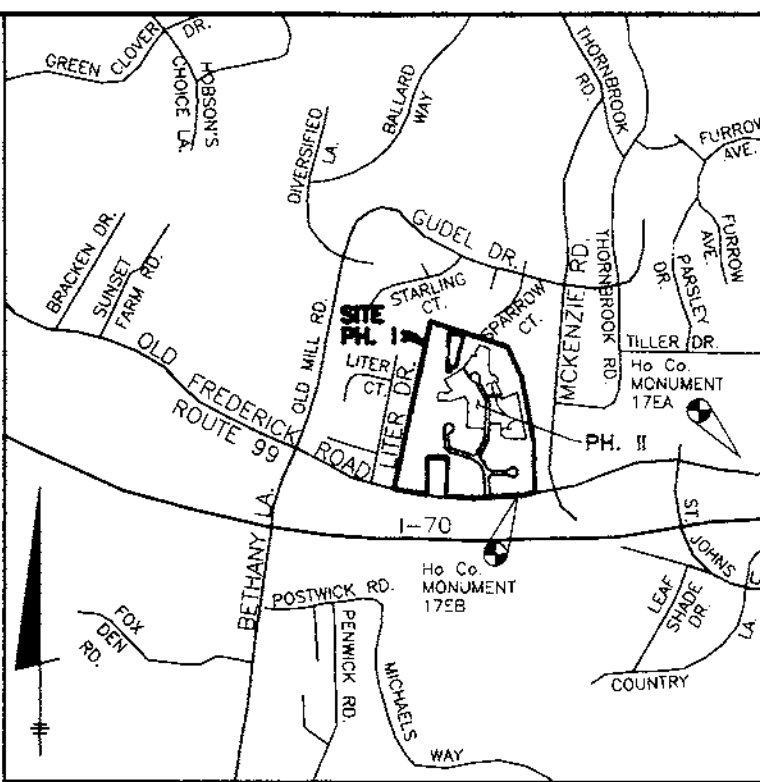




CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	205.00'	244.69'	139.29'	230.42'	N 33°00'04" W	68°23'16"
C2	50.00'	61.09'	35.01'	57.36'	S 33°01'42" E	70°00'00"
C3	95.00'	56.45'	29.09'	55.63'	S 18°59'44" W	34°02'51"
C4	230.00'	124.55'	63.84'	123.03'	N 17°29'06" E	31°01'35"
C5	150.00'	78.54'	40.19'	77.65'	N 13°01'42" W	30°00'00"

MINIMUM LOT SIZE CHART			
LOT NO.	CROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
2	14,771	720	14,051
3	15,509	1,272	14,537
4	17,489	1,824	15,665
5	16,680	1,355	15,325
11	14,792	792	14,000
12	15,744	1,742	14,002
17	14,773	773	14,000
18	14,984	960	14,024
19	14,359	317	14,042
34	14,970	956	14,014
35	15,463	1,384	14,079
36	14,982	905	14,077
37	15,108	25	15,083
40	17,934	1,182	16,752

COORDINATE DATA		
POINT	NORTHING	EASTING
1	593836.3502	1354877.9208
2	593836.0121	1354878.1529
3	594203.0004	1354880.8573
4	594204.6554	1354880.8583
5	593877.6670	1354678.1538
6	593877.6670	1354677.8597
7	593838.1198	1354590.7139
8	593841.2495	1354509.0716
9	593852.8618	1354389.8078
10	593863.7428	1354321.7076
11	593869.1654	1354344.7310
12	593847.4382	1354653.6586
13	593830.3521	1354705.8041
14	593869.0106	1355513.5696
15	593803.3118	1355663.8533
16	593835.9044	1355786.7555
17	593832.8254	1355796.5143
18	593831.3668	1355771.7275
19	593830.8462	1355725.0215
20	593830.3521	1355652.8665
21	593832.3998	1355495.1224
22	593834.4742	1355315.5624
23	593835.9079	1355150.5334
24	593836.0243	1354919.0784



VICINITY MAP
SCALE: 1" = 200'

BENCH MARKS (NAD83)
 HO. CO. No. 17EA ELEV. 373.36
 STAMPED BRASS DISK SET ON
 TOP OF CONCRETE (3" DEEP) COLUMN
 LOCATED IN THE ISLAND IN FRONT OF MOUNT
 HERBON HIGH SCHOOL, 33.7' SOUTH OF THE
 FLAG POLE AND 21.7' NORTH OF THE CURB
 AND 49.7' WEST OF A 15" WHITE PINE.
 N 594,357.7284' E 1,357,519.3741'

