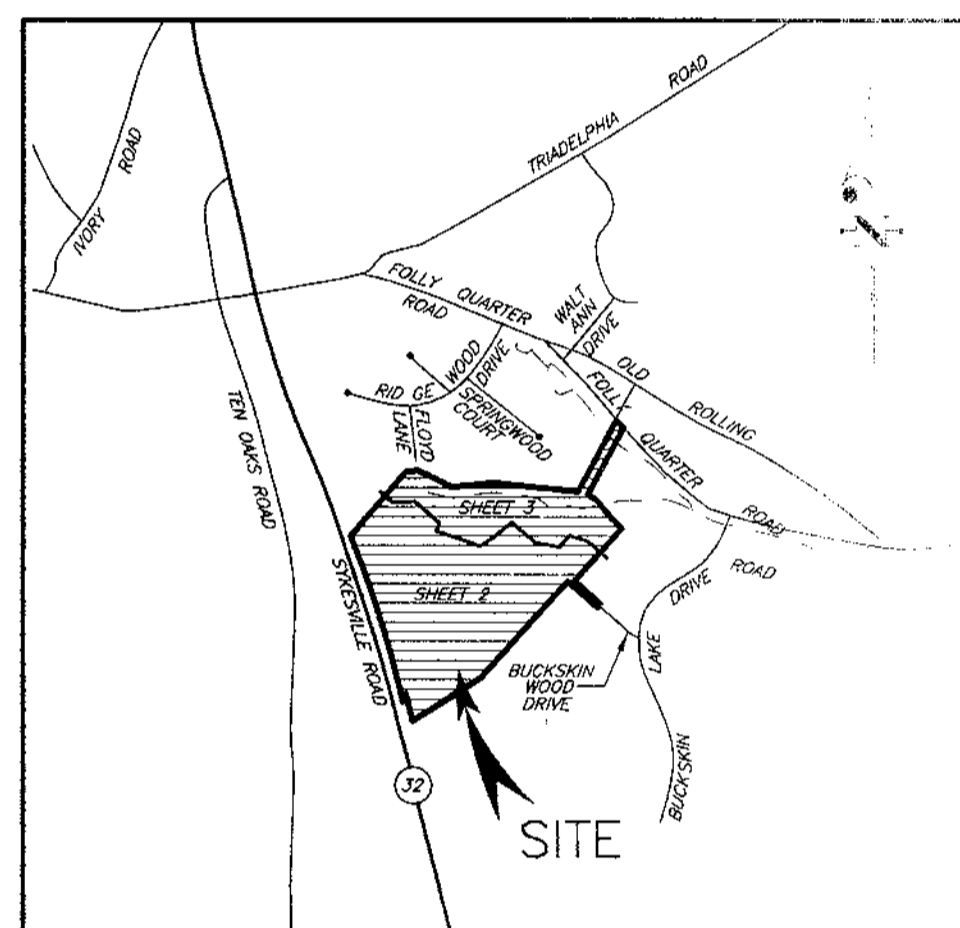


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	8191.669
	8160.565
	816.004
	17618.491
	9969.824
	90184.199
	92217.523
	92083.087
	92378.472
	92452.633
	9261.124
	9873.473
	9980.164
	9097.342
	8669.373
	8521.775
	8193.051
	123169.346
	120325.843
	120229.075
	120434.056
	9944.990

PRELIMINARY PLAN BUCKSKIN RIDGE LOTS 1 - 47 AND PRESERVATION PARCEL A

MINIMUM LOT SIZE CHART			
LOT	AREA (SQ. FT.)	DENSITY	MINIMUM LOT SIZE
1	49,563	SF	49,563 SF
2	40,149	SF	40,149 SF
3	45,490	SF	45,490 SF
4	40,291	SF	40,291 SF
5	56,736	SF	56,736 SF
6	48,454	SF	48,454 SF
7	45,907	SF	45,907 SF
8	48,257	SF	48,257 SF
9	43,587	SF	43,587 SF
10	48,637	SF	48,637 SF
11	46,153	SF	46,153 SF

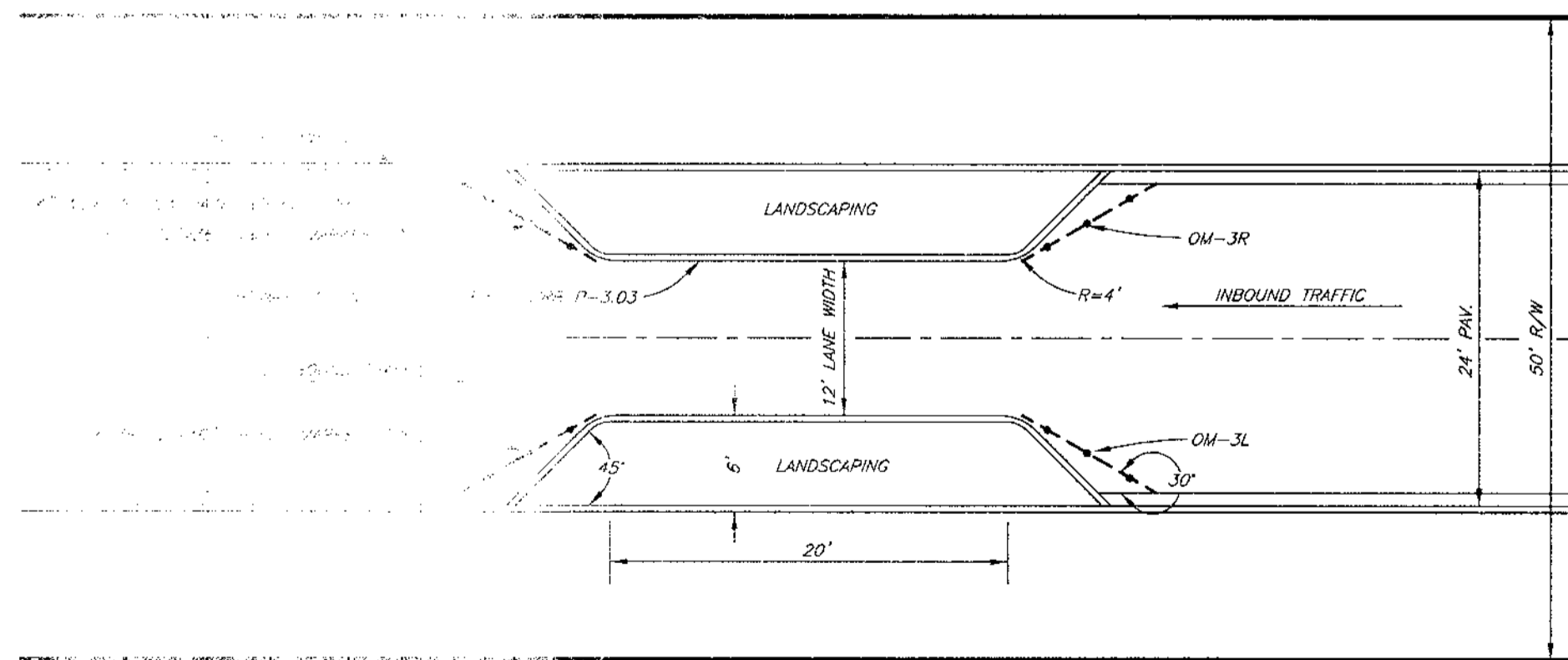


VICINITY MAP
SCALE: 1" = 2000'

