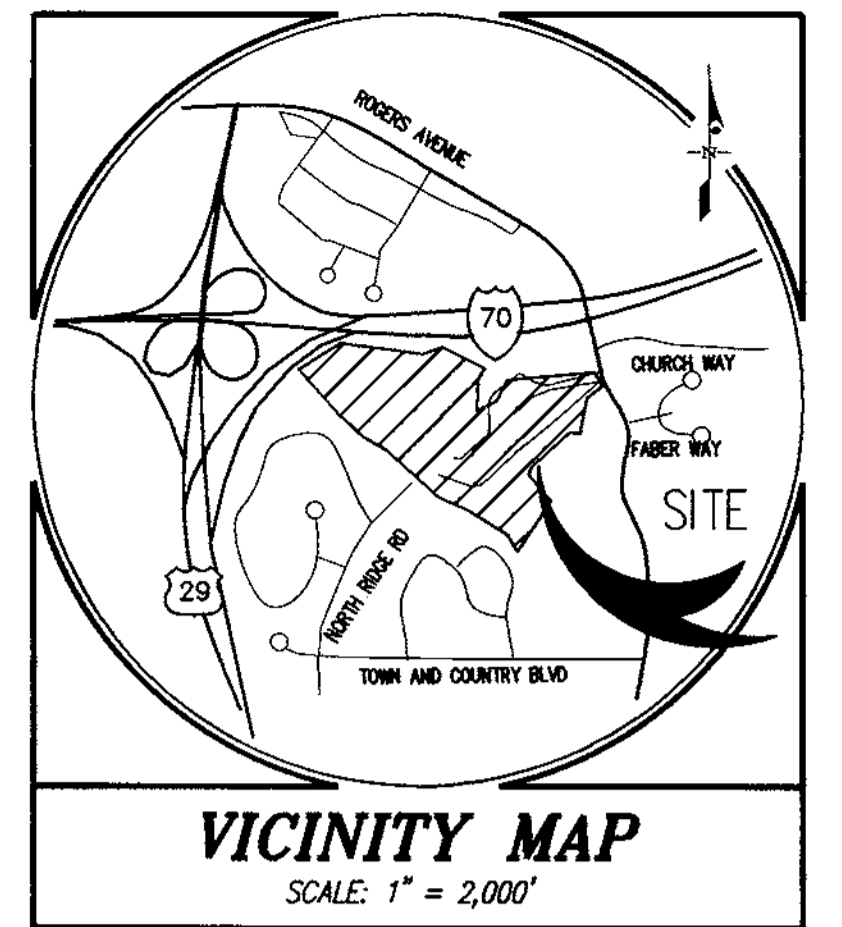


# PRELIMINARY PLAN

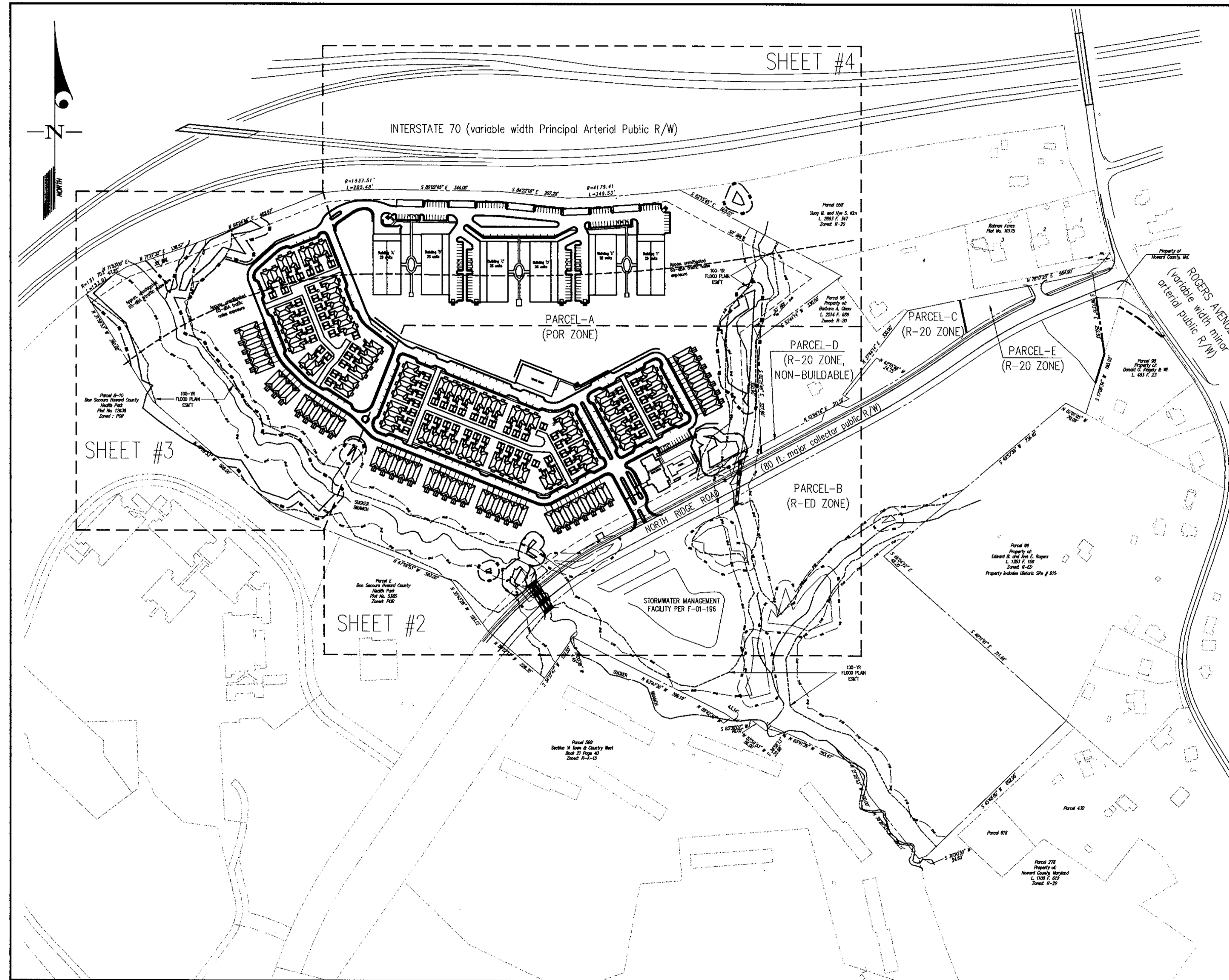
# The ENCLAVE at ELLICOTT HILLS

## PARCEL - A



### GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROJECT BACKGROUND:  
LOCATION: END EX. NORTH RIDGE ROAD TO EX. ROGER'S AVE.  
TAX MAP: 17-17,18,24  
ZONING: POR, R-ED, R-20  
ELECTION DISTRICT: 2  
GROSS AREA OF TRACT: 77.28 ACRES  
PARCEL A (POR) = 44.55± AC.  
PARCEL B (R-ED) = 27.06 AC.  
PARCEL C (R-20) = 1.16 AC.  
PARCEL D (R-20) = 0.11 AC.  
PARCEL E (R-20) = 0.33 AC.  
PUBLIC ROAD R.O.W.: ALL PROPOSED ROADWAYS WITHIN THE PARCEL-A ARE PRIVATE AND ARE NOT PUBLIC. THE NORTH RIDGE ROAD R.O.W. EXTENSION (WHICH IS PUBLIC PER F-01-196) IS 4.07 ACRES.
- FOR PREVIOUS SUBMISSIONS ON THIS SUBDIVISION, SEE DP2 FILE Nos.:  
(A) SKETCH PLAN S-01-10, PB-350 D&O SIGNED ON MAY/03/01 AND AS AMENDED FOR 2 ADDITIONAL APARTMENT UNITS (FROM 168 TO 170).  
(B) WP-01-79 WAS GRANTED ON MAR/06/01 TO WAIVE SECTION 16.121 WHICH REQUIRES THE PROVISIONS OF OPEN SPACE AND RECREATIONAL OPEN SPACE IN THE R-ED & R-20 ZONING DISTRICTS AND DEFERRING THESE OPEN SPACE OBLIGATIONS UNTIL THE R-20 AND R-ED PORTIONS ARE DESIGNED. THE FUTURE PROVISION OF OPEN SPACE ACREAGE MUST BE BASED ON THE GROSS ACREAGE OF THE R-20 AND R-ED ZONED LAND, INCLUDING THE ROAD R.O.W. AND SWM POND AND MUST BE SO NOTED IN PLAT TABULATIONS.  
(C) WP-01-122 WAS GRANTED ON JUNE 1, 2001 TO WAIVE SEC. 16.144(1) AND 16.146 REQUIRING SUBMISSION OF A PRELIMINARY PLAN FOR THE NORTH RIDGE ROAD EXTENSION AND THE STORMWATER MANAGEMENT POND ON R-ED ZONED LAND IN ACCORDANCE WITH THE APPROVE SKETCH PLAN.  
(D) F-01-196, NORTH RIDGE ROAD AND SWM CONSTRUCTION PLAN.
- THE TOPOGRAPHY SHOWS HAS A 2' CONTOUR INTERVAL AND WAS DETERMINED BY: AERIAL PHOTOGRAPHY BY GREENMAN-FEDERSEN, INC OR 4/9/2000 AND SUPPLEMENTED BY GLW FIELD RUN TOPO ON 11/21/2000 AND F-01-196.
- PUBLIC WATER AND SEWER TO BE UTILIZED.  
EX. WATER CONTRACT # 14-1063-D EX. SEWER CONTACT # 117-S, 10-1129
- HORIZONTAL AND VERTICAL CONTROL BASED ON HOWARD COUNTY CONTROL GPS STATIONS 17 FA AND 24 C2.
- SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AT SDP PLAN STAGE FOR THE DEVELOPMENT OF PARCEL-A (POR ZONED). SEE F-01-196 FOR SEDIMENT CONTROL ASSOCIATED WITH THE CONSTRUCTION OF NORTH RIDGE ROAD EXTENSION AND THE SWM POND.
- WETLAND DELINEATION BY EXPLORATION RESEARCH ON 11/3/2000.
- TRAFFIC STUDY BY THE TRAFFIC GROUP (DATED 11/02/00) WAS PREPARED AND SUBMITTED AS PART OF THE SKETCH PLAN. THE STUDY WAS AMENDED BY LETTER DATED 10/15/01 FOR 2 ADDITIONAL APARTMENT UNITS.
- GEOTECH REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ON APRIL 2,2001.
- THE 100-YEAR FLOOD PLAIN INFORMATION WAS COMPUTED BY GLW AND SUBMITTED UNDER F-01-196. THE FLOOD PLAIN EASEMENT COINCIDES WITH THE LIMITS OF THE FLOOD PLAIN (CONDITION AFTER THE CONSTRUCTION OF NORTH RIDGE ROAD EXTENSION).
- STORM WATER MANAGEMENT FOR THIS SITE IS PROVIDED BY THE JOINT OWNERSHIP (CONDO. ASSOCIATION & HOWARD CO.) SWM FACILITY TO BE CONSTRUCTED UNDER F-01-196 ON PARCEL 'B'. GROUND WATER RECHARGE (REY) FOR THE ENTIRE DRAINAGE AREA TO THE F-01-196 SWM FACILITY WILL BE PROVIDED BY PRIVATE STRUCTURAL (RECHARGE/DRYWELL AREAS) AND NON-STRUCTURAL FACILITIES ON PARCEL-A TO BE SUBMITTED WITH SDP STAGE.
- THIS PRELIMINARY PLAN IS FOR THE DEVELOPMENT OF PARCEL-A (44.55 ACRES, POR ZONED) ONLY. PARCEL 'B' IS DEFERRED TO FUTURE DEVELOPMENT PLANS. FOREST CONSERVATION IS, HOWEVER, EXAMINED FOR THE ENTIRE SUBDIVISION (PARCELS 'A' THRU 'E' AND NORTH RIDGE ROAD EXTENSION, 77.28± TOTAL GROSS ACRES) IN ACCORDANCE WITH PHASING MILESTONES ESTABLISHED UNDER S-01-10.
- THE TRAFFIC NOISE REPORT (L01541A, DATED 20/SEPT/01) WAS PREPARED BY STAIANO ENGINEERING, INCORPORATED. THE BUILDINGS AFFECTED BY THE TRAFFIC NOISE ARE TO BE MITIGATED BY ARCHITECTURAL SOUNDPROOFING FEATURES. BUILDING CONFIGURATIONS AND MASONRY COURTYARD WALLS WOULD PROVIDE THE NECESSARY SHIELDING AND ATTENUATION OF THE TRAFFIC NOISE IMPACT ON THE AFFECTED USABLE YARDS.



### SITE OVERVIEW

SCALE: 1" = 200'

### SITE DATA

#### 1. GENERAL SITE DATA

- A. PRESENT ZONING: POR (PARCEL 'A', THIS SUBMISSION)  
B. PROPOSED USE OF SITE: ELDERLY HOUSING (CONDOMINIUM)

#### 2. AREA TABULATION

	PARCEL-A	PARCEL-B	PARCEL-C	PARCEL-D	PARCEL-E	ROAD R/W*	TOTAL
GROSS ACRE	44.5503	27.0606	1.1646	0.1062	0.3284	4.0672	77.28
100-YR FLOOD PLAIN ESMT	8.72	5.07	-0-	-0-	-0-	N/A	13.79
STEEP SLOPE 25% OR GREATER**	1.00	1.45	-0-	-0-	-0-	N/A	2.45
NET ACRE	34.83	20.54	1.1646	0.1062	0.3284	4.0672	61.04

\* PUBLIC ROAD R/W IS FOR NORTH RIDGE ROAD EXTENSION PER F-01-196. NO PUBLIC ROAD IS PROPOSED FOR THE DEVELOPMENT OF PARCEL-A (BY THIS PRELIMINARY PLAN).  
\*\* FOR NATURAL STEEP SLOPE OF 25% AND GREATER LOCATED OUTSIDE THE 100-YR FLOOD PLAIN EASEMENT.