HO. CO. No. 17EB ELEV. 348.10
 STAMPED BRASS DISK SET ON
 TOP OF CONCRETE (3" DEEP) CIRCULAR BASE
 LOCATED 224' WEST OF THE ENTRANCE TO
 BETHANY FIRE STATION, 19' SOUTH OF THE
 CENTERLINE OF OLD FREDERICK ROAD AND
 38.8' EAST OF GAGE POLE #174631.
 N 593,814.0053' E 1,335,731.8846'

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS(S) HAVE BEEN APPROVED.
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 17, BLOCK 9, PARCEL 59
 ZONING: R-20
 TOTAL TRACT AREA: 44.38 AC.
 NUMBER OF PROPOSED LOTS: 44 SFD, 4 OPEN SPACE, 3 BANK OPEN SPACE
 DATE SKETCH PLAN APPROVED: JUNE 23, 1999.
 APPLICABLE DPZ FILE NUMBERS: 5-99-15
- PUBLIC WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- TRACT BOUNDARY ESTABLISHED BY DEED.
- TOPOGRAPHY PURCHASED FROM THE HOWARD COUNTY DEPARTMENT OF TECHNOLOGY AND COMMUNICATION SERVICES, GIS DIVISION AND SUPPLEMENTED BY FIELD RUN TOPOGRAPHY.
- HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT SHALL BE NAD 83, AND NAD 29 RESPECTIVELY.
- WETLAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEB. 10, 1999.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEB. 8, 1999.
- NOISE STUDY PROVIDED BY BENCHMARK ENGINEERING, INC., DATED JUNE 29, 1999.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- NO DISTURBANCE SHALL OCCUR IN THE WETLANDS, 25' WETLAND BUFFER, 75' STREAM BUFFER, OR 100-YEAR FLOODPLAIN, EXCEPT AS SHOWN ON THIS PLAN. ALL STATE AND FEDERAL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- MINIMUM BUILDABLE LOT SIZE SHALL BE 14,000 SQUARE FEET.
- THIS PROPERTY IS INCLUDED IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED BY EXTENDED DETENTION. ALL FACILITIES TO BE CLASS "A" STRUCTURES. STORMWATER MANAGEMENT FACILITY SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION AND JOINTLY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS SHALL BE PROVIDED PER DESIGN MANUAL REQUIREMENTS.
- ALL EXISTING STRUCTURES ON THIS SITE ARE TO BE REMOVED PRIOR TO FINAL PLAT RECORDED.
- RECREATIONAL OPEN SPACE REQUIREMENTS WILL BE MET WITH THE USE OF 9,942 SF OF OPEN SPACE LOT 48 AND 3,858 SF OF OPEN SPACE LOT 46, FOR A TOTAL OF 13,800 SF, TO BE USED AS RECREATIONAL OPEN SPACE.
- FOREST CONSERVATION SHALL BE SATISFIED BY ON-SITE RETENTION.
- BANK OPEN SPACES 49, 50 AND 51 ARE TO BE RESUBDIVIDED AS PHASE TWO.
- ADDITIONAL LANDSCAPE PLANTING, WHERE THE SIDE OF A UNIT IS ADJACENT TO A ROAD, IS REQUIRED AND SHALL BE PROVIDED UNDER SITE DEVELOPMENT PLANS FOR THIS SUBDIVISION.
- SUBDIVISION SECTION 16.121(a)(1) MUST BE COMPLIED WITH WHEN BANK OPEN SPACES 49 AND 50 ARE RESUBDIVIDED. THE SIDE BUILDING SETBACK LINES ADJACENT TO THE PIPESTEM TO OPEN SPACE LOT 47 MUST BE INCREASED BY 10'.
- A STRIPING AND TRAFFIC CONTROL PLAN FOR THE IMPROVEMENTS TO OLD FREDERICK ROAD WILL BE INCLUDED IN THE FINAL PLAN SUBMISSION.

