

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY LANDSCAPE PLAN
4	SCHEMATIC GRADING & SEDIMENT CONTROL PLAN
5	PRELIMINARY FOREST CONSERVATION PLAN

# PRELIMINARY EQUIVALENT SKETCH PLAN

# WEAVERS COURT

## BUILDABLE LOTS 1 - 10 & OPEN SPACE LOTS 11 - 14

**ZONING: R-ED**

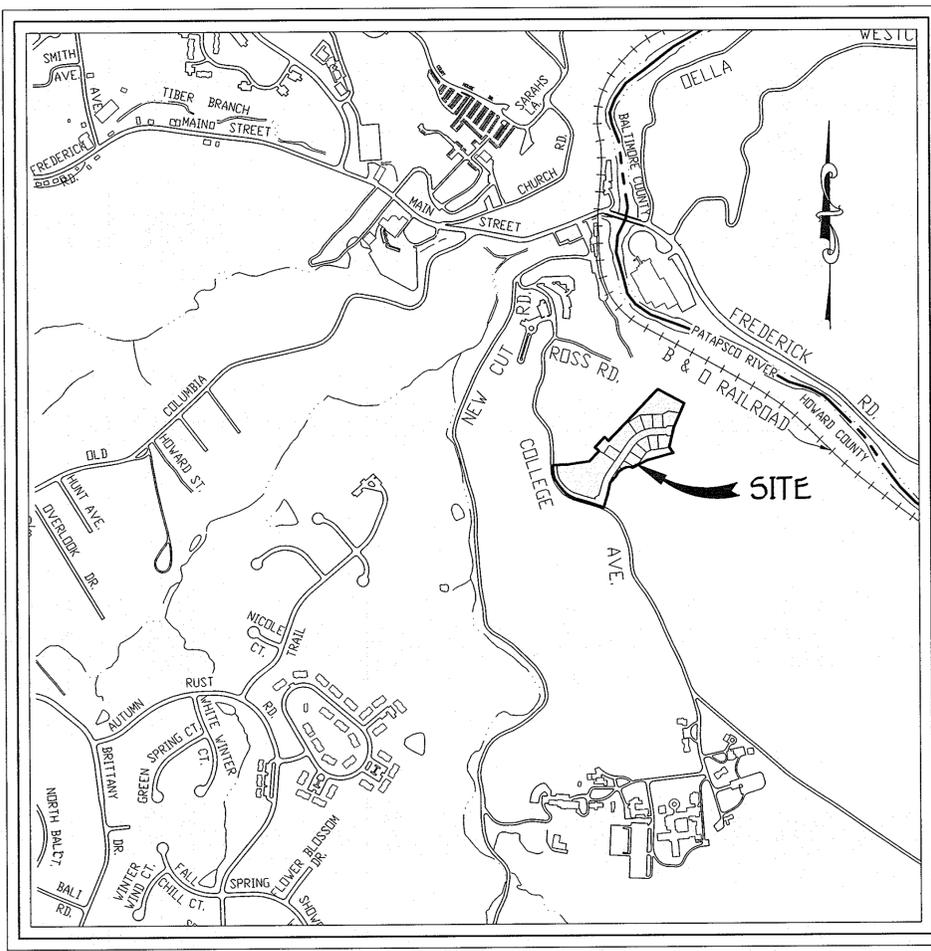
**TAX MAP No. 25      GRID No. 14      PARCEL No. 95**

COORDINATE TABLE		
Point	North	East
468	N 581410.5775	E 1370074.7298
634	N 581415.2109	E 1370184.3770
623	N 581435.7855	E 1370333.8576
467	N 581507.9824	E 1370492.9311
624	N 581535.5059	E 1370571.0273
466	N 581608.1301	E 1370742.9327
465	N 581681.2646	E 1370914.3861
625	N 581945.7820	E 1370820.1115
578	N 581945.1480	E 1371005.9168
626	N 581671.6859	E 1370930.9284
591	N 581533.8488	E 1370899.1584
592	N 581492.9789	E 1370926.9176
597	N 581442.1872	E 1370743.0017
622	N 581389.6640	E 1370638.1710
621	N 581394.7168	E 1370624.5722
620	N 581392.9166	E 1370596.1124
627	N 581379.2088	E 1370566.1273
628	N 581361.0758	E 1370540.1743
619	N 581326.9828	E 1370520.3871
629	N 581284.4421	E 1370481.3313
630	N 581192.7155	E 1370460.7919
625	N 581103.7495	E 1370433.9177
607	N 581155.3185	E 1370273.3552
608	N 581179.3385	E 1370207.4350
609	N 581204.6075	E 1370188.9970
610	N 581228.7656	E 1370145.8226
611	N 581268.2256	E 1370116.6296
612	N 581309.7570	E 1370089.6984
613	N 581332.9300	E 1370081.0031
614	N 581357.1440	E 1370075.8799

ROADWAY INFORMATION CHART			
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH
WEAVERS COURT	PUBLIC ACCESS PLACE	25 M.P.H.	50'

TRAFFIC CONTROL SIGNS				
ROAD NAME	CENTERLINE STA.	OFFSET	POSTED SIGN	SIGN CODE
WEAVERS COURT	0+50	14' L	STOP	R1-1
WEAVERS COURT	1+50	12' R	SPEED LIMIT 25	R2-1
WEAVERS COURT	2+00	12' L	STOP AHEAD	W3-1B

STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
WEAVERS COURT	C.L. STA. 0+23	18' RT.	150-WATT H.P.S. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
WEAVERS COURT	C.L. STA. 2+80	13' LT.	100-WATT H.P.S. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
WEAVERS COURT	C.L. STA. 5+30	16' LT.	100-WATT H.P.S. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
WEAVERS COURT	C.L. STA. 8+32	9' RT.	100-WATT H.P.S. VAPOR PREMIER POST TOP MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.



**VICINITY MAP**  
SCALE: 1" = 600'

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

PLANNING DIRECTOR      DATE

## SECOND ELECTION DISTRICT

# HOWARD COUNTY, MARYLAND

**GENERAL NOTES**

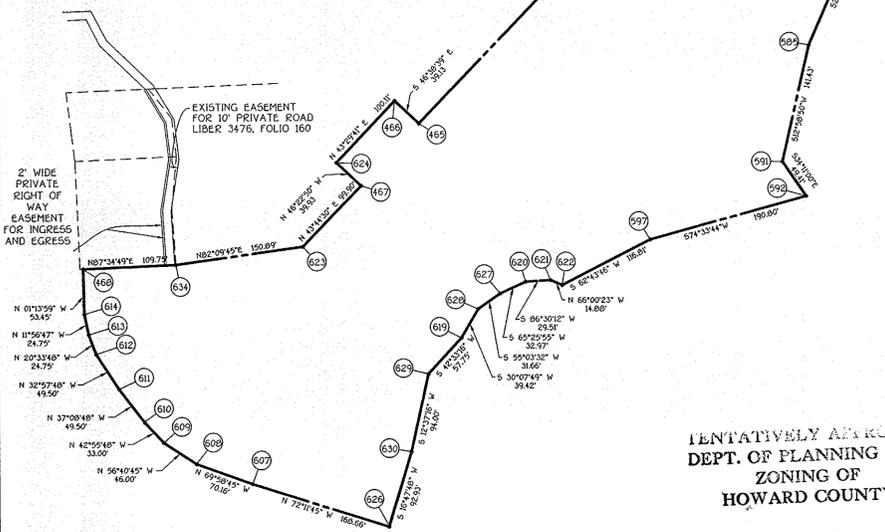
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE OF ITS SUBMISSION AFTER MAY 22, 2003.
- SUBJECT PROPERTY ZONED R-ED PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-06.
- a. GROSS AREA OF TRACT = 6.759 AC.  
b. AREA OF FLOODPLAIN = 0.00 AC.  
c. AREA OF 2% OR GREATER SLOPES = 1.242 AC.  
d. NET AREA OF TRACT = (6.759 - 1.242) = 5.517 AC.
- a. AREA OF PROPOSED ROAD R/W = 1.313 AC.  
b. AREA OF PROPOSED BUILDABLE LOTS = 1.696 AC.  
c. AREA OF PROPOSED OPEN SPACE LOTS = 3.750 AC.  
d. AREA OF OPEN SPACE REQUIRED = (6.759 x 0.50) = 3.380 AC.  
e. AREA OF CREDITED OPEN SPACE = 3.60 AC.  
f. RECREATIONAL OPEN SPACE REQUIRED (300 SQ.FT. PER UNIT) = 300 x 10 = 3000 SQ.FT.  
g. RECREATIONAL OPEN SPACE PROVIDED = 3000 SQ.FT.
- NUMBER OF LOTS PROPOSED:  
a. BUILDABLE = 10  
b. OPEN SPACE LOTS = 4
- PRIOR HOWARD COUNTY CASE NUMBERS ASSOCIATED WITH THIS PROJECT ARE P.B. CASE NO. 382, WP-06-088 & WP-07-037 AT THIS TIME.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 16, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- THE EXISTING DWELLINGS LOCATED ON SITE ARE TO BE RAZED.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED FEB. 2003.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED FEB. 2003.
- THERE ARE AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.16(a).
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH THE USE OF A STONE RESERVOIR, WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY A POCKET POND. OVERBANK FLOOD PROTECTION VOLUME AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THERE IS NO FLOODPLAIN WITHIN THIS SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED NOVEMBER, 2005.
- THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF 2.0 ACRES OF ON-SITE FOREST.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOC., INC. DATED AUGUST 28, 2005.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER 16, 2005 AND UPDATED ON AUGUST, 2007.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE FRESHEST LOT DRIVEWAY.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- THIS PROJECT WILL DISTURB APPROX. 9,600 SQUARE FEET OF STREAM BUFFER SO THAT THE PROPOSED SWM FACILITY CAN BE CONSTRUCTED AND GRADED. A WAIVER PETITION REQUESTING THE ALLOWANCE OF THIS DISTURBANCE HAS BEEN FILED WITH HOWARD COUNTY. WP-06-088 WAS DENIED ON MAY 2, 2006 FROM SECTION 16.16(a) TO PERMIT GRADING WITHIN WETLAND AND STREAM BUFFERS. A NEW WP-07-037 WAS SUBMITTED BASED ON A REVISED PLAN AND WAS APPROVED ON DECEMBER 7, 2006 SUBJECT TO THE FOLLOWING:  
1. There shall be no impact to any on-site or off-site wetland or wetland buffer.  
2. There shall be no impacts to steep slopes except for necessary disturbance to install the storm drain line that will extend from the road to the pond end for the necessary disturbance to construct the entrance road.  
3. The retaining wall shall be used to minimize disturbance and forest and tree removal shall be kept to a minimum.  
4. Super Silt fencing shall be installed along the entire LOD for the stormwater management facility prior to the commencement of any construction or grading activity and shall remain in place for the duration of construction.  
5. Significant landscaping shall be installed between College Avenue and the proposed stormwater management facility as shown on the exhibit submitted for WP-07-037.
- THE EXISTING STRUCTURE LOCATED AT THE BOTTOM OF THE HILL IN THE PROPOSED POND AREA WAS BUILT IN 1925. THE REMAINING STRUCTURES WERE BUILT CIRCA 1930S. ONE OF THE EXISTING STRUCTURES WAS A NURSING HOME AND WAS CONVERTED TO APARTMENTS. THIS BUILDING IS THE LARGEST STRUCTURE ON-SITE LOCATED ON PROPOSED LOT 2. IN 1986, THE CURRENT OWNER PURCHASED THE PROPERTY FROM SAM CARLAN. SINCE THE 1990S, THIS PARCEL HAS HAD WATER, SEWER & GAS CONNECTIONS TO EACH STRUCTURE. THERE WAS NO EVIDENCE OF ANY EXISTING WELLS OR SEPTIC FIELDS LOCATED ON-SITE, IF THESE EXISTED, THEY WERE ABANDONED PREVIOUSLY.
- THE LANDSCAPE SURETY WILL BE PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT AT FINAL PLAN STAGE.
- IF ANY WELLS AND/OR SEPTIC SYSTEMS ARE ENCOUNTERED DURING THE DEMOLITION PHASE, THE HEALTH DEPARTMENT MUST BE CONTACTED IMMEDIATELY. ANY WELLS MUST BE ABANDONED BY A LICENSED WELL DRILLER.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL, VOLUME III WAIVER REQUEST FROM FIG. 2.17. THE WAIVER DECISION WAS DEFERRED ON MARCH 17, 2006. BASED ON A REVISED PLAN, THE WAIVER REQUEST WAS APPROVED ON APRIL 13, 2007.
- A DESIGN MANUAL, VOL. III WAIVER REQUEST FROM SECTION 2.3.A.C. TO ALLOW THE USE OF AN ALTERNATIVE MINIMUM HORIZONTAL CURVE LENGTH AND RADIUS WAS DENIED ON JUNE 27, 2007. THE PLAN HAS BEEN REVISED TO ELIMINATE THE NEED FOR THIS WAIVER.

**DENSITY TABULATIONS**

- BASE DENSITY: 5.517 OF NET ACRES x 2 PER NET = 11.034 UNITS OR II SINGLE FAMILY DETACHED HOMES
- TOTAL NUMBER OF PROPOSED UNITS = 10

**TITLE SHEET**  
**WEAVERS COURT**  
**BUILDABLE LOTS 1-10 & OPEN SPACE LOTS 11-14**

ZONING: R-ED  
WP-06-088, WP-07-037 & P.B. CASE NO. 382  
TAX MAP No. 25      GRID No. 14  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DATE: MAY 15, 2008  
SHEET 1 OF 5



**METES AND BOUNDS**  
NO SCALE

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE 3/27/08

**OWNER**  
RONALD L. SPANH  
GAIL A. SPANH  
5410 TWIN KNOLLS ROAD  
SUITE 7  
COLUMBIA, MARYLAND 21045

**DEVELOPER**  
ELLCOTT HILLS DEVELOPMENT, L.L.C.  
5300 DORSEY HALL DRIVE  
SUITE 102  
ELLCOTT CITY, MARYLAND 21042

ZONING OF  
HOWARD COUNTY

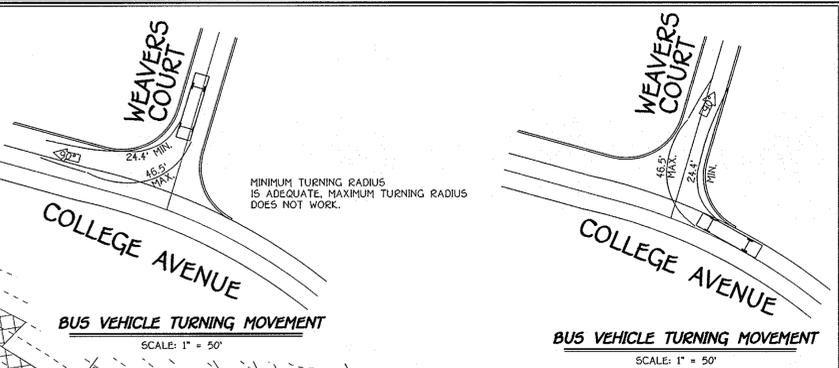
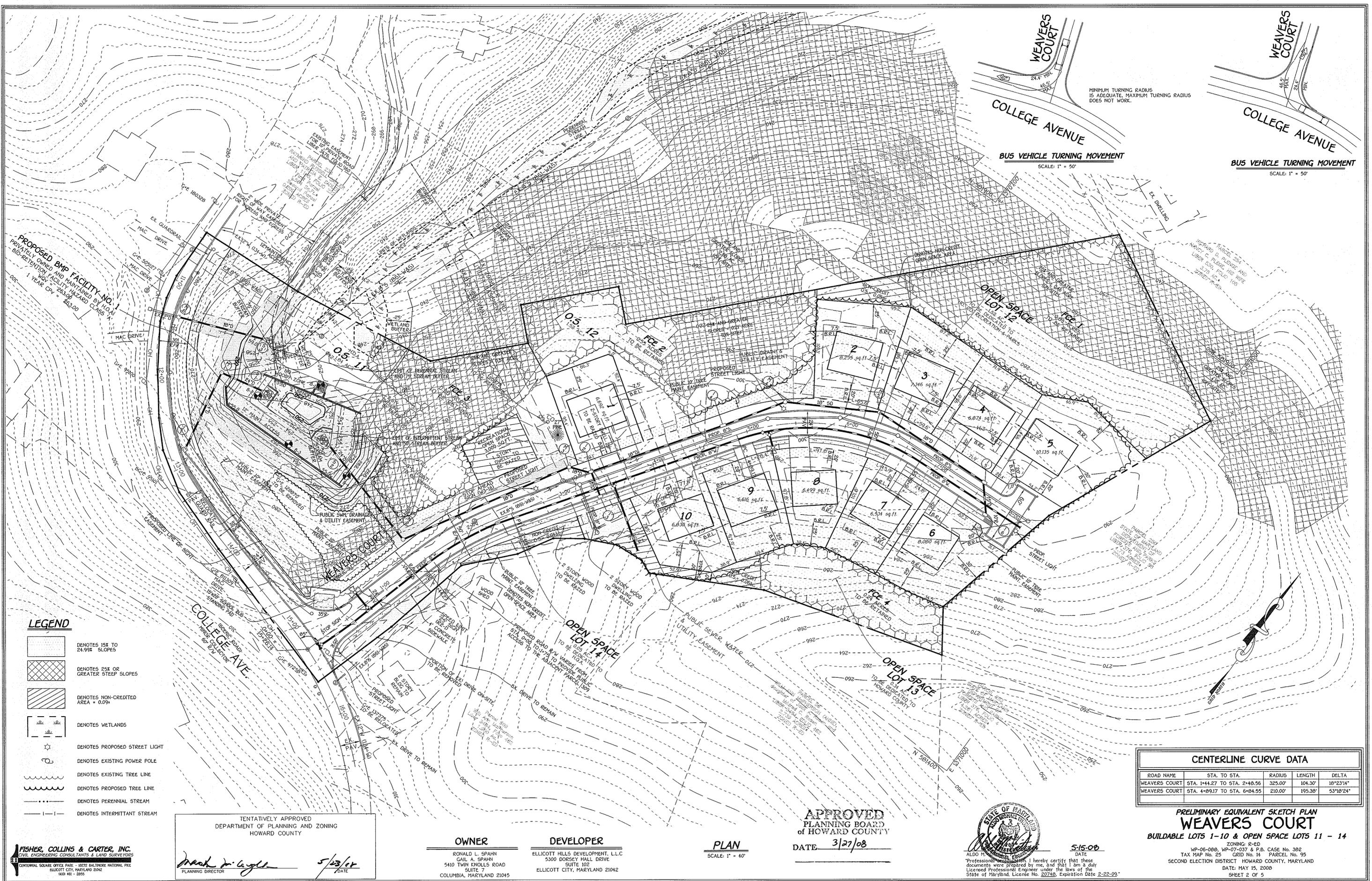
*Mark A. Coughlin* 5/23/08  
PLANNING DIRECTOR

5-1508  
DATE

I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
2000 SQUARE OFFICE PARK - 10712 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 481 - 2825

K:\Drawings\310777 College Ave\PRELIMINARY SKETCH AUGUST 2007\310777 SHEET 2.3 PRELIMINARY AND LANDSCAPE PLANS.dwg, 5/15/08 8:14:23 AM



- LEGEND**
- DENOTES 15% TO 24.9% SLOPES
  - DENOTES 25% OR GREATER STEEP SLOPES
  - DENOTES NON-CREDITED AREA = 0.09%
  - DENOTES WETLANDS
  - DENOTES PROPOSED STREET LIGHT
  - DENOTES EXISTING POWER POLE
  - DENOTES EXISTING TREE LINE
  - DENOTES PROPOSED TREE LINE
  - DENOTES PERENNIAL STREAM
  - DENOTES INTERMITTANT STREAM

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark D. Lytle*  
PLANNING DIRECTOR

5/23/08  
DATE

**OWNER**  
RONALD L. SPAHN  
GAIL A. SPAHN  
5410 TWIN KNOLLS ROAD  
SUITE 7  
COLUMBIA, MARYLAND 21045

**DEVELOPER**  
ELLCOTT HILLS DEVELOPMENT, L.L.C.  
5300 DOSEY HALL DRIVE  
SUITE 102  
ELLCOTT CITY, MARYLAND 21042

**PLAN**  
SCALE: 1" = 40'

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 3/27/08



5-15-08  
DATE

Professional Engineer hereby certifies that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20218, Expiration Date 2-22-09.

**CENTERLINE CURVE DATA**

ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA
WEAVERS COURT	STA. 1+44.27 TO STA. 2+40.56	325.00'	104.30'	18°23'14"
WEAVERS COURT	STA. 4+09.17 TO STA. 6+04.55	210.00'	195.38'	53°18'24"

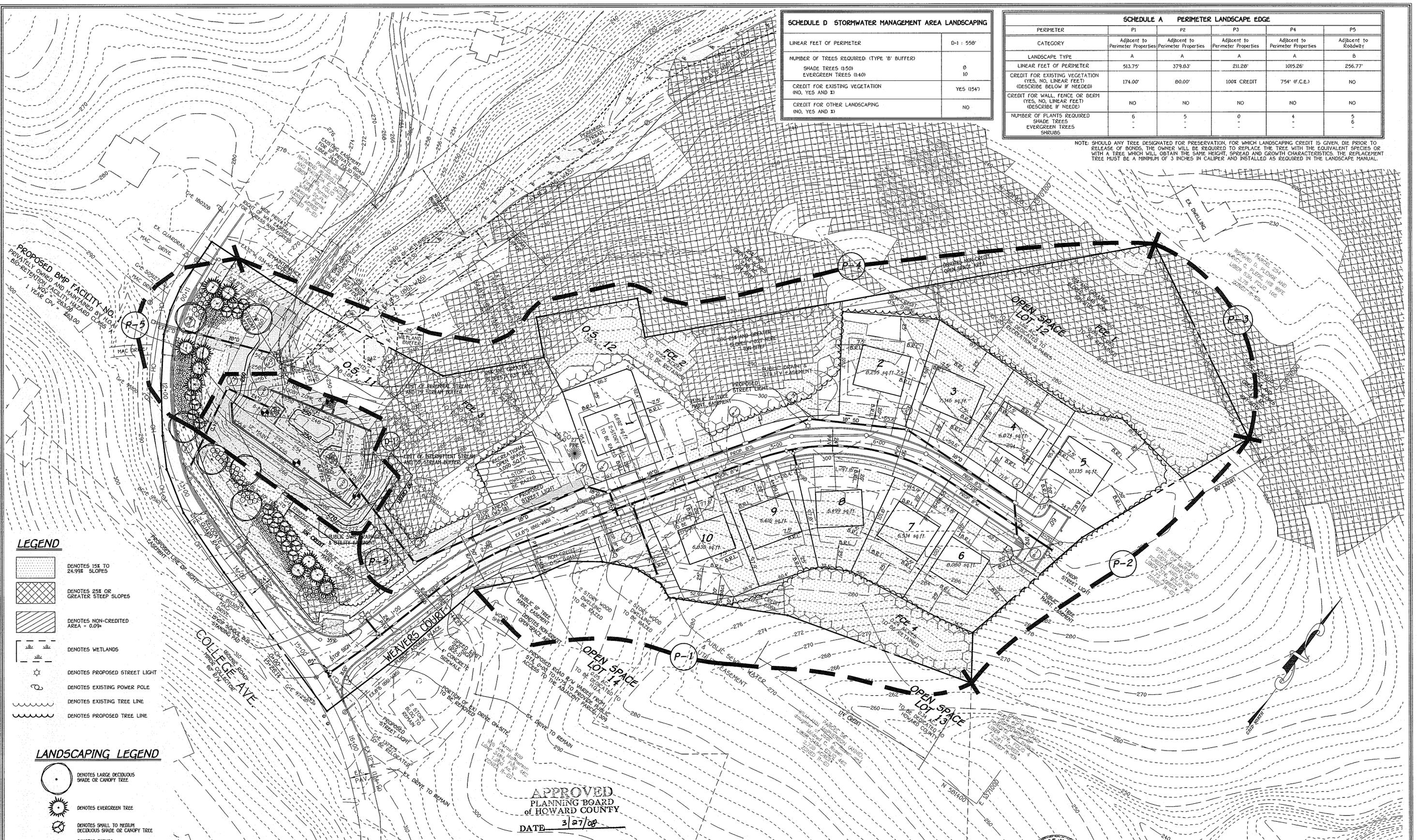
**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**WEAVERS COURT**  
BUILDABLE LOTS 1-10 & OPEN SPACE LOTS 11 - 14

ZONING: R-ED  
WP-06-08b, WP-07-037 & P.B. CASE No. 382  
TAX MAP No. 25 GRID No. 14 PARCEL No. 95  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: MAY 15, 2008  
SHEET 2 OF 5

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	D-1 : 558'
NUMBER OF TREES REQUIRED (TYPE 'B' BUFFER)	
SHADE TREES (1:50)	8
EVERGREEN TREES (1:40)	10
CREDIT FOR EXISTING VEGETATION (NO, YES AND X)	YES (154')
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	NO

PERIMETER	SCHEDULE A PERIMETER LANDSCAPE EDGE				
	P1	P2	P3	P4	P5
CATEGORY	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Perimeter Properties	Adjacent to Roadway
LANDSCAPE TYPE	A	A	A	A	B
LINEAR FEET OF PERIMETER	513.75'	379.83'	211.28'	1015.26'	256.77'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	174.00'	80.00'	100% CREDIT	754' (F.C.E.)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	6	5	0	4	5
SHADE TREES	-	-	-	-	-
EVERGREEN TREES	-	-	-	-	-
SHRUBS	-	-	-	-	-

NOTE: SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.



- LEGEND**
- DENOTES 15% TO 24.9% SLOPES
  - DENOTES 25% OR GREATER STEEP SLOPES
  - DENOTES NON-CREDITED AREA = 0.094
  - DENOTES WETLANDS
  - DENOTES PROPOSED STREET LIGHT
  - DENOTES EXISTING POWER POLE
  - DENOTES EXISTING TREE LINE
  - DENOTES PROPOSED TREE LINE

- LANDSCAPING LEGEND**
- DENOTES LARGE DECIDUOUS SHADE OR CANOPY TREE
  - DENOTES EVERGREEN TREE
  - DENOTES SMALL TO MEDIUM DECIDUOUS SHADE OR CANOPY TREE
  - DENOTES SHRUBS, BROADLEAF EVERGREEN

**NOTE:**  
 PERIMETERS P-5 & D-1 WILL HAVE ADDITIONAL LANDSCAPING TO BUFFER COLLEGE AVENUE DUE TO THIS ROAD BEING A SCENIC ROADWAY.  
 6 - SHADE TREES  
 11 - EVERGREEN TREES  
 18 - ORNAMENTAL TREES  
 APPROX. 180 ASSORTED SHRUBS  
 PLANT TYPES TO BE DESIGNED AT FINAL PLAN STAGE.

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 3/27/08

**OWNER**  
 RONALD L. SPANH  
 GAIL A. SPANH  
 5410 TWIN KNOLLS ROAD  
 SUITE 7  
 COLUMBIA, MARYLAND 21045

**DEVELOPER**  
 ELLICOTT HILLS DEVELOPMENT, L.L.C.  
 5300 DORSEY HALL DRIVE  
 SUITE 102  
 ELLICOTT CITY, MARYLAND 21042

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Mark D. Wyle*  
 PLANNING DIRECTOR 5/20/08 D.M.E.

**PLAN**  
 SCALE: 1" = 40'

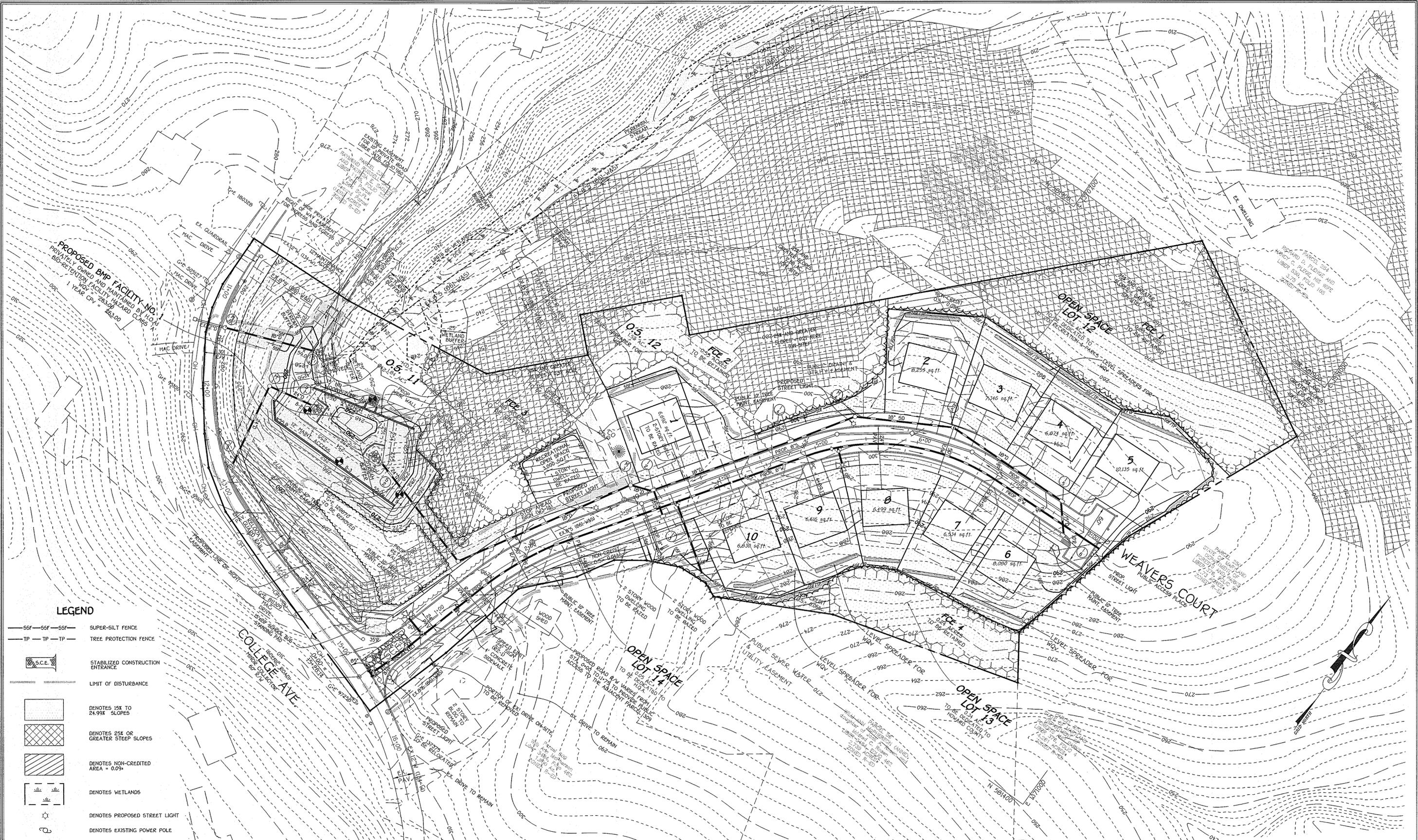


DATE 5-15-08

**PRELIMINARY LANDSCAPE PLAN**  
**WEAVERS COURT**  
 BUILDABLE LOTS 1-10 & OPEN SPACE LOTS 11-14

ZONING: R-ED  
 WP-06-08B, WP-07-037 & P.B. CASE No. 382  
 TAX MAP No. 25 GRID No. 14 PARCEL No. 95  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: MAY 15, 2008  
 SHEET 3 OF 5

K:\Drawings\310777 College Ave\PRELIMINARY SKETCH AUGUST 2007\310777 SHEET 4 GRADING SEDIMENT CONTROL.dwg, 5/15/2008 8:28:53 AM



**LEGEND**

- S&F — S&F — S&F — SUPER-SILT FENCE
- TP — TP — TP — TREE PROTECTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- DENOTES 15% TO 24.99% SLOPES
- DENOTES 25% OR GREATER STEEP SLOPES
- DENOTES NON-CREDITED AREA = 0.09\*
- DENOTES WETLANDS
- DENOTES PROPOSED STREET LIGHT
- DENOTES EXISTING POWER POLE
- DENOTES EXISTING TREE LINE
- DENOTES PROPOSED TREE LINE

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Frank A. Leight*  
PLANNING DIRECTOR

5/22/08  
DATE

**OWNER**  
RONALD L. SPANH  
GAIL A. SPANH  
5410 TWIN ENROLLS ROAD  
SUITE 7  
COLUMBIA, MARYLAND 21045

**DEVELOPER**  
ELlicott HILLS DEVELOPMENT, L.L.C.  
5300 DORSEY HALL DRIVE  
SUITE 102  
ELlicott CITY, MARYLAND 21042

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY

DATE 3/27/08

**PLAN**  
SCALE: 1" = 40'



515-00  
DATE

**SCHMATIC GRADING & SEDIMENT CONTROL PLAN**  
**WEAVERS COURT**  
BUILDABLE LOTS 1-10 & OPEN SPACE LOTS 11 - 14

ZONING: R-ED  
WP-06-080, WP-07-037 & P.B. CASE No. 382  
TAX MAP No. 25 GRID No. 14 PARCEL No. 95  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
DATE: MAY 15, 2008  
SHEET 4 OF 5

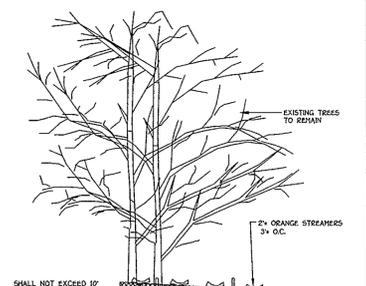
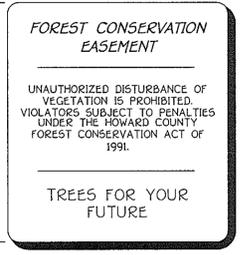
**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA	ACRES
A. TOTAL TRACT AREA	6.76
B. AREA WITHIN 100 YEAR FLOODPLAIN	0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0
D. NET TRACT AREA	6.76
LAND USE CATEGORY (from Table 3.21, page 40 MANUAL)	
AREA HDR. IGA. IBE. IPRD. CIA.	
E. AFFORESTATION THRESHOLD (percentage)	0.15
F. CONSERVATION THRESHOLD (percentage)	0.20
EXISTING FOREST COVER	
G. EXISTING FOREST COVER (excluding floodplain)	4.4
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0.0
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	3.1
BREAK-EVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.6
BREAK-EVEN POINT	
K. CLEARING PERMITTED WITHOUT MITIGATION	2.5
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	2.4
M. TOTAL AREA OF FOREST TO BE RETAINED IN FCE	2.0
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.0
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.0
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.6
Q. TOTAL REFORESTATION REQUIRED	0.0
R. TOTAL AFFORESTATION REQUIRED	0.0
S. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.0

**FCP NOTES**

- ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
- RESTRICTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
- LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
- TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. FENCING SHALL BE INSTALLED ALONG LIMITS OF DISTURBANCE OCCURRING WITHIN 50 FEET OF THE PROPOSED FCE LIMITS. PERMANENT SIGNAGE WILL BE POSTED AT 50-100 FOOT INTERVALS ALONG ALL FCE LIMITS.
- THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE RETENTION OF 2.0 ACRES OF ON-SITE FOREST.

**ON-SITE SIGNAGE**



**SOILS LEGEND**

SOIL	NAME	CLASS
BrB2	Brandywine loam, 3 to 8 percent slopes, moderately eroded	C
BrC3	Brandywine loam, 8 to 15 percent slopes, severely eroded	C
BrD3	Brandywine loam, 15 to 25 percent slopes, severely eroded	C
BrF	Brandywine loam, 25 to 60 percent slopes	C
MrE	Montalto and Relay soils, 15 to 45 percent slopes	B
Msf	Montalto and Relay very stony silt loams, 25 to 60 percent slopes	B
ReC2	Relay silt loam, 3 to 15 percent slopes, moderately eroded	B
**Wd	Watchung silt loam, 3 to 8 percent slopes	D

