

DRAWING INDEX	
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2	PRELIMINARY PLAN
3	GRADING, SEDIMENT & EROSION CONTROL & SOILS MAP
4	LANDSCAPE PLAN
5	FOREST CONSERVATION PLAN

PRELIMINARY PLAN

for

MILK PRODUCERS SOUTH

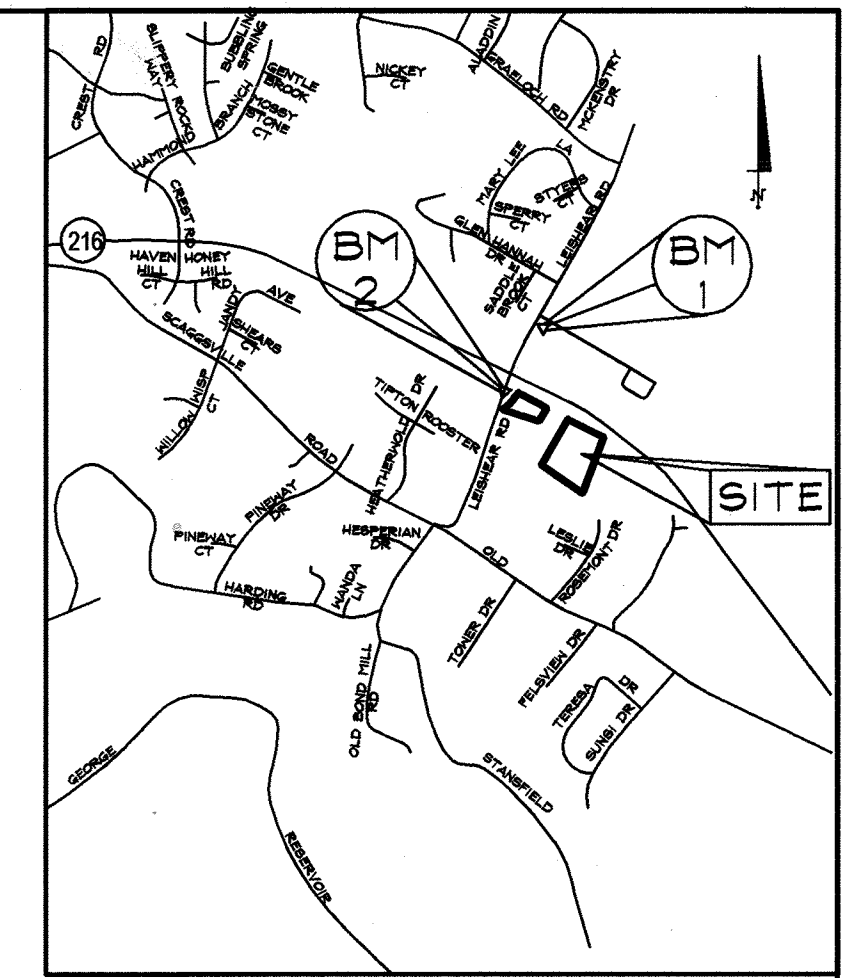
TAX MAP 46, GRID 12, PARCEL 985 & TAX MAP 47, GRID 1, p/o PARCEL 2 6TH ELECTION DISTRICT HOWARD COUNTY, MD

BENCHMARK

DESCRIPTION

BENCHMARK #1
 N. 537149.8119
 E. 194746.9618
 B.M. 4478 (CONCRETE MONUMENT)
 ELEV. 317.324

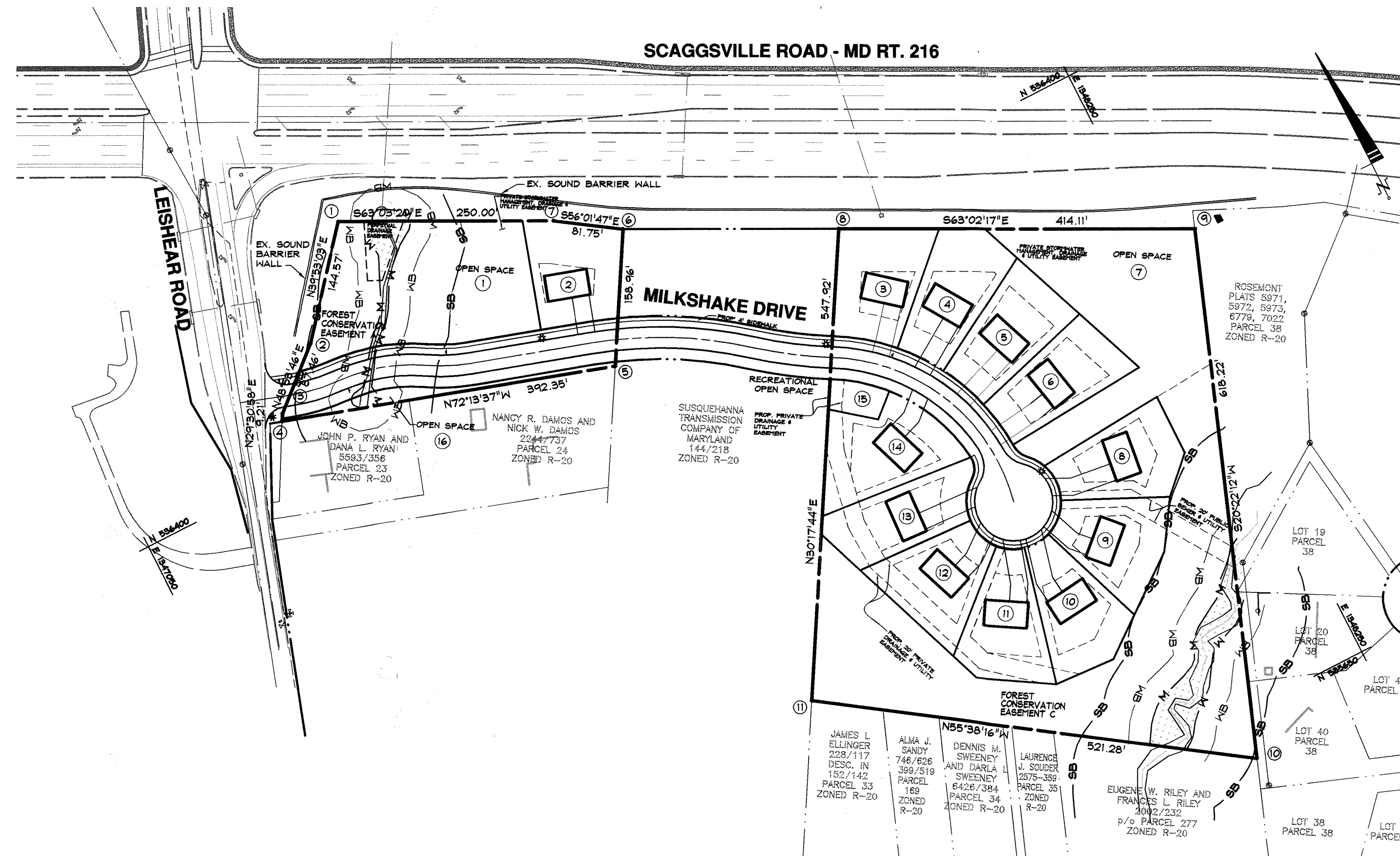
BENCHMARK #2
 N. 536597.4034
 E. 1947214.5476
 B.M. DDC POINT #99 (1/2" STEEL REBAR)
 ELEV. 332.04



