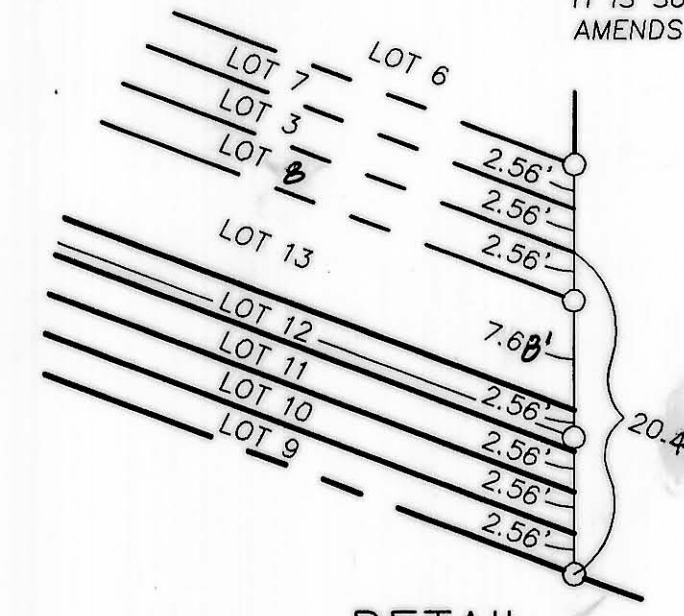
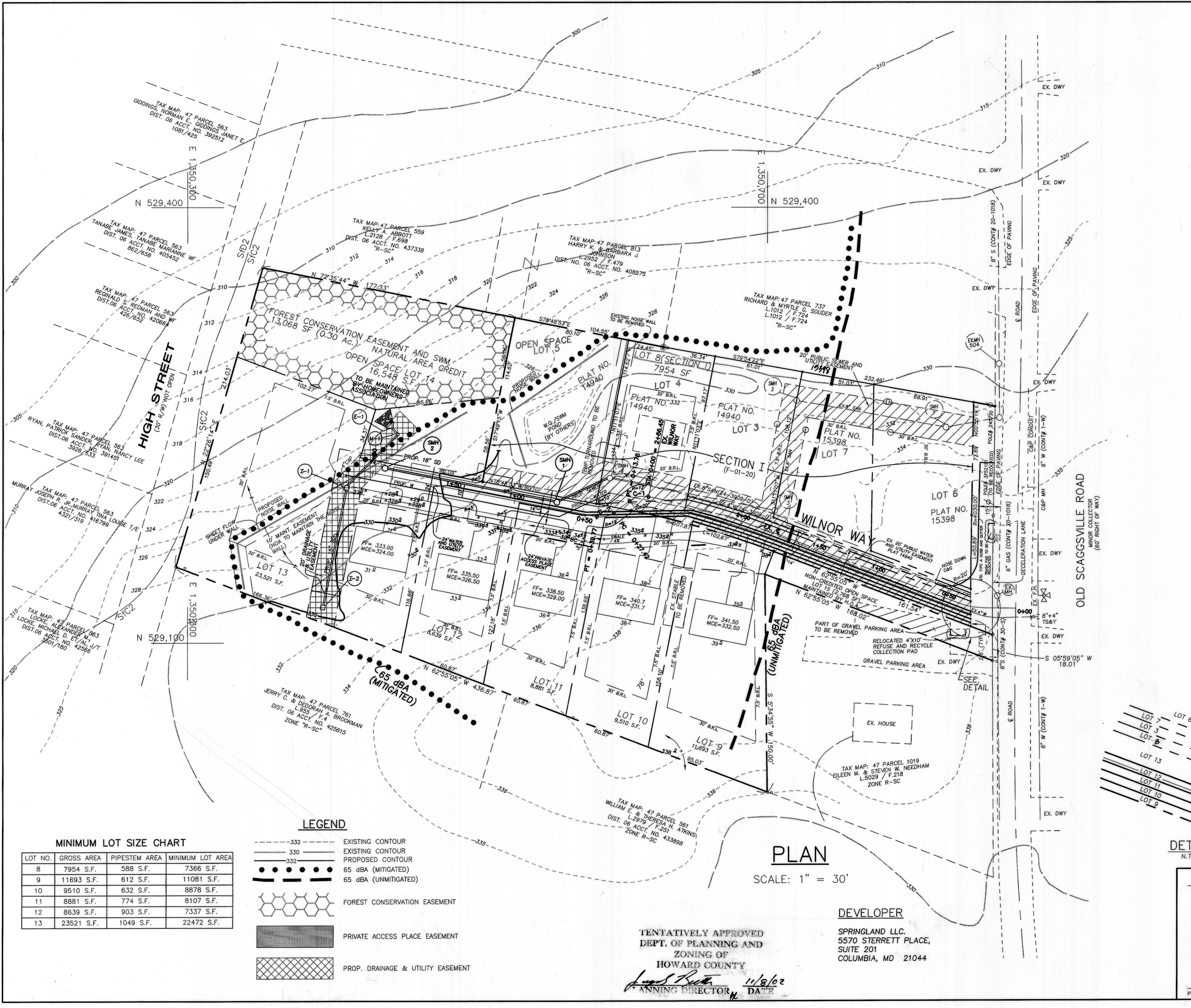


VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES

- OWNER/DEVELOPER - SPRINGLAND LLC, 5570 STERRETT PLACE, SUITE 201, COLUMBIA, MD 21044 (410) 472-2993
- PROPERTY ZONED - RSC, TAX MAP 47, GRID 19, PARCELS 760 AND 1018, SIXTH ELECTION DISTRICT
- GROSS AREA = 2.05 AC +/-
- NET AREA = 1.94 AC +/-
- AREA OF PROPOSED LOTS = 1.94 AC +/-
- TOTAL LOTS PROPOSED = 6 (INCLUDING 2 OPEN SPACE)
- WATER AND SEWER TO BE PUBLIC. EX.W AND S CONTRACT NO. 24-3909-D
- OPEN SPACE REQUIRED = 15,420 SF (20%) (NOT INCLUDING LOT 4 ACREAGE)
- OPEN SPACE PROPOSED = 16,548 SF CREDITED OPEN SPACE (21%) WITH 2 FEET CONTOUR INTERVALS PREPARED BY R.C. KELLY & ASSOCIATES INC., DATED AUGUST 12, 1996.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH 2 FEET CONTOUR INTERVALS PREPARED BY R.C. KELLY & ASSOCIATES INC., DATED AUGUST 12, 1996.
- THE REMOVAL OF THE NOISE WALL AS SHOWN ON LOT 13 IS CONTINGENT UPON THE CONSTRUCTION OF A FUTURE PROPOSED NOISE WALL TO BE CONSTRUCTED BY MSHA ALONG THE EAST SIDE OF I-95. UPON COMPLETION OF THE I-95 NOISE WALL, LOT 13 MAY BE RESUBDIVIDED INTO A TOTAL OF 3 LOTS ONCE THE NOISE WALL HAS BEEN REMOVED.
- THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES ON SITE.
- THERE ARE NO WETLANDS, STEEP SLOPES, FLOODPLAIN OR OTHER SENSITIVE ENVIRONMENTAL FEATURES OR CRITICAL HABITATS PER A FOREST STAND DELINEATION REPORT BY WILLIAM T. BRIDGELAND, WILDLIFE BIOLOGIST DATED MAY 19, 2000.
- FOREST STAND DELINEATION PROVIDED BY WILLIAM T. BRIDGELAND DATED MAY 19, 2000.
- TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOCIATES INC. DATED MARCH, 2001.
- NOISE STUDY PREPARED BY CENTURY ENGINEERING INC. DATED JAN., 2001.
- SEDIMENT CONTROL SHALL BE PROVIDED FOR THIS PROJECT.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 47G1 AND 47G2 WERE USED FOR THIS PROJECT.
- EXISTING UTILITIES ARE BASED ON HOWARD COUNTY RECORDS.
- OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, PER SECTION 16.121(c)(1).
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THIS PLAN IS AN APPROXIMATION OF ITS ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND ITS SIZE AND SHAPE MAY CHANGE ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- HOA WILL MAINTAIN THE NOISE WALL LOCATED ON RESIDENTIAL LOT 13 AND OPEN SPACE LOT 14.
- OPEN SPACE LOT 14 WILL BE PLANTED TO MEET THE 0.3 AC. OBLIGATION FOR FOREST CONSERVATION.
- A WAIVER WAS GRANTED (WP-02-10) (S-01-25), DATED AUGUST 31, 2001, SECTION 16.121.(e)(1), TO WAIVE OPEN SPACE ACCESS.
- DPZ FILE NUMBERS: F-01-20, WP-02-10
- AS A RESULT OF THE SKETCH PLAN BEING SUBMITTED FOR REVIEW PRIOR TO NOVEMBER 15, 2001, THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATION. IN ADDITION, BECAUSE IT DID NOT HAVE PRIMARY PLAN APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATION.



DETAIL
N.T.S.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT AREA
8	7954 S.F.	588 S.F.	7366 S.F.
9	11693 S.F.	612 S.F.	11081 S.F.
10	9510 S.F.	632 S.F.	8878 S.F.
11	8881 S.F.	774 S.F.	8107 S.F.
12	8639 S.F.	903 S.F.	7337 S.F.
13	23521 S.F.	1049 S.F.	22472 S.F.

- LEGEND
- 332 --- EXISTING CONTOUR
 - 330 --- EXISTING CONTOUR
 - 332 --- PROPOSED CONTOUR
 - 65 dBA (MITIGATED)
 - 65 dBA (UNMITIGATED)
 - Forest Conservation Easement
 - Private Access Place Easement
 - Prop. Drainage & Utility Easement

PLAN
SCALE: 1" = 30'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
ANNING DIRECTOR *[Signature]* 11/8/02
DATE

DEVELOPER
SPRINGLAND LLC,
5570 STERRETT PLACE,
SUITE 201
COLUMBIA, MD 21044

Date	No	Revision Description

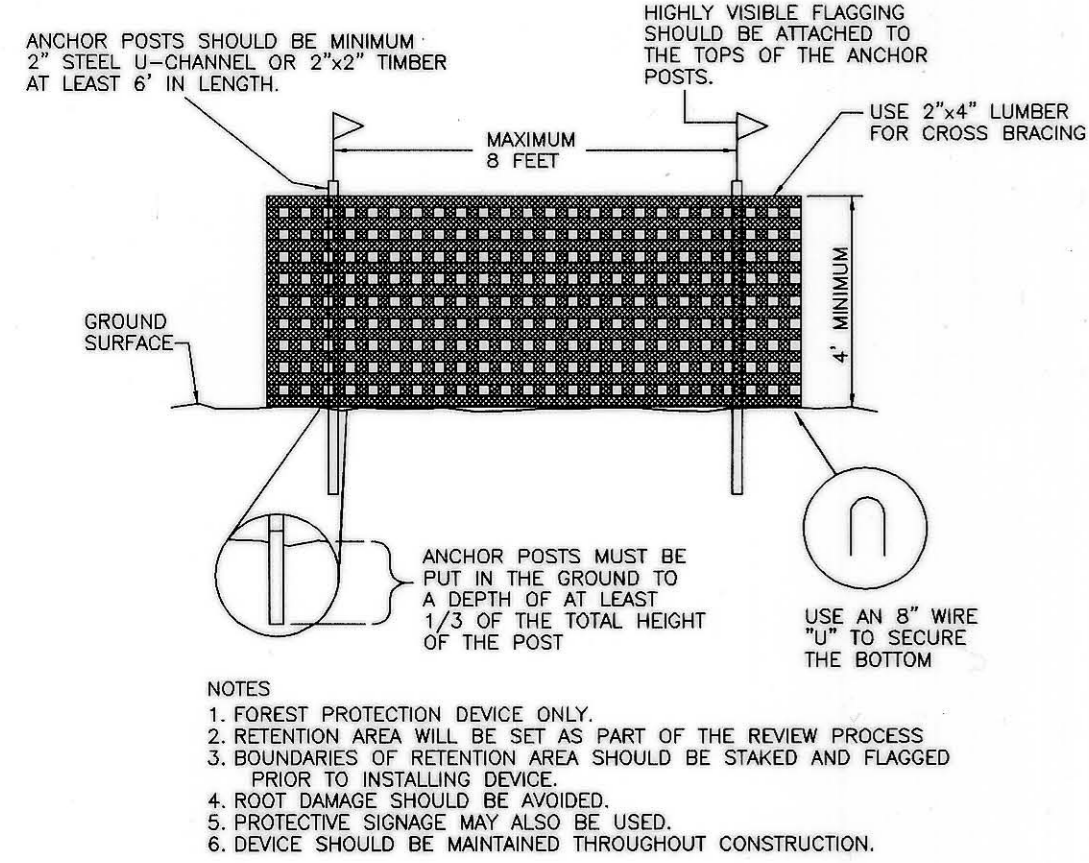
PRELIMINARY PLAN
HILLTOP ESTATES - SECTION II
LOTS 8-15
SUBDIVISION OF PARCELS 760 & 1018
RESUBDIVISION OF LOT 4, SECTION I
HOWARD COUNTY, MARYLAND

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS, PLANNERS
32 WEST ROAD
TOWSON, MARYLAND 21284
(410) 823-8070 FAX (410) 823-2184

SIXTH ELECTION DISTRICT

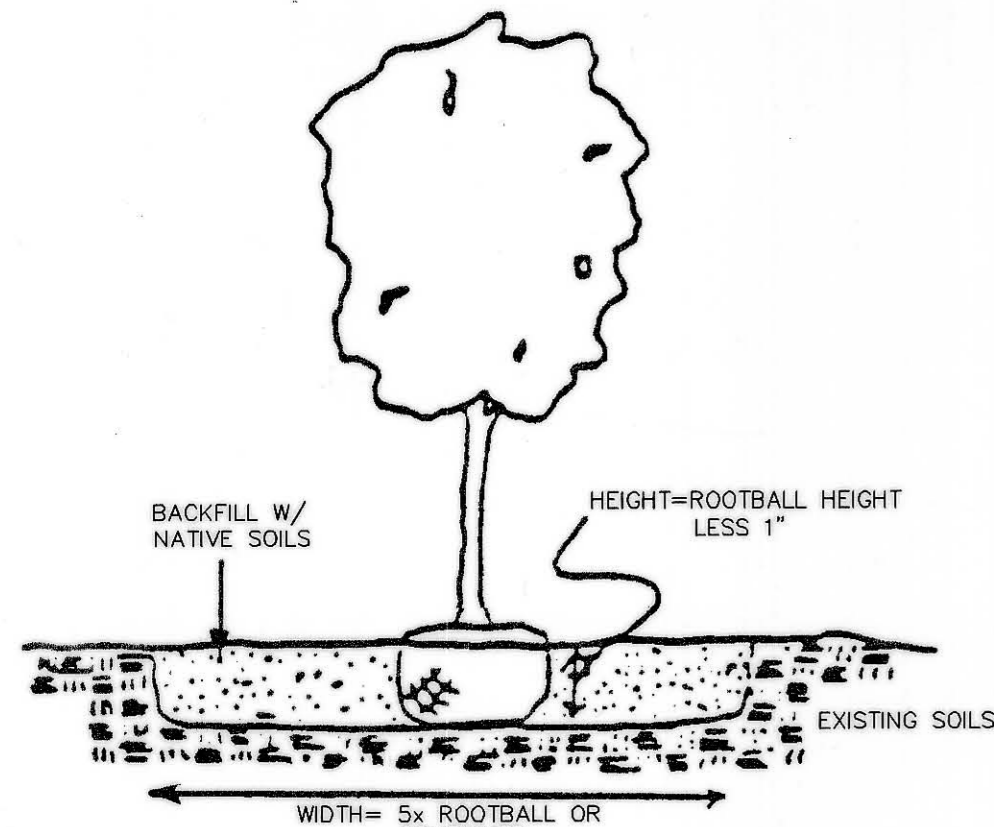
TAX MAP 47, PARCELS 760 and 1018, GRID 19

Des By	KD	Scale	1"=30'	Proj No	20195.00
Drn By	MA	Date	OCTOBER, 2002	DRAWING NO	
Chk By	GK	Approved		1 OF 3	



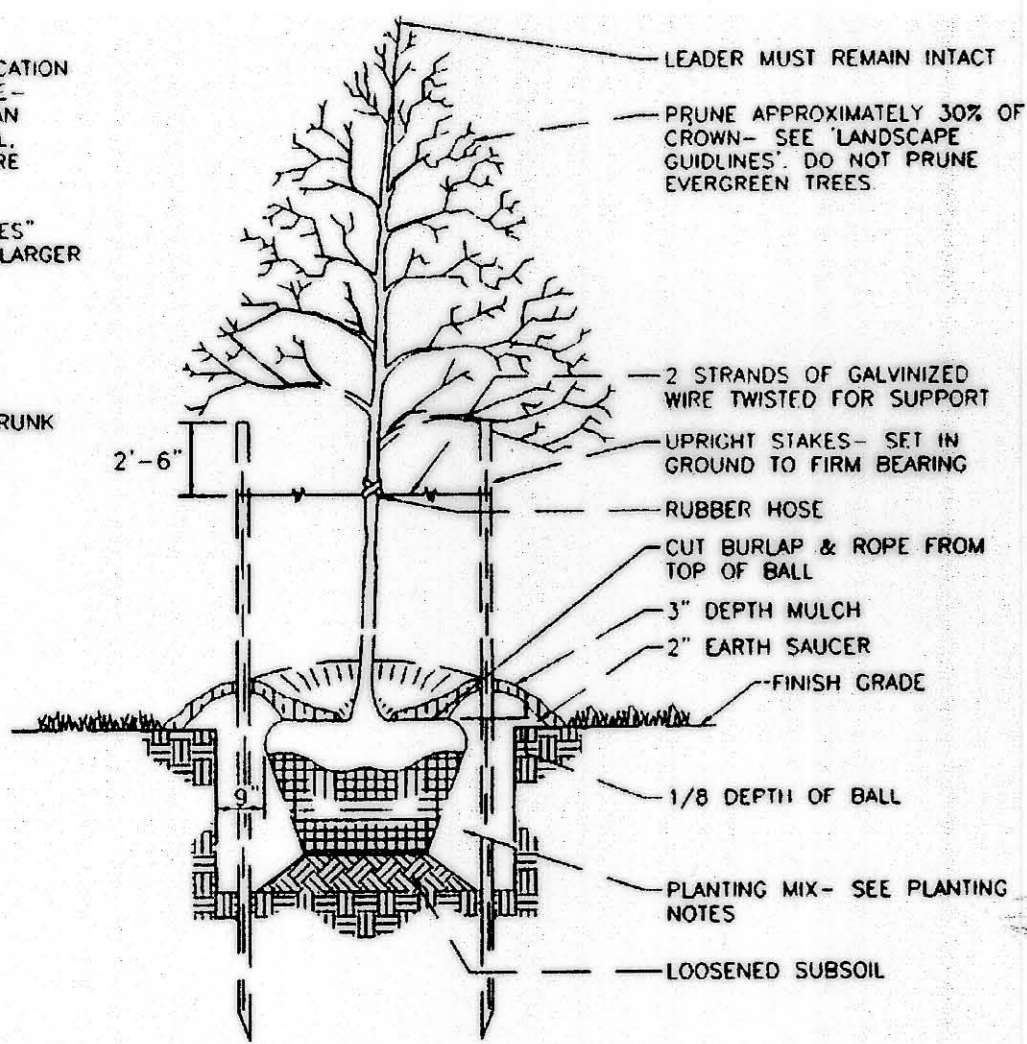
BLAZE ORANGE PLASTIC MESH FENCE
NOT TO SCALE

**Planting Specifications:
Container Grown and Balled and Burlapped Stock**



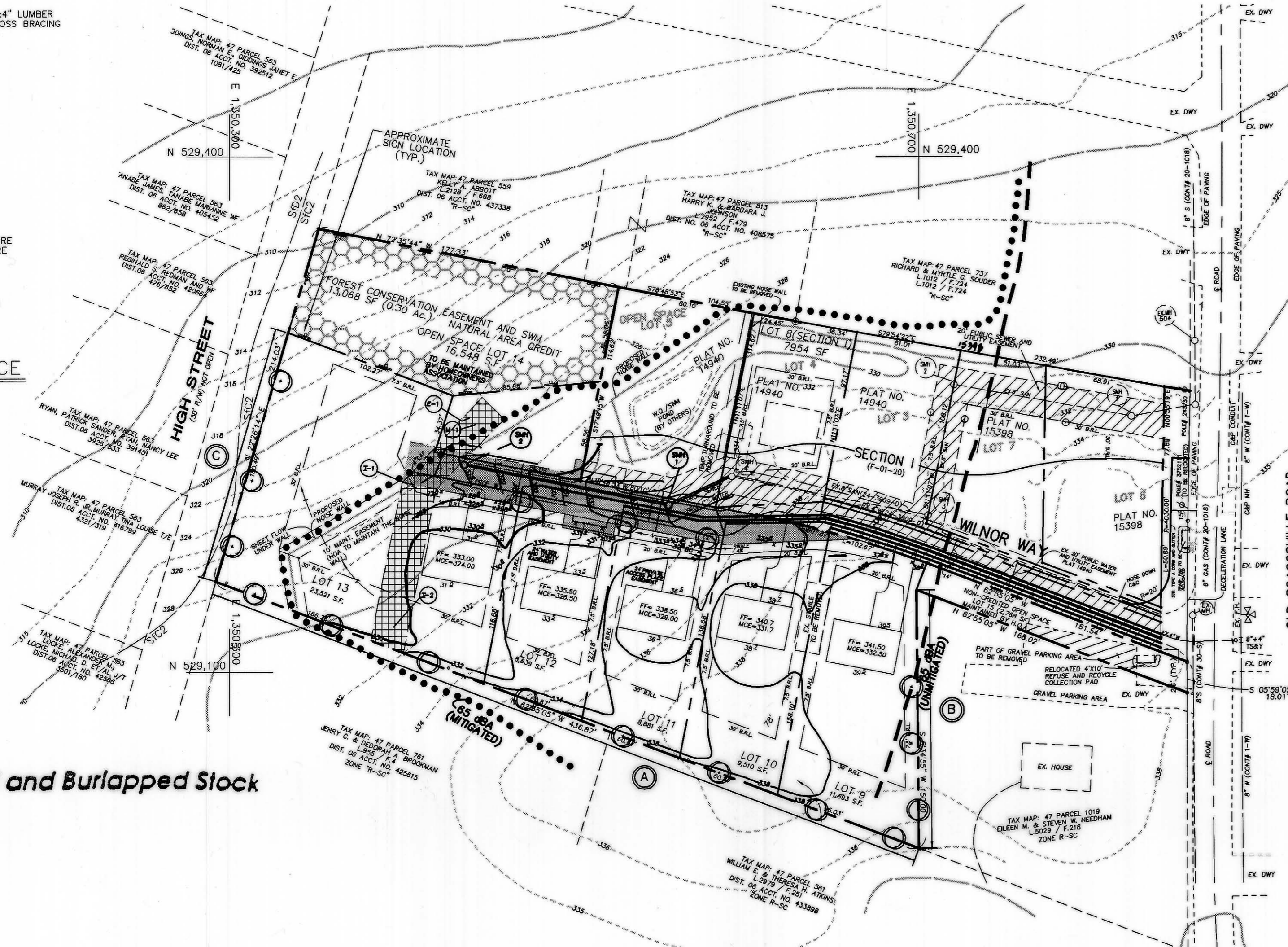
NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.

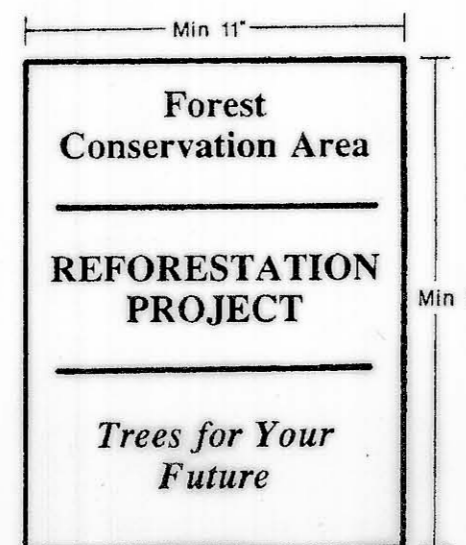


TREE PLANTING AND STAKING

DECIDUOUS TREE 2 1/2" TO 3" CALIPER NOT TO SCALE



Reforestation and Afforestation Area Protection Signage



SIGNS WILL BE POSTED EVERY 50' TO 100'

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	NONE REQUIRED	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	0	435' (A)	150' (B)	150' (C)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	NA	8	3	3
EVERGREEN TREES	NA	0	0	0
SHRUBS	NA	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	NA	8	3	3
EVERGREEN TREES	NA	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	NA	0	0	0
SHRUBS (1:1 SUBSTITUTION)	NA	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

11/8/02
PLANNING DIRECTOR

PLANTING PLAN

The tree species selected are consistent with the mixed upland oak association native to the soils. The County Manual recommends a planting density of 200 stems per acre if 1" stock is planted, and the schedule below meets that recommendation. Species will be randomly mixed and planted approximately 15' apart from other plantings. Straight rows should be avoided to simulate a more natural arrangement.

SPECIES	SIZE	QUANTITY
Tulip poplar (<i>Liriodendron tulipifera</i>)	1" CAL	15
White oak (<i>Quercus alba</i>)	1" CAL	10
Red maple (<i>Acer rubrum</i>)	1" CAL	10
Black cherry (<i>Prunus serotina</i>)	1" CAL	10
Black gum (<i>Nyssa sylvatica</i>)	1" CAL	5
Sassafras (<i>Sassafras alba</i>)	1" CAL	5
Dogwood (<i>Cornus florida</i>)	1" CAL	5

OTHER PLANTING INSTRUCTIONS

Plant material should be obtained from a reputable nursery and ordered 3 to 6 months before desired delivery. Delivery should be arranged to occur as close to planting time as possible, and stock should be protected from direct sun and drying until planting. Planting dates are October through May, with spring months preferred. (Suggested supplier: Silva Native Nursery & Seed Co., New Freedom, PA, (717) 227-0486)

Stock should be inspected before planting for signs of damage, disease, or insect infestation, vigor, and size. Damaged or inferior plants should be replaced.

Upon planting container grown stock, plants should be removed from the container and the soil gently loosened from the roots. If roots encircle the root ball, or are J-shaped or kninked, consider replacement. Do not trim roots on-site.

The planting field should be dug and backfilled with the native soil. Rake the surface and cover the disturbed area with approximately 4 inches of mulch, but avoid burying the base of the stem to prevent fungal rot. Water immediately to settle the soil around the roots.

MAINTENANCE AND PROTECTION OF PLANTED AREA

Soils should be tested to determine the need for fertilizer. If fertilizer is needed, it should be applied at the testing lab's recommended rates after the first growing season (late fall or early spring). Organic or slow-release fertilizers are preferred.

Watering should be planned to compensate for deficient rainfall. New plantings need water once a week for the first growing season. The second year, watering may only be necessary in July and August, and in subsequent years only water during drought periods. Watering should be done slowly enough to permit deep soaking of the root zone.

Monitor the young trees for several years for health, insect damage, and invasive vines. Replace dead and dying trees. The survival rate shall be a minimum of 90% of the plantings after the first growing season, and 75% after the second season. Do not spray insecticides unless it has been determined that an infestation with the potential to threaten the survival of the trees is present. Control invasive vines manually, or by careful and selective use of appropriate herbicide.

Post protective signage that states that this area is a Forest Conservation Area and trees have been planted for reforestation. An effort should be made to inform and gain the cooperation of the adjacent residents to monitor and protect the plantings.

FOREST PROTECTION PLAN

The forest conservation and reforestation areas will need to be protected from injury during the land clearing and construction process, and from any future land use changes. Long-term protection will require placing the forest in a permanent, recorded, non-developable open space or conservation easement. The legal document establishing this protection will be required for final FCP approval.

CONSTRUCTION PHASE

Protective measures during the construction stage will focus on protecting the critical root zone of the retained trees along the new forest edge. The final LOD line will be staked in the field by a qualified professional who will determine which individual trees will be saved, and the extent of the critical root zone based on trees species and size. The resulting boundary will be fenced with approved fencing and posted as a tree preservation area, and no disturbance to the vegetation within the retention area will be allowed, except that which may be necessary to manage the health of the trees, such as thinning, pruning, or vine control. Any grading and construction that will occur uphill from the forest will require sediment control measures such as a silt fence or other device that will prevent siltation in the critical root zone of retained trees.

TWO-YEAR POST-CONSTRUCTION MANAGEMENT PROGRAM

Howard County requires the developer to commit to a minimum of two years of responsibility for the management of the Forest Conservation Area. The program must be supervised by a qualified professional. The obligations include: periodic (beginning and end of growing season) inspection of the condition of the forest; necessary management such as maintenance of fencing and signage, treatment or removal of damaged or dying trees, or invasive plant control; education of new land owners or occupants about allowable activities and future responsibilities for the forest; and a final inspection and certification that the forest is intact and the conditions of the FCP have been met submitted to the County. Upon review of the final certification, the County will notify the developer of release from all future obligations, and their transfer to the owner.

