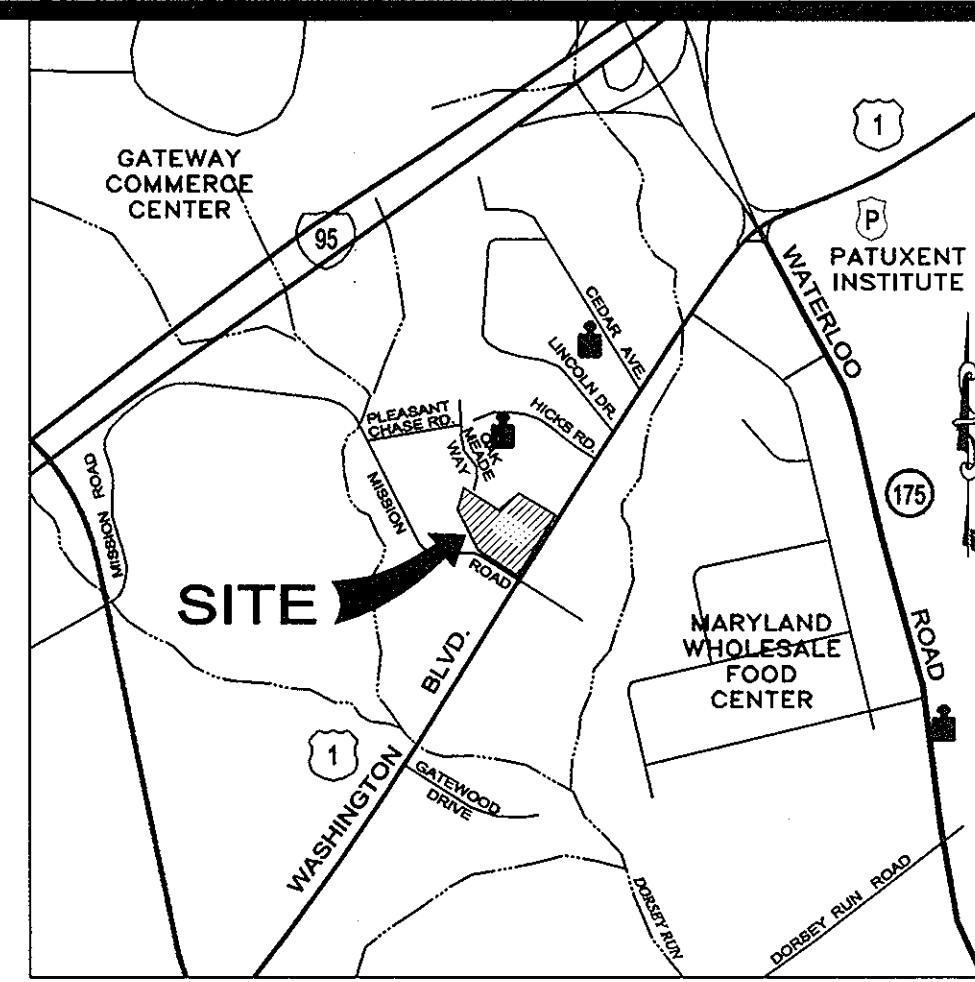


PRELIMINARY EQUIVALENT SKETCH PLAN

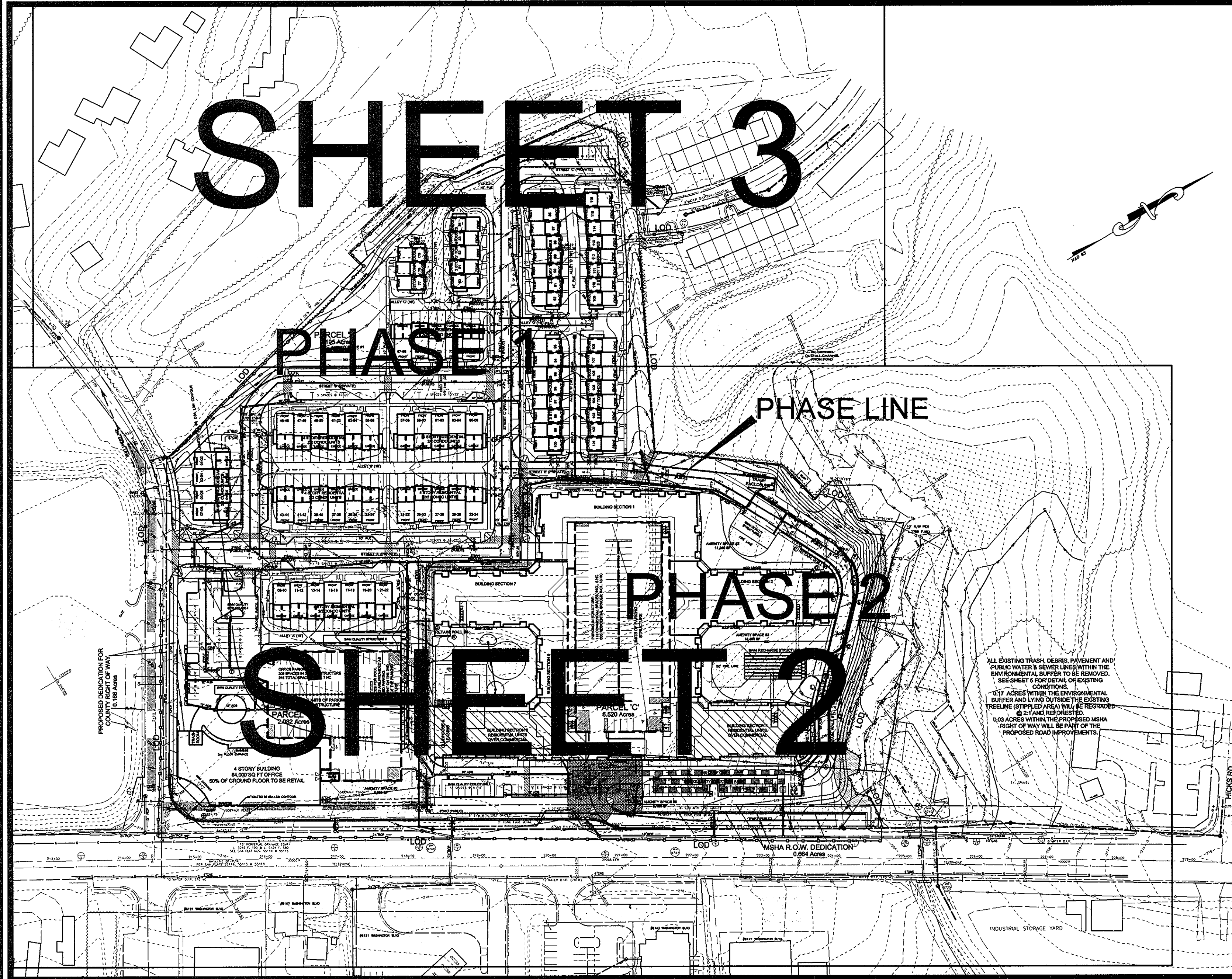
MISSION PLACE

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
1" = 200'



SHEET 3

PHASE 1

PHASE LINE

PHASE 2

SHEET 2

SITE DATA

- LOCATION: TAX MAP 43, PARCELS 214, 521, 446, 447 and 525
- 5TH ELECTION DISTRICT
- ZONING: C-A-C
- SEE OWNER'S LIST BELOW FOR DEED REFERENCES.
- WATERSHED: DORSEY RUN, STREAM USE DESIGNATION: NATURAL.
- NUMBER OF DWELLING UNITS PROPOSED: 378
- DENSITY CALCULATION:
GROSS AREA OF PROJECT: 16.628 Ac
100 YEAR FLOOD PLAIN: 0.135 Ac
STEEP SLOPES: 0.540 Ac
NET TRACT AREA: 15.953 Ac
ALLOWED DENSITY = (15,953 x 25) = 412 DU
PROPOSED DENSITY = (23,895 DU) / NET AC = 378 DU.
- AREA OF PROPOSED PUBLIC ROAD DEDICATION: 0.830 Ac
- AREA OF PROPOSED RESIDENTIAL PARCELS (OWNED BY HOA): 13.715 Ac
- AREA OF PROPOSED OFFICE PARCEL: 2.082 Ac
- AREA OF PROPOSED OFFICE/COMMERCIAL USES: 89,035 SQ FT
- NO MINIMUM OPEN SPACE OR RECREATION OPEN SPACE REQUIRED IN C-A-C ZONE PER ZONING ORDINANCE. THE RTE 1 MANUAL REQUIRES 10% OF THE NET SITE AREA BE PROVIDED AS PEDESTRIAN AMENITY AREAS.
- ALL COMMUNITY OPEN SPACES WILL BE ACCESSIBLE TO ALL RESIDENTS OF THE COMMUNITY. SITE AMENITY AREAS WILL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE ADA STANDARDS.
- SEE CALCULATION BELOW FOR LISTING OF SITE AMENITIES.

SITE TABULATION:	PARKING REQUIRED	PARKING PROVIDED
PARCEL A		
2 OVER 2 CONDOS:	76 UNITS x 2.0 SP/DU	152
GARAGE PARKING		76 SPACES
TANDEM PARKING		76 SPACES
REAR LOAD TOWNHOMES:	40 UNITS x 2.0 SP/DU	80
GARAGE PARKING		80 SPACES
ON-STREET GUEST PARKING:	116 UNITS x 0.3 SP/DU	35
		45 SPACES
TOTAL RESIDENTIAL UNITS:	116 UNITS x 2.3 SP/DU	267
		277 SPACES
		2.39 SP/DU

PARCEL B		
OFFICE BUILDING	64,000 SQ FT @ 3.3 SP/1000 SQ FT	212
		244 SPACES +
		3.8 SP/1000 SQ FT.
PARCEL C		
MULTI-FAMILY:	262 UNITS x 2.3 SP/DU	603
COMMERCIAL:	25,035 SQ FT x 5 SP/1000 SQ FT	126
TOTAL:		729 SPACES
		788 SPACES

POOL PARKING OF 25 SPACES @ 250 PEOPLE MAX CAPACITY x 1 SP/PERSON IS TO BE PROVIDED AS SHARED PARKING ON PARCEL 'B' AFTER HOURS AND ON WEEKENDS.
A MAXIMUM OF 10 BUSINESS VEHICLES WILL BE ALLOWED TO BE PARKED ON-SITE.
* INCLUDES ACCESSIBLE SPACES @ 2% OF TOTAL PROVIDED.
THE PROPOSED COMMERCIAL+OFFICE / RESIDENTIAL RATIO IS 235 SQ FT PER DU.
** SEE NOTE BELOW REGARDING REDUCTION FROM 300 SQ FT. / DU.

PHASING PLAN

THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES:

PHASE 1 (EST. START 2007) WILL CONSIST OF THE FOLLOWING WORK:
THE 262 UNIT APARTMENT BUILDING & GARAGE, THE 25,035 SQ FT COMMERCIAL SPACE, AND ALL INFRASTRUCTURE & DEVELOPMENT ON PARCEL C.

FOR ALLOCATION YEAR 2009 (CURRENT YEAR):

ROUTE 1:	164 UNITS, LOCATED IN THE APARTMENT BUILDING
MIHU:	61 UNITS, LOCATED IN THE APARTMENT BUILDING
TOTAL:	225 UNITS

PHASE 2 (EST. START 2008) WILL CONSIST OF THE FOLLOWING WORK:
ALL 116 OF THE TOWNHOUSE UNITS AND THE INFRASTRUCTURE ON PARCEL A;
THE 64,000 SQ FT OFFICE BUILDING OR OTHER APPROVED USE (INCLUDING 48,000 SQ FT OF GROUND FLOOR RETAIL/SERVICE) AND ALL INFRASTRUCTURE & DEVELOPMENT ON PARCEL B.

FOR ALLOCATION YEAR 2010:

ROUTE 1:	153 UNITS; 37 LOCATED IN THE APARTMENT BUILDING, 116 LOCATED IN THE TOWNHOUSES
TOTAL:	153 UNITS

ALTERNATIVE COMPLIANCE REQUESTS IN ACCORDANCE WITH THE ROUTE 1 MANUAL:

- REQUEST A REDUCTION TO COMMERCIAL SPACE RATIO OF 300 SQ FT / DU TO 235 SQ FT / DU. APPROVED BY THE DIRECTOR, MAY 4, 2006.
- REQUEST AN INCREASED BUILDING SETBACK FROM RTE 1 TO SIXTY EIGHT AND A HALF FEET. APPROVED BY THE DIRECTOR, MAY 4, 2006.
- REQUEST TO ALLOW A PORTION OF THE COMMERCIAL PARKING ADJACENT TO RTE 1. APPROVED BY THE DIRECTOR, MAY 4, 2006.
- REQUEST TO ELIMINATE 50% RETAIL REQUIREMENT FOR FIRST FLOOR OF OFFICE BUILDING. DENIED BY DIRECTOR, MAY 4, 2006. 50% RETAIL WILL BE PROVIDED ON THE FIRST FLOOR OF THE OFFICE BUILDING.
- REQUEST A WAIVER TO DESIGN MANUAL VOLUME 3, SECTION 2.3.1.B, TO REDUCE SIGHT DISTANCE TO 240' AND TO ALLOW SIGHT LINE ACROSS ADJACENT PROPERTY WITHOUT AN EASEMENT. DENIED BY DIRECTOR, OCTOBER 18, 2006. IN LIEU OF THE WAIVER, THE DEVELOPER WILL PURSUE ROAD IMPROVEMENTS AT FINAL PLAN AS NECESSARY TO MEET SIGHT DISTANCE REQUIREMENTS.
- REQUEST A WAIVER TO DESIGN MANUAL VOLUME 1, SECTION 5.2.7.D.1(b), TO ALLOW ACCESS POINTS TO SWM FACILITIES WITHIN TRAVEL LANES; AND TO SECTION 5.2.7.D.1(b), TO ALLOW THE SWM FACILITIES TO BE CONSTRUCTED OF DIFFERING MATERIALS. APPROVED BY THE DIRECTOR, SEPTEMBER 20, 2006.