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- Existing Zoning: R-20
- Plat Reference: N/A
- Gross Area of Tract: 7.7864 Ac.
- Area of 100 Year Floodplain: 0 Ac.
- Area of Steep Slopes: 0.4526 Ac. (ON-SITE)
- Net Area of Tract: 7.3338 Ac.
- Number of Proposed Lots/Parcels: 12 + 4 Open Space Lots
- Area of Proposed Lots/Parcels:
 - a) Buildable Lots: 3.36 Ac.
 - b) Open Space:
 - Required - (40%): 3.11 Ac.
 - Provided - (44%): 3.40 Ac. (Credited)
 - 0.07 Ac. (Non-Credited)
- Area of Proposed Public Roads: 1.22 Ac. (0.95 Ac. On-Site, 0.29 Ac. BGE Right of Way)
- Total Disturbed Area: 6.08 Ac. (5.63 Ac. On-Site, 0.45 Ac. BGE Right of Way)
- Land for a Public Road will be dedicated under a plat to be submitted with the Final Plan.
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The existing topography and boundary shown herein were provided by DDC, Inc dated November, 2007.
- Landscaping for this development and landscaping surety will be provided as part of the Developers Agreement, at final plan stage, in accordance with the latest edition of the Howard County Landscape Manual.
- The coordinates shown herein are based upon the Howard County Geodetic Control, which is based upon the Maryland State Coordinate System, Howard County Monument No. 46FB (1/2" diameter steel rebar with ridges) and DDC Point No. 99 were used for this project.
- This property is within the Metropolitan District.
- Water is public.
- Sewer is public.
- Stormwater management for this development will be provided by the following means:
 - Recharge volume (REV) will be via rooftop impervious disconnection, non-rooftop impervious disconnection and sheet flow to buffer credits. The Water Quality (WQV) will be provided through 2 sand filters, the aforementioned credits and the natural area conservation credit.
 - Channel protection volume (CPV) will not be required because the proposed condition 1-year storm is less than 2 cfs at each design point. Overbank flood protection volume is not required. Extreme flood protection volume will be addressed by proving that the 100-year storm will adequately convey through the three existing pipes that pass under the noise wall.
 - The sand filter facilities are to be privately owned and maintained by the HOA. If the building footprints on the lots utilizing rain gardens (lots 2-4, 11, 12 & 14) exceeds 2,000 sq. ft., additional stormwater management measures will be required.
- Existing utilities shown herein are based on field surveys and record drawings.
- Non-Tidal wetlands shown herein are based on a field investigation prepared by McCarthy & Associates, Inc. dated May, 2008.
- Traffic study provided under S-06-004.
- The geotechnical study for this project was prepared by Hillis-Carnes dated November, 2007.
- Project Background Information:
 - a) Subdivision Name: Milk Producers South
 - b) Tax Map/Block/Parcel: 46/12/985 & 47/1/p/o 2
 - c) Zoning: R-20
 - d) Election District: 6th
 - e) Total (Gross) Tract Area: 7.7864 ac.
 - f) Number of Proposed Lots/Parcels: 12 + 4 Open Space Lots
 - g) Applicable Department of Planning & Zoning File No's: S-06-004
- No duellings on site.
- The proposed access place shall be public.
- BRL denotes the Building Restriction Line.
- Sediment and erosion control measures will be provided in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control and will be shown on the Final Plan.
- Street trees will be provided on the access street in accordance with Section 16.124 of the Howard County Subdivision Regulations.
- Sidewalks are provided in accordance with Section 16.134 of the Howard County Subdivision Regulations.
- The open space lots are to be privately owned by the HOA.
- A noise study for this project was prepared by Detlerink Design Consultants dated March, 2008. Noise mitigation is provided by the existing SNA noise wall along MD RTE. 216.
- There are no historic structures or cemeteries located on the subject property.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the wetlands, stream or their required buffers, flood plain and forest conservation easement except as approved.
- There are two necessary stream crossings for this development. The stream crossing at the proposed road is necessary since the stream runs the entire length of the property at the accessible road since MD RTE 216 is a restricted access road. A bottomless arch culvert is proposed at the crossing to minimize environmental impacts. The stream crossing for the sewer main is necessary to serve the lots located on the east side of the BGE Right-of-way. Boring and jacking is proposed under the stream to minimize environmental impacts.
- Street light placement 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" (June 1995).
 - A minimum spacing of 20' shall be maintained between any street light and any tree.
- All sign posts used for traffic control signs installed in the County Right-of-way shall be mounted on a 2" galvanized steel, perforated, square tube post (14 gauge) inserted into a 2-1/2" galvanized steel, perforated, square tube sleeve (12 gauge)-3' long. A galvanized steel pole cap shall be mounted on top of each post.



DRAWING LEGEND

- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROP. STORMWATER GUTTER & UTILITY
- PROP. REINFORCED CONCRETE UTILITY
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- PROPOSED BUILDING EXPANSION
- PROPOSED SPOT ELEVATION & FLOW ARROW
- EXISTING TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- EXISTING TREELINE
- EXISTING SHRUB/BURSH LINE
- PROPOSED STORM DRAIN W/ INLETS & HANDLES
- PROPOSED INLET PROTECTION MEASURES
- PROPOSED WATER LINE & HYDRANT
- PROPOSED SEWER AND MANHOLES
- PROPOSED ELECTRIC TRANSECT
- PROPOSED ELECTRIC METER
- PROPOSED FOREST CONSERVATION EASEMENT LIMITS
- PROPOSED FOREST CONSERVATION EASEMENT
- EXISTING WETLANDS
- WB WB WB 20' WETLANDS BUFFER
- SB SB SB 75' STREAM BUFFER
- PROPOSED GUARDRAIL

DATA SOURCES:
 BOUNDARY AND TOPO PREPARED BY DEMARIO DESIGN CONSULTANTS, NOVEMBER 2007. WETLANDS SHOWN PER S-06-004 DERIVED FROM A REPORT PREPARED BY MCCARTHY & ASSOCIATES DATED MAY 2005.

DeMario Design Consultants, Inc.

192 East Main Street Phone: (410) 386-0580
 Westminster, MD 21157 Fax: (410) 386-0564
 http://www.demariodesign.com eMail: ddc@demariodesign.com

OWNER / DEVELOPER:
 MD & VA MILK PRODUCERS ASSN INC.
 C/O THOMAS BARBUTI
 WHITEFORD, TAYLOR, & PRESTON LLP
 7, ST. PAUL STREET BALTIMORE, MD 21202
 410-913-7987
 SITE ADDRESS:
 LEISHEAR RD @ MD ROUTE 216
 LAUREL, MD 20723

PRELIMINARY PLAN FOR MILK PRODUCERS - SOUTH COVER SHEET

APPLICABLE DPZ FILE #S: S-06-004
 TAX MAP 46 GRID 12 PARCEL 985 & TAX MAP 47 GRID 1 p/o PARCEL 2
 6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
TAX ACC. # 06-414435	DES. BY: SDS			
ZONE / USE: R-20	DRN. BY: SDS			
DWG. SCALE: 1"=100'	CHK. BY: JCO			
DATE: 8/25/08				
DDC JOB#: 07106.1				

8/26/08
 DATE
 Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 25420, Expiration Date: 7/20/10.

