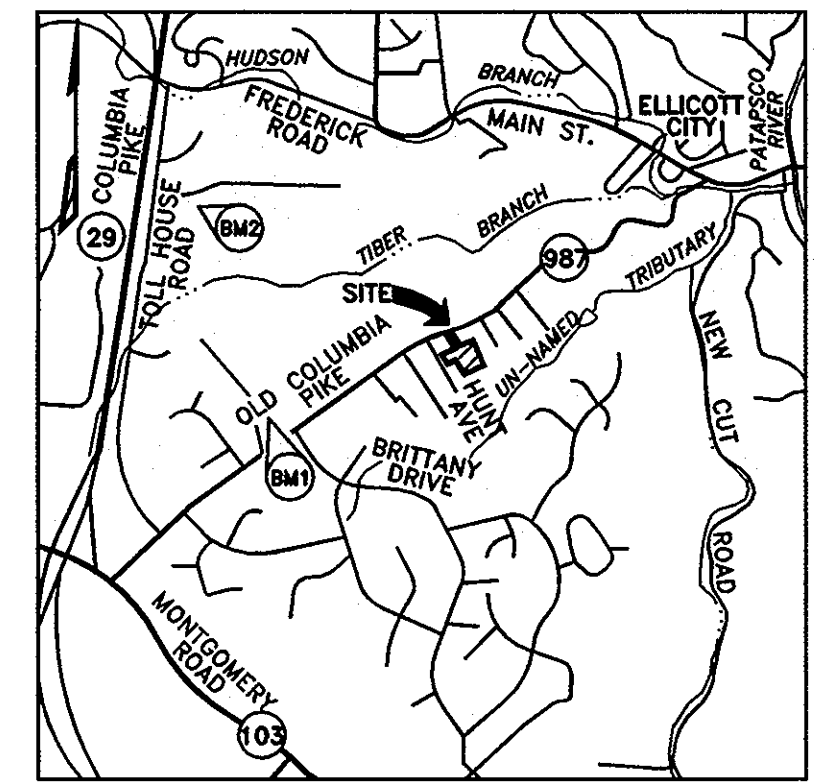


GENERAL NOTES

- The subject property is Zoned R-20 Residential per the 2/2/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Amendments effective 7/28/06.
- Dead Reference: 478/86
- Plat Reference: N/A
- Gross Area of Tract: 3.881 ac.
- Area of 100 Year Floodplain: 0.00 ac.
- Area of Steep Slopes: 0.3 ac.
- Net Area of Tract: 3.881 ac.
- Additional General Notes:
 - Subdivision Name: The Davis Property
 - Tax Map/Block/Parcel: 25/13/148
 - Zoning: R-20
 - Election District: 2nd
 - Area of Lots or Parcels: 3,877 ac.
 - Area of Proposed Roads: 0.04 ac.
 - Open Space Dedication: 1.543 ac.
 - Number of Lots or Parcels Proposed: 6
 - Applicable Board of Appeals, Planning Board and Waiver Petitions: TBD
 - Open Space Required (6% of Gross Tract): 0.233 ac.
 - Open Space Provided: 1.543 ac.
- Land for a Public Road will be dedicated under a plat to be submitted with the Final Plan for the Davis Property.
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The existing topography and boundary shown hereon were field surveyed by DeMario Design Consultants, Inc. in July, 2009.
- Landscaping for this development and landscaping surety will be provided as part of the Developers Agreement, at Final Plan stage, in accordance with the latest edition of the Howard County Landscape Manual.
- The forest conservation obligation for this development will be met via retention of 0.6 ± acres of existing forest on the net tract and through the provision 0.5 ± acres of reforestation in perpetual easement. An additional 0.3 ± acres of reforestation credit will be provided through off-site planting, boring or fee-in-lieu. Surety for reforestation planting will be provided at the Final Plan stage.
- The coordinates shown hereon are based upon the Howard County Geodetic Control, which is based upon the Maryland State Coordinate System. Howard County Monument No's 2413 & 2418 were used for this project.
- This property is within the Metropolitan District.
- Public water and sewer systems will be utilized for this development. All lots will utilize their own, individual systems, no shared systems are proposed. Fees will be determined at the time of Final Plan approval.
- Existing utilities shown hereon are based on field surveys and record drawings. The contractor will be responsible for verifying these utilities in the field at the time of construction.
- A traffic study has been prepared for this project by Traffic Concepts Inc. The study was dated January 22, 2010, and it was submitted concurrently with the Preliminary Equivalent Sketch Plan.
- The geotechnical study for this project was prepared by Hillis Carney & Associates. The report was dated December 30, 2010 and was submitted with the Preliminary Equivalent Sketch Plan.
- One proposed use in common drive shall be provided serving Lots 2, 3, 4, 5, & 6.
- SRI denotes the Building Restriction.
- Sediment and erosion control measures will be provided in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control and will be shown on the Final Plan.
- Street trees will be provided on Hunt Avenue in accordance with Section 16.124 of the Howard County Subdivision Regulations.
- One Community Input Meeting was held for the proposed subdivision on February 25, 2010. Minutes from this meeting were submitted concurrently with the Preliminary Equivalent Sketch Plan.
- A Waiver Request for release from the provision of public sidewalks and a speed study for the site access on Hunt Avenue was submitted with the Preliminary Equivalent Sketch Plan and approved on June 21, 2010 by a letter from Charles F. Dammers, Chief of DED.
- This development is designed to be in accordance with Section 16.127 - Residential Infill Development - of Subdivision and Land Development Regulations. The Developer of this project shall create compatibility with the existing neighborhood through the use of enhanced perimeter landscaping, berms, fences, similar housing unit types and the directional orientation of proposed houses.
- A certification letter prepared by W. Richard Dattorio, P.E. (Certified Regen Level 2), of DeMario Design Consultants, Inc., indicating that no wetlands were identified on site, was submitted to Howard County DPZ. The letter was dated May 28, 2010, and it stated that the small portion of the channel that crosses the northeastern corner of property was dry at the time of investigation and that the only source of hydrology was periodic storm drain runoff from Old Columbia Pike.
- Howard County Department of Recreation and Parks shall not participate in the maintenance of the Use-in-Common Driveway which provides access to DRFP Open Space Lot 7.

PRELIMINARY EQUIVALENT SKETCH PLAN for THE WALTER DAVIS PROPERTY

A SUBDIVISION OF
TAX MAP 25, GRID 13, PARCEL 148
2ND ELECTION DISTRICT
HOWARD COUNTY, MD



VICINITY MAP
SCALE: 1"=3000'
ADC MAP NO. 4816-AS

BENCHMARK

DESCRIPTION

BENCHMARK #1
B.M. 24FB
N. 582652.1806
E. 1364255.9149
EL. 422.498

BENCHMARK #2
B.M. 241B
N. 580648.9894
E. 1364474.4661
EL. 403.649

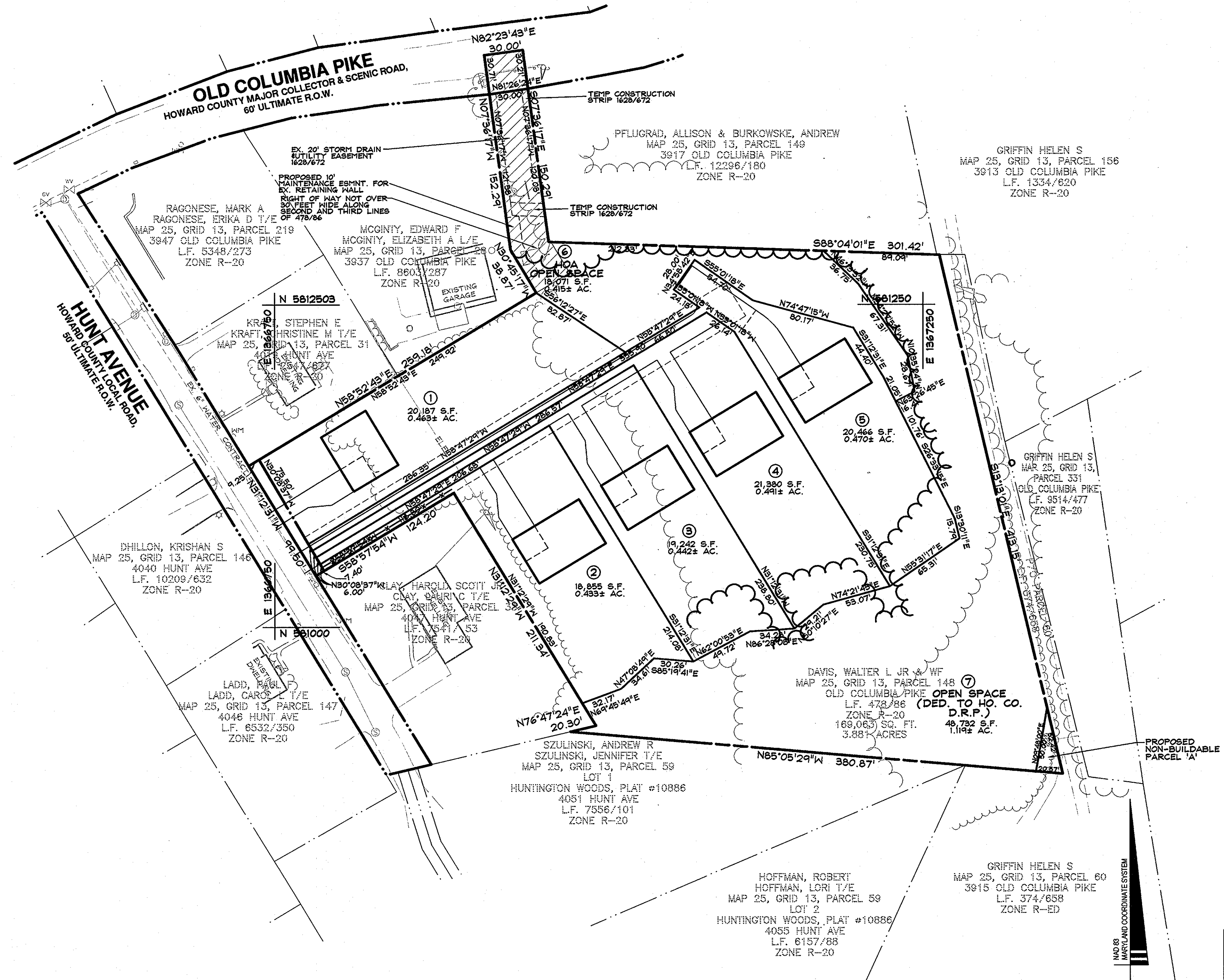
DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY GRADING, SWM, & SEC PLAN
4	PRELIMINARY LANDSCAPE PLAN
5	PRELIMINARY FOREST CONSERVATION PLAN

NOTE: ENVIRONMENTAL SITE DESIGN (ESD) IS INCLUDED IN THIS DESIGN.

DRAWING LEGEND

- 602 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 650 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- 665.5 --- ADJACENT PROPERTY LINE
- 665.5 --- EXISTING PROPERTY BOUNDARY
- 665.5 --- EX. ROAD / EDGE OF PAVING
- 665.5 --- EX. OVERHEAD ELECTRIC & UTILITY POLES
- 680 --- PROPOSED MINOR CONTOUR (2' INTERVAL)
- 680 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- 665.5 --- EX. BUILDING
- 665.5 --- PROPOSED BUILDING
- 665.5 --- PROPOSED SPOT ELEVATION & FLOW
- 665.5 --- LIMIT OF DISTURBANCE
- SF --- PROPOSED SILT FENCE
- SSF --- PROPOSED SUPER SILT FENCE
- A/2 --- PROPOSED EARTH DIKE OR DIRT SHALE
- 15.00% - 24.99% SLOPES
- 25.00% AND GREATER SLOPES
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- MnF
Nca
--- --- SOIL DELINEATION LINE
- --- EXISTING TREES
- --- PROPOSED EASEMENT (FOR INGRESS, EGRESS, OR DRAINAGE & UTILITY)
- --- EX. RIGHT OF WAY
- --- PROPOSED PUBLIC WATER & SEWER EASEMENT
- --- PROPOSED RETAINING WALL
- --- MAINTENANCE EASEMENT



SITE LOCATION MAP

SCALE: 1"=50'

LAND TABULATION

- Total Area of Walter Davis Property per field survey: 3.881 acres
- Total public R/W to be dedicated to Howard County: 0.019 acres

DENSITY TABULATION

- Total gross property area: 3.88 ac±
- Area of on-site floodplain: 0.00 ac±
- Area of steep slopes: 0.30 ac±
- Net property area: 3.58 ac±
- Permitted Base Density: 6
- Proposed buildable lot yield: 2
- Proposed number of open space lots: 2
- Total Proposed lot yield: 7

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
2	18,855 s.f.	724 s.f.	18,131 s.f.
3	19,242 s.f.	1,240 s.f.	18,002 s.f.
4	21,380 s.f.	1,720 s.f.	19,660 s.f.
5	20,466 s.f.	2,126 s.f.	18,340 s.f.

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY
 [Signature] Date: 11/10/10

APPLICABLE DPZ FILE NUMBERS
 W & S CONTRACT NO. 14-4670-D, ECP-10-011

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 25420, EXPIRATION DATE: JULY 20, 2012

11/05/2010
 DATE
 [Signature]
 MARK R THAYER
 PROFESSIONAL ENGINEER NO. 25420

DeMario
DESIGN CONSULTANTS

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
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 Westminster, MD 21157 Fax: (410) 386-0594
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DEVELOPER: ROBERTA J DAVIS
 3869 OLD COLUMBIA PIKE
 ELLICOTT CITY, MD 21043

SITE ADDRESS:
 COLUMBIA PIKE
 ELLICOTT CITY, MD 21043

PRELIMINARY EQUIVALENT SKETCH PLAN FOR THE WALTER DAVIS PROPERTY (LOTS 1-5, OPEN SPACE LOTS 6 & 7 AND NON-BUILDABLE PARCEL A)
COVER SHEET

2nd ELECTION DISTRICT HOWARD COUNTY, MD				
REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	N/A	DES. BY:	AJS	
TAX ACC. #	02-203995	DRN. BY:	AJS	
TAX MAP:	25	CHK. BY:	AJS	
BLOCK / GRID:	13	DATE:	11/05/2010	
PARCEL #:	148	DDC JOB #:	04083.1	
ZONE / USE:	R-20	SHEET NUMBER:		
DWG. SCALE:	AS NOTED			

DRAWING LEGEND

- EXISTING MINOR CONTOUR (2' INTERVAL)
EXISTING MAJOR CONTOUR (10' INTERVAL)
ADJACENT PROPERTY LINE
EXISTING PROPERTY BOUNDARY
EX. ROAD / EDGE OF PAVING
EX. OVERHEAD ELECTRIC & UTILITY POLES
PROPOSED MINOR CONTOUR (2' INTERVAL)
PROPOSED MAJOR CONTOUR (10' INTERVAL)
EX. BUILDING
PROPOSED BUILDING
PROPOSED SPOT ELEVATION & FLOW
LIMIT OF DISTURBANCE
LIMIT OF SILT FENCE
PROPOSED SUPER SILT FENCE
PROPOSED EARTH DIKE OR DRAINAGE
15.00% - 24.99% SLOPES
25.00% AND GREATER SLOPES
EXISTING TREELINE
PROPOSED TREELINE
SOIL DELINEATION LINE
MnF
NcA
EXISTING TREES
PROPOSED EASEMENT (FOR INGRESS, EGRESS, OR DRAINAGE & UTILITY)
EX. RIGHT OF WAY
SEWER EASEMENT
PROPOSED RETAINING WALL MAINTENANCE EASEMENT

DeMario DESIGN CONSULTANTS

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PRELIMINARY EQUIVALENT SKETCH PLAN
THE WALTER DAVIS PROPERTY
(LOTS 1-5, OPEN SPACE LOTS 6 & 7 AND NON-BUILDABLE PARCEL A)
PRELIMINARY EQUIVALENT SKETCH PLAN
2nd ELECTION DISTRICT HOWARD COUNTY, MD

