

GENERAL NOTES

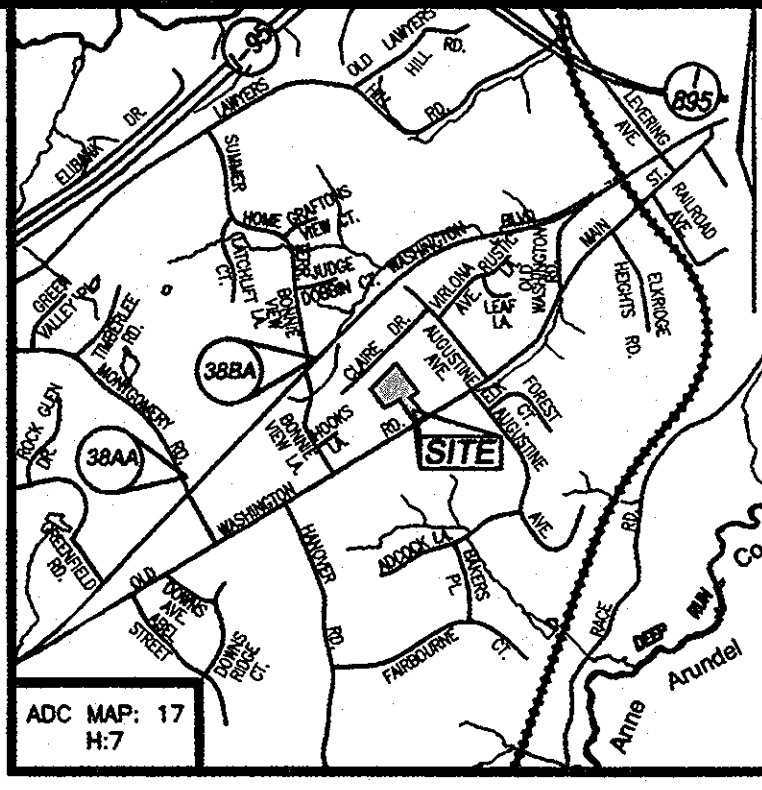
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DEED REFERENCE: L 8293/F. 492
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER 2004.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED DECEMBER 2004.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT. WOV AND REV ARE PROVIDED BY 2 BIORETENTION FACILITIES AND 2 RAINGARDENS. THE BIORETENTION FACILITIES ARE LOCATED ON HOA OPEN SPACE LOT 8 AND ARE TO BE PRIVATELY OWNED.
- BASED ON A FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC., DATED JANUARY, 2005 THERE ARE NO WETLANDS OR STREAMS LOCATED ON-SITE.
- NO 100-YR FLOODPLAIN IS LOCATED ON-SITE.
- SIMPLE FOREST STAND DELINEATION PLAN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JANUARY 2005. FOREST CONSERVATION REQUIREMENTS ARE COMPLIED WITH PER SECTION 16.1202 OF THE HOWARD COUNTY CODE. THE FOREST CONSERVATION OBLIGATIONS FOR THE REQUIRED 0.47 AC. HAVE BEEN PROVIDED BY ONSITE AFFORESTATION OF 0.47 AC. FINANCIAL SURETY IN THE AMOUNT OF \$15,355.00(20,473.20 SF x 0.75) WILL BE PAID AT THE DEVELOPER'S AGREEMENT AT FINAL PLAN.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JANUARY 2005.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS REQUIRED AND SHALL BE COMPLIED WITH FOR THIS DEVELOPMENT.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON-SITE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH ARE BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 380A AND 380B WERE USED FOR THIS PROJECT.
- OPEN SPACE LOT 8 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE FEBRUARY 2, 2004 ZONING REGULATIONS.
- THIS SITE IS LOCATED WITHIN THE ONE FOUR MILE HEIGHT RESTRICTION ZONE REQUIRING APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION FOR NEW HOUSE CONSTRUCTION AND FOR STORMWATER MANAGEMENT DESIGN. AN APPROVAL LETTER FROM THE MAA WILL BE PROVIDED WITH THE FINAL PLANS AND SITE DEVELOPMENT PLAN.
- THIS PROPERTY IS LOCATED WITHIN THE OLD WASHINGTON ROAD HISTORIC SURVEY DISTRICT, HO-803.
- THIS SUBDIVISION PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 7, 2005.
- A TYPE D LANDSCAPE EDGE OR SOLID FENCE IS REQUIRED ALONG THE PIPESTEM AND THE ADJACENT PROPERTY SINCE THE COMMON DRIVEWAY IS LESS THAN 10' FROM THE PROPERTY LINE. PER SECTION 16.120(b)(6)(iv) OF THE SUBDIVISION AND LAND REGULATIONS 5' IS PROVIDED BETWEEN THE DRIVEWAY AND THE PROPERTY LINE.
- THIS PLAN IS SUBJECT TO WP-05-131 FOR A WAIVER FROM SECTION 16.120(b)(4)(iv) WHICH REQUIRES EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE, EXCEPT PER SECTION 16.121(e) OF THE SUBDIVISION REGULATIONS TO ALLOW SWM ACCESS FOR OPEN SPACE LOT B BY WAY OF THE PROPOSED USE-IN-COMMON DRIVEWAY EASEMENTS FOR LOTS 1 THRU 4. THE 6/27/05 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEVELOPER SHALL INSTALL BOLLARD MARKERS OR SOME OTHER FORM OF SIGNS ALONG THE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR LOTS 1 THRU 4 TO CLEARLY IDENTIFY PEDESTRIAN AND MAINTENANCE VEHICLE ACCESS TO THE OPEN SPACE LOTS AND THE SWM FACILITY.
 - COMPLIANCE WITH COMMENTS DATED JUNE 23, 2005 FROM THE DEVELOPMENT ENGINEERING DIVISION. ANY PROPERTY DAMAGE INCURRED BY THE INSPECTION OR MAINTENANCE OF THE OPEN SPACE LOT OR SWM IS TO BE REPAIRED BY THE HOA.
- REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE FOR LOTS 1-7 & PARCEL 889 SHALL BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE EXISTING ROAD RIGHT-OF-WAY.
- ALL SIGN POST 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 PERFORATED SQUARE TUBE SLEEVE (12 GAUGE-3" LONG). A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON THE TOP OF EACH POST.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$17,250.00 FOR THE REQUIRED 30 SHADE TREES, 53 EVERGREEN TREES AND 10 SHRUBS WILL BE PROVIDED WITH THE DPW DEVELOPER'S AGREEMENT AT FINAL PLAN.
- PREVIOUS COUNTY FILE NUMBERS: S-05-09, WP-05-131
- THIS PROJECT IS PHASED BASED ON HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING LETTER DATED JULY 6, 2009. PHASE 1 ALLOCATIONS ARE AVAILABLE FOR 6 UNITS FOR YEAR 2012. ONE ALLOCATION FOR PHASE II YEAR 2013.
- ALL EXISTING STRUCTURES INCLUDING THE EXISTING DWELLING WILL BE REMOVED PRIOR TO FINAL PLAT RECORDATION OF THIS SUBDIVISION.
- DEVELOPMENT OR CONSTRUCTION ON THIS PARCEL MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT EACH DRIVEWAY ACCESS POINT ONTO OLD WASHINGTON ROAD AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.

PRELIMINARY PLAN SOUTH POINT PHASE I LOTS 1-7 AND OPEN SPACE LOT 8 AND NON-BUILDABLE BULK PARCEL A HOWARD COUNTY, MARYLAND

SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY LAYOUT PLAN
3	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
4	LANDSCAPE, STREET TREE, SOILS AND FOREST CONSERVATION PLAN
5	FOREST CONSERVATION DETAILS