#### 3. PARCEL 'A' DEVELOPMENT DATA

- A. PROPOSED NUMBER OF UNITS: 116 SFA + 170 APT = 286 UNITS
- B. PARKING REQUIRED:  
170 APT. UNITS @ 2 SPACES PER FIVE UNITS = 70 SPACES REQUIRED FOR CONDO APTS.  
116 SFA CONDO UNITS @ 2 PER UNIT = 232 SPACES  
4000± SF COMMUNITY CENTER @  
10 SPACES/1000 SF PLUS  
1 SPACE/EMPLOYEE @ 2 EMPLOYEE = 42 SPACES  
ONE TENNIS COURT @ 6 SPACES/COURT = 6 SPACES  
**348 TOTAL SPACES REQUIRED**
- C. PARKING PROVIDED:  
APT. CONDO AREA: 151 SURFACE + 105 GAR. SPACES = 256 SPACES  
SFA CONDO UNITS: 2-CAR GAR. PER UNIT  
+ 42 DRIVEWAY SPACES (B4) = 276 SPACES  
COMMON SURFACE SPACES IN SFA CONDO AREA = 120 SPACES  
**652 TOTAL SPACES PROVIDED**
- D. OPEN SPACE IS NOT APPLICABLE.

### SHEET INDEX

- COVER SHEET
- PRELIMINARY PLAN (SUBDIVISION LAYOUT)
- PRELIMINARY PLAN (SUBDIVISION LAYOUT)
- PRELIMINARY PLAN (SUBDIVISION LAYOUT)
- PRELIMINARY LANDSCAPE ANALYSIS
- PRELIMINARY FOREST CONSERVATION PLAN
- FOREST CONSERVATION NOTES, SCHEDULES & DETAILS

TENTATIVELY APPROVED  
DEPT. OF PLANNING & ZONING  
HOWARD COUNTY



PLANNING DIRECTOR 11/7/01  
JA DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3809 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/OA: 301-989-2524 FAX: 301-421-4186

REVISION

DATE BY APP'R

PREPARED FOR:  
(Owner/Developer)  
EDIT SEVEN LLC  
c/o Greenbaum & Rose Assoc., Inc.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
Phone: 410-464-9400  
Attn: Mark Bennett or Charles O'Donovan

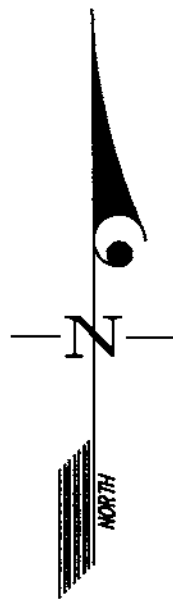
### COVER SHEET

**THE ENCLAVE AT ELLICOTT HILLS**  
**PARCEL - A**  
(PART OF PARCEL 80, L 5437 F. 214)

ELLICOTT CITY ELECTION DISTRICT No. 2

SCALE	ZONING	G. L. W. FILE No.
1" = 200'	POR (Parcel-A)	00-050
DATE	TAX MAP - GRID	SHEET
19/NOV/01	17-17,18,24	1 of 7

HOWARD COUNTY, MARYLAND



NOTES:  
1. SEE SHEET #3 FOR LEGEND  
2. STEEP SLOPES, WETLANDS AND THE 25' WETLAND BUFFER SHOWN ARE AS EXISTING PRIOR TO NORTH RIDGE ROAD AND SWM CONSTRUCTION WORK UNDER F-01-196.



Parcel 96:  
Property of:  
Barbara A. Glass  
L. 2514 F. 689  
Zoned: R-20

PARCEL-C  
(R-20 ZONED,  
NON-BUILDABLE)

PARCEL-B  
(R-ED ZONED)

STORMWATER MANAGEMENT  
FACILITY PER F-01-196

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

PLANNING DIRECTOR *[Signature]* DATE 11/7/02  
Bon Secours Howard County  
Health Park  
Plot No. 5385  
Zoned: POR

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
BURTNSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
(Owner/Developer)  
EOT SEVEN LLC  
c/o Greenbaum & Rose Assoc., Inc.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
Phone: 410-484-9400  
Attn: Mark Bennett or Charles O'Donovan