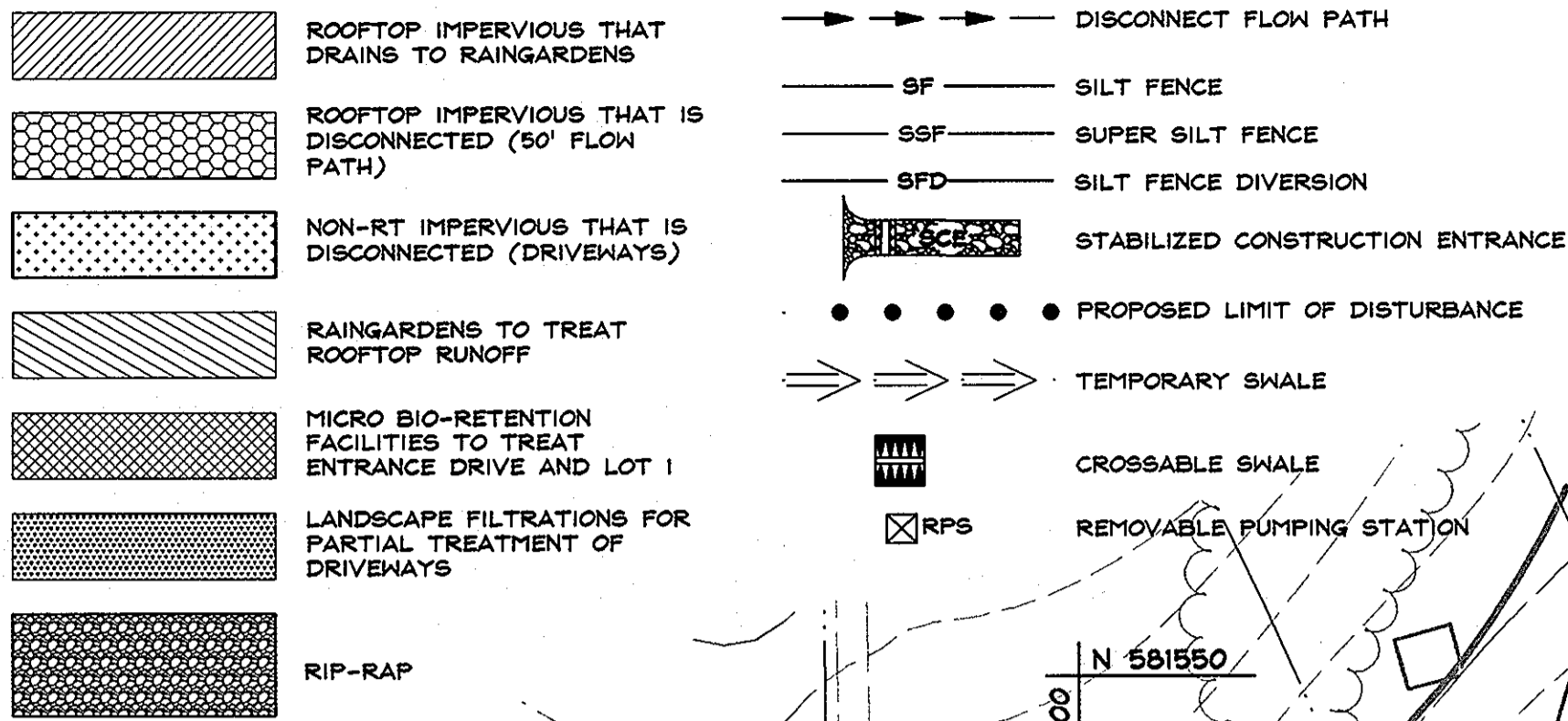
Table with columns: NO., DESCRIPTION OF CHANGES, DRN., REV., DATE. Includes a REVISIONS table with 4 columns.

PROFESSIONAL CERTIFICATION
MARK R THAYER
PROFESSIONAL ENGINEER NO. 25420
11/05/2010
DATE

APPLICABLE DPZ FILE NUMBERS
W & S CONTRACT NO. 14-4670-D, ECP-10-011

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY
Mona & Audley
Date: 11/10/10

