

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 1-800-257-7177 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. 31EA AND 31EB.
- PUBLIC WATER WILL BE EXTENDED TO THE SITE FROM PUBLIC WATER LOCATED WITHIN ILCHESTER ROAD CONTRACT 208-10.
- SEWER DRAINAGE AREA: PATAPSCO. PUBLIC SEWER WILL BE EXTENDED TO THE SITE FROM PUBLIC SEWER LOCATED WITHIN ILCHESTER ROAD CONTRACT 418-S.
- THE DISCONNECTION OF ROOFTOP AND NON-ROOFTOP RUNOFF CREDIT ALONG WITH RAIN GARDENS WILL PROVIDE THE REQUIRED WATER QUALITY AND RECHARGE VOLUMES FOR THIS DEVELOPMENT.
- 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 IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PATTON HARRIS RUST AND ASSOCIATES DATED JULY 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-03-006.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- 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, I.E., 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 T-180.
- 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 THREE EXISTING PERMANENT STRUCTURES ON-SITE. THE EXISTING HOUSE WILL BE RETAINED. ALL OTHER STRUCTURES WILL BE REMOVED.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM OR REQUIRED BUFFER.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE FOR PIPESTEM LOTS AND PRESERVATION PARCELS ARE PROVIDED TO THE JUNCTION OF THE PUBLIC ROAD AND THE PIPESTEM DRIVEWAY.
- RAINGARDENS ARE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF EACH INDIVIDUAL LOT.

36. 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 50-2001.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*Deborah Callahan* 3/1/04  
PLANNING DIRECTOR, ACTING

