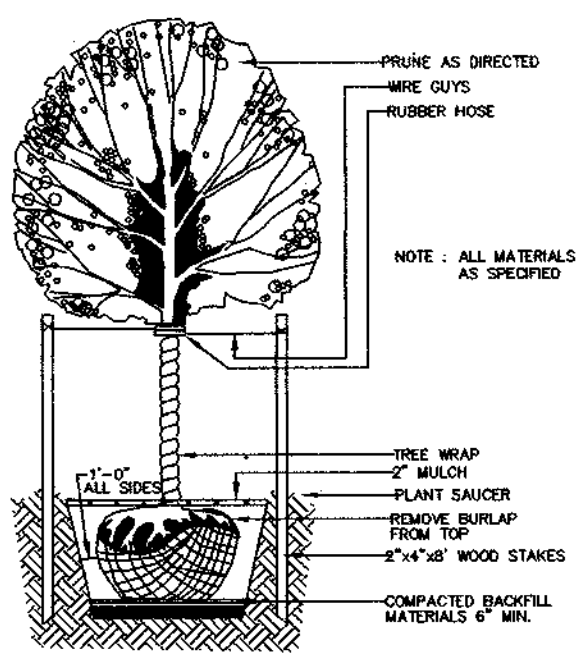


SCHEDULE A : PERIMETER LANDSCAPED EDGE

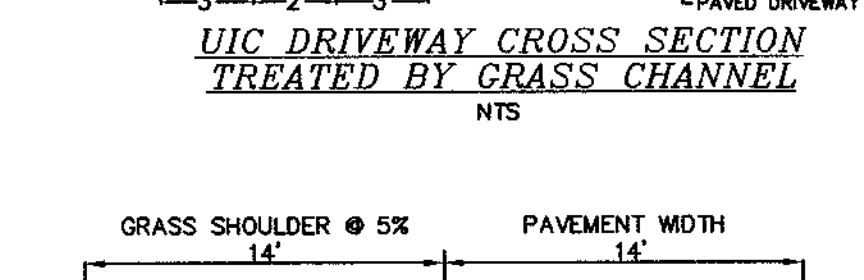
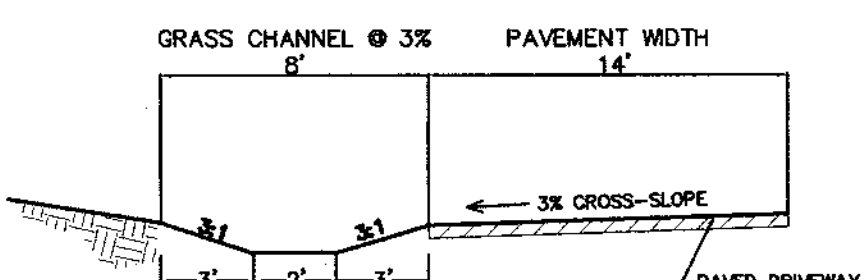
CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	
LANDSCAPE TYPE	2,047.88 LF	315.35 LF	1,396.91 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 835 LF OF EX. TREES	YES, 315.35 LF OF EX. TREES	YES, 800 LF OF EX. TREES	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	20	0	10	30
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	20	0	10	30
EVERGREEN TREES	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
30	⊙	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
30	⊙	SHADE TREES		

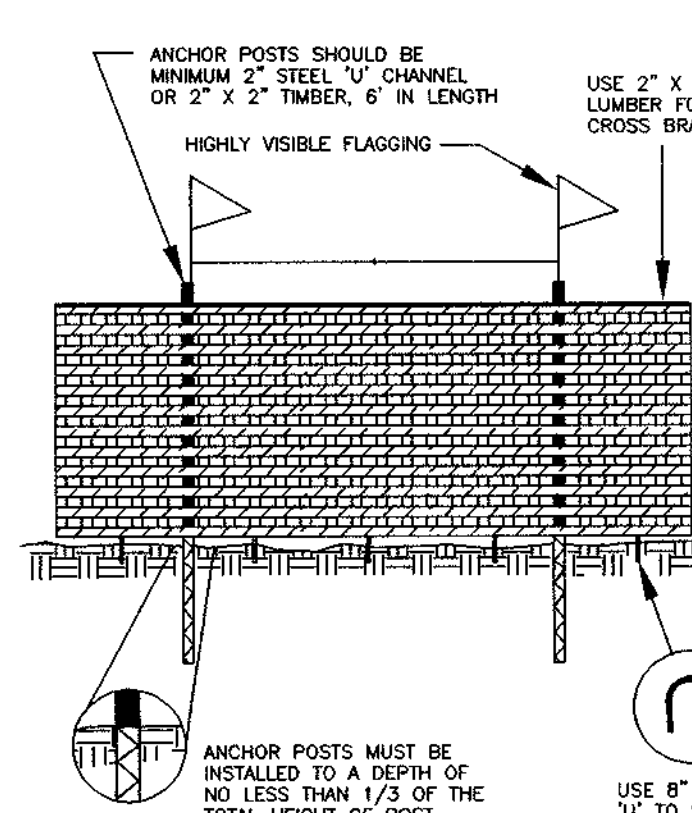


TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

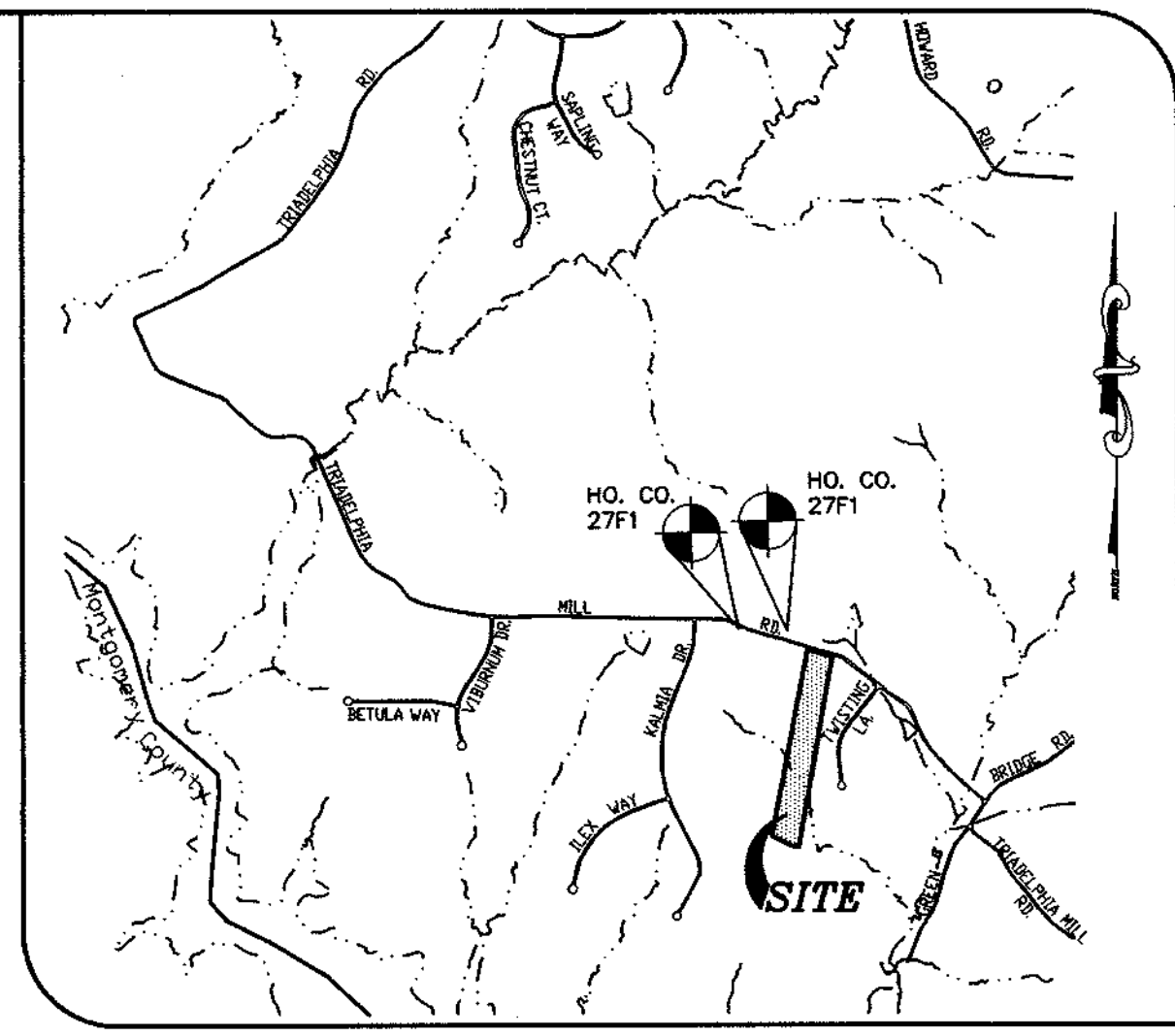


LOT 2 DRIVEWAY CROSS SECTION TREATED BY NON ROOFTOP DISCONNECTION
N.T.S.

PROTECTIVE FENCE DETAIL
BLAZE ORANGE PLASTIC MESH

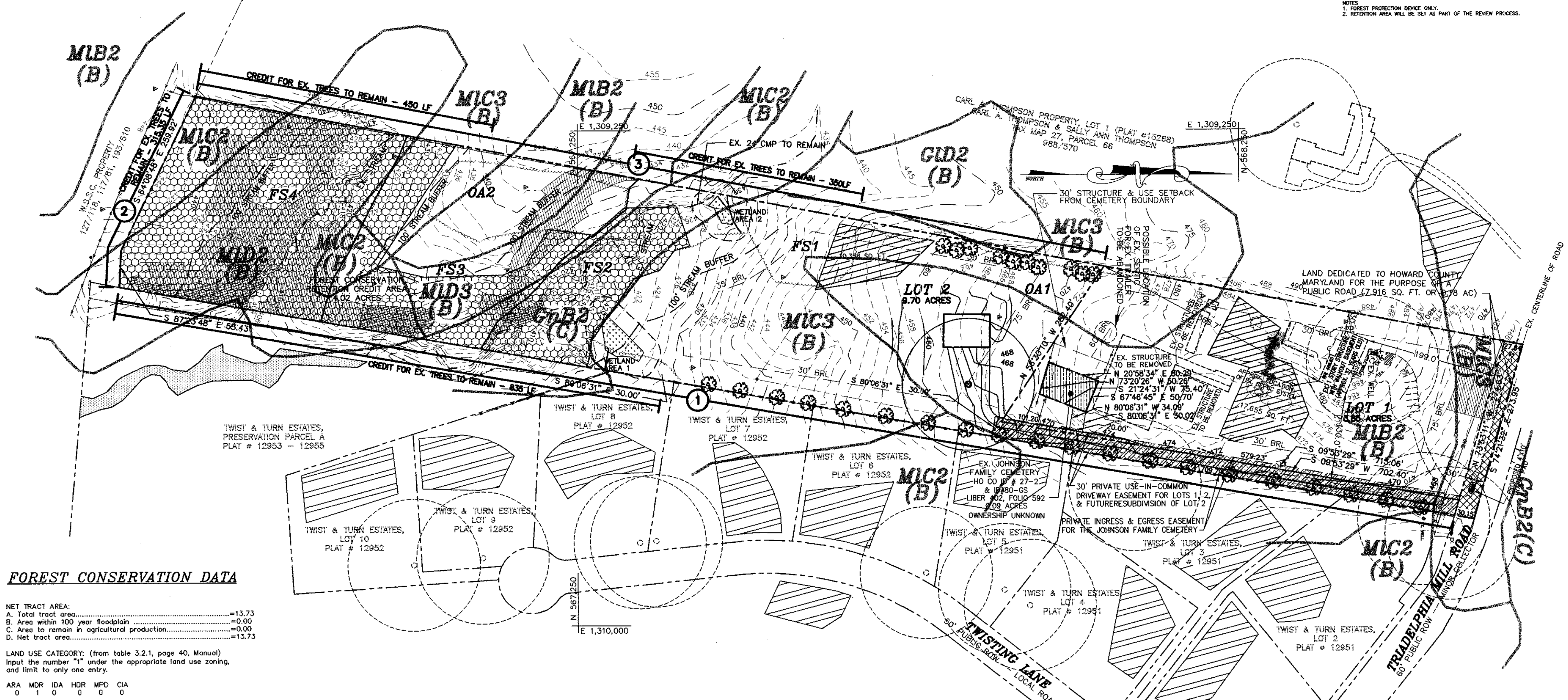


PROTECTIVE FENCE DETAIL
BLAZE ORANGE PLASTIC MESH



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES**
- TAX MAP 27, PARCEL 15, BLOCK 24.
 - SUBJECT PROPERTY ZONED RR-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2002 BY MILDBERG, BOENDER & ASSOC., INC. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON FIELD RUN SURVEY CONDUCTED BY MILDBERG, BOENDER & ASSOC., INC. IN AUGUST 2002. OFF-SITE TOPOGRAPHY TO THE WEST, BASED ON HOWARD COUNTY 200 SCALE TOPOGRAPHIC MAPS.
 - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
STA. NO. 46EA N 536,185.423 ELEV. 415.10
N 1,338,091.710 E 534,750.221
STA. NO. 46EB N 534,750.221 E 534,750.221
E 1,337,742.800
 - ⊙ DENOTES AN IRON PIN OR IRON PIPE FOUND.
 - ⊙ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - BRL DENOTES A BUILDING RESTRICTION LINE.
 - ALL AREAS ARE MORE OR LESS.
 - JOHNSON FAMILY CEMETERY EXISTS ON-SITE PER LIBER 5183, FOLD 0672 AND IS IDENTIFIED AS HO CO 02-27 AND 02-03. THE HOWARD COUNTY PLANNING BOARD APPROVED THE CEMETERY BOUNDARY DOCUMENTATION AND ACCOMMODATION PLAN FOR THIS PROPERTY ON JANUARY 8, 2004. THE CEMETERY IS A SEPARATE DEEDED PARCEL OF LAND THAT IS NOT PART OF THIS SUBDIVISION AND IS UNDER OWNERSHIP BY AN UNKNOWN PARTY.
 - NO HISTORIC STRUCTURES EXIST ON-SITE.
 - NO FLOODPLAIN EXISTS ON-SITE.
 - WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN JULY 2003.
 - FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FILED WITH THE OFFICE OF THE COUNTY HEALTH OFFICER. THE HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT, AND RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
 - THE 17,655 SQ. FT. SEPTIC EASEMENT ON LOT 1 IS TO SUPPORT THE CONVERSION OF THE EXISTING HOUSE TO AN 8-BEDROOM ASSISTED LIVING FACILITY.
 - SITE LOCATION:
TAX MAP 27, PARCEL 15 (PARCELS 1 & 2)
DEED REFERENCE: 5183/672
SITE AREA: 13.73 ACRES ±
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE AND EASY ACCESS TO THE EXISTING DWELLINGS. 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 (HIG LOADS).
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.
 - 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.
 - STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA ROOFTOP DISCONNECTION, GRASS SWALE, AND SHEET FLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
 - LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (SHADE TREES) WILL BE PROVIDED WITH THE GRADING PERMIT FOR LOT 2 IN THE AMOUNT OF \$9,000.00. LANDSCAPING FOR LOT 1 WILL BE ADDRESSED WITH THE PERMIT FOR THE RESIDENTIAL CARE FACILITY FOR LOT 1 & WP-03-147.
 - THERE IS AN EXISTING STRUCTURE ON LOT 1 KNOWN AS 14269 TRIADDELPHIA MILL ROAD IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
 - THIS PROJECT IS SUBJECT TO WP-04-15, APPROVED ON OCTOBER 29, 2003, WAIVING SECTION 16.1200(A)(1)(a) TO ALLOW PLACEMENT OF WETLANDS, STREAMS, AND THEIR BUFFERS ON LOT 2. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
1. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW CONSTRUCTION IS PERMITTED WITHIN THE LIMITS OF FLOOD PLAIN, STREAM BANK, WETLANDS, OR THEIR BUFFERS AND FOREST CONSERVATION CREDIT AREAS IN ACCORDANCE WITH SECTION 16.118 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. NO WAIVERS WILL BE GRANTED FOR IMPACTS TO THE 100 YEAR FLOOD PLAIN, WETLANDS, OR THEIR BUFFERS.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION CREDIT AREAS, UNLESS GROUNDED UNDER MAJOR PETITION WP-04-15.
 - LOT 1 IS SUBJECT TO APPROVED BA-02-24C AND WP-03-147 WHICH PERMITS A RESIDENTIAL CARE FACILITY ON THE PROPERTY. BA-02-24C WAS APPROVED BY THE BOARD OF APPEALS AND PLANING COMMISSION ON NOVEMBER 14, 2002, AND WP-03-147 WAS APPROVED BY THE DEPARTMENT OF PLANNING & ZONING ON AUGUST 22, 2003.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003.
 - USE AND MAINTENANCE OF THE PROPOSED DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 & 2 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS FINAL PLAN AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - LOT 1 IS SUBJECT TO WP-03-147, APPROVED ON AUGUST 22, 2003, WAIVING SECTION 16.155(A)(3) REQUIRING THE SUBMISSION OF A SITE DEVELOPMENT PLAN TO ESTABLISH A RESIDENTIAL CARE FACILITY PER BA-02-24C.
 - A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID BY THE ESTABLISHMENT OF 1 NEW NON-CLUSTER SUBDIVISION LOT IN ACCORDANCE WITH THE REQUIRED LANDSCAPING PER SECTION 16.121(a) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MD DE. A VARIANCE FROM MD DE TO THIS SECTION OF THE REGULATION IS NOT REQUIRED FOR THESE LOTS.
 - SOIL DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 17 & 22.
 - PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
 - NO TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.
 - THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, 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.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREON LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR REPLACEMENT OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DELAYS OR THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.



FOREST CONSERVATION DATA

NET TRACT AREA:	13.73
A. Total tract area:	13.73
B. Area within 100 year floodplain:	0.00
C. Area to remain in agricultural production:	0.00
D. Net tract area:	13.73

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 OIA	0 1 0 0 0 0
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E. Afforestation Threshold: 20% x D = 2.75
F. Conservation Threshold: 25% x D = 3.43

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain):	5.02
H. Area of forest above afforestation threshold:	2.27
I. Area of forest above conservation threshold:	1.59

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation:	3.75
K. Clearing permitted without mitigation:	1.27

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared:	1.00
M. Total area of forest to be retained:	4.02

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold:	0.25
O. Reforestation for clearing below conservation threshold:	0.00
P. Greener for retention above conservation threshold:	0.00
Q. Total reforestation required:	0.25
R. Total reforestation required:	0.00
S. Total afforestation required:	0.00
T. Total reforestation and afforestation required:	0.25

GENERAL 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 WILL 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 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 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 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;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

FOREST STANDS

- FS1 - PIONEER ASSOCIATION
- FS2 - TULIP POPLAR ASSOCIATION
- FS3 - TULIP POPLAR ASSOCIATION
- FS4 - OAK-HICKORY ASSOCIATION

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 REMEDIATED 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 REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

NOTE

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

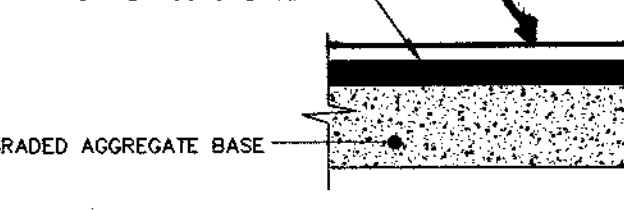
LEGEND

- 15% TO 24.9% SLOPES
- 25% SLOPES OR GREATER
- EXISTING SEPTIC EASEMENT
- PROPOSED SEPTIC EASEMENT
- PROPOSED FOREST CONSERVATION RETENTION CREDIT AREA
- PERIMETER LANDSCAPE EDGE
- PROPOSED WELL

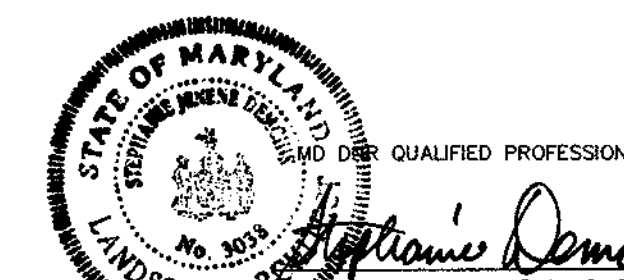
SOILS DESCRIPTION

- | SYMBOL | DESCRIPTION | OWNER |
|--------|---|---|
| GLD2 | Gleniel loam, 15% to 25% slopes, moderately eroded -- Type B | CONSOLIDATED SOUTHERN INVESTMENTS, INC.
P.O. BOX 857
ARNOLD, MARYLAND 21012
(410) 974-4710 |
| GnB2 | Glenville silt loam, 3% to 8% slopes, moderately eroded -- Type C | |
| MnB2 | Minor loam, 3% to 8% slopes, moderately eroded -- Type B | |
| MIC2 | Minor loam, 8% to 15% slopes, moderately eroded -- Type B | |
| MIC3 | Minor loam, 8% to 15% slopes, severely eroded -- Type B | |
| MID2 | Minor loam, 15% to 25% slopes, moderately eroded -- Type B | |

DRIVEWAY PAVING SECTION



DRIVEWAY PAVING SECTION
N.T.S.



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 LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Stephanie Demchik 3/23/04
DATE

APPROVED: *Chris Hamata* 3/23/04
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

CHIEF, DEVELOPMENT ENGINEERING DIVISION

date	project	description	revision
MAR 2004	2001-049	engineering	1
		illustration	2
		scale	1"=100'

date	description	revision

TRIADDELPHIA MILL ROAD PROPERTY
LOTS 1 & 2
TAX MAP 27 - PARCEL 15 - GRID 24
FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5075 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax