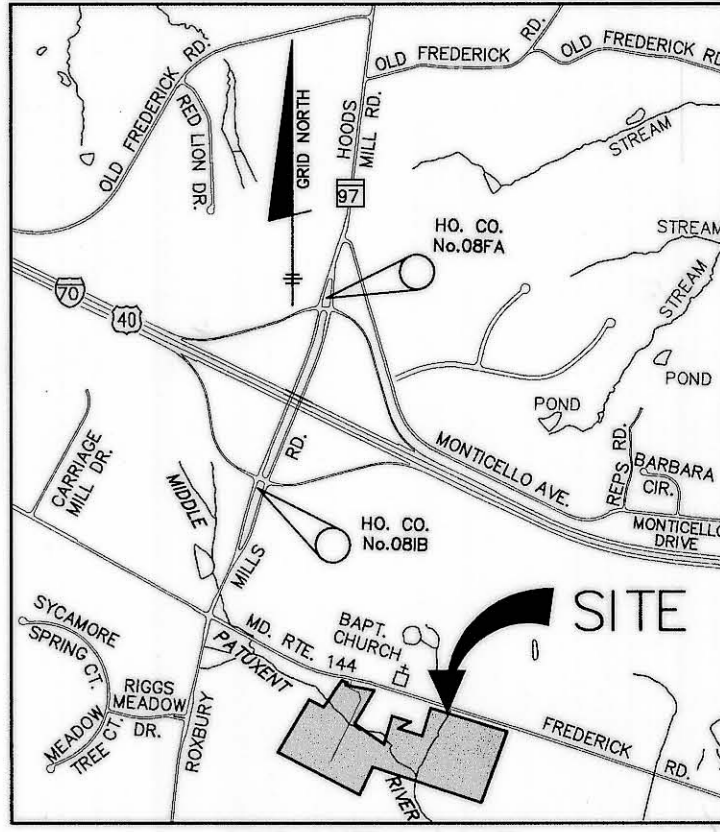




BENCHMARKS NAD'83 HORIZONTAL
 HO. CO. #08FA
 STAMPED BRASS DISK SET ON TOP OF
 CONCRETE BASE
 N 607113.698' E 1311061.325'
 HO. CO. #08IB
 STAMPED BRASS DISK SET ON TOP OF
 CONCRETE BASE
 N 604721.750' E 1310194.124'
NAD'27 VERTICAL
 HO. CO. #3633003
 CONCRETE MONUMENT 0.9' BELOW SURFACE
 ELEV. 617.44'



LEGEND

SOILS CLASSIFICATION: Abc1

SOILS DELINEATION: [Symbol]

EXISTING CONTOURS: [Symbol]

LIMIT OF WETLANDS: [Symbol]

EXISTING WOODS LINE: [Symbol]

PROPOSED WOODS LINE: [Symbol]

EXISTING STRUCTURE: [Symbol]

PROPOSED STRUCTURE: [Symbol]

EXISTING WELL: [Symbol]

PROPOSED WELL: [Symbol]

SPECIMEN TREE: [Symbol]

EXISTING SEPTIC FIELD: [Symbol]

PROPOSED SEPTIC FIELD: [Symbol]

STEEP SLOPES 15% TO 24.9%: [Symbol]

STEEP SLOPES 25% OR GREATER: [Symbol]

FOREST CONSERVATION EASEMENT: [Symbol]

PERCOLATION TEST PASSED: [Symbol]

PERCOLATION TEST FAILED: [Symbol]

COORDINATE CHART (NAD '83)
 SCALE: 1"=2000'

No.	NORTH	EAST
2	601238.7169	1309681.9228
650	600501.7287	1309412.7266
653	600871.5274	1308284.0953
657	601570.1677	1307624.0378
658	601461.3110	1307828.9363
659	601320.9541	1308095.1041
660	601109.0347	1308404.4748
661	601003.0977	1308485.8389
662	601339.9473	1308681.4140
663	601269.9973	1308554.5878
664	601194.2422	1308800.8481
665	601482.8713	1308889.4364
666	601665.9885	1308298.6745
667	601718.5321	1308007.2467
668	601740.6551	1308022.5827
669	601769.1164	1307964.0306
691	600582.9073	1308141.9134
692	901023.3877	1307297.2341

GENERAL NOTES (CONTINUED)

- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED MARCH, 2002.
- LOCATED UPON THE ADJOINING PARCEL 129 (PAUL SMITH PROPERTY) ARE THE HISTORIC SITE HO-181, "HOOK LOG HOUSE" AND CEMETERY SITE B-1.
- WAIVER PETITION WP-00-53 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JULY 31, 2000 WAIVING SECTIONS 16.116(0)(1), 16.119(0)(1) AND 16.120(0)(1) FOR DISTURBANCE TO WETLANDS AND WETLAND BUFFERS AND TO DRIVEWAY ACCESS ONTO AN ARTERIAL ROAD FOR THE EASTERN LOT.
- WAIVER PETITION WP-00-53 WAS PARTIALLY APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 24, 2000 WAIVING SECTIONS 16.119(0)(1) AND 16.120(0)(1) FOR DRIVEWAY ACCESS ONTO AN ARTERIAL ROADWAY FOR THE WESTERN LOTS.
- THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 11.2 ACRES OF EXISTING FOREST IN A FOREST CONSERVATION EASEMENT. 6.0 ACRES OF THIS RETENTION IS WITHIN THE NTA, WHICH IS GREATER THAN THE REQUIRED BREAK-EVEN POINT FOR THIS PROJECT. *Provide UNDER F-00-34.*
- NO NOISE STUDY IS NEEDED FOR THIS PROJECT, AS NO HOUSES ARE PROPOSED WITHIN 250' OF FREDERICK ROAD, A MINOR ARTERIAL ROADWAY.
- ON JULY 30, 2001 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION CONDITIONALLY APPROVED A DESIGN MANUAL WAIVER, WAIVING THE REQUIREMENTS OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III - ROADS AND BRIDGES, SECTION 2.6.2. THIS WAIVED THE REQUIREMENT THAT A SHARED RESIDENTIAL DRIVEWAY WHICH CROSSES A 100 YEAR FLOODPLAIN BE DESIGNED AND CONSTRUCTED AS A PUBLIC ACCESS PLACE. THIS USE-IN-COMMON DRIVEWAY MUST BE CONSTRUCTED TO THE CROSS SECTION OF A PUBLIC ACCESS PLACE (18' PAVING SECTION) BUT WITHIN A 24' EASEMENT.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS A CONSEQUENCE OF THE SKETCH PLAN'S SUBMISSION PRIOR TO NOVEMBER 15, 2001. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED ZONING REGULATIONS APPROVED PER COUNCIL BILL 50-2001.
- ALL WELLS ARE TO BE DRILLED PRIOR TO SUBMITTAL OF THE RECORD PLAT FOR SIGNATURES.**
- THERE ARE NO WELLS OR BOPTMS WITHIN 100' OF THE SUBJECT PROPERTIES EXCEPT AS SHOWN.**
- ALL LOTS SHOWN HEREON MEET THE MINIMUM OWNERSHIP REQUIREMENTS OF M&D**

PLAN
 SCALE: 1" = 100'

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	50.00'	52.36'	28.87'	50.00'	S17°46'42"E	60°00'00"
2	50.00'	70.00'	42.11'	64.42'	N07°40'16"W	80°12'52"

