

SHEET INDEX	
Description	
1	Cover Sheet
2	Preliminary Plan
3	Schematic Grading, Landscape & Sediment Control Plan
4	Forest Conservation Plan
5	Forest Conservation Plan

COORDINATE TABLE		
POINT NO.	NORTH	EAST
55	574,409.170	1,378,388.033
29	574,417.998	1,378,828.977
3	573,820.374	1,378,806.234
51	573,522.498	1,377,935.686
56	573,837.606	1,378,109.774
57	574,174.370	1,378,295.827
58	574,354.255	1,378,375.673

ROAD CLASSIFICATION		
Road Name	Classification	R/W
Jeans Way	Closed Section Public Access Street 0+00 - 7+35.22	#

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	8,487 sq.ft.	414 sq.ft.	8,073 sq.ft.
4	18,408 sq.ft.	900 sq.ft.	17,508 sq.ft.
5	11,483 sq.ft.	1,939 sq.ft.	9,544 sq.ft.

CENTERLINE ROAD CURVE DATA				
Curve #	Stations	Delta	Radius	Arc Length
C-1	1+71.99 - 3+58.38	47° 48' 32"	215.32'	186.39'
C-2	6+51.12 - 7+36.12	25° 15' 07"	200'	85.00'

LEGEND

- Proposed House Site
- Denotes Non-Tidal Wetlands
- Denotes 15% - 24.9% Slopes
- Denotes 25% Slopes or Greater
- Denotes Forest Conservation Areas
- Denotes Soil Line
- Denotes Proposed Shade Tree
- Denotes Proposed Evergreen Tree
- Denotes Existing Specimen Tree

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY		ADJACENT TO PERIMETER PROPERTY				
	1	2	3	4	5	6	7
PERIMETER LANDSCAPE							
LANDSCAPE TYPE	B	B	A	A	A	A	A
LINEAR FEET	316'	184'	130'	247'	407'	598'	873'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	YES 197'	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO
NO. OF PLANTS REQ'D.*							
SHADE TREES	1:50 - 6	1:50 - 4	1:60 - 2	1:60 - 4	1:60 - 7	1:60 - 10	1:60 - 15
EVERGREEN TREES	1:40 - 8	1:40 - 5	0	0	0	0	0
SHRUBS	0	0	0	0	0	0	0

SCHEDULE D SWM PERIMETER LANDSCAPING

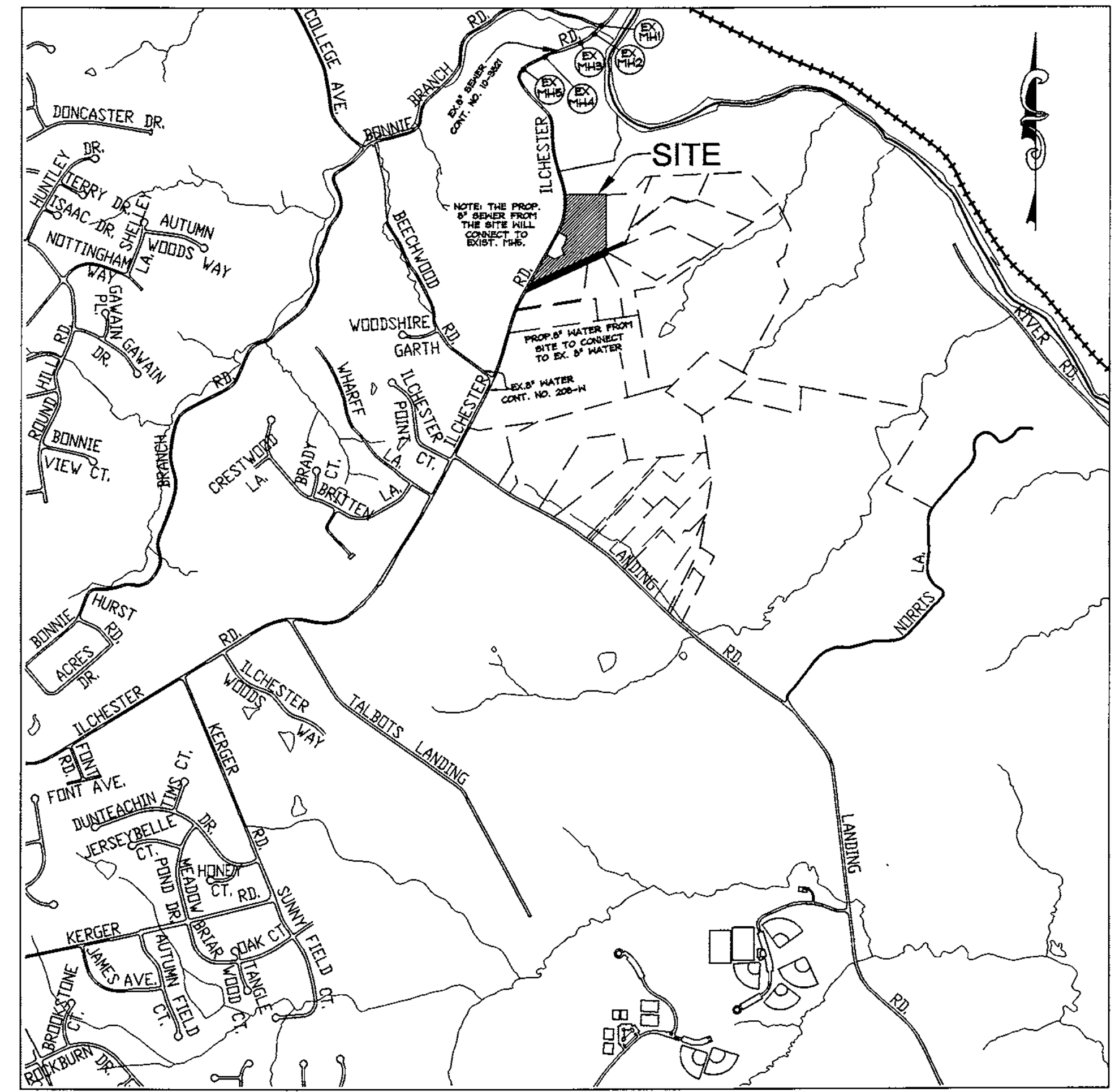
CATEGORY	ADJACENT TO SWM FACILITY
PERIMETER LANDSCAPE	B
LANDSCAPE TYPE	B
LINEAR FEET	1236'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO
NO. OF PLANTS REQ'D.	
SHADE TREES	1:50 - 25
EVERGREEN TREES	1:40 - 31
SHRUBS	0

