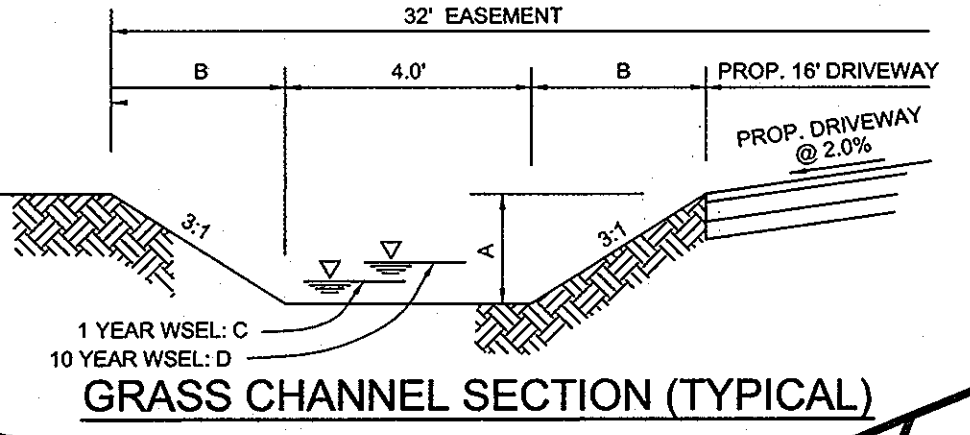


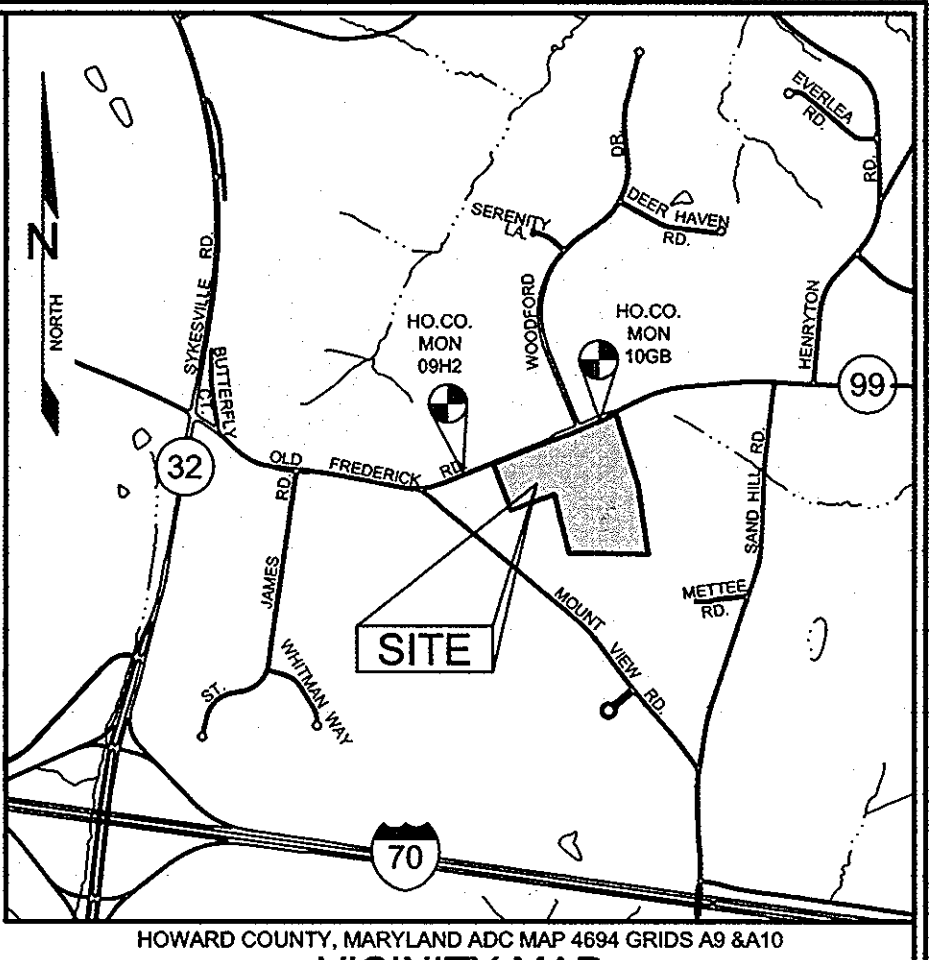
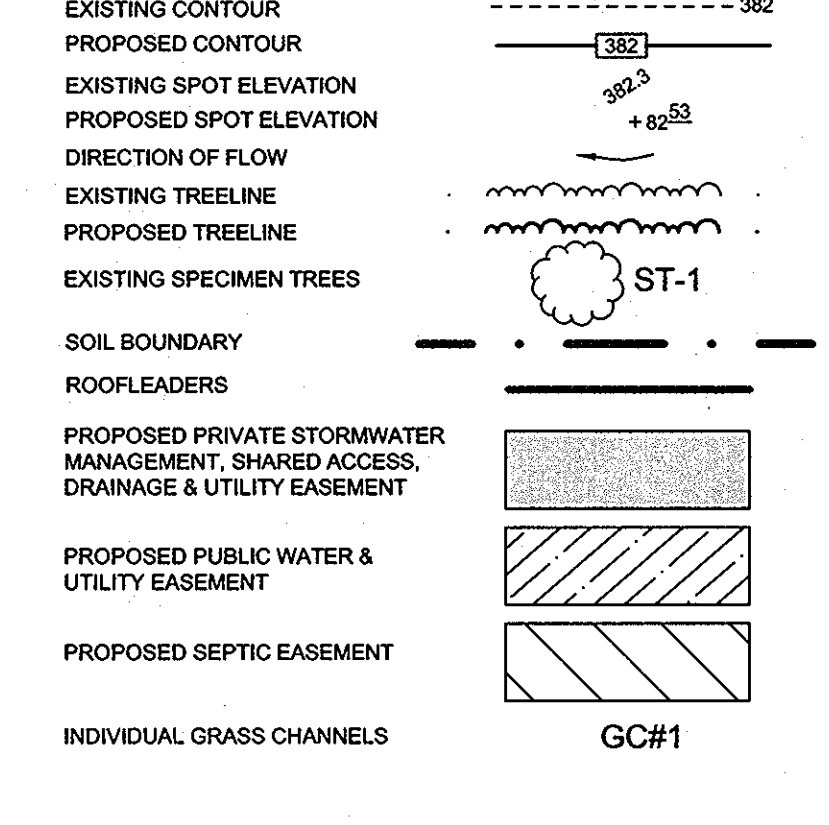
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 6 PERCENT SLOPES	C

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
09H2	601,676.7110	1,329,520.9970	640.429	59' 1" EAST OF C&P G-27 100' WEST OF FH EAST OF DRIVE TO 12105 RR 9
10GB	602,275.9657	1,331,069.3833	597.381	5.25' SOUTHWEST OF C&P 18 47.80' NORTHEAST OF B&S E. 102450

SWALE DIMENSIONS				
NO.	A (ft)	B (ft)	C (ft)	D (ft)
GC#1	1.12	3.35	0.32	0.61
GC#2	1.00	3.00	0.18	0.30
GC#3	1.00	3.00	0.08	0.28
GC#4	1.00	3.00	0.21	0.42
GC#5	1.00	3.00	0.13	0.31



LEGEND



N 601,500
E 1,330,250

MICHAEL ZEPHER
TAX MAP 9, PARCEL 48
1985 MOUNT VIEW ROAD
MT. VIEW SUBDIVISION
LOT 3, PLAT #3820
ZONING: RR-DEO

NON-BUILDABLE PRESERVATION PARCEL A
13.88 ACRES ±

SCHEDULE A: PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJ. TO PERIMETER PROPERTIES	1	2	3
PERIMETER/FRONTAGE DESIGNATION		A	A	A
PERIMETER/FRONTAGE TYPE		1	2	3
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER		324	826	1494
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES (90)	234	NO	NO
REMAINING PERIMETER LENGTH				
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
REMAINING PERIMETER LENGTH				
NUMBER OF PLANTS REQUIRED		1:80 = 4	1:80 = 14	1:80 = 25
SHADE TREES				
EVERGREEN TREES				
SHRUBS				
NUMBER OF PLANTS PROVIDED		4	8	15
SHADE TREES				
EVERGREEN TREES				
OTHER TREES (2:1 SUBSTITUTION)			12	20
SHRUBS (10:1 SUBSTITUTION)				
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

PLANT LIST				
KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
○	11	ACER RUBRUM 'OCTOBER GLORY' / 'OCTOBER GLORY RED MAPLE'	2 1/2" - 3" CAL.	B & B
○	16	TILIA CORDATA 'GREENSPRING' / 'GREENSPRING LITTLELEAF LINDEN'	2 1/2" - 3" CAL.	B & B
○	32	ILEX 'NELLIE STEVENS' / 'NELLIE STEVENS HOLLY'	8" - 10" HT.	B & B

TOTAL TREES PROVIDED: 27 SHADE TREES & 32 EVERGREENS.

STORMWATER MANAGEMENT PRACTICES				
LOT NUMBER	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF (N-1)	MICRO-BIORETENTION (M-6)	(NUMBER)
1	12139 OLD FREDERICK ROAD	2	1	1
2	12133 OLD FREDERICK ROAD	3	1	1
3	12127 OLD FREDERICK ROAD	7		
4	12121 OLD FREDERICK ROAD	7		
5	12115 OLD FREDERICK ROAD	7		

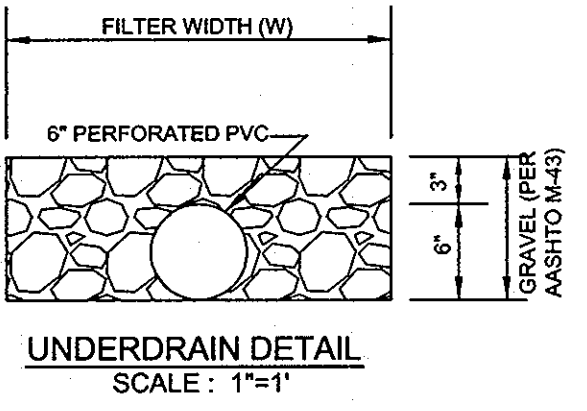
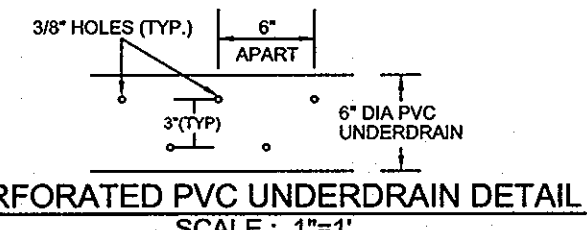
LANDSCAPE NOTES

- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF 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 DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, 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.
- FOR TREE PLANTING DETAILS, SEE SHEET 2.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3/22/11
DATE

3/20/11
DATE



MATERIALS SPECIFICATIONS FOR BIORETENTION FACILITIES			
MATERIAL/PLANTINGS	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLANT LIST THIS SHEET	N/A	PLANTINGS ARE SITE-SPECIFIC. SEE PLANT LIST THIS SHEET
PLANTING SOIL (2.5' TO 4' DEEP)	SAND 35% - 60% SILT 0% - 25% GROUND COMPOST 40%-50%	N/A	
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM
PEA GRAVEL DIAPHRAGM AND CURTAIN DRAIN, IF REQUIRED	PEA GRAVEL: ASTM-D-448 ORNAMENTAL STONE: WASHED COBBLES	PEA GRAVEL: NO. 6 STONE: 2" TO 5"	
GEOTEXTILE	CLASS "SE" - APPARENT OPENING SIZE (ASTM-D-4751), GRAB TENSILE STRENGTH (ASTM-D-4632), PUNCTURE RESISTANCE (ASTM-D-4833)	N/A	FOR USE AS NECESSARY BENEATH UNDERDRAINS ONLY
UNDERDRAIN GRAVEL	AASHTO M-43	0.375" TO 0.75"	
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR35	3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES

BIORETENTION PLANT LIST								
TREES	KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS	QUANTITY LOT 1 - BIO	QUANTITY LOT 2 - BIO
	HVA	HAMAMELIS VIRGINIANA	WITCH HAZEL	AS SHOWN	1'-1 1/2' CAL.	BB	1	1
SHRUBS	CAM	CORNUS AMOMUM	SILKY DOGWOOD	AS SHOWN	18"-24" HT.	CONT.	0	1
	VDE	VIBURNUM DENTATUM	ARROWWOOD	AS SHOWN	18"-24" HT.	CONT.	2	3
HERBACEOUS SPECIES	EFM	EUPATORIUM FISTULOSUM	JOE-PYE WEED	AS SHOWN	1 QT./1/2" HT.	CONT. (3" O.C.)	3	5
	MDI	MONARDA DIDYMA	BEEBALM	AS SHOWN	1 QT.	CONT.	3	3
	RLA	RUDEBECKIA LACINIATA	TALL CONFLOWER	AS SHOWN	1 QT.	CONT.	3	7

LOT 1 - BIORETENTION AREA = 189 S.F. OR 0.004 AC. REQUIRED: 800 TREES AND SHRUBS PER ACRE = 3 TREES AND SHRUBS PROVIDED: 1 TREE, 2 SHRUBS AND 9 HERBACEOUS SPECIES

LOT 2 - BIORETENTION AREA = 258 S.F. OR 0.006 AC. REQUIRED: 800 TREES AND SHRUBS PER ACRE = 5 TREES AND SHRUBS PROVIDED: 1 TREE, 4 SHRUBS AND 15 HERBACEOUS SPECIES

DEVELOPER
HERITAGE LAND DEVELOPMENT
15950 NORTH AVE., P.O. BOX 482
LISBON, MARYLAND 21765
410.489.7900

OWNER
RUTHER FISH AND CHARLES M. COLES, JR.
1986 ROUTE 32
SYKESVILLE, MARYLAND 21784

SUPPLEMENTAL AND LANDSCAPE PLAN
SHIPLEY'S CHOICE
LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL A, & BUILDABLE BULK PARCEL B

TAX MAP 10 GRID 19
ZONED: RR-DEO
3RD ELECTION DISTRICT

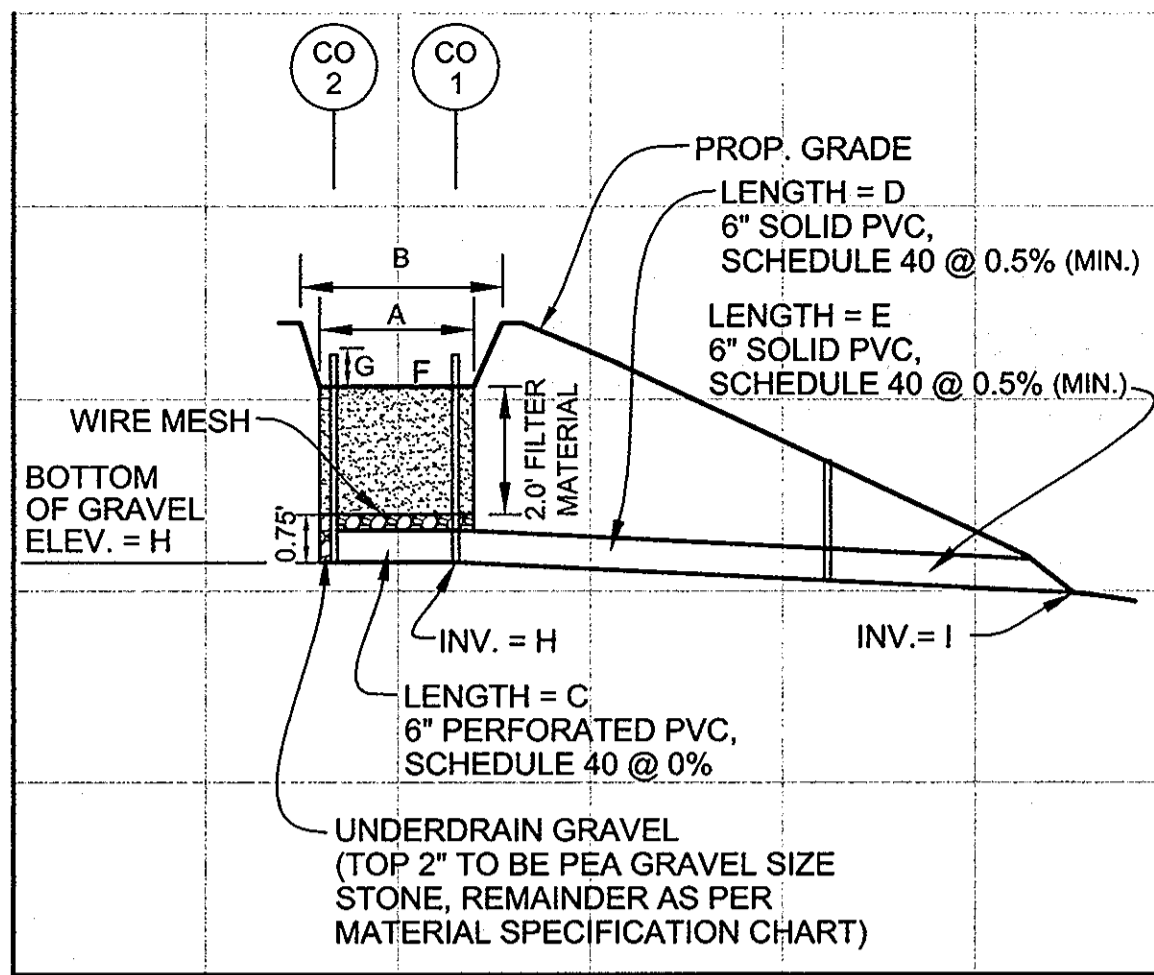
PARCEL 15
12195 OLD FREDERICK ROAD
HOWARD COUNTY, MARYLAND

DPZ FILE # WP-10-040;
ECP-11-004

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@silladcock.com

DESIGN BY: SJT
DRAWN BY: SUT
CHECKED BY: PS
SCALE: 1"=50'
DATE: AUGUST 10, 2011
PROJECT #: 07-113
SHEET #: 1 of 3

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36366, EXPIRATION DATE: JANUARY 12, 2012



TYPICAL BIORETENTION PROFILE
 HORIZONTAL SCALE : 1" = 30'
 VERTICAL SCALE : 1" = 3'

BIORETENTION DIMENSIONS

NO.	LOT 1 (ft)	LOT 2 (ft)
A (ft)	31	36
B (ft)	37	42
C (ft)	19	19
D (ft)	58	58
E (ft)	73	67
F (ft)	617.00	617.00
G (ft)	1	1
H (ft)	614.25	614.25
I (ft)	612.50	612.50

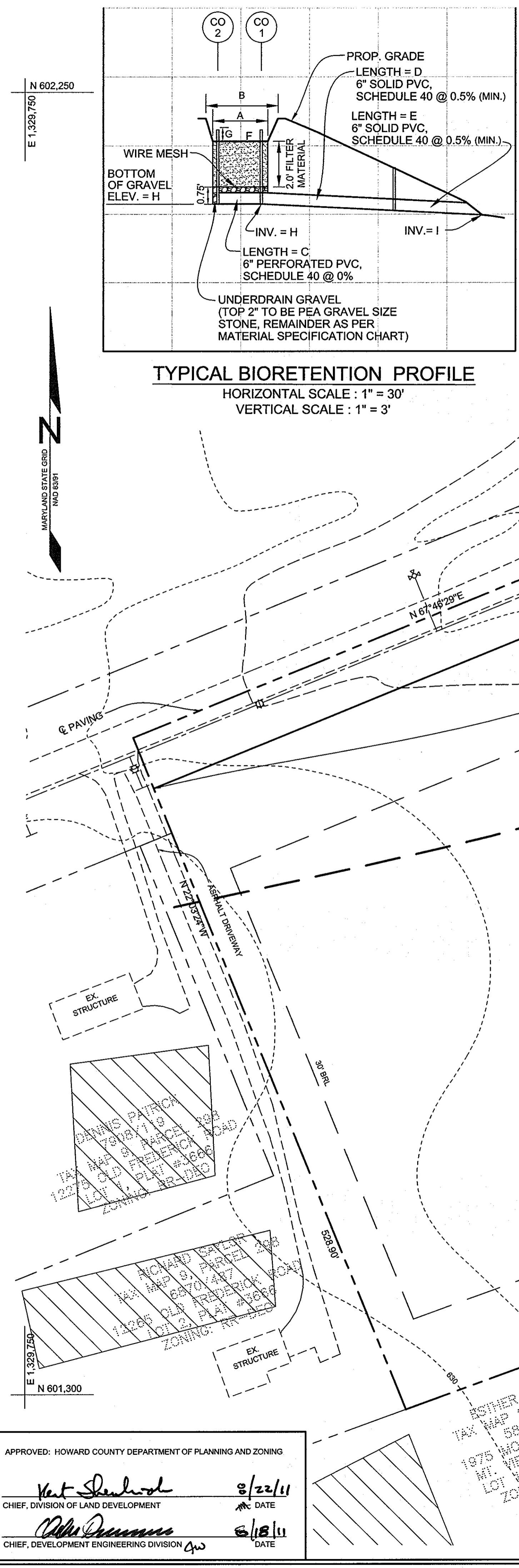
NOTE: DIMENSIONS / DESIGN OF THE FACILITIES MAY CHANGE BASED ON ANY REVISIONS ASSOCIATED WITH A BUILDING PERMIT SUBMITAL.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C

[OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-9) MICRO-BIORETENTION (M-9), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), ENHANCED FILTERS (M-6)]

- The Owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater Design Manual Volume II, Table A.4.1 and 2.
- The Owner shall perform a plant in the spring and in the fall of each year. During the inspection, the Owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs, and replace all deficient stakes and wires.
- The Owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.



MD. RTE. 99
 OLD FREDERICK ROAD
 MINOR ARTERIAL STATE ROAD
 (IRREGULAR R/W WIDTH)

BUILDABLE BULK PARCEL B
 11.32 ACRES ±

NON-BUILDABLE PRESERVATION PARCEL A
 13.88 ACRES ±

PARCEL 15
 (FIRST) PARCEL - RESIDUE
 32.5675 AC. ±
 L. 10348 F.350

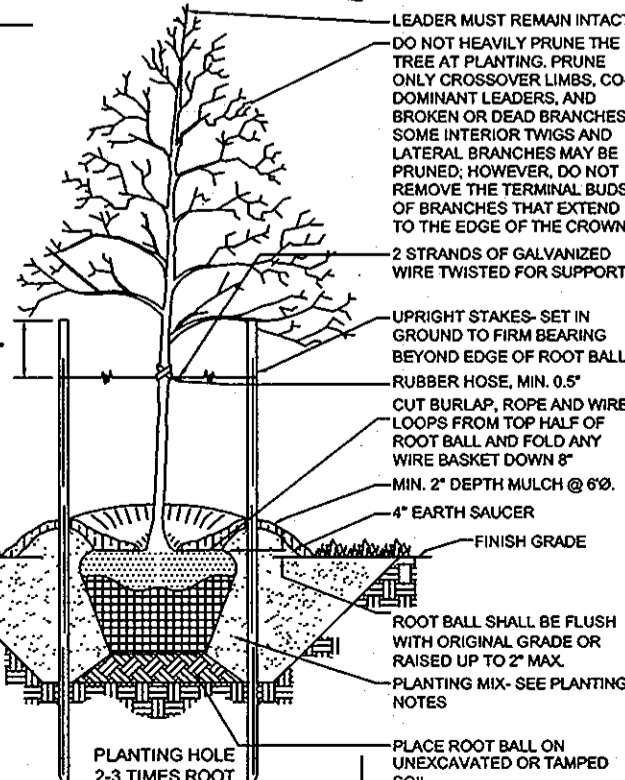
LENN O'MALLEY
 TAX MAP 10, PARCEL 47
 8085/367
 12085 OLD FREDERICK ROAD
 ALPHA ACRES SUBDIVISION
 LOT 2, PLAT #632B
 ZONING: RR-DEO

LEGEND

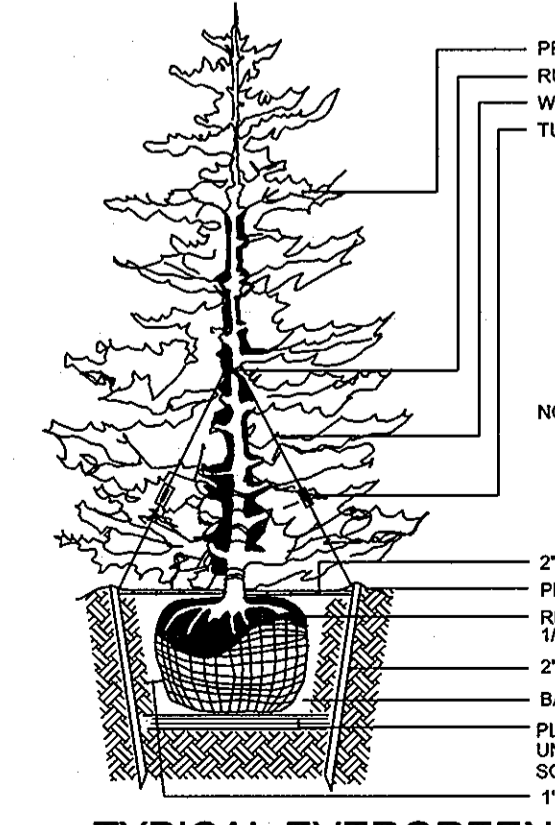
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	382.2
PROPOSED SPOT ELEVATION	382.2
DIRECTION OF FLOW	---
EXISTING TREELINE	---
PROPOSED TREELINE	---
SOIL BOUNDARY	---
ROOFLEADERS	---
PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY ACCESS, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT	---
PROPOSED PUBLIC WATER & UTILITY EASEMENT	---
PROPOSED SEPTIC EASEMENT	---
SPECIMEN TREE	ST#1

NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TYPICAL TREE PLANTING AND STAKING
 DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE

[OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)]

- Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The Owner shall ensure the areas receiving runoff are protected from future compaction or development of impervious area. In commercial areas, foot traffic should be discouraged as well.



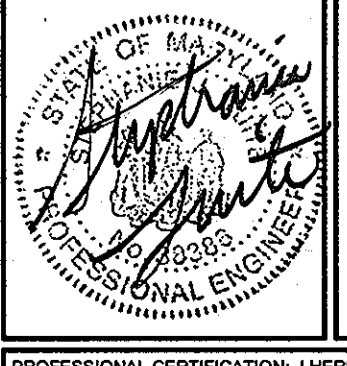
DEVELOPER
 HERITAGE LAND DEVELOPMENT
 15850 NORTH AVE., P.O. BOX 482
 LISBON, MARYLAND 21765
 410.489.7000

OWNER
 RUTH FISHER AND CHARLES M. COLES, JR.
 1585 ROUTE 32
 SYKESVILLE, MARYLAND 21784

ENVIRONMENTAL CONCEPT PLAN
SHIPLEY'S CHOICE
 LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL A, & BUILDABLE BULK PARCEL B

TAX MAP 10 GRID 19
 ZONED : RR-DEO
 3RD ELECTION DISTRICT

PARCEL 15
 12195 OLD FREDERICK ROAD
 HOWARD COUNTY, MARYLAND



Sill-Adcock & Associates - LLC
 Engineers - Surveyors - Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silland.com

DESIGN BY: SJT
 DRAWN BY: SJT
 CHECKED BY: PS
 SCALE: 1"=50'
 DATE: AUGUST 10, 2011
 PROJECT #: 07-113
 SHEET #: 2 of 3

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38366, EXPIRATION DATE: JANUARY 12, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Scott Shank 8/22/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chris Deussen 8/18/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

ASTER WHEELER & PARTNERS
 TAX MAP 8, PARCEL 48
 5803/385
 1875 MOUNTAIN VIEW ROAD
 MT. VIEW SUBDIVISION
 LOT 1, PLAT #13620
 ZONING: RR-DEO

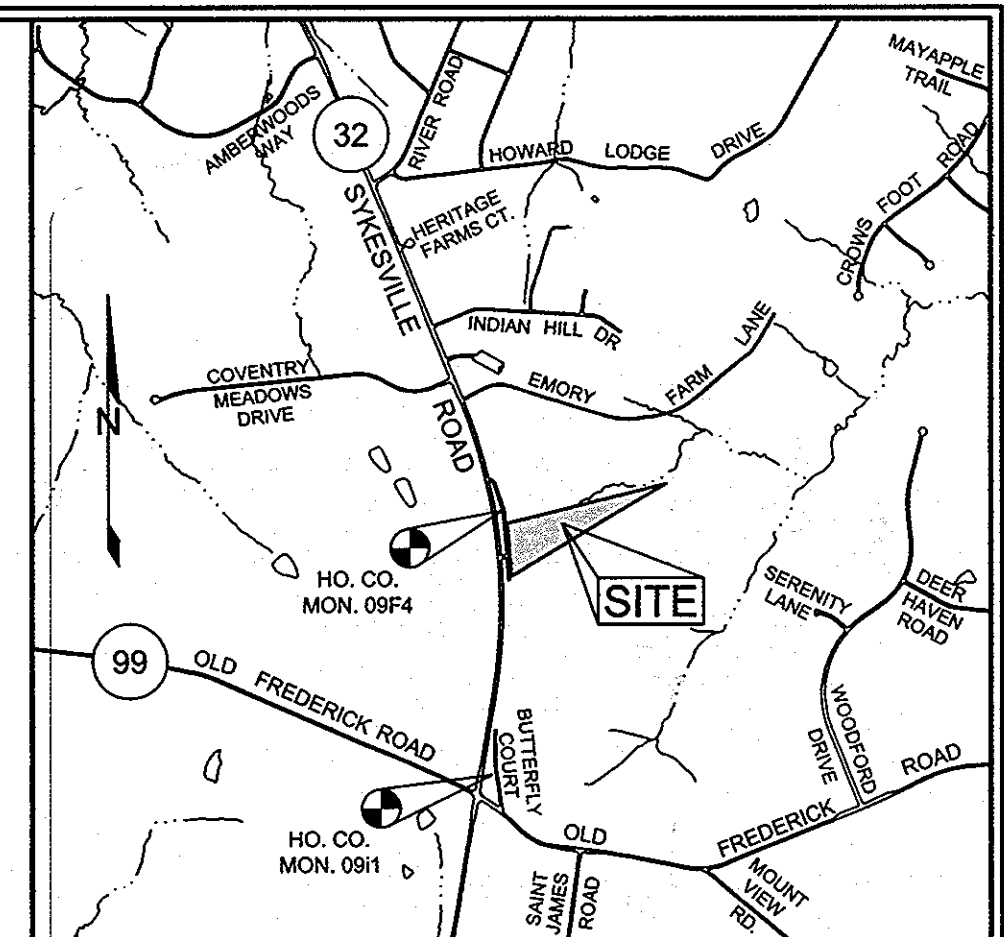
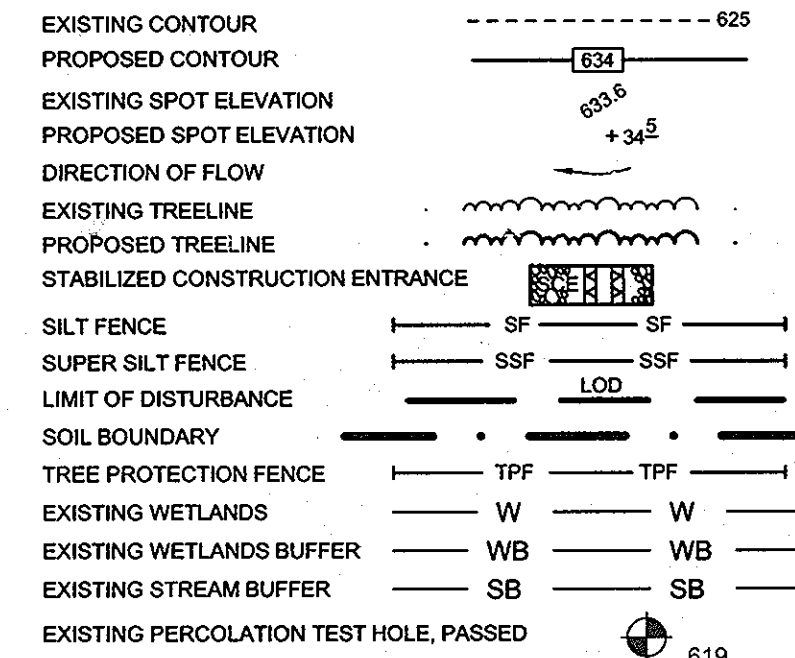
MICHAEL ZEPHER
 TAX MAP 8, PARCEL 4
 7658/548
 1885 MOUNTAIN VIEW ROAD
 MT. VIEW SUBDIVISION
 LOT 3, PLAT #13620
 ZONING: RR-DEO

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
09A	602,689.298	1,326,821.464	652.50	37.5' EAST OF CENTER LINE RT. 32 500' NORTH OF CENTER LINE RT. 99
09FA	605,227.683	1,326,992.689	624.26	40.9' EAST OF GSP #3 30.8' SOUTH OF GUY POLE

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELO LOAM, 3 TO 8 PERCENT SLOPES	B
GcB	GLENELO LOAM, 8 TO 15 PERCENT SLOPES	B
GnB	GLENELO SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B

SPECIMEN TREE TABLE					
KEY	SIZE	TYPE	CONDITION	REMARKS	
ST-1	42"	RED OAK	GOOD		
ST-2	32"	WHITE OAK	GOOD		
ST-3	34"	WHITE OAK	GOOD		
ST-4	38"	RED OAK	GOOD	SOME BROKEN AND DEAD BRANCHES	
ST-5	32"	RED OAK	GOOD	SOME BROKEN AND DEAD BRANCHES	
ST-6	34"	RED CEDAR	GOOD		
ST-7	36"	RED CEDAR	GOOD / FAIR	SOME DIEBACK	
ST-8	30"	RED MAPLE	FAIR	UPPER HALF OF TWIN STEM HOLLOWED OUT	

LEGEND



GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY = 9.28 AC. ± (BUILDABLE PRESERVATION PARCEL A, SHIPLEY'S LODGE, F-09-101)
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES OR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 02, 2008, BY SILL, ADCOCK & ASSOCIATES, LLC.
- TOPOGRAPHY IN THE AREA OF THE PROPOSED DEVELOPMENT IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT AUGUST 28, 2008. TOPOGRAPHY FOR THE AREAS ON-SITE NOT EFFECTED BY THE PROPOSED DEVELOPMENT AND AREAS OFF-SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 1993. SEE GENERAL NOTE 22 CONCERNING THE STREAM AND WETLANDS.
- PROPERTY ADDRESS: 1585 ROUTE 92
- DEED REFERENCE: LIBER 10948, FOLIO 341
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT'S ZONING REGULATIONS, BAY WINDOW, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HS-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DRIVEWAY ENTRANCES TO BE PER HOWARD COUNTY STANDARD DETAIL R-6-06.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS. FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
- A WETLAND STUDY SHALL BE PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, IN MARCH 2007. NO WETLANDS ARE LOCATED WITHIN OR NEAR THE AREA OF DEVELOPMENT.
- THERE ARE NO FLOODPLAINS, CEMETERIES, HISTORIC STRUCTURES, WETLANDS OR STREAMS WITHIN OR NEAR THE AREA OF DEVELOPMENT. STREAM AND WETLANDS SHOWN ARE TAKEN FROM RECORD PLAT 13909.
- LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 11 PERMETER GRADE TREES IN THE AMOUNT OF \$3,300.00 WILL BE PAID AT THE TIME OF ISSUANCE OF THE BUILDER'S GRADING PERMIT.
- F-09-101, SHIPLEY'S LODGE, IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A MINOR SUBDIVISION CREATING ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL BASED ON THE MAXIMUM DENSITY REQUIREMENTS UNDER THE CURRENT RR ZONING DISTRICT WHICH ALLOWS ONE DWELLING UNIT PER 4.25 GROSS ACRES.
- THE FOREST CONSERVATION (RETENTION) EASEMENT SHOWN ON THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.100 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 3.01 AC. (2.96 AC. CREDITED) OF FOREST TO MEET THE REQUIREMENTS OF SHIPLEY'S CHOICE (F-11-065) AS OFF-SITE FOREST RETENTION. FINANCIAL SURETY IS NOT REQUIRED FOR THE OFF-SITE 3.01 AC. (2.96 AC. CREDITED) RETENTION FOREST CONSERVATION EASEMENT LOCATED ON BUILDABLE PRESERVATION PARCEL A, SHIPLEY'S LODGE, F-09-101. IT WILL BE NECESSARY FOR THE DEVELOPER TO EXECUTE A DEED OF FOREST CONSERVATION EASEMENT WITH THE COUNTY AND THE DEPARTMENT OF PLANNING AND ZONING WILL PERFORM AN INSPECTION TO VERIFY COMPLIANCE WITH THE APPROVED FOREST CONSERVATION PLAN. SEE THIS SHEET FOR CONTINUATION...

GENERAL NOTES CONTINUED...

- THE FOREST CONSERVATION EASEMENT AREA LOCATED ON BUILDABLE PRESERVATION PARCEL A HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. 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.
- SEE THE RECORDED PLAT, F-09-101, SHIPLEY'S LODGE, FOR THE BEARING AND DISTANCE DESCRIPTIONS FOR THE FOREST CONSERVATION EASEMENT.
- THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL, PROJECTS SHALL BE EXEMPT FROM STORMWATER MANAGEMENT OBLIGATIONS IF IT HAS LESS THAN 5,000 SQUARE FEET OF LAND COVER CHANGE. THIS PLAN PROPOSES 4,608 SQUARE FEET OF LAND COVER CHANGE AND THEREFORE IS EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. IF AT THE GRADING PERMIT APPLICATION STAGE, THIS AREA INCREASES OVER 5,000 SQUARE FEET, STORMWATER MANAGEMENT WILL BE REQUIRED.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
- BUILDABLE PRESERVATION PARCEL 'A' IS BEING PROPOSED AS A BUILDABLE PARCEL. ONE (1) HOUSING ALLOCATION ALLOWING ONE (1) BUILDABLE UNIT SHALL BE UTILIZED. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE PATUXENT CONSERVATION CORPORATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. IT SHALL ENCOMPASS ALL THE ENVIRONMENTALLY SENSITIVE AREAS INCLUDING WETLANDS, STREAMS AND THEIR BUFFER, 100 YEAR FLOODPLAIN AND FOREST CONSERVATION, IF APPLICABLE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. BEFORE CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- NO GRADING, OR REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THE 68DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 68DBA NOISE CONTOUR. THE 68DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- REFUSE AND RECYCLING COLLECTION ARE PROVIDED AT MARYLAND ROUTE 32.
- THE EASEMENT HOLDERS FOR THE EASEMENT ON PRESERVATION PARCEL 'A' WILL BE HOWARD COUNTY AND THE PATUXENT CONSERVATION CORPORATION.

FOREST CONSERVATION WORKSHEET FOR F-11-065, SHIPLEY'S CHOICE

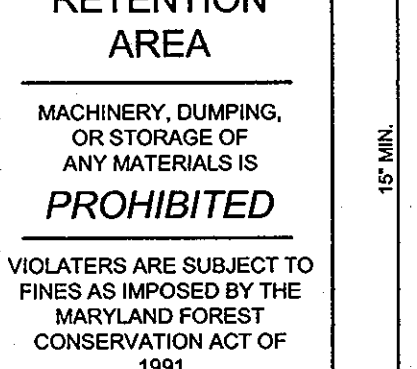
NET TRACT AREA		
A	TOTAL TRACT AREA	32.57 AC
B	DEDUCTIONS (NON-BUILDABLE PRESERVATION PARCEL A & BUILDABLE BULK PARCEL B)	25.18 AC
C	NET TRACT AREA	7.39 AC
LAND USE CATEGORY		
ARA	MDR	IDA
0	1	0
0	0	0
D	AFFORESTATION THRESHOLD (NET TRACT AREA x 25%)	1.84 AC
E	CONSERVATION THRESHOLD (NET TRACT AREA x 25%)	1.85 AC
EXISTING FOREST COVER		
F	EXISTING FOREST COVER WITHIN THE NET TRACT AREA	0.00 AC
G	AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00 AC
BREAK EVEN POINT		
H	BREAK EVEN POINT	0.00 AC
I	FOREST CLEARING PERMITTED WITHOUT MITIGATION	0.00 AC
PROPOSED FOREST CLEARING		
J	TOTAL AREA OF FOREST TO BE CLEARED	0.00 AC
K	TOTAL AREA OF FOREST TO BE RETAINED	0.00 AC
PLANTING REQUIREMENTS		
L	REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	0.00 AC
M	REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	0.00 AC
N	CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00 AC
P	TOTAL REFORESTATION REQUIRED	0.00 AC
Q	TOTAL AFFORESTATION REQUIRED	1.48 AC
R	TOTAL PLANTING REQUIRED	1.48 AC

*NOTE: 2.96 ACRES OF FOREST IS BEING RETAINED ON BUILDABLE PRESERVATION PARCEL A TO SATISFY THE FOREST CONSERVATION REQUIREMENTS FOR LOTS 1 THRU 5.

GENERAL CONSTRUCTION NOTES

- FOREST PROTECTION**
- UNLESS CONSTRUCTION IS PROPOSED ON BUILDABLE PRESERVATION PARCEL A, THE FOREST RETENTION AREAS WILL NOT REQUIRE TEMPORARY PROTECTIVE FENCING BE INSTALLED. SHOULD CONSTRUCTION BE PROPOSED AT A LATER TIME, WELL ANCHORED BLAZE ORANGE PLASTIC MESSAGE FENCING OR SILT FENCE SUPER SILT FENCE WILL BE REQUIRED TO BE INSTALLED. SIGNAGE SHALL BE INSTALLED AS INDICATED ON THE PLANS, ALONG THE FOREST RETENTION BOUNDARY.
 - 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 SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - 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.

FOREST RETENTION AREA



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.

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 COMPACTATION, 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 RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

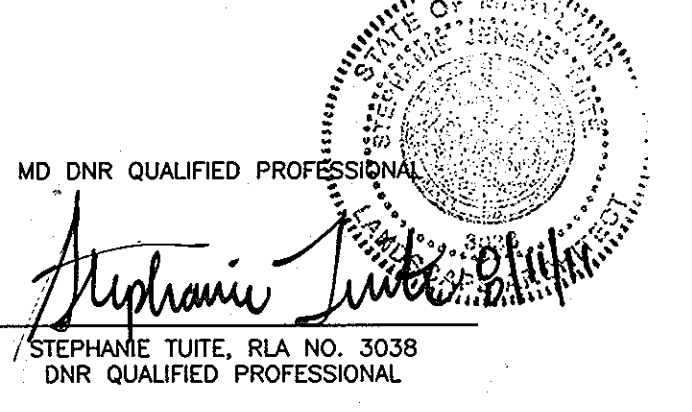
Ken Slavich 8/22/11
 CHIEF, DIVISION OF LAND DEVELOPMENT
W. Williams 8/21/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

FOREST STAND DELINEATION NARRATIVE

FST 1 - A MIDDLE SUCCESSIONAL MIXED OAK / MAPLE ASSOCIATION - THE STAND HAS A SOMEWHAT WELL-ESTABLISHED CANOPY DOMINATED BY WHITE OAKS, RED OAKS, AND RED MAPLES BETWEEN 12" AND 25" DBH AND SUB-DOMINATED BY HICKORIES, CHERRIES, AND TULIP POPLARS BETWEEN 10" AND 25" DBH. THE APPROXIMATE AGE OF THE STAND IS 40 TO 50 YEARS.

COMMON SPECIES WITHIN THE FOREST STAND WERE RED OAK (QUERCUS RUBRA), WHITE OAK (QUERCUS ALBA), RED MAPLE (ACER RUBRUM), PINOAK HICKORY (CARYA 1), MOCKERNUT HICKORY (CORYLUS TOMENTOSA), CHERRY (PRUNUS SEROTINA), TULIP POPLAR (LIRIODENDRON TULIPIFERA) IN THE CANOPY LAYER, BLACK GUM (NYSSA SYLVATICA), SPICEBUSH (LINDERA BENZONI), HONEYLOCUST (GLEDISIA TRACANTHOS), TREE-OF-HEAVEN (ALANTHUS ALTISSIMA), RASPBERRIES (RUBUS SP.), HONEYSUCKLE (LONICERA SP.), ARROWWOOD (VIBURNUM DENTATUM), AND MILITARIA ROSE IN THE UNDERSTORY ALONG WITH SAPLING CANOPY SPECIES, POISON IVY, LACE-LEAF FERN, RUDBECKIA, SOLOMON'S SEAL, MAYAPPLE, VIOLETS, WINTERCREEPER, AND SMALL CANOPY AND UNDERSTORY TREES IN THE GROUND LAYER. A SINGLE CATALPA TREE, SOME BARBERRY SHRUBS, RED MULBERRY, GREENBRIER, AND GRAPE VINES WERE OBSERVED AT THE EDGE OF AN ACTIVE FARM FIELD. THE MAJORITY OF THE SITE IS MADE UP OF ROLLING SLOPES. THE STAND SHOULD BE CONSIDERED OF MEDIUM PRIORITY FOR RETENTION DUE TO THE VALUE TO WILDLIFE AND BASED ON THE EXISTENCE OF INVASIVES PRESENT WITHIN THE STAND.

ACCORDING TO THE HOWARD COUNTY FOREST CONSERVATION PROGRAM, A SPECIMEN TREE IS DEFINED AS A TREE HAVING A DIAMETER MEASURED AT 4.5 FEET ABOVE THE GROUND OF 30 INCHES OR MORE, OR TREES HAVING 75% OR MORE OF THE DIAMETER OF THE CURRENT STAGE, COUNTY, OR MUNICIPAL CHAMPION TREE OF THAT SPECIES. THERE ARE NO SPECIMEN TREES THAT EXIST ON-SITE.



DEVELOPER
 HERITAGE LAND DEVELOPMENT
 1585 NORTH AVE., P.O. BOX 482
 LISBON, MARYLAND 21765
 410.489.7900

OWNER
 RUTH FISHER AND CHARLES M. COLES, JR.
 1585 ROUTE 92
 SYKESVILLE, MARYLAND 21784

OFF-SITE FOREST CONSERVATION PLAN
 ON SHIPLEY'S LODGE, BUILDABLE PRESERVATION PARCEL 'A'
 (TAX MAP 9, PARCEL 91, GRID 17)
SHIPLEY'S CHOICE
 LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL A, & BUILDABLE BULK PARCEL B

TAX MAP 10 GRID 19 PARCEL 15
 ZONED - RR-DEO
 3RD ELECTION DISTRICT DPZ FILE # WP-10-040; EOP-11-004
 12195 OLD FREDERICK ROAD
 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladland.com

DESIGN BY: SJT
 DRAWN BY: SJT
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: AUGUST 10, 2011
 PROJECT #: 07-113
 SHEET # 3 of 3

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38368, EXPIRATION DATE: JANUARY 12, 2012