GENERAL NOTES

- ALL ASPECTS OF THIS PROJECT SHALL BE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVER(S) HAVE BEEN APPROVED.
- PRIVATE WATER AND SEWER SYSTEMS SHALL BE PROVIDED FOR THIS DEVELOPMENT.
- THE BOUNDARY SHOWN IS BASED ON SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED FEBRUARY, 2002.
- TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED FEBRUARY, 2002.
- HORIZONTAL AND VERTICAL DATUMS FOR THIS PLAN ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD-83 AS PROJECTED FROM HOWARD COUNTY CONTROL POINTS 0818 AND 08FA.
- NO DISTURBANCE SHALL OCCUR WITHIN WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR 100YR FLOODPLAINS EXCEPT FOR THE USE-IN-COMMON ACCESS CROSSING AS AUTHORIZED BY WP-00-53.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. IN APRIL, 2001 AND APPROVED UNDER S-01-28.
- WETLAND STUDY AND A JOINT FOREST STAND DELINEATION & FOREST CONSERVATION PLAN WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN APRIL, 2001 AND APPROVED UNDER S-01-28.
- ALL LANDSCAPING REQUIREMENTS, AS SET FORTH IN THE LANDSCAPE MANUAL, SHALL BE FULFILLED. A LANDSCAPE PLAN IS PROVIDED IN THIS PLAN SET.
- A SIGHT DISTANCE ANALYSIS BASED ON STATE HIGHWAY ADMINISTRATION CRITERIA HAS BEEN PERFORMED AND APPROVED FOR THIS PROJECT. SIGHT DISTANCE HAS BEEN APPROVED BY MSHA.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. STRUCTURAL AND NON-STRUCTURAL PRACTICES ARE UTILIZED TO FULFILL STORMWATER MANAGEMENT REQUIREMENTS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- STREET LIGHTS ARE NOT REQUIRED FOR THIS PROJECT AS IT IS IN THE RC ZONING DISTRICT.
- THE 100-YEAR FLOODPLAIN LIMITS SHOWN ARE TAKEN FROM INFORMATION PROVIDED IN THE CATTAL CREEK WATERSHED STUDY, CAPITAL PROJECT #0-1079 DATED JUNE, 1994 THE LIMITS AND CROSS SECTION INFORMATION WAS OBTAINED THROUGH THE HOWARD COUNTY DEPT. OF PUBLIC WORKS TRANSPORTATION AND WATERSHED DIVISION'S GIS NETWORK. A MORE DETAILED STUDY IS PROVIDED FOR THE FLOODPLAIN THAT CROSSES PARCEL 99 TO DETERMINE THE IMPACT OF THE CULVERT ON THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION. THERE IS NO INCREASE OF WATER SURFACE ELEVATION ON THE SMITH PROPERTY, PARCEL 129.
- THE PURPOSE OF PRESERVATION PARCEL 'A' SHALL BE ENVIRONMENTAL PRESERVATION EASEMENT AREA THAT WILL SERVE AS A CONTINUATION OF THE EXISTING EASEMENTS ON ADJACENT PARCELS AS WELL AS PROVIDE BUFFER AREAS FOR THE PROPOSED CLUSTER LOTS FROM THE ROADWAY AND ADJACENT PROPERTIES. PRESERVATION PARCEL 'B' WILL BE PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOMEOWNER'S ASSOCIATION AS THE EASEMENT HOLDERS.
- THE PURPOSE OF PRESERVATION PARCELS 'A' AND 'C' SHALL BE ENVIRONMENTAL/SWM PRESERVATION EASEMENT AREAS THAT WILL SERVE AS BUFFER AREAS FOR THE PROPOSED CLUSTER LOTS FROM THE ROADWAY AND ADJACENT PROPERTIES. PRESERVATION PARCELS 'A' AND 'C' ARE TO BE PRIVATELY OWNED WITH THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY AS THE EASEMENT HOLDERS. PRESERVATION PARCEL 'A' AND 'C' SHALL SERVE AS AREAS TO ENCOMPASS THE PROPOSED STORMWATER MANAGEMENT PRACTICES, FOREST CONSERVATION AND OTHER USES. PRESERVATION PARCEL 'A' IS A BUILDABLE ENVIRONMENTAL/SWM PRESERVATION PARCEL CONTAINING 11.2 ACRES OF FOREST CONSERVATION EASEMENT AND ADDITIONAL WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS. LESS THAN 0.1 ACRES OF TREES WILL BE CLEARED TO PROVIDE DRIVEWAY ACCESS TO A HOUSE THAT WILL BE LOCATED 600'+ FROM FREDERICK ROAD. THE HOUSE WILL FACE FREDERICK ROAD.
- ALL HOUSES SHALL FACE FREDERICK ROAD.
- THIS SUBDIVISION IS SUBJECT TO THE CREATION OF 6.35 AC.± OF PRESERVATION PARCEL EASEMENT TO FULFILL THE REQUIREMENTS OF THE LOTS CREATED UNDER F-00-34.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (18' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.) TURNING RADIUS.
 - GEOMETRY - MAXIMUM OF 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 100 YEAR FLOODPLAIN WITH NO MORE THAN STREAM FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE ARE RESTRICTED UNTIL THE PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT APPROVALS FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.

OVERALL SITE DATA TABULATION

AVERY PROPERTY LOTS 1-3 AND DORSEY PARCEL

1) OVERALL AREA TABULATION	
a. TOTAL AREA OF SITE.....	37.20 AC.±
b. AREA OF 100 YEAR FLOODPLAIN (APPROX.).....	7.82 AC.±
c. AREA OF STEEP SLOPES (25% OR GREATER).....	1.06 AC.±
d. NET AREA OF SITE.....	28.32 AC.±
e. AREA OF THIS PLAN SUBMISSION.....	SEE SITE DATA TABULATION THIS SUBMISSION
f. AREA OF PROPOSED BUILDABLE LOTS.....	8.61 AC.±
g. AREA OF PROPOSED PRESERVATION PARCELS.....	25.98 AC.±
h. AREA OF PROPOSED PUBLIC ROAD R/W.....	0.33 AC.±
2) OVERALL LOT TABULATION	
a. ALLOWABLE RESIDENTIAL LOT YIELD: 8	
b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SITE.....	7
c. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SITE.....	1

