

SUMMARY OF GENERAL STORAGE REQUIREMENTS - DA #1 - 1.22 AC.

STEP	REQUIREMENTS	VOLUME REQUIRED (AC-FT)	VOLUME PROVIDED (AC-FT)	NOTES
1	WATER QUALITY VOLUME (WQv)	0.0325 (1,416 C.F.)	0.0344 (1,500 C.F.)	BIORETENTION
2	RECHARGE VOLUME (Rev)	0.0084 OR 0.0950 AC	0.0096 AC OR 0.0950 AC	UNDERGROUND STONE CHAMBER
3	CHANNEL PROTECTION VOLUME (Cpv)	N/A	N/A	NOT REQUIRED
4	OVERBANK FLOOD PROTECTION VOLUME (Qp100)	N/A	N/A	NOT REQUIRED
5	EXTREME FLOOD VOLUME (Qf100)	N/A	N/A	NOT REQUIRED

BIORETENTION AREAS PROPOSED TO TREAT THE WQv AND Rev FOR DA #1

SUMMARY OF GENERAL STORAGE REQUIREMENTS - DA #2 - 5.42 AC.

STEP	REQUIREMENTS	VOLUME REQUIRED (AC-FT)	VOLUME PROVIDED (AC-FT)	NOTES
1	WATER QUALITY VOLUME (WQv)	0.1017 (4,430 C.F.)	0.1058 (4,607 C.F.)	MICROPOOL EXTENDED DETENTION POND
2	RECHARGE VOLUME (Rev)	0.0294 OR 0.3250 AC	0.0298 OR 0.3250 AC	UNDERGROUND STONE CHAMBER
3	CHANNEL PROTECTION VOLUME (Cpv)	0.2339 (10,187 C.F.)	0.2404 (10,470 C.F.)	MICROPOOL EXTENDED DETENTION POND
4	OVERBANK FLOOD PROTECTION VOLUME (Qp100)	0.5594 (24,368 C.F.)	0.5712 (24,891 C.F.)	MICROPOOL EXTENDED DETENTION POND
5	EXTREME FLOOD VOLUME (Qf100)	0.8529 (37,153 C.F.)	0.9038 (39,371 C.F.)	MICROPOOL EXTENDED DETENTION POND

THE CLASS 'A' MICROPOOL EXTENDED DETENTION POND WILL PROVIDE WQv, Rev, AND Cpv FOR DA #2, AND MANAGE THE 10 YR. & 100 YR. STORM EVENTS, THEREFORE THERE IS NO POTENTIAL FOR DETRIMENTAL EFFECTS TO DOWNSTREAM PROPERTIES.

SUMMARY OF GENERAL STORAGE REQUIREMENTS - DA #3 - 0.18 AC.

STEP	REQUIREMENTS	VOLUME REQUIRED (AC-FT)	VOLUME PROVIDED (AC-FT)	NOTES
1	WATER QUALITY VOLUME (WQv)	N/A	N/A	NOT REQUIRED
2	RECHARGE VOLUME (Rev)	N/A	N/A	NOT REQUIRED
3	CHANNEL PROTECTION VOLUME (Cpv)	N/A	N/A	NOT REQUIRED
4	OVERBANK FLOOD PROTECTION VOLUME (Qp100)	N/A	N/A	NOT REQUIRED
5	EXTREME FLOOD VOLUME (Qf100)	N/A	N/A	NOT REQUIRED

NO PROPOSED TREATMENT FACILITIES ARE PROVIDED FOR DA #3

CONCLUSIONS AND RECOMMENDATIONS
 STORMWATER MANAGEMENT FOR THIS SITE CAN BE PROVIDED BY USING: A MICROPOOL EXTENDED DETENTION POND TO PROVIDE CHANNEL PROTECTION (Cpv), WATER QUALITY (WQv) AND MANAGE THE 10 YR. AND 100 YR. STORM EVENTS; AND AN UNDERGROUND STONE CHAMBER TO PROVIDE GROUND WATER RECHARGE (Rev).

DISCHARGE SUMMARY TABLE

Design Point	Condition @ Study Point	Q1-yr (cfs)	Q10-yr (cfs)	Q100-yr (cfs)
1	EXISTING	0.48	4.43	8.80
1	DEVELOPED	1.87	5.86	9.51
2	EXISTING	6.20	30.30	55.40
2	DEVELOPED	3.30	24.50	51.90
3	EXISTING	0.55	3.39	6.92
3	DEVELOPED	0.48	1.15	1.75

FACILITY SUMMARY TABLE AREA 001

BMP No.	Type	Detention Time	1-yr WSEL	10-yr WSEL	100-yr WSEL
2	BIORETENTION AREA	N/A	N/A	N/A	N/A

FACILITY SUMMARY TABLE AREA 002

Pond No.	Type	Detention Time	1-yr WSEL	10-yr WSEL	100-yr WSEL
1	MICROPOOL EXTENDED DETENTION POND	19.60 hrs	356.09	358.22	359.89

FACILITY SUMMARY TABLE AREA 003

Pond No.	Type	Detention Time	1-yr WSEL	10-yr WSEL	100-yr WSEL
N/A	N/A	N/A	N/A	N/A	N/A

MINIMUM LOT SIZE CHART

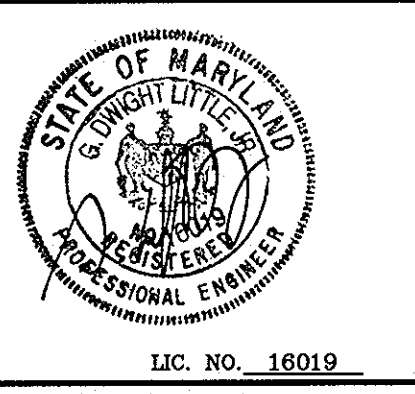
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	17,080 S.F.	-	17,080 S.F.
2	15,863 S.F.	-	15,863 S.F.
3	22,786 S.F.	-	22,786 S.F.
4	15,983 S.F.	-	15,983 S.F.
5	14,203 S.F.	-	14,203 S.F.
6	17,527 S.F.	1,232 S.F.	16,295 S.F.
7	16,994 S.F.	1,231 S.F.	15,763 S.F.
8	14,559 S.F.	475 S.F.	14,084 S.F.
9	14,016 S.F.	-	14,016 S.F.
10	14,447 S.F.	-	14,447 S.F.
11	14,025 S.F.	-	14,025 S.F.
12	95,030 S.F.	-	95,030 S.F.

DEBRA COURT - STREET LIGHT SCHEDULE

SYMBOL	DESCRIPTION	LOCATION
☀	150 WATT HPS PREMIERE POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE	STA. 0+48 OFFSET 20' RT.
☀	100 WATT HPS PREMIERE POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE	L.P. STA. 1+59

PRELIMINARY PLAN P-08-003 DEBRA COURT LOTS 1 - 12
 A RESUBDIVISION OF LOT 80, SECT. 3 GLEN BROOK (P 918); AND SUBDIVISION OF PARCELS 812 & 1119
 ELECTION DISTRICT 2 HOWARD COUNTY, MD
 SCALE: AS SHOWN M 24 C 2,3 P 918,812,1119
 PRIOR PLANS: S-04-02, PLAT 8/92 & 4567 AUGUST 27, 2008
 DRG NO.: P-2 SHEET 2 OF 9

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR
 DATE: 7/14/08



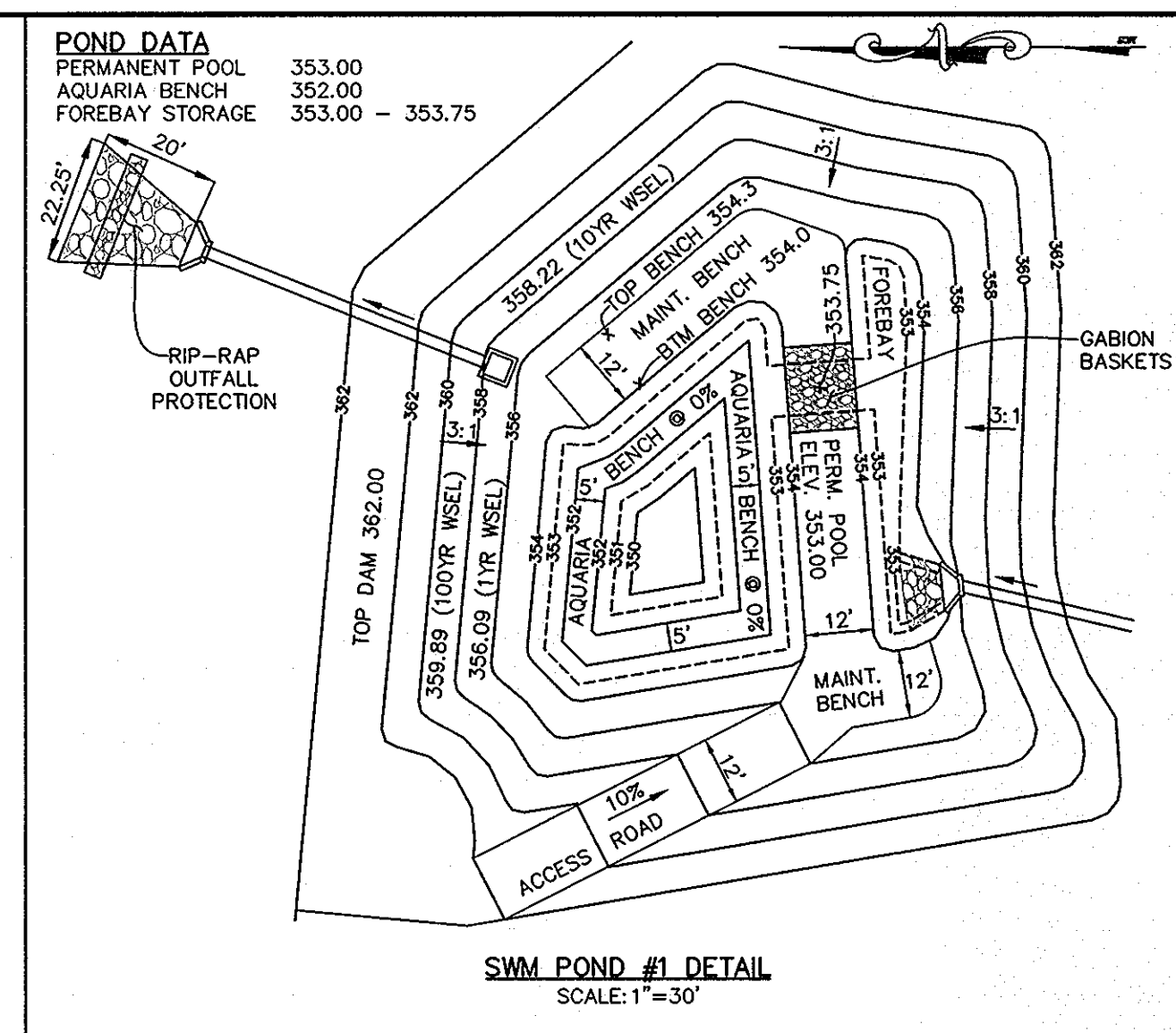
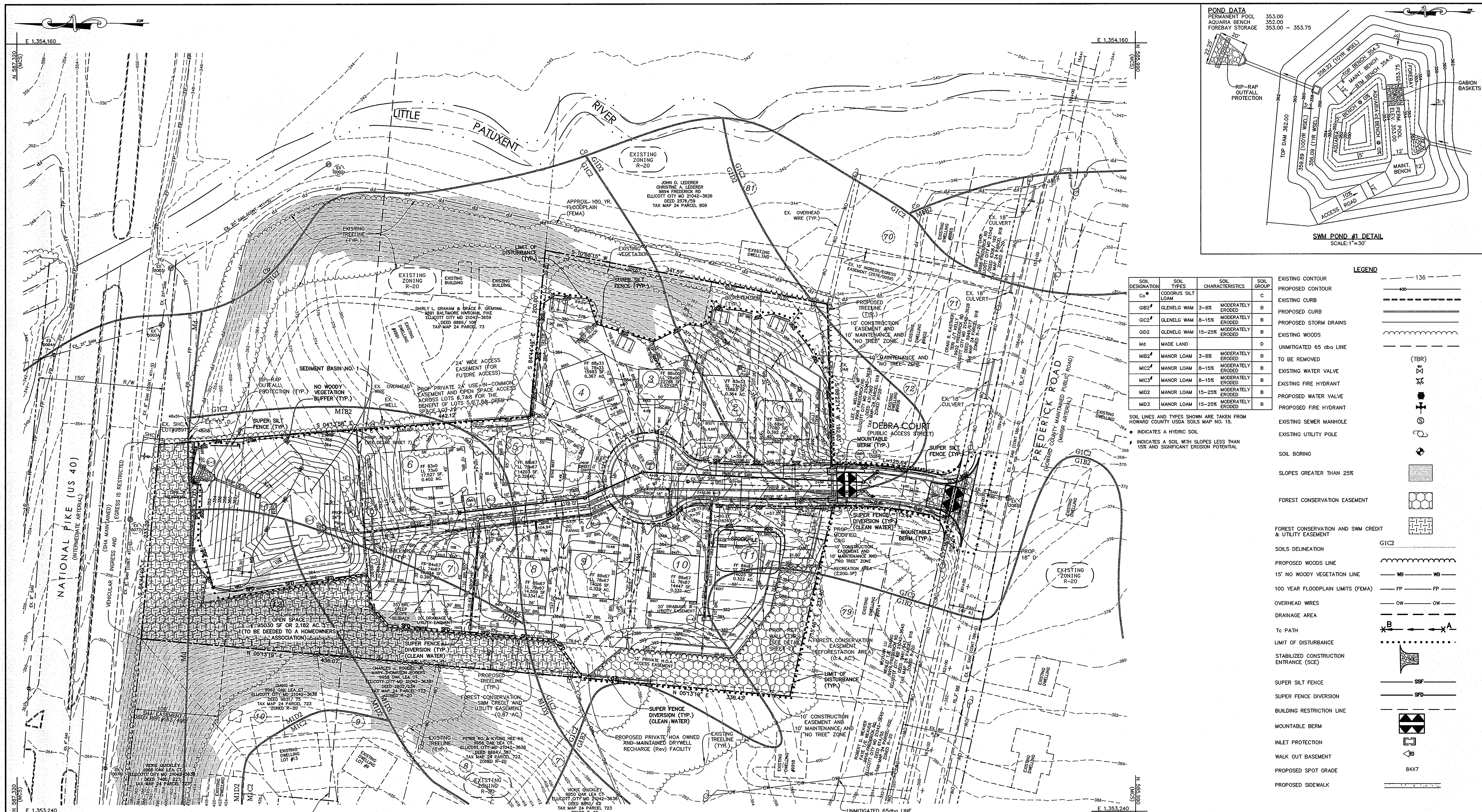
LITTLE & ASSOCIATES, INC.
 ENGINEERS~LAND PLANNERS~SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410)296-1636 FAX: (410)296-1639