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. WAIVER PETITION WP-06-096 REQUESTING MODIFICATION TO SUBDIVISION & LAND REGULATIONS SECTION 16.116(a)(1) TO ALLOW RIGHT-IN ACCESS FROM ROUTE 1, SECTION 16.116(a)(1) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND TO ALLOW PAVING WITHIN 25 FEET OF A WETLAND FOR THE PURPOSE OF THE PRIMARY SITE ENTRANCE FROM MISSION ROAD, AND SECTION 16.116(a)(2)(ii), TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER WITHIN 75 FEET OF A PERENNIAL STREAM FOR THE PURPOSE OF REMOVAL OF EXISTING WATER & SEWER MAINS, PAVING AND DEBRIS, TO REGRADE AND RESTORE AN AREA OUTSIDE OF THE EXISTING TREELINE, TO PROVIDE A DECELERATION LANE OF US ROUTE 1, AND TO ALLOW CONSTRUCTION OF AN 18' WIDE PRIVATE ROAD AND A RETAINING WALL, WAS APPROVED ON AUGUST 9, 2006. SUBJECT TO THE FOLLOWING CONDITIONS:
 - FOLLOWING THE REMOVAL OF THE PUBLIC UTILITIES AND PAVEMENT FROM THE ENVIRONMENTAL BUFFERS LYING ALONG THE NORTHEASTERN EDGE OF THE SITE, THE APPLICANT SHALL REFOREST THE AREA BETWEEN THE PRIVATE ROAD/RETAINING WALL AND THE EXISTING FOREST. THIS REFORESTATION SHALL BE DONE TO THE MAXIMUM EXTENT POSSIBLE, BUT SHALL NOT BE LESS THAN THE 0.17 ACRES IDENTIFIED ON THE APPLICANT'S EXHIBIT DATED 8/22/06.
 - PER SCD COMMENTS DATED 4/20/06:
 - MOVE RETAINING WALL/FOOTER EDGE TO NO CLOSER THAN 10' FROM BUFFER EDGE.
 - SHOW STREAM FROM PLEASANT CHASE POND OUTFALL.
 - THE APPLICANT SHALL ACQUIRE AN ACCESS PERMIT FROM SHA FOR THE ACCESS FROM ROUTE 1. ADMINISTRATIVE ADJUSTMENT PETITION AA-06-016 REQUESTING MODIFICATION TO ZONING ORDINANCE SECTION 127.5-D.2.a, TO INCREASE MAXIMUM BUILDING HEIGHT FROM 55 FEET TO 60.65 FEET WAS APPROVED ON JUNE 16, 2006, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
 - THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE PROPOSED APARTMENT COMPLEX AS DEPICTED ON THE ADMINISTRATION ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
- THIS PLAN SHALL BE SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND AMENDED ZONING REGULATIONS PER COUNCIL BILL 75-2003, APRIL 13, 2004.
- THE EXISTING TOPOGRAPHY ON-SITE AND ADJACENT PUBLIC STREETS IS TAKEN FROM A FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY DEWBERRY & DAVIS, LLC, DATED JULY 7, 2004. TOPOGRAPHIC INFORMATION FOR ADJACENT PROPERTIES TAKEN FROM AVAILABLE RECORDS.
- PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY BY DEWBERRY & DAVIS, LLC, AUGUST 20, 2004. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 43EB AND 43GB ARE THE CLOSEST TO THIS PROJECT AND WERE USED FOR THIS PROJECT.
- PUBLIC WATER WILL BE PROVIDED FOR ALL PARCELS. CONTRACT # W48167 & 76 W. DORSEY RUN DRAINAGE AREA.
- PUBLIC SEWER WILL BE PROVIDED FOR ALL PARCELS. CONTRACT # 676-S; DORSEY RUN DRAINAGE AREA.
- EXISTING UTILITIES WERE PLOTTED FROM FIELD SURVEY AND AS-BUILT DRAWINGS.
- STORMWATER MANAGEMENT PROVIDED ON-SITE BY UNDERGROUND DETENTION AND GROUND WATER RECHARGE AS SHOWN ON PLAN.
- THERE ARE WETLANDS ON SITE AS SHOWN BASED ON FIELD STUDY DONE BY MCCARTHY & ASSOCIATES, JULY 2004.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED FEBRUARY 2006.
- NOISE STUDY FOR THIS PROJECT WAS PREPARED BY POLYSONICS, DATED FEBRUARY 9, 2006.
- GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY ECS, LLC, DATED AUGUST 2004 & DECEMBER 2005.
- FOREST STAND DELINEATION BY DEWBERRY & DAVIS, LLC, JULY 2004.
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE H.C. SUBDIVISION AND LAND DEVELOPMENT REGULATIONS & THE LANDSCAPE MANUAL.
- STREET LIGHTING WILL BE INCLUDED AS PART OF THE FINAL PLAN. ADDITIONAL PEDESTRIAN AND STREET LIGHTING WILL BE SHOWN ALONG ROUTE 1, USING THE US 1 CORRIDOR POST-TOP LIGHT FIXTURE.
- PRELIMINARY SEDIMENT & EROSION CONTROL PER SEPARATE PLAN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT FOR PUBLIC WATER & SEWER.
- THERE ARE NO BURIAL OR CEMETERY LOCATIONS ON THIS SITE.
- A FOREST CONSERVATION PLAN IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD CO. CODE & THE FOREST CONSERVATION MANUAL IS PROVIDED AS PART OF THIS PRELIMINARY EQUIVALENT SKETCH PLAN FOR THIS SITE. 5.10 ACRES OF REQUIRED FOREST CONSERVATION WILL BE PROVIDED BY 0.15 AC ON-SITE RETENTION, 0.46 AC REFORESTATION, AND 4.64 AC OFF-SITE CONSERVATION, UNLESS OTHERWISE DETERMINED AT FINAL PLAN STAGE. FOREST CONSERVATION SURETY WILL BE PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT.
- THERE ARE NO HISTORIC SITES ON THIS PROPERTY.
- LANDSCAPE SURETY WILL BE PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT.
- ALL EXISTING 66GE POLES ON-SITE WILL BE REMOVED OR RELOCATED IN ACCORDANCE WITH SITE DEVELOPMENT PLANS AND PERMITS.
- THE PROPOSED RETAIL AREA WILL CONSIST OF 6 OR MORE RETAIL USES OR RETAIL AND SERVICE USES THAT ARE DESIGNED, DEVELOPED AND MANAGED AS AN INTEGRAL ENTITY AND THAT SHARE COMMON ACCESS AND PARKING TO BE ELIGIBLE FOR THE SHOPPING CENTER PARKING REQUIREMENTS OF 5 PARKING SPACES PER 1000 SQ FT IN ACCORDANCE WITH SECTION 103.A.149 OF THE ZONING ORDINANCE.
- TRASH PICKUP FOR THE 2 OVER 2 AND TOWNHOUSE UNITS WILL BE PRIVATE CURBSIDE SERVICE IN THE ALLEYS. TRASH PICKUP FOR THE OFFICE, COMMERCIAL AND APARTMENT UNITS WILL BE PROVIDED AT TRASH ENCLOSURES AS SHOWN ON PLANS.
- VEHICULAR AND PEDESTRIAN STREETLIGHTS WILL BE PROVIDED AT SITE PLAN STAGE THROUGHOUT THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL.
- ALL CROSSWALKS SHOWN ON PLANS WILL BE PAINTED STRIPES UNLESS OTHERWISE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.
- ALL SITE AMENITIES, FURNITURE AND FIXTURES WILL BE DETERMINED AT SITE DEVELOPMENT PLAN STAGE.
- INDOOR NOISE MITIGATION FOR RESIDENTIAL UNITS FACING US ROUTE 1 WILL BE REQUIRED WITH THE BUILDING PERMIT.
- MIHU (MODERATE INCOME HOUSING UNITS) AGREEMENT WILL BE PROVIDED FOR THIS PROJECT AT THE SITE DEVELOPMENT PLAN STAGE. SIXTY ONE (61) UNITS ARE REQUIRED AND WILL BE LOCATED IN THE APARTMENT BUILDING IN PHASE 1. NOTE: THE NET SQUARE FOOTAGE OF A MIHU 1-BEDROOM UNIT WILL NOT EXCEED 900 SQ FT. THE NET SQUARE FOOTAGE OF A MIHU 2-BEDROOM UNIT WILL NOT EXCEED 1,100 SQ FT.

SHEET INDEX

- COVER SHEET
- PRELIMINARY EQUIVALENT SKETCH PLAN
- SOILS MAP & EXISTING CONDITIONS PLAN
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY FOREST CONSERVATION PLAN

OVERALL PLAN & SHEET INDEX

SCALE: 1"=100'

SITE AMENITY TABULATION:

REQUIRED AMENITY AREA CALCULATION	PROPOSED AMENITY AREAS	AREA (SQ FT)	POSSIBLE AMENITY / USE
(10% OF NET SITE AREA IS REQUIRED AS PEDESTRIAN AMENITY AREAS PER RTE 1 MANUAL) NET SITE AREA = 694,910 SQ FT 10% x NET SITE AREA =		69,491 SQ FT REQUIRED	
AMENITY AREA #1	18,800	TOT LOT, PLAYGROUND, PICNIC AREA	
AMENITY AREA #2	11,240	BARBEQUE, PICNIC AREA	
AMENITY AREA #3	18,460	PUTT-PUTT, PLAY AREA, PICNIC AREA	
AMENITY AREA #4	15,860	POOL, PLAY AREA, PICNIC AREA	
AMENITY AREA #5	5,590	OUTDOOR DINING, PUBLIC GATHERING	
AMENITY AREA #6	2,160	PUBLIC GATHERING	
TOTAL AMENITY AREA PROVIDED:		72,160	

AMENITY AREAS 1 THROUGH 6 WILL BE ACCESSIBLE TO ALL RESIDENTS OF THE COMMUNITY. AMENITY AREAS 5 & 6 ARE PUBLIC AMENITY SPACES OPEN TO GENERAL PUBLIC AS WELL. SITE FURNITURE AND FIXTURES FOR ALL AMENITY AREAS WILL BE SHOWN ON THE SDP.

PROPERTY OWNERS:
PARCEL 214 (8170 WASHINGTON BLVD)
L. 5904 F. 584
PARCEL 521 (8142 WASHINGTON BLVD)
L. 607 F. 255
F&C CORPORATION
772 MARKET ST
PO BOX 8
DUNCANNON, PA 17020
NORMAN & HAROLD ROSEN
800.233.3114
PARCEL 446 (8112 WASHINGTON BLVD)
L. 1198 F. 646
MARY JOYNER
8112 WASHINGTON BLVD
JESSUP, MD 20794
410.799.5748

PARCEL 447 (8110 WASHINGTON BLVD)
L. 3789 F. 583
SUSAN J. ROBERTS
343 POPES CREEK RD
COLONIAL BEACH, VA 22443
804.224.7920
PARCEL 525 (8126 WASHINGTON BLVD)
L. 4750 F. 433
ELIZABETH GARRETT
8126 WASHINGTON BLVD
JESSUP, MD 20794
410.799.9158

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Frank J. Coughlin
PLANNING DIRECTOR
DATE: *10/2/06*



MISSION PLACE

RESUBDIVISION OF

PARCELS 214, 521, 446, 447 and 525

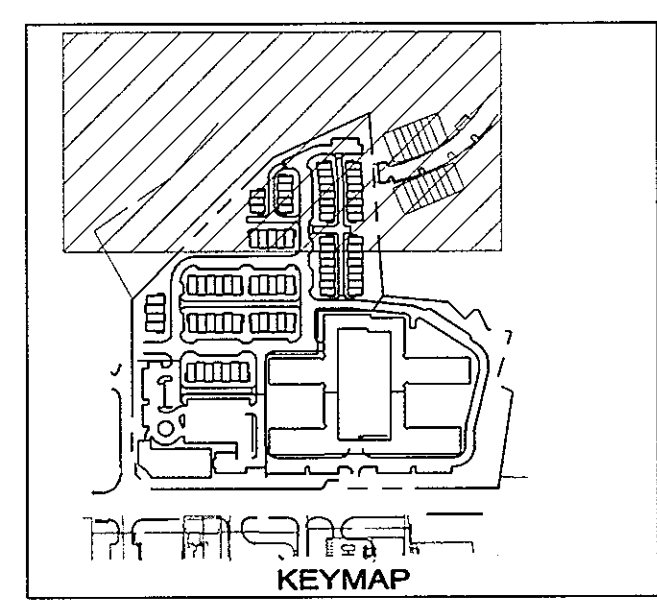
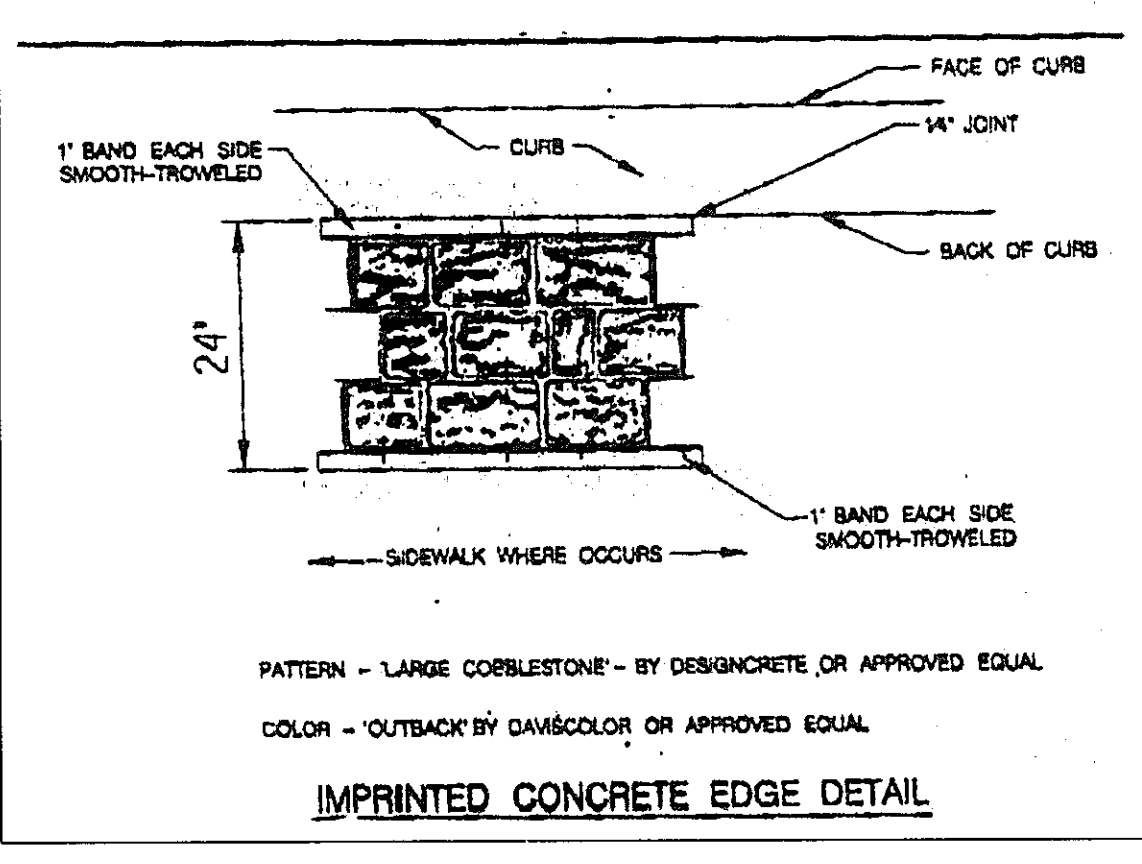
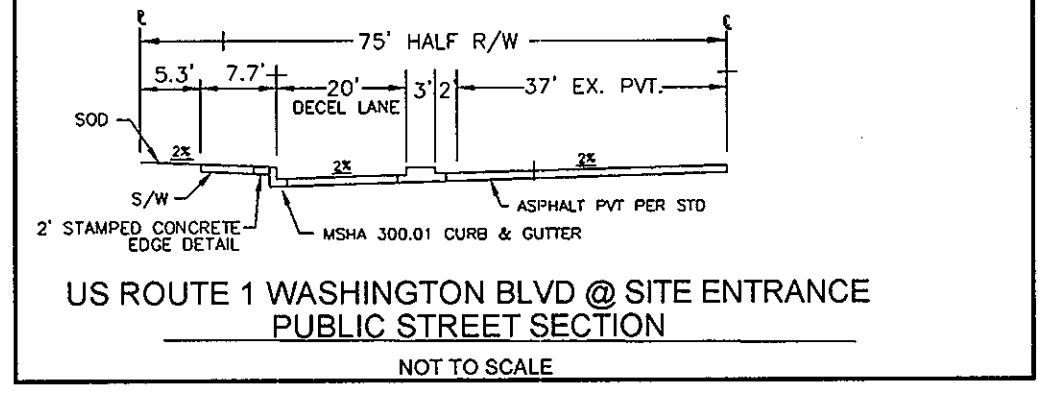
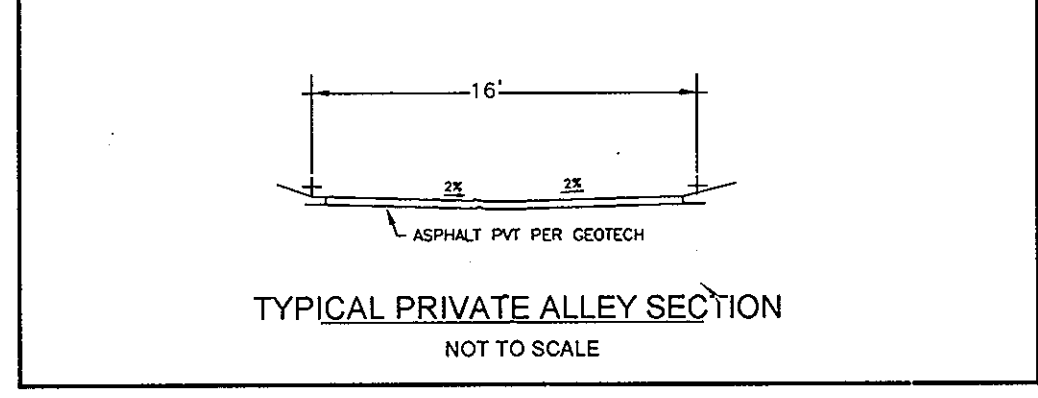
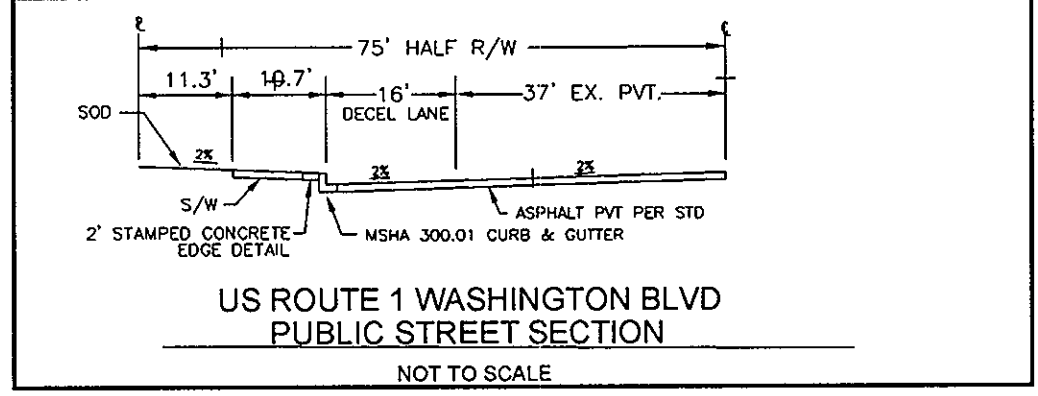
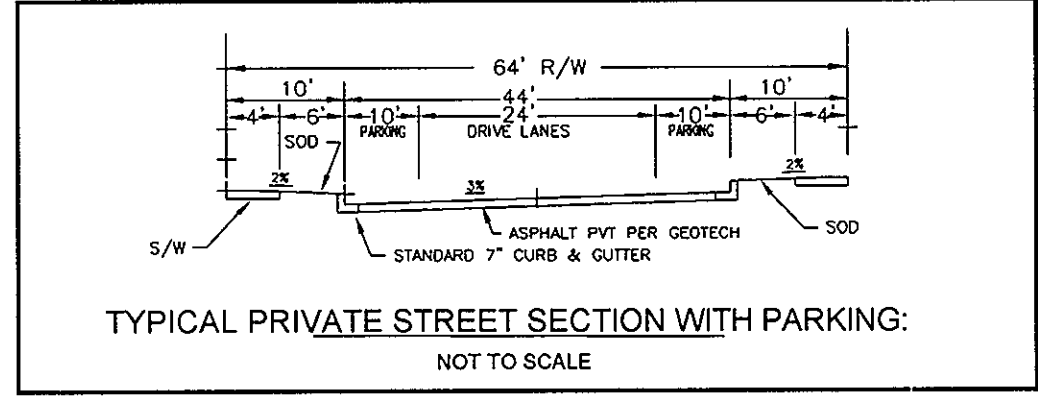
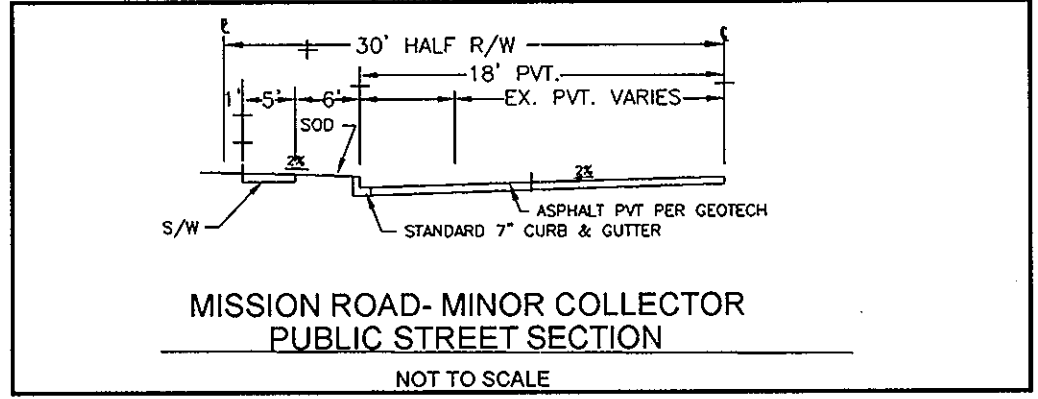
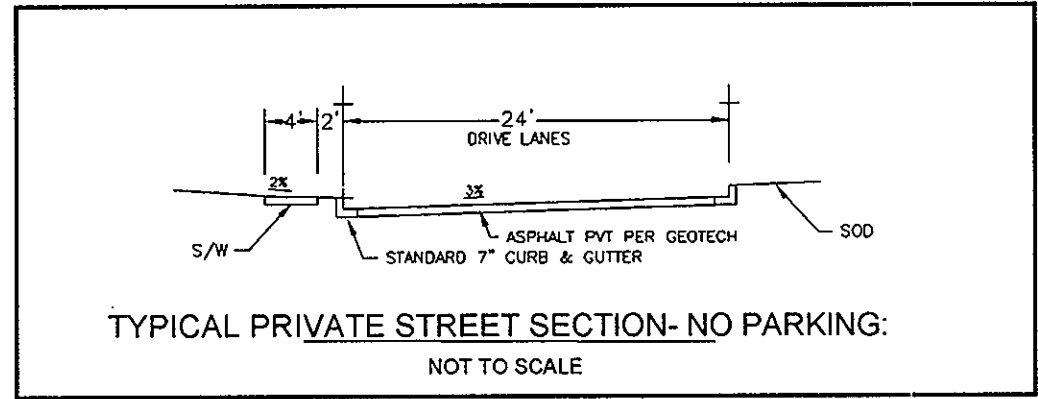
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Dewberry		DEVELOPER: MISSION ROAD INVESTORS, LLC c/o THE DOLBEN COMPANY, INC. 25 CORPORATE DRIVE, SUITE 210 BURLINGTON, MA 01803 P. 781-221-9000 x 236 F. 781-221-9055		Drawn by: KDM
203 PERRY PARKWAY, SUITE 1 GAITHERSBURG, MARYLAND 20877 PHONE: 301.948.8300 FAX: 301.258.7607		Checked by: SDS	Zoning: C-A-C	
Section: NA	Area: NA	Phase: AS SHOWN	Sheet: 1 of 9	
Tax Map Grid & Parcel: MAP 43 PARCELS 214, 521, 446, 447 and 525	Date: OCT 2006	Price Submitted: ZB 1048M	File number:	



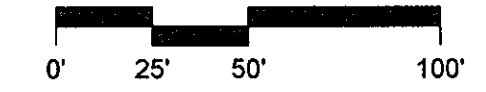
LEGEND:	
EXISTING	PROPOSED
—○— SAN (6" x 8")	—○— SAN (PRIVATE)
—○— WATER (12" W)	—○— WATER (PUBLIC)
—○— 24" STORM	—○— 24" STORM
—○— SITE BOUNDARY	—○— LOT LINE
—○— TREE LINE	—○— TREE LINE
—○— FENCE	—○— LIMITS OF DISTURB.
—○— WETLANDS & BUFFER	—○— BUILDING
—○— CURB	—○— EDGE OF PAVEMENT
—○— SIDEWALK	—○— PUBLIC UTIL. ESMT
—○— 150 WATT POST-TYPE STREET LIGHT	
—○— STREAM BUFFER	
—○— 100 YR FLOODPLAIN	
—○— BUILDING	
—○— POWER POLE	
—○— CURB	
—○— EDGE OF PAVEMENT	
—○— SIDEWALK	
—○— GAS LINE	
—○— OVERHEAD UTILITY	
—○— UNDERGR. TELE.	
—○— BENCH MARK & ELEV.	

WALL #1	TW	BW	WALL #4	TW	BW
①	16.50	16.00	④	41.25	34.00
②	17.50	13.40	⑤	41.25	33.60
③	20.50	17.00	⑥	40.20	36.62
④	29.10	21.80	⑦	38.10	38.10
⑤	32.60	23.80			
⑥	34.90	34.25			
WALL #2	TW	BW	WALL #5	TW	BW
①	15.25	15.25	③	36.40	31.33
②	18.20	15.25	④	31.50	31.00
③	19.50	15.25			
WALL #3	TW	BW	WALL #6	TW	BW
①	31.33	15.25	③	39.00	36.33
②	31.33	21.20	④	40.04	33.75
③	24.00	24.00			



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *[Signature]* DATE: 10/23/06



PRELIMINARY EQUIVALENT SKETCH PLAN

MISSION PLACE
RESUBDIVISION OF
PARCELS 214, 521, 446, 447 and 525
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Dewberry
203 PERRY PARKWAY, SUITE 1
GAITHERSBURG, MARYLAND 20877
PHONE: 301.948.8300
FAX: 301.258.7607

DEVELOPER: MISSION ROAD INVESTORS, LLC
c/o THE DOLBEN COMPANY, INC.
25 CORPORATE DRIVE, SUITE 210
BURLINGTON, MA 01803
P. 781-221-9000 x 236
F. 781-221-9055

Designed by: **KDM**
Checked by: **SDS**
Zoned: **C-A-C**

Section: **NA** Area: **NA** Phase: **NA** Scale: **1"=50'**
Date: **OCT 2006** Prior Submittals: **NA** Sheet: **3 of 9**

Tax Map Grid & Parcel: **MAP 43**
PARCELS 214, 521, 446, 447 and 525
ZONING PLAN: **ZB 1048M**
File number: **SP-06-18**



NOTE
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY EXPOSURE TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MERS UTILITY" AT 1-800-251-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

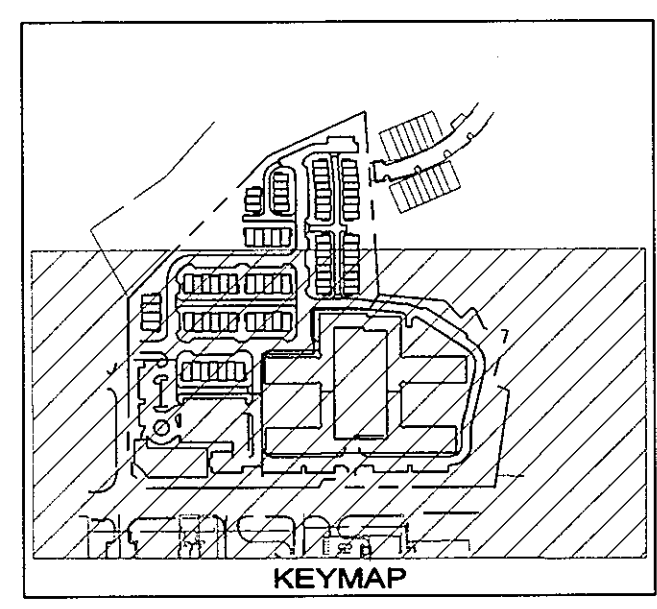


MATCH LINE SHEET 5

CONWAY TRANSPORTATION SERVICES
PARCEL 518
L.04708, F.0122
ZONING CE-CLI

PLEASANT CHASE HOA
PARCEL 10688 - PLEASANT CHASE
PLAT 10688
ZONING R-50

(US ROUTE 1) WASHINGTON BLVD.



SOILS LEGEND
HOWARD COUNTY

NON-HYDRIC SOILS LIST

BeB2 BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
BELTSVILLE - DEPTH TO BERROCK UNDETERMINED, 1/2 TO 3 FEET TO WATER TABLE; SEVERE LIMITATIONS FOR SEWAGE DISPOSAL FIELDS; MODERATE LIMITATIONS FOR HOMES WITH BASEMENTS; IMPEDED DRAINAGE; SEASONAL HIGH WATER TABLE.

SIC2 SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED

SDI2 SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED

SASSAFRAS - DEPTH TO BERROCK UNDETERMINED; 5+ FEET DEPTH TO WATER TABLE; SLIGHT TO MODERATE LIMITATIONS FOR SEWAGE DISPOSAL FIELDS AND HOMES WITH BASEMENTS DEPENDING ON SLOPE; EROSION HAZARD.

DESCRIPTION PER HOWARD COUNTY SOIL SURVEY (1968)

NOTE:
ALL EXISTING FACILITIES, WELLS, SEPTIC SYSTEMS, UTILITIES, BUILDINGS AND STRUCTURES ON SITE WILL BE REMOVED OR SEALED & ABANDONED IN PLACE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.

EXISTING BG&E POLE TO BE REMOVED OR RELOCATED.



NOTE
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY DIGGING TEST PITS IN HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY AT 480-277-7777 AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY BEFORE PROCEEDING WITH CONSTRUCTION.

SOILS MAP & EXISTING CONDITIONS PLAN

MISSION PLACE
RESUBDIVISION OF
PARCELS 214, 521, 446, 447 and 525
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Dewberry
203 PERRY PARKWAY, SUITE 1
GAITHERSBURG, MARYLAND 20877
PHONE: 301.948.8300
FAX: 301.258.7607

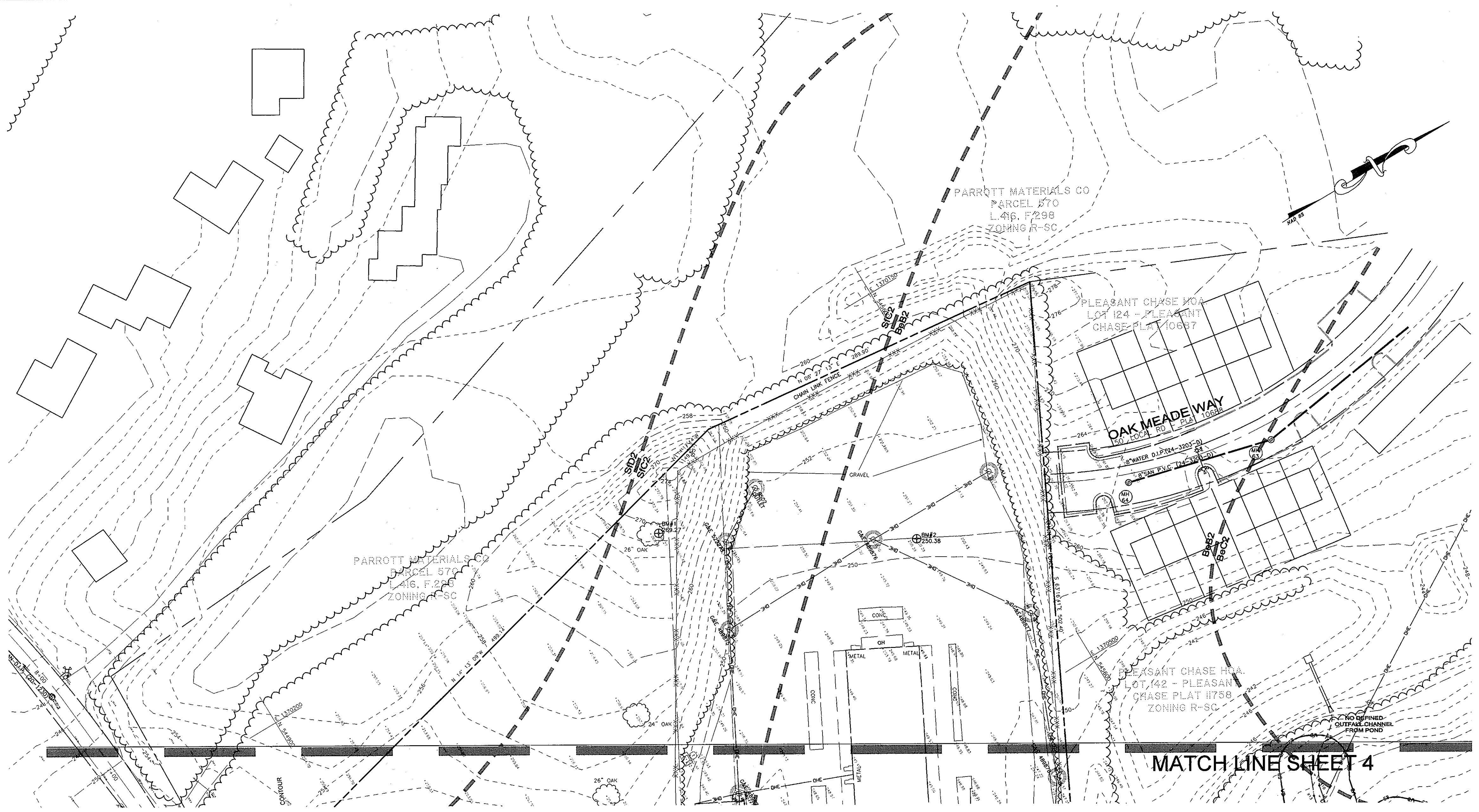
DEVELOPER:
MISSION ROAD INVESTORS, LLC
c/o THE DOLBEN COMPANY, INC.
25 CORPORATE DRIVE, SUITE 210
BURLINGTON, MA 01803
P. 781-221-9000 x 236
F. 781-221-9055

Section:	NA	Area:	NA	Phase:	NA	Scale:	1"=50'
Tax Map Grid & Parcel:	MAP 43 PARCELS 214, 521, 446, 447 and 525		Date:	OCT 2006		Prior Submittals:	ZONING PLAN: ZB 1048M

Drawn by: **KDM**
Designed by: **KDM**
Checked by: **SDS**
Zoned: **C-A-C**
Sheet: **4 of 9**
File number:

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark M. ... 10/23/06
PLANNING DIRECTOR DATE



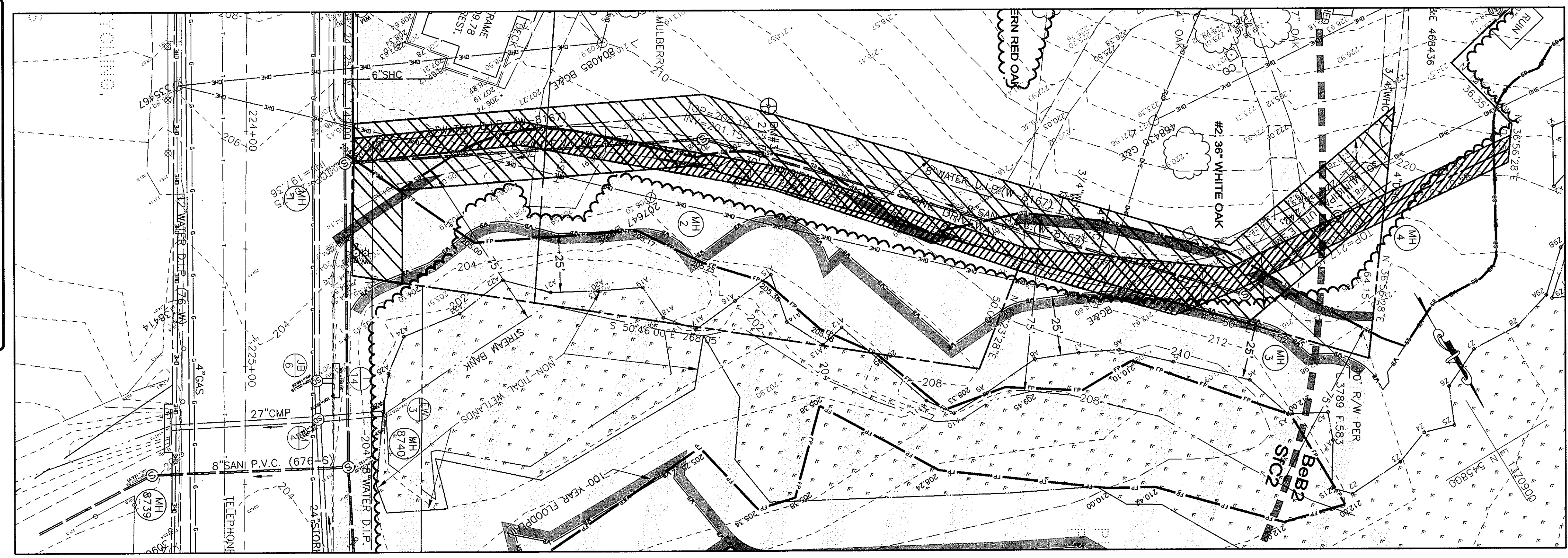
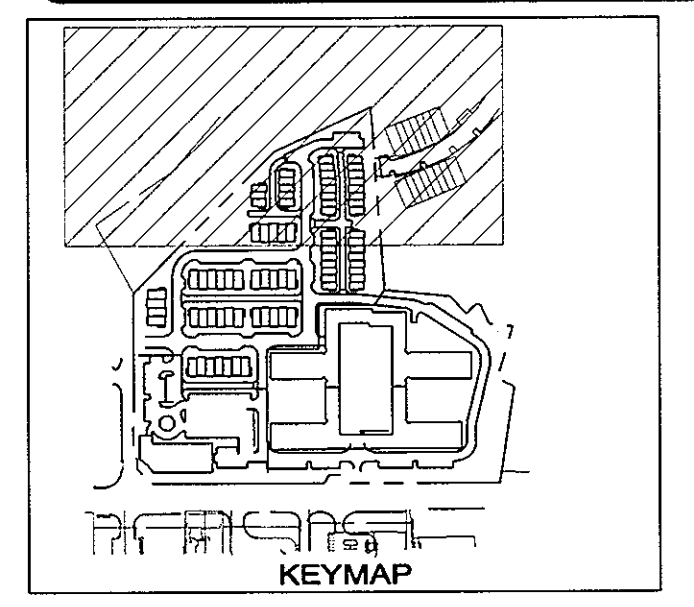
LEGEND:

	EXISTING		SANITARY SEWER
			WATER LINE, METER, VALVE & HYDRANT
			STORM DRAIN
			SITE BOUNDARY
			LOT LINE
			TREE LINE
			FENCE
			WETLANDS & BUFFER
			STREAM BUFFER
			100 YR FLOODPLAIN
			BUILDING
			POWER POLE
			CURB
			EDGE OF PAVEMENT
			SIDEWALK
			GAS LINE
			OVERHEAD UTILITY
			UNDERGR. TELE.
			SOILS & TYPE
			SPECIMEN TREE

MATCH LINE SHEET 4

DETAIL LEGEND:

	EX. DRIVEWAY
	EX. INGRESS/EGRESS EASEMENT
	EX. 30' SANITARY EASEMENT
	25' WETLANDS BUFFER
	75' STREAM BUFFER



DETAIL OF ENVIRONMENTAL BUFFER
1"=30'

NOTE
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David D. Coughlin
PLANNING DIRECTOR
10/20/06
DATE



SOILS MAP & EXISTING CONDITIONS PLAN

MISSION PLACE
RESUBDIVISION OF
PARCELS 214, 521, 446, 447 and 525
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

	DEVELOPER:	MISSION ROAD INVESTORS, LLC c/o THE DOLBEN COMPANY, INC. 25 CORPORATE DRIVE, SUITE 210 BURLINGTON, MA 01803 P. 781-221-9000 x 236 F. 781-221-9055	Drawn by: KDM
	203 PERRY PARKWAY, SUITE 1 GAITHERSBURG, MARYLAND 20877 PHONE. 301.948.8300 FAX. 301.258.7607	Designed by: KDM	Checked by: SDS
Section: NA	Area: NA	Phase: NA	Scale: 1"=50'
Tax Map Quid & Parcel: M-47-43	Date: OCT 2006	Prior Submittals:	Zone: C-A-C
PARCELS 214, 521, 446, 447 and 525		ZONING PLAN: ZB 1048M	Sheet: 5 of 9

MATCH LINE SHEET 7

PARCEL 'A' 7.195 Acres AMENITY SPACE #1 18,800 SF

SINGLE FAMILY ATTACHED - 116 UNITS

INTERNAL RESIDENTIAL LANDSCAPE TREES REQUIRED: 116

APARTMENTS - 262 UNITS

INTERNAL RESIDENTIAL LANDSCAPE TREES REQUIRED: 88

PARCEL 'B' 2.082 Acres

PARCEL 'C' 6.520 Acres

PARKING STRUCTURE

PARKING STRUCTURE

PERIMETER 11
SFA FRONT TO ROAD
LENGTH: 110'
N/A

PERIMETER 12
PARKING TO ROAD
LENGTH: 220'
TYPE E

PERIMETER 13
BUILDING TO ROAD
LENGTH: 107'
TYPE E

PERIMETER 6
APARTMENTS TO SFA
LENGTH: 370'
TYPE B

PERIMETER 5
APARTMENTS TO SFA
LENGTH: 440'
EX. FOREST TO REMAIN

PERIMETER 1
BUILDING TO ROAD
LENGTH: 315'
TYPE E

PERIMETER 2
PARKING TO ROAD
LENGTH: 263'
TYPE E

PERIMETER 3
PARKING TO ROAD
LENGTH: 304'
TYPE E

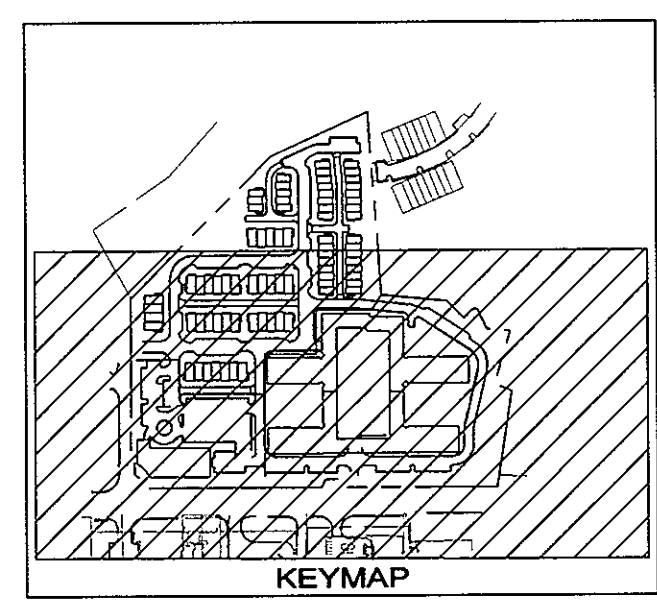
PERIMETER 4
ENVIRONMENTAL TO ROAD
LENGTH: 86'
NONE

ALL EXISTING TRASH, DEBRIS, PAVEMENT AND PUBLIC WATER & SEWER LINES WITHIN THE ENVIRONMENTAL BUFFER TO BE REMOVED. SEE SHEET 5 FOR DETAIL OF EXISTING CONDITIONS.
0.17 ACRES WITHIN THE ENVIRONMENTAL BUFFER AND LYING OUTSIDE THE EXISTING TREELINE (STIPPLED AREA) WILL BE REGRADED @ 2:1 AND REFORESTED.
0.03 ACRES WITHIN THE PROPOSED MSHA RIGHT OF WAY WILL BE PART OF THE PROPOSED ROAD IMPROVEMENTS.

(US ROUTE 1) WASHINGTON BLVD.

MSHA R.O.W. DEDICATION 0.664 Acres

0' 25' 50' 100'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark LaCoyll 10/22/06
PLANNING DIRECTOR DATE

NOTE
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PRELIMINARY LANDSCAPE PLAN

MISSION PLACE
RESUBDIVISION OF
PARCELS 214, 521, 446, 447 and 525
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Dewberry
203 PERRY PARKWAY, SUITE 1
GAITHERSBURG, MARYLAND 20877
PHONE: 301.948.8300
FAX: 301.258.7607

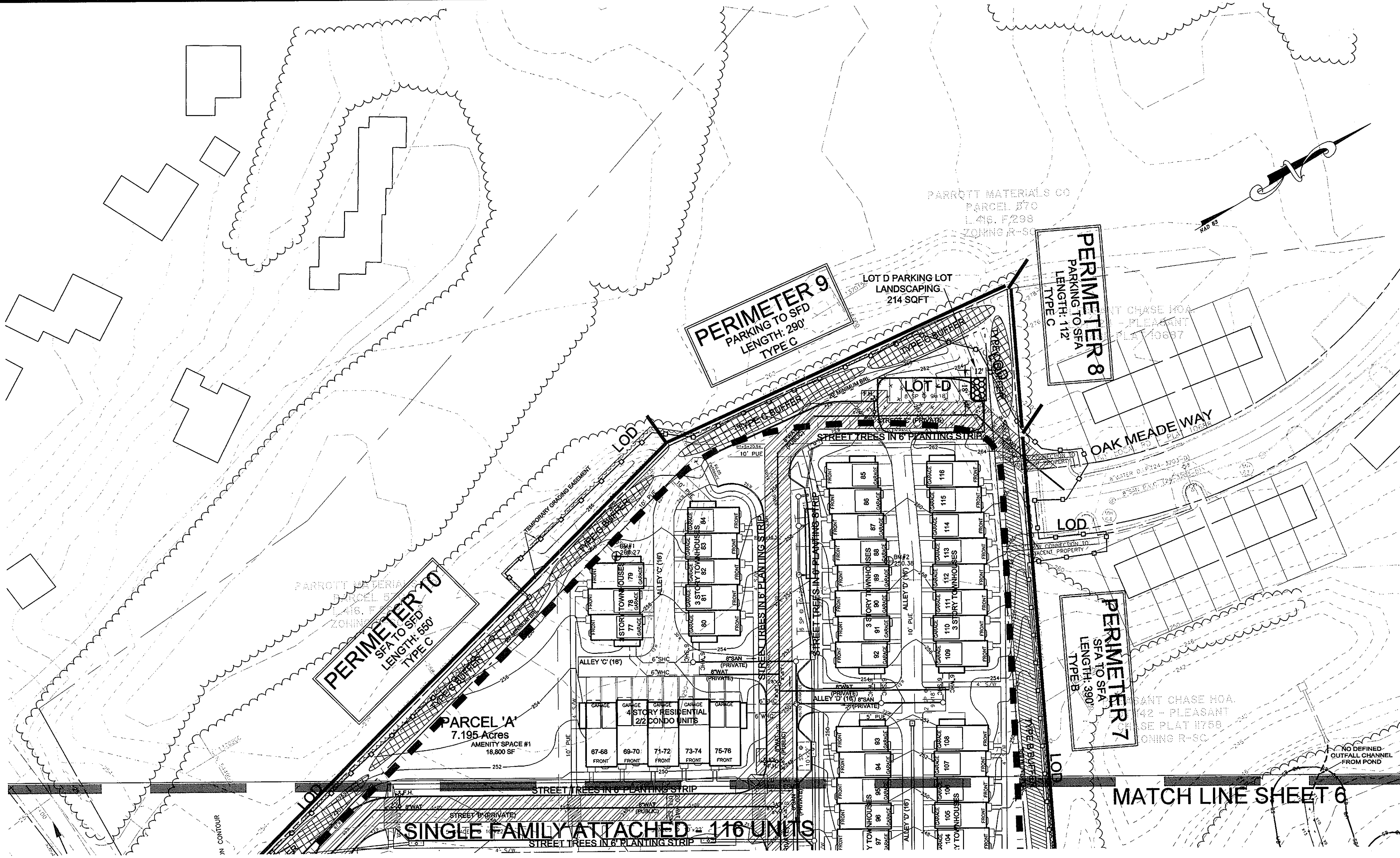
DEVELOPER:
MISSION ROAD INVESTORS, LLC
c/o THE DOLBEN COMPANY, INC.
25 CORPORATE DRIVE, SUITE 210
BURLINGTON, MA 01803
P: 781-221-9000 x 236
F: 781-221-9055

Drawn by: KDM
Designed by: KDM
Checked by: SDS
Zone: C-A-C
Scale: 1"=50'
Sheet: 6 of 9
File number:

Section: NA Area: NA Phase: NA Date: OCT 2006
Tax Map Grid & Parcel: MAP 43 PARCELS 214, 521, 446, 447 and 525
ZONING PLAN: ZB 1048M

REQUIRED LANDSCAPING CALCULATIONS

PERIMETER #	EDGE CONDITION	LENGTH	BUFFER REQUIRED	PLANTS REQUIRED
PERIMETER #1	NON-RESIDENTIAL TO ROAD	315'	TYPE E*	8 79
*Change to Type E Buffer required in compliance with Route 1 Manual				
PERIMETER #2	PARKING TO ROAD	263'	TYPE E	7 66
PERIMETER #3	PARKING TO ROAD	304'	TYPE E	8 76
PERIMETER #4	ENVIRONMENTAL TO ROAD	86'	N/A	0
PERIMETER #5	APARTMENTS TO SFA	315'	EX. FOREST TO REMAIN	
PERIMETER #6	APARTMENTS TO SFA	370'	TYPE B	8 10
PERIMETER #7	PARKING TO SFA	390'	TYPE B	8 10
PERIMETER #8	PARKING TO SFA	112'	TYPE C	3 6
PERIMETER #9	PARKING TO SFD	290'	TYPE C	8 15
PERIMETER #10	SFA TO SFD	550'	TYPE C	14 28
PERIMETER #11	RESIDENTIAL FRONT TO ROAD	110'	N/A	0
PERIMETER #12	PARKING TO ROAD	220'	TYPE E	6 55
PERIMETER #13	BUILDING TO ROAD	107'	TYPE E	3 27
*Change to Type E Buffer required in compliance with Route 1 Manual				



PARKING LOT LANDSCAPING - NON-RESIDENTIAL
(1 Island/Tree per 20 Spaces)

	LOT A	LOT B	LOT C
NUMBER OF PARKING SPACES	36	20	24
NUMBER OF TREES REQUIRED	2	1	2

PARKING LOT INTERNAL LANDSCAPING - RESIDENTIAL
(1 Island/Tree per 10 Spaces)

	LOT D
NUMBER OF PARKING SPACES	8
NUMBER OF TREES REQUIRED	1

RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

APARTMENTS	Number of Dwelling Units	Number of Trees Required
	262	88 (1:3 DU)
SINGLE FAMILY ATTACHED	Number of Dwelling Units	Number of Trees Required
	116	116 (1:1 DU)

STREET TREES REQUIRED ON PUBLIC STREETS

US ROUTE 1 977 LF with sidewalk adjacent to curb
Large Street Trees 40 Feet Apart in tree grates within 10' wide sidewalk & plaza areas
24 LARGE TREES REQUIRED

MISSION RD 452 LF with 6' planting strip and sidewalk
Large Street Trees 40 Feet Apart in 6' Wide Planting Strip within Right-of-Way
11 LARGE TREES REQUIRED/PROVIDED

STREET TREES REQUIRED ON PRIVATE STREETS

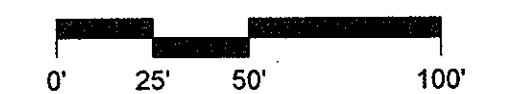
STREET A 500 LF x 2: with 6' planting strip and sidewalk
Large Street Trees 40 Feet Apart in 6' Wide Planting Strip between sidewalk & curb
25 LARGE TREES REQUIRED/PROVIDED

STREET B 570 LF x 2: with 6' planting strip and sidewalk
Large Street Trees 40 Feet Apart in 6' Wide Planting Strip between sidewalk & curb
29 LARGE TREES REQUIRED/PROVIDED

STREET C 700 LF x 2: with 6' planting strip and sidewalk
Large Street Trees 40 Feet Apart in 6' Wide Planting Strip between sidewalk & curb
35 LARGE TREES REQUIRED/PROVIDED

STREET D 313 LF x 2: with 6' planting strip and sidewalk
Large Street Trees 40 Feet Apart in 6' Wide Planting Strip between sidewalk & curb
16 LARGE TREES REQUIRED/PROVIDED

STREET E 800 LF x 2: one side planting behind sidewalk, one side no sidewalk
Large Street Trees 40 Feet Apart behind sidewalk or curb
40 LARGE TREES REQUIRED/PROVIDED



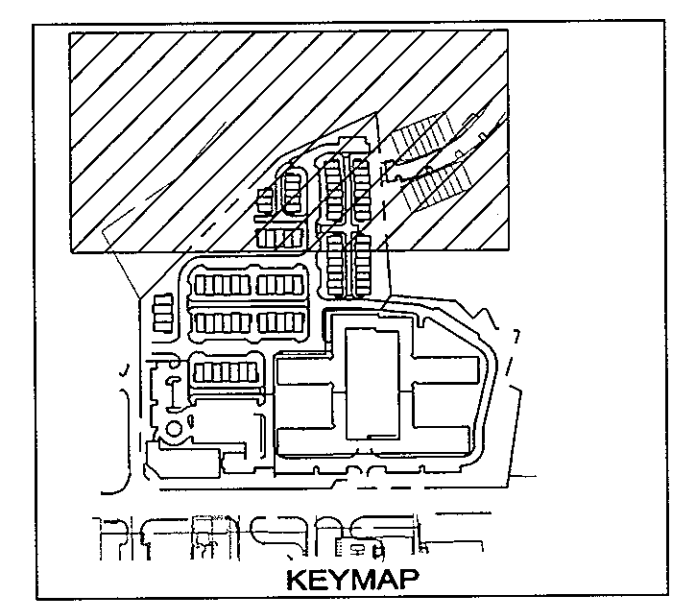
NOTES:

NO LANDSCAPING WILL BE LOCATED WITHIN ANY PUBLIC WATER, SEWER, OR STORM DRAIN EASEMENT.

LANDSCAPE SURETY WILL BE PART OF THE DEVELOPER'S AGREEMENT.

ALL EXISTING FACILITIES, WELLS, SEPTIC SYSTEMS, UTILITIES, BUILDINGS AND STRUCTURES ON SITE WILL BE REMOVED OR SEALED & ABANDONED IN PLACE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.

ALL EXISTING BG&E POLES TO BE REMOVED OR RELOCATED.



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Handwritten signature
PLANNING DIRECTOR

10/23/06
DATE

NOTE

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PRELIMINARY LANDSCAPE PLAN

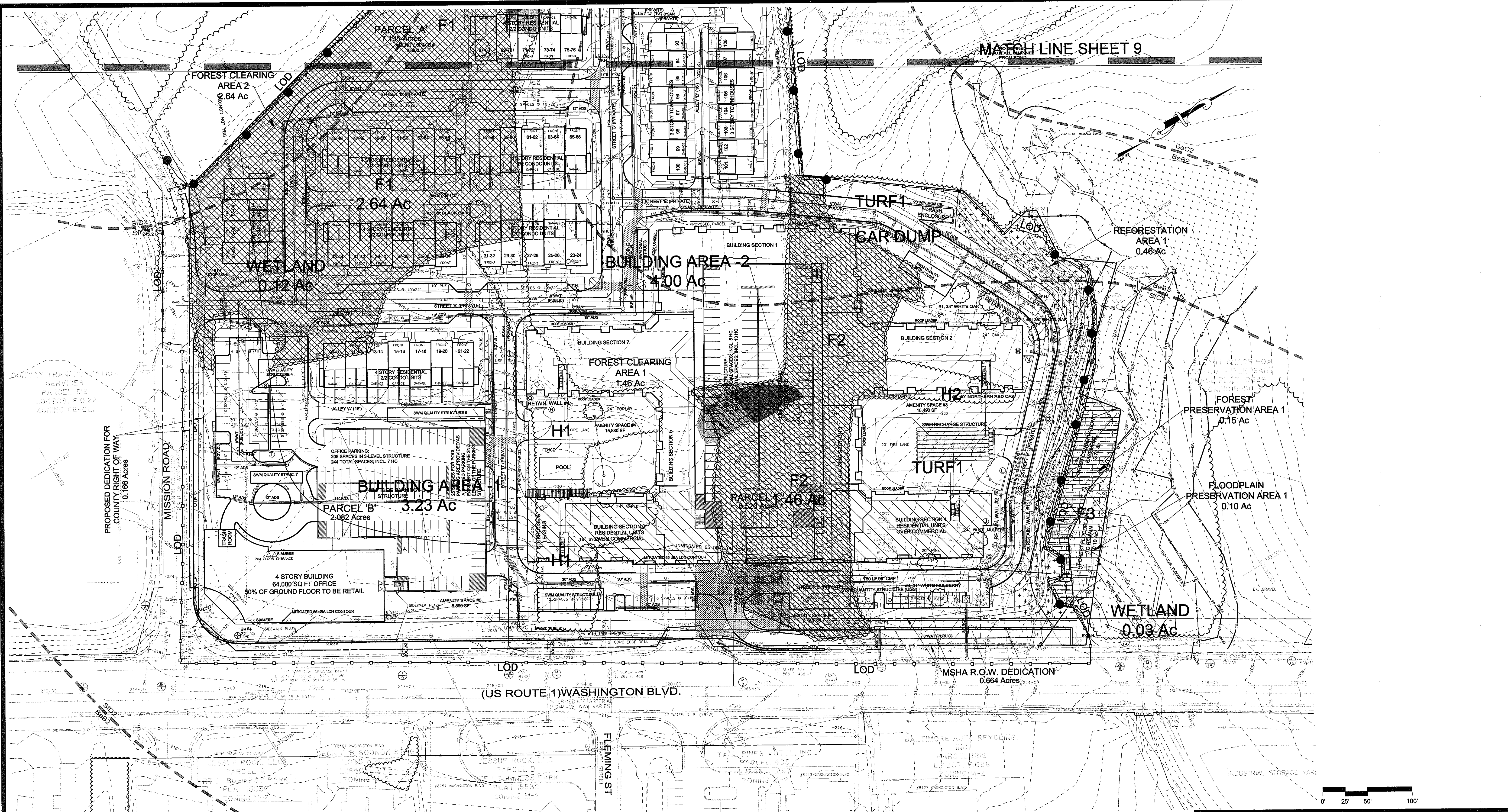
MISSION PLACE
RESUBDIVISION OF
PARCELS 214, 521, 446, 447 and 525
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Dewberry
203 PERRY PARKWAY, SUITE 1
GAITHERSBURG, MARYLAND 20877
PHONE: 301.948.8300
FAX: 301.258.7607

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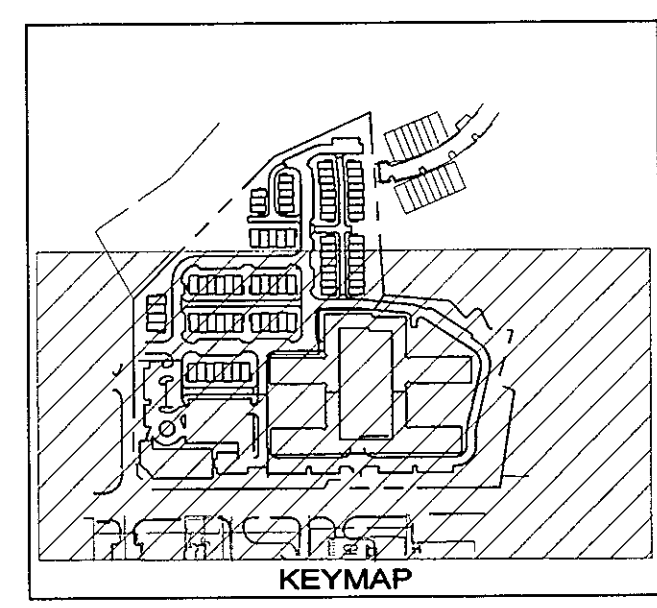
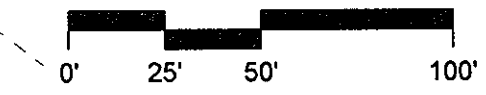
Section: NA Area: NA Phase: NA Scale: 1"=50'
Tax Map Chg & Parcel: MAP 43
PARCELS 214, 521, 446, 447 and 525
Date: OCT 2006
Prior Submittals:
ZONING PLAN: ZB 1048M
Sheet: 7 of 9
File number:



CONWAY TRANSPORTATION SERVICES
PARCEL #16
L04708, F0122
ZONING CE-CL1

PROPOSED DEDICATION FOR
COUNTY RIGHT OF WAY
0.166 Acres

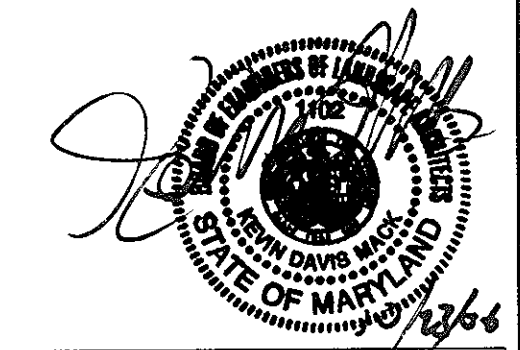
MSHA R.O.W. DEDICATION
0.664 Acres



GENERAL NOTES

1. PROPOSED REFORESTATION AREA WILL BE PLANTED USING NATIVE SPECIES, 2" CAL. NURSERY STOCK.
2. ALL FOREST CONSERVATION AND REFORESTATION ACTIVITIES WILL BE PERFORMED IN ACCORDANCE WITH HOWARD COUNTY FOREST CONSERVATION MANUAL.
3. LIMITS OF DISTURBANCE LINES AND ALL PROTECTIVE MEASURES WILL BE MAINTAINED AND ENFORCED THROUGHOUT THE CONSTRUCTION PERIOD.
4. A MAINTENANCE AGREEMENT WILL BE ESTABLISHED FOR A TWO YEAR PERIOD AFTER INSTALLATION OF REFORESTATION FOR THE SURETY AND MAINTENANCE OF THE REFORESTATION AND CONSERVATION AREAS.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Dana M. Taylor 11/22/16
PLANNING DIRECTOR DATE



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PRELIMINARY FOREST CONSERVATION PLAN