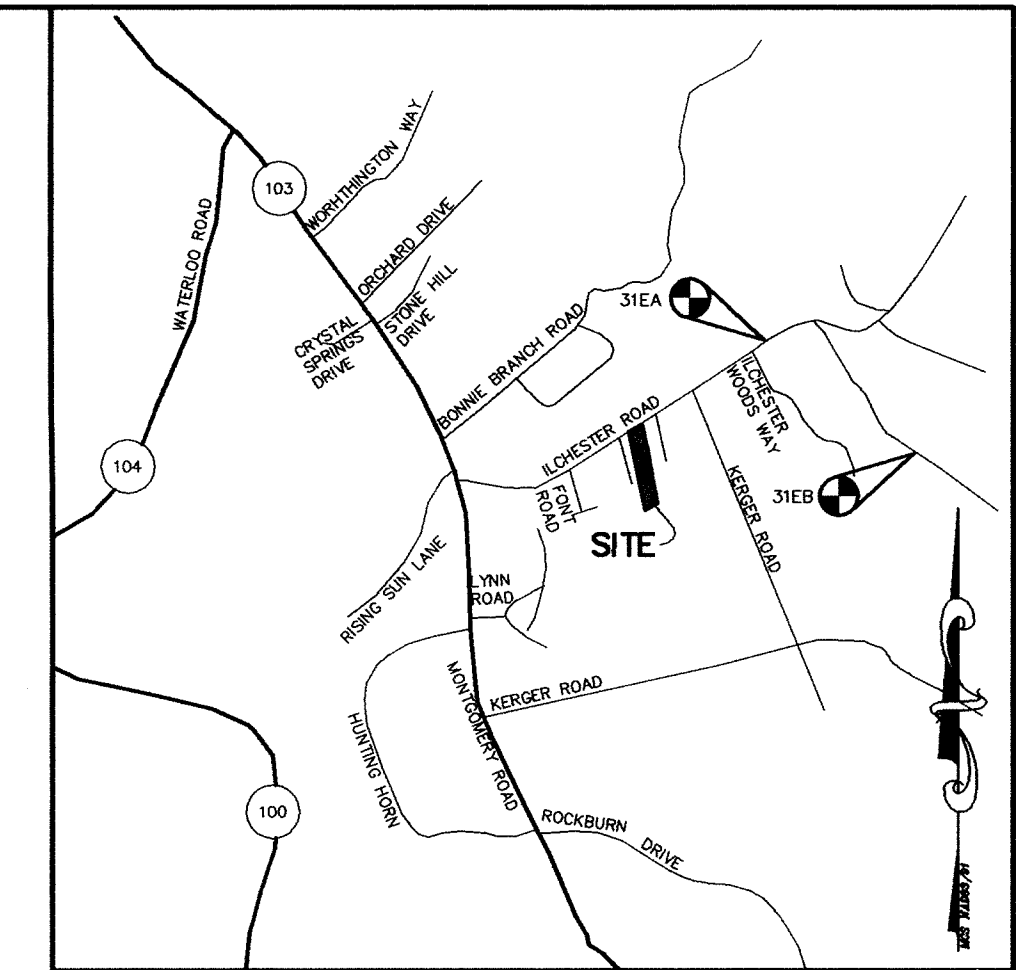
# PRELIMINARY PLAN ILCHESTER MANOR

## A RESUBDIVISION OF LOT 642 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

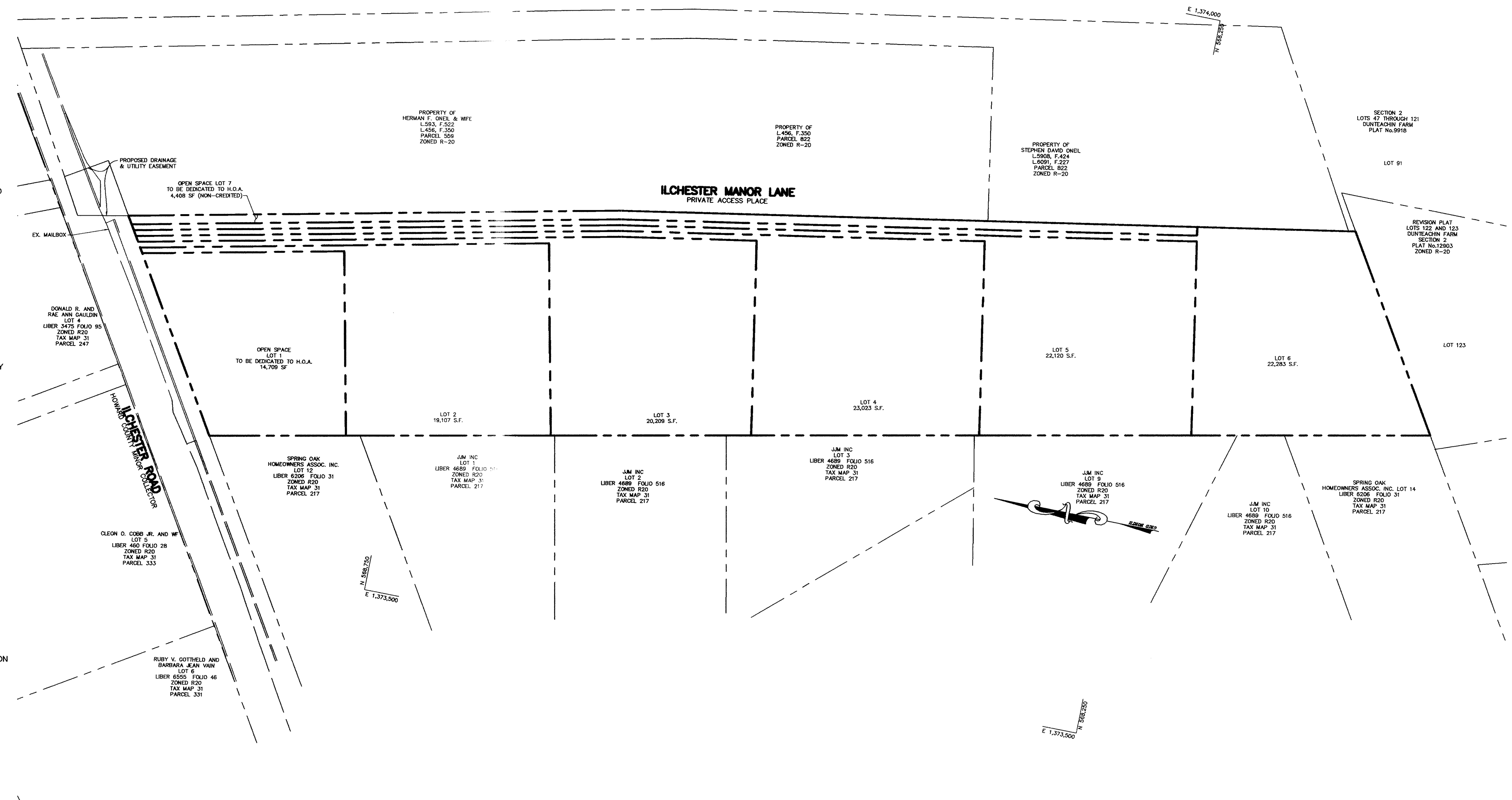
**BENCH MARK**

CONTROL STATION 31EA  
ELEVATION 469.604  
N 569,641.124  
E 1,374,815.936

CONTROL STATION 37EB  
ELEVATION 453.398  
N 568,730.984  
E 1,376,273.491



**VICINITY MAP**  
SCALE: 1"=2000'



**PLAN**  
SCALE: 1"=50'

**SITE TABULATION**

EXISTING ZONING	R-20
GROSS AREA OF PROPERTY	2.89 AC (125,860 SF)
AREA IN 100 YR. FLOODPLAIN	0.00 AC
AREA OF STEEP SLOPE	0.00 AC
RIGHT OF WAY TO BE DEDICATED	0.00 AC
NET TRACT AREA	2.89 AC (125,860 SF)
AREA OF PROPOSED BUILDABLE LOTS	2.57 AC
MINIMUM LOT SIZE SELECTED	18,000 SF
AREA OF REQUIRED OPEN SPACE (10% OF NET)	0.29 AC (12,452 SF)
AREA OF PROVIDED OPEN SPACE:	
CREDITED	0.34 AC (14,709 SF)
NON-CREDITED (LOT 7)	0.10 AC (4,408 SF)
TOTAL PROVIDED	0.44 AC (19,117 SF)
NUMBER OF BUILDABLE LOTS	5 INCLUDING ONE EXISTING HOUSE TO REMAIN
NUMBER OF OPEN SPACE LOTS	2
PROPOSED WATER AND SEWER	PUBLIC