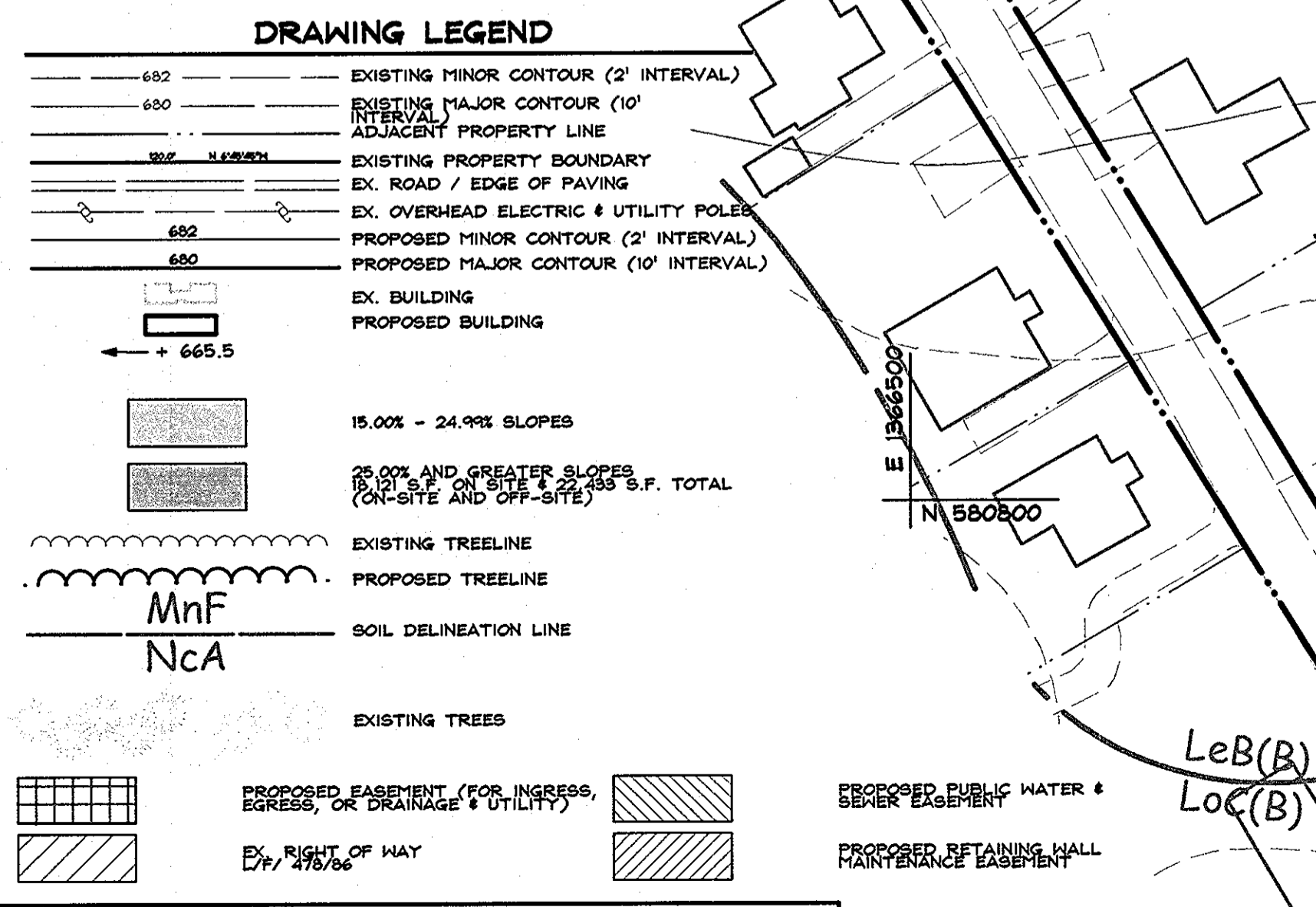
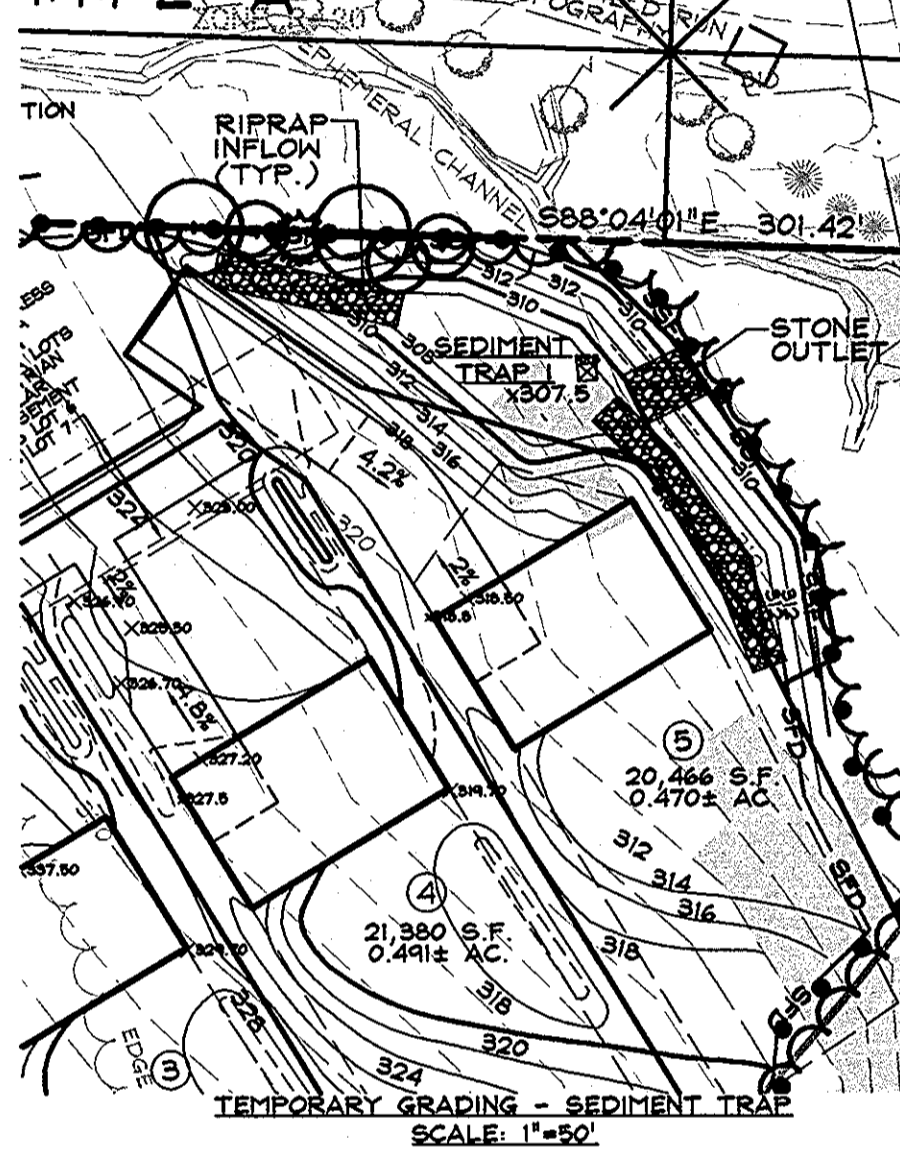
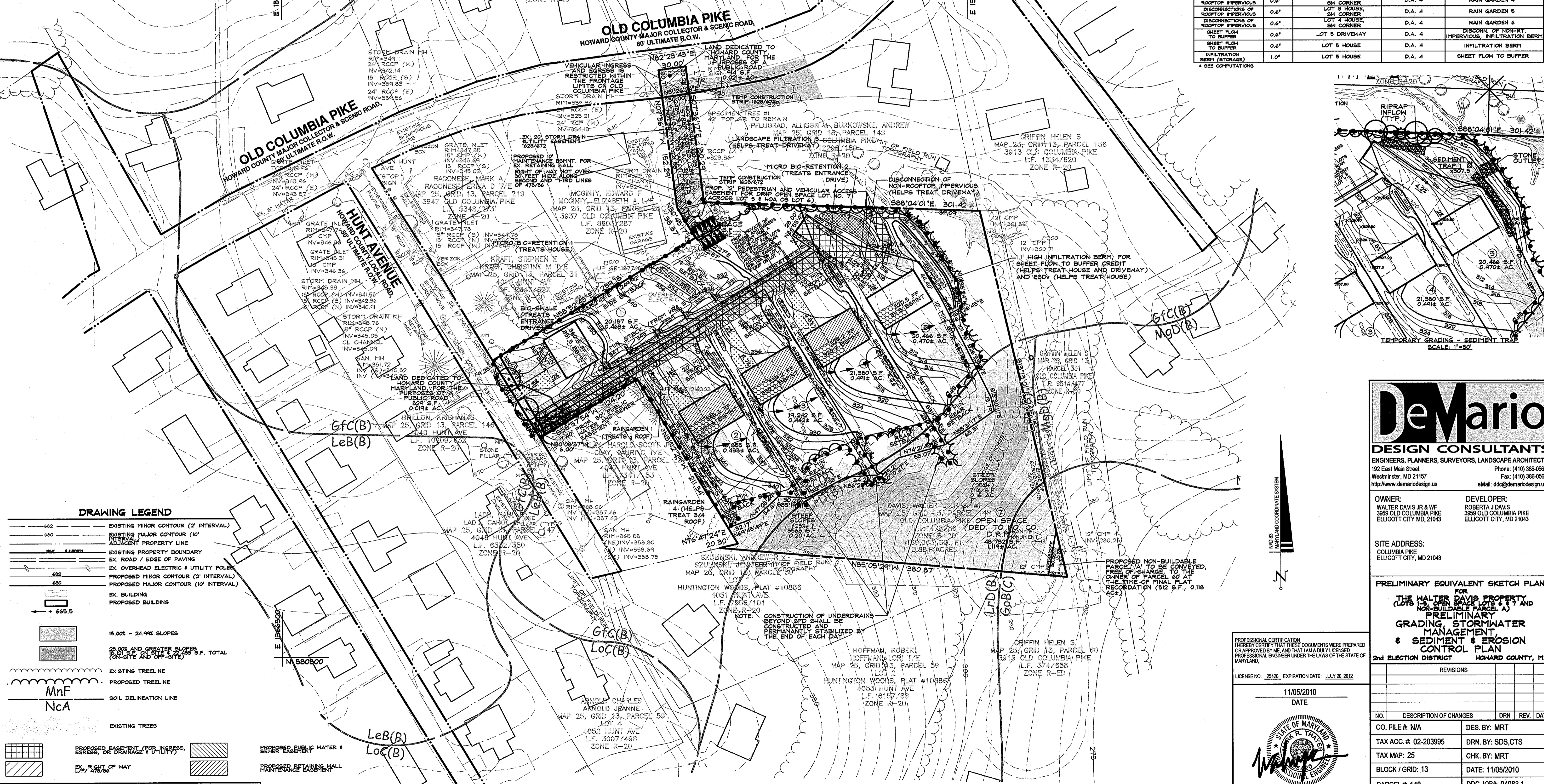
STORM WATER & SEDIMENT CONTROL LEGEND



SWM SUMMARY TABLE

FEATURE	# OF TREATS	OBJECT TREATED	DRAINAGE AREA LOCATION	REDUNDANT PRACTICES IT WORKS IN TANDEM WITH
MICRO BIO-RETENTION 1	1.0'	LOT 1 HOUSE	D.A. 1	N/A
MICRO BIO-RETENTION 2	1.8'	EAST PORTION OF DRIVE AND TEE TURNAROUND	D.A. 2	N/A
RAIN GARDEN 1	1.6'	WEST PORTION OF DRIVE	D.A. 3	N/A
RAIN GARDEN 2	1.6'	NW CORNER OF HOUSE ON LOT 2	D.A. 4	N/A
RAIN GARDEN 3	1.6'	SW CORNER OF HOUSE ON LOT 3	D.A. 4	N/A
RAIN GARDEN 4	1.33'	REMAINDER OF LOT 2 HOUSE	D.A. 4	DISCONN. OF ROOFTOP IMPERVIOUS
RAIN GARDEN 5	1.33'	REMAINDER OF LOT 3 HOUSE	D.A. 4	DISCONN. OF ROOFTOP IMPERVIOUS
RAIN GARDEN 6	1.33'	REMAINDER OF LOT 4 HOUSE	D.A. 4	DISCONN. OF ROOFTOP IMPERVIOUS
LANDSCAPE FILTRATION 1	0.6'	DRIVEWAY, LOT 2	D.A. 4	DISCONN. OF NON-ROOFTOP IMPERVIOUS
LANDSCAPE FILTRATION 2	0.6'	DRIVEWAY, LOT 3	D.A. 4	DISCONN. OF NON-ROOFTOP IMPERVIOUS
LANDSCAPE FILTRATION 3	0.6'	DRIVEWAY, LOT 4	D.A. 4	DISCONN. OF NON-ROOFTOP IMPERVIOUS
DISCONNECTIONS OF NON-ROOFTOP IMPERVIOUS	1.0'	LOT 1, DRIVEWAY	D.A. 1	N/A
DISCONNECTIONS OF NON-ROOFTOP IMPERVIOUS	1.0'	LOT 2, DRIVEWAY	D.A. 4	LANDSCAPE FILTRATION 1
DISCONNECTIONS OF NON-ROOFTOP IMPERVIOUS	1.0'	LOT 3, DRIVEWAY	D.A. 4	LANDSCAPE FILTRATION 2
DISCONNECTIONS OF NON-ROOFTOP IMPERVIOUS	1.0'	LOT 4, DRIVEWAY	D.A. 4	LANDSCAPE FILTRATION 3
DISCONNECTIONS OF NON-ROOFTOP IMPERVIOUS	1.0'	LOT 5, DRIVEWAY	D.A. 4	SHEET FLOW TO BUFFER
DISCONNECTIONS OF ROOFTOP IMPERVIOUS	0.6'	LOT 2 HOUSE, SW CORNER	D.A. 4	RAIN GARDEN 4
DISCONNECTIONS OF ROOFTOP IMPERVIOUS	0.6'	LOT 3 HOUSE, SW CORNER	D.A. 4	RAIN GARDEN 5
DISCONNECTIONS OF ROOFTOP IMPERVIOUS	0.6'	LOT 4 HOUSE, SW CORNER	D.A. 4	RAIN GARDEN 6
SHEET FLOW TO BUFFER	0.6'	LOT 5 DRIVEWAY	D.A. 4	DISCONN. OF NON-RT IMPERVIOUS, INFILTRATION BERM
SHEET FLOW TO BUFFER	0.6'	LOT 5 DRIVEWAY	D.A. 4	INFILTRATION BERM
INFILTRATION BERM (STORAGE)	1.0'	LOT 5 HOUSE	D.A. 4	SHEET FLOW TO BUFFER

