

GENERAL NOTES

- 1. ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC FENCING AND SIGNAGE AS INDICATED ON THE PLANS...

PRE-CONSTRUCTION MEETING

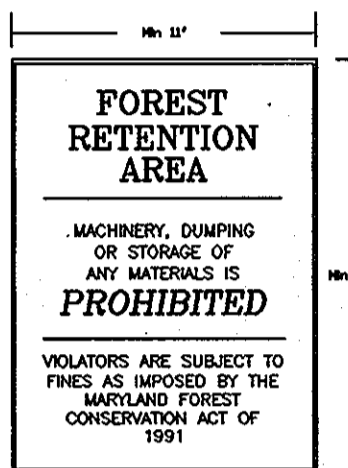
- 1. AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED...

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...

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE FOREST RETENTION AREAS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

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 TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.



SIGNAGE DETAIL NOT TO SCALE

PALMER HILL 2 FOREST CONSERVATION WORKSHEET VERSION 1.0

NET TRACT AREA:

- A. Total tract area = 3.69
B. Area within 100 year floodplain = 0.00
C. Area to remain in agricultural production or utility ROW = 0.00
D. Net tract area = 3.69

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 MFD CIA
0 0 0 1 0 0

- E. Afforestation Threshold = 15% x D = 0.55
F. Conservation Threshold = 20% x D = 0.74

EXISTING FOREST COVER:

- G. Existing forest cover (excluding floodplain) = 1.53
H. Area of forest above afforestation threshold = 0.98
I. Area of forest above conservation threshold = 0.79

BREAK EVEN POINT:

- J. Forest retention above threshold with no mitigation = 0.90
K. Clearing permitted without mitigation = 0.63

PROPOSED FOREST CLEARING:

- L. Total area of forest to be cleared = 0.17
M. Total area of forest to be retained = 1.36

PLANTING REQUIREMENTS:

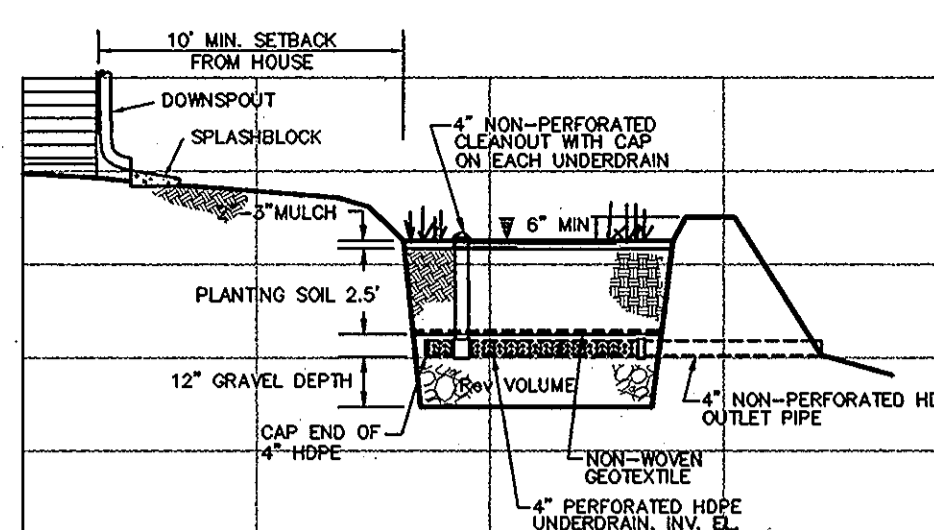
- N. Reforestation for clearing above conservation threshold = 0.04
P. Reforestation for clearing below conservation threshold = 0.00
Q. Credit for retention above conservation threshold = 0.62
R. Total reforestation required = 0.00
S. Total afforestation required = 0.00
T. Total reforestation and afforestation required = 0.00

PLANT LIST table with columns: QUANTITY, SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE. Includes items like PLATANUS OCCIDENTALIS, ILEX GLABRA, LOBELIA SIPHILITICA, ONOCLEA SENSIBILIS, ASTER NOVAE-ANGLIAE.

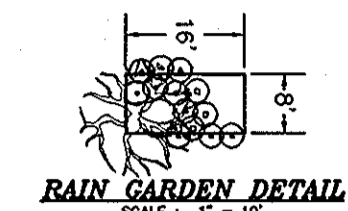
NOTE: RAIN GARDENS SHALL BE REDESIGNED BASED ON ACTUAL DRAINAGE AREAS TO EACH FACILITY AT THE SITE DEVELOPMENT PLAN.

LEGEND

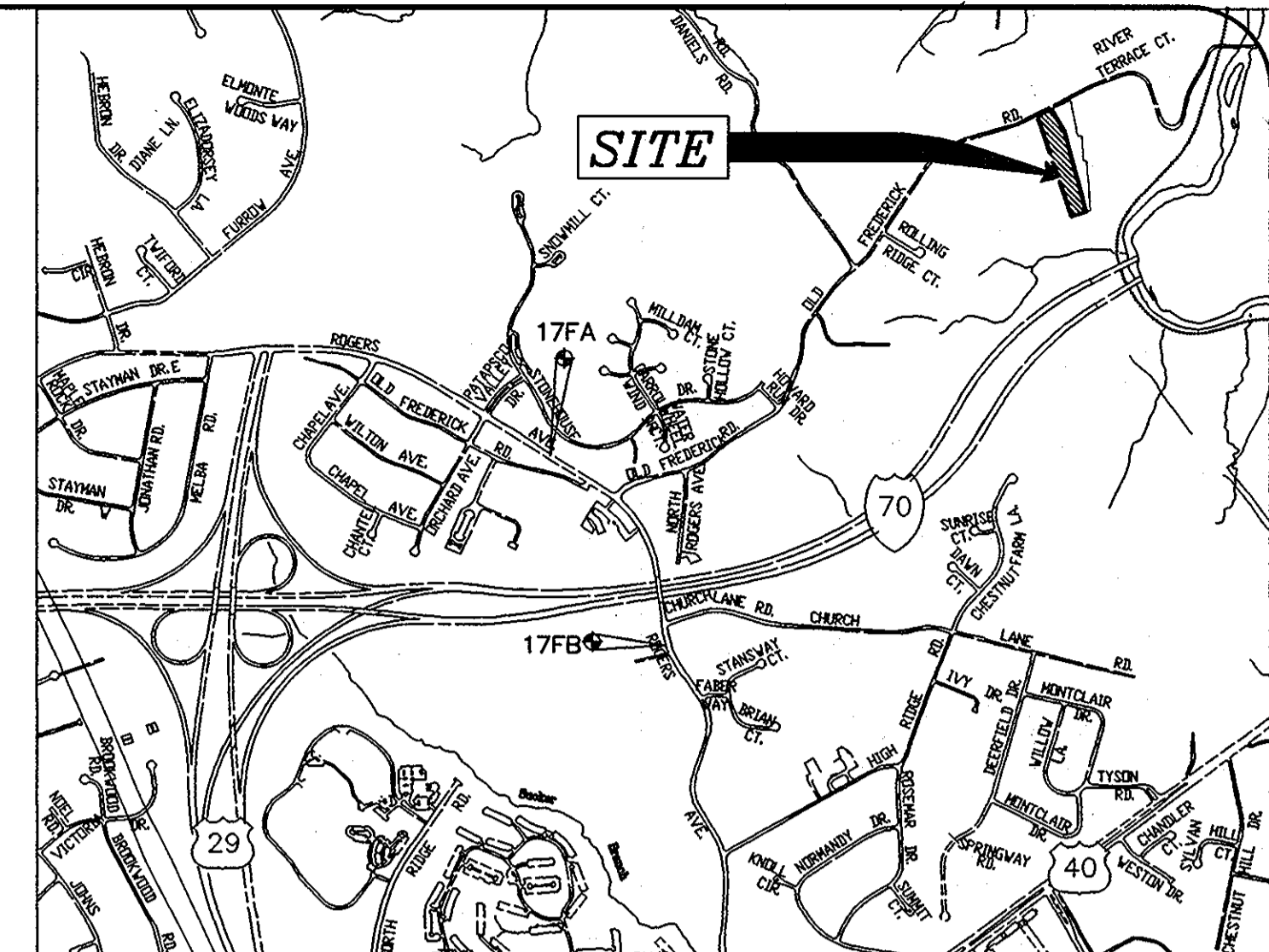
RAIN GARDEN



TYPICAL RAIN GARDEN PROFILE



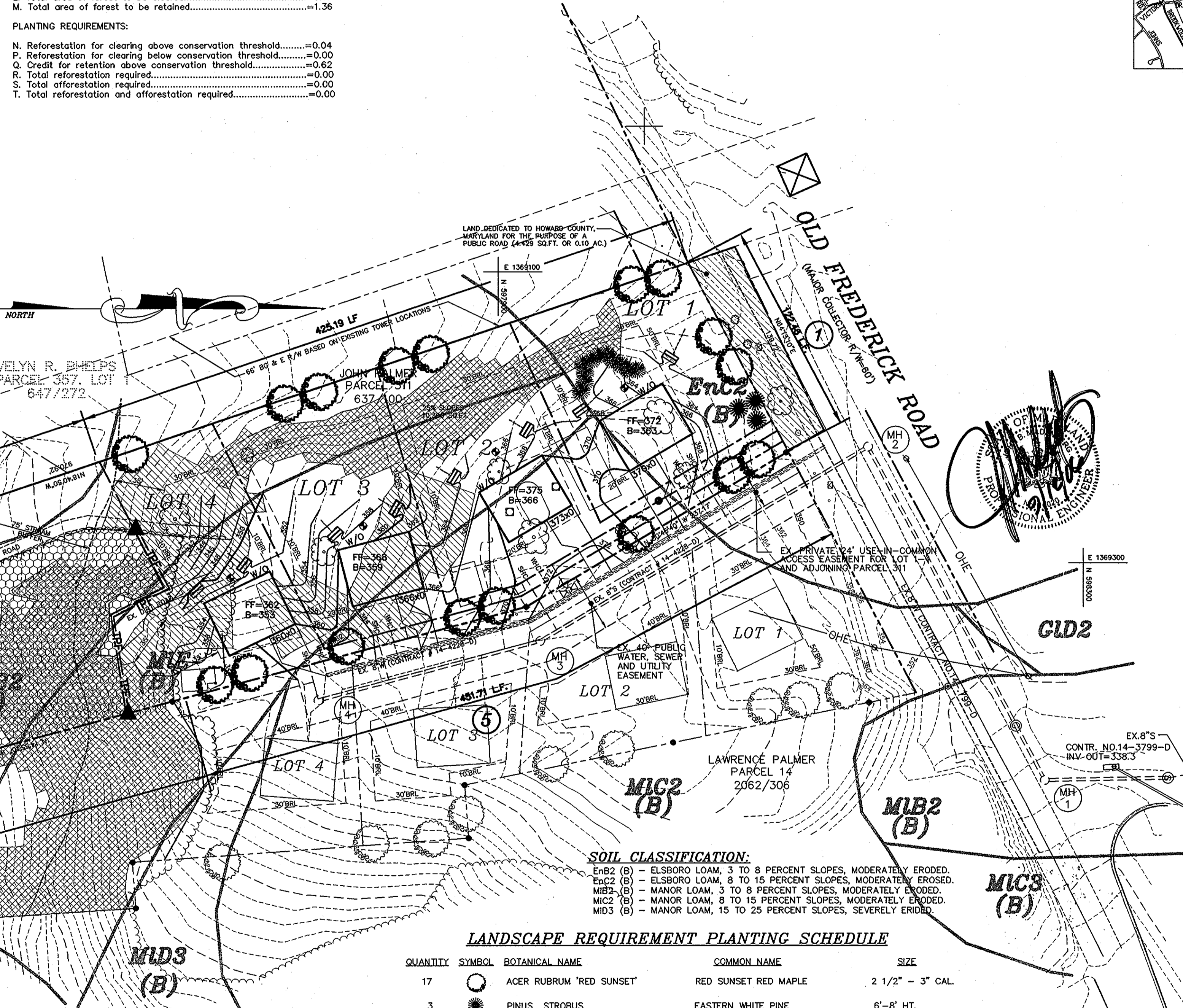
RAIN GARDEN DETAIL SCALE: 1\"/>



VICINITY MAP SCALE: 1\"/>

GENERAL NOTES

- 1. SITE DATA: TAX MAP: 18, PARCEL: 311, GRID: 4. DEED REFERENCE: 7513/069. AREA OF SITE: 3.69 ACRES. ZONING: R-20. AREA OF ROW DEDICATION: 0.10 ACRES. MINIMUM LOT SIZE: 18,000 SQ. FT. NUMBER OF PROPOSED BUILDABLE LOTS: 4. NUMBER OF PROPOSED OPEN SPACE LOTS: 1.
2. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN MAY 2003 BY MILDBERG, BOENDER & ASSOCIATES, INC.
3. BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2003 BY MILDBERG, BOENDER & ASSOCIATES, INC.
4. THIS PROJECT IS EXEMPT FROM APFO ROAD TEST REQUIREMENTS. NO AT GRADE INTERSECTIONS OF MAJOR - MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROADS EXISTS WITHIN A MILE AND A HALF OF THE SITE.
5. THERE ARE NO WETLANDS ON SITE PER DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC IN APRIL 2005.
6. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY RETENTION OF 1.36 ACRES OF FOREST, WHICH EXCEEDS BREAK-EVEN POINT OF 0.9 ACRES. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
8. STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
9. DENOTES SLOPES 25% AND GREATER.
10. DENOTES SLOPES 15% TO 25%.
11. DENOTES AREA DEDICATED TO HOWCO FOR A PURPOSE OF PUBLIC ROAD.
12. 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 (1.5\"/>



SOIL CLASSIFICATION:

- EnB2 (B) - ELSBORO LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
ExC2 (B) - ELSBORO LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
MIB2 (B) - MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
MIC2 (B) - MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
MID3 (B) - MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED.

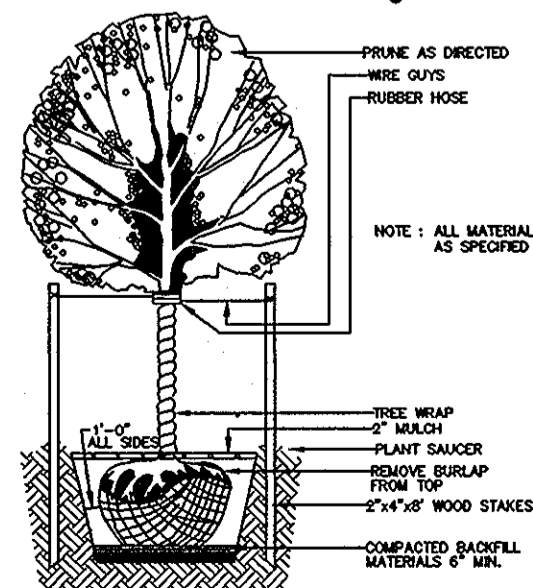
LANDSCAPE REQUIREMENT PLANTING SCHEDULE

Table with columns: QUANTITY, SYMBOL, BOTANICAL NAME, COMMON NAME, SIZE. Lists 17 ACER RUBRUM 'RED SUNSET' and 3 PINUS STROBUS.

TOTAL 20 TREES (17 SHADE TREES AND 3 EVERGREEN TREES)

SCHEDULE A: PERIMETER LANDSCAPED EDGE

Table with columns: CATEGORY, ADJACENT TO ROADWAYS, ADJACENT TO PERIMETER PROPERTIES, TOTAL. Details planting requirements for perimeter areas.



TYPICAL DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

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.

Signature and date fields for R. JASOB HIKMAT, PALMBR PROPERTY, LLC. Includes approval lines for Department of Planning and Zoning and Chief, Development Engineering Division.

MD DNR QUALIFIED PROFESSIONAL
Masheed Prinj 9/11/06

OWNER
PALMER PROPERTY LLC
5072 DORSEY HALL DR., ELICOTT CITY, MD 21042
(410) 997-0296

Project information: date AUGUST 05, project 03-047, illustration MAM, scale 1\"/>

Project title: PALMER HILL 2, LOTS 1-4 AND OPEN SPACE LOT 5. Includes location: SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND.

Company logo: MILDENBERG, BOENDER & ASSOC., INC. Includes address: 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042.