINATOR WILL NOTIFY THE OWNER OF RELEASE FROM THE CONSTRUCTION PERIOD OBLIGATIONS. THE 2-YEAR (MIN.) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD THEN COMMENCES.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 Michael B. Tran
 PLANNING DIRECTOR 10/14/05
 DATE



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND, 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
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 LISA A. GABRIEL-HENRY
 14337 BURNT WOODS ROAD
 GLENWOOD, MARYLAND 21738

DEVELOPER
 RICHARD AZRAEL
 SNOWDEN COMMONS
 5850 WATERLOO ROAD, SUITE 230
 COLUMBIA, MARYLAND 21045
 TEL: 410-480-3699

FOREST CONSERVATION NOTES, SCHEDULES AND DETAILS

HENRY PROPERTY
LOTS 1 - 6, BUILDABLE PRESERVATION PARCEL "A"
AND NON-BUILDABLE PRESERVATION PARCEL "B"
 LIBER 2820, FOLIO 150 AND LIBER 6321, FOLIO 590
 LISBON ELECTION DISTRICT No. 4
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RR-DEO	02118
DATE	TAX MAP - GRID	SHEET
AUGUST, 2005	21-5	7 OF 7