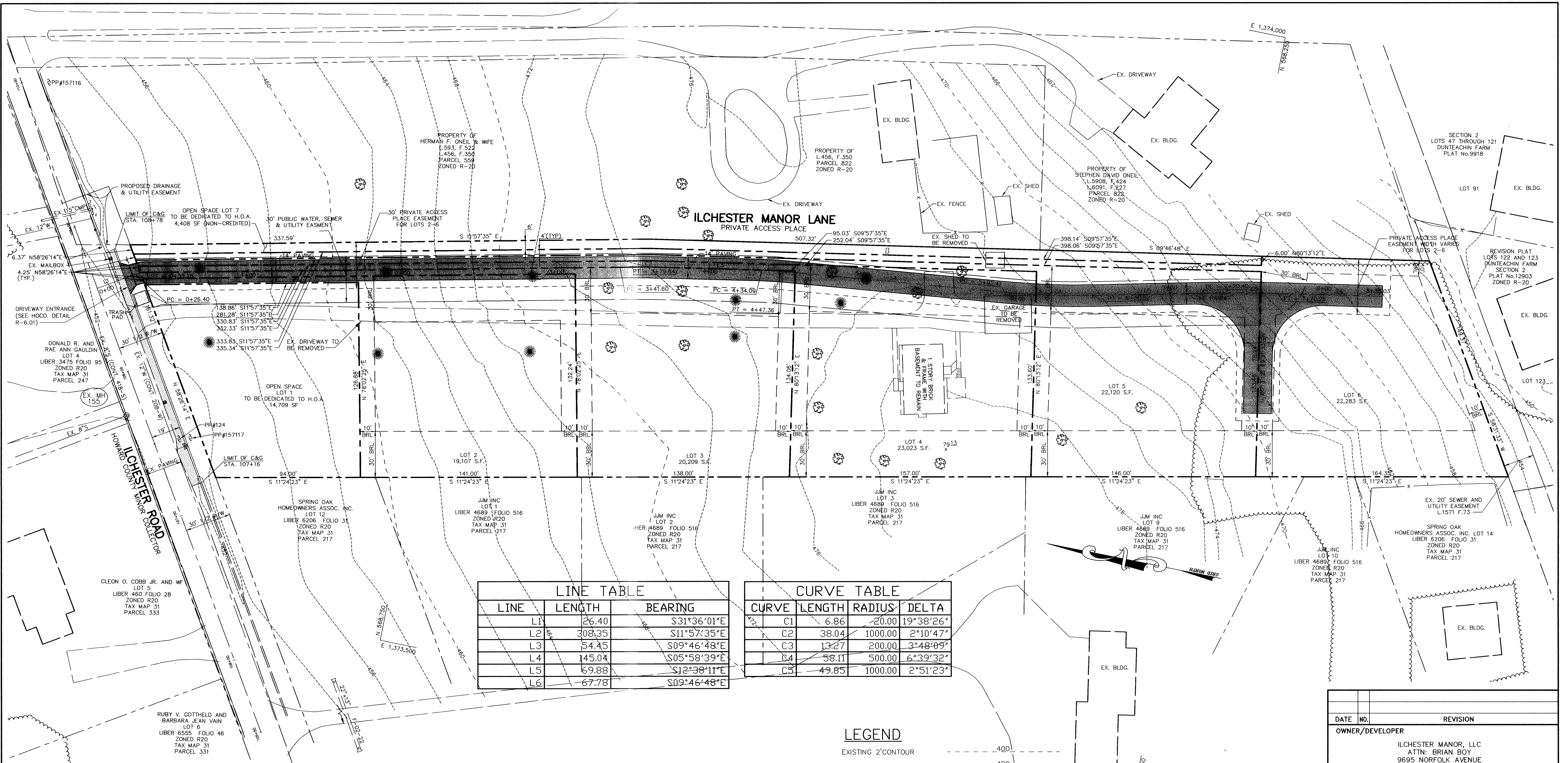
**MINIMUM LOT SIZE TABULATION**

LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA/ MIN LOT SIZE
2	19,107	558	18,549
3	20,209	1,128	19,081
4	23,023	1,707	21,316
5	22,120	2,341	19,779
6	22,283	2,930	19,353

ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

DATE	NO.	REVISION
<b>OWNER/DEVELOPER</b>		
ILCHESTER MANOR, LLC ATTN: BRIAN BOY 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		
<b>PROJECT</b>		
ILCHESTER MANOR A RESUBDIVISION OF LOT 642		
<b>AREA</b>		
TAX MAP 31 PARCEL 642 ZONED R-20 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
<b>TITLE</b>		
PRELIMINARY PLAN TITLE SHEET		
<b>Patton Harris Rust &amp; Associates, pc</b> Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
<b>PHRA</b>		
DATE: 2-16-04		
DESIGNED BY: C.J.R.		
DRAWN BY: DAM		
PROJECT NO: 11819 PREL1.DWG		
DATE: JANUARY 22, 2004		
SCALE: AS SHOWN		
DRAWING NO. 1 OF 5		