**PRELIMINARY PLAN**  
**THE ENCLAVE AT ELLICOTT HILLS**  
**PARCEL - A**  
(PART OF PARCEL #0, L. 5437 F. 214)

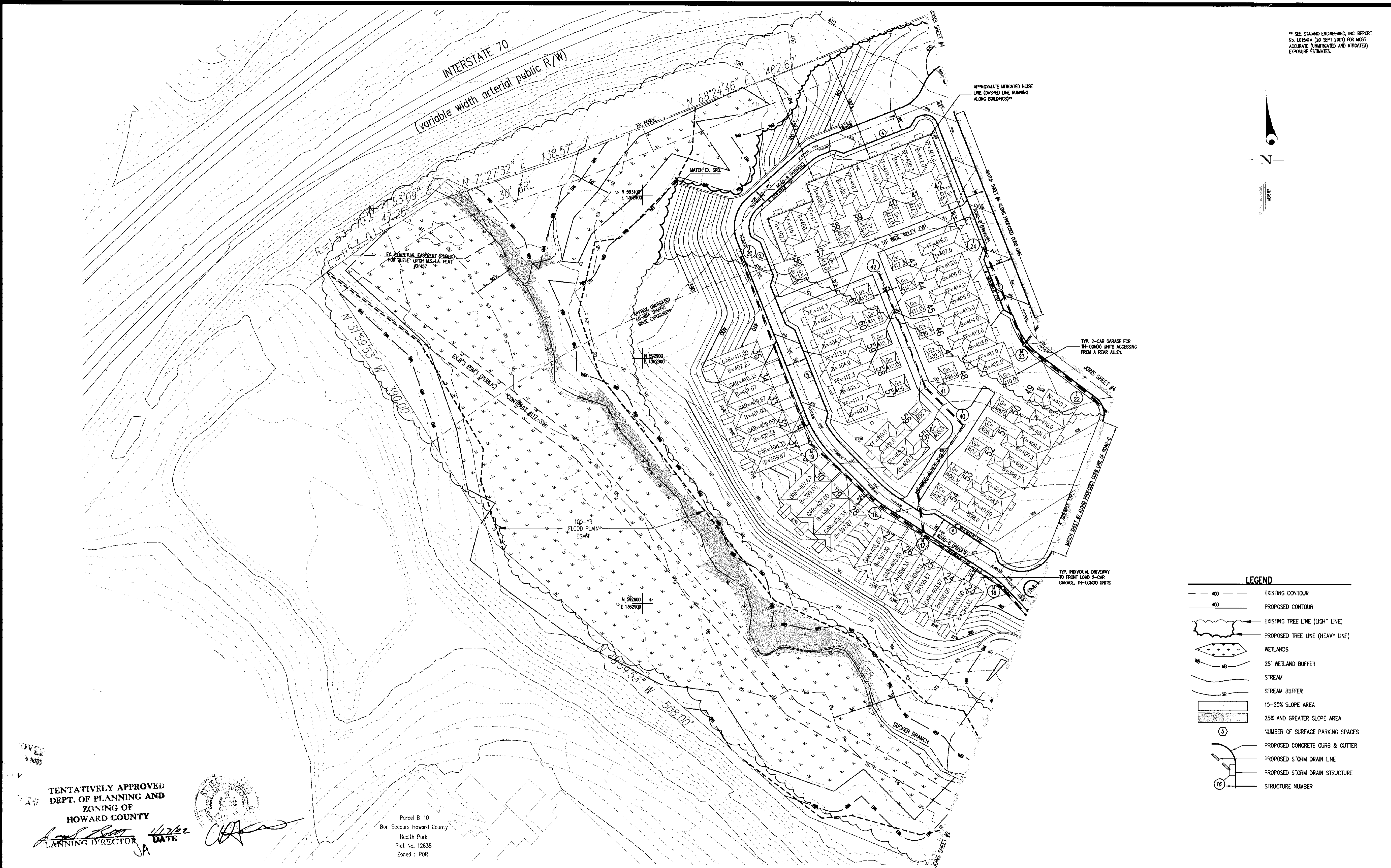
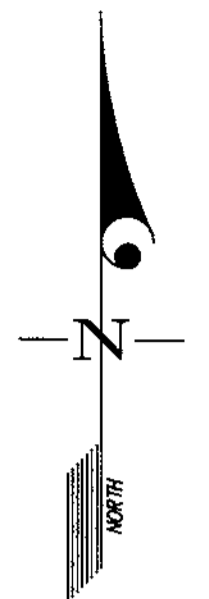
SCALE 1" = 50'	ZONING POR (Parcel-A)	G. L. W. FILE NO. 00-050
DATE 19/NOV/01	TAX MAP - GRID 17-17,18,24	SHEET 2 of 7

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DATE	REVISION	BY	APP'R.

ELLICOTT CITY ELECTION DISTRIC No. 2

HOWARD COUNTY, MARYLAND



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING TREE LINE (LIGHT LINE)
	PROPOSED TREE LINE (HEAVY LINE)
	WETLANDS
	25' WETLAND BUFFER
	STREAM
	STREAM BUFFER
	15-25% SLOPE AREA
	25% AND GREATER SLOPE AREA
	NUMBER OF SURFACE PARKING SPACES
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN STRUCTURE
	STRUCTURE NUMBER

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR

DATE: 11/22/02



Parcel B-10  
Bon Secours Howard County  
Health Park  
Plat No. 12638  
Zoned : POR

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
(Owner/Developer)  
EOT SEVEN LLC  
c/o Greenbaum & Rose Assoc., Inc.  
Suite 410, Woodholme Center  
1829 Reisterstown Road  
Baltimore, MD 21208  
Phone: 410-484-9400  
Attn: Mark Bennett or Charles O'Donovan

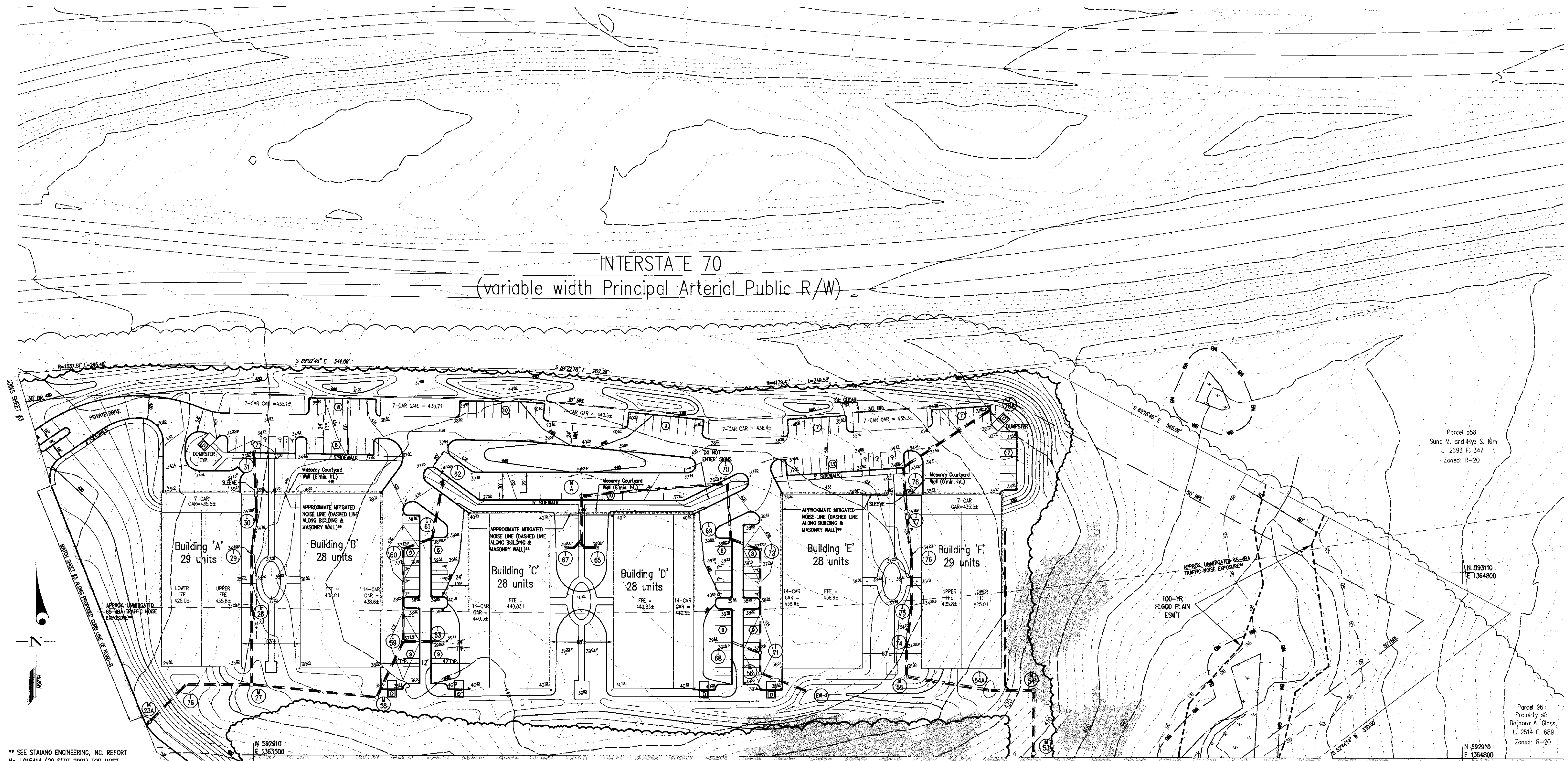
**PRELIMINARY PLAN**  
**THE ENCLAVE AT ELLICOTT HILLS**  
**PARCEL - A**  
(PART OF PARCEL 80, L. 5437 F. 214)

ELLICOTT CITY ELECTION DISTRICT No. 2

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	POR (Parcel-A)	00-050
DATE	TAX MAP - GRID	SHEET
19/NOV/01	17-18,24	3 of 7

INTERSTATE 70  
(variable width Principal Arterial Public R/W)



\*\* SEE STAIANO ENGINEERING, INC. REPORT No. L01541A (20 SEPT 2001) FOR MOST ACCURATE (UNMITIGATED AND MITIGATED) EXPOSURE ESTIMATES.

