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MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	57,300 SF±	11,500 SF±	45,800 SF±
5	60,000 SF±	8,900 SF±	51,100 SF±
14	53,800 SF±	8,100 SF±	45,700 SF±
Parcel B	644482 Ac±	0.1029 Ac±	64,3453 Ac±
28	43,640 SF±	2,600 SF±	41,040 SF±
29	52,870 SF±	3,800 SF±	49,070 SF±

DENSITY TABULATION								
Section	Gross Area	Non-Cluster Lots	Adjusted Gross Area	Lots Permitted	Total Lots / Parcels Proposed	Lots (Cluster) Proposed / Acreage	Existing Units / Acreage	Buildable Pres. Parcels
One	123,1478 Acres ±	6,3493 Acres ±	116,5985 Acres ±	27	37	32 / 34.3515 Ac ±	2 / 7.7139 Ac ±	1 / 64.4482 Ac ±
Future Development	84,8775 Acres ±	—	84,8775 Acres ±	19	51	44 ** / 51.3263 Ac ±	—	—
Total Development	208,0253 Acres ±	6,3493 Acres ±	201,4760 Acres ±	46 **	88	81 / 85.6778 Ac ±	2 / 7.7139 Ac ±	1 / 64.4482 Ac ±

GENERAL NOTES (CONTINUED)

32. THIS AREA DESIGNATES A PRIVATE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.

33. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

34. ALL WELLS AND SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY, WHERE APPLICABLE.

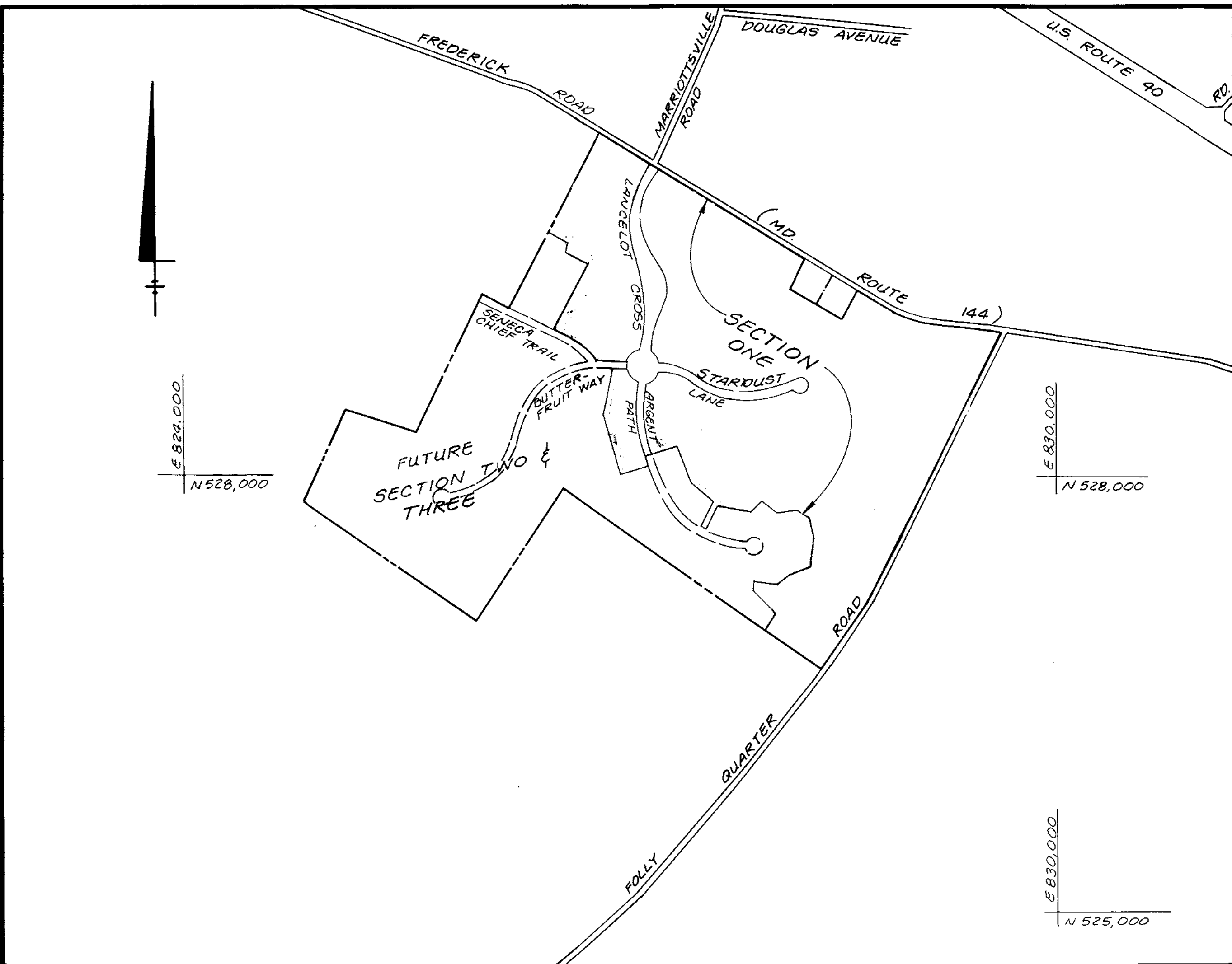
35. ALL PROPOSED WELLS TO BE DRILLED PRIOR TO FINAL PLAT SIGNATURE APPROVAL.

36. GROUNDWATER APPROPRIATIONS PERMIT MUST BE APPROVED FOR LOTS 1-25 AND 27-32 PRIOR TO FINAL PLAT SIGNATURE APPROVAL.

37. TREE PROTECTION FENCE OR BLAZE ORANGE FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE SEWAGE DISPOSAL EASEMENT PRIOR TO ANY CONSTRUCTION OF ROAD OR LOT IMPROVEMENTS TO INSURE THAT PLACEMENT OF FILL MATERIAL UPON THE EASEMENT AREA WILL NOT OCCUR.

38. The 19.4016 Acre deficit required to support the density units (32) proposed for Section One will be provided with Future Section Two. Therefore the acreage provided to support density column reflects that reduction (19.4016 Ac. + 9.9697 Ac. = 29.3713 Ac.)

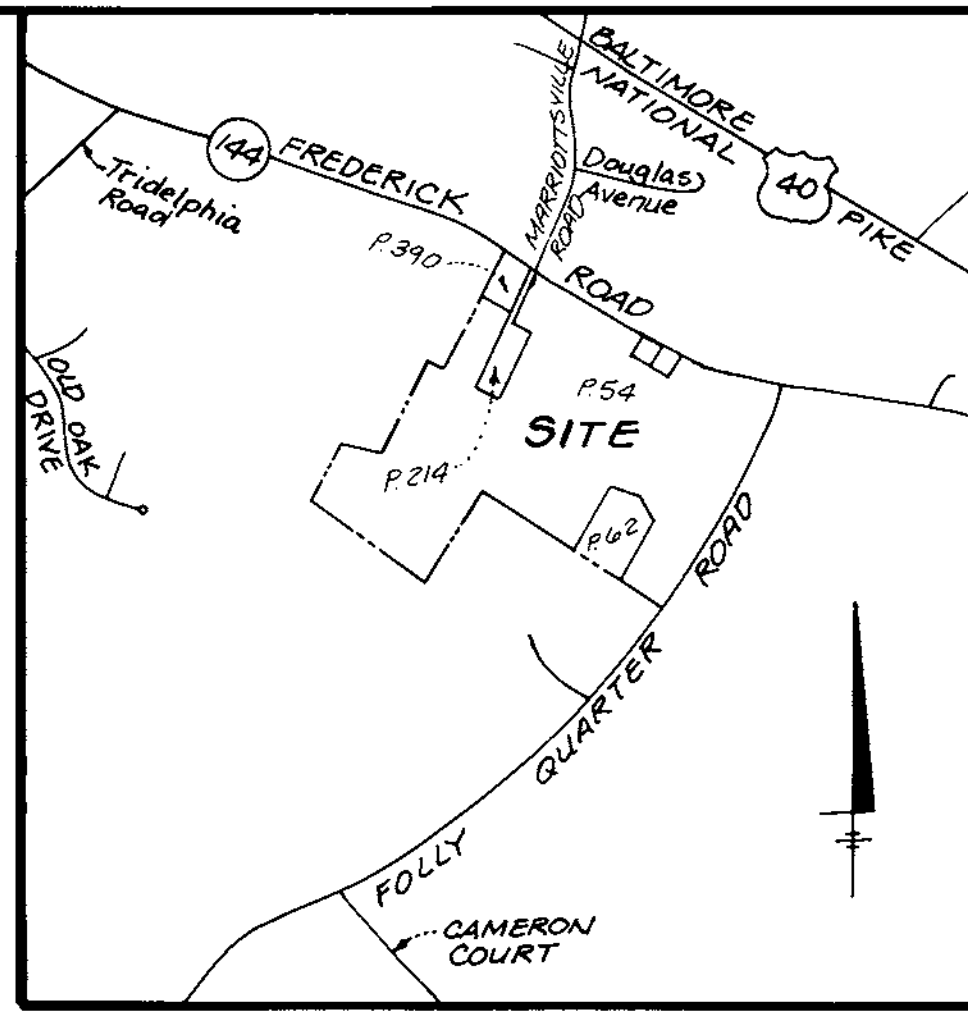
39. Determination of rear and side yards and corresponding O.R.L.'s will be made upon decision of what structures are to be retained on Lot 26 prior to final plat approval.



LOCATION MAP
Scale: 1" = 600'

COORDINATE TABLE

No.	North	East
141	527153.935	827674.663
140	527167.714	827683.574
139	527192.917	827645.656
138	527175.275	827634.247
137	527275.614	827479.631
136	527279.062	827481.869
134	527889.892	826540.714
135	527018.216	825965.502
142	527846.371	824716.205
143	528489.776	825030.575
144	528308.762	825489.163
145	529275.974	825983.700
146	529173.567	826186.697
1076	530356.723	826800.130
137	529484.103	828335.733
156	529286.834	828213.802
155	529070.464	828570.790
158	529269.682	828693.926
151	529082.437	829006.722
153	528989.036	829670.079
154	526924.896	828633.053
133	526656.822	828440.605



VICINITY MAP
Scale: 1" = 2000'

GENERAL NOTES

- All aspects of the project are in conformance with the latest standards and specifications of Howard County unless waivers have been approved.
- Project Background:
Location: Ellicott City, Maryland
Tax Maps / Parcels: Maps 16 & 23, 54 & 62, 214, & 390
Zoning: RC (Rural / Conservation)
Election District: 3rd
Previous Submittals: WP 96-133, S 96-23
- Existing zoning: RC (Rural / Conservation) per 10/18/93 Comprehensive Zoning Plan.
- Deed References:
a. Parcel 54: L. 974 / F. 614
b. Parcel 62: L. 1638 / F. 667
c. Parcel 214: L. 963 / F. 57
d. Parcel 390: L. 960 / F. 423
- The property shown herein is based on a field run boundary survey performed by LDE, Inc. dated July 1995.
- A. Gross Area of Tract: 208,0253 Ac.±
B. Area of Proposed Lots / Parcels:
1. Buildable Lots (proposed cluster): 34,3515 Ac.±
2. Buildable Lots (non-cluster): 6,5493 Ac.±
3. Preservation Parcel (Buildable): 64,4482 Ac.±
4. Preservation Parcels (non-buildable): 37,5667 Ac.±
5. Non-Buildable Bulk Parcels: 55,5113 Ac.±
6. Area of Proposed Interior Roads (Public): 5,6244 Ac.±
7. Area of State/County Highway R/W Dedication: 3,9739 Ac.± (* includes 0.3206 Ac.± previously dedicated Plat # 5390)
C. Number of Proposed Lots / Parcels:
1. Buildable Lots (proposed cluster): 32
2. Preservation Parcel (Buildable): 1
3. Preservation Parcels (Non-Buildable): 6
4. Non-Buildable Bulk Parcels: 2
5. Existing Dwellings: 2 (Lot 26 non-cluster / Lot 33-cluster)
- The existing utilities shown hereon are approximate locations taken from construction drawings of public record.
- The topography shown hereon is compiled from Howard County Aerial Photogrammetry.
- Horizontal and vertical datum's are related to the Maryland State Plane Coordinate System as projected from Howard County control stations No. 3438001 and No. 3438002 (NAD 27).
- The proposed Water and Sewer systems to be private well and septic. The property is not located within the Metropolitan District.
- There are no existing contiguous slopes 25% or greater which are greater than 20,000 square feet within the boundaries of the site.
- The existing structures located on Lots 26 & 33 are to remain.
- Maryland Route 144 (Old Frederick Road) and Folly Quarter Road are scenic roads.
- The Floodplain Studies were compiled as part of this Preliminary Plan submission.
- The wetland delineation study was completed by Dennis J. LaBare, M.S. & Associates.
- The Traffic Study compiled by Lee Cunningham & Associates, Inc. titled "Transportation Analysis for The Feaga Property," February, 1997, was approved as submitted under S 96-23.
- The Noise Study was compiled as part of this Preliminary Plan submission.
- The Geotechnical Report was completed by Hills Carnes Engineering Associates, Inc. as part of this Preliminary Plan submission.
- The Sight Distance analysis was submitted and approved as part of the S 96-23 submission.
- Stormwater management will be met in Pond #1 on Preservation Parcel "C" by RETENTION.
- The plan is subject to WP 96-133. The Planning Director approved the request to waive Section 16.119 (D)(1) to allow the proposed driveway for Lots 1 - 3, and the existing driveway for Lot 33 to have direct access onto Maryland Route 144 (Minor Arterial) on August 2, 1996 subject to conditions.
- See Percolation Certification Plat for percolation test locations.
- Street trees will be provided in accordance with Section 16.134 of the Subdivision and Land Development Regulations.
- Sediment and Erosion Control Plan will be provided as Final Plan Submission.
- The minimum lot areas for lots 2, 5, 6, 14, 27, 29 and 31 are greater than the 50,000 Sq. Ft. minimum lot area permitted by Section 104 of the Code due to Health Department recommendations.
- The acreage of Tax Map Parcel 214 (non-cluster lot 26) shall be modified by adjoining deed conveyance prior to plat recordation.
- Prior to plat recordation, written verification from the Columbia Gas Transmission Corporation is required stating that all aspects of the subdivision plan relative to the 75 ft. right of way crossing has been approved.
- This subdivision utilizes the cluster exchange option as described in Section 106 of the Zoning Regulations, the Development Rights for 35 of the 81 residential lots/parcels included within this subdivision must be transferred from a qualified sending parcel prior to final plat recordation. The creation of these lots is based on a maximum density of one residential unit for every two acres.

PRELIMINARY PLAN THE COTILLION SECTION ONE

LOTS 1 - 33, PRESERVATION PARCELS A-F, NON-BUILDABLE BULK PARCELS A & B & A RESUBDIVISION OF LOT 1-FEAGA PROPERTY

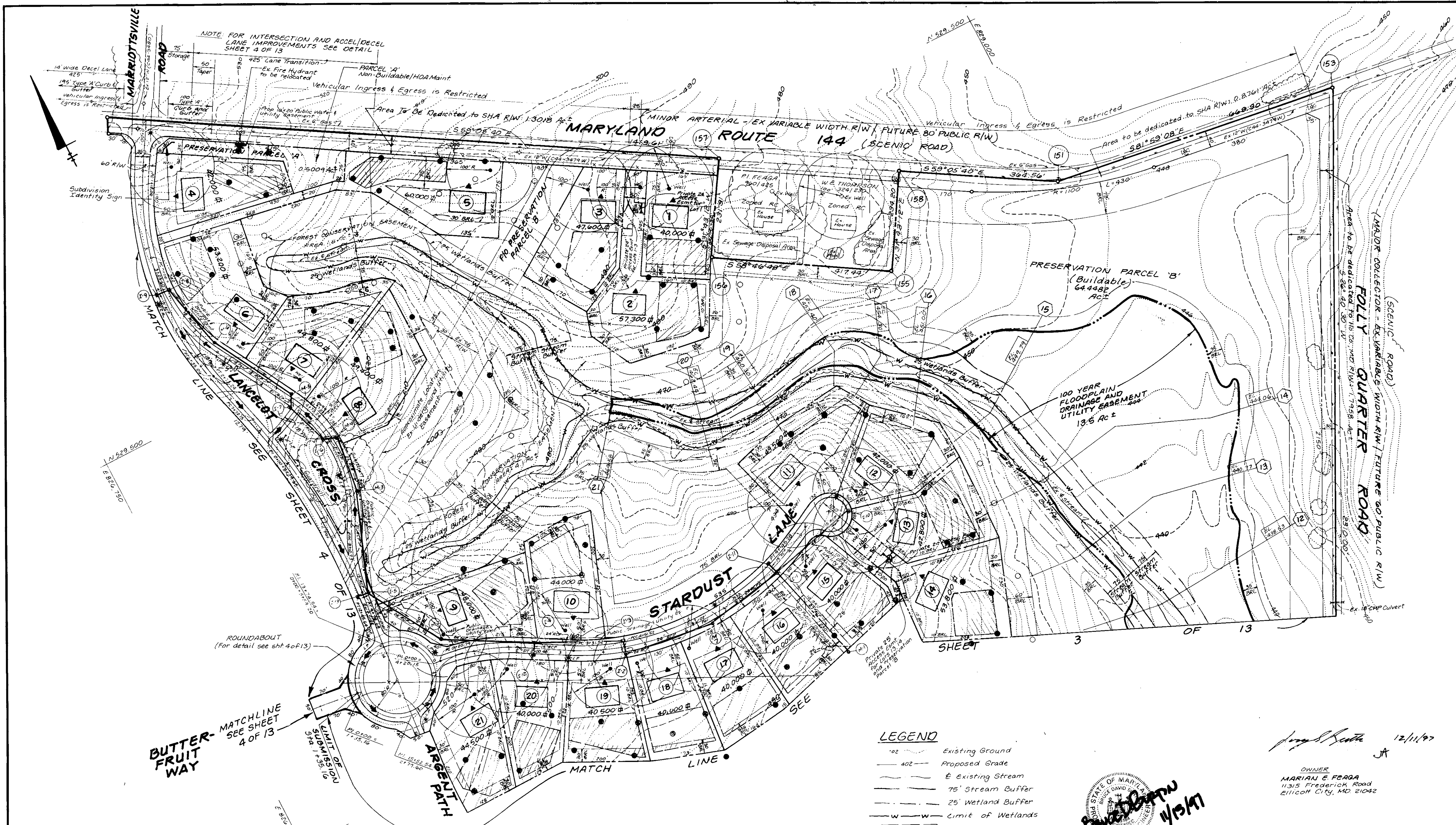
TAX MAP 16 & 23 PARCELS 62, 214, 390 and 54
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

Design: BOBKS	PRELIMINARY PLAN COVER SHEET THE COTILLION	Scale: As Shown
Drawn: KBW	SECTION ONE LOTS 1-33, PRESERVATION PARCELS A-F, NON-BUILDABLE BULK PARCELS A & B AND A RESUBDIVISION OF LOT 1-FEAGA PROPERTY	Sheet: 1 of 13
Check: BOB	Tax Map 16 and 23 Parcels 62, 214, 390 and 54, 3rd Election District Howard County, Maryland Previous Submittals: WP 96-133, S 96-23	Job No.: 95-056
Date: Aug 1997	Developer: BRANTLY DEVELOPMENT 8835 P Columbia 100 Parkway Columbia, MD 21045 Phone: (410) 730-0810	File No.: P98-08

APPROVED: For private water and private sewerage
Howard County Health Department
[Signature] 11/13/97
Howard County Health Officer ALA Date





NOTE FOR INTERSECTION AND ACCEL/DECEL LANE IMPROVEMENTS SEE DETAIL SHEET 4 OF 13

PARCEL 'A' Non-Buildable/HOAMaint. Vehicular Ingress & Egress is Restricted. Area To Be Dedicated to SHA RW 1.3018 Ac.

PRESERVATION PARCEL 'A' 0.15009 Ac.

PRESERVATION PARCEL 'B' (Buildable) 64.4482 Ac.

100 YEAR FLOODPLAIN AND DRAINAGE AND UTILITY EASEMENT 13.5 Ac ±

ROUNDABOUT (For detail see sht 4 of 13)

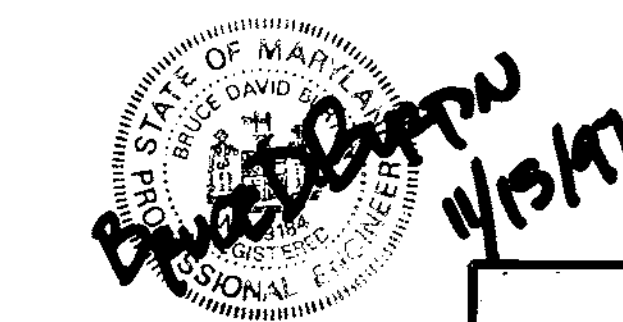
BUTTER-FRUIT WAY MATCHLINE SEE SHEET 4 OF 13

LEGEND

- 02 — Existing Ground
- 402 — Proposed Grade
- E — Existing Stream
- 75' — Stream Buffer
- 25' — Wetland Buffer
- W — W — Limit of Wetlands
- 10,000 Sq. Ft. Private Sewage Disposal Area
- Floodplain Limits
- ⑧ Proposed Dwelling with Lot Number
- ▲ Front Orientation
- "ONE WAY" Traffic Directional Arrows
- * * * Proposed Light Poles See Legend Sheet 4 of 13
- Existing Trees
- Proposed Driveways
- Percolation Test Location (Pass)
- Percolation Test Location (Fail)

CURVE TABLE

Road Name	Station to Station	Radius	Delta	Length	Tangent	Chord / Distance
LANCLOT CROSS (Entrance)	Ent 1+18.00 - 6+35.06	650.00'	45 34'39"	517.06'	273.08'	S 08 07'00" W: 583.53'
	Ent 7+72.15 - 12+45.64	1400.00'	19 22'41"	473.49'	239.03'	S 04 58'59" E: 471.24'
	Exit 0+00 - 2+73.24	375.00'	41 44'53"	273.24'	143.00'	S 08 05'31" E: 267.24'
	Exit 4+73.24 - 8+10.23	325.00'	59 24'32"	336.99'	185.41'	S 00 44'18" W: 322.09'
LANCLOT CROSS (Exit)	Exit 8+10.23 - 9+78.68	375.00'	25 44'12"	168.45'	85.67'	S 17 34'28" W: 167.03'
	0+20.79 - 2+00.48	400.00'	25 44'18"	179.69'	91.39'	S 72 54'29" E: 178.18'
	3+31.52 - 4+31.52	500.00'	13 45'04"	120.00'	60.29'	S 66 54'32" E: 119.71'
	4+31.52 - 9+45.28	650.00'	43 31'26"	493.76'	259.48'	N 84 26'34" E: 481.98'
STAROUST LANE	0+00 L.P. - 0+35.00 L.P.	35.00'	76 53'57"	46.97'	27.79'	S 78 51'31" E: 43.53'
	0+35.00 L.P. - 2+26.32 L.P.	40.00'	256 53'57"	179.35'	-50.38'	N 11 08'09" E: 62.65'



OWNER
MARIAN E. FEAGA
 11315 Frederick Road
 Ellicott City, MD 21042

LDE, INC.
 9250 Rumsey Road, Suite 106, Columbia, MD. 21045
 (410) 715-1070 (301) 596-3424 (410) 715-9546 (Fax)

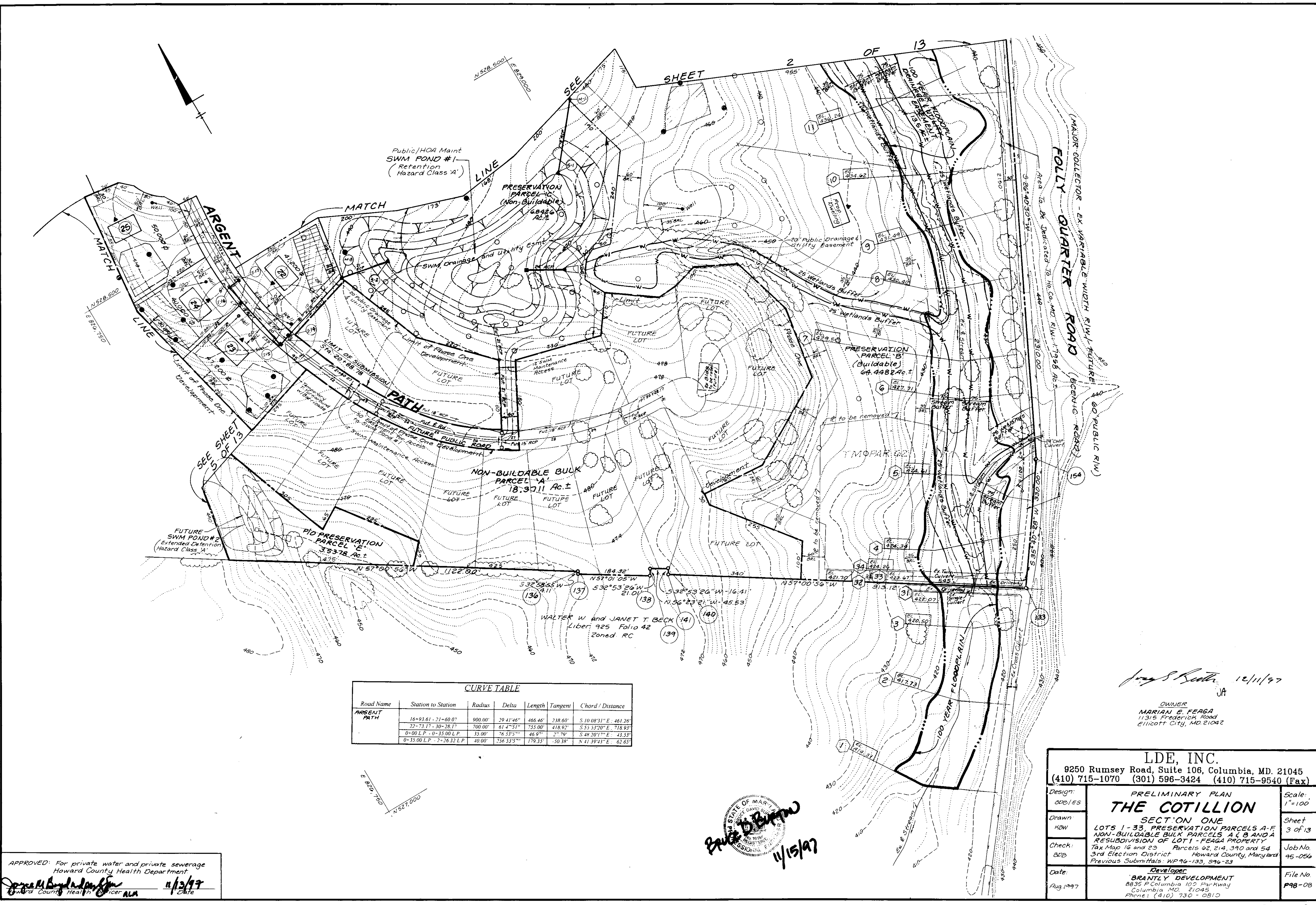
PRELIMINARY PLAN
THE COTILLION

SECTION ONE
 LOTS 1 - 33 PRESERVATION PARCELS A-F
 NON-BUILDABLE BULK PARCELS A & B AND A
 RESUBDIVISION OF LOT 1 - FEAGA PROPERTY

Design: BDB/es Scale: 1"=100'
 Drawn: RBW Sheet: 2 of 13
 Check: BDB Job No: 95-056
 Date: Aug 1997 File No: P98-08

Developer:
BRANTLY DEVELOPMENT
 8835 P Columbia 100 Parkway
 Columbia, MD 21045
 Phone: (410) 730-0810

APPROVED: For private water and private sewerage
 Howard County Health Department
James M. Byrd 11/12/97
 Howard County Health Officer Date



CURVE TABLE

Road Name	Station to Station	Radius	Delta	Length	Tangent	Chord / Distance
ARGENT PATH	16+93.61 - 21+60.07	900.00'	29°41'46"	466.46'	238.60'	S 10°08'31" E 461.26'
	22+73.17 - 30+28.17	700.00'	61°47'51"	753.00'	418.92'	S 53°32'20" E 718.92'
	0+00 L.P. - 0+35.00 L.P.	35.00'	76°33'57"	46.97'	27.79'	S 48°20'17" E 43.53'
	0+35.00 L.P. - 2+26.32 L.P.	40.00'	236°33'57"	179.33'	-50.38'	N 41°39'43" E 62.65'

John S. K... 12/11/97
JA

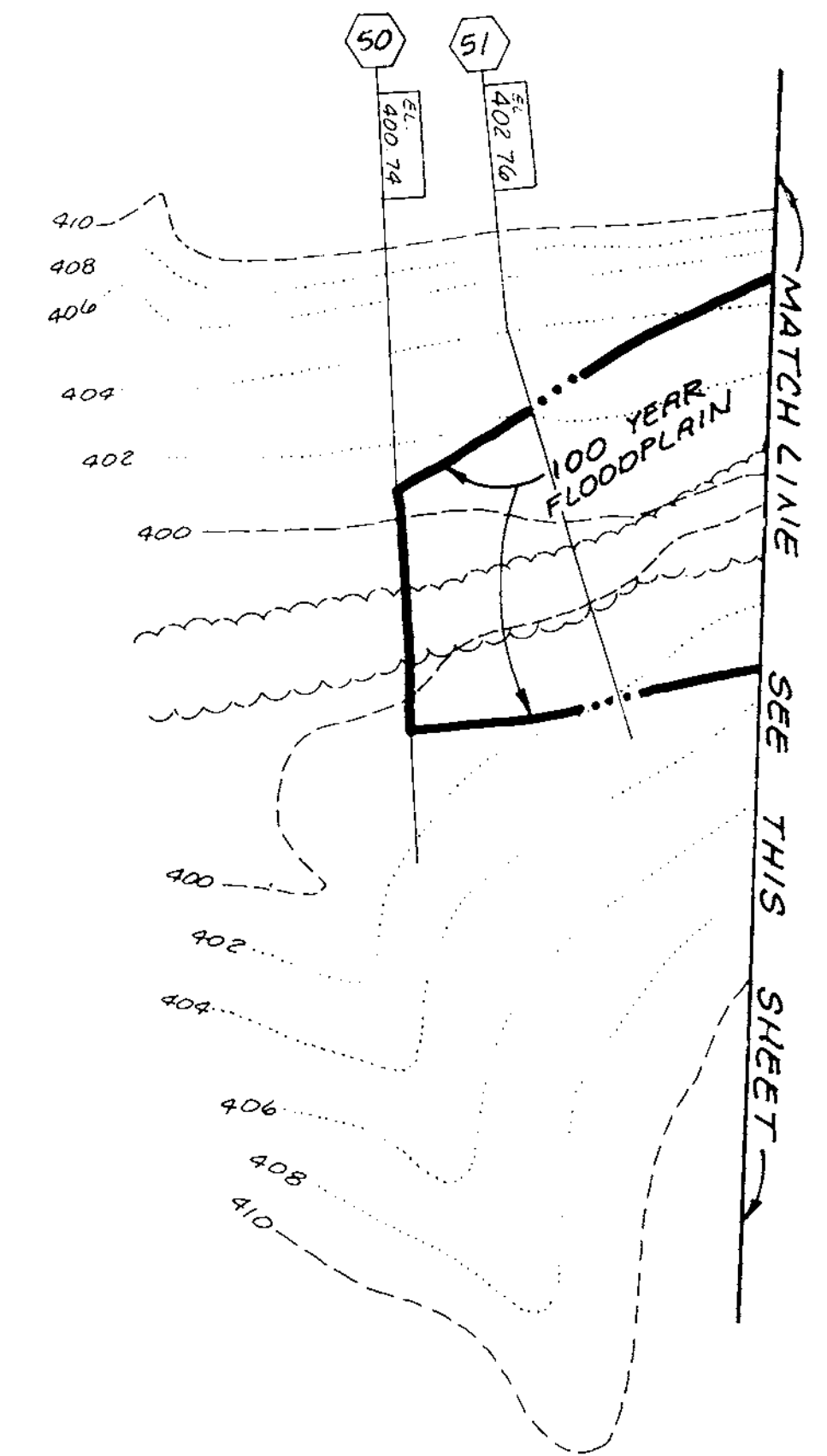
OWNER
MARIAN E. FEAGA
11315 Frederick Road
Ellicott City, MD 21042

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

Design: 000/ES	PRELIMINARY PLAN THE COTILLON	Scale: 1"=100'
Drawn: HBW	SECTION ONE LOTS 1-33, PRESERVATION PARCELS A-F NON-BUILDABLE BULK PARCELS A, B AND A RESUBDIVISION OF LOT 1 - FEAGA PROPERTY	Sheet 3 of 13
Check: BDB	Tax Map 16 and 23 3rd Election District Previous Submittals: WP-96-133, 596-23	Job No. 95-056
Date: Aug. 1997	Developer: BRANTLY DEVELOPMENT 8835 P Columbia 102 Parkway Columbia, MD 21045 Phone: (410) 730-0810	File No. P98-08

APPROVED: For private water and private sewerage
Howard County Health Department
[Signature] 11/12/97
Howard County Health Officer ALM Date

PAUL D. BATTEN
11/15/97



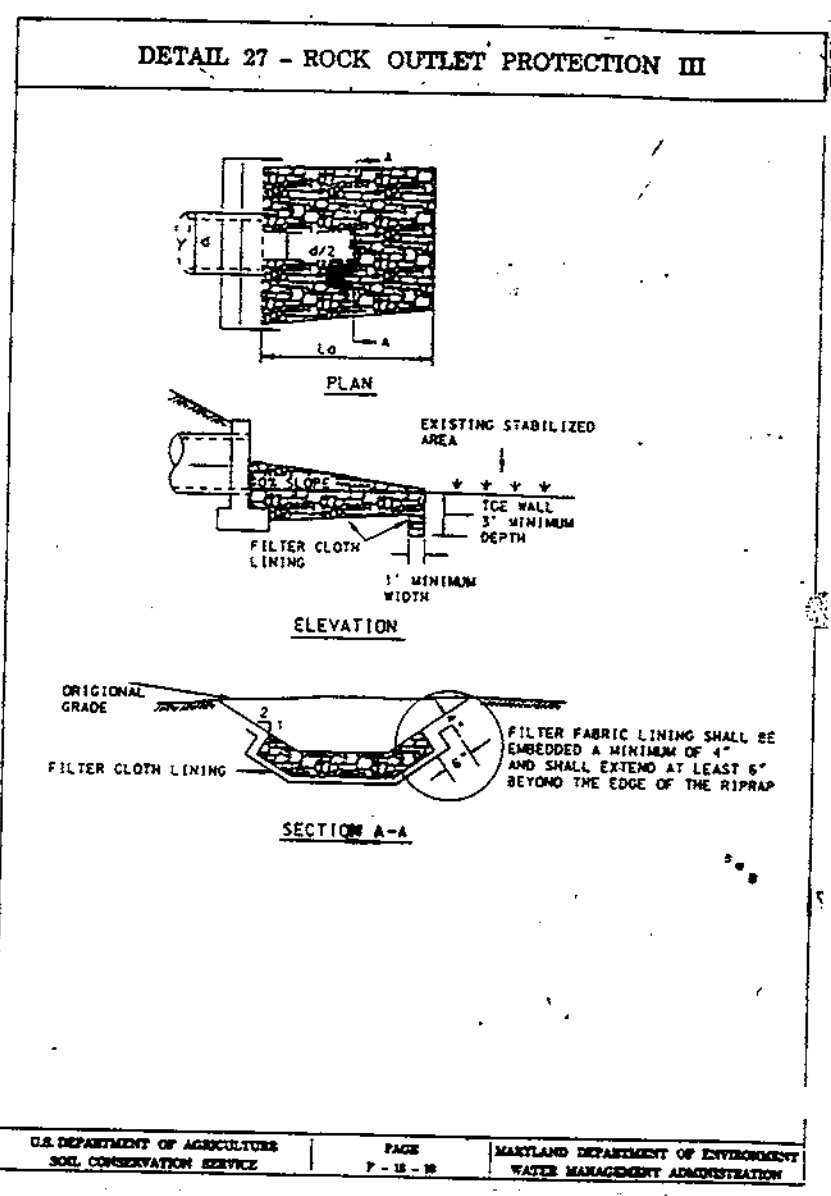
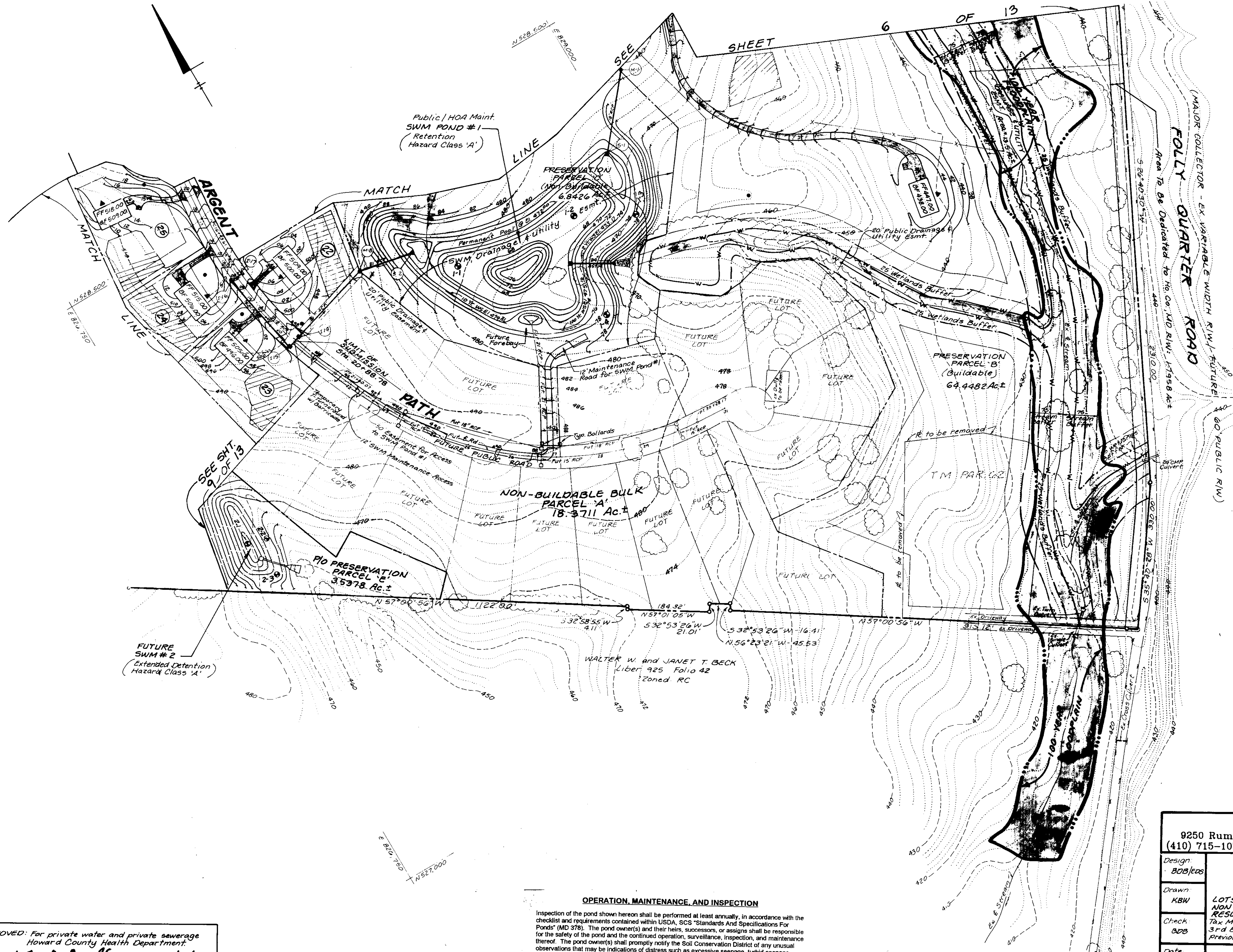
APPROVED For private water and private sewerage
Howard County Health Department
James M. Boyd 11/3/97
Date

Bruce D. Burton
11/15/97

James S. Scott 12/1/97
JA

OWNER
MARIAN E. FEAGA
11315 Frederick Road
Ellicott City, MD 21042

LDE, INC.		
9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)		
Design: 808/15	PRELIMINARY PLAN THE COTILLION	Scale: 1"=100'
Drawn: KBW	SECTION ONE LOTS 1 - 33, PRESERVATION PARCELS A-F NON-BUILDABLE BULK PARCELS A, B AND A RESUBDIVISION OF LOT 1 - FEAGA PROPERTY	Sheet: 5 of 13
Check: ADB	Tax Map 16 and 23 Parcels 62, 214, 390 and 54 3rd Election District Howard County, Maryland Previous Submittals: WP96-133, 596-23	Job No. 95-056
Date: Aug. 1997	Developer: BRANTLY DEVELOPMENT 8835 P Columbia 100 Parkway Columbia, MD 21045 Phone: (410) 730-0810	File No. P98-08



- Operation and Maintenance Schedule of Home Owners Association Owned and Maintained Stormwater Management Facility Wet Pond
1. Top and side slopes of the embankment shall be mowed a minimum of two (2) times a year, once in June and once in September. Other side slopes and maintenance access should be mowed as needed.
 2. Debris and litter next to the outlet structure shall be removed during regular mowing operations and as needed.
 3. When deemed necessary for aesthetic reasons, sediment should be removed from the pond. Approval of the Department of Public Works is required.

James E. Peate 12/14/97 JR

DAVID D. BRANTLY 1/15/97
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND

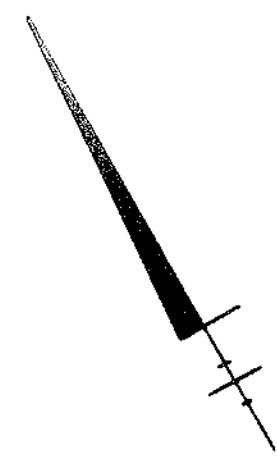
OWNER
MARIAN E. FEAGA
 11315 Frederick Road
 Ellicott City, MD 21042

APPROVED: For private water and private sewerage
 Howard County Health Department.
James M. Boyd 11/2/97
 Howard County Health Officer

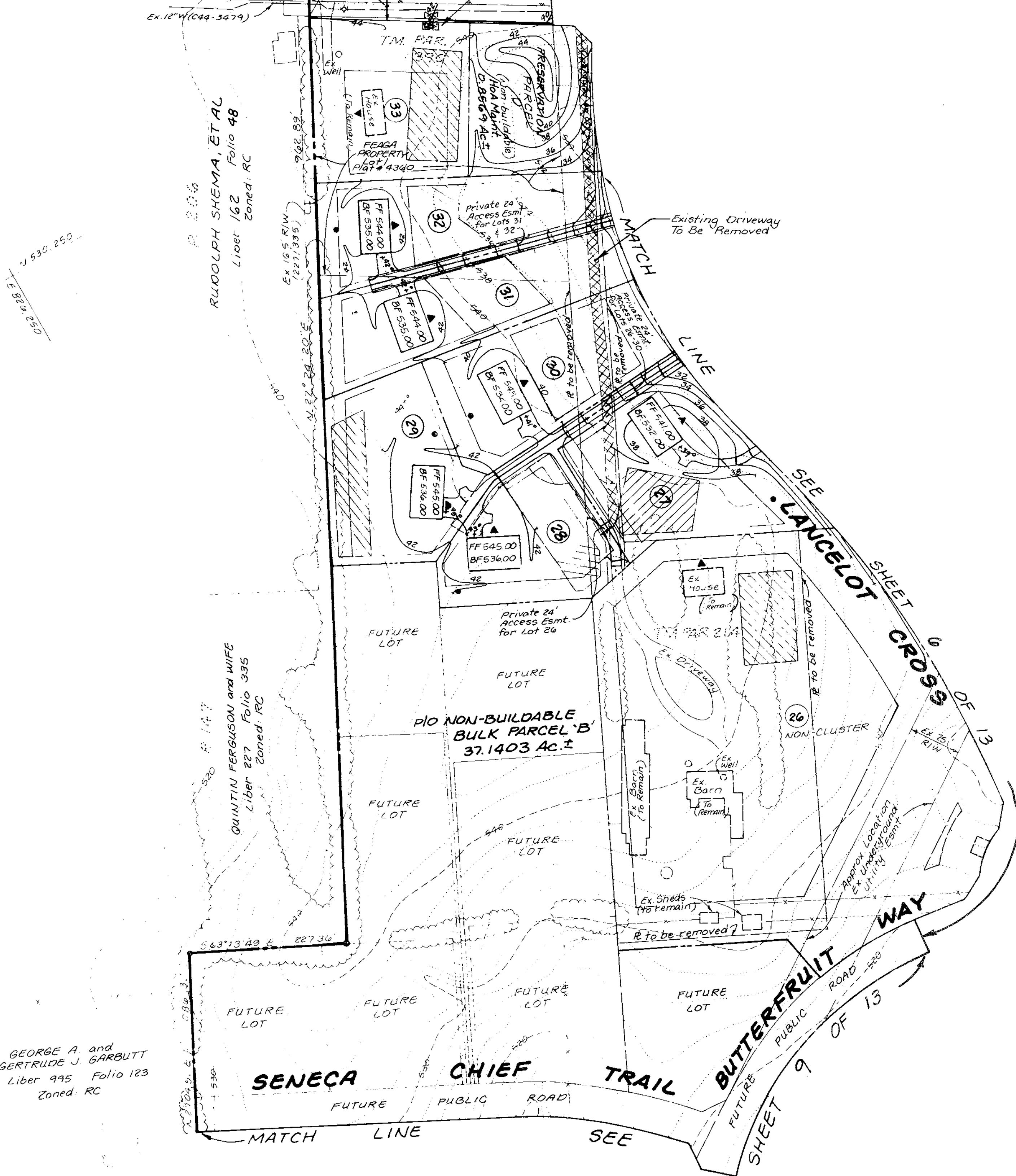
OPERATION, MAINTENANCE, AND INSPECTION

Inspection of the pond shown hereon shall be performed at least annually, in accordance with the checklist and requirements contained within USDA, SCS "Standards And Specifications For Ponds" (MD 378). The pond owner(s) and their heirs, successors, or assigns shall be responsible for the safety of the pond and the continued operation, surveillance, inspection, and maintenance thereof. The pond owner(s) shall promptly notify the Soil Conservation District of any unusual observations that may be indications of distress such as excessive seepage, turbid seepage, sliding or slumping.

LDE, INC. 9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)		
Design BOB/eps	PRELIMINARY GRADING PLAN THE COTILLION SECTION ONE LOTS 1-33, PRESERVATION PARCELS A-F NON-BUILDABLE BULK PARCELS A & B AND A RESUBDIVISION OF LOT 1 - FEAGA PROPERTY Tax Map 10 and 23, Parcels 62, 214, 390 and 54 3rd Election District, Howard County, Maryland Previous Submittals: WP96-133, 596-23	Scale 1"=100'
Drawn KBW	Developer BRANTLY DEVELOPMENT 8835 P Columbia 100 Parkway Columbia, MD 21045 Phone: (410) 730-0810	Sheet 7 of 13
Check BDB	Date Aug. 1997	Job No 95-056
		File No P98-08



(MINOR ARTERIAL - EX VARIABLE WIDTH R/W | FUTURE 80' PUBLIC R/W)
MARYLAND ROUTE 144
 Land Previously Dedicated to SHA R/W: 0.3206
 (Plat # 4360)



GEORGE A and GERTRUDE J. GARBUTT
 Liber 945 Folio 123
 Zoned RC

RUDOLPH SHEMA, ET AL
 Liber 162 Folio 48
 Zoned RC

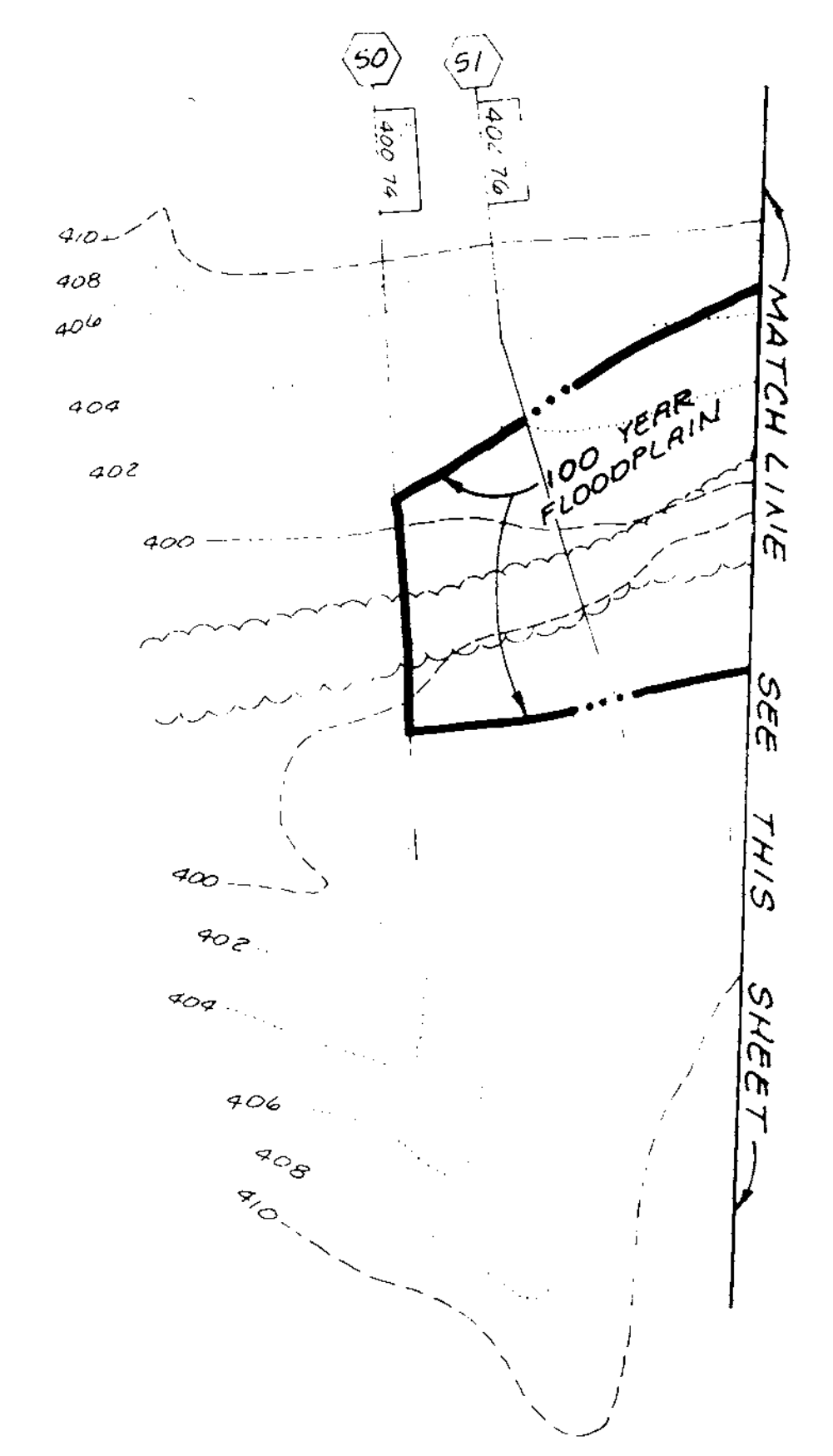
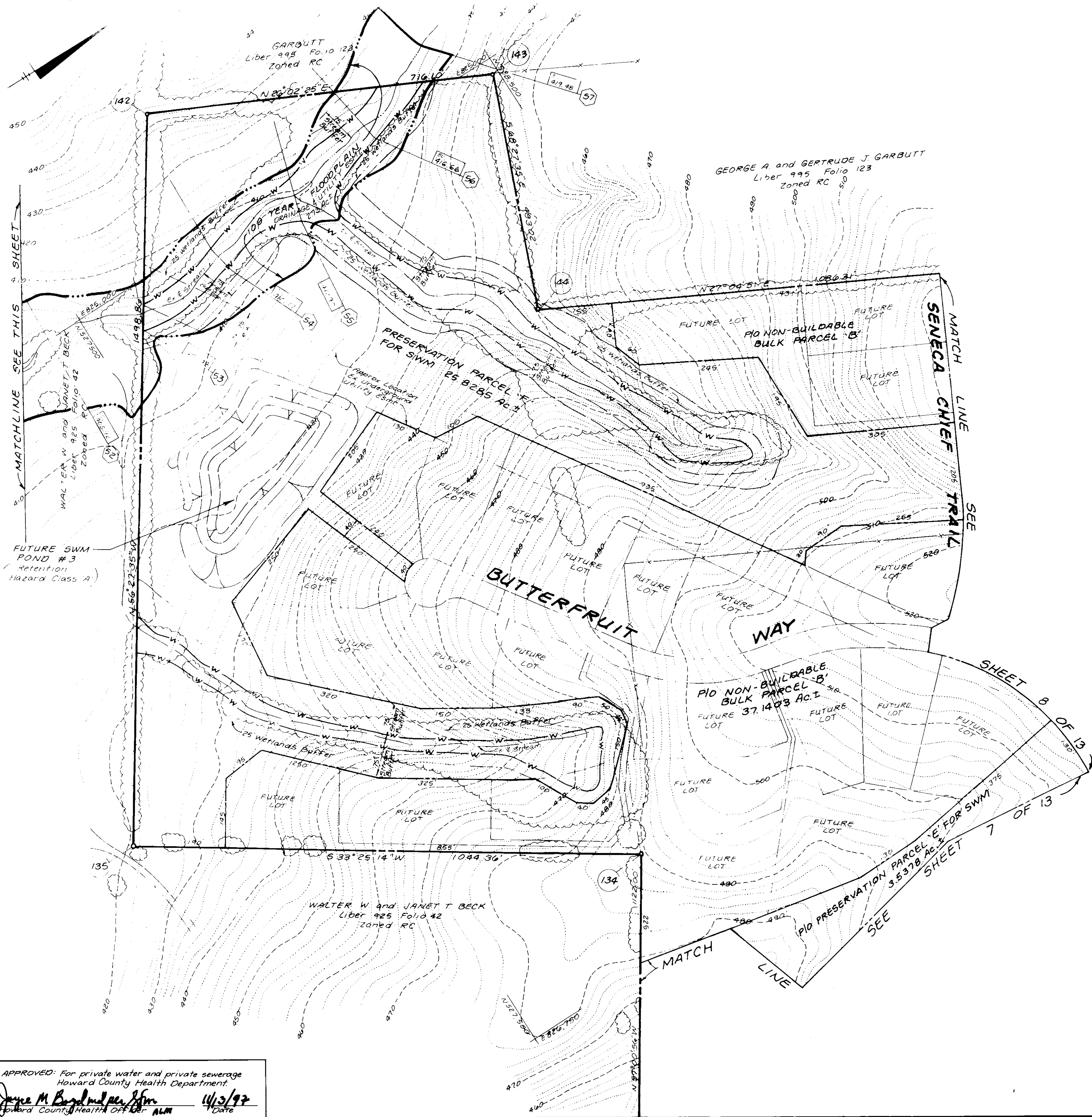
QUINTIN FERGUSON and WIFE
 Liber 227 Folio 335
 Zoned RC

OWNER
MARION E. FEAGA
 11315 Frederick Road
 Ellicott City, MD 21042

BRUCE D. BATTIN
 11/15/97

APPROVED: For private water and private sewerage
 Howard County Health Department
Joseph M. Bond
 Howard County Health Officer
 11/13/97
 Date

LDE, INC. 9250 Rumsey Road, Suite 106, Columbia, MD, 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)		
Design BDB/es	PRELIMINARY GRADING PLAN THE COTILLION	Scale 1"=100'
Drawn KBW	SECTION ONE LOTS 1-33, PRESERVATION PARCELS A-F, NON-BUILDABLE BULK PARCELS A & B AND A RESUBDIVISION OF LOT 1 - FEAGA PROPERTY	Sheet 8 of 13
Check BDB	Tax Map 16 and 23 Parcels 62, 214, 390 and 54 3rd Election District Howard County, Maryland Previous Submittals: WP96-133, S96-23	Job No 95-056
Date Aug 1997	Developer BRANTLY DEVELOPMENT 8835 P Columbia 100 Parkway Columbia, MD, 21045 Phone: (410) 730-7910	File No P98-08

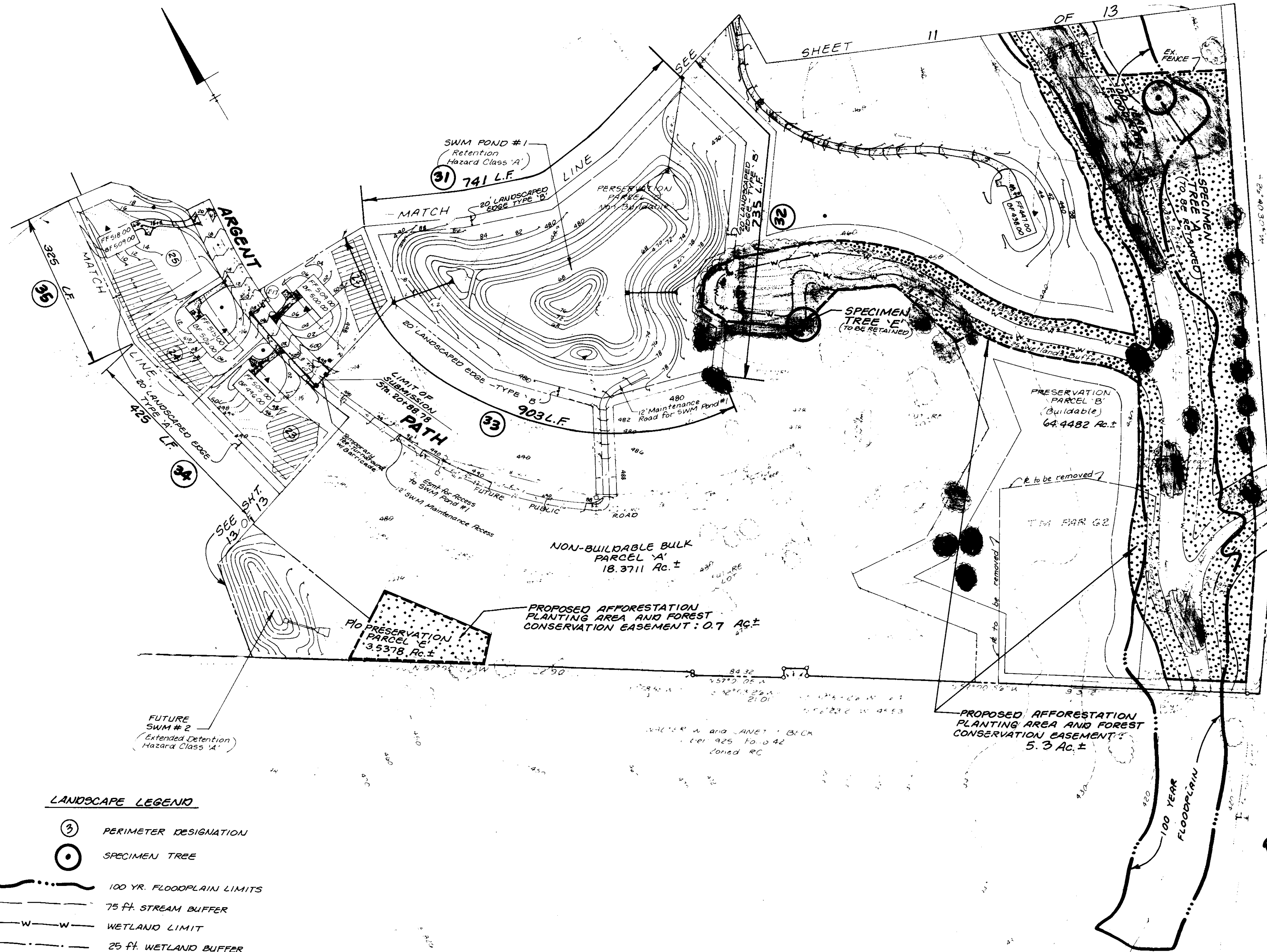


APPROVED: For private water and private sewerage
 Howard County Health Department
 Jayne M. Boydman per ALM 11/13/97
 Howard County Health Officer ALM Date

OWNER
 MARIAN E FEAGA
 11315 Frederick Road
 Ellicott City, MD 21042

BRUCE B. BROWN
 11/15/97

LDE, INC. 9250 Rumsey Road, Suite 106, Columbia, MD, 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)		
Design BDB/ES	PRELIMINARY GRADING PLAN THE COTILLION	Scale = 100'
Drawn KBW	SECTION ONE LOTS 1 - 33, PRESERVATION PARCELS A-F NON-BUILDABLE BULK PARCELS A & B AND A RESUBDIVISION OF LOT 1 - FEAGA PROPERTY	Sheet 9 of 13
Check ADB	Tax Map 16 and 23 Parcels 62, 214, 390 and 54 3rd Election District Howard County, Maryland Previous Submittals WP#6-133, 596-23	Job No 05-056
Date Aug 1997	Developer GRANTLY DEVELOPMENT 8835 P Columbia, 100 Parkway Columbia, MD 21045 Phone (410) 730-0810	File No 02-08



LANDSCAPE LEGEND

- ③ PERIMETER DESIGNATION
- SPECIMEN TREE
- 100 YR. FLOODPLAIN LIMITS
- 75 FT. STREAM BUFFER
- W-W WETLAND LIMIT
- 25 FT. WETLAND BUFFER
- Existing Woods to Remain
- Existing Woods to Be Removed
- Proposed Afforestation Planting Area and Forest Conservation Easement

APPROVED: For private water and private sewerage
 Howard County Health Department
James M. Boyd
 Howard County Health Officer *AMM* 11/13/97

Signage

Min 11"

REFORESTATION PROJECT

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992

Signage

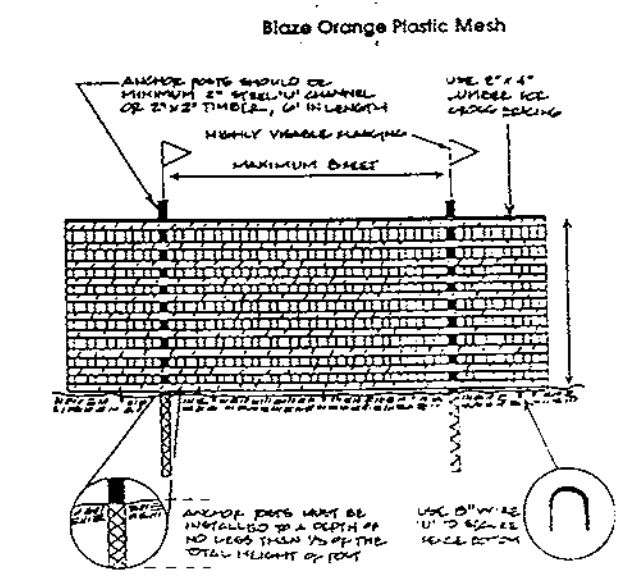
Min 11"

SPECIMEN TREE

DO NOT REMOVE

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1992



MAJOR COLLECTOR EX VARIABLE WIDTH R/W FUTURE 60' PUBLIC R/W

FOLLY QUARTER ROAD (SCENIC ROAD)

12/11/97

DENNIS J. LABARE, M.S., & ASSOCIATES
 Environmental Consulting Services
 8903 Hagstone Circle
 Randallstown, MD 21133

OWNER
MARIAN E. FEAGA
 11315 Frederick Road
 Ellicott City, MD 21042



LDE, INC.

9250 Rumsey Road, Suite 106, Columbia, MD 21046
 (410) 715-1070 (301) 596-3424 (410) 715-9546

PRELIMINARY LANDSCAPE and FOREST CONSERVATION PLAN

THE COTILLION

SECTION ONE
 LOTS 1-33, PRESERVATION PARCELS A-F, NON-BUILDABLE BULK PARCELS A & B AND A RESUBDIVISION OF LOT 1 - FEAGA PROPERTY
 Tax Map 1G and 23 Parcels 62, 214, 390 and 54
 3rd Election District Howard County, Maryland
 Previous Submittals: WP 96-133, 596-23

Developer
BRANTLY DEVELOPMENT
 8835 P. Columbia 100 Parkway
 Columbia, MD 21045
 Phone: (410) 730-0810

Aug. 1997

P 98-08

ACRES
(1/10 acre)

FOREST PROTECTION PROCEDURES - Preconstruction Phase
Stress Reduction and Protection of Specimen Trees Isolated from Forest Retention Areas and General Forest Retention Areas (As They May Apply)

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Stress Reduction and Protection of Specimen Trees Isolated from Forest Retention Areas and General Forest Retention Areas (As They May Apply)

7.) The general contractor shall designate a "wash out" area on-site for concrete trucks which will not drain toward a protected area.
8.) A pre-construction meeting shall be held with local authorities before any disturbance has taken place on site.

FOREST PROTECTION PROCEDURES - Construction Phase
Forest and tree conditions should be monitored during construction and corrective measures taken when appropriate.
The following shall be monitored:

- a.) Soil compaction
- b.) Root injury - prune and monitor; consider crown reduction
- c.) Limb injury - prune and monitor
- d.) Flooded conditions - drain and monitor; correct problem
- e.) Drought conditions - water and monitor; correct problem
- f.) Other stress signs - determine reason, correct, and monitor.

FOREST PROTECTION PROCEDURES - Post-Construction Phase
The following measures shall be taken:

- 1.) Corrective measures if damages were incurred due to negligence:
 - a.) Stress reduction
 - b.) Removal of dead or dying trees. This may be done only if trees pose an immediate safety hazard
- 2.) Removal of temporary structures:
 - a.) No burial of discarded materials will occur on-site within the conservation area.
 - b.) No open burning within 100 feet of a wooded area.
 - c.) All temporary forest protection structures will be removed after construction.
 - d.) Remove temporary roads by removing stone or broadcasting mulch; pre-construction elevation should be maintained.
 - e.) Aerate compacted soil.
 - f.) Replant disturbed sites with trees, shrubs and/or herbaceous plants.
 - g.) Retain signs for retention areas or specimen trees.
 - h.) A County official shall inspect the entire site.

BASIC SITE DATA

GROSS SITE AREA: 208.0 Ac ±
AREA WITHIN 100 YEAR FLOODPLAIN: (16.2 Ac ± INCLUDED IN AREA WITHIN PRESERVATION PARCELS & EXISTING PRESERVATION PARCELS)
RESIDENTIAL USE: 109.7 Ac ± *
NET TRACT AREA: 98.3 Ac ± *
LAND USE CATEGORY (R-10, R-10MD, R-10G, D) RMD. * INCLUDES PRESERVATION PARCELS A-F AND EX. RES. USE LOTS 26 & 27 (CLUSTER)

II. INFORMATION FOR CALCULATIONS (NON-CLUSTER) AND LOT 33 (CLUSTER)

A. NET TRACT AREA: 98.3 Ac ±
B. REFORESTATION THRESHOLD (25 % X A): 24.6 Ac ±
C. AFFORESTATION MINIMUM (20 % X A): 19.7 Ac ±
D. EXISTING FOREST ON NET TRACT AREA: 5.8 Ac ±
E. FOREST AREAS TO BE CLEARED: 0.3 Ac ±
F. FOREST AREAS TO BE RETAINED: 5.5 Ac ±

III. DETERMINING REQUIREMENTS: AFFORESTATION OR REFORESTATION

1. Reforestation
If existing forest areas equal or exceed the afforestation minimum (if D equals or is more than C), and clearing of forest areas is proposed, reforestation requirements may apply.

GO TO SECTION IV

If existing forests exceed the afforestation minimum (if D equals or is more than C) and no clearing of existing forest resources is proposed, no reforestation is required. No further calculations are needed.

2. Afforestation

If existing forest area are less than the afforestation minimum (if D is less than C), afforestation requirements apply.

GO TO SECTION V

V. AFFORESTATION CALCULATIONS

A. NET TRACT AREA: 98.3 Ac ±
B. AFFORESTATION MINIMUM (20% X A): 19.7 Ac ±
C. EXISTING FOREST ON NET TRACT AREA: 5.8 Ac ±
D. FOREST AREAS TO BE CLEARED: 0.3 Ac ±
E. FOREST AREAS TO BE RETAINED: 5.5 Ac ±

Select the alternative that applies:

- 1. No clearing below the Minimum

If existing forests are less than the afforestation minimum (if D is less than C) and no clearing is proposed, the following calculations apply:

TOTAL AFFORESTATION REQUIRED: N/A
C-D

Afforestation must make total forest area equal the minimum required

- 2. Clearing below the Minimum

If existing forests are less than the afforestation minimum (if D is less than C) and clearing is proposed, the following calculations apply:

AFFORESTATION FOR UNFORESTED AREAS BELOW MINIMUM 13.9 Ac ±
C-D 19.7 - 5.8 = 13.9 Ac ±
AFFORESTATION FOR CLEARING BELOW MINIMUM 0.6 Ac ±
E x 2 0.3 x 2 = 0.6 Ac ±
TOTAL AFFORESTATION REQUIRED 14.5 Ac ±

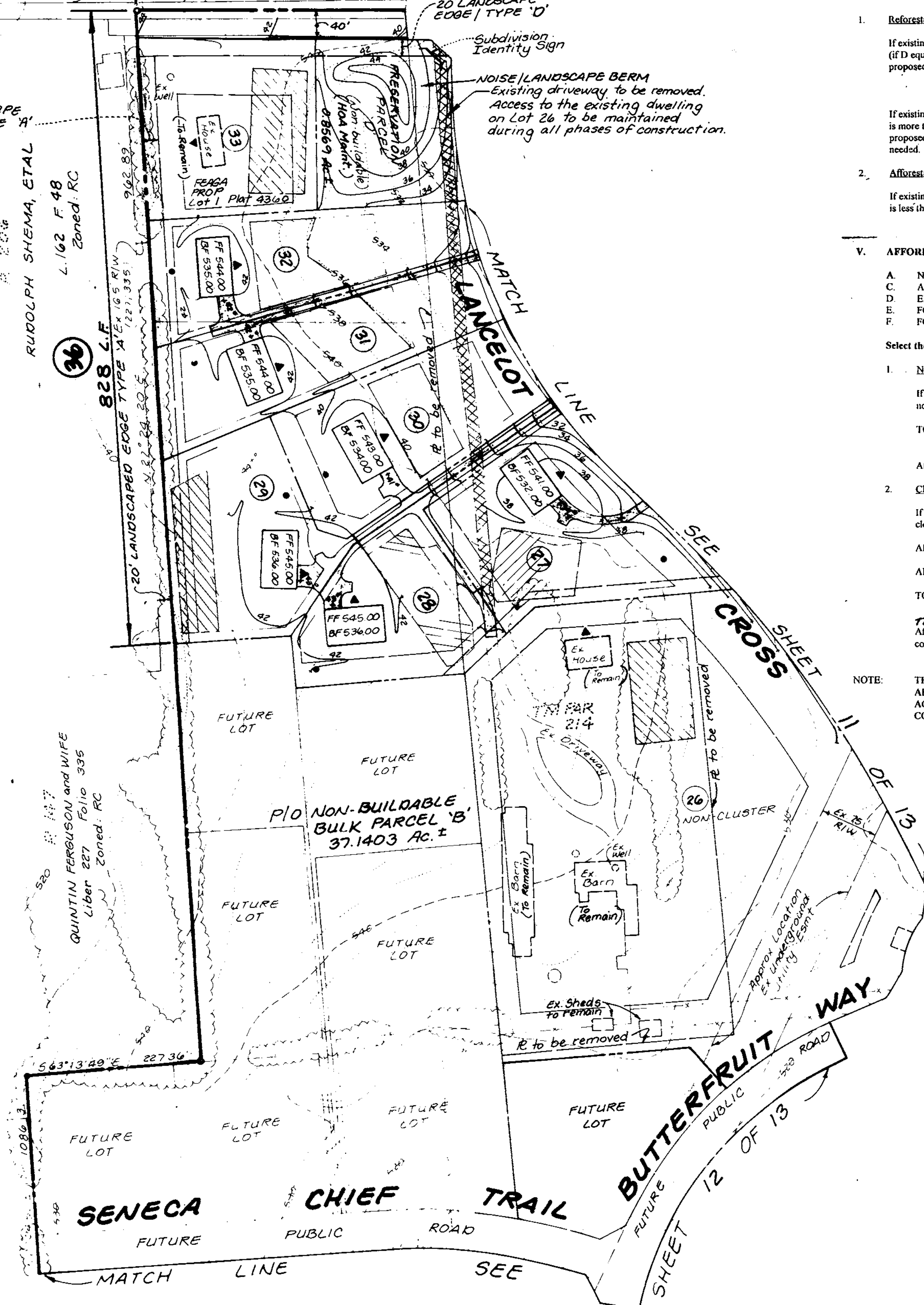
TOTAL AFFORESTATION PROVIDED: 20.5 Ac ±
Afforestation requires the total forest area be equal to the minimum and it requires compensation for clearing.

NOTE: THIS WORKSHEET IS A REFINEMENT OF THE WORKSHEET APPROVED BY RESOLUTION 48. THIS WORKSHEET MUST ACCOMPANY ALL FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN SUBMISSIONS.

1768 L.F.
(MINOR ARTERIAL - EX VARIABLE WIDTH RW | FUTURE 80' PUBLIC RW)
MARYLAND ROUTE 144
(SCENIC ROAD)

20' LANDSCAPE EDGE | TYPE 'D'
Subdivision Identity Sign
NOISE/LANDSCAPE BERM
Existing driveway to be removed. Access to the existing dwelling on Lot 26 to be maintained during all phases of construction.

20' LANDSCAPE EDGE | TYPE 'A'
RUDDOLPH SHEMA, ETAL
L. 162 F. 48
Zoned: RC



PERIMETER SUMMARY

Perimeter No.	Buffer Type	Linear Feet / Buffer Type	Required Plants	Comments
1	A	680	11 Shade	Lots 1, 3, & 5
	D	1088	18 Shade 108 Evergreen	
2-7	A	1236	20 Shade	
8-10	A	490	8 Shade	
11-17	D	957	15 Shade 95 Evergreen	
18-21	D	862	14 Shade 86 Evergreen	
22-30	D	1585	26 Shade 158 Evergreen	
31-33	B	2379	47 Shade 59 Evergreen	* SWM Pond
34-35	A	750	12 Shade	
36	A	828	13 Shade	
TOTAL		10855	184 Shade 506 Evergreen	

* Credit for 5 Shade and 6 Evergreen required due to existing vegetation (240 LF) - See Schedule "D"

LANDSCAPE LEGEND

- ③ PERIMETER DESIGNATION
- SPECIMEN TREE
- 100 YR. FLOODPLAIN LIMITS
- 75 FT. STREAM BUFFER
- W-W WETLAND LIMITS
- 25 FT. WETLAND BUFFER
- EXISTING WOODS TO REMAIN
- EXISTING WOODS TO BE REMOVED
- PROPOSED AFFORESTATION PLANTING AREA AND FOREST CONSERVATION EASEMENT

GEORGE A. and GERTRUDE J. GARBUTT
Liber 995 Folio 123
Zoned: RC

APPROVED: For private water and private sewerage
Howard County Health Department.
Joyce M. Boydland 11/3/97
Howard County Health Officer

OWNER
MARIAN E. FEAGA
11315 Frederick Road
Ellicott City, MD 21042

DENNIS J. LABARE, M.S., & ASSOCIATES
Environmental Consulting Services
3941 Flagstone Circle
Randallstown, MD 21133

Wetland Delineation & Mitigation
Stream Assessment & Restoration
Water Quality Monitoring
Microbiological Taxonomy
Forest Stand Delineation
Forest Conservation Plans
Dennis Labare
Qualified Professional, MDPCA
PHJ/Fax (410) 922-7476

<p>LDE, INC. 9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)</p>		
Design 02/10/97	PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN	Scale N/A
Drawn K8W	SECTION ONE	Sheet 122-13
Check BDB	LOTS 1-33, PRESERVATION PARCELS A-F NON-BUILDABLE BULK PARCELS A, B AND A RESUBDIVISION OF LOT 1 - FEAGA PROPERTY Tax Map 16 and 23. Parcels 62, 214, 390 and 54. 3rd Election District Howard County, Maryland Previous Submittals: WP 96-133, 596-23	DATE 96-08
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STATE OF MARYLAND
BRUCE D. DAVID
REGISTERED PROFESSIONAL ENGINEER
11/5/97

