

FOREST CONSERVATION DATA

I. BASIC SITE DATA	ACRES
GROSS SITE AREA	2.83
AREA WITHIN 100 YEAR FLOODPLAIN	0.72
AREA WITHIN AGRICULTURE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	2.11

II. FOREST CONSERVATION DATA SUMMARY

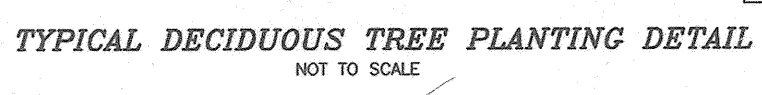
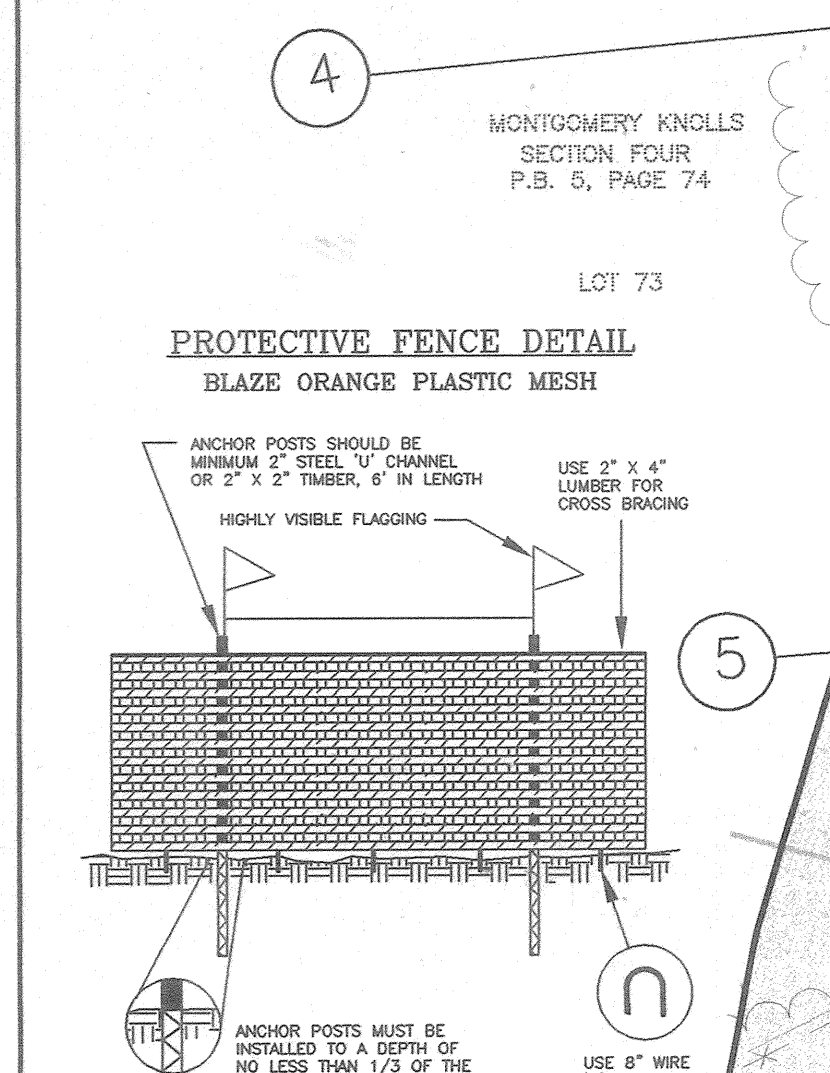
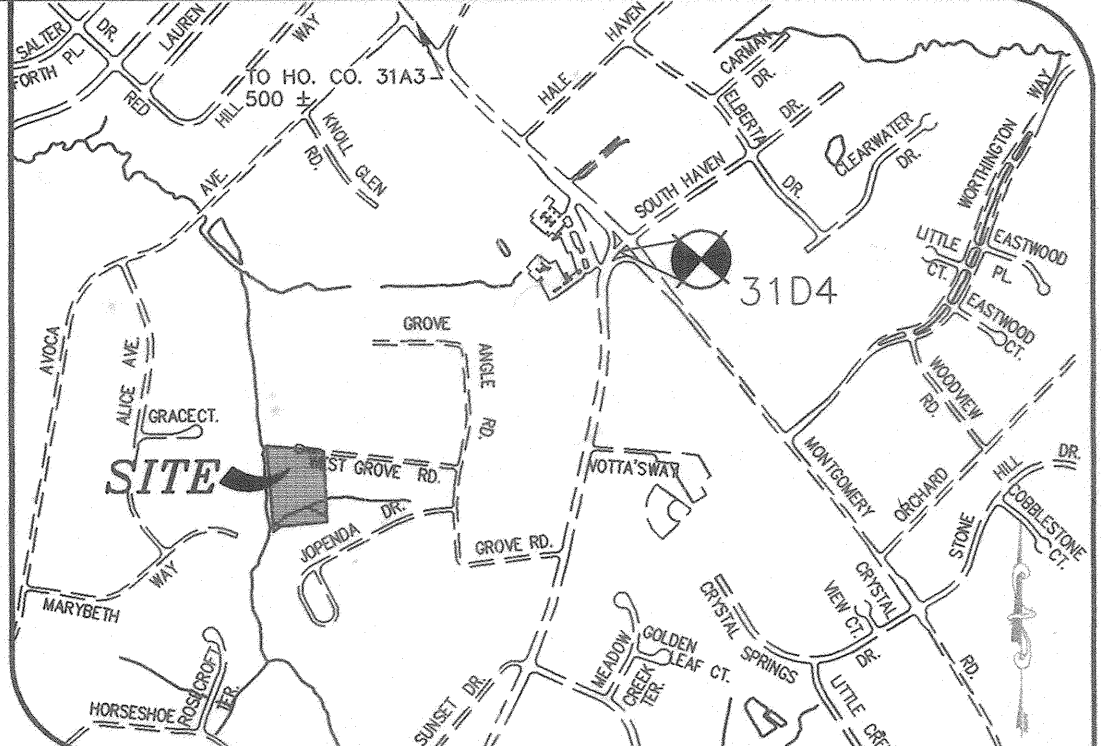
FOREST CONSERVATION THRESHOLD (FCT) (20% X A)	0.42
AFFORESTATION THRESHOLD (15% X A)	0.32
EXISTING FOREST ON NET TRACT AREA	0.00
TOTAL AFFORESTATION REQUIRED	0.32
TOTAL PLANTING PROVIDED	0.32

SOILS DESCRIPTION

BrB2	BRANDYWINE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C
BrC2	BRANDYWINE LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE C
BrD3	BRANDYWINE LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE C
Co	CODORUS SILT LOAM -- TYPE C
Fa	FALSTONING LOAM -- TYPE C
NeC2	NESHAWNY SILTY CLAY LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE B
NsD3	NESHAWNY SILTY CLAY LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE B
SsB2	SASSAPARA LOAM, 1% TO 5% SLOPES, MODERATELY ERODED -- TYPE B
SsC2	SASSAPARA LOAM, 5% TO 10% SLOPES, MODERATELY ERODED -- TYPE B

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	TOTAL				
LANDSCAPE TYPE	B (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LINEAR FEET OF PERIMETER	34.00 LF	10.08 LF	236.85 LF	298.57 LF	443.11 LF	178.94 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	YES, 75 LF OF EX. TREES TO REMAIN	YES, 70 LF OF EX. TREES TO REMAIN	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	1 SHADE TREE 1 EVERGREEN TREE 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	18 SHADE TREES 1 EVERGREEN TREE 0 SHRUBS
NUMBER OF PLANTS PROVIDED	1 SHADE TREE 1 EVERGREEN TREE 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	18 SHADE TREES 1 EVERGREEN TREE 0 SUBSTITUTION TREES 0 SHRUBS



LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
9	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
1	(Symbol)	PINUS STROBUS	EASTERN WHITE PINE	6" - 8" HT.
8	(Symbol)	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
TOTAL				
19 TREES				(18 SHADE TREES, 1 EVERGREEN TREE)

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
TAX MAP : 31, PARCEL: 258 BLOCK: 13
ELECTION DISTRICT : SECOND
ZONING: R-20
DEED REFERENCE : L 416, F. 51
DPZ FILES:
- AREA TABULATION**
A. TOTAL TRACT AREA: 2.83 AC ±
B. NUMBER OF PROPOSED BUILDABLE LOTS : 4
C. NUMBER OF OPEN SPACE LOTS : 1
D. AREA OF PUBLIC RIGHT-OF-WAY : 0.077 AC.
E. AREA OF BUILDABLE LOTS : 1.18 AC ±
F. MINIMUM LOT AREA: 12,000 SQ.FT.
G. OPEN SPACE REQUIRED AT 40%: 1.13 AC.
H. OPEN SPACE PROVIDED: 1.57 AC ±
- MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5th ED.
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT JANUARY 2002 AND IS SUPPLEMENTED WITH HOWARD COUNTY AERIAL TOPOGRAPHY FOR OFFSITE AREAS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JAN. 2002.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 & 31D4.
STA. No. 31A3 N 573,217.877 ELEV. 487.641
E 1,368,237.662
STA. No. 31D4 N 571,700.659 ELEV. 495.179
E 1,369,606.281
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- ALL EXISTING STRUCTURES ON PARCEL 258 TO BE REMOVED UNLESS OTHERWISE NOTED. THE EXISTING DWELLING ON LOT 1 IS TO REMAIN.
- NO STEEP SLOPES EXISTS ON SITE.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 1 CONTAINS AN EXISTING DWELLING AND IS EXEMPT FROM LANDSCAPING REQUIREMENTS.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED LANDSCAPE PLANTINGS (18 SHADE TREES & 1 EVERGREEN) IN THE AMOUNT OF \$5,550.00.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- OPEN SPACE LOT TO BE UTILIZED FOR FOREST CONSERVATION AREA.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FILLED BY AFFORESTATION OF 0.32 ACRES (13,939.2 SQ. FT.). FINANCIAL SURETY FOR THE ON-SITE AFFORESTATION OF 0.28 ACRES (12,339.2 SQ. FT.) IN THE AMOUNT OF \$8,169.60 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. FOREST CONSERVATION CREDIT FOR 1,600 SQ. FT. OF LANDSCAPING HAS BEEN TAKEN FOR 4 SHADE TREES AS SHOWN ON THIS PLAN. THESE TREES ARE TO BE PLANTED AS PART OF THE LANDSCAPING REQUIREMENTS.
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. APPROVED ON JUNE 5, 2002. WETLAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES APPROVED ON JUNE 5, 2002.

PLANTING SPECIFICATIONS AND NOTES

- SITE PREPARATION AND SOILS**
- PROTECTION FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
 - DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF DIAMETER = 5' X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
 - SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
 - SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
 - ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.
 - PLANT STORAGE AND INSPECTION
PLANTING DAYS AFTER DELIVERY TO THE SITE.
PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERY SPECIFICATIONS FOR SIZE, FORM, WOOD, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
 - UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.
 - PLANT INSTALLATION
1. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILL AROUND THE PLANTED STOCK.
2. PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FENCE.
3. CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING MATURE TREES.
4. ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST.
5. CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS SHOULD BE TRIMMED TO THE SOIL IF THE ROOTS EXHIBIT THE ROOT BALL. SUBSTITUTION IS STRONGLY RECOMMENDED.
6. UNDESIRABLE OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE. DUE TO THE INCREASED CHANCES OF SOIL BORN DISEASES.
7. SOIL BORN DISEASES.
8. PLANTING STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
 - ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
2. ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
3. VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY AFFECTING THE PLANTED STOCK.
4. REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOxious, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
5. MAINTENANCE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN ENTIRE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS INTERFERING PLANTING STOCK.
6. A 75% PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.
- SUPERVISION**
- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF CODE 08.19.06.01 AND THE MARYLAND AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

- FOREST PROTECTION SHOULD BE A MINIMUM OF 1/2" STEEL "V" CHANNEL OR 2" X 2" X 4" CORNER FOR CROSS BRACING.
- ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST.
- USE 1/2" X 4" LAG SCREW TO SECURE FENCE BOTTOM.
- USE 8" WIDE "V" TO SECURE FENCE BOTTOM.

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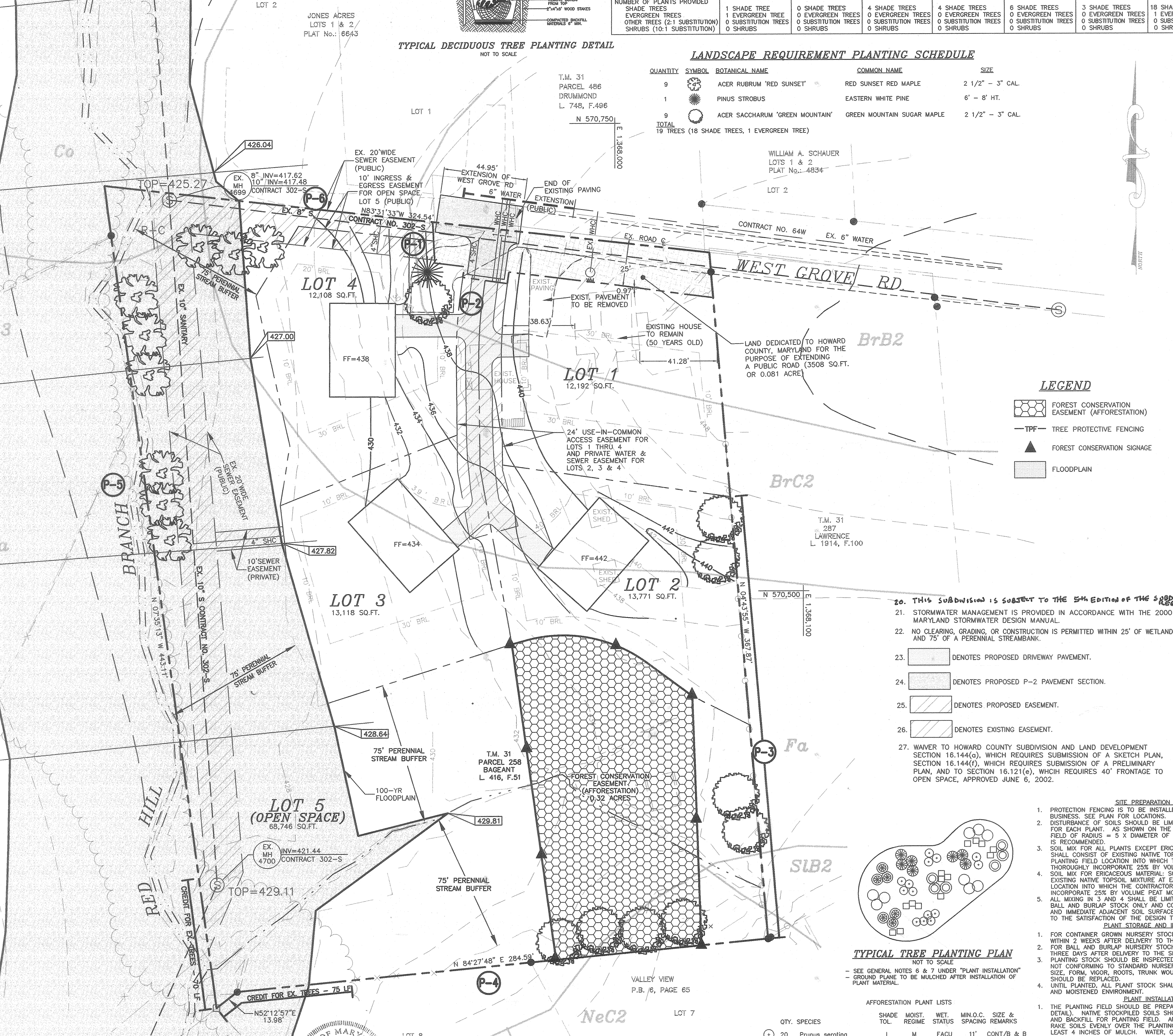
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APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Daniels 8-6-02
 CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hannah 8/6/02
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Stephanie Demchik 8/6/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY A PHOTOGRAPHIC RECORD, SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

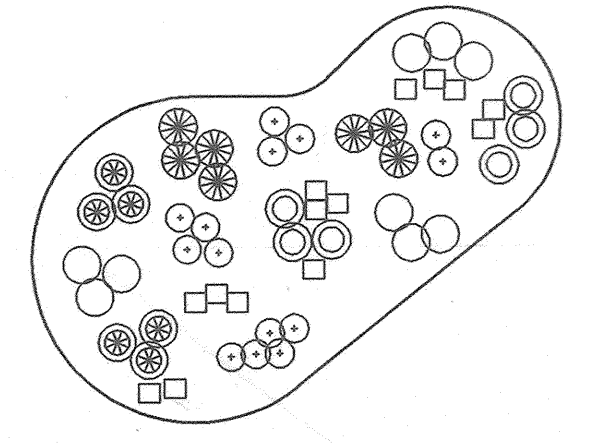
OWNER AND DEVELOPER
 ELLICOTT CITY LAND HOLDING, INC.
 670 LAND DESIGN & DEVELOPMENT
 8000 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-450-9105

Stephanie Demchik 8/6/02
 STEPHANIE DEMCHIK, R.L.A. NO. 3038

Chris Hannah 8/6/02
 CHRIS HANNAH, R.L.A. NO. 3038

AFFORESTATION PLANT LISTS

QTY.	SPECIES	SHADE	MOIST. REGIME	WET. STATUS	MIN.O.C.	SIZE & SPACING	REMARKS
20	Prunus serotina Wild Black Cherry	I	M	FACU	11'	CONT/B & B 3'-5' HEIGHT	
18	Robinia pseudoacacia Black Locust	VI	D-M	FACU	11'	CONT/B & B 3'-5' HEIGHT	
18	Quercus rubra Red Oak	MT	D-M	UPL	11'	CONT/B & B 3'-5' HEIGHT	
18	Nyssa sylvatica Black Gum	T	M-W	FACU	11'	CONT/B & B 3'-5' HEIGHT	
20	Cornus florida Flowering Dogwood	VT	D-M	FACU	11'	CONT/B & B 3'-5' HEIGHT	
18	Acer rubrum Red Maple	VT	D-W	FAC	11'	CONT/B & B 3'-5' HEIGHT	
TOTAL							
112	WHIPS OR SEEDLINGS WITH TREE SHELTERS						



DATE: JULY 2002
 PROJECT: 01-068
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=300'
 APPROVED BY: [Name]

PROJECT: 01-068
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 CHECKED BY: [Name]
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 CHECKED BY: [Name]
 SCALE: 1"=300'
 APPROVED BY: [Name]

PROJECT: 01-068
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=300'
 APPROVED BY: [Name]

PROJECT: 01-068
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=300'
 APPROVED BY: [Name]

PROJECT: 01-068
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=300'
 APPROVED BY: [Name]

PROJECT: 01-068
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=300'
 APPROVED BY: [Name]

PROJECT: 01-068
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=300'
 APPROVED BY: [Name]

PROJECT: 01-068
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=300'
 APPROVED BY: [Name]

PROJECT: 01-068
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1"=300'
 APPROVED BY: [Name]