* SEE COMPUTATIONS



TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY
 Planning Director: *Morris & Sutcliffe* Date: *11/10/10*

DeMario
DESIGN CONSULTANTS
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 Westminster, MD 21157 Fax: (410) 386-0584
 http://www.demariodesign.us eMail: ddo@demariodesign.us

OWNER: WALTER DAVIS JR & WF 395 OLD COLUMBIA PIKE ELLICOTT CITY MD, 21043
DEVELOPER: ROBERTA J DAVIS 395 OLD COLUMBIA PIKE ELLICOTT CITY, MD 21043

SITE ADDRESS: COLUMBIA PIKE ELLICOTT CITY, MD 21043

PRELIMINARY EQUIVALENT SKETCH PLAN FOR THE WALTER DAVIS PROPERTY (LOTS 1-5, OPEN SPACE LOTS 6 & 7 AND NON-BUILDABLE PARCELS A) PRELIMINARY GRADING, STORMWATER MANAGEMENT, & SEDIMENT & EROSION CONTROL PLAN

2nd ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

CO. FILE # N/A DES. BY: MRT
 TAX ACC. # 02-203995 DRN. BY: SDS,CTS
 TAX MAP: 25 CHK. BY: MRT
 BLOCK / GRID: 13 DATE: 11/05/2010
 PARCEL # 148 DDC JOB#: 04083.1
 ZONE / USE: R-20 SHEET NUMBER:
 DWG. SCALE: 1"=50' **3** of **5**
SP-10-003

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 25420 EXPIRATION DATE: JULY 20, 2012
 DATE: 11/05/2010

 MARK R. THAYER
 PROFESSIONAL ENGINEER NO. 25420

APPLICABLE DPZ FILE NUMBERS
 W & S CONTRACT NO. 14-4670-D, ECP-10-011

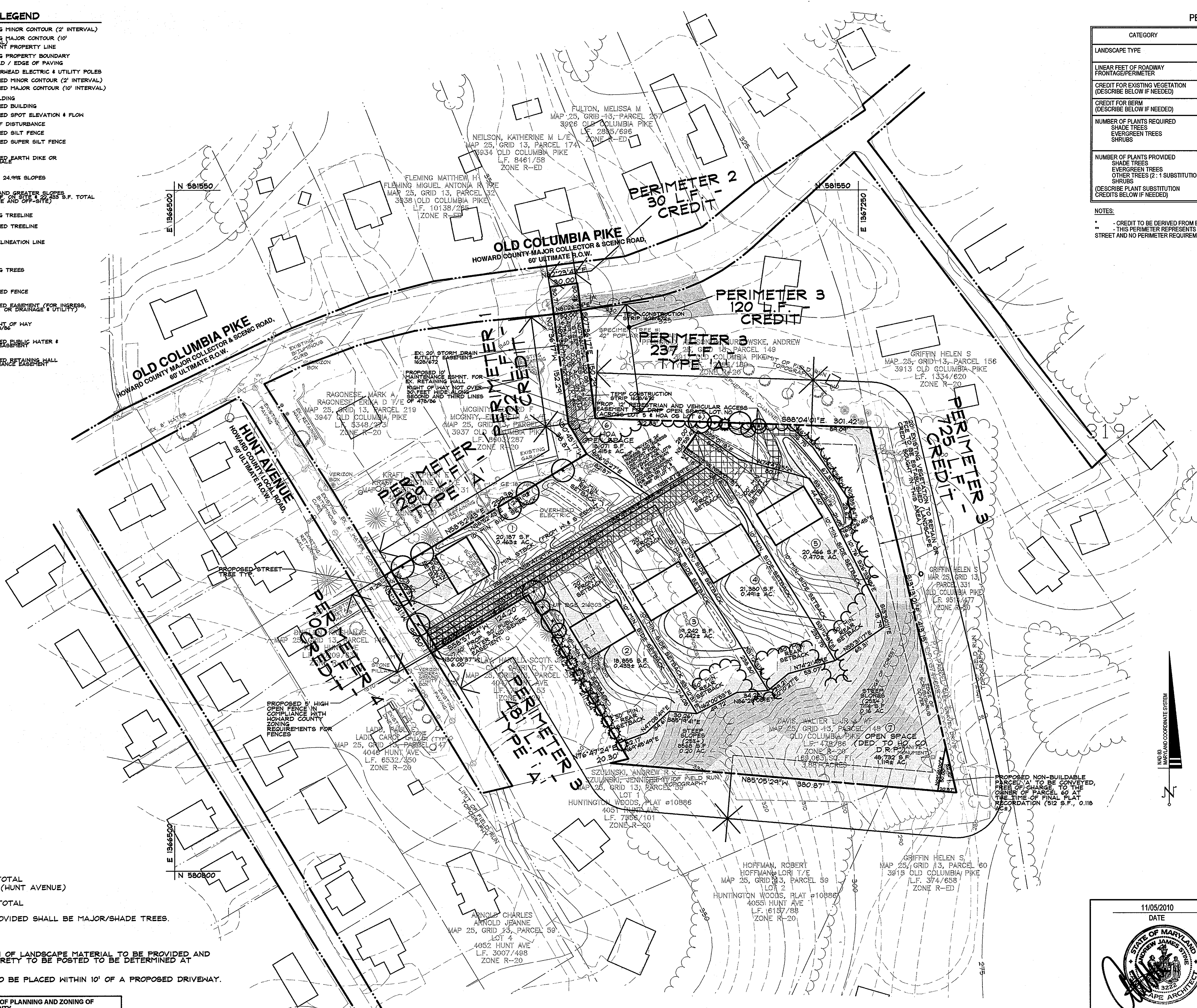
DRAWING LEGEND

- 652 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 650 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- 10.0' --- ADJACENT PROPERTY LINE
- 10.0' --- EXISTING PROPERTY BOUNDARY
- 482 --- EX. ROAD / EDGE OF PAVING
- 482 --- EX. OVERHEAD ELECTRIC & UTILITY POLES
- 650 --- PROPOSED MINOR CONTOUR (2' INTERVAL)
- 650 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- 665.5 --- EX. BUILDING
- 665.5 --- PROPOSED BUILDING
- 665.5 --- PROPOSED SPOT ELEVATION & FLOW
- 9F --- LIMIT OF DISTURBANCE
- 9F --- PROPOSED SILT FENCE
- 9SF --- PROPOSED SUPER SILT FENCE
- A/2 --- PROPOSED EARTH DIKE OR
- 15.00% - 24.99% SLOPES
- 25.00% AND GREATER SLOPES
- 25.00% AND GREATER SLOPES (ON-SITE AND OFF-SITE) TOTAL
- --- EXISTING TREELINE
- --- PROPOSED TREELINE
- --- SOIL DELINEATION LINE
- --- EXISTING TREES
- --- PROPOSED FENCE
- --- PROPOSED EASEMENT (FOR INGRESS, EGRESS, OR DRAINAGE & UTILITY)
- --- EX. RIGHT OF WAY
- --- PROPOSED PUBLIC WATER & SEWER EASEMENT
- --- PROPOSED RETAINING WALL MAINTENANCE EASEMENT

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	P2 'A'	P4 'A'	P1 'A'	P3 'A'
LANDSCAPE TYPE				
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	30 L.F.	100 L.F.	411 L.F.	1563 L.F.
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	30 L.F.*	100 L.F.**	122 L.F.* (289 L.F.)	845 L.F.* (718 L.F.)
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	0	5	12
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0	0	5	4
EVERGREEN TREES	0	0	0	11
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	5
SHRUBS	0	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				+ 115 L.F. 5' FENCING

NOTES:
 * - CREDIT TO BE DERIVED FROM EXISTING VEGETATION TO REMAIN ON OPEN SPACE PARCELS.
 ** - THIS PERIMETER REPRESENTS A SINGLE FAMILY DETACHED (FRONT ORIENTATION) TO A PUBLIC STREET AND NO PERIMETER REQUIREMENT IS GENERATED.