OWNER:
 KIMBERLY HOMES ELLICOTT PROPERTIES, LLC.
 P.O. BOX 6194
 BALTIMORE, MARYLAND, 21231
 (410) 522-4987

DEVELOPER:
 KIMBERLY HOMES ELLICOTT PROPERTIES, LLC.
 P.O. BOX 6194
 BALTIMORE, MARYLAND, 21231
 (410) 522-4987

SITE DATA

GROSS AREA (INCL. ALL PROP. LOTS)	6,838 AC±
100 YEAR FLOOD PLAIN	0.000 AC±
AREA OF STEEP SLOPES 25% OR GREATER	0.824 AC±
NET TRACT AREA (NTA)	6,014 AC±
EXISTING FOREST (NTA)	2,000 AC±
AFFORESTATION THRESHOLD	1.0 AC±
CONSERVATION THRESHOLD	1.4 AC±
BREAK EVEN POINT	1.5 AC±
FOREST TO BE CLEARED (NTA)	1.1 AC±
FOREST TO BE RETAINED IN FCE	0.9 AC±
REFORESTATION REQUIRED	1.15 AC±
REFORESTATION ON-SITE	0.4 AC±
NET REFORESTATION REQUIRED	0.75 AC±
FEE-IN-LIEU COST	\$ 22,542.30



SOIL DESIGNATION	SOIL TYPES	SOIL CHARACTERISTICS	SOIL GROUP
Cc	CODORUS SILT LOAM		C
GIB2	GLENELG WAM	3-8% MODERATELY ERODED	B
GIC2	GLENELG WAM	8-15% MODERATELY ERODED	B
GID2	GLENELG WAM	15-25% MODERATELY ERODED	B
Md	MADE LAND		D
MIB2	MANOR LOAM	3-8% MODERATELY ERODED	B
MIC2	MANOR LOAM	8-15% MODERATELY ERODED	B
MIC3	MANOR LOAM	8-15% MODERATELY ERODED	B
MID2	MANOR LOAM	15-25% MODERATELY ERODED	B
MID3	MANOR LOAM	15-25% MODERATELY ERODED	B

- SOIL LINES AND TYPES SHOWN ARE TAKEN FROM HOWARD COUNTY USDA SOILS MAP NO. 15.
 * INDICATES A HYDRIC SOIL
 * INDICATES A SOIL WITH SLOPES LESS THAN 15% AND SIGNIFICANT EROSION POTENTIAL
- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING CURB
 - PROPOSED CURB
 - PROPOSED STORM DRAINS
 - EXISTING WOODS
 - UNMITIGATED 65 dba LINE
 - TO BE REMOVED
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - EXISTING SEWER MANHOLE
 - EXISTING UTILITY POLE
 - SOIL BORING
 - SLOPES GREATER THAN 25%
 - FOREST CONSERVATION EASEMENT
 - FOREST CONSERVATION AND SWM CREDIT & UTILITY EASEMENT
 - SOILS DELINEATION
 - PROPOSED WOODS LINE
 - 15' NO WOODY VEGETATION LINE
 - 100 YEAR FLOODPLAIN LIMITS (FEMA)
 - OVERHEAD WIRES
 - DRAINAGE AREA
 - To PATH
 - LIMIT OF DISTURBANCE
 - STABILIZED CONSTRUCTION ENTRANCE (SCE)
 - SUPER SILT FENCE
 - SUPER FENCE DIVERSION
 - BUILDING RESTRICTION LINE
 - MOUNTABLE BERM
 - INLET PROTECTION
 - WALK OUT BASEMENT
 - PROPOSED SPOT GRADE
 - PROPOSED SIDEWALK

UNMITIGATED 65dba LINE (AS PREPARED BY STAIANO ENGINEERING, INC. JANUARY 7, 2004)

SCALE: 1"=50'

LIMIT OF DISTURBANCE 249,115± SF (5.72± AC)

UNMITIGATED 65dba LINE (AS PREPARED BY STAIANO ENGINEERING, INC. DECEMBER 26, 2007)

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100 YEAR FLOOD PLAIN	0.000 AC±
AREA OF STEEP SLOPES 25% OR GREATER	0.824 AC±
NET TRACT AREA (NTA)	6.014 AC±
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FEE-IN-LIEU COST	\$ 22,542.30

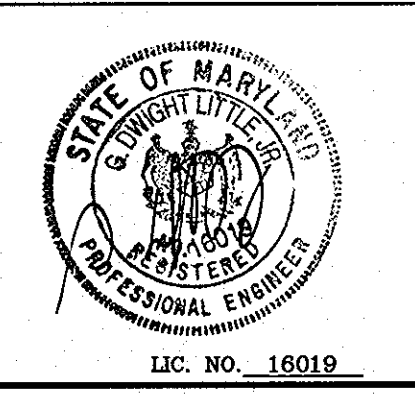
PRELIMINARY PLAN- GRADING/ SEDIMENT CONTROL
P-08-003
DEBRA COURT
 LOTS 1 - 12
 A RESUBDIVISION OF LOT 80, SECT. 3 GLEN BROOK (P 918);
 AND SUBDIVISION OF PARCELS 812 & 1119

ELECTION DISTRICT 2 HOWARD COUNTY, MD
 SCALE: AS SHOWN M 24 G 2,3 P 918,812,1119
 PRIOR PLANS: S-04-02, PLAT 8/92 & 4567 AUGUST 27, 2008
 DRG NO.: P-3 SHEET 3 OF 9

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Paul R. Cayle
 PLANNING DIRECTOR

DATE: 7/18/11



LITTLE & ASSOCIATES, INC.
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NOTE:
SEE SHEET 5 OF 9 FOR LEGEND AND DETAILS

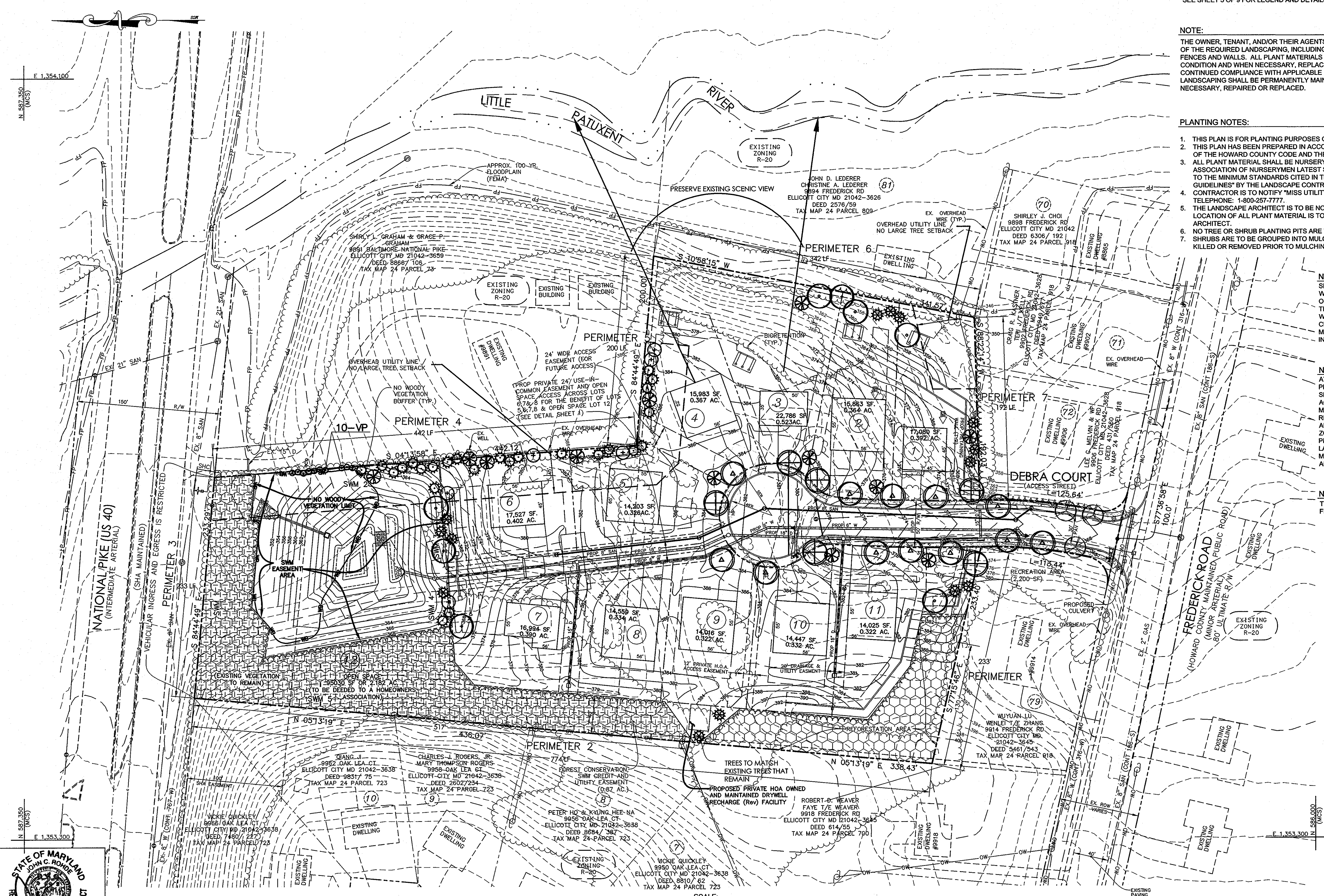
NOTE:
THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

- PLANTING NOTES:
1. THIS PLAN IS FOR PLANTING PURPOSES ONLY.
 2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN LATEST STANDARDS. PLANT INSTALLATION MUST CONFORM TO THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF THE "LANDSCAPE SPECIFICATION GUIDELINES" BY THE LANDSCAPE CONTRACTOR'S ASSOCIATION.
 4. CONTRACTOR IS TO NOTIFY "MISS UTILITY" A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
 5. THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
 6. NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
 7. SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS KILLED OR REMOVED PRIOR TO MULCHING.

NOTE:
SHOULD ANY TREES DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.

NOTE:
AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED AT THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

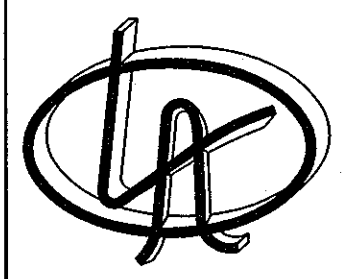
NOTE:
THE DEVELOPER WILL BE RESPONSIBLE FOR LANDSCAPING AT FINAL PLAN.



HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885 Phone
(410) 825-3887 Fax

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR: *David S. Leight* DATE: 9/16/08



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PRELIMINARY PLAN- LANDSCAPE PLAN
P-08-003
DEBRA COURT
LOTS 1 - 12

A RESUBDIVISION OF LOT 80, SECT. 3 GLEN BROOK (P 918);
AND SUBDIVISION OF PARCELS 812 & 1119

ELECTION DISTRICT 2 HOWARD COUNTY, MD
SCALE: AS SHOWN M 24 G 2.3 P 918,812,1119
PRIOR PLANS: S-04-02, PLAT 8/92 & 4567 JULY 29, 2008
DRG NO.: P-4 SHEET 4 OF 9

REFORESTATION PLAN

The reforestation area will be placed into a Forest Conservation Easement.

A. Planting Plan and Methods

Plant species selection was based on our knowledge regarding plant communities in Maryland's Piedmont Plateau and information provided in the soil survey on typical vegetation for the soil type on the planting site. Species selection was also based on our knowledge of plant availability in the nursery industry.

Reforestation will be accomplished through a mixed planting of whips and branched transplants. Container grown stock is recommended but bareroot stock may be used to help control afforestation costs. If bareroot stock is used the root systems of all plants will be dipped in an anti-desiccant gel prior to planting to improve moisture retention in the root systems.

Prior to planting the proposed Forest Conservation Easements all multiflora rose in the planting area shall be removed. Removal of the rose may be performed with mowing and herbicide treatments. Physical removal of all top growth following by a periodic herbicide treatment of stump sprouts is recommended. Native tree and shrub species occurring within the rose thickets should be retained wherever possible. Herbicide treatments shall occur on 2 month intervals during the first growing season and once each in the spring and fall for subsequent years. Herbicide use shall be made specifically to address woody plant material and shall be applied as per manufacturers specifications. Care should be taken not to spray planted trees or naturally occurring native tree/shrub seedlings. It is recommended that initiation of rose removal begin at least six months prior to planting.

B. Planting and Soil Specifications

Plant material will be installed in accordance with the Planting Detail and Planting Specifications shown on the Forest Conservation Plan.

Amendments to existing soil will be in accordance with the Planting Specifications shown on the Forest Conservation Plan. Soil disturbance will be limited to individual planting locations.

C. Maintenance of Plantings

For information regarding maintenance of the reforestation plantings, see Section VIII B.

D. Guarantee Requirements

A 90 percent survival rate of the reforestation plantings will be required after one growing season. All plant material below the 90 percent survival threshold will be replaced at the beginning of the second growing season. At the end of the second growing season, a 75 percent survival rate will be required. All plant material below the 75 percent survival threshold will be replaced by the beginning of the next growing season.

E. Security for Forest Conservation

Section 16-1209 of the Howard County Forest Conservation Act requires that a developer shall post a security bond, letter of credit, etc.) with the County to insure that all work is done in accordance with the FCP. The security requirements are as follows:-

Forest Retention: 39,204 sq.ft. @ \$0.20/sq.ft. = \$ 7,840.80
 Reforestation: 17,424 sq.ft. @ \$0.50/sq.ft. = \$ 8,712.00

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 25 feet of the limit of disturbance.

2. Fencing and Signage

Existing forest limits occurring within 25 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to plant installation, as shown on the plan.

B. Pre-Construction Meeting

Upon staking of limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County inspector. The purpose of the meeting will be to verify that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to area within the LOD of the proposed homesites. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for development. The items outlined in the Forest Conservation Plan will be enacted within two (2) years of subdivision approval.

Below find a proposed sequence of construction.

1. Install all signage and sediment control devices.
2. Hold pre-construction meeting between developer, contractor and County inspector.
3. Build access roads, install water and sewer systems, and construct houses. Stabilize all disturbed areas accordingly.
4. Begin multiflora rose removal. Install permanent protective signage for easements and initiate plantings in accordance with Forest Conservation Plan. Plantings will be completed within two (2) years of subdivision approval.
5. Remove sediment control.
6. Hold post-construction meeting with County inspectors to assure compliance with FCP. Submit Certification of Installation.
7. Monitor and maintain plantings for 2 years.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.

F. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify that afforestation plantings have been installed.

POST-CONSTRUCTION MANAGEMENT PLAN

Howard County requires a two year post-construction management plan be prepared as part of the forest conservation plan. The plan goes into effect upon acceptance of the construction certification of completion by the County. Eco-Science Professionals, or another qualified professional designated by the developer, will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan:

A. Fencing and Signage

Permanent signage indicating the limits of the retention/reforestation area shall be maintained.

B. General Site Inspections/Maintenance of Plantings

Site inspections will be performed a minimum of three times during the growing season. The purpose of the inspections will be to assess the health of the afforestation plantings. Appropriate measures will be taken to rectify any problems that may arise.

In addition, maintenance of the afforestation plantings will involve the following steps:

1. Watering - All plant material shall be watered twice a month during the 1st growing season, more or less frequently depending on weather conditions. During the second growing season, once a month during May-September, if needed.
2. Removal of invasive exotics and noxious weeds. Old field successional species will be retained.
3. Identification of serious plant pests and diseases, treatment with appropriate agent.
4. Pruning of dead branches.
5. After 12 and 24 months, replacement of plants, if required, in accordance with the Guarantee Requirements shown on the FCP.

C. Education

The developer will provide appropriate materials to property owners informing them of the location and purpose of the afforestation area. Materials may include site plans and information explaining the intent of the forest conservation law.

D. Final Inspection

At the end of the two year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all retention/afforestation requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's bond.

PLANTING SCHEDULE

FCE # 2 - 0.4 acres

Planting Units Required: 280
 Planting Units Provided: 280

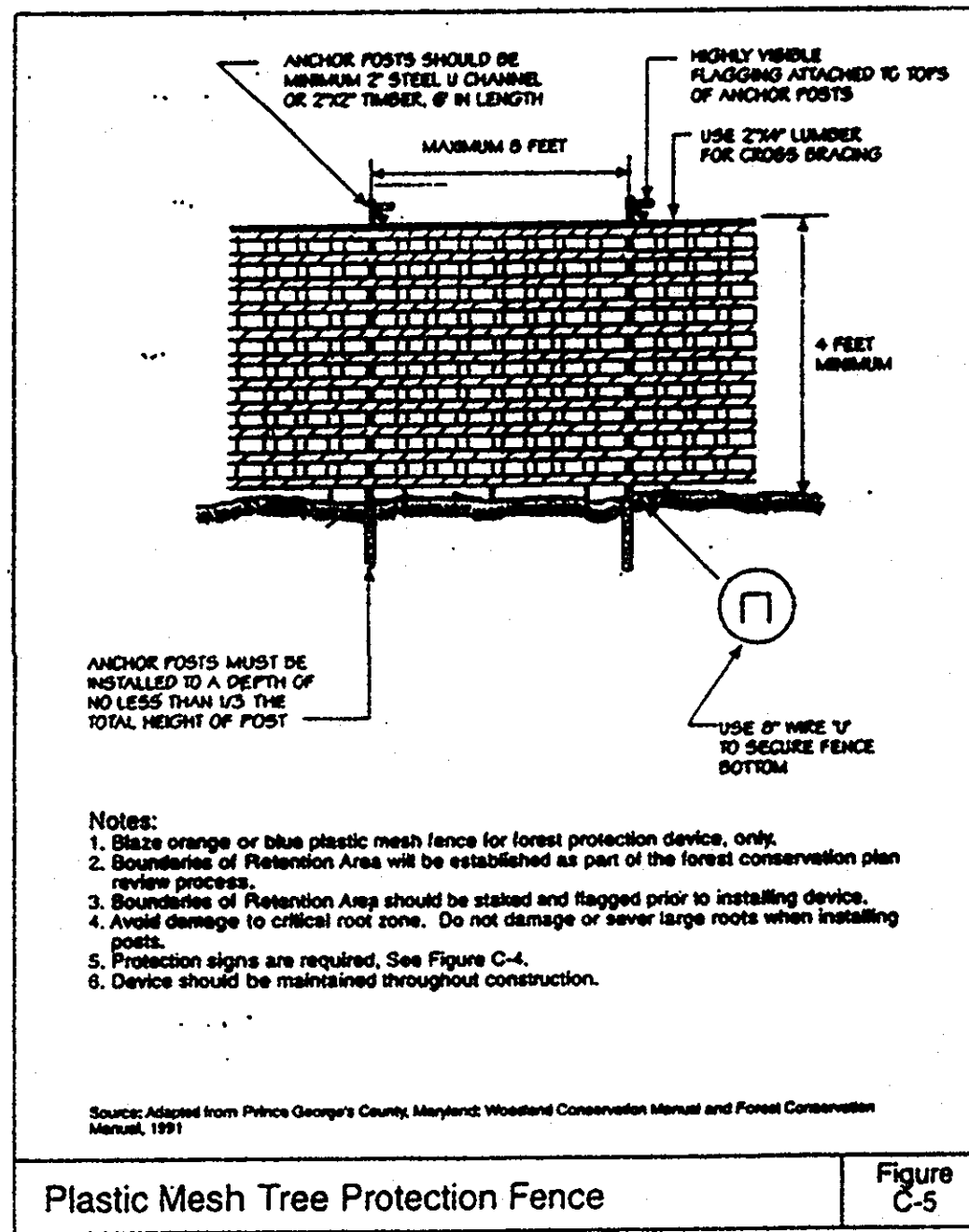
Qty	Species	Size	Spacing	Total FCA Units
5	Acer rubrum - Red maple	1" cal	15' o.c.	
5	Liriodendron tulipifera - Tulip poplar **	1" cal	15' o.c.	
5	Platanus occidentalis - Sycamore	1" cal	15' o.c.	
5	Quercus alba - White oak **	1" cal	15' o.c.	
20	Total 1" caliper trees = 3.5 acres (FCA unit credit)			70
15	Acer rubrum - Red maple	2-3 whip	11' o.c.	
5	Diospyros virginiana - Persimmon **	2-3 whip	11' o.c.	
20	Liriodendron tulipifera - Tulip poplar **	2-3 whip	11' o.c.	
10	Nyssa sylvatica - Black gum	2-3 whip	11' o.c.	
10	Platanus occidentalis - Sycamore	2-3 whip	11' o.c.	
10	Prunus serotina - Black cherry **	2-3 whip	11' o.c.	
10	Quercus alba - White oak	2-3 whip	11' o.c.	
10	Ulmus rubra - Slippery Elm	2-3 whip	11' o.c.	
15	Viburnum prunifolium - Blackhaw **	2-3 whip	11' o.c.	
105	Total whip plantings = 2 units (FCA unit credit)			210
				Total Unit Credit: 280

Planting Notes:

- Planting density based on 700 planting units per acre. 2" caliper trees = 7 planting units, 1" caliper trees = 2.5 planting units, whips with shelter = 2 planting units.
- ** - These species should not be planted within the wetland limits.
- 1" caliper trees should be staggered along the outer perimeter of the planting area to serve as demarcation of the boundary. The trees should be no closer than 15 foot spacing.
- Planting shall be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance.
- Multiflora rose/whip brush removal/control may be required prior to installation of planting.
- All whips are required to be installed with tree shelters per Howard County FCA requirements.

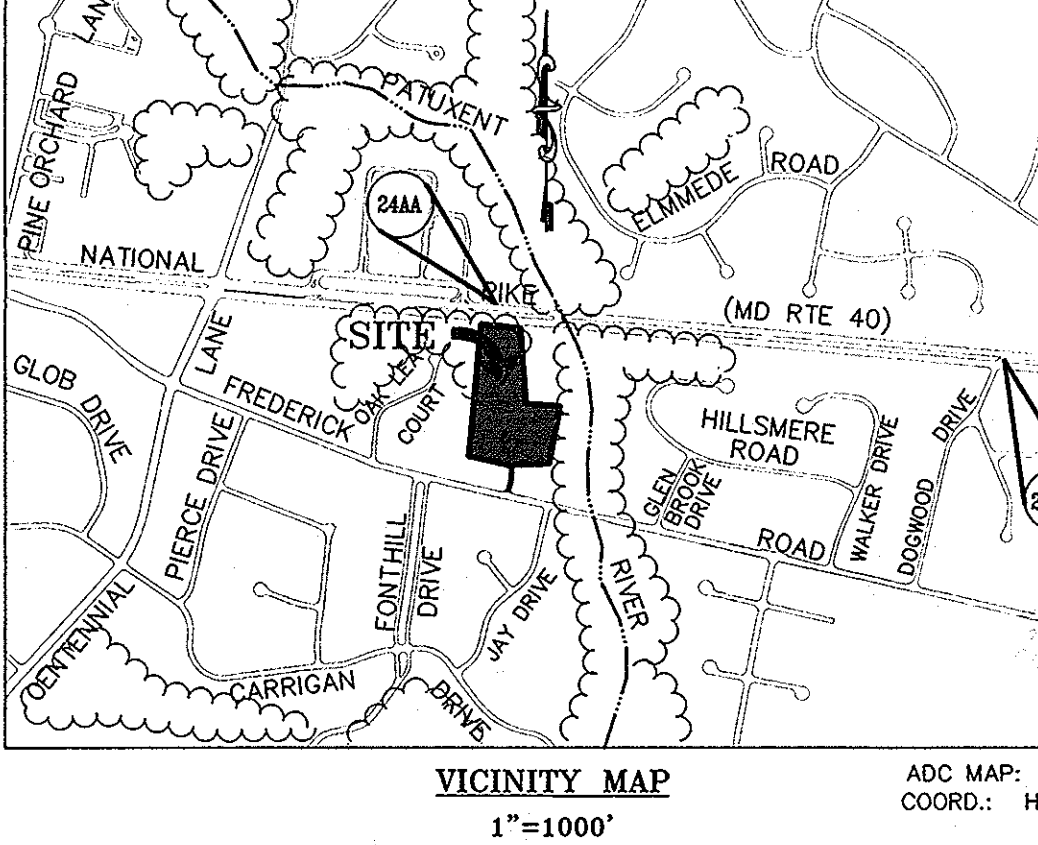
SURETY INFORMATION

0.90 AC. RETENTION x \$0.20 SQ. FT. = \$7,840.80
 0.40 AC. REFORESTATION x \$0.50 SQ. FT. = \$8,712.00
TOTAL = \$16,552.80



Vegetative Chart

Cover Type	Dominant Vegetation	Comments
Forest	Liriodendron tulipifera, Acer rubrum, Fraxinus pennsylvanica, Acer negundo, Prunus serotina, Rosa multiflora	The forest is dominated by 10-20 inch dbh canopy trees. The stand is in good condition
White Pine Screening	Pinus strobus	The screening includes trees 8-14" pines in good condition
Lawn	Lawn grasses with landscape elements	Landscape elements include - Norway maple, Prunus spruce, hemlock, azalea, and rhododendron. Some landscaping is over mature



VICINITY MAP
 1"=1000'
BENCHMARK:
 GEOCEMETRIC CONTROL 244A: STANDARD HOWARD COUNTY STAMPED DISC LOCATED NEAR THE ENTRANCE TO THE ENCHANTED FOREST SHOPPING CENTER
 N 587,380.458 E 1,352,603.488
 ELEV. 386.37' (NAVD 88)
 GEOCEMETRIC CONTROL 2485: STANDARD HOWARD COUNTY STAMPED DISC LOCATED AT THE INTERSECTION OF MD RTE 40 AND DOGWOOD DR.
 N 586,956.233 E 1,356,570.840
 ELEV. 390.04' (NAVD 88)
NOTES
 1. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
 2. SURROUNDING LAND USE IS MEDIUM RESIDENTIAL DEVELOPMENT AND COMMERCIAL.
 3. NO WETLANDS, STREAMS OR BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY.

SIGNAGE DETAILS

FOREST CONSERVATION AREA

DO NOT DISTURB

FOREST BUFFER

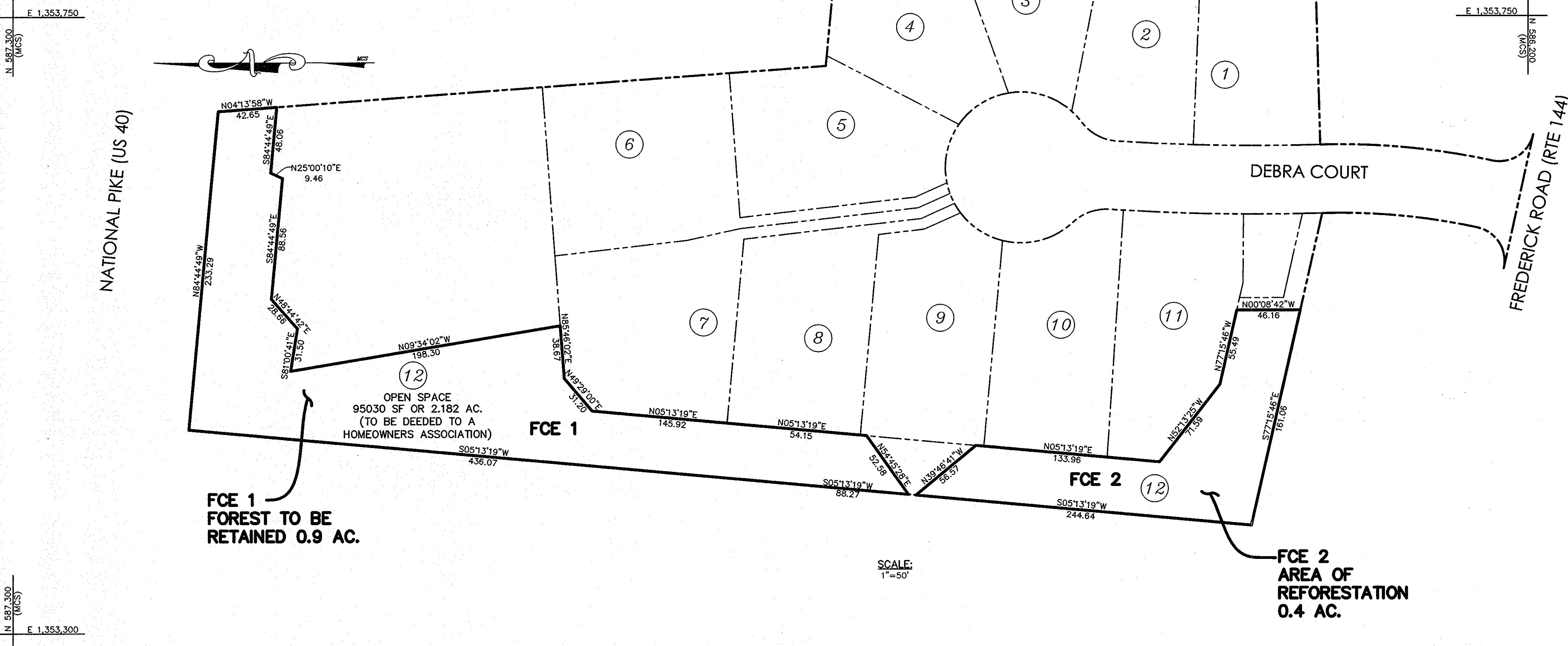
DO NOT DISTURB

Sign Specifications
 Size shall be a minimum of 6"x8", 0.40 ga. aluminum construction with green print on white background. Signs shall be mounted approximately 4 feet off the ground on metal posts with metal bolts
 NOTE: THE PROTECTIVE SIGNAGE SHALL BE IN PLACE FOR PERPETUITY