SITE DATA TABULATION

1) GENERAL SITE DATA	
a. PRESENT ZONING: RC-DEO	
b. APPLICABLE DPZ FILE REFERENCES: F-00-034, WP-00-53, S-01-28	
c. DEED REF. PARCEL 97 - 1465/0246 PARCEL 99 - 5434/295	
d. PROPOSED USE OF SITE: 5 NEW SFD HOMES & 1 EX.	
e. PROPOSED WATER AND SEWER SYSTEMS: PRIVATE	
2) AREA TABULATION	
a. TOTAL AREA OF SITE.....	34.86 AC.±
b. AREA OF 100 YEAR FLOODPLAIN (APPROX.).....	7.82 AC.±
c. AREA OF STEEP SLOPES (25% OR GREATER).....	1.06 AC.±
d. NET AREA OF SITE.....	25.98 AC.±
e. AREA OF THIS PLAN SUBMISSION.....	34.86 AC.±
f. AREA OF PROPOSED BUILDABLE LOTS.....	6.46 AC.±
g. AREA OF PROPOSED PRESERVATION PARCELS.....	28.26 AC.±
h. AREA OF PROPOSED PUBLIC ROAD R/W.....	0.14 AC.±
3) LOT TABULATION	
a. ALLOWABLE RESIDENTIAL LOT YIELD: 6 - SEE NOTE 21	
b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION.....	5 (1 EX.)
c. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SUBMISSION.....	1
4) OPEN SPACE DATA	
a. MINIMUM RESIDENTIAL LOT SIZE.....	40,000 S.F.
b. OPEN SPACE REQUIRED (0%).....	N/A
c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS.....	N/A
TOTAL AREA OF NON-CREDITED NARROW O. S.	N/A
TOTAL CREDITED OPEN SPACE PROVIDED.....	N/A
(OPEN SPACE AREA MINUS PIPESTEM AREA).....	N/A
d. AREA OF RECREATION OPEN SPACE REQUIRED.....	N/A
e. AREA OF RECREATION OPEN SPACE PROVIDED.....	N/A

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
5	58,541	8,541	50,000 S.F.
6	54,617	4,617	50,000 S.F.
7	54,608	4,608	50,000 S.F.
8	58,536	8,536	50,000 S.F.

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

 HOWARD COUNTY HEALTH OFFICER
 DATE: 6/13/02

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

 PLANNING DIRECTOR
 DATE: 6/24/02

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-8105 FAX: 410-465-8644
 E-MAIL: benchmark@ccis.com

OWNER/DEVELOPER:
JOHN R. & AUDREY L. AVERY
 14331 FREDERICK ROAD
 COOKSVILLE, MD 21723
 PHONE: 410-368-3292

PROJECT:
AVERY PROPERTY
 RESUBDIVISION OF LOT 3, PLAT NO. 14285-14287, ADDING LOTS 4 THRU 8 AND PRESERVATION PARCELS A THRU C

LOCATION: TAX MAP 8 - GRID 23
 PARCELS 97 AND 99
 4th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY PLAN

DATE: MARCH, 2002 PROJECT NO. 1523
 JUNE, 2002

Design: JMC Draft: JMC Check: DAM SCALE: AS SHOWN DRAWING 1 OF 4



BENCHMARKS NAD'83 HORIZONTAL
 HO. CO. #08FA
 STAMPED BRASS DISK SET ON TOP OF
 CONCRETE BASE.
 N 607113.698' E 1311061.325'

HO. CO. #08IB
 STAMPED BRASS DISK SET ON TOP OF
 CONCRETE BASE
 N 604721.750' E 1310194.124'

NAD'27 VERTICAL
 HO. CO. #3633003
 CONCRETE MONUMENT 0.9' BELOW SURFACE
 ELEV. 617.44'

LEGEND

SOILS CLASSIFICATION	AbC1
SOILS DELINEATION	---
EXISTING CONTOURS	--- 999 ---
LIMIT OF WETLANDS	---
EXISTING WOODS LINE	---
PROPOSED WOODS LINE	---
EXISTING STRUCTURE	□
PROPOSED STRUCTURE	□
EXISTING WELL	○ EX. WELL
PROPOSED WELL	○
SPECIMEN TREE	⊙
EXISTING SEPTIC FIELD	▨
PROPOSED SEPTIC FIELD	▨
STEEP SLOPES 15% TO 24.9%	▨
STEEP SLOPES 25% OR GREATER	▨
FOREST CONSERVATION EASEMENT	++
PERCOLATION TEST PASSED	●
PERCOLATION TEST FAILED	○
SILT FENCE	—SF—
SUPER SILT FENCE	—SSF—
EARTH DIKE	→→→
STABILIZED CONSTRUCTION ENTRANCE	⊙
LIMIT OF DISTURBANCE	---