BENCHMARKS

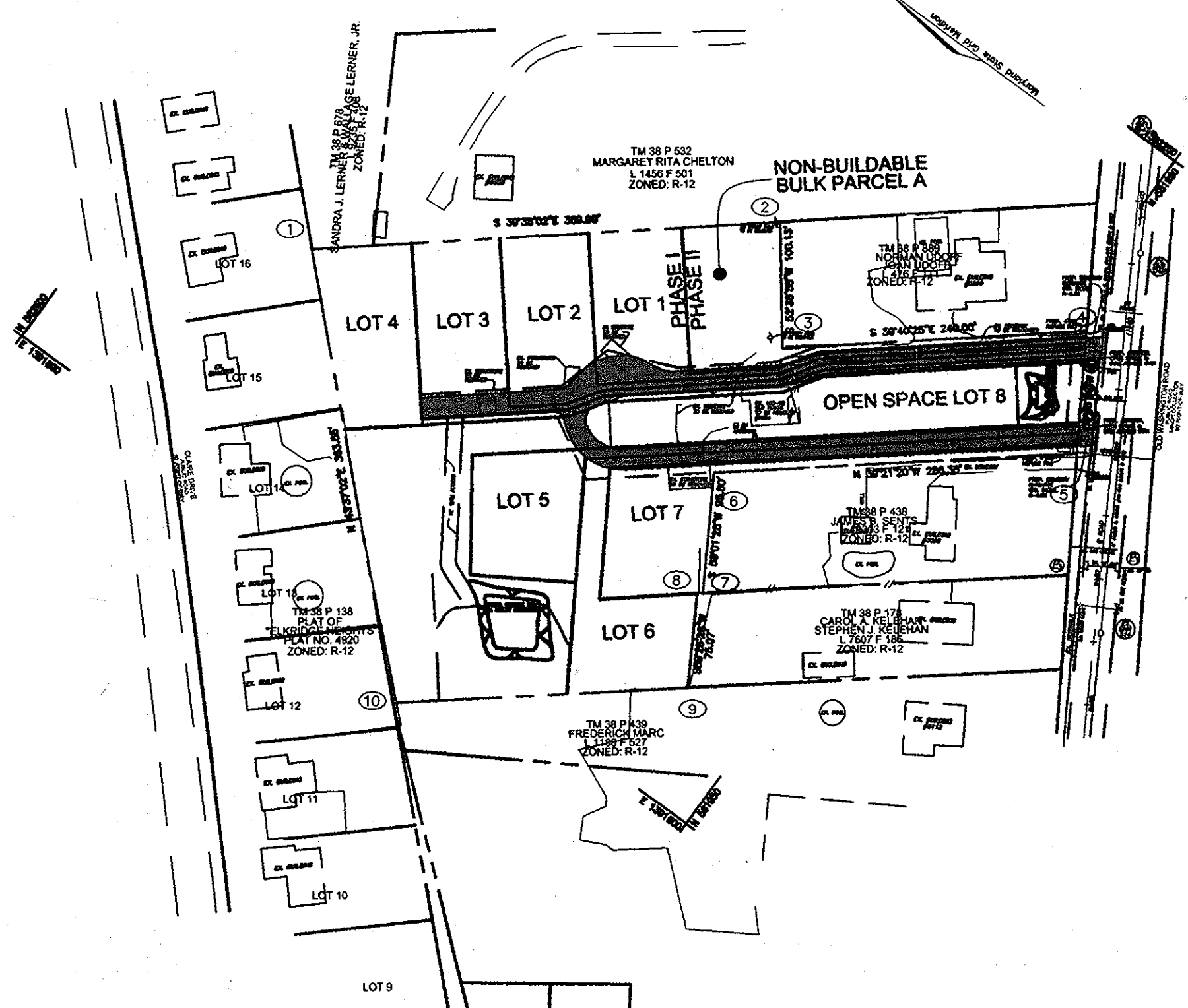
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ELEV.= 220.08'
CONC. MON. W/ STAMPED DISC SET
38BA- N. 562553.314, E. 1390967.86
ELEV.= 166.184
CONC. MON. W/ STAMPED DISC SET



VICINITY MAP
SCALE 1"=2000'

LEGEND

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING STORMDRAIN LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- PROP. STREET SIGNS
- NON-CREDITED OPEN SPACE AREA
- FOREST CONSERVATION AREA (AFFORESTATION)
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- RIP-RAP
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- EARTHDIKE
- STABILIZED CONSTRUCTION ENTRANCE



LOCATION PLAN
SCALE: 1"=100'

SITE DATA

LOCATION: TAX MAP 38, BLOCK 3, PARCEL 437
EXISTING ZONING: R-12
GROSS AREA OF PARCEL: 3.09 AC.
AREA OF PROPOSED RIGHT-OF-WAY: N/A
AREA OF 100-YR FLOODPLAIN: N/A
AREA OF STEEP SLOPES: N/A
NET AREA OF PROJECT: 3.09 AC.
NUMBER OF PROPOSED RESIDENTIAL LOTS: 7
AREA OF PROPOSED RESIDENTIAL LOTS: 1.85 AC.
AREA OF NON-BUILDABLE BULK PARCEL: 0.23 AC.
AREA OF SMALLEST BUILDABLE LOT PROPOSED (WITHOUT AREA OF PIPESTEM): 8,474 SF -- LOT 7
NUMBER OF PROPOSED OPEN SPACE LOTS: 1 (LOT 8)
AREA OF OPEN SPACE REQUIRED: 0.93 AC. (3,0952 x 30%)
AREA OF CREDITED OPEN SPACE PROVIDED: 0.94 AC. OR 30%
TOTAL AREA OF OPEN SPACE PROVIDED: 1.01 AC.

COORDINATE CHART	
NO.	EAST
1	562456.63
2	562171.85
3	562111.07
4	561826.36
5	5618675.13
6	562096.54
7	562047.39
8	562050.75
9	562012.62
10	562193.07

MINIMUM LOT SIZE CHART			
LOT	CROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
A	9958 SF	1019 SF	8939 SF
1	10380 SF	1509 SF	8881 SF
2	11149 SF	1858 SF	9201 SF
3	11856 SF	2200 SF	9656 SF
4	12617 SF	2531 SF	10086 SF
5	11741 SF	3120 SF	8621 SF
6	12299 SF	2858 SF	9341 SF
7	10733 SF	2259 SF	8474 SF

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Sutler
PLANNING DIRECTOR

11/13/09
DATE

OWNER/DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

NO.	REVISION	DATE

**PRELIMINARY PLAN
COVER SHEET**

**SOUTH POINT PHASE I
LOTS 1 - 7 AND OPEN SPACE LOT 8
AND NON-BUILDABLE BULK PARCEL A**

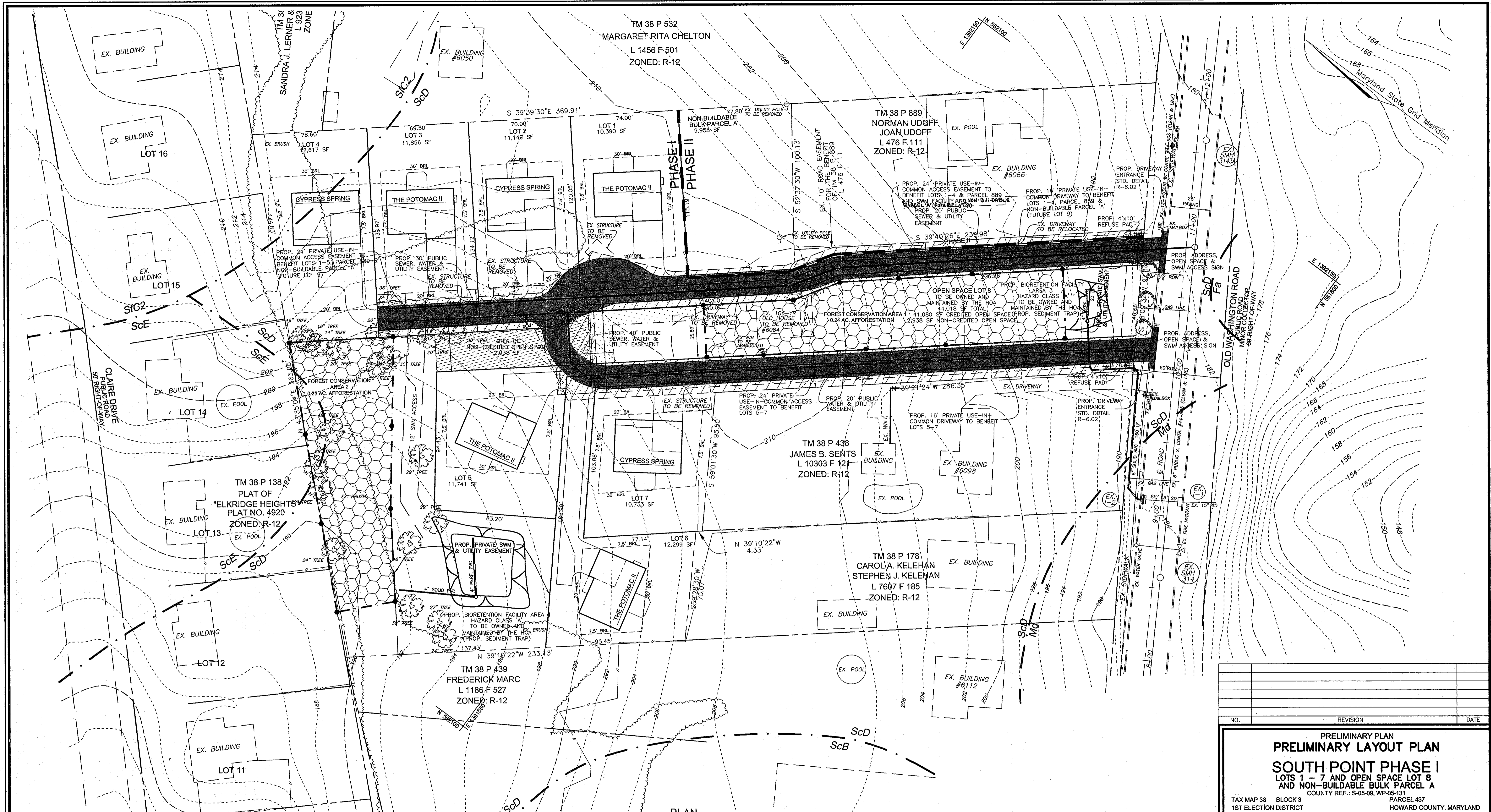
TAX MAP 38 BLOCK 3 PARCEL 437
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410-481-7866

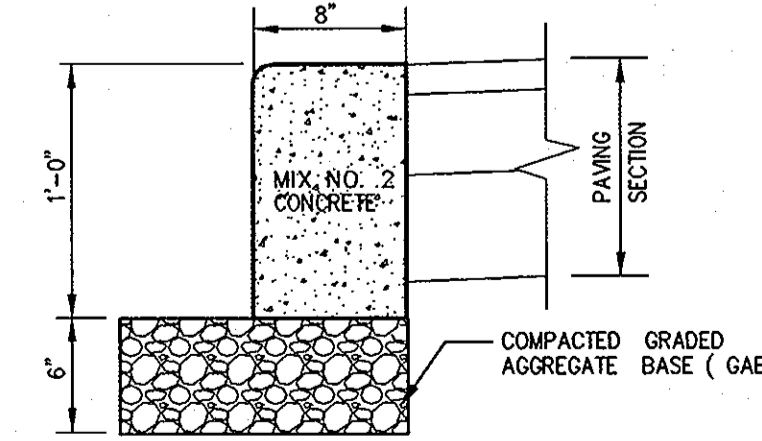
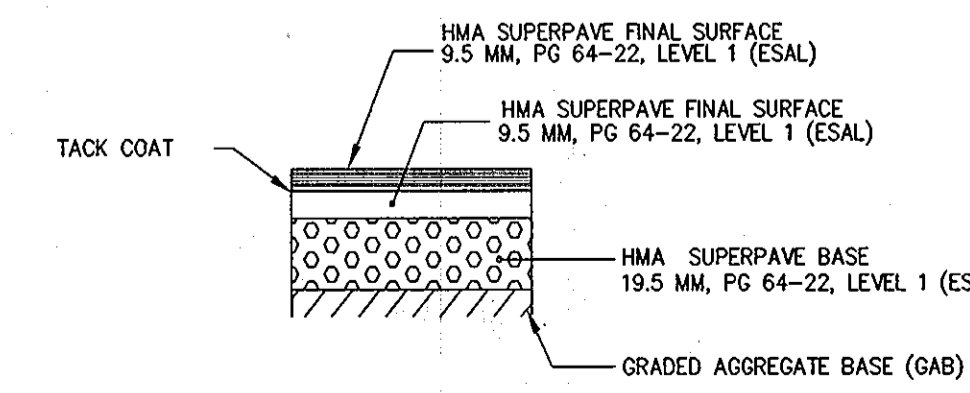
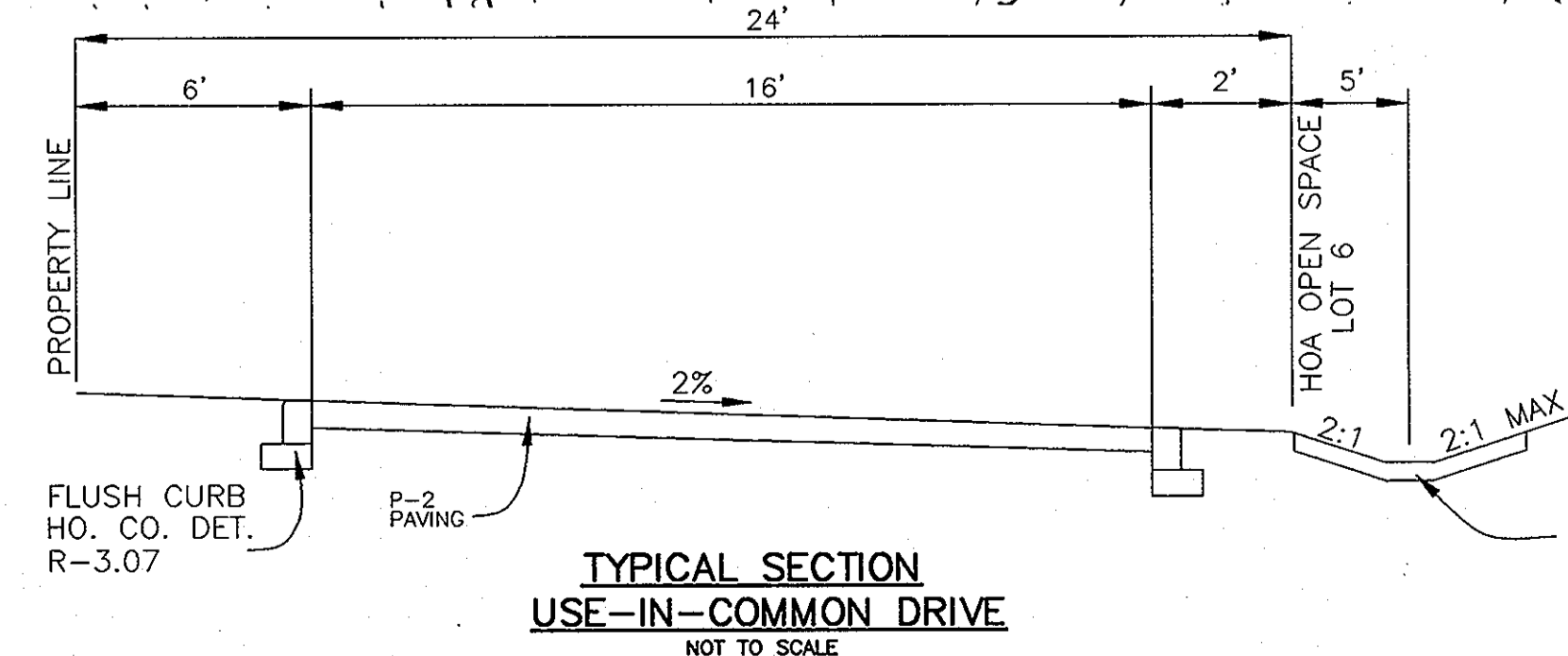
DESIGN BY: JCO
DRAWN BY: JCO
CHECKED BY: RHV
DATE: NOV. 3, 2009
SCALE: AS SHOWN
W.O. NO.: 04-149

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2010

1 SHEET OF 5



PLAN SCALE: 1"=30'



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Moses & Kulla
PLANNING DIRECTOR J.P.
11/13/09 DATE

OWNER/DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301
ELlicott CITY, MARYLAND 21043
(410) 480-0023

NO.	REVISION	DATE

PRELIMINARY PLAN
PRELIMINARY LAYOUT PLAN
SOUTH POINT PHASE I
LOTS 1 - 7 AND OPEN SPACE LOT 8
AND NON-BUILDABLE BULK PARCEL A
COUNTY REF.: S-05-09, WP-05-151
PARCEL 437
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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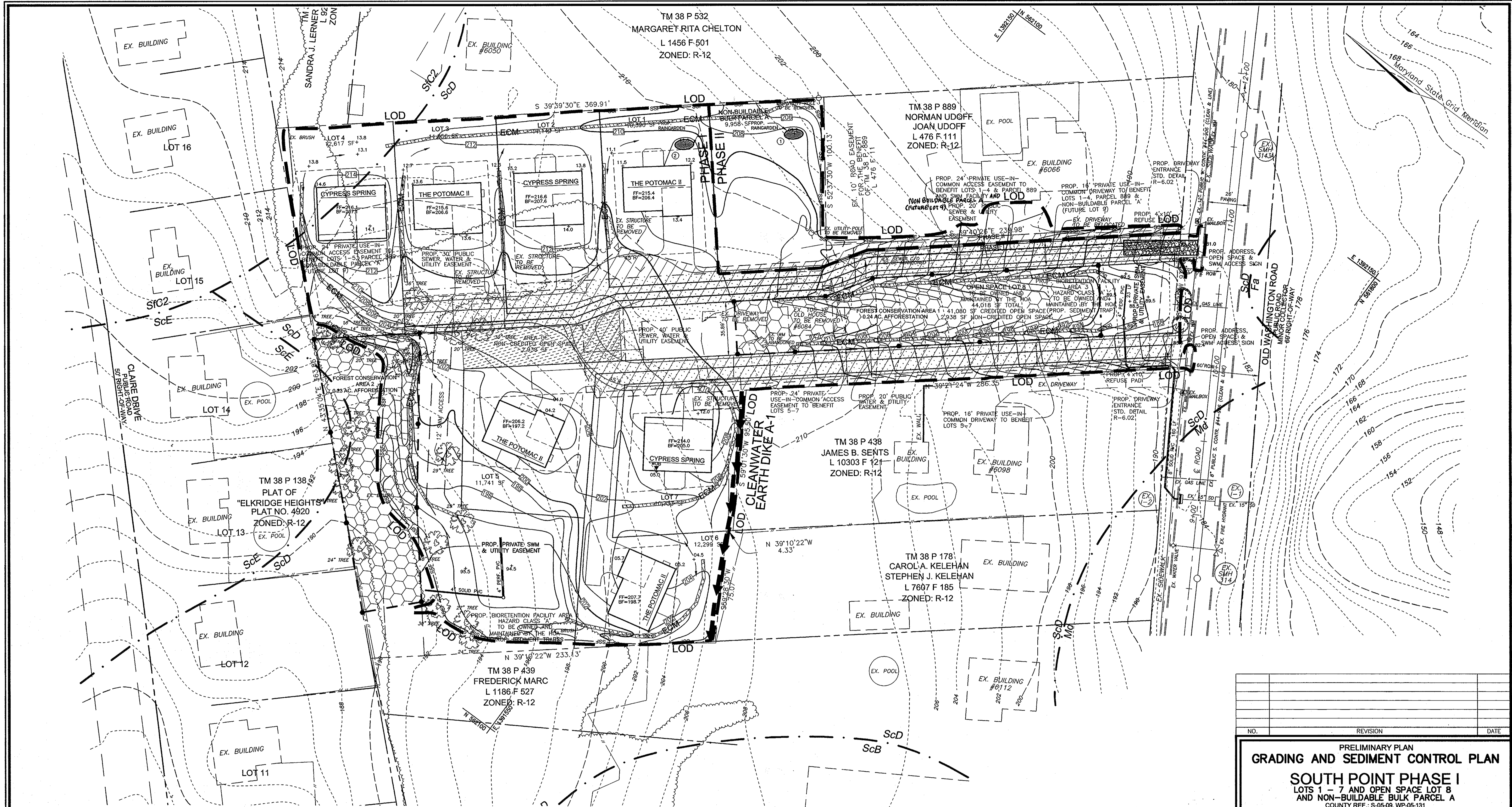
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2 SHEET OF 5

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PLAN
SCALE: 1" = 30'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas & Buttle
PLANNING DIRECTOR J.P. 11/13/09 DATE

OWNER/DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVE., STE. 301
ELLICOTT CITY, MARYLAND 21043
(410) 480-0023

NO.	REVISION	DATE

PRELIMINARY PLAN
GRADING AND SEDIMENT CONTROL PLAN
SOUTH POINT PHASE I
LOTS 1 - 7 AND OPEN SPACE LOT 8
AND NON-BUILDABLE BULK PARCEL A
COUNTY REF.: S-05-09, WP-05-131
TAX MAP 38 BLOCK 3 PARCEL 437
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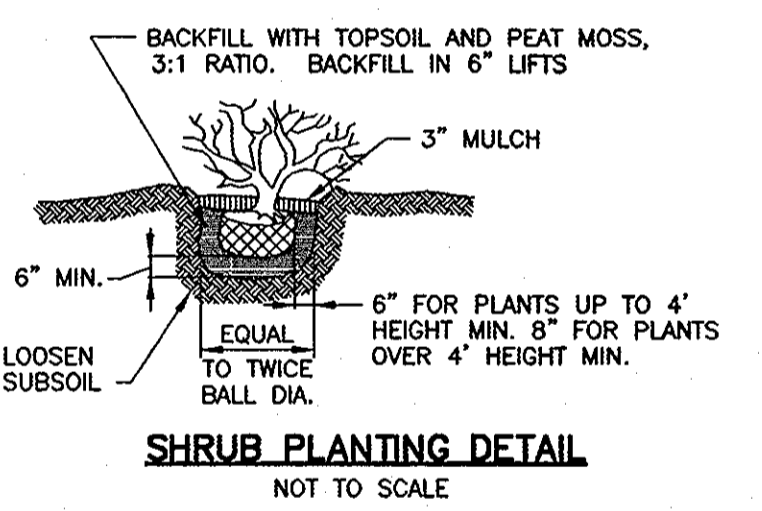
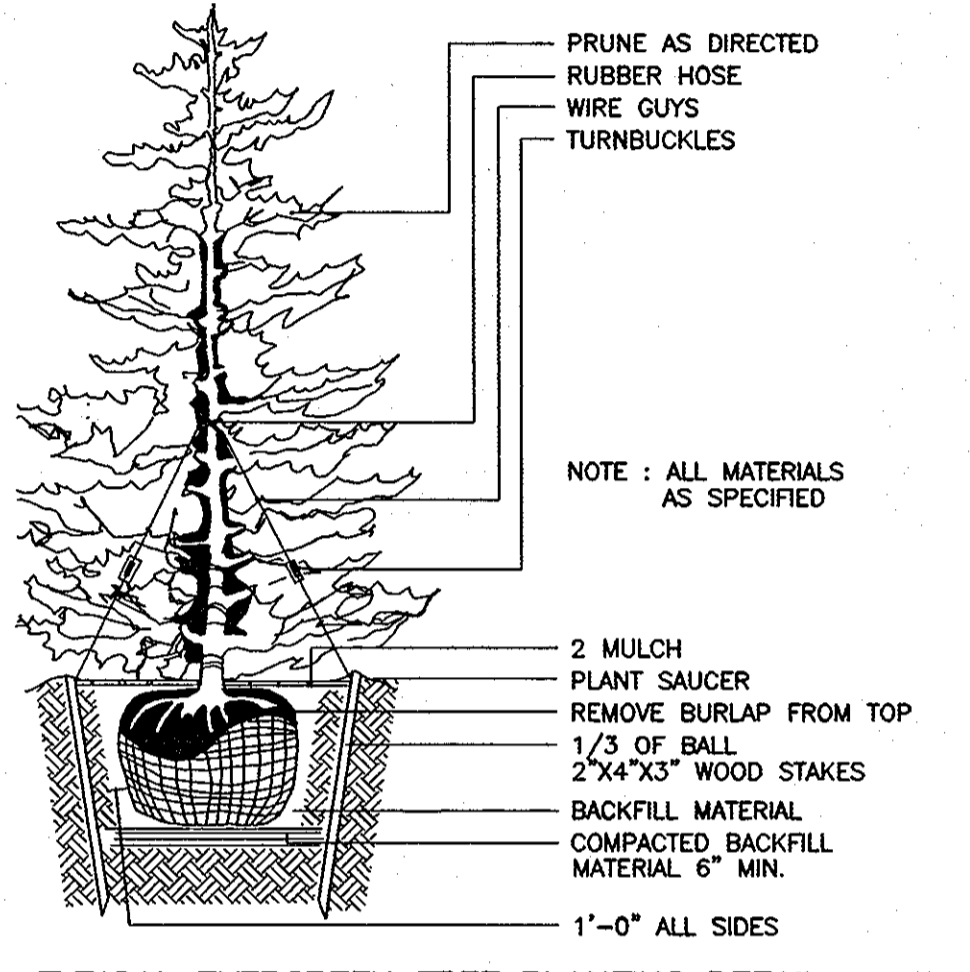
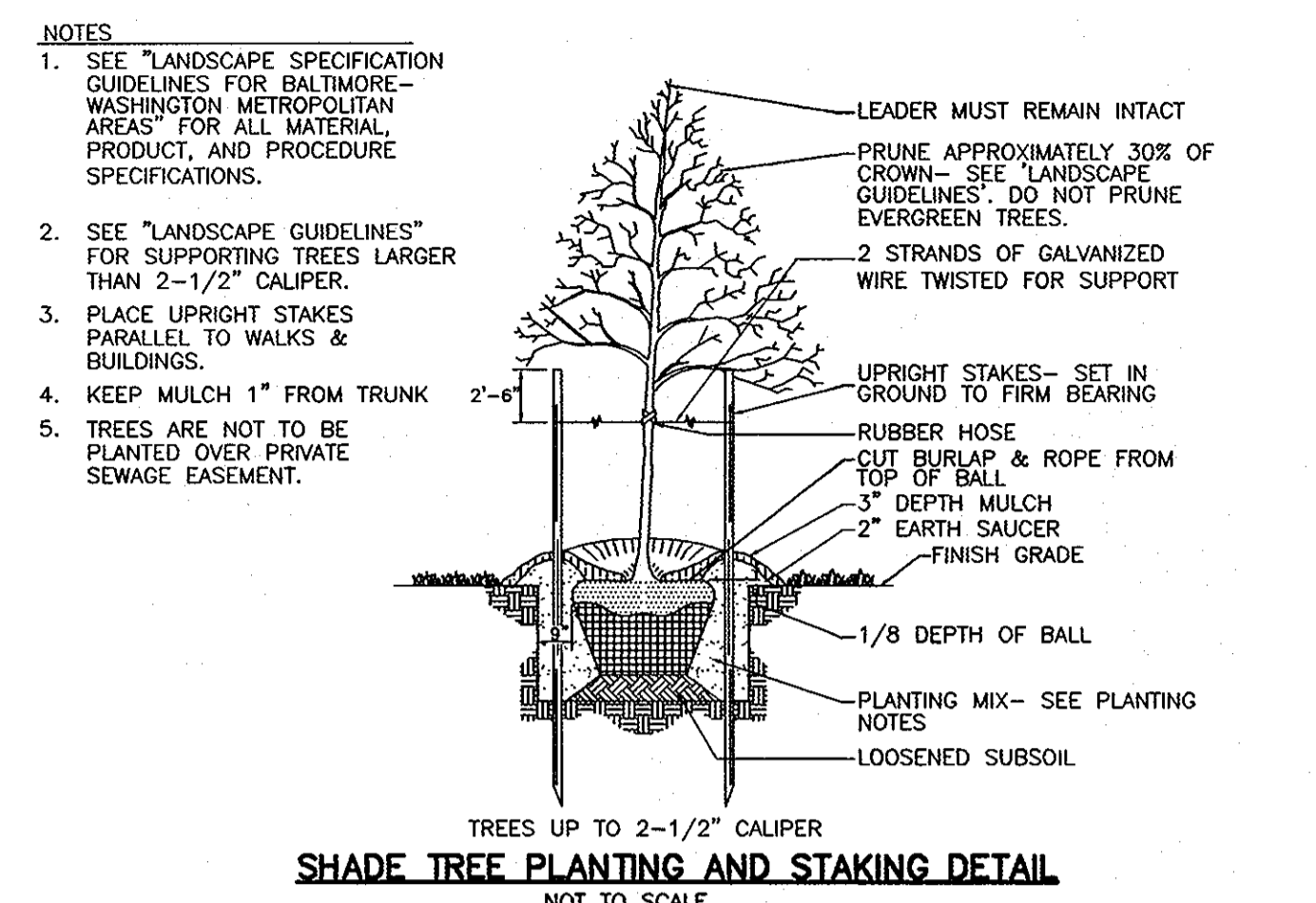
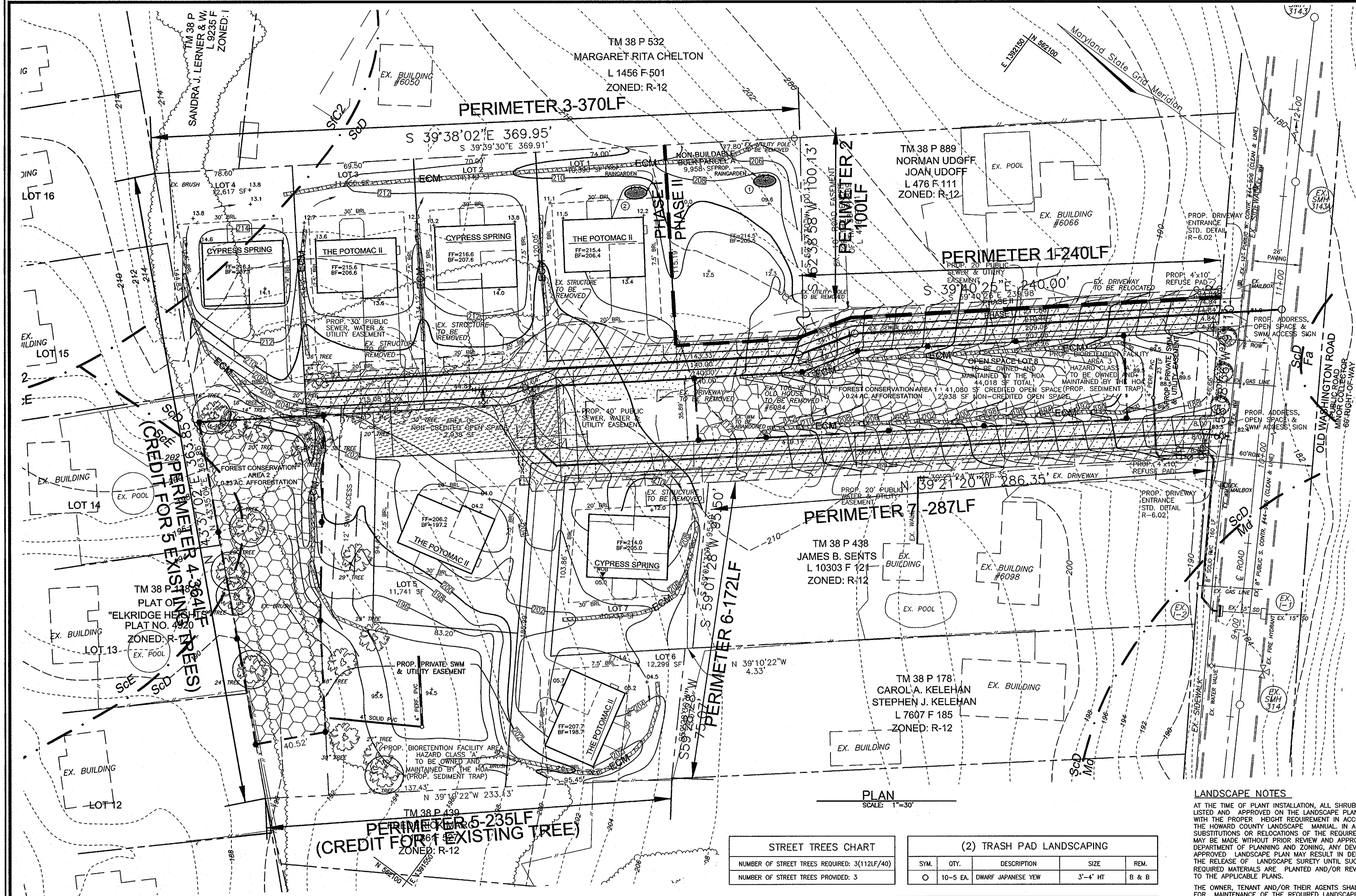
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3 SHEET OF 5

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NO.	REVISION	DATE

LANDSCAPE NOTES
 AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

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.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$20,700.00 FOR THE REQUIRED 30 SHADE TREES, 53 EVERGREEN TREES AND 10 SHRUBS WILL BE PROVIDED WITH THE DPW DEVELOPER'S AGREEMENT AT FINAL PLAN.

THE LOCATION AND SPECIES FOR PERIMETER LANDSCAPING WILL BE PROVIDED WITH THE FINAL ROAD CONSTRUCTION PLANS.

NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER OR STORM DRAIN.

THERE ARE NO SPECIMEN TREES ON THIS SITE.

NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.

THERE ARE NO EXISTING POWER POLES ALONG THE FRONTAGE OF THE PROPERTY. NO PLANTING RESTRICTION REQUIRED.

OWNER/DEVELOPER
 TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
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 (410) 480-0023

J. Chris Ogle
 DNR QUALIFIED FOREST PROFESSIONAL
 J. CHRIS OGLE

STREET TREES CHART

NUMBER OF STREET TREES REQUIRED: 3(112LF/40)
NUMBER OF STREET TREES PROVIDED: 3

(2) TRASH PAD LANDSCAPING

SYM.	QTY.	DESCRIPTION	SIZE	REM.
○	10-5 EA.	DWARF JAPANESE YEW	3'-4' HT	B & B

SCHEDULE A: PERIMETER LANDSCAPE EDGE

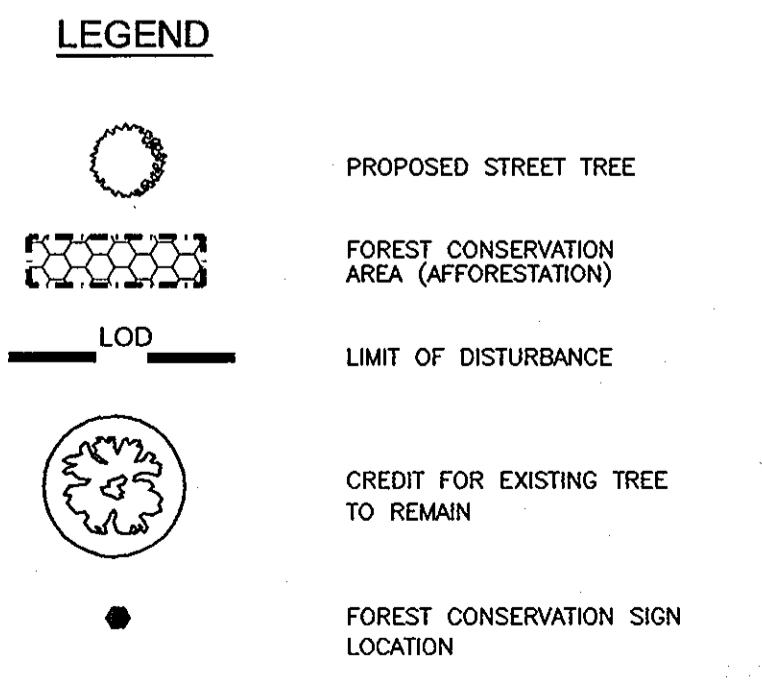
CATEGORY	ADJACENT TO PERIMETER PROPERTIES					TOTAL
	1*** D	2 A	3 A	4 A	5 A	
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	240	100	370	364	235	287
LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE	240	100	370	364	235	287
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	-	-	-	YES *	YES **	-
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	-	-	-	-	-	-
NUMBER OF PLANTS REQUIRED (LF REMAINING)	240	100	370	364	235	172
SHADE TREES	1:60 4	1:60 2	1:60 6	1:60 6	1:60 4	1:60 3
EVERGREEN TREES	1:10 24	-	-	-	-	1:10 29
SHRUBS	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED	4	2	6	1	3	3
SHADE TREES	4	2	6	1	3	5
EVERGREEN TREES	-	-	-	-	-	29
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	53
SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-	-	-

PLANTING LIST AND LOCATIONS WILL BE PROVIDED WITH THE FINAL PLAN.

* CREDIT FOR 5 EXISTING TREES
 ** CREDIT FOR 1 EXISTING TREES
 *** A TYPE 'D' LANDSCAPE EDGE OR SOLID FENCE IS REQUIRED ALONG THE PIPESTEM AND THE ADJACENT PROPERTY SINCE THE COMMON DRIVEWAY IS LESS THAN 10' FROM THE PROPERTY LINE.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
Fa	FALLSINGTON LOAM	B/D
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING	-
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	-
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	-
SfC2	SASSAFRAS GRAVELLY SANDY LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	-
Md	MADE LAND	-



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas J. Rutler
 PLANNING DIRECTOR

J.P. 11/13/09
 DATE

PRELIMINARY PLAN
LANDSCAPE, STREET TREE, SOILS AND FOREST CONSERVATION PLAN
SOUTH POINT PHASE I
 LOTS 1 - 7 AND OPEN SPACE LOT 8 AND NON-BUILDABLE BULK PARCEL A
 COUNTY REF.: S-05-09, WP-05-131

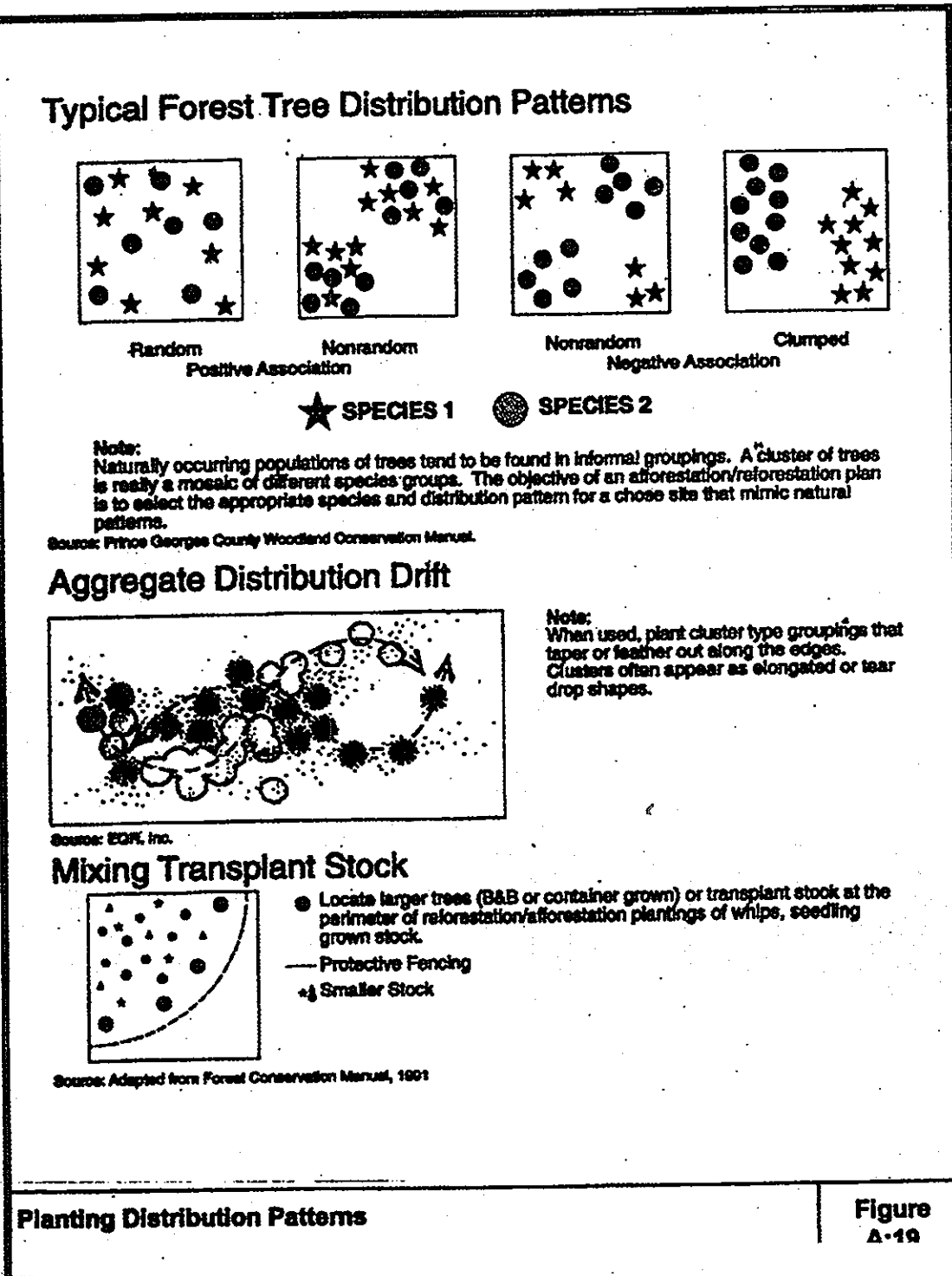
TAX MAP 38 BLOCK 3 PARCEL 437
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERS & INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.481.7666 FAX: 410.481.1831

DESIGN BY: JCO
 DRAWN BY: JCO
 CHECKED BY: RHV
 DATE: NOV. 3, 2009
 SCALE: AS SHOWN
 W.O. NO.: 04-149

PROFESSIONAL CERTIFICATE
 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. 16193 EXPIRATION DATE: 09-27-2010

4 SHEET OF 5



Size	Number Required per Acre	Approximate Spacing feet on center	Survivability Requirement At the end of the second growing season	
Bare Root Seedlings or Whips	700	8 x 8	55%	385
Container Grown Seedling Tubes (Minimum Cavity Width 1.5")	450	10 x 10	85%	290
Container Grown 1, 2, 3 Gallon Seedlings or Whips w/ Tree Shelters	350	11 x 11	75%	260
Container Grown 5, 7 Gallon or 1" Caliper B & B	200	15 x 15	75%	170
Container Grown 15, 25 Gallon or 2" Caliper B & B	100	20 x 20	100%	100

Notes:

- These stocking and survival requirements are the minimum numbers estimated to meet the definition of forest from bare land.
- In certain circumstances, any combination of the above mentioned stocking options, dry seeding, tree shelters, transplants, and/or natural regeneration may be appropriate strategies to fulfill the requirements of an approved FCD. They will be evaluated on a case-by-case basis by the approving authority.
- Spacing does not imply that trees or shrubs must be planted in a grid pattern.

Site Stocking Figure A-18

AFFORESTATION PLANTING NOTES

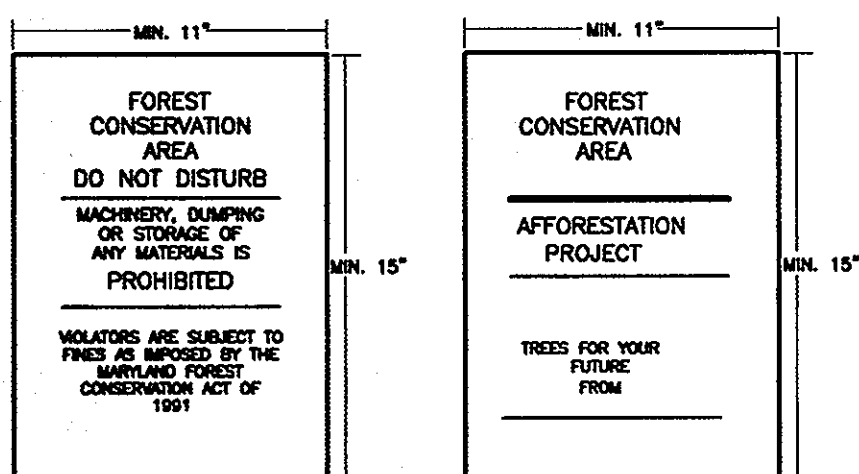
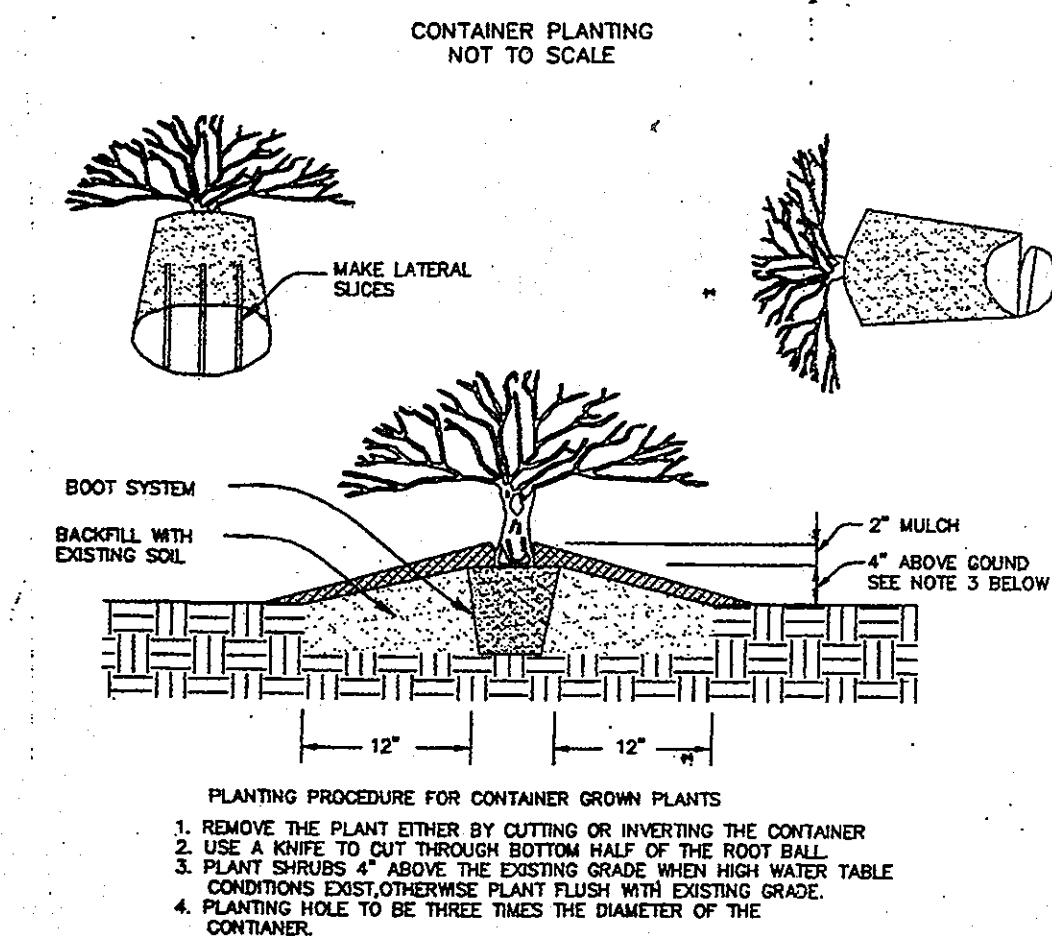
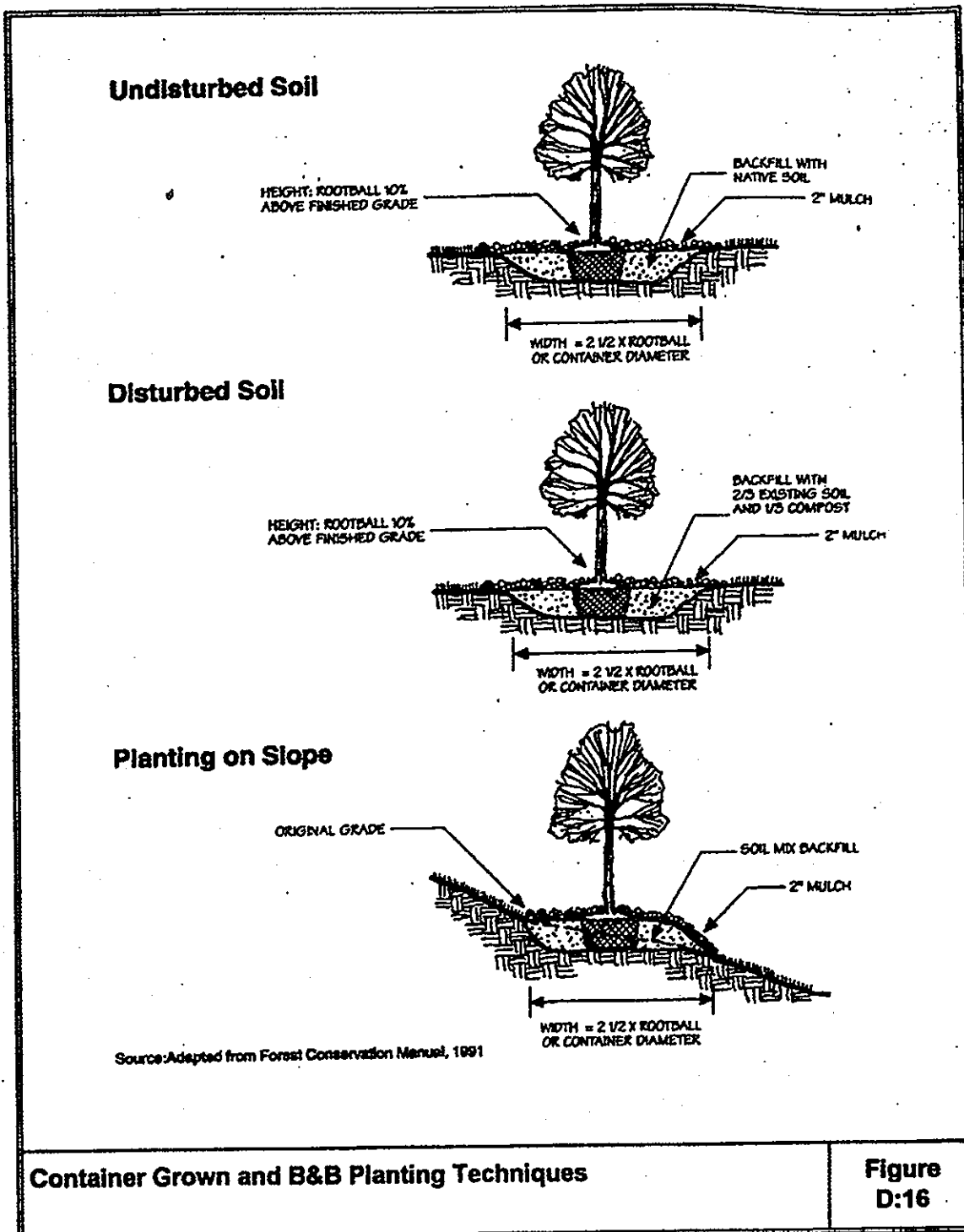
- AFFORESTATION AREAS MAY BE PLANTED AS SOON AS REASONABLE TO DO SO. LATE WINTER-EARLY SPRING PLANTINGS ARE PREFERRED. EARLIEST PLANTING DATES WILL VARY FROM YEAR TO YEAR BUT PLANTING MAY GENERALLY BEGIN AS SOON AS THE GROUND IS NO LONGER FROZEN. ALTERNATE PLANTING DATES MAY BE CONSIDERED AS CONDITION WARRANTS.
- SOIL AMENDMENTS AND FERTILIZATION RECOMMENDATIONS WILL BE MADE BASED UPON THE RESULTS OF SOIL ANALYSIS FOR NITROGEN, PHOSPHORUS, POTASSIUM, ORGANIC MATTER CONTENT AND PH. IF REQUIRED, FERTILIZER WILL BE PROVIDED USING A SLOW RELEASE, SOLUBLE 16-8-16 ANALYSIS DESIGNED TO LAST 5-8 YEARS CONTAINED IN POLYETHYLENE PERFORATED BAGS SUCH AS MANUFACTURED BY ADCO WORKS, P.O. BOX 310 HOLLIS, N.Y. 11423 OR APPROVED EQUAL.
- PLANT MATERIALS WILL BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS AND PLANT SCHEDULE.
- PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS FOR SIZE, FORM, VIGOR, OR ROOTS, OR DUE TO TRUNK WOUNDS, BREAKAGE, DESICCATION, INSECT OR DISEASE MUST BE REPLACED.
- PLANTING STOCK MUST BE PROTECTED FROM DESICCATION AT ALL TIMES PRIOR TO PLANTING. MATERIALS HELD FOR PLANTING SHALL BE MOISTENED AND PLACED IN COOL SHADED AREAS UNTIL READY FOR PLACEMENT.
- NEWLY PLANTED TREES MAY REQUIRE WATERING AS LEAST ONCE PER WEEK DURING THE FIRST GROWING SEASON DEPENDING ON RAINFALL IN ORDER TO GET ESTABLISHED. THE INITIAL PLANTING OPERATION SHOULD ALLOW FOR WATERING DURING INSTALLATION TO COMPLETELY SOAK BACKFILL MATERIAL.
- MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE DIAGRAM PROVIDED AND SHALL CONSIST OF COMPOSTED, SHREDDED HARDWOOD BARK MULCH, FREE OF WOOD ALCOHOL.
- ALL NURSERY STOCK TO BE SPRAYED WITH DEER REPELLENT CONTAINING BITREX, SUCH AS REPELLEX. ALL NURSERY STOCK TO BE GROWN WITH DEER REPELLENT TABLETS IN GROWING MEDIUM, SUCH AS REPELLEX TABLETS.

AFFORESTATION AREA MONITORING NOTES

- MONTHLY VISITS DURING THE FIRST GROWING SEASON ARE TO ASSESS THE SUCCESS OF THE PLANTINGS AND TO DETERMINE IF SUPPLEMENTAL WATERING, PEST CONTROL OR OTHER ACTIONS ARE NECESSARY. EARLY SPRING VISITS WILL DOCUMENT WINTER KILL AND AUTUMN VISITS WILL DOCUMENT SUMMER KILL.
- THE MINIMUM SURVIVAL RATE SHALL BE 75% OF THE TOTAL NUMBER OF TREES PLANTED PER ACRE AT THE END OF THE TWO YEAR MAINTENANCE PERIOD. WILD TREE SEEDLINGS FROM NATURAL REGENERATION ON THE PLANTING SITE MAY BE COUNTED UP TO 50% TOWARD THE TOTAL SURVIVAL NUMBER IF THE ARE HEALTHY NATIVE SPECIES AT LEAST 12 INCHES TALL.
- SURVIVAL WILL BE DETERMINED BY A STRATIFIED RANDOM SAMPLING OF THE PLANTINGS. THE SPECIES COMPOSITION OF THE SAMPLE POPULATION SHOULD BE PROPORTIONATE TO THE AMOUNT OF EACH SPECIES IN THE ENTIRE PLANTING TO BE SAMPLED.
- EFFECTIVE MONITORING WILL ASSESS PLANT SURVIVABILITY DURING THE FIRST GROWING SEASON AND MAKE RECOMMENDATIONS FOR REINFORCEMENT PLANTINGS IF REQUIRED AT THAT TIME.

SEQUENCE OF CONSTRUCTION-Forest Conservation

- PRECONSTRUCTION MEETING /SITE WALK WITH CONTRACTORS AND OTHER RESPONSIBLE PARTIES TO DEFINE PROTECTION MEASURES TO BE UTILIZED AND TO POINT OUT PARTICULAR TREES TO BE SAVED.
- STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
- INSTALL TREE PROTECTION FENCING; FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
- PROCEED WITH TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED SEDIMENT CONTROL PLAN - TO BE INSPECTED BY HOWARD COUNTY PLANNING AND ZONING.
- TEMPORARY TREE PROTECTION DEVICES SHALL BE REMOVED AFTER ALL FINISHED GRADING AND UTILITY CONSTRUCTION HAS OCCURRED AND WITH APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.



- NOTE:**
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 - SIGNS TO BE PLACED AT A MAXIMUM SPACING OF 50-100 FEET. CONDITIONS ON-SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 - SIGN LOCATION SYMBOL.

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

ZONED R-12

NET TRACT AREA:

A. TOTAL TRACT AREA: 3.10 AC

B. AREA WITHIN 100 YEAR FLOODPLAIN: 0.00 AC

C. NET TRACT AREA: 3.10 AC

LAND USE CATEGORY

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-12.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. AFFOREST THRESHOLD: 15% X D = 0.47 AC

F. CONSERVATION THRESHOLD: 20% X D = 0.62 AC

EXISTING FOREST COVER:

G. EXISTING FOREST COVER: 0.00 AC

H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD: 0.00 AC

I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD: 0.00 AC

BREAK EVEN POINT:

J. BREAK EVEN POINT: 0.00 AC

K. CLEARING PERMITTED WITHOUT MITIGATION: 0.00 AC

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED: 0.00 AC

M. TOTAL AREA OF FOREST TO BE RETAINED: 0.00 AC

PLANTING REQUIREMENTS:

N. AFFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD: 0.00 AC

O. AFFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD: 0.00 AC

P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD: 0.00 AC

Q. TOTAL REFORESTATION REQUIRED (N+P-Q): 0.00 AC

R. TOTAL AFFORESTATION REQUIRED (N+P-Q): 0.47 AC

S. TOTAL AFFORESTATION AND AFFORESTATION REQUIRED: 0.47 AC

FOREST CONSERVATION EASEMENT HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY ONSITE AFFORESTATION OF 0.47 AC.

FINANCIAL SURETY IN THE AMOUNT OF \$15,355.00(20,473.20 x 0.75) WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT FUTURE FINAL PLANS.

PLANT SCHEDULE				
QUANTITIES FOR AFFORESTATION AREAS				
BOTANICAL NAME	AREA 1	AREA 2	SIZE	SPACING (FT)
Acer rubrum	11	10	1" Cal.	15 X 15
Red Maple				
Liquidambar styraciflua	8	8	1" Cal.	15 X 15
American Sweetgum				
Platanus occidentalis	8	8	1" Cal.	15 X 15
Sycamore				
Prunus serotina	11	10	1" Cal.	15 X 15
Black Cherry				
Quercus palustris	10	10	1" Cal.	15 X 15
Pin Oak				

AFFORESTATION PROVIDED - AREA-1

0.24 ACRES
 1" CALIPER TREES
 48 TREES @ 200 TREES PER ACRE

AFFORESTATION PROVIDED - AREA-2

0.23 ACRES
 1" CALIPER TREES
 46 TREES @ 200 TREES PER ACRE

NO.	REVISION	DATE

PRELIMINARY PLAN
FOREST CONSERVATION DETAILS
SOUTH POINT PHASE I
 LOTS 1 - 7 AND OPEN SPACE LOT 8
 AND NON-BUILDABLE BULK PARCEL A
 COUNTY REF.: S-05-09, WP-05-131

TAX MAP 38 BLOCK 3 PARCEL 437
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.7591

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18193 EXPIRATION DATE: 09-27-2010

DESIGN BY: JCO
 DRAWN BY: JCO
 CHECKED BY: RHV
 DATE: NOV. 3, 2009
 SCALE: AS SHOWN
 W.O. NO.: 04-149

5 SHEET OF 5

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas E. Butler 11/13/09
 PLANNING DIRECTOR J.P. DATE

J. Chris Ogle
 DNR QUALIFIED FOREST PROFESSIONAL
 J. CHRIS OGLE

OWNER/DEVELOPER
 TRINITY QUALITY HOMES
 3675 PARK AVE., STE. 301
 ELLICOTT CITY, MARYLAND 21043
 (410) 480-0023