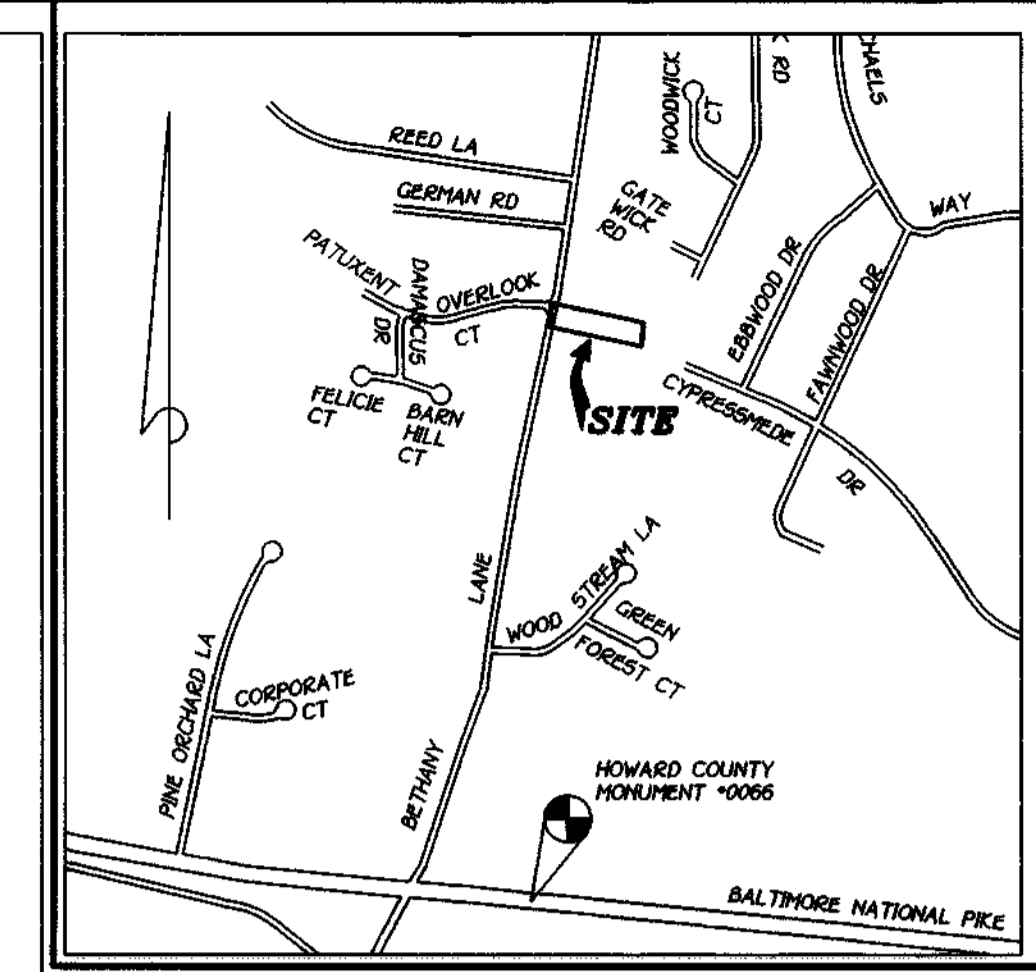


- SPECIMEN TREE LIST**
- ST #1 33" BLACK WALNUT
 - ST #2 36" BLACK WALNUT
 - ST #3 35" SILVER MAPLE
 - ST #4 32" AMERICAN ELM

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF



SIGNAGE DETAIL
NOT TO SCALE

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
TAX MAP 17 PARCEL 534
ELECTION DISTRICT: SECOND
ZONING: R-20
DEED REFERENCE: L 6731, F 305
DPZ FILES: F 03-225, WP 03-225
- AREA TABULATION**
 - A. TOTAL TRACT AREA: 2.00 AC.±
 - B. NUMBER OF PROPOSED BUILDABLE LOTS: 2
 - C. AREA OF PUBLIC RIGHT OF WAY: 0.127 AC.±
 - D. AREA OF BUILDABLE LOTS: 0.92 AC.±
- TOPOGRAPHY SHOWN IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT DECEMBER 27, 2000 BY SOURABH G. MUNSHI, VANMAR ASSOC. INC.
- BOUNDARY SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 27, 2000 BY SOURABH G. MUNSHI, VANMAR ASSOC. INC.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)
STA. 2485 N 589556.228 E 1352603.459 EL= 387.306
STA. 2485 N 589556.228 E 1356570.800 EL= 390.970
- PUBLIC WATER AND SEWER WILL BE UTILIZED. (CONTR. NO. W-71 & S-411)
- THE PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- LOT 2 HAS EXISTING SHEDS TO BE REMOVED.
- EXISTING WETLANDS SHOWN HEREON WERE DELINEATED BY WILDMAN ENVIRONMENTAL SERVICES IN JANUARY 2003.
- THE EXISTING 60' COLONIAL PIPELINE RIGHT OF WAY SHOWN HEREON IS BASED ON FIELD LOCATED STAKEOUT PROVIDED BY COLONIAL GAS ON MARCH 28, 2003. AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY LIBER 0998 FOLIO 0135.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR CHIP COATING. (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE EDGE OF THE RIGHT OF WAY.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA ROOFTOP, NON-ROOFTOP DISCONNECTION CREDIT.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY A 40 ACRE RETENTION FOREST CONSERVATION EASEMENT ON-SITE. NO SURETY IS REQUIRED.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN. POSTING OF THE SURETY IN THE AMOUNT OF \$ 4200.00 FOR THE REQUIRED PLANTING OF 14 SHADE TREES SHALL BE DEFERRED UNTIL APPROVAL OF THE SITE DEVELOPMENT PLAN.
- SIGHT DISTANCE ANALYSIS:

	REQUIRED*	AVAILABLE
DISTANCE LEFT	510	>510
DISTANCE RIGHT	540	>540

* REQUIRED SIGHT DISTANCE IS BASED ON 40 MPH SPEED LIMIT (POSTED + 10 MPH)
- NO CLEARING, GRADING OR DISTURBANCE IS PERMITTED IN THE STEEP SLOPES, WETLANDS, STREAM OR THEIR BUFFERS, FLOOD PLAIN AREA OR FOREST CONSERVATION EASEMENTS.

PATUXENT OVERLOOK COURT

LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSES OF A PUBLIC ROAD (0.127 AC.±)

- LEGEND**
- 15% TO 24% SLOPES
 - STEEP SLOPES 25% AND GREATER
 - WETLANDS
 - RETENTION FOREST CONSERVATION EASEMENT
 - FOREST CONSERVATION SIGNAGE

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTY
LANDSCAPE TYPE	B	A
LINEAR FEET OF PERIMETER	N/A	1220 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	430 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	0	14
EVERGREEN TREES	0	0
SHRUBS	0	0
NUMBER OF PLANTS PROVIDED		
SHADE TREES	0	14
EVERGREEN TREES	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

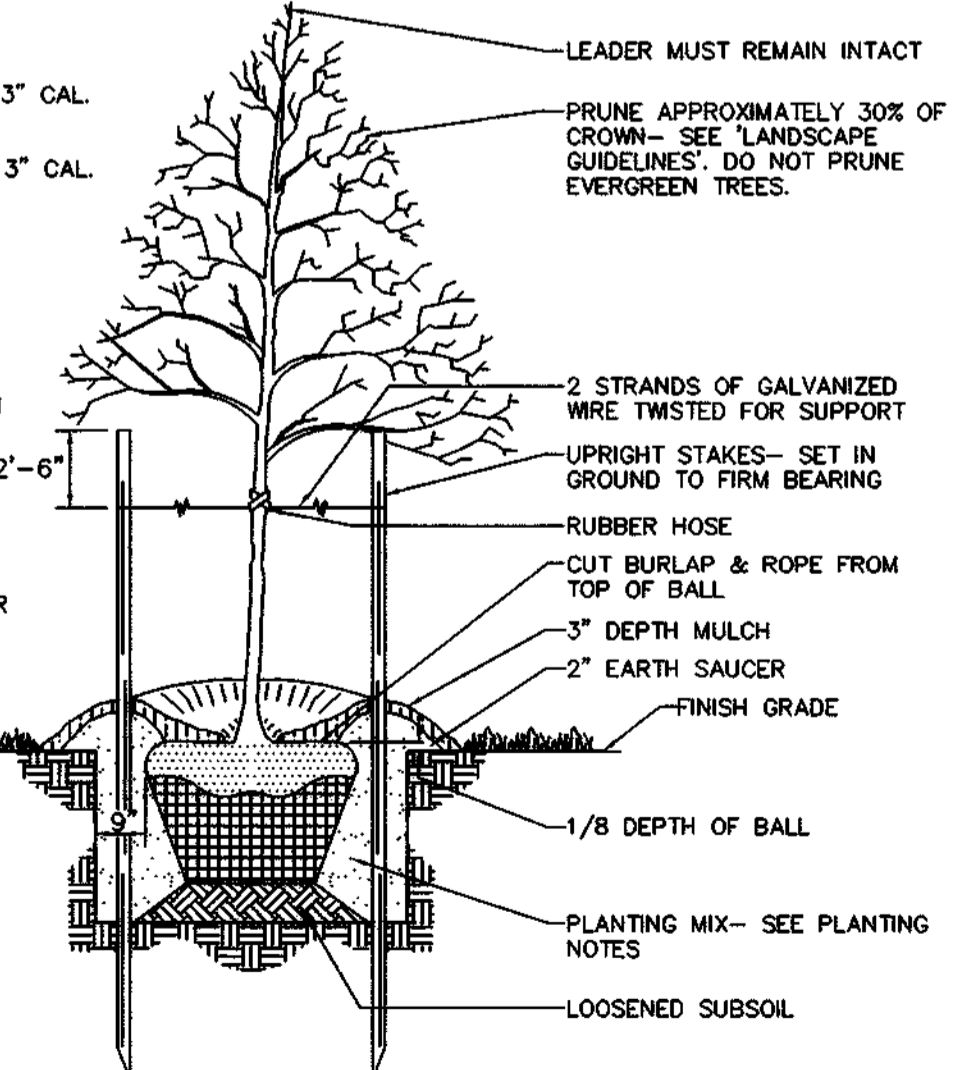
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8	ST #1	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
6	ST #2	QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
TOTAL				14 SHADE TREES

PERIMETERS

PERIMETER	EDGE TYPE
PERIMETER 1 SFD FRONT TO ROAD - N/A	B
PERIMETER 2 SFD TO OPEN SPACE - 160 LF EXISTING TREES TO REMAIN	A
SFD TO SFD - 375 LF 1 SHADE TREE / 60 LF	7
PERIMETER 3 OPEN SPACE TO SFD - 150 LF EXISTING TREES TO REMAIN	A
PERIMETER 4 SFD TO OPEN SPACE - 120 LF EXISTING TREES TO REMAIN	A
SFD TO SFD - 415 LF 1 SHADE TREE / 60 LF	7

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER

NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 10/28/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William Williams 10/24/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

NET TRACT AREA:

AREA	AREA
A. Total tract area	2.00 AC.±
B. Area within 100 year floodplain	0.15 AC.±
C. Area Dedicated for Road R/W	N/A
D. Net tract area	1.85 AC.±

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	0	0	1	0	0

EXISTING FOREST COVER:

Category	Area
G. Existing forest cover (excluding floodplain)	0.51 AC.±
H. Area of forest above afforestation threshold	0.23 AC.±
I. Area of forest above conservation threshold	0.14 AC.±

BREAK EVEN POINT:

Category	Area
J. Forest retention above threshold with no mitigation	0.40 AC.±
K. Clearing permitted without mitigation	0.11 AC.±

PROPOSED FOREST CLEARING:

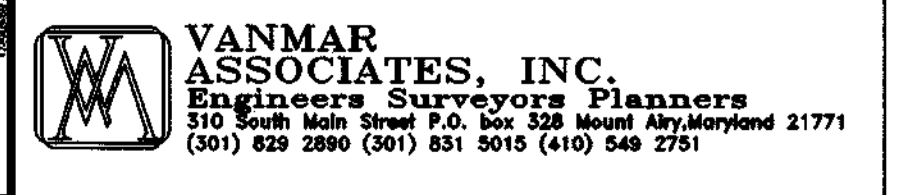
Category	Area
L. Total area of forest to be cleared	0.00 AC.±
M. Total area of forest to be retained	0.40 AC.±

PLANTING REQUIREMENTS:

Category	Area
N. Reforestation for clearing above conservation threshold	0.00 AC.±
O. Reforestation for clearing below conservation threshold	0.00 AC.±
P. Credit for retention above conservation threshold	0.00 AC.±
Q. Total reforestation required	0.00 AC.±
R. Total afforestation required	0.00 AC.±
S. Total reforestation and afforestation required	0.00 AC.±

SUPPLEMENTAL LANDSCAPE FOREST CONSERVATION PLAN
T'OLIVER PROPERTY
LOTS 1, 2 & OPEN SPACE LOT 3

TAX MAP 17 SECOND ELECTION DISTRICT
PARCEL 534 HOWARD COUNTY, MARYLAND
EX. ZONING R-20
DATE: SEPTEMBER 13, 2003 SCALE: 1"=30'
DPZ FILE No. F 03-225



Ronald Williams 10/16/03
QUALIFIED PROFESSIONAL