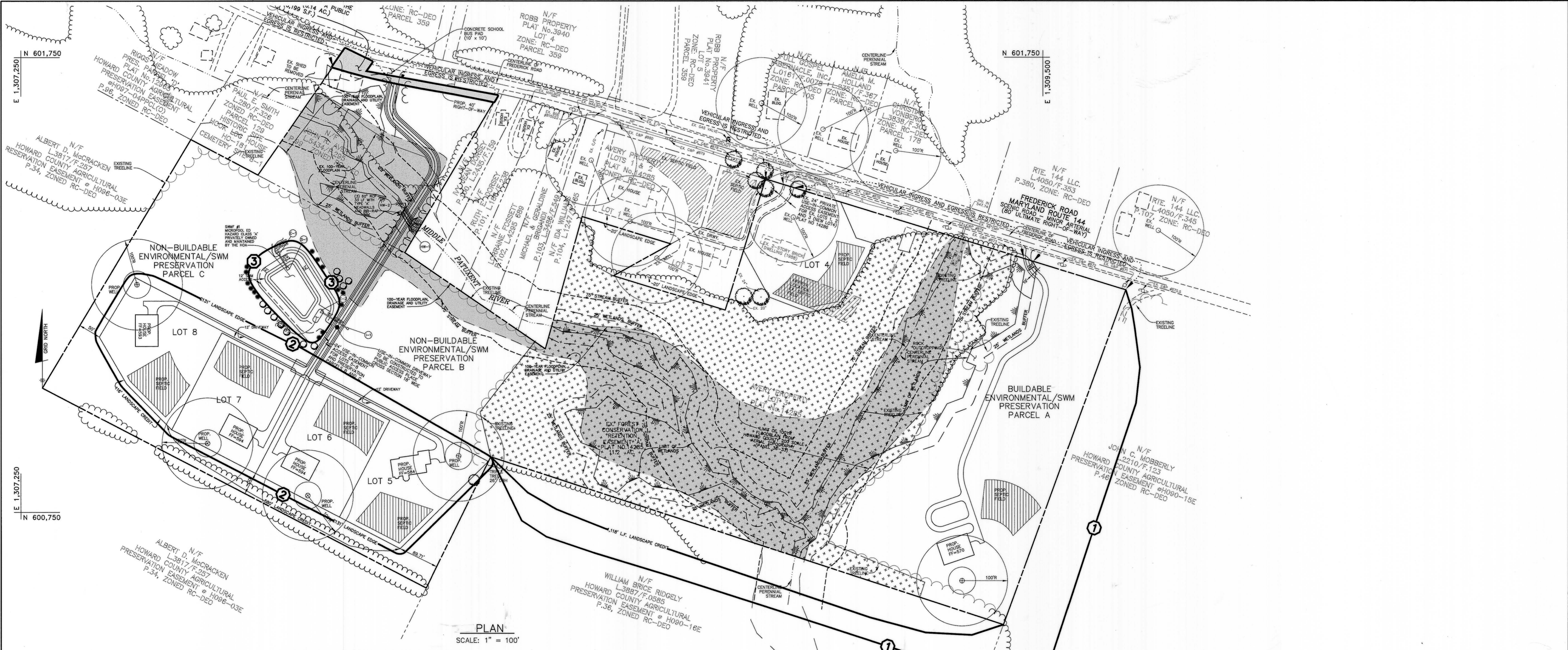
PLAN
 SCALE: 1" = 100'

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
Ba	D	BAILE SILT LOAM
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
ChB2	B	CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED.
ChC2	B	CHESTER SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED.
ChD2	B	CHESTER SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED.
Ha	D	HATBORO SILT LOAM
MIe	B	MANOR LOAM, 25 TO 45 % SLOPES

* INDICATES HYDRIC SOILS
 TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7

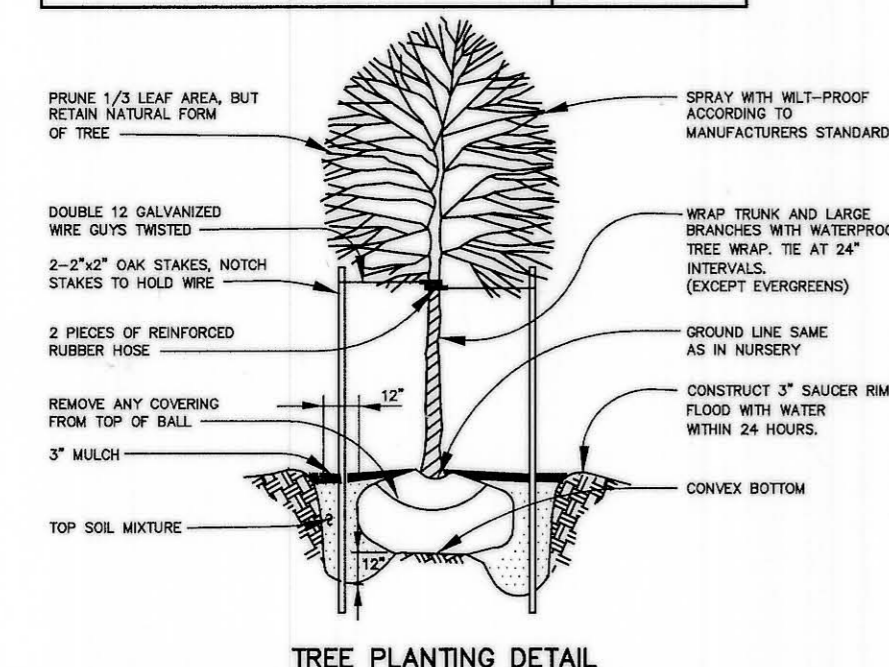
NO.	DATE	REVISION
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PkE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6644 E-MAIL: benchmark@bellsouth.com		 Donald M. Mason 6/13/02
OWNER/DEVELOPER: JOHN R. & AUDREY L. AVERY 14331 FREDERICK ROAD COOKSVILLE, MD 21723 PHONE: 410-368-3292		PROJECT: AVERY PROPERTY RESUBDIVISION OF LOT 3, PLAT No. 14285-14287, ADDING LOTS 4 THRU 8 AND PRESERVATION PARCELS A THRU C LOCATION: TAX MAP 8 - GRID 23 PARCELS 87 AND 89 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY PLANNING DIRECTOR		TITLE: PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN AND SOILS MAP DATE: MARCH, 2002 PROJECT NO. 1523 MAY, 2002 SCALE: AS SHOWN DRAWING 2 OF 4



PLAN
SCALE: 1" = 100'

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO PERIMETER PROP. ① TYPE A	ADJACENT TO PERIMETER PROP. ② TYPE A
LANDSCAPE TYPE	① TYPE A	② TYPE A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1,873'	2131'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES, 1,188' ①	YES, 696' ①
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	786 L.F.	1435 L.F.
SHADE TREES	13	24
EVERGREEN TREES	0	0
OTHER TREES (2:1 SUBSTITUTE)	0	0
SHRUBS	0	0
NUMBER OF PLANTS PROVIDED	13	24
SHADE TREES	13	24
EVERGREEN TREES	0	0
OTHER TREES (2:1 SUBSTITUTE)	0	0
SHRUBS (10:1 SUBSTITUTE)	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

SCHEDULE D SWM AREA LANDSCAPING		FACILITY 1 ③
LINEAR FEET OF PERIMETER		570
BUFFER TYPE		B
CREDIT FOR EXISTING VEGETATION (NO, YES AND %) (DESCRIBE BELOW IF NEEDED)		NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %) (DESCRIBE BELOW IF NEEDED)		NO
LINEAR FEET OF REQUIRED PLANTING		570
NUMBER OF TREES REQUIRED		11
SHADE TREES		14
NUMBER OF TREES PROVIDED		11
SHADE TREES		14
EVERGREEN TREES		14
OTHER TREES (2:1 SUBSTITUTE)		



- NOTE:
- TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
 - TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
 - SEE TREE PLANTING DETAIL - THIS SHEET.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET TREES, STORMWATER MANAGEMENT FACILITY PERIMETER PLANTING AND PRESERVATION OF THE PERIMETER VEGETATION AS SHOWN ON THESE PLANS. SIM PLANTING SHOWN TO ENSURE ADEQUATE AREA TO PLANT.
 - NO STREET TREES ARE REQUIRED FOR THIS SUBDIVISION PER SECTION 16.124(a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS NO ROAD IMPROVEMENTS ARE PROPOSED.
 - LOT 4 IS EXEMPT FROM LANDSCAPING REQUIREMENTS BECAUSE IT CONTAINS AN EXISTING DWELLING.

PERIMETER AND SWM PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	48	FRAXINUS PENNSYLVANICA "Princeton" (Palmers Green Ash)	2 1/2" MIN. CAL. 586B FULL HEAD
	14	PINUS STROBUS (Eastern White Pine)	5"-6" ht. UNSHARED