- NOTES:
- THE SPECIFIC TYPE OF LANDSCAPING SHALL BE LISTED AT THE FINAL DESIGN STAGE.
 - WHEN EQUAL SUBSTITUTIONS ARE MADE, NO PRIOR APPROVAL IS NEEDED FROM THE DEPARTMENT OF PLANNING AND ZONING; HOWEVER, A REVISED PLANT LIST MUST BE SUBMITTED WITH THE CERTIFICATION OF INSTALLATION.
 - IF CHANGES IN THE GENERAL TYPE OF PLANT MATERIAL ARE TO BE MADE OR IF A CHANGE IN AN OPTIONAL TREATMENT IS PROPOSED, WRITTEN AUTHORIZATION MUST BE REQUESTED FROM THE DEPARTMENT OF PLANNING AND ZONING. IN SUCH A CASE, THE DEPARTMENT MAY REQUIRE THE LANDSCAPE PLAN BE REVISED UTILIZING THE "RED LINE REVISION PROCESS".
 - STREET TREES ALONG BOTH SIDES OF JEANS WAY WILL BE SHOWN AT THE FINAL PLAN STAGE.
 - ONE SHADE TREE IS REQUIRED PER SFA UNIT (12 SHADE TREES) AND WILL BE SHOWN AT THE SDP STAGE.
 - PER THE PLANNING BOARD'S REQUIREMENTS FENCING IS SHOWN ALONG THE ENTRY ROAD. DESIGN WILL BE DONE AT THE FINAL PLAN STAGE AND FENCE WILL BE BONDED WITH DEVELOPERS AGREEMENT. LANDSCAPING IS REQUIRED ALONG THE REAR OF TOWNHOUSE LOTS (TO BE SHOWN AND BONDED AT THE SDP STAGE) AND THE WATER SURFACE AREA WITHIN THE POND HAS BEEN MAXIMIZED.
 - FOR THE SWM PERIMETER LANDSCAPING SMALL DECIDUOUS OR EVERGREEN TREES MAY BE SUBSTITUTED FOR SHADE TREES AT A 2:1 RATIO FOR A MAXIMUM OF 50% OF THE REQUIRED SHADE TREES. SHRUBS MAY BE SUBSTITUTED FOR SHADE TREES AT A RATIO OF 10:1 FOR A MAXIMUM OF 25% OF THE REQUIRED SHADE TREES.

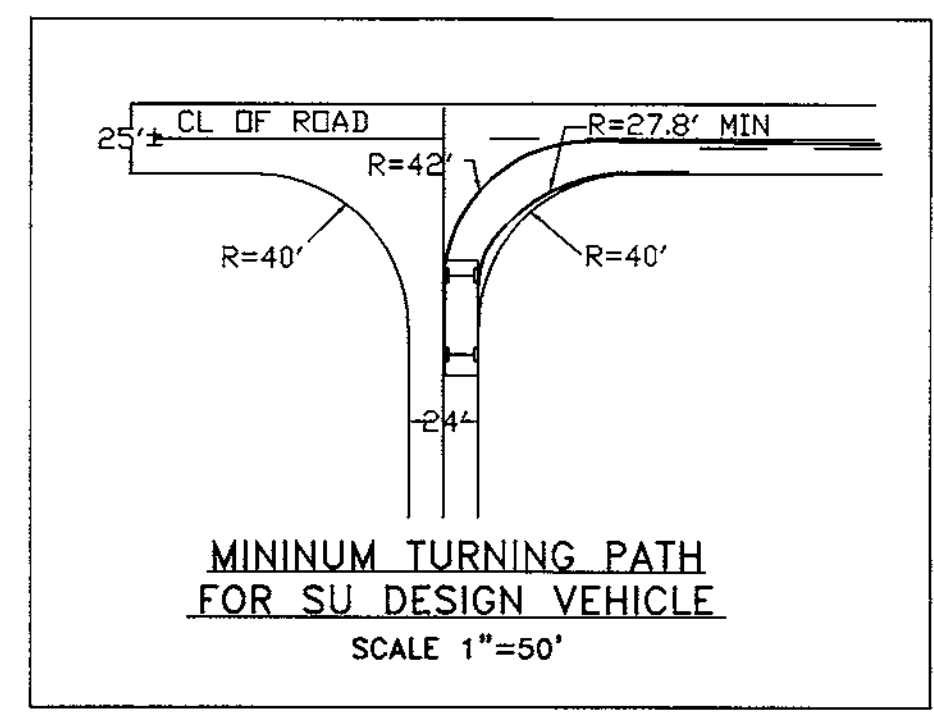
PRELIMINARY PLAN FOR ILCHESTER HILLS

ZONING "R-ED"