SITE DATA

- GROSS AREA 44.38 AC.
- FLOODPLAIN / STEEP SLOPES 0.82 AC. / 1.88 AC.
- NET AREA 41.68 AC.
- MINIMUM LOT SIZE PROPOSED 14,000 S.F.
- TOTAL NUMBER OF PROPOSED LOTS:
 SINGLE FAMILY DETACHED 44
 OPEN SPACE 4
 BANK OPEN SPACE 3
- AREA OF PROPOSED ROAD RIGHT-OF-WAY 3.65 AC.
- AREA OF PROPOSED BANK OPEN SPACES 8.28 AC.
- AREA OF PROPOSED BUILDABLE LOTS 15.29 AC.
- OPEN SPACE REQUIRED (BOX OF GROSS AREA) 13.31 AC.
- OPEN SPACE PROVIDED 17.16 AC.
 NARROW STRIPS, (LESS THAN 30' IN WIDTH) 0.08 AC.
- NET OPEN SPACE PROVIDED 17.08 AC. (38%)

THIS PROJECT HAS THE FOLLOWING ALLOCATION SCHEDULE AND MILESTONES:

PHASE	NO. TENTATIVE ALLOCATION	YEAR	PRELIMINARY PLAN SUBMISSION
PHASE I	44	2002	JULY 8, 1999 - NOV. 8, 1999
PHASE II	24	2003	JULY 1, 2000 - NOV. 8, 2000

SHEET INDEX	
SHEET NO.	TITLE
1	PRELIMINARY PLAN
2	PRELIMINARY GRADING AND EROSION CONTROL PLAN AND SOILS MAP
3	PRELIMINARY LANDSCAPE PLAN
4-5	PRELIMINARY FOREST CONSERVATION PLAN