NO.	DATE	REVISION
<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS</p> <p align="center">ENGINEERING, INC.</p> <p align="center">8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418 ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-8105 FAX: 410-465-6644 E-MAIL: benchmark@ccoln.com</p>		
<p>OWNER/DEVELOPER: JOHN R. & AUDREY L. AVERY 14331 FREDERICK ROAD COOKSVILLE, MD 21723 PHONE: 410-368-3292</p>		<p>PROJECT: AVERY PROPERTY RESUBDIVISION OF LOT 3, PLAT No. 14285-14287, ADDING LOTS 4 THRU 8 AND PRESERVATION PARCELS A THRU C</p> <p>LOCATION: TAX MAP 8 - GRID 23 PARCELS 97 AND 98 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>TITLE: PRELIMINARY LANDSCAPE PLAN</p> <p>DATE: MARCH, 2002 MAY, 2002</p> <p>PROJECT NO. 1523</p> <p>SCALE: AS SHOWN DRAWING 3 OF 4</p>
<p align="center">TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY</p> <p align="center"><i>James R. [Signature]</i> PLANNING DIRECTOR 6/24/02 DATE</p>		
Design: JMC	Draft: JMC	Check: DAM

APPENDIX E
FOREST CONSERVATION WORKSHEET

I. BASIC SITE DATA

GROSS SITE AREA	37.2*
AREA WITHIN 100 YEAR FLOOD PLAIN	7.8
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	-
NET TRACT AREA	29.4
LAND USE CATEGORY (R-RLD, R-RMD, R-S, C/I/O, I)	RMD

* GROSS SITE AREA INCLUSIVE OF AVERY PROPERTY, LOTS 1-3 AND DORSEY, PARCEL 99.

II. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA	29.4
B. REFORESTATION THRESHOLD (25% x A)	7.4
C. AFFORESTATION MINIMUM (20% x A)	5.9
D. EXISTING FOREST ON NET TRACT AREA	6.0
E. FOREST AREAS TO BE CLEARED	0
F. FOREST AREAS TO BE RETAINED (RETENTION)	6.0

- III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION
- Reforestation**
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 forest areas equal or 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.
 - Afforestation**
If existing forest areas are less than the afforestation minimum (if D is less than C), afforestation requirements apply.
GO TO SECTION V



SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
Ba	D	BAILE SILT LOAM
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED
ChB2	B	CHESTER SILT LOAM, 3 TO 8 % SLOPES, MODERATELY ERODED.
ChC2	B	CHESTER SILT LOAM, 8 TO 15 % SLOPES, MODERATELY ERODED.
ChD2	B	CHESTER SILT LOAM, 15 TO 25 % SLOPES, MODERATELY ERODED.
Ha	D	HATBORO SILT LOAM
MIE	B	MANOR LOAM, 25 TO 45 % SLOPES

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7

- SEQUENCE OF CONSTRUCTION**
- SEDIMENT CONTROL AND TREE PROTECTION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE. SITE SHALL BE GRADED IN ACCORDANCE WITH THE GENERAL CONSTRUCTION PLANS.
 - REMOVE HAZARDOUS TREES (DEAD, DISEASED OR THOSE SUBJECT TO WIND THROWS) ALONG THE EDGE OF THE FOREST RETENTION AREAS AS WELL AS WITHIN OTHER TREE SAVE AREAS.
 - SIGNAGE SHALL BE INSTALLED AS PER THE FOREST PROTECTION DEVICES SHOWN ON THE FOREST CONSERVATION PLAN.

- FCP NOTES:**
- ANY FOREST CONSERVATION EASEMENT (FCE) AREA 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.
 - FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
 - 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 25 FEET OF THE PROPOSED LIMITS.
 - PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS. SIGNS SHALL BE MOUNTED ON A PERMANENT WOOD POST OR METAL STAKE. FCE SIGNS SHALL NOT BE ATTACHED TO TREES.
 - THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 11.2 ACRES OF EXISTING FOREST IN A FOREST CONSERVATION EASEMENT. 6.0 ACRES OF THIS RETENTION IS WITHIN THE NTA, WHICH IS GREATER THAN THE REQUIRED BREAK-EVEN POINT FOR THIS PROJECT.

PROTECTIVE TECHNIQUE LEGEND

X—X	TEMPORARY FENCING (SEE DETAIL)
▲	PERMANENT SIGNAGE

PLAN
SCALE: 1" = 100'

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992

MIN. 15'
MIN. 11"

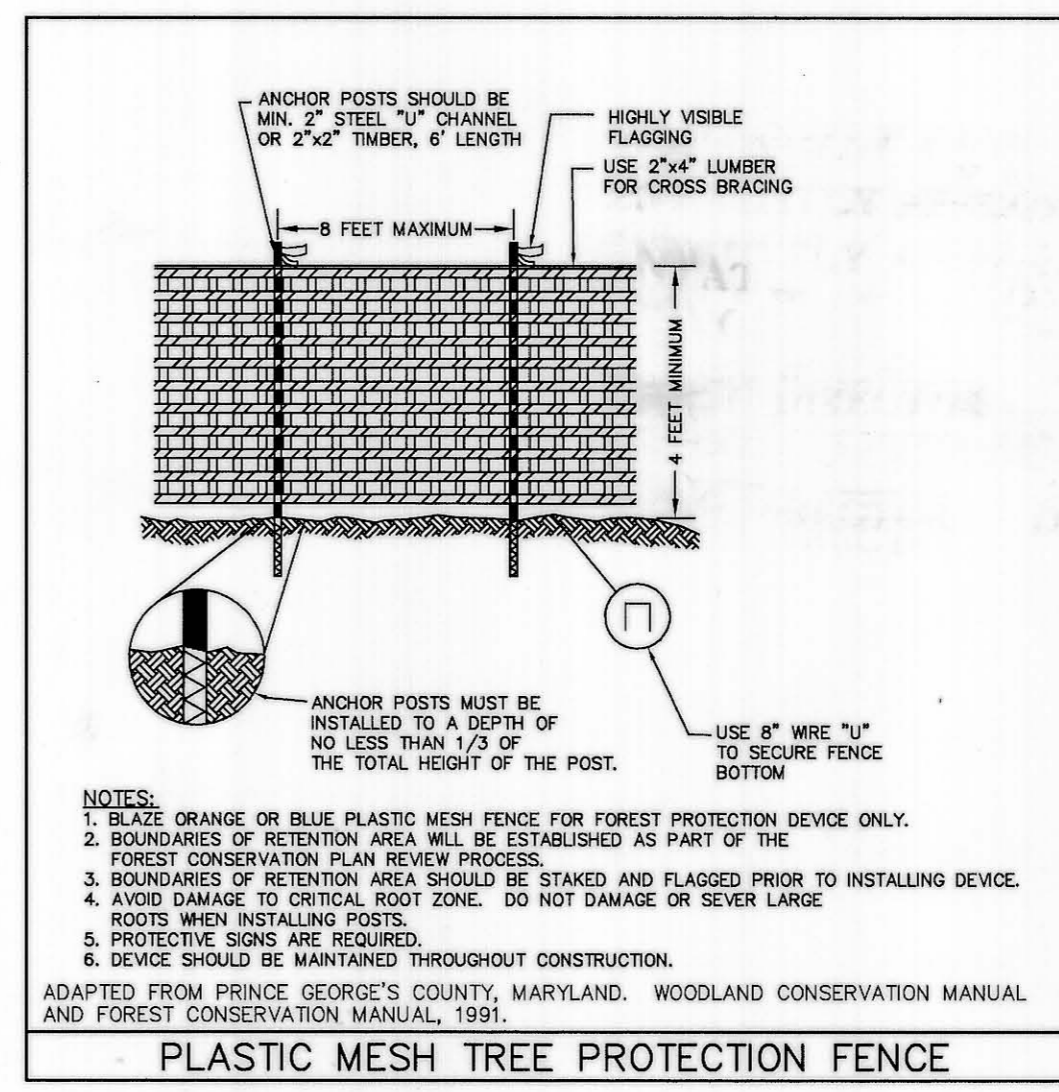
FOREST DATA

	ACRES
GROSS AREA:	37.2*
FLOODPLAIN:	7.8
NET TRACT AREA (NTA):	29.4
EXISTING FOREST (NTA):	6.0
AFFORESTATION THRESHOLD:	7.4
REFORESTATION THRESHOLD:	5.9
FOREST TO BE CLEARED (NTA):	0
FOREST TO BE RETAINED (NTA):	6.0
FOREST TO BE RETAINED IN FCE:	11.2

* GROSS AREA INCLUSIVE OF AVERY PROPERTY LOTS 1-3 AND DORSEY, PARCEL 99.

FOREST CONSERVATION TABULATION

DESIGNATION	TYPE	ACREAGE
1	RETENTION	11.2 (6.0 NTA)
TOTAL	ALL RETENTION	11.2 (6.0 NTA)



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Paul R. [Signature]
PLANNING DIRECTOR

6/24/02
DATE

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE # SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: benchmark@ccs.com

Donald M. [Signature]

OWNER/DEVELOPER:
JOHN R. & AUDREY L. AVERY
14331 FREDERICK ROAD
COOKSVILLE, MD 21723
PHONE: 410-368-3292

PROJECT:
AVERY PROPERTY
RESUBDIVISION OF LOT 3, PLAT NO. 14285-14287, ADDING LOTS 4 THRU 8 AND PRESERVATION PARCELS A THRU C

LOCATION:
TAX MAP 8 - GRID 23
PARCELS 97 AND 99
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PRELIMINARY FOREST CONSERVATION NOTES, DETAILS AND PLAN

DATE: JANUARY, 2002 PROJECT NO. 1523
MAY, 2002

Design: JMC Draft: JMC Check: DAM SCALE: AS SHOWN DRAWING 4 OF 4