TAX MAP No. 31 PARCEL: 419 GRID: 5
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1200'



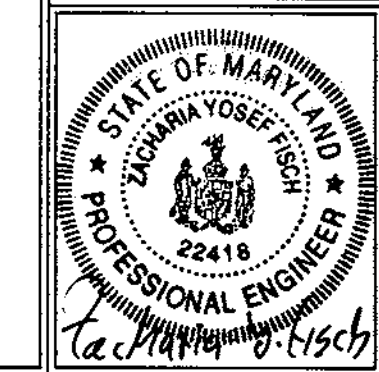
TENTATIVELY APPROVAL
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. [Signature] 1/6/03
PLANNING DIRECTOR DATE

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED "R-ED" PER 9/18/92 COMPREHENSIVE ZONING PLAN.
 - THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN WATER AND SEWER DISTRICT. PUBLIC WATER AND SEWER ARE TO BE UTILIZED. SEWER CONTRACT NO. 10-3821 AND WATER CONTRACT NO. 208-W (WATERSHED NO. 814-003-7150), BOTH IN THE PATAPSCO DRAINAGE AREA, ARE TO BE UTILIZED.
 - SOILS MAP No. 20 # 21.
 - GROSS AREA OF SITE: 9.33 ac.± (0.76 ac. STEEP SLOPES AND 8.57 ac. NET).
 - NET AREA OF SITE: 8.57 ac.±
 - DENSITY CALCULATIONS:
 - NUMBER OF UNITS ALLOWED: 8.57 ac. x 2 = 17 UNITS
 - NUMBER OF UNITS PROPOSED: 17 UNITS
 - OPEN SPACE REQUIREMENTS:
 - OPEN SPACE REQUIRED (25%): 9.33 ac. x 0.25 = 2.33 ac.
 - OPEN SPACE PROVIDED: 5.26 ac.±
 - AREA OF PROPOSED BUILDABLE LOTS: 2.68 ac.±
 - AREA OF PROPOSED PUBLIC RIGHT OF WAY: 1.39 ac.±
 - TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY PREPARED BY JOHN C. MELLEMA SR. INC. IN OCTOBER, 2000.
 - WETLANDS DELINEATION AND FOREST STAND DELINEATION PREPARED BY EXPLORATION RESEARCH INC.
 - PREVIOUS HOWARD COUNTY FILE NUMBER S-01-13 APPROVED ON 3-5-02 AND HP-02-12.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. THE FOLLOWING WAIVERS HAVE BEEN APPROVED, A DESIGN MANUAL WAIVER APPROVED ON 8-20-01 TO ALLOW LESS THAN THE MINIMUM REQUIRED INTERSECTION SIGHT DISTANCE, AND WAIVER HP-02-12 APPROVED ON 11-20-01 TO ALLOW GRADING AND REMOVAL OF VEGETATION WITHIN WETLANDS AND BUFFER FOR THE PURPOSE OF UPGRADING THE EXISTING POND TO MEET MD-378 FOR A SWM FACILITY. WAIVER HP-02-12 IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH DED REQUIREMENTS WHICH ARE, APPROVAL OF A FEDERAL AND STATE PERMIT, APPROVAL OF AN ACCEPTABLE SWM DESIGN AND APPROVAL OF AN ADEQUATE WETLAND MITIGATION PLAN
 - A SWM DESIGN WHICH MINIMIZES BUFFER INTRUSION WHICH IS ACCEPTABLE TO DED.
 - OBTAIN ALL FEDERAL AND STATE PERMITS.
 - COMPLIANCE WITH HOWARD SOIL CONSERVATION DISTRICT COMMENT TO MITIGATE THE LOST/DISTURBED WETLANDS AT A 1:1 RATIO WITHIN THE POND.
 - THE NONTIDAL WETLANDS AND WATERWAYS DIVISION OF THE WATER MGMT. ADMIN. (WMA) INTENDS TO ISSUE A NONTIDAL WETLANDS AND WATERWAYS LETTER OF AUTHORIZATION (LOA) AFTER IT RECEIVES TWO SETS OF THE FINAL CONSTRUCTION PLANS WHICH HAVE THE LIMITS OF ANY NONTIDAL WETLANDS, NONTIDAL WETLAND BUFFER WATERS OF THE STATE (INCLUDING 100' F.P.), LIMITS OF DISTURBANCE, BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, A SEQUENCE OF CONSTRUCTION AND APPROVED EROSION AND S.C. PLANS. THE PERMIT TRACKING NO. 01-NT-0418/2006629.
 - SWM WILL BE ACHIEVED THROUGH THE USE OF THE PROPOSED MICRO-POOL EXTENDED DETENTION FACILITY. THE POND WILL BE PUBLICLY OWNED WITH JOINT MAINTENANCE BY H.O.A. AND HOWARD COUNTY.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD CO. MONUMENT NOS. 3166 AND 3167 WERE USED FOR THIS PROJECT.
 - THERE ARE NO FLOODPLAINS, HISTORIC STRUCTURES OR CEMETERIES ON-SITE.
 - THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE RECENTLY AMENDED ZONING REGULATIONS, COUNCIL BILL 50-2000.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
 - THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HERBST BENSON AND ASSOCIATES DATED JUNE, 2002.
 - STREET TREES TO BE PROVIDED ALONG BOTH SIDES OF JEANS WAY WILL BE SHOWN AT THE FINAL PLAN STAGE.
 - LANDSCAPING WILL BE THE RESPONSIBILITY OF THE DEVELOPER AT THE FINAL PLAN STAGE.
 - ON JANUARY 23, 2002 THE SUBJECT PROPERTY WAS APPROVED BY HOWARD COUNTY PLANNING BOARD, CASE No. 357, SUBJECT TO THE FOLLOWING:
 - PROVIDING FENCING ALONG THE ENTRY ROAD. *Perimeter 7*
 - PROVIDING ADDITIONAL LANDSCAPING ALONG THE REAR OF THE TOWNHOUSE LOTS.
 - MAXIMIZE THE WATER SURFACE ON THE FUTURE STORMWATER MANAGEMENT POND.
 - TENTATIVE ALLOCATIONS FOR 16 HOUSING UNITS WERE GRANTED ON 7-2-02.
 - IN ACCORDANCE WITH THE GEOTECHNICAL SUBSURFACE INVESTIGATION, THE EXISTING EMBANKMENT IS CONSTRUCTED OF MATERIAL NOT SUITABLE TO MEET CURRENT MD 378 STANDARDS. THEREFORE THE EXISTING EMBANKMENT SHALL BE REMOVED AND RECONSTRUCTED.

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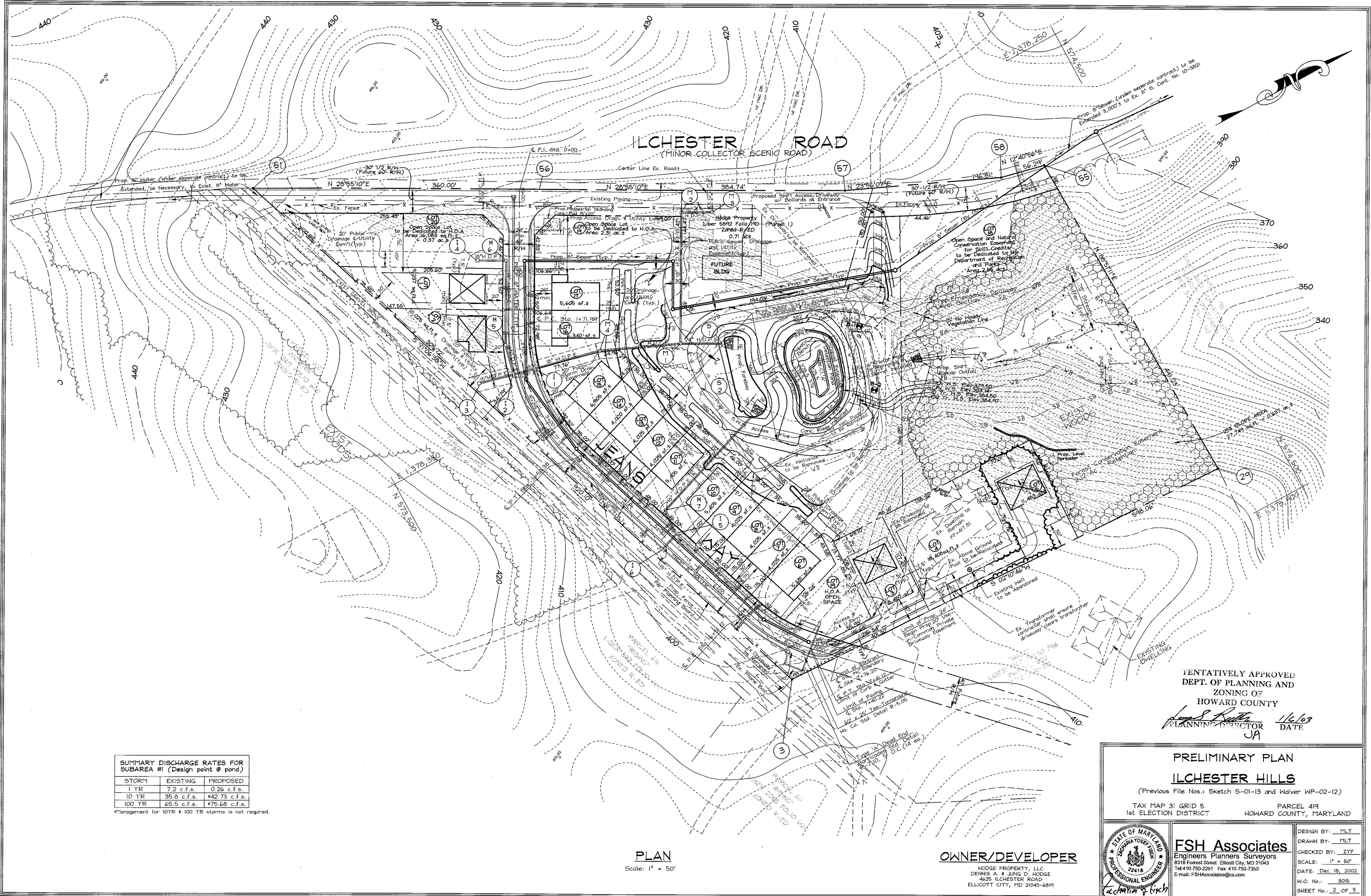
OWNER/DEVELOPER
HODGE PROPERTY, LLC
DENNIS A. & JUNG D. HODGE
4625 ILCHESTER ROAD
ELLCOTT CITY, MD 21043-6819



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DESIGN BY: MLT
DRAWN BY: MLT
CHECKED BY: ZYF
SCALE: As Shown
DATE: Dec. 18, 2002
H.O. No.: 3015
SHEET No. 1 OF 5

P-03-04



SUMMARY DISCHARGE RATES FOR SUBAREA #1 (Design point @ pond)

STORM	EXISTING	PROPOSED
1 YR	7.2 c.f.s.	0.26 c.f.s.
10 YR	35.8 c.f.s.	42.73 c.f.s.
100 YR	65.5 c.f.s.	75.68 c.f.s.

*Management for 10YR & 100 YR storms is not required.

PLAN
Scale: 1" = 50'

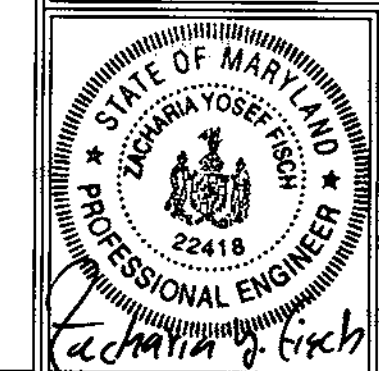
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TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

James S. Butler 11/6/03
PLANNING DIRECTOR DATE
JA

PRELIMINARY PLAN
ILCHESTER HILLS

(Previous File Nos.: Sketch S-01-13 and Waiver WP-02-12)
TAX MAP 31 GRID 5 PARCEL 419
1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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DATE: Dec. 18, 2002
W.O. No.: 3015
SHEET No.: 2 OF 5

P0304

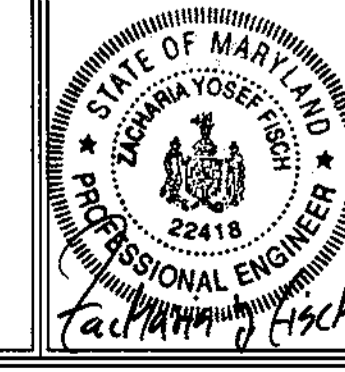


TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
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 HOWARD COUNTY

John P. Smith 11/6/08
 PLANNING DIRECTOR DATE
 JA

Schematic Grading, Landscaping and
 Sediment Control Plan
Ilchester Hills
 (Previous File Nos.: Sketch S-01-13 and Waiver WP-02-12)
 TAX MAP 31 GRID 5 PARCEL 419
 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

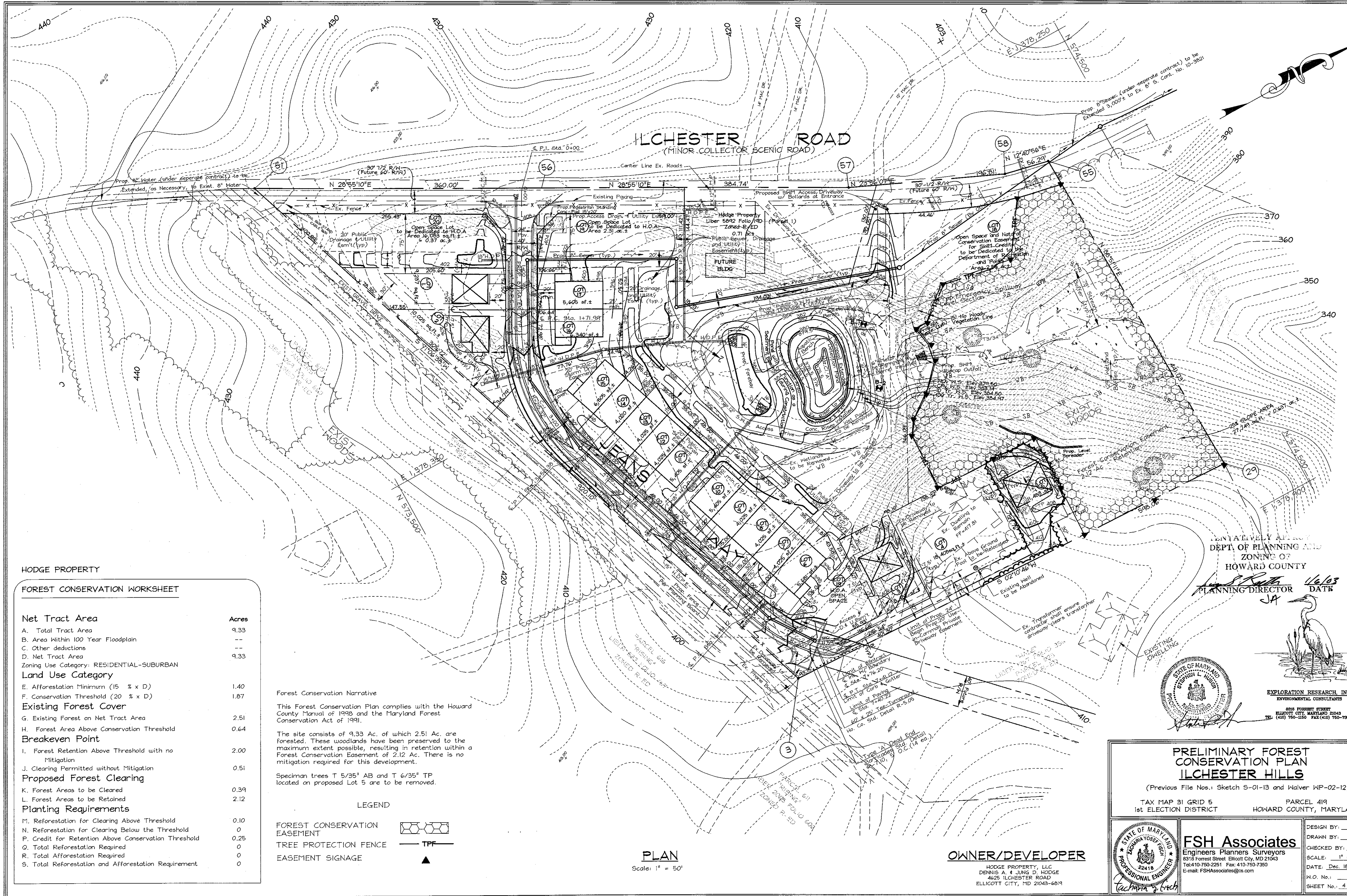
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 DRAWN BY: MLT
 CHECKED BY: ZYF
 SCALE: 1" = 50'
 DATE: Dec. 18, 2002
 W.O. No.: 3015
 SHEET No.: 3 OF 5

PLAN
 Scale: 1" = 50'



HODGE PROPERTY

FOREST CONSERVATION WORKSHEET

Net Tract Area	Acres
A. Total Tract Area	9.33
B. Area Within 100 Year Floodplain	--
C. Other deductions	--
D. Net Tract Area	9.33
Zoning Use Category: RESIDENTIAL-SUBURBAN	
Land Use Category	
E. Afforestation Minimum (15 % x D)	1.40
F. Conservation Threshold (20 % x D)	1.87
Existing Forest Cover	
G. Existing Forest on Net Tract Area	2.51
H. Forest Area Above Conservation Threshold	0.64
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	2.00
J. Clearing Permitted without Mitigation	0.51
Proposed Forest Clearing	
K. Forest Areas to be Cleared	0.39
L. Forest Areas to be Retained	2.12
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0.10
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	0.25
Q. Total Reforestation Required	0
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	0

Forest Conservation Narrative

This Forest Conservation Plan complies with the Howard County Manual of 1998 and the Maryland Forest Conservation Act of 1991.

The site consists of 9.33 Ac. of which 2.51 Ac. are forested. These woodlands have been preserved to the maximum extent possible, resulting in retention within a Forest Conservation Easement of 2.12 Ac. There is no mitigation required for this development.

Specimen trees T 5/35¹ AB and T 6/35¹ TP located on proposed Lot 5 are to be removed.

LEGEND

FOREST CONSERVATION EASEMENT

TREE PROTECTION FENCE

EASEMENT SIGNAGE

PLAN

Scale: 1" = 50'

DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

PLANNING DIRECTOR *J.A.* DATE 1/6/03

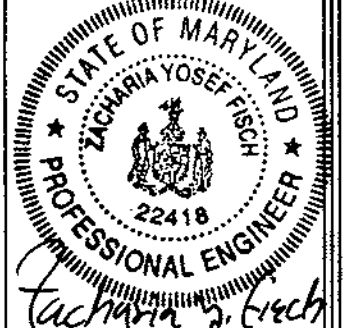


EXPLORATION RESEARCH INC.
ENVIRONMENTAL CONSULTANTS
8218 FOREST STREET
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TEL: (410) 760-1160 FAX: (410) 760-7260



**PRELIMINARY FOREST CONSERVATION PLAN
ILCHESTER HILLS**

(Previous File Nos.: Sketch S-01-13 and Waiver WP-02-12)
TAX MAP 31 GRID 5 1st ELECTION DISTRICT PARCEL 419
HOWARD COUNTY, MARYLAND



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SCALE: 1" = 50'
DATE: Dec. 18, 2002
W.O. No.: 3015
SHEET No.: 4 OF 5

OWNER/DEVELOPER

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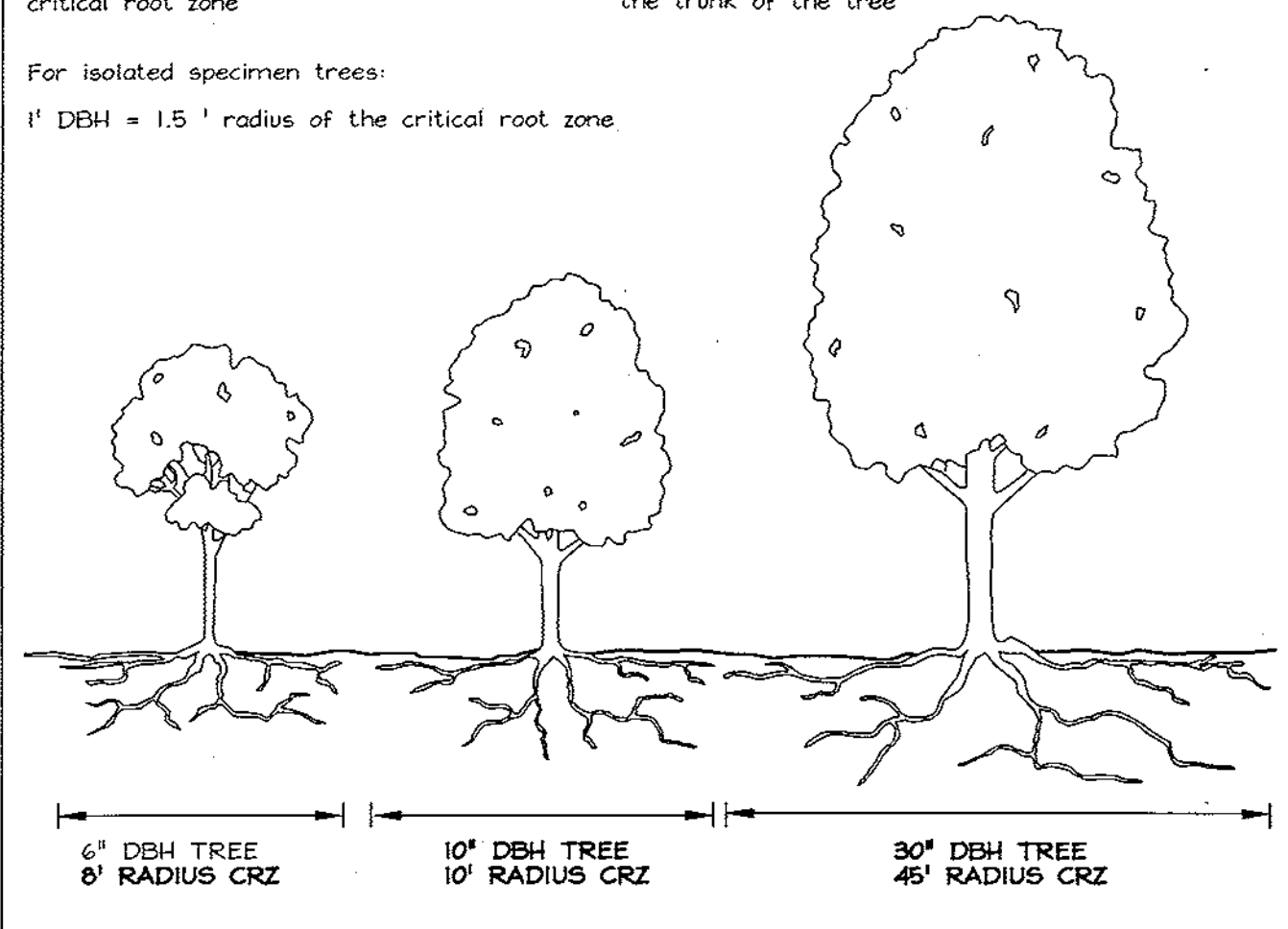
CRITICAL ROOT ZONE

For the edge of large areas, use the greater of the two choices below:

1" DBH of the tree = 1' radius of the critical root zone or 5 ft radius circle around the trunk of the tree

For isolated specimen trees:

1" DBH = 1.5' radius of the critical root zone

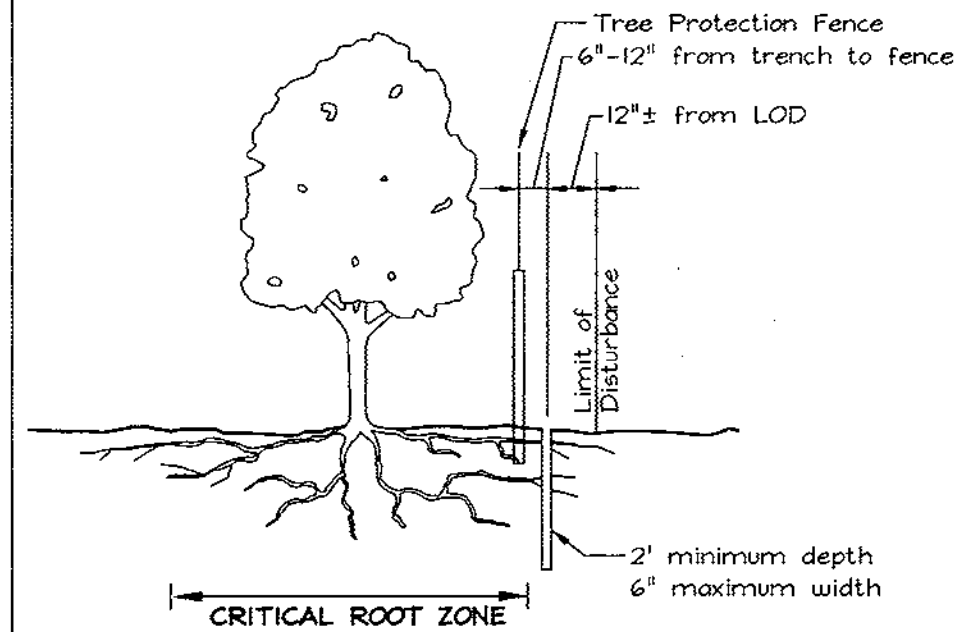


MANAGEMENT NOTES FOR FOREST RETENTION AREAS

- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County inspectors shall attend.
- Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail).
 - Water and fertilize as needed.
- During construction phase, monitor and correct condition of retained trees for: soil compaction, root injury, flood conditions, drought conditions and other stress signs.
- Post-Construction Phase
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering. Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County inspector shall inspect the entire area.

ROOT PRUNING

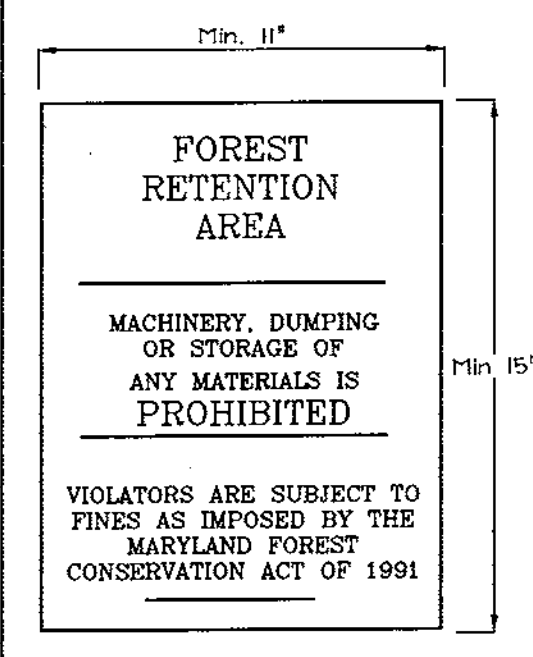
- Retention areas shall be set prior to construction
- Boundaries of retention areas shall be flagged, and location of trench shall be specified by ERI Qualified Professional.
- Roots shall be cut cleanly with root pruning equipment. Where roots > 1" are found, trenching shall be done by air spade or hand tools. Roots > 1" shall be cut with a hand saw.
- Trench shall be immediately backfilled with soil removed or high organic content soil.
- Any other techniques shall be approved by the ERI Qualified Professional before implementation.



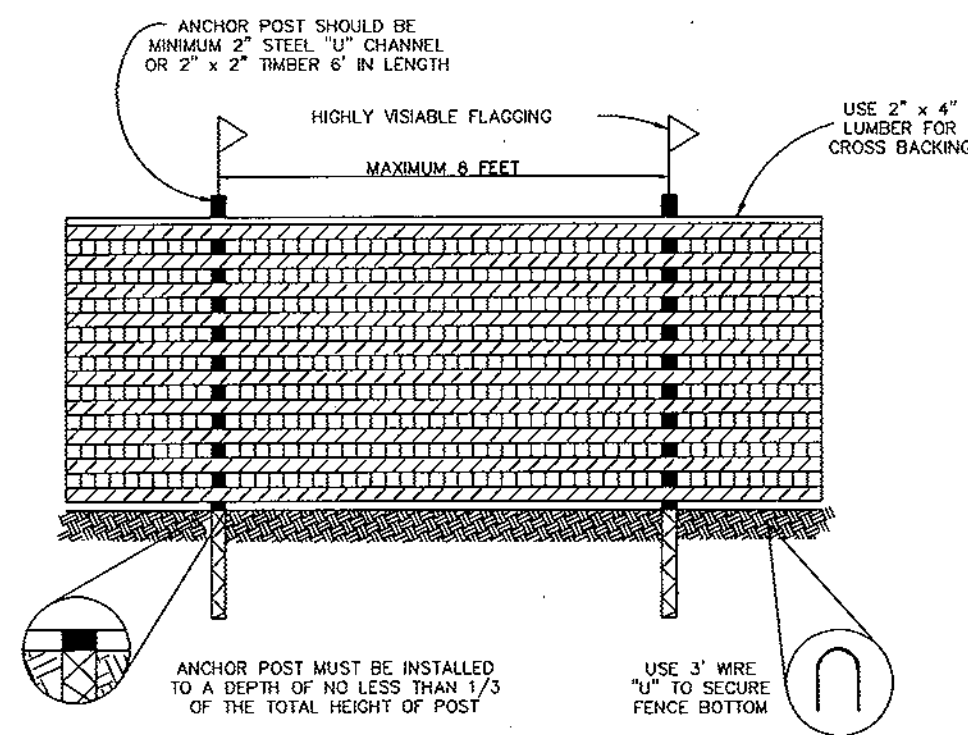
Soil Protection Zone Notes

- The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance.
- Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the tree, whichever is greater.
- No construction activity is permitted within the Soil Protection Zone.
- If soil has been compacted or grading has taken place in the vicinity of the Soil Protection Zone, root pruning shall be implemented per Root Pruning detail, shown on this plan.
- Root pruning shall occur prior to the beginning of construction.
- Where the Soil Protection Zone must encroach inside the Critical Root Zone of a tree, soil disturbance shall be mitigated with vertical mulching, radial trenching, or another method approved by the ERI Forest Conservation Professional.
- Prior to construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
- Tree maintenance and removal shall be undertaken by a qualified MD Tree Expert to ensure damage to surrounding trees is minimized.
- Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth of 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.

Forest Retention Area Protection Signage



BLAZE ORANGE PLASTIC MESH



- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL

NOT TO SCALE

Professional Engineer Seal for Stephen L. Hodge, State of Maryland, License No. 22410. Signature of Stephen L. Hodge. Date: 11/6/03. Signature of J.A. (Inspector/Reviewer).

EXPLORATION RESEARCH, INC.
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PRELIMINARY FOREST CONSERVATION PLAN
ILCHESTER HILLS
(Previous File Nos.: Sketch S-01-13 and Waiver WP-02-12)

TAX MAP 31 GRID 5 PARCEL 419
1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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DESIGN BY: MLT
DRAWN BY: MLT
CHECKED BY: ZYP
SCALE: 1" = 50'
DATE: Dec. 18, 2002
W.O. No.: 3015
SHEET No. 5 OF 5

OWNER/DEVELOPER
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7-03-04