

ROAD CONSTRUCTION PLANS

TAYLOR FARM, SECTION ONE

LOTS 1 THRU 33

AND BULK PARCEL "A"

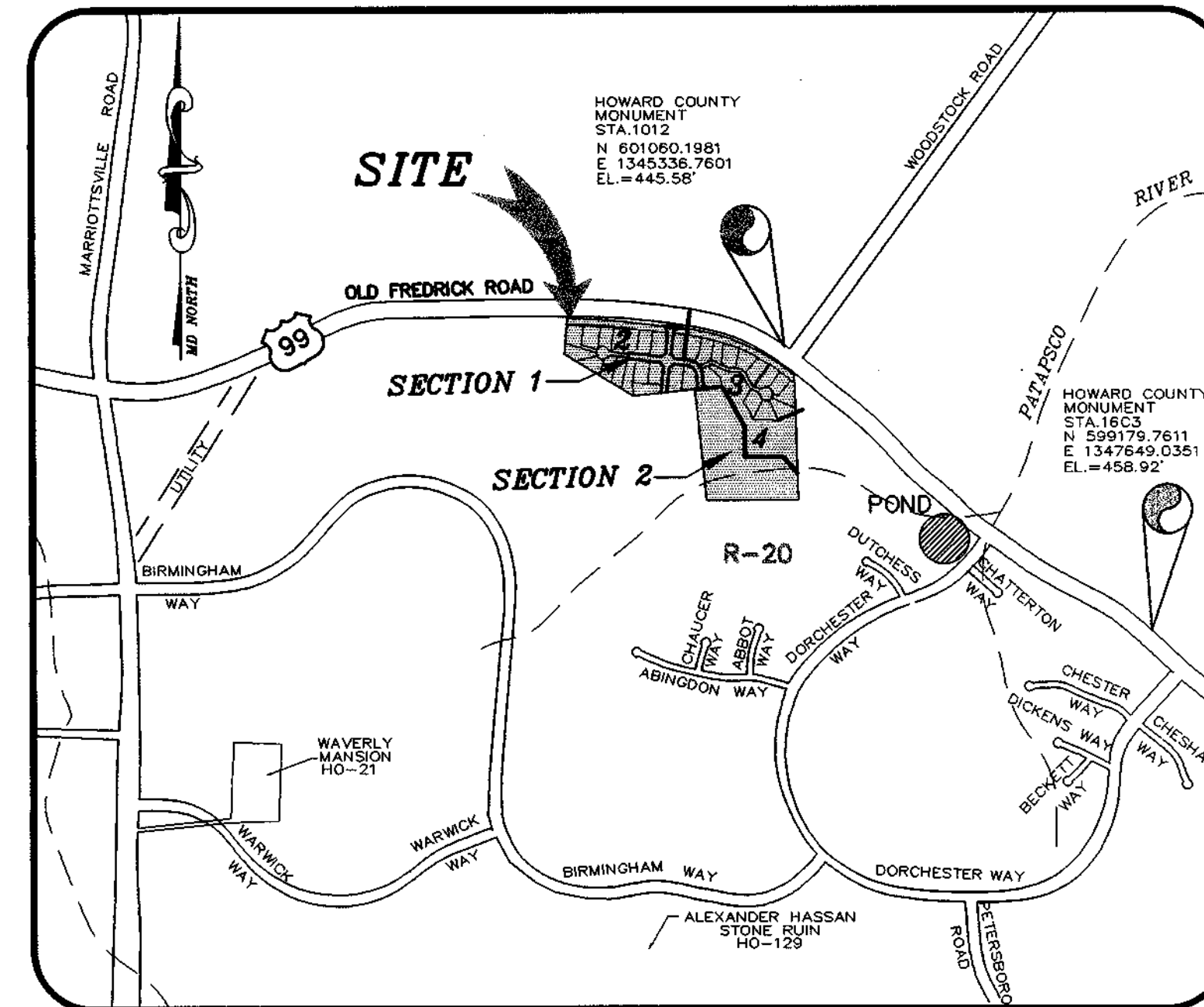
A RESUBDIVISION OF LOT 4 OF

FRIENDLY FARMS LOTS 2, 3, AND 4

THIRD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

<i>SHEET INDEX</i>	
COVER SHEET	1
ROAD PLANS AND PROFILES	2
ROAD PLANS AND PROFILES	3
ROAD PROFILES	4
GRADING, EROSION AND SEDIMENT CONTROL PLAN	5
GRADING, EROSION AND SEDIMENT CONTROL PLAN	6
EROSION & SEDIMENT CONTROL NOTES AND DETAILS	7
STORM DRAIN PROFILES	8
DRAINAGE AREA & SOILS MAP	9
LANDSCAPE PLAN	10
LANDSCAPE PLAN	11
FOREST CONSERVATION AND REFORESTATION PLAN	12
TRAFFIC CONTROL & PAVING PLAN	13



VICINITY MAP
SCALE: 1"=1000'

OWNER
TAYLOR FARM DEVELOPMENT CORP.
C/O LAND DESIGN AND DEVELOPMENT
RICHARD W. DOYLE, SR., PRESIDENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044
(410) 740-2100

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
4. PROJECT BACKGROUND:
LOCATION: THIRD ELECTION DISTRICT - TAX MAP 10 - PARCELS 309
ZONING: R-20
TOTAL TRACT AREA (EXCLUDING BULK PARCEL "A"): 16.88 ACRES ±
NUMBER OF PROPOSED LOTS: 33 (30 BUILDABLE)
ACREAGE OF PROPOSED LOTS: 10.57 ACRES ± (BUILDABLE)
OPEN SPACE REQUIRED: 5.06 ACRES ± (30%)
OPEN SPACE PROVIDED: 5.21 ACRES ±
RECREATIONAL OPEN SPACE REQUIRED (30 UNITS X 200 SQ. FT.): 6,000 SQ. FT. (0.14 ACRES)
RECREATIONAL OPEN SPACE PROVIDED: 6,500 SQ. FT. (.15 ACRES)
AREA OF RIGHT OF WAY: 1.11 ACRES ±
DPZ REFERENCE #:
- S-95-21 APPROVED ON JULY 17, 1995.
- F-86-14, F-89-235, F-95-174
- WP-98-19
5. TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL TOPOGRAPHY BY WINGS AERIAL MAPPING CO., INC. ON MARCH 12, 1997
6. HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.

STA No. 16C3	N 599,179.7611	EL. = 458.92
	E 1,347,649.0351	
STA No. 1012	N 601,060.1981	EL. = 445.58
	E 1,345,336.7601	
7. STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
8. WATER AND SEWER ARE PUBLIC.
9. STORMWATER MANAGEMENT IS PROVIDED BY THE METHOD OF RETENTION UNDER F-95-174. (GTW'S WAVERLY)
10. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
11. COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.
12. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
13. FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED.
14. FOREST CONSERVATION REQUIREMENTS HAVE BEEN SATISFIED IN PART BY THE PAYMENT OF FEE-IN-LIEU OF FOREST CONSERVATION IN THE AMOUNT OF \$24,300.52.
15. WETLAND DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL ON APRIL 14, 1998.
16. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
17. OPEN SPACE LOTS WILL BE CONVEYED TO THE HOME OWNER'S ASSOCIATION AND HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
18. SLOPES IN EXCESS OF 25% EXIST AND ARE IDENTIFIED WHERE THEY EXCEED 20,000 SQ. FT.
19. ALL EXISTING STRUCTURES TO BE REMOVED.
20. FLOODPLAIN STUDY PERFORMED BY MILDENBERG, BOENDER AND ASSOC. IN JUNE 1997.
21. ACCESS TO ADJACENT PROPERTY TO BE MAINTAINED IN SATISFACTORY CONDITIONS THROUGHOUT THE CONSTRUCTION PROCESS.

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Richard W. Doyle, Sr. 10/21/98
SIGNATURE OF DEVELOPER DATE
RICHARD W. DOYLE, SR.
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

R. Jacob Hikmat 10/21/98
SIGNATURE OF ENGINEER DATE
R. JACOB HIKMAT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Keith Simmons 11/3/98
MSD - NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John P. Volante 11/3/98
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS

Arthur M. Daniels 11-9-98
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Michael Blouzel 11/13/98
CHIEF DIVISION OF LAND DEVELOPMENT DATE

John P. Volante 11/10/98
CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

date	OCT. 1998
project	96085
illustration	FCL/RCJ
scale	NTS
approval	FCL
engineering	approval

description	revisions
no.	date

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COVER SHEET

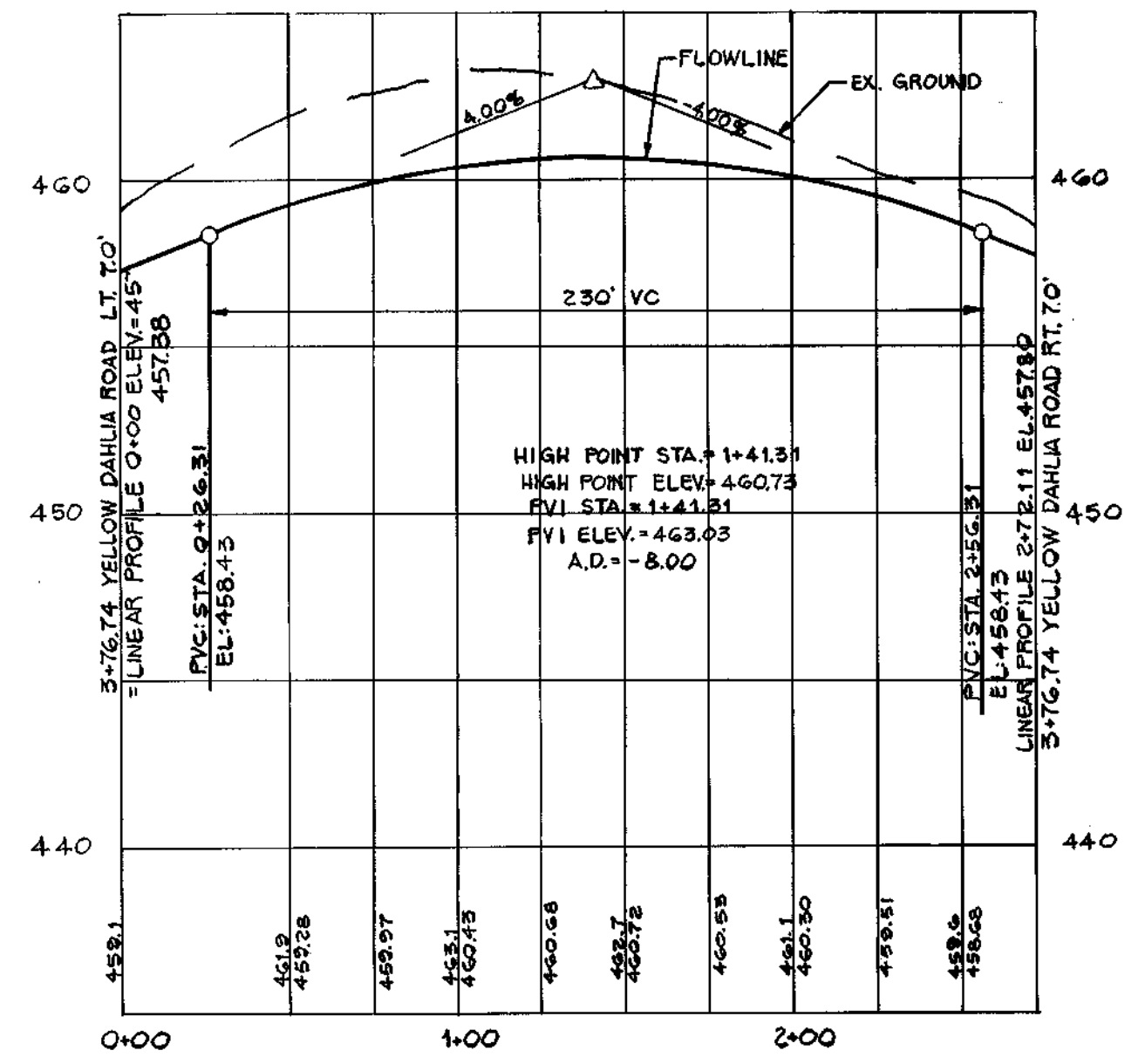
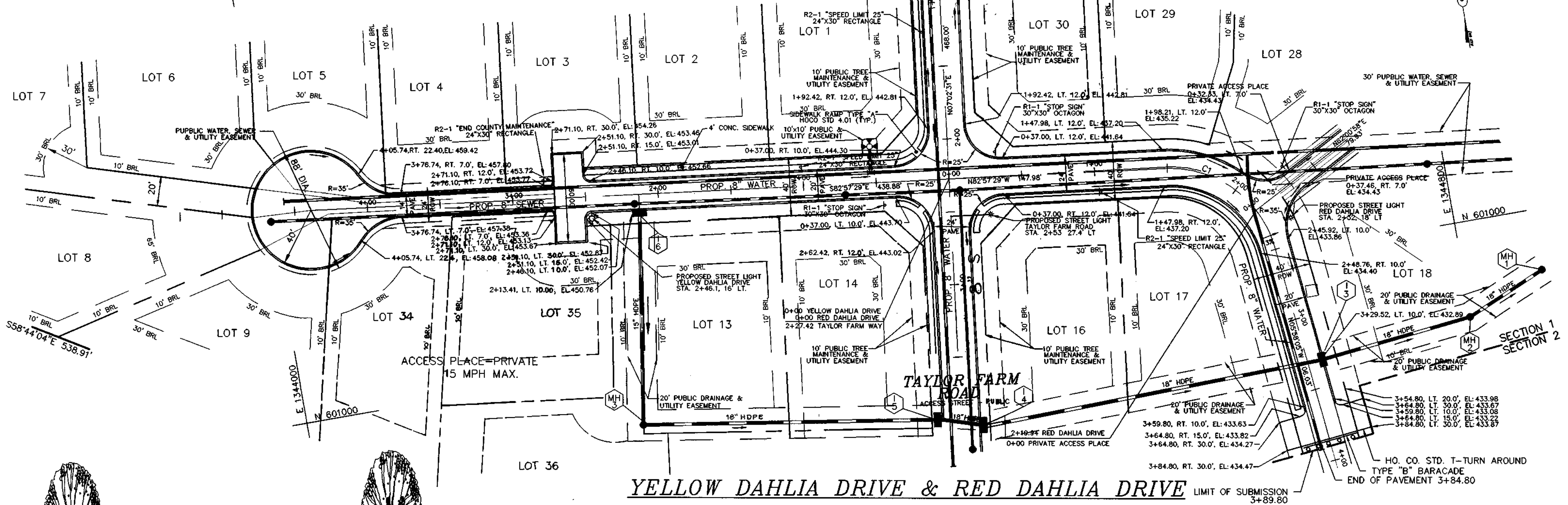
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, State 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 821-5521 Wash. (410) 997-0298 Fax

CURVE TABLE

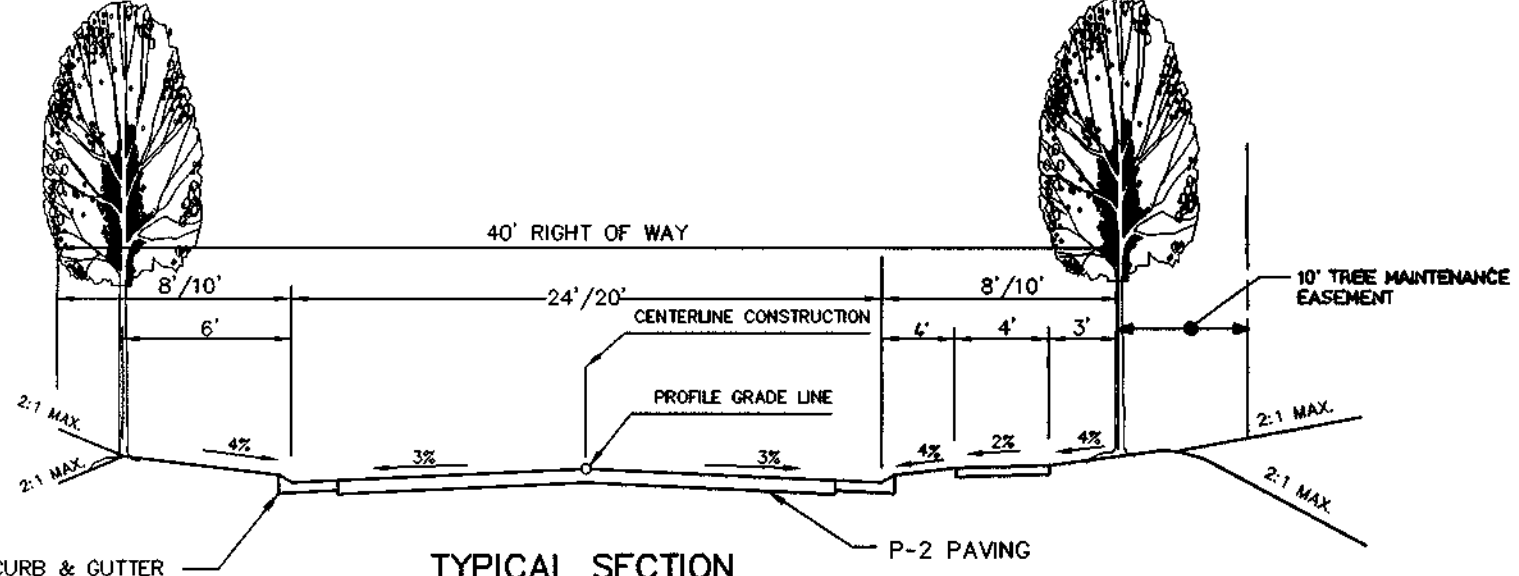
CURVE	POINT OF CURVE	POINT OF TANGENCY	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD LENGTH	BEARING	DELTA	DEGREE OF CURVE
C-1	1+47.98	2+48.76	75.00'	100.78'	59.65'	93.37'	S 54°27'47"E	76°59'24"	76°23'40"

RED DAHLIA DRIVE
ACCESS STREET - PUBLIC

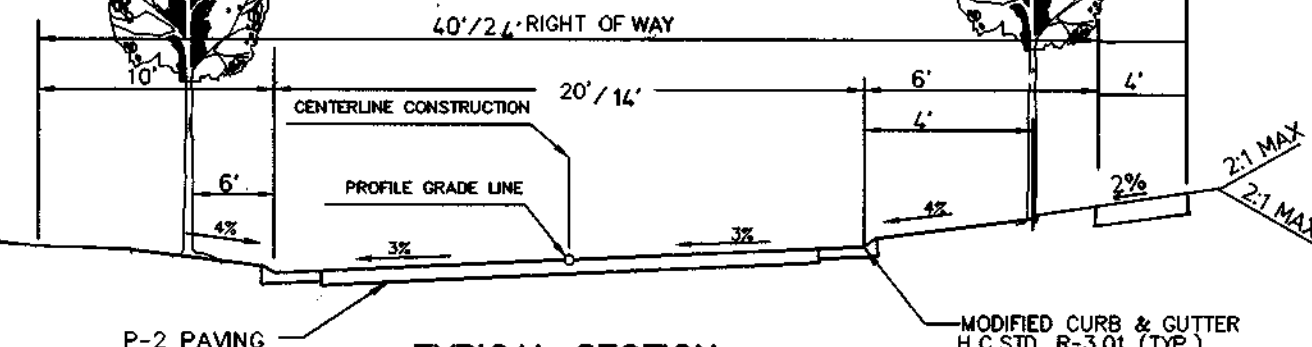
YELLOW DAHLIA DRIVE
ACCESS PLACE - PUBLIC



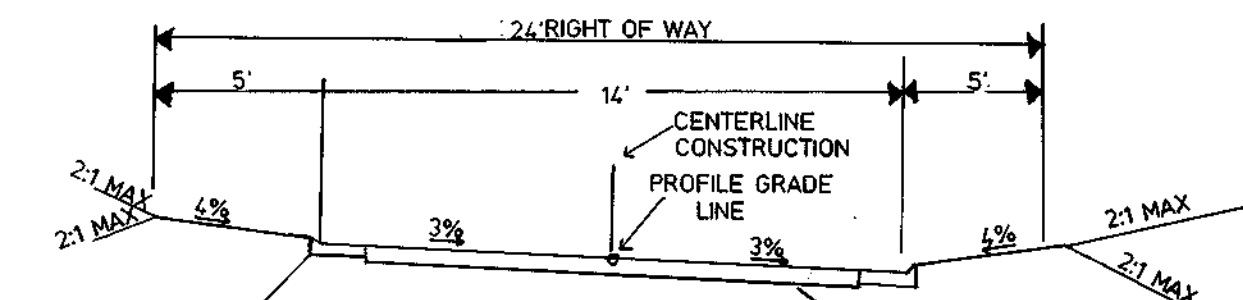
YELLOW DAHLIA DRIVE
LINEAR PROFILE
SCALE: HOR: 1"=80'
VER: 1"=5'



TYPICAL SECTION
STA. 2+62.42 TO STA 4+04.42 - TAYLOR FARM ROAD (24' PAVING)
STA 0+72.83 TO STA 1+92.42 - TAYLOR FARM ROAD (24' PAVING)
STA 0+37.00 TO STA 1+98.21 - RED DAHLIA DRIVE (24' PAVING)
STA 2+45.92 TO STA 3+59.80 - RED DAHLIA DRIVE (20' PAVING)
* PAVING TO BE SLOPED 3% DOWN FROM RIGHT 10' TO LEFT 10'



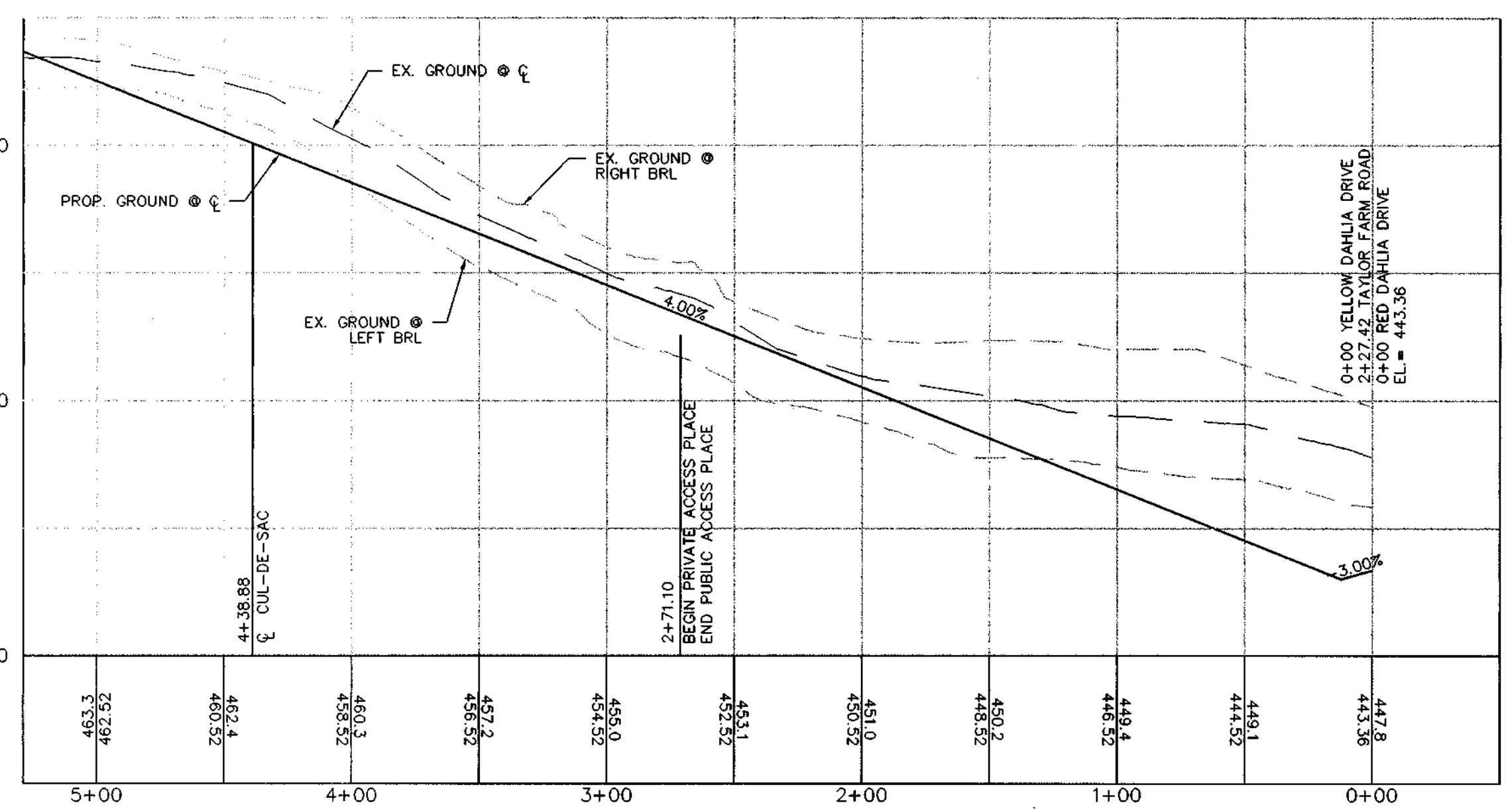
TYPICAL SECTION
STA 0+37.00 TO STA 2+46.10 - YELLOW DAHLIA DRIVE (40' R/W 20' PAVING)
STA 2+71.10 TO STA 3+76.74 - YELLOW DAHLIA DRIVE (24' R/W 14' PAVING)
* NOTE: NO TREE AND SIDEWALK PROPOSED WITHIN THE 24' RIGHT OF WAY



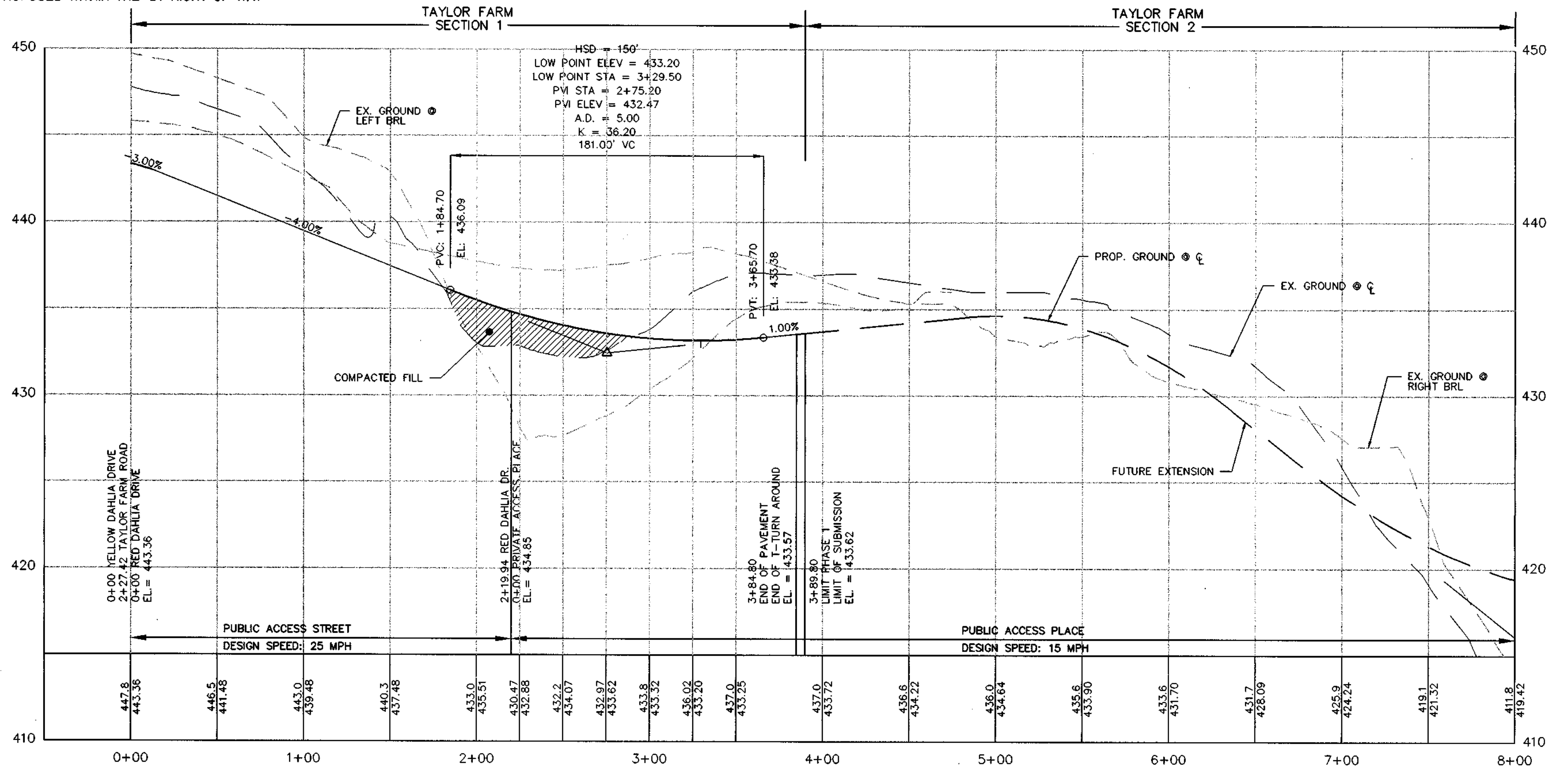
TYPICAL SECTION
STA 0+37.46 TO STA 4+84.60 - DOYLE DRIVE (14' PAVING)

STREET LIGHTS

YELLOW DAHLIA DRIVE STA. 2+46, 16' LT	100 WATT HPS "TRADITIONAIRE" VAPOR POST TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
RED DAHLIA DRIVE STA. 2+32, 18' LT	100 WATT HPS "TRADITIONAIRE" VAPOR POST TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
TAYLOR FARM ROAD STA. 2+53, 27.4' LT	100 WATT HPS "TRADITIONAIRE" VAPOR POST TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
TAYLOR FARM ROAD STA. 0+14, 27' RT	150-WATT HPS VAPOR PENDANT FIXTURE (CUTOFF) MOUNTED AS 30" ON A BRONZE FIBERGLASS POLE USING A 12" ARM



YELLOW DAHLIA DRIVE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'
DESIGN SPEED: 15 MPH
PUBLIC ACCESS PLACE/PRIVATE ACCESS PLACE



RED DAHLIA DRIVE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'
DESIGN SPEED: 25 & 15 MPH
PUBLIC ACCESS STREET/PUBLIC ACCESS PLACE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Richard M. Daniels 11/9/04
CHIEF BUREAU OF HIGHWAYS
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blumel 11/13/08
CHIEF, DIVISION OF LAND DEVELOPMENT
Chris Dammann 11/10/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION



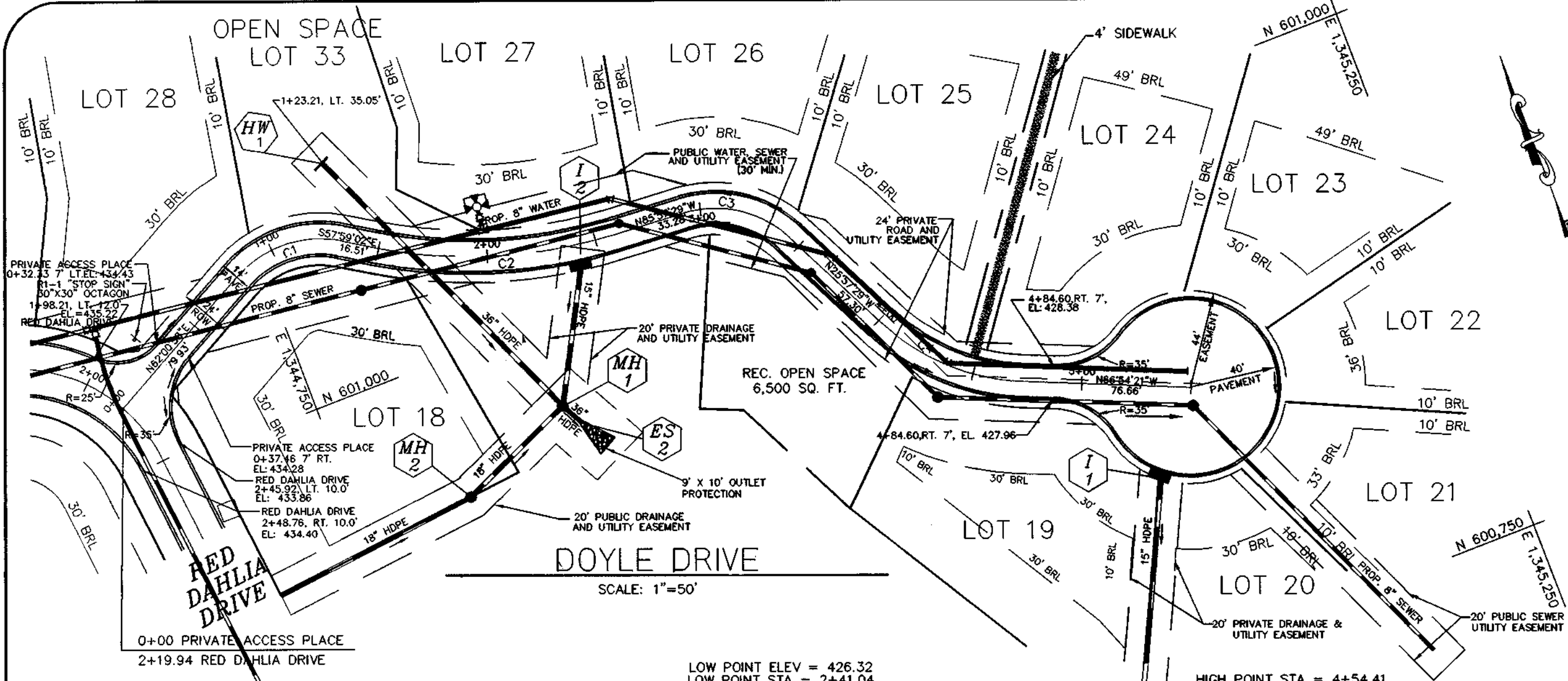
NOTE: FOR STREET TREES SEE LANDSCAPE PLAN ON SHEETS 10 & 11 OF 13.

project	date	engineering	approval
96085	OCT.1998	SD	SD/PCL
illustration		SD	SD/PCL
		SD	SD/PCL

revisions	description	date
5	PARKING REMOVAL & LOT REVISION REVERSE & ADD TYPICAL SECTION	4/15/09
		1/12/09

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
ROAD PLANS AND PROFILES

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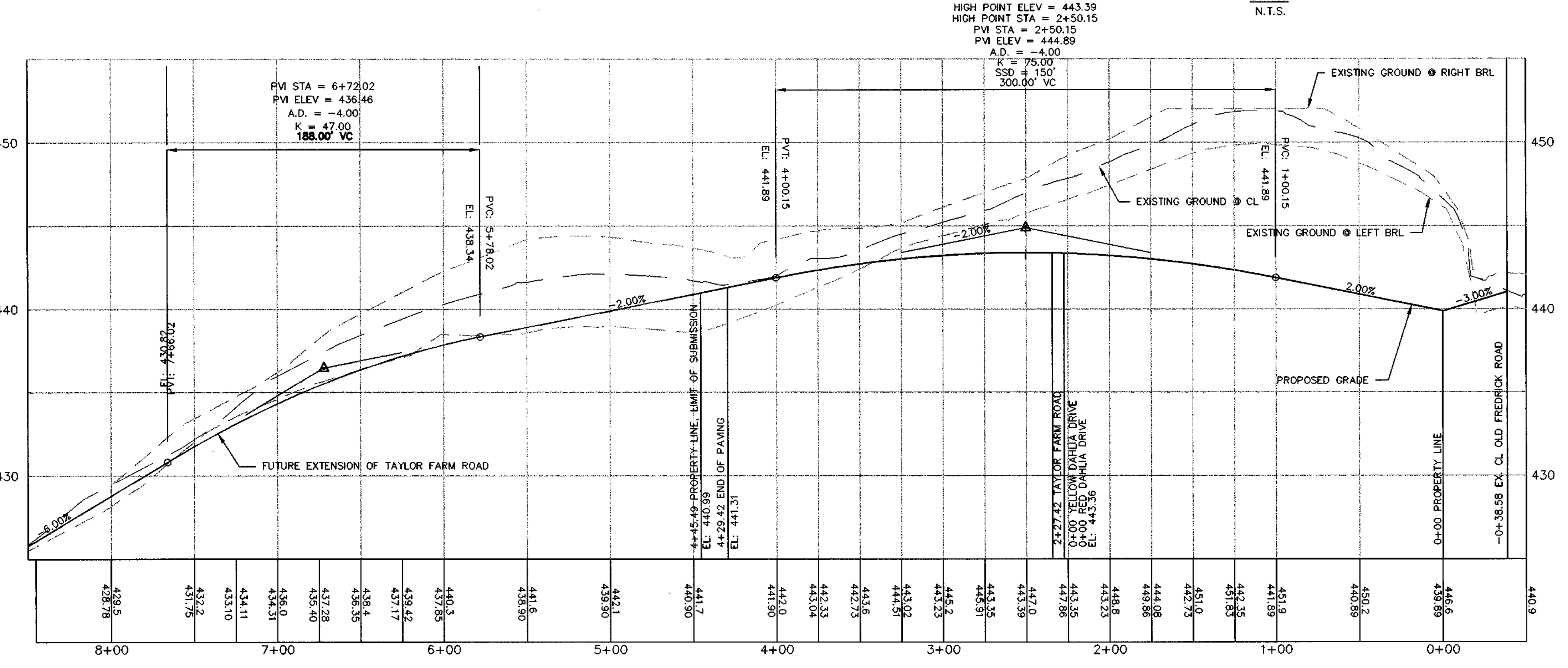
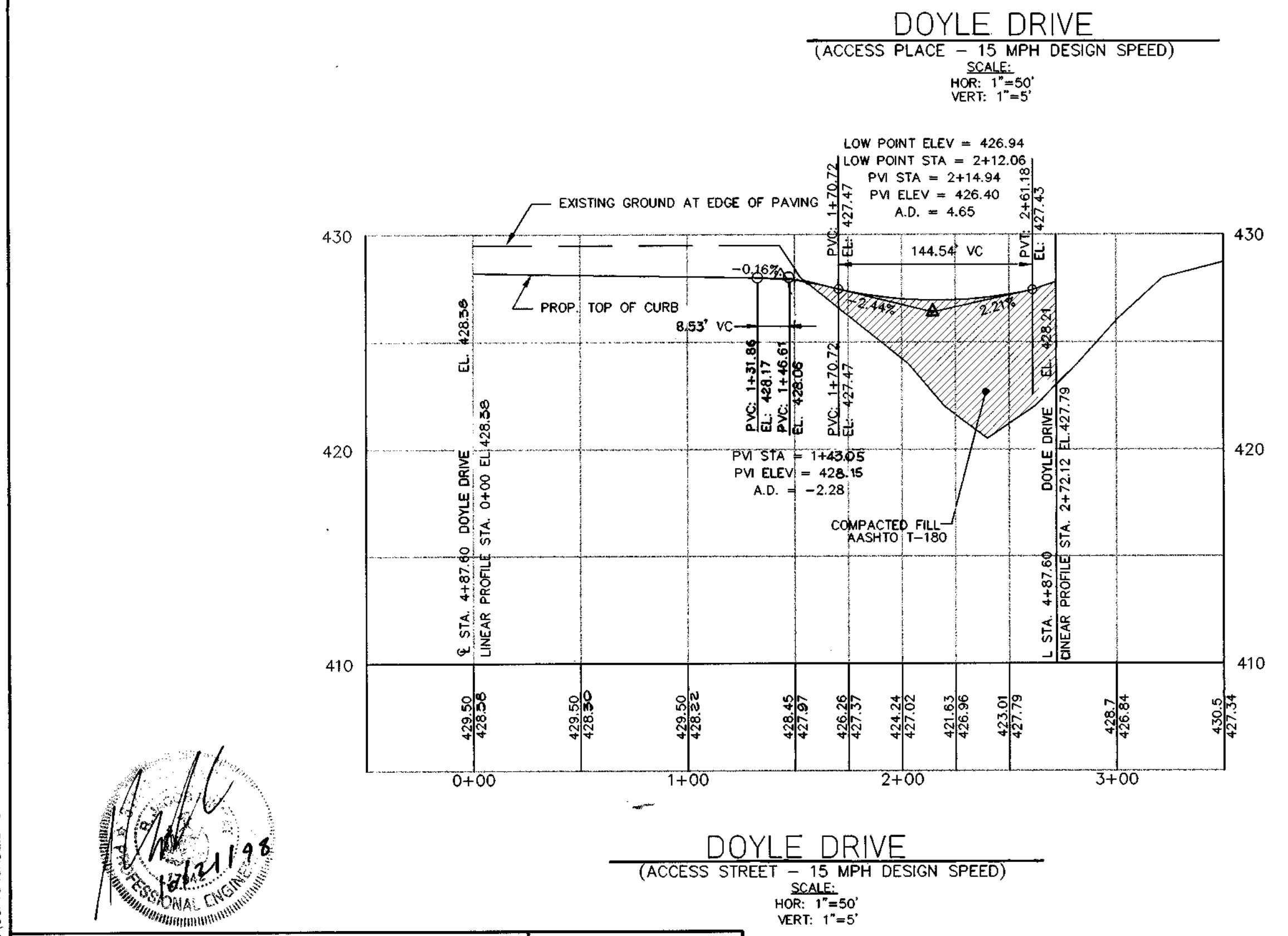
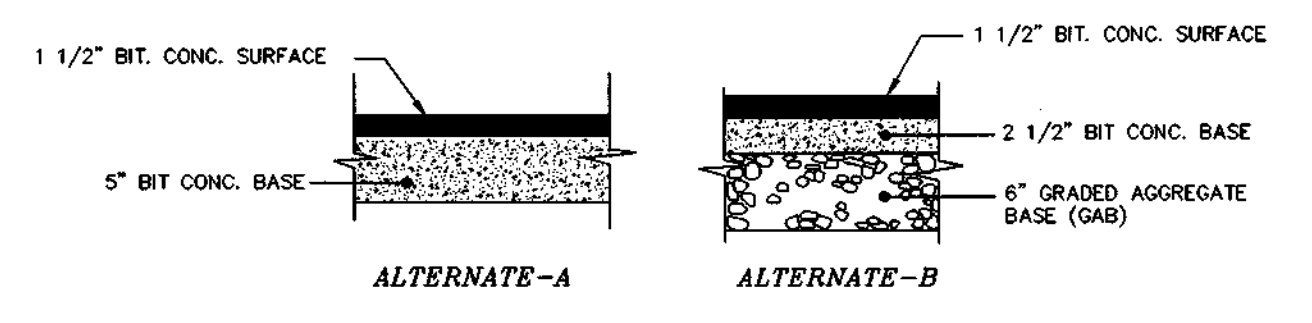
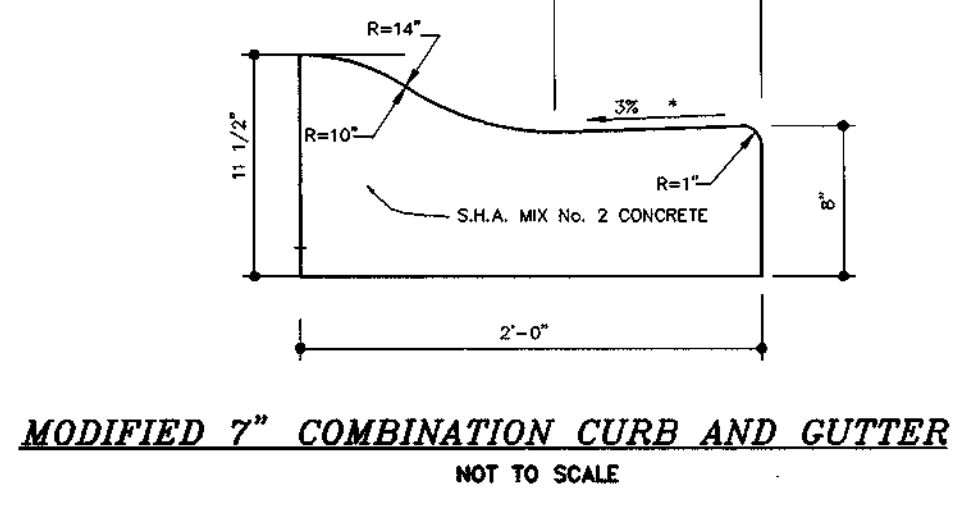
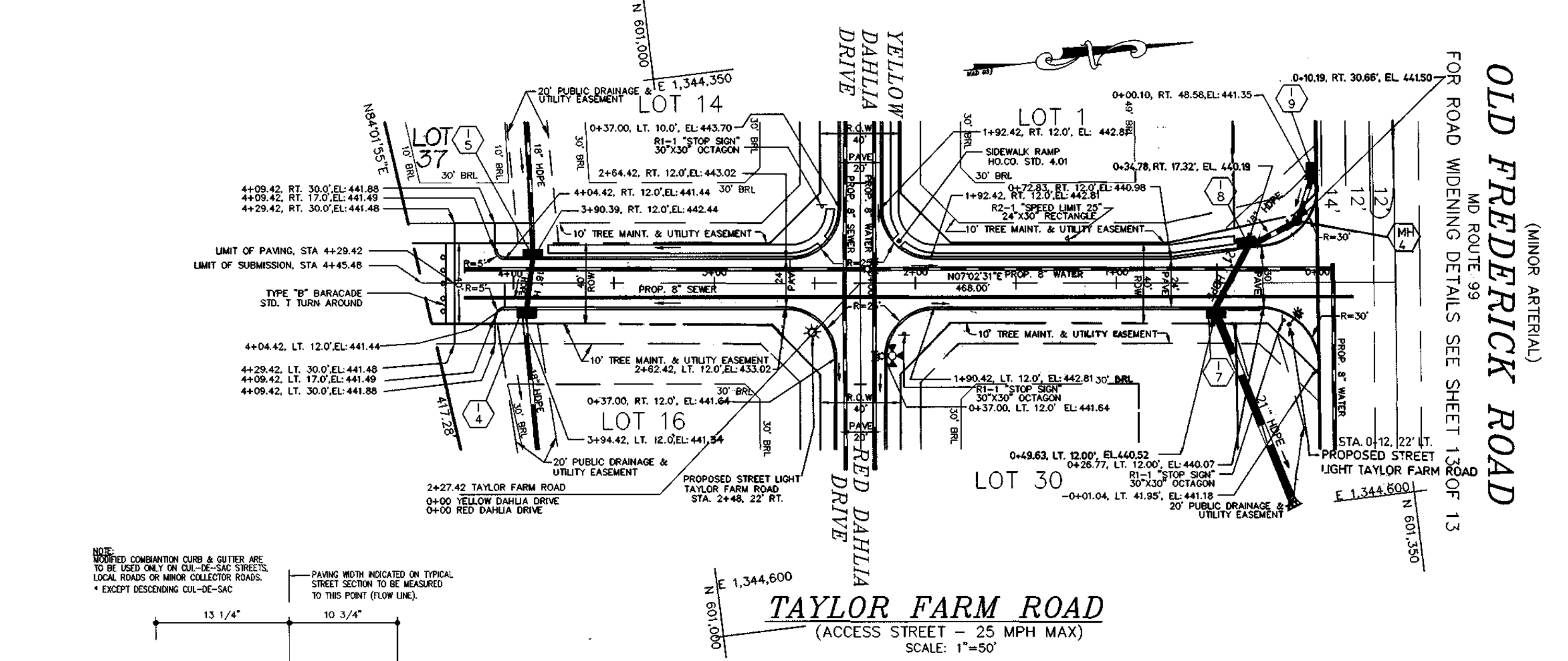
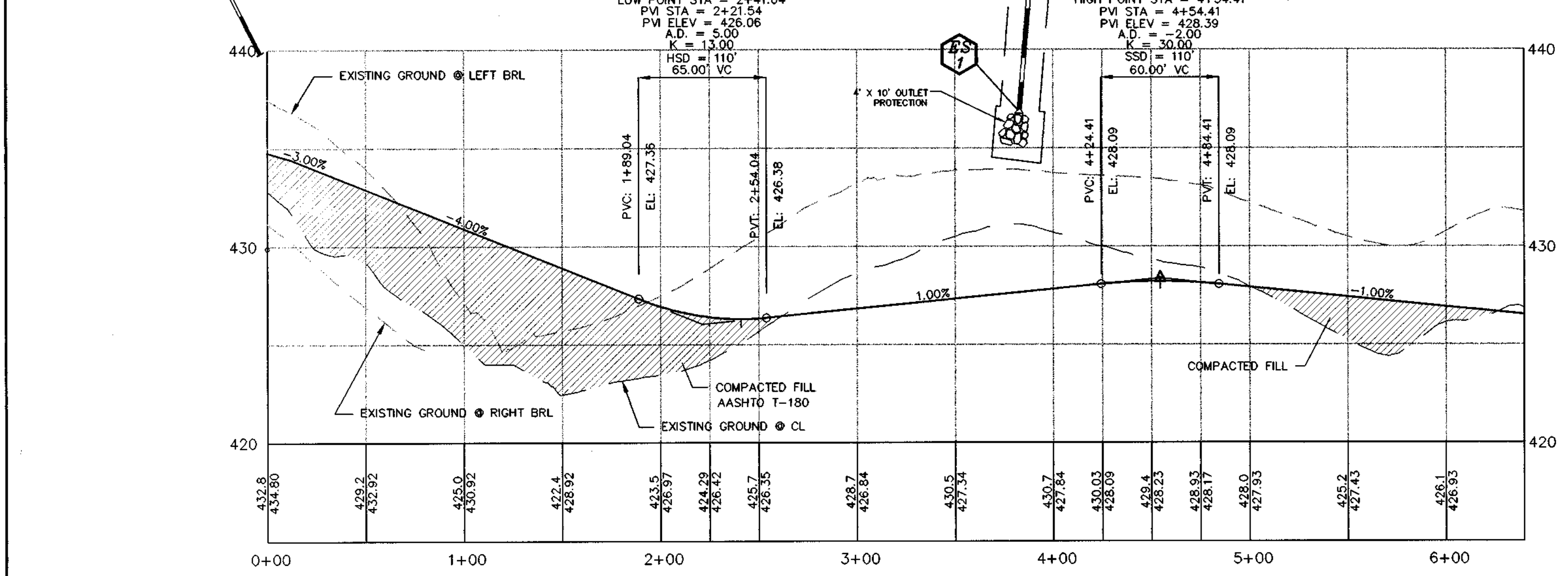


CURVE TABLE

CURVE	POINT OF CURVE	POINT OF TANGENCY	RADIUS	ARC LENGTH	TANGENT LENGTH	DELTA	CHORD BEARING	DIST.	DEGREE OF CURVE
C-1	0+79.93	1+32.29	50.00'	52.36'	28.87'	60°00'00"	N71°00'58"E	50.00'	114°35'30"
C-2	1+48.80	2+58.65	225.00'	109.85'	56.04'	27°58'27"	N87°01'44"E	108.77'	25°27'53"
C-3	2+91.94	3+44.30	50.00'	52.36'	28.87'	60°00'00"	S76°57'29"E	50.00'	114°35'30"
C-4	4+01.60	4+73.07	100.00'	71.47'	37.34'	40°56'52"	S67°25'55"E	69.96'	57°17'45"

STREET LIGHTS

○	TAYLOR FARM ROAD STA. 0+12.22' RT.	150 WATT HPS VAPOR PENDANT FIXTURE MOUNTED ON A 30' POLE USING A 12' ARM
⊙	TAYLOR FARM ROAD STA. 2+48.22' LT.	100 WATT HPS VAPOR POST TOP FIXTURE MOUNTED ON A 14' FIBERGLASS POLE



APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Daniels 11-9-98
 CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Kenneth Blawie 11/13/98
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF ENGINEERING
William J. ... 11/10/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NOTE: SEE LANDSCAPE PLAN ON SH. 10 & 11 OF 13 FOR STREET TREES.

TAYLOR FARM ROAD
 (ACCESS STREET - 25 MPH DESIGN SPEED)
 SCALE: 1"=50'
 HOR: 1"=50'
 VERT: 1"=5'

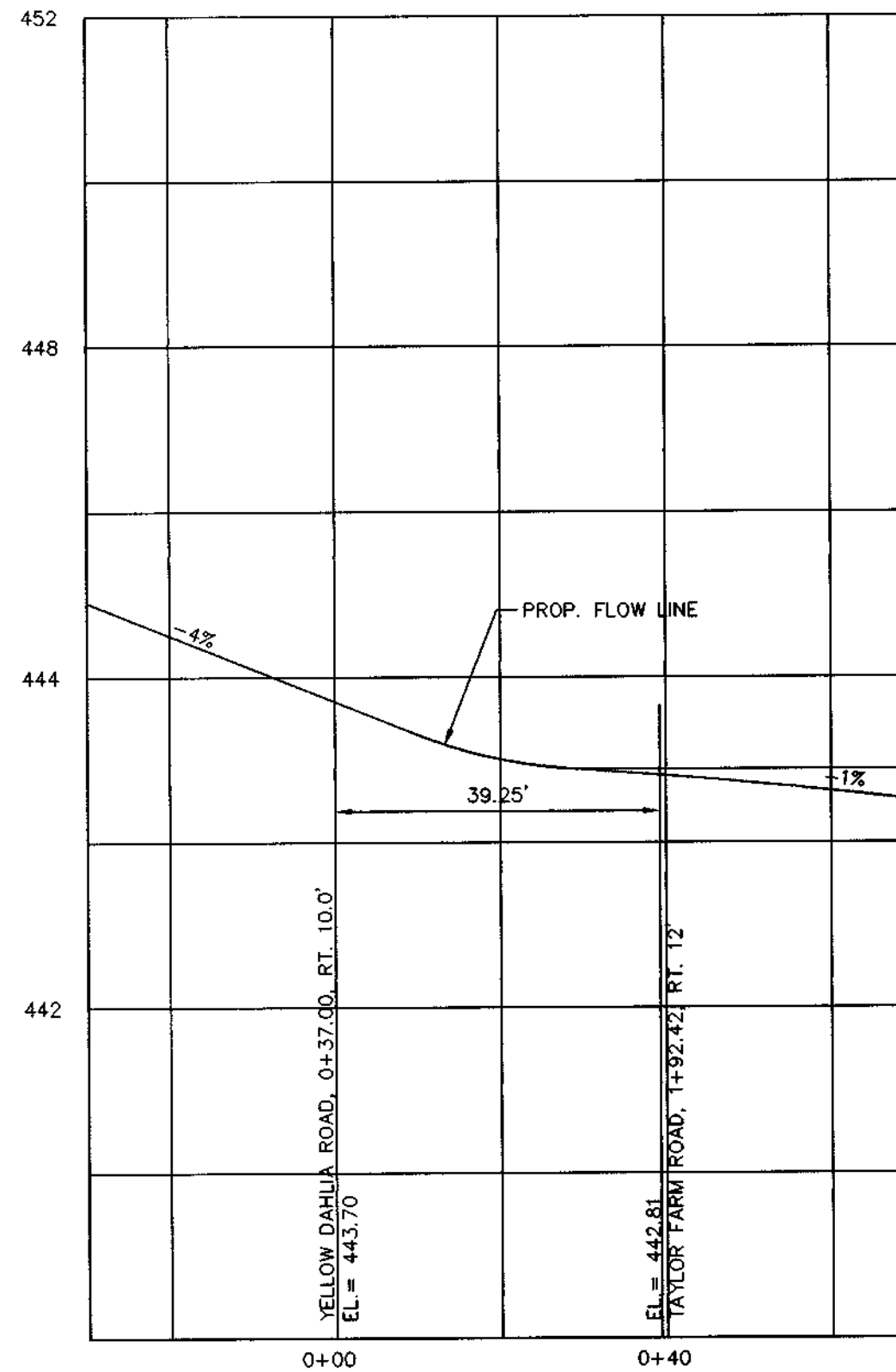
date	description
OCT. 1998	engineering
96085	SD/FCL
3/10/00	AS SHOWN

no.	description	date
4	RELOCATE LIGHT POLE	3/10/00
5	PARKING REMOVAL & STORM DRAIN REVISION	4/14/99
6	REVISE STREET NAME & STORM DRAIN LOCATION	1/12/99

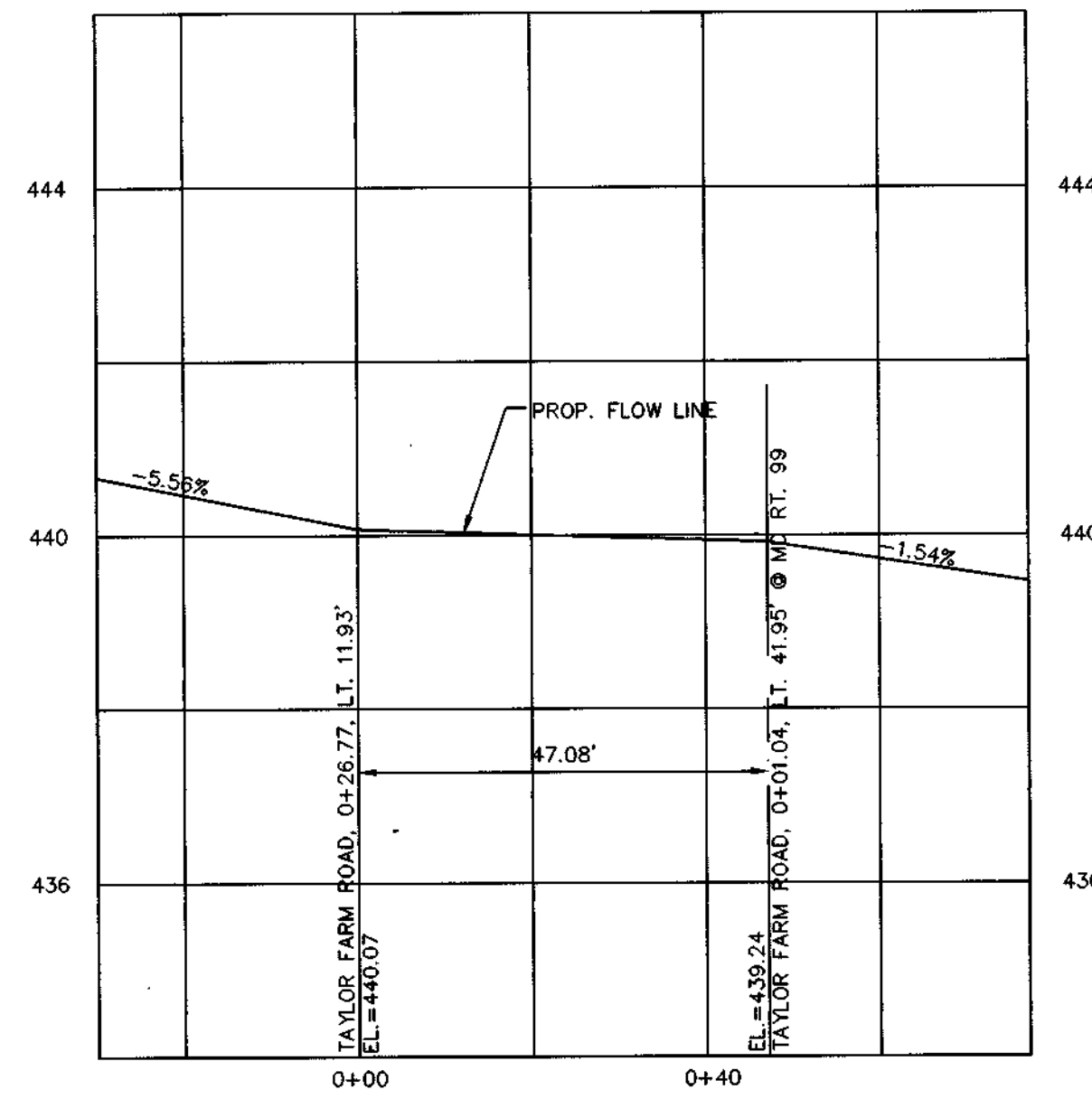
TAYLOR FARM, SECTION ONE
 LOTS 1 THRU 33
 TAX MAP 10 - PARCEL 309
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT

ROAD PLANS AND PROFILES

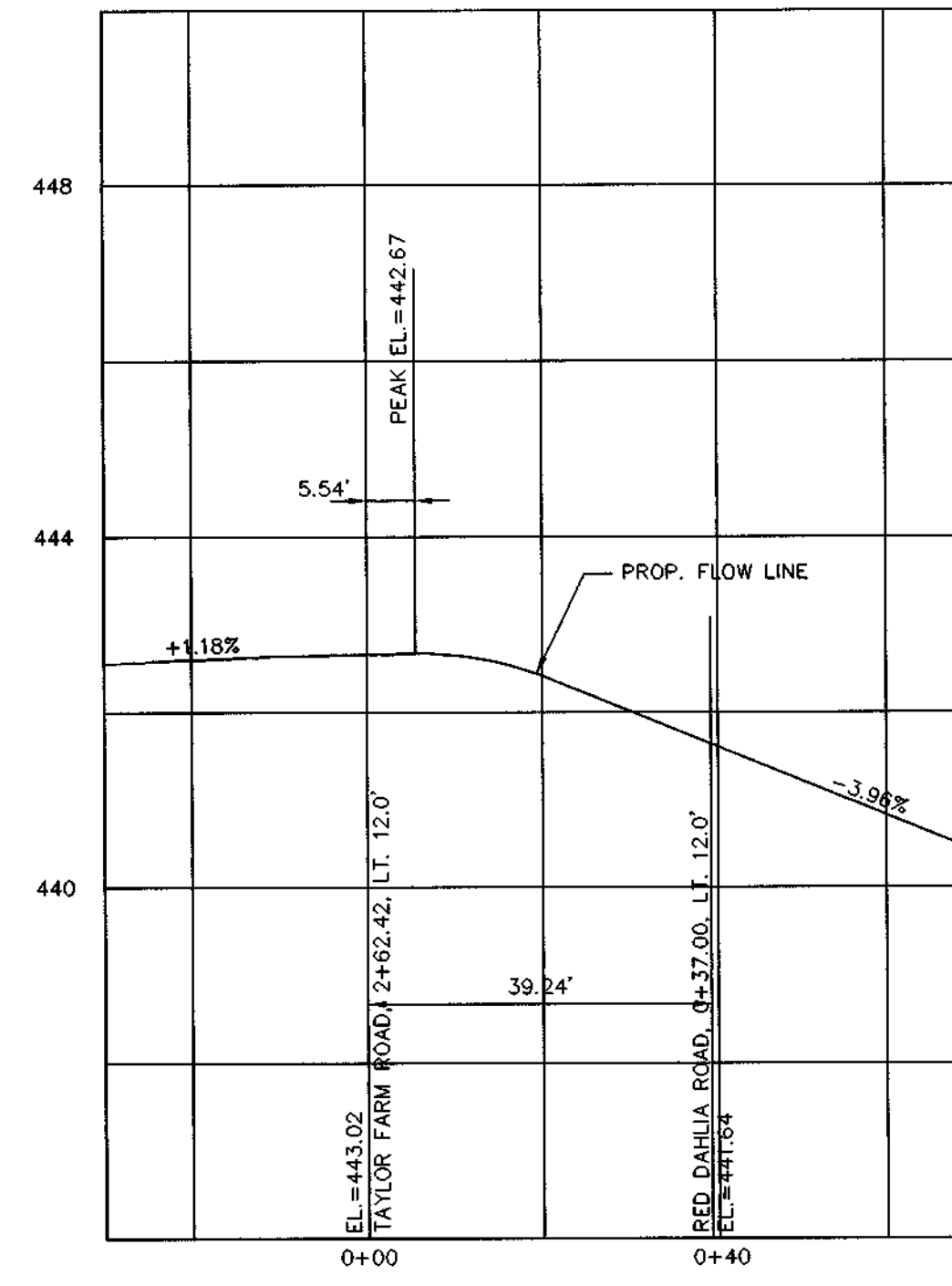
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
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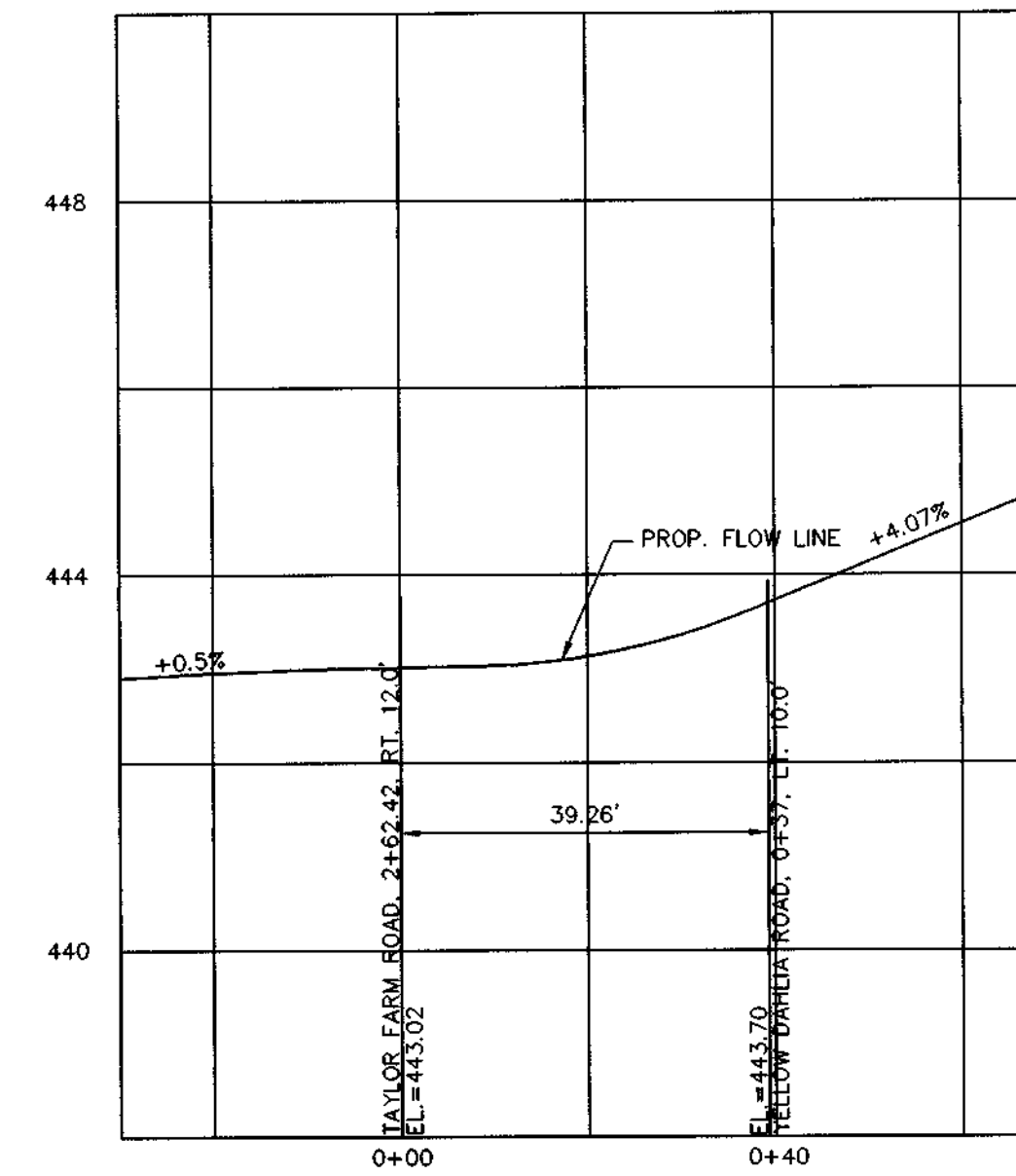
FILLET PROFILE
NW INT OF TAYLOR FARM RD. & YELLOW DAHLIA DR.
SCALE: HOR: 1"=20'
VER: 1"=2'



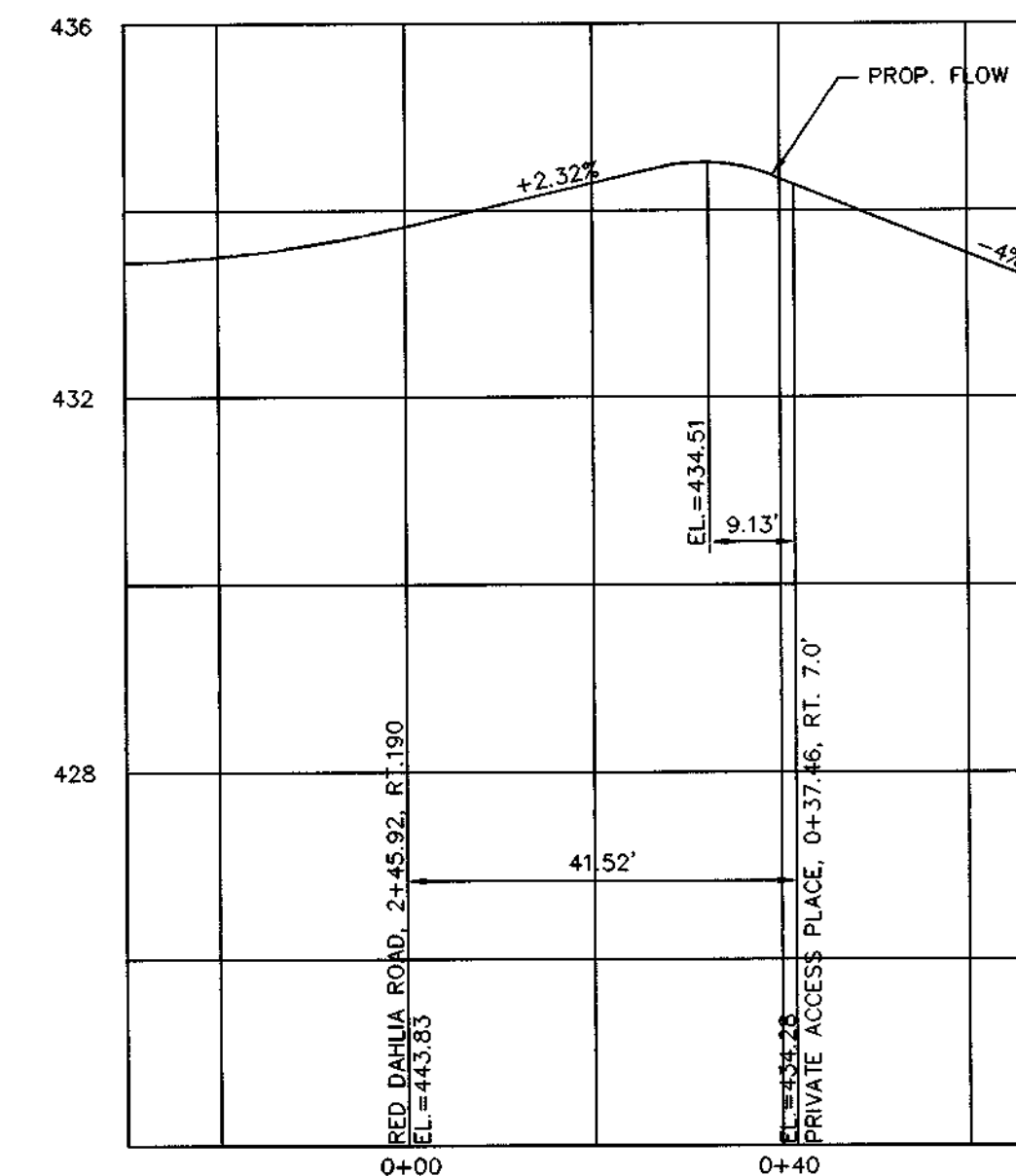
FILLET PROFILE
EAST INT OF RT 99 & TAYLOR FARM ROAD
SCALE: HOR: 1"=20'
VER: 1"=2'



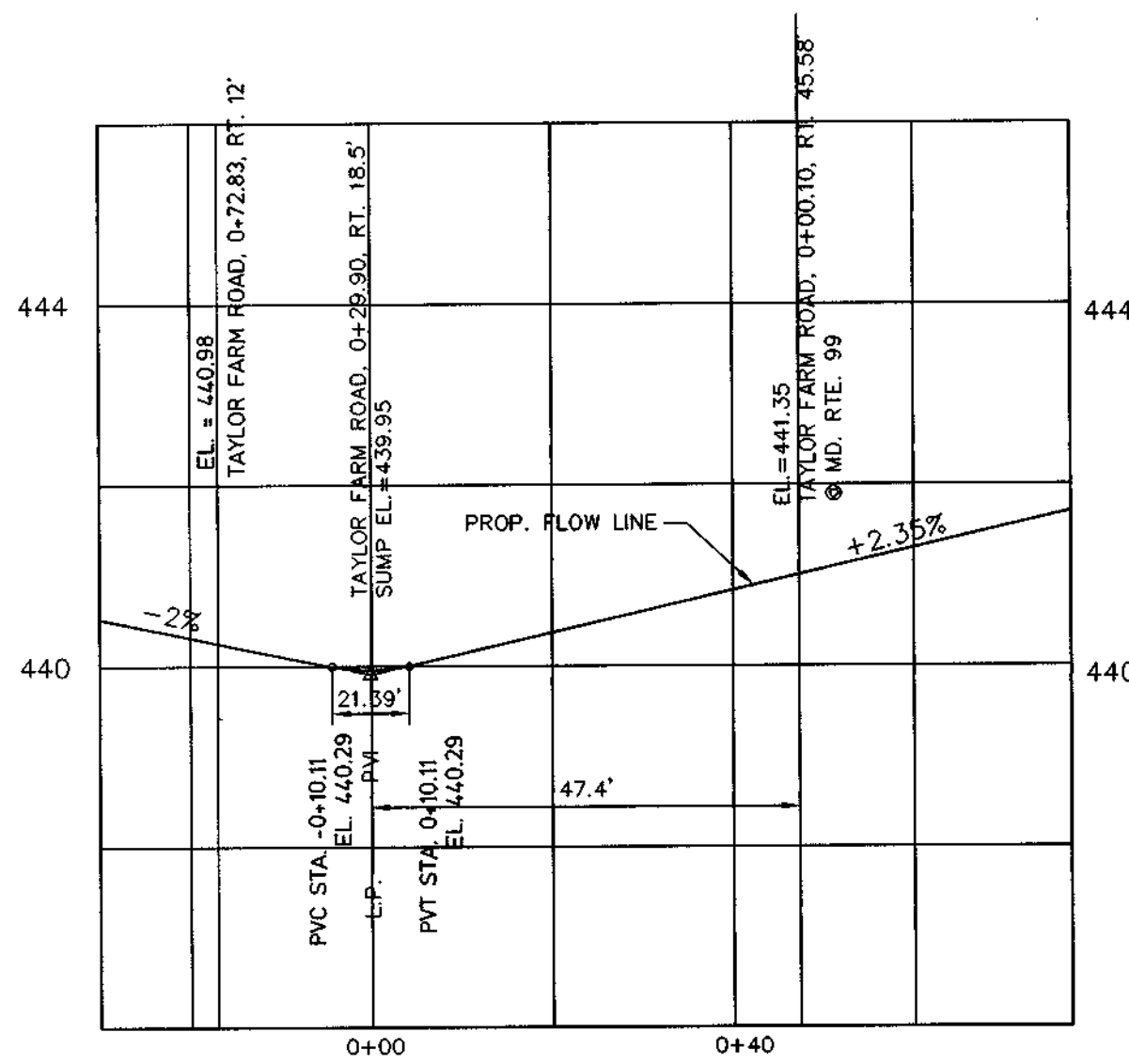
FILLET PROFILE
SE INT OF TAYLOR FARM RD. & RED DAHLIA DR.
SCALE: HOR: 1"=20'
VER: 1"=2'



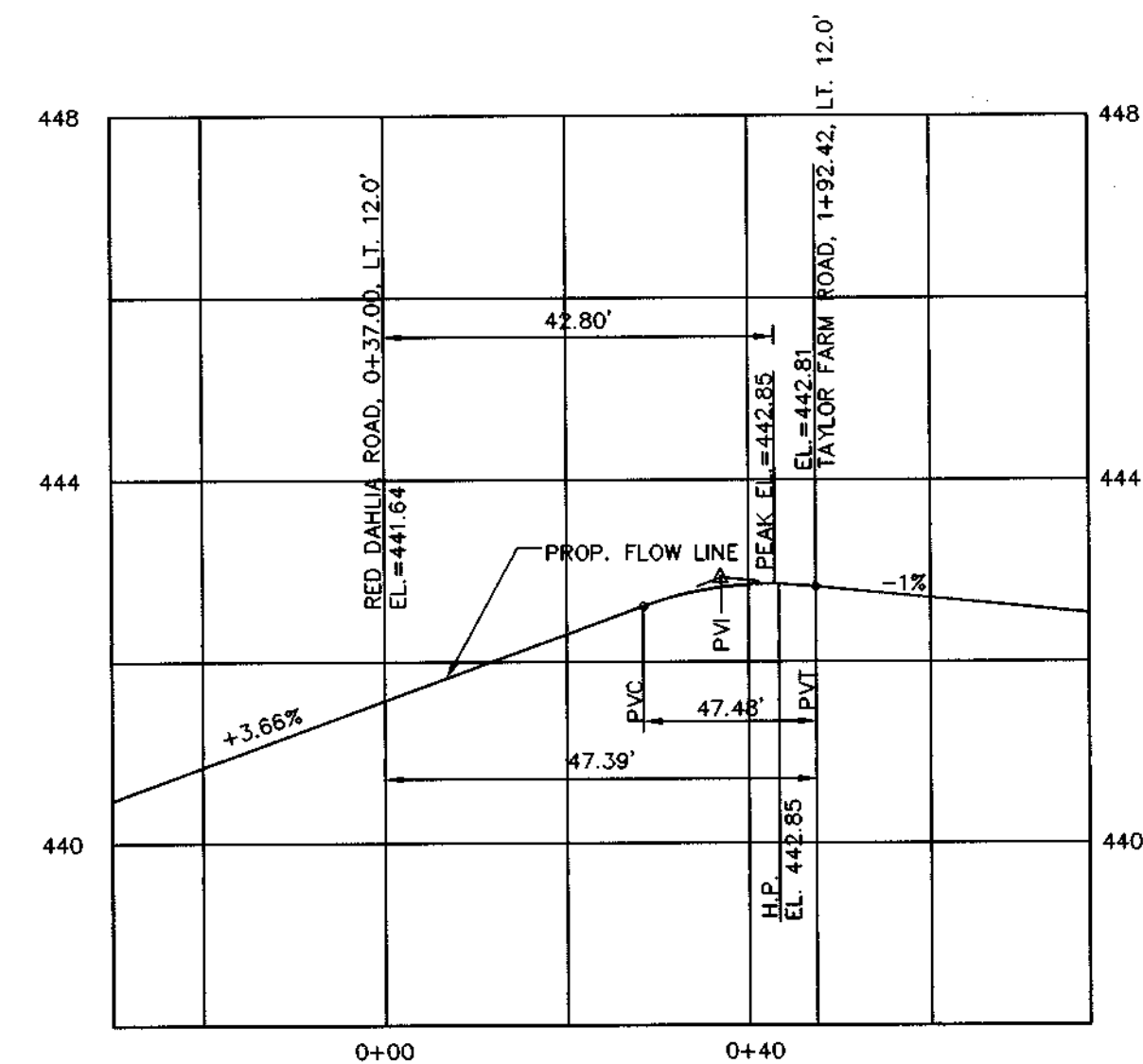
FILLET PROFILE
SW INT OF TAYLOR FARM RD. & YELLOW DAHLIA DR.
SCALE: HOR: 1"=20'
VER: 1"=2'



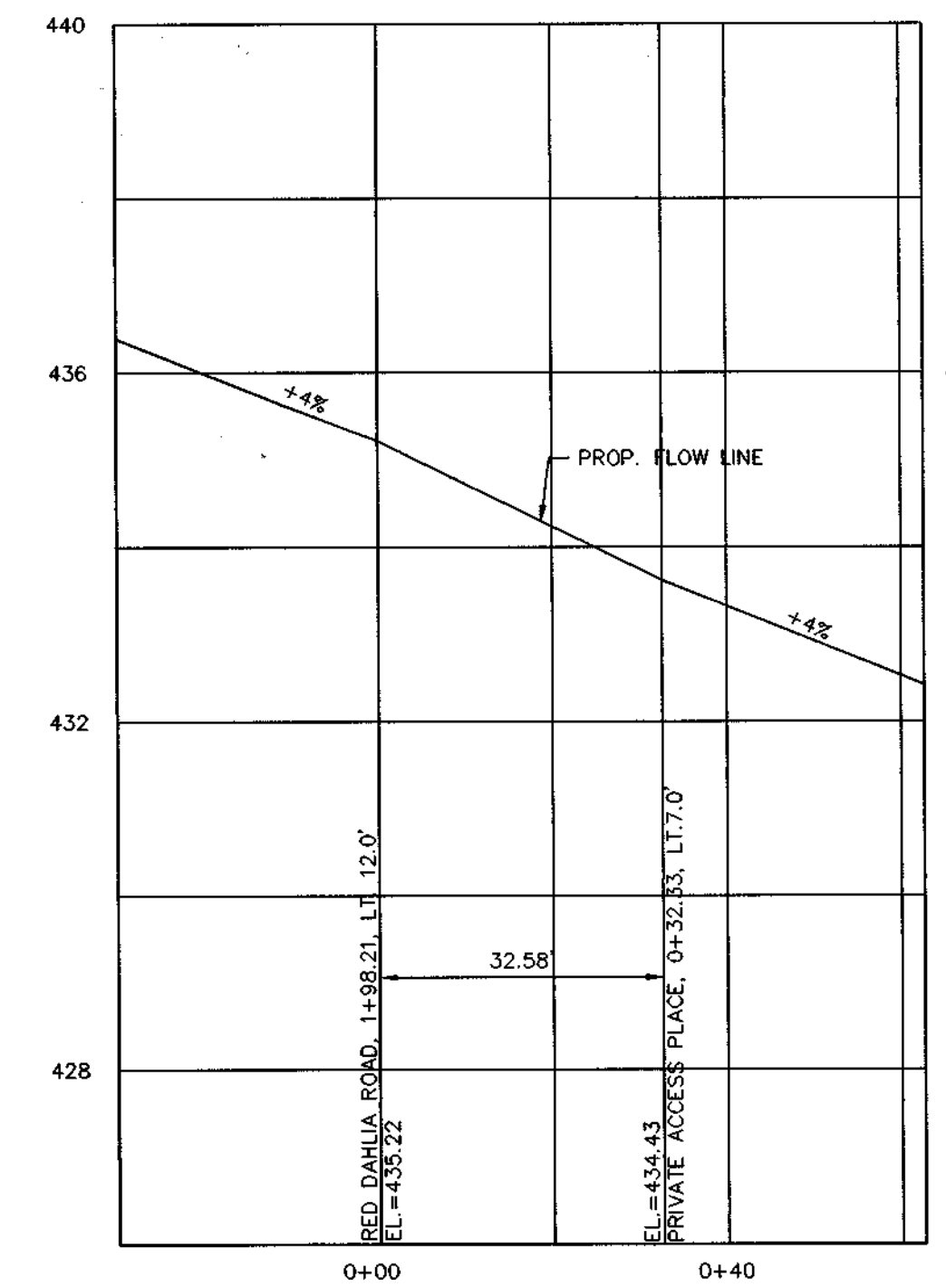
FILLET PROFILE
SE INT OF RED DAHLIA DR. & DOYLE DRIVE
SCALE: HOR: 1"=20'
VER: 1"=2'



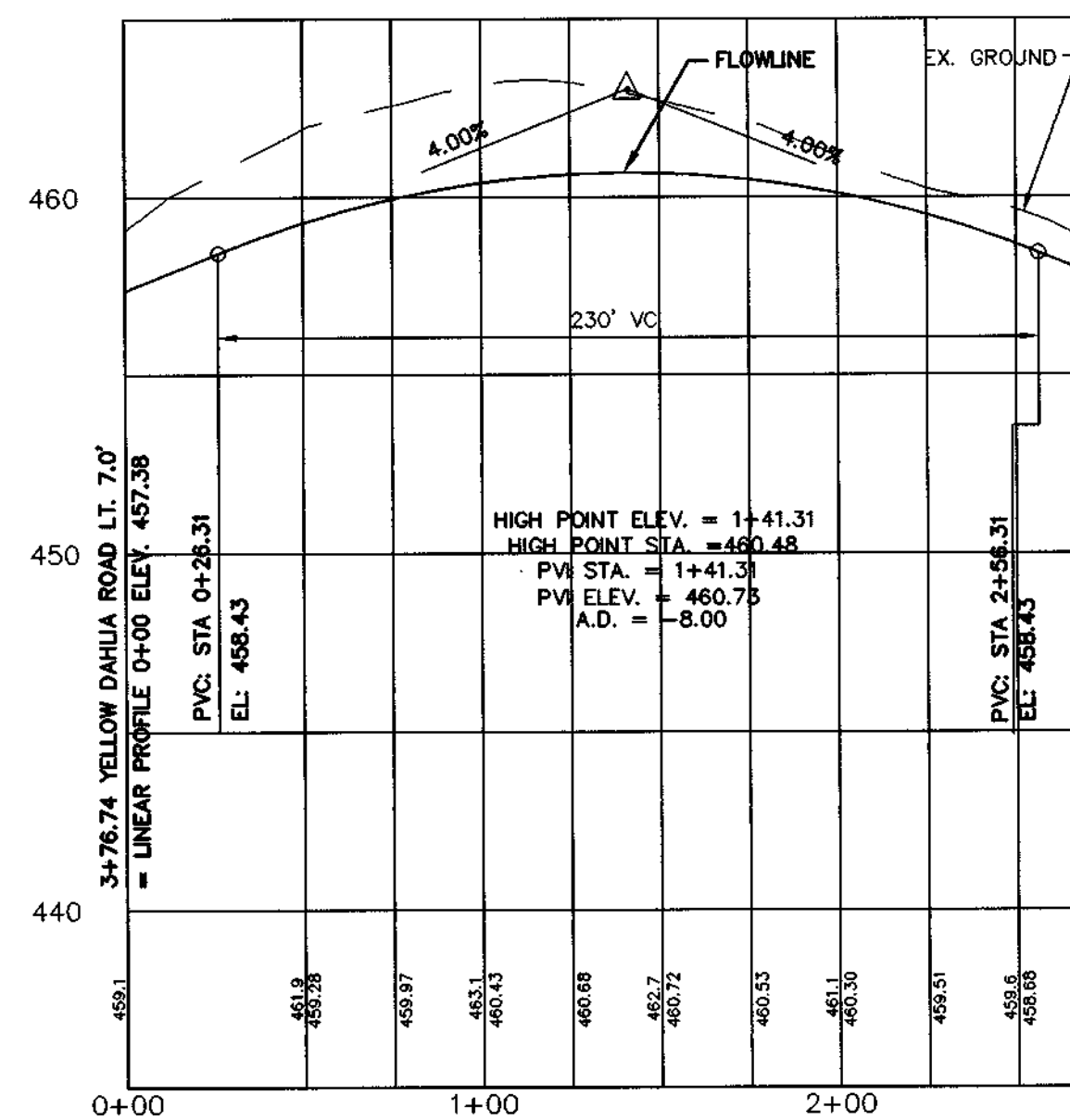
FILLET PROFILE
WEST INT OF RT 99 & TAYLOR FARM RD.
SCALE: HOR: 1"=20'
VER: 1"=2'



FILLET PROFILE
NE INT OF TAYLOR FARM RD. & RED DAHLIA DR.
SCALE: HOR: 1"=20'
VER: 1"=2'



FILLET PROFILE
NE INT OF RED DAHLIA DR. & DOYLE DRIVE
SCALE: HOR: 1"=20'
VER: 1"=2'



LINEAR PROFILE
YELLOW DAHLIA DRIVE
SCALE: HOR: 1"=50'
VER: 1"=5'



APPROVED: DEPARTMENT OF PUBLIC WORKS
Richard M. Daniels 11-9-98
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blum 11/13/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Richard Blum 11/10/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

96050 (DWG) FINAL (ROADS) 4 OF 1 (ROADS) DWG

Project	96085	Date	OCT. 1998
Illustration	RCJ	Engineering	FCL
Scale	AS SHOWN	Approval	FCL

no.	description	date
1/12/98	revisions	

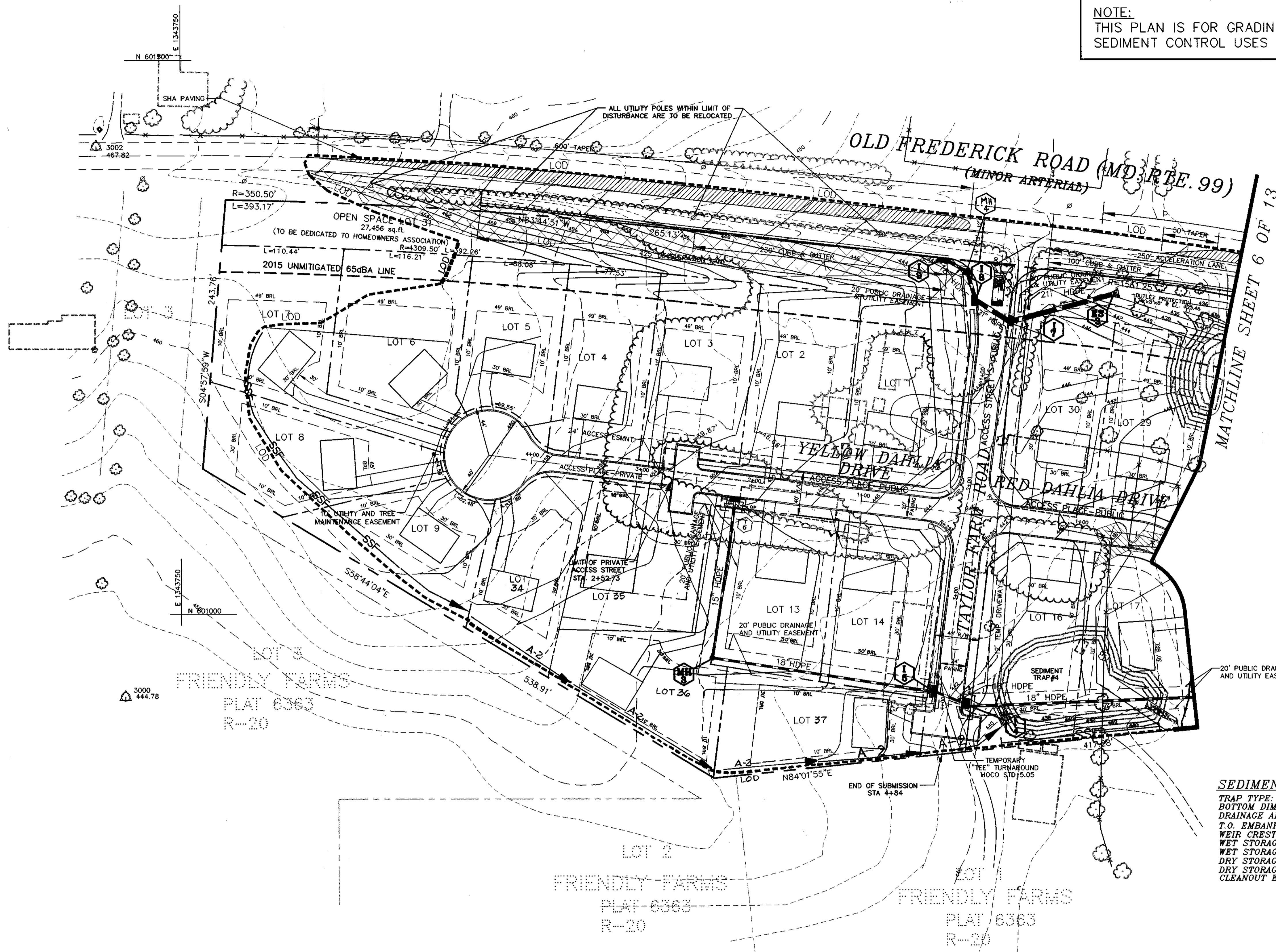
TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ROAD PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

NOTE:
THIS PLAN IS FOR GRADING AND
SEDIMENT CONTROL USES ONLY.

LEGEND

- WETLAND
- 15% - 25% STEEP SLOPES
- 25%+ STEEP SLOPES
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREELINE
- EARTH DIKE
- SILT FENCE
- SUPER SILT FENCE
- REMOVABLE PUMPING STATION
- STABILIZED CONSTRUCTION ENTRANCE
- CURB INLET PROTECTION
- EROSION CONTROL MATTING



SEDIMENT TRAP #4
 TRAP TYPE: RIPRAP OUTLET TRAP ST-IV
 BOTTOM DIMENSIONS = 70' x 100' EL. 438.00
 DRAINAGE AREA = 4.5 AC.
 T.O. EMBANKMENT = 442.70
 WEIR CREST EL. = 441.70
 WET STORAGE (REQUIRED) = 8100 CF
 WET STORAGE (PROVIDED) = 8100 CF EL. 440.00
 DRY STORAGE (REQUIRED) = 8100 CF
 DRY STORAGE (PROVIDED) = 8400 CF EL. 441.70
 CLEANOUT EL. = 439.00

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Richard W. Davis, Sr. 10/21/98
 SIGNATURE OF DEVELOPER DATE
 RICHARD W. DAVIS, SR.
 PRINTED NAME OF DEVELOPER

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Jacob H. Hines 10/21/98
 SIGNATURE OF ENGINEER DATE
 JACOB H. HINES
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Paul Simmons 11/3/98
 SIGNATURE DATE
 PAUL SIMMONS
 NATURAL RESOURCE CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Paul Simmons 11/3/98
 SIGNATURE DATE
 PAUL SIMMONS
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Dorek 11/9/98
 SIGNATURE DATE
 ANDREW M. DOREK
 CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blount 11/13/98
 SIGNATURE DATE
 RICHARD BLOUNT
 CHIEF, DIVISION OF LAND DEVELOPMENT

Allen Simmons 11/10/98
 SIGNATURE DATE
 ALLEN SIMMONS
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



Project	96086	Date	OCT. 1998
Illustration	SD/FCL	Engineering	SD/FCL
Scale	1"=50'	Approval	SD/FCL

No.	Description	Date
1	LOT LINE REVISION, PAVING REMOVAL & GRADE CHANGE	4/15/99
2	REVISE STORM DRAIN LOCATIONS, PROPOSED GRADE, REMOVE REDUNDANT PROPOSED CURB	1/9/99

TAYLOR FARM, SECTION ONE
 LOTS 1 THRU 33
 TAX MAP 10 - PARCELS 309
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
 GRADING, EROSION AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0596 Fax (301) 621-5521 Fax (410) 997-0298 Fax



NOTE:
THIS PLAN IS FOR GRADING AND
SEDIMENT CONTROL USES ONLY.

project	96085	date	OCT. 1998
illustration	SD/FCL	engineering	SD/FCL
scale	1" = 60'	approval	SD/FCL

no.	3	date	4/16/99
description	SEWER ALIGNMENT REVISION & GRADE CHANGE	revision	1/14/99
no.		description	REVISE STREET NAME & PROPOSED GRADE

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCELS 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
GRADING, EROSION AND SEDIMENT CONTROL PLAN

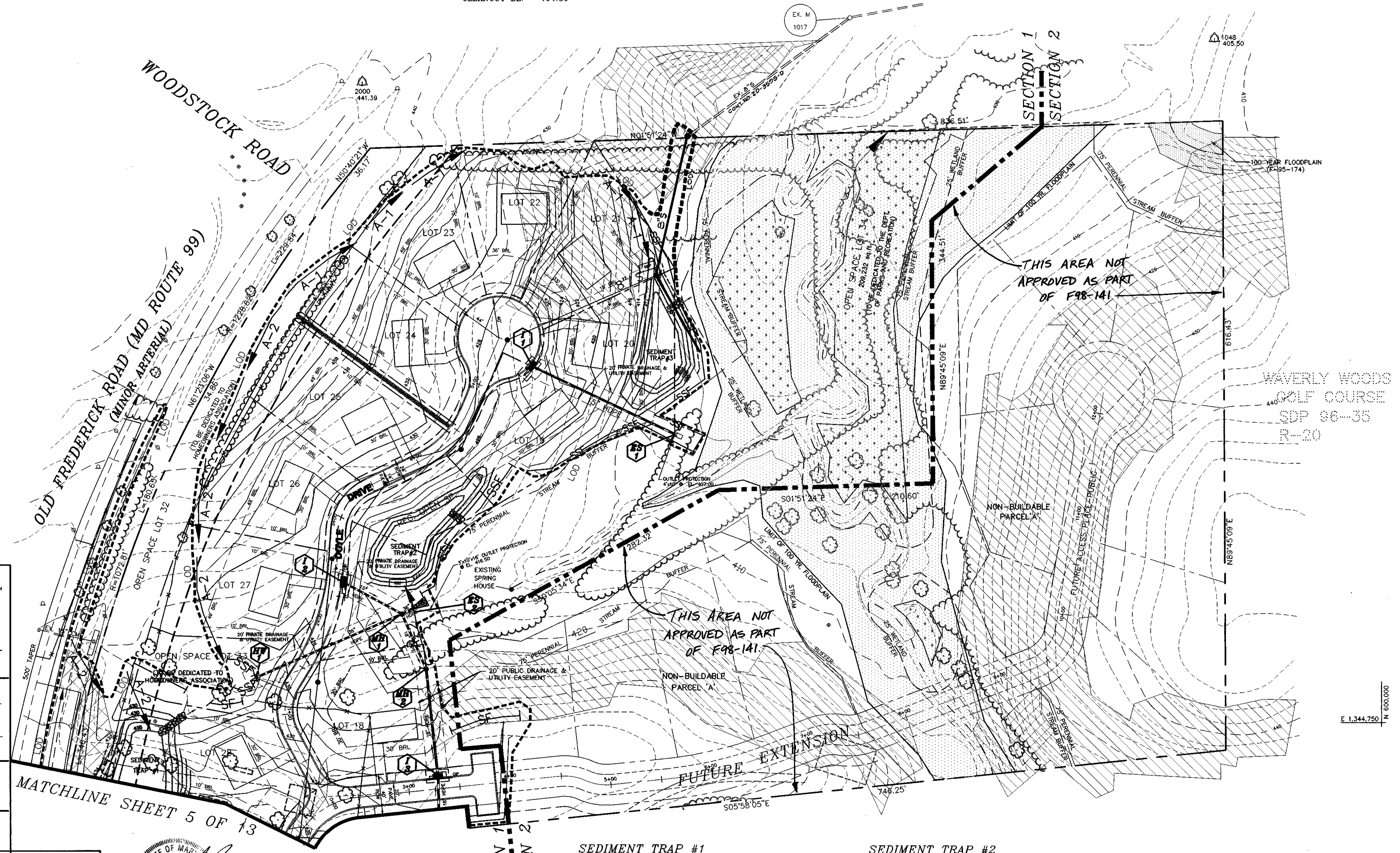
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0238 Fax.

LEGEND

- WETLAND
- 15% - 25% STEEP SLOPES
- 25%+ STEEP SLOPES
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREELINE
- A-2 EARTH DIKE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- RPS REMOVABLE PUMPING STATION
- SCE STABILIZED CONSTRUCTION ENTRANCE
- CURB INLET PROTECTION
- EROSION CONTROL MATTING

SEDIMENT TRAP #3
TRAP TYPE: RIPRAP OUTLET TRAP ST-IV
BOTTOM DIMENSIONS= 35' x 75' EL. 404.00
DRAINAGE AREA = 0.98 AC.
T.O. EMBANKMENT= 408.00
WEIR CREST EL. = 407.00
WET STORAGE (REQUIRED) = 1764 CF
WET STORAGE (PROVIDED) = 1764 CF EL. 405.10
DRY STORAGE (REQUIRED) = 1764 CF
DRY STORAGE (PROVIDED) = 1764 CF EL. 407.00
CLEANOUT EL. = 404.50

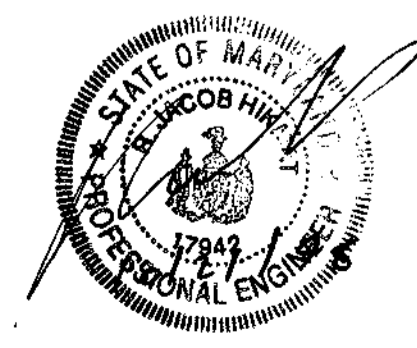
KENNARD WARFIELD
TAX MAP 16
BLOCK 6
PARCEL 21
1091/117
R-20



SEDIMENT TRAP #1
TRAP TYPE: RIPRAP OUTLET TRAP ST-IV
BOTTOM DIMENSIONS= 45' x 65' EL. 426.00
DRAINAGE AREA = 3.9 AC.
T.O. EMBANKMENT= 429.63
WEIR CREST EL. = 428.63
WET STORAGE (REQUIRED) = 7020 CF
WET STORAGE (PROVIDED) = 7020 CF EL. 428.14
DRY STORAGE (REQUIRED) = 7020 CF
DRY STORAGE (PROVIDED) = 7800 CF EL. 425.93
CLEANOUT EL. = 425.10

SEDIMENT TRAP #2
TRAP TYPE: RIPRAP OUTLET TRAP ST-IV
BOTTOM DIMENSIONS= 40' x 60' EL. 438.00
DRAINAGE AREA = 1.5 AC.
T.O. EMBANKMENT= 442.00
WEIR CREST EL. = 441.00
WET STORAGE (REQUIRED) = 2700 CF
WET STORAGE (PROVIDED) = 2700 CF EL. 419.73
DRY STORAGE (REQUIRED) = 2700 CF
DRY STORAGE (PROVIDED) = 2700 CF EL. 441.00
CLEANOUT EL. = 418.86

BY THE DEVELOPER:	
I, THE DEVELOPER, CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.	
Richard W. Doyle, Jr. SIGNATURE OF DEVELOPER	10/21/98 DATE
Richard W. Doyle, Jr. PRINTED NAME OF DEVELOPER	
BY THE ENGINEER:	
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.	
R. Jacobs Hillman SIGNATURE OF ENGINEER	10/21/98 DATE
R. Jacobs Hillman PRINTED NAME OF ENGINEER	
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.	
Charles Simmons NCSA - NATURAL RESOURCE CONSERVATION SERVICE	11/3/98 DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
St. John Robinson HOWARD SOIL CONSERVATION DISTRICT	11/3/98 DATE
APPROVED: DEPARTMENT OF PUBLIC WORKS	
Richard M. Daniels CHIEF BUREAU OF HIGHWAYS	11-9-98 DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Richard Blase CHIEF, DIVISION OF LAND DEVELOPMENT	11/13/98 DATE
Richard Blase CHIEF, DEVELOPMENT ENGINEERING DIVISION	11/10/98 DATE



MATCHLINE SHEET 5 OF 13

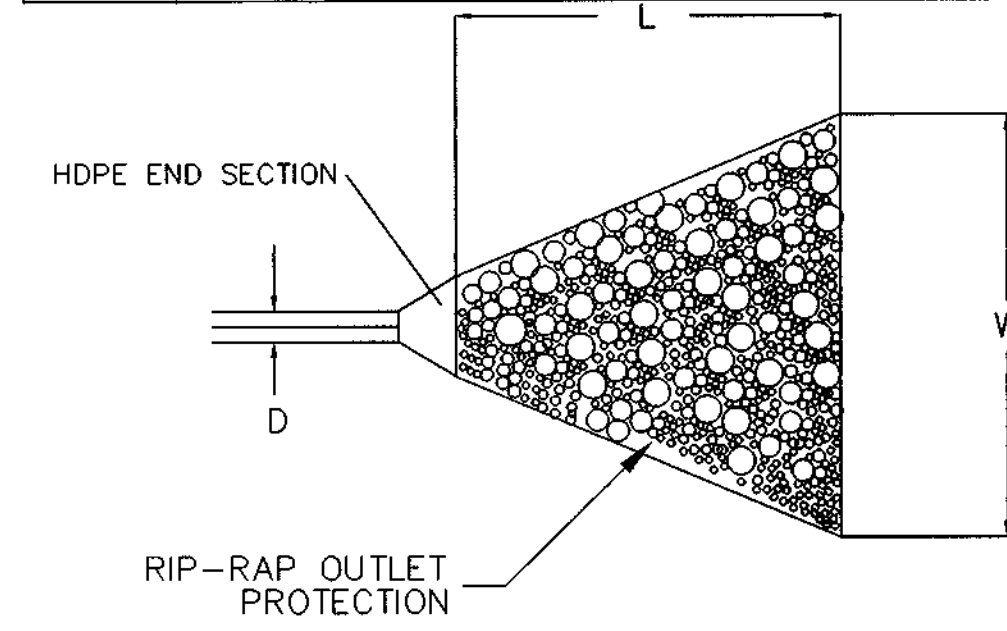
F:\96085.DWG (FINAL) 5/6/99 3:30 PM

STRUCTURE SCHEDULE

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
I-1*	DOYLE DRIVE STA. 5+37.45, RT. 38.07'	426.34'	----	422.30'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - SUMP (PRIVATE)
I-2*	DOYLE DRIVE STA. 2+42.00, RT. 7.00'	426.11'	----	423.50'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - SUMP (PRIVATE)
I-3*	RED DAHLIA DRIVE, STA. 3+29.52, LT. 10.0'	433.00'	429.80'	429.50'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - SUMP (PUBLIC)
I-4*	TAYLOR FARM ROAD, STA. 3+95.32, LT. 12.0'	441.44'	437.42'	437.82'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
I-5*	TAYLOR FARM ROAD, STA. 3+89.67, RT. 12.00'	442.44'	438.33'	438.23'	INLET TYPE A-5 (HO. CO. STD SD 4.02) 2.5' WIDE - 100% EFF. (PUBLIC)
I-6*	YELLOW DAHLIA DRIVE, STA. 2+12.01, LT. 10.00'	450.76'	----	447.99'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
I-7*	TAYLOR FARM ROAD, STA. 0+69.63, LT. 12.00'	440.13'	436.43'	436.39'	INLET TYPE A-10 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
I-8*	TAYLOR FARM ROAD, STA. 0+34.78, RT. 17.32'	440.19'	437.07'	436.82'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
I-9*	OLD FREDERICK ROAD, STA. 0+0.47, RT. 53.02'	441.35'	----	437.63'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
MH1	YELLOW DAHLIA DRIVE, N600,960.73, E1,344,855.47	421.60'	418.13' (SW) 416.73' (NW) 418.38' (NE)	416.63'	MH (HO. CO. STD G 5.01) (PUBLIC)
MH2	YELLOW DAHLIA DRIVE, N600,937.09, E1,344,801.31	423.80'	418.82'	418.72'	MH (HO. CO. STD G 5.01) (PUBLIC)
MH3	20' DRAINAGE & UTILITY EASEMENT, N600,960.37, E1,344,229.36	452.00'	445.10'	444.85'	MH (HO. CO. STD G 5.01) (PUBLIC)
ES1	DOYLE DRIVE N 600,692.92, E 1,345,032.78	----	----	407.00'	15" # HDPE END SECTION (PRIVATE)
ES2	DOYLE DRIVE N600,950.612, E1,344,860.48	----	----	416.52'	36" # HDPE END SECTION (PUBLIC)
ES3	TAYLOR FARM ROAD, N 600,949.89, E 1,344,858.43	----	----	435.45'	21" # HDPE END SECTION (PUBLIC)
HW1	DOYLE DRIVE STA. 1+23.59, LT. 35.44	----	----	424.11'	36" # TYPE 'A' HEADWALL (HO. CO. STD. SD. 5-11) (PRIVATE)

* LOCATIONS SHOWN ARE AT E OF INLET AT THE FACE OF CURB

MH4	TAYLOR FARM ROAD, STA. 0+10.09, RT. 30.66'	441.50'	437.44'	437.34'	MH (HO. CO. STD G 5.01) (PUBLIC)
-----	--------------------------------------------	---------	---------	---------	----------------------------------



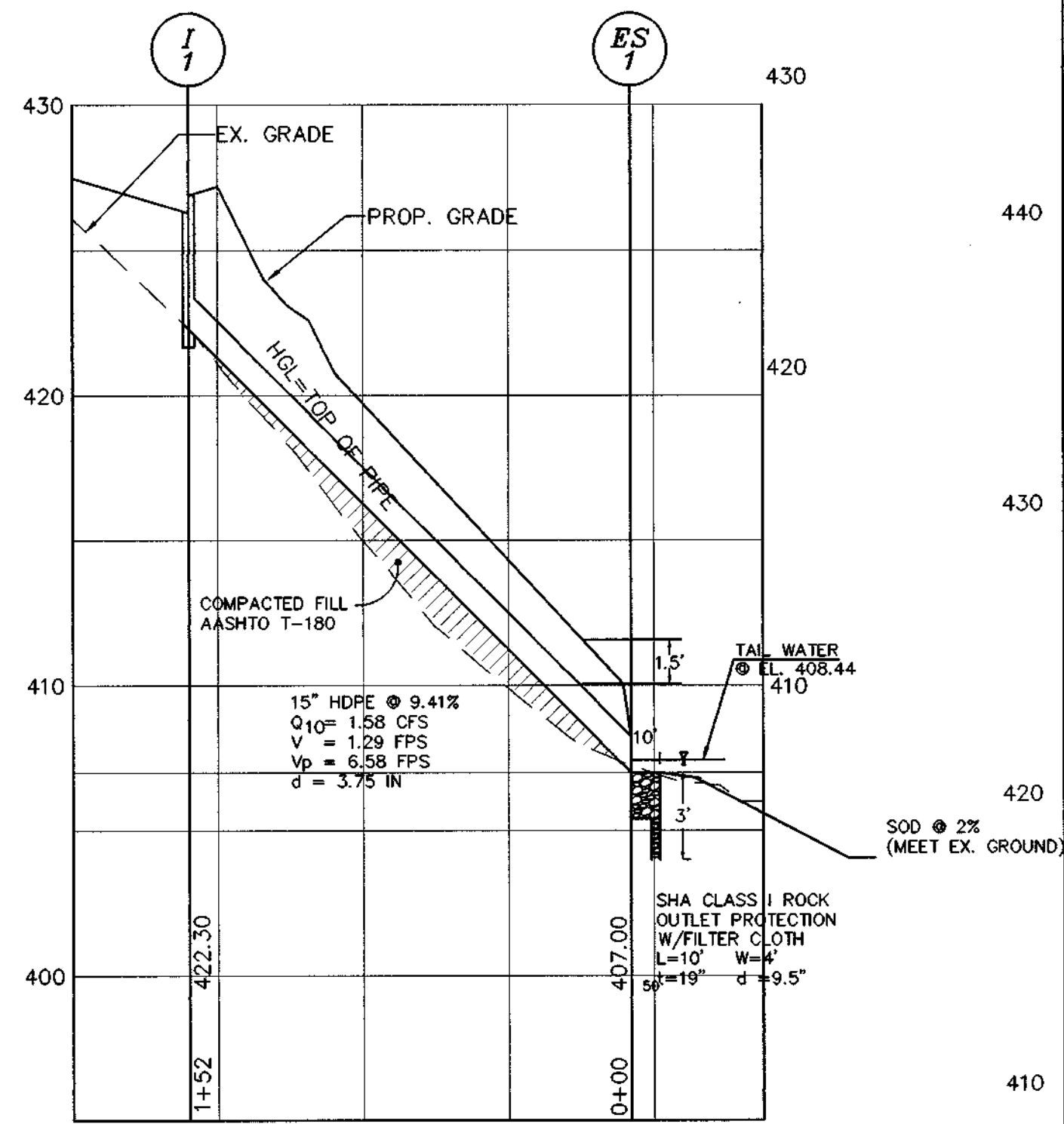
LOCATION	D	W	L
ES 1	1.25'	4'	10'
ES 2	1.75'	5'	8'
ES 3	3'	10'	16'

RIP-RAP OUTLET PROTECTION SCHEDULE

NTS

PIPE SCHEDULE

	HDPE SIZE	LENGTH
PUBLIC	15"	171'
	18"	673'
	21"	117'
PRIVATE	36"	13'
	15"	216'



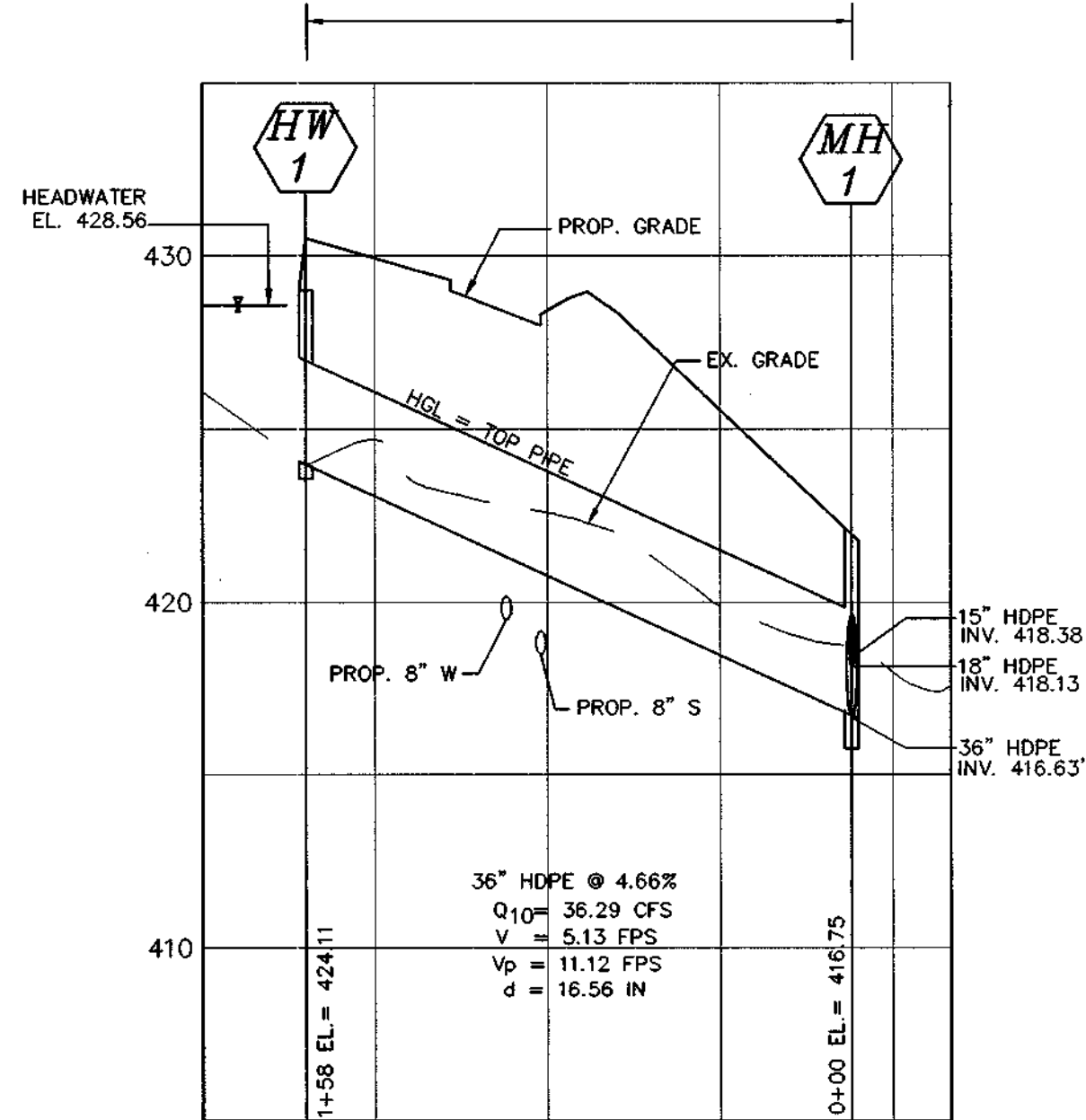
STORM DRAIN PROFILE

I-1 TO ES-1

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

OWNER
TAYLOR FARM DEVELOPMENT CORP.
C/O LAND DESIGN & DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

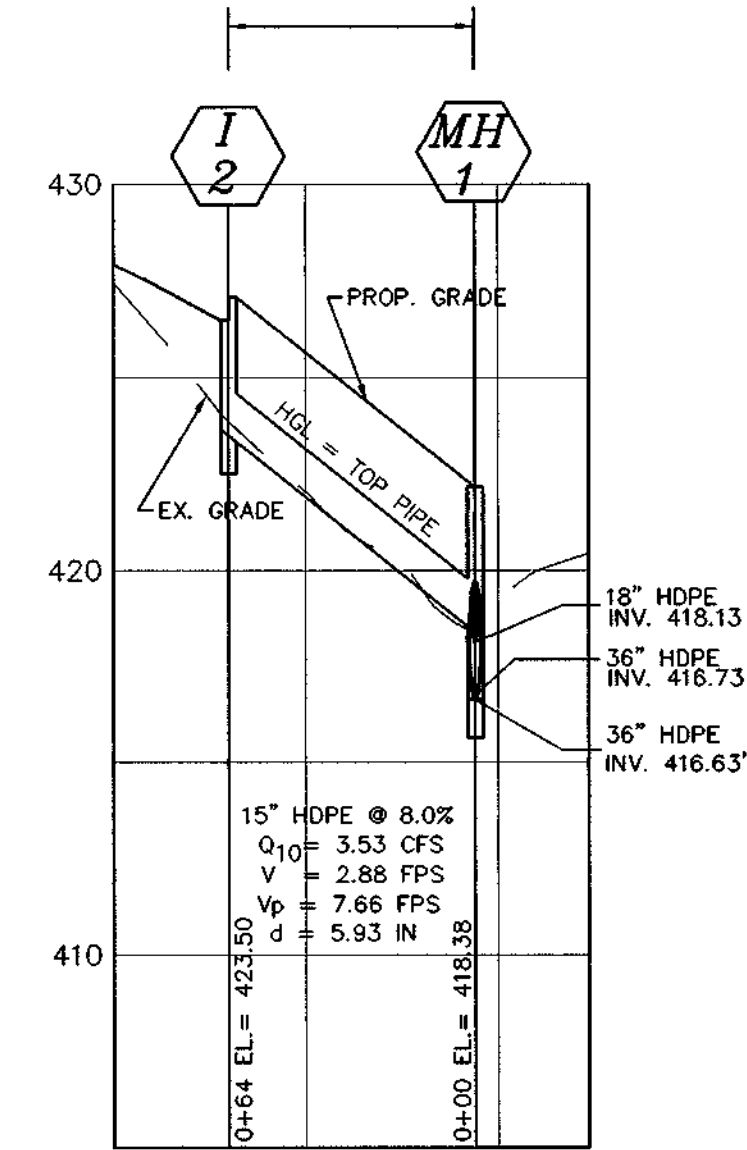
20' PRIVATE DRAINAGE & UTILITY EASEMENT



HW-1 TO MH-1

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

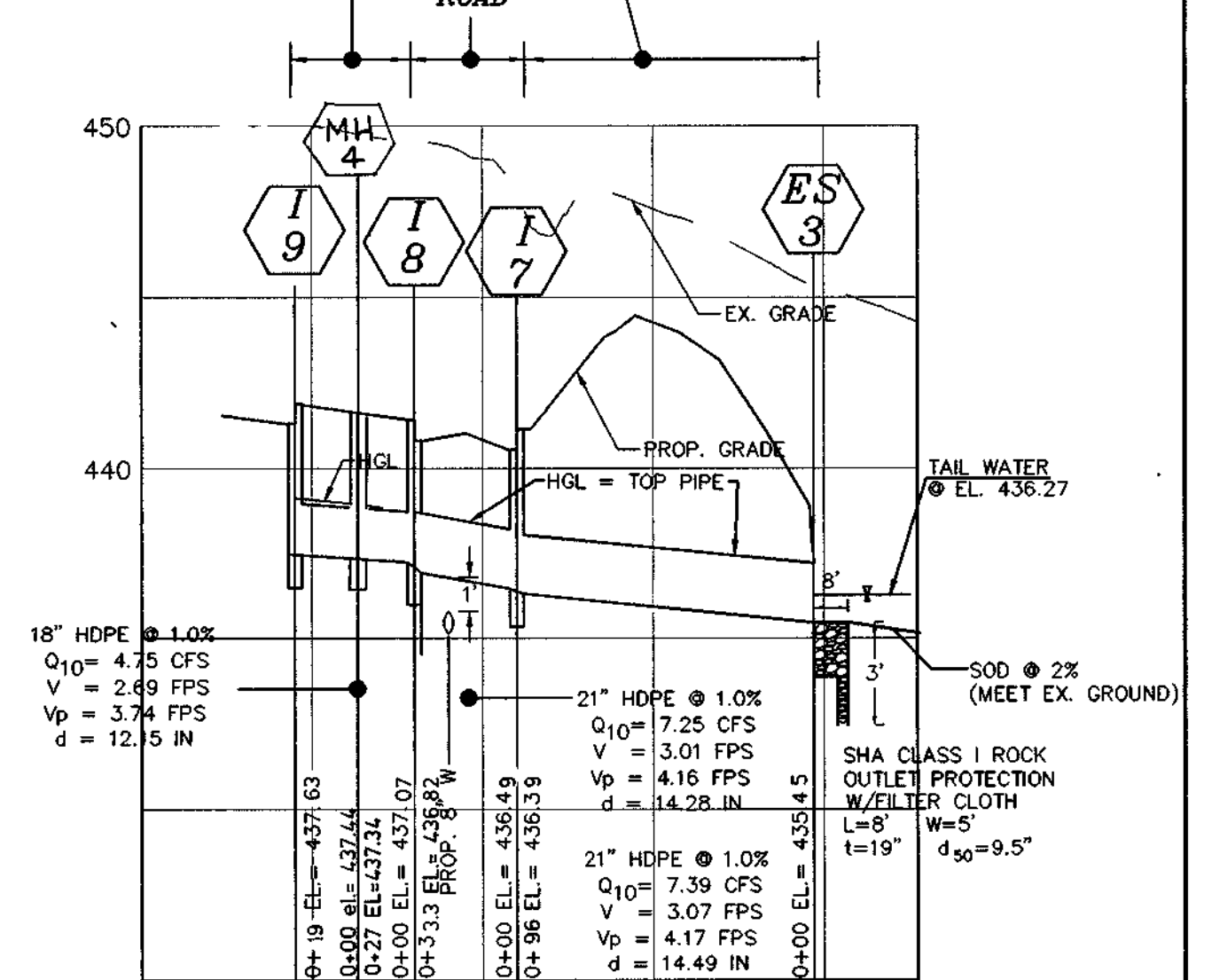
20' PRIVATE DRAINAGE & UTILITY EASEMENT



I-2 TO MH-1

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

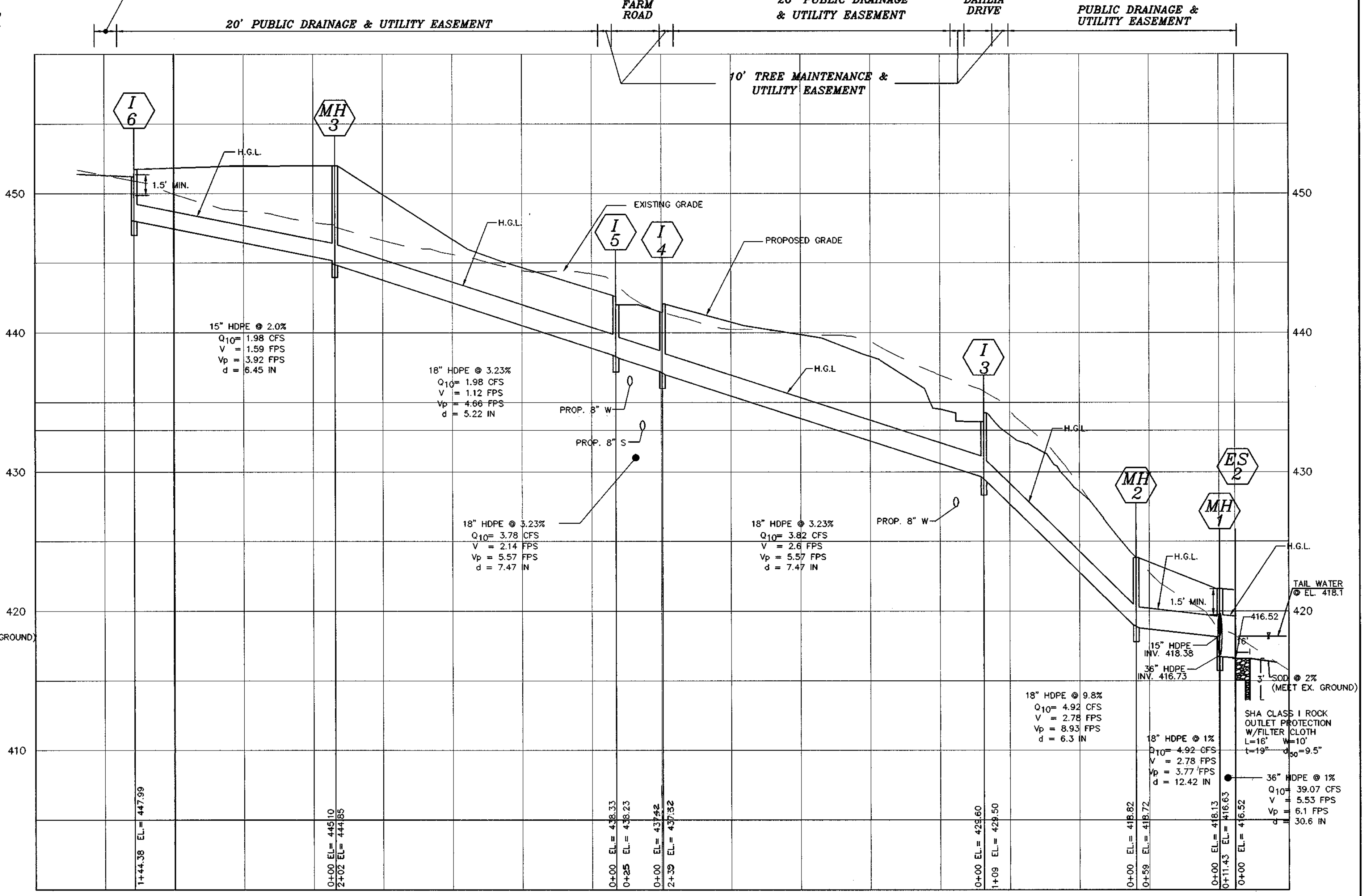
20' PUBLIC DRAINAGE & UTILITY EASEMENT



I-8 TO ES-3

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

20' PUBLIC DRAINAGE & UTILITY EASEMENT



I-6 TO ES-2

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL

APPROVED: DEPARTMENT OF PUBLIC WORKS
Richard M. Quaker 11-9-98
CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blom 11/13/98
CHIEF, DIVISION OF LAND DEVELOPMENT

John P. ... 11/16/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION

project 96085
date OCT. 1998
illustration FCL
scale FCL
description AS SHOWN
approval

1-4 REVISION
REUSE STREET NAME, PROFILE & STRUCTURE SCHEDULE 1/14/99
date 4/15/99

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 34
TAX MAP 10 PARCELS 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 621-5527 Wash. (410) 997-0298 Fax

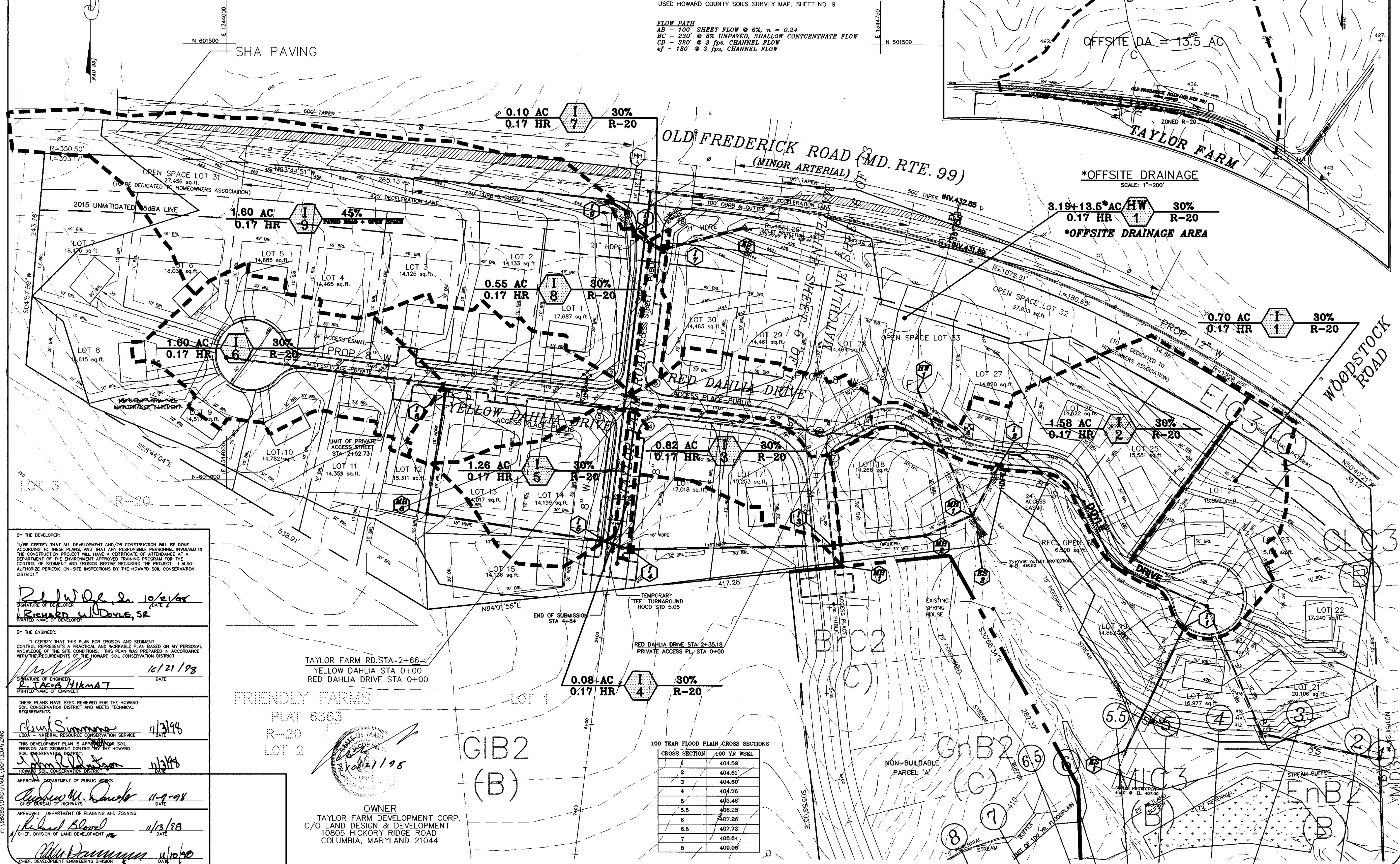
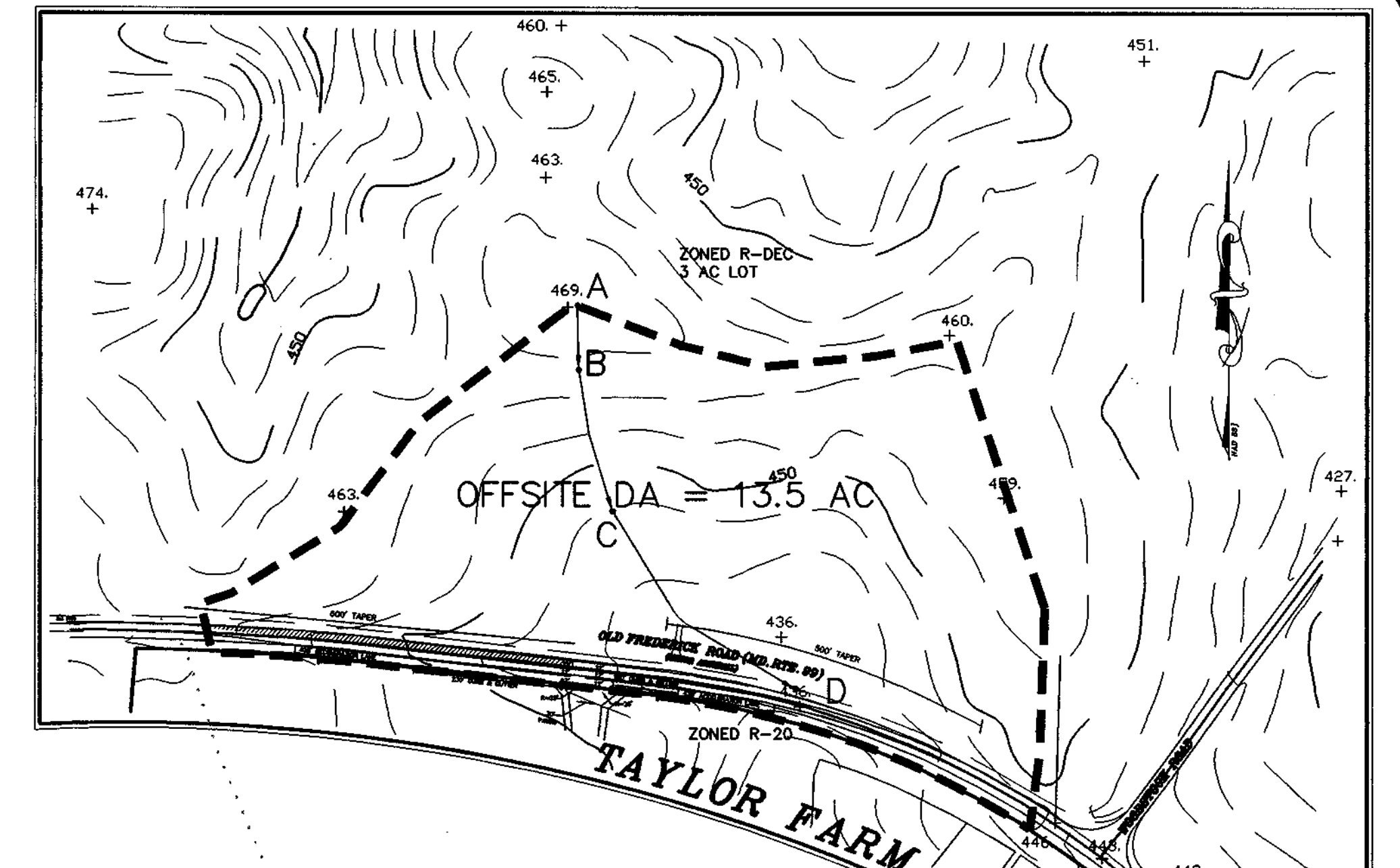
NOTE:
THIS PLAN IS FOR DRAINAGE
AREA AND SOILS MAP USES ONLY.

SOILS LEGEND

- BrB2 BRANDYWINE LOAM, 3-8% SLOPES, MODERATELY ERODED
- BrC2 BRANDYWINE LOAM, 8-15% SLOPES, MODERATELY ERODED
- BrB3 BRANDYWINE LOAM, 3-15% SLOPES, SEVERELY ERODED
- Co CORDORUS SILT LOAM
- ElC3 ELIOAK SILTY CLAY LOAM, 8-15% SLOPES, SEVERELY ERODED
- EnB2 ELIMBORO LOAM, 3-8% SLOPES, MODERATELY ERODED
- GIB2 GLENELG LOAM, 3-8% SLOPES, MODERATELY ERODED
- GnB2 GLENVILLE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
- MIC3 MANOR LOAM, 3-8% SLOPES, SEVERELY ERODED
- MD3 MANOR LOAM, 15-25% SLOPES, SEVERELY ERODED

NOTE:
USED HOWARD COUNTY SOILS SURVEY MAP, SHEET NO. 9.

FLOW PATH
 AB - 100' SHEET FLOW @ 6%, $\tau = 0.24$
 BC - 230' @ 8% UNPAVED, SHALLOW CONCENTRATE FLOW
 CD - 320' @ 3 fps, CHANNEL FLOW
 ef - 180' @ 3 fps, CHANNEL FLOW



100 YEAR FLOOD PLAIN CROSS SECTIONS

CROSS SECTION	100 YR WSEL
1	404.59'
2	404.61'
3	404.60'
4	404.76'
5	405.48'
5.5	408.23'
6	407.28'
6.5	407.73'
7	408.84'
8	409.08'

BY THE DEVELOPER:
I, **Richard W. Dorne, Sr.**, certify that all development and/or construction will be done according to these plans and that any responsible personnel involved in the construction project will have a certificate of attendance at a department of the environment approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer: *Richard W. Dorne, Sr.* DATE: 10/21/98
 PRINTED NAME OF DEVELOPER: **RICHARD W. DORNE, SR.**

BY THE ENGINEER:
I, **R. Jacob Hikmat**, certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District.

Signature of Engineer: *R. Jacob Hikmat* DATE: 10/21/98
 PRINTED NAME OF ENGINEER: **R. JACOB HIKMAT**

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Paul Simmons* DATE: 11/3/98
 USA - NATURAL RESOURCE CONSERVATION SERVICE

Signature: *John M. ...* DATE: 11/3/98
 HOWARD SOIL CONSERVATION DISTRICT

Signature: *Andrew M. ...* DATE: 11-9-98
 APPROVED: DEPARTMENT OF PUBLIC WORKS
 CHIEF BUREAU OF HIGHWAYS

Signature: *Richard ...* DATE: 11/3/98
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *...* DATE: 11/10/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

TAYLOR FARM RD. STA 2+66 =
 YELLOW DAHLIA STA 0+00
 RED DAHLIA DRIVE STA 0+00

FRIENDLY FARMS
 PLAT 6363
 R-20
 LOT 2

GIB2 (B)

OWNER
 TAYLOR FARM DEVELOPMENT CORP.
 C/O LAND DESIGN & DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

date	OCT. 1998	approval	FCL
project	96085	illustration	FCL
scale	1" = 50'	revision	

revision	3	description	REVISE STORM DRAIN & STREET NAME
date	1/13/99	revision	
revision	1&2	description	REVISE SANITARY ALIGNMENT BETWEEN MANHOLES 1&2

TAYLOR FARM, SECTION ONE
 LOTS 1 THRU 33
 TAX MAP 10 - PARCELS 309
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
 DRAINAGE AREA & SOILS MAP

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

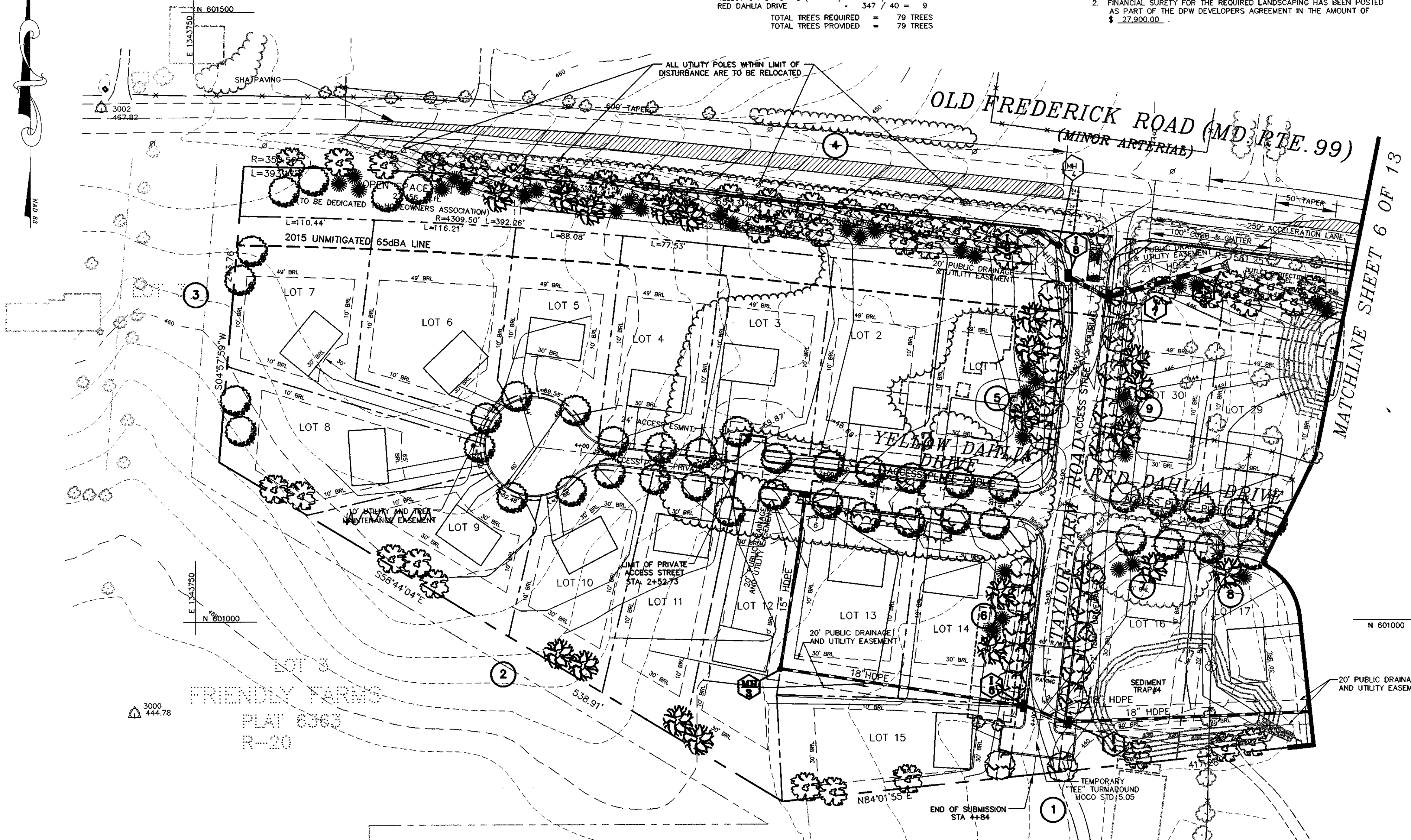
STREET TREE CALCULATIONS

OLD FREDERICK ROAD	-	867 / 40 =	22
TAYLOR FARM ROAD	-	850 / 40 =	22
YELLOW DAHLIA DRIVE (PUBLIC)	-	554 / 40 =	14
YELLOW DAHLIA DRIVE (PRIVATE)	-	473 / 40 =	12
RED DAHLIA DRIVE	-	347 / 40 =	9
TOTAL TREES REQUIRED			79 TREES
TOTAL TREES PROVIDED			79 TREES

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 27,900.00.

NOTE: THIS DRAWING IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.



PERIMETER	EDGE TYPE
PERIMETER 1 ROAD ROW - 41.05 LF	N/A
SFD TO SFD - 376.23 LF (41.05' SUBTRACTED FOR ROAD ROW)	A
1 SHADE TREE / 60 LF	6
PERIMETER 2 SFD TO SFD - 538.91 LF	A
1 SHADE TREE / 60 LF	9
PERIMETER 3 SFD & OPEN SPACE TO SFD - 243.76 LF	A
1 SHADE TREE / 60 LF	4
PERIMETER 4 ROAD ENTRANCE - 40 LF	N/A
SFD REAR TO ROAD - 866.71 LF	B
1 SHADE TREE / 50 LF	18
1 EVERGREEN / 40 LF	22
PERIMETER 5 SFD SIDE TO ROAD - 141.83 LF	B
1 SHADE TREE / 50 LF	3
1 EVERGREEN / 40 LF	4
PERIMETER 6 SFD SIDE TO ROAD - 118.06 LF	B
1 SHADE TREE / 50 LF	2
1 EVERGREEN / 40 LF	3
PERIMETER 7 SFD SIDE TO ROAD - 70 LF	B
1 SHADE TREE / 50 LF	1
1 EVERGREEN / 40 LF	2
PERIMETER 8 SFD SIDE TO ROAD - 58 LF	B
1 SHADE TREE / 50 LF	1
1 EVERGREEN / 40 LF	1
PERIMETER 9 SFD SIDE TO ROAD - 141.69 LF	B
1 SHADE TREE / 50 LF	3
1 EVERGREEN / 40 LF	3
TOTAL PLANTING OBLIGATION	
SHADE TREES	47
EVERGREEN TREES	35
SHRUBS	0

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF PERIMETER	1396.29 LF	1158.90 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	28 SHADE TREES	19 SHADE TREES
EVERGREEN TREES	35 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	28 SHADE TREES	19 SHADE TREES
EVERGREEN TREES	35 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS

PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

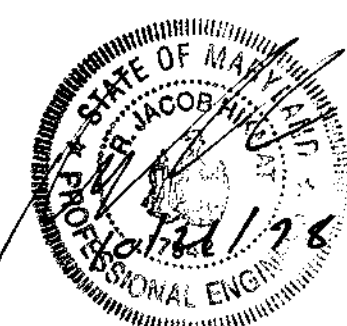
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
20	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
35	(Symbol)	PINUS STROBUS	EASTERN WHITE PINE	6' - 8' HT.
19	(Symbol)	QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
8	(Symbol)	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				
82 TREES (47 SHADE TREES, 35 EVERGREEN TREES)				

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
22	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
22	(Symbol)	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	2 1/2" - 3" CAL.
35	(Symbol)	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				
79 STREET TREES				

LEGEND

- (Symbol) WETLAND
- (Symbol) 25' WETLAND BUFFER
- (Symbol) STREAM/INTERMITTENT
- (Symbol) 75' STREAM BUFFER
- (Symbol) 50' INTERMITTENT BUFFER
- (Symbol) 100 YR. FLOODPLAIN
- (Symbol) EXISTING CONTOUR
- (Symbol) EXISTING TREELINE
- (Symbol) 15% - 25% SLOPES
- (Symbol) 25% OR GREATER SLOPES



DEVELOPER'S/OWNER'S CERTIFICATE

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

Richard W. Doyle, Sr. 10/21/98

APPROVED: DEPARTMENT OF PUBLIC WORKS
 Andrew M. Daner 11/9/98
 CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Richard Blood 11/13/98
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: DEPARTMENT OF PUBLIC WORKS
 [Signature] 11/10/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

date	OCT 1998	approval
project	960085	scale
illustration	SJD	1" = 50'
revision	SJD	

1/23/99	date
REVISION	description
1	REVISE STORM DRAIN LOCATION
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TAYLOR FARM, SECTION ONE
 LOTS 1 THRU 33
 TAX MAP 10 - PARCEL 309
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
 LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Planners Surveyors
 Engineers
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax (301) 821-5521 Wash. (410) 997-0296 Fax

KENNARD WARFIELD
TAX MAP 16
BLOCK 6
PARCEL 21
1091/117
R-20

NOTE: THIS DRAWING IS TO BE USED FOR
LANDSCAPE PLAN PURPOSES ONLY.

NOTES:
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 27,900.00.

E 1,345,500 N 600,000

E 1,345,500 N 600,000

date	OCT 1998	engineering	SID	approval
project	96085	illustration	SID	scale
				1"=50'

no.	description	date
	REVISE STREET NAME	1/14/99
	revisions	

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
THIRD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
LANDSCAPE PLAN

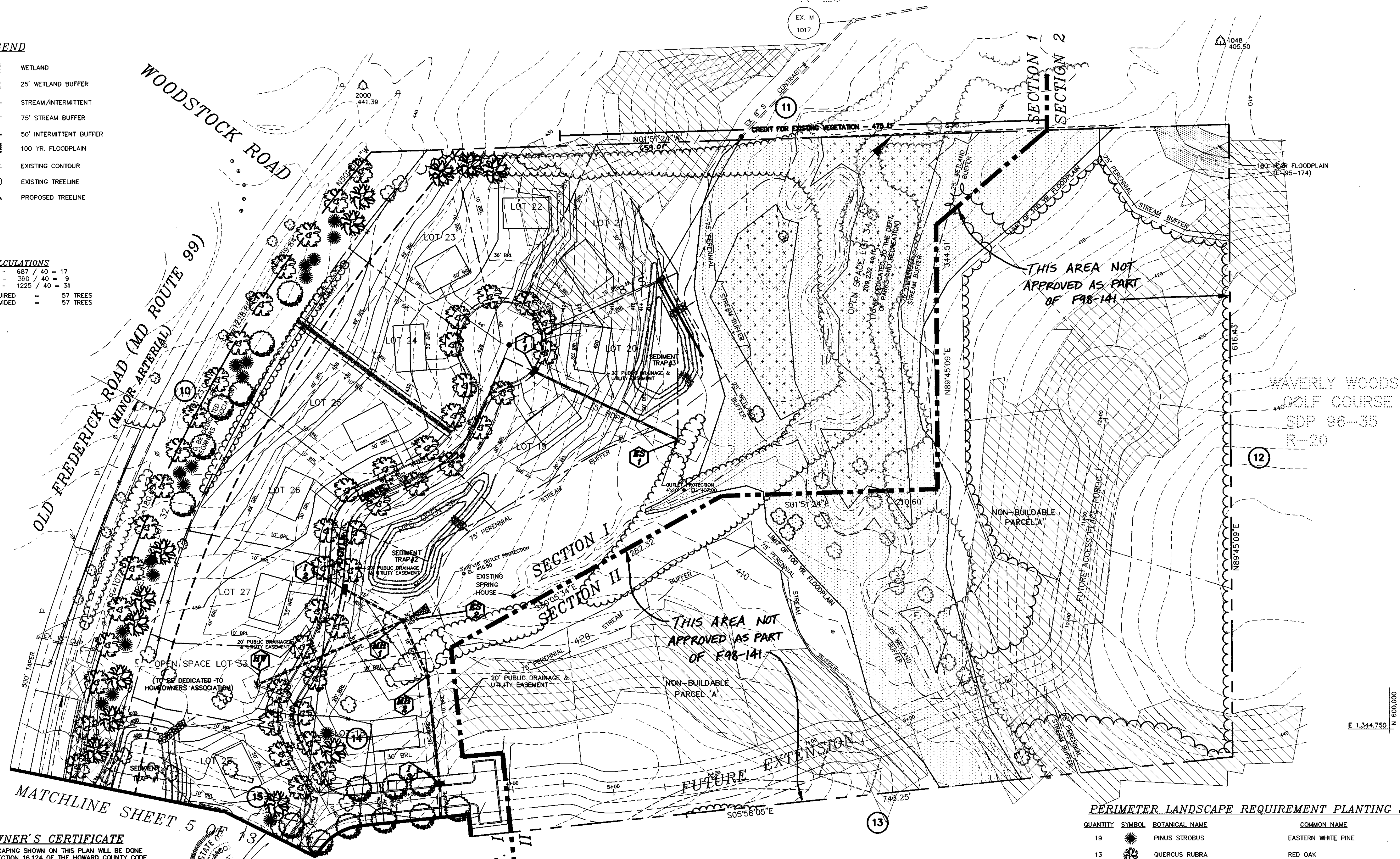
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 621-5521 Wash. (410) 997-0298 Fax

LEGEND

- WETLAND
- 25' WETLAND BUFFER
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 50' INTERMITTENT BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE

STREET TREE CALCULATIONS

OLD FREDERICK ROAD - 667 / 40 = 17
RED DAHLIA DRIVE - 360 / 40 = 9
PRIVATE ACCESS PLACE - 1225 / 40 = 31
TOTAL TREES REQUIRED = 57 TREES
TOTAL TREES PROVIDED = 57 TREES



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.

APPROVED: *Richard W. Doyle, SR* 10/21/98
NAME: RICHARD W. DOYLE, SR DATE: 10/21/98

APPROVED: *Richard Blawie* 11/9/98
NAME: RICHARD BLAWIE DATE: 11/9/98

APPROVED: *Richard Blawie* 11/13/98
NAME: RICHARD BLAWIE DATE: 11/13/98

APPROVED: *Richard Blawie* 11/10/99
NAME: RICHARD BLAWIE DATE: 11/10/99

PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE
PERIMETER 10 SFD REAR TO ROAD - 686.97 LF 1 SHADE TREE / 50 LF 14 1 EVERGREEN / 40 LF 17	B	PERIMETER 14 SFD SIDE TO ROAD - 45.68 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 11 SFD TO SFD - 475 LF EXISTING TREES TO REMAIN	A	PERIMETER 15 SFD SIDE TO ROAD - 40.84 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 12 SFD TO SFD - 184.01 LF 1 SHADE TREE / 60 LF 3 SFD TO SFD - 177.50 LF	A	TOTAL PLANTING OBLIGATION SHADE TREES 19 EVERGREEN TREES 19 SHRUBS 0	
PERIMETER 13 SFD TO SFD - 746.25 LF	A		

* NOTE THAT PERIMETERS 12 & 13 AND P/O 11 WILL BE COVERED UNDER TAYLOR FARM, SECTION II. ALL PERIMETER CALCULATIONS AND PLANT MATERIALS EXCLUDE THESE PERIMETERS.

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF PERIMETER	773.49 LF	659.01 LF *
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 475 LF OF EXISTING VEGETATION *
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES 16 EVERGREEN TREES 19 SHRUBS 0		3 SHADE TREES * 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES 16 EVERGREEN TREES 19 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION) 0		3 SHADE TREES * 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
19		PINUS STROBUS	EASTERN WHITE PINE	2 1/2" - 3" CAL.
13		QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
6		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				38 TREES (19 SHADE TREES, 19 EVERGREEN TREES)

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
48		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
9		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				57 STREET TREES

OWNER
TAYLOR FARM DEVELOPMENT CORP.
C/O LAND DESIGN & DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

NOTE:
- FEE-IN-LIEU OF REFORESTATION HAS BEEN REQUESTED FOR THE REMAINING AREA REQUIRED TO BE REFORESTED BY THE HOWARD COUNTY FOREST CONSERVATION MANUAL. SEE FOREST CONSERVATION CALCULATIONS THIS SHEET. (6.91 ACRES OF REFORESTATION IS REQUIRED. 3.52 ACRES OF REFORESTATION HAS BEEN SHOWN ON-SITE. THE REMAINING 3.39 ACRES WILL BE A PART OF THE FEE-IN-LIEU REQUEST.)

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 AT THE TIME OF INSTALLATION OF THE SILT FENCE. THIS SHALL BE DONE 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 DETERIORATING 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.

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

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS 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 THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

PLANTING SPECIFICATIONS AND NOTES

SITE PREPARATION AND SOILS

- PROTECTIVE FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS PER PLAN LOCATIONS. PROTECTIVE FENCING WILL NOT BE INSTALLED ALONG THOSE PERIMETERS WHERE SILT FENCE HAS BEEN INSTALLED FOR SEDIMENT CONTROL.
- DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT.
- SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
- ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

PLANT STORAGE AND INSPECTION

- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
- FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
- PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, MOISTURE, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
- UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.

PLANT INSTALLATION

- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
- PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
- CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING MATURE TREES. IF ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES.
- CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
- FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
- THE CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FIVE (5) PER SPECIES, OVER THE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED IN THE PLANT LIST. **
- A STRAIGHT GRID PATTERN SPACING IS TO BE AVOIDED. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED IN THE PLANT LIST TO OBTAIN A MORE NATURAL APPEARANCE.
- NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE VERY DEEP WELL DRAINED NATURE OF THE NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

** IN AREAS WHERE REFORESTATION IS ADJACENT TO PROJECT BOUNDARIES, LANDSCAPE SIZE PLANT MATERIAL MUST BE INSTALLED MUST BE INSTALLED FIRST, IN ORDER TO SATISFY PERIMETER BUFFER REQUIREMENTS.

FERTILIZING

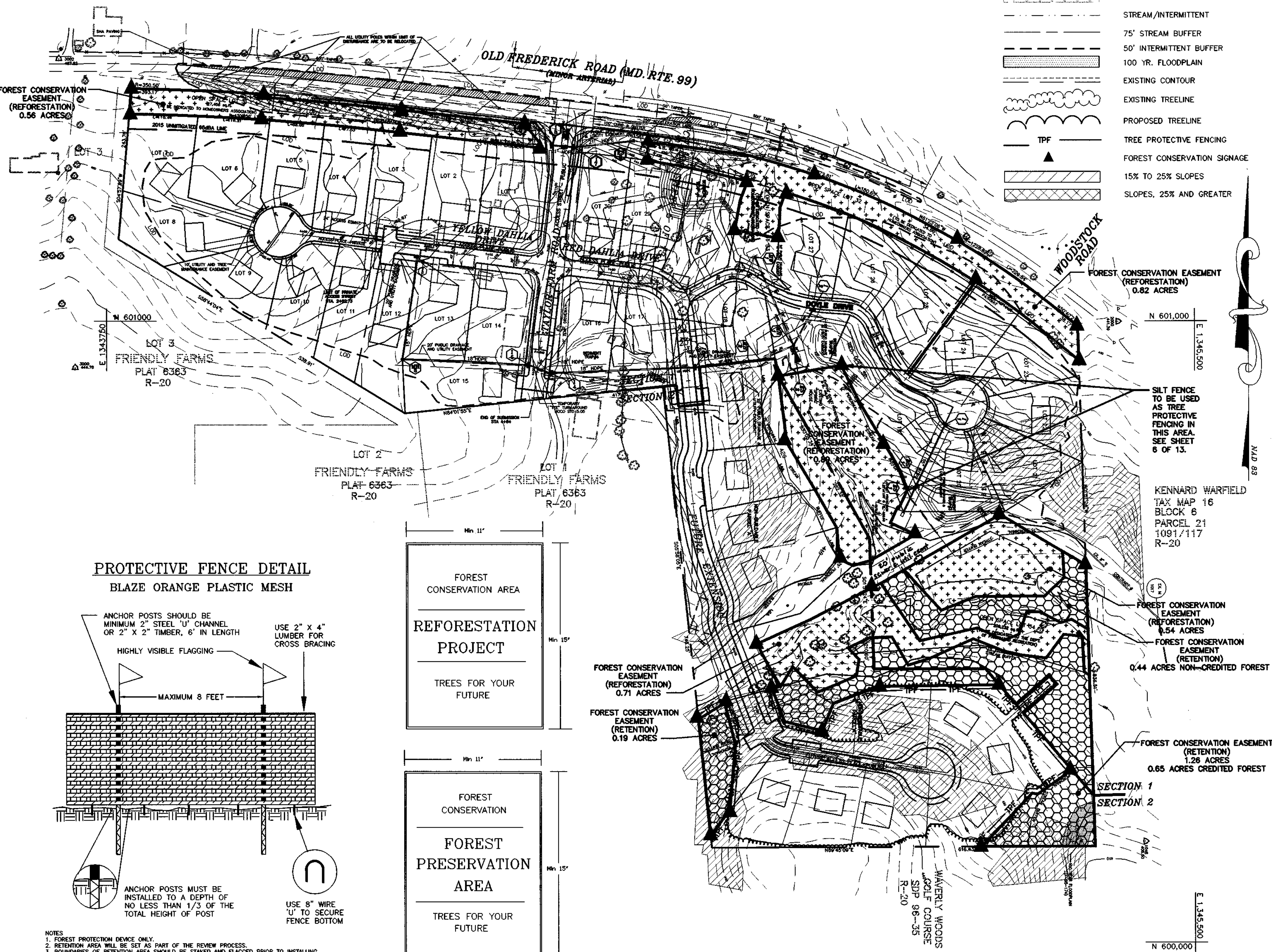
- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADD ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
- NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE WHAT IS NEEDED.
- IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

MAINTENANCE SCHEDULE

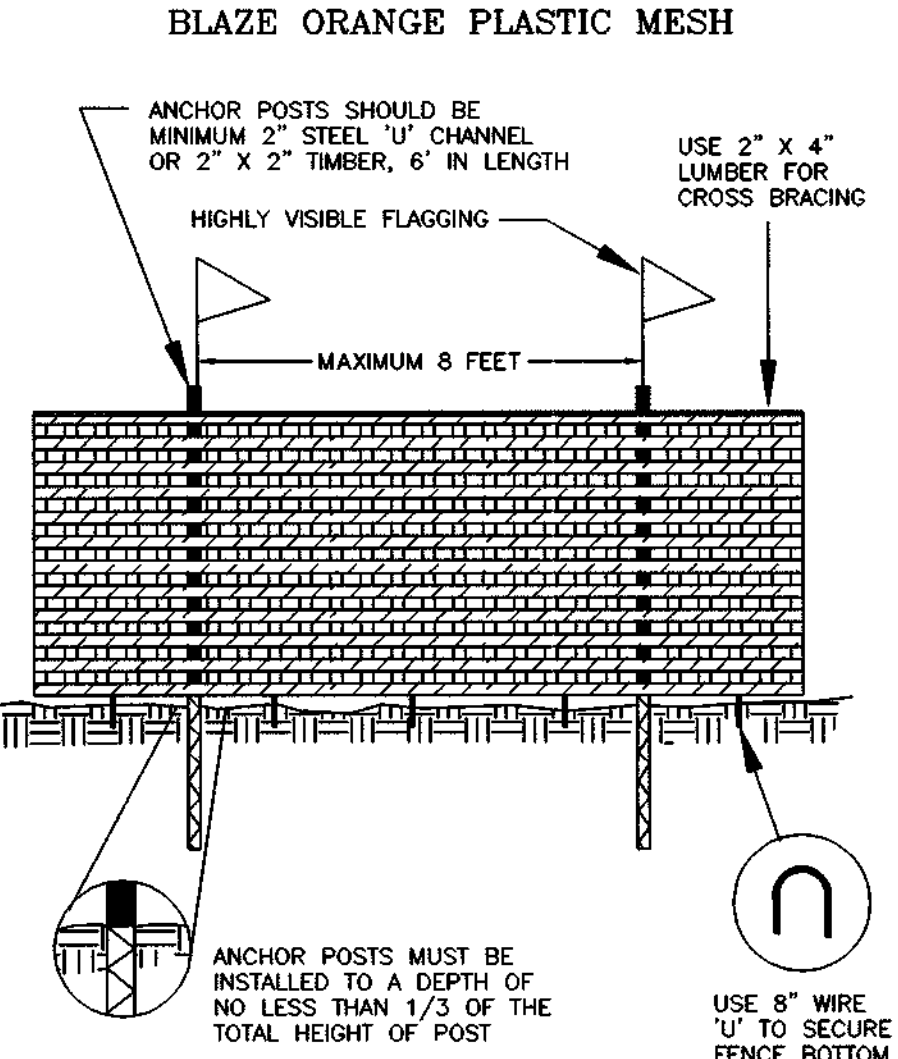
- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A MINIMUM OF TWO (2) PERIODS.
- INSPECT PLANTED STOCK FOR MORTALITY. REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- EXPECT VOLUNTARY SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION TO OCCUR. DO NOT DISCOURAGE THIS GROWTH UNLESS IT NEGATIVELY AFFECTS THE PLANTED STOCK.
- MANUALLY REMOVE AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN THE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK OR INTERFERES WITH THE REFORESTATION PLANTING.
- REMOVE AND DISPOSE OF ANY MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN THE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK OR INTERFERES WITH THE REFORESTATION PLANTING.
- A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MAINTENANCE PERIOD. IF NOT, ADDITIONAL PLANTINGS WILL BE REQUIRED TO BRING THE PLANTED STOCK SURVIVAL RATE UP TO 75%.

SUPERVISION

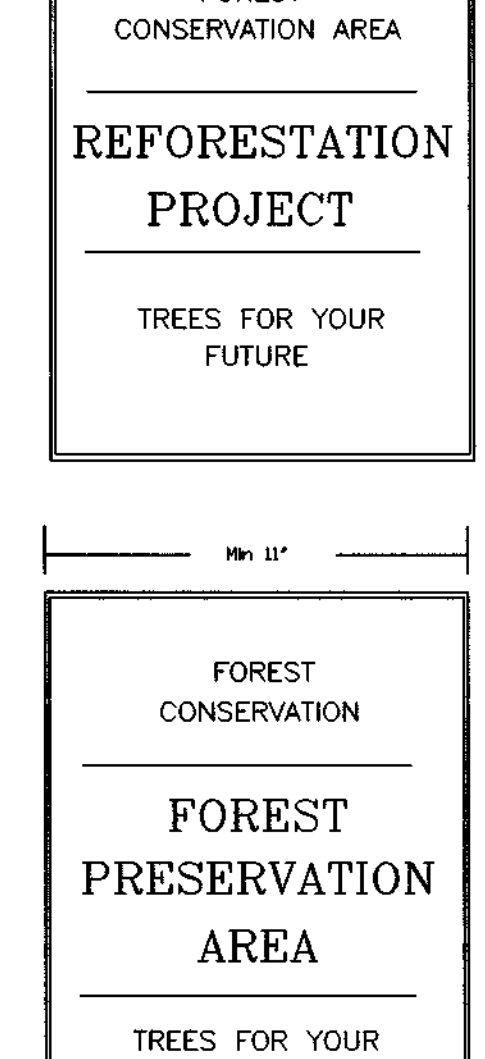
- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.



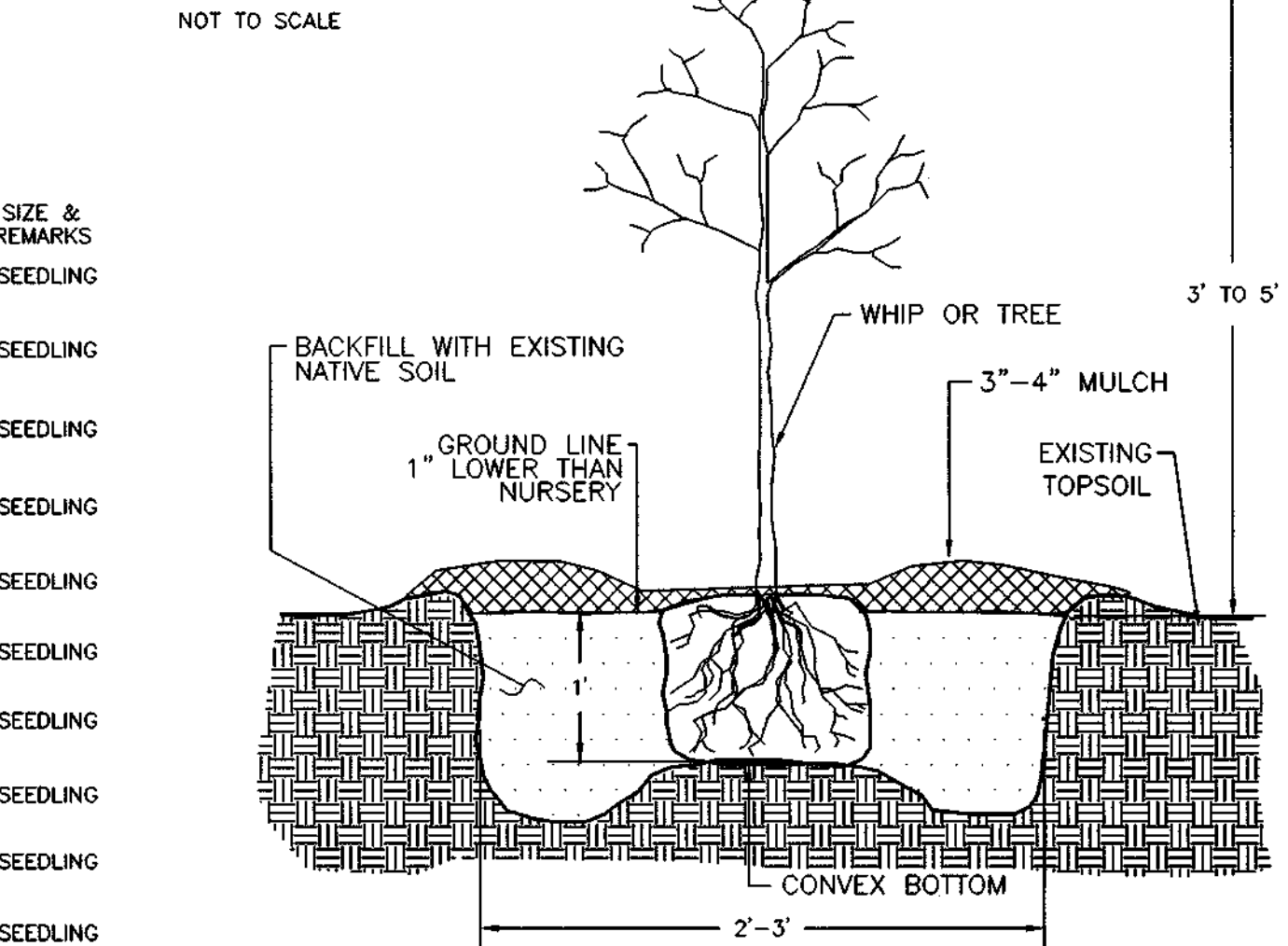
PROTECTIVE FENCE DETAIL



SIGNAGE DETAIL



TREE PLANTING DETAIL



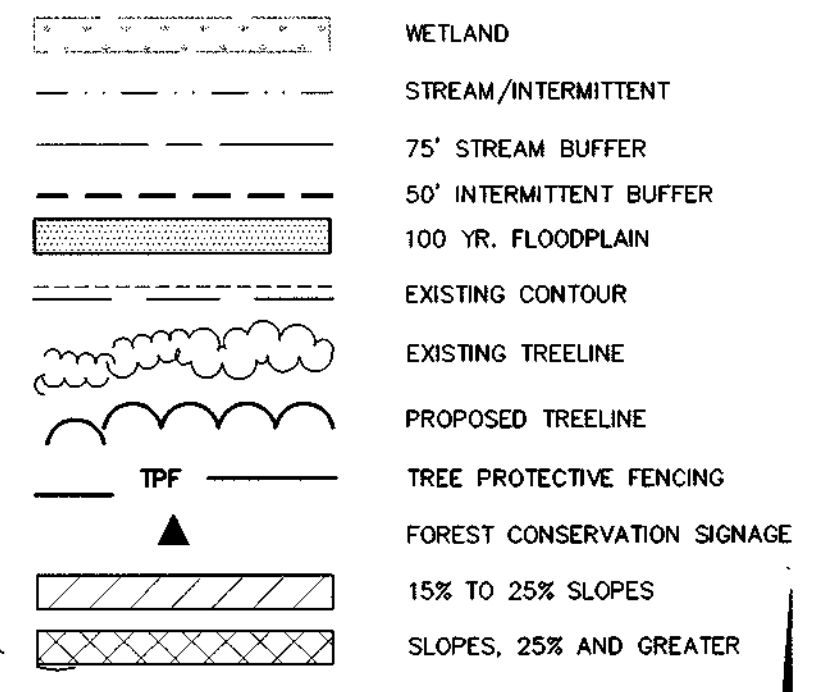
REFORESTATION PLANT LIST
(WETLAND & FLOODPLAIN AREAS)

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACING	SIZE & REMARKS
140	Acer negundo Box Elder	T	M-W	FAC+	8'	SEEDLING
140	Acer rubrum Red Maple	VT	D-W	FAC	20'	SEEDLING
140	Fraxinus pennsylvanica Green Ash	I-MT	M-W	FACW	11'	SEEDLING
129	Hamamelis virginiana Witch Hazel	T	M-W	FACW-	6'	SEEDLING
129	Lindera benzoin Spicebush	T	M	FACW-	6'	SEEDLING
140	Nyssa sylvatica Black Gum	T	M-W	FAC	20'	SEEDLING
140	Platanus occidentalis American Sycamore	MT	M-W	FACW-	11'	SEEDLING
140	Quercus phellos Willow Oak	I	M-W	FAC+	20'	SEEDLING
140	Salix nigra Black Willow	VI	M-W	FACW+	20'	SEEDLING
130	Vaccinium corymbosum Highbush Blueberry	MT	M-W	FACW-	6'	SEEDLING
130	Viburnum dentatum Southern Arrowwood	T	M	FACW-	6'	SEEDLING
TOTAL						1498 SEEDLINGS

REFORESTATION PLANT LIST
(UPLAND AREAS ALONG OLD FREDERICK ROAD)

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACING	SIZE & REMARKS
90	Acer rubrum Red Maple	VT	D-W	FAC	20'	SEEDLING
84	Cornus florida Flowering Dogwood	VT	D-M	FACU-	11'	SEEDLING
90	Fagus grandifolia American Beech	VT	M	FACU	20'	SEEDLING
90	Fraxinus americana White Ash	MT	D-M	FACU	11'	SEEDLING
90	Juglans nigra Black Walnut	VT	M	FACU	11'	SEEDLING
90	Liriodendron tulipifera Tulip Poplar	MT	M-W	FAC	20'	SEEDLING
84	Nyssa sylvatica Black Gum	T	M-W	FAC	20'	SEEDLING
84	Prunus serotina Black Cherry	MT	D-W	FAC	15'	SEEDLING
90	Quercus alba White Oak	I	M-W	FAC+	20'	SEEDLING
90	Quercus rubra Red Oak	MT	D-M	UPL	20'	SEEDLING
84	Sassafras albidum Common Sassafras	MT	D-M	FACU	15'	SEEDLING
TOTAL						966 SEEDLINGS

LEGEND



FOREST CONSERVATION DATA

DESCRIPTION	ACRES
I. BASIC SITE DATA	
GROSS SITE AREA	23.49
AREA WITHIN 100 YEAR FLOODPLAIN	2.85
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	20.64
LAND USE CATEGORY	RESIDENTIAL (SUBURBAN)
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (20%)	4.13
C. AFFORESTATION MINIMUM (15%)	3.10
D. EXISTING FOREST ON NET TRACT AREA	5.43
E. FOREST AREAS TO BE CLEARED	4.59
F. FOREST AREAS TO BE RETAINED	0.84
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	1.30
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	3.29
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.00
REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.33
REFORESTATION FOR CLEARING BELOW THRESHOLD	6.58
TOTAL REFORESTATION REQUIRED	6.91
TOTAL REFORESTATION PROVIDED	3.52
TOTAL FEE-IN-LIEU OF REFORESTATION	3.39

MD DNR QUALIFIED PROFESSIONAL

Stephanie Demchik OWNER
STEPHANIE DEMCHIK
TAYLOR FARM DEVELOPMENT CORP.
LAND DESIGN & DEVELOPMENT
10055 HICKORY BIRCH ROAD
COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PUBLIC WORKS
Richard M. Dando 11-9-98
CHIEF BUREAU OF HIGHWAYS
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blood 11/2/98
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

APPROVED: DEVELOPMENT ENGINEERING DIVISION
Richard Blood 11/2/98
DATE

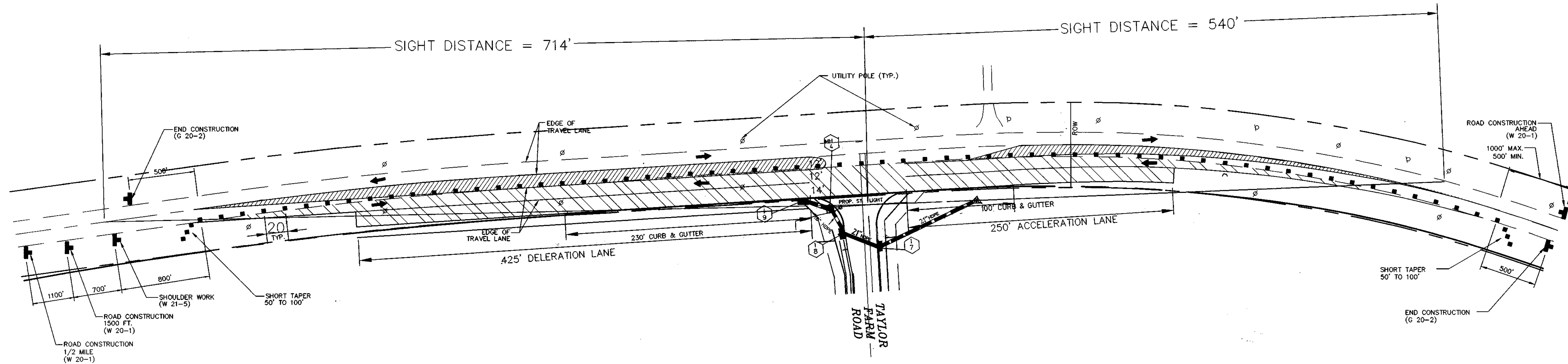
Project: 98085
date: OCT 1998
illustration: SJD
scale: 1" = 100'

revision: 1/12/99
description: REVISION
no.: 1

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
FOREST CONSERVATION AND REFORESTATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax. (301) 681-5521 Wash. (410) 997-0298 Fax.

OLD FREDERICK ROAD (MD. RTE. 99)
(MINOR ARTERIAL)

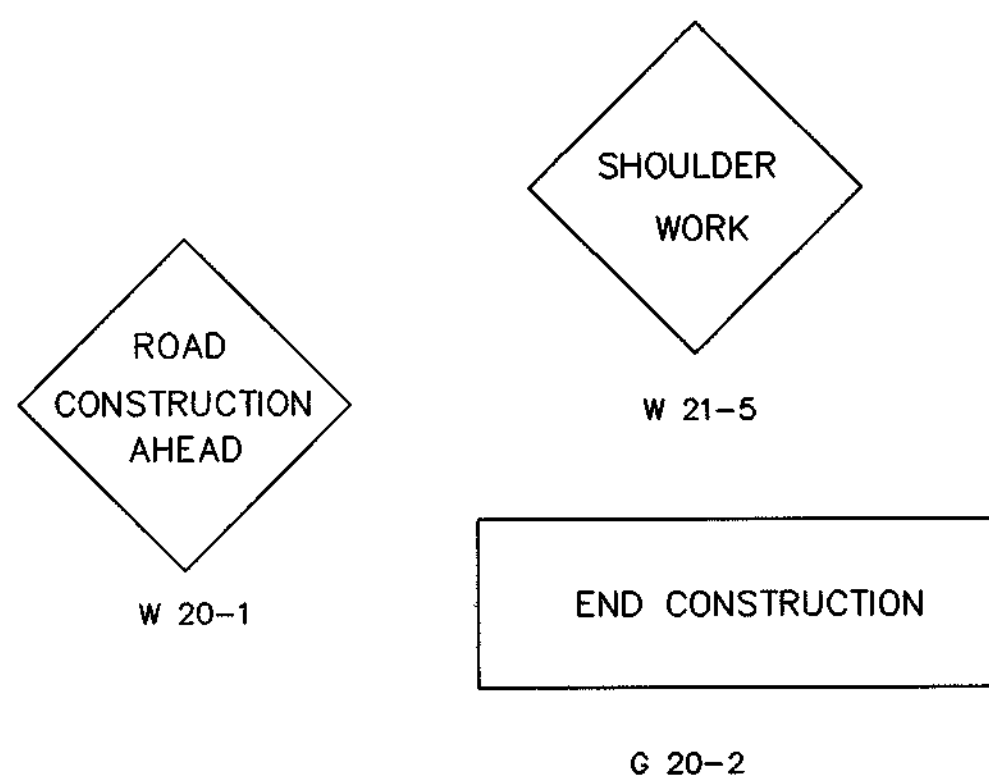
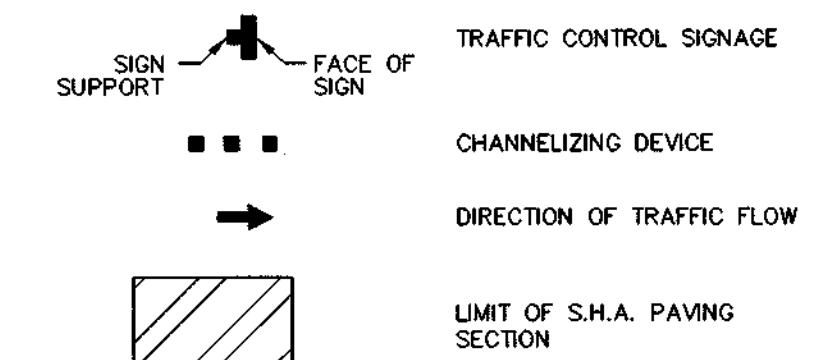


MAINTENANCE OF TRAFFIC SPECIAL PROVISIONS

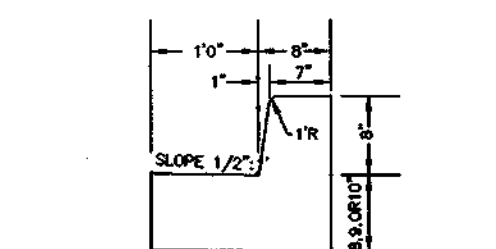
GENERAL

1. THE PURPOSE OF THIS PORTION OF THE SPECIAL PROVISIONS IS TO SET FORTH THE TRAFFIC CONTROL REQUIREMENTS NECESSARY FOR THE SAFE AND EFFICIENT MAINTENANCE TO TRAFFIC WITHIN WORK AREAS, AND TO MINIMIZE ANY INCONVENIENCES TO THE TRAVELING PUBLIC AND THE CONTRACTOR AND/OR PERMITEE.
2. PROPERTY TRAFFIC CONTROL THROUGH WORK AREAS IS ESSENTIAL FOR INSURING THE SAFETY AND THAT OF HIGHWAY WORKERS HAS THE HIGHEST PRIORITY OF ALL TASKS WITHIN THIS PROJECT. THE PROPER APPLICATION OF THE APPROVED TRAFFIC CONTROL PLAN (TCP) WILL PROVIDE THE DESIRED LEVEL OF SAFETY.
3. THROUGHOUT THESE SPECIAL PROVISIONS, ANY MENTION OF THE TCP SHALL BE IMPLIED TO INCLUDE ANY COMBINATION OF TYPICAL TRAFFIC CONTROL STANDARDS WHICH FORM THE OVERALL TCP FOR THIS PROJECT WHICH HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER.
4. THE CONTRACTOR AND/OR PERMITEE SHALL BE REQUIRED TO ADHERE TO THE PROVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 1988 EDITION, ESPECIALLY PART VI, AND TO SECTION 814 OF THE MARYLAND DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS (JANUARY, 1992), INCLUDING ALL REVISIONS AND SUPPLEMENTS TO EACH.
5. THE CONTRACT AND/OR PERMITEE SHALL BE REQUIRED TO ADHERE TO THE REQUIREMENTS SET FORTH IN THE TCP AND THESE SPECIAL PROVISIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY REQUESTS TO MAKE MINOR CHANGES TO THE TCP OR THE SPECIAL PROVISIONS WITH REGARD TO THE TRAFFIC CONTROL ITEMS SHALL BE MADE IN WRITING TO THE ENGINEER A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE PROPOSED SCHEDULING CHANGE. THE CONTRACTOR AND/OR PERMITEE SHALL HAVE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO THE IMPLEMENTATION OF ANY CHANGE.
6. NO WORK SHALL BEGIN ON ANY WORK ACTIVITY OR WORK PHASE UNTIL ALL REQUIRED TRAFFIC CONTROL PATTERNS AND DEVICES INDICATED ON THE TCP FOR THAT ACTIVITY OR PHASE ARE COMPLETELY AND CORRECTLY IN PLACE AND HAVE BEEN CHECKED FOR APPROVED USAGE. GENERAL AND SPECIFIC WARNING SIGNS SHALL ONLY BE IN PLACE WHEN SPECIFIC WORK TASKS AND ACTIVITIES ARE ACTUALLY UNDERWAY OR CONDITIONS EXIST THAT POSE A POTENTIAL HAZARD TO THE PUBLIC, AND ANY ADDITIONAL SIGNING HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER. NOTE: THE PRACTICE OF PLACING SIGNING AND OTHER TRAFFIC CONTROL DEVICES IN ADDITION TO THOSE INDICATED ON THE APPROVED TCP IS NOT PERMITTED.
7. THE CONTRACTOR AND/OR PERMITEE SHALL PROVIDE, MAINTAIN IN NEW CONDITION, AND MOVE WHEN NECESSARY, OR AS DIRECTED BY THE ENGINEER, ALL TRAFFIC CONTROL DEVICES USED FOR THE GUIDANCE AND PROTECTION OF MOTORISTS, PEDESTRIANS, AND WORKERS.
8. ALL TRAFFIC CONTROL DEVICES REQUIRED BY THE TCP SHALL BE KEPT IN GOOD CONDITION, FULLY PERFORMING AS SET FORTH IN THE TCP, THE MUTCD, AND/OR SECTION 814 OF THE SPECIFICATIONS. FOR REFLECTIVE DEVICES, A PARTICULAR DEVICE IS ASSUMED TO HAVE FAILED TO MEET MINIMUM OPERATIONAL STANDARDS WHEN THE DEVICE NO LONGER HAS RETRO-REFLECTANCE CAPABILITY OF AT LEAST 50% OF THE SPECIFIED MINIMUM VALUE OVER AT LEAST 90% OF THE VISIBLE REFLECTIVE SURFACE.
9. ALL TRAFFIC CONTROL DEVICES NOT REQUIRED FOR THE SAFE CONDUCT OF TRAFFIC SHALL BE PROMPTLY REMOVED, COMPLETELY COVERED, TURNED AWAY FROM TRAFFIC, OR OTHERWISE TAKEN OUT OF SERVICE. IT IS INTENDED THAT NO TRAFFIC CONTROL DEVICE IS TO BE IN SERVICE WHEN THERE IS NO CLEAR CUT REASON FOR THE DEVICE.
10. THROUGHOUT THE PERIOD(S) OF WORK ACTIVITIES, TRAFFIC SHALL BE MAINTAINED BY IMPLEMENTING THE APPROVED TCP. IN LIEU OF THE TCP PREPARED FOR THIS PROJECT, AND/OR INDIVIDUAL TYPICAL TRAFFIC CONTROL STANDARDS, THE CONTRACTOR AND/OR PERMITEE HAS THE OPTION OF PREPARING AND SUBMITTING A TCP, WHOLLY OR IN PART, OF HIS OWN DESIGN, FOLLOWING GUIDELINES SET FORTH IN THE MUTCD AND PRESCRIBED BY THE ADMINISTRATION. A TCP DEVELOPED BY THE CONTRACTOR AND/OR PERMITEE SHALL NOT BE IMPLEMENTED UNTIL ADVANCE WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. TCP'S MAY BE IMPLEMENTED WITHIN A SINGLE PROJECT OR JOINTLY BETWEEN TWO OR MORE PROJECTS. IN SITUATIONS WHERE TCP'S ARE JOINTLY IMPLEMENTED, CARE SHALL BE EXERCISED TO PRESENT CORRECT AND NON-CONFLICTING GUIDANCE TO THE TRAVELING PUBLIC.
11. THROUGHOUT THESE SPECIAL PROVISIONS, WHERE SPEED OF TRAFFIC IS NOTED, THIS MEANS THE POSTED SPEED OR PREVAILING TRAVEL SPEED, WHICHEVER IS HIGHER, UNLESS OTHERWISE NOTED.
12. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT, UNLESS OTHERWISE NOTED. NO TRAVEL LANE(S) OTHER THAN THOSE DESIGNATED FOR POSSIBLE ENCLOSURE IN THE TCP SHALL BE CLOSED WITHOUT OBTAINING PRIOR APPROVAL FROM THE ENGINEER. ALL INGRESS AND EGRESS TO THE WORK AREA BY THE CONTRACTOR AND/OR PERMITEE SHALL BE PERFORMED WITH THE FLOW OF TRAFFIC.

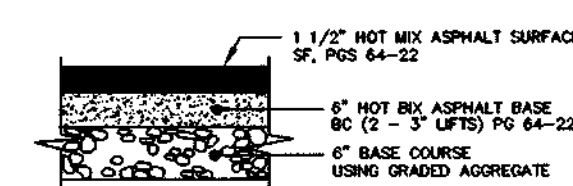
LEGEND



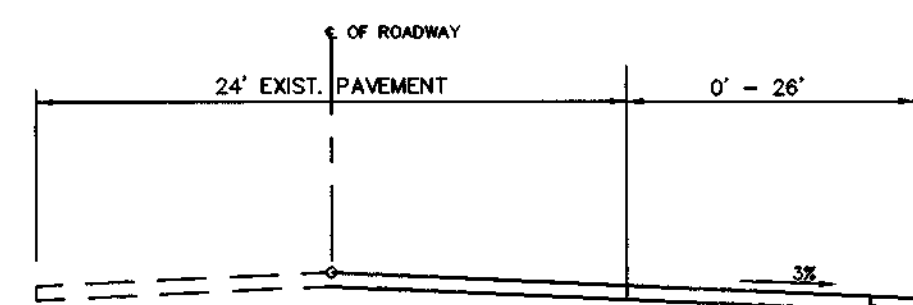
TRAFFIC CONTROL SIGNAGE
N.T.S.



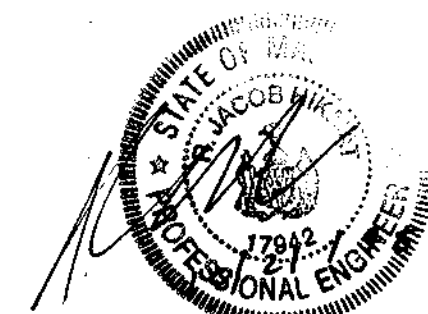
MD. S.H.A. TYPE "A" CONCRETE COMBINATION CURB & GUTTER
STANDARD NO. MD. 620.02
NOT TO SCALE



MD. S.H.A. PAVING SECTION
NOT TO SCALE



MD ROUTE 99 (EAST BOUND) TYPICAL SECTION
N.T.S.



APPROVED: DEPARTMENT OF PUBLIC WORKS
[Signature] 11-9-98
CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 11/13/98
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 11/10/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION

project	date
96085	OCT. 1998
illustration	engineering
RCJ	FCL
scale	approval
1"=50'	

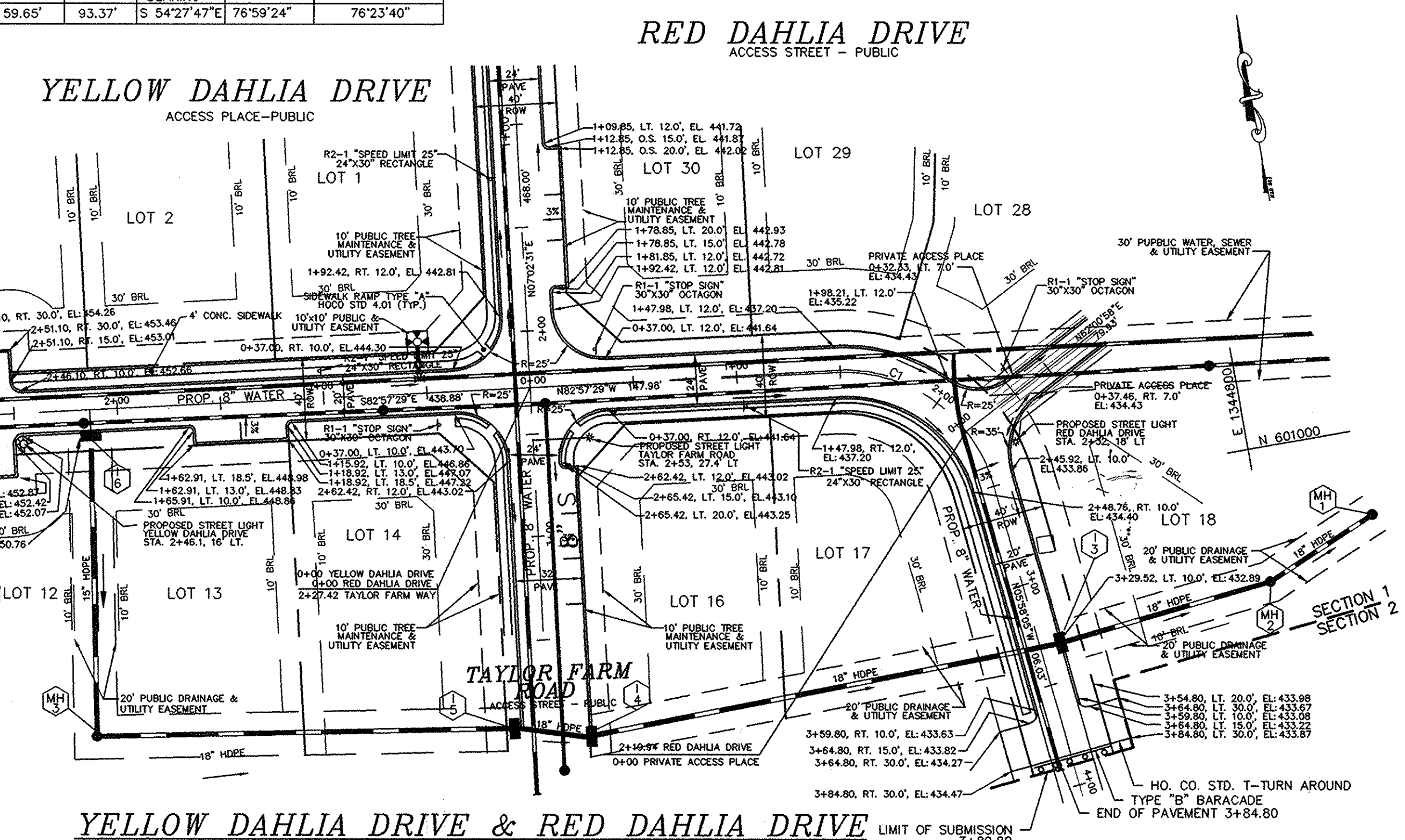
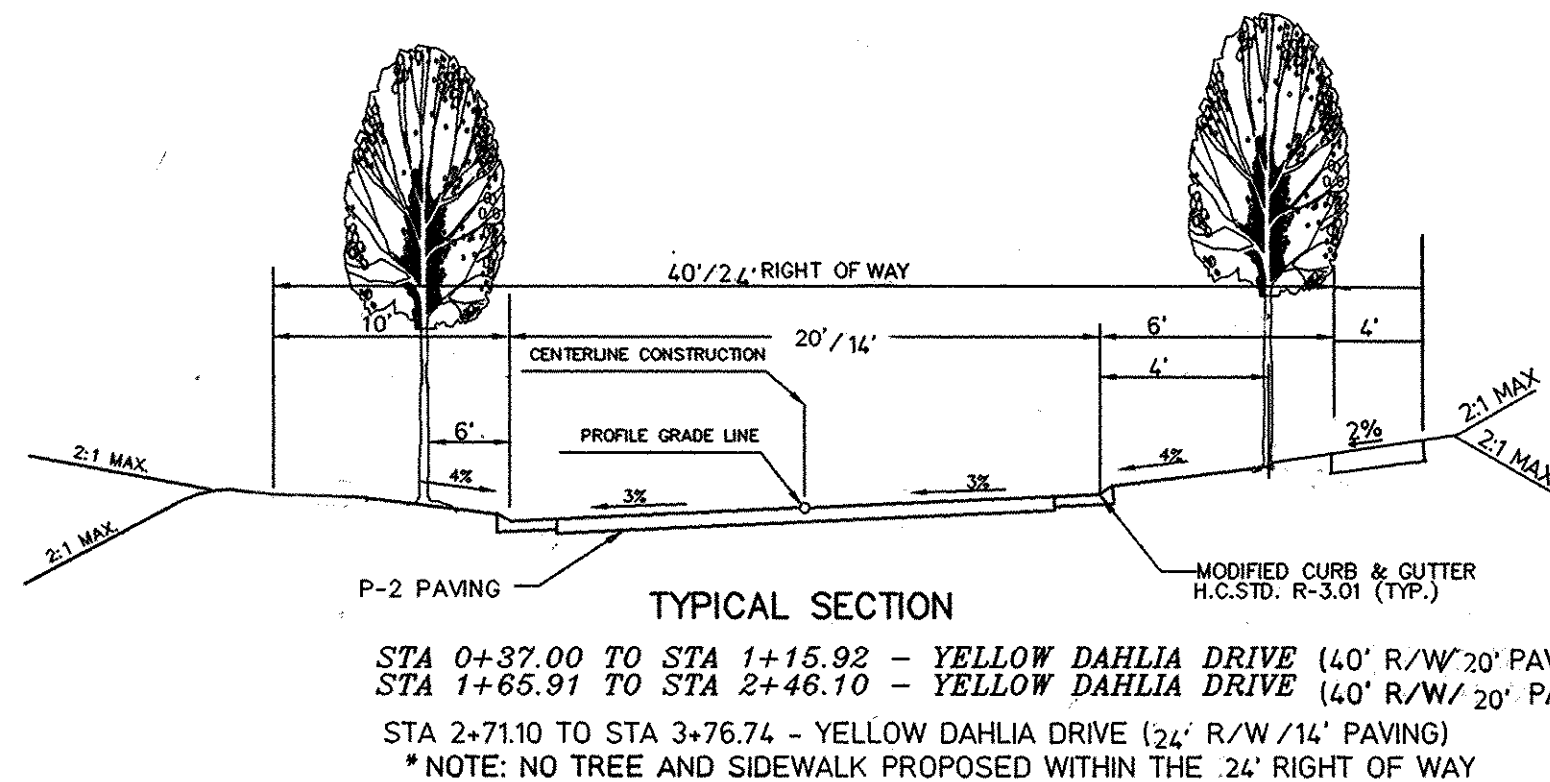
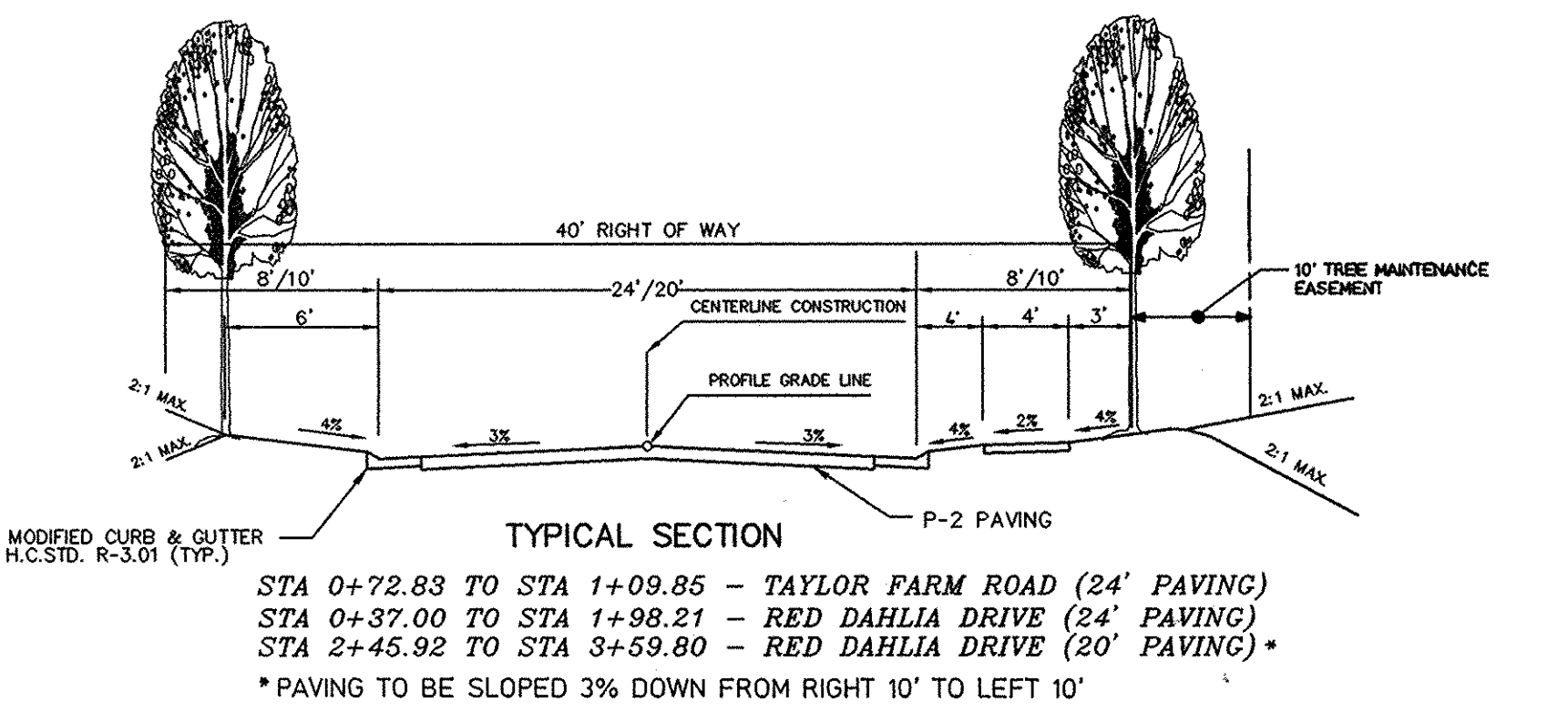
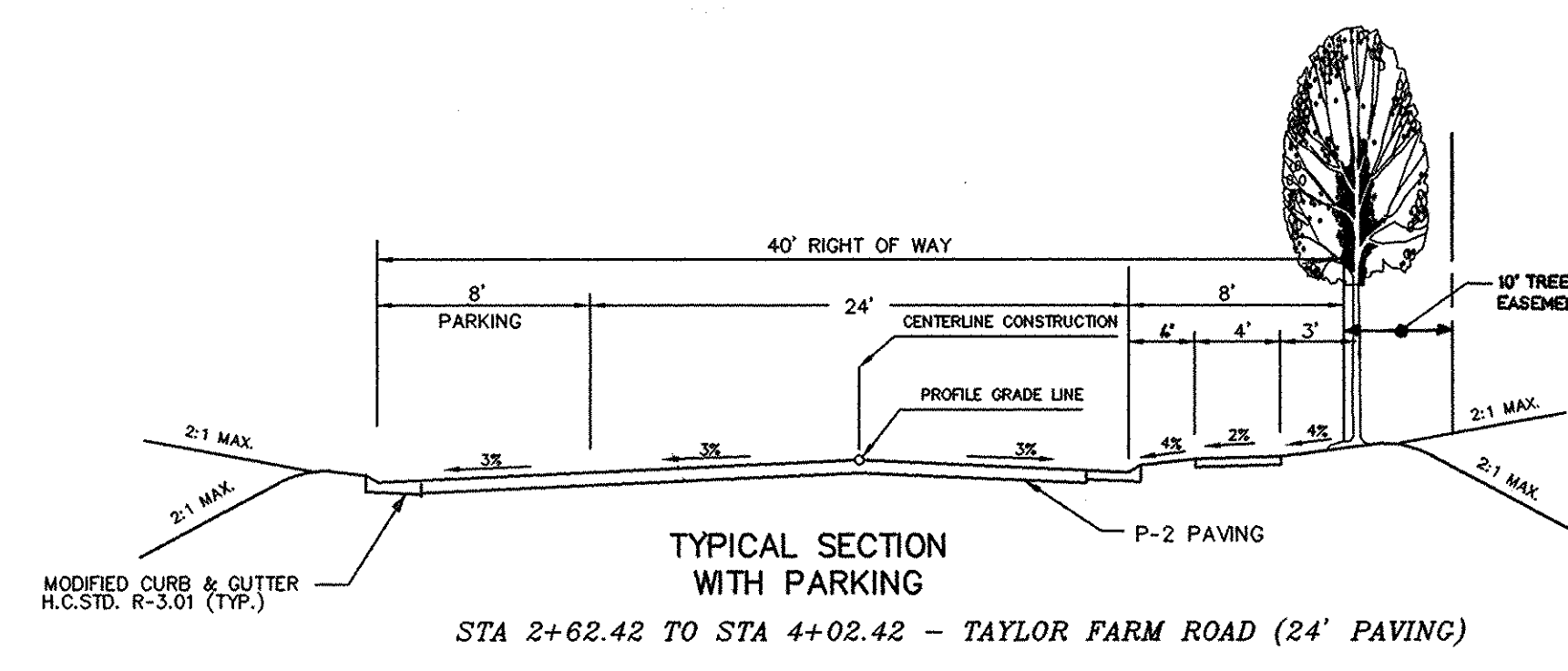
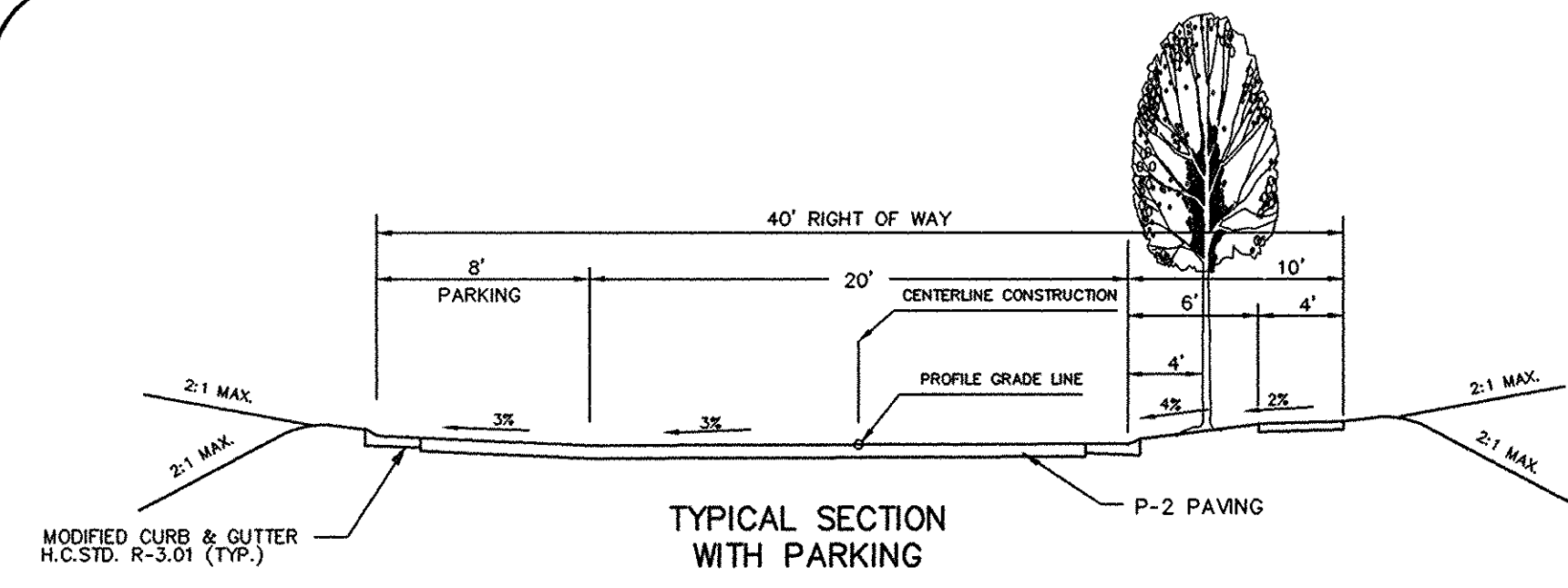
no.	date	description
	11/19/99	REVISE STORM DRAIN LOCATION

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
TRAFFIC CONTROL & PAVING PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0296 Fax (301) 621-5521 Wash. (410) 987-0298 Fax

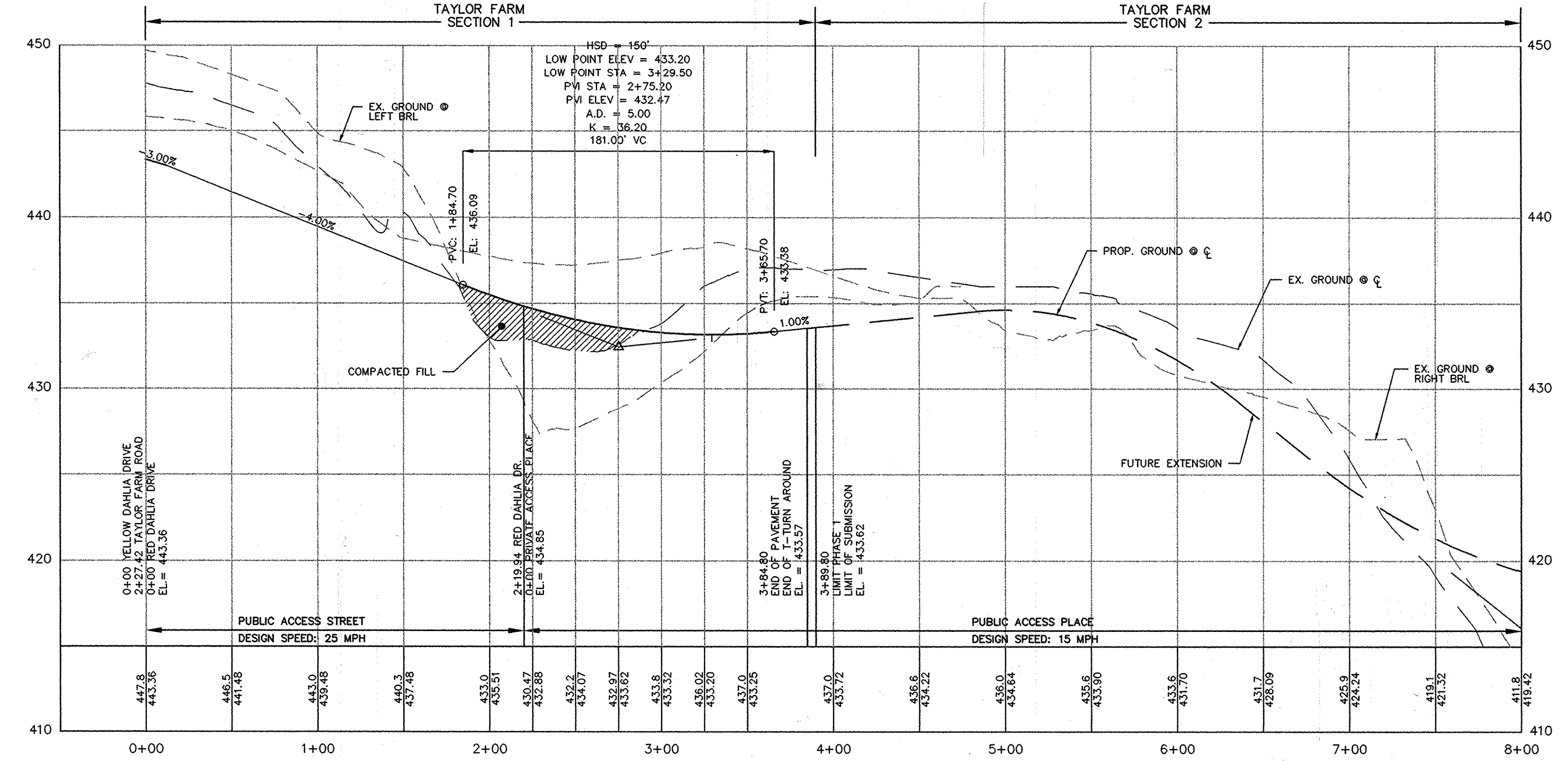
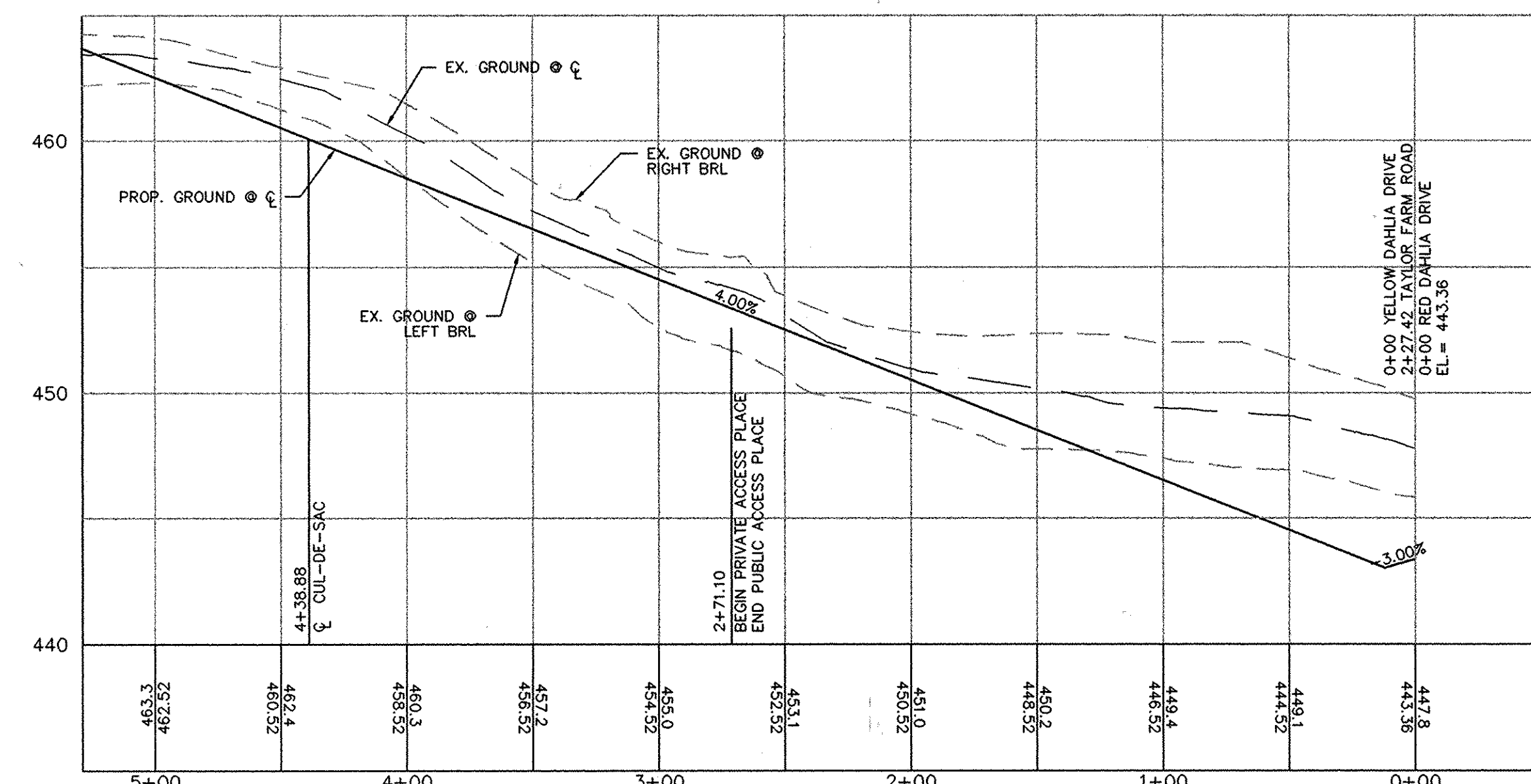
CURVE TABLE

CURVE	POINT OF CURVE	POINT OF TANGENCY	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD		DELTA	DEGREE OF CURVE
						LENGTH	BEARING		
C-1	1+47.98	2+48.76	75.00'	100.78'	59.65'	93.37'	S 54°27'47"E	76°59'24"	76°23'40"



STREET LIGHTS

☼	YELLOW DAHLIA DRIVE STA. 2+46, 16' LT	100 WATT HPS "TRADITIONAIRE" VAPOR POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
☼	RED DAHLIA DRIVE STA. 2+32, 18' LT	100 WATT HPS "TRADITIONAIRE" VAPOR POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
☼	TAYLOR FARM ROAD STA. 2+53, 27.4' LT	100 WATT HPS "TRADITIONAIRE" VAPOR POST TOP FIXTURE MOUNTED ON A 14' BLACK FIBERGLASS POLE
☼	TAYLOR FARM ROAD STA. 0+14, 27' RT	150-WATT HPS VAPOR PENDANT FIXTURE (CUTOFF) MOUNTED AS 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM



APPROVED: DEPARTMENT OF PUBLIC WORKS
Richard M. Daniel 11-9-98
 CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blumel 11/13/98
 CHIEF, DIVISION OF LAND DEVELOPMENT

Mark Dammann 11/10/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



NOTE: FOR STREET TREES SEE LANDSCAPE PLAN ON SHEETS 10 & 11 OF 13.

project	date	description	scale	approval
960085	OCT 1998	illustration	SD/FCL	approval
	1/12/99	revision	SD	AS SHOWN

REVISIONS

NO. DESCRIPTION

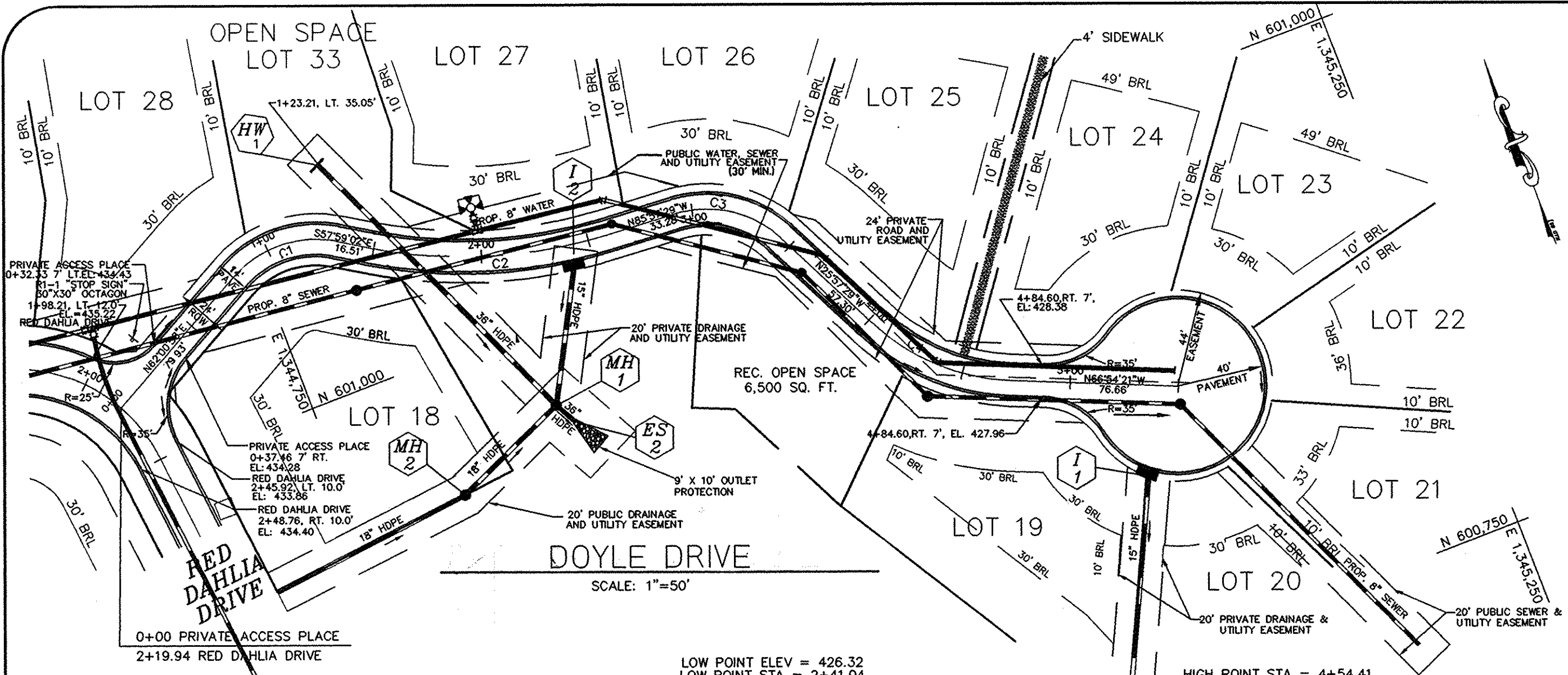
TAYLOR FARM, SECTION ONE
 LOTS 1 THRU 33
 TAX MAP 10 - PARCEL 309
 HOWARD COUNTY, MARYLAND

THIRD ELECTION DISTRICT
 ROAD PLANS AND PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Surveyors Planners

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax. (301) 651-5521 Wash. (410) 997-0288 Fax.

F98-141

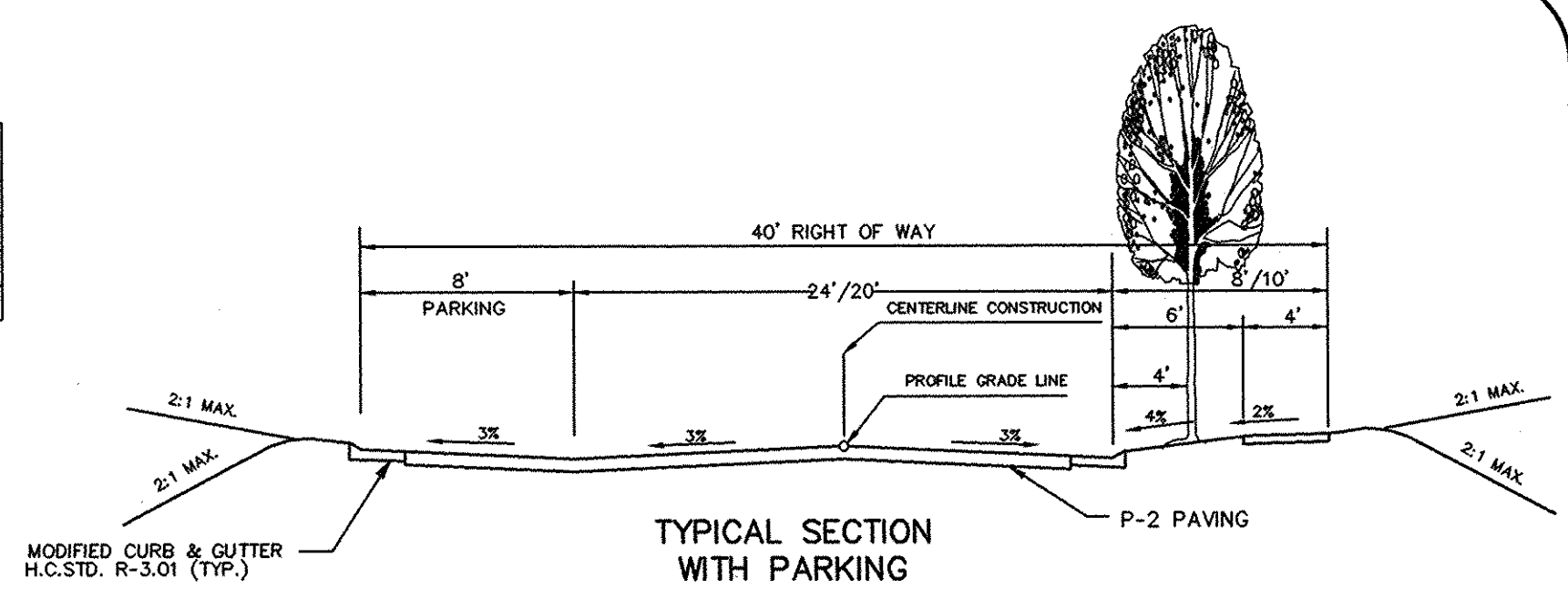


CURVE TABLE

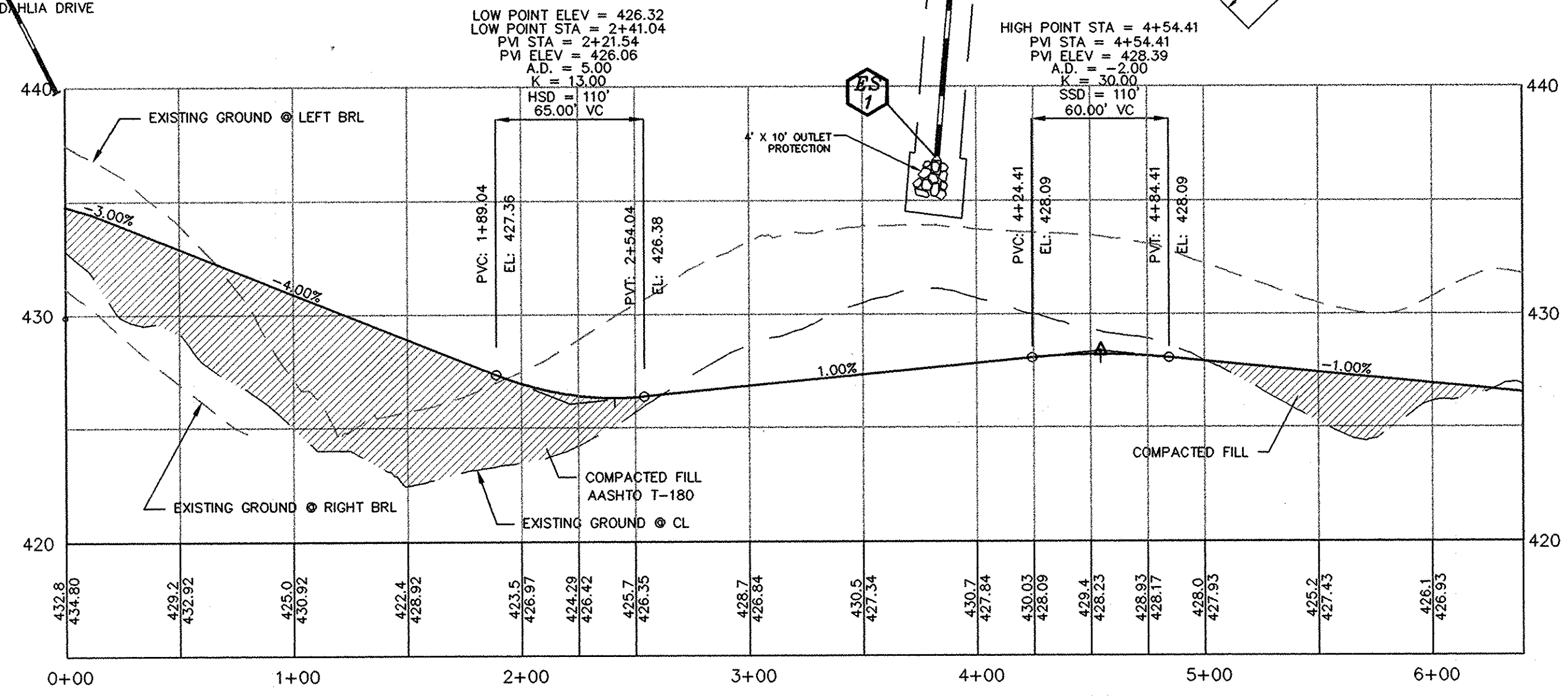
CURVE	POINT OF CURVE	POINT OF TANGENCY	RADIUS	ARC LENGTH	TANGENT LENGTH	DELTA	CHORD BEARING	DIST.	DEGREE OF CURVE
C-1	0+79.93	1+32.29	50.00'	52.36'	28.87'	60°00'00"	N71°00'58"E	50.00'	114°35'30"
C-2	1+48.80	2+58.65	225.00'	109.85'	56.04'	27°58'27"	N87°01'44"E	108.77'	25°27'53"
C-3	2+91.94	3+44.30	50.00'	52.36'	28.87'	60°00'00"	S76°57'29"E	50.00'	114°35'30"
C-4	4+01.60	4+73.07	100.00'	71.47'	37.34'	40°56'52"	S67°25'55"E	69.96'	57°17'45"

STREET LIGHTS

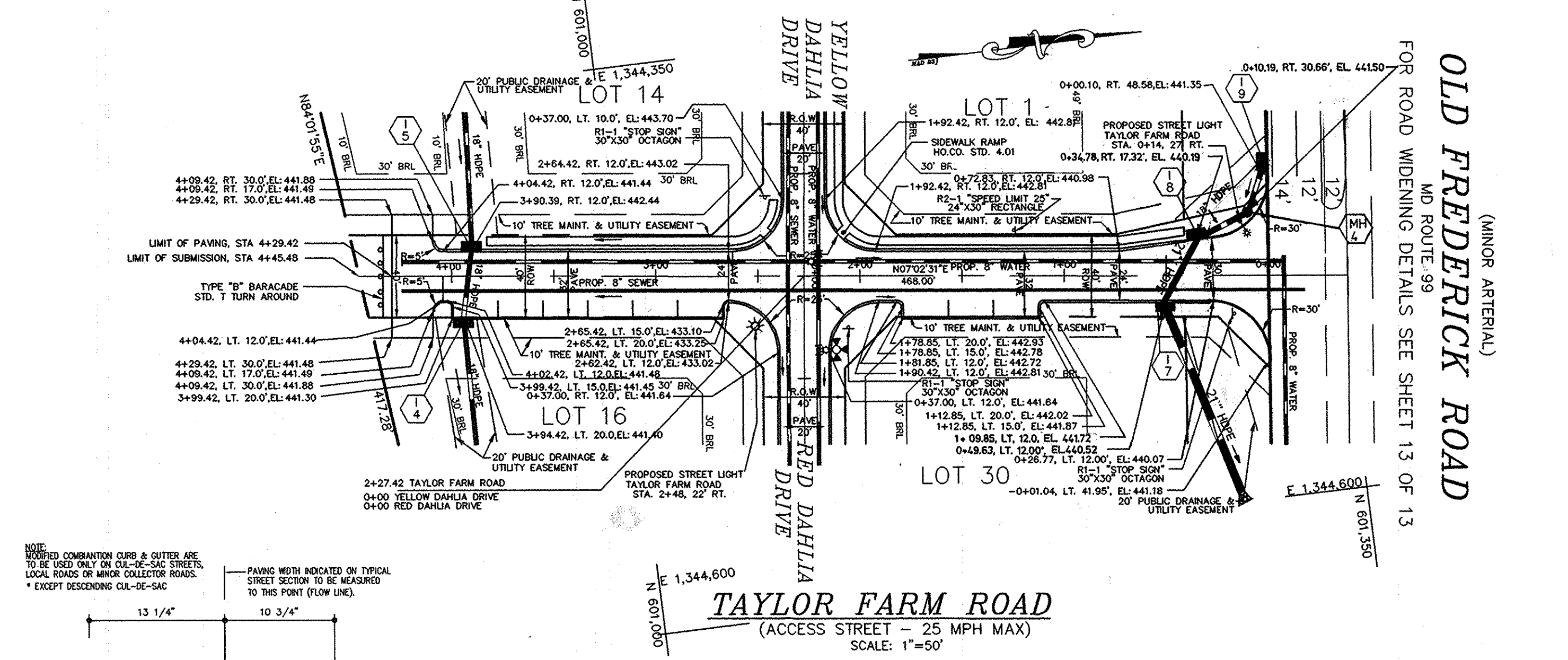
○	TAYLOR FARM ROAD STA. 0+14, 27' RT.	150 WATT HPS VAPOR PENDANT FIXTURE MOUNTED ON A 30' POLE USING A 12' ARM
★	TAYLOR FARM ROAD STA. 2+48, 22' LT	100 WATT HPS VAPOR POST TOP FIXTURE MOUNTED ON A 14' FIBERGLASS POLE



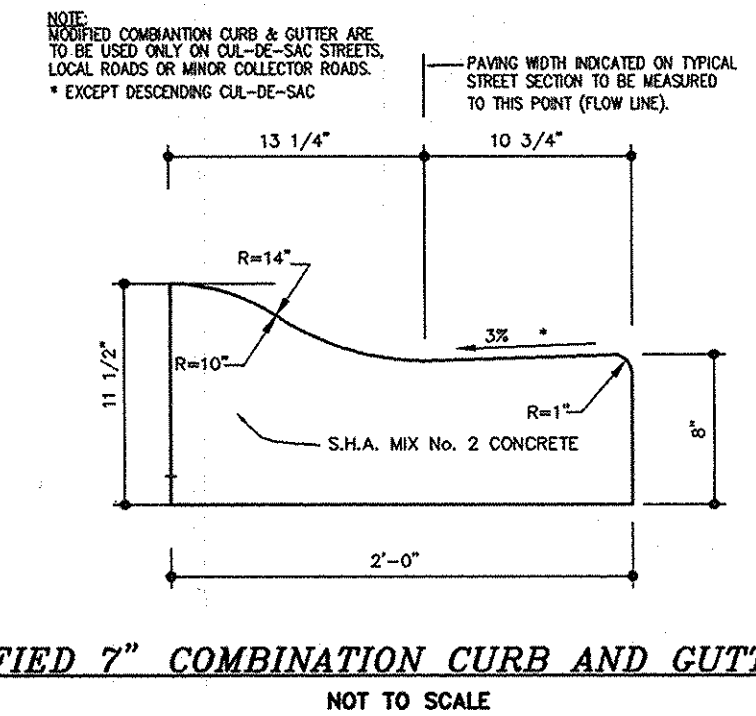
STA 1+09.85 TO STA 1+92.42 - TAYLOR FARM ROAD (24' PAVING)
 STA 1+15.92 TO STA 1+65.91 - YELLOW DAHLIA DRIVE (20' PAVING)



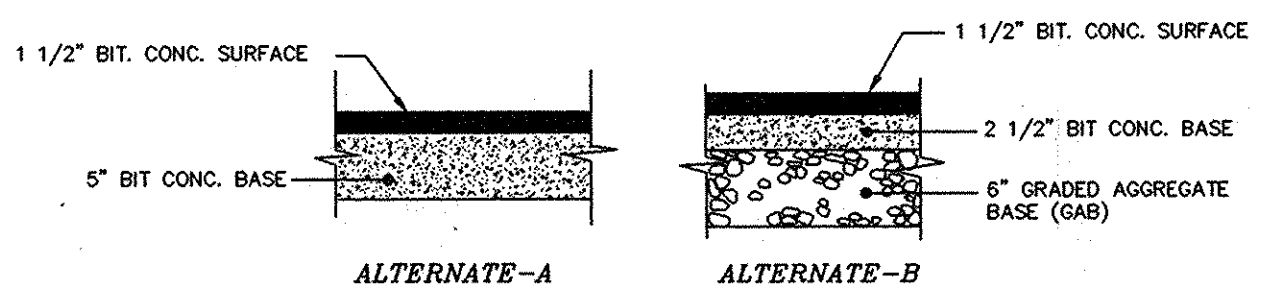
DOYLE DRIVE
 (ACCESS PLACE - 15 MPH DESIGN SPEED)
 SCALE: HOR. 1"=50' VERT. 1"=5'



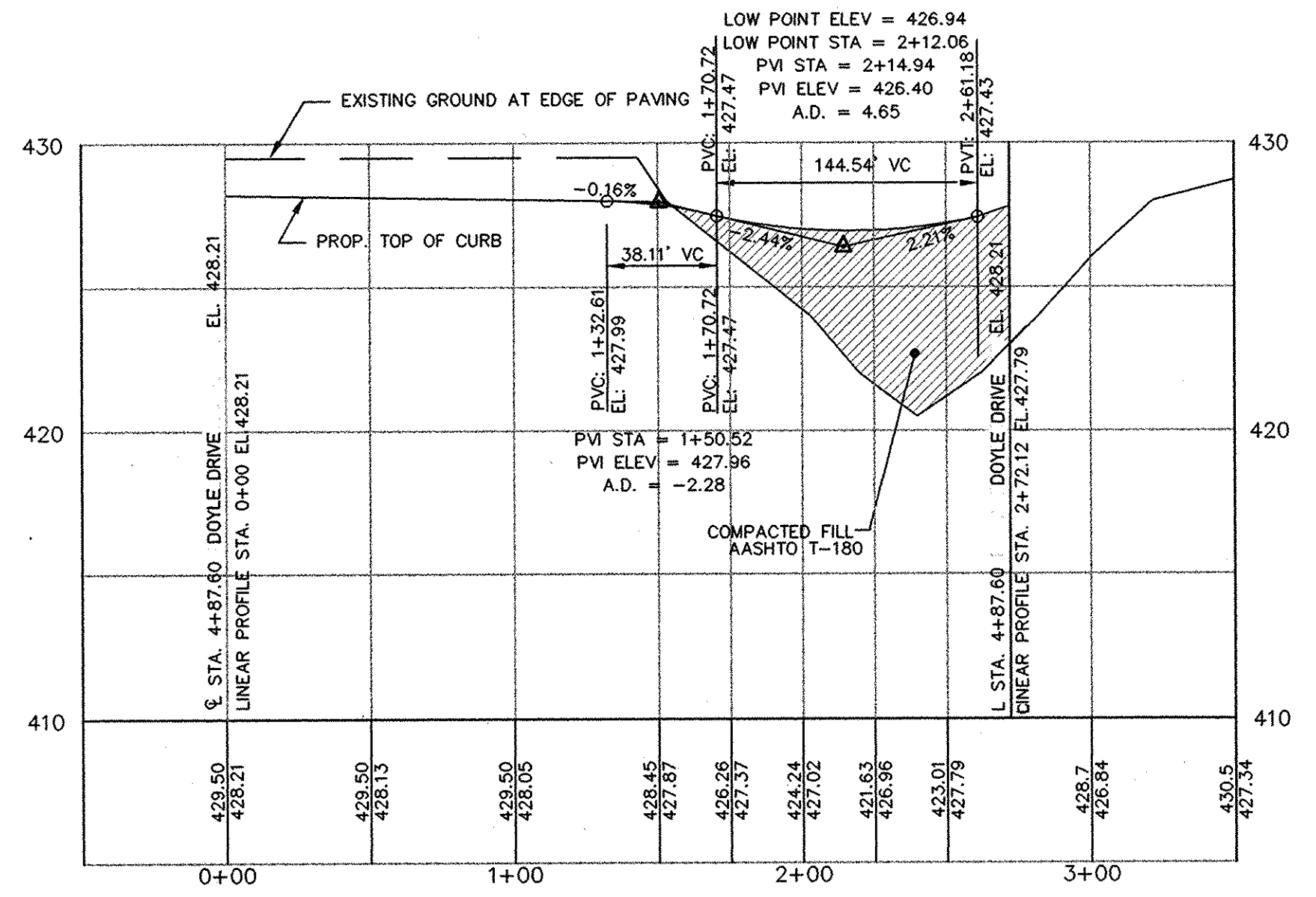
TAYLOR FARM ROAD
 (ACCESS STREET - 25 MPH MAX)
 SCALE: 1"=50'



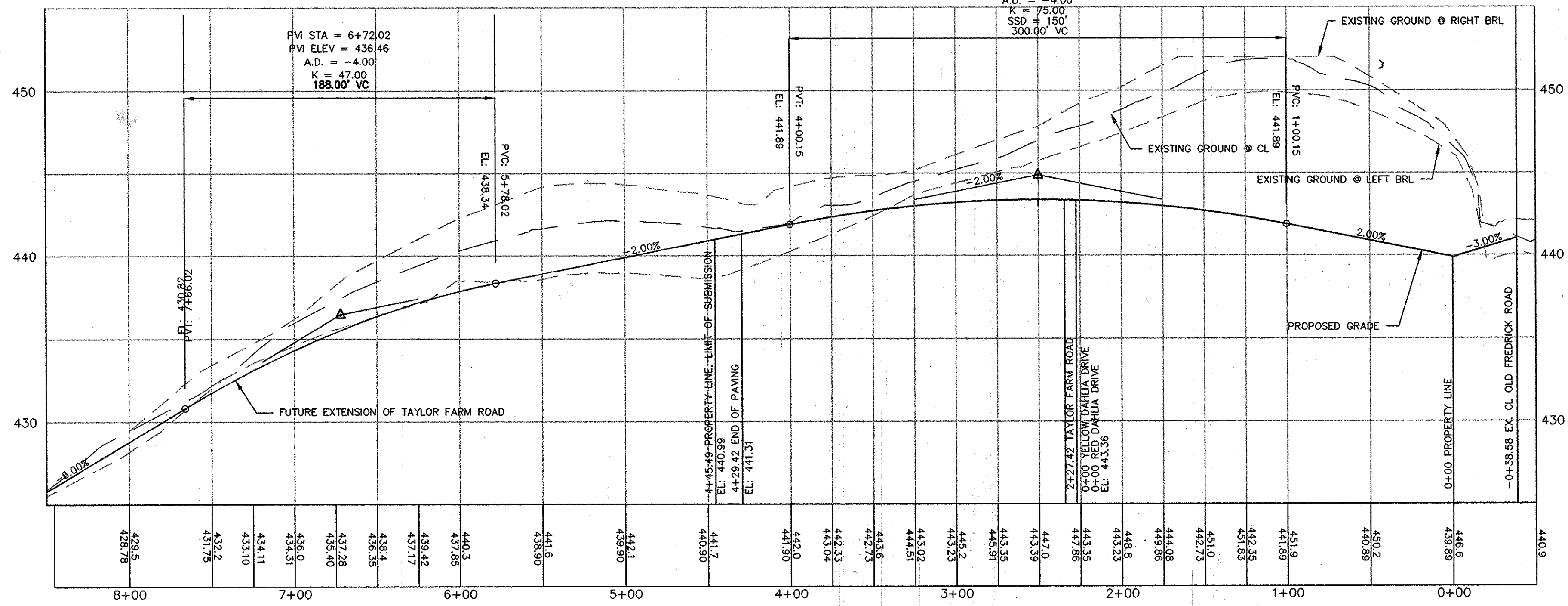
MODIFIED 7" COMBINATION CURB AND GUTTER
 NOT TO SCALE



PAVING SECTIONS
 P-2
 N.T.S.

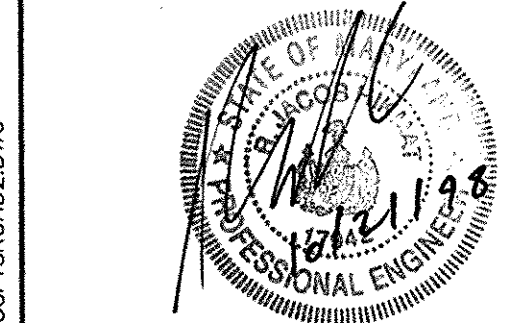


DOYLE DRIVE
 (ACCESS STREET - 15 MPH DESIGN SPEED)
 SCALE: HOR. 1"=50' VERT. 1"=5'



TAYLOR FARM ROAD
 (ACCESS STREET - 25 MPH DESIGN SPEED)
 SCALE: HOR. 1"=50' VERT. 1"=5'

NOTE: SEE LANDSCAPE PLAN ON SH. 10 & 11 OF 13 FOR STREET TREES.



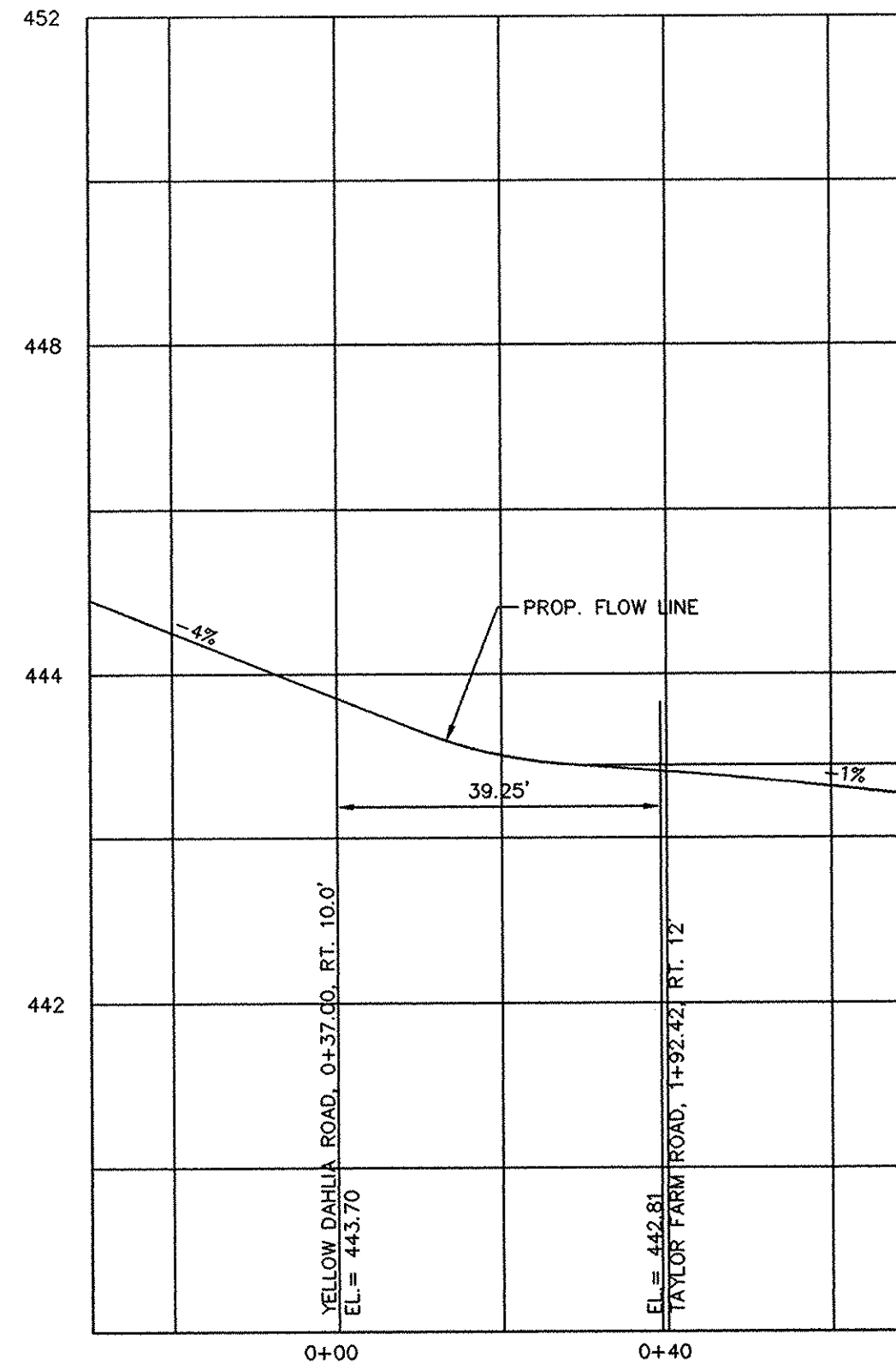
APPROVED: DEPARTMENT OF PUBLIC WORKS
 Robert M. Deneb 11-9-98
 CHIEF BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Robert M. Deneb 11/13/98
 CHIEF, DIVISION OF LAND DEVELOPMENT
 APPROVED: DEPARTMENT OF DEVELOPMENT ENGINEERING DIVISION
 Robert M. Deneb 11/10/98

Project: 96085
 Date: OCT. 1998
 Illustration: SD/FCL
 Scale: AS SHOWN

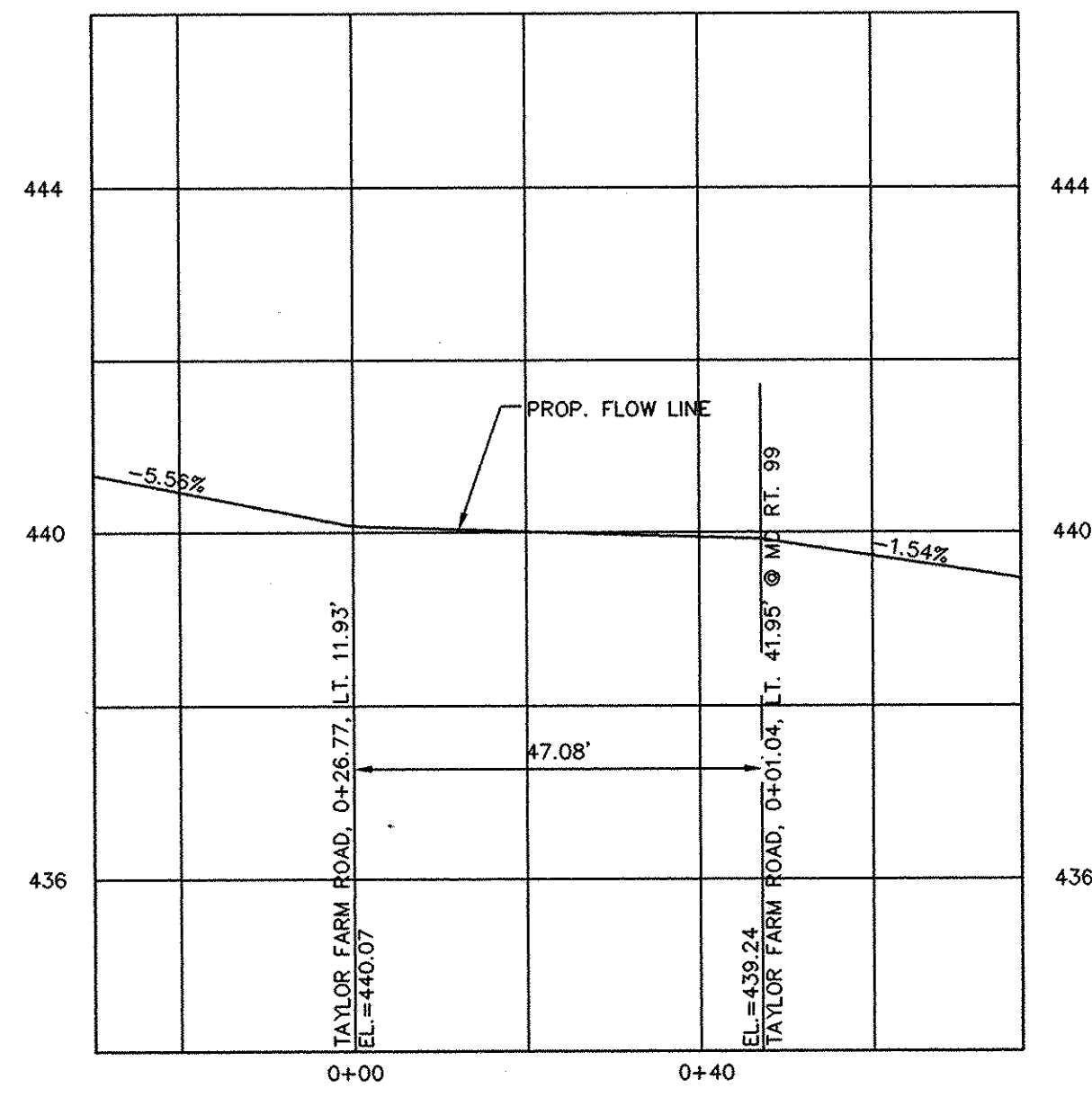
Revisions table with columns for date, description, and revision number.

TAYLOR FARM, SECTION ONE
 LOTS 1 THRU 33
 TAX MAP 10 - PARCEL 309
 HOWARD COUNTY, MARYLAND
 ROAD PLANS AND PROFILES
 THIRD ELECTION DISTRICT

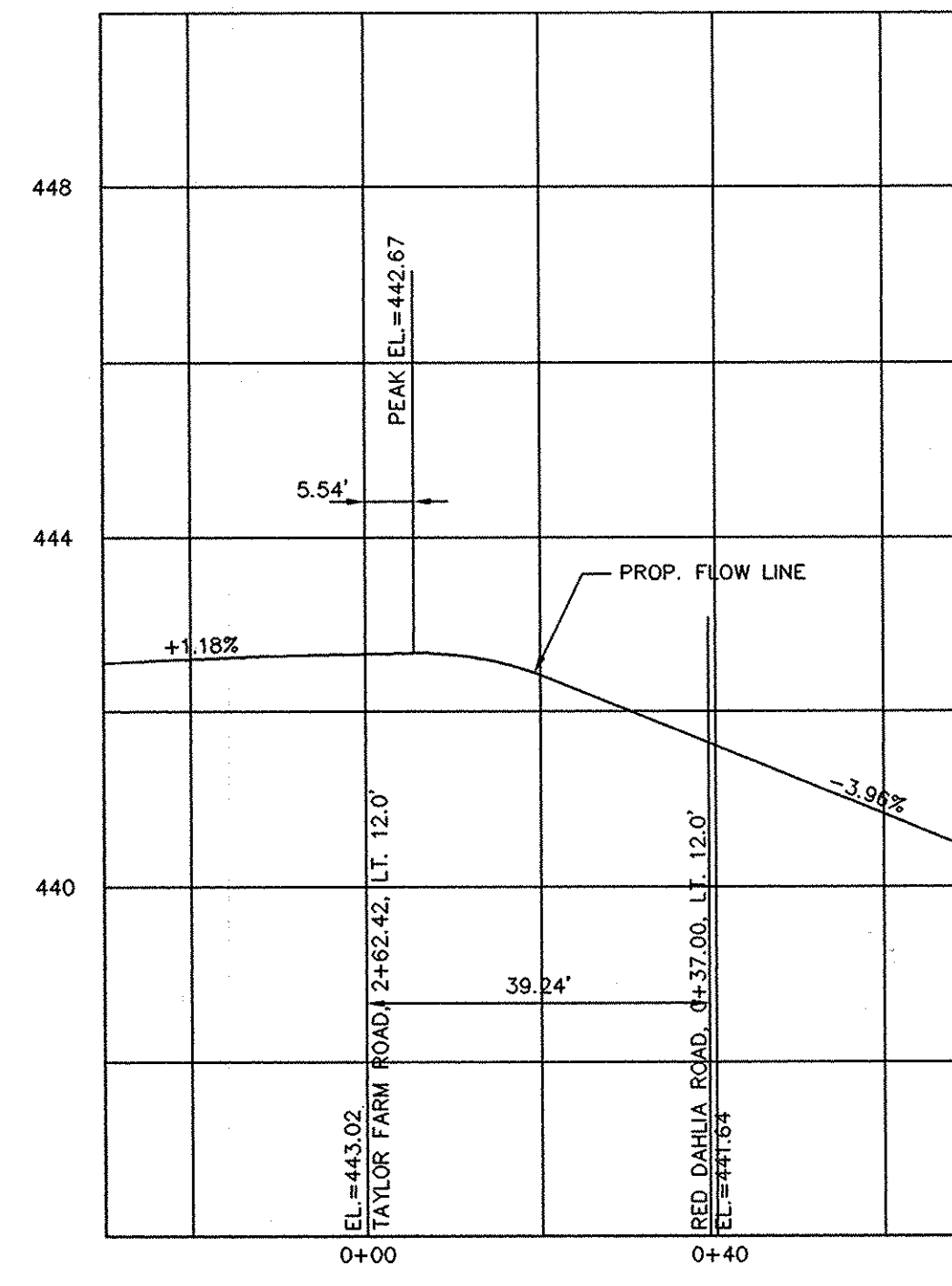
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5092 Dreyfus Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0286 Fax: (301) 621-5551 Wash. (410) 987-0288 Fax



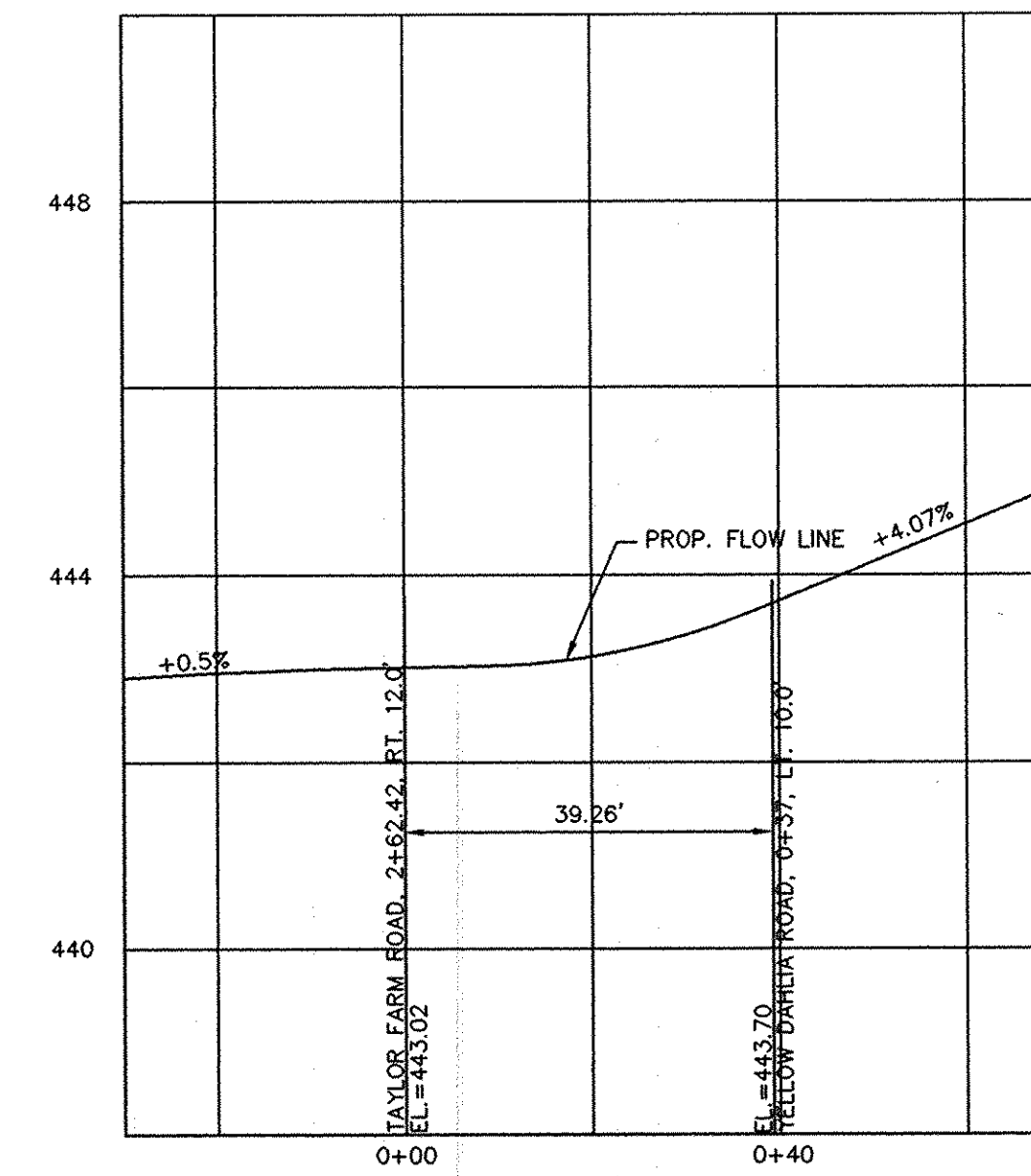
FILLET PROFILE
NW INT OF TAYLOR FARM RD. & YELLOW DAHLIA DR.
SCALE: HOR: 1"=20'
VER: 1"=2'



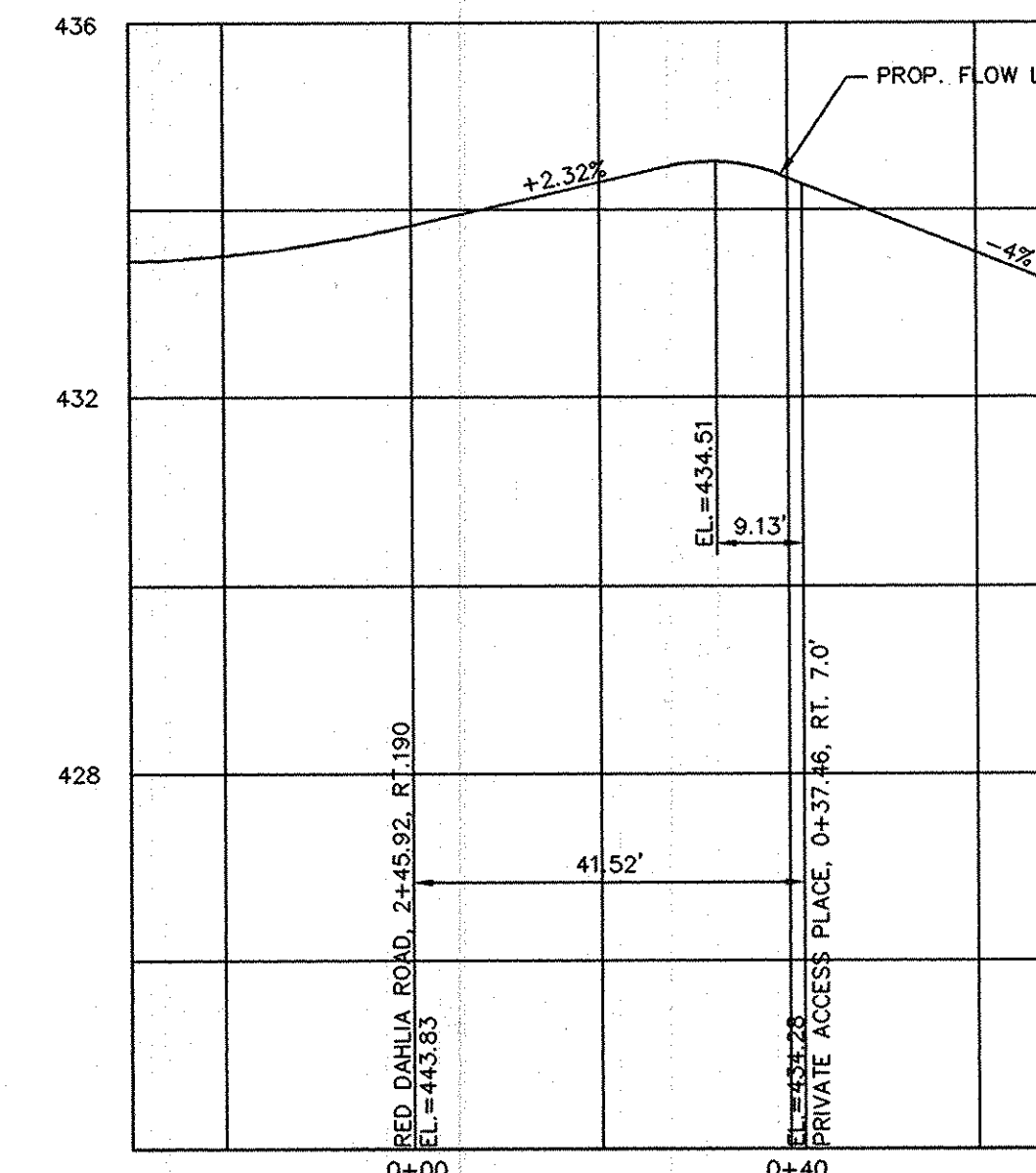
FILLET PROFILE
EAST INT OF RT 99 & TAYLOR FARM ROAD
SCALE: HOR: 1"=20'
VER: 1"=2'



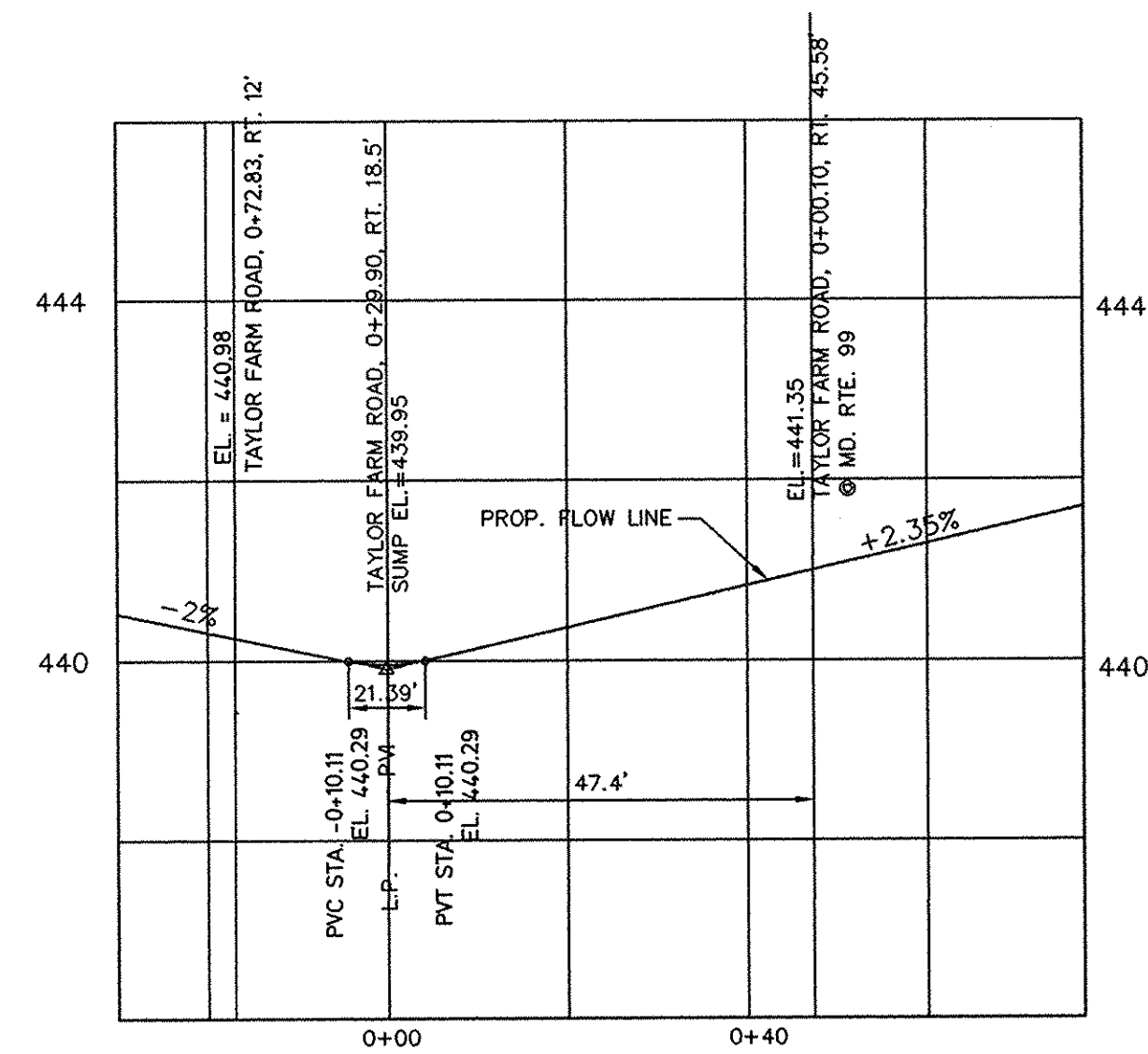
FILLET PROFILE
SE INT OF TAYLOR FARM RD. & RED DAHLIA DR.
SCALE: HOR: 1"=20'
VER: 1"=2'



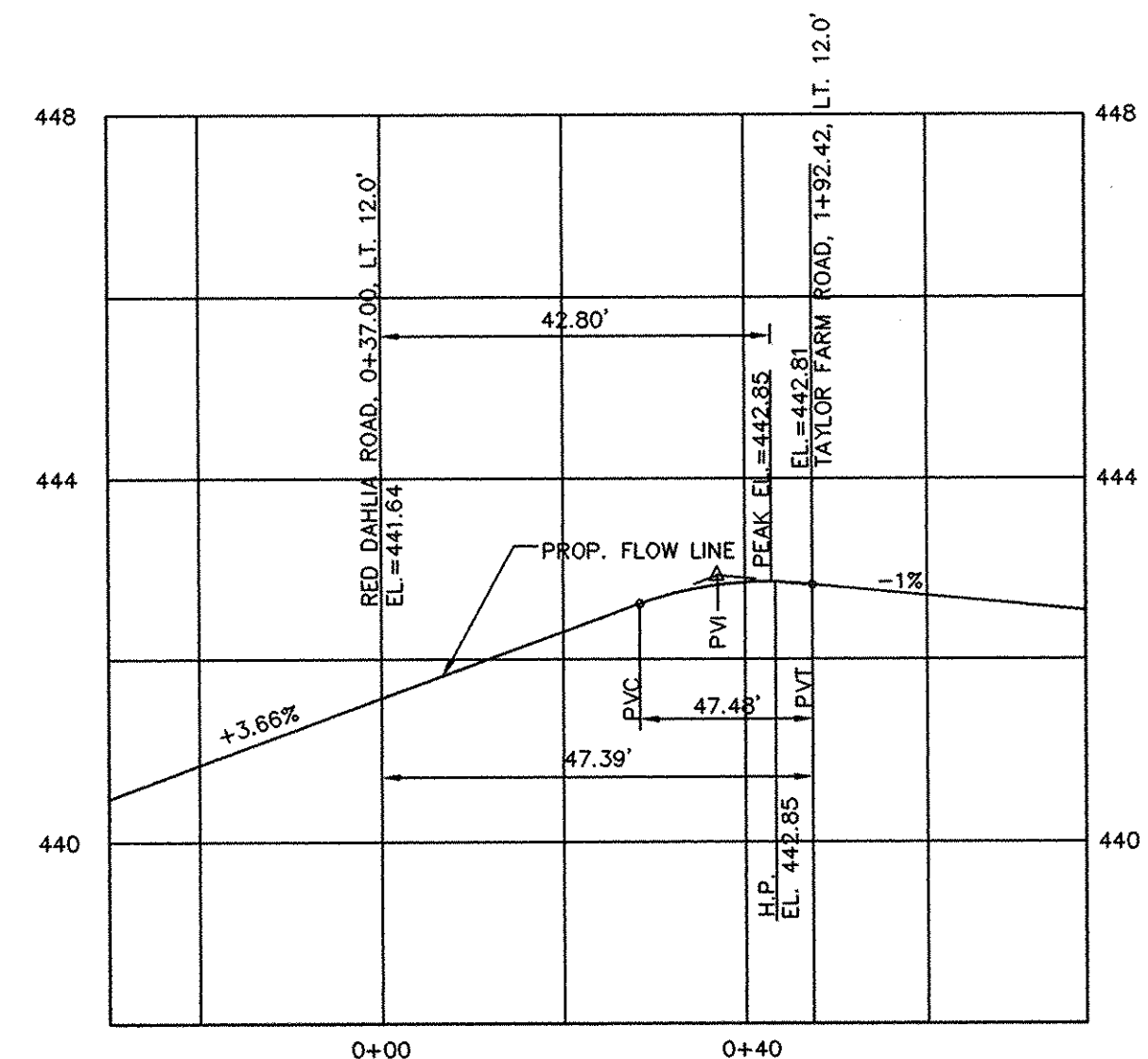
FILLET PROFILE
SW INT OF TAYLOR FARM RD. & YELLOW DAHLIA DR.
SCALE: HOR: 1"=20'
VER: 1"=2'



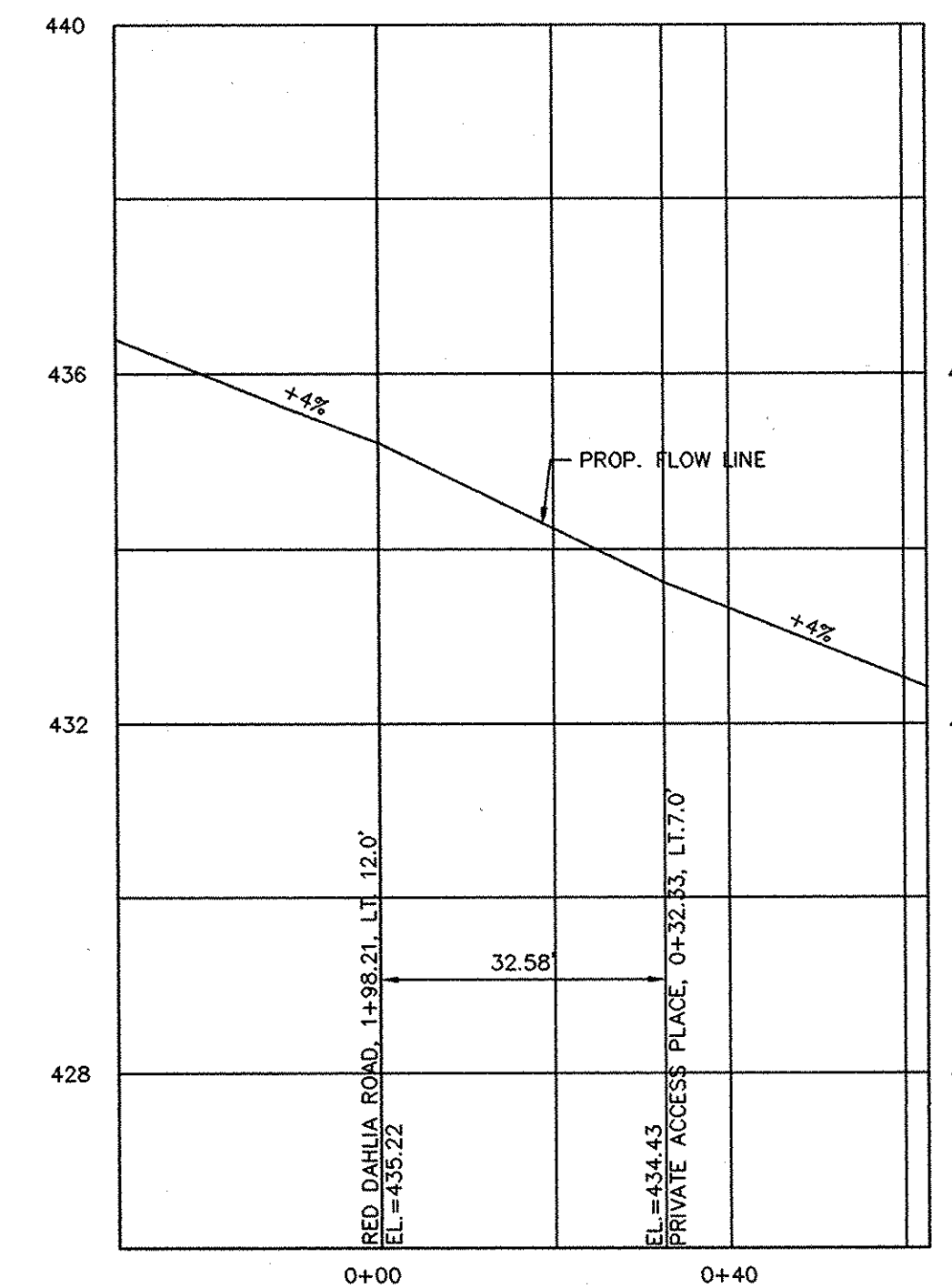
FILLET PROFILE
SE INT OF RED DAHLIA DR. & DOYLE DRIVE
SCALE: HOR: 1"=20'
VER: 1"=2'



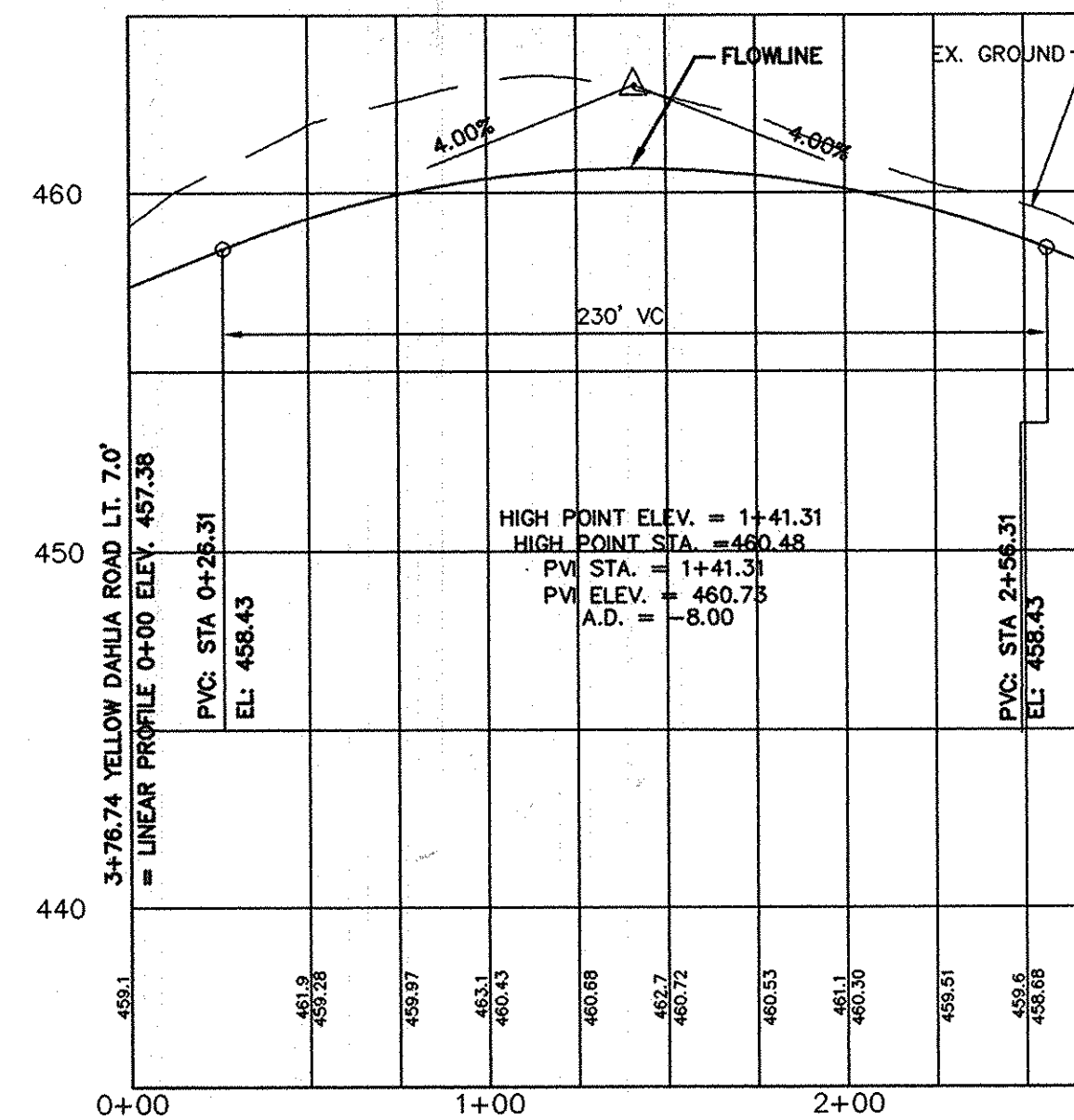
FILLET PROFILE
WEST INT OF RT 99 & TAYLOR FARM RD.
SCALE: HOR: 1"=20'
VER: 1"=2'



FILLET PROFILE
NE INT OF TAYLOR FARM RD. & RED DAHLIA DR.
SCALE: HOR: 1"=20'
VER: 1"=2'

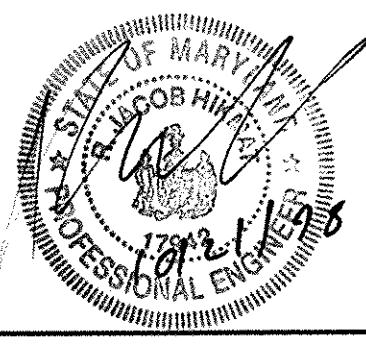


FILLET PROFILE
NE INT OF RED DAHLIA DR. & DOYLE DRIVE
SCALE: HOR: 1"=20'
VER: 1"=2'



LINEAR PROFILE
YELLOW DAHLIA DRIVE
SCALE: HOR: 1"=50'
VER: 1"=5'

960501.DWG (FINAL) ROADS\140130A03.DWG



APPROVED: DEPARTMENT OF PUBLIC WORKS

Richard M. Deneke 11-9-98
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Richard Blom 11/13/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Richard Blom 11/10/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Project	96085	date	OCT. 1998
Illustration	RCJ	engineering	FCL
scale	AS SHOWN	approval	

REVISION	description	date
1		7/27/99

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ROAD PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Bldg. (301) 621-5521 Wash. (410) 997-0288 Fax

NOTE:
THIS PLAN IS FOR GRADING AND
SEDIMENT CONTROL USES ONLY.

project	96085	date	OCT.1998
illustration	SD/FCL	engineering	SD/FCL
scale	1"=50'	approval	

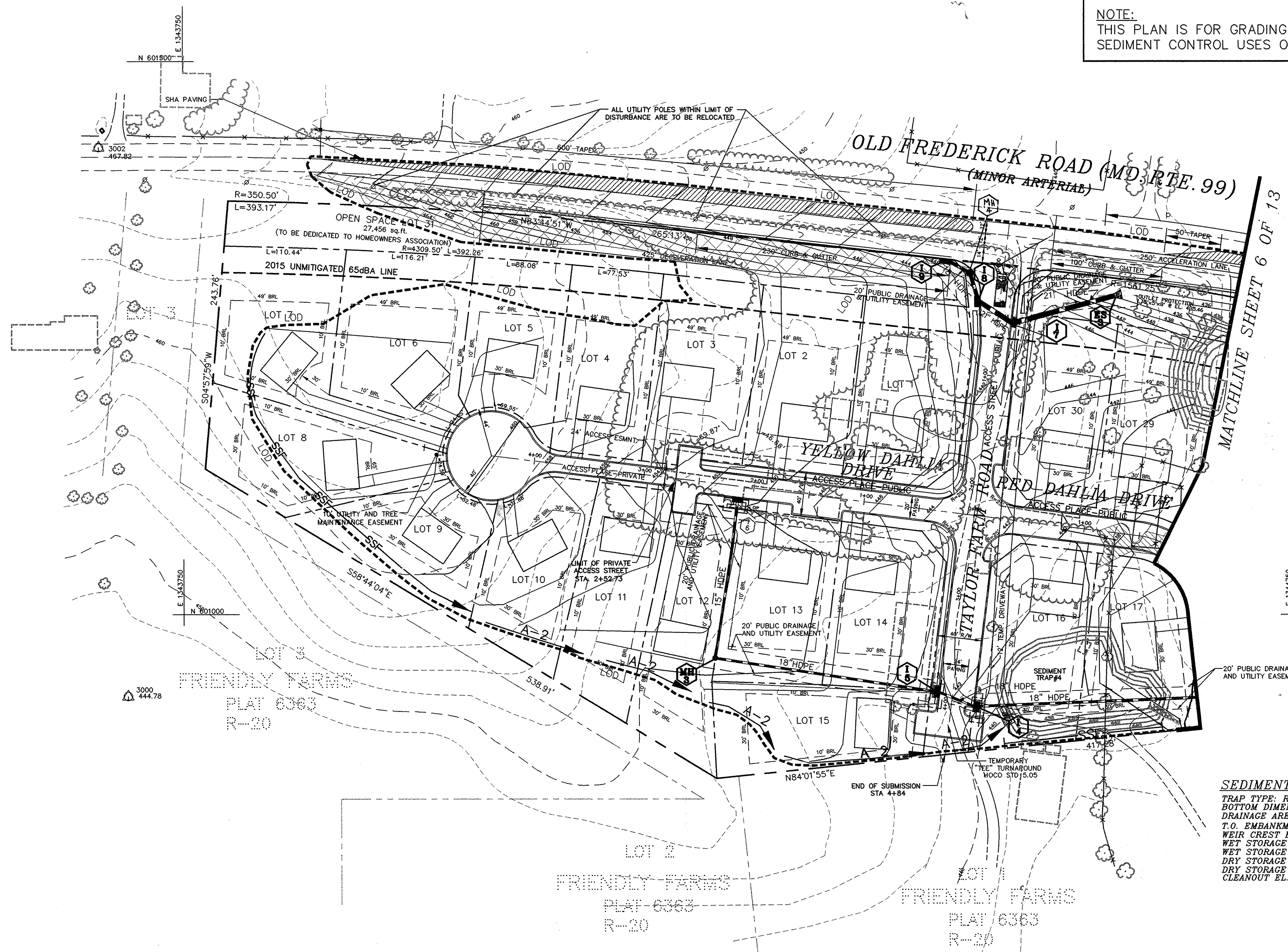
no.	1/9/99	date	
description	REMOVE STORM DRAIN LOCATION, PROPOSED GRADE, REMOVE REDUNDANT PROPOSED CURB	revisions	

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCELS 309
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRADING, EROSION AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 621-5521 Wash. (410) 997-0298 Fax

LEGEND

- WETLAND
- 15% - 25% STEEP SLOPES
- 25%+ STEEP SLOPES
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREELINE
- EARTH DIKE
- SILT FENCE
- SUPER SILT FENCE
- REMOVABLE PUMPING STATION
- STABILIZED CONSTRUCTION ENTRANCE
- CURB INLET PROTECTION
- EROSION CONTROL MATTING



SEDIMENT TRAP #4
TRAP TYPE: RIPRAP OUTLET TRAP ST-IV
BOTTOM DIMENSIONS = 70' x 100' EL. 438.00
DRAINAGE AREA = 4.5 AC
T.O. EMBANKMENT = 442.70
WEIR CREST EL. = 441.70
WET STORAGE (REQUIRED) = 8100 CF
WET STORAGE (PROVIDED) = 8100 CF EL. 440.00
DRY STORAGE (REQUIRED) = 8100 CF
DRY STORAGE (PROVIDED) = 8400 CF EL. 441.70
CLEANOUT EL. = 439.00

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Richard W. Davis, Sr. 10/21/98
SIGNATURE OF DEVELOPER DATE
RICHARD W. DAVIS, SR.
PRINTED NAME OF DEVELOPER

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 10/21/98
SIGNATURE OF ENGINEER DATE
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Paul Simmons 11/3/98
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Paul Simmons 11/3/98
DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Daulton 11-9-98
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blawie 11/13/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Alan Simmons 11/10/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



F:\96085\DWG\96085\EROSION.DWG



NOTE:
THIS PLAN IS FOR GRADING AND
SEDIMENT CONTROL USES ONLY.

project	date	engineering	SD/FCL	approval
96085	OCT.1998			
illustration				
scale	1"=50'			

REVISE STREET NAME & PROPOSED GRADE	1/14/99	date
description		
revisions		
n.c.		

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCELS 309
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRADING, EROSION AND SEDIMENT CONTROL PLAN

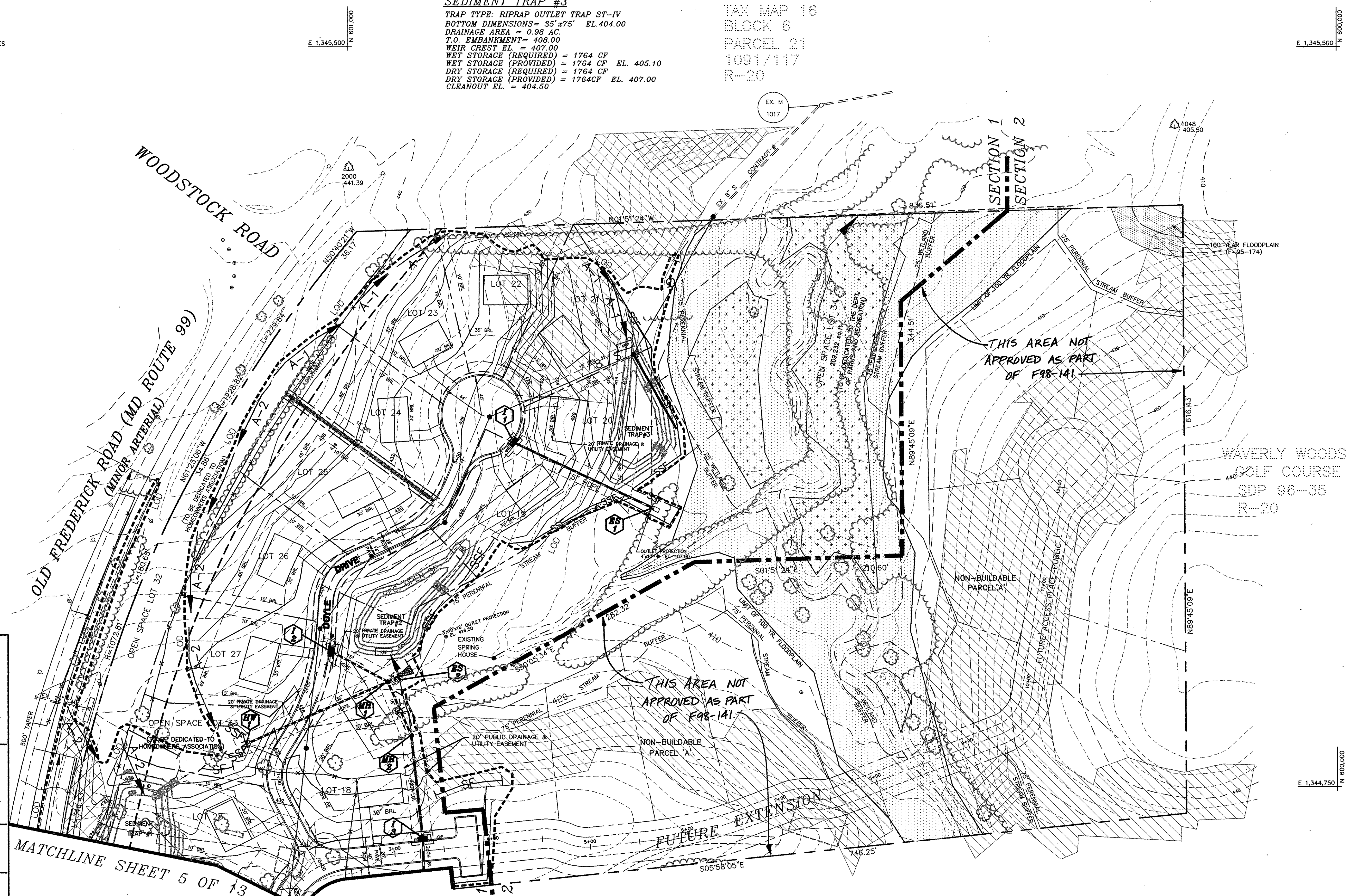
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Fax (301) 621-5521 Wash. (410) 997-0298 Fax

LEGEND

- WETLAND
- 15% - 25% STEEP SLOPES
- 25%+ STEEP SLOPES
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREELINE
- EARTH DIKE
- SILT FENCE
- SUPER SILT FENCE
- REMOVABLE PUMPING STATION
- STABILIZED CONSTRUCTION ENTRANCE
- CURB INLET PROTECTION
- EROSION CONTROL MATTING

SEDIMENT TRAP #3
TRAP TYPE: RIPRAP OUTLET TRAP ST-IV
BOTTOM DIMENSIONS= 35'x75' EL.404.00
DRAINAGE AREA = 0.98 AC.
T.O. EMBANKMENT= 408.00
WEIR CREST EL. = 407.00
WET STORAGE (REQUIRED) = 1764 CF
WET STORAGE (PROVIDED) = 1764 CF EL. 405.10
DRY STORAGE (REQUIRED) = 1764 CF
DRY STORAGE (PROVIDED) = 1764CF EL. 407.00
CLEANOUT EL. = 404.50

KENNARD WARFIELD
TAX MAP 16
BLOCK 6
PARCEL 21
1091/117
R-20



BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Richard W. Doyle, Jr. 10/21/98
SIGNATURE OF DEVELOPER DATE
RICHARD W. DOYLE, JR.
PRINTED NAME OF DEVELOPER

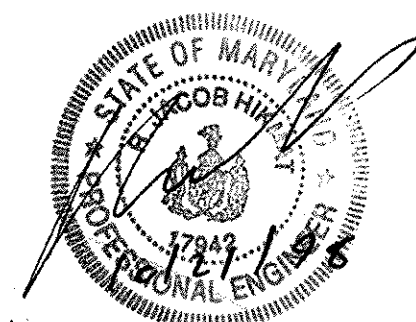
BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

R. Jacob Hillman 10/21/98
SIGNATURE OF ENGINEER DATE
R. JACOB HILLMAN
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Charles Simman 11/3/98
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

John R. Blount 11/3/98
HOWARD SOIL CONSERVATION DISTRICT DATE
APPROVED: DEPARTMENT OF PUBLIC WORKS
Robert M. Dwyer 11-9-98
CHIEF BUREAU OF HIGHWAYS DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blount 11/13/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
John R. Blount 11/10/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



SEDIMENT TRAP #1
TRAP TYPE: RIPRAP OUTLET TRAP ST-IV
BOTTOM DIMENSIONS= 45'x65' EL.426.00
DRAINAGE AREA = 3.9 AC.
T.O. EMBANKMENT= 429.63
WEIR CREST EL. = 428.63
WET STORAGE (REQUIRED) = 7020 CF
WET STORAGE (PROVIDED) = 7020 CF EL. 428.14
DRY STORAGE (REQUIRED) = 7020 CF
DRY STORAGE (PROVIDED) = 7800 CF EL. 425.93
CLEANOUT EL. = 425.10

SEDIMENT TRAP #2
TRAP TYPE: RIPRAP OUTLET TRAP ST-IV
BOTTOM DIMENSIONS= 40'x60' EL.438.00
DRAINAGE AREA = 1.5 AC.
T.O. EMBANKMENT= 442.00
WEIR CREST EL. = 441.00
WET STORAGE (REQUIRED) = 2700 CF
WET STORAGE (PROVIDED) = 2700 CF EL. 419.73
DRY STORAGE (REQUIRED) = 2700 CF
DRY STORAGE (PROVIDED) = 2700 CF EL. 441.00
CLEANOUT EL. = 418.86

MATCHLINE SHEET 5 OF 13

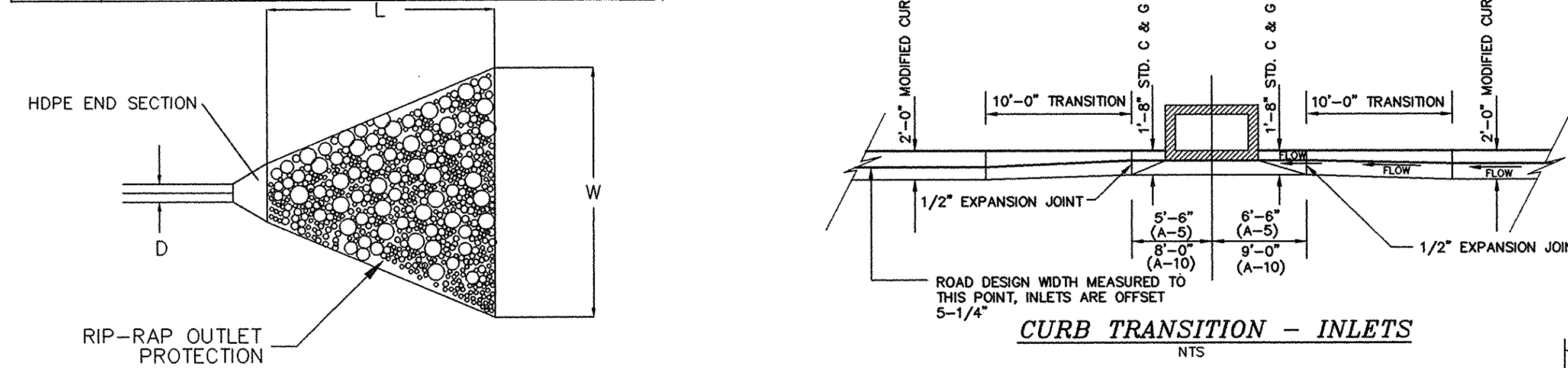
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STRUCTURE SCHEDULE

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
I-1*	DOYLE DRIVE STA. 5+37.45, RT. 38.07'	426.34'	----	423.30'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - SUMP (PRIVATE)
I-2*	DOYLE DRIVE STA. 2+42.00, RT. 7.00'	426.11'	----	423.50'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - SUMP (PRIVATE)
I-3*	RED DAHLIA DRIVE, STA. 3+29.52, LT. 10.0'	433.00'	429.60'	429.50'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - SUMP (PUBLIC)
I-4*	TAYLOR FARM ROAD, STA. 3+95.32, LT. 20.0'	441.40'	437.16'	437.06'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
I-5*	TAYLOR FARM ROAD, STA. 3+89.67, RT. 12.00'	442.44'	438.33'	438.23'	INLET TYPE A-5 (HO. CO. STD SD 4.02) 2.5' WIDE - 100% EFF. (PUBLIC)
I-6*	YELLOW DAHLIA DRIVE, STA. 2+12.01, LT. 10.00'	450.76'	----	447.99'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
I-7*	TAYLOR FARM ROAD, STA. 0+49.63, LT. 12.00'	440.13'	436.43'	436.39'	INLET TYPE A-10 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
I-8*	TAYLOR FARM ROAD, STA. 0+34.78, RT. 17.32'	440.19'	437.07'	436.82'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
I-9*	OLD FREDERICK ROAD, STA. 0+0.47, RT. 53.02'	441.35'	----	437.63'	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - 100% EFF. (PUBLIC)
MH1	YELLOW DAHLIA DRIVE, N600,960.73, E1,344,855.47	421.60'	418.13' (SW) 416.73' (NW) 418.38' (NE)	416.63'	MH (HO. CO. STD G 5.01) (PUBLIC)
MH2	YELLOW DAHLIA DRIVE, N600,937.09, E1,344,801.31	423.80'	418.82'	418.72'	MH (HO. CO. STD G 5.01) (PUBLIC)
MH3	20' DRAINAGE & UTILITY EASEMENT, N600,960.37, E1,344,229.36	452.00'	445.10'	444.85'	MH (HO. CO. STD G 5.01) (PUBLIC)
ES1	DOYLE DRIVE N 600,692.92 , E 1,345,032.78	----	----	407.00'	15" HDPE END SECTION (PRIVATE)
ES2	DOYLE DRIVE N600,950.612, E1,344,860.48	----	----	416.52'	36" HDPE END SECTION (PUBLIC)
ES3	TAYLOR FARM ROAD, N 600,949.89 , E 1,344,858.43	----	----	435.45'	21" HDPE END SECTION (PUBLIC)
HW1	DOYLE DRIVE STA. 1+23.59, LT. 35.44	----	----	424.11'	36" TYPE 'A' HEADWALL (HO. CO. STD. SD-5.11) (PRIVATE)

* LOCATIONS SHOWN ARE AT E OF INLET AT THE FACE OF CURB

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
MH4	TAYLOR FARM ROAD, STA. 0+10.09, RT. 30.66'	441.50'	437.44'	437.34'	MH (HO. CO. STD G 5.01) (PUBLIC)



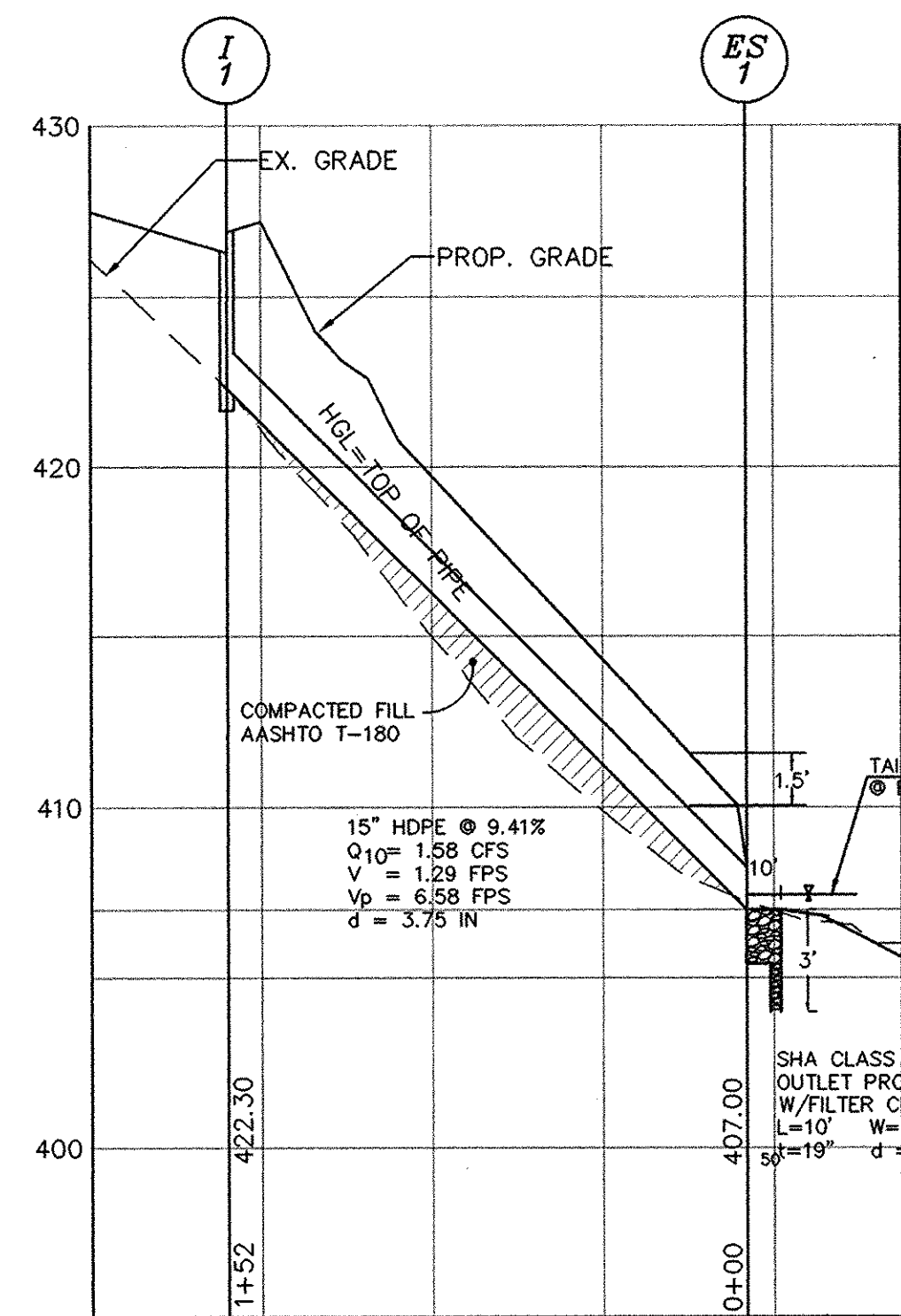
LOCATION	D	W	L
ES 1	1.25'	4'	10'
ES 2	1.75'	5'	8'
ES 3	3'	10'	16'

RIP-RAP OUTLET PROTECTION SCHEDULE

NTS

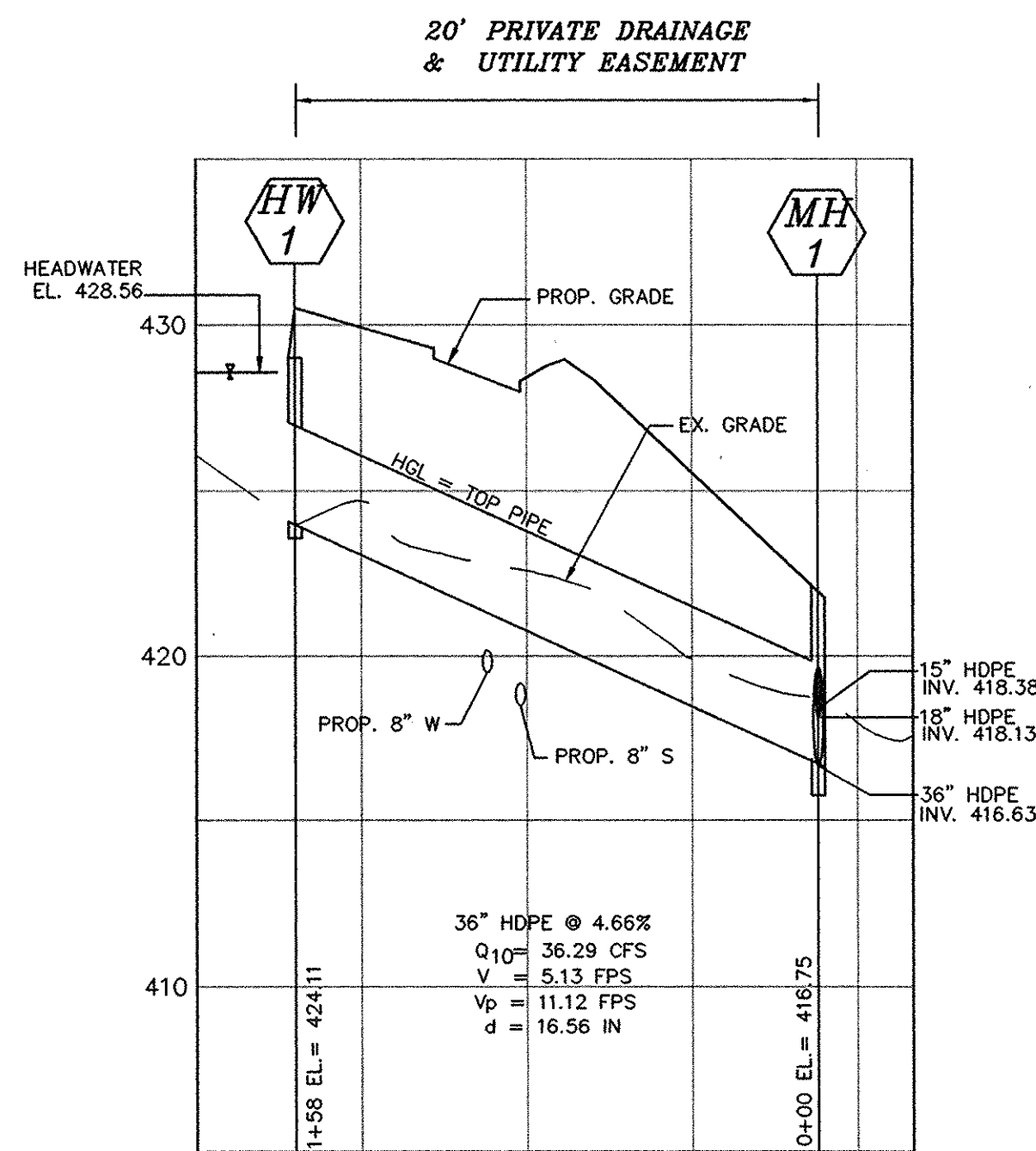
PIPE SCHEDULE

	HDPE SIZE	LENGTH
PUBLIC	15"	171'
	18"	673'
	21"	117'
PRIVATE	36"	13'
	36"	158'



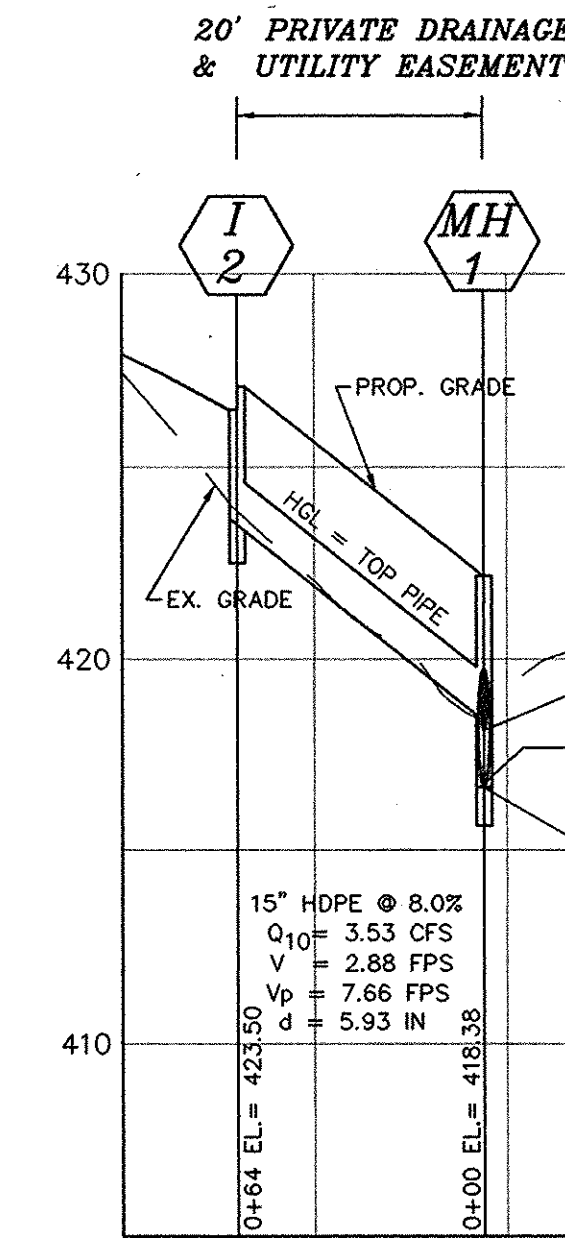
STORM DRAIN PROFILE

I1 TO ES1
SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



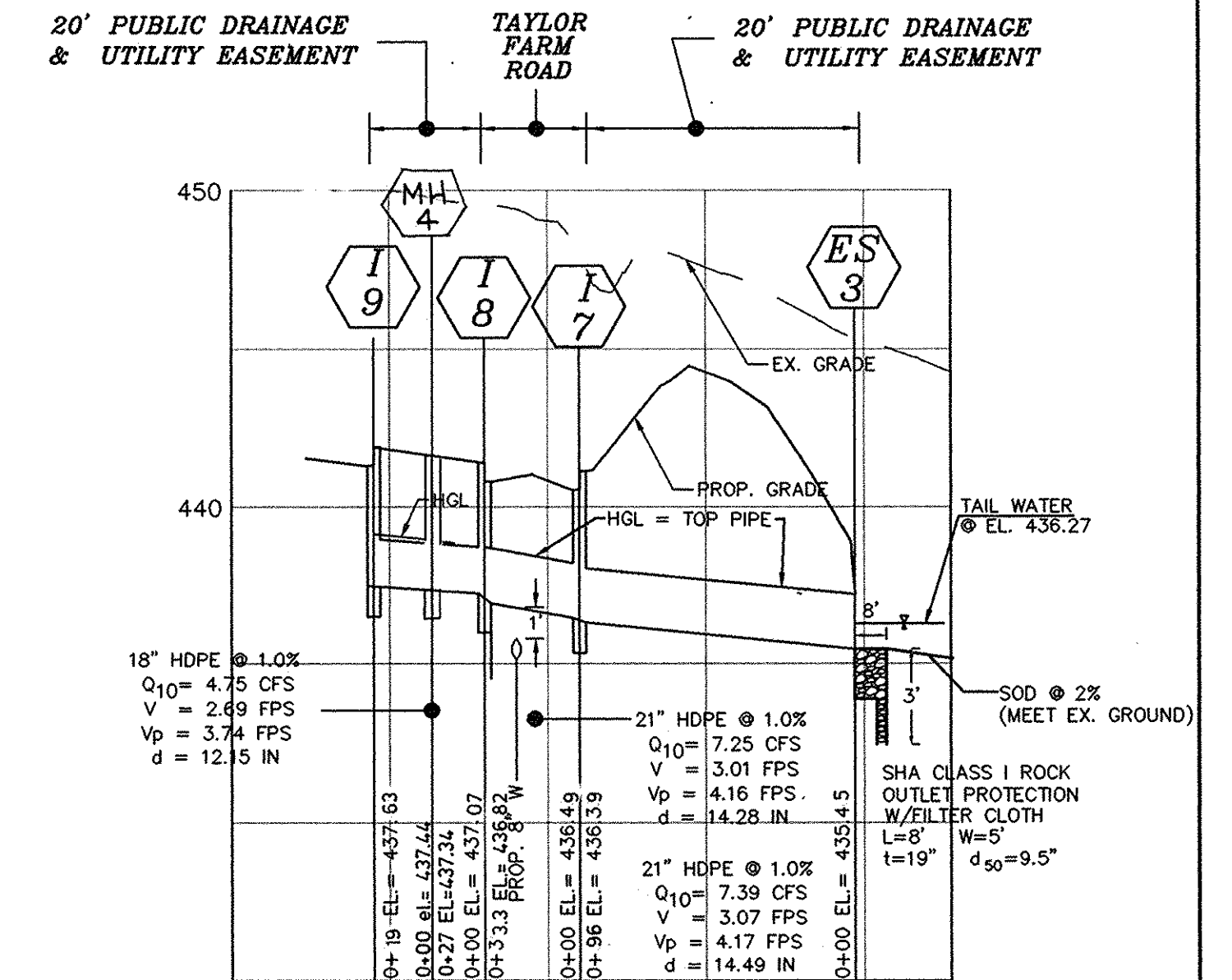
HW-1 TO MH-1

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



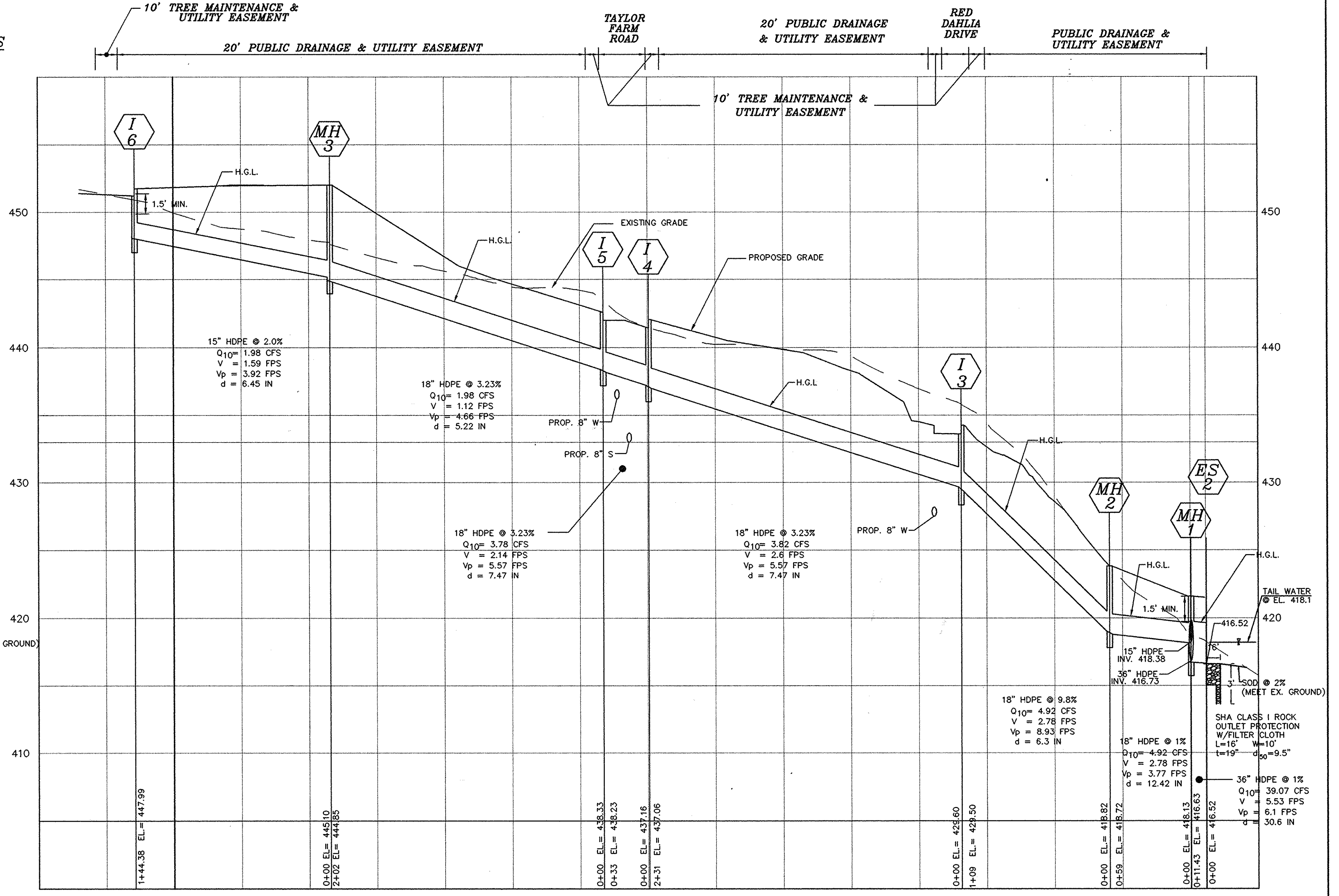
I-2 TO MH-1

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



I-8 TO ES-3

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



I-6 TO ES-2

SCALE: 1" = 50' HORIZONTAL
1" = 5' VERTICAL



APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Daniels 11-9-98
CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Michael Blouel 11/13/98
CHIEF, DIVISION OF LAND DEVELOPMENT

Michael Blouel 11/10/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION

OWNER
TAYLOR FARM DEVELOPMENT CORP.
C/O LAND DESIGN & DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 397-0236 Fax: (301) 621-5621 Wash. (410) 397-0236 Fax

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 34
TAX MAP 10 - PARCELS 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT

PROJECT NO. 96085
DATE OCT. 1998
ILLUSTRATION FCL
SCALE AS SHOWN
APPROVAL FCL

REUSE STREET NAME, PROFILE & STRUCTURE SCHEDULE 1/1/2/99
REVISIONS

8 OF 13

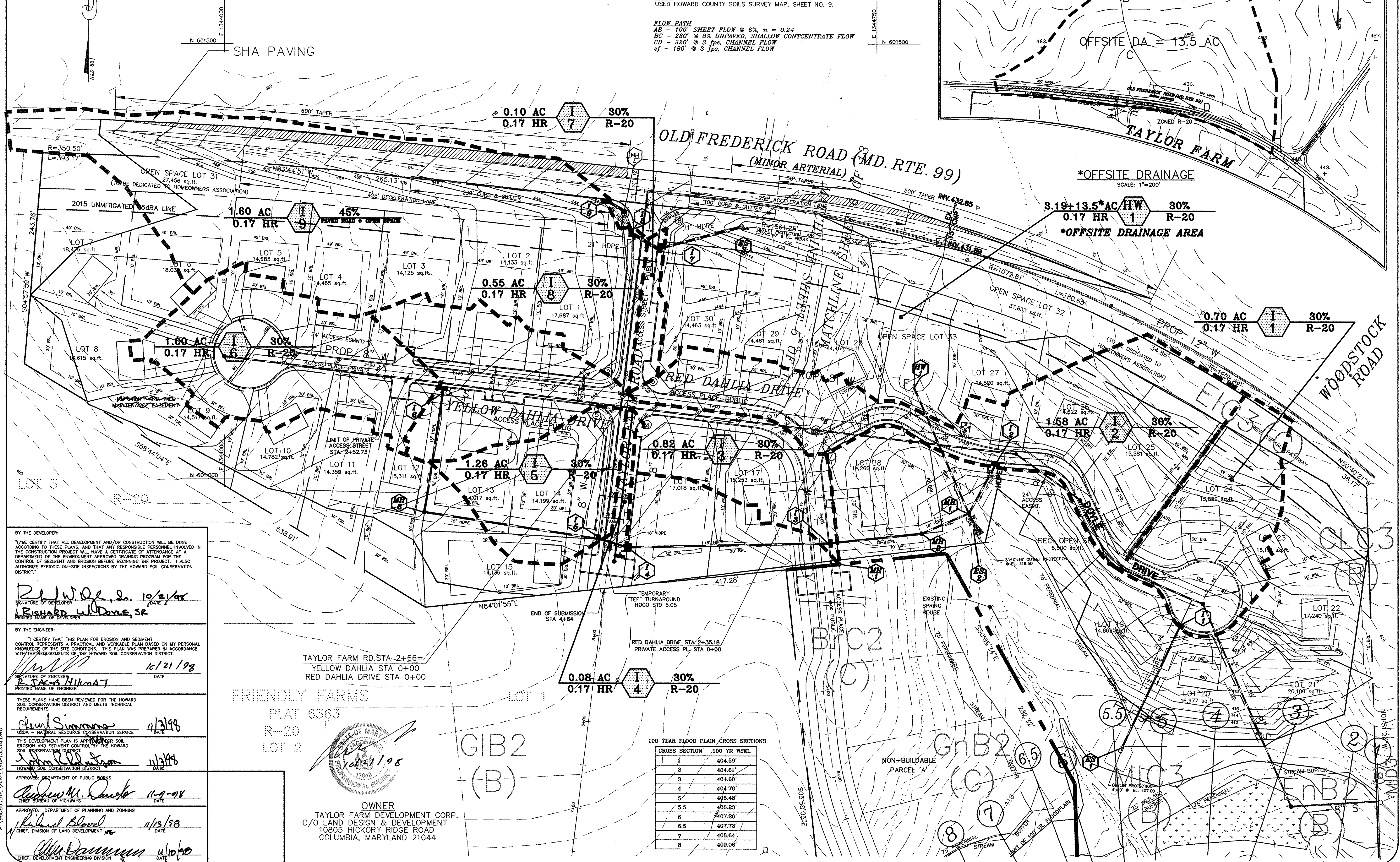
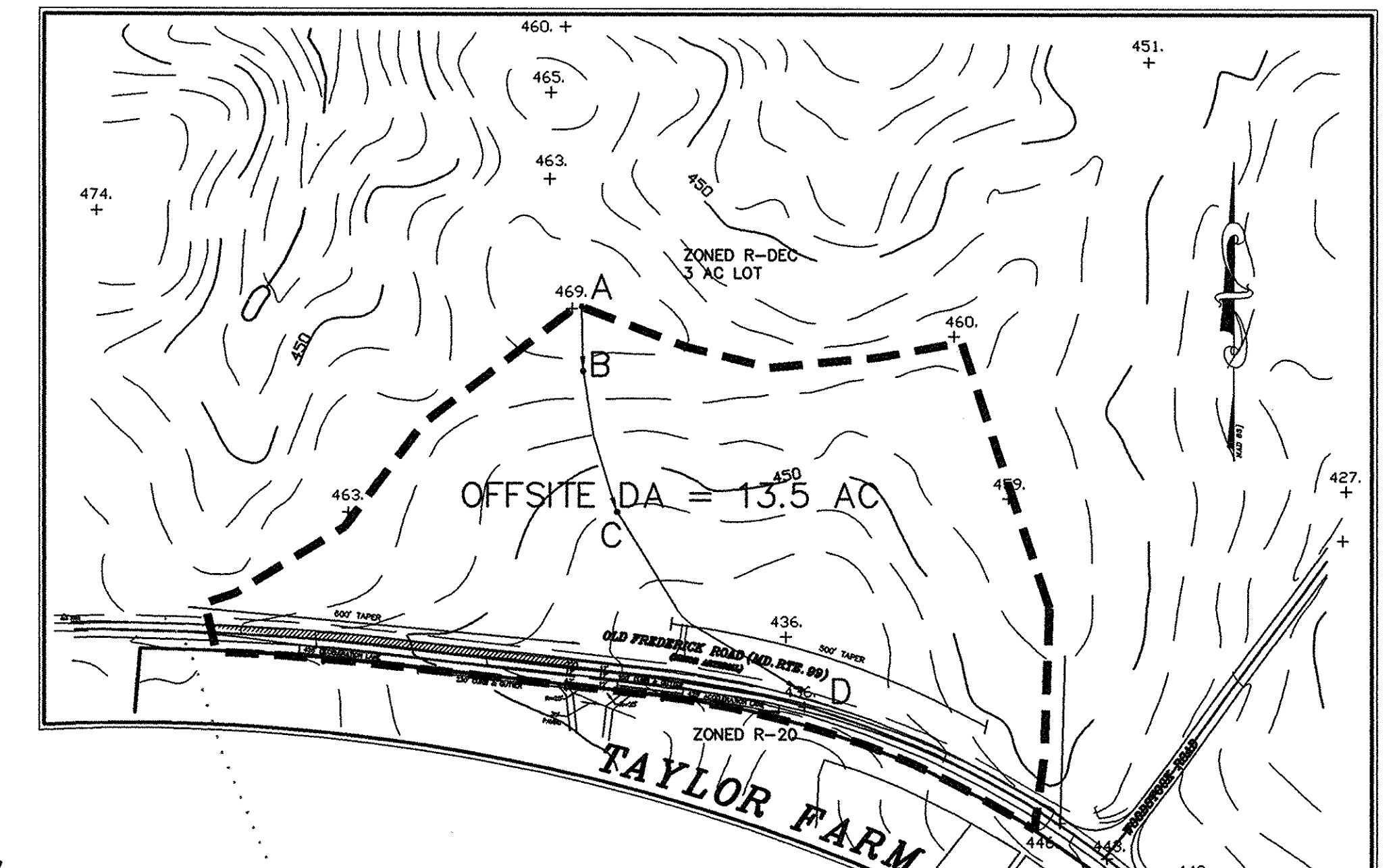
NOTE:
THIS PLAN IS FOR DRAINAGE
AREA AND SOILS MAP USES ONLY.

SOILS LEGEND

- BrB2 BRANDYWINE LOAM, 3-8% SLOPES, MODERATELY ERODED
- BrC2 BRANDYWINE LOAM, 8-15% SLOPES, MODERATELY ERODED
- BrB3 BRANDYWINE LOAM, 3-15% SLOPES, SEVERELY ERODED
- Co CORDORUS SILT LOAM
- EIC3 ELIOAK SILTY CLAY LOAM, 8-15% SLOPES, SEVERELY ERODED
- EnB2 ELMBORO LOAM, 3-8% SLOPES, MODERATELY ERODED
- GIB2 GLENELG LOAM, 3-8% SLOPES, MODERATELY ERODED
- GnB2 GLENVILLE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
- MI C3 MANOR LOAM, 3-8% SLOPES, SEVERELY ERODED
- MI D3 MANOR LOAM, 15-25% SLOPES, SEVERELY ERODED

NOTE:
USED HOWARD COUNTY SOILS SURVEY MAP, SHEET NO. 9.

FLOW PATH
 AB - 100' SHEET FLOW @ 6%, $\tau_c = 0.24$
 BC - 230' @ 8% UNPAVED, SHALLOW CONCENTRATE FLOW
 CD - 320' @ 3 fps, CHANNEL FLOW
 ef - 180' @ 3 fps, CHANNEL FLOW



***OFFSITE DRAINAGE**
SCALE: 1"=200'
 3.19+13.5*AC/HW 30%
 0.17 HR R-20
***OFFSITE DRAINAGE AREA**

100 YEAR FLOOD PLAIN CROSS SECTIONS

CROSS SECTION	100 YR WSEL
1	404.59'
2	404.61'
3	404.60'
4	404.76'
5	405.48'
5.5	406.23'
6	407.26'
6.5	407.73'
7	408.84'
8	409.08'

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Richard W. Doyle, Sr. 10/2/98
 SIGNATURE OF DEVELOPER DATE
 RICHARD W. DOYLE, SR.
 PRINTED NAME OF DEVELOPER

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

R. JACOB HIKMAT 10/21/98
 SIGNATURE OF ENGINEER DATE
 R. JACOB HIKMAT
 PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Paul Simmons 4/3/98
 USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John D. Brown 11/2/98
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
 Chief, Bureau of Highways
 Robert M. Quast 11-9-98
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Michael Blood 11/13/98
 DATE

APPROVED: DEPARTMENT OF DEVELOPMENT ENGINEERING DIVISION
 Chief, Development Engineering Division
 11/10/98
 DATE

TAYLOR FARM RD. STA 2+66 =
 YELLOW DAHLIA STA 0+00
 RED DAHLIA DRIVE STA 0+00

FRIENDLY FARMS
 PLAT 6363
 R-20
 LOT 2



OWNER
 TAYLOR FARM DEVELOPMENT CORP.
 C/O LAND DESIGN & DEVELOPMENT
 10805 HICKORY RIDGE ROAD
 COLUMBIA, MARYLAND 21044

date	OCT. 1998	engineering	FCL	approval
project	96085	illustration	FCL	approval

REVISE	STORM DRAIN & STREET NAME	1/13/99	date
description	description	revisions	no.

TAYLOR FARM, SECTION ONE
 LOTS 1 THRU 33
 TAX MAP 10 - PARCELS 309
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
 DRAINAGE AREA & SOILS MAP

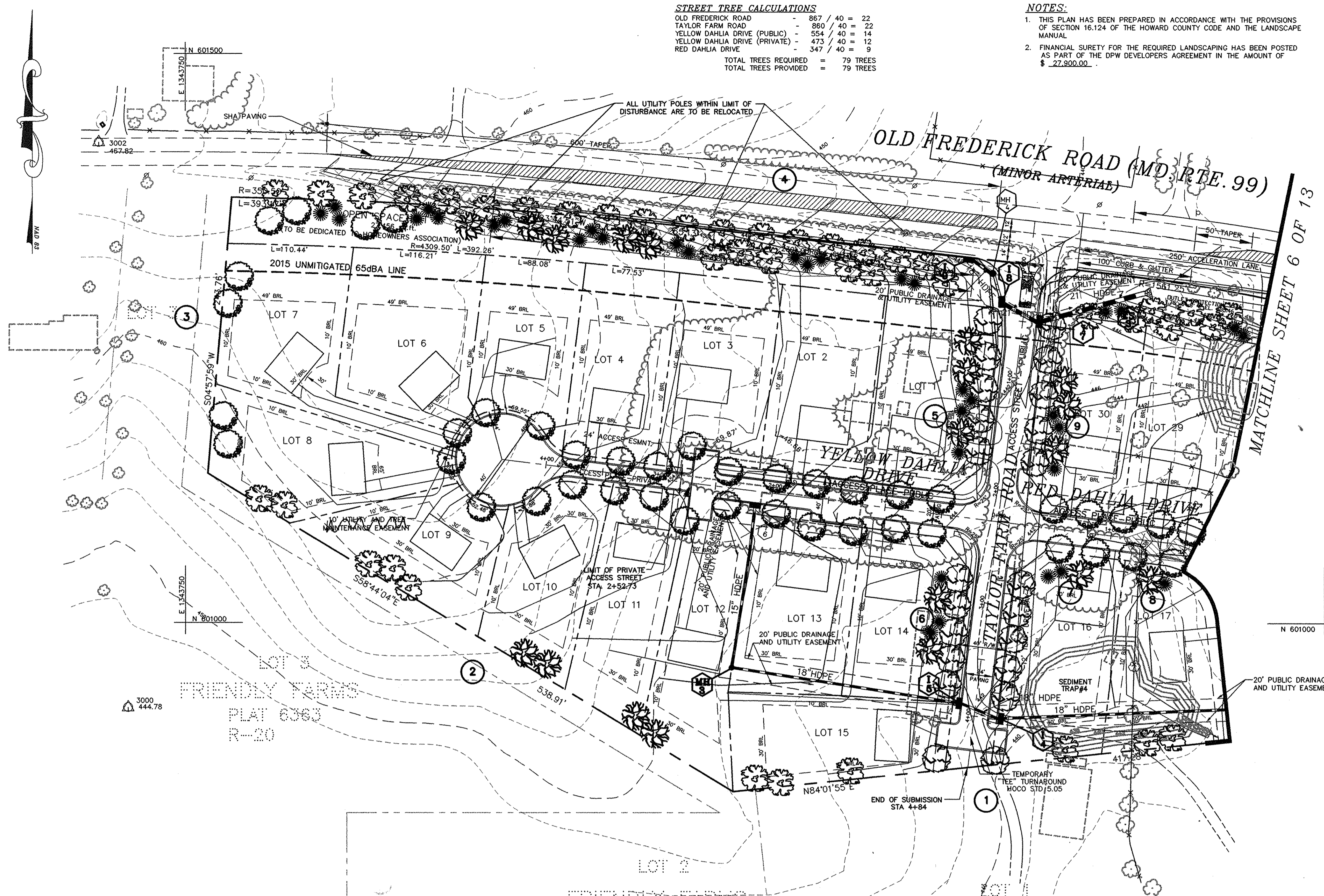
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0236 Bat. (301) 621-5521 Wash. (410) 997-0238 Fax.

STREET TREE CALCULATIONS

OLD FREDERICK ROAD	-	867 / 40 =	22
TAYLOR FARM ROAD	-	860 / 40 =	22
YELLOW DAHLIA DRIVE (PUBLIC)	-	554 / 40 =	14
YELLOW DAHLIA DRIVE (PRIVATE)	-	473 / 40 =	12
RED DAHLIA DRIVE	-	347 / 40 =	9
TOTAL TREES REQUIRED	=		79 TREES
TOTAL TREES PROVIDED	=		79 TREES

- NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 27,500.00.

NOTE: THIS DRAWING IS TO BE USED FOR LANDSCAPE PLAN PURPOSES ONLY.



PERIMETER	EDGE TYPE
PERIMETER 1 ROAD ROW - 41.05 LF SFD TO SFD - 376.23 LF (41.05' SUBTRACTED FOR ROAD ROW) 1 SHADE TREE / 60 LF	N/A A 6
PERIMETER 2 SFD TO SFD - 538.91 LF 1 SHADE TREE / 60 LF	A 9
PERIMETER 3 SFD & OPEN SPACE TO SFD - 243.76 LF 1 SHADE TREE / 60 LF	A 4
PERIMETER 4 ROAD ENTRANCE - 40 LF SFD REAR TO ROAD - 866.71 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	N/A B 18 22
PERIMETER 5 SFD SIDE TO ROAD - 141.83 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	B 3 4
PERIMETER 6 SFD SIDE TO ROAD - 118.06 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	B 2 3
PERIMETER 7 SFD SIDE TO ROAD - 70 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	B 1 2
PERIMETER 8 SFD SIDE TO ROAD - 58 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	B 1 1
PERIMETER 9 SFD SIDE TO ROAD - 141.69 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	B 3 3
TOTAL PLANTING OBLIGATION	
SHADE TREES	47
EVERGREEN TREES	35
SHRUBS	0

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF PERIMETER	1396.29 LF	1158.90 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	28 SHADE TREES	19 SHADE TREES
EVERGREEN TREES	35 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	28 SHADE TREES	19 SHADE TREES
EVERGREEN TREES	35 EVERGREEN TREES	0 SUBSTITUTION TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS

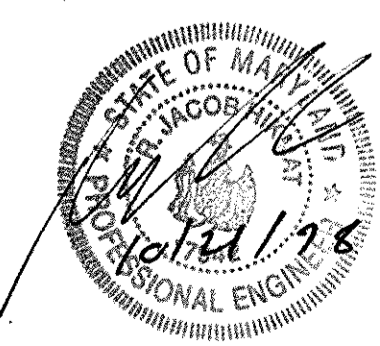
PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
20	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
35	(Symbol)	PINUS STROBUS	EASTERN WHITE PINE	6' - 8' HT.
19	(Symbol)	QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
8	(Symbol)	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				
82 TREES			(47 SHADE TREES, 35 EVERGREEN TREES)	

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
22	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
22	(Symbol)	PIRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	2 1/2" - 3" CAL.
35	(Symbol)	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				
79 STREET TREES				

- LEGEND**
- WETLAND
 - 25' WETLAND BUFFER
 - STREAM/INTERMITTENT
 - 75' STREAM BUFFER
 - 50' INTERMITTENT BUFFER
 - 100 YR. FLOODPLAIN
 - EXISTING CONTOUR
 - EXISTING TREELINE
 - 15% - 25% SLOPES
 - 25% OR GREATER SLOPES



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.

Richard W. Doyle, Sr. 10/21/14
NAME DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Danelo 11-9-14
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blood 11/13/14
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: DEVELOPMENT ENGINEERING DIVISION
11/10/14
DATE

date	OCT 1988
project	96085
illustration	SID
scale	1" = 50'
approval	SID

revision	1/23/29	date
description		
no.		

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Bldg. (301) 621-5521 Wash. (410) 997-0298 Fax.

KENNARD WARFIELD
TAX MAP 10
BLOCK 6
PARCEL 21
1081/117
R-20

NOTE: THIS DRAWING IS TO BE USED FOR
LANDSCAPE PLAN PURPOSES ONLY.

NOTES:
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS
OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE
MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED
AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF
\$ 27,900.00.

E 1,345,500 N 600,000

E 1,344,750 N 600,000

date	OCT 1998	engineering	SJD	approval
project	96085	illustration	SJD	scale
				1"=60'

REVISE STREET NAME	description	1/14/98	date
NO.	revisions		

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
LANDSCAPE PLAN

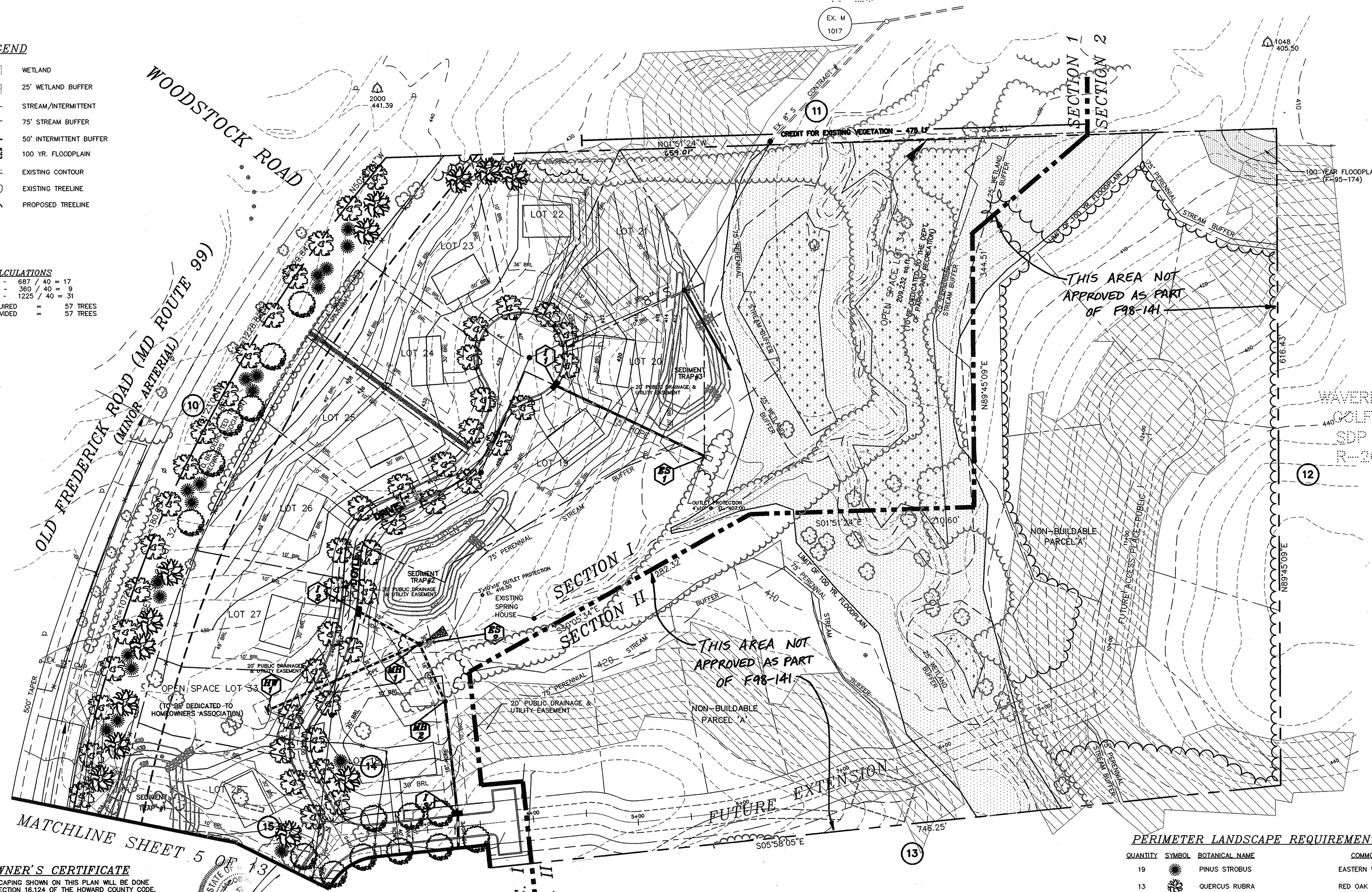
MILDENBERG, BOENDER & ASSOC., INC.
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(410) 987-0286 Fax: (301) 621-5521 Wash. (410) 987-0288 Fax.

LEGEND

	WETLAND
	25' WETLAND BUFFER
	STREAM/INTERMITTENT
	75' STREAM BUFFER
	50' INTERMITTENT BUFFER
	100 YR. FLOODPLAIN
	EXISTING CONTOUR
	EXISTING TREELINE
	PROPOSED TREELINE

STREET TREE CALCULATIONS

OLD FREDERICK ROAD - 687' / 40' = 17	
RED DAHLIA DRIVE - 360' / 40' = 9	
PRIVATE ACCESS PLACE - 1225' / 40' = 31	
TOTAL TREES REQUIRED = 57 TREES	
TOTAL TREES PROVIDED = 57 TREES	



THIS AREA NOT APPROVED AS PART OF F98-141

THIS AREA NOT APPROVED AS PART OF F98-141

PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
19		PINUS STROBUS	EASTERN WHITE PINE	2 1/2" - 3" CAL.
13		QUERCUS RUBRA	RED OAK	2 1/2" - 3" CAL.
6		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				
38 TREES (19 SHADE TREES, 19 EVERGREEN TREES)				

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B	A
LINEAR FEET OF PERIMETER	773.49 LF	659.01 LF *
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 475 LF OF EXISTING VEGETATION *
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	18 SHADE TREES	3 SHADE TREES *
EVERGREEN TREES	19 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	16 SHADE TREES	3 SHADE TREES *
EVERGREEN TREES	19 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
48		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
9		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				
57 STREET TREES				

OWNER
TAYLOR FARM DEVELOPMENT CORP.
C/O LAND DESIGN & DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

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.

Richard W. Doyle, Sr. 10/21/98
NAME: RICHARD W. DOYLE, SR. DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS <i>Richard W. Doyle, Sr.</i> 11-9-98 CHIEF, BUREAU OF HIGHWAYS DATE	APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>Richard W. Doyle, Sr.</i> 11/13/98 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>Richard W. Doyle, Sr.</i> 11/10/98 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE	

PERIMETER	EDGE TYPE	PERIMETER	EDGE TYPE
PERIMETER 10 SFD REAR TO ROAD - 686.97 LF 1 SHADE TREE / 50 LF 14 1 EVERGREEN / 40 LF 17	B	PERIMETER 14 SFD SIDE TO ROAD - 45.68 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 11 SFD TO SFD - 475 LF EXISTING TREES TO REMAIN	A	PERIMETER 15 SFD SIDE TO ROAD - 40.84 LF 1 SHADE TREE / 50 LF 1 1 EVERGREEN / 40 LF 1	B
PERIMETER 12 SFD TO SFD - 177.50 LF	A	TOTAL PLANTING OBLIGATION SHADE TREES 19 EVERGREEN TREES 19 SHRUBS 0	
PERIMETER 13 SFD TO GOLF COURSE - 616.43 LF	A		
PERIMETER 14 SFD TO SFD - 746.25 LF	A		

* NOTE THAT PERIMETERS 12 & 13 AND P/O 11 WILL BE COVERED UNDER TAYLOR FARM, SECTION II. ALL PERIMETER CALCULATIONS AND PLANT MATERIALS EXCLUDE THESE PERIMETERS.

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NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

NOTE: - FEE-IN-LIEU OF REFORESTATION HAS BEEN REQUESTED FOR THE REMAINING AREA REQUIRED TO BE REFORESTED BY THE HOWARD COUNTY FOREST CONSERVATION MANUAL, SEE FOREST CONSERVATION CALCULATIONS THIS SHEET. (6.91 ACRES OF REFORESTATION IS REQUIRED. 3.52 ACRES OF REFORESTATION HAS BEEN SHOWN ON-SITE. THE REMAINING 3.39 ACRES WILL BE A PART OF THE FEE-IN-LIEU REQUEST.)

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 AT THE TIME OF INSTALLATION OF THE SILT FENCE. THIS SHALL BE DONE 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 PROTECTED BY 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 DRAINAGE 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.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF QUALIFIED PROFESSIONAL PERSONNEL WHO 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 RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS 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 THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

PLANTING SPECIFICATIONS AND NOTES

SITE PREPARATION AND SOILS

- PROTECTIVE FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS PER PLAN LOCATIONS. PROTECTIVE FENCING WILL NOT NECESSARILY ALONG THOSE PERIMETERS WHERE SILT FENCE HAS BEEN INSTALLED FOR SEDIMENT CONTROL.
- DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT.
- SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
- SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
- ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

PLANT STORAGE AND INSPECTION

- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
- FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
- PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERY SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
- UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.

PLANT INSTALLATION

- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
- PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
- CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING MATURE TREES. IF ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED DIS AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES.
- CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
- FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
- THE CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FIVE (5) PER SPECIES, OVER THE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED IN THE PLANT LIST.
- A STRAIGHT PLANTING PATTERN SHOULD BE AVOIDED. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED IN THE PLANT LIST TO OBTAIN A MORE NATURAL APPEARANCE.
- NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE VERY DEEP, WELL DRAINED NATURE OF THE NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

** IN AREAS WHERE REFORESTATION IS ADJACENT TO PROJECT BOUNDARIES, LANDSCAPE SIZE PLANT MATERIAL MUST BE INSTALLED MUST BE INSTALLED FIRST, IN ORDER TO SATISFY PERIMETER BUFFER REQUIREMENTS.

FERTILIZING

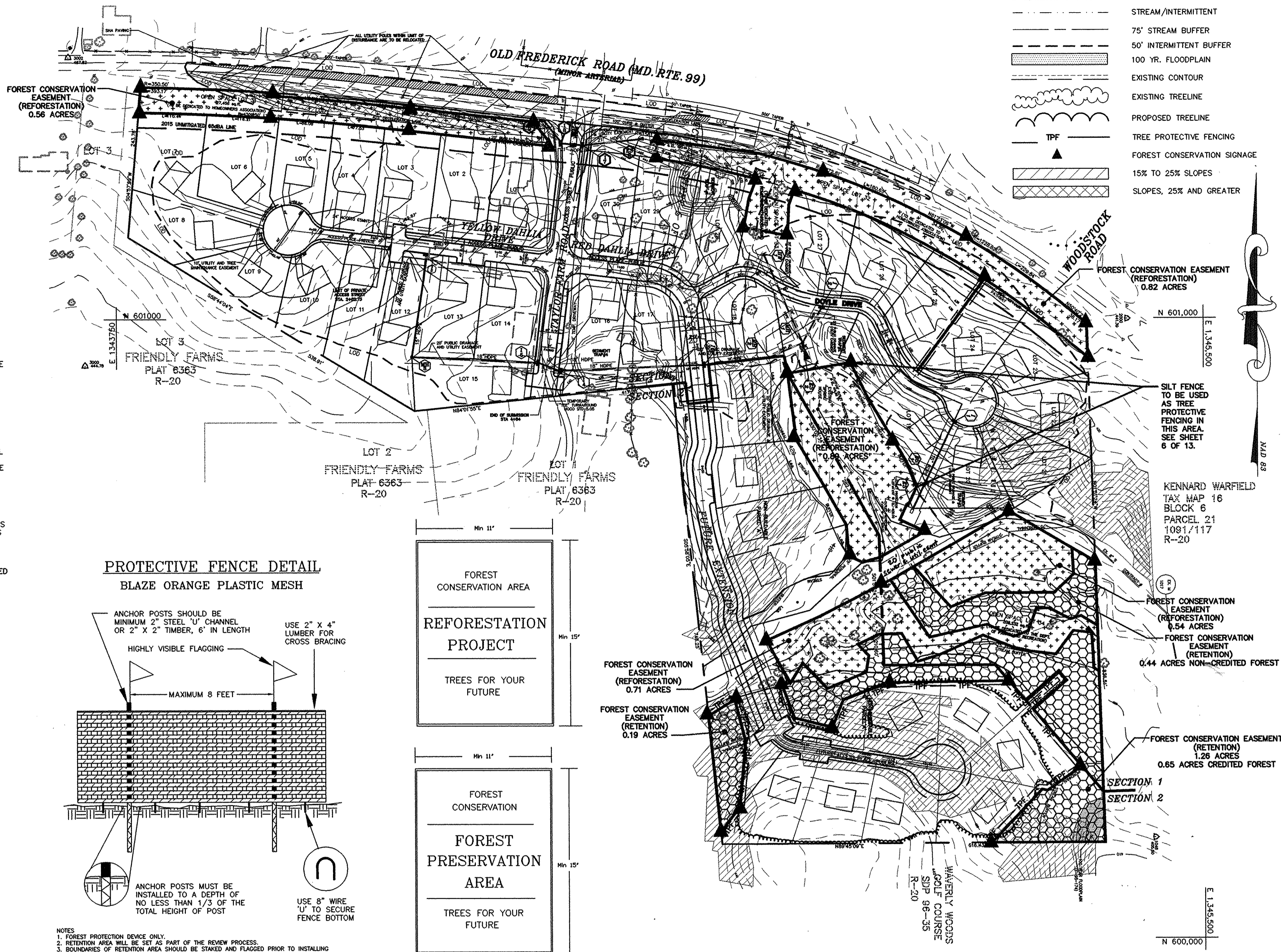
- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADD ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
- NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE WHAT IS NEEDED.
- IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED IF THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

MAINTENANCE SCHEDULE

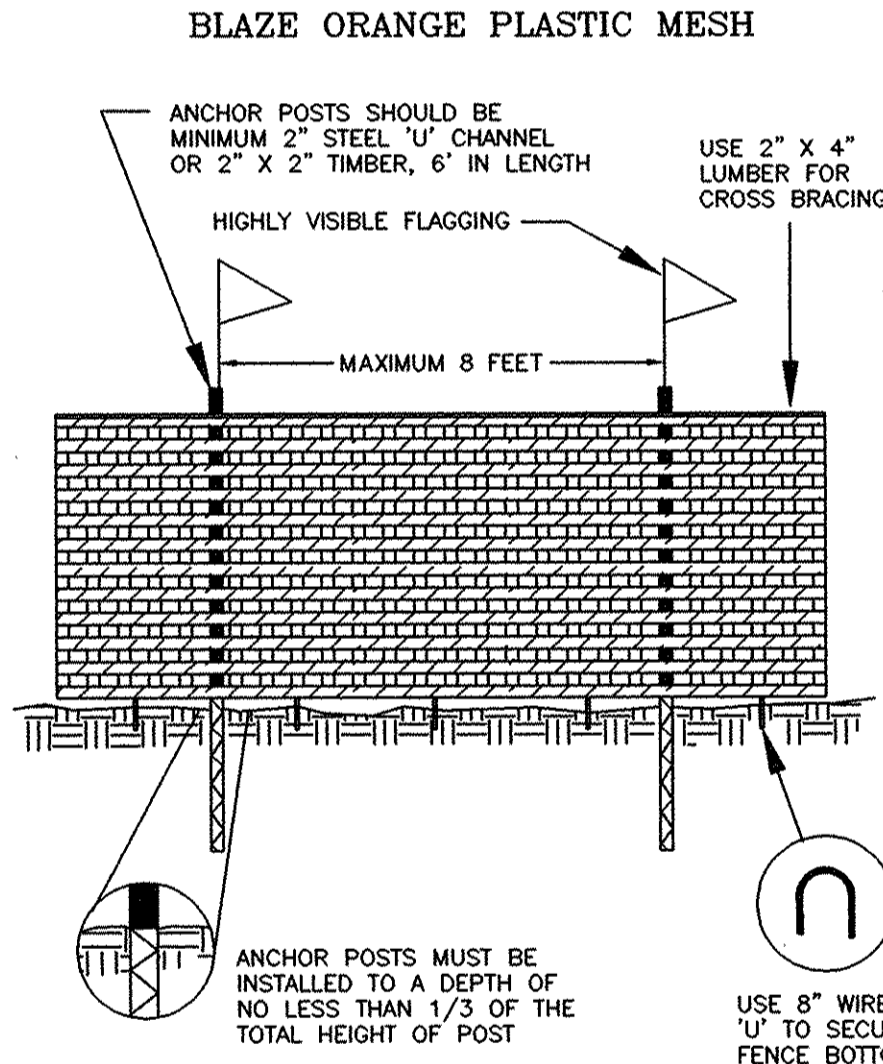
- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A MINIMUM OF TWO (2) YEAR PERIOD.
- INSPECT PLANTED STOCK FOR MORTALITY. REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- EXPECT VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION TO OCCUR. DO NOT DISCOURAGE THIS GROWTH UNLESS IT NEGATIVELY AFFECTS THE PLANTED STOCK.
- MANUALLY REMOVE AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
- REMOVE AND DISPOSE OF ANY MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN THE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTED STOCK OR INTERFERES WITH THE REFORESTATION PLANTING.
- A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS WILL BE REQUIRED TO BRING THE PLANTED STOCK SURVIVAL RATE UP TO 75%.

SUPERVISION

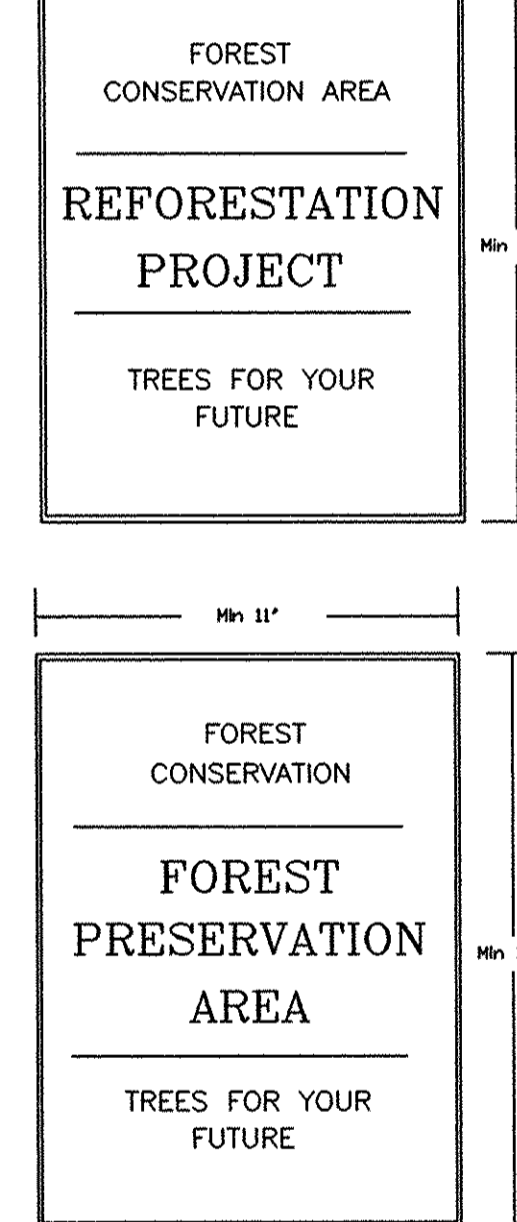
- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.05.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.



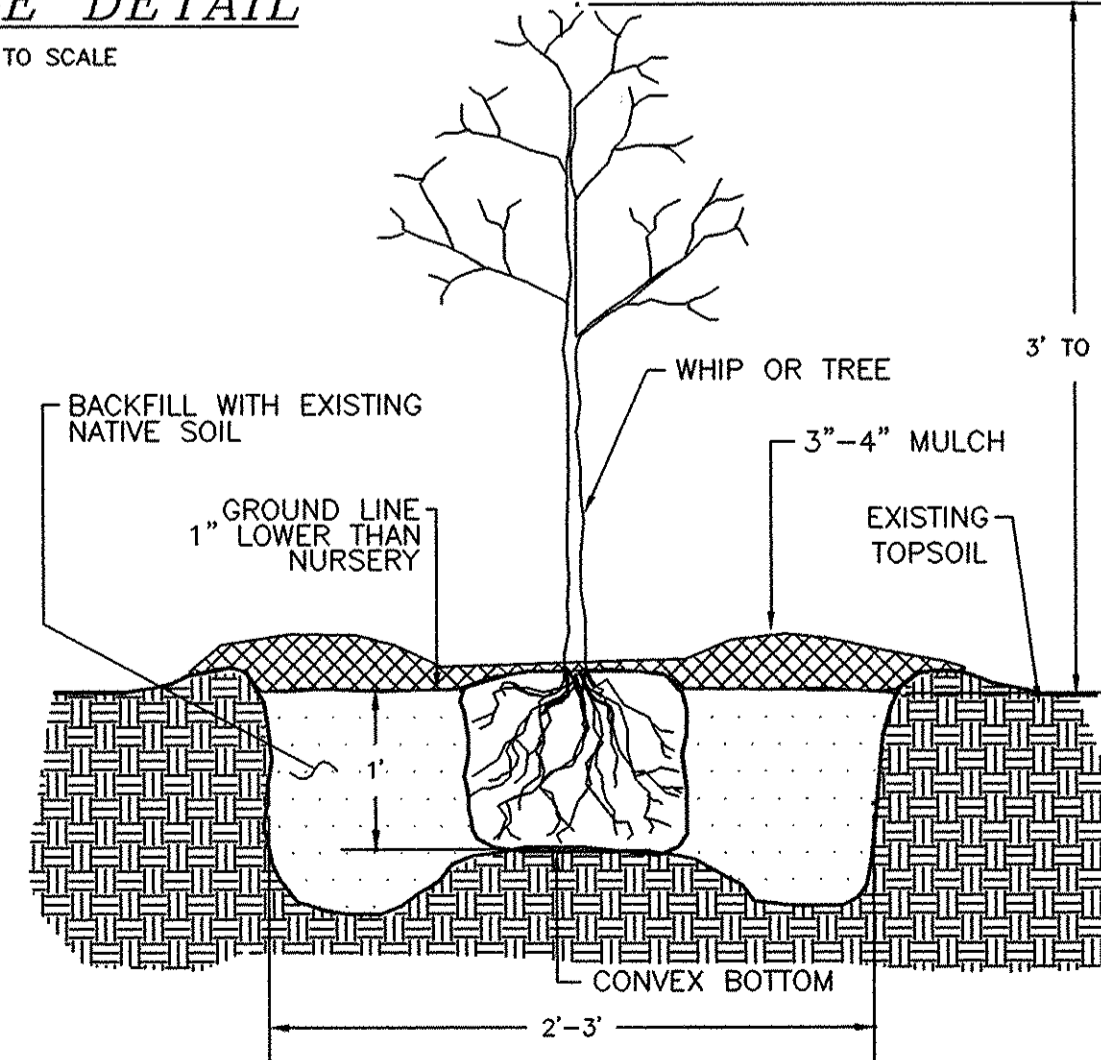
PROTECTIVE FENCE DETAIL
BLAZE ORANGE PLASTIC MESH



- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.



SIGNAGE DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
CONTAINER GROWN

REFORESTATION PLANT LIST
(WETLAND & FLOODPLAIN AREAS)

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACING	SIZE & REMARKS
140	Acer negundo Box Elder	T	M-W	FAC+	8'	SEEDLING
140	Acer rubrum Red Maple	VT	D-W	FAC	20'	SEEDLING
140	Fraxinus pennsylvanica Green Ash	I-MT	M-W	FACW	11'	SEEDLING
129	Hamamelis virginiana Witch Hazel	T	M-W	FACW-	6'	SEEDLING
129	Lindera benzoin Spicebush	T	M	FACW-	6'	SEEDLING
140	Nyssa sylvatica Black Gum	T	M-W	FAC	20'	SEEDLING
140	Platanus occidentalis American Sycamore	MT	M-W	FACW-	11'	SEEDLING
140	Quercus phellos Willow Oak	I	M-W	FAC+	20'	SEEDLING
140	Salix nigra Black Willow	VI	M-W	FACW+	20'	SEEDLING
130	Vaccinium corymbosum Highbush Blueberry	MT	M-W	FACW-	6'	SEEDLING
130	Viburnum dentatum Southern Arrowwood	T	M	FACW-	6'	SEEDLING
TOTAL		1498 SEEDLINGS				

REFORESTATION PLANT LIST
(UPLAND AREAS ALONG OLD FREDERICK ROAD)

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACING	SIZE & REMARKS
90	Acer rubrum Red Maple	VT	D-W	FAC	20'	SEEDLING
84	Cornus florida Flowering Dogwood	VT	D-M	FACU-	11'	SEEDLING
90	Fagus grandifolia American Beech	VT	M	FACU	20'	SEEDLING
90	Fraxinus americana White Ash	MT	D-M	FACU	11'	SEEDLING
90	Juglans nigra Black Walnut	VT	M	FACU	11'	SEEDLING
90	Liriodendron tulipifera Tulip Poplar	MT	M-W	FAC	20'	SEEDLING
84	Nyssa sylvatica Black Gum	T	M-W	FAC	20'	SEEDLING
84	Prunus serotina Black Cherry	MT	D-W	FAC	15'	SEEDLING
90	Quercus alba White Oak	I	M-W	FAC+	20'	SEEDLING
90	Quercus rubra Red Oak	MT	D-M	UPL	20'	SEEDLING
84	Sassafras albidum Common Sassafras	MT	D-M	FACU	15'	SEEDLING
TOTAL		966 SEEDLINGS				

LEGEND

- WETLAND
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 50' INTERMITTENT BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREE LINE
- PROPOSED TRELINE
- TREE PROTECTIVE FENCING
- FOREST CONSERVATION SIGNAGE
- 15% TO 25% SLOPES
- SLOPES, 25% AND GREATER

FOREST CONSERVATION EASEMENT (REFORESTATION)
0.82 ACRES

FOREST CONSERVATION EASEMENT (REFORESTATION)
0.54 ACRES

FOREST CONSERVATION EASEMENT (RETENTION)
0.44 ACRES NON-CREDITED FOREST

FOREST CONSERVATION EASEMENT (RETENTION)
0.65 ACRES CREDITED FOREST

SILT FENCE TO BE USED AS TREE PROTECTIVE FENCING IN THIS AREA
SEE SHEET 6 OF 13.

KENNARD WARFIELD
TAX MAP 16
BLOCK 6
PARCEL 21
1091/117
R-20

FOREST CONSERVATION EASEMENT (REFORESTATION)
0.71 ACRES

FOREST CONSERVATION EASEMENT (RETENTION)
0.19 ACRES

FOREST CONSERVATION DATA

I. BASIC SITE DATA	ACRES
GROSS SITE AREA	23.49
AREA WITHIN 100 YEAR FLOODPLAIN	2.85
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	20.64
LAND USE CATEGORY	RESIDENTIAL (SUBURBAN)
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (20%)	4.13
C. AFForestation MINIMUM (15%)	3.10
D. EXISTING FOREST ON NET TRACT AREA	5.43
E. FOREST AREAS TO BE CLEARED	4.59
F. FOREST AREAS TO BE RETAINED	0.84
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	1.30
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	3.29
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.00
REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.33
REFORESTATION FOR CLEARING BELOW THRESHOLD	6.58
TOTAL REFORESTATION REQUIRED	6.91
TOTAL REFORESTATION PROVIDED	3.52
TOTAL FEE-IN-LIEU OF REFORESTATION	3.39

MD DNR QUALIFIED PROFESSIONAL

OWNER
STEPHANIE DEMCHIK
TAYLOR FARM DEVELOPMENT CORP.
C/O LAND DESIGN & DEVELOPMENT
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

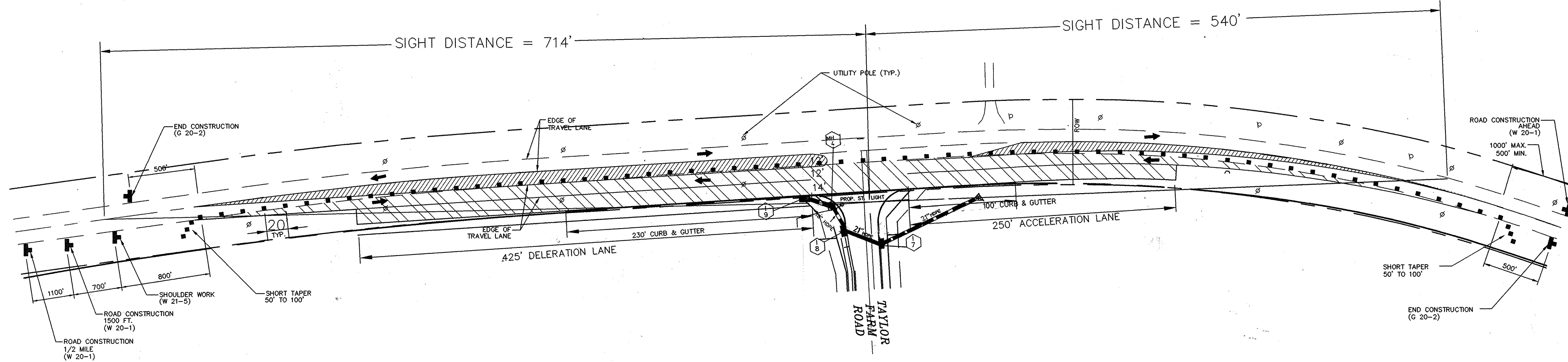
Project	96085	date	OCT 1998
Illustration	SJD	engineering	
Scale	1"=100'	SJD	approval

REVISION	description	date
1	REVISE STREET NAME	1/14/99

TAYLOR FARM, SECTION ONE
LOTS 1 THRU 33
TAX MAP 10 - PARCEL 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
FOREST CONSERVATION AND REFORESTATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

OLD FREDERICK ROAD (MD. RTE. 99)
(MINOR ARTERIAL)

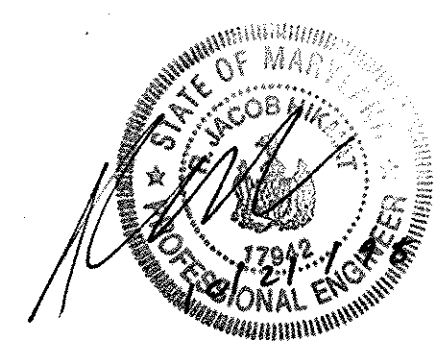
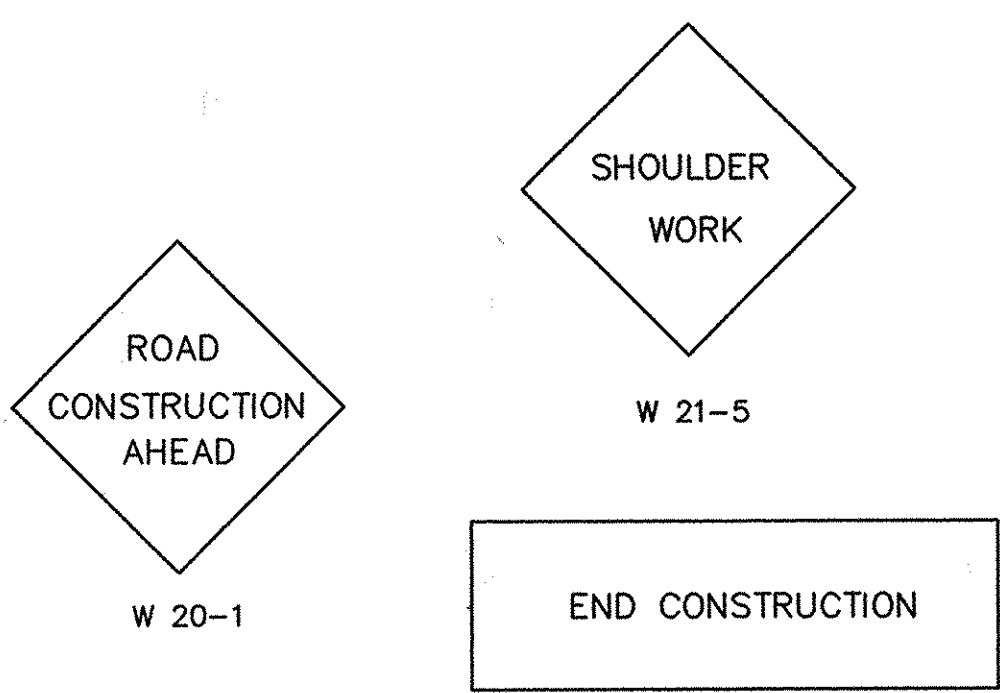
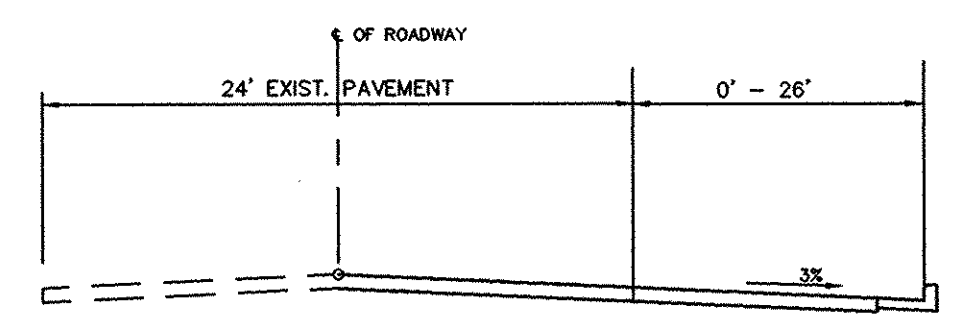
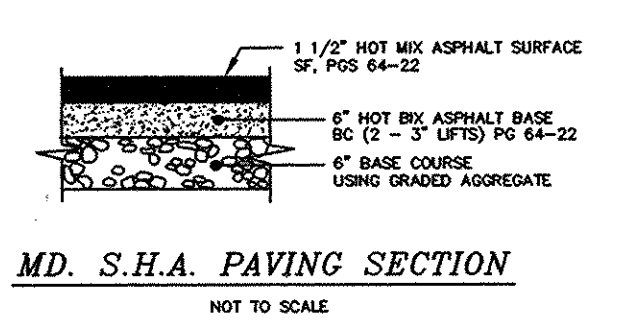
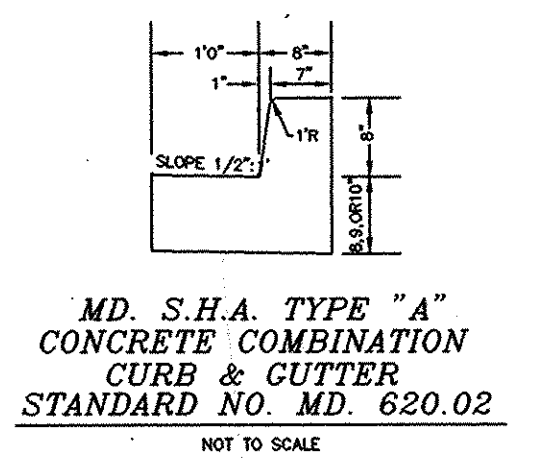
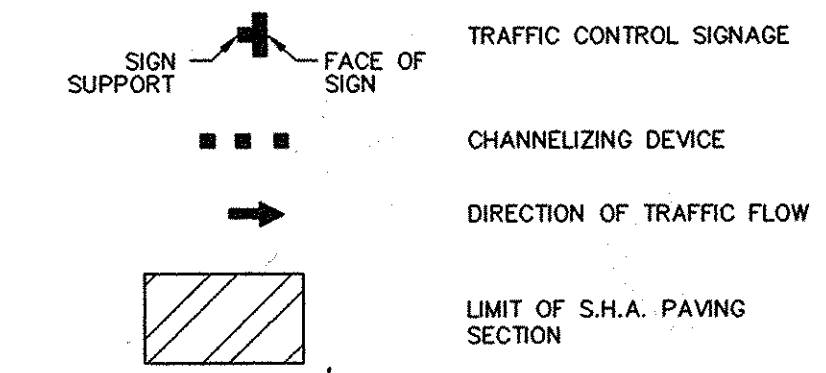


MAINTENANCE OF TRAFFIC SPECIAL PROVISIONS

GENERAL

1. THE PURPOSE OF THIS PORTION OF THE SPECIAL PROVISIONS IS TO SET FORTH THE TRAFFIC CONTROL REQUIREMENTS NECESSARY FOR THE SAFE AND EFFICIENT MAINTENANCE TO TRAFFIC WITHIN WORK AREAS, AND TO MINIMIZE ANY INCONVENIENCES TO THE TRAVELING PUBLIC AND THE CONTRACTOR AND/OR PERMITTEE.
2. PROPERTY TRAFFIC CONTROL THROUGH WORK AREAS IS ESSENTIAL FOR INSURING THE SAFETY AND THAT OF HIGHWAY WORKERS HAS THE HIGHEST PRIORITY OF ALL TASKS WITHIN THIS PROJECT. THE PROPER APPLICATION OF THE APPROVED TRAFFIC CONTROL PLAN (TCP) WILL PROVIDE THE DESIRED LEVEL OF SAFETY.
3. THROUGHOUT THESE SPECIAL PROVISIONS, ANY MENTION OF THE TCP SHALL BE IMPLIED TO INCLUDE ANY COMBINATION OF TYPICAL TRAFFIC CONTROL STANDARDS WHICH FORM THE OVERALL TCP FOR THIS PROJECT WHICH HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER.
4. THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE PROVISIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 1988 EDITION, ESPECIALLY PART VI, AND TO SECTION 814 OF THE MARYLAND DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS (JANUARY, 1982), INCLUDING ALL REVISIONS AND SUPPLEMENTS TO EACH.
5. THE CONTRACTOR AND/OR PERMITTEE SHALL BE REQUIRED TO ADHERE TO THE REQUIREMENTS SET FORTH IN THE TCP AND THESE SPECIAL PROVISIONS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY REQUESTS TO MAKE MINOR CHANGES TO THE TCP OR THE SPECIAL PROVISIONS WITH REGARD TO THE TRAFFIC CONTROL ITEMS SHALL BE MADE IN WRITING TO THE ENGINEER A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE PROPOSED SCHEDULING CHANGE. THE CONTRACTOR AND/OR PERMITTEE SHALL HAVE WRITTEN APPROVAL OF THE ENGINEER PRIOR TO THE IMPLEMENTATION OF ANY CHANGE.
6. NO WORK SHALL BEGIN ON ANY WORK ACTIVITY OR WORK PHASE UNTIL ALL REQUIRED TRAFFIC CONTROL PATTERNS AND DEVICES INDICATED ON THE TCP FOR THAT ACTIVITY OR PHASE ARE COMPLETELY AND CORRECTLY IN PLACE AND HAVE BEEN CHECKED FOR APPROVED USAGE.
7. GENERAL AND SPECIFIC WARNING SIGNS SHALL ONLY BE IN PLACE WHEN SPECIFIC WORK TASKS AND ACTIVITIES ARE ACTUALLY UNDERWAY OR CONDITIONS EXIST THAT POSE A POTENTIAL HAZARD TO THE PUBLIC, AND ANY ADDITIONAL SIGNING HAS BEEN APPROVED BY THE APPROPRIATE SHA TRAFFIC ENGINEER. NOTE: THE PRACTICE OF PLACING SIGNING AND OTHER TRAFFIC CONTROL DEVICES IN ADDITION TO THOSE INDICATED ON THE APPROVED TCP IS NOT PERMITTED.
8. THE CONTRACTOR AND/OR PERMITTEE SHALL PROVIDE, MAINTAIN IN NEW CONDITION, AND MOVE WHEN NECESSARY, OR AS DIRECTED BY THE ENGINEER, ALL TRAFFIC CONTROL DEVICES USED FOR THE GUIDANCE AND PROTECTION OF MOTORISTS, PEDESTRIANS, AND WORKERS.
9. ALL TRAFFIC CONTROL DEVICES REQUIRED BY THE TCP SHALL BE KEPT IN GOOD CONDITION, FULLY PERFORMING AS SET FORTH IN THE TCP, THE MUTCD, AND/OR SECTION 814 OF THE SPECIFICATIONS. FOR REFLECTIVE DEVICES, A PARTICULAR DEVICE IS ASSUMED TO HAVE FAILED TO MEET MINIMUM OPERATIONAL STANDARDS WHEN THE DEVICE NO LONGER HAS RETRO-REFLECTANCE CAPABILITY OF AT LEAST 80% OF THE SPECIFIED MINIMUM VALUE OVER AT LEAST 80% OF THE VISIBLE REFLECTIVE SURFACE.
10. ALL TRAFFIC CONTROL DEVICES NOT REQUIRED FOR THE SAFE CONDUCT OF TRAFFIC SHALL BE PROMPTLY REMOVED, COMPLETELY COVERED, TURNED AWAY FROM TRAFFIC, OR OTHERWISE TAKEN OUT OF SERVICE. IT IS INTENDED THAT NO TRAFFIC CONTROL DEVICE IS TO BE IN SERVICE WHEN THERE IS NO CLEAR CUT REASON FOR THE DEVICE.
11. THROUGHOUT THE PERIOD(S) OF WORK ACTIVITIES, TRAFFIC SHALL BE MAINTAINED BY IMPLEMENTING THE APPROVED TCP. IN LIEU OF THE TCP PREPARED FOR THIS PROJECT, AND/OR INDIVIDUAL TYPICAL TRAFFIC CONTROL STANDARDS, THE CONTRACTOR AND/OR PERMITTEE HAS THE OPTION OF PREPARING AND SUBMITTING A TCP, WHOLLY OR IN PART, OF HIS OWN DESIGN, FOLLOWING GUIDELINES SET FORTH IN THE MUTCD AND PRESCRIBED BY THE ADMINISTRATION. A TCP DEVELOPED BY THE CONTRACTOR AND/OR PERMITTEE SHALL NOT BE IMPLEMENTED UNTIL ADVANCE WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. TCP'S MAY BE IMPLEMENTED WITHIN A SINGLE PROJECT OR JOINTLY BETWEEN TWO OR MORE PROJECTS. IN SITUATIONS WHERE TCP'S ARE JOINTLY IMPLEMENTED, CARE SHALL BE EXERCISED TO PRESENT CORRECT AND NON-CONFLICTING GUIDANCE TO THE TRAVELING PUBLIC.
12. THROUGHOUT THESE SPECIAL PROVISIONS, WHERE SPEED OF TRAFFIC IS NOTED, THIS MEANS THE POSTED SPEED OR PREVAILING TRAVEL SPEED, WHICHEVER IS HIGHER, UNLESS OTHERWISE NOTED.
13. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT, UNLESS OTHERWISE NOTED. NO TRAVEL LANE(S) OTHER THAN THOSE DESIGNATED FOR POSSIBLE ENCLOSURE IN THE TOP SHALL BE CLOSED WITHOUT OBTAINING PRIOR APPROVAL FROM THE ENGINEER. ALL INGRESS AND EGRESS TO THE WORK AREA BY THE CONTRACTOR AND/OR PERMITTEE SHALL BE PERFORMED WITH THE FLOW OF TRAFFIC.

LEGEND



APPROVED - DEPARTMENT OF PUBLIC WORKS <i>[Signature]</i> CHIEF, BUREAU OF HIGHWAYS	11-9-98 DATE
APPROVED - DEPARTMENT OF PLANNING AND ZONING <i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	4/13/98 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	11/10/90 DATE

date	OCT. 1998
project	96085
illustration	RCJ
scale	1"=50'
approval	FCL

no.	1/13/99
description	REUSE STORM DRAIN LOCATION
revisions	

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LOTS 1 THRU 33
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TRAFFIC CONTROL & PAVING PLAN

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