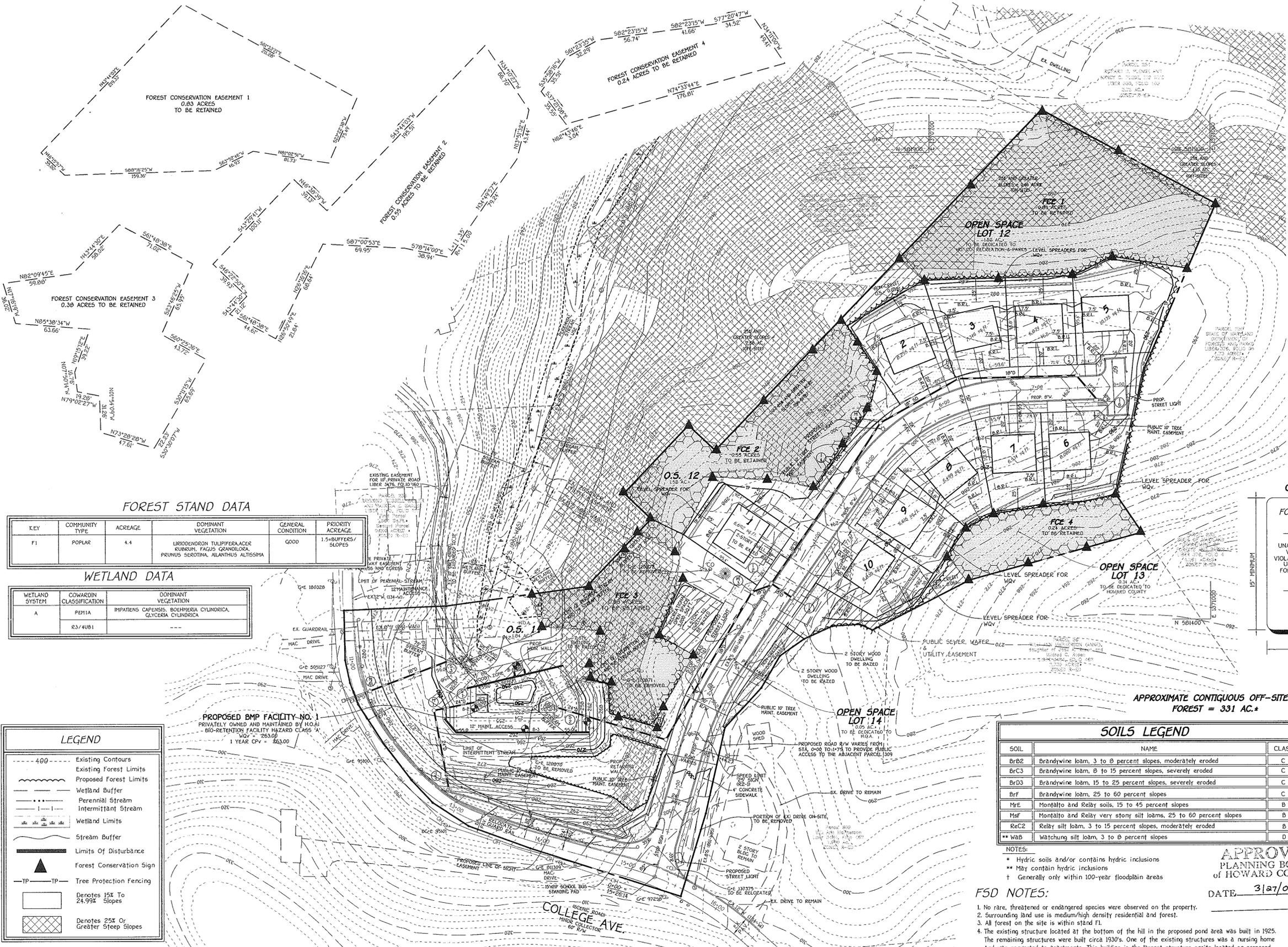
**NOTES:**  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE: 3/27/08

**FSD NOTES:**

- No rare, threatened or endangered species were observed on the property.
- Surrounding land use is medium/high density residential and forest.
- All forest on the site is within stand 1L.
- The existing structure located at the bottom of the hill in the proposed pond area was built in 1925. The remaining structures were built circa 1930's. One of the existing structures was a nursing home and was converted to apartments. This building is the largest structure onsite located on proposed Lot 2. In 1986, the current owner purchased the property and since the 1990's, this parcel has had water, sewer & gas connections to each structure. Evidence of any existing wells or septic fields located onsite. If these existed, they shall be removed or abandoned.
- The location of this site adjacent to state parkland requires the addition of site wood/forested area in excess of 300 Ac.

DATE: 5/22/08  
 ALDO...  
 PROFESSIONAL ENGINEER...  
 I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-09.

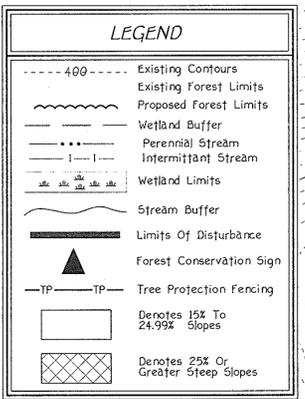


**FOREST STAND DATA**

KEY	COMMUNITY TYPE	ACREAGE	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
F1	POPLAR	4.4	LIRIODENDRON TULPIFERA/ACER RUBRUM, FAGUS GRANDIOLRA, PRUNUS SCROTIATA, ALNANTHUS ALTISSIMA	GOOD	1.5-BUFFERS/SLOPES

**WETLAND DATA**

WETLAND SYSTEM	COWARDIN CLASSIFICATION	DOMINANT VEGETATION
A	PEM1A	IMPATIENS CAPENSIS, BOENHMERIA CYLINDRICA, GLYCYRRHIZA CYLINDRICA
	R3/4UB1	



**FISHER, COLLINS & CARTER, INC.**  
 ZONING & E-ED  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 83 EASTON SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21114  
 4100 481 - 2855

**Eco-Science Professionals, Inc.**  
 CONSULTING ECOLOGISTS

**MD DNR Qualified Professional USACE Wetland Delineator**  
 Certification # WDCP93006100448  
 JOHN P. CANOLES

**OWNER**  
 RONALD L. SPAHN  
 GAIL A. SPAHN  
 5410 TWIN KNOLLS ROAD  
 SUITE 7  
 COLUMBIA, MARYLAND 21045

**DEVELOPER**  
 ELLICOTT HILLS DEVELOPMENT, L.L.C.  
 5300 BORSSEY HALL DRIVE  
 SUITE 102  
 ELLICOTT CITY, MARYLAND 21042

**PLAN**  
 SCALE: 1" = 50'

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

mark m. leyle  
 PLANNING DIRECTOR  
 DATE: 5/22/08

**SUPER SILT FENCE TREE PROTECTION FENCE**  
 NOT TO SCALE

**PRELIMINARY FOREST CONSERVATION PLAN**  
**WEAVERS COURT**  
 BUILDABLE LOTS 1-10 & OPEN SPACE LOTS 11 - 14

ZONING: E-ED  
 WP-06-08B, WP-07-037 & P.B. CASE No. 382  
 TAX MAP No. 25 GRID No. 14 PARCEL No. 95  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 DATE: MAY 15, 2008  
 SHEET 5 OF 5