

GENERAL NOTES

- FOREST PROTECTION**
1. ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BRACE OR GRADE 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 OR GRADING ACTIVITIES.
 2. THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE ORIGINAL ROOT SYSTEMS OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
 3. ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING SLT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY OF THE PROTECTED AREAS.
 4. 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.
 5. 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 DRINKING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
 6. 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.
 7. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
 8. 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.

FOREST CONSERVATION DATA

NET TRACT AREA: 35.07

A. Total tract area: 35.07

B. Area within 100 year floodplain: 1.42

C. Area to remain in agricultural production: 0.00

D. Net tract area: 33.65

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.

AREA MDR IDA HDR MPD CIA
0 1 0 0 0 0

E. Afforestation threshold: 20% x D = 6.73

F. Conservation threshold: 25% x D = 8.41

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain): 14.10

H. Area of forest above afforestation threshold: 7.37

I. Area of forest above conservation threshold: 6.69

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation: 9.55

K. Clearing permitted without mitigation: 4.55

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared: 19.55

M. Total area of forest to be retained: 14.10

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold: 11.14

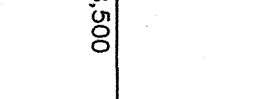
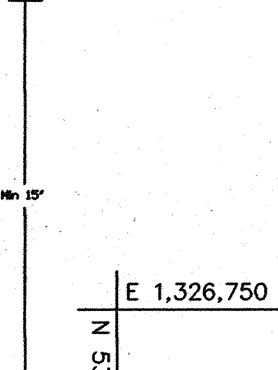
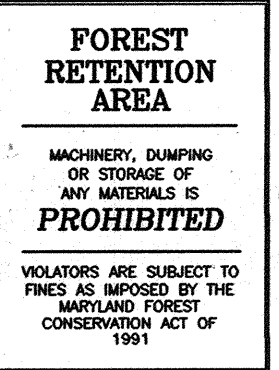
O. Reforestation for clearing below conservation threshold: 0.00

P. Credit for retention above conservation threshold: 11.14

Q. Total reforestation required: 11.14

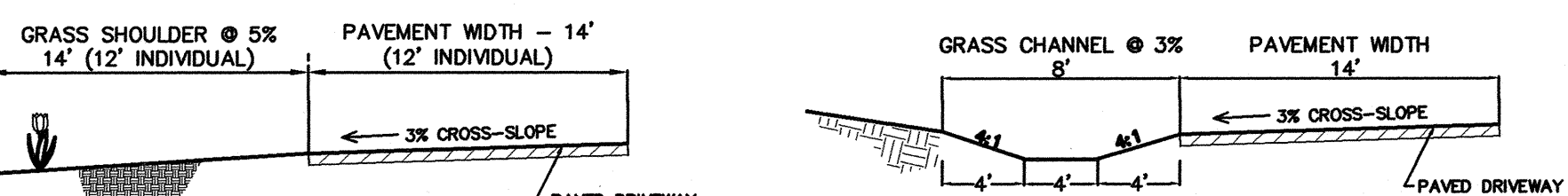
R. Total afforestation required: 0.00

T. Total reforestation and afforestation required: 11.14



SCHEDULE A: PERIMETER LANDSCAPED EDGE

LANDSCAPE TYPE	ADJACENT TO PERIMETER PROPERTIES					ADJACENT TO ROADWAY					TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	B (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	B (PERIMETER 8)	A (PERIMETER 9)	A (PERIMETER 10)	
LINEAR FEET OF PERIMETER	475.80 LF	144.72 LF	507.24 LF	227.19 LF	402.73 LF	520.32 LF	180.00 LF	150.48 LF	1224.25 LF	118.71 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 475.80 LF OF EX. TREES	YES, 29 LF OF EX. TREES	YES, 335 LF OF EX. TREES	NO	NO	YES, 800 LF OF EX. TREES	NO	NO	YES, 530 LF OF EX. TREES	YES, 100 LF OF EX. TREES	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS	12 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 (10:1 SUBSTITUTION)	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS	12 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	

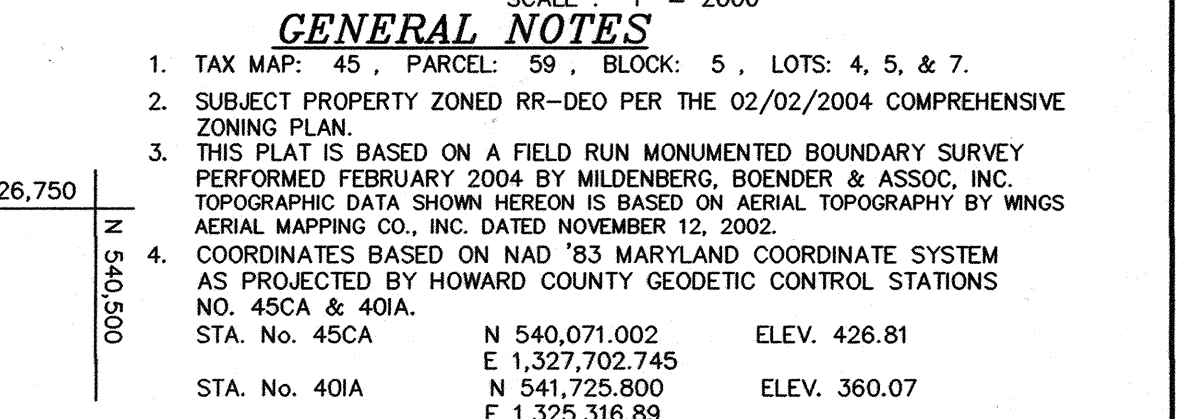


LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
25	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
19	(Symbol)	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
10	(Symbol)	PINUS STROBUS	WHITE PINE	6" - 8" HT.
TOTAL				

54 TREES (44 SHADE TREES, 10 EVERGREENS)

VICINITY MAP



GENERAL NOTES

1. TAX MAP 45 - PARCEL 59 - BLOCK 5 - LOTS 4, 5, & 7.
2. SUBJECT PROPERTY ZONED RR-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED FEBRUARY 2004 BY MILDENBERG, BOENDER & ASSOC., INC. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHY BY WINGS AERIAL MAPPING CO., INC. DATED NOVEMBER 12, 2002.
4. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 45CA & 40A.
5. STA. No. 45CA N 540,071.002 ELEV. 426.81
STA. No. 40A N 541,725.800 ELEV. 360.07
E 1,325,316.89
6. DENOTES AN IRON ROD OR IRON PIPE FOUND.
7. DENOTES A MONUMENT WITH BOLT.
8. DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
9. BRL DENOTES A BUILDING RESTRICTION LINE.
10. ALL AREAS ARE MORE OR LESS.
11. NO CEMETERIES OR BURIAL GROUNDS EXIST ON-SITE.
12. NO HISTORIC STRUCTURES EXIST ON-SITE.
13. EXISTING FLOODPLAIN AND DRAINAGE & UTILITY EASEMENT SHOWN HEREON IS TAKEN FROM PLAT # 8278.
14. WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN DECEMBER 2003.
15. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF 9.55 ACRES (415,988 SQ. FT.) OF FOREST WHICH IS SUFFICIENT TO MEET THE REQUIRED BREAK-EVEN POINT OF 8.41 ACRES OF RETENTION. ANY EXCESS RETENTION MAY NOT BE CREDITED TO ANOTHER SITE.
16. SURETY IN THE AMOUNT OF \$73,297.92 SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED.
17. NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
18. DENOTES EXISTING 100 YEAR FLOODPLAIN.
19. DENOTES AN EXISTING OR PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
20. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 300 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.
21. ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS DEED UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO MAKE ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT, AND RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
22. AREA A SUBDIVISION = 35.07 AC. #
23. AREA OF THE SMALLEST LOT = 130,680 SQ. FT. (3.00 ACRES).
24. THERE IS AN EXISTING STRUCTURE ON LOT 3 KNOWN AS 12435 S. LIME KILN ROAD, NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS. REARWAYS SHALL BE KNOWLEDGE PRIOR TO THE 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 TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S 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.
25. FOR FLAG OF PRESTIGE LOTS, REUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JOINTION 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 ROOF TOP DISCONNECTION, NON-ROOFTOP DISCONNECTION, GRASS CHANNEL, AND NATURAL AREA CONSERVATION CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
26. LANDSCAPING FOR LOTS 1, 2, 5, & 6 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (44 SHADE TREES, 10 EVERGREENS) WILL BE POSTED WITH THE DEVELOPERS AGREEMENT IN THE TOTAL AMOUNT OF AMOUNT OF \$14,700.00, LOT 1 (8 SHADE TREES, 6 EVERGREENS) IN THE AMOUNT \$3,300.00, LOT 2 (4 SHADE TREES, 4 EVERGREENS) IN THE AMOUNT \$1,200.00, LOT 5 (30 SHADE TREES, 4 EVERGREENS) (4 SHADE TREES) IN THE AMOUNT \$1,200.00, AND LOT 6 (30 SHADE TREES, 4 EVERGREENS) (4 SHADE TREES) IN THE AMOUNT \$1,200.00.
27. 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 RETENTION CREDIT AREAS.
28. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003.
29. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 6 & SWM CREDIT EASEMENT HAS BEEN EXECUTED CONCURRENTLY WITH THE RECORDING OF THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003.
30. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP LOT WIDTH AND AREA AS ALLOWED BY MDE.
31. PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
32. THIS PROJECT IS SUBJECT TO DENIAL OF WP-05-11, DENIED ON SEPTEMBER 8, 2004. WAIVING SECTION 16.1200(A)(ii)(b) TO ALLOW PLACEMENT OF WETLANDS, STREAMS, AND THEIR BUFFERS ON LOTS 2 AND 3.
33. STEEP SLOPE AREA = 15,241 SQ. FT.
34. GRADING ON STEEP SLOPES WITH A CONTIGUOUS AREA OF 20,000 SQ. FT. OR MORE IS NOT PERMITTED WITHOUT A WAIVER APPROVAL.

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
EkB2	Eloak silt loam, 3% to 8% slopes, moderately eroded -- Type C
EkC2	Eloak silt loam, 8% to 15% slopes, moderately eroded -- Type C
MiB2	Minor loam, 3% to 8% slopes, moderately eroded -- Type B
MiC2	Minor loam, 8% to 15% slopes, moderately eroded -- Type B
MiD2	Minor loam, 15% to 25% slopes, severely eroded -- Type B
MiE2	Minor loam, 15% to 25% slopes, severely eroded -- Type B
St	Stony Land

MD DNR QUALIFIED PROFESSIONAL

OWNER
GEORGE W. HILL & SANDRA E. HILL
12435 S. LIME KILN ROAD
FULTON, MARYLAND 20759

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE WITH 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.

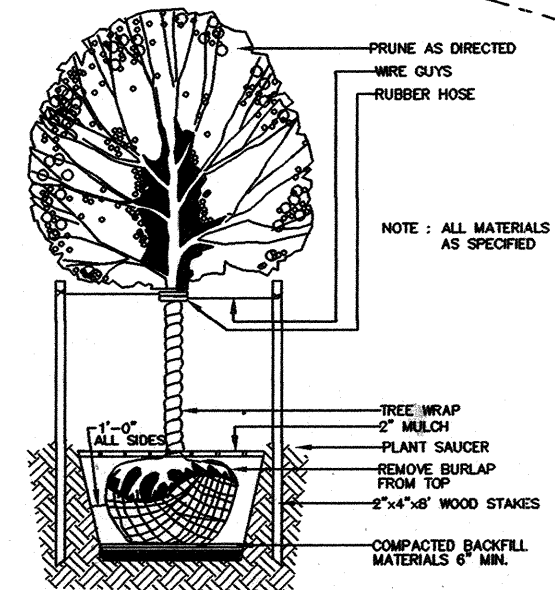
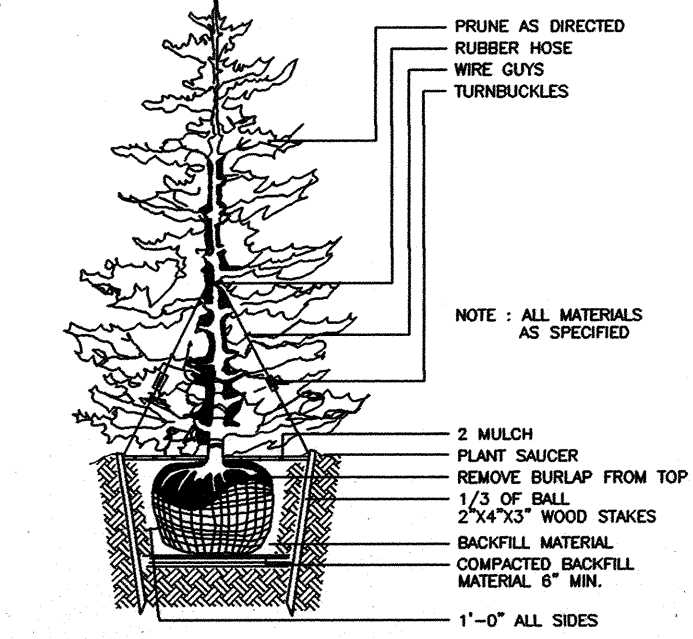
APPROVED: *George W. Hill* 10/17/05 DATE

APPROVED: *John A. Hill* 1/25/06 DATE

APPROVED: *John A. Hill* 10/21/05 DATE

DEPARTMENT OF PLANNING AND ZONING
CHIEF, DIVISION OF LAND DEVELOPMENT

CHIEF, DEVELOPMENT ENGINEERING DIVISION



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

HILL PROPERTY, LOTS 1 THRU 6
(ZIMMERMAN PROPERTY, LOTS 4, 5, & 7)
TAX MAP 45 - PARCEL 59 - BLOCK 5 - LOTS 4 THRU 7
FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax

Project: 02-076
date: SEPT 2005
illustration: SJD
scale: 1" = 100'
description: FOREST CONSERVATION PLAN
revisions: RHH

1 OF 1
F-05-23