Prepared by: William Bridgeland
MD DNR Qualified Professional
William Bridgeland

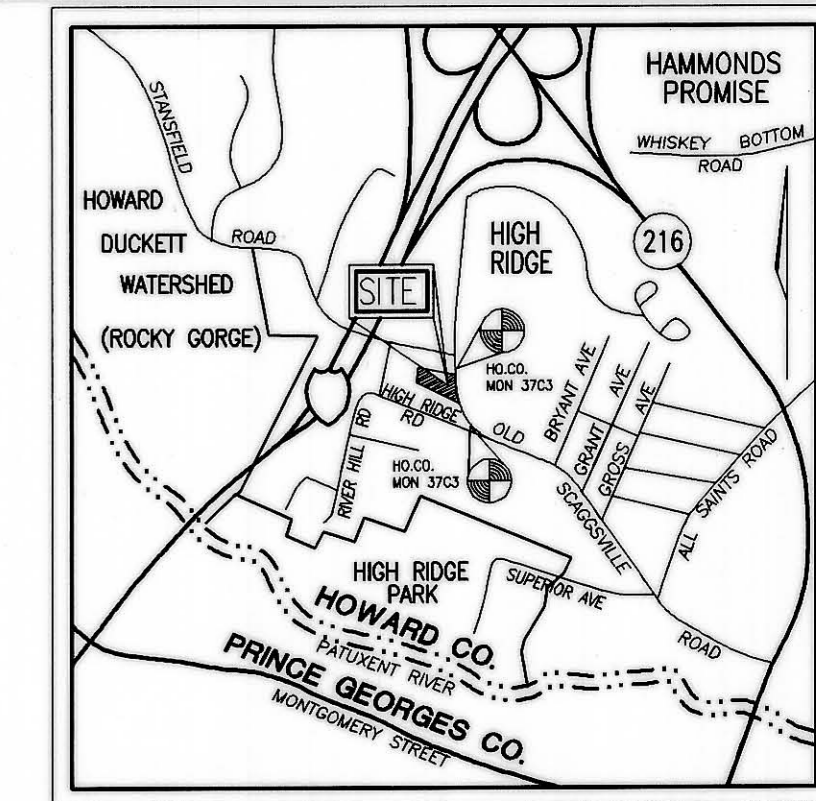
PLANT LIST

QTY	BOTANICAL/NAME COMMON NAME	SIZE	ROOT
14	ACER RUBRUM/ RED MAPLE	2-1/2"	B&B

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
S/C2	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 33



VICINITY MAP
SCALE: 1"=2000'

NOTES

- THE PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY VERIFIED BY VOGEL & ASSOCIATES, INC. IN APRIL, 2000.
- THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY OTHERS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$4,200.00 FOR THE 14 SHADE TREES.
- THERE ARE NO EXISTING STRUCTURES AND DRIVEWAYS LOCATED ON SITE.
- I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. TOTAL TRACT AREA	1.80 AC.
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.00 AC.
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00 AC.
D. NET TRACT AREA	1.80 AC.

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	1	0	0	0

E. AFFOREST THRESHOLD 15% X D = 0.27 AC
F. CONSERVATION THRESHOLD 20% X D = 0.36 AC

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	=	0.00 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	=	0.00 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	=	0.00 AC

BREAK EVEN POINT: 0.00

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	=	0.00 AC
K. CLEARING PERMITTED WITHOUT MITIGATION	=	0.00 AC

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED	=	0.00 AC
M. TOTAL AREA OF FOREST TO BE RETAINED	=	0.00 AC

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	=	0.00 AC
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	=	0.00 AC
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	=	0.00 AC
R. TOTAL REFORESTATION REQUIRED	=	0.00 AC
S. TOTAL AFFORESTATION REQUIRED	=	0.27 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	=	0.27 AC (11,761 SF)

Date	No	Revision	Description

FOREST CONSERVATION AND LANDSCAPE PLAN HILLTOP ESTATES SECTION II
HOWARD COUNTY, MARYLAND

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS, PLANNERS
32 WEST ROAD
TOWSON, MARYLAND 21284
(410) 823-8070 FAX (410) 823-2184

1st ELECTION DISTRICT

TAX MAP 47 PARCELS 760 AND 1018

Des By	KD	Scale	1"=50'	Proj No	20195.00
Drn By	MA	Date	OCTOBER, 2002	DRAWING NO	2 OF 3
Chk By	GK	Approved			

P-02-24