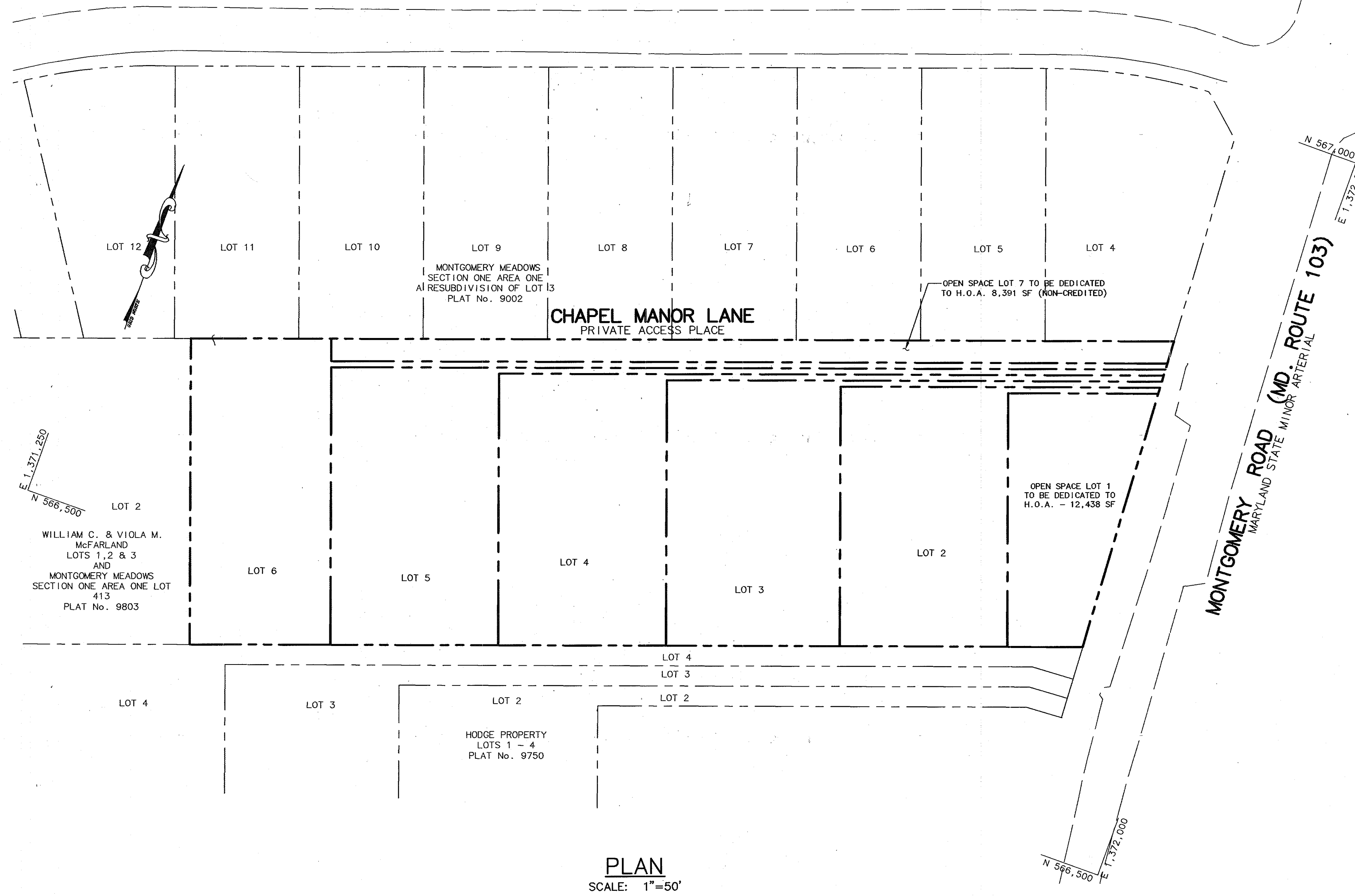


SHEET INDEX	
NO	DESCRIPTION
1	PRELIMINARY PLAN TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY DRAINAGE AREA MAP, GRADING PLAN AND SOILS MAP
4	PRELIMINARY LANDSCAPE PLAN
5	FOREST CONSERVATION PLAN

GENERAL NOTES

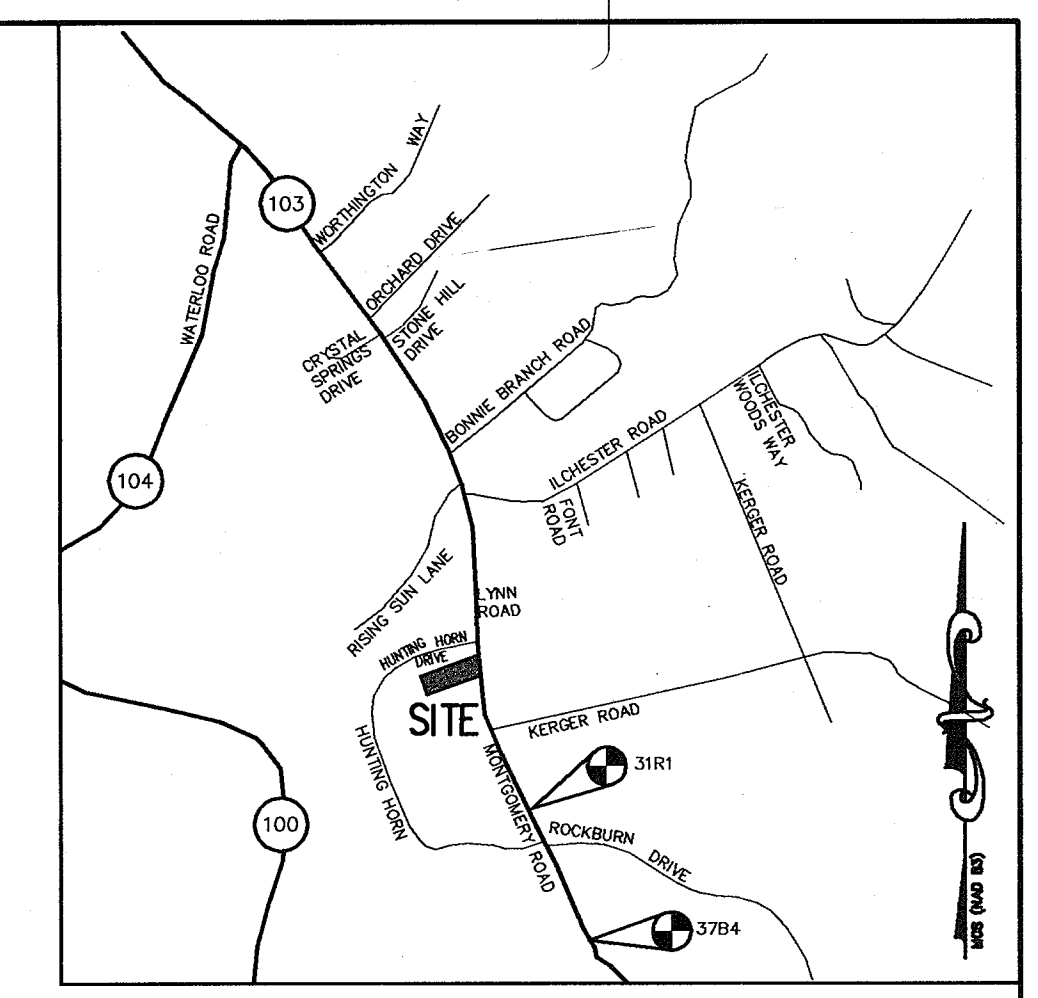
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. IV "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS, (JANUARY 1998)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD STUDY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY PATTON HARRIS RUST AND ASSOCIATES IN JULY, 2003.
- 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. 2744004 AND 2744005.
- PUBLIC WATER WILL BE EXTENDED TO THE SITE FROM PUBLIC WATER LOCATED WITHIN MONTGOMERY ROAD CONTRACT 132-W.
- SEWER DRAINAGE AREA: PATAPSCO. PUBLIC SEWER WILL BE EXTENDED TO THE SITE FROM PUBLIC SEWER LOCATED WITHIN MONTGOMERY ROAD CONTRACT 10-1215.
- THE STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY THE DISCONNECTION OF ROOFTOP AND NON-ROOFTOP RUNOFF CREDIT AND RAINGARDENS.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- NO WETLANDS EXIST ON SITE AS CERTIFIED BY PATTON HARRIS RUST & ASSOCIATES PER FIELD INVESTIGATION ON NOVEMBER 14, 2002.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP AND APPROVED DATED MAY 15, 2003.
- A NOISE STUDY WAS PREPARED BY MARS GROUP AND APPROVED DATED AUGUST 2003.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PATTON HARRIS RUST AND ASSOCIATES DATED MARCH 2003.
- SUBJECT PROPERTY ZONED R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS.: S-03-09, WP-03-86.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, 1.6, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T160.
- ALL STREET CURB RETURNS SHALL HAVE 25' RADII UNLESS OTHERWISE NOTED.
- ALL STREET LIGHTS SHALL BE LOCATED BETWEEN 2'-0" AND 4'-0" BEHIND FACE OF CURB.
- TYPE AND NUMBER OF STREET TREES SHOWN ON THIS PLAN ARE TENTATIVE AND ARE USED FOR BOND PURPOSES ONLY. THE FINAL LOCATION AND VARIETY OF LOCATION AND VARIETY OF TREES MAY VARY TO ACCOMMODATE FIELD CONDITIONS INCLUDING 20' CLEARANCE OF ANY STREET LIGHT AND SHALL BE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. BOND RELEASE IS CONTINGENT UPON SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- THERE ARE TWO EXISTING PERMANENT STRUCTURES ON-SITE. THE EXISTING HOUSE ON LOT 3 WILL BE RETAINED. ALL OTHER STRUCTURES WILL BE REMOVED.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED DEVELOPMENT WILL BE SATISFIED BY THE PAYMENT OF A FEE-IN-LIEU, OR AT AN OFF-SITE LOCATION.
- THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL 90-2001.
- WP-03-86 - A REQUEST TO WAIVE SECTIONS 16.120(b)(4)(ii) AND 16.121(e)(ii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH PROHIBITS ACCESS EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE ON RESIDENTIAL LOTS AND WHICH REQUIRES OPEN SPACE LOTS TO HAVE 40' OF FRONTAGE ON A PUBLIC ROAD, RESPECTIVELY WAS APPROVED ON MARCH 5, 2003, SUBJECT TO THE FOLLOWING CONDITION:
1. A MAINTENANCE AGREEMENT FOR THE PRIVATE ACCESS PLACE SERVING LOTS 2-6 AND OPEN SPACE LOT 1 SHALL BE RECORDED WITH THE FINAL PLAN.
- RAINGARDENS ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF EACH INDIVIDUAL LOT.

PRELIMINARY PLAN CHAPEL MANOR LOTS 1-7 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND



PLAN
SCALE: 1"=50'

BENCH MARK
CONTROL STATION 31R1
ELEVATION 401.748
N 565,303.465
E 1,372,517.678
CONTROL STATION 37B4
ELEVATION 402.115
N 563,928.548
E 1,373,109.059



VICINITY MAP
SCALE: 1"=2000'

SITE TABULATION

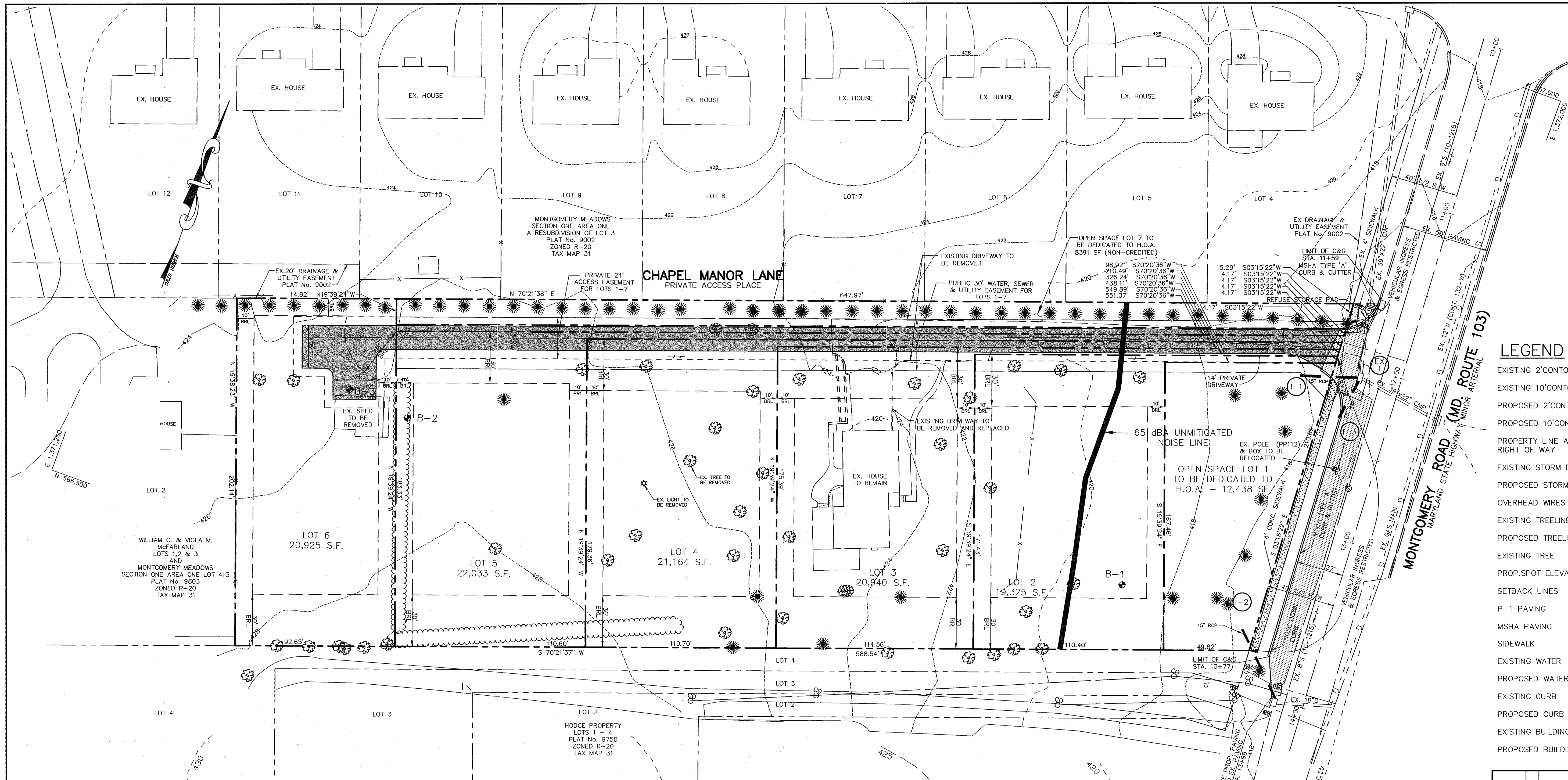
EXISTING ZONING	R-20
GROSS AREA OF PROPERTY	2.87 AC (124,975 SF)
AREA IN 100 YR. FLOODPLAIN	0.00 AC
AREA OF STEEP SLOPE	0.00 AC
AREA OF RIGHT-OF-WAY DEDICATION	0.00 AC
NET TRACT AREA	2.87 AC (124,975 SF)
AREA OF PROPOSED BUILDABLE LOTS	2.39 AC
MINIMUM LOT SIZE SELECTED	18,000 SF
AREA OF REQUIRED OPEN SPACE (10% OF NET)	0.29 AC (12,502 SF)
AREA OF PROVIDED OPEN SPACE:	
CREDITED	0.29 AC (12,438 SF)
NON-CREDITED (LOT 7)	0.19 AC (8,391 SF)
TOTAL PROVIDED	0.48 AC (20,829 SF)
NUMBER OF BUILDABLE LOTS	5 INCLUDING (ONE EXISTING HOUSE TO REMAIN)
NUMBER OF OPEN SPACE LOTS	2
PROPOSED WATER AND SEWER	PUBLIC

MINIMUM LOT SIZE TABULATION			
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA/ MIN LOT SIZE
2	19,325	398	18,927
3	20,940	844	20,096
4	21,164	1,307	19,857
5	22,033	1,755	20,278
6	20,925	2,202	18,723

ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

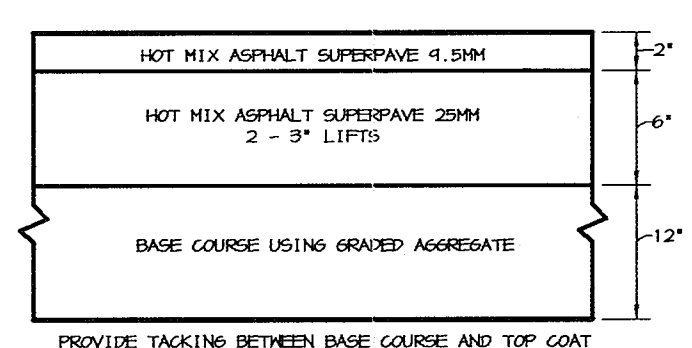
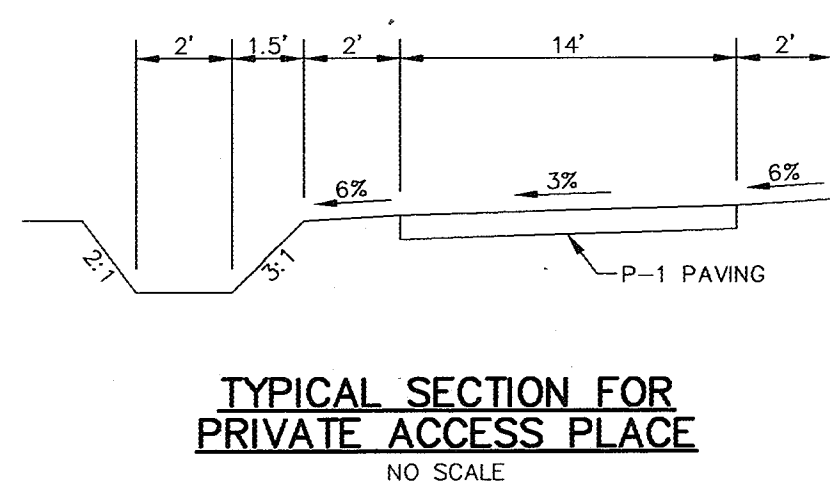
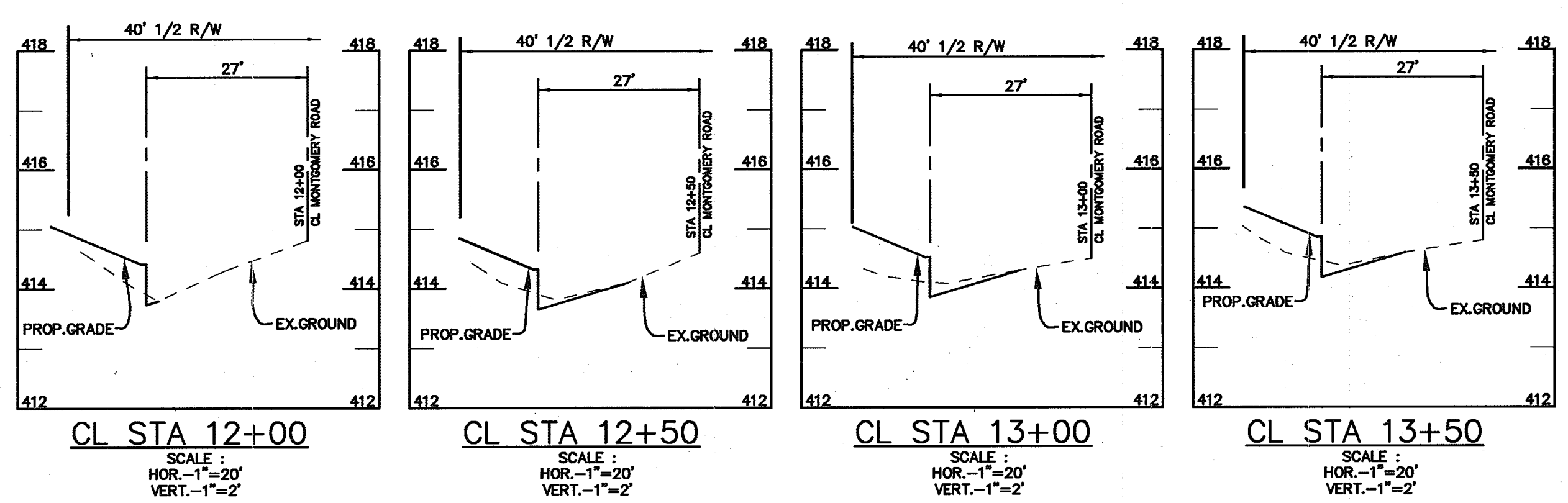
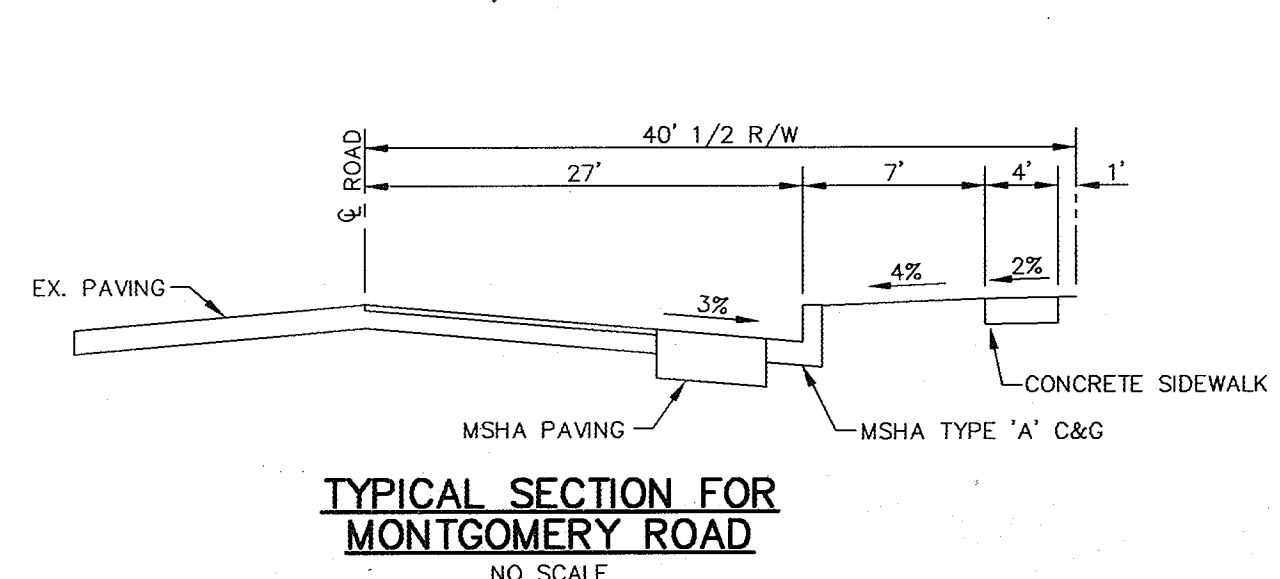
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark A. Weger 2/27/04
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER		DEVELOPER
WILLIAM McFARLAND, JR. TRUST VIOLA McFARLAND TRUST 5386 MONTGOMERY ROAD ELLICOTT CITY, MD 21043		CORNERSTONE HOLDINGS, LLC ATTN: BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565
PROJECT		
CHAPEL MANOR A 7 LOT SUBDIVISION		
AREA	TAX MAP 31	PARCEL 192 ZONED R-20
1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY PLAN TITLE SHEET		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
2.5.04 DATE		CHECKED BY : C.J.R.
		DESIGNED BY: A.C.R.
DRAWN BY: DAM		PROJECT NO: 11818\1-0\ENGR\C000C0V
DATE: FEBRUARY 5, 2004		SCALE: AS SHOWN
DRAWING NO. 1 OF 5		