LEGEND

- FOREST CONSERVATION EASEMENT
- RECREATIONAL OPEN SPACE AREA
- ON-SITE FLOODPLAIN

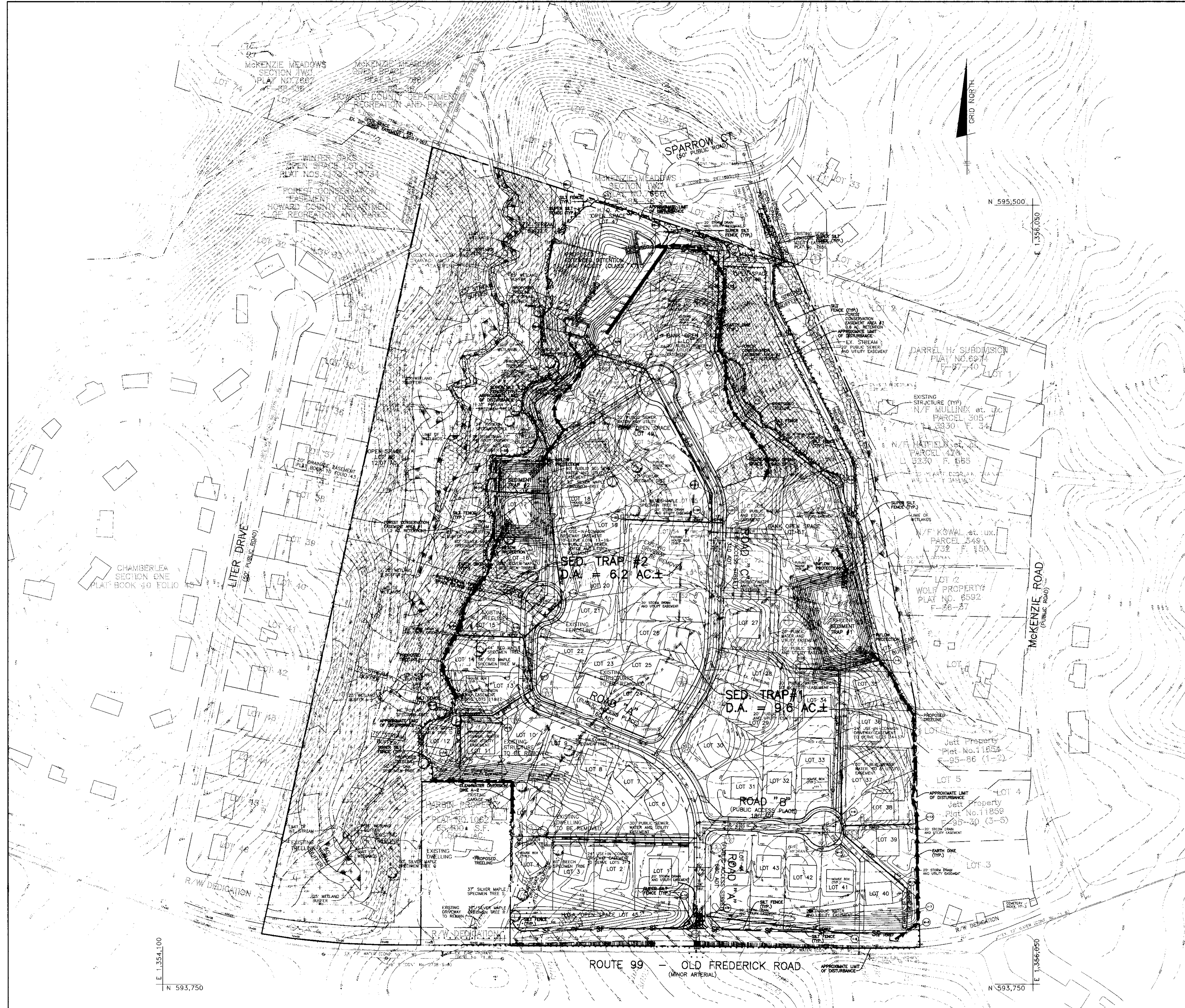
NO.	DATE	REVISION

BENCHMARK ENGINEERS • LAND SURVEYORS • PLANNERS

Donald Mason

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

OWNER/DEVELOPER:	TREYBURN, L.L.C. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244
PROJECT:	TREYBURN PHASE I
LOCATION:	TAX MAP 17 - BLOCK 9 - PARCEL 59 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	PRELIMINARY PLAN
DATE:	SEPT., 1999 PROJECT NO. 0697 DEC., 1999
DESIGN:	DAM DRAFT: JMC
SCALE:	1" = 100' DRAWING 1 OF 5



SOILS CLASSIFICATION*		
MAP SYMBOL	DESCRIPTION	HYDROLOGIC GROUP
B-1	BAILE SILT LOAM	C
B-2	BRANDYWINE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
B-3	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	C
B-4	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	C
C-1	COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8 PERCENT SLOPES	B
C-2	ELIOLAK SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
C-3	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
C-4	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
C-5	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
C-6	MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
C-7	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
C-8	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
C-9	MANOR LOAM, 25 TO 45 PERCENT SLOPES	B
C-10	MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES	B
C-11	MANOR VERY STONY LOAM, 25 TO 45 PERCENT SLOPES	B
C-12	MT. AIRY CHANNERY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
C-13	MT. AIRY CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B

* HOWARD COUNTY SOILS MAP PAGE 9.

SWM SUMMARY TABLE				
YEAR	EXISTING STORM RUNOFF (CFS)	DEVELOPED DISCHARGE (CFS)	WSEL (AC - FT.)	STORAGE (AC - FT.)
1	N/A	N/A	421.47	0.96739
2	13.20	10.41	422.14	1.16121
10	58.39	33.87	424.81	2.21632
100	N/A	117.73	426.29	2.94631

LEGEND

- EXISTING TREE LINE
- PROPOSED TREE LINE
- SLOPES GREATER THAN 15%
- SLOPES BETWEEN 15% AND 24.9%
- HOUSE BOX (N.T.S.)
- EXISTING GROUND
- PROPOSED GRADE
- WETLANDS
- FLOODPLAIN
- SILT FENCE
- SUPER SILT FENCE
- EARTH DIKE
- LIMIT OF DISTURBANCE
- SOILS LINE
- FOREST CONSERVATION EASEMENT
- RECREATIONAL OPEN SPACE AREA

Handwritten signature and date: Donald S. Meyer 2/10

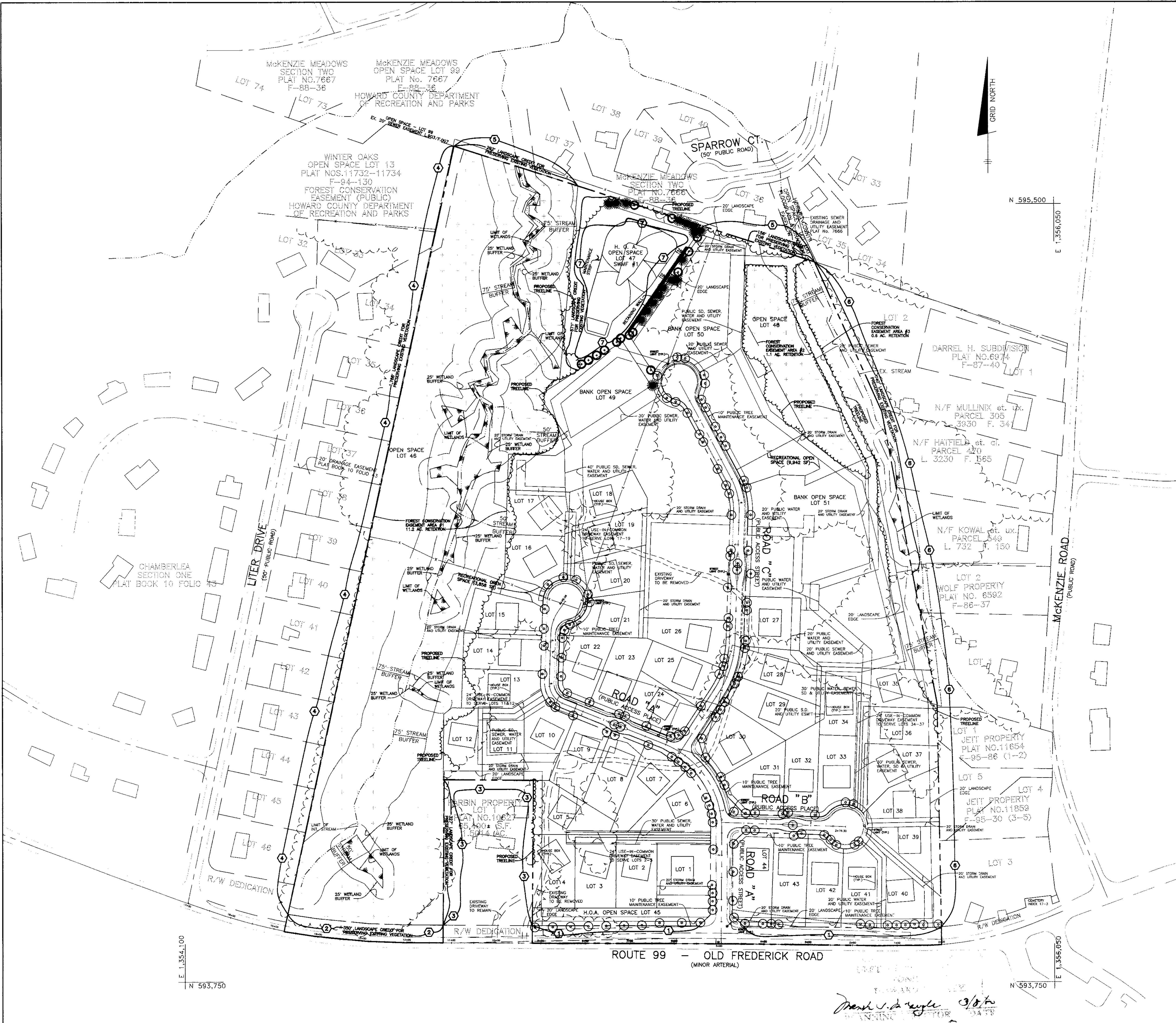
NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

OWNER/DEVELOPER: TREYBURN, L.L.C. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	PROJECT: TREYBURN PHASE I
LOCATION: TAX MAP 17 - BLOCK 9 - PARCEL 59 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP
DATE: SEPT., 1999 DEC., 1999	PROJECT NO.: 0697
DESIGN: JMC	DRAFT: JMC
SCALE: 1" = 100'	DRAWING 2 OF 5



NOTE: TYPE B LANDSCAPING IS STILL REQUIRED FOR THE LOTS WHERE THE SIDE OF THE HOUSE IS ADJACENT TO A STREET. THIS LANDSCAPE REQUIREMENT IS TO BE MET DURING THE SITE DEVELOPMENT PLAN STAGE OF THIS PROJECT.

CATEGORY	ADJACENT TO PERIMETER PROPERTIES					
	① B	② B	③ A	④ A	⑤ A	⑥ A
LANDSCAPE TYPE	772	349	854	1768	849	1540
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER						
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	*YES 349	*YES 327	*YES 1768	*YES 448	*YES 740
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	15	0	9	0	7	13
SHADE TREES	19	0	0	0	0	0
EVERGREEN TREES	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-
SHRUBS	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	15	0	9	0	7	13
SHADE TREES	19	0	0	0	0	0
EVERGREEN TREES	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	-	-	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

* - EXISTING TREES TO REMAIN

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	① 1,269
NUMBER OF TREES REQUIRED	
SHADE TREES	25
EVERGREEN TREES	32
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	*YES 45%
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES PROVIDED	
SHADE TREES	14
EVERGREEN TREES	17
OTHER TREES (2:1 SUBSTITUTE)	
* - EXISTING TREES TO REMAIN	

STREET TREE CALCULATIONS
 STREET TREES REQUIRED FOR 5,757 LF OF RIGHT-OF-WAY WITH 349 LF OF CREDIT FOR PRESERVING EXISTING VEGETATION
 $(5,757 - 349) / 40 = 135$ TREES REQUIRED
 135 TREES PROVIDED

LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
⊙	STREET TREES TO BE PROVIDED BY THE DEVELOPER TO BE INCORPORATED ON FINAL PLANS.
⊖	SHADE TREES ALONG STORMWATER MANAGEMENT TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.
☀	EVERGREEN TREES ALONG STORMWATER MANAGEMENT AREA TO BE PROVIDED BY THE DEVELOPER AND INCORPORATED ON FINAL PLANS.

NO.	DATE	REVISION

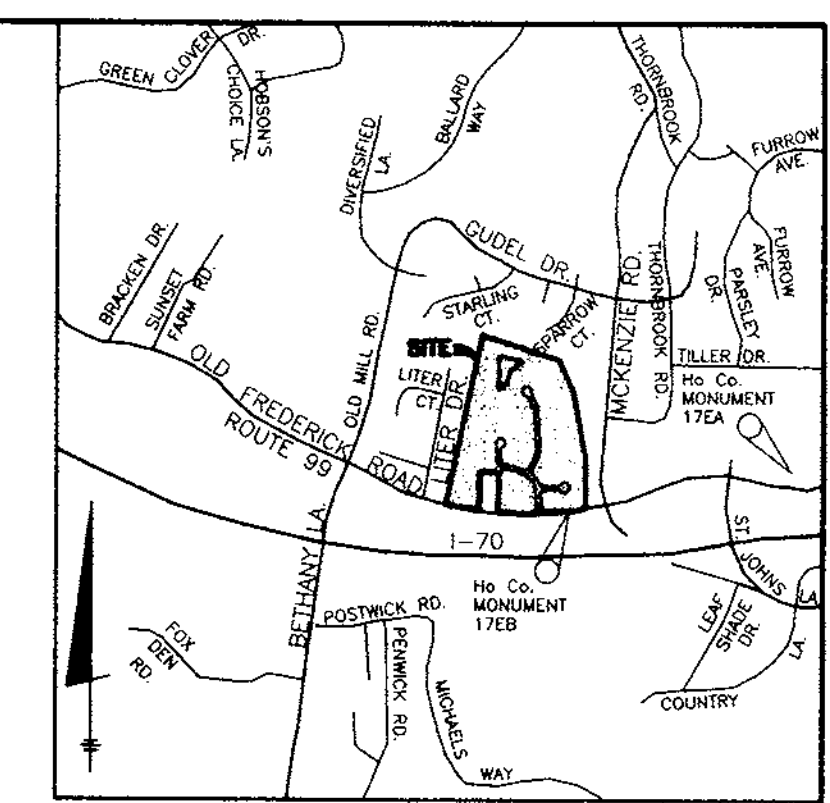
BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

OWNER/DEVELOPER: TREYBURN, L.L.C. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	PROJECT: TREYBURN PHASE I
DESIGN: JMC DRAFT: JMC	LOCATION: TAX MAP 17 - BLOCK 9 - PARCEL 59 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND TITLE: PRELIMINARY LANDSCAPE PLAN DATE: SEPT., 1999 PROJECT NO. 0697 DEC., 1999 SCALE: 1" = 100' DRAWING 3 OF 5



- FCP Legend**
- Existing Treelines
 - Proposed Treelines
 - Forest Conservation Easement
 - Permanent Protective Signage
 - Temporary Protective Fencing



VICINITY MAP
SCALE: 1" = 2000'

FOREST CONSERVATION TABLE		
EASEMENT	AREA	TYPE
1	11.2 AC.	RETENTION
2	1.1 AC.	RETENTION
3	0.6 AC.	RETENTION
TOTAL	12.9 AC.	

See Sheet 5 for FCP details, notes, and figures

NOTE: THIS PLAN IS FOR FOREST CONSERVATION ONLY.

SITE DATA TABULATION

- 1) GENERAL SITE DATA
 - a. PRESENT ZONING: R-20
 - b. APPLICABLE DPZ FILE REFERENCES: N/A
 - c. DEED REF.: 4008/0452
 - d. PROPOSED USE OF SITE: 68 SFD HOMES
 - e. PROPOSED WATER AND SEWER SYSTEMS: PUBLIC
- 2) AREA TABULATION
 - a. TOTAL AREA OF SITE: 44.4 AC.±
 - b. AREA OF 100 YEAR FLOODPLAIN: 0.82AC.±
 - c. NET TRACT AREA: 43.6 AC.±

LEGEND

- EXISTING TREE LINE
- SLOPES GREATER THAN 25%
- SLOPES BETWEEN 15% AND 24.9%
- HOUSE BOX (N.T.S.)
- EXISTING GROUND PROPOSED GRADE
- WETLANDS FLOODPLAIN

TREYBURN, L.L.C.
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
Daryl J. ...
PLANNING DIRECTOR 8/6/99
DATE