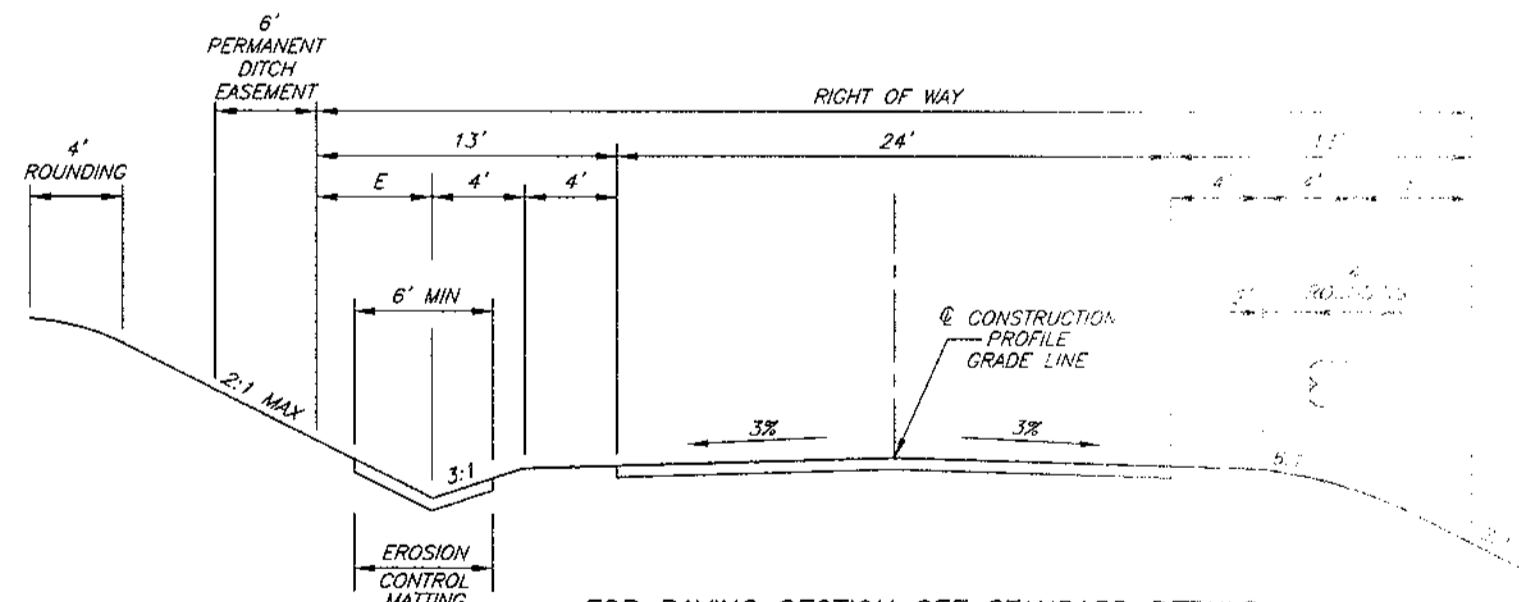
SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	GRADING AND DRAINAGE AREA PLAN
4	SEDIMENT AND EROSION CONTROL, SLOPES AND SOILS PLAN
5	FOREST CONSERVATION AND LANDSCAPE PLAN

GENERAL NOTES:

- SITE DATA**
 - Existing Zoning: RR-DEO
 - Gross Area: 96,9366 Acres
 - Net Area of Tract: 84,1123 Acres
 - Area of Proposed Buildable Lots: 48,7060 Acres
 - Number of Buildable Lots: 47
 - Area of Road Right-of-Way: 4,1228 Acres
 - Area of Preservation Parcel A: 44,1078 Acres
 - Number of Preservation Parcels: 1
 - Average Cluster Lot Size: 45,141 Sq. Ft.
- DENSITY CALCULATION**
 - Permitted Base Density: (1DU/4.25 Ac.) 22 Units
 - Maximum Density with DEO Option: (1DU/2.0 Ac.) 48 Units
 - Proposed Number of Dwelling Units: 47 Units
 - Number of DEO's Required: 25 Units
- Private Water and Sewer to be utilized within this project.
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The Sketch Plan S-00-08 was approved on 5-31-00.
- Forest Stand and Wetland Delineation was prepared by Environmental Systems, Inc., dated December, 1999, and approved under S-00-08.
- APFD Traffic Study was prepared by Lee Cunningham & Associates, Inc., and approved under S-00-08.
- Noise Study was prepared by Clark, Finefrock & Sackett, Inc., dated 1/31/2000 and approved under S-00-08.
- Boundary information based on a field-run monumented survey by Clark, Finefrock & Sackett, Inc., on or about 6/8/2000.
- Topography is based on aerial photography by Air Survey, Inc. flown in February, 2000 and compiled with 2' contours.
- Soil information was taken from Howard County Soil Survey Maps #17 & #18.
- There are no known burial grounds or cemeteries on the property.
- The lots proposed comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- The area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- Preservation Parcel A has no potential to support a dwelling unit or commercial facility. The development density associated with the acreage comprising these parcels has been utilized to support the creation of cluster lots located in this DEO/CEO receiving subdivision.
- Preservation Parcel A is being created to preserve the environmentally sensitive areas including wooded slopes, swales, streams and wetlands and existing ponds. Ownership will be by a Homeowner's Association. Howard County's MD Environmental Trust will hold easement. No Open Space is required.
- No clearing, grading or construction is permitted within wetland or stream buffers unless approved by the Department of Planning and Zoning of Howard County. The wetland crossing for the road was determined to be necessary during review of the Sketch Plan (S-00-08) because there is no other means of access available.
- This property is not within the Metropolitan District.
- Street lights will be provided as required by the Design Manual.
- Cluster setbacks: Front 50'
Side 10'
Rear 30'
Minimum lot width at the front BRL is 100'
- 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 right-of-way line, and not to the pipestem lot driveway. Use-in-common driveway easements cover the pipestem areas of Lots 1, 14, 15, 27, 28, 40-42 and 47, and maintenance agreements shall be recorded prior to Final Plat recordation.
- The existing pond is to be reconstructed and used for stormwater management. The pond is surrounded by existing vegetation to remain. Stormwater landscaping will be required. The existing facility is a conceptual approximation of the ultimate size and shape, and is subject to some changes based on final engineering to meet permitting requirements of Federal, State and local authorities. Quality management is by retention. Quality management is by detention. Stormwater management pond landscaping will be determined and the pond design is finalized on the construction drawings.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - WIDTH - 12' (14' serving more than one residence).
 - SURFACE - 6" of compact crusher run base with tar and chip coating.
 - GEOMETRY - Maximum 15% grade, maximum 10% grade change and minimum 45' turning radius.
 - STRUCTURES (CULVERTS/BRIDGES) - Capable of supporting 25 gross tons (H25 loading).
 - DRAINAGE ELEMENTS - Capable of safely passing a 100-year flood with no more than 1 foot depth over driveway surface.
 - STRUCTURE CLEARANCES - Minimum of 12 feet.
 - MAINTENANCE - Sufficient to insure all weather use.



SINGLE LANE SLOW POINT
(CHOKER)
NOT TO SCALE



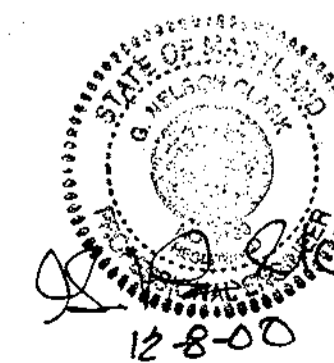
TYPICAL SECTION
BUCKSKIN WOOD DRIVE
(ACCESS STREET)
DESIGN SPEED 30 MPH

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature] 4/13/07
PLANNING DIRECTOR DATE
JK

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

[Signature] 4/13/07
COUNTY HEALTH DEPARTMENT DATE



OWNER:
JARED T. HEALY, TRUSTEE
M. CHARLOTTE POWEL, TRUSTEE
10715 CHARTER DRIVE
COLUMBIA, MARYLAND 21044

CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS		
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED	COVERSHEET	SCALE
TD	BUCKSKIN RIDGE	1" = 100'
DRAWN	LOTS 1 - 47 AND	DRAWING
LAI	PRESERVATION PARCEL A	1 of 9
CHECKED	(PREVIOUS FILE: FLOYD LANE PROPERTY S-00-08)	JOB NO.
TD	L.4997 F.647	99-153
DATE	TAX MAP #22 PARCELS 77, 283 & 74	FILE NO.
12/7/00	FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND	99-153-P
	FOR: FLOYD LANE L.L.C. (DEVELOPER)	
	P.O. BOX 999	
	COLUMBIA, MARYLAND 21044	



SLOPES GREATER THAN 25%
 15% TO 24.9% SLOPES

LEGEND

- 262 EXISTING CONTOUR
- 260 PROPOSED CONTOUR
- EX. TREE CANOPY
- EX. POLE AND STRUCTURE
- EX. STREET
- WETLAND
- PROPOSED SOFT ASPHALT
- EX. STREET LIGHT
- EXISTING UTILITY STRUCTURE
- OPEN SPACE
- PROPOSED UTILITY STRUCTURE
- PROPOSED UTILITY LOCATION
- EXISTING GUARDRAIL
- PROPOSED GUARDRAIL
- PROPOSED SIDEWALK
- METAL WASTE LOCATION
- SPECIMEN TREE
- ALTERNATE WETLAND BOUNDARY

MD. ROUTE 32
 BASE LINE OF RIGHT OF WAY
 MD. S.H.A. R/W PLAT NO. 23591
 ZONE: RR-DDO
 PUBLIC INTERMEDIATE ARTERIAL 300' R/W

The area designated a drainage reserve of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of this nature are restricted until public sewage is available. These agreements shall become null and void upon connection to a public sewage system. The County Health Officer reserves the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 The lots shown herein comply with the minimum easement width and lot areas as required by the Maryland State Department of the Environment.

