

FOREST CONSERVATION WORKSHEET
VERSION 1.0

NET TRACT AREA:
 A. Total tract area = 1.07
 B. Area within 100 year floodplain = 0.39
 C. Area to remain in agricultural production or utility ROW = 0.00
 D. Net tract area = 0.68

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 CA
 0 0 0 1 0 0

E. Afforestation Threshold = 15% x D = 0.10
 F. Conservation Threshold = 20% x D = 0.14

EXISTING FOREST COVER:
 G. Existing forest cover (excluding floodplain) = 0.28
 H. Area of forest above afforestation threshold = 0.15
 I. Area of forest above conservation threshold = 0.12

BREAK EVEN POINT:
 J. Forest retention above threshold with no mitigation = 0.16
 K. Clearing permitted without mitigation = 0.10

PROPOSED FOREST CLEARING:
 L. Total area of forest to be cleared = 0.26
 M. Total area of forest to be retained = 0.00

PLANTING REQUIREMENTS:
 N. Reforestation for clearing above conservation threshold = 0.03
 P. Reforestation for clearing below conservation threshold = 0.27
 Q. Credit for retention above conservation threshold = 0.00
 R. Total reforestation required = 0.30
 S. Total afforestation required = 0.00
 T. Total reforestation and afforestation required = 0.30

SITE ANALYSIS DATA CHART

TAX MAP : 41 PARCEL: 220 LOT: 35 BLOCK: 6
 ELECTION DISTRICT : FIFTH
 ZONING: R-20
 TOTAL AREA: 1.07 AC.±
 LIMIT OF DISTURBED AREA: 0.11 AC.± OR 4,990 SQ.FT.
 AREA OF FLOODPLAIN: 0.39 AC.± OR 16,810 SQ.FT.
 AREA OF ON-SITE FOREST: 0.85 AC.± OR 28,314 SQ.FT.
 AREA OF FOREST WITHIN FLOODPLAIN: 0.39 AC.± OR 16,810 SQ.FT.
 AREA OF ON-SITE FOREST TO BE CLEARED: 0.05 AC.± OR 2,388 SQ.FT.

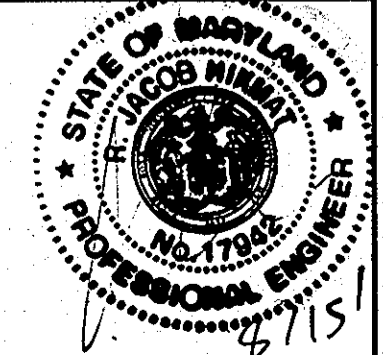
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 9/3/12.

MD DNR QUALIFIED PROFESSIONAL
Maechel P. Ryan 8115/11

OWNER / DEVELOPER
 DIANA GUPTA
 10618 VISTA ROAD
 COLUMBIA, MD 21044
 (410) 531-0370

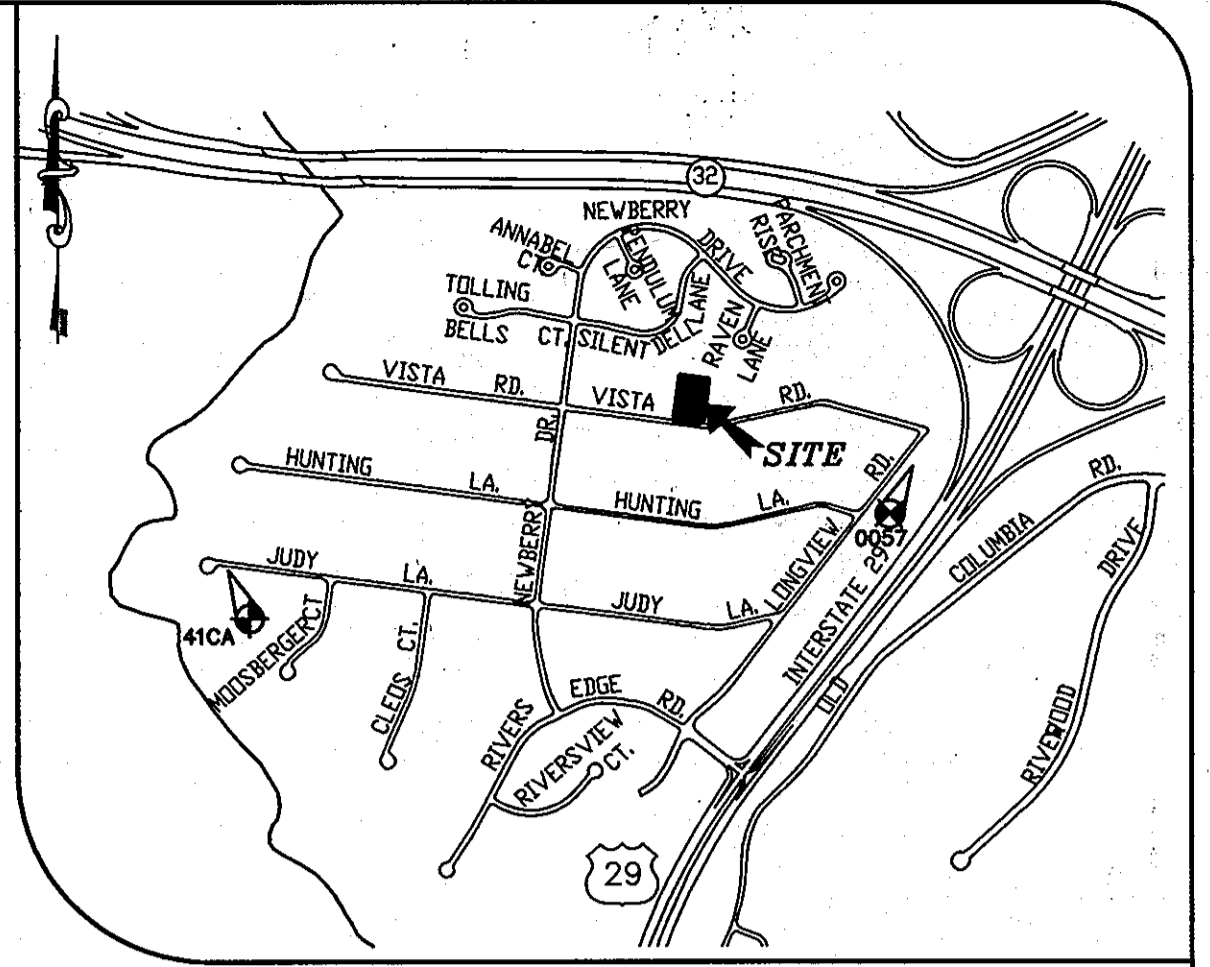
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Maechel P. Ryan 8/15/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Keef Sheehy 9/16/11
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE



- LEGEND:**
- ③ PERIMETER LANDSCAPING
 - PROPOSED SHADE TREE
 - EX. TREE/BRUSH LINE
 - DENOTES PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - STABILIZED CONSTRUCTION ENTRANCE
 - LIMITS OF DISTURBANCE
 - SILT FENCE OR SUPER SILT FENCE
 - PROPOSED TREE LINE
 - INTERMITTENT STREAM
 - DENOTES EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT

SOIL CLASSIFICATION:
 GnB GLENVILLE-BAILE SILT LOAMS - 0 TO 8% SLOPES.



GENERAL NOTES:

21. NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE OR IMPROVING PAVING MAY OCCUR ON LAND LOCATED IN FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF PLANNING AND ZONING UPON THE ADVICE OF THE DEPARTMENT OF INSPECTIONS, LICENCES AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OF A STRUCTURE WITHIN A FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE, BUILDING MATERIALS AND OTHER DEBRIS SHALL NOT BE STORED OR DISCARDED IN FLOODPLAINS.
 22. THIS SUBDIVISION PLAT IS SUBJECT TO WP-11-186 WHICH WAS APPROVED ON JUNE 20, 2011 HAVING SECTION 16.134, (C)(1)(i) (AND SECTION 16.132); SECTION 16.135.(c); AND SECTION 16.136 - CONSTRUCTION OF SIDEWALKS (AND ROAD IMPROVEMENTS), STREET LIGHTING AND STREET TREES. THE DEVELOPER WILL BE REQUIRED TO PAY A FEE-IN-LIEU FOR THE FUTURE CONSTRUCTION OF SIDEWALKS, THEIR ASSOCIATED ROAD IMPROVEMENTS TO BE IN ACCORDANCE WITH DESIGN MANUAL STANDARDS; FOR THE PAYMENT OF A FEE-IN-LIEU FOR THE COST OF PROVIDING ONE STREET TREE; AND, APPROVES THE REQUEST TO WAIVE STREET LIGHTING FOR THIS FRONTAGE. THE APPROVED COST ESTIMATE IN THE AMOUNT OF \$3,646 IS TO BE CREDITED TO CAPITAL PROJECT NO. K-5054.
 23. LANDSCAPING FOR LOT 107 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING REQUIREMENTS WILL BE FURTHER REVIEWED UNDER THE SITE DEVELOPMENT PLAN FOR LOT 107, AND IF UNCHANGED THE FINANCIAL SURETY FOR THE REQUIRED ONE (1) SHADE TREE IN THE AMOUNT OF \$300.00 WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT. LOT 108 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS SINCE IT IS AN EXISTING DEVELOPED PROPERTY.
1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 07/28/06.
 2. BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON BASED ON DEED INFORMATION AND FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. IN DECEMBER, 2007.
 3. SITE LOCATION
 TAX MAP 41, BLOCK 6, PARCEL 220 (LOT 35)
 DEED REFERENCE : L. 4325 F. 105, L. 4610 F. 657
 SITE AREA 1.07 ACRES ±
 PREVIOUS FILE NO. WP-11-186
 4. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 2003.
 5. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 6. ALL AREAS ARE MORE OR LESS.
 7. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
 0057 - N 550633.2057 E 1347017.8516 ELEV. 398.864
 410A - N 550124.8331 E 1342900.8189 ELEV. 295.328
 8. NO BURIAL GROUNDS, HISTORIC STRUCTURES OR CEMETERIES EXIST ON SITE.
 9. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
 10. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT TO FULFILL THE 0.30 ACRE (13,068 SQ.FT.) REFORESTATION OBLIGATION. THE DEVELOPER HAD PAID A FEE-IN-LIEU IN THE AMOUNT OF \$9,801.00.
 11. THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF \$1,500.00.
 12. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELING TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
 B) SURFACE - 6 INCHES COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MINIMUM).
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 D) STRUCTURES (GULLIES/BRIDGES) - CAPABLE OF SUPPORTING 8 GROSS TONS (H25 LOADINGS) - MINIMUM 12 INCH CLEARANCE.
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YR. FLOOD WITH NO MORE THAN 1" OF DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET CLEARANCE.
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 13. THERE IS AN EXISTING HOUSE LOCATED ON LOT 108 WHICH WILL REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
 14. THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT BECAUSE THE TOTAL AREA OF DISTURBANCE IS LESS THAN 5,000 SQ.FT.
 15. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 103 & 104, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 16. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 17. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
 18. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOT 107.
 19. NO WETLANDS EXIST ON SITE. JACOB HKMAT, P.E., PERFORMED A FOLLOW-UP SITE INVESTIGATION AND BY LETTER DATED MAY 2, 2011, HE HAS CERTIFIED THAT THE CONCLUSIONS AND LIMITS OF WETLANDS AND ENVIRONMENTAL AREAS INDICATED ON THE FEBRUARY 22, 2008 REPORT BY MILDENBERG, BOENDER AND ASSOCIATES, INC. AND THE JURISDICTIONAL DETERMINATION BY THE ARMY CORP OF ENGINEERS DATED AUGUST 6, 1998 REMAIN VALID.
 20. THE REAR AND SIDE BUILDING RESTRICTION LINES (BRL) FOR LOT 107 AND THE REAR BRL FOR LOT 108 COINCIDE WITH THE BOUNDARY OF THE MOST RESTRICTIVE 35' ENVIRONMENTAL SETBACK MEASURED FROM THE STREAM BANK BUFFER AND THE AREA OF THE 100-YEAR FLOODPLAIN LOCATED ON THESE LOTS. SECTION 16.120.(b),(4),(iii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PROHIBITS THE BUILDING ENVELOPE TO BE CLOSER THAN 35 FEET FROM THESE ENVIRONMENTAL FEATURES. THEREFORE, THE DISTANCE FROM THE REAR AND SIDE BRL TO THEIR RESPECTIVE PROPERTY LINES WILL VARY IN DISTANCE AND SHALL NOT BE LESS THAN THE SETBACK REQUIREMENTS OF SECTION 108 FOR THE R-20 ZONING REGULATIONS. BECAUSE OF THESE ON-SITE ENVIRONMENTALLY SENSITIVE AREAS, THE BUILDING ENVELOPE HAS BEEN SIGNIFICANTLY REDUCED IN SIZE.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

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

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		TOTALS
	A (PERIMETER 1)	A (PERIMETER 2)	
LANDSCAPE TYPE	260 LF	64 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 225 LF	YES, 64 LF	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	
NUMBER OF PLANTS REQUIRED			
SHADE TREES	1 SHADE TREES	0 SHADE TREES	1 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED			
SHADE TREES	1 SHADE TREES	0 SHADE TREES	1 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS

Project: 07-041
 Date: JULY 2011
 Illustration: MES
 Scale: 1"=30'
 Approval: RJH

Project: 07-041
 Date: 8/15/11
 Description: SECOND ADDITION TO HOLIDAY HILLS SUBDIVISION, LOTS 107 & 108
 Revisions: 1 OF 1

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