SEE SHEET #3 FOR LEGEND

N 592910  
E 1363500

JOINS SHEET #2

N 593110  
E 1364800

N 592910  
E 1364800

JOINS SHEET #2



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR *[Signature]* 11/19/02  
DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

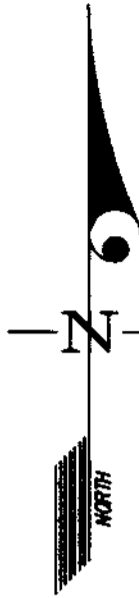
DATE	REVISION	BY	APP'R

PREPARED FOR:  
(Owner/Developer)  
EOT SEVEN LLC  
c/o Greenbaum & Rose Assoc., Inc.  
Suite 410, Woodholme Center  
1828 Reisterstown Road  
Baltimore, MD 21206  
Phone: 410-484-9400  
Attn: Mark Bennett or Charles O'Donovan

**PRELIMINARY PLAN**  
**THE ENCLAVE AT ELLICOTT HILLS**  
**PARCEL - A**  
(PART OF PARCEL 80, L. 5437 R. 214)

ELICOTT CITY ELECTION DISTRICT No. 2  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	POR (Parcel-A)	00-050
DATE	TAX MAP - GRID	SHEET
19/NOV/01	17-17,18,24	4 of 7

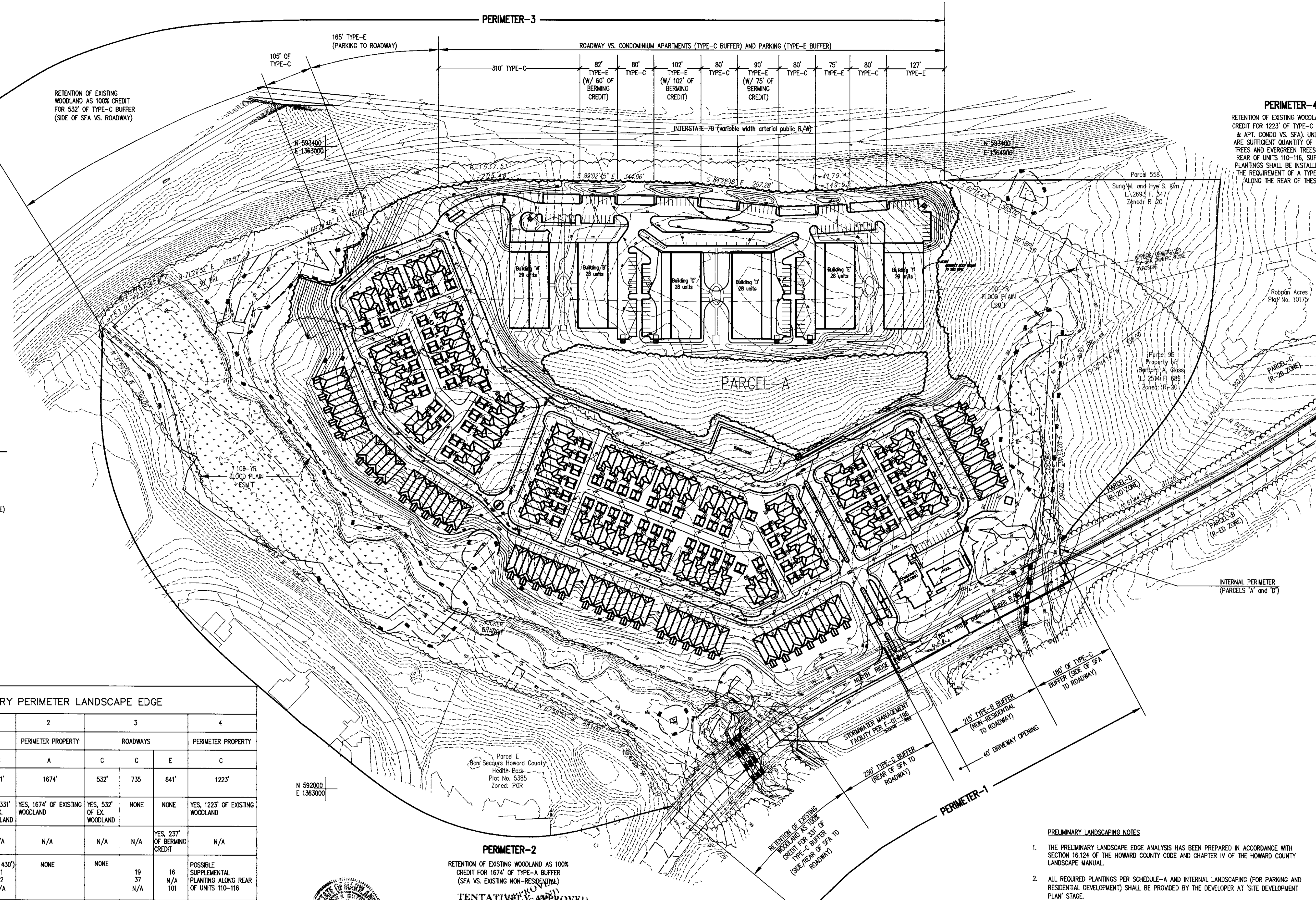


**LEGEND**

400	EXISTING CONTOUR
400	PROPOSED CONTOUR
(Light line)	EXISTING TREE LINE (LIGHT LINE)
(Heavy line)	PROPOSED TREE LINE (HEAVY LINE)
(Dotted area)	WETLANDS
(Dotted area)	25' WETLAND BUFFER
(Wavy line)	STREAM
(Wavy line)	STREAM BUFFER