- NOTES:**
1. Existing topography was shown by M. J. Corp. on 2-29-00.
 2. All wells are to be drilled before final plan is submitted.
 3. All wells and septic systems shall be 100 feet from the property boundaries have been shown.
 4. Use of Common Driveway Easements are indicated to provide driveway access to lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and 27. The Common Driveway Easement is to extend 20 feet from the centerline of the driveway to the lot boundaries on Lot 15 and Lot 35.
 5. Groundwater Appraisal Report to be obtained prior to record plan submission.

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

 COUNTY HEALTH OFFICER
 4/3/01
 DATE

COORDINATE TABLE

NO.	NORTH	EAST
17	579142.883	1317653.597
35	577592.189	1318191.669
36	577509.591	1318160.565
37	577690.020	1318116.004
44	579232.294	1317618.491
46	577752.238	1318889.824
51	578485.416	1320184.199
54	578522.696	1320217.523
55	579664.323	1320083.087
57	580436.936	1320378.472
58	580358.084	1320452.633
401	577310.959	1318261.124
428	578763.168	1319873.473
2362	579694.833	1319980.164
2365	579786.448	1319097.342
2366	579740.909	1318669.373
2367	579913.251	1318321.775
2460	579903.231	1318193.051
2941	579613.931	1320169.346
2942	579420.372	1320325.843
2948	579540.056	1320229.075
2982	579313.496	1320434.056
2983	578766.308	1319944.990

BOUNDARY CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
(1)	11,558.16'	07°33'49"	1,525.78'	764.00'	1,524.67'	N 17°39'18"W

CENTERLINE PROPOSED ROAD CURVE DATA

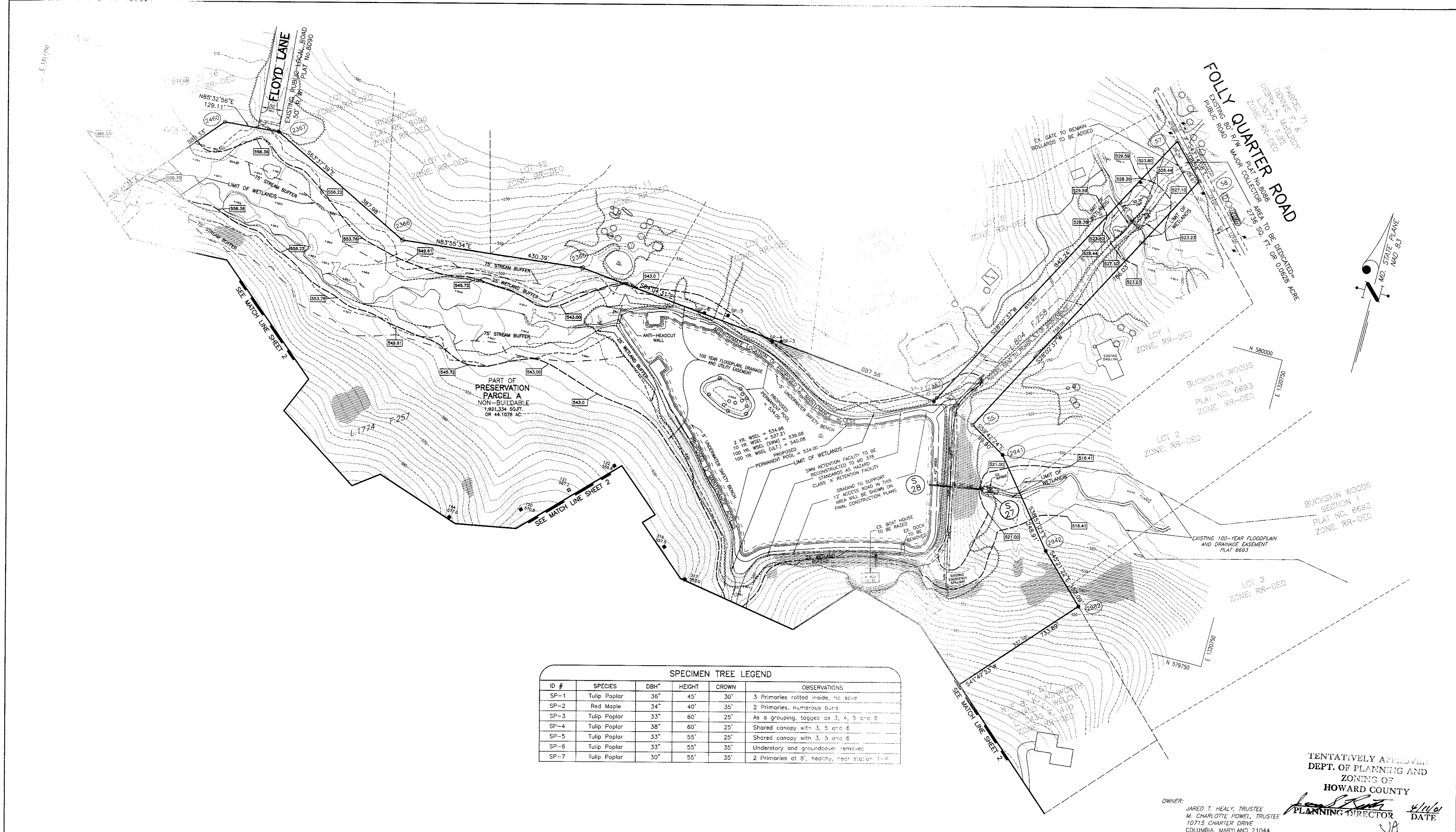
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
(2)	300.00'	94°24'03"	494.28'	323.98'	440.24'	S 84°35'34"W
(3)	310.00'	137°30'57"	744.03'	797.49'	577.88'	N 73°50'59"W
(4)	500.00'	20°58'08"	182.99'	92.53'	181.97'	N 15°34'34"W
(5)	275.00'	34°32'10"	185.76'	85.48'	163.26'	N 08°47'33"W

PRELIMINARILY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

 PLANNING DIRECTOR
 4/16/01
 DATE
 OWNER:
 JARED T. HEALY, TRUSTEE
 M. CHARLOTTE POWEL, TRUSTEE
 10715 CHARTER DRIVE
 COLUMBIA, MARYLAND 21044

CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED TD	PRELIMINARY PLAN BUCKSKIN RIDGE LOTS 1 - 47 AND PRESERVATION PARCEL A (PREVIOUS FILE: FLOYD LANE PROPERTY S-00-08) L.4997 F.647 TAX MAP #22 PARCELS 77, 283 & 74 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: FLOYD LANE L.L.C. (DEVELOPER) P.O. BOX 989 COLUMBIA, MARYLAND 21044	SCALE 1" = 100'
DRAWN LAI		DRAWING 2 of 9
CHECKED TD		JOB NO. 99-153
DATE 2/9/01		FILE NO. 99-153-P



SPECIMEN TREE LEGEND

ID #	SPECIES	DBH"	HEIGHT	CROWN	OBSERVATIONS
SP-1	Tulip Poplar	36"	45'	30'	3 Primaries rotted inside, no save
SP-2	Red Maple	34"	40'	35'	2 Primaries, numerous burrs
SP-3	Tulip Poplar	33"	60'	25'	As a grouping, tagged as 3, 4, 5 and 6
SP-4	Tulip Poplar	38"	60'	25'	Shared canopy with 3, 5 and 6
SP-5	Tulip Poplar	33"	55'	25'	Shared canopy with 3, 5 and 6
SP-6	Tulip Poplar	33"	55'	35'	Understory and groundcover removed
SP-7	Tulip Poplar	30"	55'	35'	2 Primaries at 8', healthy, near station 1+4