LEGEND

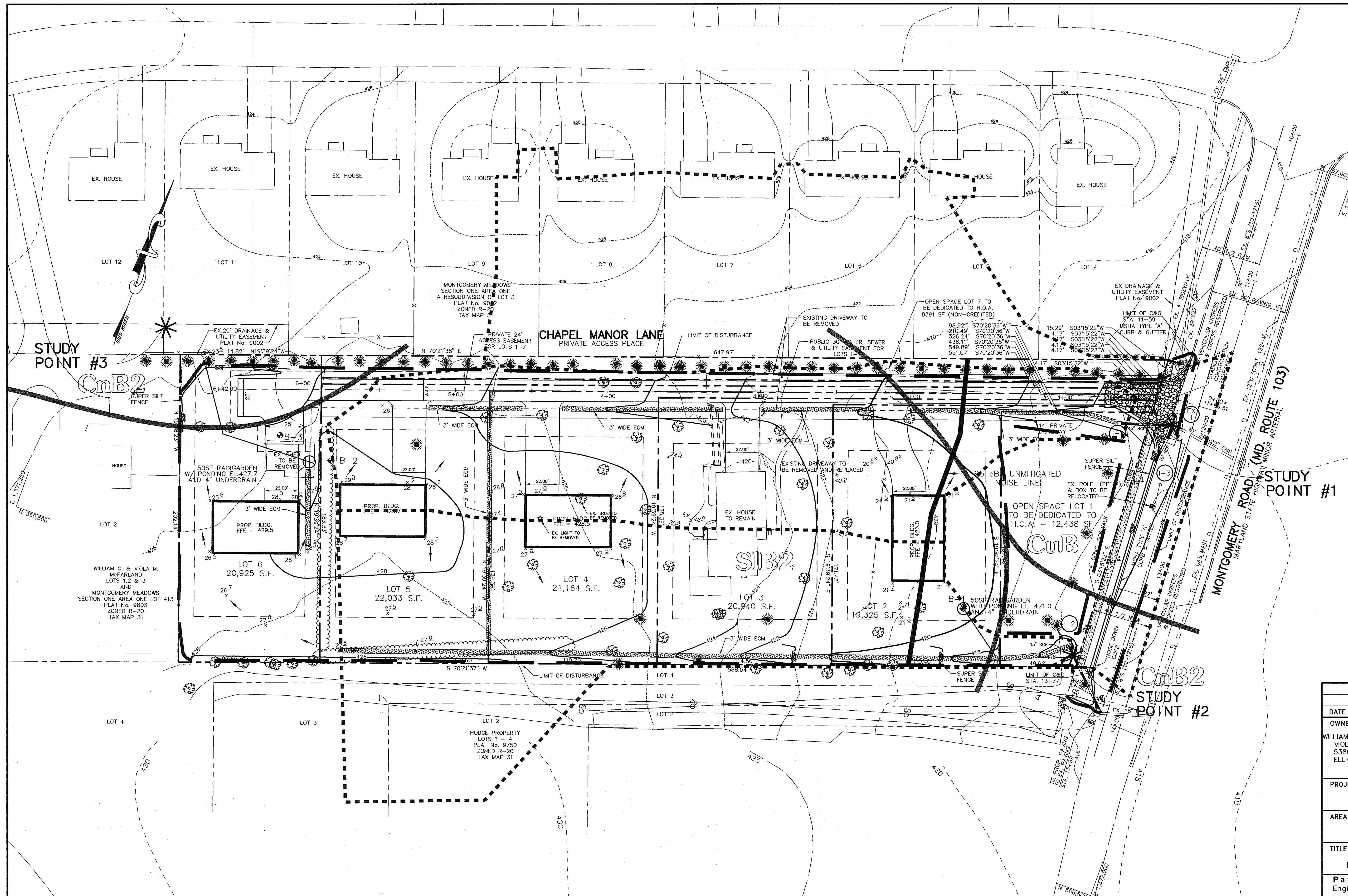
EXISTING 2' CONTOUR	400
EXISTING 10' CONTOUR	400
PROPOSED 2' CONTOUR	400
PROPOSED 10' CONTOUR	400
PROPERTY LINE AND RIGHT OF WAY	
EXISTING STORM DRAIN	15"D
PROPOSED STORM DRAIN	15"D
OVERHEAD WIRES	OHW
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING TREE	
PROP. SPOT ELEVATION	13'2
SETBACK LINES	
P-1 PAVING	
MSHA PAVING	
SIDEWALK	
EXISTING WATER	
PROPOSED WATER	
EXISTING CURB	
PROPOSED CURB	
EXISTING BUILDING	
PROPOSED BUILDING	



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Handwritten signature and date

DATE	NO.	REVISION
OWNER WILLIAM McFARLAND, JR. TRUST VIOLA McFARLAND TRUST 5386 MONTGOMERY ROAD ELLICOTT CITY, MD 21043		DEVELOPER CORNERSTONE HOLDINGS, LLC ATTN: BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565
PROJECT CHAPEL MANOR A 7 LOT SUBDIVISION		
AREA TAX MAP 31 PARCEL 192 ZONED R-20 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE PRELIMINARY PLAN		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
2.5.04 DATE	CHECKED BY: C.J.R.	
	DESIGNED BY: A.C.R.	
	DRAWN BY: DAM	
	PROJECT NO: 11818\1-0\ENGR\G400SIT	
	DATE: FEBRUARY 5, 2004	
	SCALE: 1"=30'	
	DRAWING NO. 2 OF 5	
CHRISTOPHER J. REID #19949		



LEGEND

SOIL LINES	
INLET DRAINAGE AREA DIVIDE	
STABILIZED CONSTRUCTION ENTRANCE	
LIMIT OF DISTURBANCE	
SUPER SILT FENCE	
EROSION CONTROL MATTING	

SOILS CHART

MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS DWELLINGS	EROSION HAZARD	HYDRIC	SLOPE (%)
CnB2	CHILLUM-FAIRFAX LOAMS	SLIGHT	MODERATE	NO	1-5%
CuB	COMUS SILT LOAM	SLIGHT	LOCAL ALLUVIUM	NO	3-8%
S1B2	SASSAFRAS LOAM	SLIGHT	MODERATE	NO	1-5%

* SOIL MAY CONTAIN HYDRIC INCLUSIONS

DRAINAGE AREA SUMMARY TABLE

	DRAINAGE AREA (AC)	WQv (CF)	Rev (CF)	Cpv (AC-FT)	Qp 1 (CFS)	Qp 10 (CFS)	Qp 100 (CFS)	COMMENTS
STUDY POINT 1	1.43	1779	462	N/A	1.14	4.62	4.62	ROOFTOP & NON-ROOFTOP RUNOFF DISCONNECTION CREDIT
STUDY POINT 2	1.18	898	234	N/A	0.61	3.09	3.09	ROOFTOP RUNOFF DISCONNECTION CREDIT
STUDY POINT 3	0.63	751	195	N/A	0.33	2.63	2.63	ROOFTOP & NON-ROOFTOP RUNOFF DISCONNECTION CREDIT

THE ROOFTOP RUNOFF AND NON-ROOFTOP RUNOFF DISCONNECTION CREDITS WILL PROVIDE FOR THE REQUIRED WQv AND REV. TWO RAINGARDENS HAVE BEEN PROVIDED ON LOTS 2 AND LOT 6 TO ACCOUNT FOR A ROOFTOP DISCONNECT LENGTH OF LESS THAN THE REQUIRED 75'. Cpv IS NOT REQUIRED ON THIS SITE BECAUSE THE PROPOSED 1-YEAR STORM DISCHARGE IS LESS THAN 2 CFS FOR EACH DRAINAGE AREA.

DATE	NO.	REVISION
OWNER		DEVELOPER
WILLIAM McFARLAND, JR. TRUST VIOLA McFARLAND TRUST 5386 MONTGOMERY ROAD ELLICOTT CITY, MD 21043		CORNERSTONE HOLDINGS, LLC ATTN: BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565

PROJECT
CHAPEL MANOR
 A 7 LOT SUBDIVISION

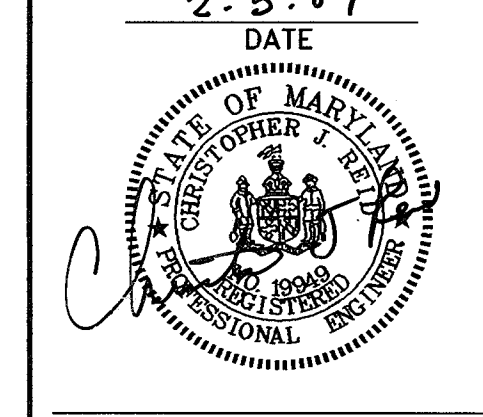
AREA TAX MAP 31 PARCEL 192 ZONED R-20
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE PRELIM. DRAINAGE AREA MAP
 GRADING PLAN AND SOILS MAP

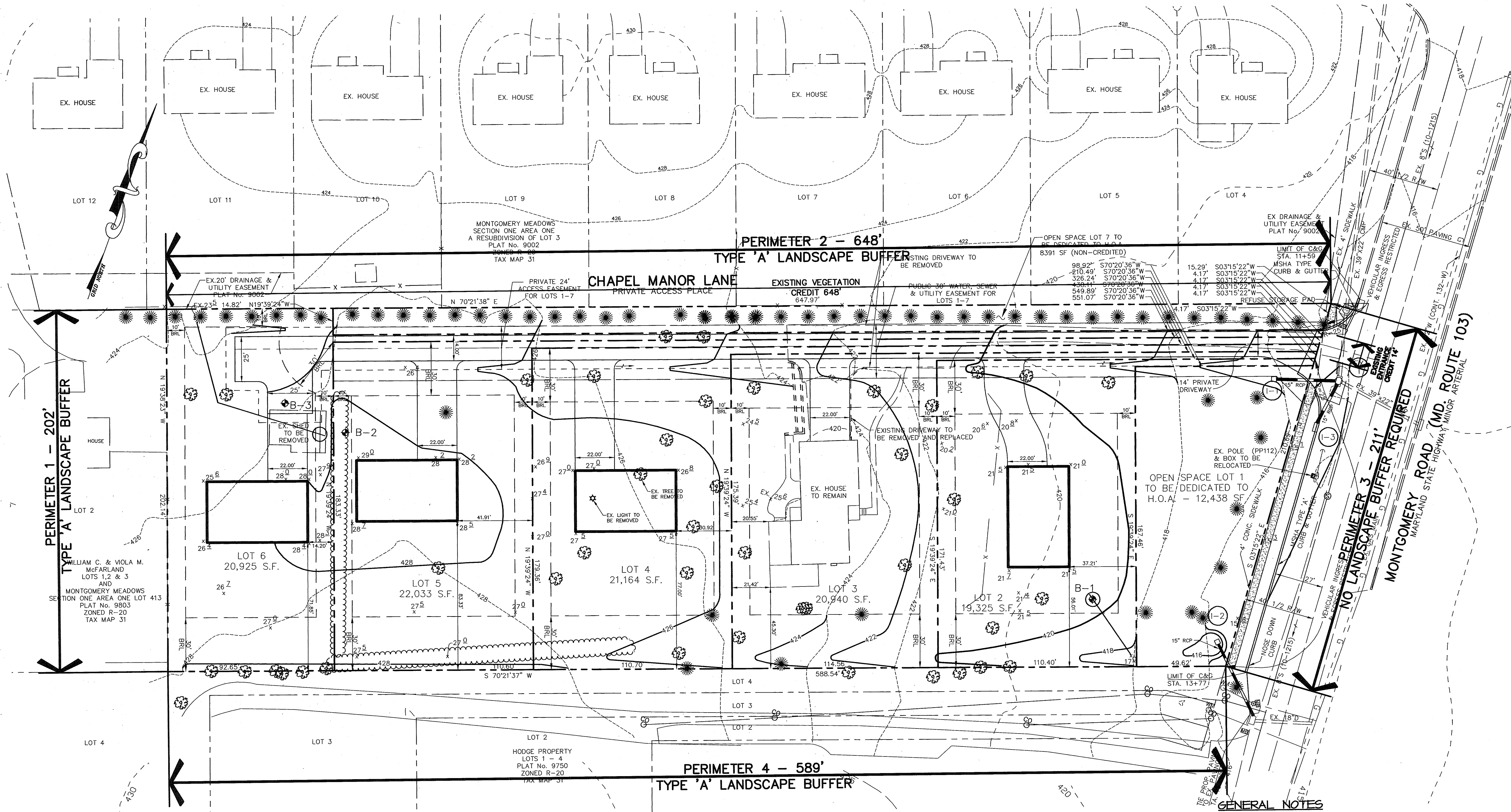
Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

DATE	2.5.04	CHECKED BY:	C.J.R.
DESIGNED BY:	A.C.R.	DRAWN BY:	DAM
PROJECT NO:	11818\1-0\ENGR\200ESC	DATE:	FEBRUARY 5, 2004
SCALE:	1"=30'	DRAWING NO.	3 OF 5

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Handwritten signature and date



CHRISTOPHER J. REID #19949



PERIMETER 1 - 202'
TYPE 'A' LANDSCAPE BUFFER

PERIMETER 2 - 648'
TYPE 'A' LANDSCAPE BUFFER

PERIMETER 3 - 211'
NO LANDSCAPE BUFFER REQUIRED

PERIMETER 4 - 589'
TYPE 'A' LANDSCAPE BUFFER

GENERAL NOTES

	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	3	1	2	4
PERIMETER				
LANDSCAPE TYPE	NONE	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	211' ±	202' ±	648' ±	589' ±
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES 648' ±	NO
CREDIT FOR DRIVE ENTRANCES (YES, NO, LINEAR FEET)	YES 14'	NO	NO	NO
LINEAR FEET REMAINING	197' ±	202' ±	0	589' ±
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	3	0	10
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0

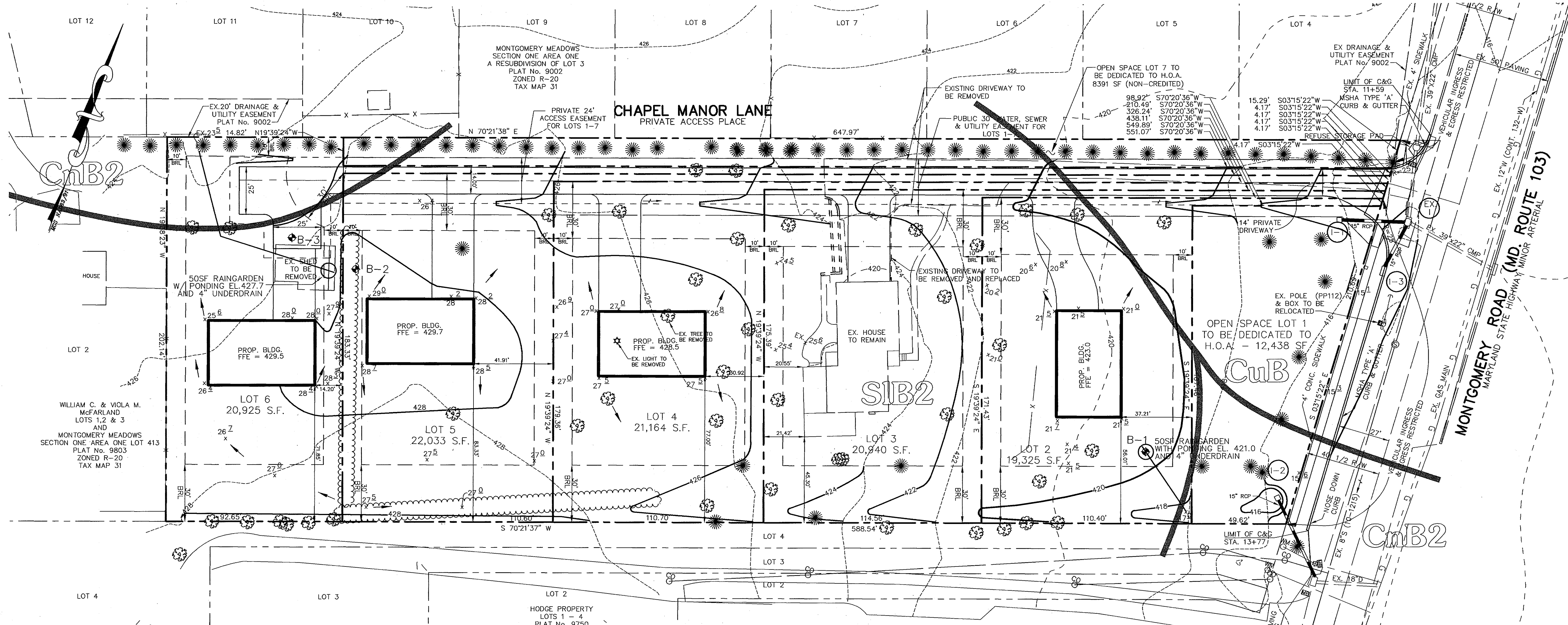
ROAD A	1100' / 40'	28 LARGE TREES
TOTAL TREES REQUIRED		28 LARGE TREES
TOTAL TREES PROVIDED		28 LARGE TREES

NOTE: STREET TREES BONDED WITH LANDSCAPE PLANTINGS AND STORM WATER MANAGEMENT PLANTINGS.
* LANDSCAPE TREES ALONG PRIVATE ACCESS PLACE.

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
- AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.
- LANDSCAPING FOR THE TRASH PAD SHALL BE PROVIDED AT TIME OF FINAL PLANS PER THE LANDSCAPE MANUAL.

TENTATIVELY APPROVED
EPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Randy K. ... 2/27/07
DATE

DATE	NO.	REVISION
OWNER		DEVELOPER
WILLIAM McFARLAND, JR. TRUST VIOLA McFARLAND TRUST 5386 MONTGOMERY ROAD ELLICOTT CITY, MD 21043		CORNERSTONE HOLDINGS, LLC ATTN: BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2665
PROJECT		
CHAPEL MANOR A 7 LOT SUBDIVISION		
AREA TAX MAP 31 PARCEL 192 ZONED R-20 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY LANDSCAPE PLAN		
Patton Harris Rust & Associates, PC Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DATE		CHECKED BY :
2.5.04		P.J.S.
DESIGNED BY :		G.T.H.
DRAWN BY :		G.T.H.
PROJECT NO :		118181-0\ ENGR PREL4
DATE :		FEBRUARY 5, 2004
SCALE :		1" = 30'
DRAWING NO. :		4 OF 5



GENERAL NOTES:

- THE SITE IS LOCATED ON MONTGOMERY ROAD. THE SITE CONSISTS OF ONE LOT WHICH IS 2.87± ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PREPARED BY PATTON HARRIS RUST + ASSOCIATES.
- THE SOILS ON SITE ARE CHILLUM-FAIRFAX LOAMS (MAPPING UNIT ChB2), COMUS SILT LOAM (MAPPING UNIT CuB) AND SASSAFRAS LOAM (MAPPING UNIT SIB2), ACCORDING TO THE SOIL SURVEY FOR HOWARD COUNTY, MARYLAND. STEEP SLOPES ARE NOT PRESENT ON THE SITE.
- THE SITE IS ZONED R-20 (RESIDENTIAL - 20,000 SF LOTS).
- THE SITE IS LOCATED IN THE PATAPSCO WATERSHED, PATAPSCO RIVER LOWER N. BRANCH SUBWATERSHED.
- NO STREAMS OR FLOODPLAINS ARE LOCATED ON SITE.
- THERE ARE NO EXISTING FOREST STANDS LOCATED ON SITE.
- THE SITE HAS A FOREST CONSERVATION THRESHOLD OF 20% AND AN AFFORESTATION THRESHOLD OF 15%.
- NO CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON-SITE.
- NO RARE, THREATENED, OR ENDANGERED PLANTS OR ANIMALS OR CRITICAL HABITATS WERE OBSERVED IN THE FIELD.
- THE FSD, DATED MARCH 6, 2003, HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THIS PROJECT. FIELD WORK FOR THIS INVENTORY WAS CONDUCTED IN NOVEMBER, 2002 BY GRAHAM HUBBARD, ENVIRONMENTAL TECHNICIAN OF PATTON HARRIS RUST & ASSOCIATES, PC.
- THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERCEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
- THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT WILL BE MET BY PAYMENT OF FEE-IN-LIEU.

Howard County Forest Conservation Worksheet

Project Name: **Chapel Manor**
 County File #: _____
 Date: **June 27, 2003**

Net Tract Area	Acres
A. Total Tract Area	A = 2.87
B. 100 year Floodplain	B = 0.00
C. Net Tract Area - Net Tract Area = (A-B-C)	C = 2.87
Land Use Category: Residential - Suburban	
D. Afforestation Threshold (Net Tract Area X .15%)	D = 0.43
E. Conservation Threshold (Net Tract Area X .20%)	E = 0.57
Existing Forest Cover	
F. Existing Forest Cover within the Net Tract Area	F = 0.00
G. Area of Forest Above Conservation Threshold	G = 0.00
If the Existing Forest Cover (F) is greater than Conservation Threshold (G), then G = Existing Forest Cover (F) - Conservation Threshold (E); Otherwise G = 0	
Break Even Point	
H. Break Even (Amount of forest that must be retained so that no mitigation is required)	H = FALSE
(1) If the area of forest above the Conservation Threshold (G) is greater than zero, then H = (0.2 X the area of forest above Conservation Threshold (G)) + the Conservation Threshold (E)	
(2) If the area of forest above the Conservation Threshold (G) is equal to zero, then H = Existing Forest Cover (F)	
I. Forest Clearing Permitted Without Mitigation	I = 0.00
I = Existing Forest Cover (F) - Break Even Point (H)	
Proposed Forest Clearing	
J. Total Area of Forest to be Cleared	J = 0.00
K. Total Area of Forest to be Retained	K = 0.00
K = Existing Forest Cover (F) - forest to be cleared (J)	
Planting Requirements	
If the Total Area of Forest to be Cleared (K) is at or above the Break Even Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0); If not, calculate the planting requirement below.	
L. Reforestation for Clearing Above the Conservation Threshold	L = 0.00
(1) If the total area of forest to be retained (K) is greater than the Conservation Threshold (E), then L = the area of forest to be cleared (J) X 0.25; or (2) If the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then L = area of forest above Conservation Threshold (G) X 0.25	
M. Reforestation for Clearing Below the Conservation Threshold	M = 0.00
(1) If Existing Forest Cover (F) is greater than Conservation Threshold (E) and the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 X (the Conservation Threshold (E) - the forest to be retained (K)) (2) If Existing Forest (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 X Forest to be cleared (J).	
N. Credit for Retention Above the Conservation Threshold	N = 0.00
If the area of forest to be retained (K) is greater than the Conservation Threshold (E), then N = K - E	
P. Total Reforestation Required P = L + M - N	P = 0.00
Q. Total Afforestation Required	Q = 0.43
(1) If Existing Forest Cover (F) is less than the Afforestation Threshold (D) then Q = the Afforestation Threshold (D) - the Existing Forest Cover (F)	
R. Total Planting Requirement R = P + Q	R = 0.43

DATE NO.	REVISION
OWNER	DEVELOPER
WILLIAM McFARLAND, JR. TRUST VIOLA McFARLAND TRUST 5386 MONTGOMERY ROAD ELLICOTT CITY, MD 21043	CORNERSTONE HOLDINGS, LLC ATTN: BRIAN BOY 9691 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565
PROJECT	CHAPEL MANOR A 7 LOT SUBDIVISION
AREA	TAX MAP 31 PARCEL 192 ZONED R-20 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY FOREST CONSERVATION PLAN
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DATE	CHECKED BY: P.J.S.
2.5.04	DESIGNED BY: G.T.H.
	DRAWN BY: G.T.H.
	PROJECT NO: 11818\1-0\ ENGR\PRELS
	DATE: FEBRUARY 5, 2004
	SCALE: 1" = 30'
	DRAWING NO. 5 OF 5

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Mark A. Taylor 4/27/04
 PLANNING DIRECTOR DATE