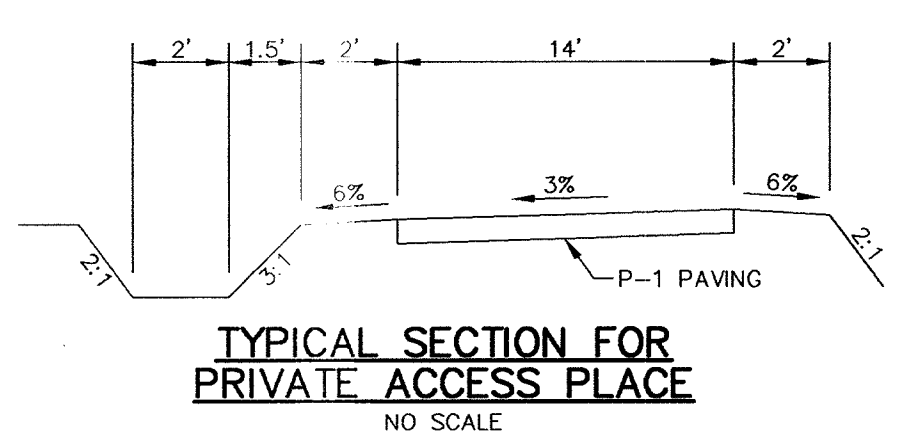
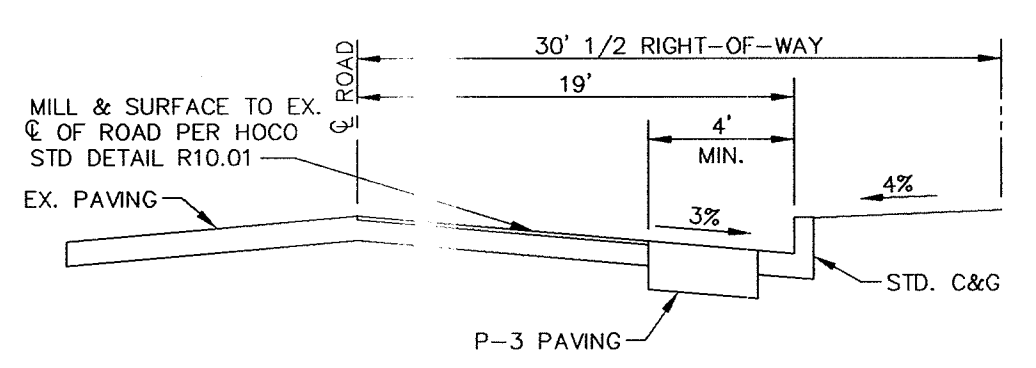
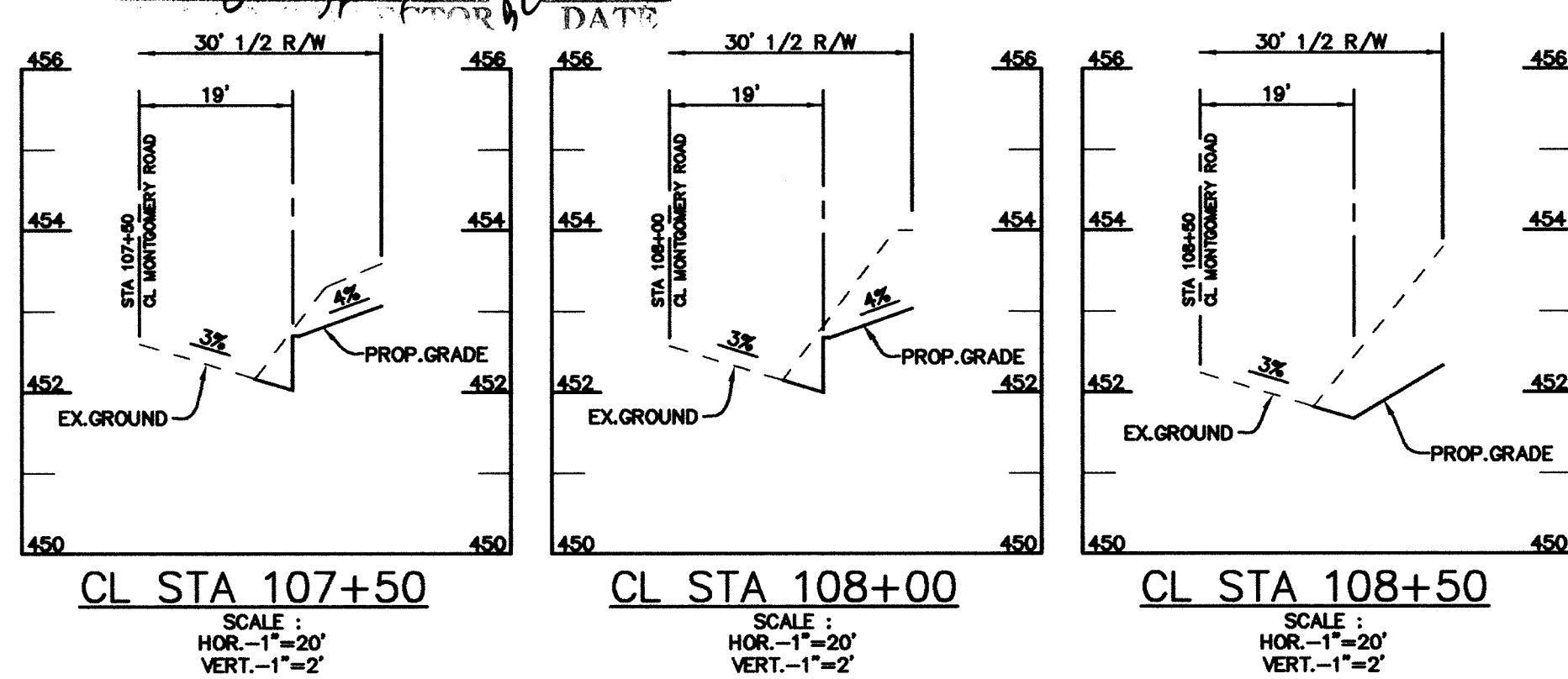
CHRISTOPHER J. REID #19949



LINE	LENGTH	BEARING
L1	26.40	S31°36'01"E
L2	308.35	S11°57'35"E
L3	54.45	S09°46'48"E
L4	145.04	S05°58'39"E
L5	69.88	S12°38'11"E
L6	67.78	S09°46'48"E

CURVE	LENGTH	RADIUS	DELTA
C1	6.86	20.00	19°38'26"
C2	38.04	1000.00	2°10'47"
C3	13.27	200.00	3°48'09"
C4	58.11	500.00	6°39'32"
C5	49.85	1000.00	2°51'23"

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DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

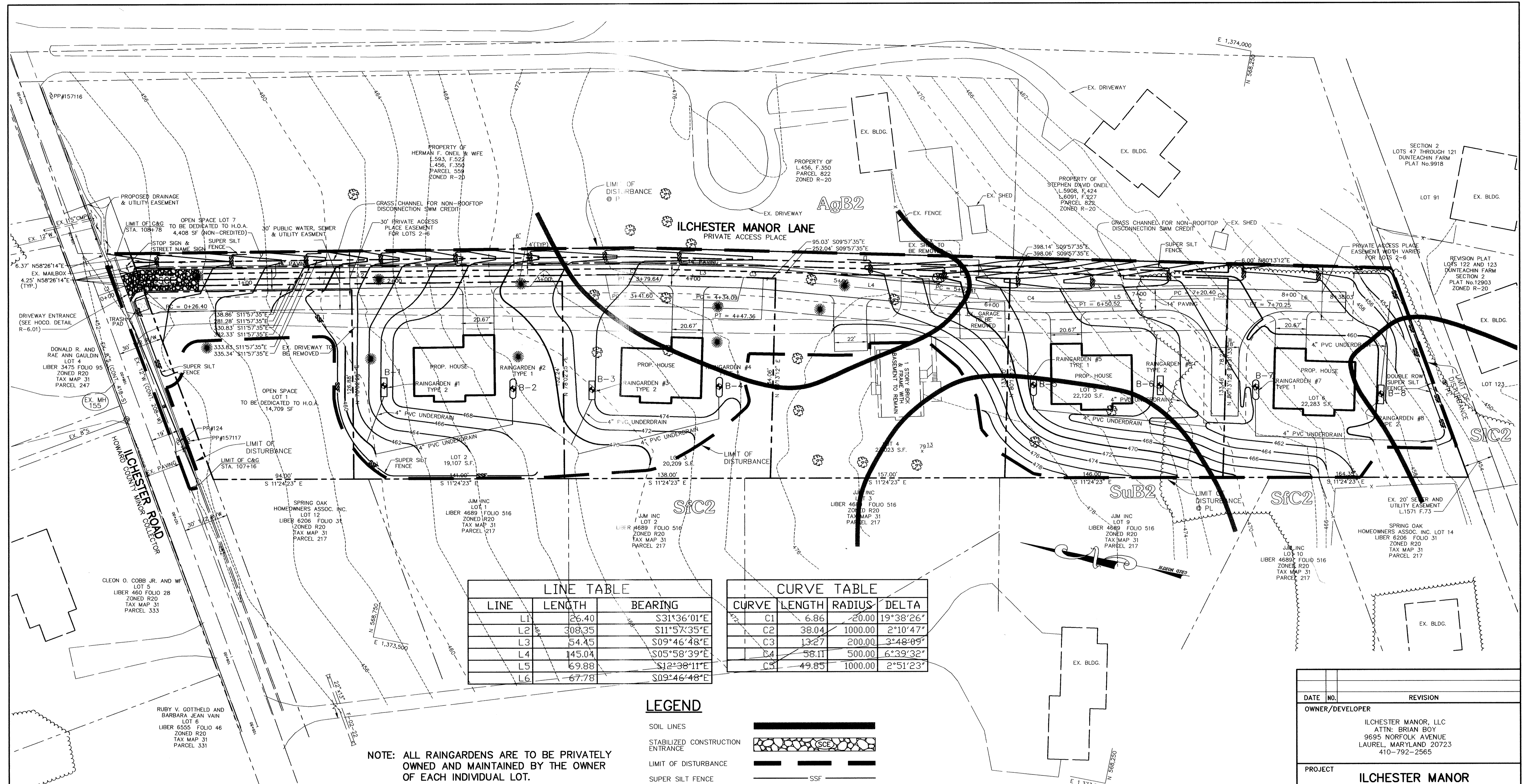


**LEGEND**

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPERTY LINE AND RIGHT OF WAY
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TREE
- PROP. SPOT ELEVATION
- SETBACK LINES
- P-1 PAVING
- P-3 PAVING
- CONCRETE
- EXISTING WATER
- PROPOSED WATER
- EXISTING BUILDING
- PROPOSED BUILDING

DATE	NO.	REVISION
OWNER/DEVELOPER		
ILCHESTER MANOR, LLC ATTN: BRIAN BOY 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		
PROJECT		
ILCHESTER MANOR A RESUBDIVISION OF LOT 642		
AREA	TAX MAP 31	PARCEL 642 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		
2.16.04 DATE		
DESIGNED BY : C.J.R.		
DRAWN BY : DAM		
PROJECT NO : 11819 PREL2.DWG		
DATE : JANUARY 22, 2004		
SCALE : 1" = 30'		
DRAWING NO. 2 OF 5		

CHRISTOPHER J. REID #19949



LINE	LENGTH	BEARING
L1	26.40	S31°36'01"E
L2	308.35	S11°57'35"E
L3	54.45	S09°46'48"E
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C5	49.85	1000.00	2°51'23"

**LEGEND**

SOIL LINES

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE

SUPER SILT FENCE

NOTE: ALL RAINGARDENS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER OF EACH INDIVIDUAL LOT.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Steph Laliberty* 3/1/04  
PLANNING DIRECTOR DA TP  
ACTING

MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS DWELLINGS	EROSION HAZARD	HYDRIC	SLOPE (%)
AgB2	AURA GRAVELLY LOAM	SLIGHT	MODERATE	NO	1-5%
SIC2	SASSAFRAS GRAVELLY SANDY LOAM	SLIGHT	MODERATE	NO	5-10%
SIC2	SASSAFRAS LOAM	SLIGHT	MODERATE	NO	5-10%
Sub2	SUNNYSIDE FINE SANDY LOAM	SLIGHT	MODERATE	NO	1-5%

	DRAINAGE AREA (AC)	WQv (CF)	Rev (CF)	Cpv (AC-FT)	Qp 1 (CFS)	Qp 10 (CFS)	Qp 100 (CFS)	COMMENTS
STUDY POINT 1 (DA1)	1.76	2214	576	N/A	1.24	5.10	8.86	ROOFTOP & NON-ROOFTOP RUNOFF DISCONNECTION CREDIT
DA 2	1.33	1548	403	N/A	-	-	-	ROOFTOP & NON-ROOFTOP RUNOFF DISCONNECTION CREDIT
STUDY POINT 2A	0.66	-	-	-	0.71	2.51	4.17	
STUDY POINT 2B	0.67	-	-	-	0.36	1.82	3.26	

THE ROOFTOP RUNOFF AND NON-ROOFTOP RUNOFF DISCONNECTION CREDITS WILL PROVIDE FOR THE REQUIRED WQv AND Rev. SHEET FLOW WILL BE MAINTAINED FOR THE REQUIRED LENGTH AT A 5% OR LESS SLOPE. IF THE REQUIRED ROOFTOP DISCONNECTION LENGTH CANNOT BE MET, THEN A RAINGARDEN WILL BE PROVIDED. Cpv IS NOT REQUIRED BECAUSE THE PROPOSED 1-YEAR STORM EVENT DISCHARGE IS LESS THAN 2 CFS.

SWM NOTES:  
1. RAINGARDEN DESIGN AND DETAILS WILL BE PROVIDED AT FINAL PLAN & SDP PHASE.  
2. RAINGARDEN SIZES SHOWN ARE ACTUAL.  
3. RAINGARDEN TYPE 2 IS A TERRACED RAINGARDEN FOR STEEP SLOPES.

DATE	NO.	REVISION

OWNER/DEVELOPER  
ILCHESTER MANOR, LLC  
ATTN: BRIAN BOY  
9695 NORFOLK AVENUE  
LAUREL, MARYLAND 20723  
410-792-2565

PROJECT  
**ILCHESTER MANOR**  
A RESUBDIVISION OF LOT 642

AREA TAX MAP 31 PARCEL 642 ZONED R-20  
1st ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE **PRELIM. DRAINAGE AREA MAP**  
**GRADING PLAN AND SOILS MAP**

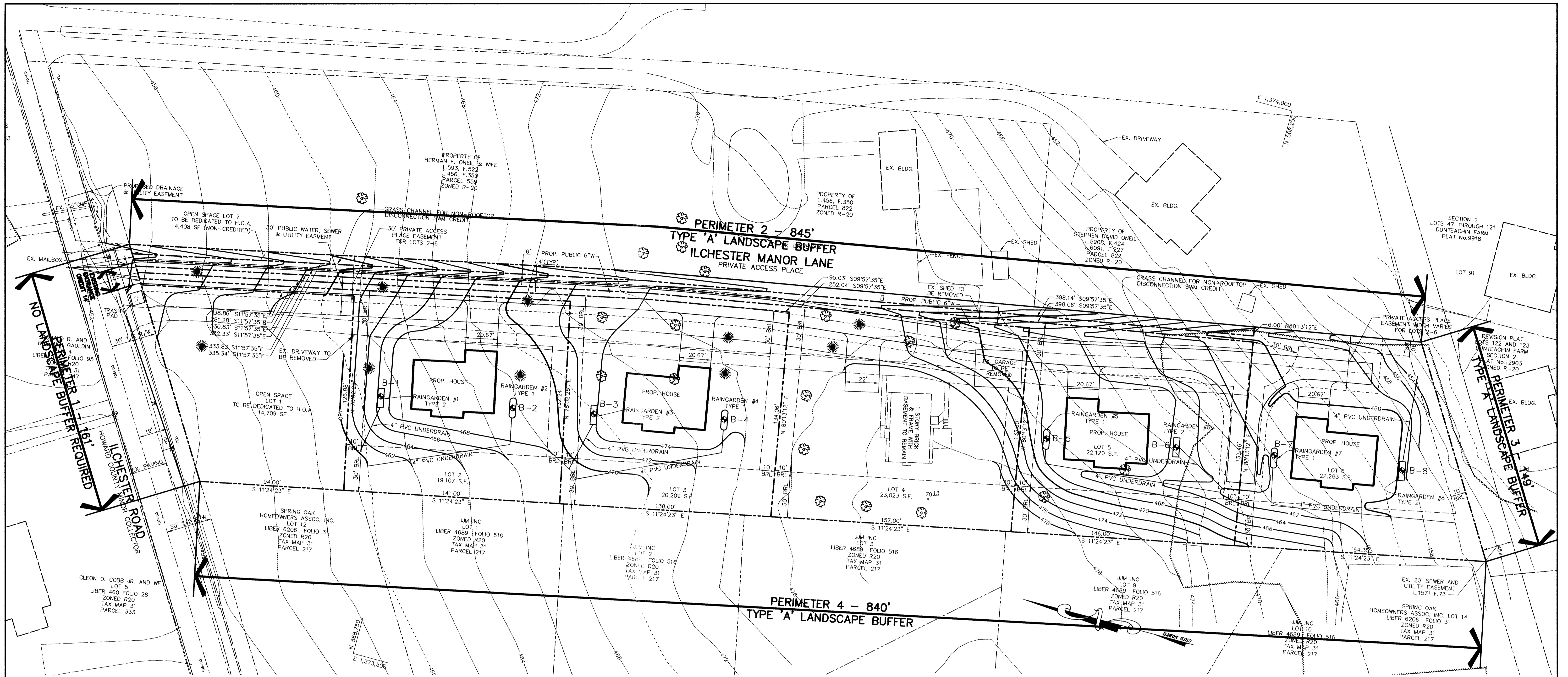
Patton Harris Rust & Associates, pc  
Engineers. Surveyors. Planners. Landscape Architects.  
8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

PHRA

2-16-04  
DATE

DESIGNED BY : C.J.R.  
DRAWN BY: DAM  
PROJECT NO : 11819  
PREL3.DWG  
DATE : JANUARY 22, 2004  
SCALE : 1" = 30'  
DRAWING NO. 3 OF 5

CHRISTOPHER J. REID #19949



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Brian Boy*  
PLANNING DIRECTOR DATE 3/1/04  
ACTING

SCHEDULE A - PERIMETER LANDSCAPE EDGE				
	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		
PERIMETER	1	2	3	4
LANDSCAPE TYPE	NONE	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	161' ±	845' ±	144' ±	840' ±
CREDIT FOR EXISTING VEGETATION (YES/NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR DRIVE ENTRANCES (YES, NO, LINEAR FEET)	YES 14'	NO	NO	NO
LINEAR FEET REMAINING	147' ±	845' ±	144' ±	840' ±
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	14	2	14
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0

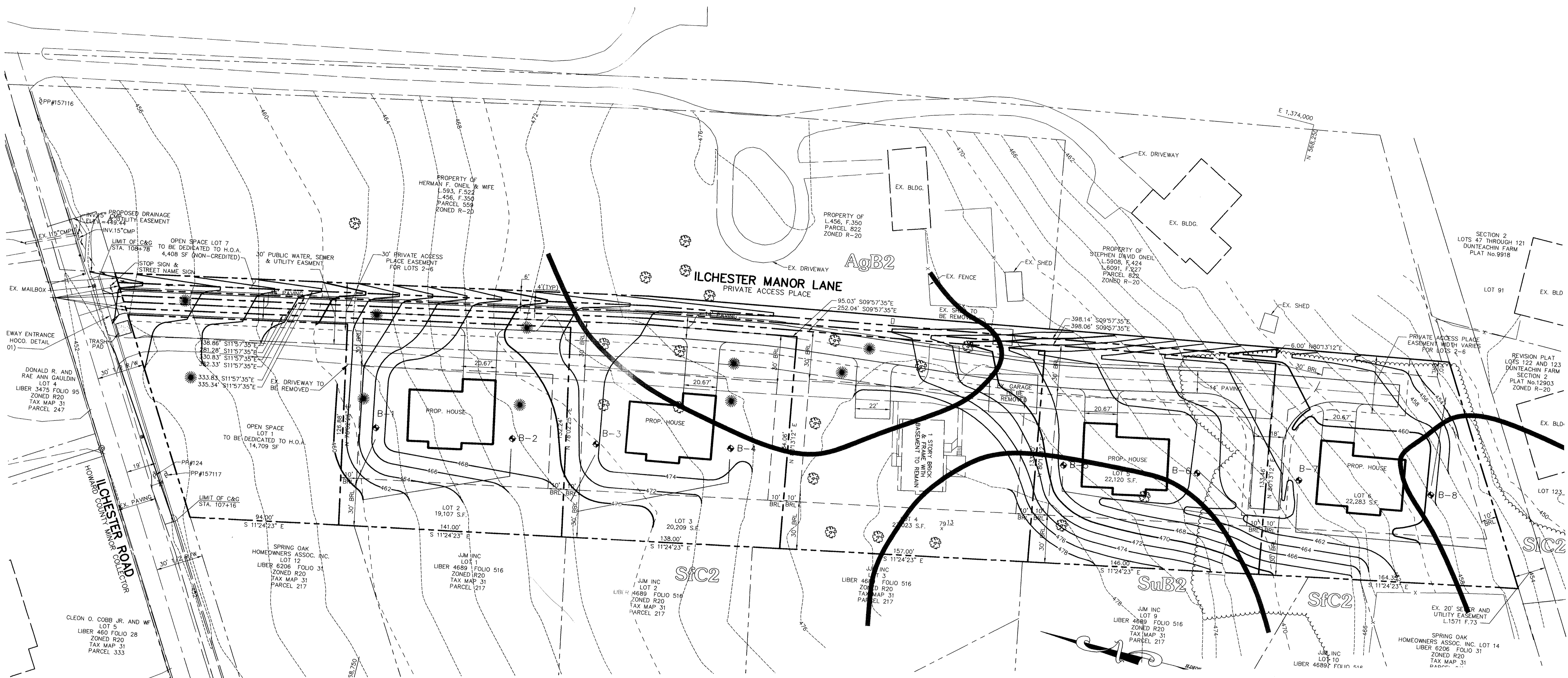
STREET TREE CALCULATIONS *		
ROAD A	1520' / 40'	38 LARGE TREES
TOTAL TREES REQUIRED		38 LARGE TREES

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

**GENERAL NOTES**

- 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 NURSERYMEN.
- 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.

DATE NO.	REVISION
OWNER/DEVELOPER	
ILCHESTER MANOR, LLC ATTN: BRIAN BOY 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	
PROJECT	
ILCHESTER MANOR A RESUBDIVISION OF LOT 642	
AREA	
TAX MAP 31 PARCEL 642 ZONED R-20 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	
PRELIMINARY LANDSCAPE PLAN	
Patton Harris Rust & Associates, p.c. Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DATE	DESIGNED BY : G.T.H.
2-16-04	DRAWN BY: G.T.H.
	PROJECT NO .11819 PREL4.DWG
	DATE : JANUARY 22, 2004
	SCALE : 1" = 30'
SCOTT R. WOLFORD #797	DRAWING NO. 4 OF 5



**Howard County Forest Conservation Worksheet**

Project Name: Ilchester Manor  
 County File #: 2003-07-28

Item	Description	Value	Acres
A	Total Tract Area	2.86	2.86
B	Other Deductions	0.00	0.00
C	Net Tract Area (A-B)	2.86	2.86
D	Land Use Category: Residential	0.43	0.43
E	Afforestation Threshold (Net Tract Area X .15%)	0.57	0.57
F	Conservation Threshold (Net Tract Area X .20%)	0.72	0.72
G	Existing Forest Cover	0.15	0.15
H	Break Even Point	0.60	0.60
I	Forest Clearing Permitted Without Mitigation	0.12	0.12
J	Total Area of Forest to be Cleared	0.72	0.72
K	Existing Forest Cover (F) - forest to be cleared (J)	0.00	0.00
L	Reforestation for Clearing Above the Conservation Threshold	0.04	0.04
M	Reforestation for Clearing Below the Conservation Threshold	1.14	1.14
N	Credit for Retention Above the Conservation Threshold	0.00	0.00
P	Total Reforestation Required P = L + M - N	1.18	1.18
Q	Total Afforestation Required	0.00	0.00
R	Total Planting Requirement R = P + Q	1.18	1.18

**GENERAL NOTES:**

- THE SITE IS LOCATED ON ILCHESTER ROAD. THE SITE CONSISTS OF ONE LOT WHICH IS 2.86 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
- THE SOILS ON SITE ARE AURA GRAVELLY LOAM (MAPPING UNIT AgB2), SASSAFRASS GRAVELLY SANDY LOAM (MAPPING UNIT SIC2), SASSAFRASS LOAM (MAPPING UNIT SIC2), AND SUNNYSIDE FINE SANDY LOAM (MAPPING UNIT SuB2), 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 PATUXENT WATERSHED, LITTLE PATUXENT RIVER SUBWATERSHED.
- NO STREAMS OR FLOODPLAINS ARE LOCATED ON SITE.
- THERE IS ONE EXISTING FOREST STAND LOCATED ON SITE, WHICH WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT.
- 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 FEBRUARY 26, 2003, HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THIS PROJECT. FIELD WORK FOR THIS INVENTORY WAS CONDUCTED ON NOVEMBER 14, 2002 BY GRAHAM HUBBARD, ENVIRONMENTAL TECHNICIAN AND KELLY SEETO, PLANNER 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, OR AT AN OFF-SITE LOCATION.

DATE	NO.	REVISION
OWNER/DEVELOPER		
ILCHESTER MANOR, LLC ATTN: BRIAN BOY 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565		
PROJECT		
ILCHESTER MANOR A RESUBDIVISION OF LOT 642		
AREA	TAX MAP 31	PARCEL 642 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: 2-16-04		
DESIGNED BY: G.T.H.		
DRAWN BY: G.T.H.		
PROJECT NO: 11819 PRELS.DWG		
DATE: JANUARY 22, 2004		
SCALE: 1" = 30'		
DRAWING NO. 5 OF 5		
SCOTT R. WOLFORD #797		

TENTATIVELY APPROVED  
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 HOWARD COUNTY  
 3/1/04