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

Jim Hutton
 COUNTY HEALTH DEPARTMENT

4/3/01
 DATE

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

OWNER:
 JARED T. HEALY, TRUSTEE
 M. CHARLOTTE POWEL, TRUSTEE
 10715 CHARTER DRIVE
 COLUMBIA, MARYLAND 21044

Jared T. Healy
 PLANNING DIRECTOR

4/11/01
 DATE

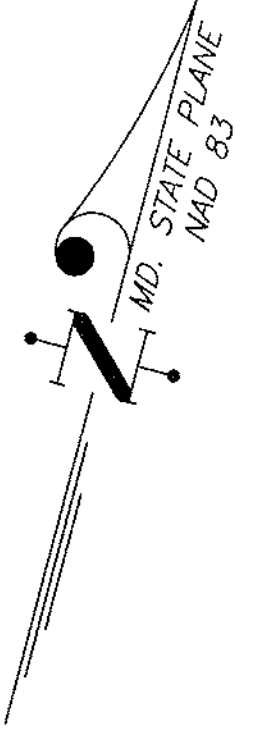
CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS

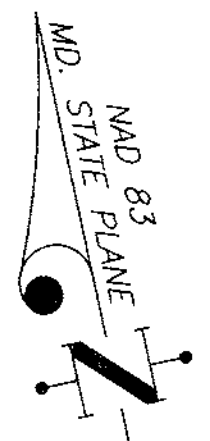
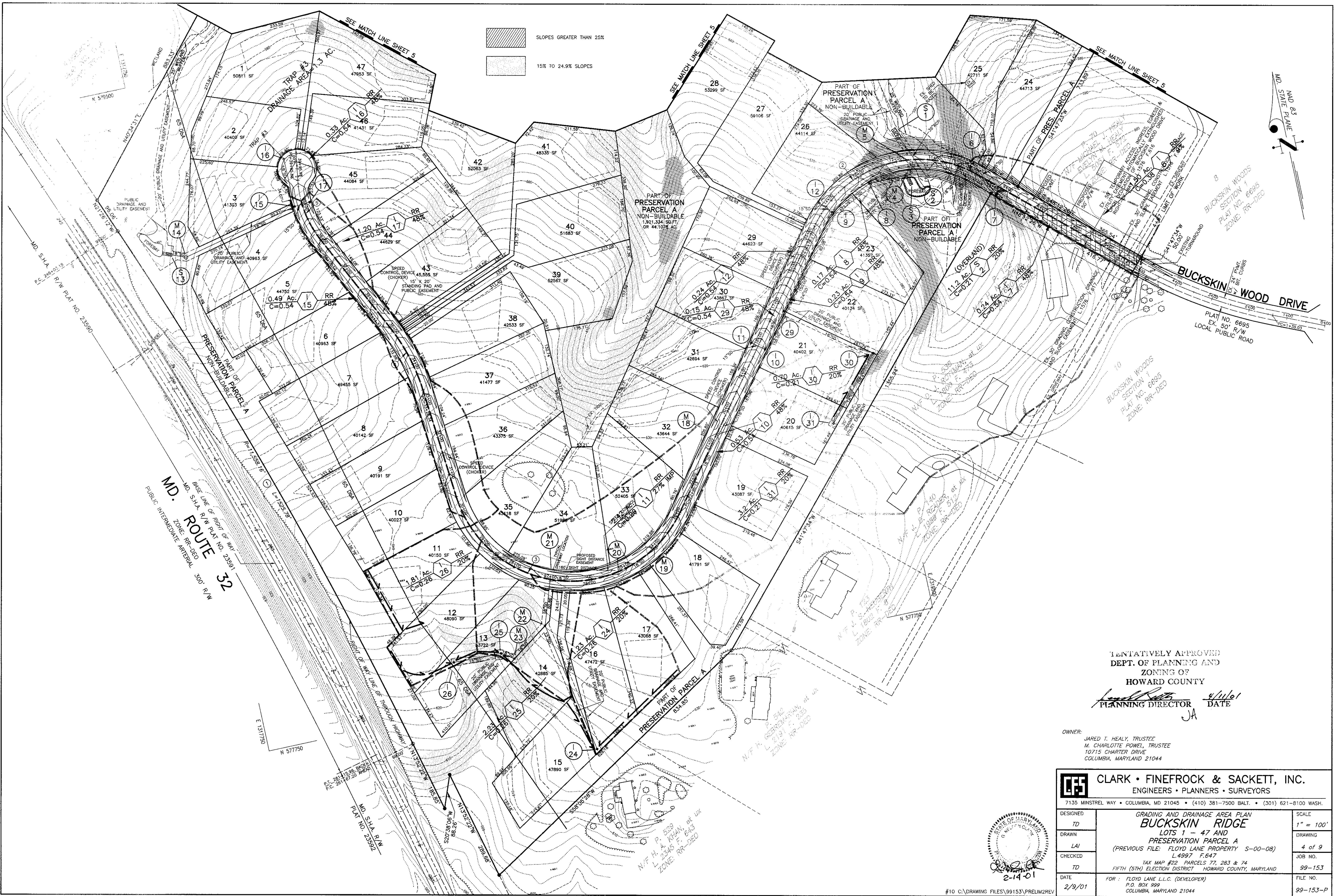
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED TD	PRELIMINARY PLAN BUCKSKIN RIDGE LOTS 1 - 47 AND PRESERVATION PARCEL A (PREVIOUS FILE: FLOYD LANE PROPERTY S-00-08) L.4997 F.647 TAX MAP #22 PARCELS 77, 283 & 74 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: FLOYD LANE L.L.C. (DEVELOPER) P.O. BOX 999 COLUMBIA, MARYLAND 21044	SCALE 1" = 100'
DRAWN LAI		DRAWING 3 of 9
CHECKED TD		JOB NO. 99-153
DATE 2/9/01		FILE NO. 99-153-P



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BUCKSKIN WOODS
SECTION 7
PLAT NO. 6695
ZONE: RR-DEO


BUCKSKIN WOODS
SECTION 7
PLAT NO. 6695
ZONE: RR-DEO

BUCKSKIN WOODS
SECTION 7
PLAT NO. 6695
ZONE: RR-DEO

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* DATE *4/16/01*
JA

OWNER:
JARED T. HEALY, TRUSTEE
M. CHARLOTTE POWEL, TRUSTEE
10715 CHARTER DRIVE
COLUMBIA, MARYLAND 21044

 CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED	TD	SCALE
DRAWN	LAI	1" = 100'
CHECKED	TD	DRAWING
DATE	2/9/01	4 of 9
GRADING AND DRAINAGE AREA PLAN BUCKSKIN RIDGE LOTS 1 - 47 AND PRESERVATION PARCEL A (PREVIOUS FILE: FLOYD LANE PROPERTY S-00-08) L4997 F.647 TAX MAP #22, PARCELS 77, 283 & 74 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: FLOYD LANE L.L.C. (DEVELOPER) P.O. BOX 989 COLUMBIA, MARYLAND 21044		JOB NO. 99-153 FILE NO. 99-153-P



#10 C:\DRAWING FILES\99153\PRELIM2REV

POND DATA

10-YEAR VOLUME REQUIRED = 19.83 ACRE FEET
 10-YEAR VOLUME PROVIDED = 21.99 ACRE FEET
 2-YEAR, 10-YEAR AND 100-YEAR DISCHARGE SHALL
 BE NO MORE THAN THE PRE-DEVELOPMENT DISCHARGE.

141.0 AC. EX. RR-DEO
 RCN=65 EX. CULV. 12%




--- SLOPES GREATER THAN 25%
 --- SLOPES 14.5% SLOPES

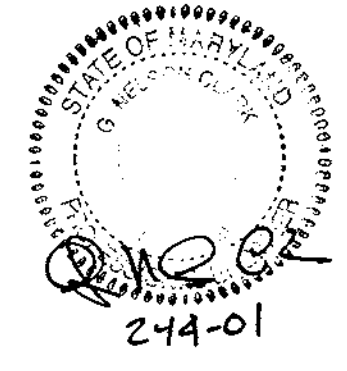
NOTE: SEE FLOODPLAIN REPORT FOR REGIONAL DRAINAGE AREA MAP FOR POND AND EXISTING CULVERTS.

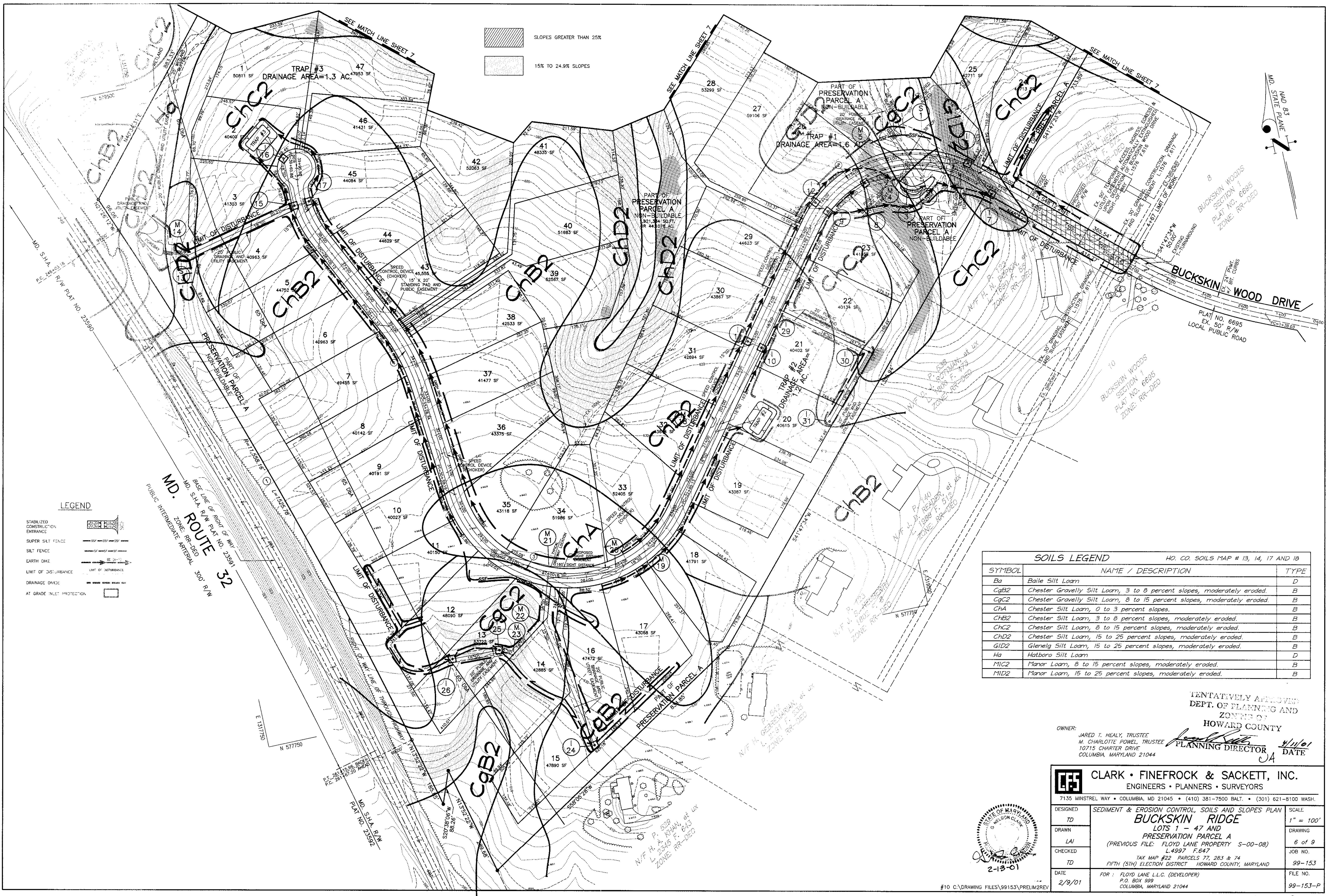
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY


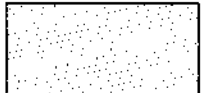
OWNER:
 JARED T. HEALY, TRUSTEE
 M. CHARLOTTE POWEL, TRUSTEE
 10715 CHARTER DRIVE
 COLUMBIA, MARYLAND 21044

[Signature] 4/11/01
 PLANNING DIRECTOR JA DATE


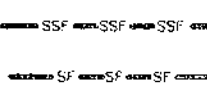
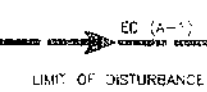
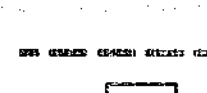



 CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED	TD	SCALE
DRAWN	LAI	1" = 100'
CHECKED	TD	DRAWING
DATE	2/9/01	5 of 9
GRADING AND DRAINAGE AREA PLAN BUCKSKIN RIDGE LOTS 1 - 47 AND PRESERVATION PARCEL A (PREVIOUS FILE: FLOYD LANE PROPERTY S-00-08) L.4997 F.647 TAX MAP #22 PARCELS 77, 283 & 74 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: FLOYD LANE L.L.C. (DEVELOPER) P.O. BOX 999 COLUMBIA, MARYLAND 21044		JOB NO. 99-153
		FILE NO. 99-153-P






 SLOPES GREATER THAN 25%
 15% TO 24.9% SLOPES

LEGEND

 STABILIZED CONSTRUCTION ENTRANCE
 SUPER SILT FENCE
 SILT FENCE
 EARTH DIKE
 LIMIT OF DISTURBANCE
 DRAINAGE DIVIDE
 AT GRADE INLET PROTECTION

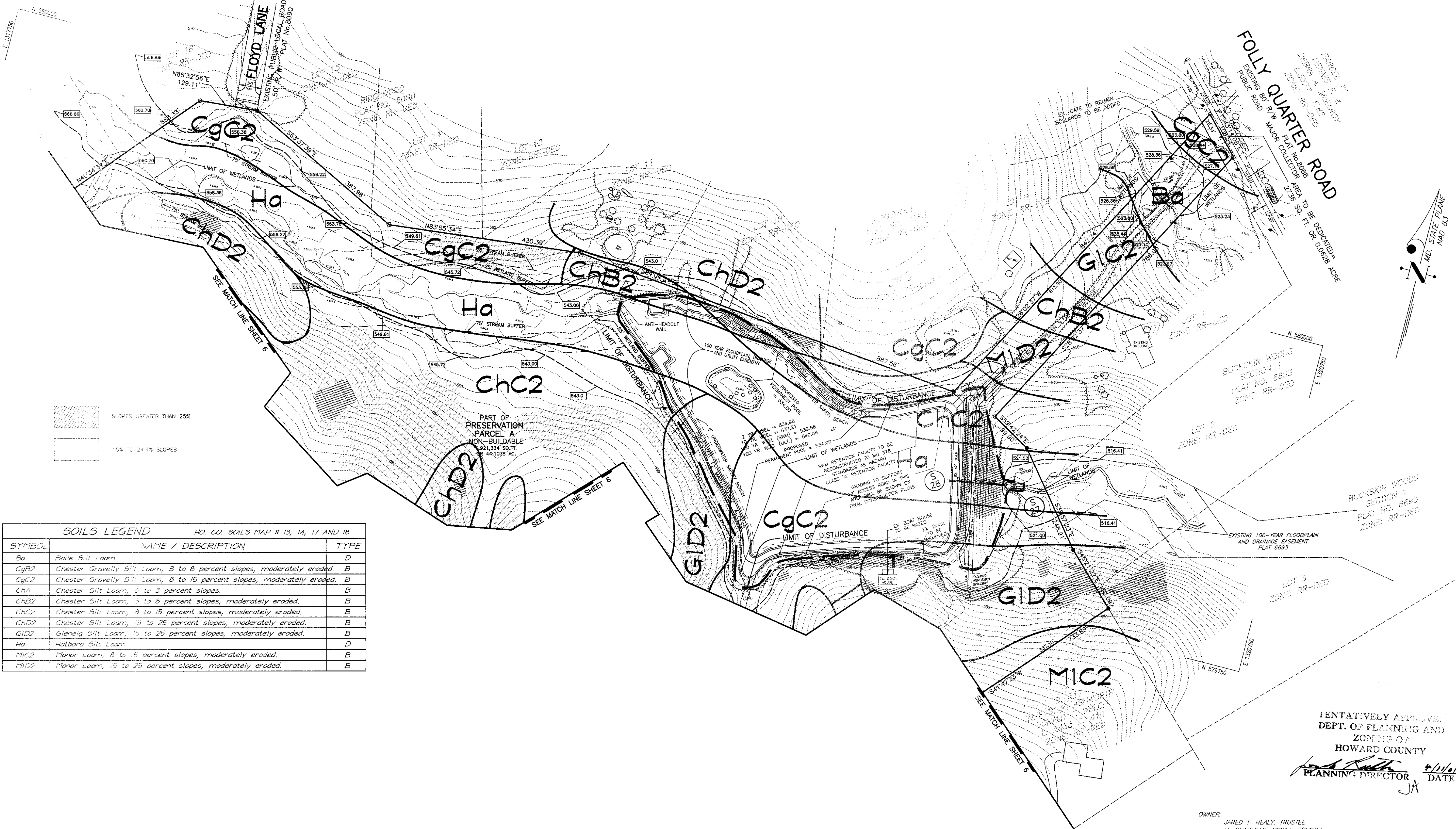
HO. CO. SOILS MAP # 13, 14, 17 AND 18

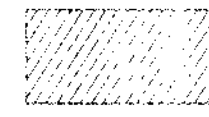
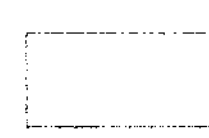
SYMBOL	NAME / DESCRIPTION	TYPE
Ba	Baile Silt Loam	D
CgB2	Chester Gravelly Silt Loam, 3 to 8 percent slopes, moderately eroded.	B
CgC2	Chester Gravelly Silt Loam, 8 to 15 percent slopes, moderately eroded.	B
ChA	Chester Silt Loam, 0 to 3 percent slopes.	B
ChB2	Chester Silt Loam, 3 to 8 percent slopes, moderately eroded.	B
ChC2	Chester Silt Loam, 8 to 15 percent slopes, moderately eroded.	B
ChD2	Chester Silt Loam, 15 to 25 percent slopes, moderately eroded.	B
GID2	Glencg Silt Loam, 15 to 25 percent slopes, moderately eroded.	B
Ha	Hatboro Silt Loam	D
MIC2	Manor Loam, 8 to 15 percent slopes, moderately eroded.	B
MID2	Manor Loam, 15 to 25 percent slopes, moderately eroded.	B

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

 PLANNING DIRECTOR
 OWNER: JARED T. HEALY, TRUSTEE
 M. CHARLOTTE POWELL, TRUSTEE
 10715 CHARTER DRIVE
 COLUMBIA, MARYLAND 21044
 DATE: 4/10/01


CLARK • FINEFROCK & SACKETT, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED	TD	SEDIMENT & EROSION CONTROL, SOILS AND SLOPES PLAN BUCKSKIN RIDGE LOTS 1 - 47 AND PRESERVATION PARCEL A (PREVIOUS FILE: FLOYD LANE PROPERTY S-00-08) L.4997 F.647 TAX MAP #22 PARCELS 77, 283 & 74 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND FOR: FLOYD LANE L.L.C. (DEVELOPER) P.O. BOX 999 COLUMBIA, MARYLAND 21044	SCALE
DRAWN	LAI		1" = 100'
CHECKED	TD		DRAWING
DATE	2/9/01		6 of 9
			JOB NO.
		99-153	
		FILE NO.	
		99-153-P	




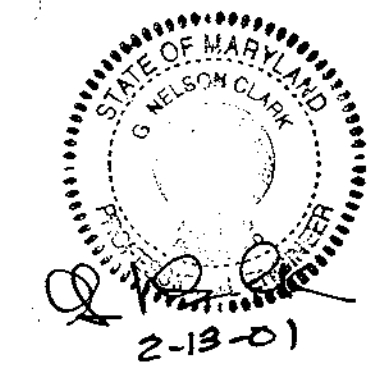
 SLOPES GREATER THAN 25%
 15% TO 24.9% SLOPES

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
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CgB2	Chester Gravelly Silt Loam, 3 to 8 percent slopes, moderately eroded.	B
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ChA	Chester Silt Loam, 0 to 3 percent slopes.	B
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ChC2	Chester Silt Loam, 8 to 15 percent slopes, moderately eroded.	B
ChD2	Chester Silt Loam, 15 to 25 percent slopes, moderately eroded.	B
GID2	Glenelg Silt Loam, 15 to 25 percent slopes, moderately eroded.	B
Ha	Hatboro Silt Loam	D
MIC2	Manor Loam, 8 to 15 percent slopes, moderately eroded.	B
MID2	Manor Loam, 15 to 25 percent slopes, moderately eroded.	B

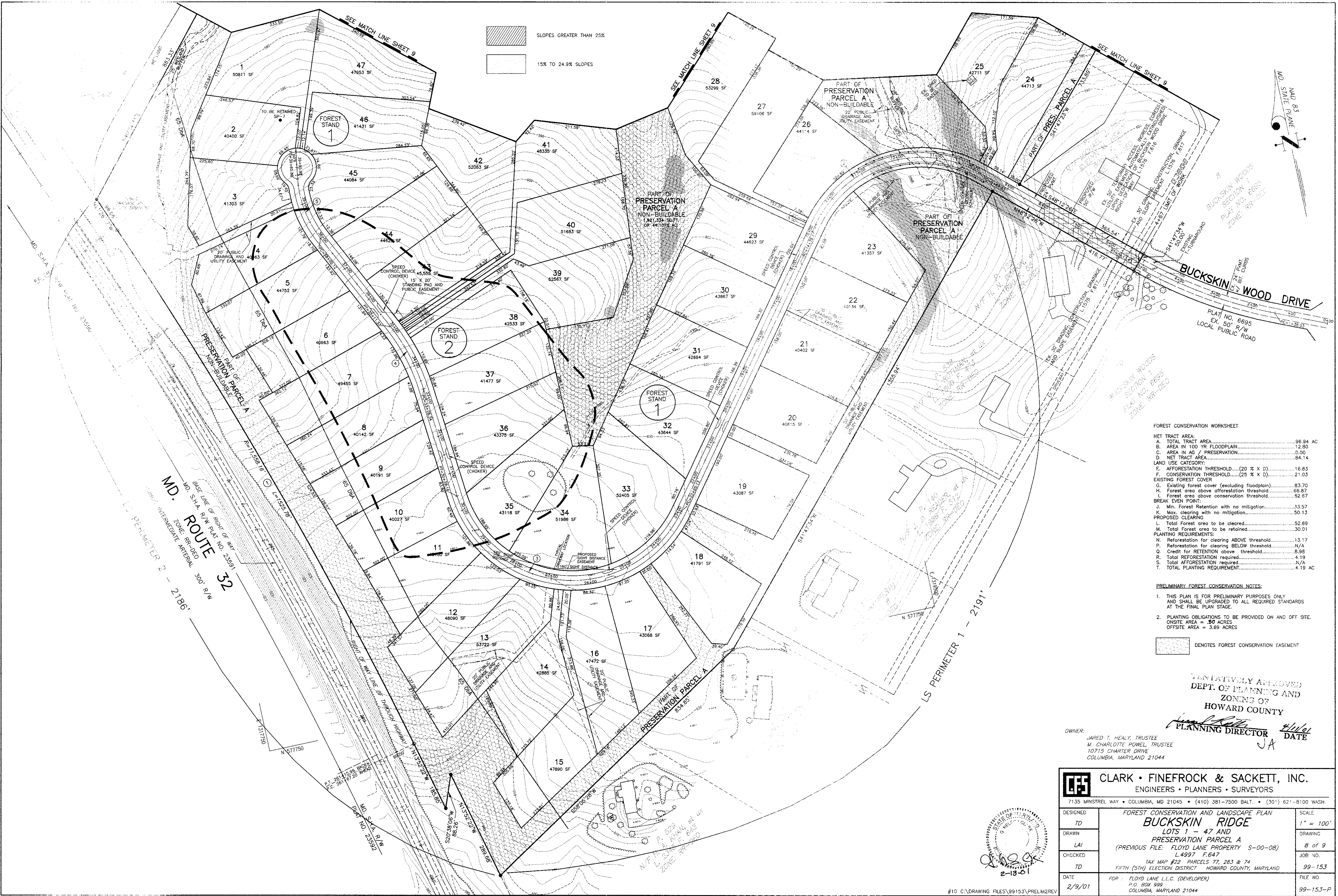
TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

 PLANNING DIRECTOR
 4/11/01
 DATE

OWNER:
 JARED T. HEALY, TRUSTEE
 M. CHARLOTTE POWEL, TRUSTEE
 10715 CHARTER DRIVE
 COLUMBIA, MARYLAND 21044

 CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.		
DESIGNED	TD	SCALE
DRAWN	LAI	1" = 100'
CHECKED	TD	DRAWING
DATE	2/9/01	7 of 9
		JOB NO.
		99-153
		FILE NO.
		99-153-P



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FOREST CONSERVATION WORKSHEET

