

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO PERIMETER PROPERTIES	P-5 ADJACENT TO PERIMETER PROPERTIES	P-6 ADJACENT TO PERIMETER PROPERTIES	P-7 LANDSCAPE BUFFER	TOTAL
LANDSCAPE TYPE	N/A	D	A	A	A	A	C	
LINEAR FEET OF PERIMETER	120.72 L.F.	165.07 L.F.	135.14 L.F.	256.98 L.F.	255.96 L.F.	423.20 L.F.	89.01 L.F.	
NUMBER OF PLANTS REQUIRED	N/A	(165.07/60' = 2.75) = 3 (165.07/10' = 16.5) = 17	(134.14/60' = 2.23) = 2	(256.98/60' = 4.28) = 4	(255.96/60' = 4.26) = 4	(423.20/60' = 7.05) = 7	(89.01/40' = 2.22) = 2 (89.01/20' = 4.45) = 4	
CREDIT FOR EXISTING VEGETATION	N/A	0	0	0	2	2	0	0
NUMBER OF PLANTS PROVIDED	N/A	3	2	4	4	4	2	18
SMALL/MEDIUM DECIDUOUS TREES		17	0	0	0	0	4	21

A Total Landscape Surety For 16 Shade Trees • \$300/each and 17 Evergreen Trees • \$150/each = 7,350.00 is provided.
 Lot 1 (3 Shade Trees • \$300/each) = \$900.00
 Lot 2 (2 Shade Trees • \$300/each) = \$600.00
 Lot 3 (4 Shade Trees • \$300/each) = \$1200.00
 Lot 4 (7 Shade Trees • \$300/each and 17 Evergreen Trees • \$150/each) = \$4650.00

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 Zoning 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 Revision Are Made To The Applicable Plans.

The Owner, Tenants 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 Conditions, 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.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/we certify that the landscaping shown on this plan will be done according to Section 16124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Khari Q. Ly 09.03.2008
 Khari Q. Ly Date

FOREST CONSERVATION WORKSHEET

I. BASIC SITE DATA

GROSS SITE AREA: 1.95 AC.
 AREA WITHIN 100' FLOODPLAIN: 0
 AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL: 0
 LAND USE CATEGORY: RESIDENTIAL SUBURBAN

II. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA: 1.95 AC.
 B. REFORESTATION THRESHOLD: 20% X 1.95 = 39 AC.
 C. AFFORESTATION MINIMUM: 15% X 1.95 = 29 AC.
 D. EXISTING FOREST ON NET TRACT AREA: 62 AC.
 E. FOREST AREAS TO BE CLEARED: 41 AC.
 F. FOREST AREAS TO REMAIN: 21 AC.

III. REFORESTATION CALCULATIONS

A. NET TRACT AREA: 1.95 AC.
 B. REFORESTATION THRESHOLD: 20% X 1.95 = 39 AC.
 C. EXISTING FOREST ON NET TRACT AREA: 62 AC.
 D. FOREST AREAS TO BE CLEARED: 42 AC.
 E. FOREST AREAS TO REMAIN: 0 AC.
 F. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD: 23 AC.
 G. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD: 39 AC.

III. ALTERNATIVE 2: CLEARING BELOW THE THRESHOLD

REFORESTATION REQUIREMENT FOR CLEARING ABOVE THE THRESHOLD: 23 AC. X .25 = 05 AC.
 REFORESTATION REQUIREMENT FOR CLEARING BELOW THE THRESHOLD: 39 X 2 = 78 AC.

TOTAL REFORESTATION REQUIREMENT: 78 + 05 AC = 83 AC.

FCP NOTES

1. The Forest Conservation Act obligation for this project is 0.84 acres. This will be met through payment of a fee in lieu. A fee-in-lieu request form has been submitted to the County.

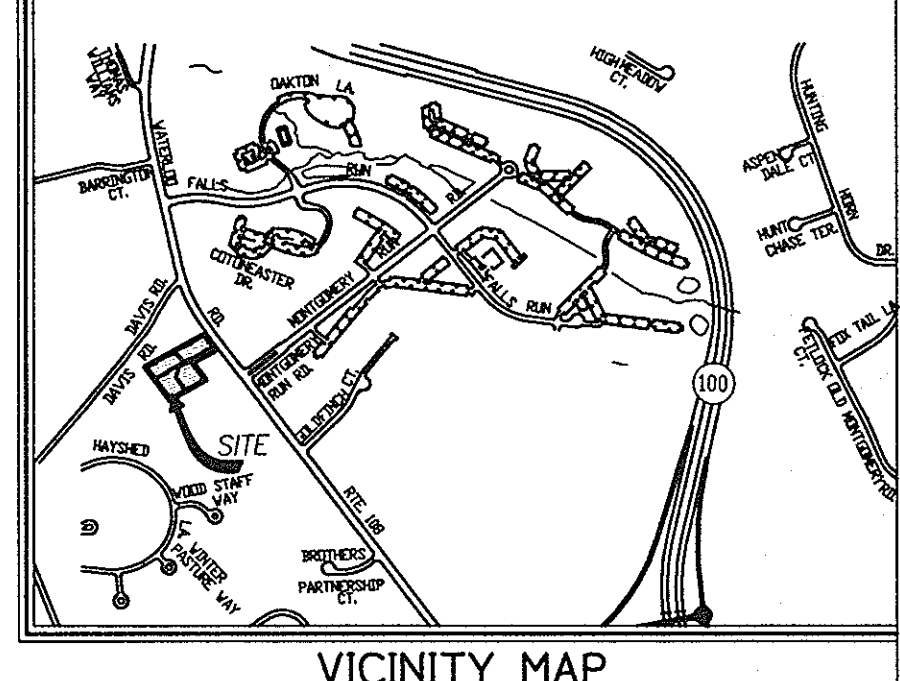
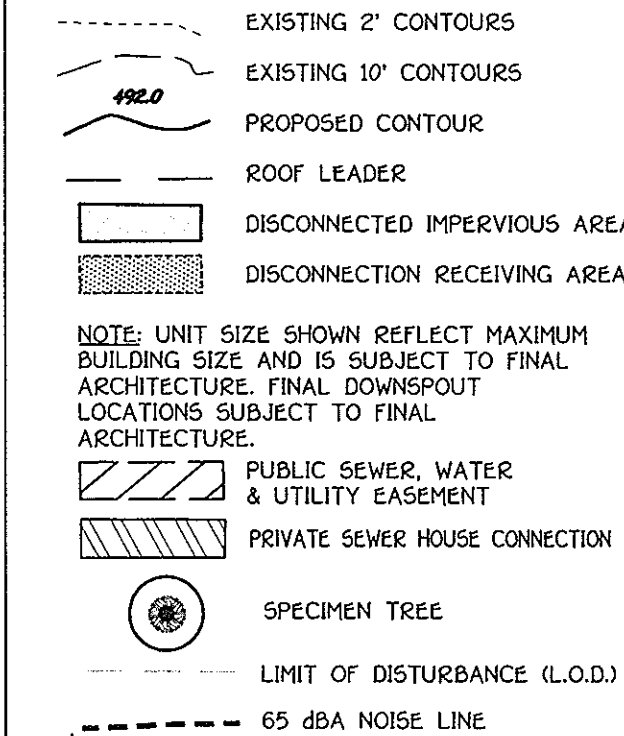
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 9/19/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
Chris DeWitt 9/18/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

LANDSCAPING PLANT LIST

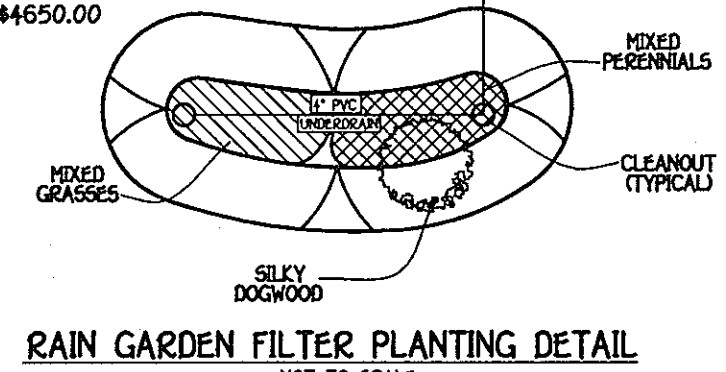
QTY.	KEY	NAME	SIZE
18		ACER RUBRUM "OCTOBER GLORY" "OCTOBER RED MAPLE"	2 1/2" - 3" CALIPER FULL CROWN, B&B
21		JUNIPERUS CHINENSIS CHINESE JUNIPER	6'-8" HGT.

LEGEND



GENERAL NOTES:

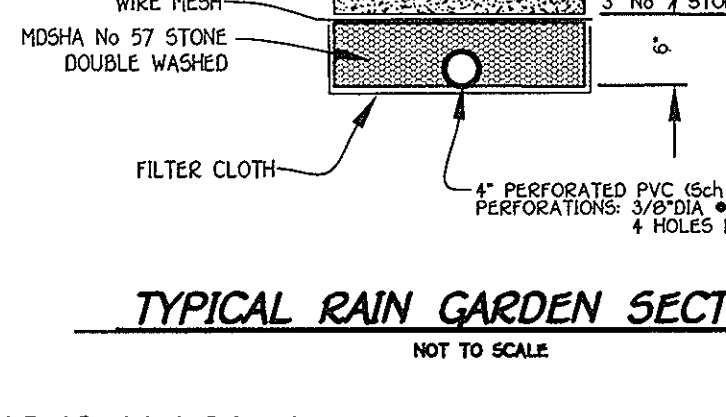
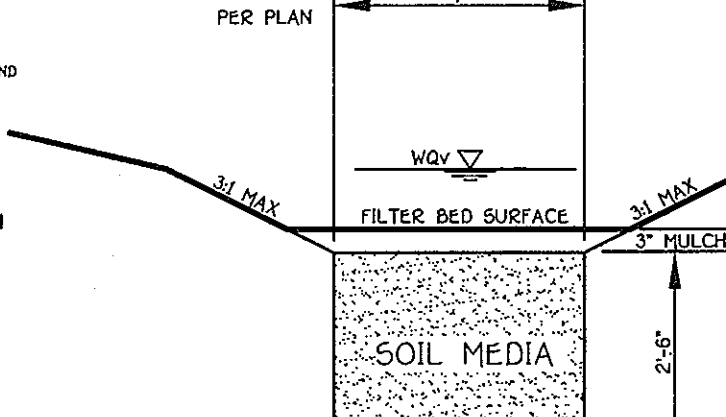
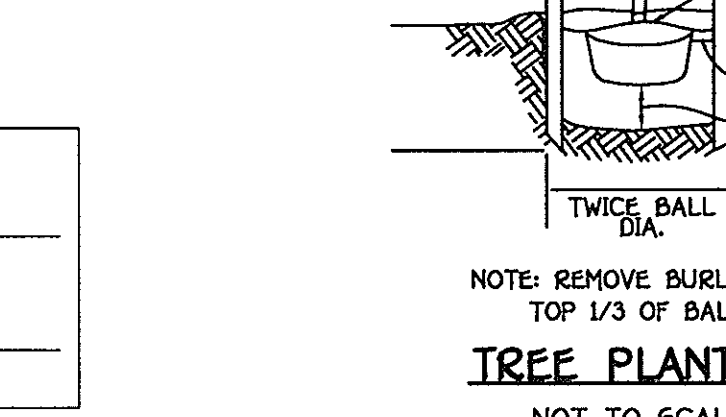
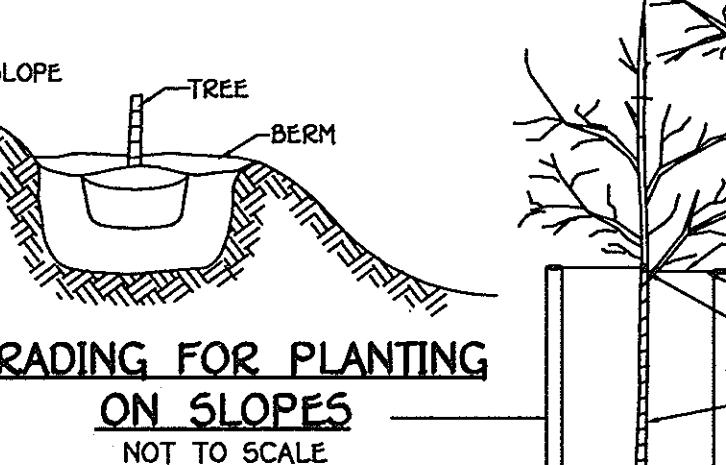
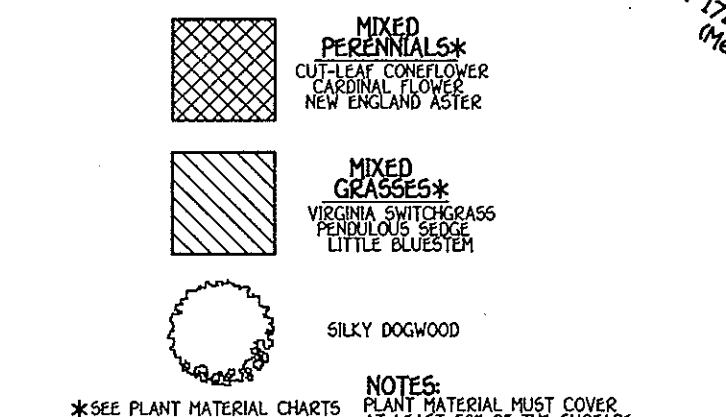
- Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/28/06. Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geospatial Control Station No. H.C.M. 31GA And No. H.C.M. 37AA.
- 51A, H.C.M. 31GA N 17289.7143 (Meteral) E 416683.0533 (Meteral)
- 51B, H.C.M. 37AA N 17897.5201 (Meteral) E 416928.9919 (Meteral)
- This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About May 10, 2007 By Fisher, Collins & Carter, Inc.
- B.S.L. Denotes Building Restriction Line
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 100".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 100".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Driveways To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - a) Width - 12 Feet (16 Feet) Serving More Than One Residence;
 - b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 11 - 12" Minimum;
 - c) Geometry - Maximum 14% Grade, Maximum 10% Grade And 45-Foot Turning Radius;
 - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (45,000 Lbs.);
 - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - f) Structure Clearances - Minimum 12' Minimum;
 - g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Net Reduced To NAD 83 Grid Measurement.
- There Is An Existing Dwelling/Structure Located On Parcel 217 To Be Removed.
- No Historic Structures Or Cemeteries Exist On The Subject Property. Wetland Report Prepared By T. E. Scott & Associates, Dated June 26, 2007. No Non-Tidal Wetlands Exist Within The Limits Of This Subdivision.
- Property Is Located Within The Metropolitan District. Subdivision Will Be Served By Both Public Water And Public Sewer.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$4,500.00.
- No 100 Year Flood Plain Exists On-Site.
- Landscaping For Lots 1 Thru 4 On File With This Plan Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16124 Of The Howard County Code And The Landscape Manual. Surety For 16 Shade Trees • \$300/each and 17 Evergreens • \$150/each In The Total Amount Of \$7,350.00 Has Been Posted With The Developer's Agreement For Public Water And Sewer Construction.
 - Lot 1 (3 Shade Trees • \$300/each) = \$900.00
 - Lot 2 (2 Shade Trees • \$300/each) = \$600.00
 - Lot 3 (4 Shade Trees • \$300/each) = \$1200.00
 - Lot 4 (7 Shade Trees • \$300/each and 17 Evergreen Trees • \$150/each) = \$4650.00
- The Use-In-Common Driveway Maintenance Agreements For Lots 1 Thru 4 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plan. This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003 And The July 28, 2006 Update Of The Howard County Zoning Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures shall be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas. The Forest Conservation Requirements Of Section 161200 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing A Fee In Lieu Payment Of \$27,442.80 Based On 0.84 Acres (Reforestation) x \$3,560 Sq.Ft./Acre x \$40.75/Sq.Ft.
- Quantity And Quality Stormwater Management Requirements Are Proposed To Be Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- The 65 dBA Noise Contour Line Drawn On This Plan Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- All Existing Structures On Site Are To Be Removed.
- Limit Of Disturbance 67,335 S.F.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 161220 Of The Howard County Code.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Approval Of A Site Development Plan Is Required For The Development Of Lots 1 Thru 4 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16155 Of The Subdivision And Land Development Regulations.



BIORETENTION FILTER PLANT MATERIAL

NO.	MIXED PERENNIALS*	MIXED GRASSES*	SILKY DOGWOOD
1	55	55	1
2	55	55	1
3	55	55	1
4	55	55	1
5	55	55	1
6	55	55	1
7	55	55	1
8	55	55	1

* 18" MINIMUM SPACING
 ** PLANT AWAY FROM INFLOW LOCATION



SOILS LEGEND

SOIL	NAME	CLASS
AgB2	Aura gravelly loam, 1 to 5 percent slopes, moderately eroded	B
AgC2	Aura gravelly loam, 5 to 10 percent slopes, moderately eroded	B
AgE3	Aura gravelly loam, 10 to 30 percent slopes, severely eroded	B
** BeB2	Beltsville silt loam, 1 to 5 percent slopes, moderately eroded	C
SiC2	Sassafras loam, 5 to 10 percent slopes, moderately eroded	B
SiD2	Sassafras loam, 10 to 15 percent slopes, moderately eroded	B
** WaA	Watchung silt loam, 0 to 3 percent slopes	D

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



**SUPPLEMENTAL PLAN
 LANDSCAPE, FOREST CONSERVATION, STORMWATER
 MANAGEMENT, TOPOGRAPHIC AND SOILS
 TANG PROPERTY
 LOTS 1 THRU 4**

TAX MAP: 37 PARCEL: 217 GRID: 1
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: R-20
 SCALE: 1" = 30' DATE: AUGUST 29, 2008

F-08-066

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PkE
 ELLEOTT CITY, MARYLAND 20424
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OWNER/DEVELOPER
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 Khari Q. Ly
 9586 Heartland Place
 Rancho Cucamonga, California 91730-7900

TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
 NOT TO SCALE