MARK THAYER P.E. 25420

STREET LIGHT CHART		
	150 WATT PREMIER	☉ STA. 0+35, 22' RIGHT
	100 WATT PREMIER	☉ STA. 3+60, 15' LEFT
	100 WATT PREMIER	☉ STA. 6+90, 15' LEFT
	100 WATT PREMIER	LP STA. 2+46', 3' RIGHT

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD DIST.	TANGENT
C-1	210.00'	57.06'	15°34'02"	87°24'10"E	56.88'	28.71
C-2	210.00'	105.93'	28°54'57"	N72°43'43"W	104.86'	54.15
C-3	210.00'	51.49'	14°10'10"	S68°20'19"E	51.82'	26.10
C-4	495.00'	189.57'	21°56'28"	N61°28'04"W	189.41'	95.96
C-5	505.00'	94.19'	10°40'48"	S58°50'18"E	94.00'	47.20
C-6	225.00'	287.56'	78°19'33"	N24°33'52"W	268.38'	167.18

COORDINATE TABLE		
POINT	NORTH	EAST
1	536635.14	194747.45
2	536652.21	194732.74
3	536466.71	194728.84
4	536458.67	194725.30
5	536338.93	1947627.92
6	536476.18	1947708.11
7	536521.96	1947640.31
8	536362.70	1947931.36
9	536174.95	1948300.46
10	535595.94	1948208.26
11	535589.61	1947654.95

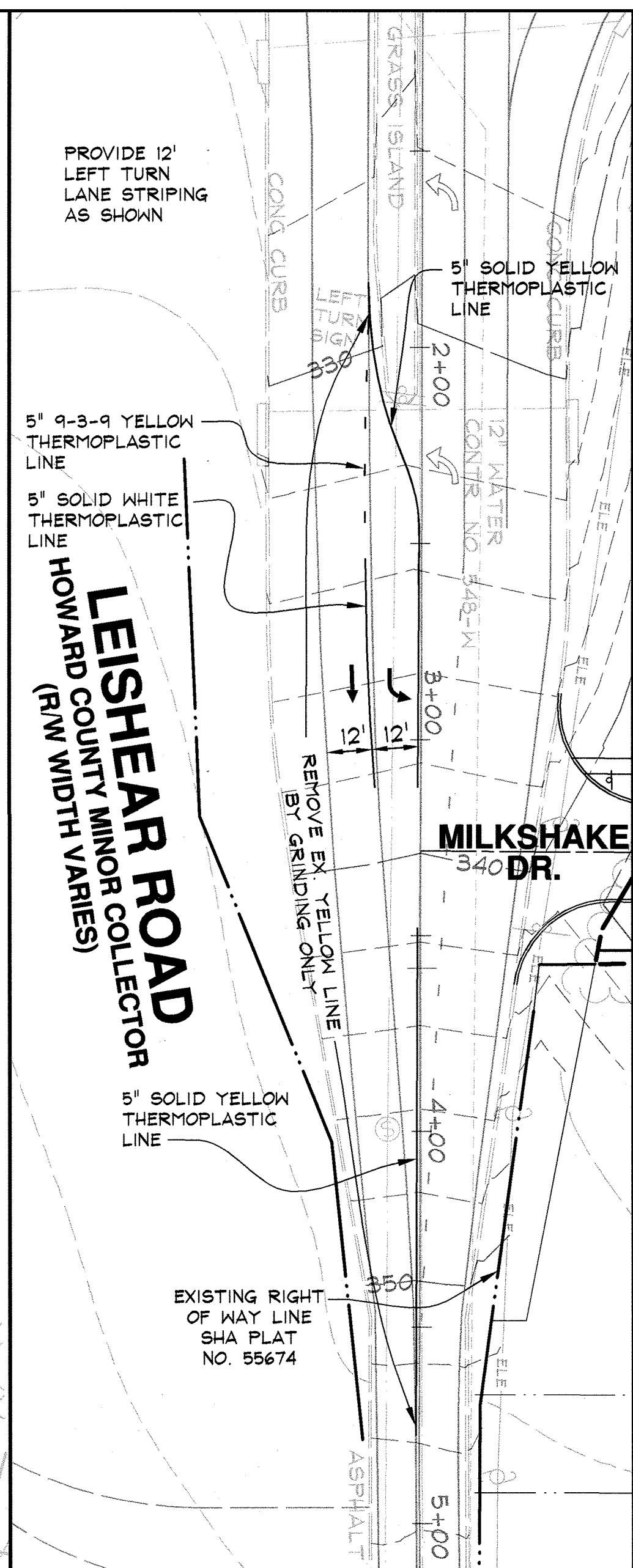
Open Space Tabulations

Open Space Required - 40%: 3.11 Ac.
 Open Space Provided - 44%: 3.40 Ac. (Credited)
 0.07 Ac. (Non-Credited)

Recreation Open Space Required: 2,400 s.f. (12 Lots x 200 s.f.)
 Recreation Open Space Provided: 2,400 s.f.

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Paul L. Gyll 8/5/08
 PLANNING DIRECTOR DATE



STRIPING DETAIL
1" = 30'

DATA SOURCES:
BOUNDARY AND TOPO PREPARED BY DEMARIO DESIGN CONSULTANTS, NOVEMBER 2007. WETLANDS SHOWN PER S-30-04 DERIVED FROM A REPORT PREPARED BY MCGARTHY & ASSOCIATES DATED MAY 2005.

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PRELIMINARY PLAN FOR MILK PRODUCERS - SOUTH
PRELIMINARY PLAN

APPLICABLE DPZ FILE # S-06-004
TAX MAP 46 GRID 12 PARCEL 985 & TAX MAP 47 GRID 1 9/8 PARCEL 2
6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
TAX ACC. # 06-414435	DES. BY: SDS			
ZONE / USE: R-20	DRN. BY: SDS			
DWG. SCALE: 1"=50'	CHK. BY: JCO			
DATE: 8/25/08				
DDC JOB#: 07105.1	2 of 5			

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Handwritten signature
PLANNING DIRECTOR

5/5/08
DATE

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EX. ROAD / EDGE OF PAVING
	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
	EX. OVERHEAD ELECTRIC & UTILITY POLES
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	PROP. STANDARD CURB & GUTTER
	PROP. REVERSIBLE CURB & GUTTER
	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
	EX. BUILDING
	PROPOSED BUILDING EXPANSION
	PROPOSED SPOT ELEVATION & FLOOR ZONING