NET TRACT AREA:	
A. TOTAL TRACT AREA.....	96.94 AC
B. AREA IN 100 YR FLOODPLAIN.....	12.80
C. AREA IN AG / PRESERVATION.....	0.00
D. NET TRACT AREA.....	84.14
LAND USE CATEGORY:	
E. AFFORESTATION THRESHOLD.....(20% X D).....	16.83
F. CONSERVATION THRESHOLD.....(25% X D).....	21.03
EXISTING FOREST COVER:	
G. Existing forest cover (excluding floodplain).....	66.87
H. Forest area above afforestation threshold.....	62.67
I. Forest area above conservation threshold.....	33.57
J. Min. Forest Retention with no mitigation.....	50.13
K. Max. clearing with no mitigation.....	52.69
L. Total Forest area to be cleared.....	30.01
M. Total Forest area to be retained.....	54.13
PLANTING REQUIREMENTS:	
N. Reforestation for clearing ABOVE threshold.....	13.17
P. Reforestation for clearing BELOW threshold.....	N/A
Q. Credit for RETENTION above threshold.....	8.98
R. Total REFORESTATION required.....	4.19
S. Total AFFORESTATION required.....	N/A
T. TOTAL PLANTING REQUIREMENT.....	4.19 AC

PRELIMINARY FOREST CONSERVATION NOTES:

- THIS PLAN IS FOR PRELIMINARY PURPOSES ONLY AND SHALL BE UPGRADED TO ALL REQUIRED STANDARDS AT THE FINAL PLAN STAGE.
- PLANTING OBLIGATIONS TO BE PROVIDED ON AND OFF SITE. ONSITE AREA = 5.0 ACRES. OFFSITE AREA = 3.69 ACRES.

☐ DENOTES FOREST CONSERVATION EASEMENT

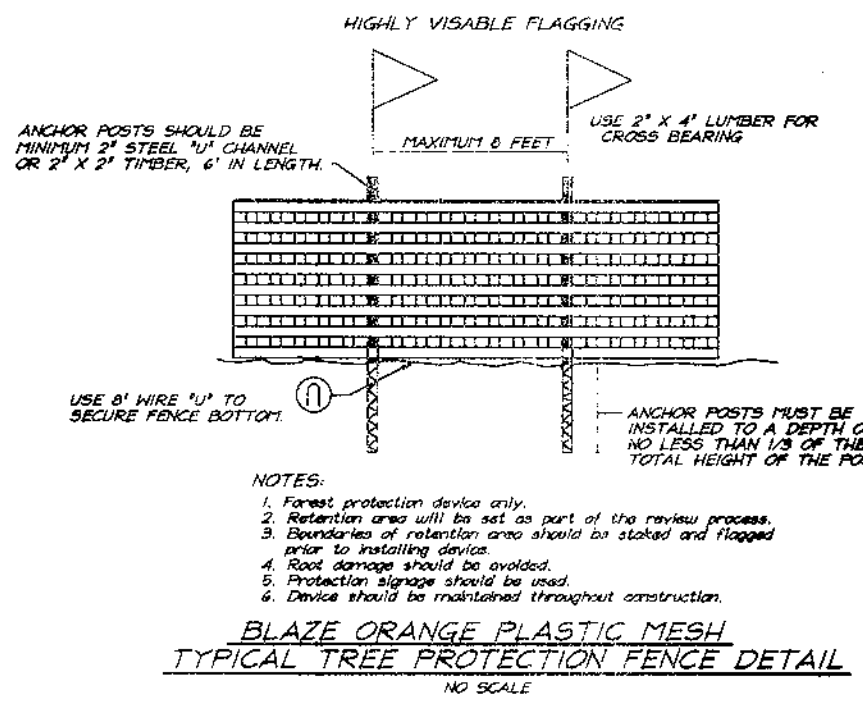
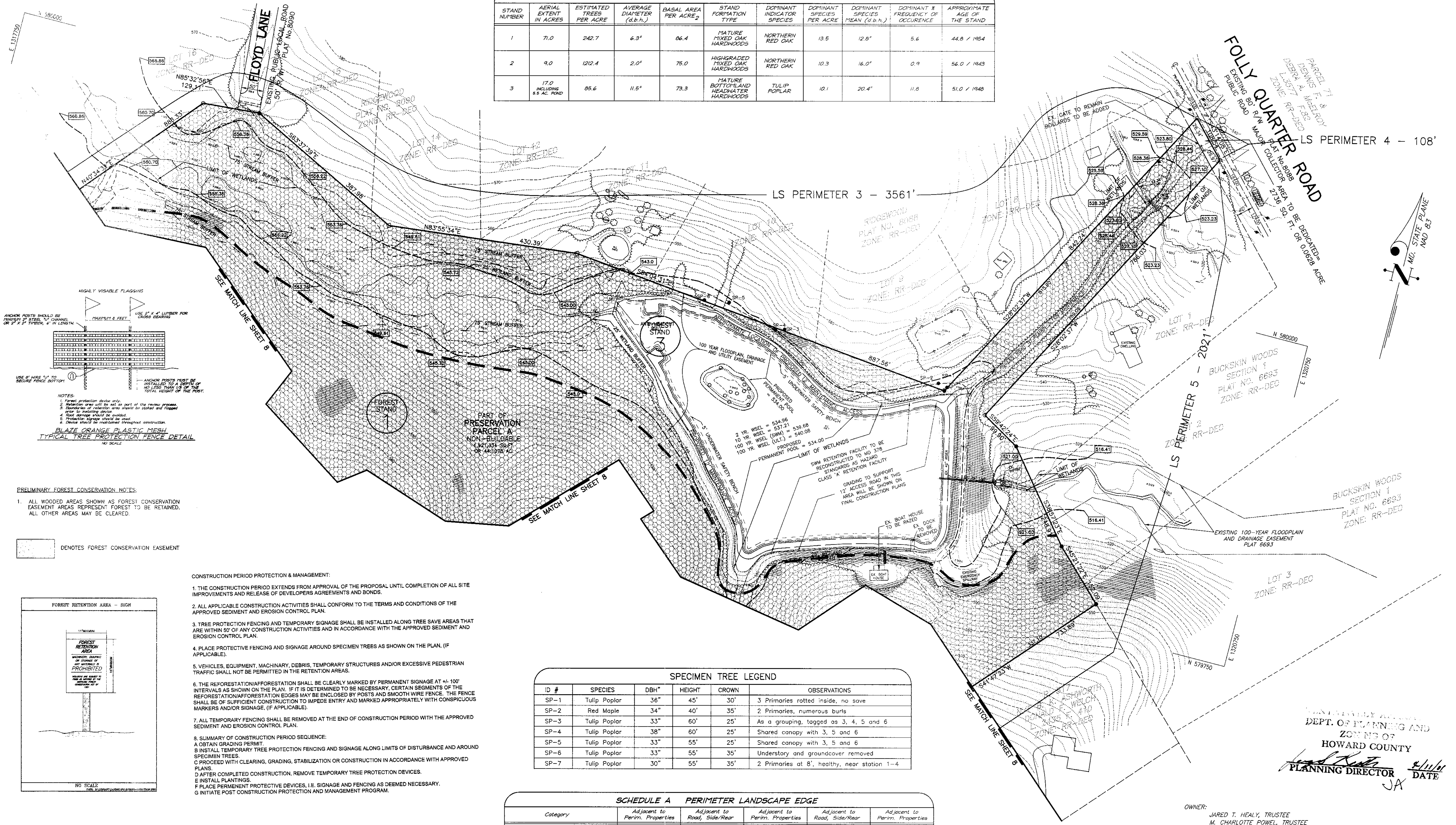
TEMPORARILY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR *[Signature]* DATE 4/16/01
 OWNER: JARED T. HEALY, TRUSTEE
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PROJECT: FOREST CONSERVATION AND LANDSCAPE PLAN
BUCKSKIN RIDGE
 LOTS 1 - 47 AND PRESERVATION PARCEL A
 (PREVIOUS FILE: FLOYD LANE PROPERTY S-00-08)
 L.4997 F.647
 TAX MAP #22 PARCELS 77, 283 & 74
 FIFTH (5TH) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 FOR: FLOYD LANE L.L.C. (DEVELOPER)
 P.O. BOX 989
 COLUMBIA, MARYLAND 21044

FOREST STAND ANALYSIS										
STAND NUMBER	AERIAL EXTENT IN ACRES	ESTIMATED TREES PER ACRE	AVERAGE DIAMETER (d.b.h.)	BASAL AREA PER ACRE ²	STAND FORMATION TYPE	DOMINANT INDICATOR SPECIES	DOMINANT SPECIES PER ACRE	DOMINANT SPECIES MEAN (d.b.h.)	DOMINANT % FREQUENCY OF OCCURRENCE	APPROXIMATE AGE OF THE STAND
1	71.0	242.7	6.3"	86.4	MATURE MIXED OAK HARDWOODS	NORTHERN RED OAK	13.5	12.8"	5.6	44.8 / 1954
2	9.0	1212.4	2.0"	75.0	HIGHGRADED MIXED OAK HARDWOODS	NORTHERN RED OAK	10.3	16.0"	0.9	56.0 / 1943
3	17.0 INCLUDING 6.6 AC. POND	85.6	11.5"	73.3	MATURE BOTTOMLAND HEADWATER HARDWOODS	TULIP POPLAR	10.1	20.4"	11.0	51.0 / 1948

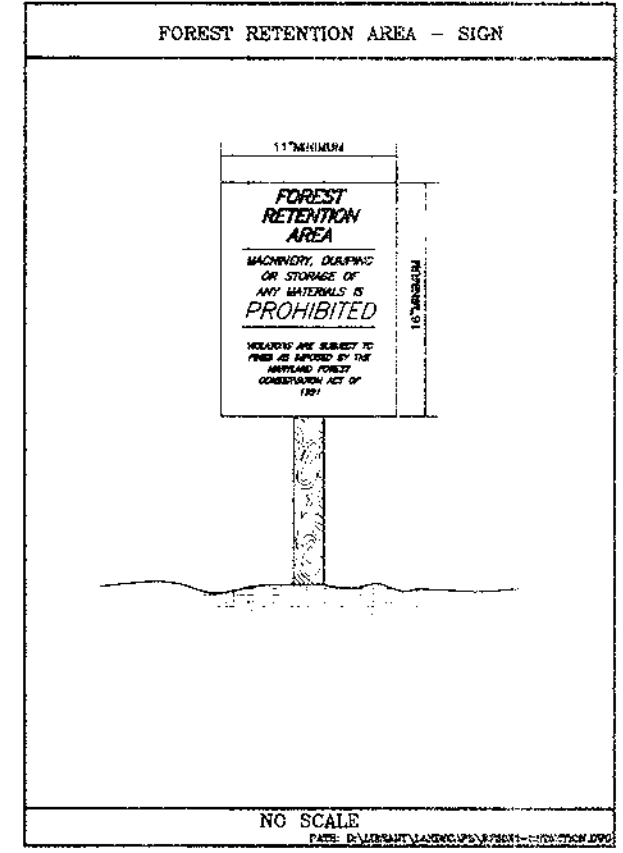


PRELIMINARY FOREST CONSERVATION NOTES:

- ALL WOODED AREAS SHOWN AS FOREST CONSERVATION EASEMENT AREAS REPRESENT FOREST TO BE RETAINED. ALL OTHER AREAS MAY BE CLEARED.

□ DENOTES FOREST CONSERVATION EASEMENT

- CONSTRUCTION PERIOD PROTECTION & MANAGEMENT:**
- THE CONSTRUCTION PERIOD EXTENDS FROM APPROVAL OF THE PROPOSAL UNTIL COMPLETION OF ALL SITE IMPROVEMENTS AND RELEASE OF DEVELOPER'S AGREEMENTS AND BONDS.
 - ALL APPLICABLE CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE APPROVED SEDIMENT AND EROSION CONTROL PLAN.
 - TREE PROTECTION FENCING AND TEMPORARY SIGNAGE SHALL BE INSTALLED ALONG TREE SAVE AREAS THAT ARE WITHIN 50' OF ANY CONSTRUCTION ACTIVITIES AND IN ACCORDANCE WITH THE APPROVED SEDIMENT AND EROSION CONTROL PLAN.
 - PLACE PROTECTIVE FENCING AND SIGNAGE AROUND SPECIMEN TREES AS SHOWN ON THE PLAN, (IF APPLICABLE).
 - VEHICLES, EQUIPMENT, MACHINERY, DEBRIS, TEMPORARY STRUCTURES AND/OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL NOT BE PERMITTED IN THE RETENTION AREAS.
 - THE REFORESTATION/AFFORESTATION SHALL BE CLEARLY MARKED BY PERMANENT SIGNAGE AT 100' INTERVALS AS SHOWN ON THE PLAN. IF IT IS DETERMINED TO BE NECESSARY, CERTAIN SEGMENTS OF THE REFORESTATION/AFFORESTATION EDGES MAY BE ENCLOSED BY POSTS AND SMOOTH WIRE FENCE. THE FENCE SHALL BE OF SUFFICIENT CONSTRUCTION TO IMPEDE ENTRY AND MARKED APPROPRIATELY WITH CONSPICUOUS MARKERS AND/OR SIGNAGE, (IF APPLICABLE).
 - ALL TEMPORARY FENCING SHALL BE REMOVED AT THE END OF CONSTRUCTION PERIOD WITH THE APPROVED SEDIMENT AND EROSION CONTROL PLAN.
 - SUMMARY OF CONSTRUCTION PERIOD SEQUENCE:
 - OBTAIN GRADING PERMIT.
 - INSTALL TEMPORARY TREE PROTECTION FENCING AND SIGNAGE ALONG LIMITS OF DISTURBANCE AND AROUND SPECIMEN TREES.
 - PROCEED WITH CLEARING, GRADING, STABILIZATION OR CONSTRUCTION IN ACCORDANCE WITH APPROVED PLANS.
 - AFTER COMPLETED CONSTRUCTION, REMOVE TEMPORARY TREE PROTECTION DEVICES.
 - INSTALL PLANTINGS.
 - PLACE PERMANENT PROTECTIVE DEVICES, I.E. SIGNAGE AND FENCING AS DEEMED NECESSARY.
 - INITIATE POST CONSTRUCTION PROTECTION AND MANAGEMENT PROGRAM.



SPECIMEN TREE LEGEND						
ID #	SPECIES	DBH"	HEIGHT	CROWN	OBSERVATIONS	
SP-1	Tulip Poplar	36"	45'	30'	3 Primaries rotted inside, no save	
SP-2	Red Maple	34"	40'	35'	2 Primaries, numerous burts	
SP-3	Tulip Poplar	33"	60'	25'	As a grouping, tagged as 3, 4, 5 and 6	
SP-4	Tulip Poplar	38"	60'	25'	Shared canopy with 3, 5 and 6	
SP-5	Tulip Poplar	33"	55'	25'	Shared canopy with 3, 5 and 6	
SP-6	Tulip Poplar	33"	55'	35'	Understory and groundcover removed	
SP-7	Tulip Poplar	30"	55'	35'	2 Primaries at 8', healthy, near station 1-4	

Category	SCHEDULE A PERIMETER LANDSCAPE EDGE				
	Adjacent to Perim. Properties	Adjacent to Road, Side/Rear	Adjacent to Perim. Properties	Adjacent to Road, Side/Rear	Adjacent to Perim. Properties
Perimeter Number	1	2	3	4	5
Landscape Type	A	B	A	B	A
Frontage/Perimeter	2191'	2186'	3561'	108'	202'
Number of Plants Required					
Shade Trees	37	44	60	2	34
Evergreen Trees	-	-	-	-	-
Shrubs	-	-	-	-	-
Number of Plants Provided					
Shade Trees	Existing mature trees to remain	Existing mature trees to remain	Existing mature trees to remain	Existing mature trees to remain	Existing mature trees to remain
Evergreen trees	-	-	-	-	-
Other Trees (2:1 substitution)	-	-	-	-	-
Shrubs (10:1 substitution)	-	-	-	-	-
(Describe plant substitution credits below if needed)	-	-	-	-	-

- Notes:
- Credit for existing vegetation is taken.
 - Perimeter plantings are the responsibility of the developer.

FOLLY QUARTER ROAD
 EXISTING 80' R/W MAJOR PUBLIC ROAD
 EXISTING 27' 36" SQ. FT. OR 0.0258 ACRE COLLECTOR ROAD
 LS PERIMETER 4 - 108'
 LS PERIMETER 5 - 2021'
 BUCKSKIN WOODS SECTION 1 PLAT NO. 6693 ZONE RR-DEG
 BUCKSKIN WOODS SECTION 1 PLAT NO. 6693 ZONE RR-DEG
 LOT 3 ZONE RR-DEG
 LOT 1 ZONE RR-DEG
 LOT 2 ZONE RR-DEG
 LOT 3 ZONE RR-DEG
 MD. STATE PLANE AND 83

OWNER:
 JARED T. HEALY, TRUSTEE
 M. CHARLOTTE POWEL, TRUSTEE
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