

VICINITY MAP  
SCALE: 1" = 1000'



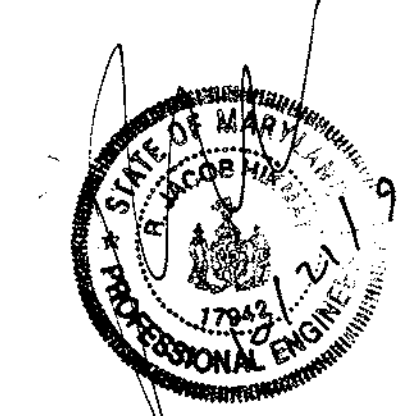
**GENERAL NOTES:**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- PROJECT BACKGROUND:  
LOCATION: TAX MAP 24 PARCEL 539  
ZONING: R-20  
ELECTION DISTRICT: 2ND  
DPZ No. F-97-97, WP-97-93, S-97-11  
WP-99-124 DENIED JULY 27, 1999.
- COORDINATE BASE ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 24GB AND 24GC.  
STA. No. 24GB N 579,069.4682 STA. No. 24GS N 578,868.8541  
E 1,350,441.8687 E 1,352,120.6963  
EL. 493.00 EL. 493.59
- TOPOGRAPHIC INFORMATION ARE BASED ON FIELD RUN TOPOGRAPHIC SURVEY BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
- BOUNDARY INFORMATION IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 1996 BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 267-S AND 151-W-S FOR SEWER, AND 188-W FOR WATER.
- STORMWATER MANAGEMENT IS PRIVATE. IT WILL BE PROVIDED BY A DETENTION FACILITY AND STORMCEPTOR.
- EXISTING UTILITIES WERE LOCATED BASED ON HOWARD COUNTY'S AS-BUILT DRAWINGS.
- WETLANDS STUDY AND FOREST STAND DELINEATION BY WILDMAN ENVIRONMENTAL SERVICES, INC. DATED SEPTEMBER 30, 1996.
- NO FLOODPLAIN EXIST ON SITE.
- DEED REFERENCE: L. 3780 F. 615
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- AREA TABULATION:  
(ALL DATA INCLUDE LOT 1 OF RED FOX ESTATE F-97-97).  
TOTAL TRACT AREA: 6.94 AC ±  
MINIMUM LOT AREA: 14,000 S.F.  
AREA OF PROPOSED BUILDABLE LOTS: 4.60 AC ±  
AREA OF PROPOSED NON-BUILDABLE BULK PARCEL A: 0.04 AC ±  
REQUIRED OPEN SPACE (30% OF GROSS AREA): 2.08 AC ±  
PROVIDED OPEN SPACE: 2.34 AC ±  
NON-CREDITED OPEN SPACE (PAVED): 0.03 AC ±  
CREDITED OPEN SPACE: 2.31 AC ±  
NUMBER OF PROPOSED BUILDABLE LOTS: 7  
NUMBER OF PROPOSED OPEN SPACE LOTS: 3  
TOTAL NUMBER OF NON-BUILDABLE PARCELS: 1  
TOTAL NUMBER OF PROPOSED LOTS OR PARCELS: 11
- PROVIDE 100-WATT HPS VAPOR "TRADITIONAIRE" POST TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE ON RED FOX COURT STA. 0+23 OFFSET 20' RT. STA. 2+55 OFFSET 44' RT.
- THIS PROJECT IS SUBJECT TO WP-97-93, APPROVED APRIL 4, 1997 WHICH WAIVED THE REQUIREMENT OF 40' FRONTAGE OF OPEN SPACE LOTS ON PUBLIC ROAD.
- THE CONFIGURATION OF LOT 9 MAY BE REVISED TO CONFORM TO THE APPROVED SKETCH PLAN S-97-11 SUBJECT TO THE APPEAL OF WP-99-124 (DA 432D).
- THE HOUSE ON LOT 9 MUST BE LOCATED ON THE WEST SITE OF THE STREAM. A stream crossing for a residential driveway is not authorized.
- Non-buildable Bulk Parcel A (0.04 acre) will be incorporated into Lot 1.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	15,470 SQ.FT.	264 SQ.FT.	15,006 SQ.FT.
5	16,011 SQ.FT.	576 SQ.FT.	15,435 SQ.FT.
6	16,850 SQ.FT.	2,511 SQ.FT.	14,350 SQ.FT.
7	16,528 SQ.FT.	2,528 SQ.FT.	14,000 SQ.FT.
8	17,867 SQ.FT.	682 SQ.FT.	17,185 SQ.FT.
9	85,214 SQ.FT.	6,289 SQ.FT.	78,925 SQ.FT.

4 18417 sq.ft. 4189sq.ft. 14,220sq.ft.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR  
DATE 11/2/99

OWNER  
R. JACOB HIKMAT  
C/O MILDENBERG, BOENDER AND ASSOC., INC.  
5072 DORSEY HALL DR. SUITE 202  
ELLCOTT CITY, MD 21042  
(410) 997-0296

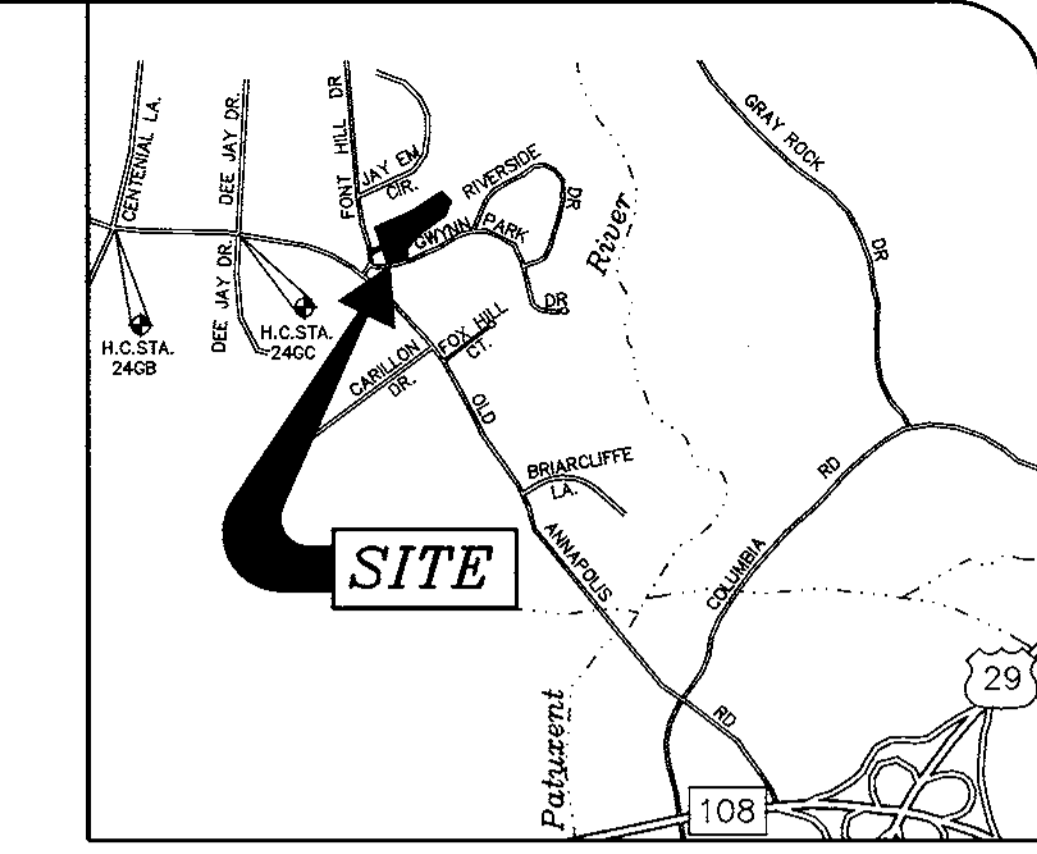
Project	96044	date	OCT.99
Illustration	MMP	engineering	MMP
Scale	1"=50'	approval	RJH

no.	description	date

TAX MAP 24, PARCEL 539  
RED FOX ESTATE - SECTION 1 - LOTS 3-12  
& NON-BUILDABLE PARCEL A, A RESUBDIVISION OF LOT 2  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
PRELIMINARY PLAN

MILDENBERG, BOENDER & ASSOC., INC.  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 997-0296 Fax (301) 621-5521 Wash. (410) 997-0298 Fax

96044.DWG(ALEJMA)PRELIM-NEWGRADE-NEW-1



date	OCT. 98
project	96044
illustration	MMP
scale	1" = 50'
approval	RJH

no.	description	date

**TAX MAP 24, PARCEL 539**  
**RED FOX ESTATE - SECTION 1 - LOTS 3-12**  
**& NON-BUILDABLE BULK PARCEL A, A RESUBDIVISION OF LOT 2**  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
**PRELIMINARY GRADING PLAN**


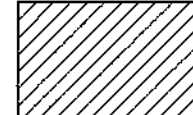

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.




TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*[Signature]* 11/2/98  
 PLANNING DIRECTOR DATE  
 JA

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 ELICOTT CITY, MD 21042  
 (410) 997-0296

**LEGEND**

-  DENOTES PERIMETER LANDSCAPE EDGE
-  DENOTES 15% - 24.99% SLOPES
-  DENOTES SLOPES 25% OR GREATER

**LANDSCAPE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
16		QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
<b>TOTAL</b>				
16 TREES				

NOTE: THIS DRAWING IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.

- NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS THE DEVELOPER'S RESPONSIBILITY AS PART OF THE DPW DEVELOPERS AGREEMENT.

**LANDSCAPE TREE CALCULATIONS**

RED FOX COURT (PRIVATE ROAD) - 620 / 40 = 16

TOTAL TREES REQUIRED = 16 TREES  
TOTAL TREES PROVIDED = 16 TREES

**PERIMETER EDGE TYPE**

PERIMETER	EDGE TYPE
PERIMETER 1 SFD TO SFD - 84.08 LF EXISTING TREES TO REMAIN	A
PERIMETER 2 SFD TO SFD - 130.00 LF EXISTING TREES TO REMAIN	A
SFD TO SFD - 101.64 LF 1 SHADE TREE / 60 LF	2
PERIMETER 3 SFD TO SFD - 504.74 LF 1 SHADE TREE / 60 LF	8
PERIMETER 4 SFD TO SFD - 394.38 LF EXISTING TREES TO REMAIN	A
PERIMETER 5 SFD TO SFD - 145.39 LF EXISTING TREES TO REMAIN	A
PERIMETER 6 SFD TO SFD - 172.00 LF EXISTING TREES TO REMAIN	A
PERIMETER 7 SFD TO SFD - 438.40 LF EXISTING TREES TO REMAIN	A
PERIMETER 8 OPEN SPACE TO SFD - 174 LF EXISTING TREES TO REMAIN	A
PERIMETER 9 SWM TO SFD - 115.32 LF CREDIT FOR SWM LANDSCAPING	B
PERIMETER 10 OPEN SPACE TO SFD - 120.16 LF 1 SHADE TREE / 60 LF	2
PERIMETER 11 SFD TO SFD - 30 LF EXISTING TREES TO REMAIN	A
SFD TO SFD - 101.65 LF 1 SHADE TREE / 60 LF	2
<b>TOTAL PLANTING OBLIGATION</b>	
SHADE TREES	14
EVERGREEN TREES	0
SHRUBS	0

SWM PERIMETER	EDGE TYPE
SWM PERIMETER A - 115.32 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	2
SWM PERIMETER B - 50 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	1
SWM PERIMETER C - 105 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	3
SWM PERIMETER D - 90 LF EXISTING TREES TO REMAIN	B
<b>TOTAL PLANTING OBLIGATION</b>	
SHADE TREES	5
EVERGREEN TREES	7
SHRUBS	0



TENTATIVELY APPROVED  
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HOWARD COUNTY

*Handwritten signature*  
PLANNING DIRECTOR DATE 11/2/97  
JA

**SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	360.32 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 90 LF OF EXISTING TREES
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	5 SHADE TREES 7 EVERGREEN TREES

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	"STREET TREES" FOR PRIVATE ROAD
LANDSCAPE TYPE	A (PERIMETERS 1 THRU 11) B (PERIMETER 9)	1 SHADE TREE / 40 LF
LINEAR FEET OF PERIMETER	2396.44 LF	115.32 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 1568.25 LF OF EXISTING TREES	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	YES, 115.32 LF OF CREDIT FOR SWM LANDSCAPING
NUMBER OF PLANTS REQUIRED	14 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
		16 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS



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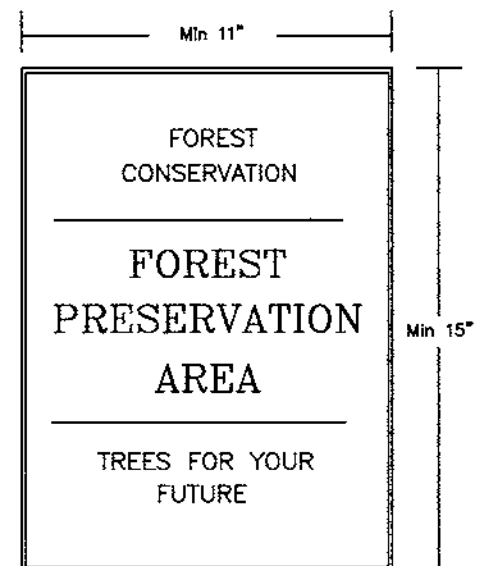
PROJECT	DATE	DESCRIPTION	REVISIONS
96044	OCT. 99	engineering	
MMF/SJD	SJD	approval	
MMF/SJD	SJD	approval	
Scale	1"=50'		

NO.	DESCRIPTION	DATE

TAX MAP 24, PARCEL 539  
RED FOX ESTATE - SECTION 1 - LOTS 3-12  
& NON-BUILDABLE BULK PARCEL A, A RESUBDIVISION OF LOT 2  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
PRELIMINARY LANDSCAPE PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
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BASIC SITE DATA	ACRES
GROSS SITE AREA	6.94
AREA WITHIN 100 YEAR FLOODPLAIN	0.00
NET TRACT AREA	6.94
LAND USE CATEGORY (ZONING) - R-20	
<b>REFORESTATION CALCULATIONS</b>	
A. NET TRACT AREA	6.94
B. FOREST CONSERVATION THRESHOLD (FCT) (20% x A)	1.40
C. AFFORESTATION THRESHOLD (15% x A)	1.04
D. EXISTING FOREST ON NET TRACT AREA	3.00
E. FOREST AREAS TO BE CLEARED	1.28
F. FOREST AREAS TO BE RETAINED	1.72
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	1.28
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.32
REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.32
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	0.32
TOTAL REFORESTATION REQUIRED	0.00
TOTAL REFORESTATION PROVIDED	0.00

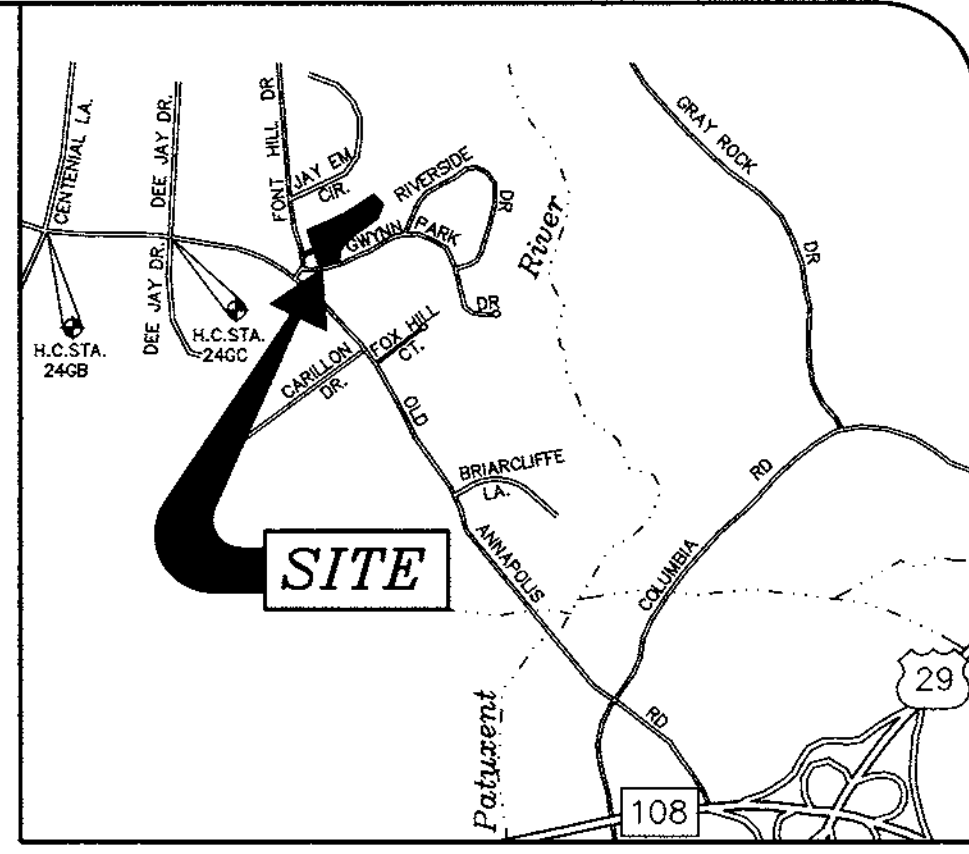


**SIGNAGE DETAILS**  
NOT TO SCALE

**LEGEND**

	DENOTES 15% - 24.99% SLOPES
	DENOTES SLOPES 25% OR GREATER
	DENOTES FOREST CONSERVATION SIGNAGE
	DENOTES TREE PROTECTIVE FENCING

NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.



**VICINITY MAP**  
SCALE: 1" = 1000'

**GENERAL NOTES**  
FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

**PRE-CONSTRUCTION MEETING**

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
  - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
  - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
  - MAKE ALL NECESSARY ADJUSTMENTS;
  - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

**CONSTRUCTION MONITORING**

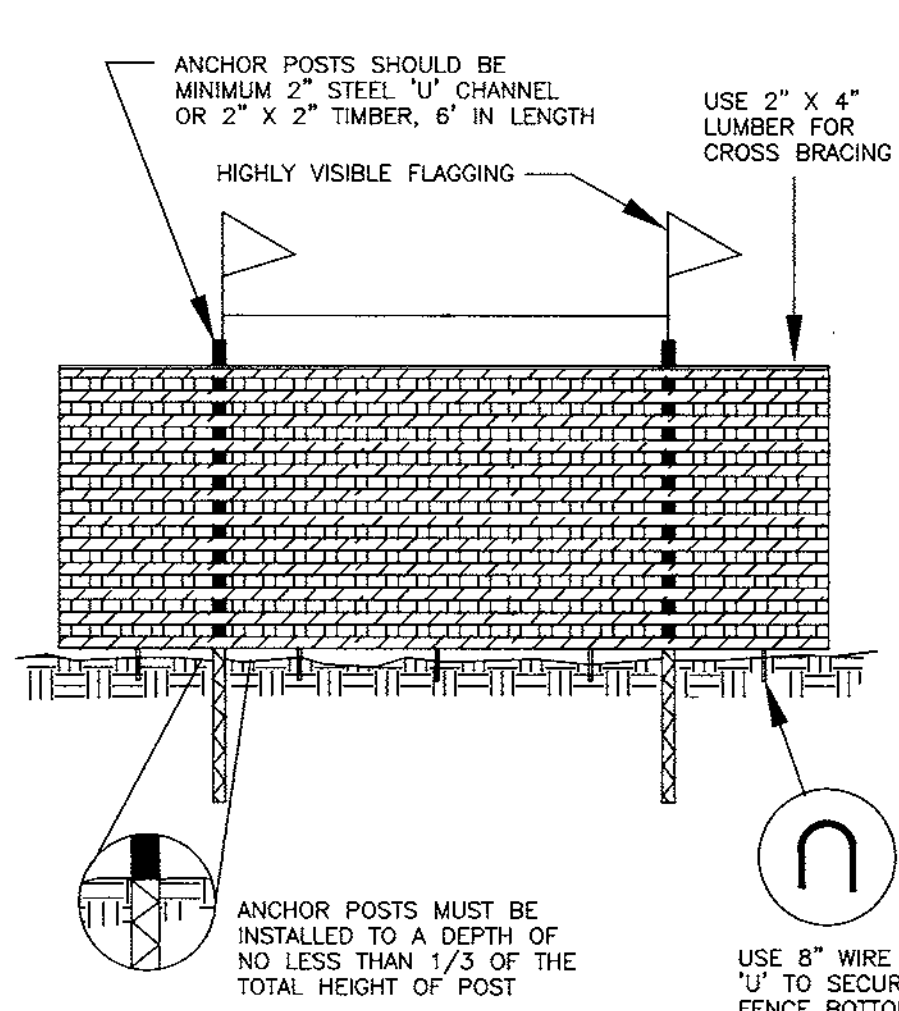
- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

**NOTE :**

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

**PROTECTIVE FENCE DETAIL**  
BLAZE ORANGE PLASTIC MESH



- NOTE:
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  - ROOT DAMAGE SHOULD BE AVOIDED.
  - PROTECTIVE SIGNAGE MAY ALSO BE USED.
  - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Janet R. Smith*  
PLANNING DIRECTOR  
DATE: 11/2/99

MD DNR QUALIFIED PROFESSIONAL

*Stephanie Demchik* 10/2/99  
STEPHANIE DEMCHIK  
OWNER

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project	date	approval
96044	OCT. 99	RIH
illustration	engineering	
MMP/SJD	SJD	
scale	1" = 50'	

no.	description	revisors	date

TAX MAP 24, PARCEL 539  
RED FOX ESTATE - SECTION 1 - LOTS 3-12  
& NON-BUILDABLE BULK PARCEL A, A SUBDIVISION OF LOT 2  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
PRELIMINARY FOREST CONSERVATION PLAN

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