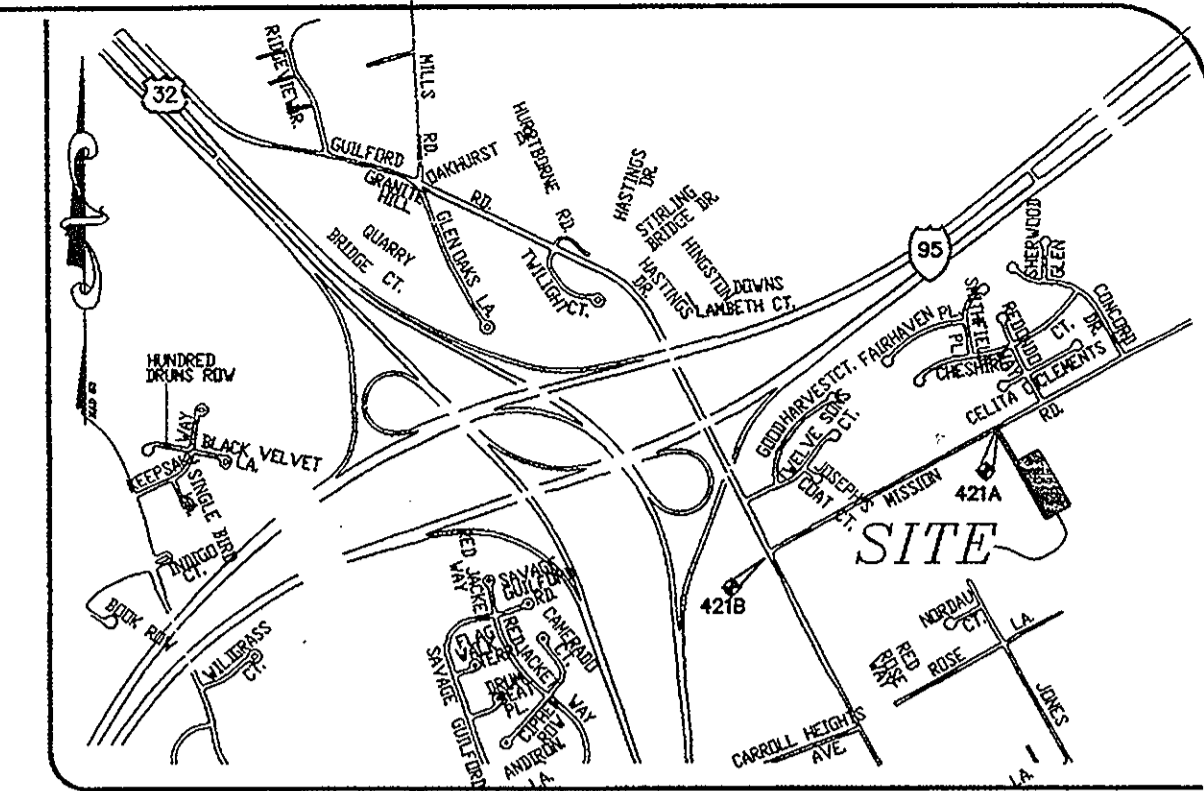


FOREST CONSERVATION DATA

ACRES	PERCENT
2.19	0.00
0.00	0.00
0.00	0.00
2.19	0.00
0.44	0.33
0.33	0.25
2.19	1.44
1.44	0.75
0.75	0.00
0.00	0.00
0.75	0.36
0.31	0.05
0.05	0.05
0.05	0.05



VICINITY MAP
SCALE 1"=1500'

FOREST RETENTION NOTES

1. 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 PROTECTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
2. THE FOREST 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.
3. 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 SMOOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
4. 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.
5. 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.

GENERAL NOTES:

1. SUBJECT PROPERTY IS ZONED R-12 PER THE 2002 COMPREHENSIVE ZONING PLAN.
2. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
3. THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 24F4 AND 24F3. STATION NO. 421A N 543390.386 ELEVATION 312.667 E 1364912.655 STATION NO. 421B N 542356.879 ELEVATION 283.120 E 1363076.003
4. SITE DATA:
TAX MAP 42 PARCEL 237 p/o parcel 103
DEED REFERENCE: 6983/123
GROSS AREA: 2.234 ACRES ±
MINIMUM LOT SIZE: 12,000 SQ. FT.
NUMBER OF PROPOSED BUILDABLE LOTS: 4
5. ALL AREAS ARE MORE OR LESS.
6. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE 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 RADII.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 TONS 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.
7. NO STRUCTURES EXIST ON SITE.
8. 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.
9. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
10. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
11. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
12. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDIT.
13. THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED JANUARY 8, 2003 AND AMENDED UNDER COUNCIL BILL # 45-2003.
14. 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, 4 SHADE TREES ON LOT 1 IN THE AMOUNT OF \$1200.00, 1 SHADE TREE ON LOT 2 IN THE AMOUNT OF \$300.00, 1 SHADE TREE ON LOT 3 IN THE AMOUNT OF \$300.00, AND 1 SHADE TREE ON LOT 4 IN THE AMOUNT OF \$300.00, WILL BE POSTED AS PART OF THE GRADING PERMIT.
15. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN SATISFIED BY PAYMENT OF A TOTAL OF 0.75 ACRES IN A FOREST CONSERVATION (RETENTION) EASEMENT AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF 0.05 ACRES (2,178 SQ. FT.) IN THE AMOUNT OF \$1,089.00.
16. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, OR THEIR BUFFERS OR FOREST CONSERVATION EASEMENT AREAS.
17. ALL GRINDER PUMPS TO BE ENVIRONMENTAL ONE (E-1) MODEL GP 2014.

PRE-CONSTRUCTION MEETING

1. 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:
A. TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
C. MAKE ALL NECESSARY ADJUSTMENTS;
D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

1. 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 WOUNDING, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
2. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
3. 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.

SUPERVISION

1. ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

LEGEND

- 24' PRIVATE USE-IN-COMMON EASEMENT
- DENOTES AN EXISTING INGRESS & EGRESS EASEMENT
- DENOTES AN EXISTING GRAVEL DRIVE
- DENOTES EXISTING TREELINE
- DENOTES PROPOSED TREELINE
- DENOTES PERIMETER LANDSCAPE EDGE
- DENOTES TREE PROTECTIVE FENCING
- DENOTES WETLANDS
- DENOTES FOREST CONSERVATION AND PRIVATE SWM CREDITS EASEMENT
- PRIVATE SEWER PUMP

SPECIMEN TREES

KEY	SPECIES
ST#1	33' BEECH
ST#2	30' BEECH

FOREST STANDS

FS1 - TULIP POPLAR/CHESTNUT OAK ASSOCIATION

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	196.98 LF	481.60 LF	200 LF	481.60 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 35 LF OF EXISTING TREES	YES, 481.60 LF OF EXISTING TREES	YES, 183.11 LF OF EXISTING TREES	YES, 187 LF OF EXISTING TREES	
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING TREES	NO	NO	NO	1 SHADE TREE *	1 SHADE TREE *
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

* CREDIT TAKEN ALONG PERIMETER 4 FOR ONE (1) EXISTING 33' BEECH.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

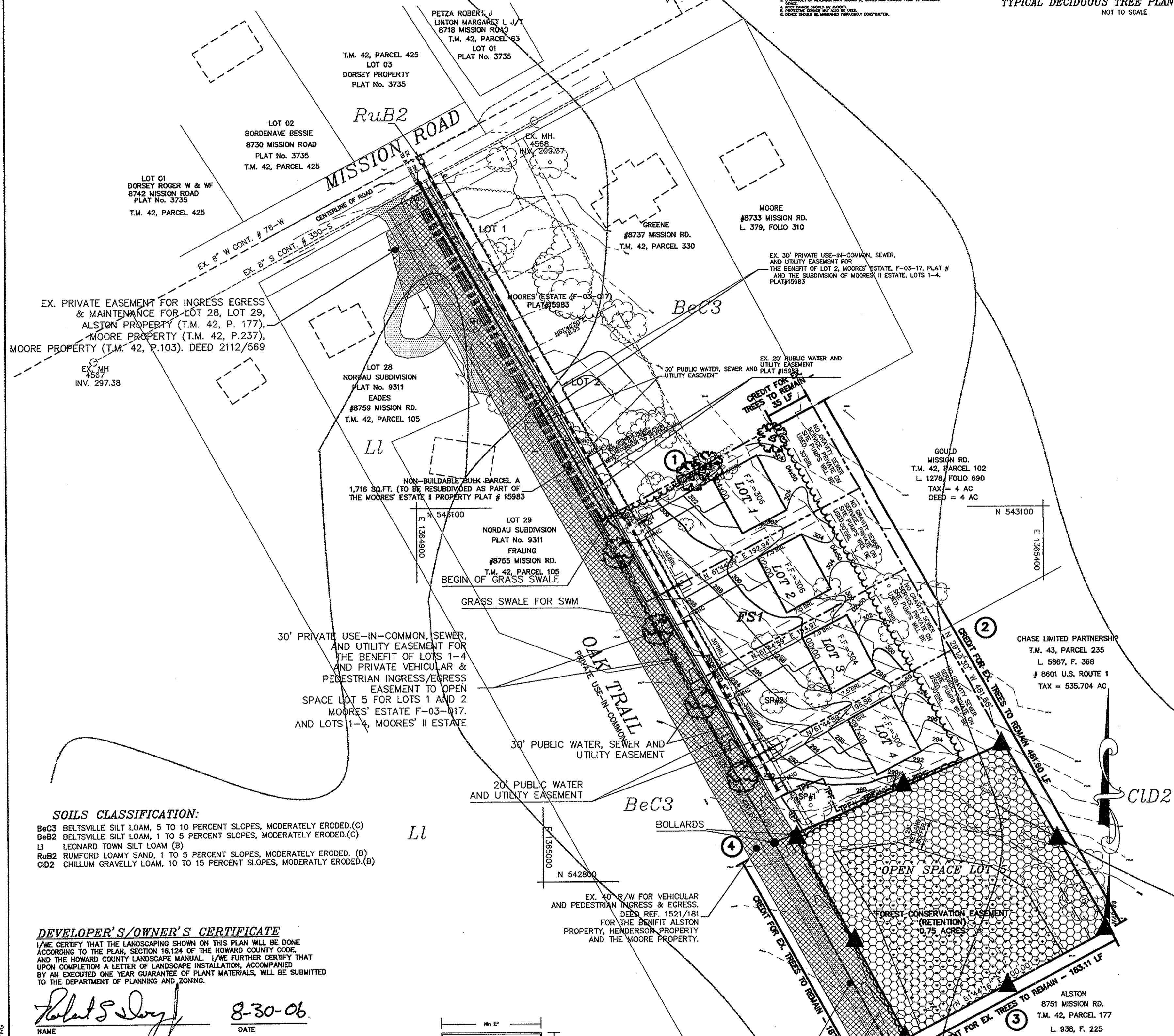
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3	☼	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
4	☼	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
TOTAL				7 SHADE TREES

MD DNR QUALIFIED PROFESSIONAL

Mashid Tringa 8/30/06

OWNER

DORSEY FAMILY HOMES
10717-B BIRMINGHAM WAY
WOODSTOCK, MD 21163
(410)465-7200

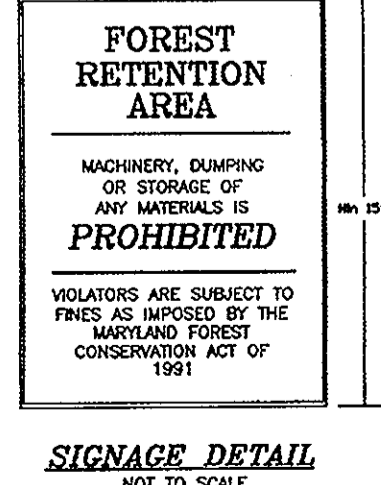


SOILS CLASSIFICATION:
BeC3 BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED.(C)
BeB2 BELTSVILLE SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED.(C)
L1 LEONARD TOWN SILT LOAM (B)
RuB2 RUMFORD LOAMY SAND, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED. (B)
CID2 CHILLUM GRAVELLY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED.(B)

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING 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 LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Robert S. Long 8-30-06
NAME DATE



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Candice Hanna 9/11/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Chris Pappas 9/8/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

project	date	description	revision
02031	AUG 06	illustration	SA A
		approval	SA A
		scale	1"=50'

no.	date	description	revision

MOORE II PROPERTY
LOTS 1 THRU 4 AND OPEN SPACE LOT 5
TAX MAP 42 PARCEL 237, P/O PARCEL 103
SIXTH ELECTION DISTRICT
HOWARD COUNTY
SUPPLEMENTAL LANDSCAPING, FOREST CONSERVATION AND SOILS PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Beltsville City, Maryland 21042
(410) 987-0296 Fax: (301) 621-5621 Wash. (410) 987-0298 Fax.