NO.	DATE	REVISION

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS

ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21041
PHONE: 410-465-6100 FAX: 410-465-6644

OWNER/DEVELOPER: TREYBURN, L.L.C. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244	PROJECT: TREYBURN
LOCATION: TAX MAP 17 - BLOCK 9 - PARCEL 59 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PRELIMINARY FOREST CONSERVATION PLAN
DATE: SEPT. 1999 DEC. 1999	PROJECT NO. 0697
DESIGN: DAM	DRAFT: JMC
SCALE: 1" = 100'	DRAWING 4 OF 5

FOREST CONSERVATION WORKSHEET

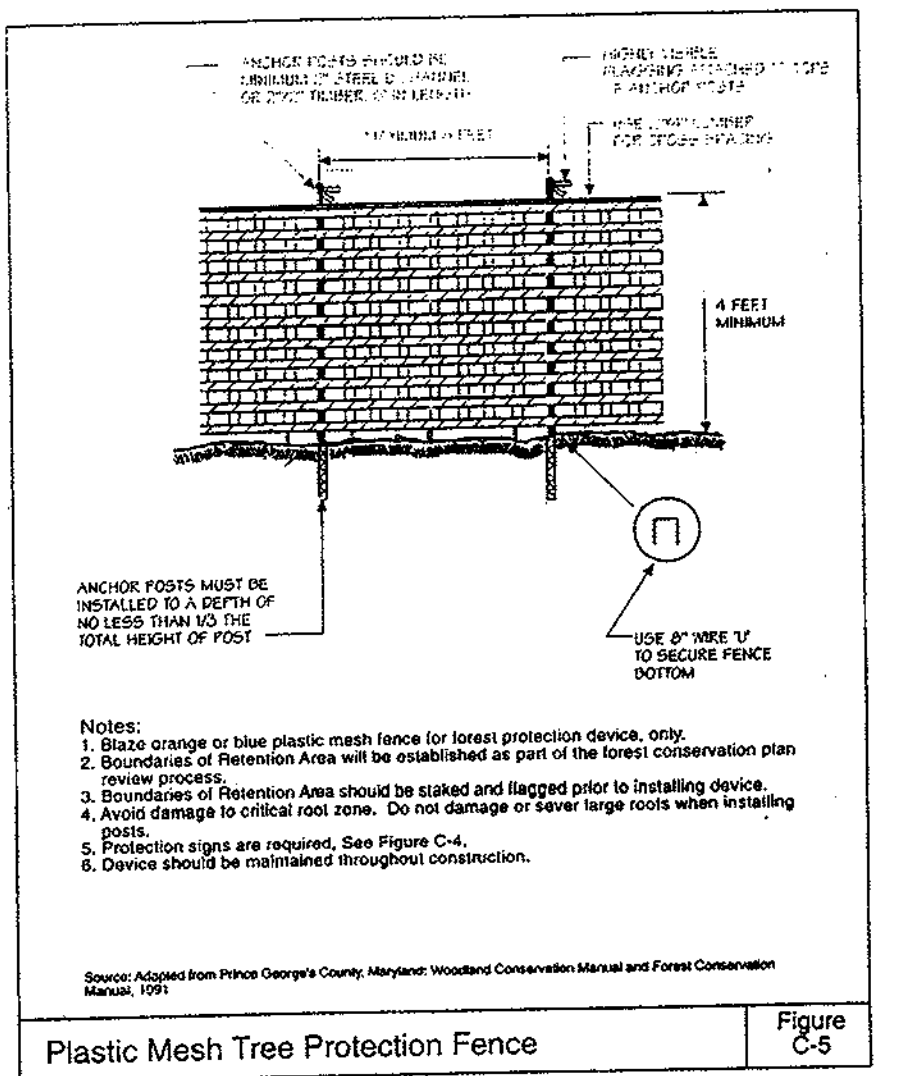
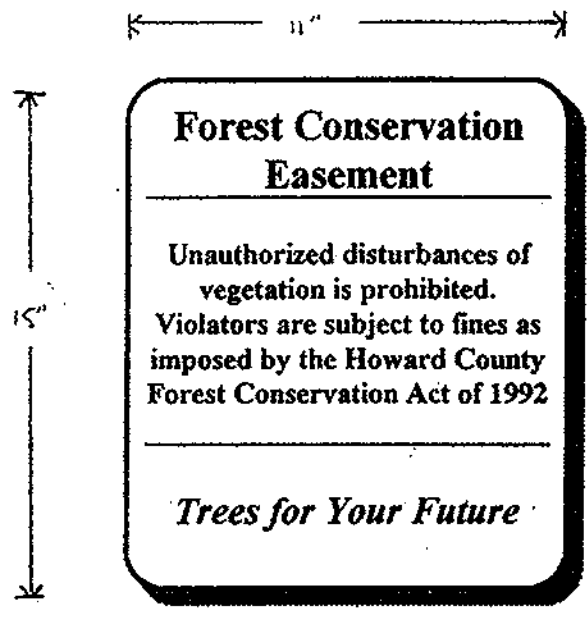
	ACRES (1/10 acre)	ACRES (1/10 acre)
I. BASIC SITE DATA		
GROSS SITE AREA	44.4	
AREA WITHIN 100 YEAR FLOODPLAIN (IF APPLICABLE)	0.82	
NET TRACT AREA LAND USE CATEGORY (R-RLD, R-RMD, R-S, CMO, I)	43.6	
II. INFORMATION FOR CALCULATIONS		
A. NET TRACT AREA	43.2	
B. REFORESTATION THRESHOLD ($20\% \times A$)	8.6	
C. AFFORESTATION MINIMUM ($15\% \times A$)	6.5	
D. EXISTING FOREST ON NET TRACT AREA	24.7	
E. FOREST AREAS TO BE CLEARED	11.7	
F. FOREST AREAS TO BE RETAINED	12.2	
III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION		
1. <u>Reforestation</u>		
If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and clearing of forest areas is proposed, reforestation requirements may apply.		
GO TO SECTION IV		
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.		
2. <u>Afforestation</u>		
If existing forest area are less than the afforestation minimum (if D is less than C), afforestation requirements apply.		
IV. REFORESTATION CALCULATIONS		
A. NET TRACT AREA	43.2	
B. REFORESTATION THRESHOLD ($20\% \times A$)	8.6	
D. EXISTING FOREST ON NET TRACT AREA	24.7	
E. FOREST AREAS TO BE CLEARED	11.7	
F. FOREST AREAS TO BE RETAINED	12.2	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD (D - F, if F equals or is greater than B, Alternate 1) (D - B, if F is less than B, Alternate 2)	0	
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD (B - F, if applicable)	0	
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD (F - B, Retention Credit, if applicable)	4.2	
Select the alternative that applies:		
1. <u>Clearing above the threshold only</u>		
If forest areas to be retained equal or are greater than the reforestation threshold (if F equals or is greater than B), the following calculations apply:		
REFORESTATION FOR CLEARING ABOVE THRESHOLD $G \times 1/4$	2.9	
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD $I = \text{Retention Credit}$	4.2	
TOTAL REFORESTATION REQUIRED $(G \times 1/4) - I$		
If the total reforestation requirement is equal to or less than 0, no reforestation is required.		
2. <u>Clearing below the threshold</u>		
If forest areas to be retained are less than the reforestation threshold (if F is less than B), the following calculations apply:		
REFORESTATION FOR CLEARING ABOVE THRESHOLD $G \times 1/4$		
REFORESTATION FOR CLEARING BELOW THRESHOLD $H \times 2$		
TOTAL REFORESTATION REQUIRED $(G \times 1/4) + (H \times 2)$		
Since clearing occurs below the threshold, no forest retention credit is possible.		

FOREST DATA	
	Acres
Gross Area:	44.4
100 Year Floodplain:	0.82
Net Tract Area (NTA):	43.6
Existing Forest (NTA):	24.7
Conservation Threshold:	8.7
Break-even Point:	11.9
Forest to be Cleared (NTA):	11.7
Forest to be Retained in an FCE: (RETENTION)	12.9

FCE NOTES

- Any Forest Conservation Easement (FCE) 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.
- 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. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
- Permanent signage shall be placed approximately 100' apart along the boundaries of all areas included in Forest Conservation Easements.

Protective Signage and Temporary Fencing



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR DATE

NO.	DATE	REVISION
 BENCHMARK ENGINEERING, INC. ENGINEERS • LAND SURVEYORS • PLANNERS 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644		
OWNER/DEVELOPER:		PROJECT:
TREYBURN, L.L.C. POST OFFICE BOX 417 ELLICOTT CITY, MARYLAND 21041 410-465-4244		TREYBURN
LOCATION:		TITLE:
TAX MAP 17 - BLOCK 9 - PARCEL 59 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND		PRELIMINARY FOREST CONSERVATION PLAN
DATE:	PROJECT NO.:	
SEPT. 1999	0697	
DESIGN: DAM	DRAFT: JMC	SCALE: AS SHOWN
		DRAWING 5 OF 5