FOREST CLEARING/REFORESTATION PLAN JUSTIFICATION -
 THE GOAL OF THE DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY WAS TO CREATE A RESIDENTIAL COMMUNITY WHILE RESPECTING THE ENVIRONMENTAL CONSTRAINTS OF THE PROPERTY. ONE GOAL OF THE SITE PLAN WAS TO MINIMIZE FOREST CLEARING. THE DEVELOPMENT HAS BEEN DESIGNED TO MAXIMIZE THE USE OF THE NONFORESTED AREAS ON THE SITE. LAWN AND SCREENING, DESPITE THE GOAL OF RETAINING ALL OF THE FOREST ON THE SITE SOME FOREST CLEARING IS REQUIRED. FOREST CLEARING IS REQUIRED FOR LOTS AND STORMWATER MANAGEMENT. THE LOT SIZES HAVE BEEN MINIMIZED TO REDUCE THE OVERALL FOOTPRINT OF THE DEVELOPMENT AND ARE AS SMALL AS POSSIBLE WHILE STILL MAINTAINING THE CHARACTER OF THE SURROUNDING COMMUNITY. THE USE OF TOWN HOMES OR CONDOMINIUM BUILDINGS FOR THIS DEVELOPMENT COULD REDUCE THE FOREST CLEARING BUT WOULD NOT BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD.
 THE MAJORITY OF THE FOREST CLEARING IS PROPOSED FOR THE STORMWATER MANAGEMENT IMPLEMENTATION. THE LOCATION OF THE STORMWATER MANAGEMENT FACILITY IS DRIVEN BY THE SITE TOPOGRAPHY AND CANNOT BE REASONABLY ALTERED TO REDUCE FOREST CLEARING. THE FACILITY HAS BEEN SIZED AND LOCATED TO MEET THE COUNTY AND STATE REQUIREMENTS AND REPRESENTS THE BEST MANAGEMENT PRACTICE FOR THE SITE.
 THE FOREST CONSERVATION ACT REQUIREMENTS WILL BE MET THROUGH ON-SITE RETENTION OF 0.9 ACRES. THE REFORESTATION OF 0.4 ACRES ON-SITE PLANTING AND 0.69 ACRES OF FEE-IN-LIEU. THE ON-SITE RETENTION WILL BE LOCATED ON SLOPES AND WITHIN A NATURAL UPLAND DRAIN IN THE NORTHERN END OF THE SITE. THE REFORESTATION OBLIGATION WILL BE MET WITH 0.4 ACRES OF ON-SITE PLANTING AND A PAYMENT OF THE COUNTY'S FEE-IN-LIEU FOR THE REMAINING 0.69 ACRES. THE COST OF THE FEE-IN-LIEU PAYMENT WILL BE \$22,542.30. THE ON-SITE PLANTING WILL EXPAND UPON EXISTING OFFSITE TREE LINES AND WILL PROVIDE A CORRIDOR ALONG THE WESTERN EDGE OF THE SITE. THE REFORESTATION AREA WILL ALSO ACT AS A BUFFER BETWEEN EXISTING AND PROPOSED RESIDENTIAL DEVELOPMENT.
 THE APPLICANT IS PROPOSING TO MEET THE OUTSTANDING REFORESTATION OBLIGATION THROUGH THE FEE-IN-LIEU BECAUSE NO PRIORITY FORESTATION IS AVAILABLE. FURTHER, THE COUNTY REQUIRES THAT FORESTATION OCCURS ON OPEN SPACE OR PRIVATE LOTS 10 ACRES OR MORE IN SIZE. THE PROPOSED PLANTING WILL BE LOCATED ON OPEN SPACE BUT ADDITIONAL OPEN SPACE OF SUFFICIENT SIZE TO ALLOW REFORESTATION CANNOT BE CREATED WITHOUT REQUIRING THE LOSS OF A LOTS.

KEY	COMMUNITY TYPE	ACREAGE (NTA)	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
F1	POPLAR	2.0	Liriodendron tulipifera, Acer rubrum, Fraxinus pennsylvanica, Acer negundo, Prunus serotina, Rosa multiflora	GOOD	0.824 SLOPES

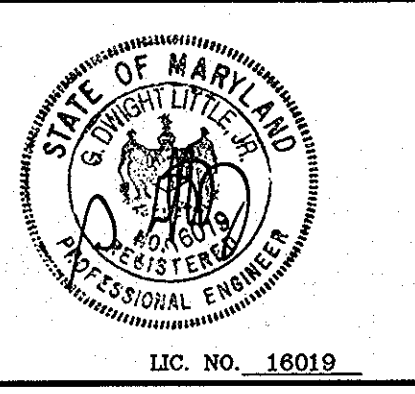
SEE ACCOMPANYING FOREST STAND DELINEATION REPORT FOR COMPLETE STAND DESCRIPTIONS.



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mark D. Wyle
 PLANNING DIRECTOR

DATE: *3/10/08*



LITTLE & ASSOCIATES, INC.
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 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410)296-1636 FAX: (410)296-1639

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Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS
 P.O. Box 5006 Glen Arca, MD 21057 (410) 592-6752

MD DNR Qualified Professional
 USACOE Wetland Delineator
 Certification # WDCP2003MD061004432

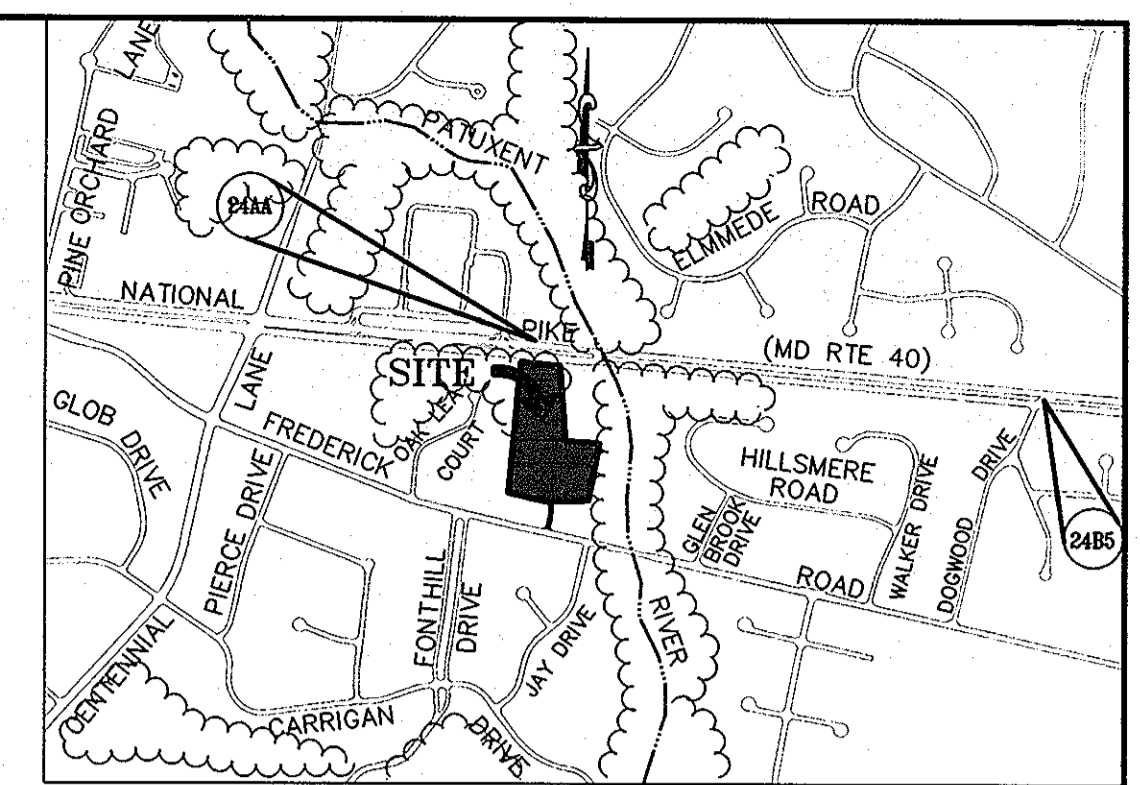
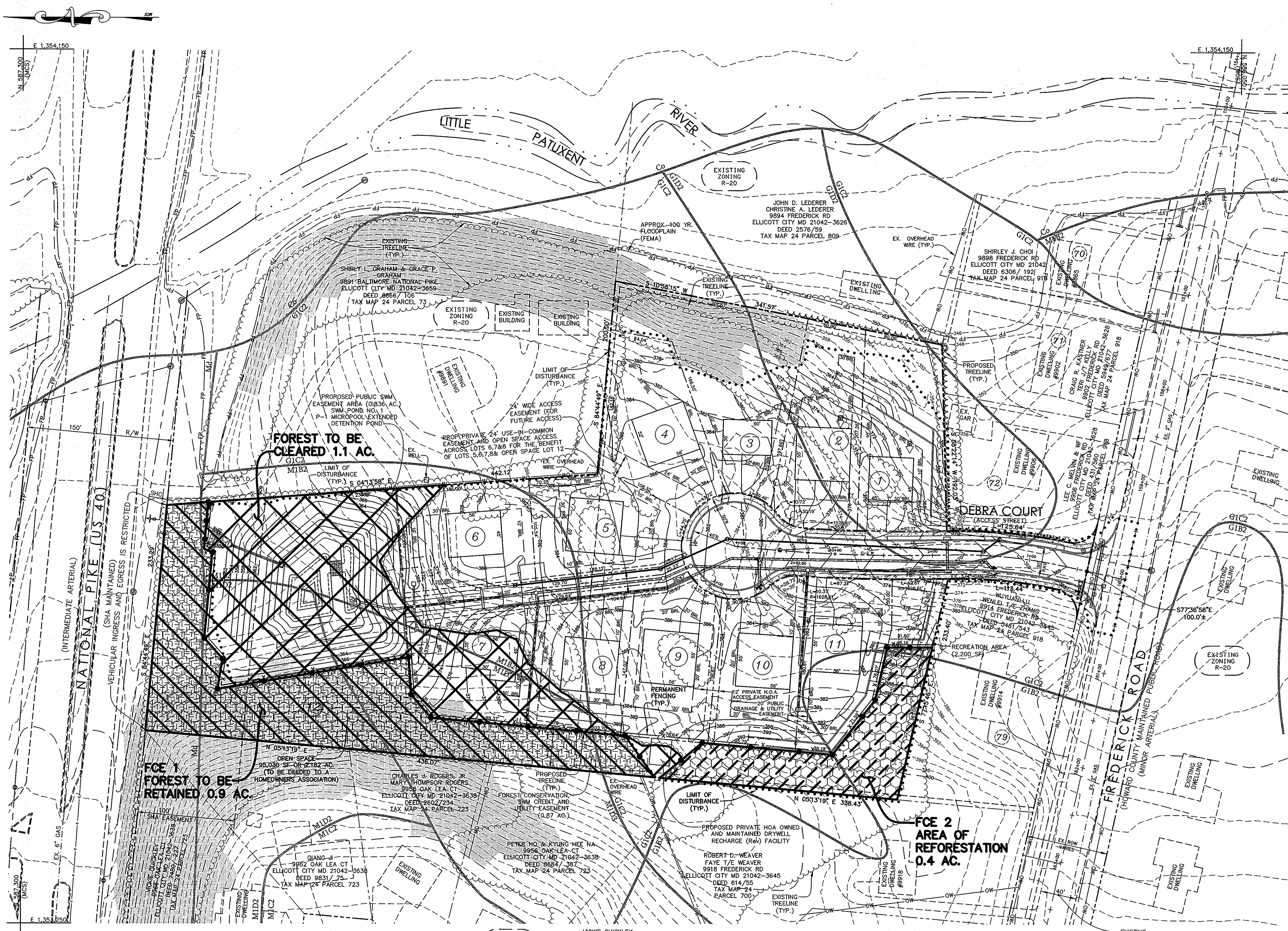
John F. Caroleo

FOREST CONSERVATION PLAN - DETAILS
P-08-003
DEBRA COURT
 LOTS 1 - 12

A RESUBDIVISION OF LOT 80, SECT. 3 GLEN BROOK (P 918);
 AND SUBDIVISION OF PARCELS 812 & 1119

ELECTION DISTRICT 2
 SCALE: AS SHOWN
 PRIOR PLANS: S-04-02, PLAT 8/92 & 4567
 DRG NO.: P-9

HOWARD COUNTY, MD
 M 24 G 2,3 P 918,812,1119
 AUGUST 27, 2008
 SHEET 9 OF 9



VICINITY MAP
1"=1000'

BENCHMARK:
GEODEIC CONTROL 244A: STANDARD HOWARD COUNTY STAMPED DISC LOCATED AT THE ENTRANCE TO THE ENCHANTED FOREST SHOPPING CENTER
N 587,380.458
ELEV. 386.37 (NAVD 88)

GEODEIC CONTROL 248S: STANDARD HOWARD COUNTY STAMPED DISC LOCATED AT THE INTERSECTION OF MD RTE 40 AND DOGWOOD DR.
N 586,956.233
ELEV. 390.04 (NAVD 88)

SITE DATA

GROSS AREA (INCL. ALL PROP. LOTS)	6.838 AC±
100 YEAR FLOOD PLAIN	0.000 AC±
AREA OF STEEP SLOPES 25% OR GREATER	0.824 AC±
NET TRACT AREA (NTA)	6.014 AC±
EXISTING FOREST (NTA)	2.000 AC±
AFFORESTATION THRESHOLD	1.0 AC±
CONSERVATION THRESHOLD	1.4 AC±
BREAK EVEN POINT	1.5 AC±
FOREST TO BE CLEARED (NTA)	1.1 AC±
FOREST TO BE RETAINED IN FCE	0.9 AC±
REFORESTATION REQUIRED	1.08 AC±
REFORESTATION ON-SITE	0.4 AC±
NET REFORESTATION REQUIRED	0.68 AC±
FEE-IN-LIEU COST	\$ 22,215.60