**SCHEDULE-A: PRELIMINARY PERIMETER LANDSCAPE EDGE**

PERIMETER No.	1		2		3		4
LOCATED ADJACENT TO	ROADWAYS		PERIMETER PROPERTY		ROADWAYS		PERIMETER PROPERTY
LANDSCAPE TYPE	B	C	A	C	C	E	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	215'	761'	1674'	532'	735'	641'	1223'
CREDIT FOR EXISTING VEGETATION	NONE	YES, 331' OF EX. WOODLAND	YES, 1674' OF EXISTING WOODLAND	YES, 532' OF EX. WOODLAND	NONE	NONE	YES, 1223' OF EXISTING WOODLAND
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	N/A	YES, 237' OF BERMING CREDIT	N/A
NUMBER OF PLANTS REQUIRED	4	(FOR 430')	NONE	NONE	19	16	POSSIBLE SUPPLEMENTAL PLANTING ALONG REAR OF UNITS 110-116
SHADE TREES	9	11			37	N/A	
EVERGREEN TREES	N/A	22			N/A	101	
SHRUBS							
NUMBER OF PLANTS PROVIDED	REQUIRED LANDSCAPE BUFFER PLANTING SHALL BE PROVIDED BY THE DEVELOPER AT 'SITE DEVELOPMENT PLAN' (SDP) STAGE.						
SHADE TREES							
EVERGREEN TREES							
OTHER TREES (Ø 2:1 substitution)							
SHRUBS (10:1 substitution)							



**PERIMETER-2**  
 RETENTION OF EXISTING WOODLAND AS 100% CREDIT FOR 1674' OF TYPE-A BUFFER (SFA VS. EXISTING NON-RESIDENTIAL)  
**TENTATIVELY APPROVED**  
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
 PLANNING DIRECTOR *[Signature]* 11/20/20  
 DATE

**PERIMETER-4**  
 RETENTION OF EXISTING WOODLAND AS 100% CREDIT FOR 1223' OF TYPE-C BUFFER (SFA & APT. CONDO VS. SFA). UNLESS THERE ARE SUFFICIENT QUANTITY OF BOTH SHADE TREES AND EVERGREEN TREES ALONG THE REAR OF UNITS 110-116, SUPPLEMENTAL PLANTINGS SHALL BE INSTALLED TO MEET THE REQUIREMENT OF A TYPE-C BUFFER ALONG THE REAR OF THESE UNITS.

- PRELIMINARY LANDSCAPING NOTES**
1. THE PRELIMINARY LANDSCAPE EDGE ANALYSIS HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND CHAPTER IV OF THE HOWARD COUNTY LANDSCAPE MANUAL.
  2. ALL REQUIRED PLANTINGS PER SCHEDULE-A AND INTERNAL LANDSCAPING (FOR PARKING AND RESIDENTIAL DEVELOPMENT) SHALL BE PROVIDED BY THE DEVELOPER AT 'SITE DEVELOPMENT PLAN' STAGE.

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
 (Owner/Developer)  
 EXOT SEVEN LLC  
 c/o Greenbaum & Rose Assoc., Inc.  
 Suite 410, Woodshire Center  
 1829 Relferstown Road  
 Baltimore, MD 21208  
 Phone: 410-464-8400  
 Attn: Mark Bennett or Charles O'Donovan

**PRELIMINARY LANDSCAPE ANALYSIS (PARCEL-A)**  
**THE ENCLAVE AT ELLICOTT HILLS**  
**PARCEL - A**  
 (PART OF PARCEL 80, L. 5437 P. 214)  
 ELLICOTT CITY ELECTION DISTRICT No. 2  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	POR (Parcel-A)	00-050
DATE	TAX MAP - GRID	SHEET
19/NOV/01	17-17,18,24	5 of 7

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**FOREST CONSERVATION  
EASEMENT AREA #9  
(5.41 AC.)**

**FOREST CONSERVATION  
EASEMENT AREA #7  
(4.29 AC.)**

**F-01-196  
FOREST CONSERVATION  
EASEMENT AREA #5  
(1.49 AC.)**

**FOREST CONSERVATION  
EASEMENT AREA #8  
(2.74 AC.)**

**FOREST CONSERVATION  
EASEMENT AREA #10  
(2.34 AC.)**

**FOREST CONSERVATION  
EASEMENT AREA #6  
(8.20 AC.)**

**F-01-196  
FOREST CONSERVATION  
EASEMENT AREA #4 (0.55 AC.)**

**FOREST CONSERVATION  
EASEMENT AREA #11  
(0.38 AC.)**

**F-01-196  
FOREST CONSERVATION  
EASEMENT AREA #1 (0.26 AC.)**

**F-01-196  
FOREST CONSERVATION  
EASEMENT AREA #2 (1.45 AC.)**

**FOREST CONSERVATION  
EASEMENT AREA #3  
(3.56 AC.)**

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- TREE PROTECTION FENCE
- EXISTING TREE LINE (LIGHT LINE)
- FOREST AREA TO BE CLEARED
- PROPOSED TREE LINE (HEAVY LINE)
- WETLANDS
- 25' WETLAND BUFFER
- STREAM
- STREAM BUFFER
- SOILS
- 15-25% SLOPE AREA
- 25% AND GREATER SLOPE AREA
- 33" PIN OAK
- FOREST CONSERVATION EASEMENT (FCE) AREA
- FOREST CONSERVATION SIGNS (see detail on sheet 7)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date
Chief, Division of Land Development	Date

