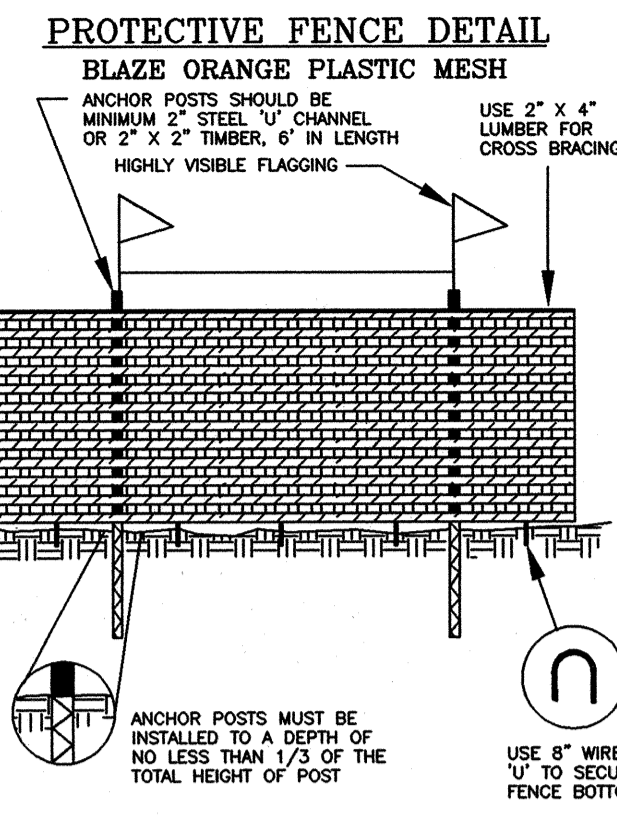
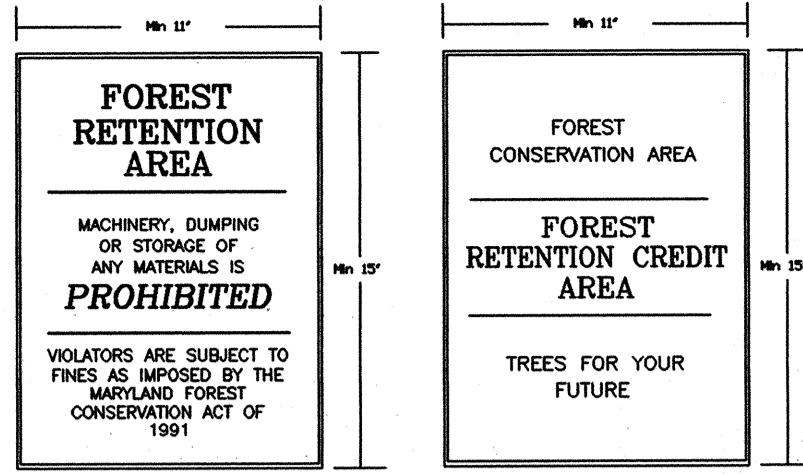
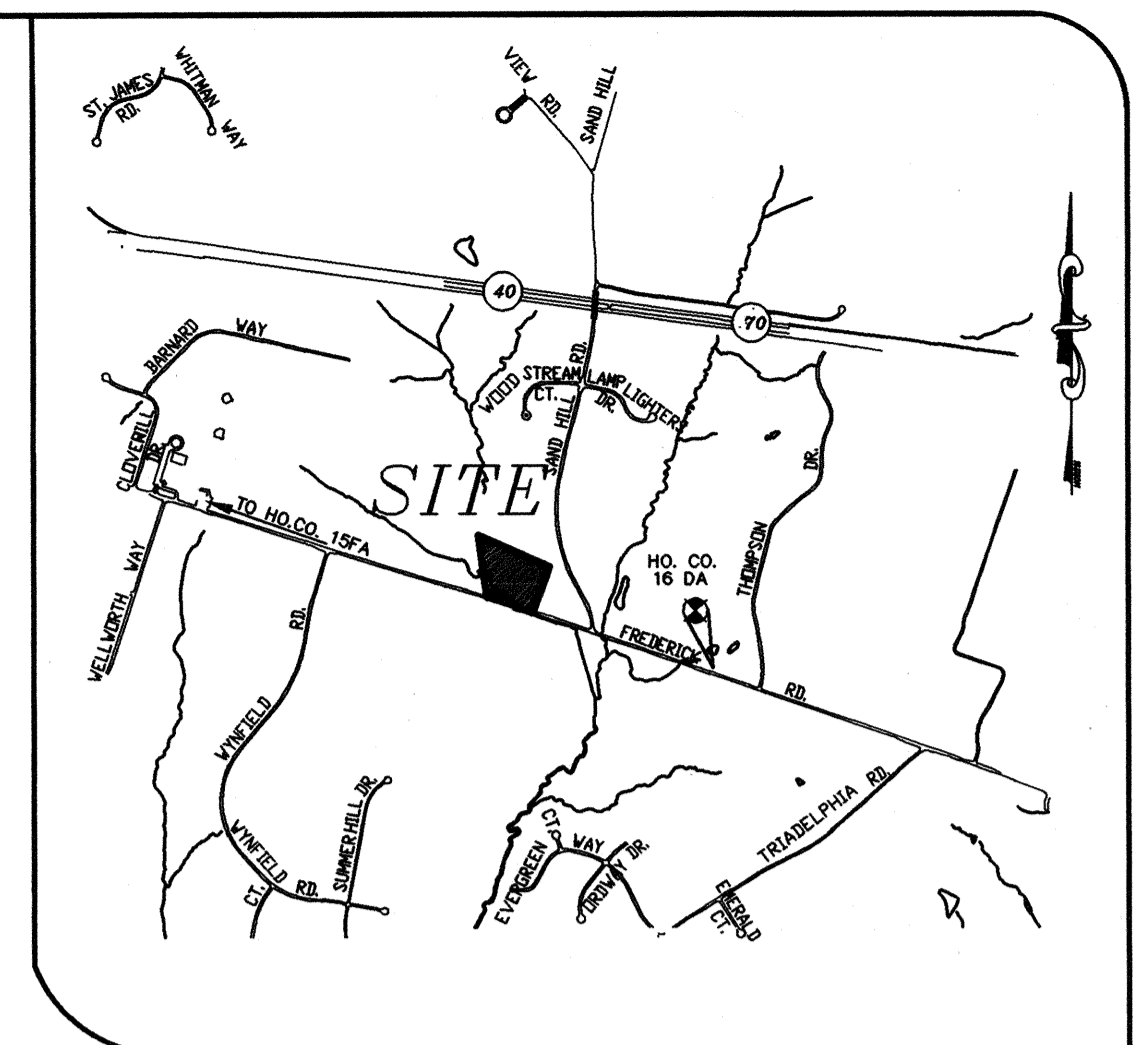


KEY	SPECIES
STA	32" WHITE PINE
STB	40" BLACK OAK
STC	30" SHINGLE OAK
STD	30" BLACK OAK
STE	50" TULIP POPLAR

FOREST CONSERVATION EASEMENTS	
FCE A	ACREAGE
FCE A	2.10 ACRES
FCE B	0.19 ACRES
FCE C	0.56 ACRES
TOTAL	2.85 ACRES



FOREST CONSERVATION DATA	
NET TRACT AREA:	
A. Total tract area.....	=8.14
B. Area within 100 year floodplain.....	=1.22
C. Area to remain in agricultural production.....	=0.00
D. Net tract area.....	=6.92
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)	
Input the number "1" under the appropriate land use zoning, and limit to only one entry.	
ARA MDR IDA HDR MPD CIA	0 1 0 0 0 0
E. Afforestation Threshold.....	20% x D = 1.38
F. Conservation Threshold.....	25% x D = 1.73
EXISTING FOREST COVER:	
G. Existing forest cover (excluding floodplain).....	=5.20
H. Area of forest above afforestation threshold.....	=3.82
I. Area of forest above conservation threshold.....	=3.47
BREAK EVEN POINT:	
J. Forest retention above threshold with no mitigation.....	=2.42
K. Clearing permitted without mitigation.....	=2.78
PROPOSED FOREST CLEARING:	
L. Total area of forest to be cleared.....	=2.35
M. Total area of forest to be retained.....	=2.85
PLANTING REQUIREMENTS:	
N. Reforestation for clearing above conservation threshold.....	=0.59
P. Reforestation for clearing below conservation threshold.....	=0.00
Q. Credit for retention above conservation threshold.....	=1.12
R. Total reforestation required.....	=0.00
S. Total afforestation required.....	=0.00
T. Total reforestation and afforestation required.....	=0.00



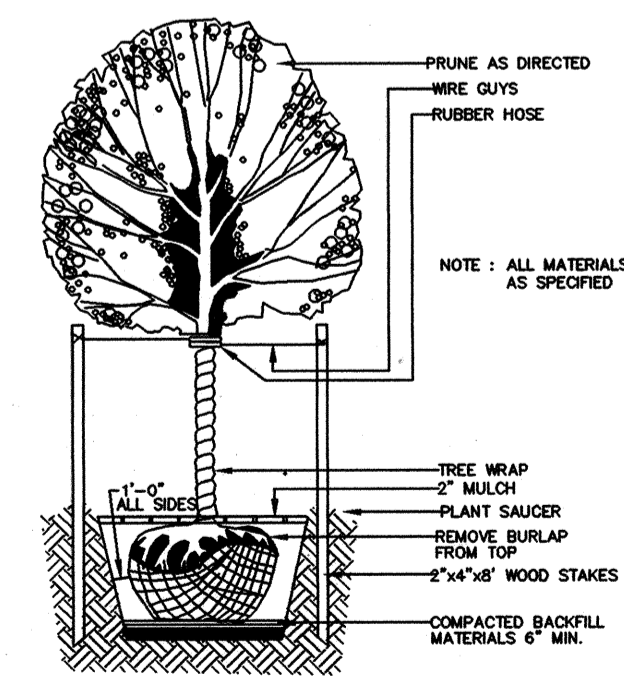
VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT FEB. 2002.
- SITE LOCATION:
TAX MAP 16, PARCEL 23, BLOCK 13
DEED REFERENCE: 6113/285
SITE AREA: 8.14 ACRES ±
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 16DA AND 16R1. STATION NO. 16DA N 593712.917, E 1332332.040, ELEVATION 469.674. STATION NO. 16R1 N 595906.955, E 1325277.710, ELEVATION 466.950
- ON SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT FEB. 2002.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 8.
- PRIVATE WATERWILL BE UTILIZED.
- PUBLIC WATER WILL BE UTILIZED UNDER CONTRACT # 44-1311
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT 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.
- ALL STRUCTURES ARE TO BE REMOVED.
- STEEP SLOPES OVER 20,000 SQ. FT. IN AREA DO EXIST ON-SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR 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 (125 KIPS 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.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS OR THE FLOODPLAIN AREA.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. **NON-BUILDABLE PRESERVATION PARCELS 15** HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 2.10 ACRES (91,476 SQ. FT.) IN A FOREST CONSERVATION EASEMENT AND BY A RETENTION CREDIT OF 0.75 ACRES (32,970 SQ. FT.) OF EXISTING FOREST LOCATED ON BUILDABLE PRESERVATION PARCEL A, WHICH IS SUFFICIENT TO EXCEED THE BREAK-EVEN POINT OF 2.42 ACRES IN ACCORDANCE WITH THE ADOPTED DPZ POLICY MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 1 FOR 8 SHADE TREES IN THE AMOUNT OF \$2,400.00 AND FOR LOT 2 FOR 15 SHADE TREES IN THE AMOUNT OF \$4,500.00.
- FOREST RETENTION FOR 21 ACRES IS #18,245.20. THE 0.75 ACRES OF CREDIT ON BUILDABLE PRESERVATION PARCEL A IS NOT SUBJECT TO SURETY.

FOREST RETENTION 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 SHALL 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 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:
A. 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;
B. INSPECT AND FLAGGED BOUNDARIES AND PROTECTION DEVICES;
C. MAKE ALL NECESSARY ADJUSTMENTS;
D. 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 REMEDIED 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.



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SOILS DESCRIPTIONS:

SYMBOL	DESCRIPTION
ChB2	Chester silt loam, 3% to 8% slopes, moderately eroded [slight]
Cs	Cornus silt loam [severe, flood hazards]
Ha	Hatboro silt loam [severe]
MgB2	Manor gravelly loam, 3% to 8% slopes, moderately eroded [slight]
MgC2	Manor gravelly loam, 8% to 15% slopes, moderately eroded [moderate]
MIB2	Manor loam, 3% to 8% slopes, moderately eroded [slight]
MID2	Manor loam, 15% to 25% slopes, moderately eroded [severe]
MID3	Manor loam, 15% to 25% slopes, severely eroded [severe]
MI	Manor loam, 25% to 45% slopes [severe]

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 AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *Stephanie Demchik* DATE: 8-4-04

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 9/22/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 8/10/04

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
	ADJACENT TO ROADWAYS	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LANDSCAPE TYPE	N/A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LINEAR FEET OF PERIMETER	144.18 LF	274.32 LF	79.67 LF	284.36 LF	250.11 LF	505.09LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	NO	NO	YES, 60 LF OF EX. TREES TO REMAIN	NO	NO	YES, 60 LF OF EX. TREES TO REMAIN
NUMBER OF PLANTS REQUIRED		0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	23 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION		0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED		0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	23 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
OTHER TREES (1:1 SUBSTITUTION)		0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
23		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL
TOTAL				
23				

LANDSCAPE DESIGNER: *Stephanie Demchik* No. 019834 QUALIFIED PROFESSIONAL

OWNER: 12118 FREDERICK L.L.C., 12118 FREDERICK ROAD, ELLICOTT CITY, MD 21042, (410) 531-2634

DATE: AUG-2004
PROJECT: 01-035
ILLUSTRATION: SAA
SCALE: 1"=50'
APPROVAL: SAA
DATE: 8/10/04
DESCRIPTION: PERIMETER LANDSCAPING

FREDERICK OVERLOOK
TAX MAP 16, PARCEL 23
THIRD ELECTION DISTRICT
SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION PLAN.

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0286 Fax

1 OF 1