- LEGEND**
- FOREST CONSERVATION EASEMENT SIGNAGE (TYP.)
 - LIMIT OF DISTURBANCE
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - PERMANENT FENCING
 - FOREST TO BE CLEARED
 - REFORESTATION
 - FOREST TO BE RETAINED
 - SLOPES GREATER THAN 25%
 - 145,794 S.F. CONTIGUOUS ONSITE & OFFSITE
 - ONSITE: 35,895 S.F.
 - OFFSITE: 109,899 S.F.
 - TO BE DISTURBED: 1,912 S.F.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	6.84 AC±
A. TOTAL TRACT AREA (INCL. ALL PROP. LOTS)	6.84 AC±
B. AREA WITHIN 100 YEAR FLOOD PLAIN	0.00 AC±
C. AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00 AC±
D. NET TRACT AREA	6.84 AC±
LAND USE CATEGORY	
ZONING = R-20	
E. AFFORESTATION THRESHOLD (15% x D =)	1.02 AC±
F. CONSERVATION THRESHOLD (20% x D =)	1.36 AC±
EXISTING FOREST COVER	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	2.00 AC±
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0.98 AC±
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.64 AC±
BREAK EVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD W/O MITIGATION	0.13 AC±
K. BREAK EVEN POINT	1.49 AC±
L. CLEARING PERMITTED WITHOUT MITIGATION	0.51 AC±
PROPOSED FOREST CLEARING	
N. TOTAL AREA OF FOREST TO BE CLEARED (CANNOT EXCEED EXIST.)	1.10 AC±
M. TOTAL AREA OF FOREST TO BE RETAINED	0.90 AC±
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.16 AC±
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.92 AC±
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00 AC±
R. TOTAL REFORESTATION REQUIRED	1.08 AC±
S. TOTAL AFFORESTATION REQUIRED	0.00 AC±
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	1.08 AC±

SOIL DESIGNATION	SOIL TYPES	SOIL CHARACTERISTICS	SOIL GROUP
Co	CODORUS SILT LOAM		C
GB2	GLENELG WAM	3-8% MODERATELY ERODED	B
GIC2	GLENELG WAM	8-15% MODERATELY ERODED	B
GID2	GLENELG WAM	15-25% MODERATELY ERODED	B
Md	MADE LAND		D
MIB2	MANOR LOAM	3-8% MODERATELY ERODED	B
MIC2	MANOR LOAM	8-15% MODERATELY ERODED	B
MIC3	MANOR LOAM	8-15% MODERATELY ERODED	B
MID2	MANOR LOAM	15-25% MODERATELY ERODED	B
MID3	MANOR LOAM	15-25% MODERATELY ERODED	B

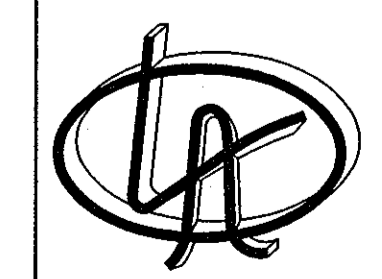
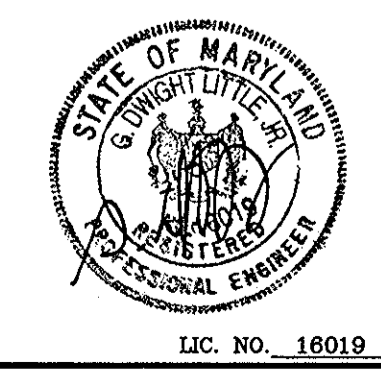
SOIL LINES AND TYPES SHOWN ARE TAKEN FROM HOWARD COUNTY USDA SOILS MAP NO. 15.
● INDICATES A HYDRIC SOIL
◆ INDICATES A SOIL WITH SLOPES LESS THAN 15% AND SIGNIFICANT EROSION POTENTIAL

NOTE: SEE SHEET 9 OF 9 FOR FOREST CONSERVATION DETAILS.

FOREST CONSERVATION PLAN
P-08-003
DEBRA COURT
LOTS 1 - 12

A RESUBDIVISION OF LOT 80, SECT. 3 GLEN BROOK (P 918); AND SUBDIVISION OF PARCELS 812 & 1119
ELECTION DISTRICT 2 HOWARD COUNTY, MD
SCALE: AS SHOWN M 24 G 2,3 P 918,812,1119
PRIOR PLANS: S-04-02, PLAT 8/92 & 4567 AUGUST 27, 2008
DRG NO.: P-8 SHEET 8 OF 9

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark A. Leight
PLANNING DIRECTOR
DATE: 9/10/08



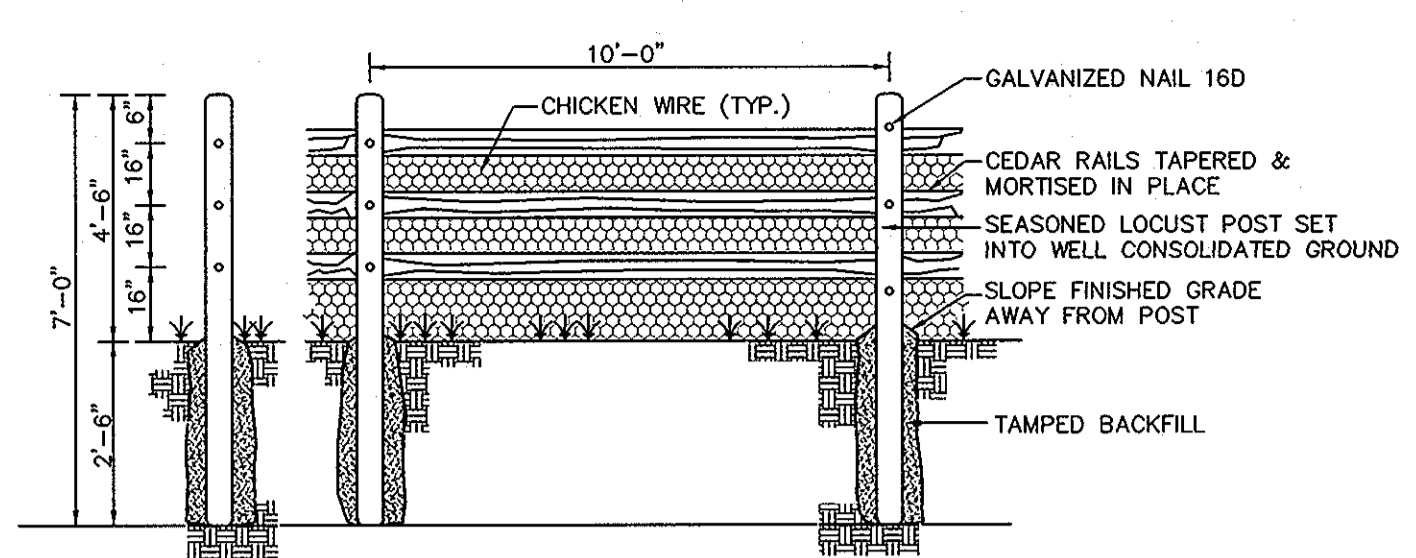
LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

OWNER/DEVELOPER:
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Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

MD DNR Qualified Professional
USACE Wetland Delimitator
Certification # WDCP93MD01004412
John T. Carolis

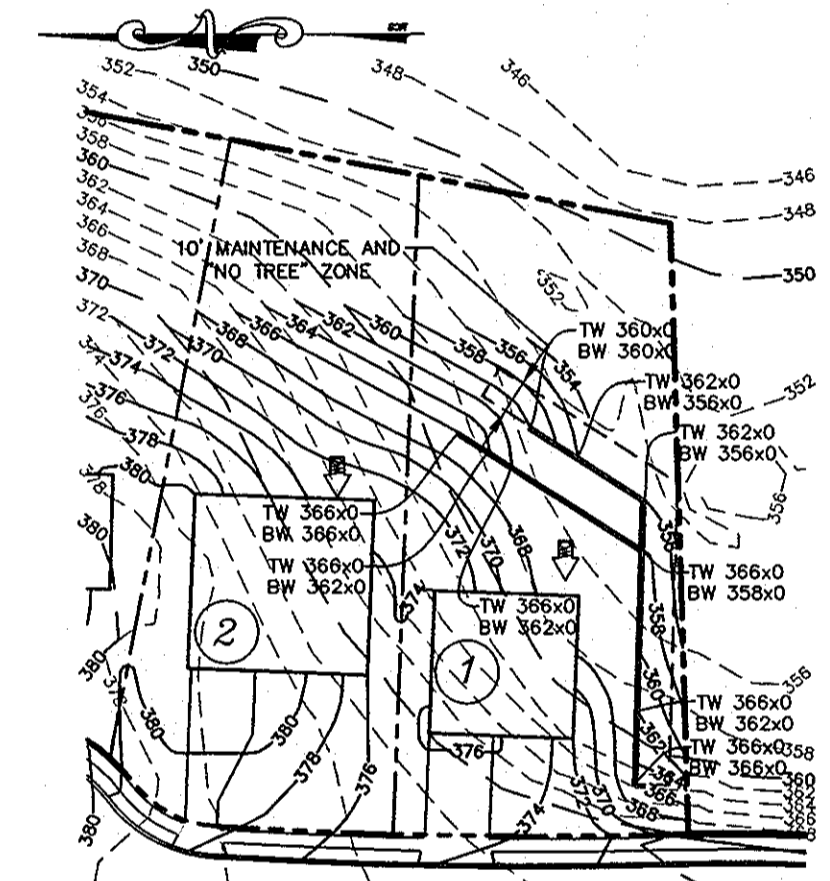


SPLIT RAIL FENCE DETAIL
NOT TO SCALE

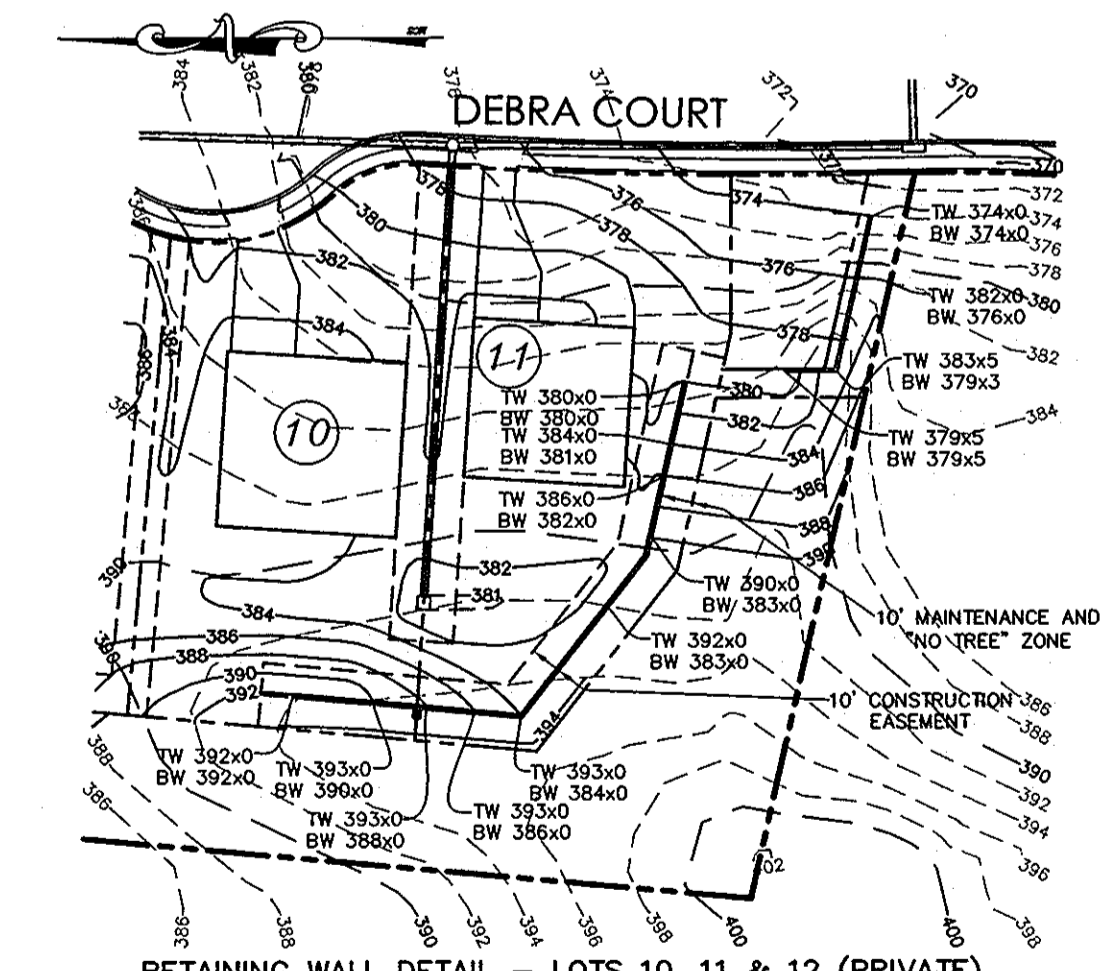
SOIL DESIGNATION	SOIL TYPES	SOIL CHARACTERISTICS	SOIL GROUP
Co	CODORUS SILT LOAM		C
GIB2	GLENELG WAM	3-8% MODERATELY ERODED	B
GIC2	GLENELG WAM	8-15% MODERATELY ERODED	B
GID2	GLENELG WAM	15-25% MODERATELY ERODED	B
Md	MADE LAND		D
MIB2	MANOR LOAM	3-8% MODERATELY ERODED	B
MIC2	MANOR LOAM	8-15% MODERATELY ERODED	B
MIC3	MANOR LOAM	8-15% MODERATELY ERODED	B
MID2	MANOR LOAM	15-25% MODERATELY ERODED	B
MID3	MANOR LOAM	15-25% MODERATELY ERODED	B

SOIL LINES AND TYPES SHOWN ARE TAKEN FROM HOWARD COUNTY USDA SOILS MAP NO. 15.

AREA AND "C" FACTOR TABULATION							
PROJECT:	DEBRA COURT	DATE:	3/24/2008	PIN:	01571B		
PHASE	INLET #	ZONING (Z)	SUBAREA (B)	AREA (AC.) (A)	"C" FACTOR < 25yrs C	"C" FACTOR > 25yrs C	% IMPERVIOUS (P)
	1-1	R-20	A	1.23	0.35	0.46	30%
	1-2	R-20	B	0.42	0.34	0.43	30%
	1-3	R-20	C	4.89	0.34	0.45	30%
	1-4	R-20	D	0.47	0.34	0.45	30%
	1-5	R-20	E	0.98	0.43	0.54	30%
	1-6	R-20	F	0.74	0.43	0.54	30%
	SWMF	R-20	A-F SWM	10.5	0.34	0.45	30%



DEBRA COURT RETAINING WALL DETAIL - LOT 1 (PRIVATE)
SCALE: 1"=60'

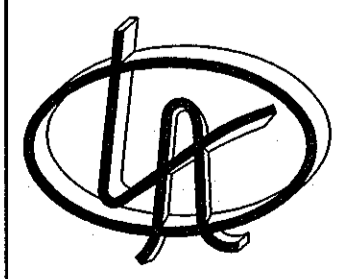


DEBRA COURT RETAINING WALL DETAIL - LOTS 10, 11 & 12 (PRIVATE)
SCALE: 1"=60'

STORM DRAIN DRAINAGE AREA MAP
P-08-003
DEBRA COURT
LOTS 1 - 12

A RESUBDIVISION OF LOT 80, SECT. 3 GLEN BROOK (P 918); AND SUBDIVISION OF PARCELS 812 & 1119
ELECTION DISTRICT 2 HOWARD COUNTY, MD
SCALE: AS SHOWN M 24 G 2,3 P 918,812,1119
PRIOR PLANS: S-04-02, PLAT 8/92 & 4567 AUGUST 27, 2008
DRG NO.: P-7 SHEET 7 OF 9

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
David A. Gough
PLANNING DIRECTOR
5/16/08
DATE



LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
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TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

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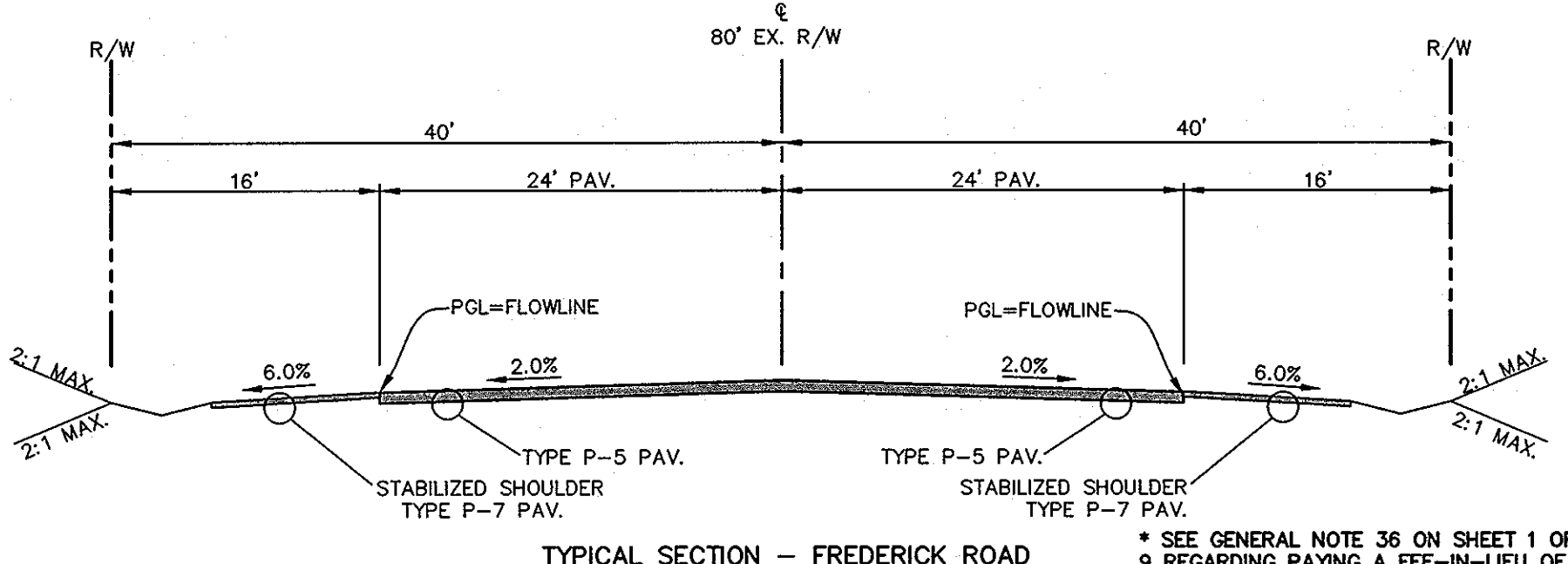
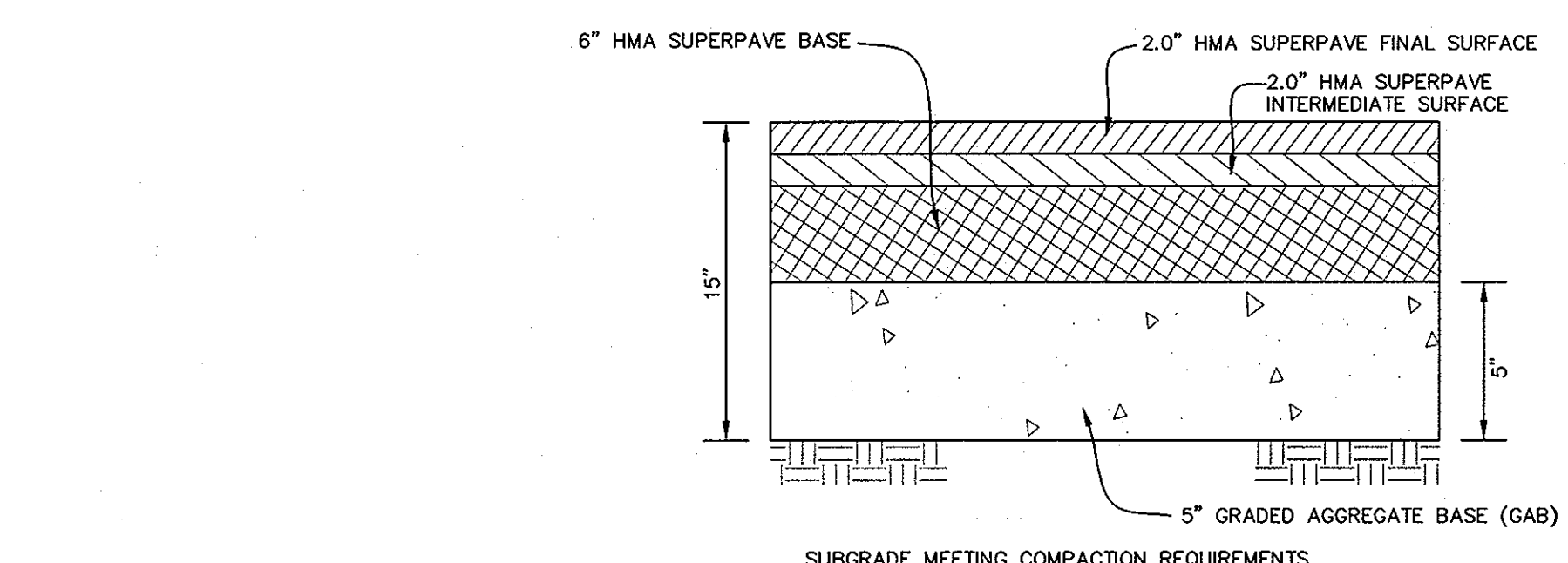
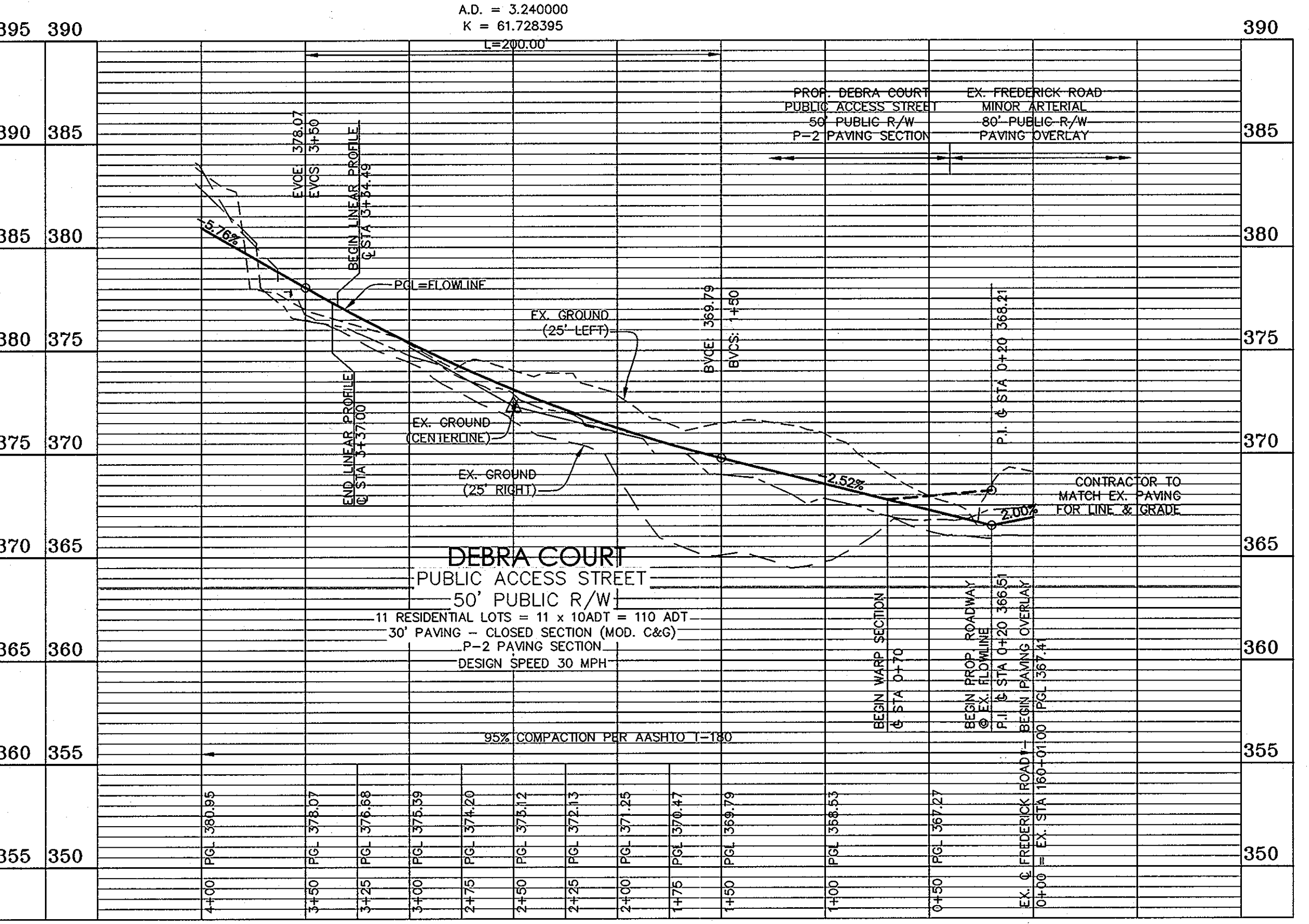
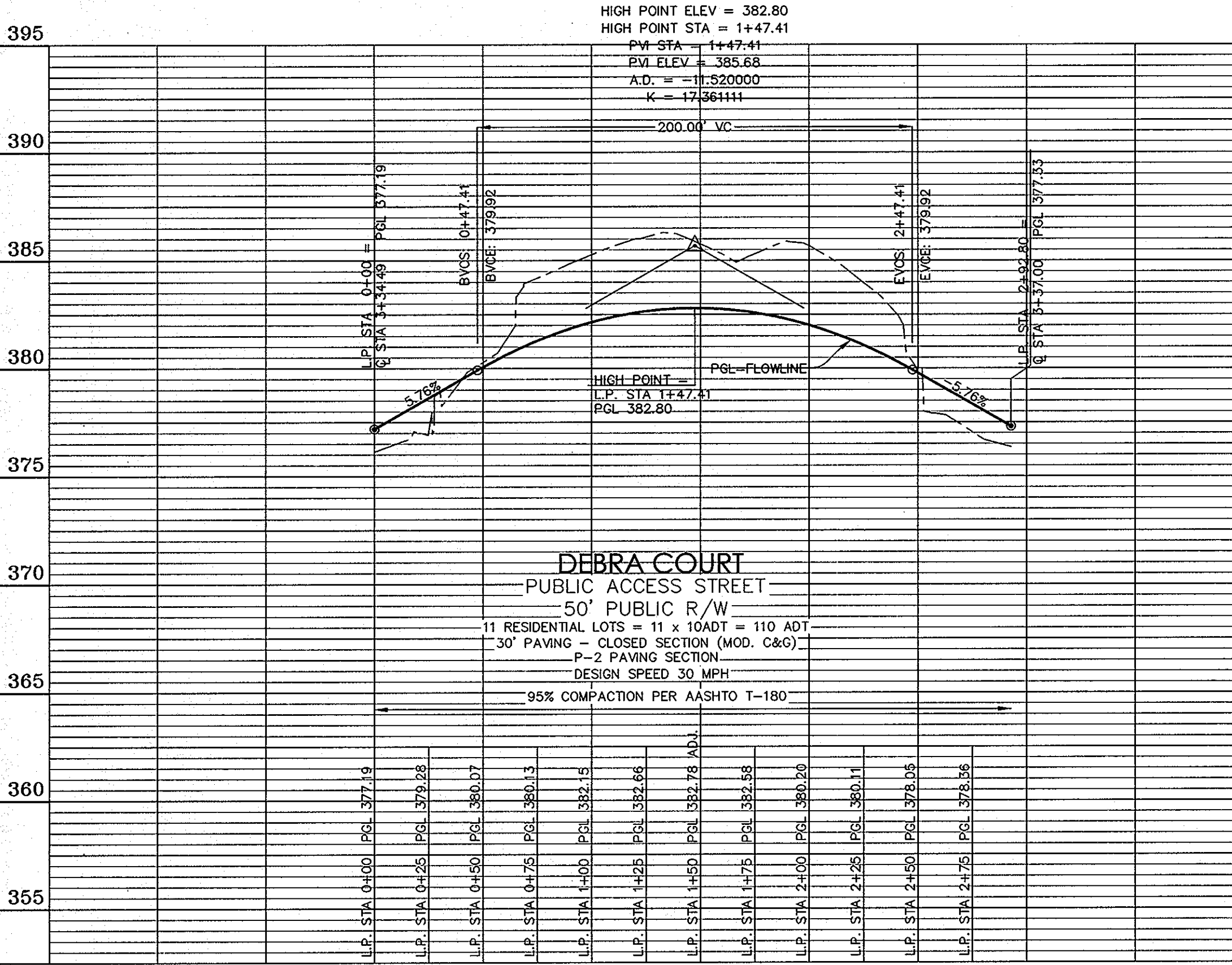
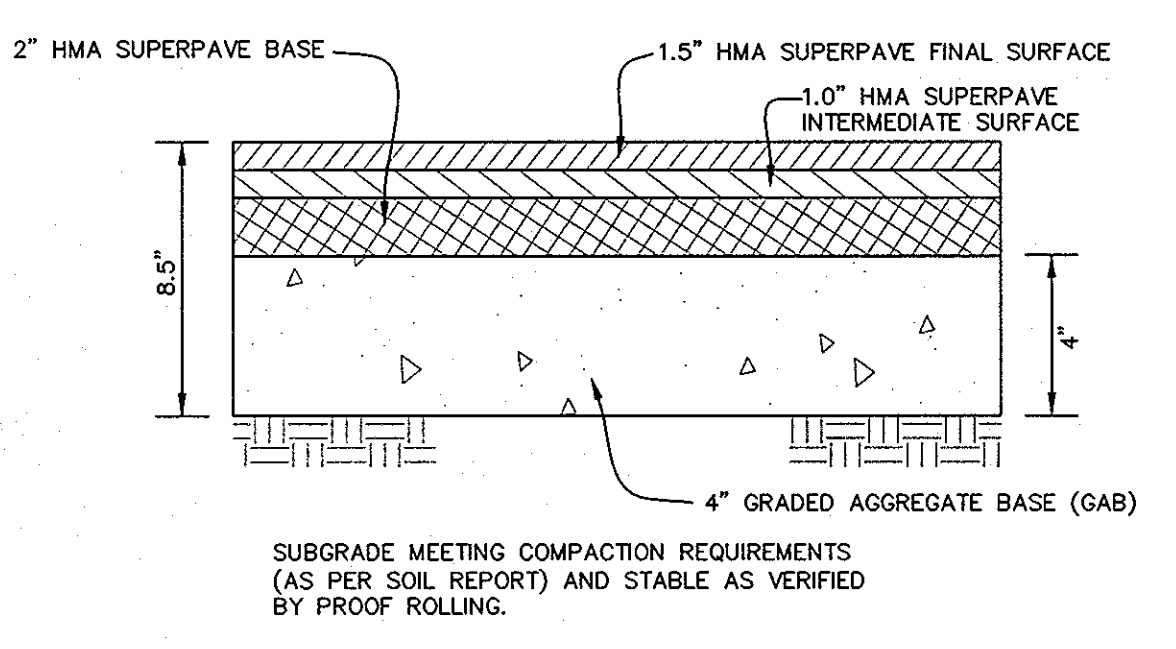
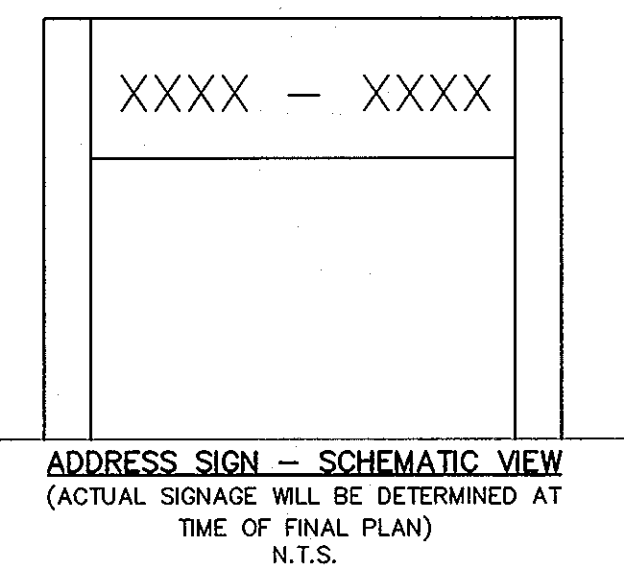
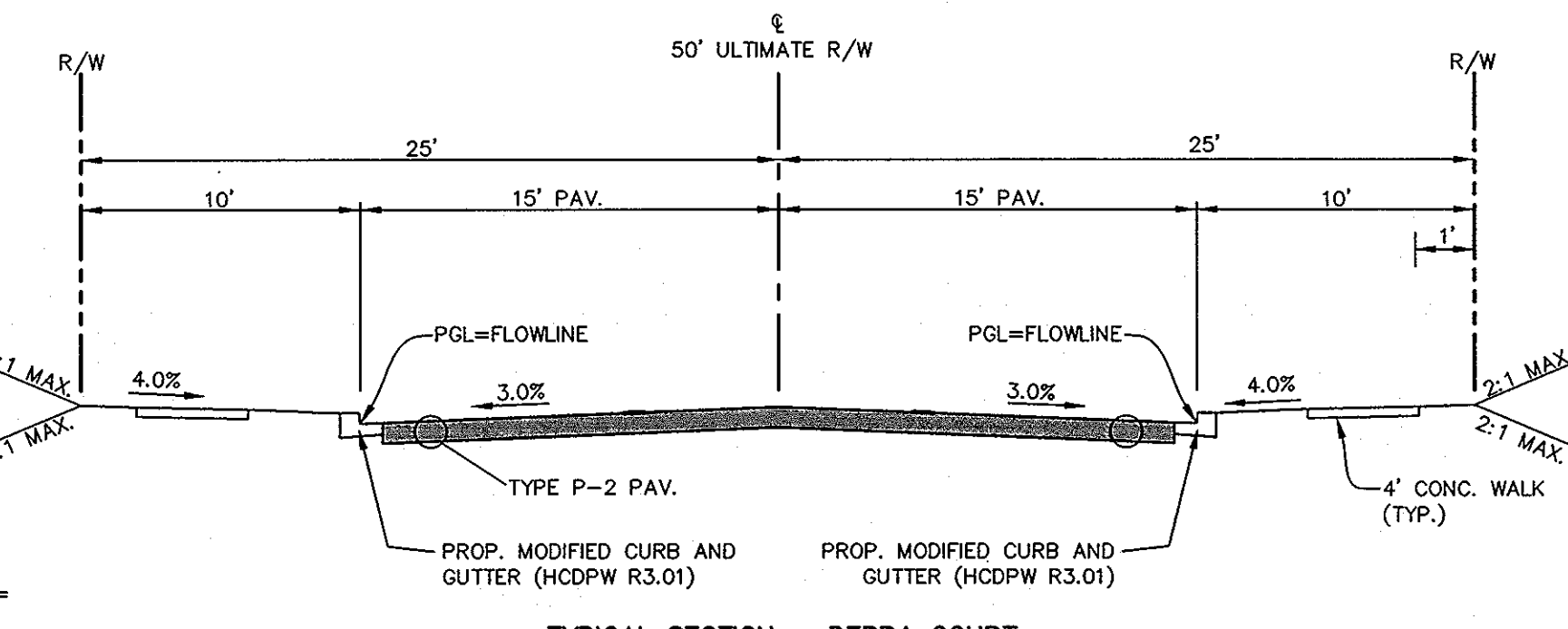
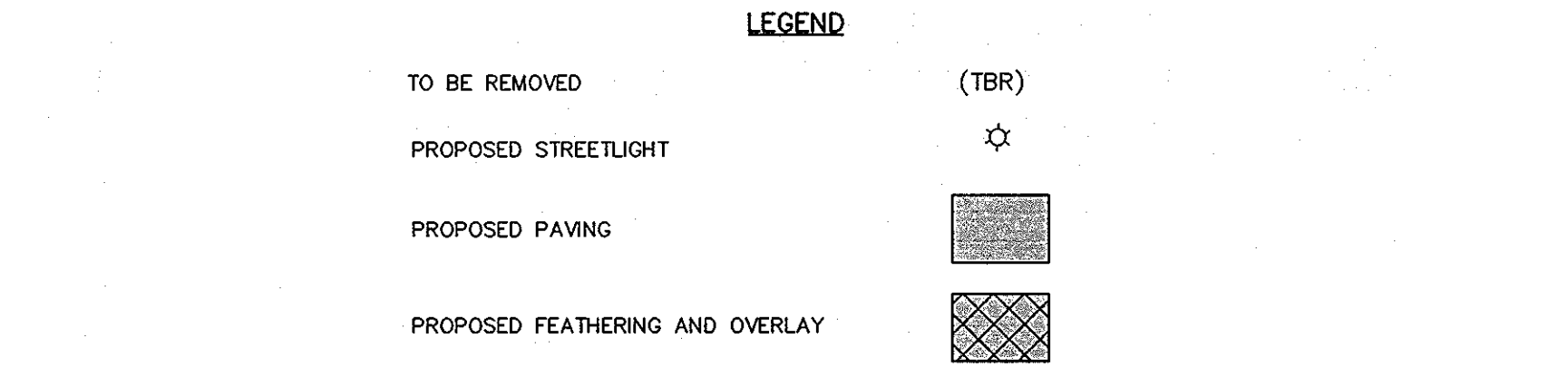
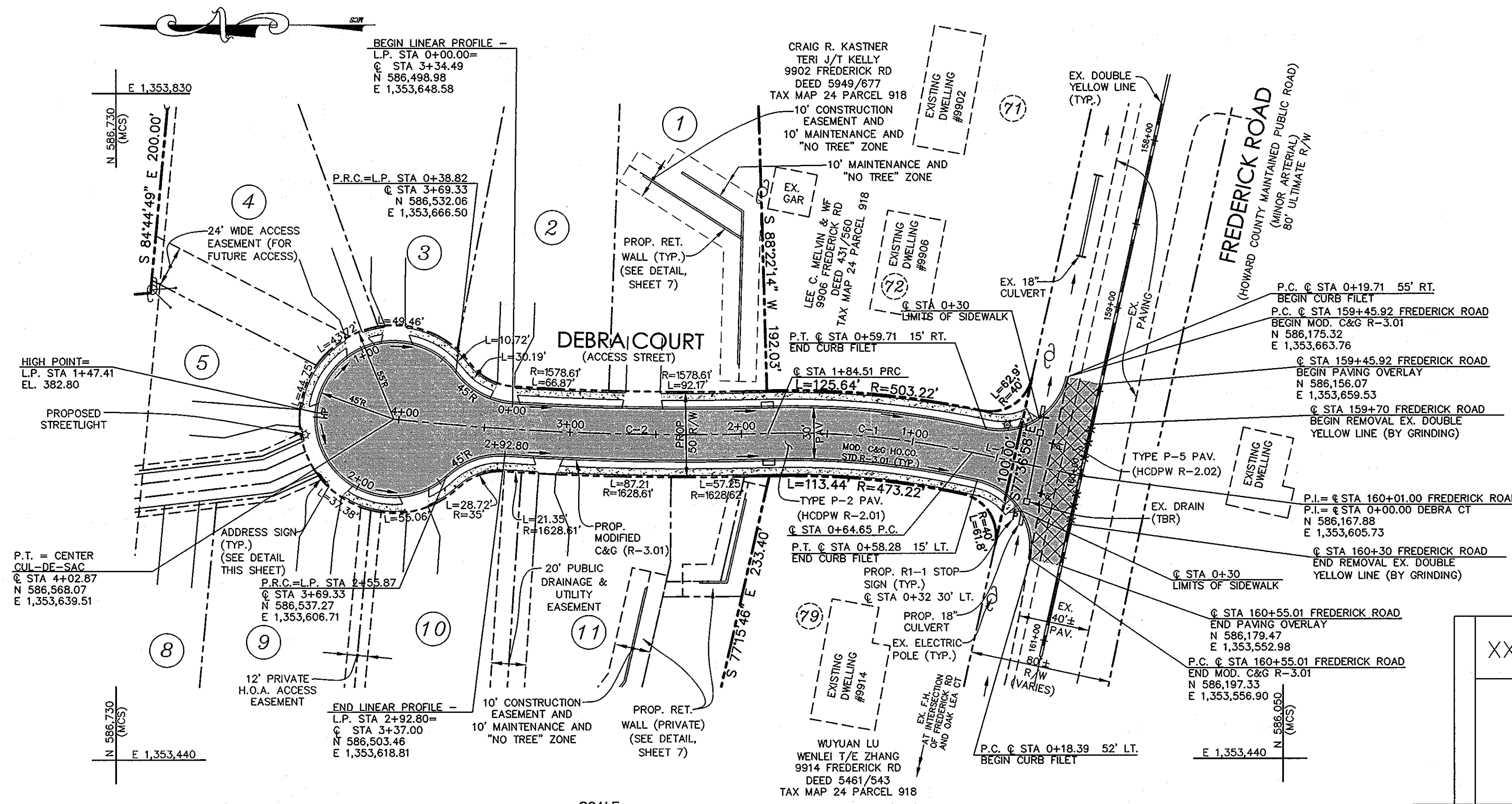
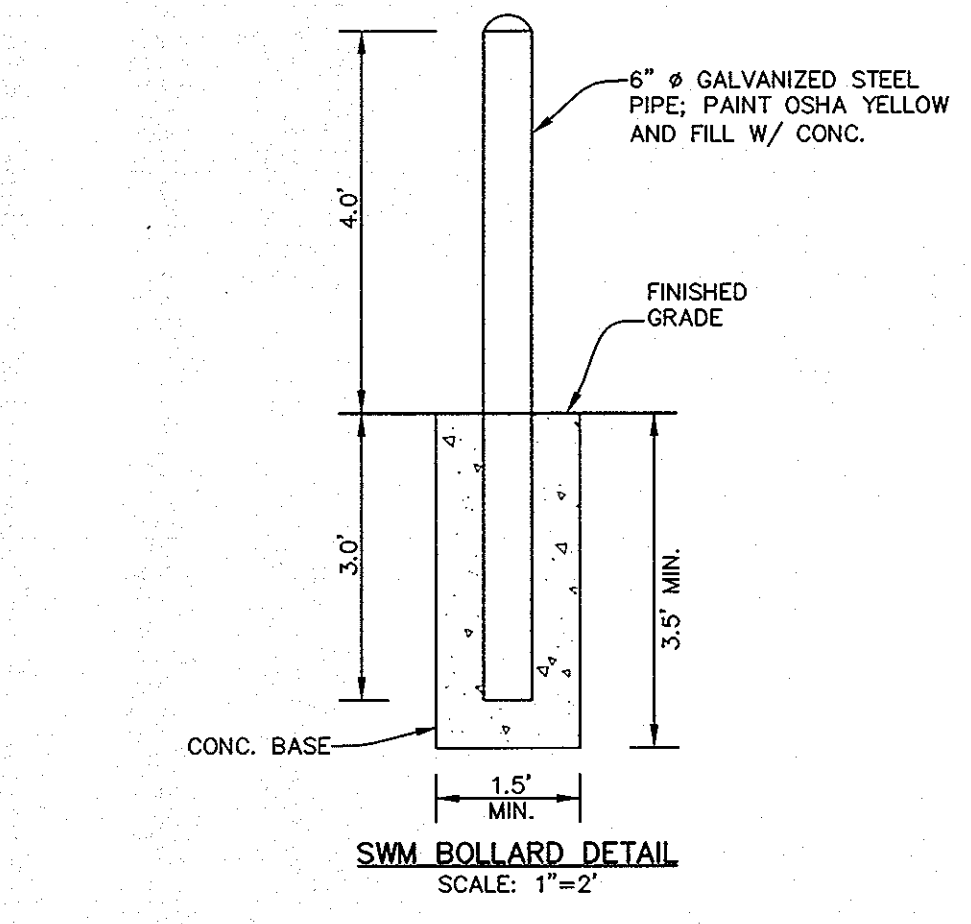
DEVELOPER:
KIMBERLY HOMES ELLICOTT PROPERTIES, LLC.
P.O. BOX 6194
BALTIMORE, MARYLAND, 21231
(410) 522-4987