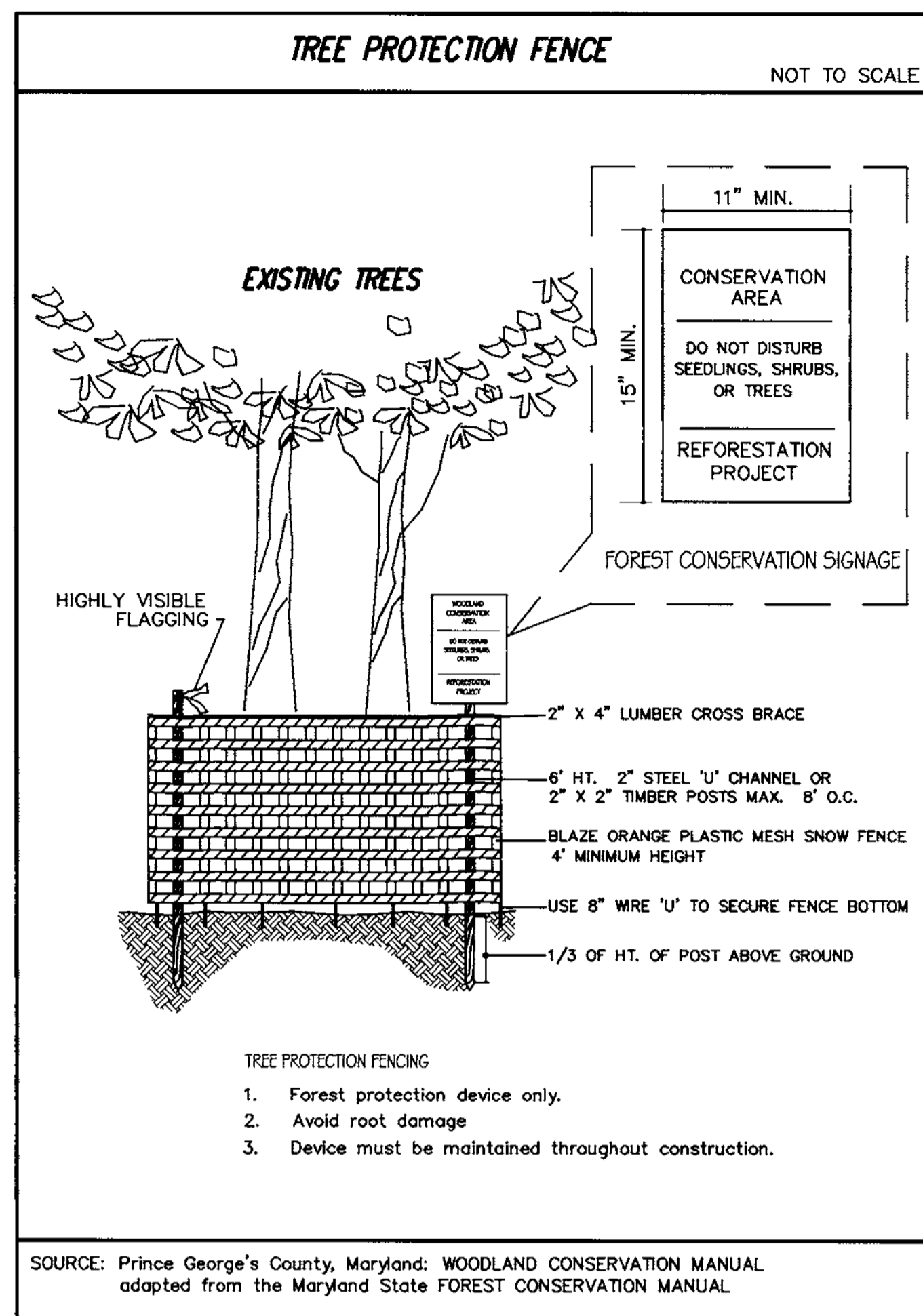
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT. 410-860-1820 DC/VA 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
(Owner/Developer)  
EXIT SEVEN LLC  
c/o Greenbaum & Rose Assoc., Inc.  
Suite 410, Woodlawn Center  
1823 Rockledge Road  
Baltimore, MD 21208  
Phone: 410-484-8400  
Attn: Mark Bennett or Charles O'Donovan

**PRELIMINARY FOREST CONSERVATION PLAN**  
**THE ENCLAVE AT ELLICOTT HILLS**  
**PARCEL - A**  
(PART OF PARCEL 80, L. 5437 F. 214)

SCALE 1" = 100'	ZONING POR (Parcel-A)	G. L. W. FILE No. <b>00-050</b>
DATE 19/NOV/01	TAX MAP - GRID 17-17,18,24	SHEET 6 of 7





**NOTES:**

1. THE TREE PROTECTION FENCING SHOWN ON THESE PLANS IS TEMPORARY AND SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITY, BUT THE FOREST CONSERVATION SIGNAGE IS PERMANENT AND SHALL REMAIN IN PLACE AROUND THE FOREST CONSERVATION EASEMENTS AFTER THE REMOVAL OF THE TREE PROTECTION FENCING.
2. FOREST CONSERVATION SIGNAGE SHALL BE INSTALLED ALONG THE PERIMETER OF THE CONSERVATION EASEMENT AT 50' TO 100' APART (200' APART ALONG MD RTE 40 & I-70) AND AT ALL CORNERS WHERE THE EASEMENT CHANGES DIRECTION.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

PROVISENLY APPROVED  
 DEPT. OF PLANNING AND ZONING  
 HOWARD COUNTY  
 PLANNING DIRECTOR  
 DATE 11/2/02  
 JA

**TABULATION OF PROPOSED FOREST CONSERVATION EASEMENTS**

FOREST CONSERVATION EASEMENT AREA No.	1*	2*	3*	4*	5*	6	7	8	9	10	11	TOTAL
FOREST RETENTION OUTSIDE THE 100-YR FLOOD PLAIN	0.06 AC	0.38 AC	3.56 AC	0.28 AC	1.49 AC	6.43 AC	2.59 AC	2.74 AC	0.66 AC	.40 AC	0.10 AC	18.69 AC
FOREST RETENTION INSIDE THE 100-YR FLOOD PLAIN	0.20 AC	1.07 AC	N/A	0.31 AC	N/A	1.31 AC	0.87 AC	N/A	3.84 AC	1.79 AC	0.17 AC	9.56 AC
NON-WOODDED ENVIRONMENTAL AREAS FOR POTENTIAL PLANTING OR NATURAL REGENERATION**	N/A	N/A	N/A	N/A	N/A	0.46 AC	0.83 AC	N/A	0.91 AC	0.15 AC	0.11 AC	2.46 AC**
TOTAL AREA OF EACH FOREST CONSERVATION EASEMENT	0.26 AC	1.45 AC	3.56 AC	0.59 AC	1.49 AC	8.20 AC	4.29 AC	2.74 AC	5.41 AC	2.34 AC	0.38 AC	30.71 AC

\* FCE AREA Nos. 1-5 ARE PER F-01-196. FOREST CONSERVATION EASEMENT AREA Nos. 6-11 ARE ADDITIONAL AREAS TO BE RECORDED TO SATISFY FOREST CONSERVATION OBLIGATION TO THE ENTIRE 77.28 AC. SITE. FCE AREA Nos 6-11 SHALL BE UPDATED AND FINALIZED FOR RECORDATION AT SITE DEVELOPMENT PLAN STAGE.

\*\*AT SITE DEVELOPMENT PLAN STAGE, 0.23 ACRES (18.92-18.69) SHALL BE PLANTED AS REFORESTATION UNLESS THE SAME ACREAGE IS PROVIDED AS ADDITIONAL RETENTION OF EXISTING FOREST SO THAT THERE IS A MINIMUM AREA OF 18.92 ACRES (THE BREAK EVEN POINT) OF NET TRACT FOREST RETENTION.

**FOREST CONSERVATION WORKSHEET**

**1. SITE DATA**

GROSS SITE AREA	77.28 AC
AREA WITHIN 100-YEAR FLOOD PLAIN EASEMENT	13.79
NET TRACT AREA	63.49
LAND USE CATEGORY (POR, R-20 and R-ED)	RESIDENTIAL-SUBURBAN

**2. INFORMATION FOR CALCULATIONS**

A. NET TRACT AREA	63.49 AC
B. REFORESTATION THRESHOLD (20% x A)	12.70
C. AFFORESTATION THRESHOLD (15% x A)	9.52
D. EXISTING FOREST ON NET TRACT AREA	43.79
E. FOREST AREAS ON NET TRACT TO BE CLEARED	19.79
F. FOREST AREAS ON NET TRACT TO BE RETAINED	24.00**

**3. REFORESTATION CALCULATIONS**

A. NET TRACT AREA	63.49 AC
B. REFORESTATION THRESHOLD (20% x A)	12.70
C. EXISTING FOREST ON NET TRACT AREA	43.79
D. FOREST AREAS TO BE CLEARED	19.79
E. FOREST AREAS TO BE RETAINED	24.00
F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	19.79
G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	NONE
H. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	24.00

**4. REQUIRED FOREST CONSERVATION**

A. REFORESTATION FOR CLEARING ABOVE THRESHOLD (3G x 1/4)	4.95 AC
B. CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD (3H)	24.00
C. TOTAL REFORESTATION PLANTING REQUIRED (4A-4B)	NONE

**5. PROPOSED METHODS OF FULFILLING FOREST CONSERVATION OBLIGATIONS**

NO REFORESTATION PLANTING IS REQUIRED FOR THE PROPOSED CLEARING TO DEVELOP THIS SITE SINCE THERE IS A SURPLUS CREDIT OF EXISTING FOREST RETENTION. THE BREAK EVEN POINT IS 24.87 AC (FOR CLEARING) AND 18.92 AC (FOR RETENTION OF EXISTING FOREST ON THE NET TRACT AREA).

TO FULFILL THE FOREST CONSERVATION OBLIGATION FOR THIS SITE, A MINIMUM OF 18.92 AC (THE BREAK-EVEN POINT) OF EXISTING FOREST ON THE NET TRACT AREA MUST BE RECORDED WITHIN A FOREST CONSERVATION EASEMENT.

THE TOTAL ACREAGE OF FOREST CONSERVATION EASEMENT AREA TO BE RECORDED IS 30.71 ACRES WHICH COMPRISES OF:

18.69 AC. OF FOREST RETENTION OUTSIDE THE 100-YEAR FLOOD PLAIN EASEMENT (NET TRACT RETENTION)
9.56 AC. OF FOREST RETENTION INSIDE THE 100-YEAR FLOOD PLAIN EASEMENT
2.46 AC. OF NON-WOODDED ENVIRONMENTAL AREA FOR POTENTIAL FOREST ESTABLISHMENT (SEE FOOTNOTE BELOW TABULATION CHART ON THIS SHEET).

\*\* THE EXISTING FOREST AREA (APPROX. 4.8± AC) ADJACENT TO THE PROPERTY OF EDWARD & ANN ROGERS AND CONSERVATION AREA No. 3 IS INCLUDED IN THE RETENTION VALUE OF 24.00 ACRES. HOWEVER, THIS (4.8± AC) AREA IS NOT MADE PART OF A CONSERVATION EASEMENT IN ORDER TO FACILITATE POSSIBLE FUTURE DEVELOPMENT OF THIS PORTION OF PARCEL 'B'. FUTURE DEVELOPMENT PLANS FOR THIS SITE SHOULD ALSO REEXAMINE FOREST CONSERVATION TO ENSURE THAT FUTURE CLEARING DOES NOT EXCEED THE BREAK-EVEN POINT.

**GENERAL NOTES**

1. This reforestation plan is provided in accordance with the requirements of Subtitle 12 "Forest Conservation" of the Howard County Code.
2. Implementation of this plan must be performed by a contractor that is knowledgeable and experienced in afforestation/reforestation techniques and practices.
3. The owner is responsible for a 2-year (min.) post-construction maintenance period which involves activities necessary to ensure survival and growth of the conservation area.  
  
Two inspection per year by a qualified professional at beginning and end of the growing season, are recommended in order to take remedial steps as necessary. If, after one year, the possibility exists that the original planting (if applicable) will not meet survival rate standards, the applicant may choose to establish reinforcement plantings.
4. At the end of the post-construction management and protection period, certification by a qualified consultant will be required before to the owner can be released from his/her forest conservation obligation to the administrator of the Howard County Forest Conservation program.
5. The contractor is responsible for the location of any existing utilities. The repair of any utilities damaged by the contractor shall be at the contractor's expense.

**CONSTRUCTION PERIOD PROTECTION PROGRAM**

1. The limit of forest retention shall be staked and flagged.
2. A pre-construction meeting at the site should be held to confirm the limits of clearing specified. The meeting should include the owner or the owner's representative, the on-site foreman in charge of land disturbance, the environmental consultant and the appropriate Howard County inspectors.
3. Forest protection devices and signs (see details) shall be installed prior to any clearing or grading. The protection devices and signs shall be maintained during the entire construction period. None of the devices shall be anchored or attached in any way to the trees to be saved.
4. Equipment, vehicles and building materials shall not be within the protected area. Activities strictly to implement any reforestation planting and maintenance (i.e. watering, fertilizing thinning, pruning, removal of dead and diseased trees where necessary, etc.) of the conservation area are permitted. Clearing for the purpose of sodding or planting grass is not permitted within the forest conservation area once it's established.
5. At the end of the construction period, the designated qualified professional shall convey to the administrator of the Howard County Forest Conservation Program certification that all forest retention areas have been preserved, all reforestation and/or afforestation plantings (if applicable) have been installed as required by the forest conservation plan, and that all protection measures required for the post-construction period have been installed.  
  
Upon review of the final certification document for completeness and accuracy, the program coordinator will notify the owner of release from the construction period obligations. The 2-year (min.) post-construction management and protection period then commences.

**FOREST CONSERVATION PROGRAM SEQUENCE**

1. OBTAIN ALL NECESSARY PERMITS.
2. STAKEOUT LIMITS OF DISTURBANCE.
3. FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR SITE DEVELOPMENT GRADING AND CONSTRUCTION.
4. INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES).
5. COMMENCE SITE CONSTRUCTION.
6. MOVE CONSERVATION SIGNS INSTALLED IN #4 (ABOVE) TO THE EDGE OF THE CONSERVATION EASEMENT.
7. INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
8. POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
9. FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE DEVELOPER'S FOREST CONSERVATION OBLIGATION.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director \_\_\_\_\_ Date \_\_\_\_\_  
 Chief, Division of Land Development \_\_\_\_\_ Date \_\_\_\_\_

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3609 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK  
 BURTNSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
 (Owner/Developer)  
 EBT SEVEN LLC  
 c/o Greenbaum & Rose Assoc., Inc.  
 Suite 410, Woodholms Center  
 1829 Reisterstown Road  
 Baltimore, MD 21228  
 Phone: 410-484-9400  
 Attn: Mark Bennett or Charles O'Donovan

FOREST CONSERVATION NOTES, SCHEDULES and DETAILS  
**THE ENCLAVE AT ELICOTT HILLS**  
 PARCEL - A  
 (PART OF PARCEL 80, L 5437 P. 214)

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	POR (Parcel-A)	00-050
DATE	TAX MAP - GRID	SHEET
19/NOV/01	17-17,18,24	7 of 7

ELICOTT CITY ELECTION DISTRIC No. 2

HOWARD COUNTY, MARYLAND

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DATE	REVISION	BY	APP'R.