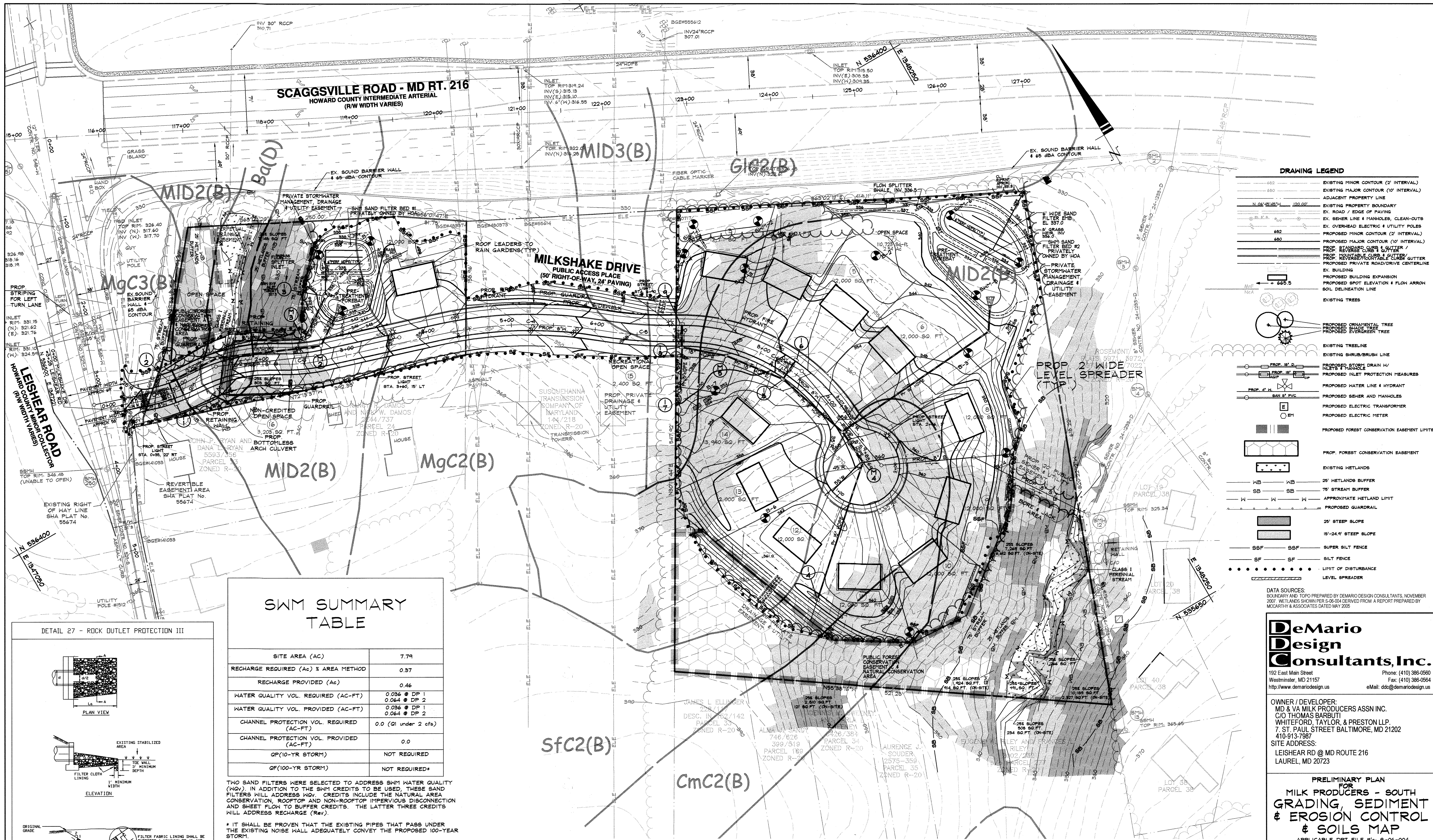
	EXISTING TREES
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	EXISTING TREELINE
	EXISTING SHRUB/BRUSH LINE
	EXISTING STORM DRAIN W/ INLETS & MANHOLE
	PROPOSED INLET PROTECTION MEASURES
	PROPOSED WATER LINE & HYDRANT
	PROPOSED SEWER & MANHOLES
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED ELECTRIC METER
	PROPOSED FOREST CONSERVATION EASEMENT LIMITS
	PROPOSED FOREST CONSERVATION EASEMENT
	EXISTING WETLANDS
	25' WETLANDS BUFFER
	75' STREAM BUFFER
	PROPOSED GUARDRAIL
	25' STEEP SLOPE
	15'-24' STEEP SLOPE
	LEVEL SPREADER

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 25420, Expiration Date: 7/20/10

DATE: 8/24/08

Handwritten signature

MARK THAYER P.E. 25420



DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EX. ROAD / EDGE OF PAVING
	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
	EX. OVERHEAD ELECTRIC & UTILITY POLES
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	PROP. STORMWATER STRUCTURE & GUTTER / UTILITY EASEMENT
	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
	EX. BUILDING PROPOSED BUILDING EXPANSION
	PROPOSED SPOT ELEVATION & FLOW ARROW
	SOIL DELINEATION LINE
	EXISTING TREES
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	EXISTING TREELINE
	EXISTING SHRUB/BRUSH LINE
	PROPOSED STORM DRAIN W/ INLETS & MANHOLE
	PROPOSED INLET PROTECTION MEASURES
	PROPOSED WATER LINE & HYDRANT
	PROPOSED SEWER AND MANHOLES
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED ELECTRIC METER
	PROPOSED FOREST CONSERVATION EASEMENT LIMITS
	PROP. FOREST CONSERVATION EASEMENT
	EXISTING WETLANDS
	25' WETLANDS BUFFER
	75' STREAM BUFFER
	APPROXIMATE WETLAND LIMIT
	PROPOSED GUARDRAIL
	25' STEEP SLOPE
	15'-24.9' STEEP SLOPE
	SUPER SILT FENCE
	SILT FENCE
	LIMIT OF DISTURBANCE
	LEVEL SPREADER

DATA SOURCES:
BOUNDARY AND TOPO PREPARED BY DEMARIO DESIGN CONSULTANTS, NOVEMBER 2007. WETLANDS SHOWN FOR 2007 DERIVED FROM A REPORT PREPARED BY MCCARTHY & ASSOCIATES DATED MAY 2005.

SWM SUMMARY TABLE

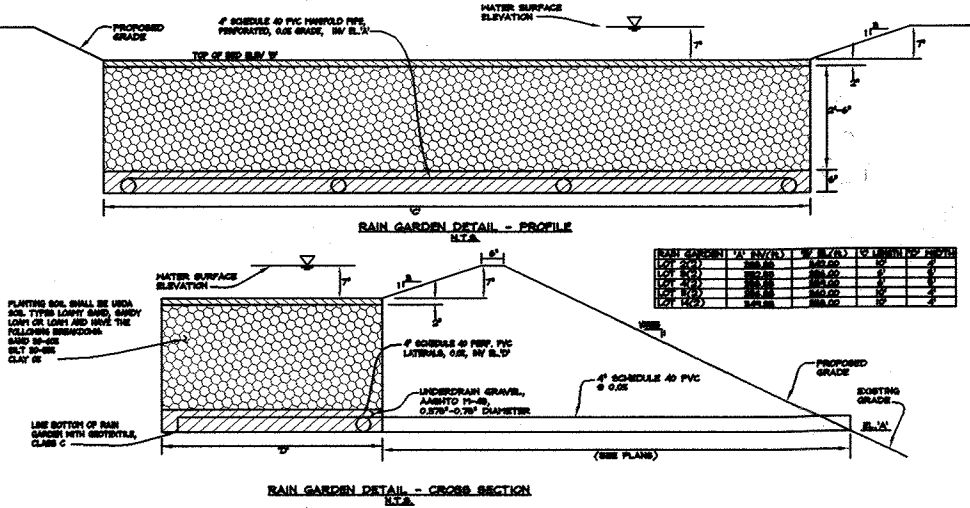
SITE AREA (AC)	7.79
RECHARGE REQUIRED (Ac) % AREA METHOD	0.37
RECHARGE PROVIDED (Ac)	0.46
WATER QUALITY VOL. REQUIRED (AC-FT)	0.036 @ DP 1 0.064 @ DP 2
WATER QUALITY VOL. PROVIDED (AC-FT)	0.036 @ DP 1 0.064 @ DP 2
CHANNEL PROTECTION VOL. REQUIRED (AC-FT)	0.0 (QI under 2 cfs)
CHANNEL PROTECTION VOL. PROVIDED (AC-FT)	0.0
QP(10-YR STORM)	NOT REQUIRED
QP(100-YR STORM)	NOT REQUIRED*

TWO SAND FILTERS WERE SELECTED TO ADDRESS SWM WATER QUALITY (WQV). IN ADDITION TO THE SWM CREDITS TO BE USED, THESE SAND FILTERS WILL ADDRESS WQV. CREDITS INCLUDE THE NATURAL AREA CONSERVATION, ROOFTOP AND NON-ROOFTOP IMPERVIOUS DISCONNECTION AND SHEET FLOW TO BUFFER CREDITS. THE LATTER THREE CREDITS WILL ADDRESS RECHARGE (REV).

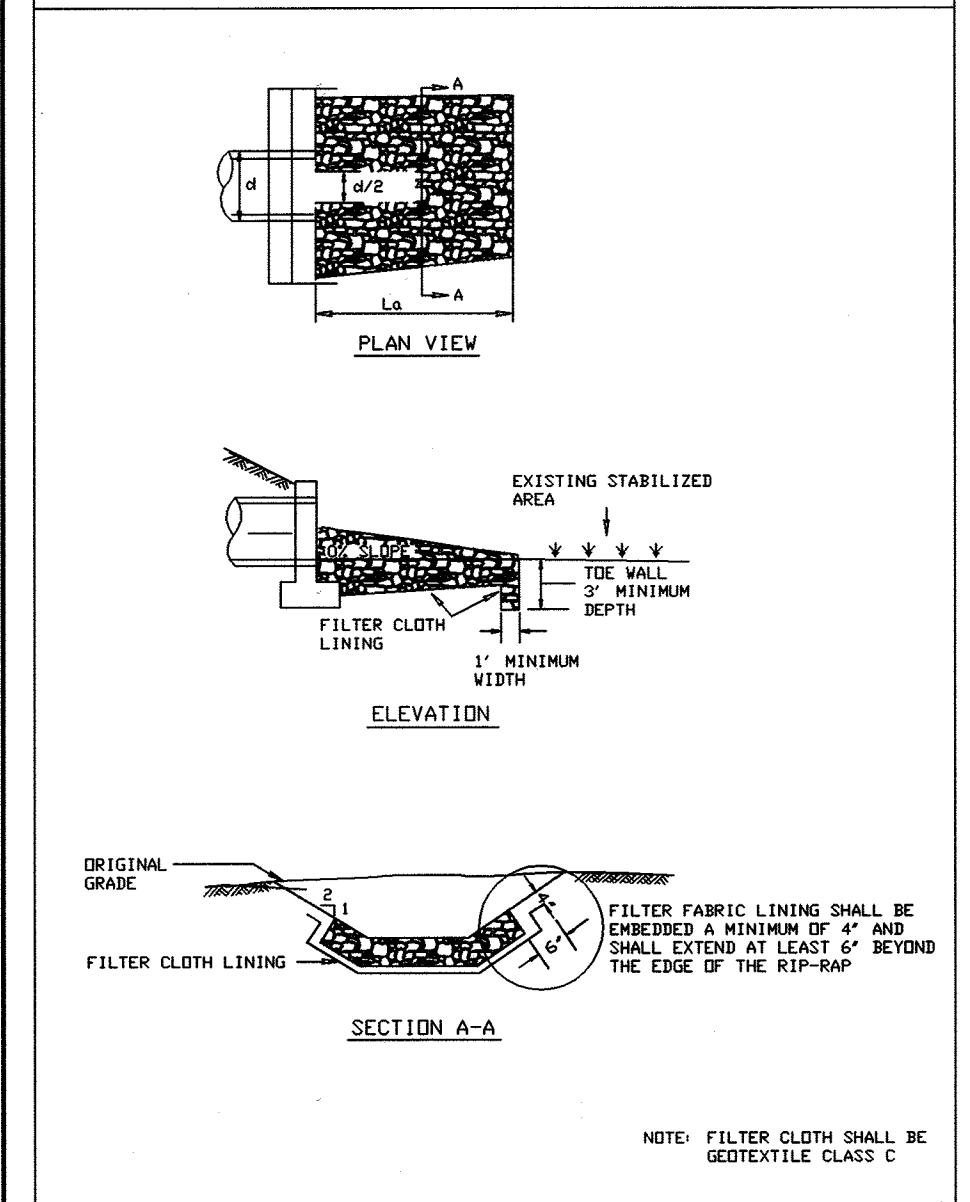
* IT SHALL BE PROVEN THAT THE EXISTING PIPES THAT PASS UNDER THE EXISTING NOISE WALL ADEQUATELY CONVEY THE PROPOSED 100-YEAR STORM.

NOTES:

- 1) SITE IS WITHIN PATUXENT RIVER WATERSHED AND WILL BE STREAM USE I-P.
- 2) THE SWM FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA).
- 3) MAINTENANCE ACCESS EASEMENT SHALL BE PROVIDED, AT MINIMUM 20' WIDE FROM PROPOSED MILKSHAKE DRIVE TO SAND FILTER.



DETAIL 27 - ROCK OUTLET PROTECTION III



U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR
DATE: 5/5/08

SOILS CHART

CODE (CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
Ba(D)	BAILE SILT LOAM	Y	0.48
MID2(B)	MANOR LOAM, 15%-25% SLOPES, MODERATELY ERODED	N	0.32
MID3(B)	MANOR LOAM 15%-25% SLOPES, SEVERELY ERODED	N	0.32
MgC3(B)	MANOR GRAVELLY LOAM, 8%-15% SLOPES, SEVERELY ERODED	N	0.32
MgC2(B)	MANOR GRAVELLY LOAM, 8%-15% SLOPES, MODERATELY ERODED	N	0.32
GlC2(B)	GLENELG LOAM, 8%-15% SLOPES, MODERATELY ERODED	N	0.48
SfC2(B)	SASSAFRAS GRAVELLY SANDY LOAM, 5%-10% SLOPES, MODERATELY ERODED	N	0.37
CmC2(B)	CHILLIUM SILT LOAM, 5%-10% SLOPES, MODERATELY ERODED	N	0.37
lU(C)	LUKA LOAM, 1%-5% SLOPES	INCLUSIONS	0.28

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 25420, Expiration Date: 7/2010.

MARK THAYER P.E. 25420

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LAUREL, MD 20723

PRELIMINARY PLAN FOR MILK PRODUCERS - SOUTH GRADING, SEDIMENT & EROSION CONTROL & SOILS MAP

APPLICABLE DPZ FILE #4: 9-08-004
TAX MAP 46 GRID 12 PARCEL 928 & TAX MAP 47 GRID 1 9/6 PARCEL 2
6TH ELECTION DISTRICT HOWARD COUNTY, MD

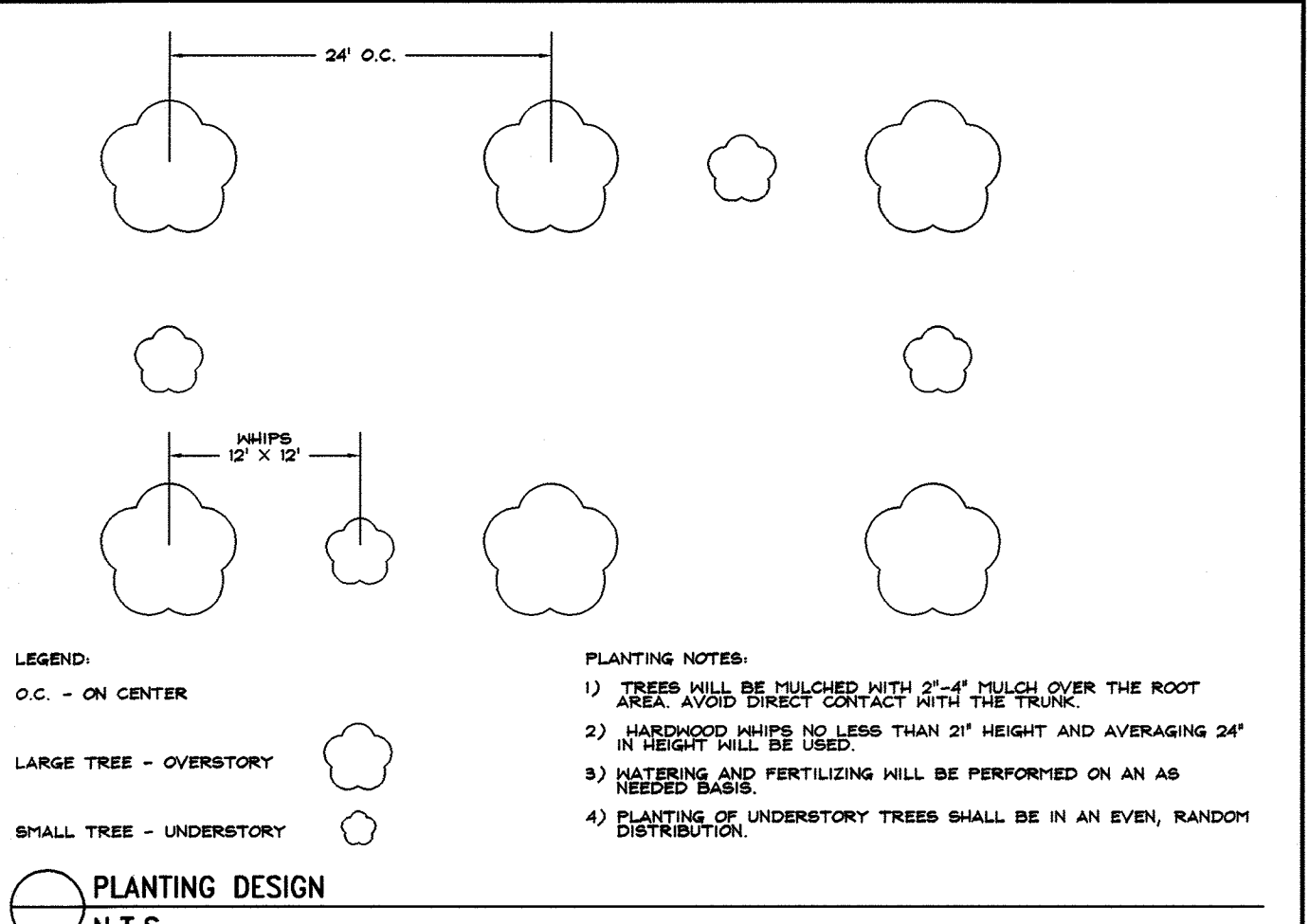
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
TAX ACC. # 06-414435	DES. BY: LJC & MRT			
ZONE / USE: R-20	DRN. BY: MRT			
DWG. SCALE: 1"=50'	CHK. BY: JCO			
DATE: 8/25/08				
DDC JOB#: 07106.1				

SCAGGSVILLE ROAD - MD RT. 216
HOWARD COUNTY INTERMEDIATE ARTERIAL
(R/W WIDTH VARIES)

FOREST CONSERVATION EASEMENT 'A'
0.4± AC. TOTAL
0.4± AC. RETENTION

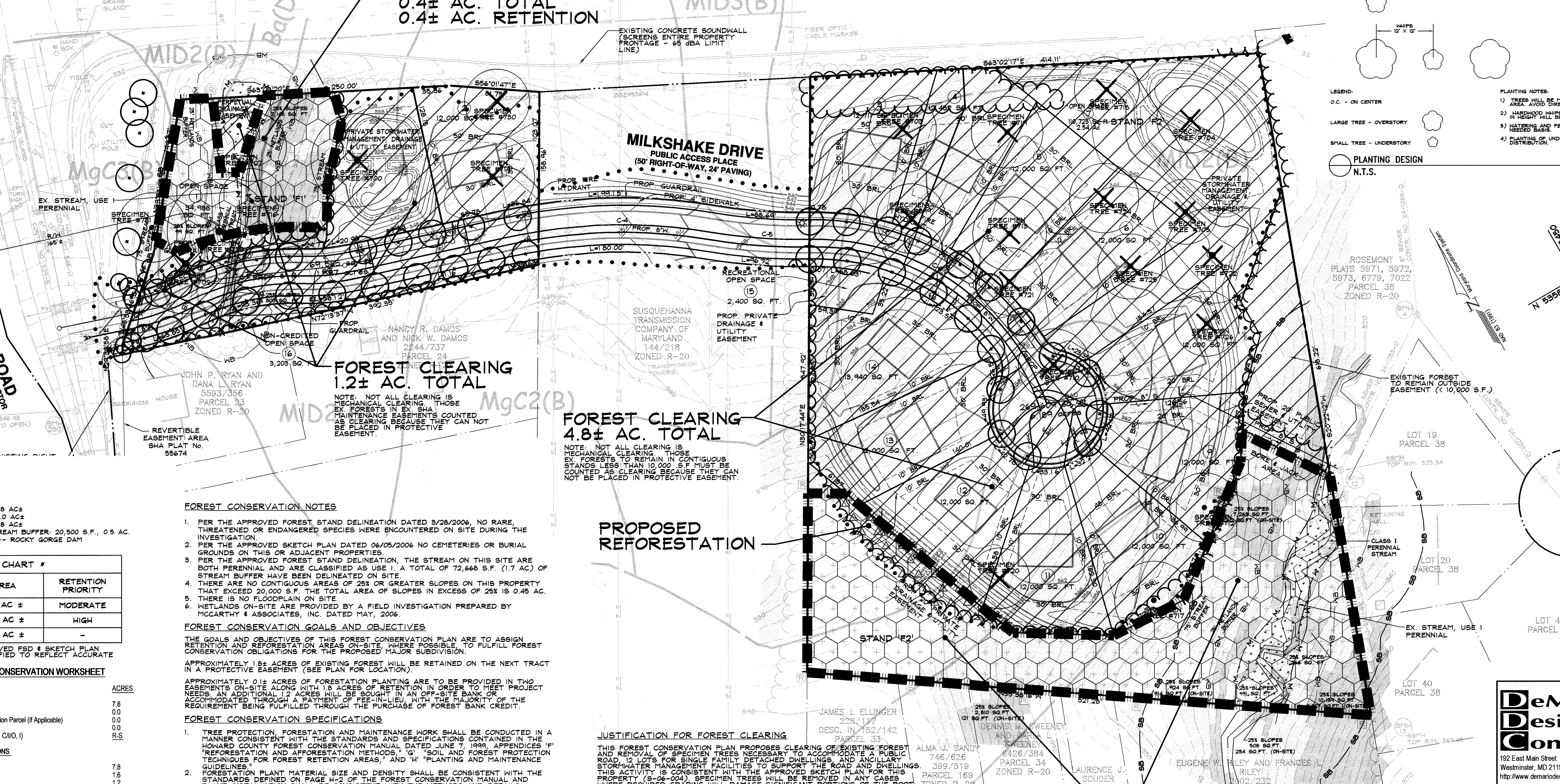
FOREST CONSERVATION EASEMENT 'C'
OF 1" STOCK TO BE PLANTED (20) ACREAGE TO BE PLANTED (0.1±)

COMMON NAME	SPECIES	SIZE	SPACING	QUANTITY	TOLERANCE	REMARKS
TULIP POPLAR	LIRIODENDRON TULIPIFERA	1" CAL. 8'-10" HT.	15' O.C.	2	I	FACU
SASSAFRAS	SASSAFRAS ALBIDUM	1" CAL. 8'-10" HT.	15' O.C.	3	T	FACU
BLACK GUM	NYSSA SYLVATICA	1" CAL. 8'-10" HT.	15' O.C.	3	T	FACU
BLACK CHERRY	PRUNUS SEROTICA	1" CAL. 8'-10" HT.	15' O.C.	3	MT	FACU
RED OAK	QUERCUS RUBRA	1" CAL. 8'-10" HT.	15' O.C.	3	T	FACU
REDBUD	CERCIS CANADENSIS	1" CAL. 6'-8" HT.	15' O.C.	3	T	FACU
WHITE PINE	PINUS STROBUS	1" CAL. 8'-10" HT.	15' O.C.	3	MT	FACU



LEGEND:
O.C. - ON CENTER
LARGE TREE - OVERSTORY
SMALL TREE - UNDERSTORY
PLANTING DESIGN N.T.S.

PLANTING NOTES:
1) TREES WILL BE MULCHED WITH 2"-4" MULCH OVER THE ROOT AREA. AVOID DIRECT CONTACT WITH THE TRUNK.
2) HARDWOOD WHIPS NO LESS THAN 21" HEIGHT AND AVERAGING 24" IN HEIGHT WILL BE USED.
3) WATERING AND FERTILIZING WILL BE PERFORMED ON AN AS NEEDED BASIS.
4) PLANTING OF UNDERSTORY TREES SHALL BE IN AN EVEN, RANDOM DISTRIBUTION.



SITE DATA

- GROSS SITE ACREAGE: 7.8 AC±
- FLOOD PLAIN ACREAGE: 0.0 AC±
- NET SITE ACREAGE: 7.8 AC±
- AREA OF PROTECTED STREAM BUFFER: 20,500 S.F., 0.5 AC.
- WATERSHED NO.: 213107 -- ROCKY GORGE DAM

LABEL	AREA	RETENTION PRIORITY
F1	1.6 AC ±	MODERATE
F2	6.2 AC ±	HIGH
TOTAL	7.8 AC ±	-

* NOTE: SHOWN PER APPROVED FSD & SKETCH PLAN S-06-04 AND MODIFIED TO REFLECT ACCURATE SITE ACREAGE.

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

I. BASIC SITE DATA	ACRES
Gross Site Area	7.8
Area Within 100 Year Floodplain	0.0
Area Within Agricultural Use or Preservation Parcel (if Applicable)	0.0
Net Tract Area	0.0
Land Use Category (R-RLD, R-RMD, R-S, CNO, I)	R-S

II. INFORMATION FOR CALCULATIONS	
A. Net tract area	7.8
B. Reforestation Threshold (20% x A)	1.6
C. Afforestation Minimum (15% x A)	1.2
D. Existing Forest on Net Tract Area	7.8
E. Forest Areas to be Cleared	6.0
F. Forest Areas to be Retained	1.8

IV. REFORESTATION CALCULATIONS	
A. Net Tract Area	7.8
B. Reforestation Threshold (25% x A)	1.6
C. Existing Forest on Net Tract Area	7.8
D. Forest Area to be Cleared	6.0
E. Forest Area to be Retained	1.8
F. Forest area to be cleared Above Reforestation Threshold (D-F, If F equals or is greater than B, Alternate 1) (D-B, If F is less than B, Alternate 2)	0.0
G. Forest Area to be Cleared Below Reforestation Threshold (B-F, if applicable)	0.0
H. Forest Area to be Retained Above Reforestation Threshold (F-B, Retention Credit, if applicable)	0.2

Clearing Above the Threshold Only
If forest areas to be retained equal or are greater than the reforestation threshold (If F equals or is greater than B), the following conditions apply:
Reforestation for clearing above the threshold F x 1/4 = 1.5 ACRES
Credit for forest areas retained above the threshold H = Retention credit = 0.2 ACRES
Total Reforestation required (F x 1/4) - H = 1.3 ACRES
TOTAL REFORESTATION REQUIRED = 1.3 ACRES

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
5/15/08
PLANNING DIRECTOR DATE

- FOREST CONSERVATION NOTES**
- PER THE APPROVED FOREST STAND DELINEATION DATED 3/28/2006, NO RARE, THREATENED OR ENDANGERED SPECIES WERE ENCOUNTERED ON SITE DURING THE INVESTIGATION.
 - PER THE APPROVED FOREST STAND DELINEATION DATED 06/05/2006 NO CEMETERIES OR BURIAL GROUNDS ON THIS OR ADJACENT PROPERTY WERE IDENTIFIED.
 - PER THE APPROVED FOREST STAND DELINEATION, THE STREAM ON THIS SITE ARE BOTH PERENNIAL AND ARE CLASSIFIED AS USE I. A TOTAL OF 72,668 S.F. (1.7 AC) OF STREAM BUFFER HAVE BEEN DELINEATED ON SITE.
 - THERE ARE NO CONTIGUOUS AREAS OF 25% OR GREATER SLOPES ON THIS PROPERTY THAT EXCEED 20,000 S.F. THE TOTAL AREA OF SLOPES IN EXCESS OF 25% IS 0.45 AC.
 - THERE IS NO FLOODPLAIN ON SITE.
 - WETLANDS ON-SITE ARE PROVIDED BY A FIELD INVESTIGATION PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED MAY, 2006.

FOREST CONSERVATION GOALS AND OBJECTIVES
THE GOALS AND OBJECTIVES OF THIS FOREST CONSERVATION PLAN ARE TO ASSIGN RETENTION AND REFORESTATION AREAS ON-SITE WHERE POSSIBLE TO FULFILL FOREST CONSERVATION OBLIGATIONS FOR THE PROPOSED MAJOR SUBDIVISION.
APPROXIMATELY 1.8± ACRES OF EXISTING FOREST WILL BE RETAINED ON THE NEXT TRACT IN A PROTECTIVE EASEMENT (SEE PLAN FOR LOCATION).
APPROXIMATELY 0.1± ACRES OF FORESTATION PLANTING ARE TO BE PROVIDED IN TWO EASEMENTS ON-SITE ALONG WITH 1.5 ACRES OF RETENTION IN ORDER TO MEET PROJECT NEEDS. AN ADDITIONAL 1.2 ACRES WILL BE OBTAINED ON OFF-SITE BANK OR ACCOMMODATED THROUGH A PAYMENT OF FEE-IN-LIEU WITH THE MAJORITY OF THE REQUIREMENT BEING FULFILLED THROUGH THE PURCHASE OF FOREST BANK CREDIT.

- FOREST CONSERVATION SPECIFICATIONS**
- TREE PROTECTION, FORESTATION AND MAINTENANCE WORK SHALL BE CONDUCTED IN A MANNER CONSISTENT WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE HOWARD COUNTY FOREST CONSERVATION MANUAL DATED JUNE 7, 1999, APPENDIX 'F' (REFORESTATION AND AFFORESTATION METHODS), 'G' (SOIL AND FOREST PROTECTION TECHNIQUES FOR FOREST RETENTION AREAS), AND 'H' (PLANTING AND MAINTENANCE GUIDELINES).
 - FORESTATION PLANT MATERIAL SIZE AND DENSITY SHALL BE CONSISTENT WITH THE STANDARDS DEFINED IN TABLE H-1 OF THE FOREST CONSERVATION MANUAL AND PLANT INSTALLATION SHALL BE CONSISTENT WITH THE METHODS AND DETAILS CONTAINED ON PAGES H-3 THROUGH H-6.
 - PLANTING SHALL OCCUR BETWEEN FEBRUARY 15 AND MAY 31. MATERIAL SHALL NOT BE INSTALLED WHILE GROUND IS FROZEN.
 - CONTAINER GROWN STOCK SHALL BE REMOVED CAREFULLY AFTER CANS HAVE BEEN CUT IN TWO SIDES WITH AN APPROVED UTILITY DO NOT USE PLANTING SPADE TO CUT CANS. DO NOT LIFT OR HANDLE CONTAINER PLANTS BY TOPS, STEMS OR TRUNKS AT ANY TIME.
 - DO NOT BIND OR HANDLE ANY PLANT WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE BARK OR BREAK BRANCHES. LIFT AND HANDLE PLANTS WITH CONTAINER AND/OR BAG.
 - DO NOT FORCE ROOTS FOR BARE ROOTED TREES INTO EXCAVATED PITS, CUSTOM DIG PITS TO RECEIVE ROOTS WITHOUT DEFORMATION.
 - PLANTS SHALL BE PLANTED AT RANDOM LOCATIONS AT RANDOM SPACINGS AS INDICATED ON THESE PLANS.

FOREST CONSERVATION SURETY
A TOTAL OF 1.8± ACRES OF FOREST RETENTION AND 0.1± ACRES OF REFORESTATION ARE PROVIDED UNDER THIS PLAN AS SUCH, THE REQUIRED SURETY AMOUNT FOR THE RETENTION ACREAGE IS \$15,681,600 (\$2,200/S.F.) AND THE REQUIRED SURETY AMOUNT FOR THE 0.1± ACRES OF REFORESTATION IS \$17,850,000 (\$2,000/S.F.). THE TOTAL AMOUNT OF REQUIRED FOREST CONSERVATION ACT SURETY IS \$33,531,600. THIS NUMBER AND ANY REQUIRED FEE-IN-LIEU WILL BE FINALIZED AT THE FINAL PLANT STAGE. NO SURETY IS REQUIRED FOR UTILIZATION OF AN OFF-SITE BANK.

SPECIMEN TREE CHART (SHOWN PER APPROVED FSD & SKETCH PLAN S-06-04)

TAG#	BOTANICAL NAME	COMMON NAME	DBH	SAVE / REMOVE
700	LIRIODENDRON TULIPIFERA	TULIP POPLAR	43"	REMOVE
702	LIRIODENDRON TULIPIFERA	TULIP POPLAR	46"	REMOVE
703	LIRIODENDRON TULIPIFERA	TULIP POPLAR	31"	REMOVE
704	QUERCUS SPP.	OAK SPP.	31"	REMOVE
705	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30"	REMOVE
707	LIRIODENDRON TULIPIFERA	TULIP POPLAR	32"	SAVE
708	LIRIODENDRON TULIPIFERA	TULIP POPLAR	38"	SAVE
712	LIRIODENDRON TULIPIFERA	TULIP POPLAR	32"	SAVE
715	LIRIODENDRON TULIPIFERA	TULIP POPLAR	34"	REMOVE
714	LIRIODENDRON TULIPIFERA	TULIP POPLAR	34"	REMOVE
715	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30"	REMOVE
716	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30"	SAVE
717	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36"	SAVE
718	LIRIODENDRON TULIPIFERA	TULIP POPLAR	38"	REMOVE
720	LIRIODENDRON TULIPIFERA	TULIP POPLAR	28"	REMOVE
721	LIRIODENDRON TULIPIFERA	TULIP POPLAR	31"	REMOVE
722	LIRIODENDRON TULIPIFERA	TULIP POPLAR	44"	SAVE
724	LIRIODENDRON TULIPIFERA	TULIP POPLAR	32"	REMOVE
725	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30"	REMOVE
726	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30"	REMOVE
729	LIRIODENDRON TULIPIFERA	TULIP POPLAR	48"	SAVE
730	QUERCUS SPP.	OAK SPP.	30"	REMOVE
731	QUERCUS SPP.	OAK SPP.	32"	REMOVE
849	LIRIODENDRON TULIPIFERA	TULIP POPLAR	32"	REMOVE

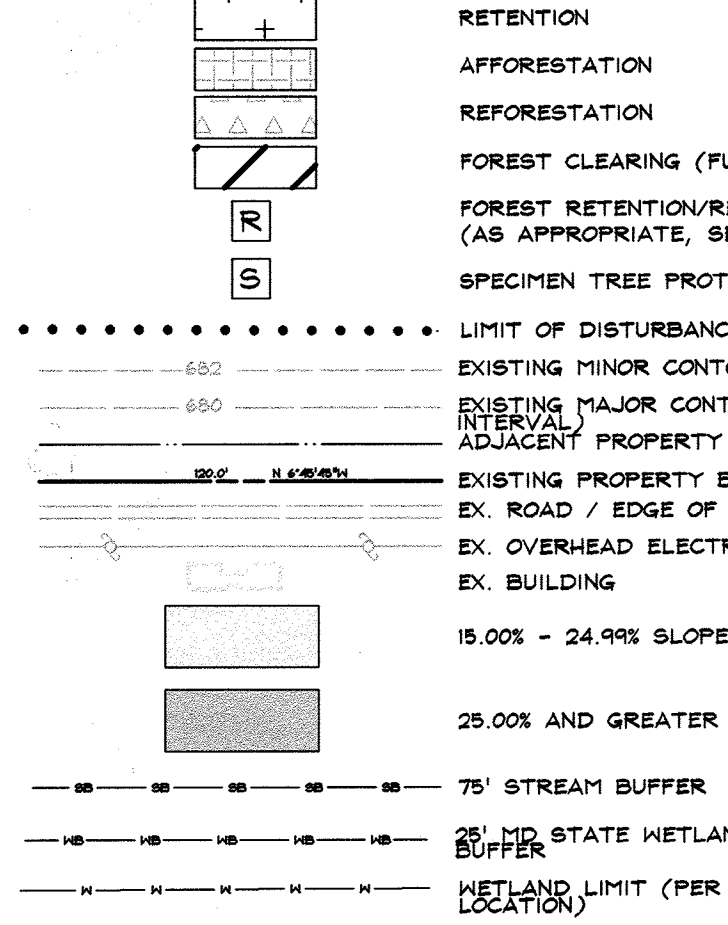
FOREST CLEARING 4.8± AC. TOTAL
NOTE: NOT ALL CLEARING IS MECHANICAL CLEARING. EX. FORESTS TO REMAIN IN CONTIGUOUS STANDS LESS THAN 10,000 S.F. MUST BE COUNTED AS CLEARING BECAUSE THEY CAN NOT BE PLACED IN PROTECTIVE EASEMENT.

PROPOSED REFORESTATION

JUSTIFICATION FOR FOREST CLEARING

THIS FOREST CONSERVATION PLAN PROPOSES CLEARING OF EXISTING FOREST AND REMOVAL OF SPECIMEN TREES NECESSARY TO ACCOMMODATE A PUBLIC ROAD 12 LOTS FOR SINGLE FAMILY DETACHED DWELLINGS AND ANCILLARY STORMWATER MANAGEMENT FACILITIES TO SUPPORT THE ROAD AND DWELLINGS. THIS ACTIVITY IS CONSISTENT WITH THE APPROVED SKETCH PLAN FOR THIS PROPERTY (S-06-04). SPECIMEN TREES WILL BE REMOVED IN ANY CASES WHERE REQUIRED GRADING WILL DAMAGE SIGNIFICANT PORTIONS OF THE ROOT ZONE CAUSING THE SPECIMEN TREE TO BECOME A POTENTIAL FALL/SAFETY HAZARD.

APPROXIMATELY 0.1 ACRES OF FOREST CLEARING AND REFORESTATION ARE PROPOSED BEHIND PROPOSED LOTS 11, 12 & 13 IN ORDER TO MITIGATE THE NEED FOR A RETAINING WALL STRUCTURE. IT IS BELIEVED THAT THIS SOLUTION IS MOST EFFECTIVE AND RESULTS IN THE LEAST PROLONGED MAINTENANCE AND MOST USABLE AREA (REAR YARD) FOR THE FUTURE HOMEOWNER(S).



FOREST RETENTION AREA
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

SPECIMEN TREE
DO NOT REMOVE
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

Forest Conservation Area
REFORESTATION PROJECT
Trees For Your Future

RETENTION, REFORESTATION, & AFFORESTATION PROTECTION SIGN DETAILS
N.T.S.

FOREST CONSERVATION EASEMENT 'B'
1.5± AC. TOTAL
1.4± AC. RETENTION
0.1± AC. REFORESTATION

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OWNER / DEVELOPER:
MD & VA MILK PRODUCERS ASSN INC.
C/O THOMAS BARBUTI
WHITEFORD, TAYLOR, & PRESTON LLP.
7, ST. PAUL STREET BALTIMORE, MD 21202
410-913-7987
SITE ADDRESS:
LEISHEAR RD @ MD ROUTE 216
LAUREL, MD 20723

PRELIMINARY PLAN FOR MILK PRODUCERS - SOUTH
PRELIMINARY FOREST CONSERVATION PLAN

APPLICABLE DPZ FILE #s: S-06-004
TAX MAP 46 GRID 12 PARCEL 985 & TAX MAP 47 GRID 1 1/2 PARCEL 2 6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN	REV	DATE
TAX ACC. # 06-414435	DES. BY: AJS			
ZONE / USE: R-20	DRN. BY: AJS			
DWG. SCALE: 1" = 50'	CHK. BY: AJS			
DATE: 8/25/08				
DDC JOB#: 07106.1				

DATE: 8/25/08
ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222