STREET TREE TABULATION

STREET TREES REQUIRED: 2 TOTAL
 100 L.F. @ 1 TREE/40 L.F. (HUNT AVENUE)

STREET TREES PROVIDED: 2 TOTAL

NOTE: ALL STREET TREES PROVIDED SHALL BE MAJOR/SHADE TREES.

NOTES:

- SPECIES AND DISTRIBUTION OF LANDSCAPE MATERIAL TO BE PROVIDED AND AMOUNT OF LANDSCAPE SURETY TO BE POSTED TO BE DETERMINED AT FINAL PLAN STAGE.
- NO STREET TREES ARE TO BE PLACED WITHIN 10' OF A PROPOSED DRIVEWAY.

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SITE ADDRESS:
 COLUMBIA PIKE
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PRELIMINARY EQUIVALENT SKETCH PLAN
 FOR
THE WALTER DAVIS PROPERTY
 (LOTS 1-3, OPEN SPACE LOTS 4 & 7 AND NON-BUILDABLE PARCEL A)

PRELIMINARY LANDSCAPE PLAN

2nd ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

11/05/2010
 DATE

STATE OF MARYLAND
 ANDREW J. STINE
 LANDSCAPE ARCHITECT NO. 3222

APPLICABLE DPZ FILE NUMBERS
 W & S CONTRACT NO. 14-4670-D, ECP-1041

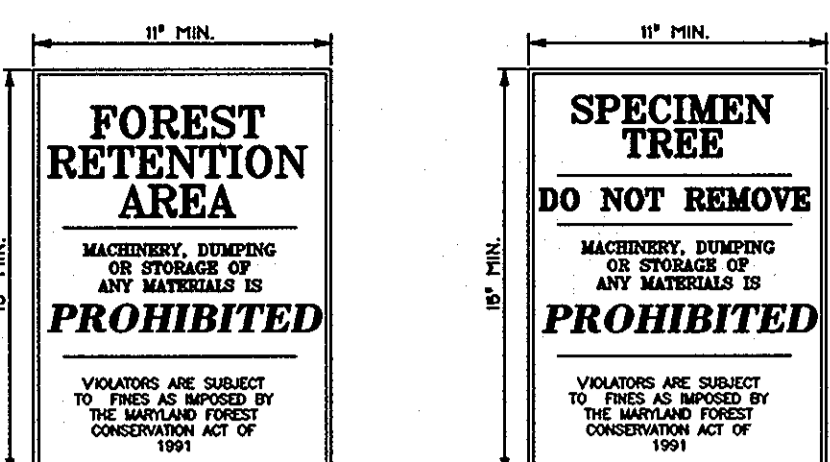
CO. FILE #: N/A
 TAX ACC. #: 02-203995
 TAX MAP: 25
 BLOCK / GRID: 13
 PARCEL #: 148
 ZONE / USE: R-20

DES. BY: AJ5
 DRN. BY: AJ5
 CHK. BY: AJ5
 DATE: 11/05/2010
 DDC JOB#: 04083.1
 SHEET NUMBER:
 4 of 5

DWG. SCALE: 1"=50'

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

Mamas & Buller 11/16/10
 Planning Director Date



FOREST CONSERVATION EASEMENT 'C'

OF 1" STOCK TO BE PLANTED (100) ACREAGE TO BE PLANTED (0.5±)

COMMON NAME	SPECIES	SIZE	SPACING	QUANTITY	TOLERANCE	REMARKS
TULIP POPLAR	LIRIODENDRON TULIPIFERA	1" CAL. 8'-10" HT.	15' O.C.	14	I	FACU
SASSAFRAS	SASSAFRAS ALBIDUM	1" CAL. 8'-10" HT.	15' O.C.	14	I	FACU
BLACK GUM	NYSSA SYLVATICA	1" CAL. 8'-10" HT.	15' O.C.	14	T	FACU
BLACK CHERRY	PRUNUS SEROTINA	1" CAL. 8'-10" HT.	15' O.C.	14	T	FACU
RED OAK	QUERCUS RUBRA	1" CAL. 8'-10" HT.	15' O.C.	14	T	FACU
REDBUD	CERCIS CANADENSIS	1" CAL. 6'-8" HT.	15' O.C.	14	T	FACU
WHITE PINE	PINUS STROBUS	1" CAL. 8'-10" HT.	15' O.C.	15	MT	FACU

- SITE DATA**
- GROSS SITE ACREAGE: 3.9 AC±
 - FLOOD PLAIN ACREAGE: 0.0 AC±
 - NET SITE ACREAGE: 3.9 AC±
 - AREA OF PROTECTED STREAM BUFFER: 0.0 S.F., 0.0 AC.
 - WATERSHED NO.: 2190906 -- LOWER NORTH BRANCH PATAPSCO

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

I. BASIC SITE DATA	ACRES
Gross Site Area	03.9
Area Within 100 Year Floodplain	00.0
Area Within Agricultural Use or Preservation Parcel (if Applicable)	00.0
Net Tract Area	03.9
Land Use Category (R-RD, R-RMD, R-S, C/VO, I)	R-S

II. INFORMATION FOR CALCULATIONS	
A. Net tract area	03.9
B. Reforestation Threshold (20% x A)	00.8
C. Afforestation Minimum (15% x A)	02.2
D. Existing Forest on Net Tract Area	01.6
E. Forest Areas to be Cleared	01.6
F. Forest Areas to be Retained	00.6

IV. REFORESTATION CALCULATIONS	
A. Net Tract Area	03.9
B. Reforestation Threshold (20% x A)	00.8
C. Existing Forest on Net Tract Area	02.2
D. Forest Area to be Cleared	01.6
E. Forest Area to be Retained	00.6
F. Forest area to be cleared Above Reforestation Threshold (D-F, if F equals or is greater than E, Alternate 1) (D-F, if F is less than E, Alternate 2)	01.4
G. Forest Area to be Cleared Below Reforestation Threshold (B-F, if applicable)	00.2
H. Forest Area to be Retained Above Reforestation Threshold (F-B, Retention Credit, if applicable)	00.0

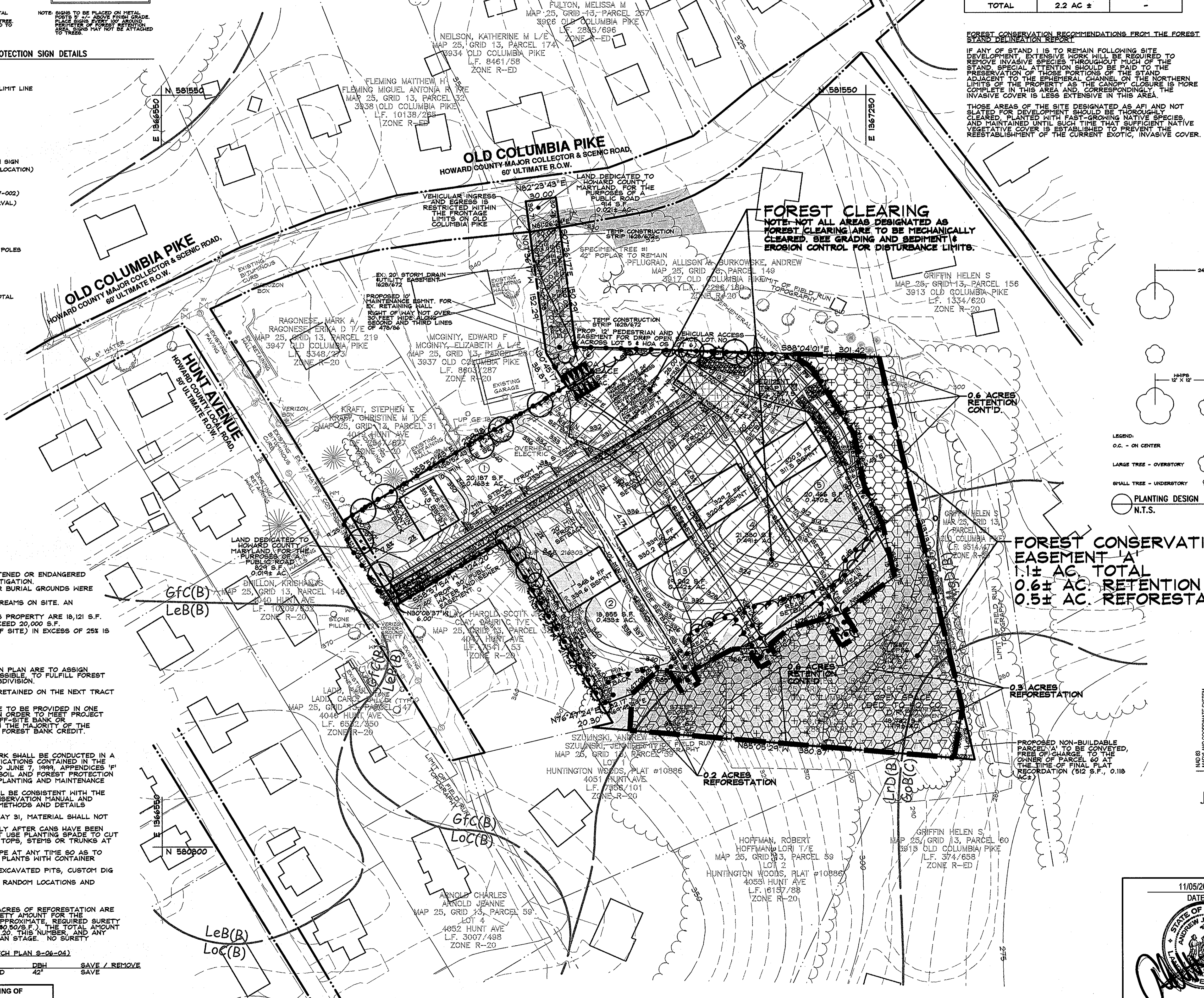
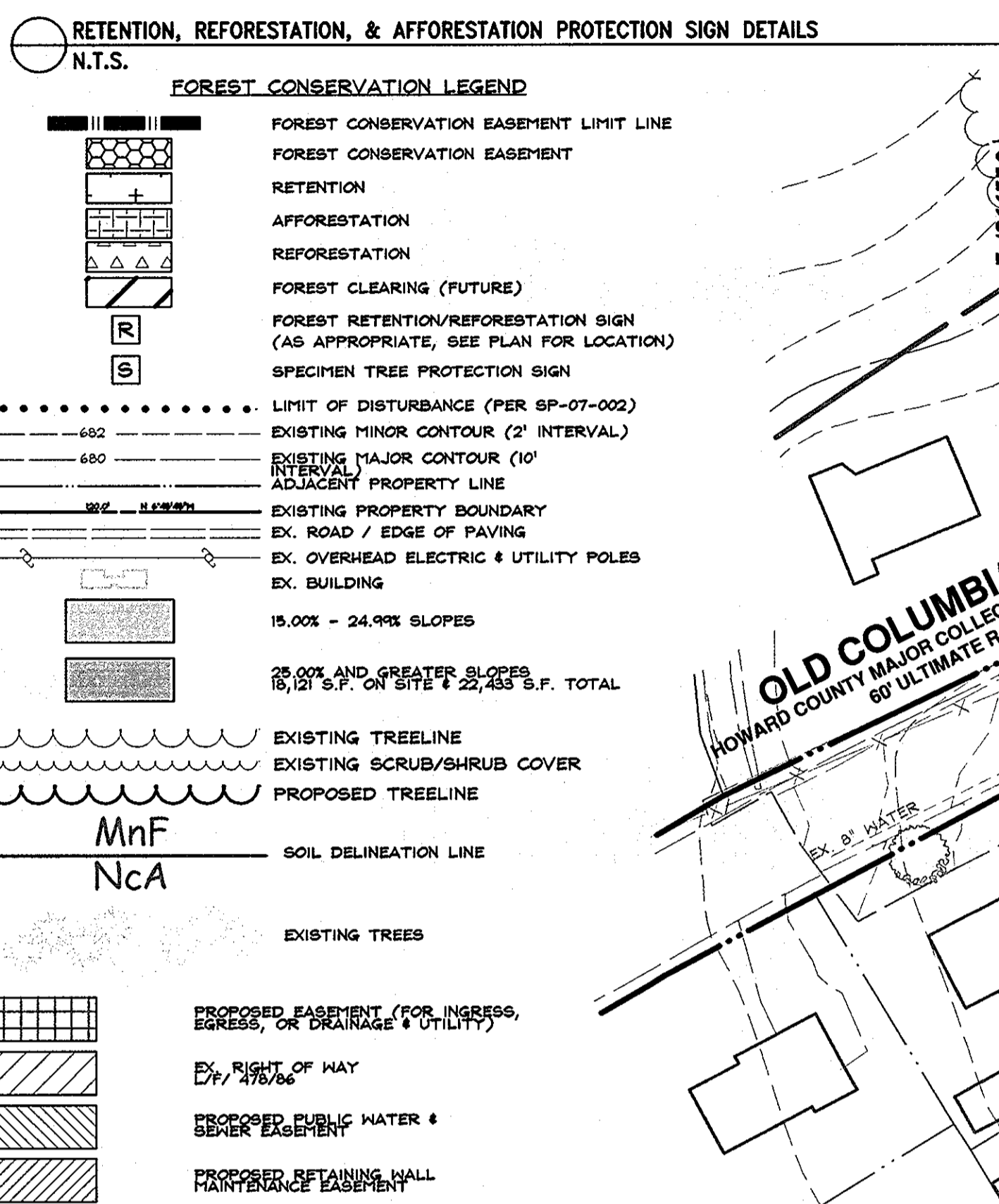
STAND CHART #

LABEL	AREA	RETENTION PRIORITY
F1	2.2 AC ±	LOW
TOTAL	2.2 AC ±	-

FOREST CONSERVATION RECOMMENDATIONS FROM THE FOREST STAND DELINEATION REPORT

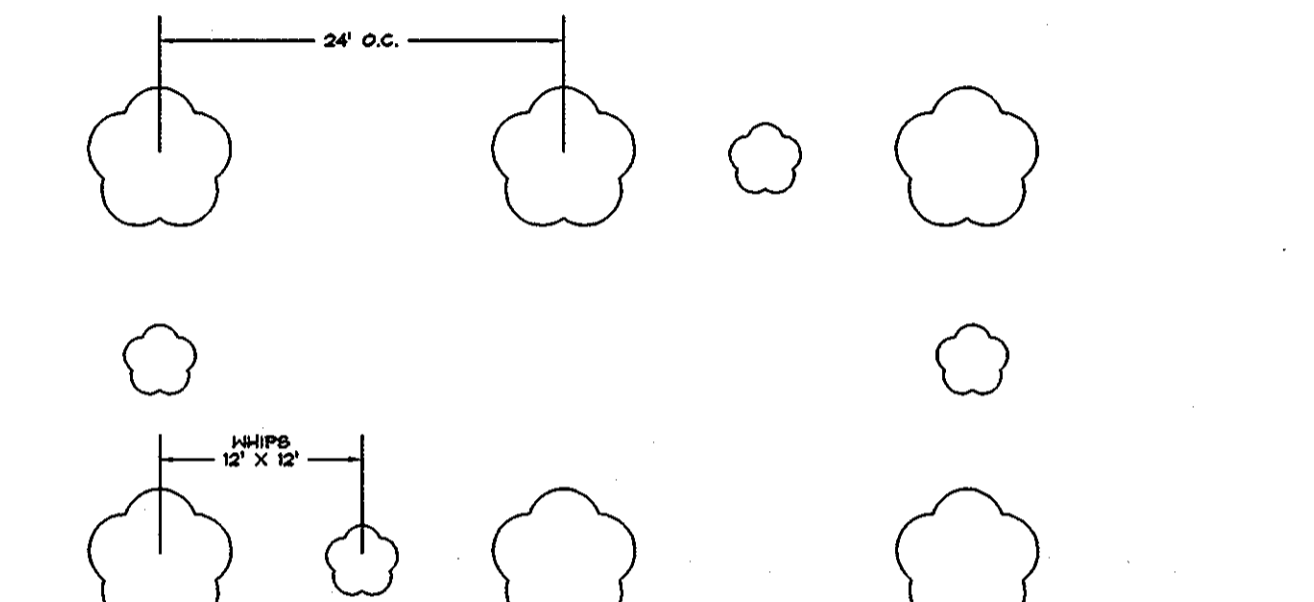
IF ANY OF STAND 1 IS TO REMAIN FOLLOWING SITE DEVELOPMENT EXTENSIVE WORK WILL BE REQUIRED TO REMOVE INVASIVE SPECIES THROUGHOUT MUCH OF THE STAND. SPECIAL ATTENTION SHOULD BE PAID TO THE OBSERVATION OF THOSE PORTIONS OF THE STAND ADJACENT TO THE EPHEMERAL CHANNEL ON THE NORTHERN LINES OF THE PROPERTY AS THE CANOPY CLOSURE IS MORE COMPLETE IN THIS AREA AND CORRESPONDINGLY THE INVASIVE COVER IS LESS EXTENSIVE IN THIS AREA.

THOSE AREAS OF THE SITE DESIGNATED AS AFI AND NOT CLEARED FOR DEVELOPMENT SHOULD BE THOROUGHLY CLEARED, PLANTED WITH FAST-GROWING NATIVE SPECIES AND MAINTAINED UNTIL SUCH TIME THAT SUFFICIENT NATIVE VEGETATIVE COVER IS ESTABLISHED TO PREVENT THE REESTABLISHMENT OF THE CURRENT EXOTIC, INVASIVE COVER.



FOREST CLEARING

NOTE: NOT ALL AREAS DESIGNATED AS FOREST CLEARING ARE TO BE MECHANICALLY CLEARED. SEE GRADING AND SEDIMENT/EROSION CONTROL FOR DISTURBANCE LIMITS.



- PLANTING NOTES:**
- TREES SHALL BE PLANTED WITH 2" MIN. HULL OVER THE ROOT AREA. AVOID DIRECT CONTACT WITH THE TRUNK.
 - WATERING SHALL BE NO LESS THAN 2" HEIGHT AND AVERAGING 24" IN DIAMETER PER YEAR.
 - MATERIALS AND FERTILIZING WILL BE PERFORMED ON AN AS NEEDED BASIS.
 - PLANTING OF UNDERSTORY TREES SHALL BE IN AN EVEN, RANDOM DISTRIBUTION.

FOREST CONSERVATION NOTES

- PER THE FOREST STAND DELINEATION, NO RARE, THREATENED OR ENDANGERED SPECIES WERE ENCOUNTERED ON SITE DURING THE INVESTIGATION.
- PER THE FOREST STAND DELINEATION NO CEMETERIES OR BURIAL GROUNDS WERE LOCATED ON THIS OR ADJACENT PROPERTIES.
- PER THE FOREST STAND DELINEATION THERE ARE NO STREAMS ON SITE. AN EPHEMERAL CHANNEL EXTENDS ACROSS THE NORTHEAST.
- CONTIGUOUS AREAS OF 25% OR GREATER SLOPES ON THIS PROPERTY ARE 18,121 S.F. AND THE AREA OF 25%+ SLOPES DOES NOT EXCEED 20,000 S.F. THE TOTAL AREA OF SLOPES (CONTIGUOUS ON SITE & OFF SITE) IN EXCESS OF 25% IS 22,433 S.F. (0.5 AC.)
- THERE IS NO FLOODPLAIN ON SITE.

FOREST CONSERVATION GOALS AND OBJECTIVES

THE GOALS AND OBJECTIVES OF THIS FOREST CONSERVATION PLAN ARE TO ASSIGN RETENTION AND REFORESTATION AREAS ON-SITE, WHERE POSSIBLE, TO FULFILL FOREST CONSERVATION OBLIGATIONS FOR THE PROPOSED MAJOR SUBDIVISION.

APPROXIMATELY 0.6± ACRES OF EXISTING FOREST WILL BE RETAINED ON THE NEXT TRACT IN A PROTECTIVE EASEMENT (SEE PLAN FOR LOCATION).

APPROXIMATELY 0.5± ACRES OF REFORESTATION PLANTING ARE TO BE PROVIDED IN ONE EASEMENT ON-SITE ALONG WITH 0.6 ACRES OF RETENTION IN ORDER TO MEET PROJECT NEEDS. AN ADDITIONAL 0.3 ACRES WILL BE SOUGHT IN AN OFF-SITE BANK OR ACCOMMODATED THROUGH A PAYMENT OF FEE-IN-LIEU WITH THE MAJORITY OF THE REQUIREMENT BEING FULFILLED THROUGH THE PURCHASE OF FOREST BANK CREDIT.

FOREST CONSERVATION SPECIFICATIONS

- TREE PROTECTION, FORESTATION AND MAINTENANCE WORK SHALL BE CONDUCTED IN A MANNER CONSISTENT WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE HOWARD COUNTY FOREST CONSERVATION MANUAL DATED JUNE 7, 1999, APPENDICES 'F' 'REFORESTATION AND AFFORESTATION METHODS', 'G', 'SOIL AND FOREST PROTECTION TECHNIQUES FOR FOREST RETENTION AREAS', AND 'H' 'PLANTING AND MAINTENANCE GUIDELINES'.
- FORESTATION PLANT MATERIAL SIZE AND DENSITY SHALL BE CONSISTENT WITH THE STANDARDS DEFINED ON PAGE H-2 OF THE FOREST CONSERVATION MANUAL AND PLANT INSTALLATION SHALL BE CONSISTENT WITH THE METHODS AND DETAILS CONTAINED ON PAGES H-3 THROUGH H-6.
- PLANTING SHALL OCCUR BETWEEN SEPTEMBER 15 AND MAY 31, MATERIAL SHALL NOT BE INSTALLED WHILE GROUND IS FROZEN.
- CONTAINER GROWN STOCK SHALL BE REMOVED CAREFULLY AFTER CANS HAVE BEEN CUT IN TWO SIDES WITH AN APPROVED CUTTER. DO NOT USE PLANTING SPADE TO CUT CANS. DO NOT LIFT OR HANDLE CONTAINER PLANTS BY TOPS, STEMS OR TRUNKS AT ANY TIME.
- DO NOT BIND OR HANDLE ANY PLANT WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE BARK OR BREAK BRANCHES. LIFT AND HANDLE PLANTS WITH CONTAINER AND/OR BALL.
- DO NOT FORCE ROOTS FOR BARE ROOTED TREES INTO EXCAVATED PITS, CUSTOM DIG PITS TO RECEIVE ROOTS WITHOUT DEFORMATION.
- PLANTS SHALL BE PLACED IN EACH EASEMENT/ZONE AT RANDOM LOCATIONS AND REGULAR SPACING AS INDICATED ON THESE PLANS.

FOREST CONSERVATION SURETY

A TOTAL OF 0.6± ACRES OF FOREST RETENTION AND 0.5± ACRES OF REFORESTATION ARE PROPOSED UNDER THIS SURETY. THE SURETY AMOUNT SHALL BE 10% OF THE TOTAL RETENTION ACREAGE IS \$5,227,200 (80/20 S.F.) AND THE APPROXIMATE REQUIRED SURETY AMOUNT FOR THE ON-SITE REFORESTATION IS \$10,890,000 (80/20 S.F.). THE TOTAL AMOUNT OF REQUIRED FOREST CONSERVATION ACT SURETY IS \$16,117,200. THIS NUMBER AND ANY REQUIRED FEE-IN-LIEU WILL BE FINALIZED AT THE FINAL PLAN STAGE. NO SURETY IS REQUIRED FOR OFF-SITE BANK CREDIT.

SPECIMEN TREE CHART (SHOWN PER APPROVED FSD # SKETCH PLAN S-06-04)

TAG#	BOTANICAL NAME	COMMON NAME	DEN	SAVE / REMOVE
1	POPULUS DELTOIDES	EASTERN COTTONWOOD	42"	SAVE

FOREST CONSERVATION EASEMENT 'A'

1.1± AC. TOTAL

0.6± AC. RETENTION

0.5± AC. REFORESTATION

DeMario

DESIGN CONSULTANTS

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS

192 East Main Street Phone: (410) 386-0560
Westminster, MD 21157 Fax: (410) 386-0564
http://www.demariodesign.us eMail: ddo@demariodesign.us

OWNER: WALTER DAVIS JR & WF
3855 OLD COLUMBIA PIKE
ELLCOTT CITY MD, 21043

DEVELOPER: ROBERTA J DAVIS
3855 OLD COLUMBIA PIKE
ELLCOTT CITY, MD 21043

SITE ADDRESS:
COLUMBIA PIKE
ELLCOTT CITY, MD 21043

PRELIMINARY EQUIVALENT SKETCH PLAN FOR THE WALTER DAVIS PROPERTY (LOTS 1-5, OPEN SPACE LOTS 6 & 7 AND NON-BUILDABLE PARCEL A)

PRELIMINARY FOREST CONSERVATION PLAN

2nd ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	N/A	DES. BY:	AJS	
TAX ACC. #	02-203995	DRN. BY:	AJS	
TAX MAP:	25	CHK. BY:	AJS	
BLOCK / GRID:	13	DATE:	11/05/2010	
PARCEL #:	148	DDC JOB#:	04083.1	
ZONE / USE:	R-20	SHEET NUMBER:		
DWG. SCALE:	1"=50'			

11/05/2010

DATE

ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

Mona S. Butler 11/10/10
Planning Director Date

APPLICABLE DPZ FILE NUMBERS

W & S CONTRACT NO. 14-4670-D, ECP-10-011