SCALE:
1"=60'

DEBRA COURT - STREET LIGHT SCHEDULE		
SYMBOL	DESCRIPTION	LOCATION
	150 WATT HPS PREMIERE POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE	STA. 0+48 OFFSET 20' RT.
	100 WATT HPS PREMIERE POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE	L.P. STA. 1+59

CURVE TABLE - DEBRA COURT					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C-1	488.22'	119.86'	60.23'	119.56'	N05°24'18"E 14°04'00"
C-2	1603.61'	218.36'	109.35'	218.19'	S02°16'22"W 7°48'06"

CENTERLINE TABLE - DEBRA COURT		
LINE	LENGTH	BEARING
L-1	64.65	N12°23'02"E

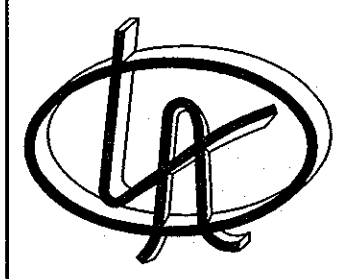
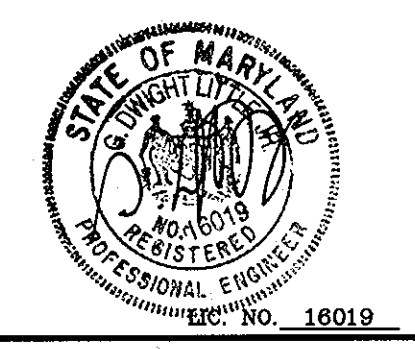


SCALE: HORIZ: 1"=50', VERT: 1"=5'

SCALE: HORIZ: 1"=50', VERT: 1"=5'

* SEE GENERAL NOTE 36 ON SHEET 1 OF 9 REGARDING PAVING A FEE-IN-LIEU OF PROVIDING ROAD IMPROVEMENTS ALONG FREDERICK ROAD (WP-08-115).

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Mark A. Taylor
PLANNING DIRECTOR
DATE: 9/14/08



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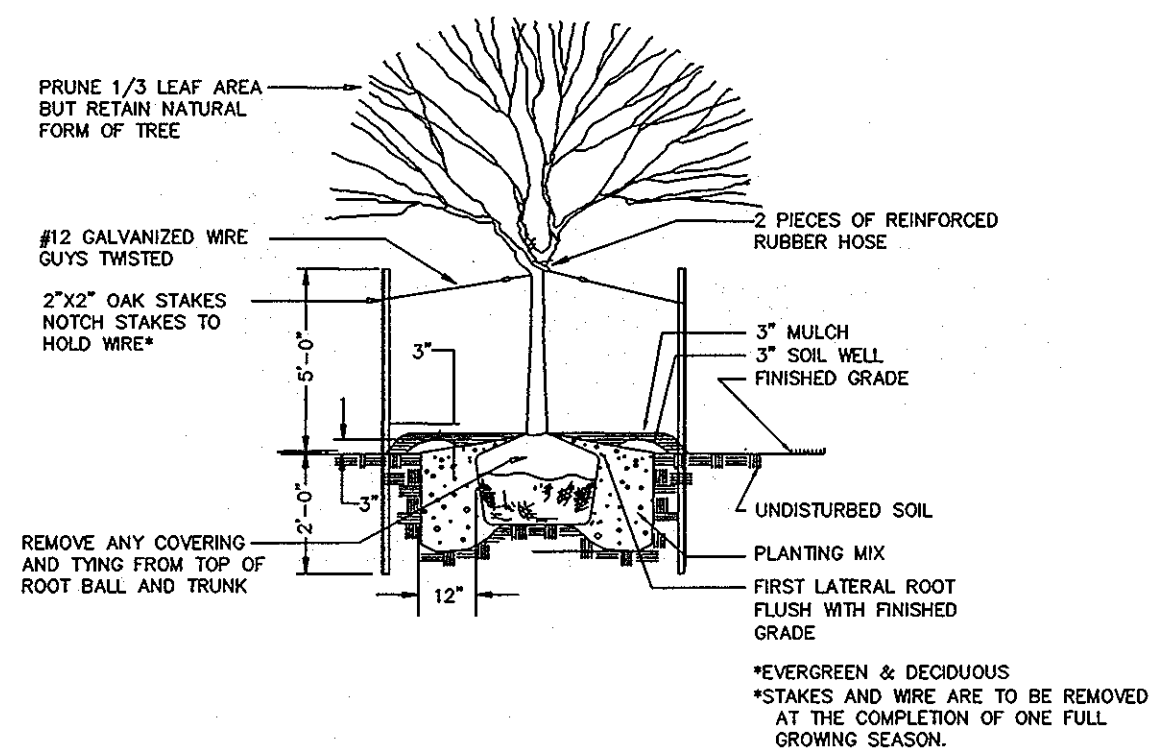
OWNER:
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DEVELOPER:
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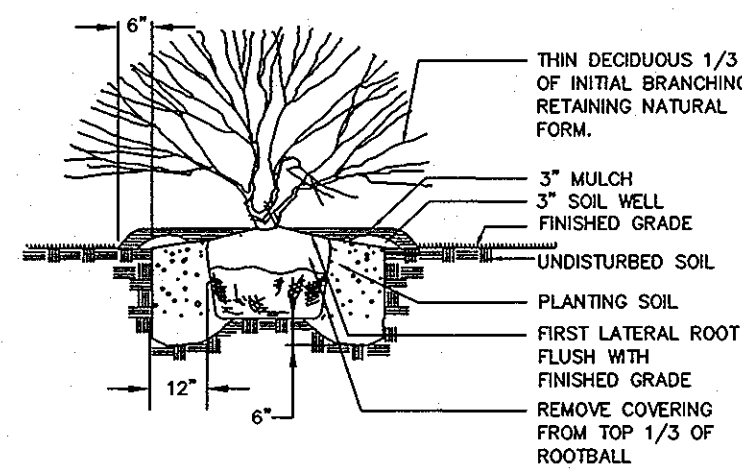
PRELIMINARY PLAN - ROADS
P-08-003
DEBRA COURT
LOTS 1 - 12

A RESUBDIVISION OF LOT 80, SECT. 3 GLEN BROOK (P 918); AND SUBDIVISION OF PARCELS 812 & 1119

ELECTION DISTRICT 2 HOWARD COUNTY, MD
SCALE: AS SHOWN M 24 G 2,3 P 918,812,1119
PRIOR PLANS: S-04-02, PLAT 8/92 & 4567 AUGUST 27, 2008
DRG NO.: P-6 SHEET 6 OF 9



PLANTING DETAIL FOR TREES* - 1 - 4" CALIPER
NOT TO SCALE



PLANTING DETAIL FOR EVERGREEN AND DECIDUOUS SHRUBS
NOT TO SCALE

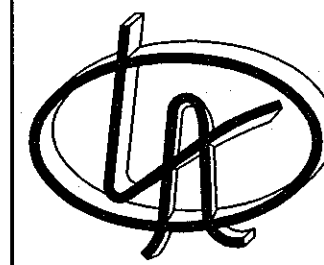
NOTE:
THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

- PLANTING NOTES:**
- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN LATEST STANDARDS. PLANT INSTALLATION MUST CONFORM TO THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF THE "LANDSCAPE SPECIFICATION GUIDELINES" BY THE LANDSCAPE CONTRACTOR'S ASSOCIATION.
 - CONTRACTOR IS TO NOTIFY "MISS UTILITY" A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
 - THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
 - NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
 - SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS KILLED OR REMOVED PRIOR TO MULCHING.

HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885 Phone
(410) 825-3887 Fax

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE
DIRECTOR
DATE



LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410) 296-1636 FAX: (410) 296-1639

OWNER:
KIMBERLY HOMES ELLICOTT PROPERTIES, LLC.
P.O. BOX 6194
BALTIMORE, MARYLAND, 21231
(410) 522-4987

DEVELOPER:
KIMBERLY HOMES ELLICOTT PROPERTIES, LLC.
P.O. BOX 6194
BALTIMORE, MARYLAND, 21231
(410) 522-4987

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	PERIMETER 1	PERIMETER 2	PERIMETER 3	PERIMETER 4	PERIMETER 5	PERIMETER 6	PERIMETER 7
LANDSCAPE TYPE	SFD TO SFD	SFD TO SFD	SWM TO ROAD	SFD TO SFD	SFD TO SFD	SFD TO SFD	SFD TO SFD
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	233 LF	774 LF	SEE SCHEDULE D	442 LF	200 LF	342 LF	192 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES, 130 LF	YES, 644 LF		NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO		NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED							
SHADE TREES	2	1		7	3	6	3
EVERGREEN TREES	0	0		0	0	0	0
SHRUBS	0	0		0	0	0	0
NUMBER OF PLANTS PROVIDED							
SHADE TREES	1	0		0	0	4	1
EVERGREEN TREES	2	2		7	4	3	3
OTHER TREES (2:1 SUBSTITUTION)	0	0		7	3	1	1
SHRUBS (10:1 SUBSTITUTION)	0	0		0	0	0	0
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)							

COMMENTS: P1: TWO EVERGREEN TREES SUBSTITUTED FOR ONE SHADE TREE
P2: TWO EVERGREEN TREES SUBSTITUTED FOR ONE SHADE TREE
P4: SEVEN EVERGREEN TREES AND 1 OTHER TREES SUBSTITUTED FOR 7 SHADE TREES
P5: FOUR EVERGREEN TREES AND 3 OTHER TREES SUBSTITUTED FOR 3 SHADE TREES
P6: THREE EVERGREEN TREES AND 1 OTHER TREE SUBSTITUTED FOR 2 SHADE TREES
P7: THREE EVERGREENS AND 1 OTHER TREE SUBSTITUTED FOR 2 SHADE TREES

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING

TYPE B BUFFER	SWM 1	SWM 2	SWM 3	SWM 4	SWM 5
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	233 LF	145 LF	123 LF	30 LF	250 LF
NUMBER OF TREES REQUIRED					
SHADE TREES	N/A	4	2	1	N/A
EVERGREEN TREES		5	3	1	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES, 233 LF	NO	NO	NO	YES 250 LF
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO
NUMBER OF PLANTS PROVIDED					
SHADE TREES	0	0	2	1	0
EVERGREEN TREES	0	12	3	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	10	0	1	0
SHRUBS (10:1 SUBSTITUTION)					

COMMENTS: SWM 2: SEVEN EVERGREEN TREES AND TEN SHRUBS SUBSTITUTED FOR 4 SHADE TREES

STREET TREE SCHEDULE

DEBRA COURT	800 LF ROADWAY	@ 1 TREE / 40 LF = 20 TREES
NATIONAL PIKE	NO DEVELOPMENT ALONG ROUTE 40 PROPOSED. EXISTING VEGETATION TO REMAIN	
TREES PROVIDED = 20 TREES		

PLANT LIST

KEY	QTY	BOTANICAL NAME COMMON NAME	SIZE	COND	REMARKS
⊙	3	ACER RUBRUM 'RED SUNSET' 'RED SUNSET' RED MAPLE	2 1/2"-3" CAL.	B & B	AS SHOWN
⊙	5	QUERCUS PALUSTRIS PIN OAK	2 1/2"-3" CAL.	B & B	AS SHOWN
⊙	12	ZELKOVA SERRATA 'GREEN VASE' ZELKOVA SERRATA 'GREEN VASE'	2 1/2"-3" CAL.	B & B	AS SHOWN
⊙	6	QUERCUS COCCINEA SCARLET OAK	2 1/2"-3" CAL.	B & B	AS SHOWN
⊙	3	PRUNUS SERRULATA 'KAWAZAN' 'KAWAZAN' CHERRY	1 1/2"-2" CAL.	B & B	AS SHOWN
⊙	12	AMELANCHIER CANADENSIS 'WHITE PILLAR' 'WHITE PILLAR' SERVICEBERRY	6-7' HT.	B & B	MULTI-STEM
⊙	6	CERCIS CANADENSIS 'FOREST PANSY' RED BUD 'FOREST PANSY'	6-7' HT.	B & B	MULTI-STEM
⊙	26	THUJA OCCIDENTALIS 'EMERALD GREEN' 'EMERALD GREEN' ARBORVITAE	5 - 6' HT.	B & B	AS SHOWN
⊙	14	ILEX x 'NELLIE R. STEVENS' 'NELLIE R. STEVENS' HOLLY	5 - 6' HT.	B & B	10' O.C.
VP ⊙	10	VIBURNUM PRUNIFOLIUM BLACKHAW VIBURNUM	3 - 4' HT.	B & B	5' O.C.

LANDSCAPE SURETY NOTE:

THIS LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SUBDIVISION SECTION 16.124 AND THE NEW TOWN ALTERNATIVE PROVISIONS OF THE HO. CO. LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$10,050 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.

(29) SHADE TREES @ \$300 EACH = \$8,700.00
(9) EVERGREEN TREES @ \$150 EACH = \$1,350.00
(0) SHRUBS @ \$30 EACH =
TOTAL = \$10,050.00

PRELIMINARY PLAN-
LANDSCAPE DETAILS
P-08-003
DEBRA COURT
LOTS 1 - 12

A RESUBDIVISION OF LOT 80, SECT. 3 GLEN BROOK (P 918);
AND SUBDIVISION OF PARCELS 812 & 1119
ELECTION DISTRICT 2 HOWARD COUNTY, MD
SCALE: AS SHOWN M 24 G 2,3 P 918,812,1119
PRIOR PLANS: S-04-02, PLAT 8/92 & 4567 JULY 29, 2008
DRG NO.: P-5 SHEET 5 OF 9