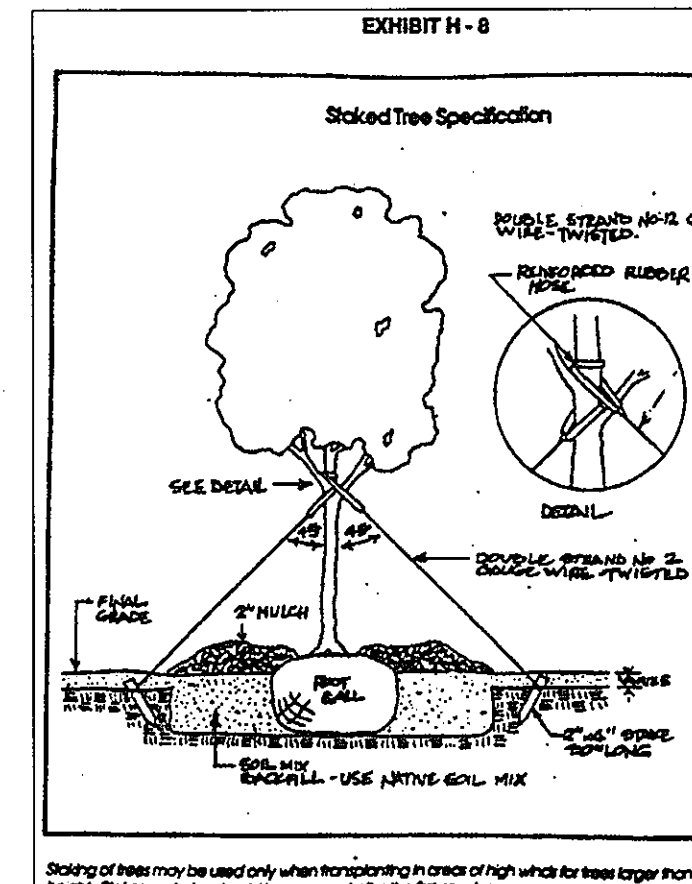
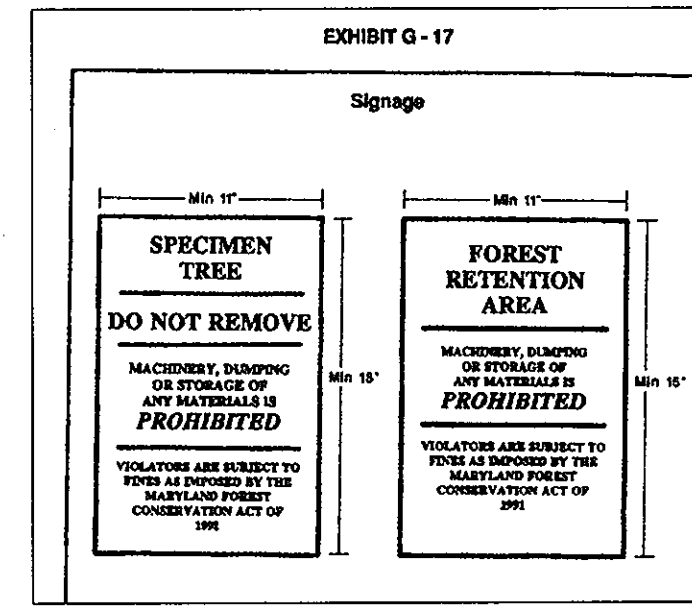
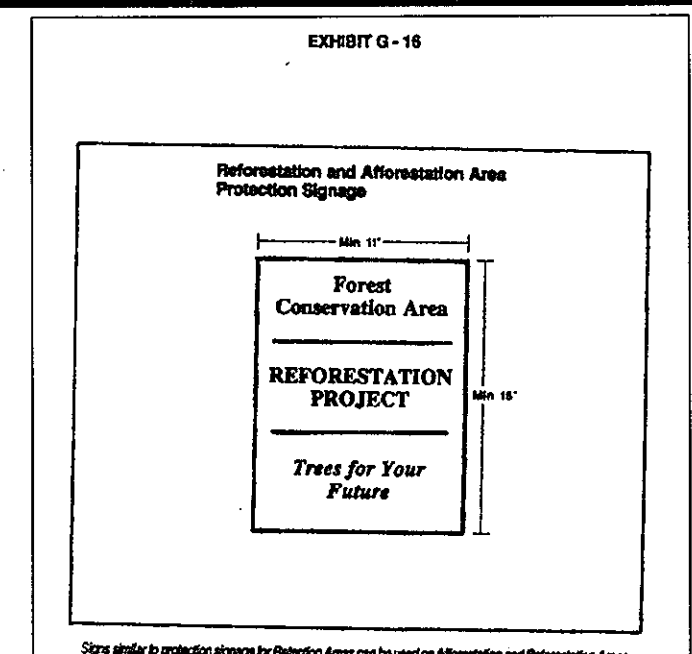
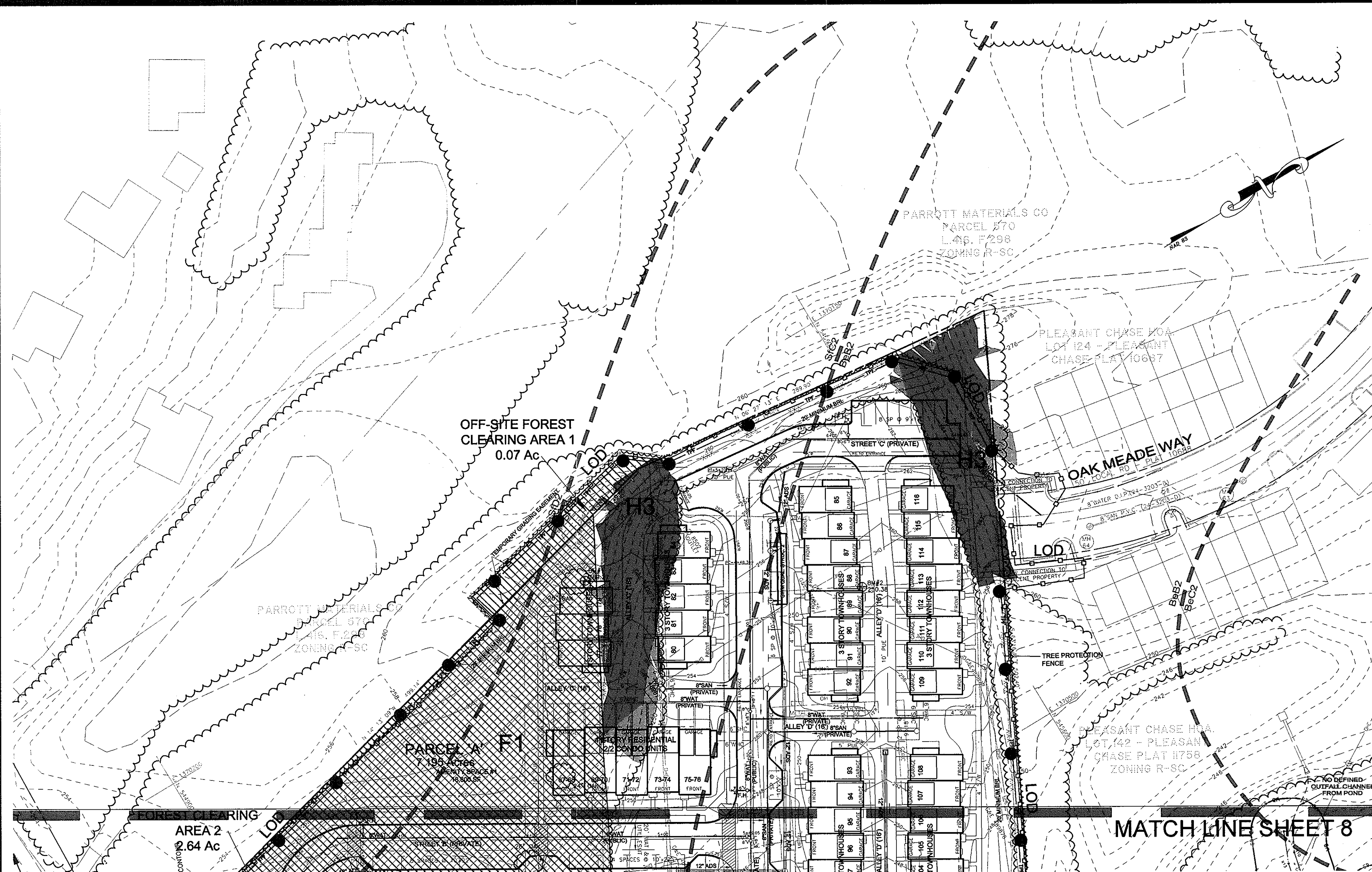
MISSION PLACE
RESUBDIVISION OF

PARCELS 214, 521, 446, 447 and 525
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Dewberry
203 PERRY PARKWAY, SUITE 1
GAITHERSBURG, MARYLAND 20877
PHONE: 301.948.8300
FAX: 301.258.7607

DEVELOPER:
MISSION ROAD INVESTORS, LLC
c/o THE DOLBEN COMPANY, INC.
25 CORPORATE DRIVE, SUITE 210
BURLINGTON, MA 01803
P. 781-221-9000 x.236
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Section:	NA	Area:		Phase:	NA	Scale:	1"=50'	Sheet:	8 of 9
Tax Map Grid & Parcel:	MAP 43 PARCELS 214, 521, 446, 447 and 525		Date:	OCT 2006		Prior Submittal:	ZONING PLAN:	ZB 1048M	



I. BASIC SITE DATA

Gross Site Area	16.63
Area Within 100 Year Floodplain	0.13
Area Within Agricultural Use or Preservation Parcel (If Applicable)	0.00
Net Tract Area	16.50
Land Use Category (R-RLD, R-RMD, R-S, C/I/O, I)	C-A-C

II. INFORMATION FOR CALCULATIONS

A. Net Tract Area	16.50
B. Reforestation Threshold (15% x A)	2.48
C. Afforestation Minimum (15% x A)	2.48
D. Existing Forest on Net Tract Area	4.25
E. Forest Areas to Be Cleared	4.10
F. Forest Areas to Be Retained	0.15

III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION

I. REFORESTATION
If existing forest areas equal to or exceed the afforestation minimum (if D equals or is more than C), and clearing of forest areas is proposed reforestation requirements may apply.

If existing forests exceed the afforestation minimum (if D equals or is more than C), and no clearing of existing forest resources is proposed, no reforestation is required. No further calculations are needed.

IV. REFORESTATION CALCULATIONS

A. Net Tract Area	16.50
B. Reforestation Threshold (15% x A)	2.48
C. Existing Forest on Net Tract Area	4.25
D. Forest Areas to Be Cleared	4.10
E. Forest Areas to Be Retained	0.15
F. Forest Areas Cleared Above Reforestation Threshold (C - B, if E equals or is greater than B, Alternate 1) (C - B, if E is less than B, Alternate 2)	1.77
G. Forest Areas Cleared Below Reforestation Threshold (B - E, if applicable)	2.33
H. Forest Areas Retained Above Reforestation Threshold (E - B, Retained Credit, if applicable)	0.00

SELECT THE ALTERNATIVE THAT APPLIES:

2. CLEARING BELOW THE THRESHOLD
If forest areas to be retained are less than the reforestation threshold (if E is less than B), the following calculations apply:

Reforestation for clearing below threshold	4.66
Reforestation for clearing above threshold	0.44
Total Reforestation required (F x 1/4) + (G x 2)	5.10

Since clearing occurs below the threshold, no forest retention credit is possible.

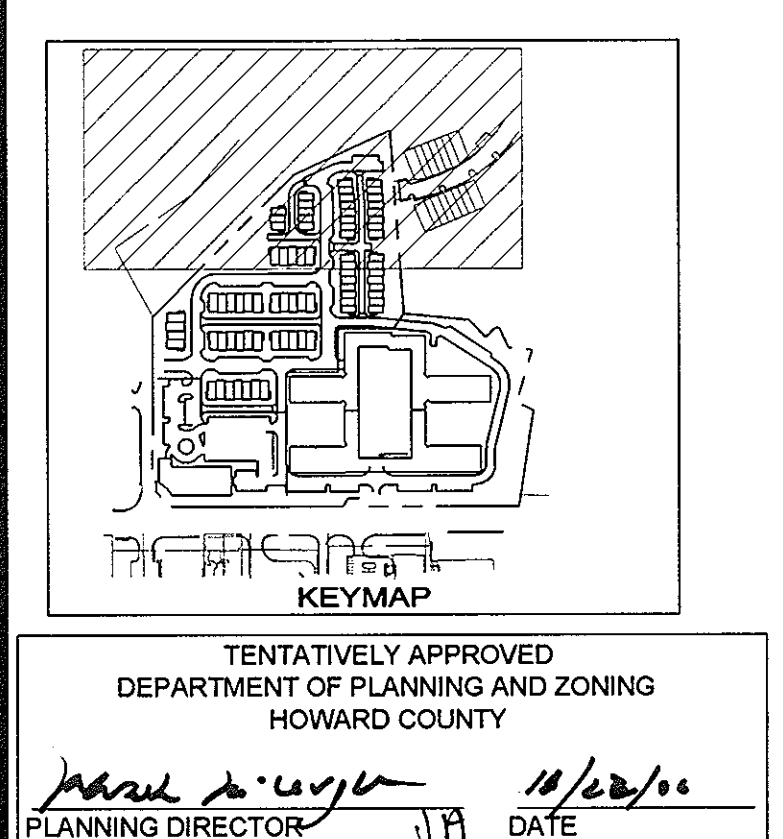
SOILS LEGEND HOWARD COUNTY

NON-HYDRIC SOILS LIST

BeB2	BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED
SiC2	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED
SiD2	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED

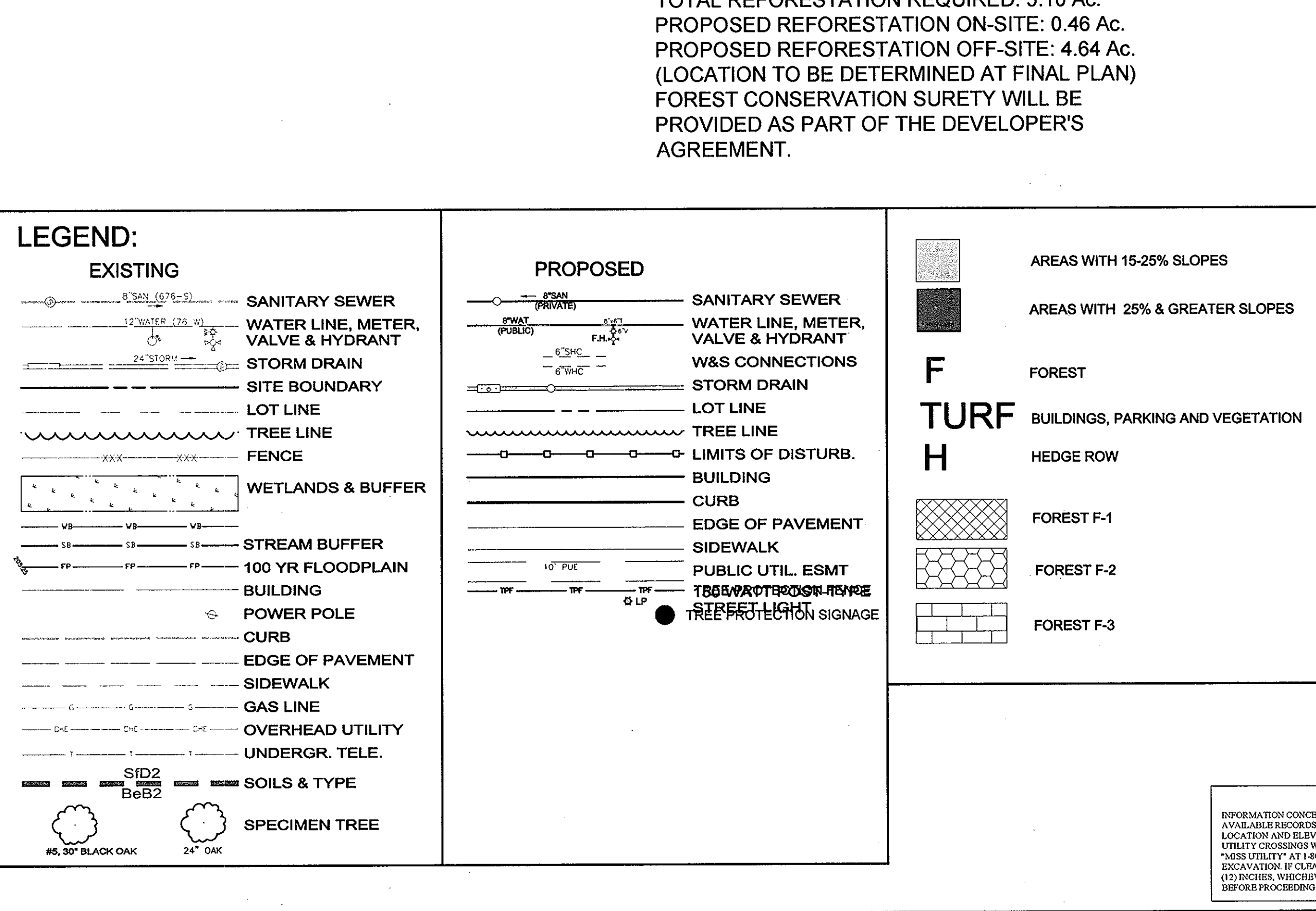
DESCRIPTION PER HOWARD COUNTY SOIL SURVEY (1968)

- GENERAL NOTES**
- TOTAL AREA OF TRACT: 16.628 AC. AREA OF 100-YEAR FLOODPLAIN: 0.135 AC. NET TRACT AREA: 16.493 AC.
 - EXISTING ZONING: C-A-C
 - BOUNDARY FROM FROM SURVEY BY DEWBERRY & DAVIS, AUGUST 20, 2004.
 - TOPOGRAPHY FROM SURVEY: DEWBERRY & DAVIS, JULY 7, 2004. CONTOUR INTERVAL 2 FEET.
 - A PORTION OF 100-YEAR FLOODPLAIN EXISTS ON THE NORTHERN EDGE OF THIS SITE AS SHOWN ON RECORD PLAT 10689, PLEASANT CHASE, AND PLOTTED ON THE PLAN.
 - WETLANDS, WETLAND BUFFERS, STREAMS, AND STREAM BUFFERS EXIST ON THE SUBJECT PROPERTY AS SHOWN, BASED ON FIELD LOCATION OF FLAGGING BY MCCARTHY & ASSOC., JULY 2004.
 - AN ENVIRONMENTAL REVIEW WAS CONDUCTED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (MDNR) IN THE POTENTIAL PRESENCE OF RARE, THREATENED OR ENDANGERED (RTE) SPECIES IN THE VICINITY OF THE SUBJECT PROPERTY. NO RARE, THREATENED OR ENDANGERED (RTE) SPECIES WERE IDENTIFIED.
 - THE SUBJECT PROPERTY FALLS WITHIN THE DORSEY RUN SUB-WATERSHED (USE CLASS 1), OF THE PATUXENT RIVER WATERSHED.
 - THERE ARE THREE FOREST STANDS ON THIS SITE TOTALING 4.34 ACRES. SITE INVESTIGATIONS PERFORMED ON 3/21/05, BY DEWBERRY & DAVIS L.L.C.
 - FIVE SPECIMEN CANDIDATE TREES WITH 30" + DBH MEASUREMENTS EXIST ON THE SUBJECT PROPERTY.
 - NO HYDRIC SOILS EXIST ARE WITHIN THE SUBJECT PROPERTY ACCORDING TO THE HOWARD COUNTY SOIL SURVEY OF MARYLAND.
 - THERE ARE NO HISTORICAL SITES KNOWN TO EXIST ON THE SUBJECT PROPERTY ACCORDING TO AVAILABLE INFORMATION (MDMRLIN.NET)

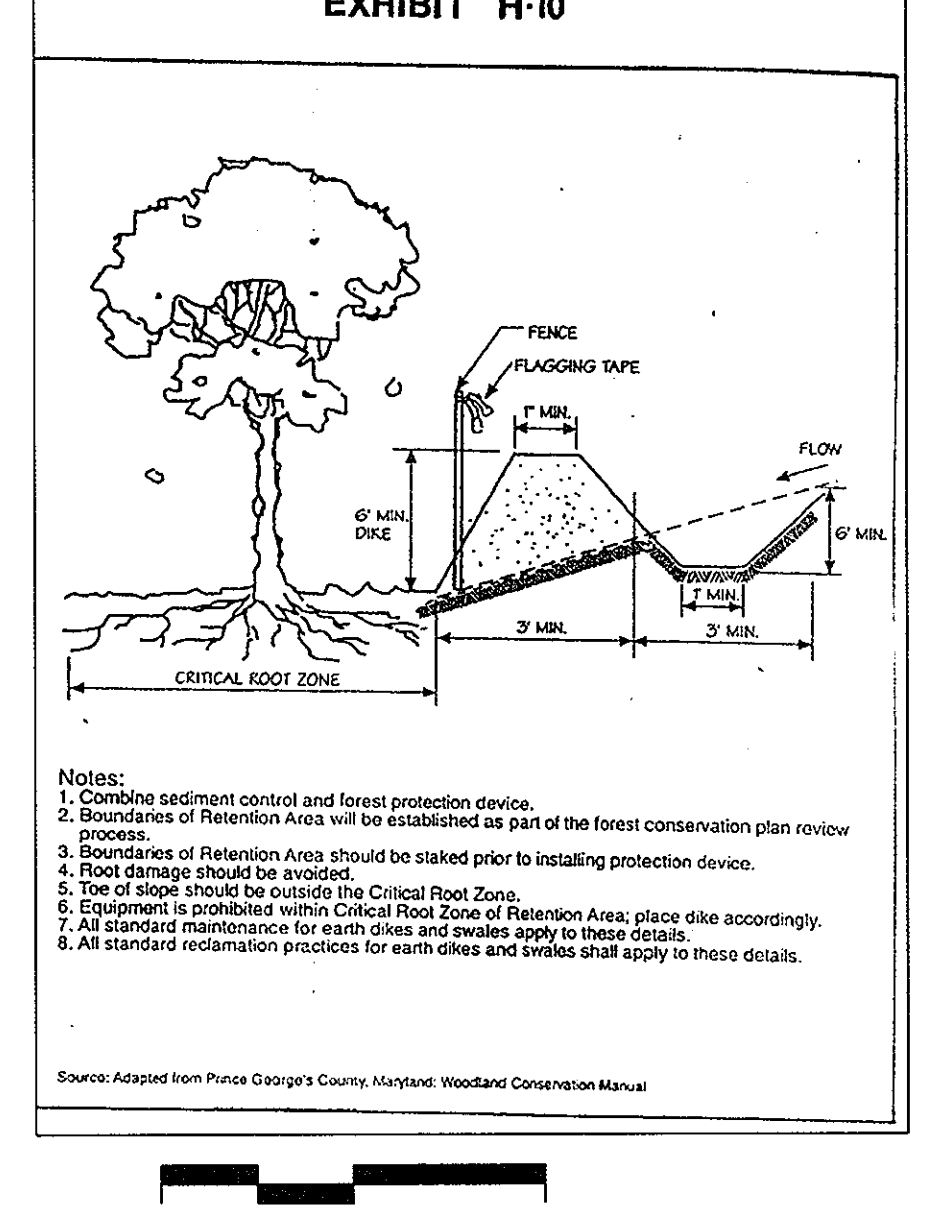
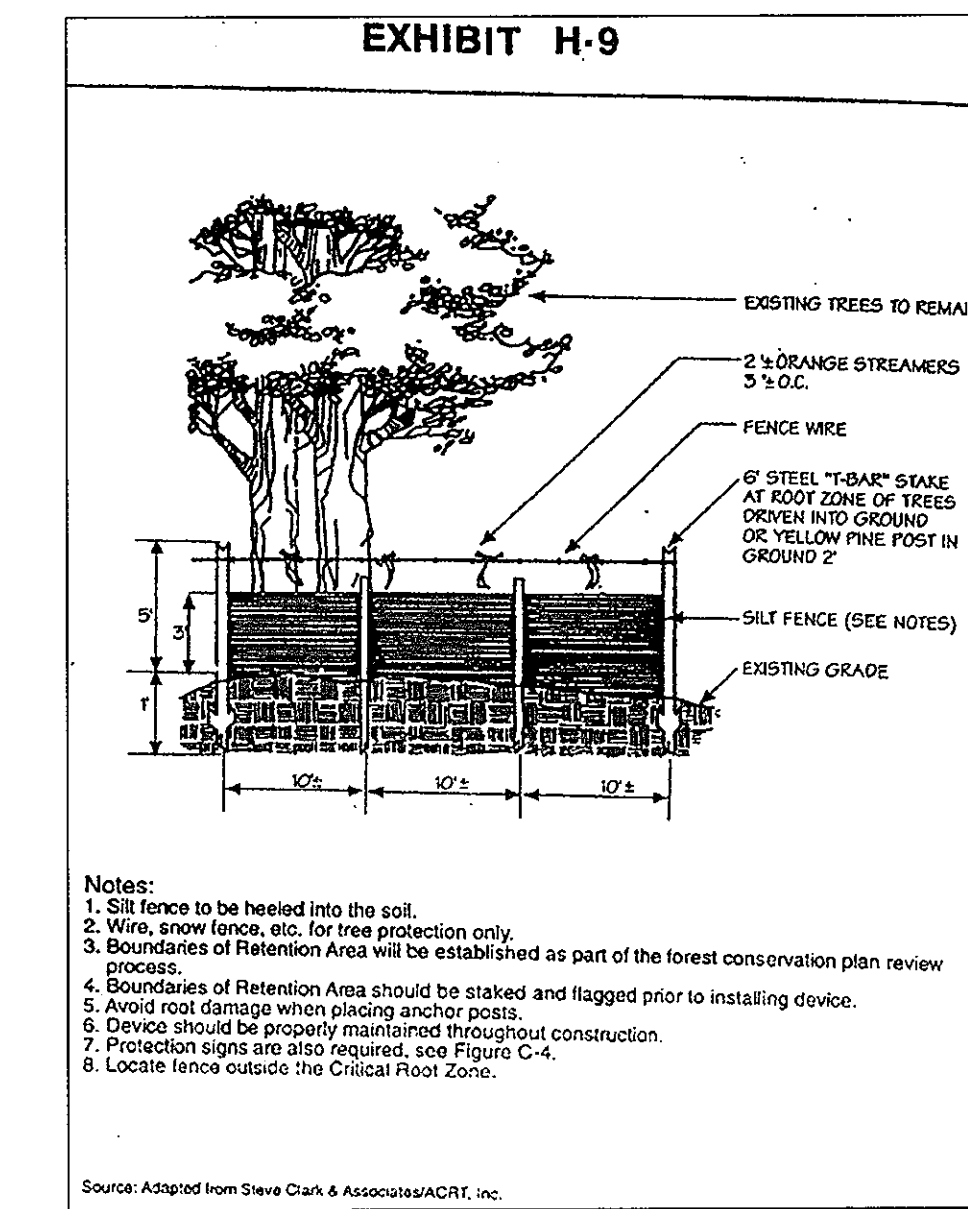


SPECIMEN TREE IDENTIFICATION LIST

BOTANICAL NAME/COMMON NAME	TRUNK Ø (D.B.H.)	TREE HEIGHT	TREE CANOPY	TREE CONDITION	TO BE RETAINED
1. <i>Quercus alba</i> WHITE OAK	34"	60'-70'	40'	GOOD	NO
2. <i>Quercus alba</i> WHITE OAK	36"	60'-70'	40'	GOOD	NO
3. <i>Quercus rubra</i> NORTHERN RED OAK	40"	65'-75'	40'-50'	FAIR	NO
4. <i>Morus alba</i> WHITE MULBERRY	31"	60'-70'	25'-35'	POOR	NO
5. <i>Quercus velutina</i> BLACK OAK	30"	90'-100'	40'-60'	POOR	NO



TOTAL REFORESTATION REQUIRED: 5.10 Ac.
PROPOSED REFORESTATION ON-SITE: 0.46 Ac.
PROPOSED REFORESTATION OFF-SITE: 4.64 Ac.
(LOCATION TO BE DETERMINED AT FINAL PLAN)
FOREST CONSERVATION SURETY WILL BE PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT.



PRELIMINARY FOREST CONSERVATION PLAN

MISSION PLACE
RESUBDIVISION OF
PARCELS 214, 521, 446, 447 and 525
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Dewberry
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c/o THE DOLBEN COMPANY, INC.
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P. 781-221-9000 x 236
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Section: NA Area: NA Phase: NA Scale: 1"=50'
Tax Map Grid & Parcel: MAP 43 PARCELS 214, 521, 446, 447 and 525 Date: OCT 2006 Prior Submittals: ZONING PLAN: ZB 1048M

Drawn by: KDM
Designed by: KDM
Checked by: SDS
Zoned: C-A-C
Sheet: 9 of 9
File number: