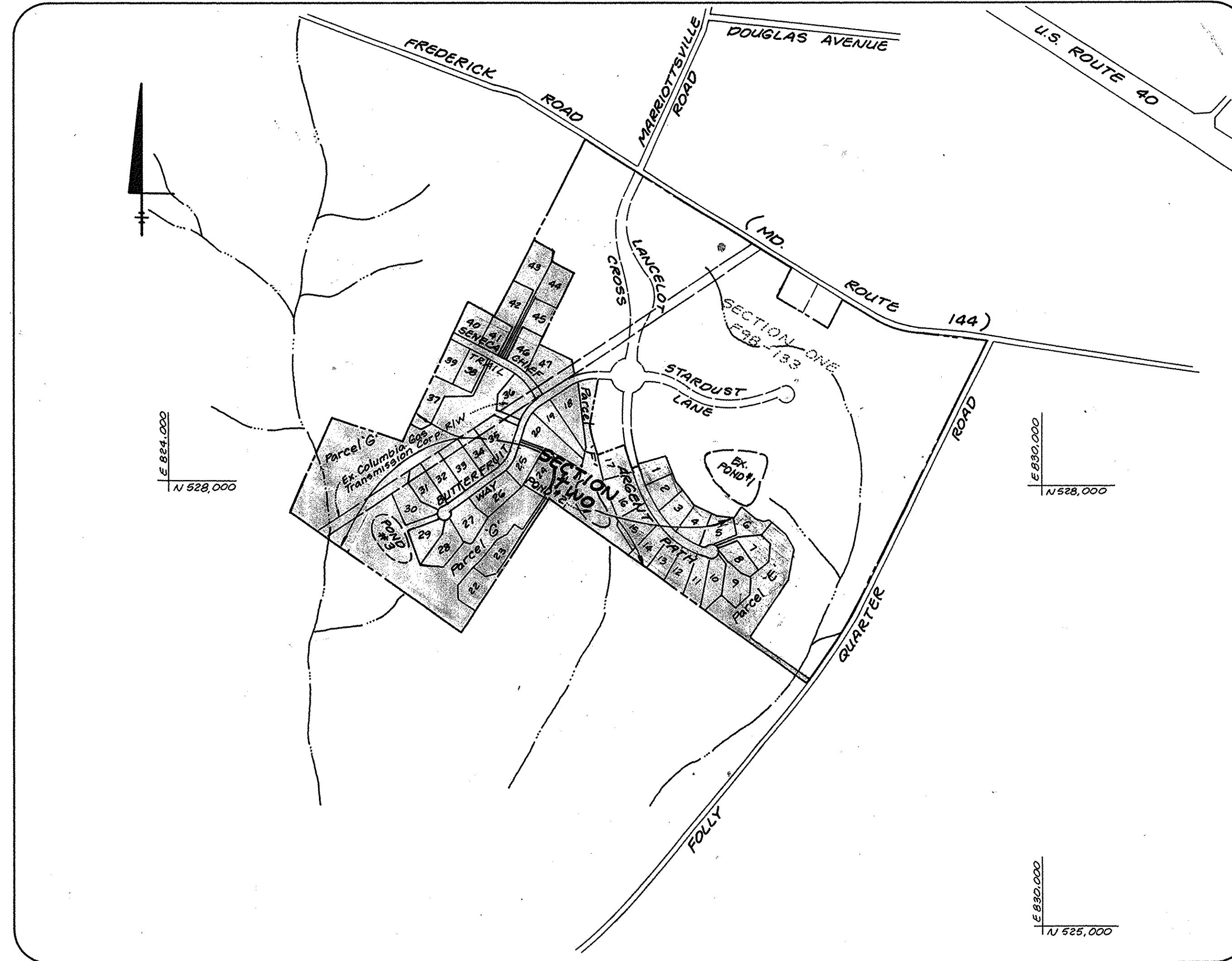


GENERAL NOTES

- All aspects of this 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 / P/O 54
 - Zoning: RC-DEO
 - Election District: 3rd
 - Previous Submittals: WP 98-133, S 98-23, P 98-08, F 98-138, WP 98-133, WP 99-14
- Existing zoning: RC-DEO per 10/18/93 Comprehensive Zoning Plan.
- Deed References:
 - Parcel 54: L.4407 / F.133
- The property shown hereon is based on a field run boundary survey performed by LDE, Inc. dated July 1995.
- Gross Area of Tract: 208,025 Ac.±
 - a. SECTION ONE: 120,317 Ac.±
 - b. SECTION TWO: 87,653 Ac.±
 - c. Buildable Lots (Proposed cluster): 49,451 Ac.±
 - d. Preservation Parcels (non-buildable): 34,371 Ac.±
 - e. Area of proposed roads (interior): 3,652 Ac.±
- Number of Proposed Lots / Parcels: 50
 - a. Buildable Lots (Proposed cluster): 47
 - b. Preservation Parcels (non-buildable): 3
- The existing utilities shown hereon are approximate locations taken from construction drawings of record, F 98-138, & WP 98-133.
- The topography shown hereon is compiled from Howard County Aerial Photogrammetry, field run topography by LDE, Inc., proposed contours from F 98-138, and WP 98-133.
- Horizontal and vertical datum's are related to the Maryland State Plane Coordinate System as projected from Howard County control stations No. 16HC and No. 16HB (NAD 83).
- 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.
- Maryland Route 144 (Old Frederick Road) and Folly Quarter Road are scenic roads.
- The Floodplain Studies were compiled and approved as part of the P 98-08 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 and approved as part of the P 98-08 Preliminary Plan submission.
- The Geotechnical Report was completed by Hillis Carnes Engineering Associates, Inc. as part of the P 98-08 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:
 - EX. POND #1 on Preservation Parcel "C" by RETENTION. (F98-138)
 - Pond #2 on Preservation Parcel "E" by EXTENDED DETENTION
 - Pond #3 on Preservation Parcel "G" by RETENTION.
- See Percolation Certification Plot for percolation test locations.
- Street Trees will be provided in accordance with section 16.136 of the Subdivision and Land Development Regulations.
- Sediment and Erosion Control Plan will be provided at Final Plan Submission.
- The minimum lot areas for Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 with areas greater than the 50,000 SF minimums permitted by Section 104 E.C. of the Howard County Zoning Regulations, due to Health Department recommendations. Prior to plat recordation, written verification from the Columbia Gas Corporation is required stating that all aspects of the subdivision plan relative to the 75 ft. right-of-way crossing have been approved.
- This subdivision utilizes the cluster exchange option as described in Section 106 of the Zoning Regulations, the Development Rights for 33 of the total 81 residential lots / parcels included within this subdivision for Section 2 must be transferred from a qualified sending parcel or to Final Plat recordation. The creation of these lots is based on a maximum density of one residential unit for every two acres.
- This area designates a private easement of 10,000 sf 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.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- All existing well and septic areas located within 100 feet of the property are shown, where applicable.
- All proposed wells to be drilled prior to final plat signature approval.
- Groundwater appropriations permit must be approved for Lots 1 - 47, prior to final plat signature approval.
- 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.
- This area designates a private sewerage easement as required by the Maryland Department of the Environment for shared sewerage disposal. Improvements of any nature in the area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public system.
- Lots 1-9, Section Two, which utilize the shared septic systems shall be jointly approved by the Howard County Bureau of Utilities, Health Department of the Environment and the Howard County Health Department prior to submittal of the Final Plat for signature approval.
- The Forest Conservation obligation for Brantwood Section Two is provided within the Section One (F98-138) Afforestation Planting.



LOCATION MAP
Scale: 1" = 600'

PRELIMINARY PLAN
BRANTWOOD
SECTION TWO

LOTS 1 - 47 AND PRESERVATION PARCELS "E", "F" & "G"
A Resubdivision of Non-Buildable Bulk Parcel "E"

Tax Maps 16 & 23 - Parcel 54
3rd Election District - Howard County, Maryland

COORDINATE TABLE

Point#	North	East	Point#	North	East
45:	588627.778	1339865.441	345:	589172.166	1339278.644
46:	587756.103	1338390.228	346:	589047.540	1339509.653
47:	588016.949	1339005.595	18275:	588848.994	1339562.074
48:	588013.501	1339004.358	362:	588432.866	1339917.927
49:	587913.182	1340058.973	18690:	590268.462	1338976.930
50:	587930.804	1340070.392	390:	589711.460	1338947.275
51:	587905.601	1340108.300	391:	589603.464	1339189.266
52:	587891.921	1340099.369	158:	588622.038	1340529.978
53:	588284.257	1337140.932	18748:	588527.850	1340277.721
54:	589227.863	1337455.302	399:	588564.840	1340045.034
55:	589046.848	1337913.809	400:	588621.808	1339997.211
56:	589013.861	1337409.427	443:	589537.498	1339346.596
57:	589211.454	1336611.424	445:	589487.948	1339339.905
18746:	587716.661	1340415.193	446:	589521.734	1339189.208
18740:	587481.890	1340854.734			
294:	590170.643	1339165.946			
18747:	589442.997	1339801.970	2310:	588326.778	1340706.954
1874:	588664.942	1339608.719	189:	588590.124	1340448.625
328:	588747.854	1339856.920	2332:	588428.183	1340644.166
18745:	588115.839	1340869.898	2333:	588522.070	1340527.674
406:	587411.059	1340840.199	2334:	588513.953	1340489.512
			18691:	580323.041	1339007.957
			2375:	590395.903	1338862.597
336:	589490.284	1339313.765	18274:	588606.942	1339608.719
344:	589006.813	1339317.034	18275:	588848.934	1339562.074

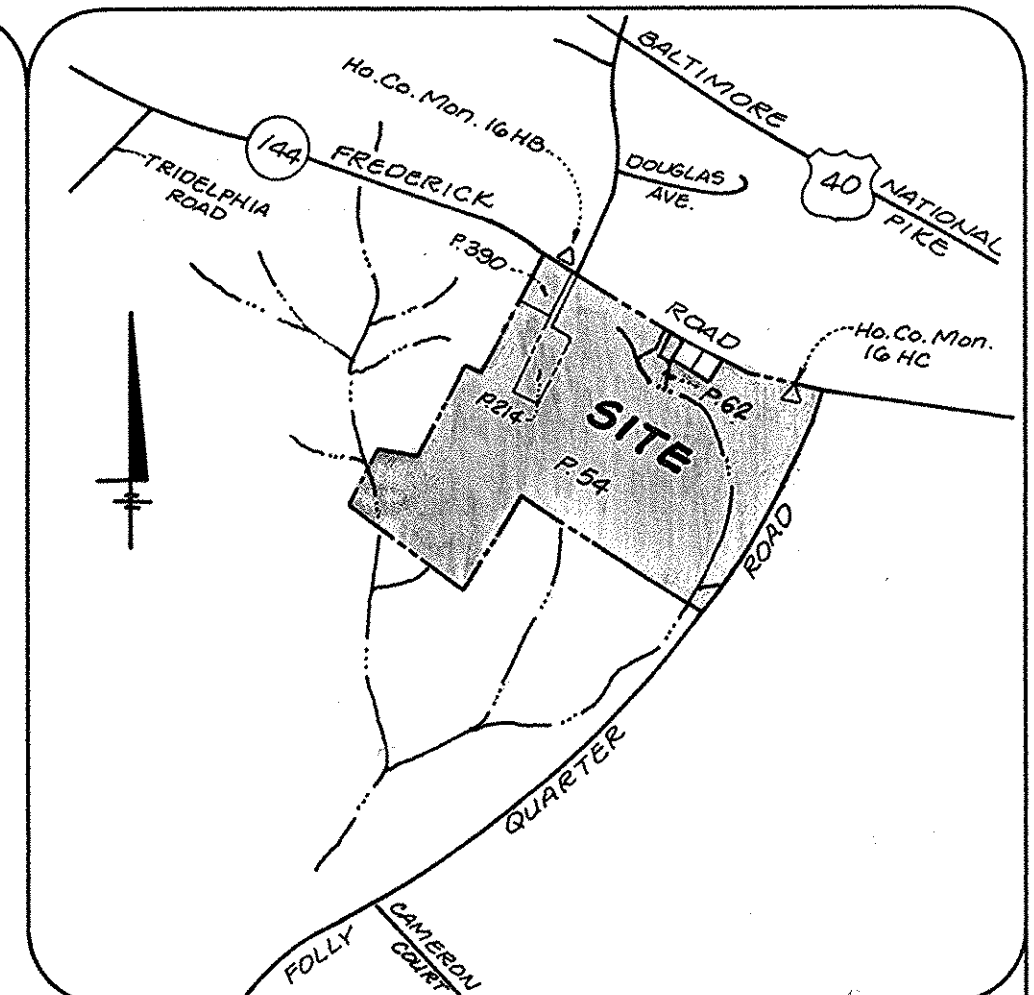
APPROVED: For Private Water and Private Sewerage Systems, Lots 10-47 and For Private Water and a Tentative Shared Sewerage System For Lots 1-9.
Howard County Health Department

[Signature] 10-21-98
DATE

BENCHMARKS

Howard County Monument # 16HC
Elevation: 449.451
Description: Concrete Monument .2' below surface. South side MD 144, 0.1 Mile West Folly Quarter Road

Howard County Monument # 16HB
Elevation: 540.658
Description: Concrete Monument flush with surface. 21.9' South of centerline MD 144, 147.5' West of Marriottsville Road



VICINITY MAP
Scale 1" = 2000'

INDEX OF SHEETS

Sheet #	Description
1	Preliminary Plan - Cover Sheet
2	Preliminary Plan
3	Preliminary Plan
4	Preliminary Grading Plan
5	Preliminary Grading Plan
6	Preliminary Landscape & Forest Conservation Plan
7	Preliminary Landscape & Forest Conservation Plan
8	Preliminary Landscape & Forest Conservation Tabulation & Details

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	34,800 SF	1,689 SF	33,111 SF
7	34,700 SF	1,623 SF	33,077 SF
9	44,000 SF	1,907 SF	42,093 SF
21	55,735 SF	1,488 SF	54,247 SF
22	57,655 SF	13,413 SF	44,242 SF
23	57,075 SF	8,341 SF	48,734 SF
24	42,500 SF	975 SF	41,525 SF
37	65,000 SF	5,840 SF	59,160 SF
42	47,200 SF	1,260 SF	45,940 SF
43	43,024 SF	3,024 SF	40,000 SF
44	53,150 SF	2,700 SF	50,450 SF
45	50,610 SF	1,308 SF	49,302 SF

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING
HOWARD COUNTY
[Signature] PLANNING DIRECTOR
DATE 11/30/98



OWNERS

Parcel 54: Marion E. Feaga, L.T. ETAL
11315 Frederick Road
Ellicott City, Md. 21042
(410) 531-3489

Parcel 214: Charles C. & Barbara W. Feaga
11305 Frederick Road
Ellicott City, Md. 21042
(410) 531-6579

Parcel 82: Marion E. Feaga, ETAL
11157 Route 144
Ellicott City, Md. 21042
(410) 531-6579

Parcel 390: Marion E. Feaga, (Lot 1)
11315 Frederick Road
Ellicott City, Md. 21042
(410) 531-3489

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

DESIGNED B.D.B. E.D.S.	Cover Sheet BRANTWOOD SECTION TWO	SCALE As Shown
DRAWN K.B.W.	LOTS 1 - 47 AND PRESERVATION PARCELS "E", "F" & "G" A Resubdivision of Non-Buildable Bulk Parcel "E"	DRAWING 1 of 8
CHECKED B.D.B.	Tax Maps 16 & 23 - Parcel 54 3rd Election District - Howard County, Maryland Previous Submittals: WP 98-133, S 98-23, P 98-08, F98-138, WP 98-133, WP 99-14	JOB NO. 95-056
DATE 11/98	Developer BRANTWOOD, LLC 8835 - P Columbia 100 Parkway Columbia, Maryland 21045 (410) 730-0810	FILE NO. P99-05

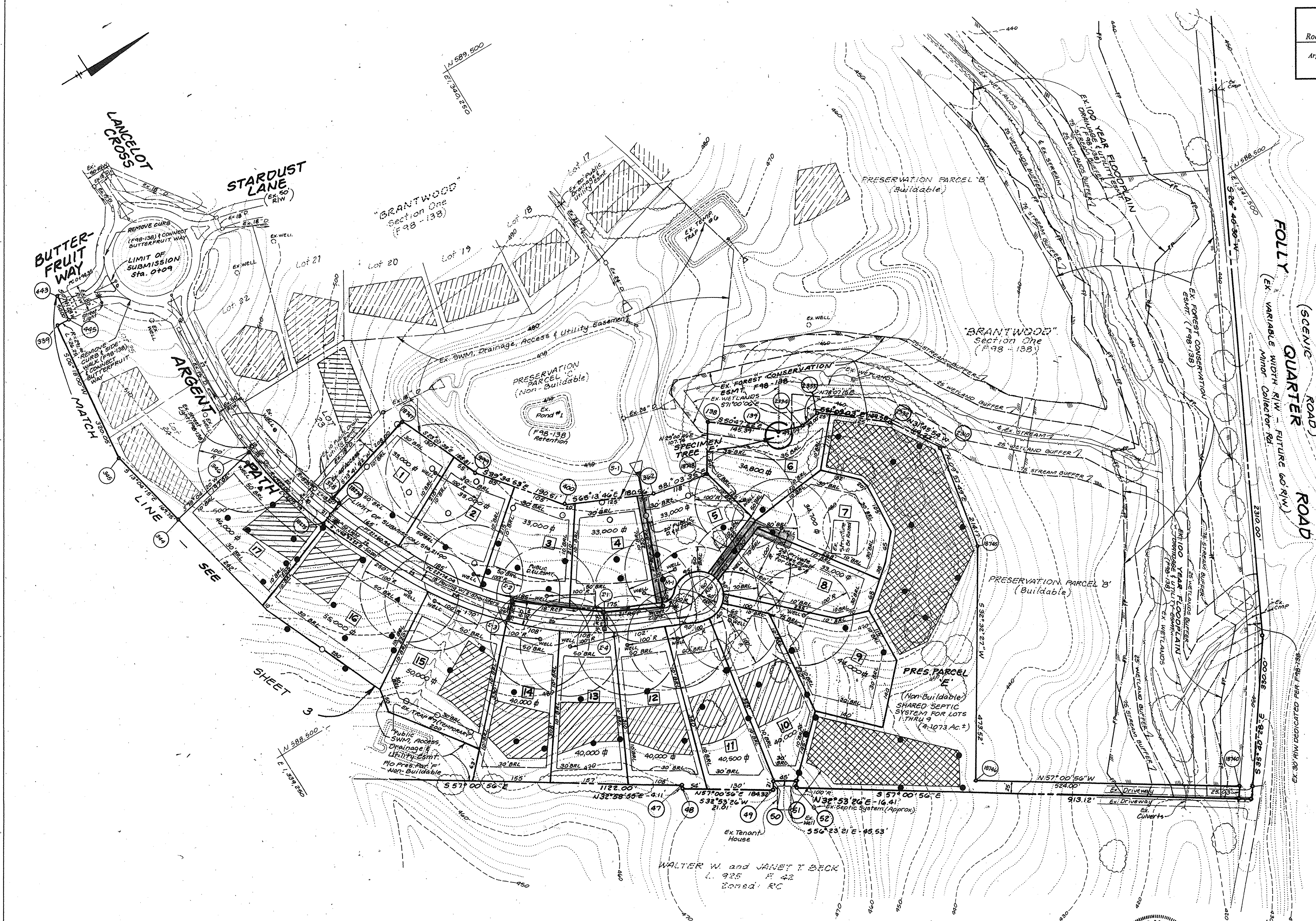
CURVE TABLE						
Road Name	Station to Station	Radius	Delta	Length	Tangent	Chord / Distance
Argent Path	16+94.48 - 21+60.94	900.00'	29°41'46"	466.46'	238.60'	S 10°08'31" E; 461.26'
	22+74.04 - 27+79.04	700.00'	41°20'09"	505.00'	264.05'	S 45°39'27" E; 492.12'

TABLE 5.03
ACCEPTABLE STREET LIGHT POLE AND FIXTURE

Roadway Classification	Min. Pole Height	Pole Type	Fixture	Lamp Size
Residential	30 ft.	Fiberglass bronze, W/2" Arm	Pendant Fixture	150w. BPS

LEGEND

- Proposed Well Site
- Proposed Shared Sewerage Disposal Easement
- Existing Ground
- Proposed Grade
- Ex. Stream
- 75' Stream Buffer
- 25' Wetland Buffer
- Limit of Wetlands
- 10,000 SF Private Sewage Disposal Area
- Floodplain Limits
- Proposed Dwelling w/ Front Orientation
- Lot Number
- Proposed Light Pole
See sht. 2 of 8 for Legend
- Existing Trees
- Proposed Driveways
- Percolation Test (Pass)
- Percolation Test (Fail)



APPROVED: For Private Water and Private Sewerage Systems, Lots 10-47 and For Private Water and a Tentative Shared Sewerage System For Lots 1-9.
Howard County Health Department

[Signature]
DATE: 10-21-98

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR
DATE: 11/30/98

[Signature]
199/98

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

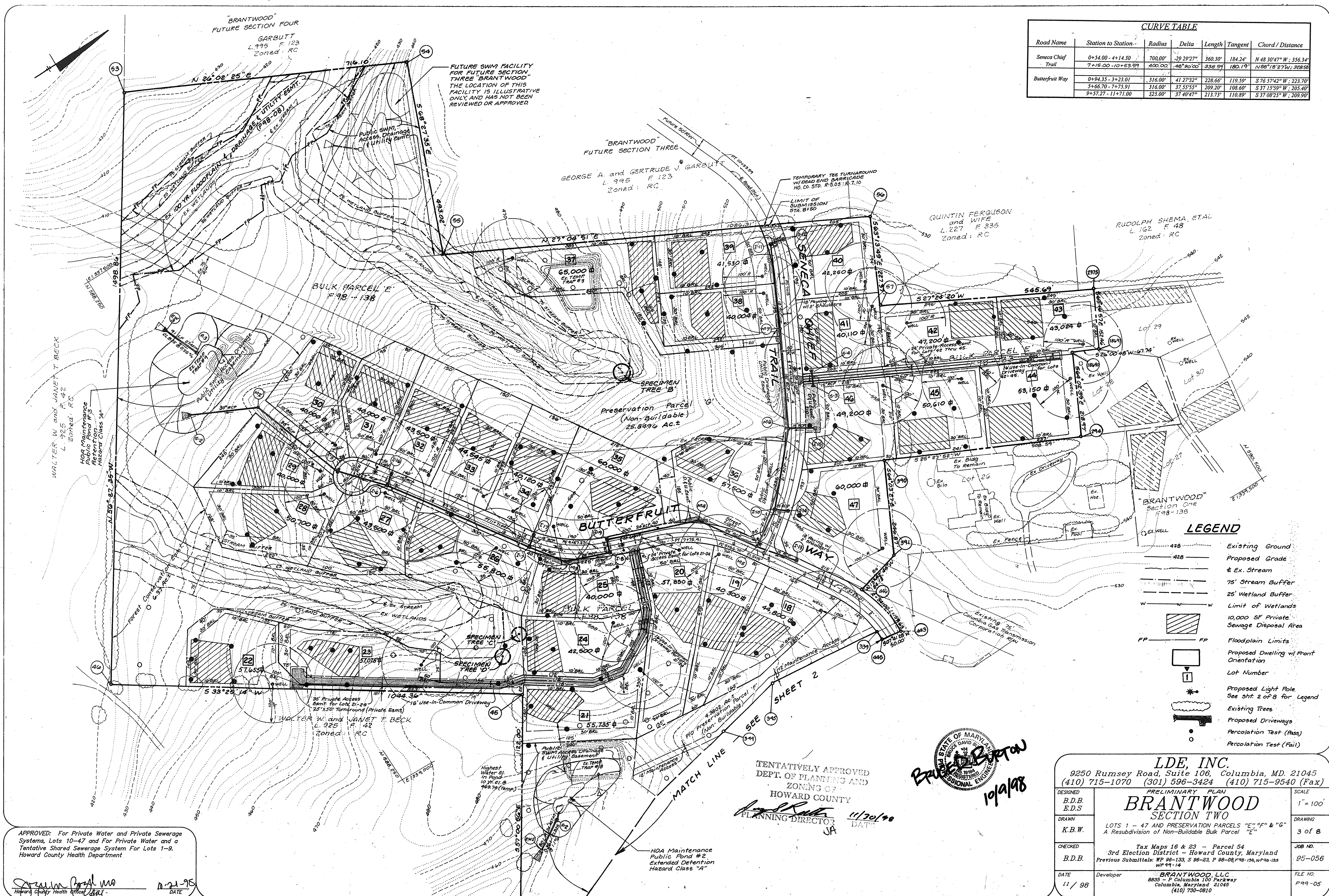
DESIGNED: B.D.B., E.D.S.
DRAWN: K.B.W.
CHECKED: B.D.B.
DATE: 11/98

PRELIMINARY PLAN
BRANTWOOD SECTION TWO
LOTS 1 - 47 AND PRESERVATION PARCELS "E", "F" & "G"
A Resubdivision of Non-Buildable Bulk Parcel "E"

SCALE: 1" = 100'
DRAWING: 2 of 8
JOB NO.: 95-056
FILE NO.: P99-05

Developer: **BRANTWOOD, LLC**
8835 - P Columbia 100 Parkway
Columbia, Maryland 21045
(410) 730-0810

CURVE TABLE						
Road Name	Station to Station	Radius	Delta	Length	Tangent	Chord / Distance
Seneca Chief Trail	0+54.00 - 4+14.30	700.00'	29°29'27"	360.30'	184.24'	N 48°30'47" W ; 356.34'
	7+16.00 - 10+53.57	400.00'	48°20'00"	336.97'	180.19'	N 88°18'27" W ; 328.58'
Butterfruit Way	0+94.35 - 3+23.01	316.00'	41°27'32"	228.66'	119.59'	S 76°37'42" W ; 223.70'
	5+66.70 - 7+73.91	316.00'	37°55'55"	209.20'	108.60'	S 37°15'59" W ; 205.40'
	9+37.27 - 11+71.00	325.00'	37°40'47"	213.73'	110.89'	S 37°08'25" W ; 209.90'



LEGEND

	Existing Ground
	Proposed Grade
	Ex. Stream
	75' Stream Buffer
	25' Wetland Buffer
	Limit of Wetlands
	10,000 SF Private Sewage Disposal Area
	Floodplain Limits
	Proposed Dwelling w/ Front Orientation
	Lot Number
	Proposed Light Pole See Sht. 2 of 8 for Legend
	Existing Trees
	Proposed Driveways
	Percolation Test (Pass)
	Percolation Test (Fail)

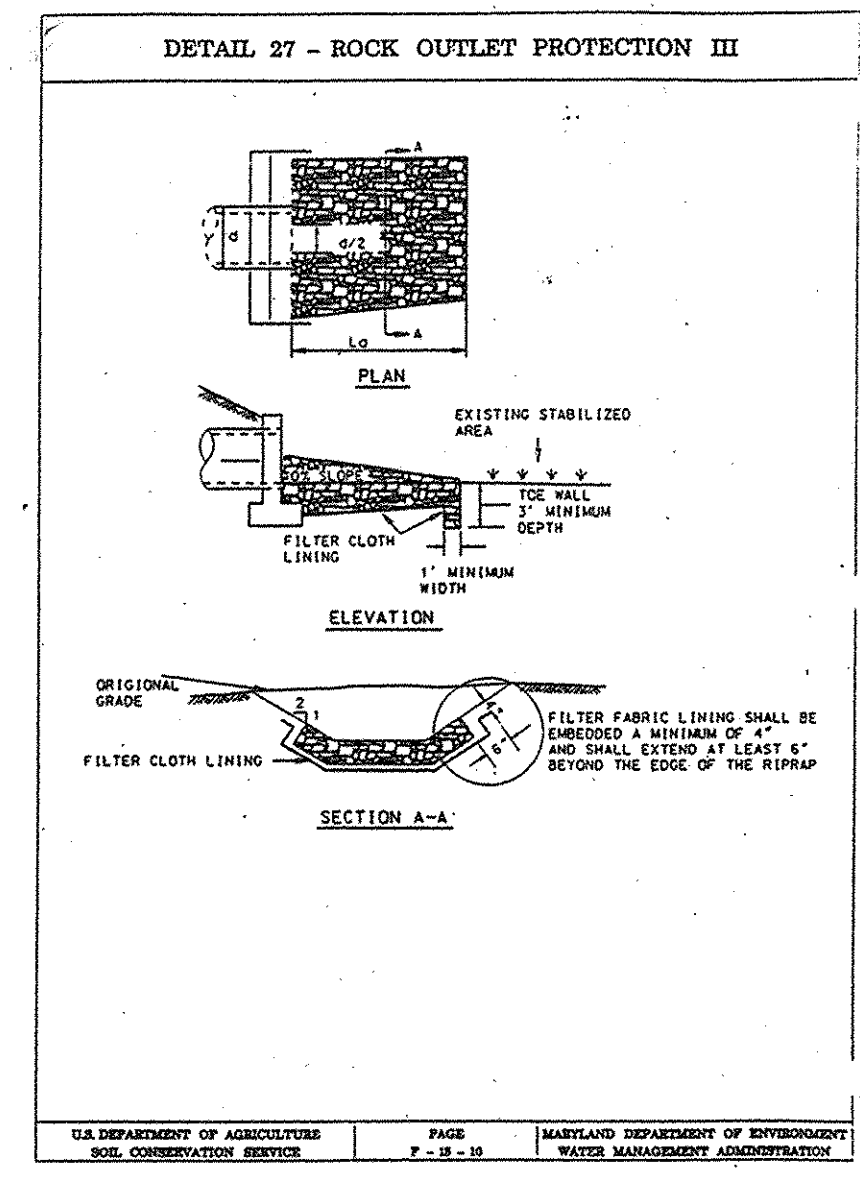
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
PLANNING DIRECTOR
JA
11/30/98
DATE

BRUCE D. BARTON
PROFESSIONAL ENGINEER
1/19/98

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

DESIGNED B.D.B. E.D.S.	PRELIMINARY PLAN BRANTWOOD SECTION TWO LOTS 1 - 47 AND PRESERVATION PARCELS "E", "F" & "G" A Resubdivision of Non-Buildable Bulk Parcel "E"	SCALE 1" = 100'
DRAWN K.B.W.	Tax Maps 16 & 23 - Parcel 54 3rd Election District - Howard County, Maryland Previous Submittals: WP 96-133, S 96-23, P 98-08, F 98-156, W 98-133 WP 99-14	DRAWING 3 of 8
CHECKED B.D.B.	Developer BRANTWOOD, LLC 8835 - P Columbia 100 Parkway Columbia, Maryland 21045 (410) 730-0810	JOB NO. 95-056
DATE 11 / 98		FILE NO. P99-05

APPROVED: For Private Water and Private Sewerage Systems, Lots 10-47 and For Private Water and a Tentative Shared Sewerage System For Lots 1-9.
Howard County Health Department
DATE 11/21/98



LEGEND

- Proposed Well Site
- Proposed Shared Sewage Disposal Easement
- Existing Ground
- Proposed Grade
- Ex. Stream
- 75' Stream Buffer
- 25' Wetland Buffer
- Limit of Wetlands
- 10,000 SF Private Sewage Disposal Area
- Floodplain Limits
- Proposed Dwelling w/ Front Orientation
- Lot Number
- Proposed Light Pole
See sht. 2 of 8 for Legend
- Existing Trees
- Proposed Driveways
- Percolation Test (Pass)
- Percolation Test (Fail)

APPROVED: For Private Water and Private Sewerage Systems, Lots 10-47 and For Private Water and a Tentative Shared Sewerage System For Lots 1-9.
Howard County Health Department

[Signature]
Howard County Health Officer
DATE: 10-26-98

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
[Signature]
PLANNING DIRECTOR
DATE: 11/30/98

BRUCE D. BURTON
11/30/98
PROFESSIONAL ENGINEER

<p>LDE, INC. 9250 Rumsey Road, Suite 106, Columbia, MD. 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)</p>		<p>SCALE 1" = 100'</p>
<p>DESIGNED B.D.B. E.D.S.</p>	<p>BRANTWOOD SECTION TWO</p>	<p>DRAWING 4 of 8</p>
<p>DRAWN K.B.W.</p>	<p>LOTS 1 - 47 AND PRESERVATION PARCELS "E", "F" & "G" A Resubdivision of Non-Buildable Bulk Parcel "E"</p>	<p>JOB NO. 95-056</p>
<p>CHECKED B.D.B.</p>	<p>Tax Maps 16 & 23 - Parcel 54 3rd Election District - Howard County, Maryland Previous Submittals: WP 96-133, S 96-23, P 96-08, P96-136, WP98-133, WP 97-14</p>	<p>FILE NO. P99-05</p>
<p>DATE 11 / 98</p>	<p>Developer BRANTWOOD, LLC 8635 - F Columbia 100 Parkway Columbia, Maryland 21045 (410) 730-0810</p>	

OPERATION, MAINTENANCE, AND INSPECTION

Inspection of the pond shown herein 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.

Operation and Maintenance Schedule of Home Owners Association Owned and Maintained Stormwater Management Facility Wet Pond

- 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.
- Debris and litter next to the outlet structure shall be removed during regular mowing operations and as needed.
- When deemed necessary for aesthetic reasons, sediment should be removed from the pond. Approval of the Department of Public Works is required.

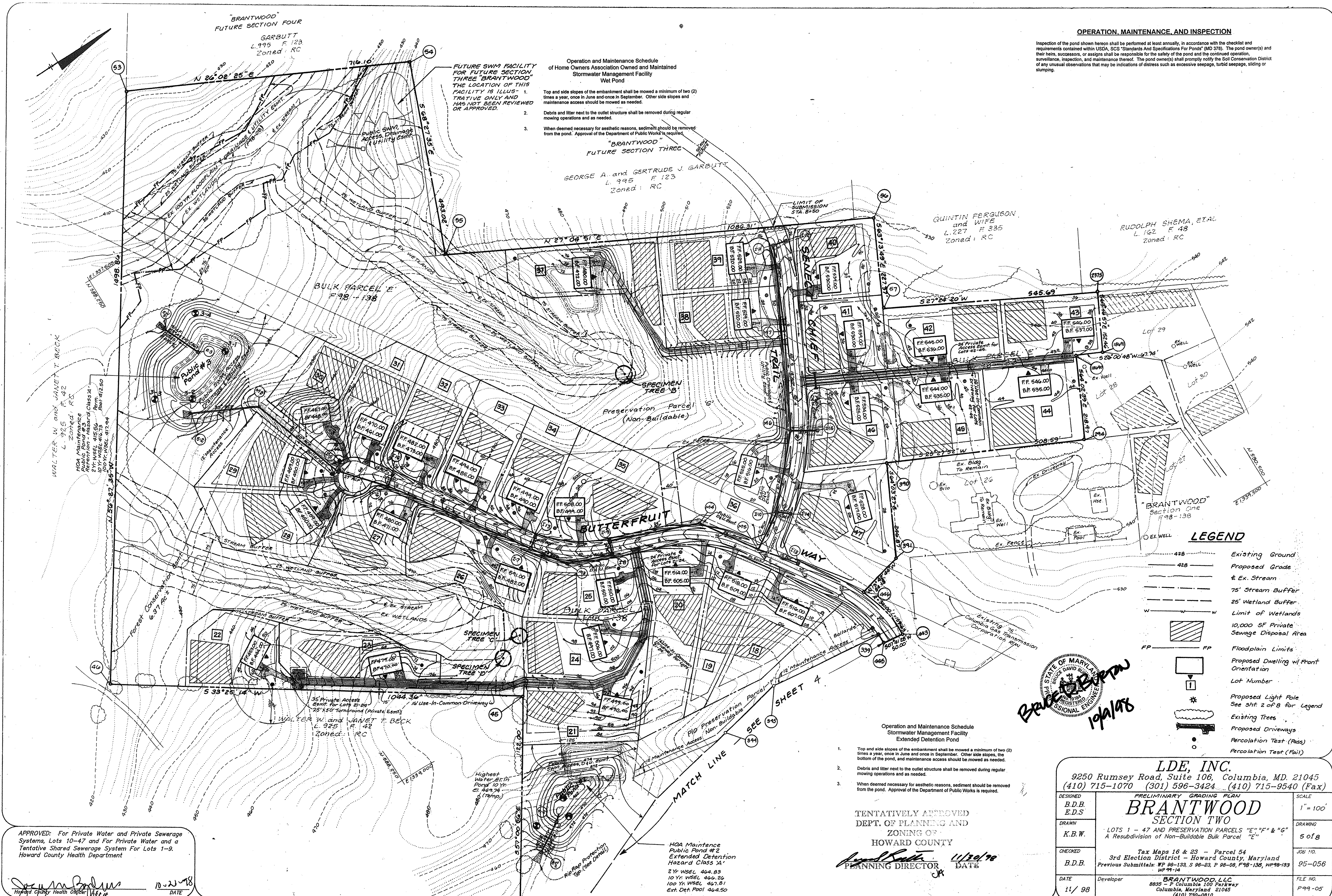
"BRANTWOOD" FUTURE SECTION THREE

GEORGE A. and GERTRUDE J. GARBUTT
L 995 F 123
Zoned: RC

"BRANTWOOD" FUTURE SECTION FOUR

GARBUTT
L 995 F 123
Zoned: RC

FUTURE SWM FACILITY FOR FUTURE SECTION THREE "BRANTWOOD" THE LOCATION OF THIS FACILITY IS ILLUSTRATIVE ONLY AND HAS NOT BEEN REVIEWED OR APPROVED.



LEGEND

- Existing Ground
- Proposed Grade
- Ex. Stream
- 75' Stream Buffer
- 25' Wetland Buffer
- Limit of Wetlands
- 10,000 SF Private Sewage Disposal Area
- Floodplain Limits
- Proposed Dwelling w/ Front Orientation
- Lot Number
- Proposed Light Pole
- Existing Trees
- Proposed Driveways
- Percolation Test (Pass)
- Percolation Test (Fail)

STATE OF MARYLAND
BRUCE D. BERTON
REGISTERED PROFESSIONAL ENGINEER
1991/98

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR
DATE 11/20/98

- 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, the bottom of the pond, and maintenance access should be mowed as needed.
- Debris and litter next to the outlet structure shall be removed during regular mowing operations and as needed.
- When deemed necessary for aesthetic reasons, sediment should be removed from the pond. Approval of the Department of Public Works is required.

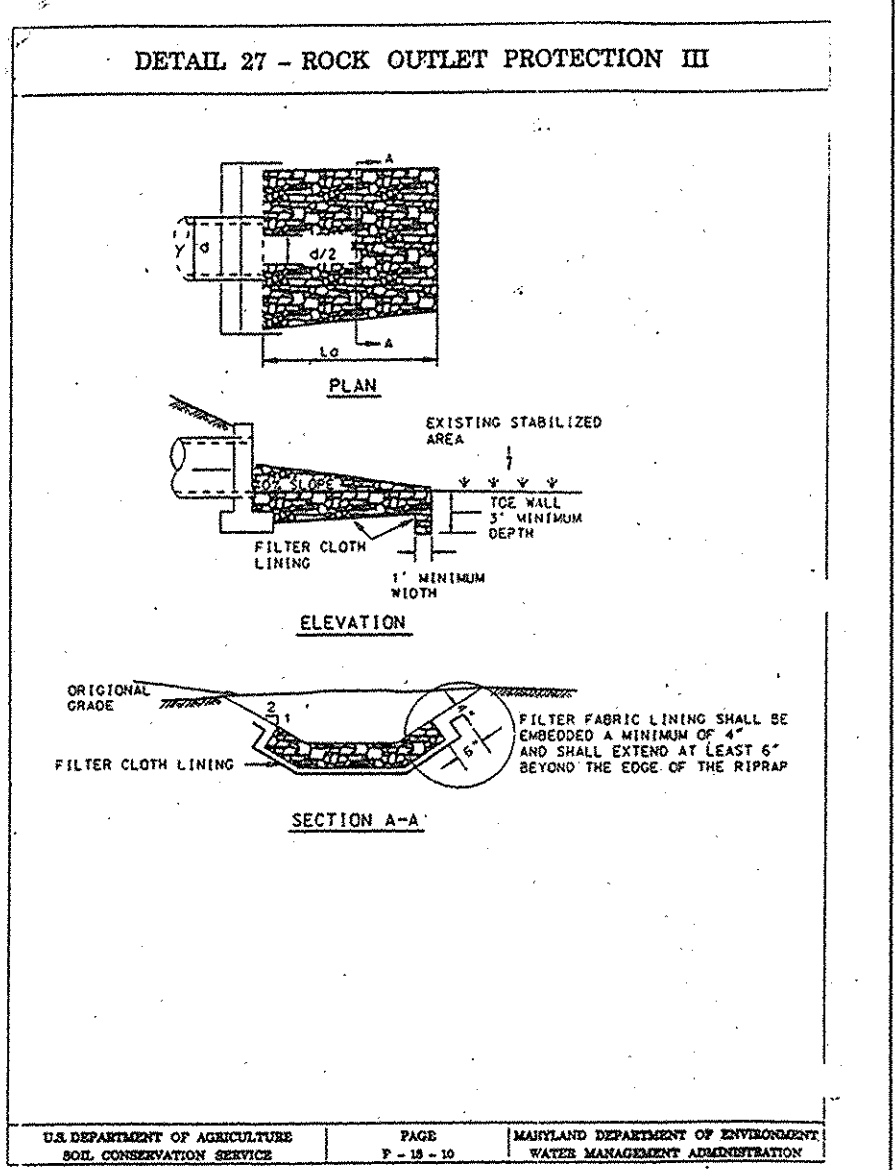
APPROVED: For Private Water and Private Sewerage Systems, Lots 10-47 and For Private Water and a Tentative Shared Sewerage System for Lots 1-9, Howard County Health Department

10.22.98
DATE

HOA Maintenance Public Pond #2 Extended Detention Hazard Class 3A
3 1/4" WSEL 464.89
10 Yr. WSEL 466.36
100 Yr. WSEL 467.81
Ext. Det. Pool 464.50

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

DESIGNED B.D.B. E.D.S.	PRELIMINARY GRADING PLAN BRANTWOOD SECTION TWO	SCALE 1" = 100'
DRAWN K.B.W.	LOTS 1 - 47 AND PRESERVATION PARCELS "E", "F" & "G" A Resubdivision of Non-Buildable Bulk Parcel "E"	DRAWING 5 of 8
CHECKED B.D.B.	Tax Maps 16 & 23 - Parcel 54 3rd Election District - Howard County, Maryland Previous Submittals: WP 98-133, S 98-23, P 98-08, F 98-138, WP 98-133 WP 98-14	JOB NO. 95-056
DATE 11/98	Developer BRANTWOOD, LLC 8835 - P Columbia 100 Parkway Columbia, Maryland 21045 (410) 790-0810	FILE NO. P99-05



- LEGEND**
- Proposed Well Site
 - Proposed Shared Sewage Disposal Easement
 - Existing Ground
 - Proposed Grade
 - Ex. Stream
 - 75' Stream Buffer
 - 25' Wetland Buffer
 - Limit of Wetlands
 - 10,000 SF Private Sewage Disposal Area
 - Floodplain Limits
 - Proposed Dwelling w/ Front Orientation
 - Lot Number
 - Proposed Light Pole
See Sht. 2 of 8 for Legend
 - Existing Trees
 - Proposed Driveways
 - Percolation Test (Pass)
 - Percolation Test (Fail)

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

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Joseph R. Patton
PLANNING DIRECTOR

11/30/98
DATE

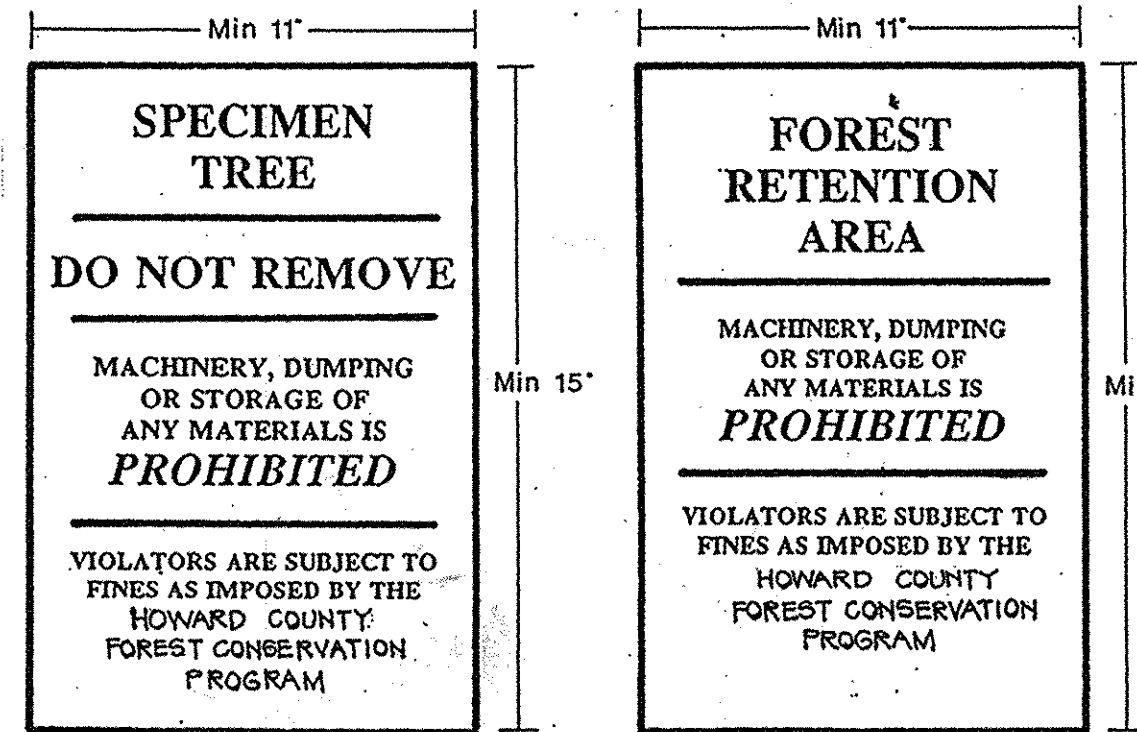


APPROVED: For Private Water and Private Sewerage Systems, Lots 10-47 and For Private Water and a Tentative Shared Sewerage System For Lots 1-9, Howard County Health Department

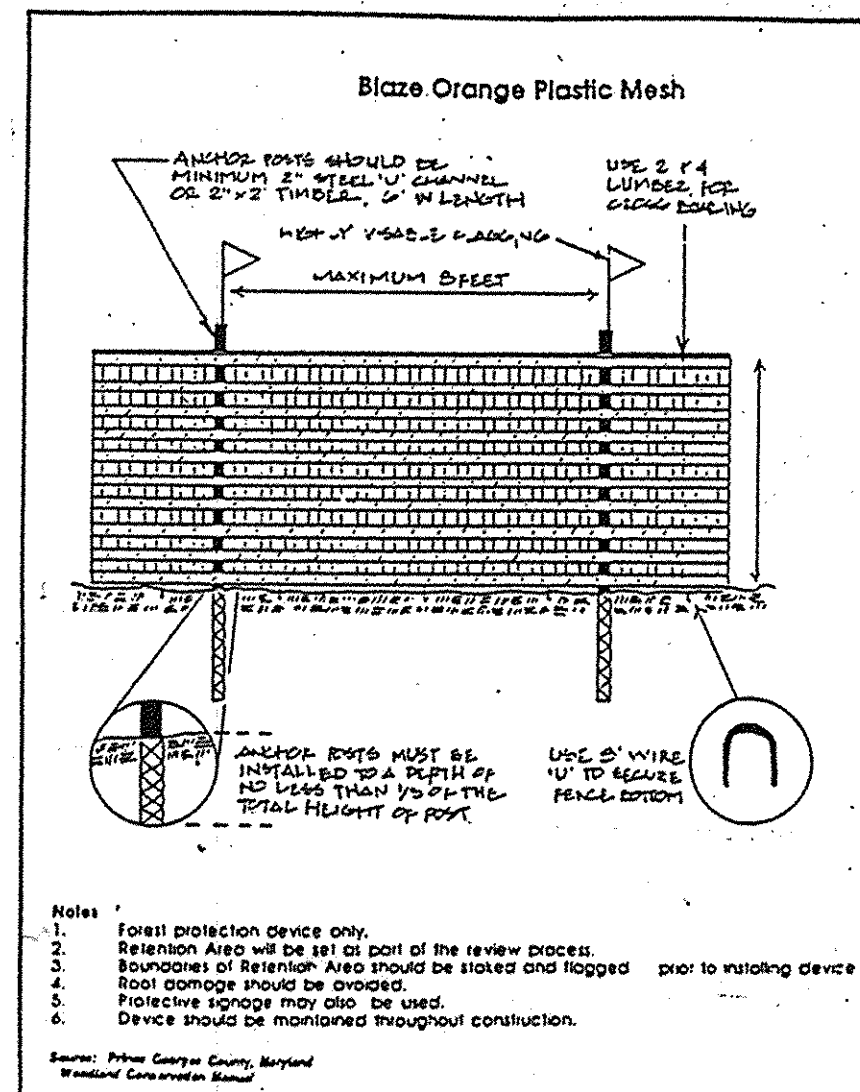
Joanne Borders
Howard County Health Officer

10-21-98
DATE

<p>LDE, INC. 9250 Rumsey Road, Suite 108, Columbia, MD, 21045 (410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)</p>		<p>SCALE 1" = 100'</p>
<p>DESIGNED B.D.B. E.D.S.</p>	<p>PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN</p>	<p>DRAWING 6 of 8</p>
<p>DRAWN K.B.W.</p>	<p>BRANTWOOD SECTION TWO LOTS 1 - 47 AND PRESERVATION PARCELS "E", "F" & "G" A Resubdivision of Non-Buildable Bulk Parcel "E"</p>	<p>JOB NO. 95-056</p>
<p>CHECKED B.D.B.</p>	<p>Tax Maps 16 & 23 - Parcel 54 3rd Election District - Howard County, Maryland Previous Submittals: WP 96-133, S 96-23, P 98-08, P 98-138, WP 98-133 WP 99-14</p>	<p>FILE NO. P99-05</p>
<p>DATE 11/98</p>	<p>Developer BRANTWOOD, LLC 8835 - P Columbia 100 Parkway Columbia, Maryland 21045 (410) 790-0810</p>	<p>DATE 11/98</p>



Signage



SCHEDULE A PERIMETER LANDSCAPE EDGE *

Category	As Proposed (Perimeter)	As Proposed (Perimeter)
Linear Feet of Roadway Perimeter	---	Type A: 9423 LF Type D: 1292 LF
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	---	Yes Type A: 2068 LF Type D: 375 LF
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	---	No
Number of Plants Required Shade Trees Evergreen Trees Shrubs	---	178 Shade 129 Evergreens
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)	---	To be provided at Final Plan Review

Comments

* Note: (1) Complex projects may require expansion of the schedule to accommodate multiple land uses on-site or on adjacent properties. See *Perimeter Summary*.
(2) Landscape material provided adjacent to proposed Forest Conservation Easement areas (afforestation) can be used as credit towards the required forest conservation planting.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	3323 LF
Number of Trees Required Shade Trees (1:50) Evergreen Trees (1:40)	67 84
Credit for Existing Vegetation (No, Yes and %)	Yes 475 LF (16 shade, 10 evergreen)
Credit for Other Landscaping (No, Yes and %)	No
Number of Trees Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution)	To be provided at Final Plan Review

SWM PERIMETER SUMMARY

Perimeter No.	Buffer Type	Linear Feet/Buffer Type	Req'd. Plants	Comments
①	B	1183	24 Shade 30 Evergreen	(1) Credit for 24 Shade (50 LF) (2) Credit for 30 Evergreen (125 LF)
②	B	2140	43 Shade 54 Evergreen	(3) Credit for 13 Shade Tree to be retained (50 LF) (4) Credit for 13 Shade and 16 Evergreen Trees (Ex. vegetation to be retained 25 LF)

PERIMETER SUMMARY

Perimeter No.	Buffer Type	Linear Feet/Buffer Type	Required Plants	Comments
①	D	1292	21 Shade 129 Evergreen	(1) Rear Yard Lots 6-10 Same as Section 16.124 of the Howard County Code (2) Credit for 4 Shade (20 LF)
②	A	1510	25 Shade	
③	A	640	11 Shade	
④	A	980	16 Shade	(4) Credit for 4 Shade (20 LF)
⑤	A	2222	37 Shade	(5) Credit for 4 Shade (20 LF)
⑥	A	990	17 Shade	
⑦	A	485	8 Shade	
⑧	A	888	15 Shade	
⑨	A	1708	28 Shade	(9) Credit for 3 Shade (150 LF)

TOTAL: 19,715 LF 178 Shade 129 Evergreen
(1) Credit for 5 Shade trees to be retained. (375 LF)
(2) Credit for 4 Shade trees (Ex. vegetation to be retained. -270 LF)
(4) Credit for 4 Shade trees to be retained. (240 LF)
(5) Credit for 4 Shade trees (Ex. vegetation to be retained -250 LF)
(7) Credit for 3 Shade trees (Ex. vegetation to be retained -190 LF)

REVISED APPENDIX G FOREST CONSERVATION WORKSHEET

ACRES (100 SQ FT)	TOTAL SITE	
	SEC. 1	SEC. 2
208.0	120.3	87.7
16.2	13.5	2.7
45.2	44.5	50.7
19.0	8.9	10.1
5.8	0	5.8
0.3	0	0.3
5.5	0	5.5

I. BASIC SITE DATA

GROSS SITE AREA
AREA WITHIN 100 YEAR FLOODPLAIN
AREA WITHIN AGRICULTURAL-USE-OR PRESERVATION PARCEL (IF APPLICABLE)
NET TRACT AREA
LAND USE CATEGORY (P-RLD, R-RMD, R-S, C-1, C-2)

II. INFORMATION FOR CALCULATIONS

- A. NET TRACT AREA
- B. AFFORESTATION THRESHOLD (25 % x A)
- C. AFFORESTATION MINIMUM (20 % x A)
- D. EXISTING FOREST ON NET TRACT AREA
- E. FOREST AREAS TO BE CLEARED
- F. FOREST AREAS TO BE RETAINED

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

2. **Afforestation**
If existing forest areas are less than the afforestation minimum (if D is less than C), afforestation requirements apply.

V. AFFORESTATION CALCULATIONS

- A. NET TRACT AREA
- C. AFFORESTATION MINIMUM (20 % x A)
- D. EXISTING FOREST ON NET TRACT AREA
- E. FOREST AREAS TO BE CLEARED
- F. FOREST AREAS TO BE RETAINED

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	C-D	13.2	8.9	4.3
Afforestation must make total forest area equal the minimum required.				
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	C-D	19.0	5.8	13.2
AFFORESTATION FOR CLEARING BELOW MINIMUM	E-F	0.3	0.3	0.6
TOTAL AFFORESTATION REQUIRED	(C-D) + (E-F)	19.3	6.1	13.8
TOTAL AFFORESTATION PROVIDED:		21.6	21.6	0
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.

FOREST CONSERVATION AREA TABULATION

Easement No.	Non-Wooded Floodplain/Wetlands	Wooded Retention Area	Afforestation Area *	Total Easement Area
1	---	2.7 Ac.±	0 Ac.±	2.7 Ac.±
2	---	2.8 Ac.±	0 Ac.±	6.0 Ac.±
Total	---	5.5 Ac.±	0 Ac.±	8.7 Ac.±

* The Forest Conservation obligation for Brantwood Section Two is provided within the Section One (P18-138) Afforestation Planting.

The area of stream buffer/afforestation planting shall be protected during construction per the following:

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)

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)

- 1.) The edge of the woods to be protected will be marked (staked or flagged) in the field per the limits of disturbance shown in the approved site development plan prior to the start of construction activity. All areas within protective fences are to be considered "off limits" to any construction activities. The protective fencing shall be installed at the outside edge of forested areas and specimen trees to be retained and should be combined with sediment control devices when possible. The limit of the critical root zone and therefore the location of the protective devices is to be determined as follows:
Isolated Specimen Trees - 1.5 feet of protective radius per inch of DBH
Edge of Forested Area - 1 foot of protective radius/inch of DBH or an eight foot protective radius, whichever is greater.

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.

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