

ROAD CONSTRUCTION PLANS

TAYLOR FARM, SECTION TWO

LOTS 38 THRU 51 & BULK PARCEL "B"

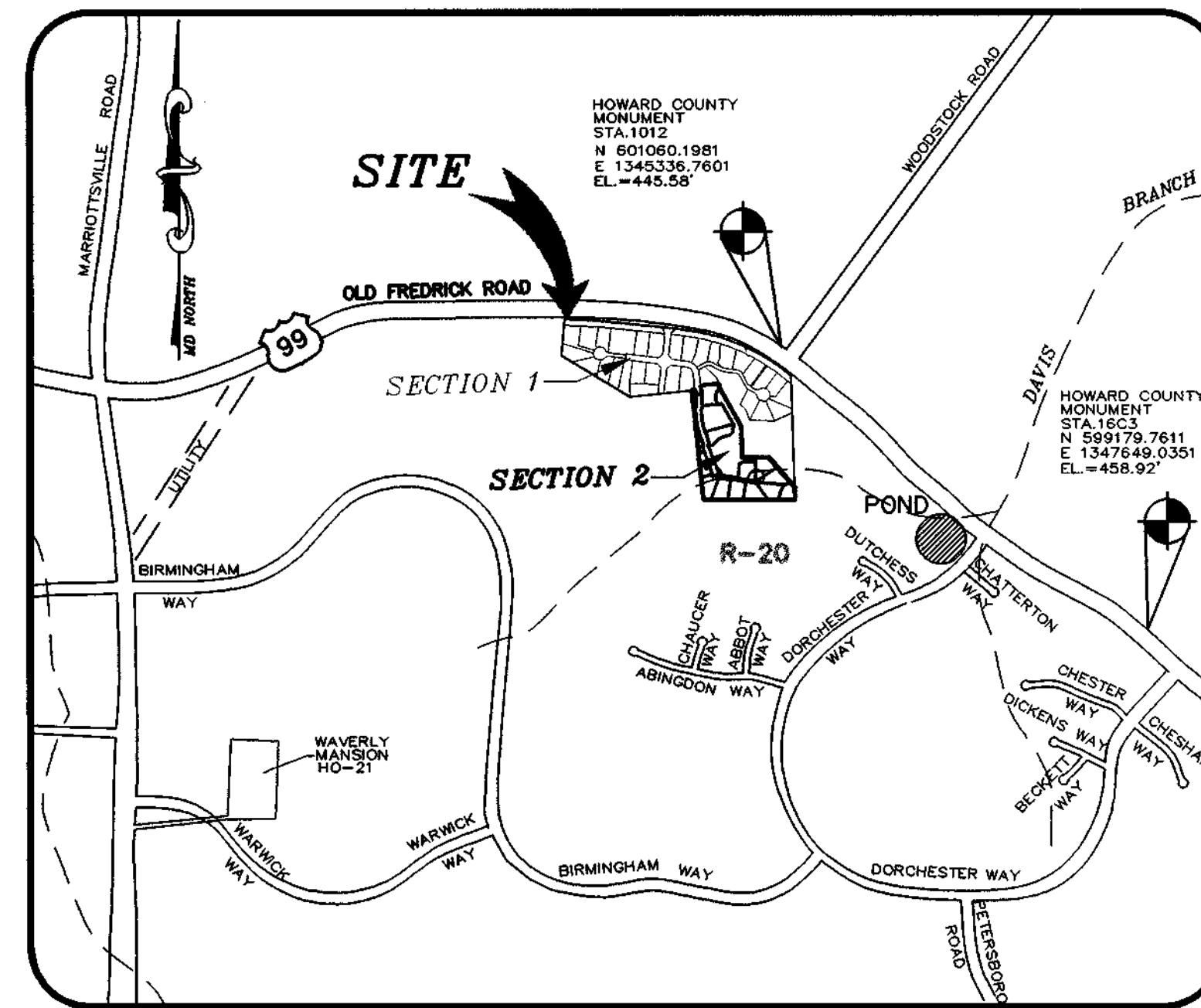
A RESUBDIVISION OF BULK PARCEL "A"

OF TAYLOR FARM SECTION ONE

LOTS 1 THRU 33 AND BULK PARCEL "A"

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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VICINITY MAP
SCALE: 1"=1000'

OWNER/DEVELOPER
TAYLOR FARM DEVELOPMENT CORP.
2705 FALSTON ROAD
FALSTON, MARYLAND 21047
(410) 557-6312

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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.
- 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
- PROJECT BACKGROUND:
LOCATION: THIRD ELECTION DISTRICT - TAX MAP 10 - PARCELS 309
ZONING: R-20
TOTAL TRACT AREA : 6.658 ACRES ±
NUMBER OF PROPOSED LOTS : 15 (11 BUILDABLE)
ACREAGE OF PROPOSED LOTS : 3.944 ACRES ± (BUILDABLE)
OPEN SPACE REQUIRED : 2.00 ACRES ± (30%) (SECTION ONE REQUIRED: 5.06 AC±)
OPEN SPACE PROVIDED : 1.971 ACRES ± (SECTION ONE PROVIDED: 5.21 AC±)
(TOTAL OPEN SPACE PROVIDED = 7.18 AC± > TOTAL OPEN SPACE REQUIRED = 7.06 AC±)
RECREATIONAL OPEN SPACE REQUIRED (11 UNITS X 200 SQ. FT.) : 2,200 SQ. FT. (0.05 ACRES)
RECREATIONAL OPEN SPACE REQUIREMENT HAS BEEN MET UNDER F-98-141.
AREA OF RIGHT OF WAY: 0.527 ACRES±
DPZ REFERENCE #:
- S-95-21 APPROVED ON JULY 17, 1995.
- F-86-14; F-89-235; F-95-174
- SP-98-18; WP-98-19; F-98-141; SDP-99-138; F-99-159.
MDE REFERENCE: TRACKING No. 19990523 NNW: 99-NT-0010
- TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL TOPOGRAPHY BY WINGS AERIAL MAPPING CO., INC. ON MARCH 12, 1997
- 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 1,345,336.7801	
- 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.
- PUBLIC WATER AND SEWER WILL BE AVAILABLE UNDER CONTRACT #24-3743-D.
- STORMWATER MANAGEMENT IS PROVIDED BY THE METHOD OF RETENTION UNDER F-95-174. (GTW'S WAVERLY)
- 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.
- COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN SATISFIED UNDER F-98-141, REFORESTATION AND RETENTION ON TAYLOR FARM SECTIONS ONE & TAYLOR FARM SECTION TWO AND OFF-SITE RETENTION OF 2.6 ACRES (CREDITED FOR 1.3 ACRES OF ON-SITE OBLIGATIONS) OF FOREST ON THE BIRDS EYE VIEW FARM, FOREST CONSERVATION PLAT OF EASEMENT (PLAT #13599).
- WETLAND DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL ON APRIL 14, 1998.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- OPEN SPACE LOTS WILL BE CONVEYED TO THE HOME OWNER'S ASSOCIATION AND HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- SLOPES IN EXCESS OF 25% EXIST AND ARE IDENTIFIED WHERE THEY EXCEED 20,000 SQ. FT.
- ALL EXISTING STRUCTURES TO BE REMOVED.
- FLOODPLAIN STUDY PERFORMED BY MILDENBERG, BOENDER AND ASSOC. IN JUNE 1997.
- A MINIMUM OF TWO (2) PARKING SPACES ARE PROVIDED FOR EACH LOT. NO OFF-STREET PARKING IS REQUIRED.

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. Done, Sr. March 20, 2000
SIGNATURE OF DEVELOPER DATE

RICHARD W. DONE, 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."

Cheng-Ho Lin March 20, 2000
SIGNATURE OF ENGINEER DATE

CHENG-HO LIN
PRINTED NAME OF ENGINEER

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

Cheryl Simon 4/6/00
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John S. Slij 4/6/00
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS

Andrew M. Dymally 5-4-00
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Andy Hamilton 5/21/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Michael J. ... 5/6/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



date	3/21/00
project	98085
illustration	FCL
scale	NTS
approval	FCL

no.	
description	
revisions	
date	

TAYLOR FARM, SECTION TWO
LOTS 38 THRU 51 & BULK PARCEL "B"
TAX MAP 10 - PARCEL 309
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COVER SHEET

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Elksoft City, Maryland 21042
(410) 997-0296, Fax: (301) 621-5621, Wash. (410) 997-0298 Fax.

*SEE SHEET 5 OF 12 FOR OUTLET PROTECTION DETAILS.
 **CHAIN LINK FENCE IS TO BE INSTALLED ALONG THE LENGTH OF THE HEAD WALLS PER HOWARD COUNTY STD. G.8.01.

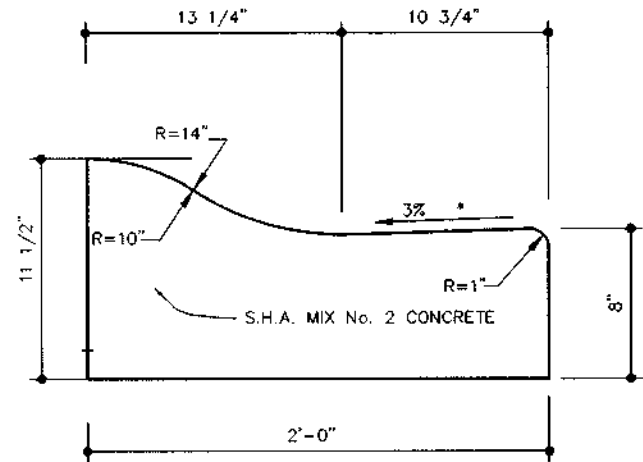
CURVE TABLE

CURVE	POINT OF CURVE	POINT OF TANGENCY	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD LENGTH	BEARING	DELTA	DEGREE OF CURVE
C-1	4+48.18	4+74.36	50.00'	26.18'	13.40'	25.88'	S 09°01'55"W	30°00'00"	114°35'30"
C-2	4+74.36	5+00.54	50.00'	26.18'	13.40'	25.88'	S 09°01'55"W	30°00'00"	114°35'30"
C-3	5+55.66	6+60.04	400.00'	104.38'	52.49'	104.09'	S 13°26'39"E	145°7'07"	14°19'26"
C-4	7+06.25	7+32.43	50.00'	26.18'	13.40'	25.88'	S 05°55'12"E	30°00'00"	114°35'30"
C-5	7+32.43	7+58.61	50.00'	26.18'	13.40'	25.88'	S 05°55'12"E	30°00'00"	114°35'30"
C-6	9+33.65	9+86.01	50.00'	52.36'	28.87'	50.00'	S 05°55'12"E	60°00'00"	114°35'30"

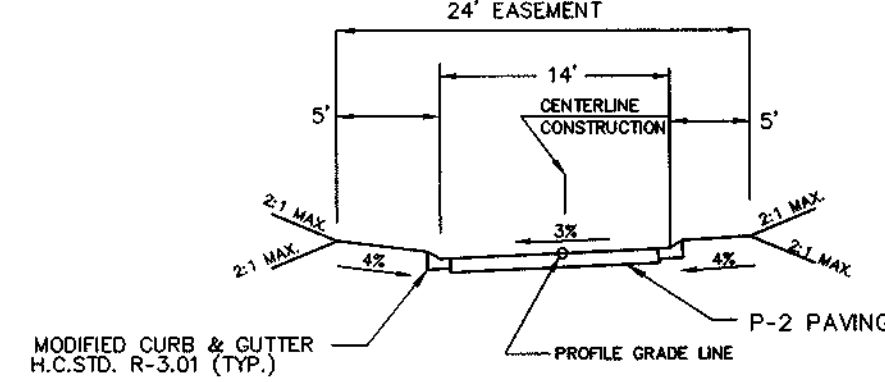
STREET LIGHTS

	RED DAHLIA DRIVE STA. 5+60, 15' RT	100 WATT HPS "TRADITIONAIRE" VAPOR POST TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
	RED DAHLIA DRIVE STA. 9+28, 15' RT	

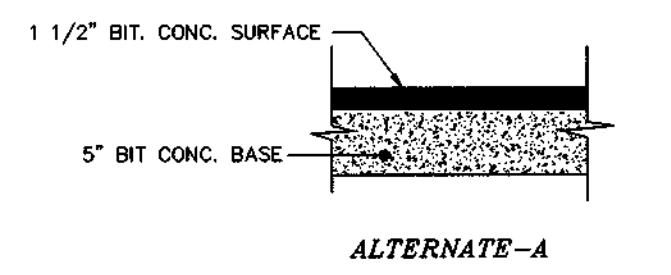
MODIFIED COMBINATION CURB & GUTTER ARE TO BE USED ONLY ON CUL-DE-SAC STREETS, LOCAL ROADS OR WHEN COLLECTOR ROADS * EXCEPT DESCENDING CUL-DE-SAC



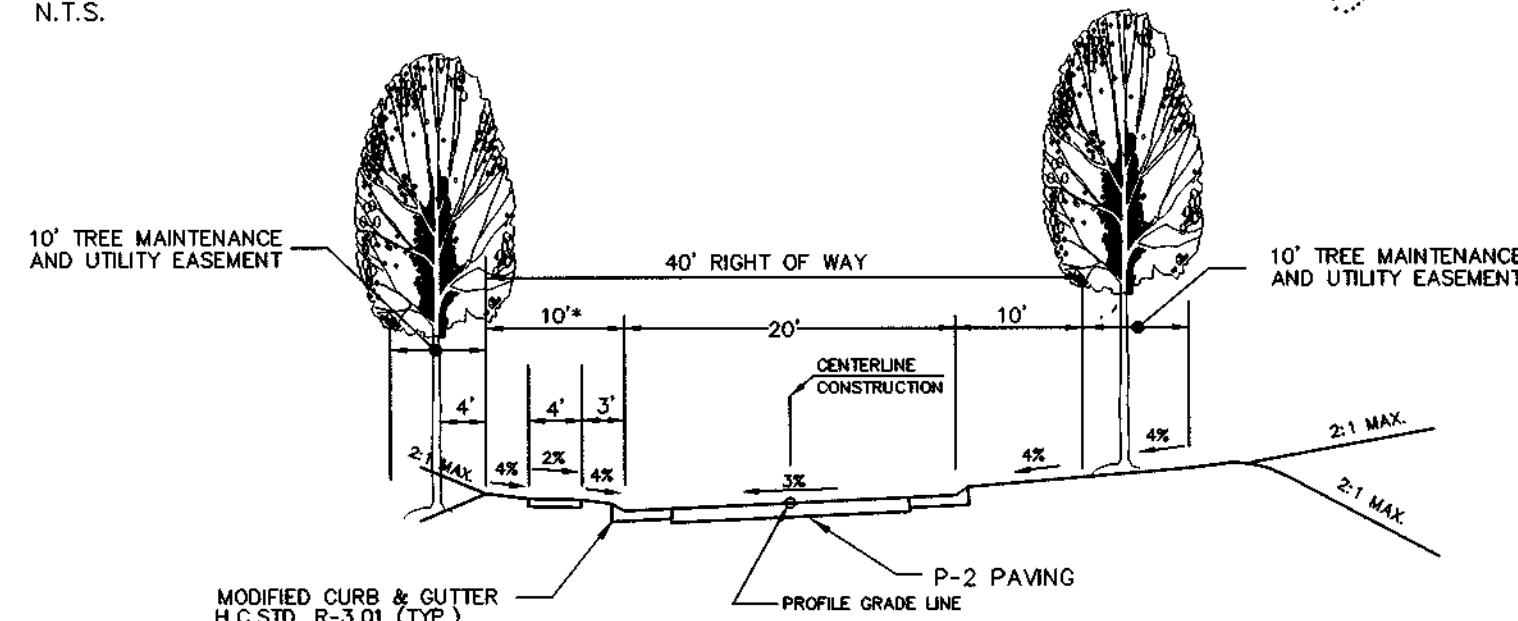
MODIFIED 7" COMBINATION CURB AND GUTTER
NOT TO SCALE



PRIVATE ACCESS PLACE TYPICAL SECTION
NOT TO SCALE
STA 9+61.09 TO STA. 11+00 - RED DAHLIA DRIVE

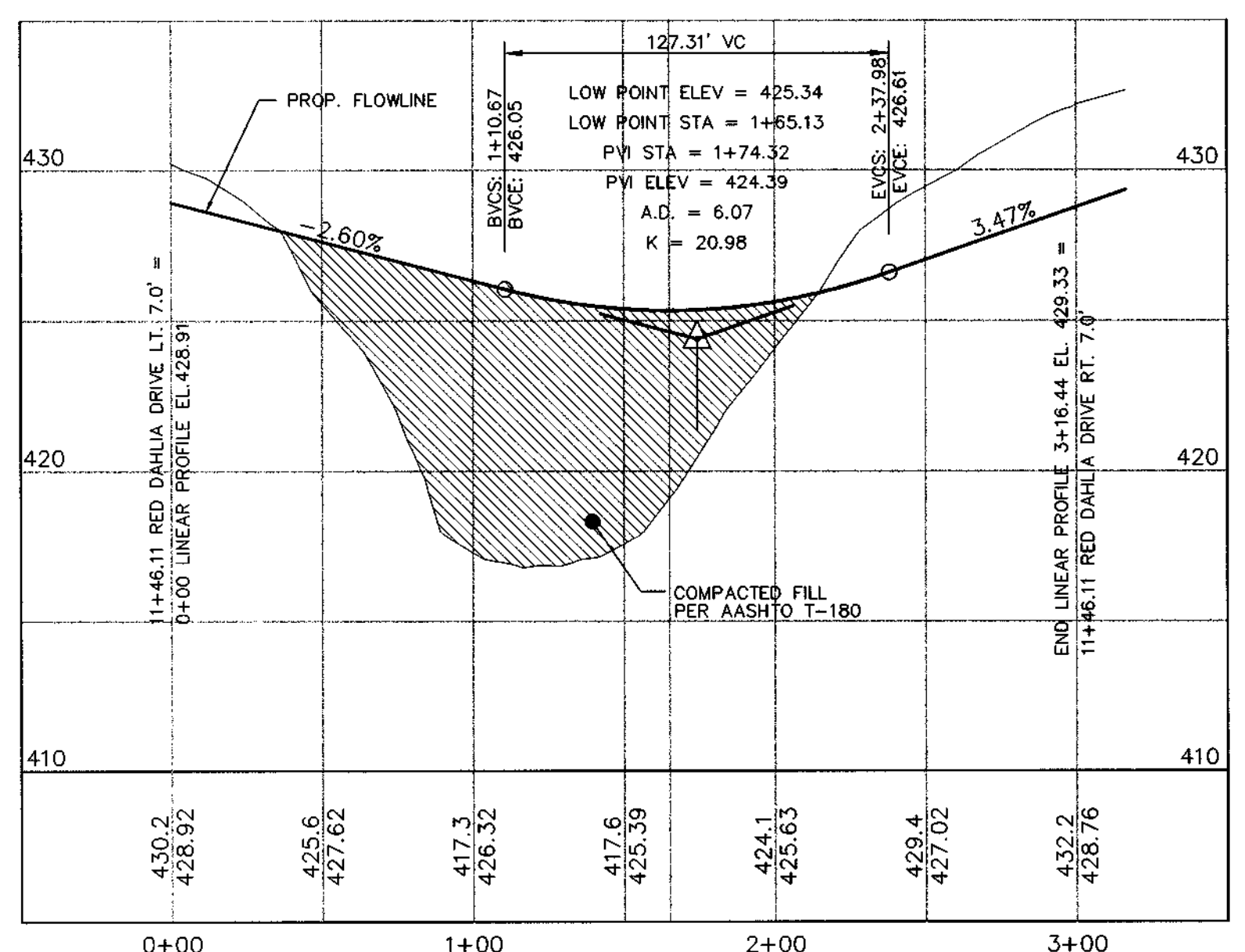
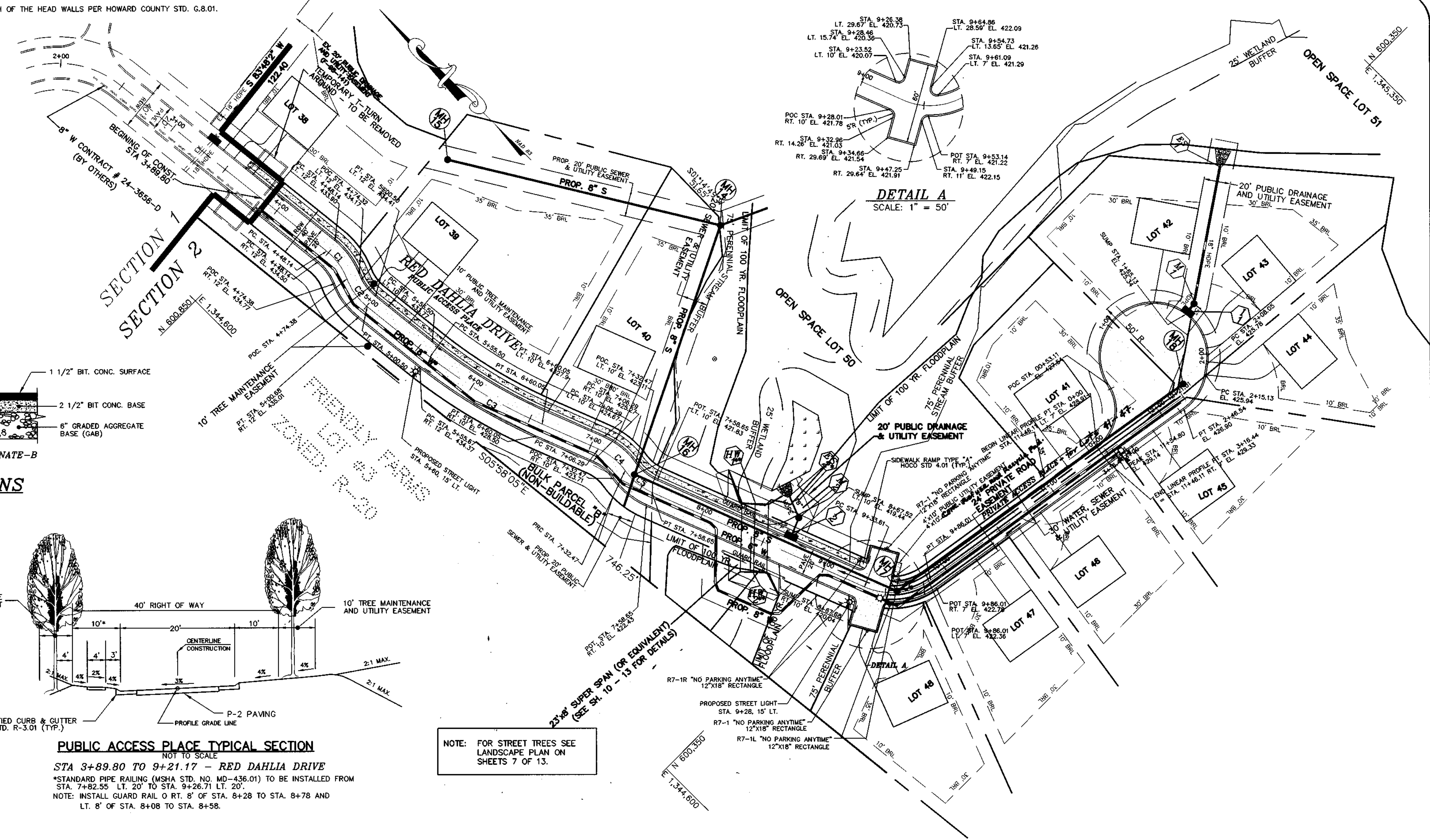


PAVING SECTIONS
P-2
N.T.S.

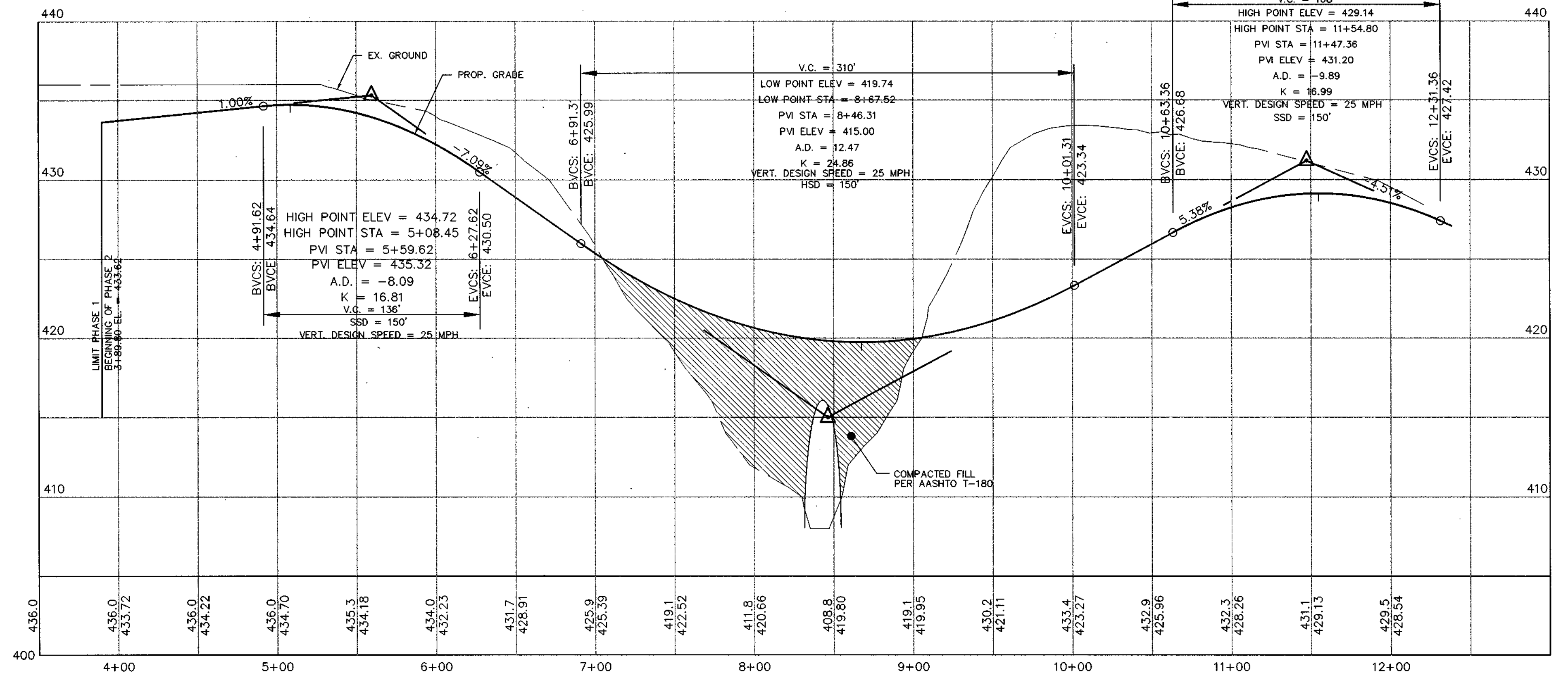


PUBLIC ACCESS PLACE TYPICAL SECTION
NOT TO SCALE
STA 3+89.80 TO 9+21.17 - RED DAHLIA DRIVE
*STANDARD PIPE RAILING (MSHA STD. NO. MD-436.01) TO BE INSTALLED FROM STA. 7+82.59 LT. 20' TO STA. 9+26.71 LT. 20'
NOTE: INSTALL GUARD RAIL O RT. 8' OF STA. 8+28 TO STA. 8+78 AND LT. 8' OF STA. 8+08 TO STA. 8+58.

NOTE: FOR STREET TREES SEE LANDSCAPE PLAN ON SHEETS 7 OF 13.

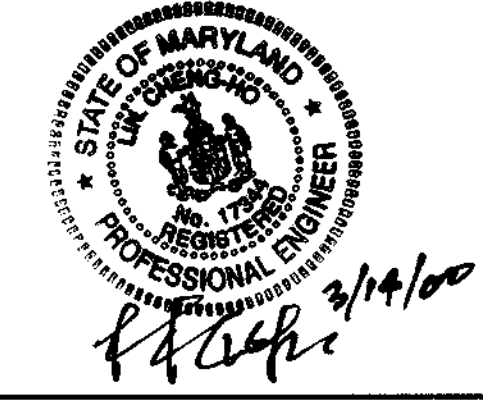


LINEAR PROFILE
RED DAHLIA DRIVE (PRIVATE ACCESS PLACE)
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



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

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Rausch 5-2-00
 CHIEF BUREAU OF HIGHWAYS
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
Charles Rausch 5/2/00
 CHIEF, DIVISION OF LAND DEVELOPMENT
William J. ... 5/10/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



Project	96085	date	3/14/00
Illustration	FCL	engineering	FCL
Scale	AS SHOWN	approval	FCL

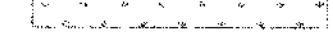


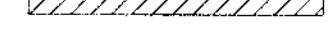



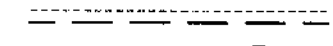
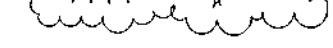

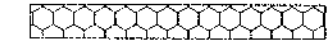



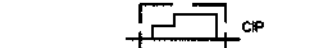




NO.	3/27/00	date	
DESCRIPTION		revisions	

TAYLOR FARM, SECTION TWO
 LOTS 38 THRU 51 & BULK PARCEL "B"
 TAX MAP 10 - PARCEL 309
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
 ROAD PLAN, PROFILES AND SECTIONS

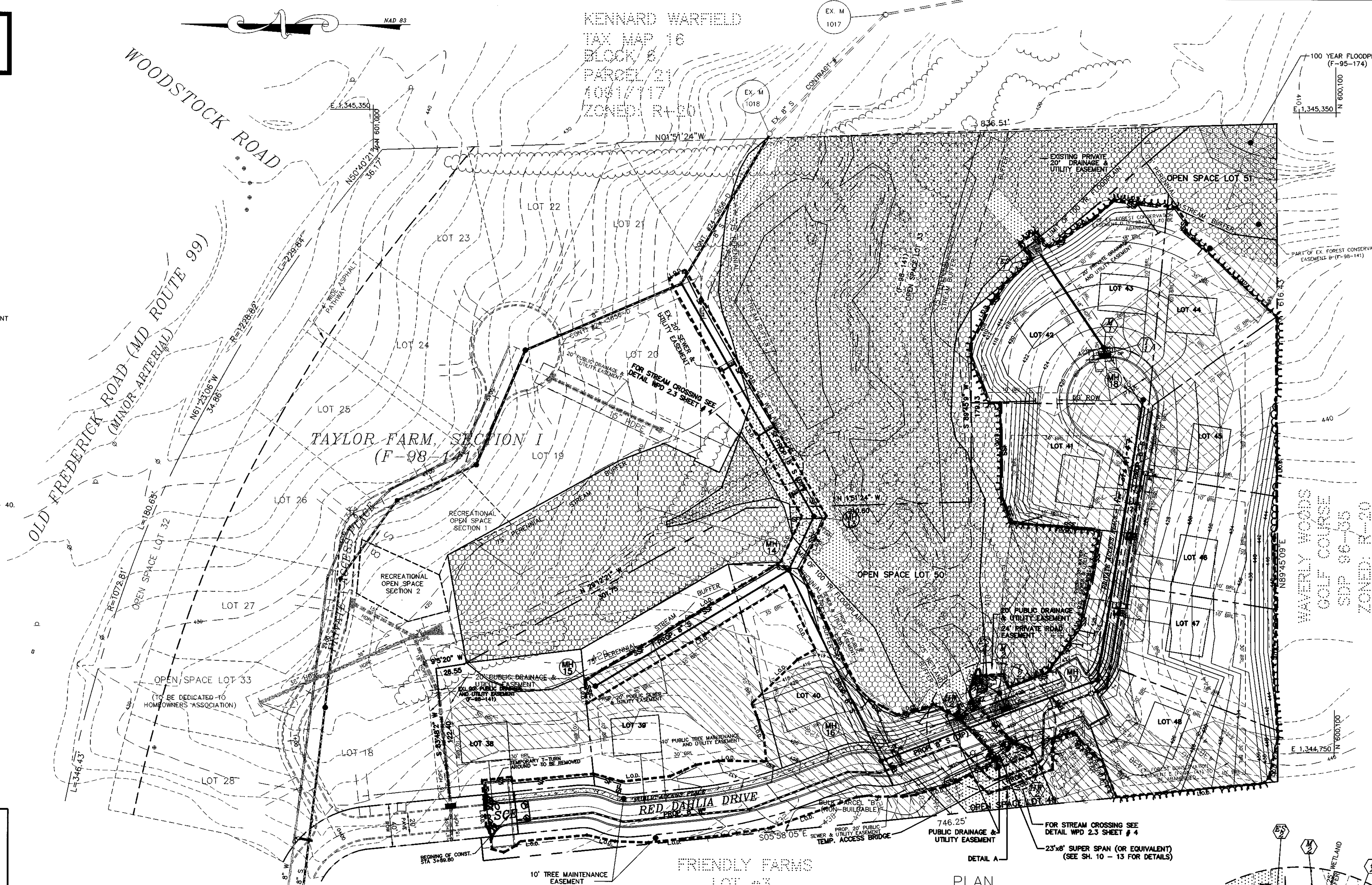
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Jersey Hall Drive, Suite 202, Beltsville, Maryland 21042
 (410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax

NOTE:
THIS PLAN IS FOR GRADING
USES ONLY.

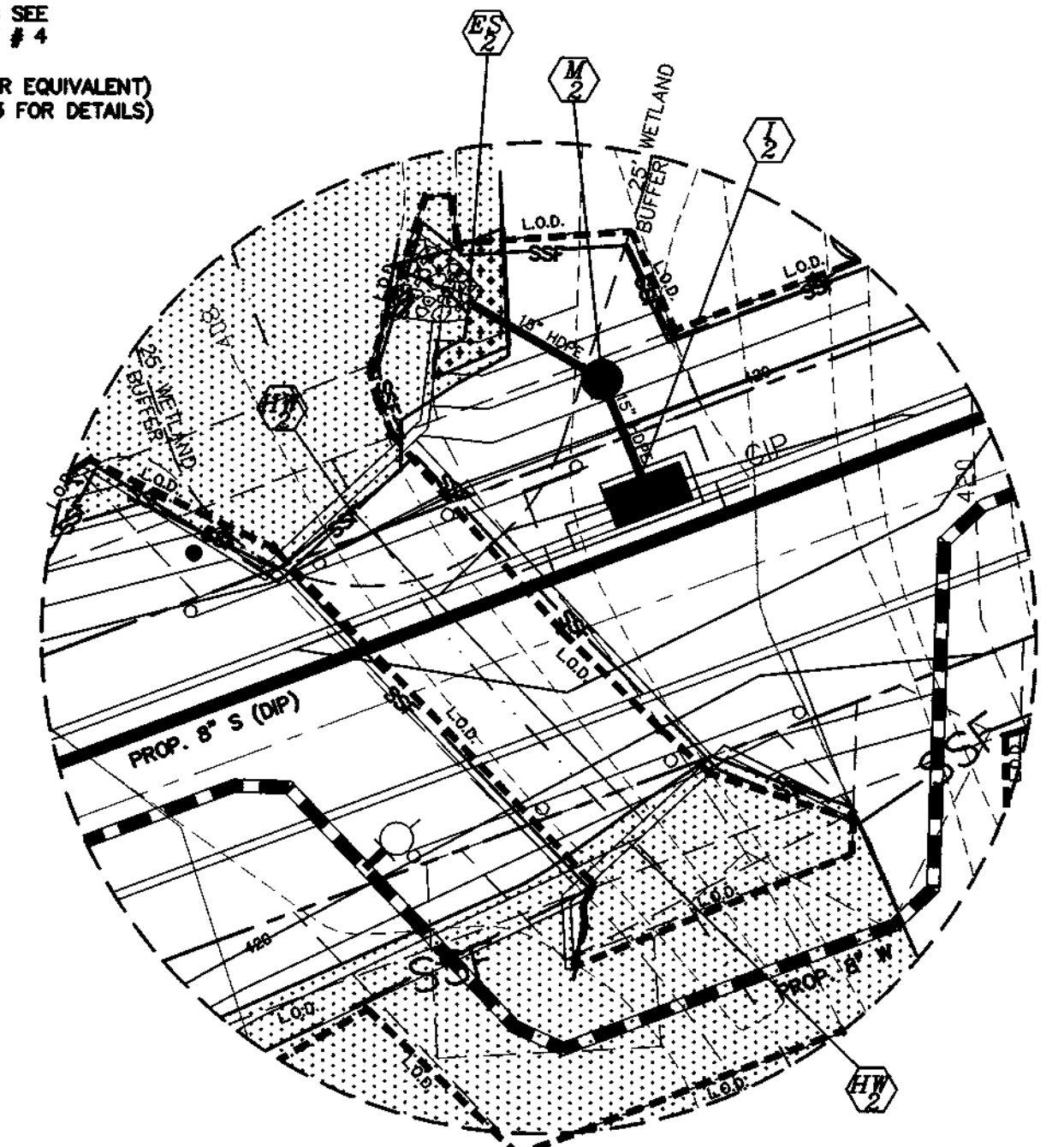
LEGEND

-  WETLAND
-  25' WETLAND BUFFER
-  25%+ STEEP SLOPES
-  15% - 25% STEEP SLOPES
-  STREAM/INTERMITTENT
-  75' STREAM BUFFER
-  50' INTERMITTENT BUFFER
-  100 YR. FLOODPLAIN
-  EXISTING CONTOUR
-  EXISTING TREELINE
-  PROPOSED TREELINE
-  FOREST CONSERVATION EASEMENT (RETENTION & REFORESTATION)
-  A-1 A-1 EARTH DIKE
-  SSF SSF SUPER SILT FENCE*
-  SF SF SILT FENCE
-  CP CURB INLET PROTECTION
-  MB MOUNTABLE BERM**
-  STRAW BALE DIKE
-  SOD

*DOUBLE SSF OFFSET BY 5' MIN. WHERE SHOWN ON LOTS 38 - 40.
**S CURB CUT OPENING AT UPSTREAM.



PLAN
SCALE: 1" = 50'



DETAIL A
SCALE: 1" = 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.

Signature of Developer: *Richard W. Doyle, Sr.* DATE: 4/29/00
 PRINTED NAME OF DEVELOPER: RICHARD W. DOYLE, SR.

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.

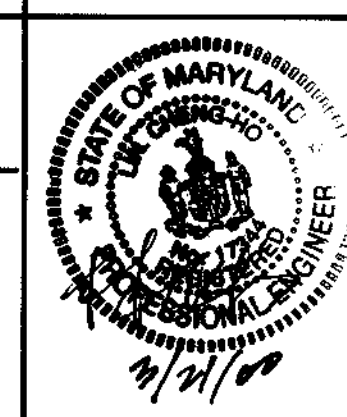
Signature of Engineer: *Cheryl M. Linn* DATE: 4/21/00
 PRINTED NAME OF ENGINEER: CHERYL M. LINN

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE: 4/18/00

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 HOWARD SOIL CONSERVATION DISTRICT DATE: 5/1/00

APPROVED: DEPARTMENT OF PUBLIC WORKS
 DATE: 5-4-00

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 5/21/00



OWNER/DEVELOPER
 TAYLOR FARM DEVELOPMENT CORP.
 2705 FALSTON ROAD
 FALSTON, MARYLAND 21047
 (410) 557-6312

project	date	illustration	engineering	FCL	FCL	approval
96085	3/21/00					

no.	description	revisions	date

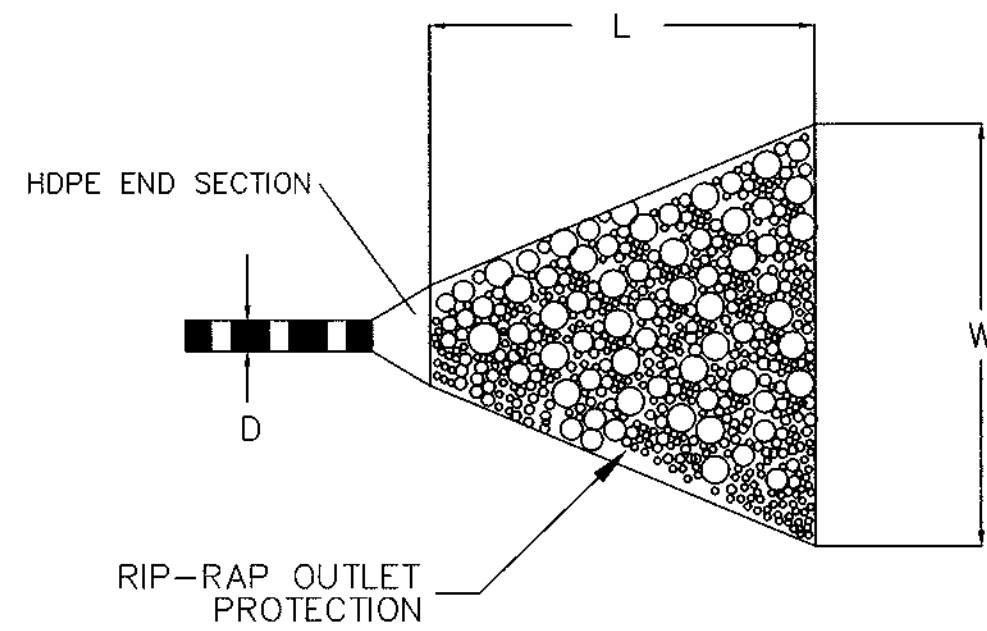
TAYLOR FARM, SECTION TWO
 LOTS 38 THRU 51 & BULK PARCEL "B"
 TAX MAP 10 - PARCEL 309
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
 GRADING, EROSION AND SEDIMENT PLAN

MILDENBERG, & 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

STRUCTURE SCHEDULE

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
I-1*	RED DAHLIA DRIVE, STA. 12+59.38 LT. 47.66	425.35	----	420.44	INLET TYPE A-5 (HO. CO. STD. SD 4.01) 2.5' WIDE - SUMP (PRIVATE)
I-2*	RED DAHLIA DRIVE, STA. 8+67.68 LT. 10'	419.44	----	422.46	INLET TYPE A-5 (HO. CO. STD. SD 4.01) 2.5' WIDE - SUMP (PUBLIC)
MH1	N 600.320.3753 E 1,345.134.7629	425.00	417.20	416.95	MH (HO. CO. STD. G 5.12) (PRIVATE)
MH2	RED DAHLIA DRIVE, STA. 8+67.21 LT. 35.90'	404.75	410.57	410.82	MH (HO. CO. STD. G 5.05) (PUBLIC)
ES1	N 600.376.4266 E 1,345.217.5774	----	----	402.00	18" # ADS END SECTION (PART No. 1810 NP) (PRIVATE)
ES2	RED DAHLIA DRIVE, STA. 8+54.42 LT. 39.45'	----	----	408.00	18" # TYPE "C" ENDWALL (HO. CO. STD. SD--5.21) (PUBLIC)
HW1	RED DAHLIA DRIVE, STA. 8+33.04 LT. 24.34'	----	----	407.65	SEE DETAILS
HW2	RED DAHLIA DRIVE, STA. 8+53.11 RT. 24.38'	----	----	408.00	SEE DETAILS

* LOCATIONS SHOWN ARE AT 1/4" OF INLET AT THE FACE OF CURB.



LOCATION	D	W	L
ES 1	1.50'	11.5'	10'
ES 2	1.25'	11.25'	10'

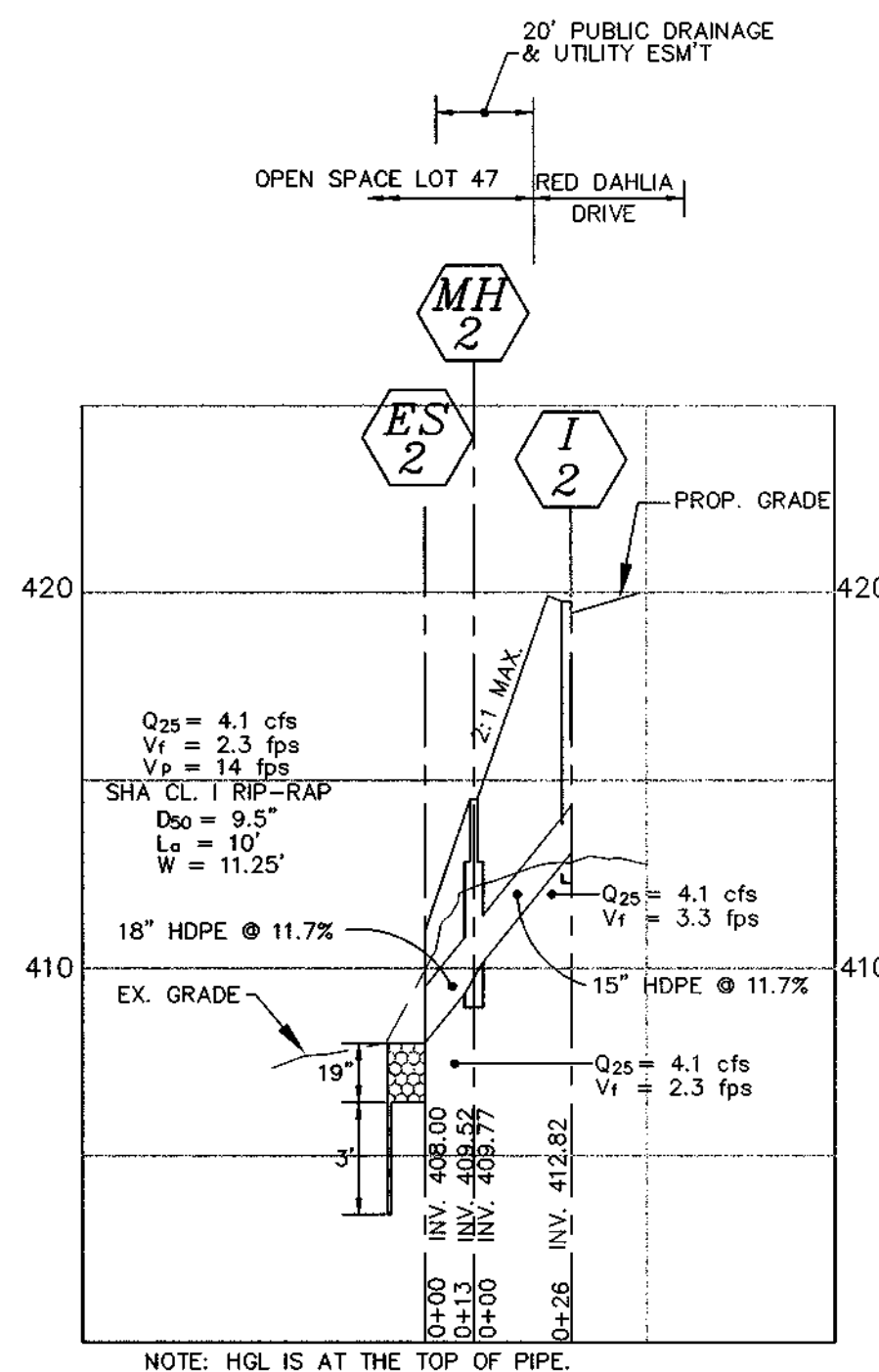
RIP-RAP OUTLET PROTECTION SCHEDULE

NTS

PIPE SCHEDULE

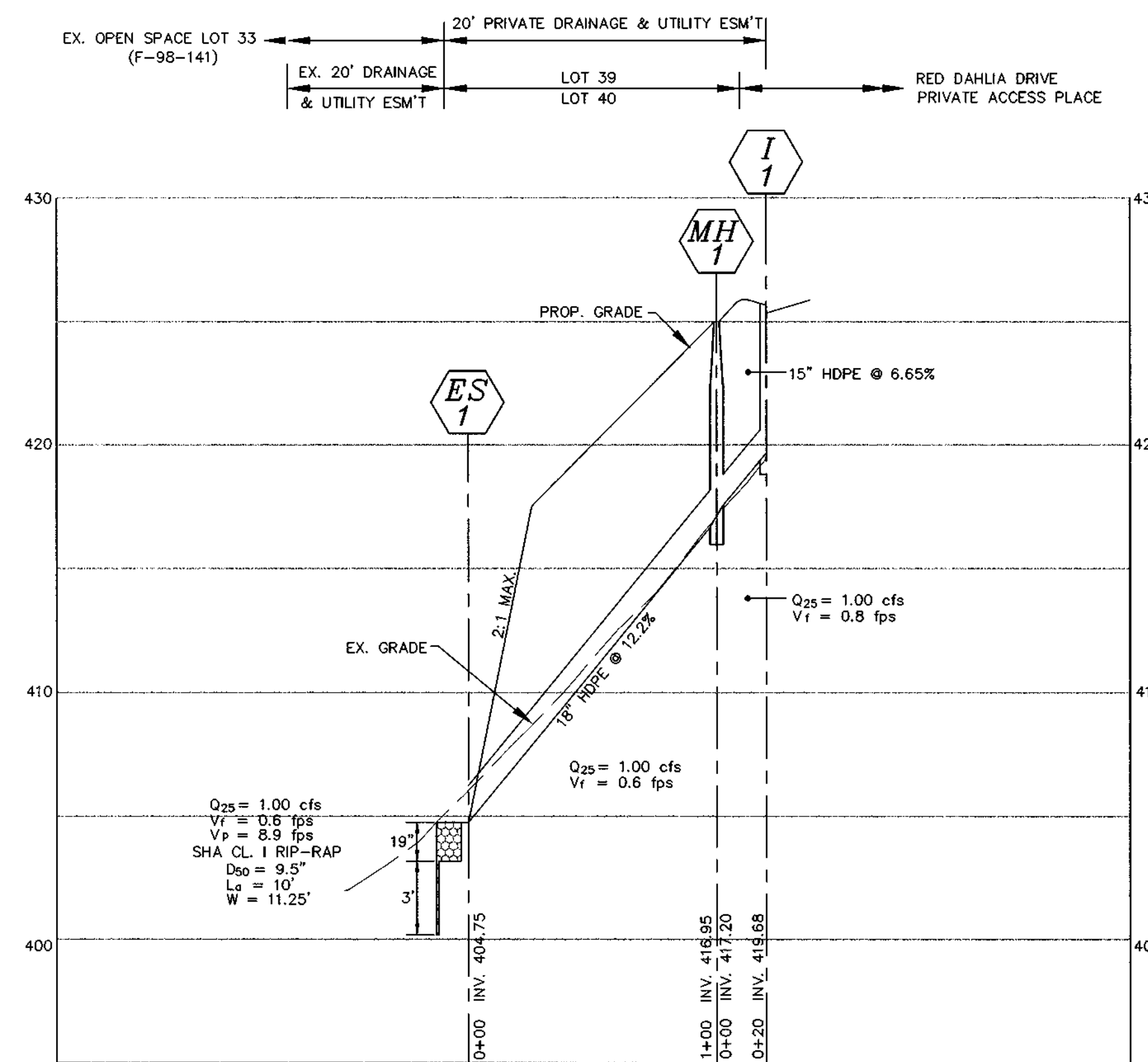
	SIZE	LENGTH
PUBLIC	15" HDPE	26'
	18" HDPE	13'
	23"x8" **	54'
PRIVATE	15" HDPE	20'
	18" HDPE	100'

** CONTECH CONSTRUCTION PRODUCT INC. STRUCTURE NUMBER 81A18 OR EQUIVALENT.



I-2 TO ES-2

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

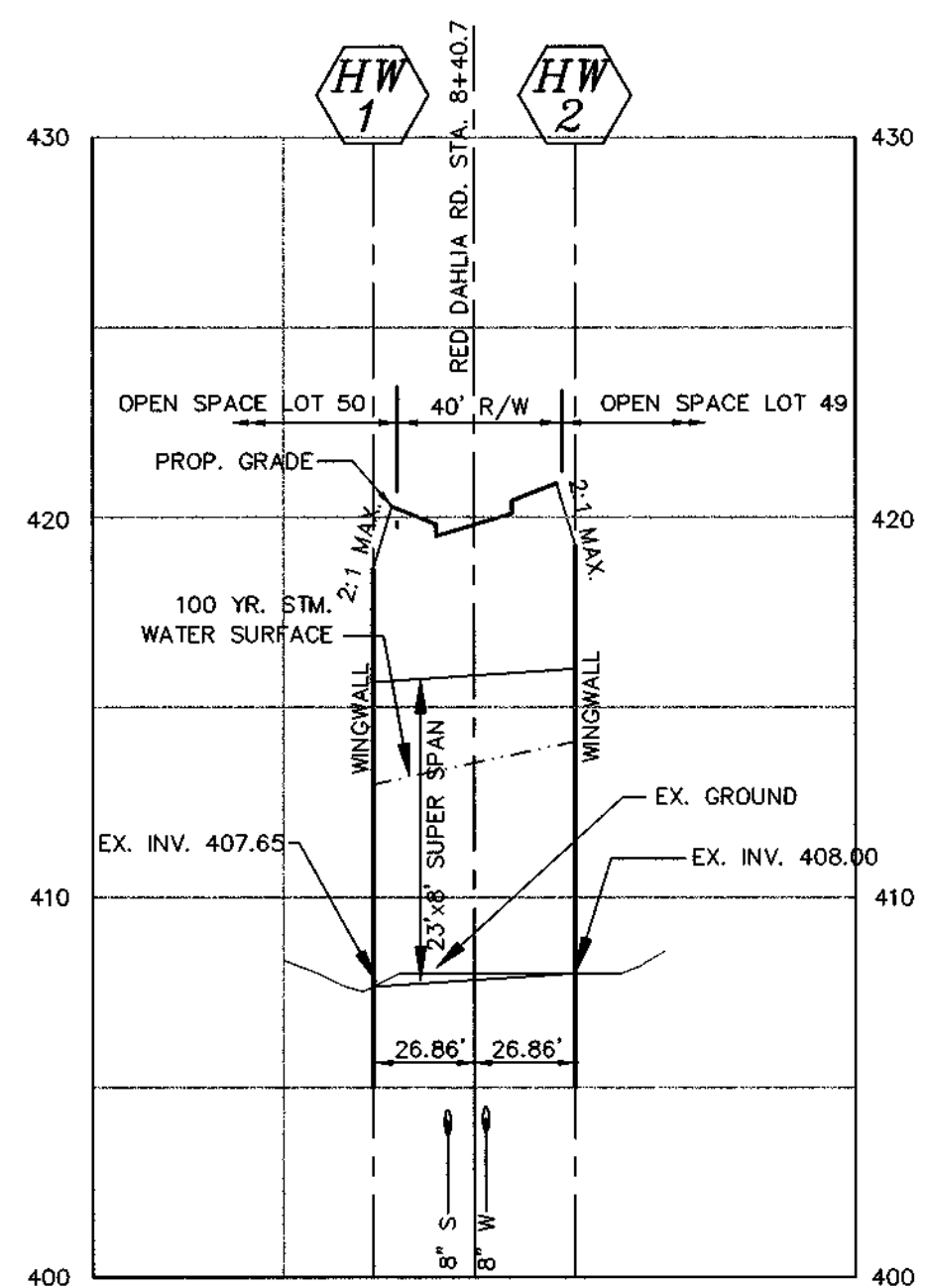


I-1 TO ES-1

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

ADS END SECTION INSTALLATION INSTRUCTIONS

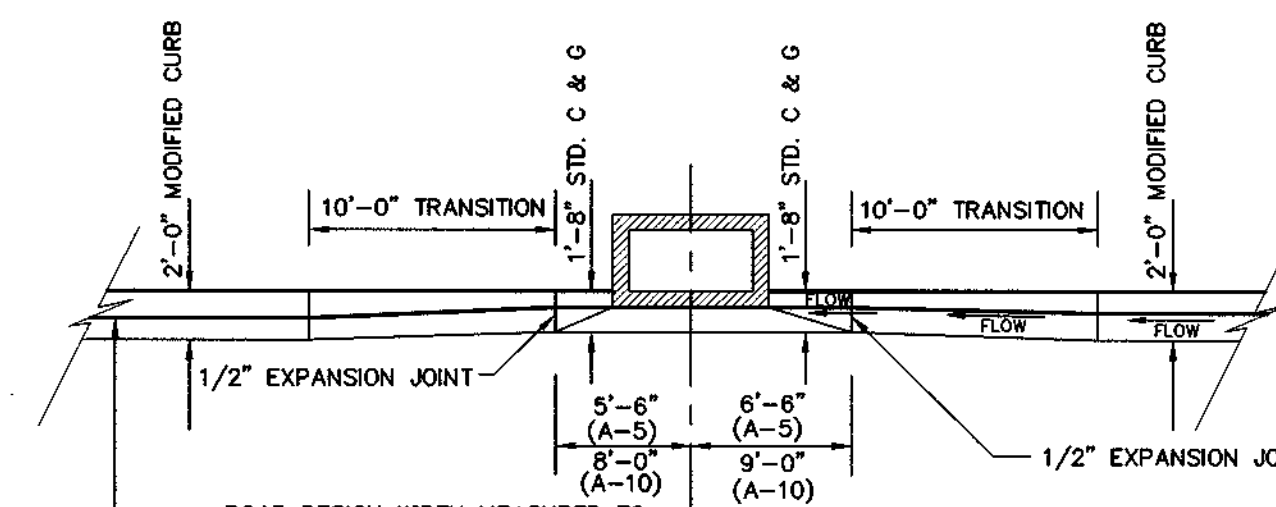
1. SPREAD THE ENDSECTION COLLAR AND PLACE IT OVER THE LAST PIPE CORRUGATION. MAKE SURE THE COLLAR SEATS PROPERLY IN THE CORRUGATION VALLEY.
2. INSERT THREADED ROD THROUGH THE PRE-DRILLED HOLES IN THE END SECTION COLLAR. TIGHTEN WING NUTS.
3. PLACE BANKFILL AROUND THE END SECTION AND OVER THE TOE PLATE. USE CARE DURING COMPACTION ALONG THE SIDES TO PREVENT DISTORTION.



SPAN PROFILE

SCALE: HOR. 1" = 50'
VERT. 1" = 5'

(SEE SH. 8 - 12 FOR SUPER SPAN CONSTRUCTION DETAILS)



CURB TRANSITION - INLETS

NTS

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Daniels 5-4-00
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Andy Hamlet 5/24/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Will Dammann 5/8/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



date	3/21/00
project	96085
illustration	FCL
scale	1"=50'
approval	FCL

no.	
description	
revisions	
date	

TAYLOR FARM, SECTION TWO
LOTS 38 THRU 51
TAX MAP 10 - PARCEL 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
STORM DRAIN PROFILES AND DETAILS

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

NOTE:
THIS PLAN IS FOR DRAINAGE
AREA USES ONLY.

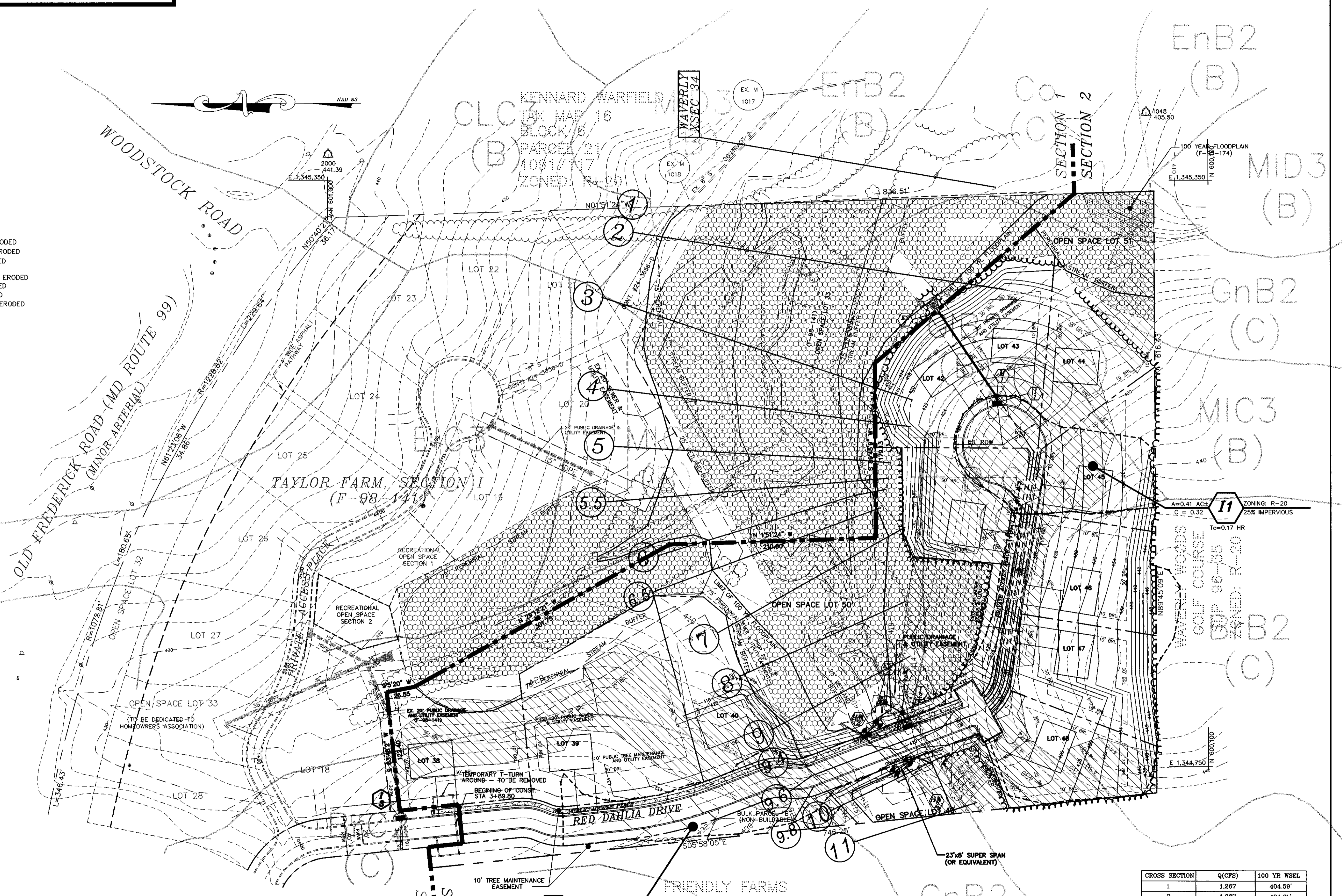
LEGEND

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

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
- CoR1 CORDORUS SILT LOAM
- ElC3 ELIOAK SILTY CLAY LOAM, 8-15% SLOPES, SEVERELY ERODED
- EnB2 ELIMBORO LOAM, 3-8% SLOPES, MODERATELY ERODED
- GnB2 GLENVILLE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
- MIC3 MANOR LOAM, 3-8% SLOPES, SEVERELY ERODED
- MID3 MANOR LOAM, 15-25% SLOPES, SEVERELY ERODED

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



BY THE DEVELOPER:
I, THE 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. March 14, 2000
SIGNATURE OF DEVELOPER DATE
RICHARD W. DOYLE, SR.
PRINTED NAME OF DEVELOPER

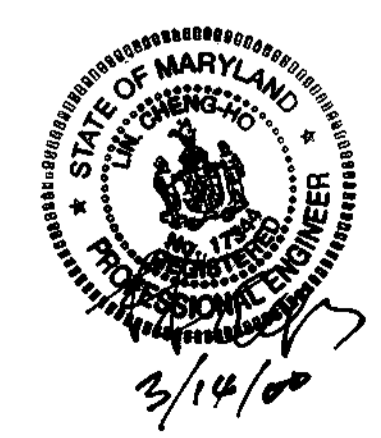
BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Cheng-Ho Lin March 14, 2000
SIGNATURE OF ENGINEER DATE
CHENG-HO LIN
PRINTED NAME OF ENGINEER

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT DATE
APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Dwyer 5-9-00
CHIEF BUREAU OF HIGHWAYS DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamden 5/4/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
M. J. ... 5/6/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



OWNER/DEVELOPER
TAYLOR FARM DEVELOPMENT CORP.
2705 FALSTON ROAD
FALSTON, MARYLAND 21047
(410) 557-6312

CROSS SECTION	Q(CFS)	100 YR WSEL
1	1,267	404.59'
2	1,267	404.61'
3	1,267	404.60'
4	1,267	404.76'
5	1,267	405.48'
5.5	1,267	406.23'
6	1,267	407.26'
6.5	1,267	407.73'
7	1,267	408.64'
8	1,267	409.08'
9	1,267	410.57'
9.4	1,267	412.97'
9.8	1,267	414.10'
10	1,267	414.00'
11	1,267	414.97'

project	96085	date	3/14/00
illustration	FCL	engineering	FCL
scale	1"=50'	approval	FCL

no.	1	description	revisions	date
no.	2	description	revisions	3/21/00

TAYLOR FARM, SECTION TWO
LOTS 38 THRU 51 & BULK PARCEL "B"
TAX MAP 10 - PARCEL 309
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DRAINAGE AREA & SOILS MAP

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorseys 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
- FOREST CONSERVATION EASEMENT (RETENTION & REFORESTATION)
- PERIMETER LANDSCAPE EDGE

STREET TREE PLANTING SCHEDULE

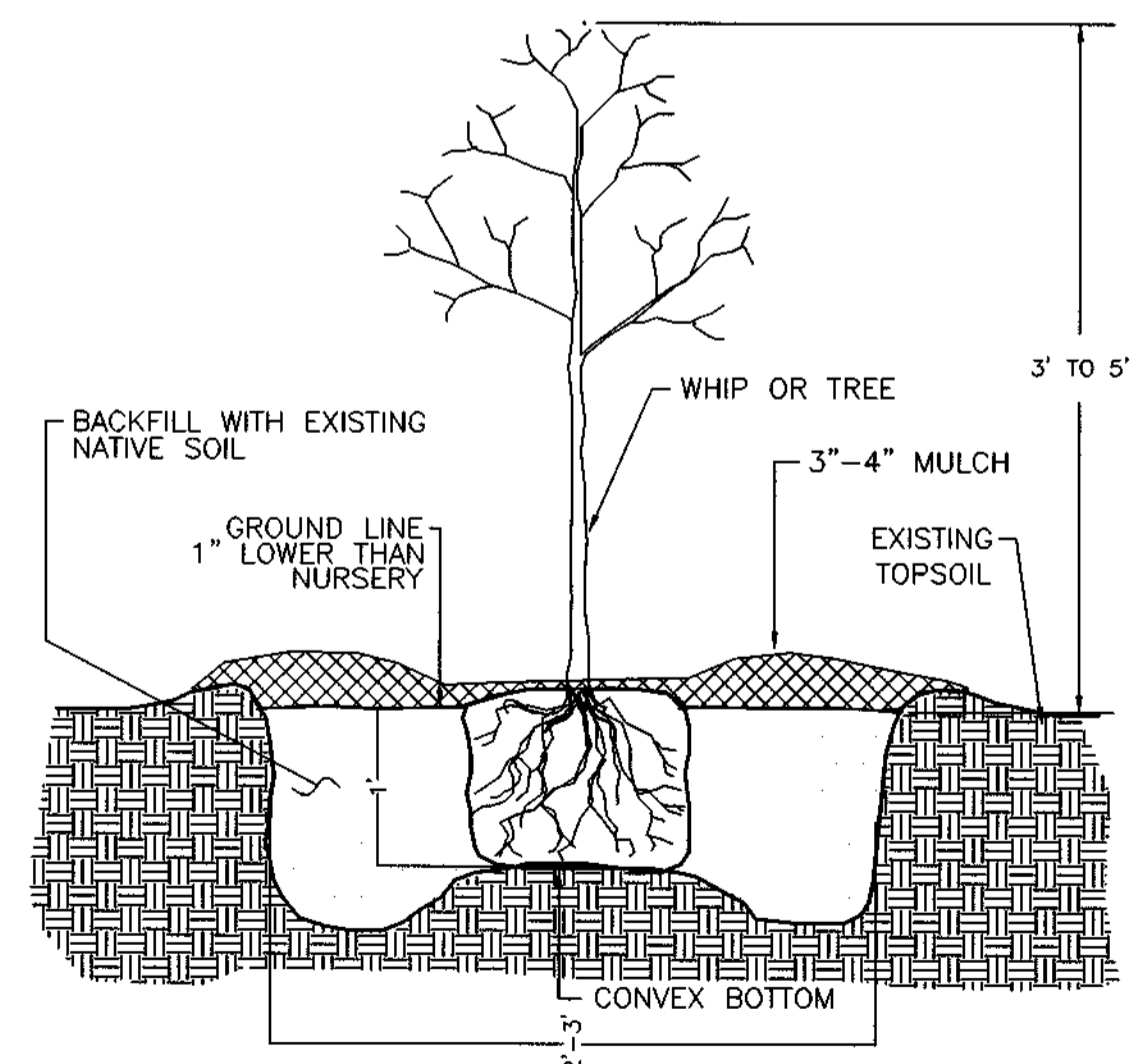
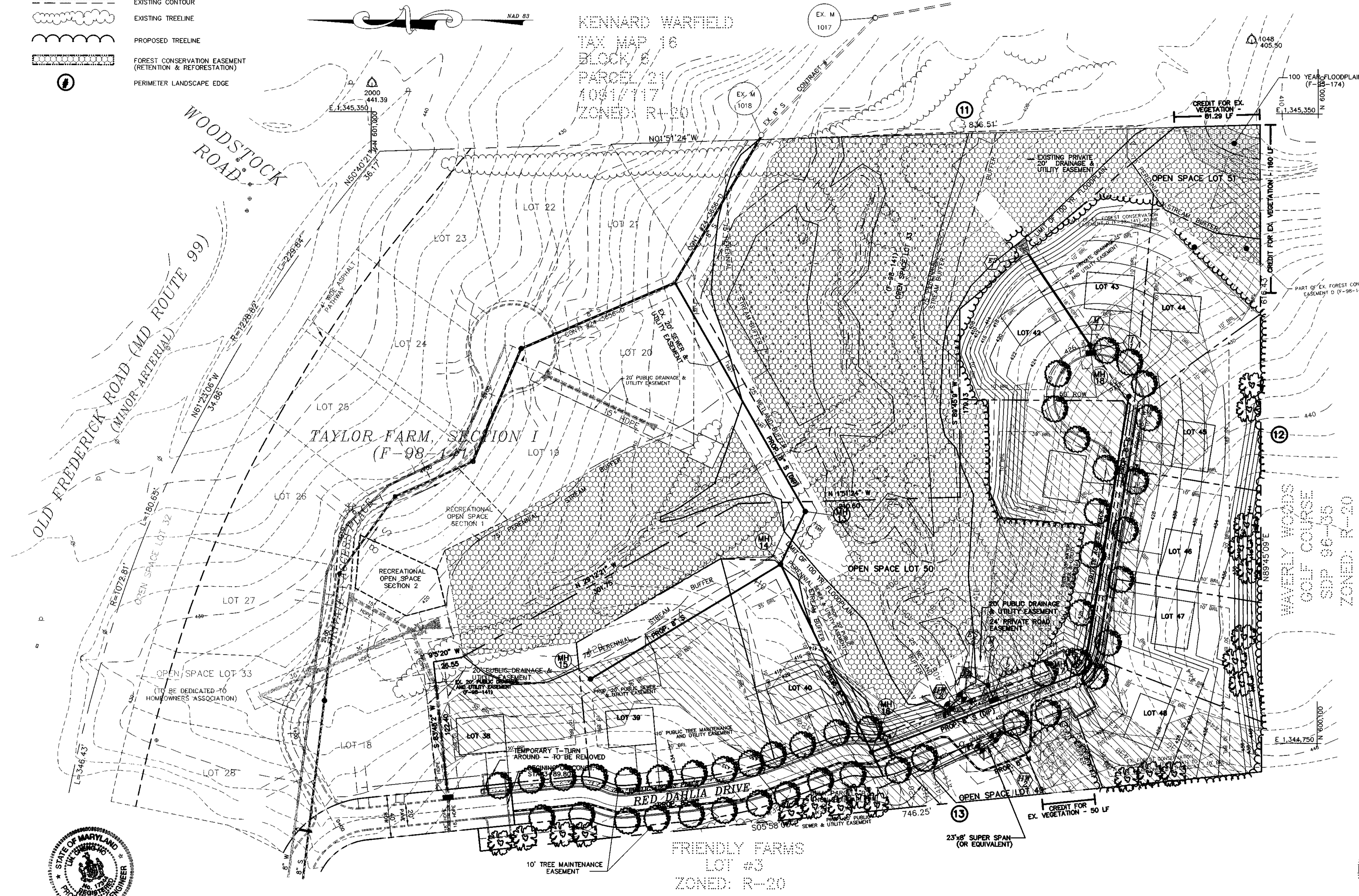
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
20		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
45		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
6		TAXUS MEDIA 'HICKS'	HICKS YEW	2 1/2" - 3" HT.
TOTAL 71 TREES & SHRUBS (20 SHADE TREES, 45 STREET TREES, 6 SHRUBS)				

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

- 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 \$ 6,180.00.
 - SWM IS NOT PROPOSED AS PART OF THIS SECTION. SWM LANDSCAPING IS NOT REQUIRED.
 - PROPOSED SHRUBS AROUND CONCRETE TRASH PAD TO SERVE AS A BUFFER TO THE TRASH CANS.

STREET TREE CALCULATIONS

RED DAHLIA DRIVE - 1082 / 40 =	27
PRIVATE ACCESS PLACE - 734 / 40 =	18
TOTAL TREES REQUIRED	= 45 TREES
TOTAL TREES PROVIDED	= 45 TREES



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (P/O PERIMETERS 11)	A (PERIMETERS 12)	A (P/O PERIMETERS 13)	
LANDSCAPE TYPE	A (P/O PERIMETERS 11)	A (PERIMETERS 12)	A (P/O PERIMETERS 13)	TOTAL
LINEAR FEET OF PERIMETER	81.29 LF	616.43 LF	746.25 LF	1443.97 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 81.29 LF OF EXISTING VEGETATION	YES, 180 LF OF EXISTING VEGETATION	YES, 50 LF OF EXISTING VEGETATION	YES, 291.29 LF OF EXISTING VEGETATION
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0 SHADE TREES	8 SHADE TREES	12 SHADE TREES	20 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

* NOTE : PERIMETER EDGE NUMBERS CORRESPOND TO THOSE SHOWN ON TAYLOR FARM, SECTION 1 (F-98-141).

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.

NAME: R. J. W. Ogle, Jr. DATE: March 20, 2000

APPROVED: DEPARTMENT OF PUBLIC WORKS
Richard M. Donale 5/2/00
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Kamata 5/2/00
 CHIEF, DIVISION OF LAND DEVELOPMENT

Michael J. ... 5/6/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Project	Date	Scale	Approval
96085	3/21/00	1"=50'	

Project	Date	Description	Revisions
96085	3/21/00	Illustration	

TAYLOR FARM, SECTION TWO
 LOTS 38 THRU 51 & BULK PARCEL "B"
 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) 987-0286 Ext. (301) 621-5521 Wash. (410) 987-0286 Fax

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

NOTE:

- FEE-IN-LIEU OF REFORESTATION HAS BEEN PAID FOR 3.39 ACRES OF REFORESTATION AS PART OF THE FOREST CONSERVATION REQUIREMENT FOR TAYLOR FARM, SECTION 1 (F-98-141).
- THIS PLAN IS INTENDED TO SUPERCEDE THE FOREST CONSERVATION PLAN FROM TAYLOR FARM, SECTION 1 (F-98-141).
- CREDIT IS BEING TAKEN FOR REQUIRED LANDSCAPE TREES ALONG OLD FREDERICK ROAD. CREDIT FOR LANDSCAPING TREES IS BEING TAKEN FOR THE AS FOLLOWS: 20% OF THE REFORESTATION AREA. ALLOWED CREDIT IS 12,023 SQ. FT. OR 0.28 ACRES WHICH IS EQUIVALENT TO 31 SHADE TREES. IN FOREST CONSERVATION AREAS A & B, 1.10 ACRES REMAINS TO BE REFORESTED.

GENERAL NOTES

FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC 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 THE 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 AREA.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THE FOREST 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 DEMATERING 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 BE 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 NURSERYMAN 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.

APPROVED: DEPARTMENT OF PUBLIC WORKS

Stephanie Demchik 5-4-00
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Stephanie Demchik 5/13/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Stephanie Demchik 5/13/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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 ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. U-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.

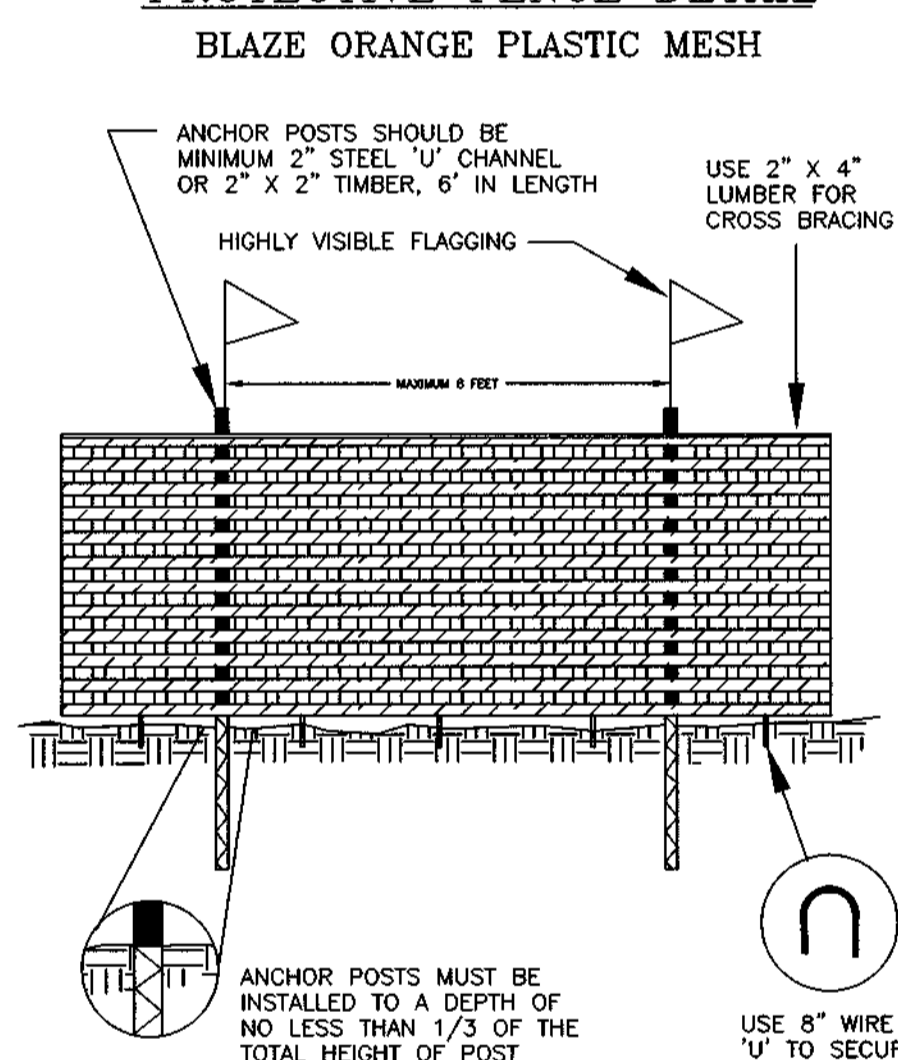
MAINTENANCE SCHEDULE

- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A MINIMUM OF TWO (2) YEAR PERIOD.
- 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 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 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 MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS WILL BE REQUIRED TO BRING THE PLANTED STOCK SURVIVAL RATE UP TO 75%.

SUPERVISION

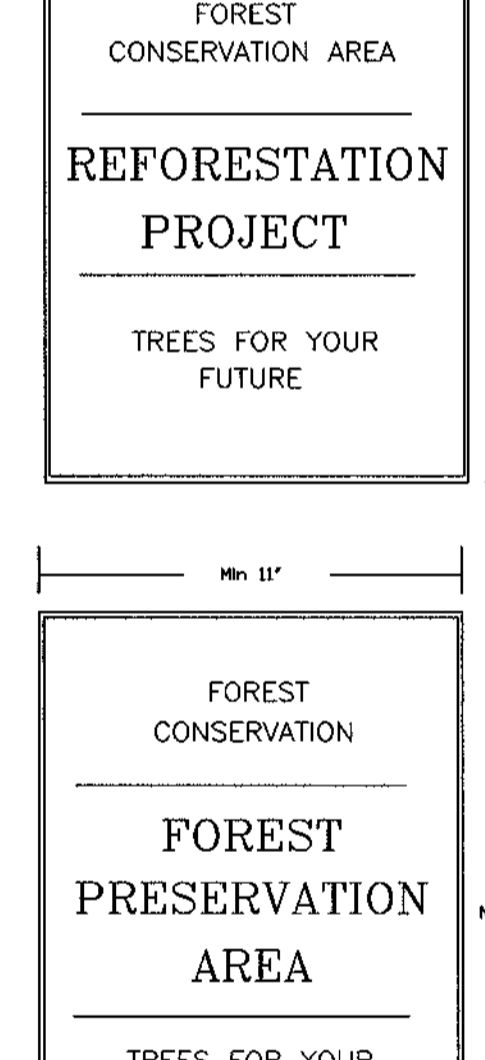
- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.08.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

PROTECTIVE FENCE DETAIL

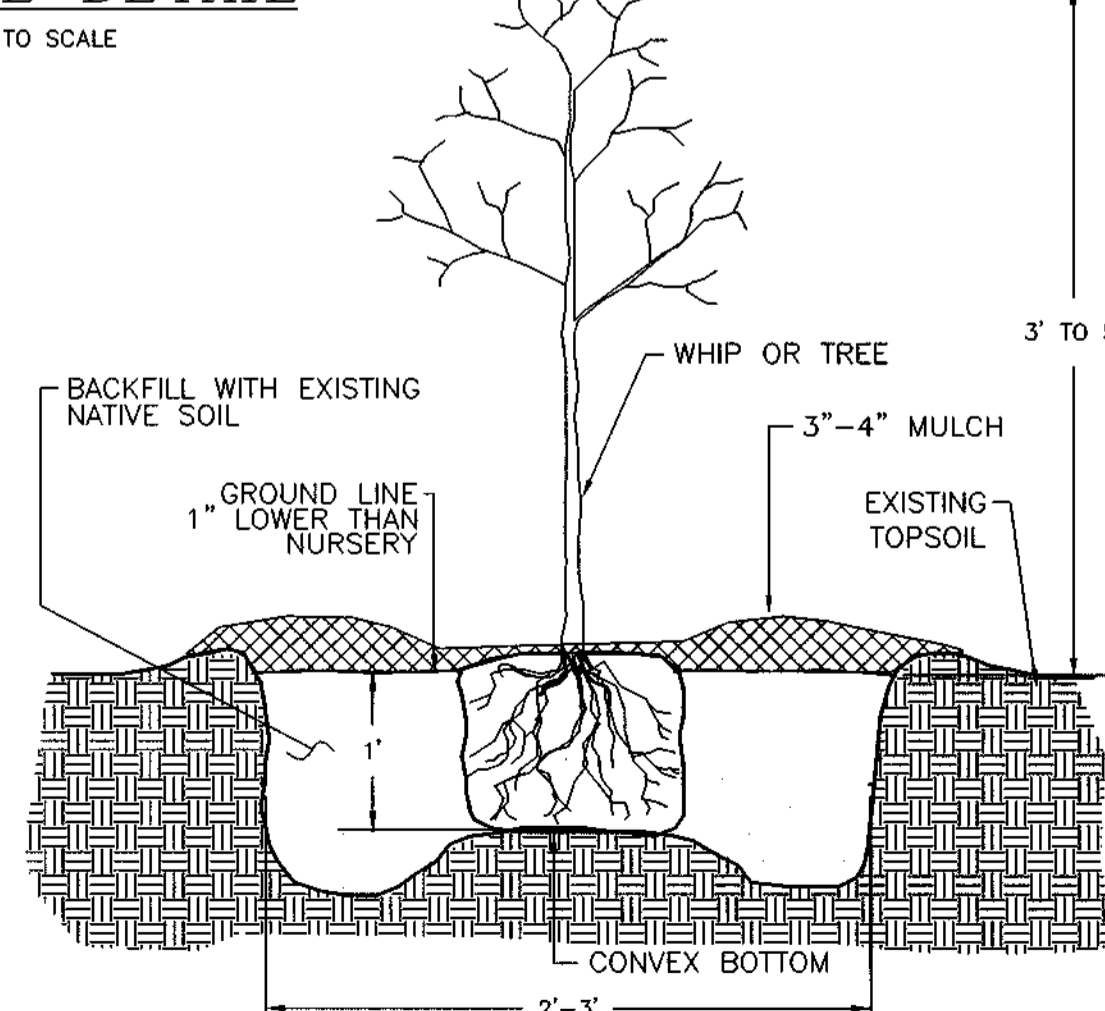


- NOTES
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICES SHOULD BE MAINTAINED THROUGHOUT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

REFORESTATION PROJECT



SIGNAGE DETAIL



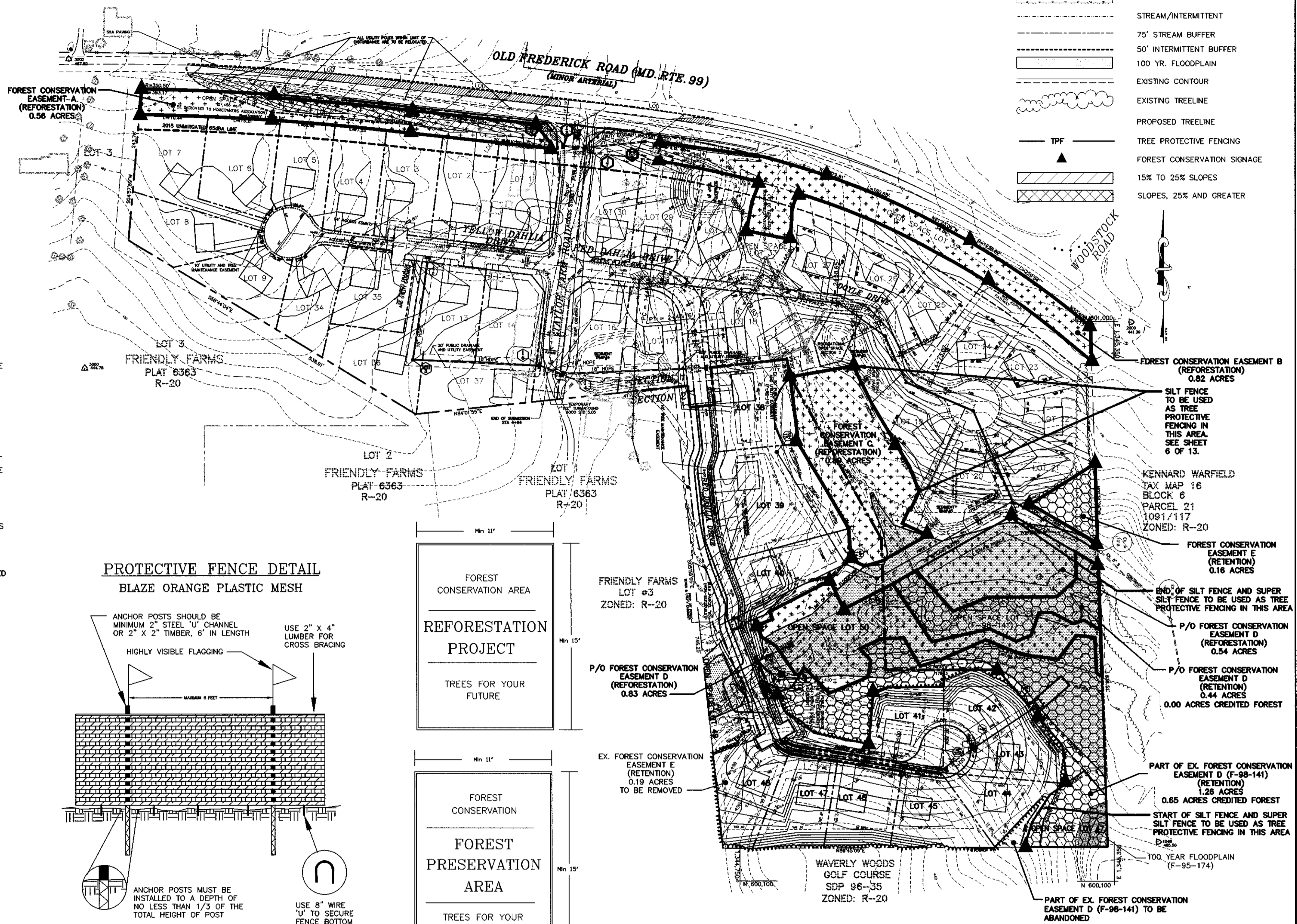
TREE PLANTING DETAIL

CONTAINER GROWN

* NOTE: SEEDLINGS CAN BE USED IN PLACE OF THE 3' - 5' TREES. IN ORDER TO DETERMINE THE NUMBER OF SEEDLINGS REQUIRED, MULTIPLY THE QUANTITY LISTED BY 2. ALSO, MINIMUM ON-CENTER SPACING FOR TREES SHOULD BE REDUCED TO 8'.

LEGEND

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



FOREST CONSERVATION DATA

	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	5.67
E. FOREST AREAS TO BE CLEARED	4.86
F. FOREST AREAS TO BE RETAINED	0.81
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	1.54
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	3.32
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.00
REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.39
REFORESTATION FOR CLEARING BELOW THRESHOLD	6.84
SUBTOTAL REFORESTATION REQUIRED	7.03
TOTAL FEE-IN-LIEU OF REFORESTATION PREVIOUSLY PAID	3.39
TOTAL REFORESTATION REQUIRED	3.64
TOTAL REFORESTATION PROVIDED	3.64

MD DNR QUALIFIED PROFESSIONAL

Stephanie Demchik 4/25/00
STEPHANIE DEMCHIK

OWNER/DEVELOPER
TAYLOR FARM DEVELOPMENT CORP.
FALSTON, MARYLAND 21047
(410) 557-6312

project	98085	date	9/21/00
illustration	FCL/SID	engineering	SID
scale	1"=100'	approval	

description	revisions
no.	date

TAYLOR FARM, SECTION TWO
LOTS 38 THRU 51 & BULK PARCEL "B"
TAX MAP 10 - PARCEL 309
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
FOREST CONSERVATION AND REFORESTATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Elkton City, Maryland 21042
(410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.

RECORD OF SOIL EXPLORATION

Project Name Taylor Farm Boring # B-1
Location Howard County, Maryland Job # 99008A

Datum _____ Hammer Wt. 140 Lbs. Hole Diameter 4" Foreman Palmer Stephens
Surf. Elev. 411.0 Hammer Drop 30 Inches Rock Core Dia. _____ Inspector _____
Date Started 01-28-99 Pipe Size 2.0 Inches OD Boring Method HSA Date Completed 01-28-99

ELEV.	SOIL DESCRIPTION Color, Moisture, Density, Size, Proportion	STRA. DEPTH	DEPTH SCALE	SAMPLE		NO.	REC.	BORING & SAMPLING NOTES
				CON.	BLOWS FT.			
	SURFACE	0.0						
	Black to grayish brown, moist to wet, very loose micaceous silt, little sand (M)			D	1-2	1	14"	6" Topsoil
		3.5		D	1-3	2	15"	Groundwater encountered at 5.0' while drilling
	Brown, wet, loose medium to coarse sand with quartz rock fragments and silt (SM-SM)			D	10-13	3	4"	Caved in at 12.0' at Completion
		7.5		D	11-13	4	14"	Backfilled at Completion
	Drifted old brown, dry, dense to very dense micaceous silt, little sand (SM)			D	17-25	5	10"	
		14.5				6	No Rec.	Bottom of Test Hole at 14.5' Auger and Spoon Refusal at 14.5'

SAMPLER TYPE _____ SAMPLE CONDITIONS _____ GROUND WATER DEPTH _____ FT. BORING METHOD _____
DRIVEN SPLIT SPOON UNLESS _____ AT COMPLETION _____ FT. HSA-HOLLOW STEM AUGERS
OTHERWISE NOTED. _____ IN CONTACT _____ FT. CFA-CENT. FLIGHT AUGERS
PT-PRESSED SHELBY TUBE _____ UNDISTURBED _____ FT. DC-DRIVING CASING
CA-CONTINUOUS FLIGHT AUGER _____ LOST _____ FT. MD-MUD DRILLING
RC-ROCK CORE _____
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1" WITH 140# HAMMER FALLING 30" COUNT MADE AT 6" INTERVALS

RECORD OF SOIL EXPLORATION

Project Name Taylor Farm Boring # B-2
Location Howard County, Maryland Job # 99008A

Datum _____ Hammer Wt. _____ Lbs. Hole Diameter 4" Foreman J. Hayward
Surf. Elev. 408.0 Hammer Drop _____ Inches Rock Core Dia. _____ Inspector _____
Date Started 2-10-99 Pipe Size _____ Inches OD Boring Method Hand Auger Date Completed 2-10-99

ELEV.	SOIL DESCRIPTION Color, Moisture, Density, Size, Proportion	STRA. DEPTH	DEPTH SCALE	SAMPLE		NO.	REC.	BORING & SAMPLING NOTES
				CON.	BLOWS FT.			
	SURFACE	0.0						
	Black to dark brown, moist fine sand with little silt and organics (SP-SM)							Offset 4 ft west
		14"						2" Topsoil
	Brown, moist to wet, medium to coarse sand with some medium quartz gravel and silt (SM-GM)							Groundwater encountered at 16 inches while augering
		26"						Auger refusal at 26 inches

SAMPLER TYPE _____ SAMPLE CONDITIONS _____ GROUND WATER DEPTH _____ FT. BORING METHOD _____
DRIVEN SPLIT SPOON UNLESS _____ AT COMPLETION _____ FT. HSA-HOLLOW STEM AUGERS
OTHERWISE NOTED. _____ IN CONTACT _____ FT. CFA-CENT. FLIGHT AUGERS
PT-PRESSED SHELBY TUBE _____ UNDISTURBED _____ FT. DC-DRIVING CASING
CA-CONTINUOUS FLIGHT AUGER _____ LOST _____ FT. MD-MUD DRILLING
RC-ROCK CORE _____
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1" WITH 140# HAMMER FALLING 30" COUNT MADE AT 6" INTERVALS

RECORD OF SOIL EXPLORATION

Project Name Taylor Farm Boring # B-3
Location Howard County, Maryland Job # 99008A

Datum _____ Hammer Wt. _____ Lbs. Hole Diameter 4" Foreman J. Hayward
Surf. Elev. 408.0 Hammer Drop _____ Inches Rock Core Dia. _____ Inspector _____
Date Started 2-10-99 Pipe Size _____ Inches OD Boring Method Hand Auger Date Completed 2-10-99

ELEV.	SOIL DESCRIPTION Color, Moisture, Density, Size, Proportion	STRA. DEPTH	DEPTH SCALE	SAMPLE		NO.	REC.	BORING & SAMPLING NOTES
				CON.	BLOWS FT.			
	SURFACE	0.0						
	Black to dark brown, moist to wet, fine sand with some silt and medium quartz gravel (SM-GM)							Offset 6 ft south
		16"						5" Topsoil
								Groundwater encountered at 16 inches while augering
		5						
		10						
		15						
		20						

SAMPLER TYPE _____ SAMPLE CONDITIONS _____ GROUND WATER DEPTH _____ FT. BORING METHOD _____
DRIVEN SPLIT SPOON UNLESS _____ AT COMPLETION _____ FT. HSA-HOLLOW STEM AUGERS
OTHERWISE NOTED. _____ IN CONTACT _____ FT. CFA-CENT. FLIGHT AUGERS
PT-PRESSED SHELBY TUBE _____ UNDISTURBED _____ FT. DC-DRIVING CASING
CA-CONTINUOUS FLIGHT AUGER _____ LOST _____ FT. MD-MUD DRILLING
RC-ROCK CORE _____
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1" WITH 140# HAMMER FALLING 30" COUNT MADE AT 6" INTERVALS

RECORD OF SOIL EXPLORATION

Project Name Taylor Farm Boring # B-4
Location Howard County, Maryland Job # 99008A

Datum _____ Hammer Wt. 140 Lbs. Hole Diameter 4" Foreman Palmer Stephens
Surf. Elev. 411.0 Hammer Drop 30 Inches Rock Core Dia. _____ Inspector _____
Date Started 01-28-99 Pipe Size 2.0 Inches OD Boring Method HSA Date Completed 01-28-99

ELEV.	SOIL DESCRIPTION Color, Moisture, Density, Size, Proportion	STRA. DEPTH	DEPTH SCALE	SAMPLE		NO.	REC.	BORING & SAMPLING NOTES
				CON.	BLOWS FT.			
	SURFACE	0.0						
	Brown, moist to wet, very loose to loose, micaceous silt, little sand (M)			D	2-3	1	12"	Offset 5 ft from stream
		3.5		D	2-4	2	11"	No groundwater encountered while drilling
	Brown, very moist, medium dense silt sand with quartz rock fragments (SM)			D	5	3	6"	Caved in at 5.0' at Completion
		5.0		D	5	4	No Rec.	Caved in at 5.0' after 2 hours
		6.5		L	510.0'			Big sample taken from 6.5 to 6.5'
								Backfilled after 2 1/2 hours

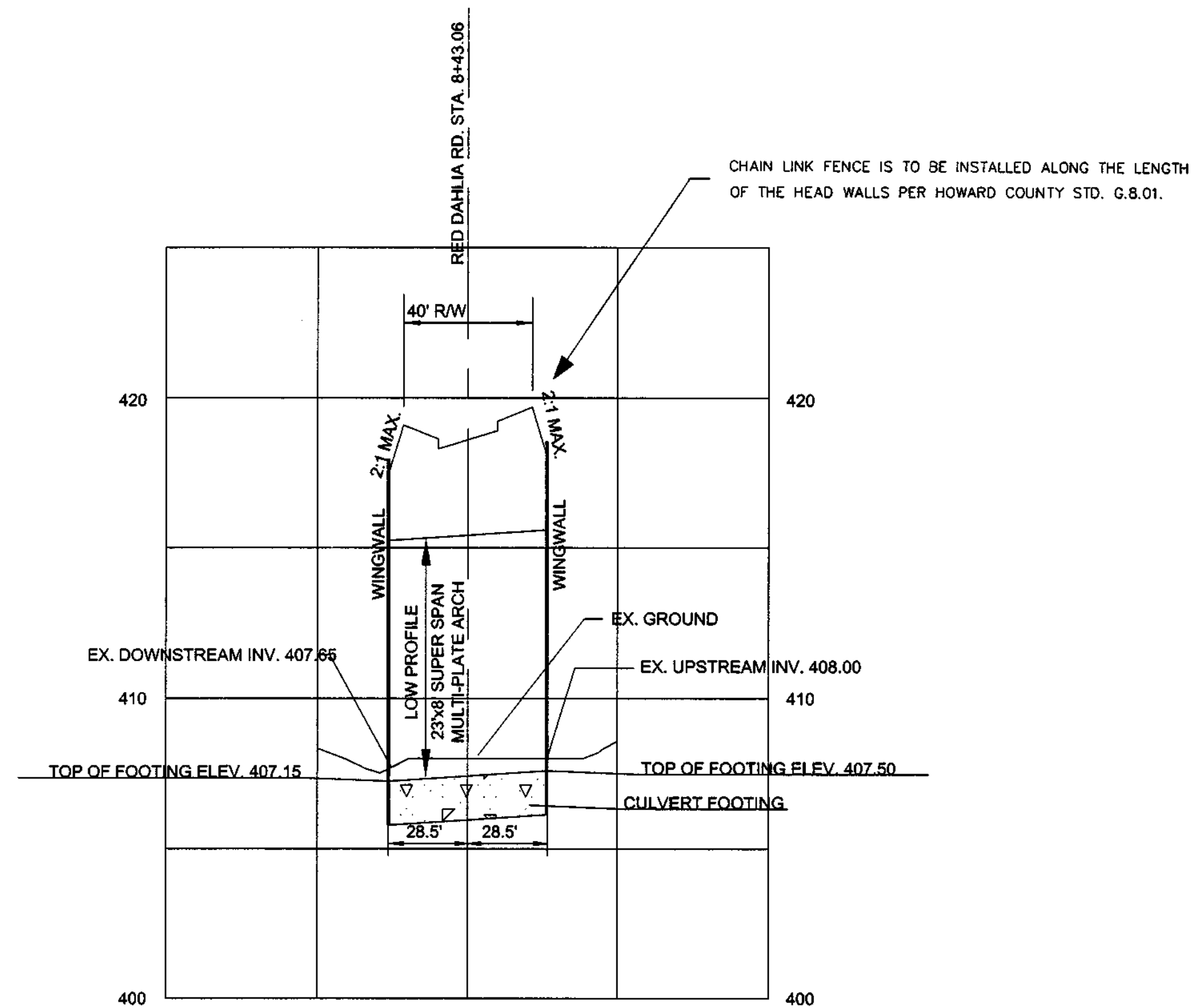
SAMPLER TYPE _____ SAMPLE CONDITIONS _____ GROUND WATER DEPTH _____ FT. BORING METHOD _____
DRIVEN SPLIT SPOON UNLESS _____ AT COMPLETION _____ FT. HSA-HOLLOW STEM AUGERS
OTHERWISE NOTED. _____ IN CONTACT _____ FT. CFA-CENT. FLIGHT AUGERS
PT-PRESSED SHELBY TUBE _____ UNDISTURBED _____ FT. DC-DRIVING CASING
CA-CONTINUOUS FLIGHT AUGER _____ LOST _____ FT. MD-MUD DRILLING
RC-ROCK CORE _____
STANDARD PENETRATION TEST-DRIVING 2" OD SAMPLER 1" WITH 140# HAMMER FALLING 30" COUNT MADE AT 6" INTERVALS

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Dawley 5-4-00
CHIEF, BUREAU OF HIGHWAYS DATE

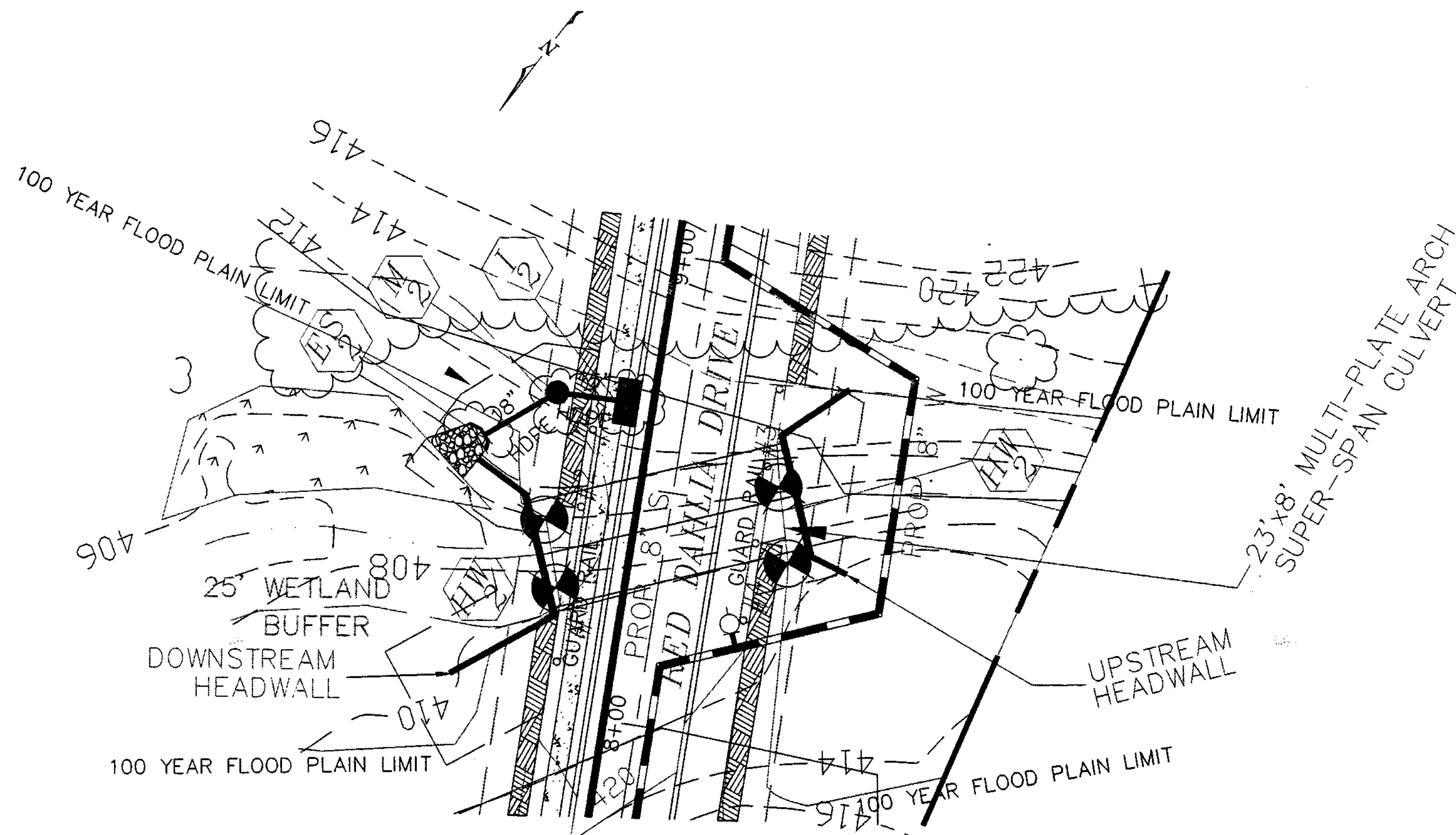
**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hammit 5/21/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Chris Hammit 5/21/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

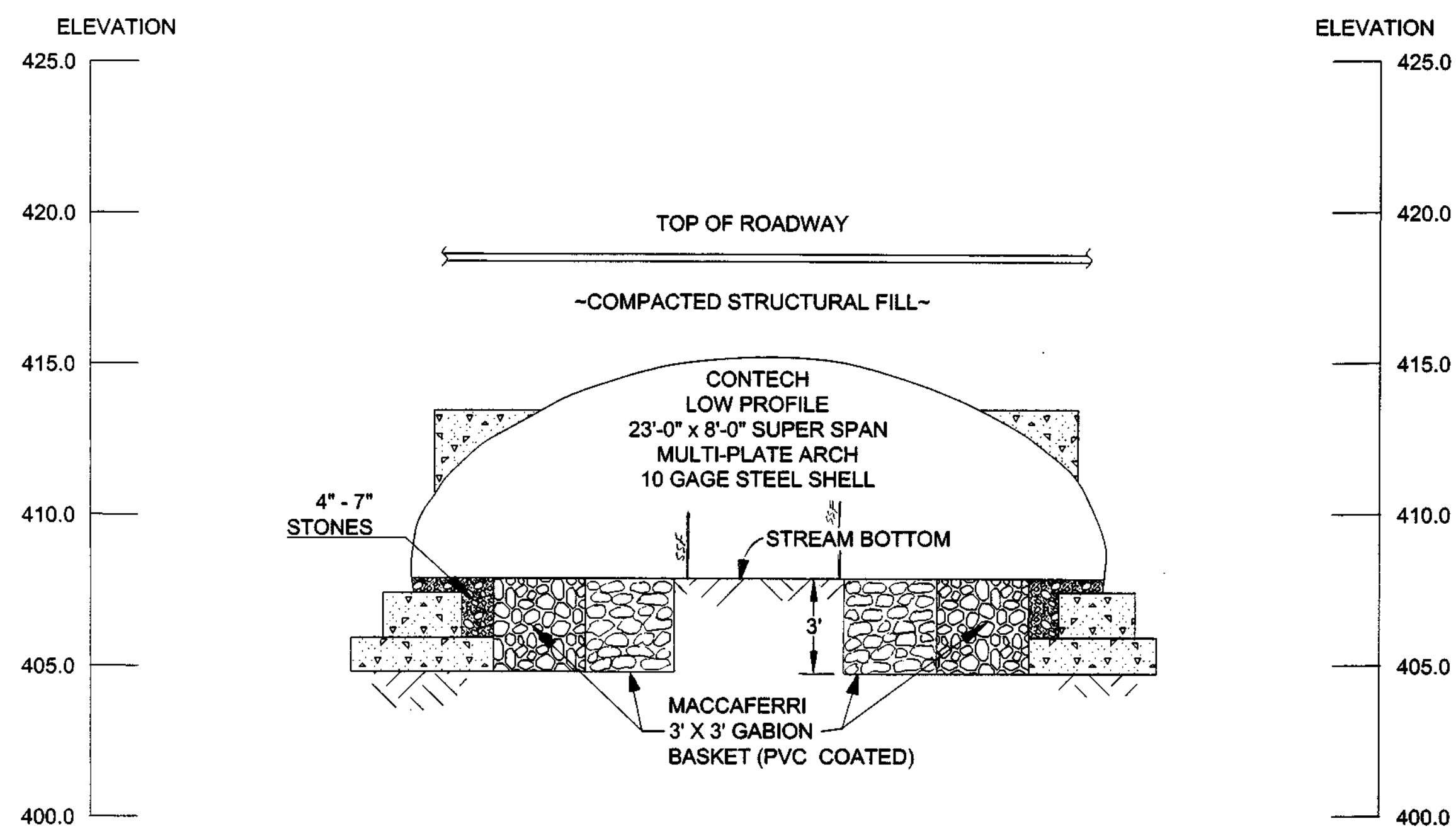




SPAN PROFILE @ CULVERT CENTERLINE
SCALE: HORIZONTAL 1"= 40'
VERTICAL 1"=4'



CULVERT SITE LOCATION PLAN
SCALE: 1"= 20'

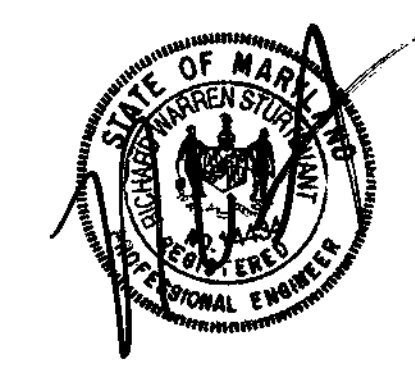


CULVERT SECTION @ ROADWAY CENTERLINE
SCALE: 1"=4'

APPROVED: DEPARTMENT OF PUBLIC WORKS
Richard M. Daniels 5/2/99
CHIEF BUREAU OF HIGHWAYS 4/5 DATE

**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 Paz.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hamstra 5/21/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION 5/2/99 DATE
Chris Hamstra 5/21/99
CHIEF, DIVISION OF LAND DEVELOPMENT 5/21/99 DATE

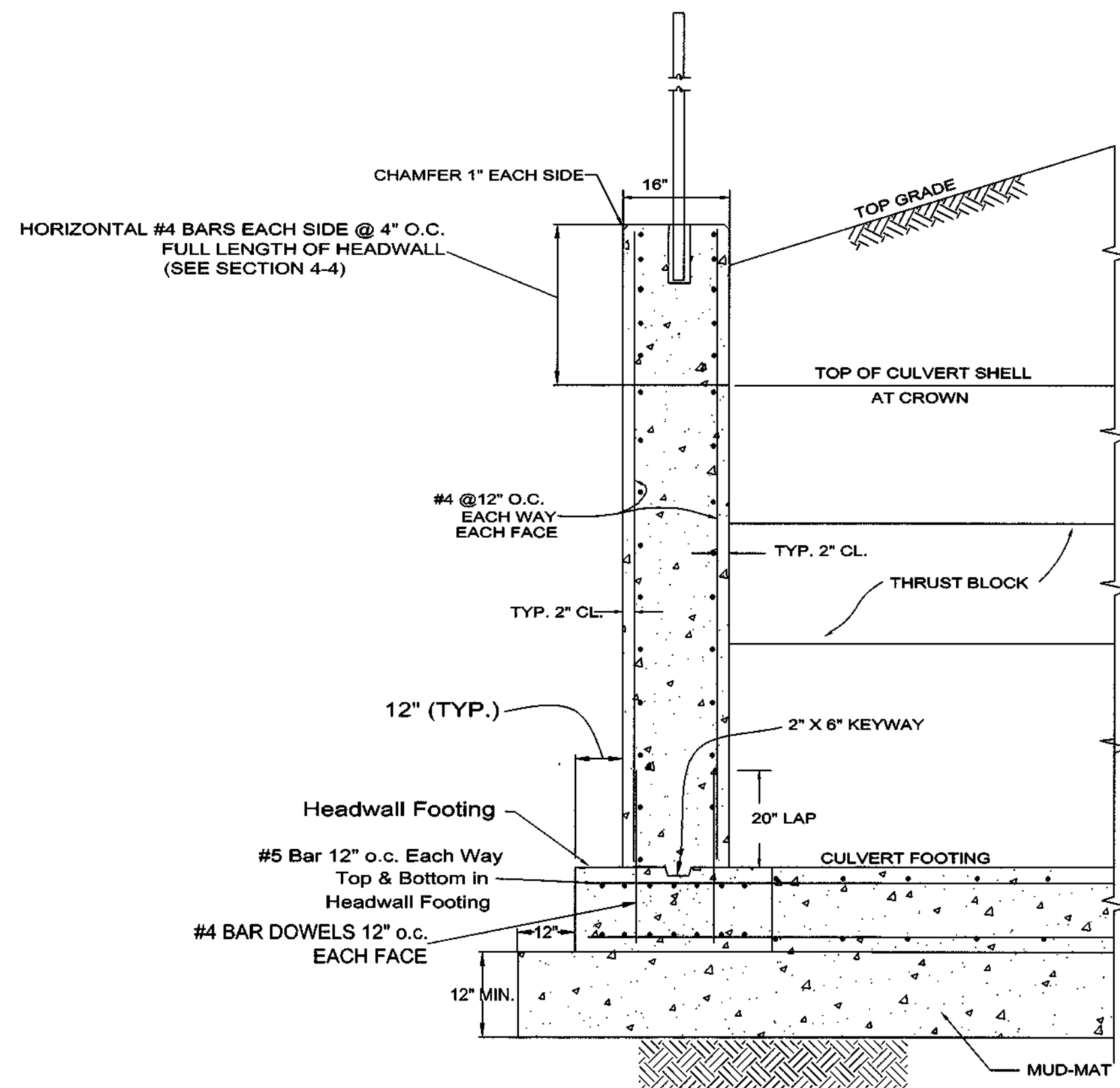


**HILLIS-CARNES
ENGINEERING ASSOCIATES, INC.**
12011 Guilford Road - Suite 106
(410) 880-4788
Annapolis Junction, Maryland
Fax: (410) 880-4088

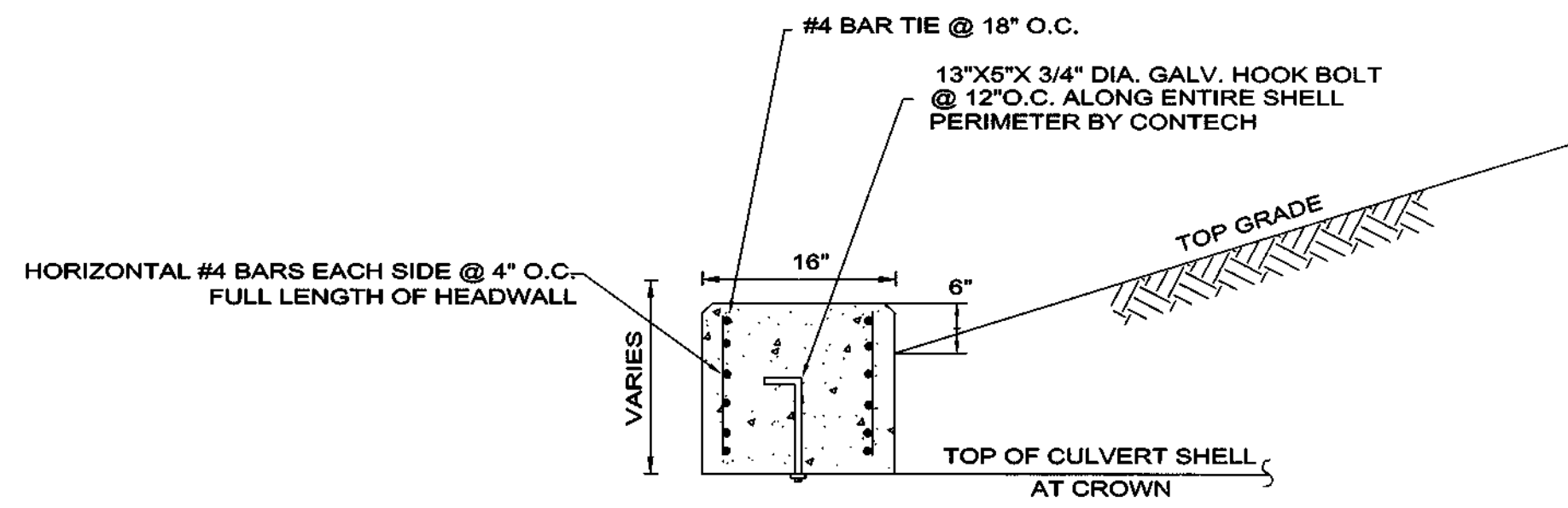
FILE NUMBER:	99088A/PROFSEC	REVISED DATE:	8/12/99
JOB NUMBER:	99-008B	DRAWN BY:	DJ
SCALE:	NONE	APPROVED BY:	R.W.S.
		DATE:	5/28/99

SUPER-SPAN CULVERT PLAN & SECTIONS
TAYLOR FARM-SECTION TWO HOWARD COUNTY, MARYLAND
10 OF 13

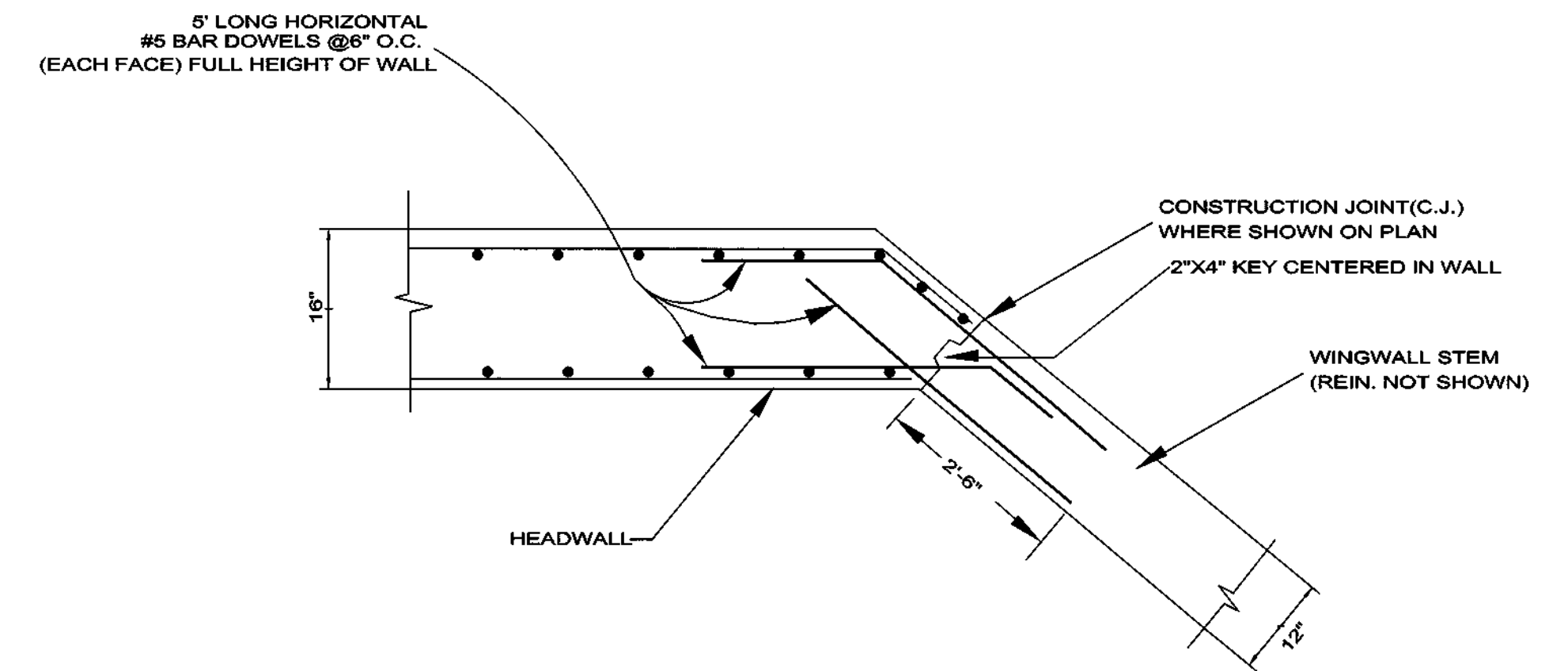
F-99-125



HEADWALL SECTION 3-3
N.T.S.



HEADWALL SECTION 4-4
N.T.S.



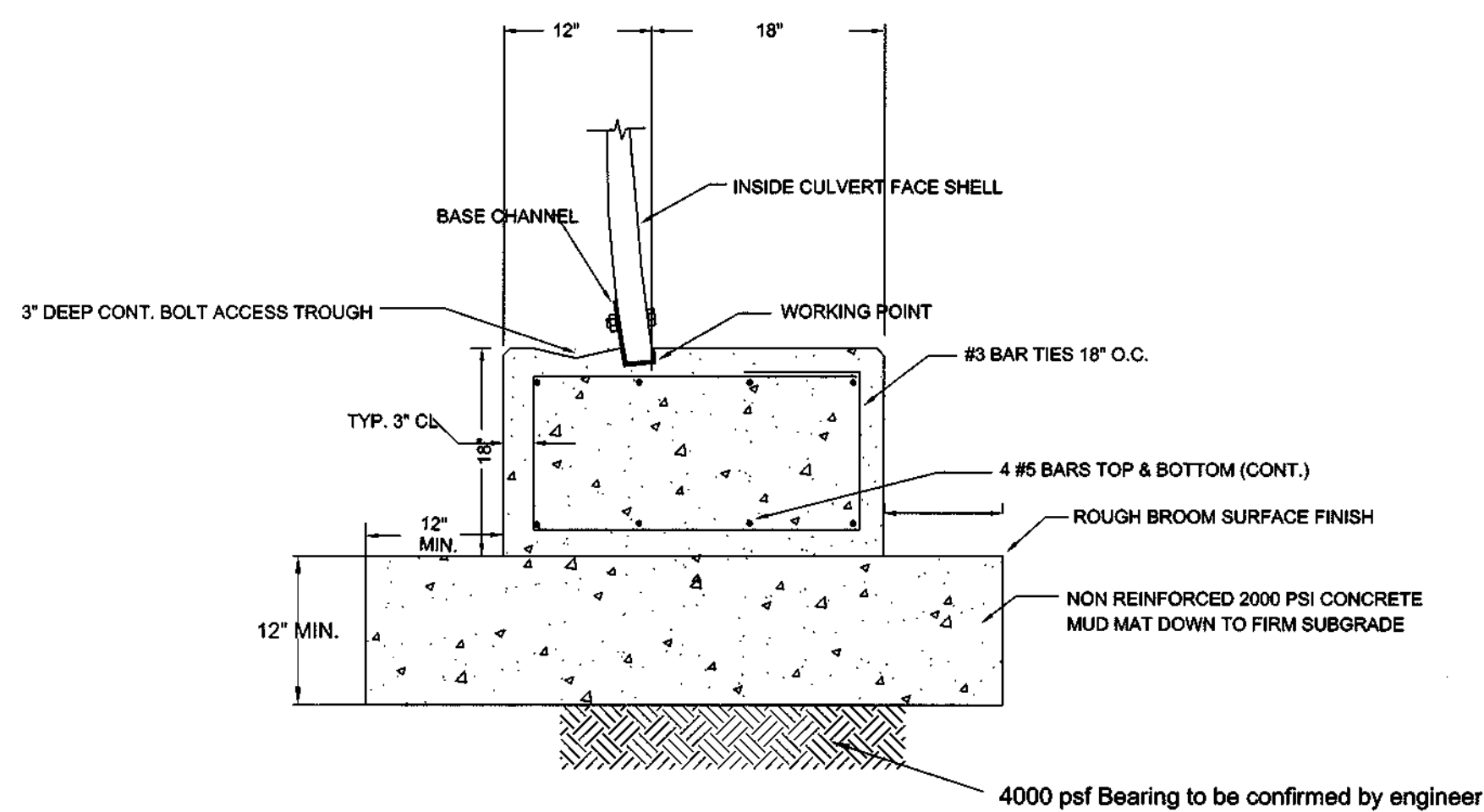
HEADWALL/WINGWALL CONSTRUCTION JOINT DETAIL
NOT TO SCALE

NOTES:

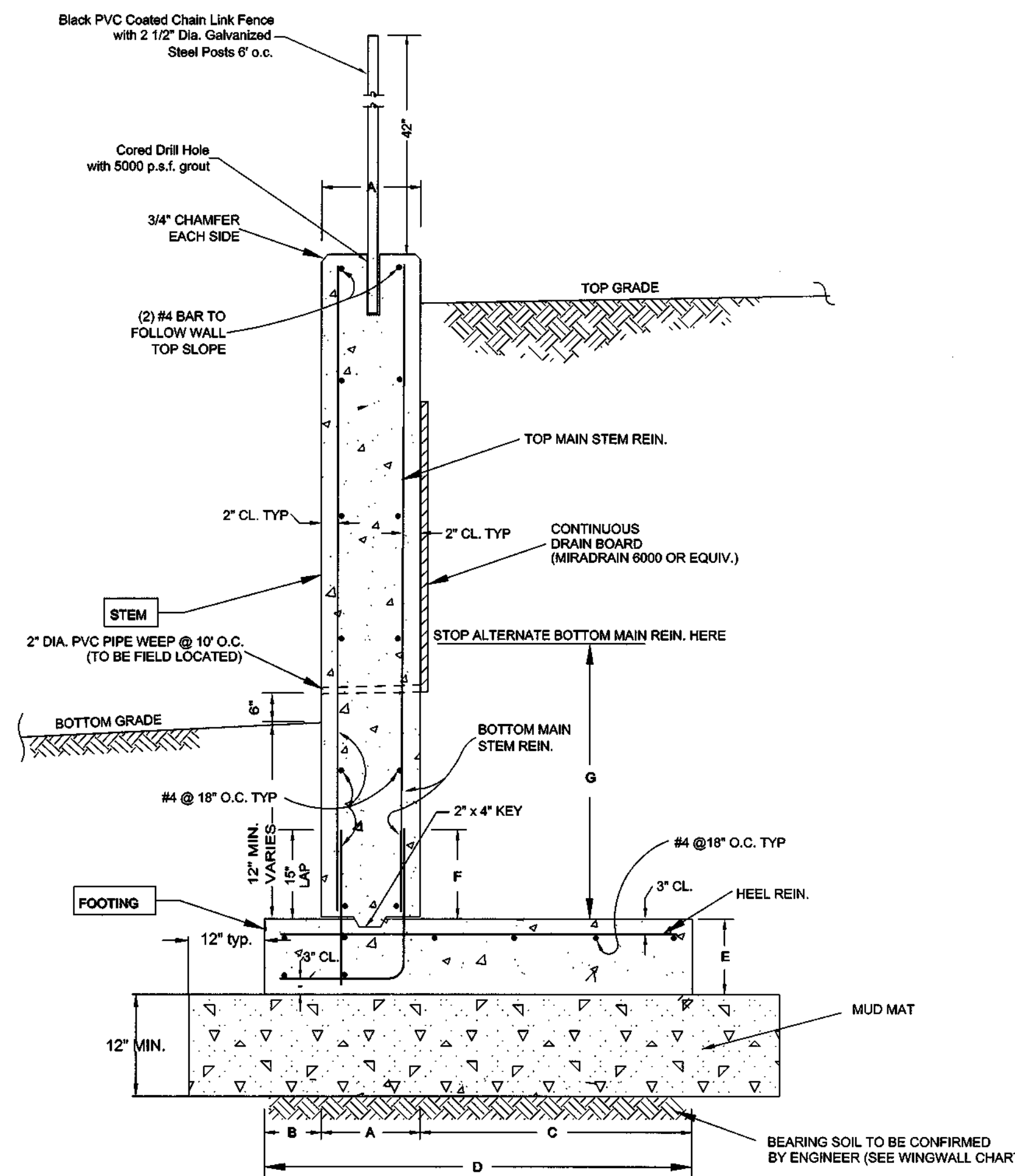
- 1.) ALL HEADWALL AND WINGWALL CONCRETE SHALL BE SHA MIX NO. 3 (3500 PSI) WITH AIR ENTRAINMENT.
- 2.) REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60.
- 3.) WINGWALL BACKFILL SHALL BE TYPE A-2 OR BETTER, COMPACTED TO 90% OF T-180.
- 4.) CONCRETE WORK SHALL COMPLY WITH THE LATEST ACI 318 BUILDING CODE FOR CONCRETE STRUCTURES.
- 5.) ALL REBAR SPLICES NOT SHOWN SHALL BE A MINIMUM 30 BAR DIAM.
- 6.) ALL HEADWALL AND WINGWALL EXPOSED SURFACES SHALL BE MORTAR PATCHED AND SACK-RUBBED FINISHED WITH GROUT AND BURLAP.

WINGWALL DIMENSION CHART

WALL SECTION	A	B	C	D	E	F	G	HEEL REIN.	TOP MAIN STEM REIN.	BOTTOM MAIN STEM REIN.	REQUIRED SOIL BEARING CAPACITY
1	12"	9"	3'-6"	5'-3"	12"	1'-9"	N/A	#5 @ 12" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.	3000 p.s.f.
2	12"	9"	6'-2"	8'-3"	12"	2'-1"	5'-6"	#6 @ 7" O.C.	#6 @ 14" O.C.	#6 @ 7" O.C.	4200 p.s.f.



CULVERT FOOTING SECTION 5-5
N.T.S.



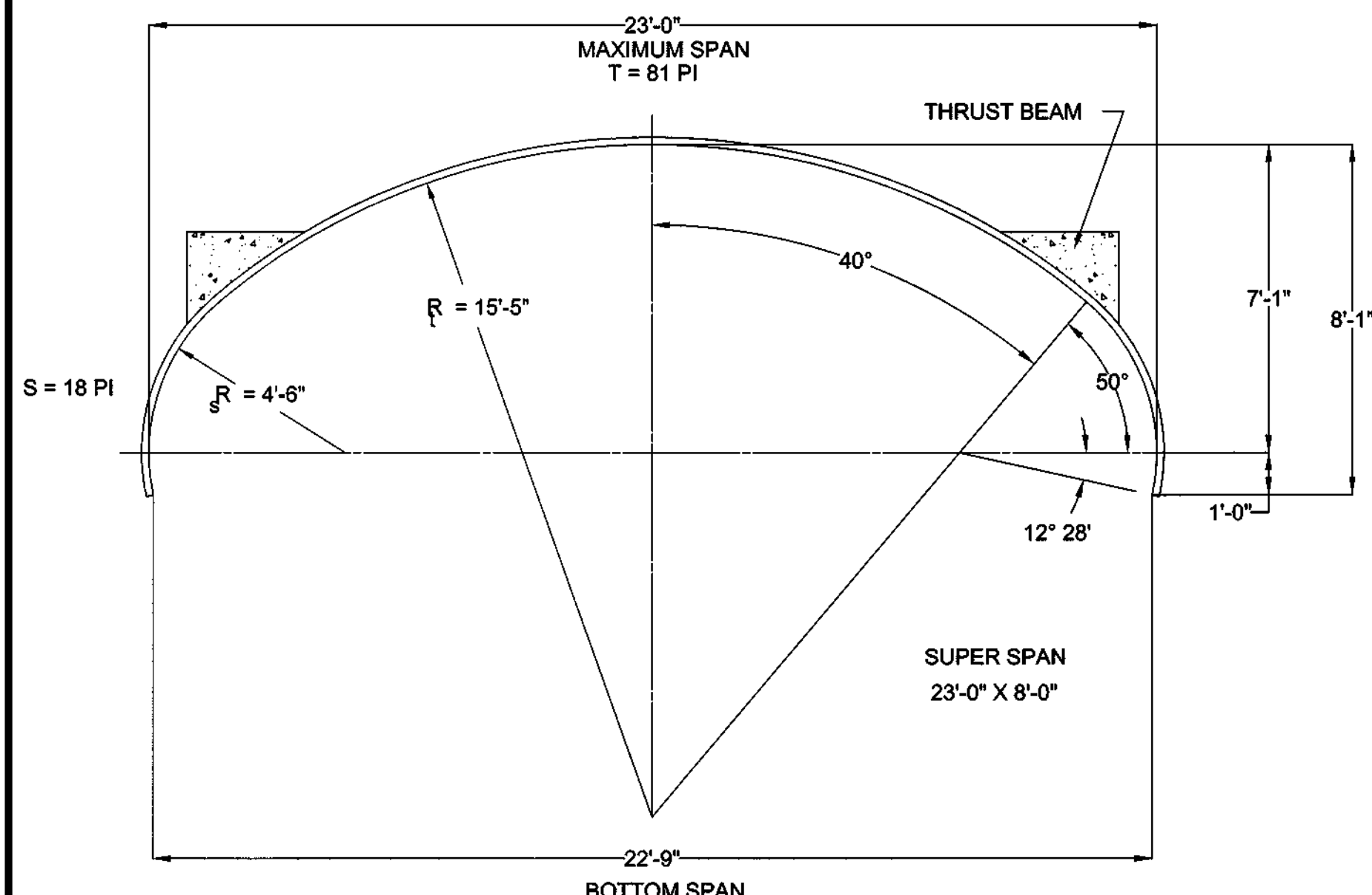
WINGWALL SECTIONS 1 & 2
NOT TO SCALE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Robert M. Druke 5/8/00
CHIEF BUREAU OF HIGHWAYS DATE

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

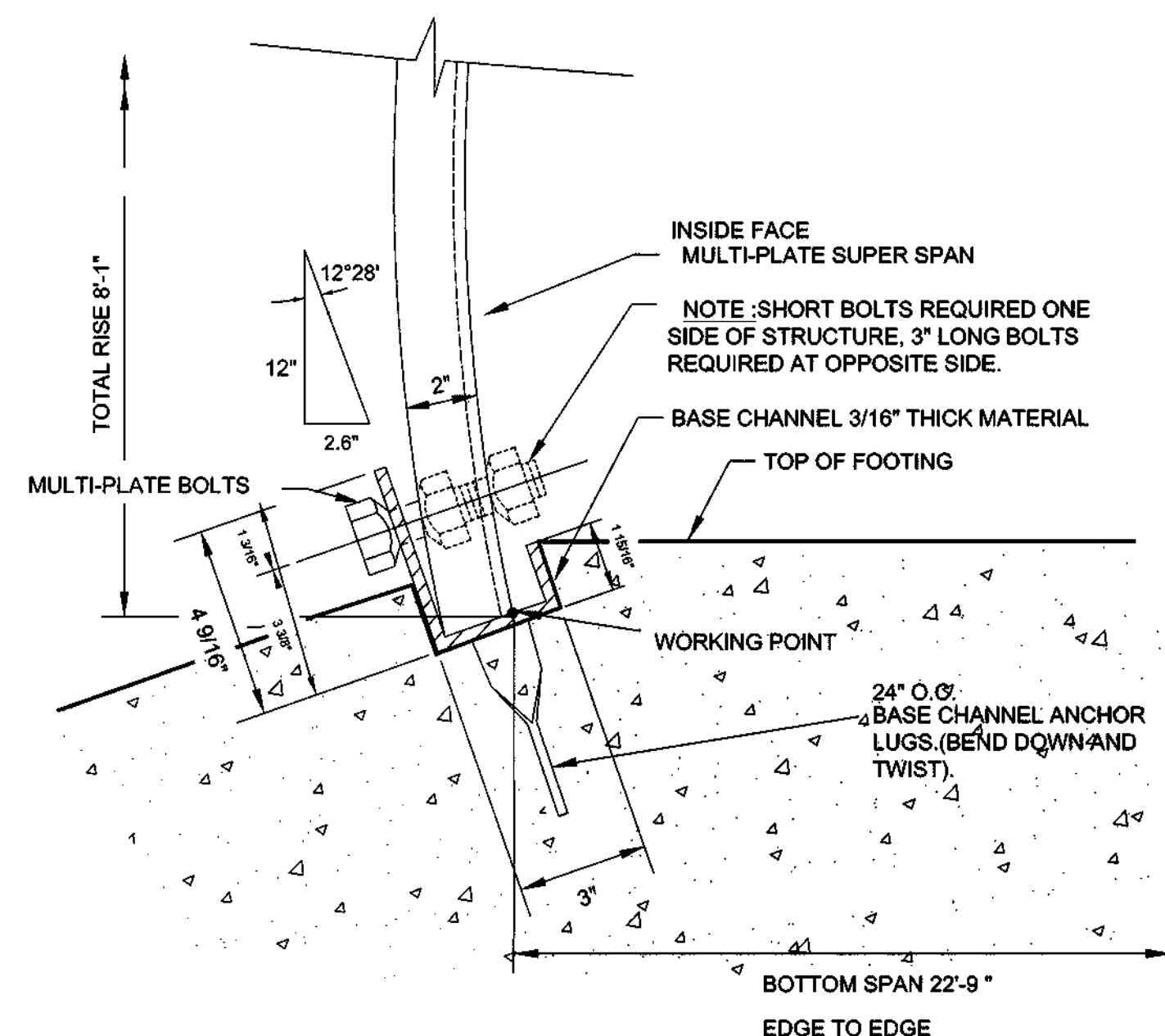
APPROVED: DEPARTMENT OF PLANNING AND ZONING
W. D. ... 5/8/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE
W. D. ... 5/29/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE





LOW PROFILE ARCH SHAPE DETAIL

NOT TO SCALE



BASE CHANNEL DETAIL

NOT TO SCALE

STRUCTURAL BACKFILL

MATERIAL

A granular type of material shall be used around and over the structure. This select structural backfill material shall conform to one of the following classifications of soil from AASHTO Specification M-145, as modified in the following table for A-1, A-2-4 or A-2-5. Maximum particle size shall not exceed 3 inches. For the A-2 materials, moisture content must be between -3% to +2% optimum as defined by AASHTO T-180.

ADDITIONAL REQUIREMENTS

1. Materials must be dense graded (open graded or gap graded materials are not allowed).
2. Fine beach sands, windblown sands, stream deposited sands exhibiting fine, rounded particles and typically classified by AASHTO M-145 as A-3 materials are not allowed.
3. On site mixing or blending to achieve specified gradation is not allowed.

BACKFILL ENVELOPE LIMITS

The backfill envelope limits are as detailed on the plans.

BACKFILL PLACEMENT

Before backfilling, the erected structure shall meet the tolerance and symmetry requirements of AASHTO and the manufacturer.

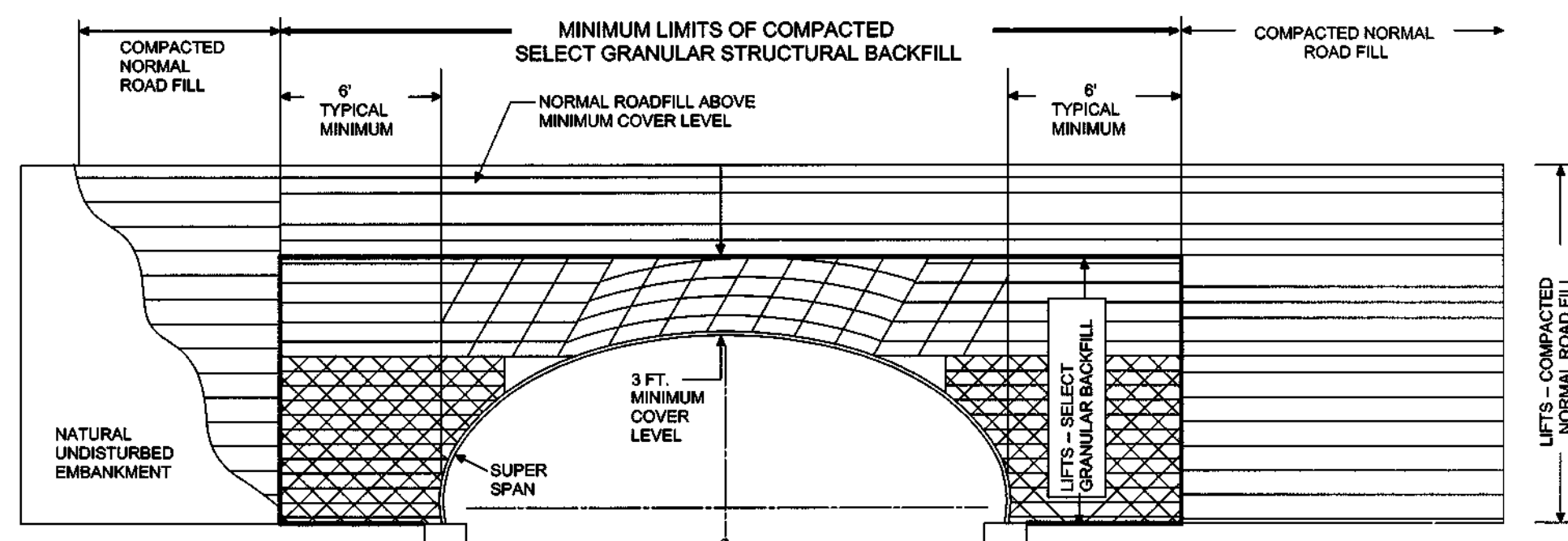
Approved backfill material shall be placed in horizontal, uniform layers not exceeding 8" in thickness, before compaction, and shall be brought up uniformly on both sides of the structure. Each layer of backfill shall be compacted to a relative density of not less than 90%, modified proctor per AASHTO Test Method No. T-180. Field density tests of compacted backfill will be made at regular intervals during backfill.

Long span structures, due to their size and shape, are sensitive to the types and weights of equipment used to place and compact the select backfill material. This is especially critical in the areas immediately adjacent to and above the structure. Therefore, equipment types will be restricted in those critical zones. Compaction equipment or methods that produce horizontal or vertical earth pressures which cause excessive distortion or damage to structures shall not be used.

Contractors should plan to have a D4 (approximately 20,000 lbs.) or similar weight tracked dozer to place and grade backfill immediately alongside and above the structure until minimum cover level is reached. Lightweight vibratory plate or roller type compaction equipment must be used to compact the backfill in these zones. Use of heavier equipment and/or rubber tired equipment such as scrapers, graders and front end loaders will be prohibited inside the select fill envelope zone until appropriate minimum cover height has been obtained.

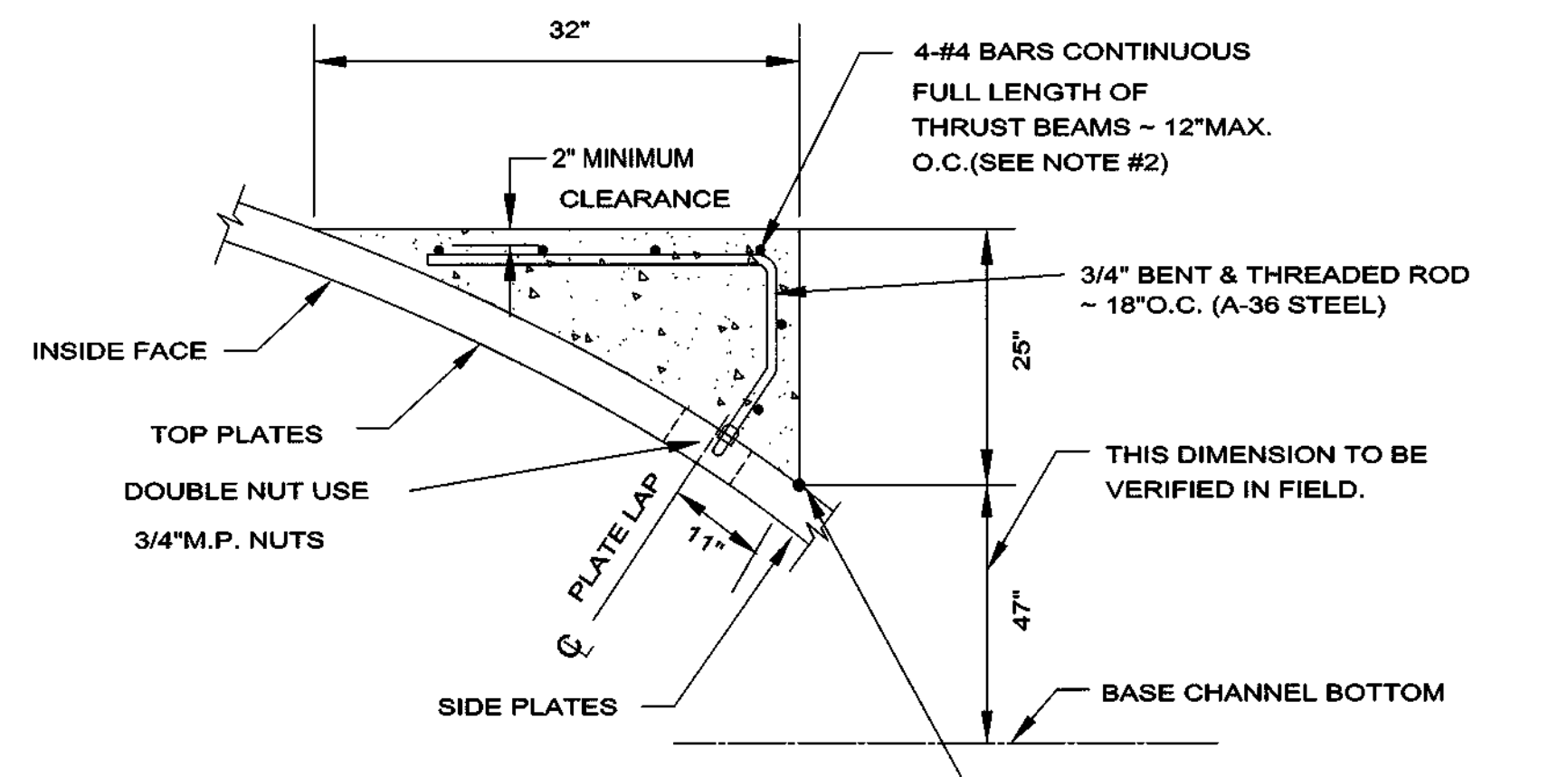
NOTE:

The manufacturer's representative shall be on site during backfill operations and as requested by the inspector.



BACKFILL DETAIL FOR SUPER-SPAN STRUCTURE

NOT TO SCALE



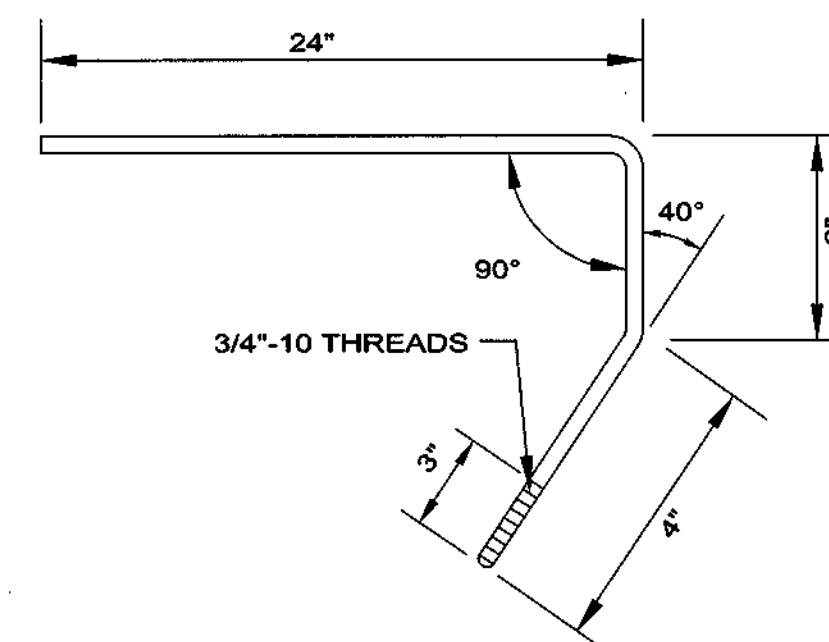
NOTE:

- 1). REINFORCED CONCRETE THRUST BEAM TO BE POURED IN A MANNER TO MAINTAIN BALANCED LOADING ON EACH SIDE OF THE STRUCTURE.
- 2). LONGITUDINAL REINFORCING BARS MAY BE PLACED ON EITHER SIDE OF BENT ROD.

SUPER-SPAN REPRESENTATIVE TO LOCATE THIS POINT AFTER PLATE ERECTION

THRUST BEAM DETAIL

NOT TO SCALE



BENT & THREADED ROD DETAIL

NOT TO SCALE

GROUP CLASSIFICATION	A-1		A-2 (MODIFIED)	
	A-1-a	A-1-b	A-2-4	A-2-5
SIEVE ANALYSIS, PERCENT PASSING:				
NO. 10 (2.00mm)	50 MAX	---	---	---
NO. 40 (0.425 mm)	30 MAX	50 MAX	---	---
NO. 100 (0.150 mm)	---	---	50 MAX	50 MAX
NO. 200 (0.075 mm)	15 MAX	25 MAX	50 MAX	50 MAX
CHARACTERISTICS OF FRACTION PASSING NO. 40 (0.425 mm)				
Liquid Limit	6 MAX			41 MAX
Plasticity Index	6 MAX			10 MAX
USUAL TYPES OF SIGNIFICANT CONSTITUENT MATERIALS	STONE FRAGMENTS GRAVEL AND SAND		SILTY OR CLAYEY GRAVEL AND SAND	

APPROVED: DEPARTMENT OF PUBLIC WORKS

Andrew M. Paule 5/4/00
CHIEF BUREAU OF HIGHWAYS HHS DATE

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Hamstra 5/21/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Hamstra 5/21/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

12011 Guilford Road - Suite 106 Annapolis Junction, Maryland
(410) 880-4788 Fax: (410)880-4089

FILE NUMBER: 99088A/DETAIL2
JOB NUMBER: 99-008B
SCALE: NONE

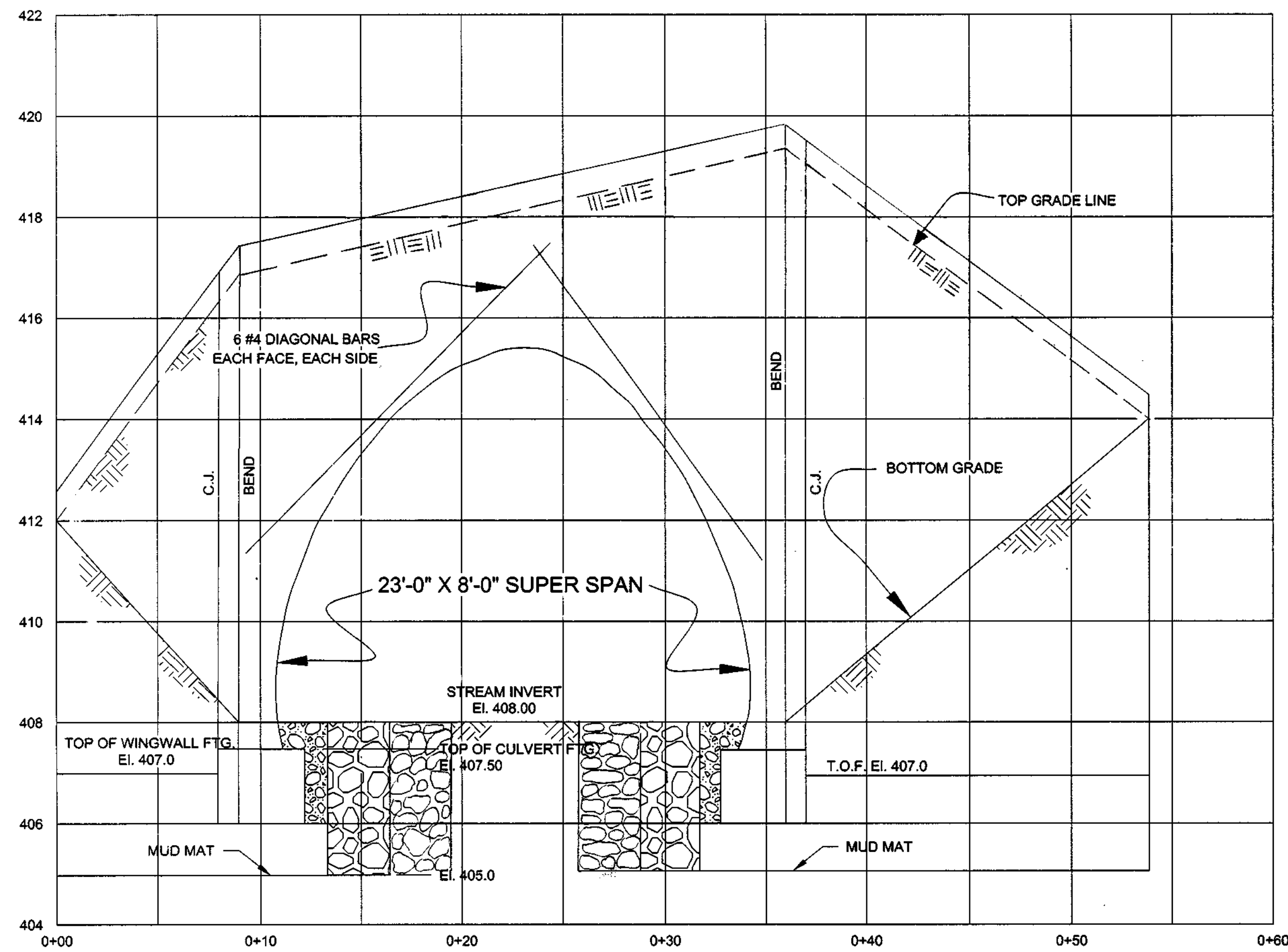
REVISED DATE:
DRAWN BY: DJ
APPROVED BY: R.W.S.
DATE: 5/28/99

SUPER-SPAN CULVERT STRUCTURAL DETAILS

TAYLOR FARM-SECTION TWO HOWARD COUNTY, MARYLAND

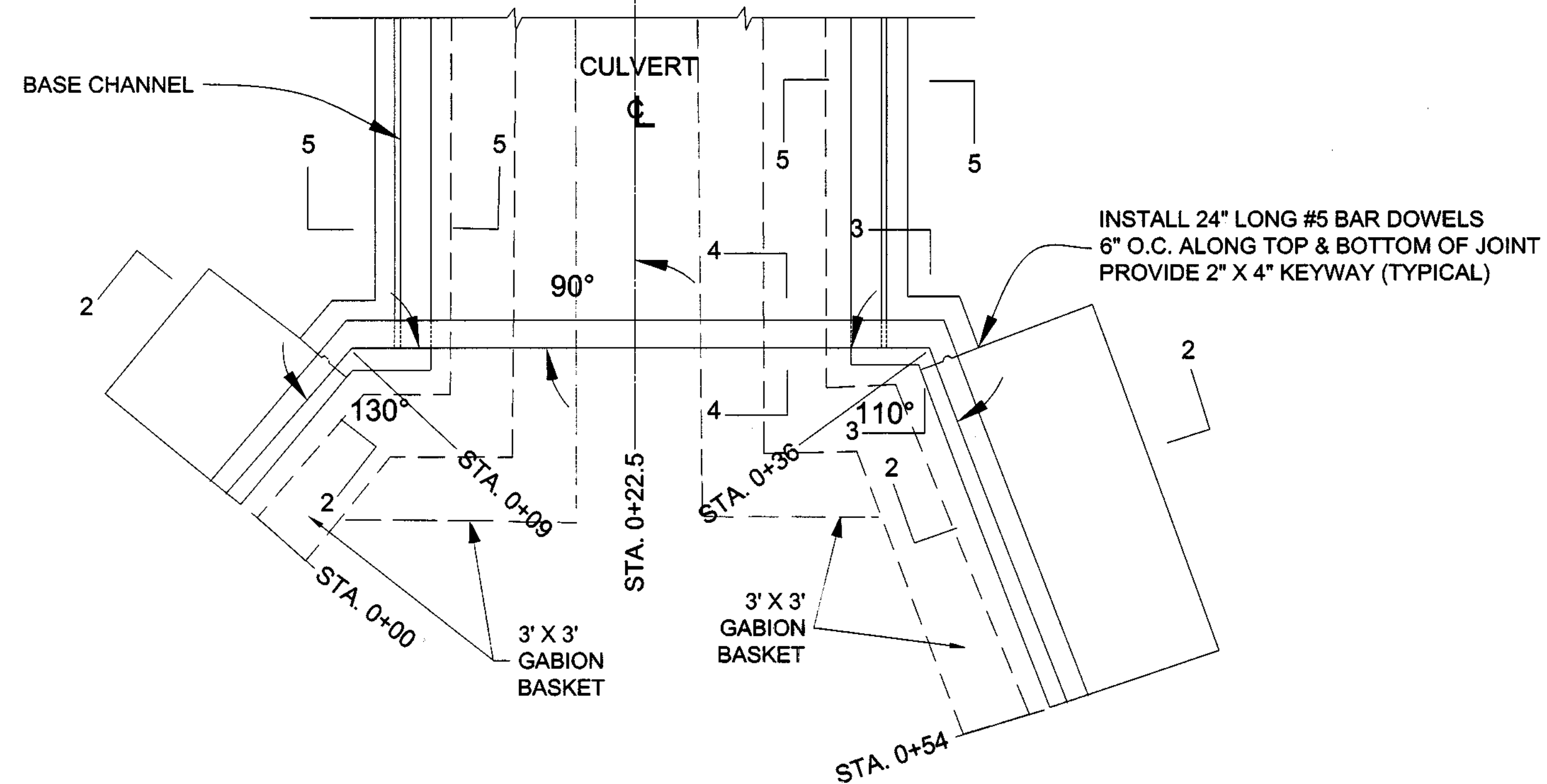
12 OF 13

F-99-125



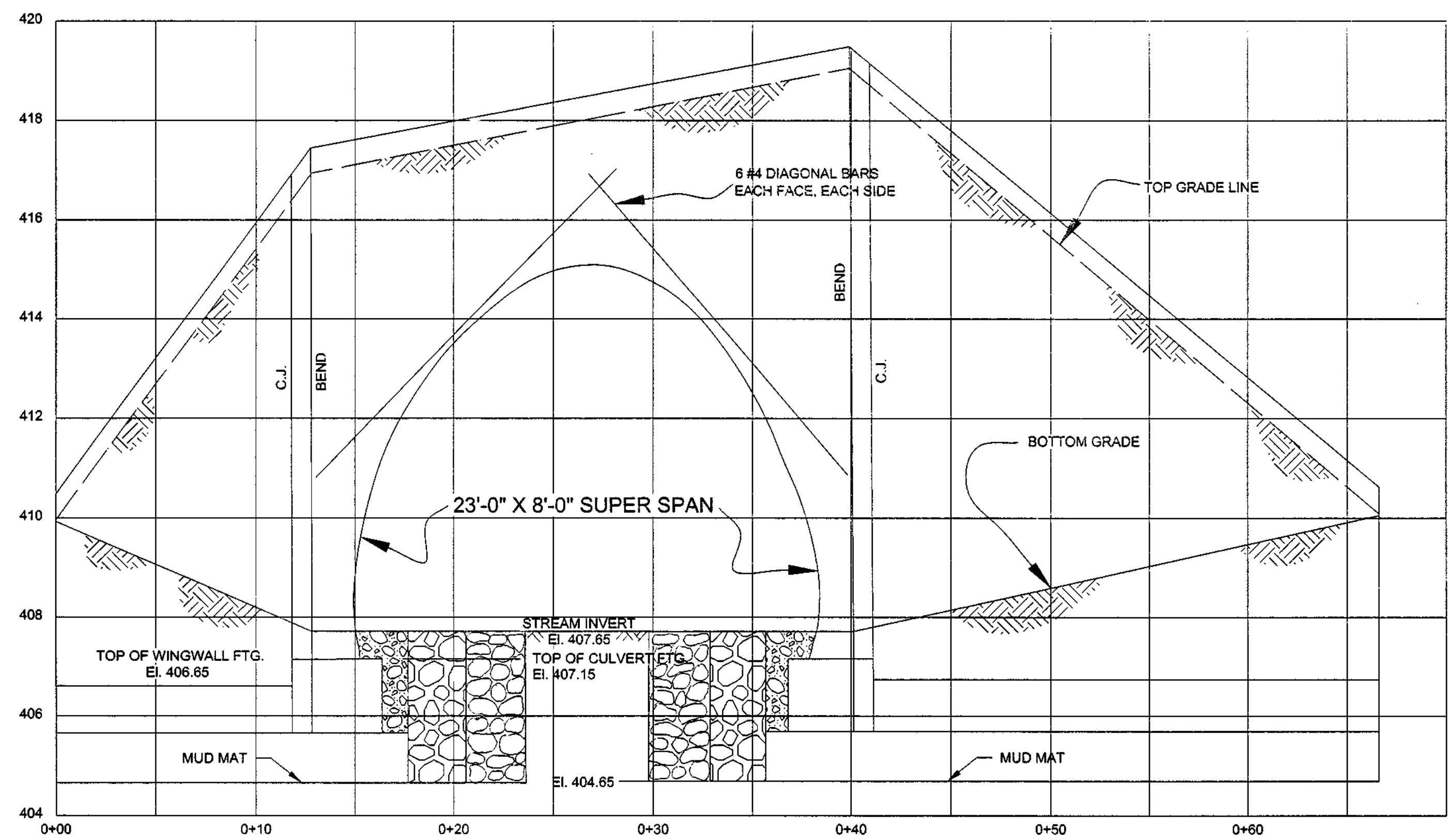
UPSTREAM HEADWALL/WINGWALL ELEVATION

SCALE
HORIZONTAL, 1" = 5'
VERTICAL, 1" = 2'



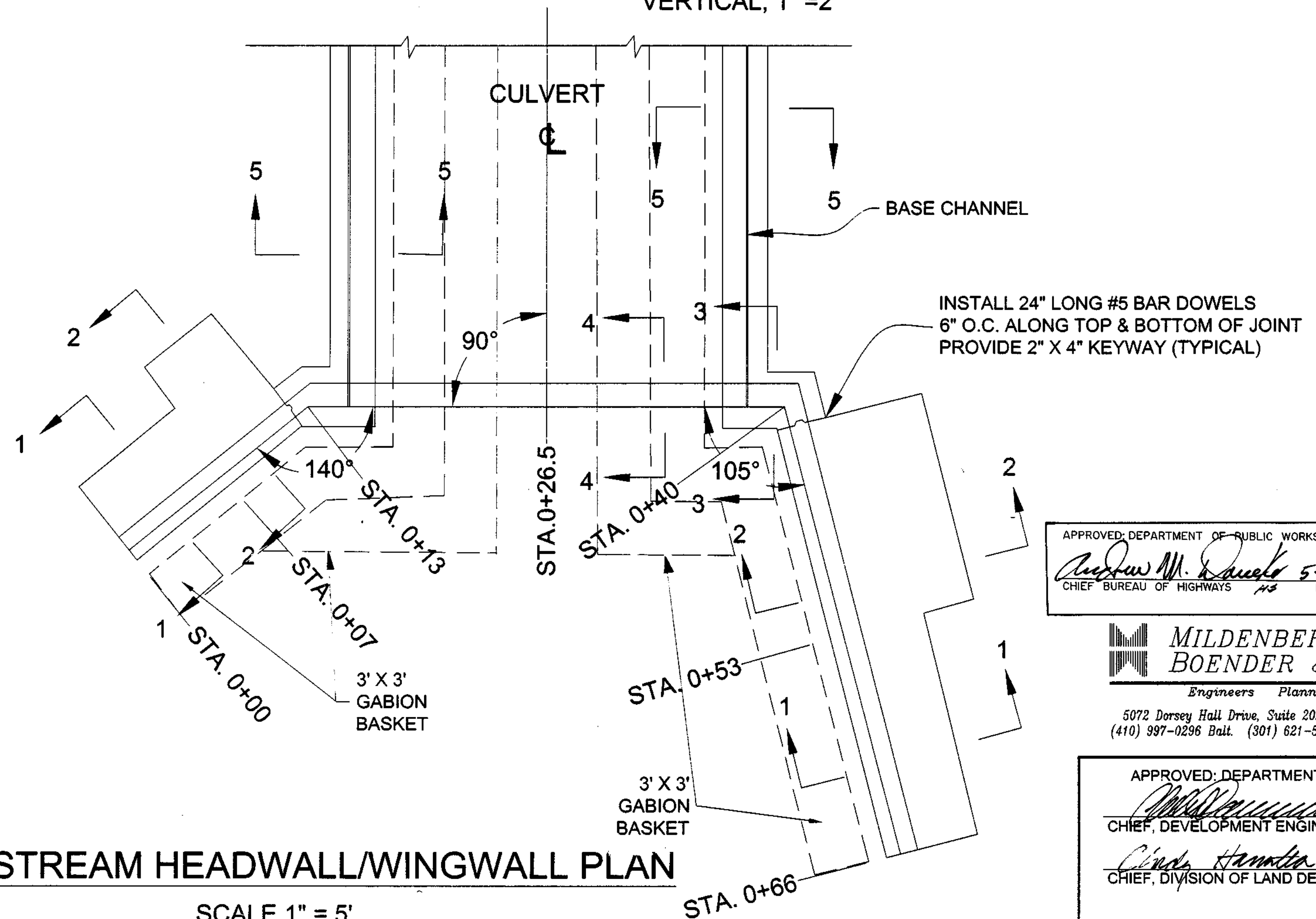
UPSTREAM HEADWALL/WINGWALL PLAN

SCALE 1" = 5'



DOWNSTREAM HEADWALL/WINGWALL ELEVATION

SCALE
HORIZONTAL, 1" = 5'
VERTICAL, 1" = 2'



DOWNSTREAM HEADWALL/WINGWALL PLAN

SCALE 1" = 5'

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Daulton 5-4-00
CHIEF BUREAU OF HIGHWAYS DATE

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hamlin 5/24/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

12011 Guilford Road - Suite 106 Annapolis Junction, Maryland (410) 880-4788 Fax: (410) 880-4098

FILE NUMBER: 99088A/ELEVPLAN
JOB NUMBER: 99-008B
SCALE: SEE ABOVE

REVISED DATE: 8/12/99
DRAWN BY: DJ
APPROVED BY: R.W.S.
DATE: 5/28/99

HEADWALL/WINGWALL ELEVATIONS & PLANS

TAYLOR FARM-SECTION TWO HOWARD COUNTY, MARYLAND

13 OF 13

F-99-125

SEE SHEET 5 OF 12 FOR OUTLET PROTECTION DETAILS.
 **CHAIN LINK FENCE IS TO BE INSTALLED ALONG THE LENGTH OF THE HEAD WALLS PER HOWARD COUNTY STD. G.8.01.

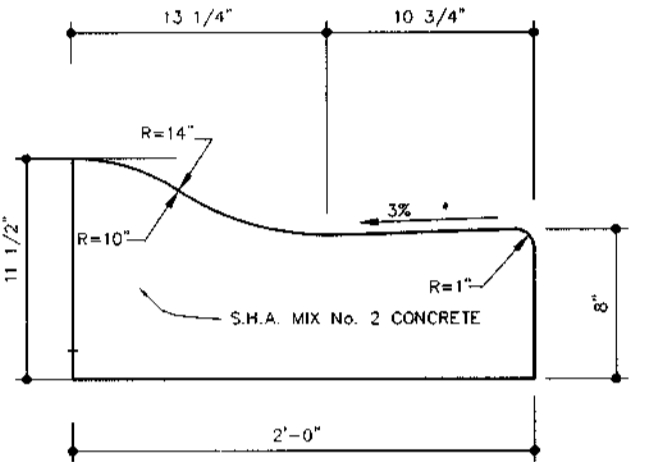
CURVE TABLE

CURVE	POINT OF CURVE	POINT OF TANGENCY	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD		DELTA	DEGREE OF CURVE
						LENGTH	BEARING		
C-1	4+48.18	4+74.36	50.00'	26.18'	13.40'	25.88'	S 09°01'55"W	30°00'00"	114°35'30"
C-2	4+74.36	5+00.54	50.00'	26.18'	13.40'	25.88'	S 09°01'55"W	30°00'00"	114°35'30"
C-3	5+55.66	6+80.04	400.00'	104.38'	52.49'	104.09'	S 13°26'39"E	14°57'07"	141°9'26"
C-4	7+06.25	7+32.43	50.00'	26.18'	13.40'	25.88'	S 05°55'12"E	30°00'00"	114°35'30"
C-5	7+32.43	7+58.61	50.00'	26.18'	13.40'	25.88'	S 05°55'12"E	30°00'00"	114°35'30"
C-6	9+33.65	9+86.01	50.00'	52.36'	26.87'	50.00'	S 50°55'12"E	60°00'00"	114°35'30"

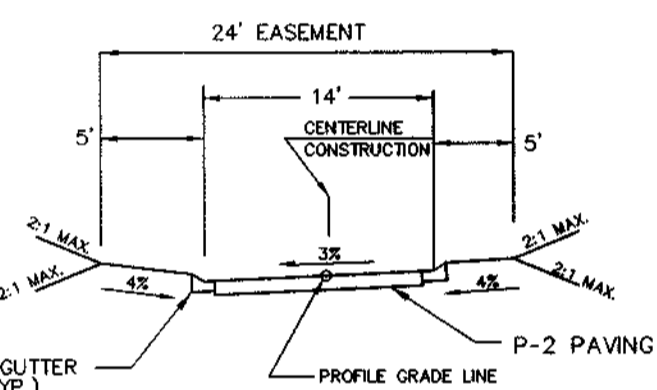
STREET LIGHTS

★	RED DAHLIA DRIVE STA. 5+60, 15' RT	100 WATT HPS "TRADITIONAIRE" VAPOR POST TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
★	RED DAHLIA DRIVE STA. 9+28, 15' RT	

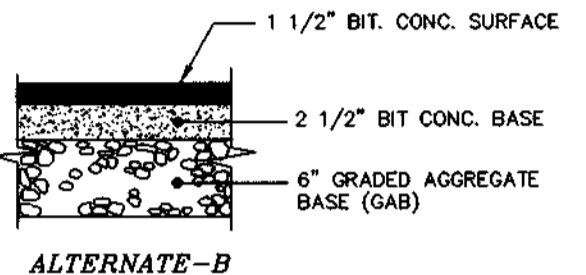
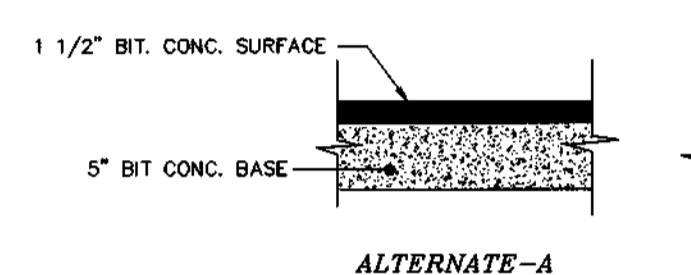
MODIFIED COMBINATION CURB & GUTTER ARE TO BE USED ONLY ON COLLECTOR STREETS, LOCAL ROADS, OR MINOR COLLECTOR ROADS.
 * EXCEPT DESCENDING CURVE - DE-SAC



MODIFIED 7" COMBINATION CURB AND GUTTER
 NOT TO SCALE

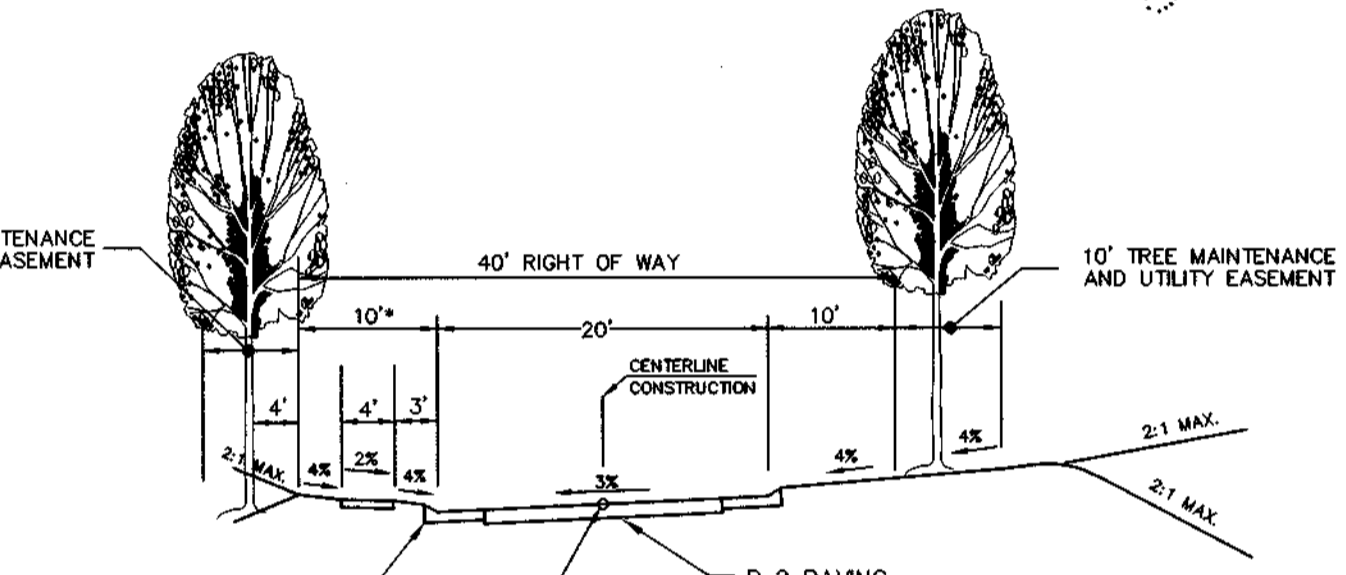


PRIVATE ACCESS PLACE TYPICAL SECTION
 NOT TO SCALE
 STA 9+61.09 TO STA. 11+00 - RED DAHLIA DRIVE



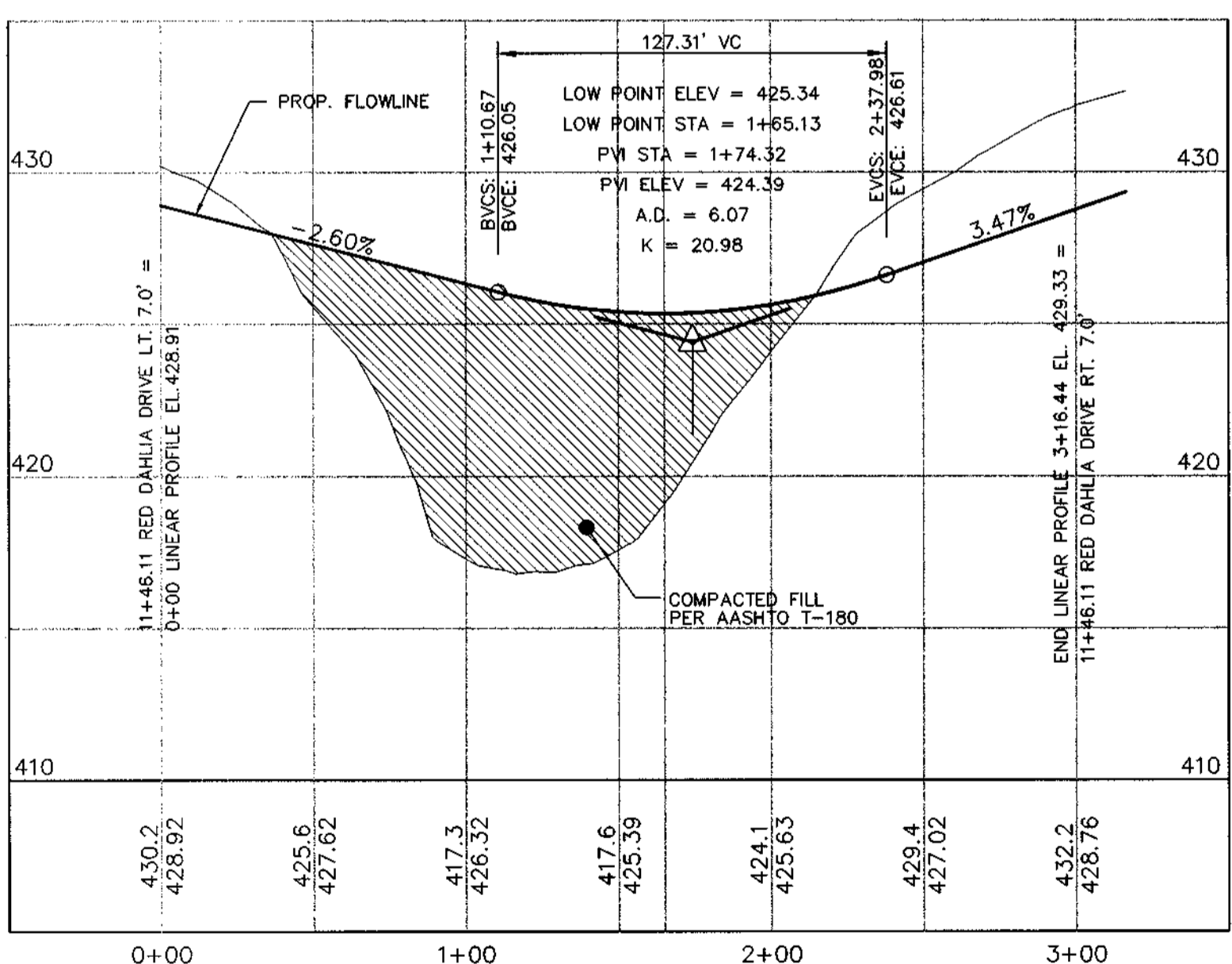
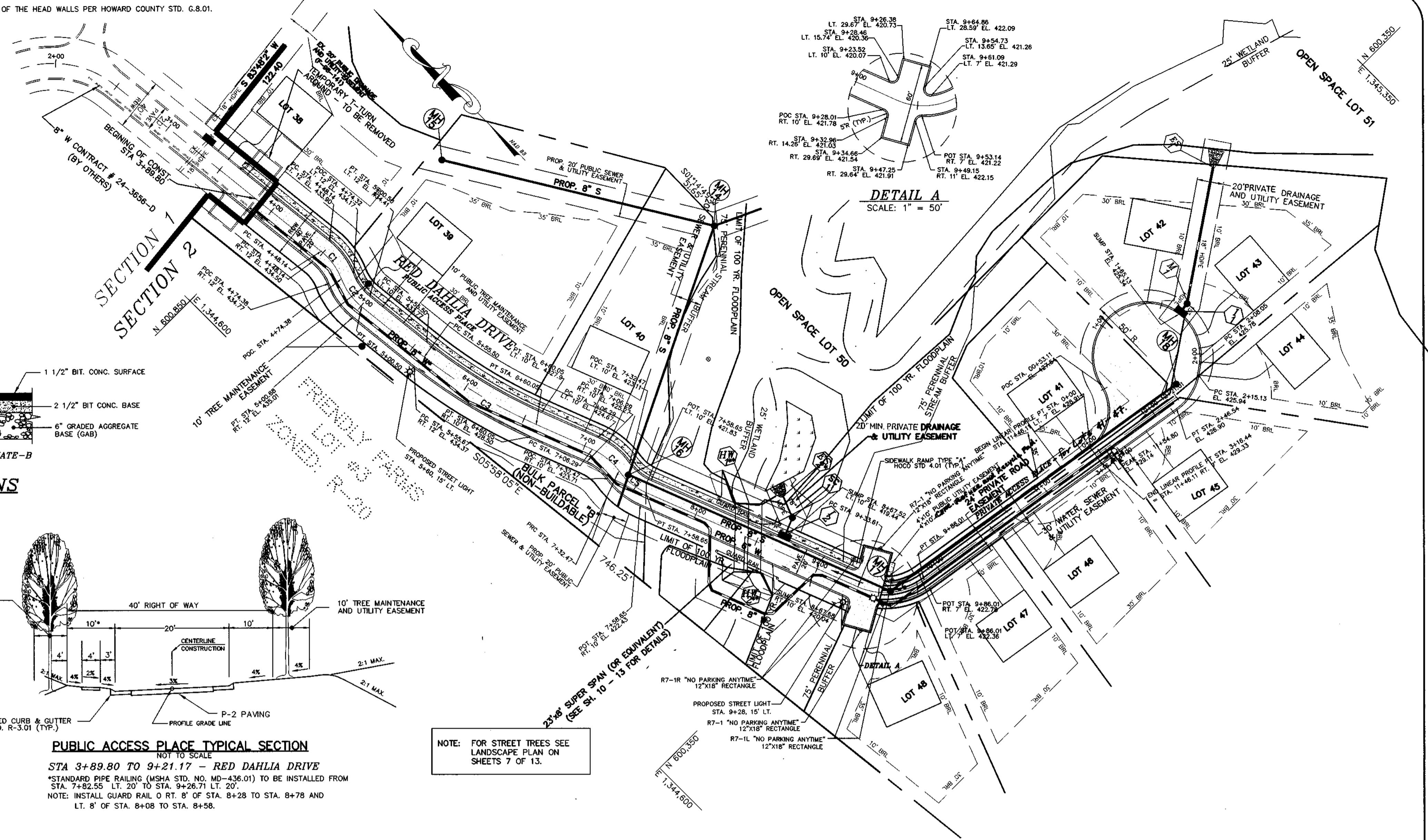
PAVING SECTIONS

P-2
 N.T.S.

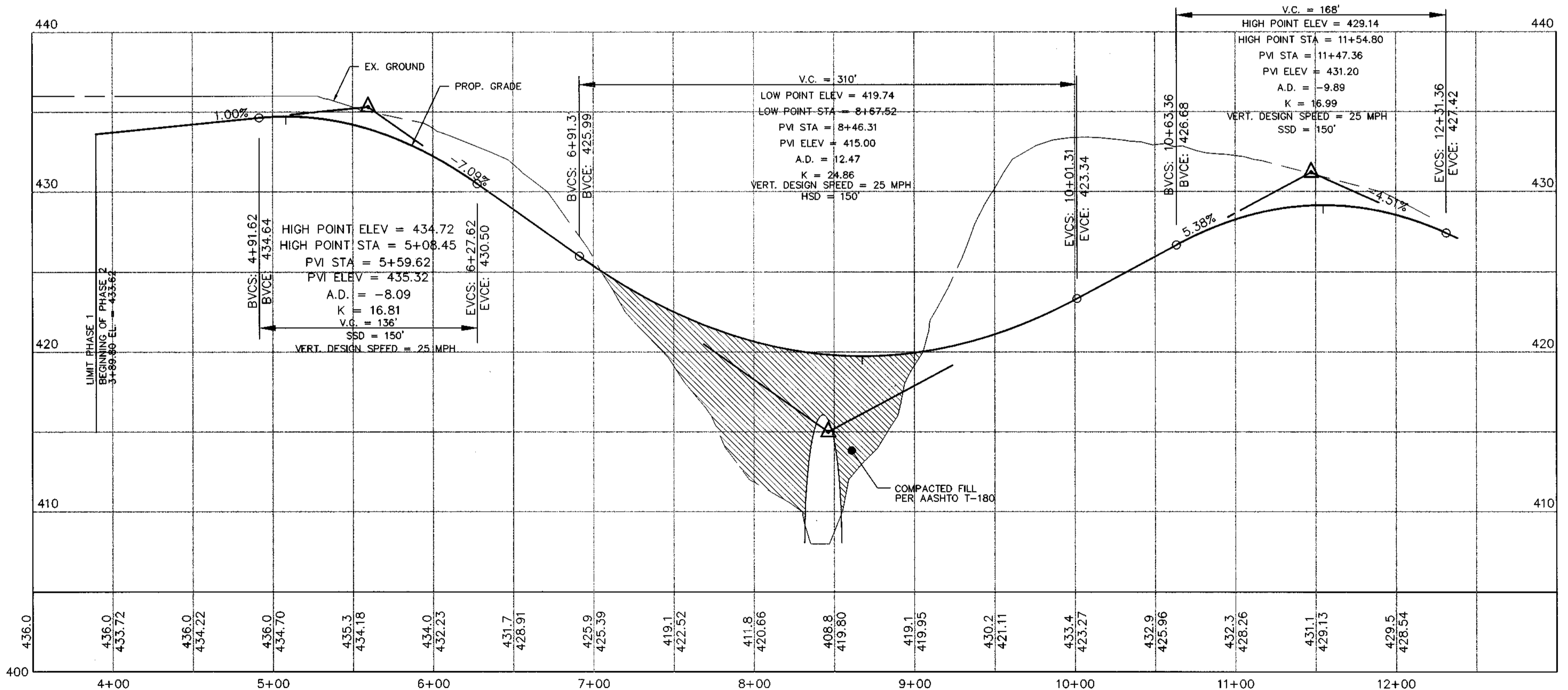


PUBLIC ACCESS PLACE TYPICAL SECTION
 NOT TO SCALE
 STA 3+89.80 TO 9+21.17 - RED DAHLIA DRIVE
 STANDARD PIPE RAILING (MSHA STD. NO. M8-436.01) TO BE INSTALLED FROM STA. 7+82.55 LT. 20' TO STA. 9+26.71 LT. 20'.
 NOTE: INSTALL GUARD RAIL O RT. 8' OF STA. 8+28 TO STA. 8+78 AND LT. 8' OF STA. 8+08 TO STA. 8+58.

NOTE: FOR STREET TREES SEE LANDSCAPE PLAN ON SHEETS 7 OF 13.



LINEAR PROFILE
 RED DAHLIA DRIVE (PRIVATE ACCESS PLACE)
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'



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

APPROVED: DEPARTMENT OF PUBLIC WORKS
 Chief Bureau of Highways
 DATE: 5/4/00

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 DATE: 5/21/00

APPROVED: DEVELOPMENT ENGINEERING DIVISION
 DATE: 5/10/00



Project	96085	Date	3/14/00
Illustration	FCL	Engineering	FCL
Scale	FCL	Approval	FCL
AS SHOWN			

Change #2 to SC1 & IDENTIFY 20' MIN. DRAINAGE & UTILITY EASEMENT	9/28/00	date
revisions		

TAYLOR FARM, SECTION TWO
 LOTS 38 THRU 51 & BULK PARCEL "B"
 TAX MAP 10 - PARCEL 309
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
 ROAD PLAN, PROFILES AND SECTIONS

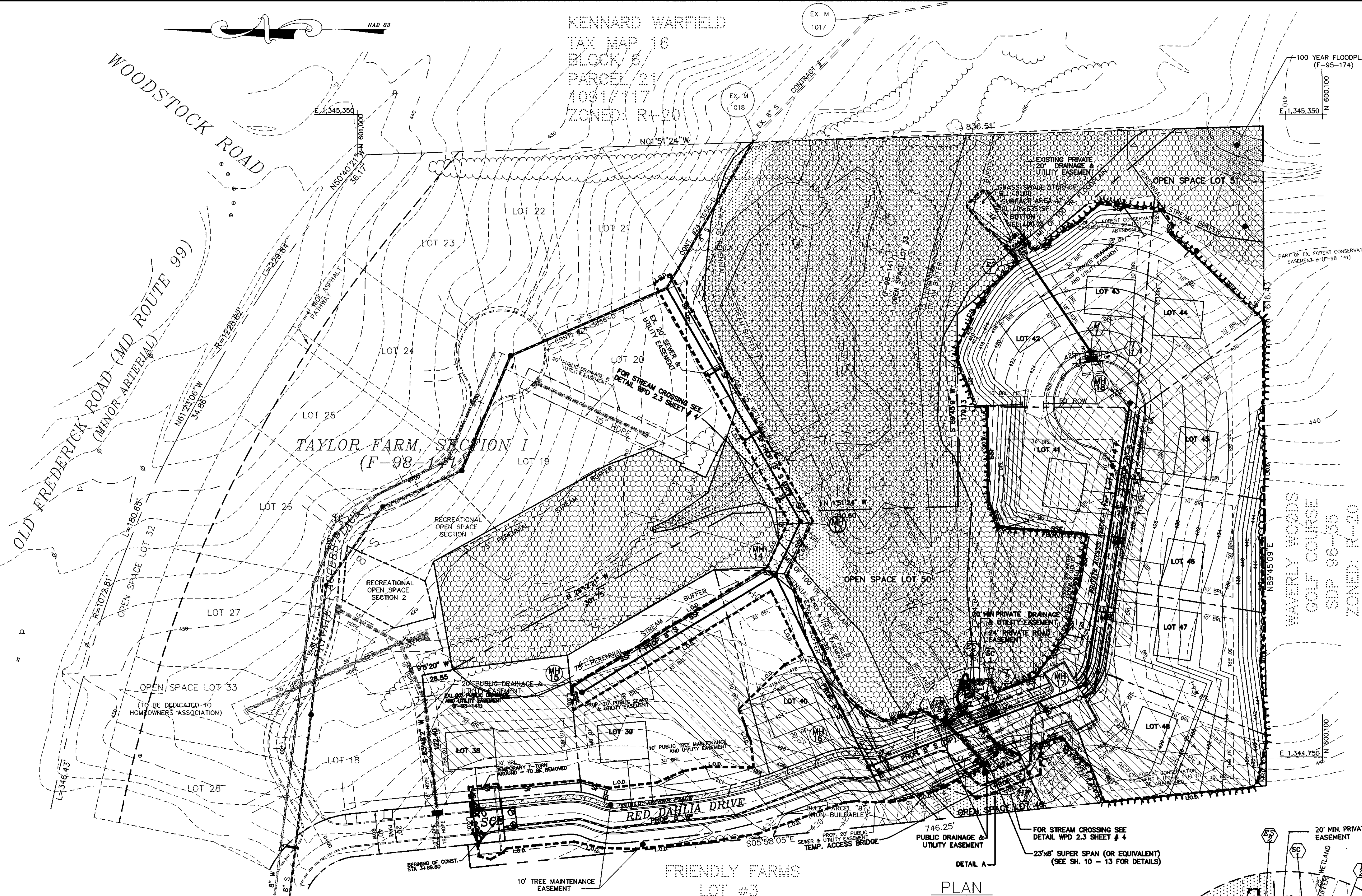
MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsy Hill Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.

NOTE:
THIS PLAN IS FOR GRADING
USES ONLY.

LEGEND

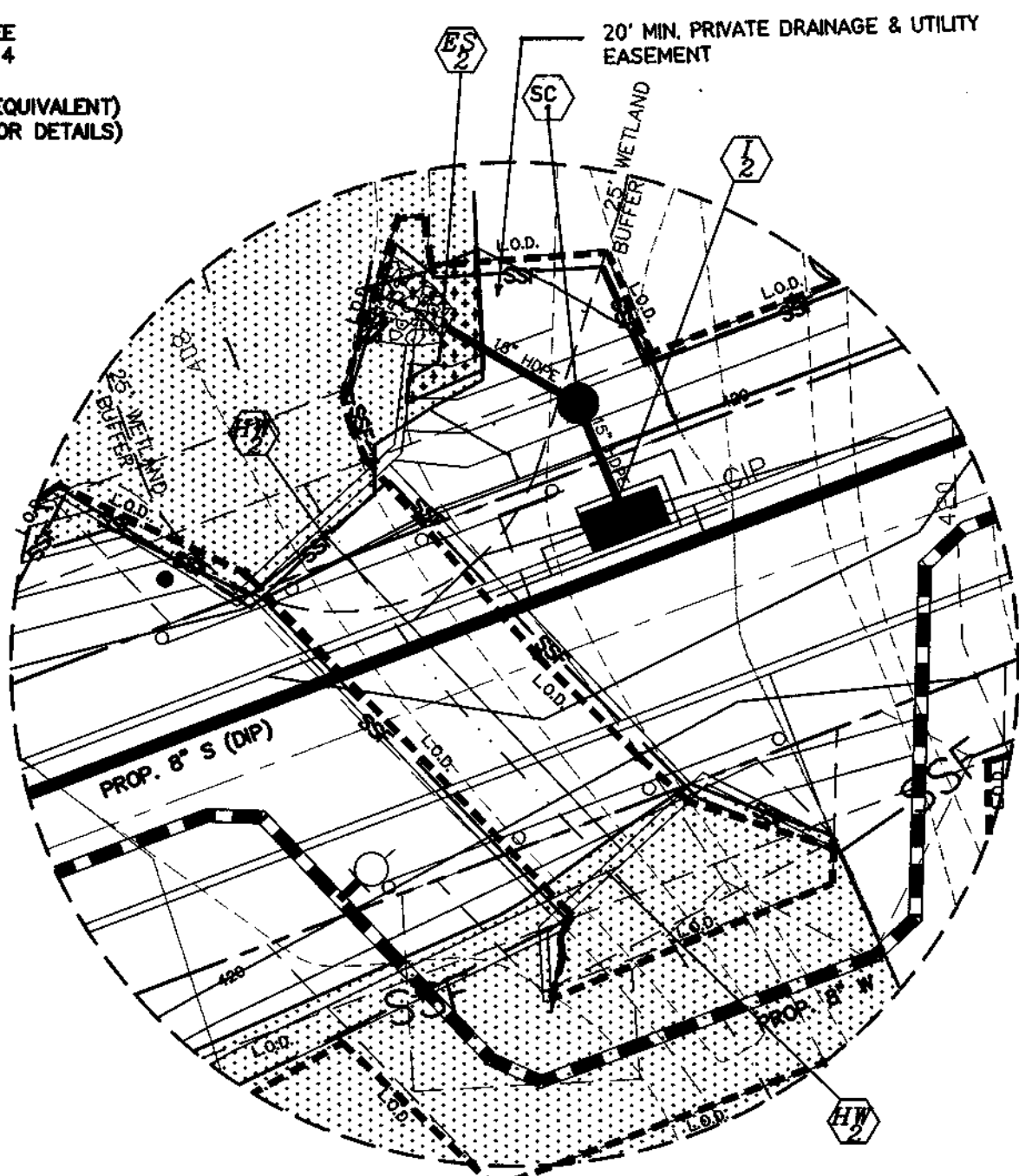
- WETLAND
- 25' WETLAND BUFFER
- 25%+ STEEP SLOPES
- 15% - 25% STEEP SLOPES
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 50' INTERMITTENT BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST CONSERVATION EASEMENT (RETENTION & REFORESTATION)
- EARTH DIKE
- SUPER SILT FENCE*
- SILT FENCE
- CURB INLET PROTECTION
- MOUNTABLE BERM**
- STRAW BALE DIKE
- SOD

*DOUBLE SSF OFFSET BY 5' MIN. WHERE SHOWN ON LOTS 38 - 40.
**5' CURB CUT OPENING AT UPSTREAM.



100 YEAR FLOODPLAIN
(F-95-174)

PLAN
SCALE: 1" = 50'



DETAIL A
SCALE: 1" = 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, Sr. 4/29/00
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.

Cheryl Simms 4/21/00
SIGNATURE OF ENGINEER DATE
CHERYL -HO LYN
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
Cheryl Simms 4/21/00
USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Richard W. Doyle, Sr. 5/1/00
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. ... 5-4-00
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
... 5/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



OWNER/DEVELOPER
TAYLOR FARM DEVELOPMENT CORP.
2705 FALSTON ROAD
FALSTON, MARYLAND 21047
(410) 557-6312

date	3/21/00
project	96085
illustration	FCL
scale	1" = 50'
approval	FCL

date	9/23/00
description	CHANGE #2 TO SCL & CERTIFY 20' MIN. DRAINAGE & UTILITY EASEMENT AND VEGETATED SWALE # E51
revisions	

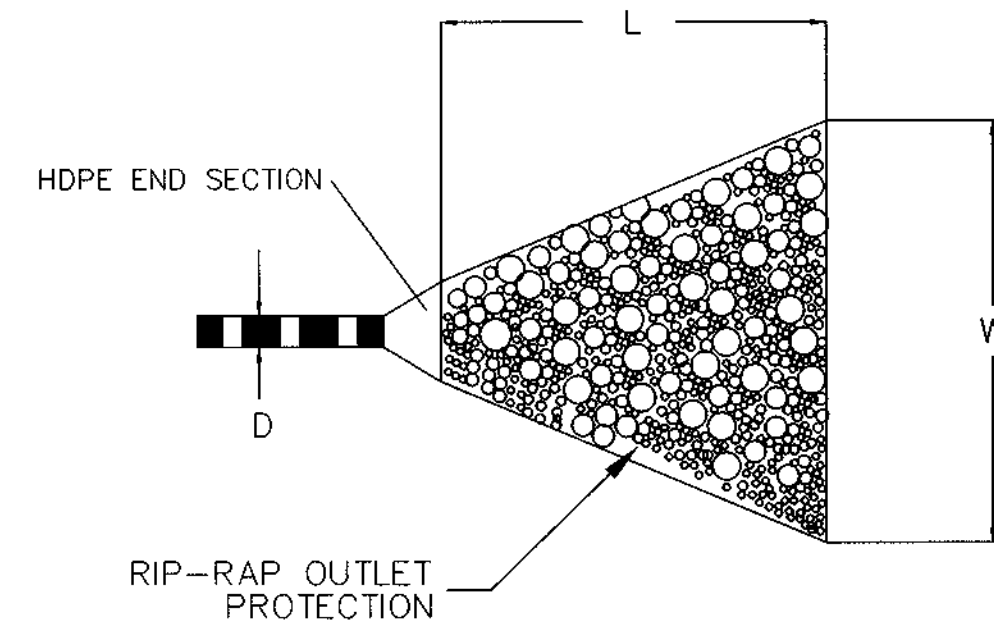
TAYLOR FARM, SECTION TWO
LOTS 38 THRU 51 & BULK PARCEL "B"
TAX MAP 10 - PARCEL 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
GRADING, EROSION AND SEDIMENT PLAN

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

STRUCTURE SCHEDULE

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
I-1*	RED DAHLIA DRIVE, STA. 12+59.38 LT. 47.66	425.35	----	419.68	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - SUMP (PRIVATE)
I-2*	RED DAHLIA DRIVE, STA. 8+67.68 LT. 10'	419.44	----	412.82	INLET TYPE A-5 (HO. CO. STD SD 4.01) 2.5' WIDE - SUMP (PUBLIC)
M 1	N 600,320,3753 E 1,345,134.7629	425.00	417.20	416.95	MH (HO. CO. STD G 5.12) (PRIVATE)
SC1	RED DAHLIA DRIVE, STA. 8+67.21 LT. 35.90'	413.90	410.82	410.57	STC 900 (PRIVATE)
ES1	N 600,376.4266 E 1,345,217.5774	----	----	402.00	18" ADS END SECTION (PART No. 1810 NP) (PRIVATE)
ES2	RED DAHLIA DRIVE, STA. 8+54.42 LT. 39.45'	----	----	408.00	18" TYPE "C" ENDWALL (HO. CO. STD SD-5.21) (PUBLIC)
HW1	RED DAHLIA DRIVE, STA. 8+33.04 LT. 24.34'	----	----	407.65	SEE DETAILS
HW2	RED DAHLIA DRIVE, STA. 8+53.11 RT. 24.38'	----	----	408.00	SEE DETAILS

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



LOCATION	D	W	L
ES 1	1.50'	11.5'	10'
ES 2	1.25'	11.25'	10'

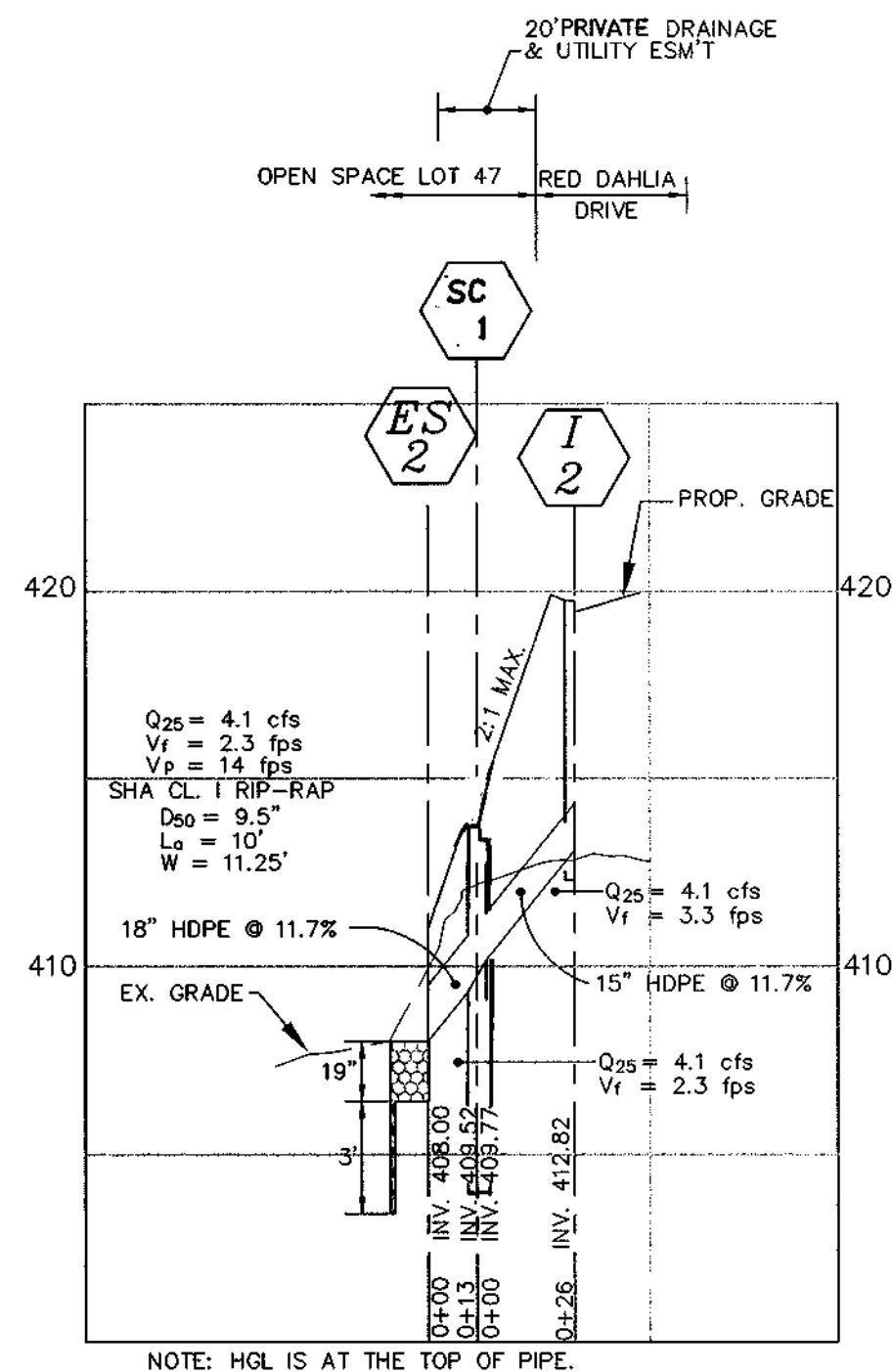
RIP-RAP OUTLET PROTECTION SCHEDULE

NTS

PIPE SCHEDULE

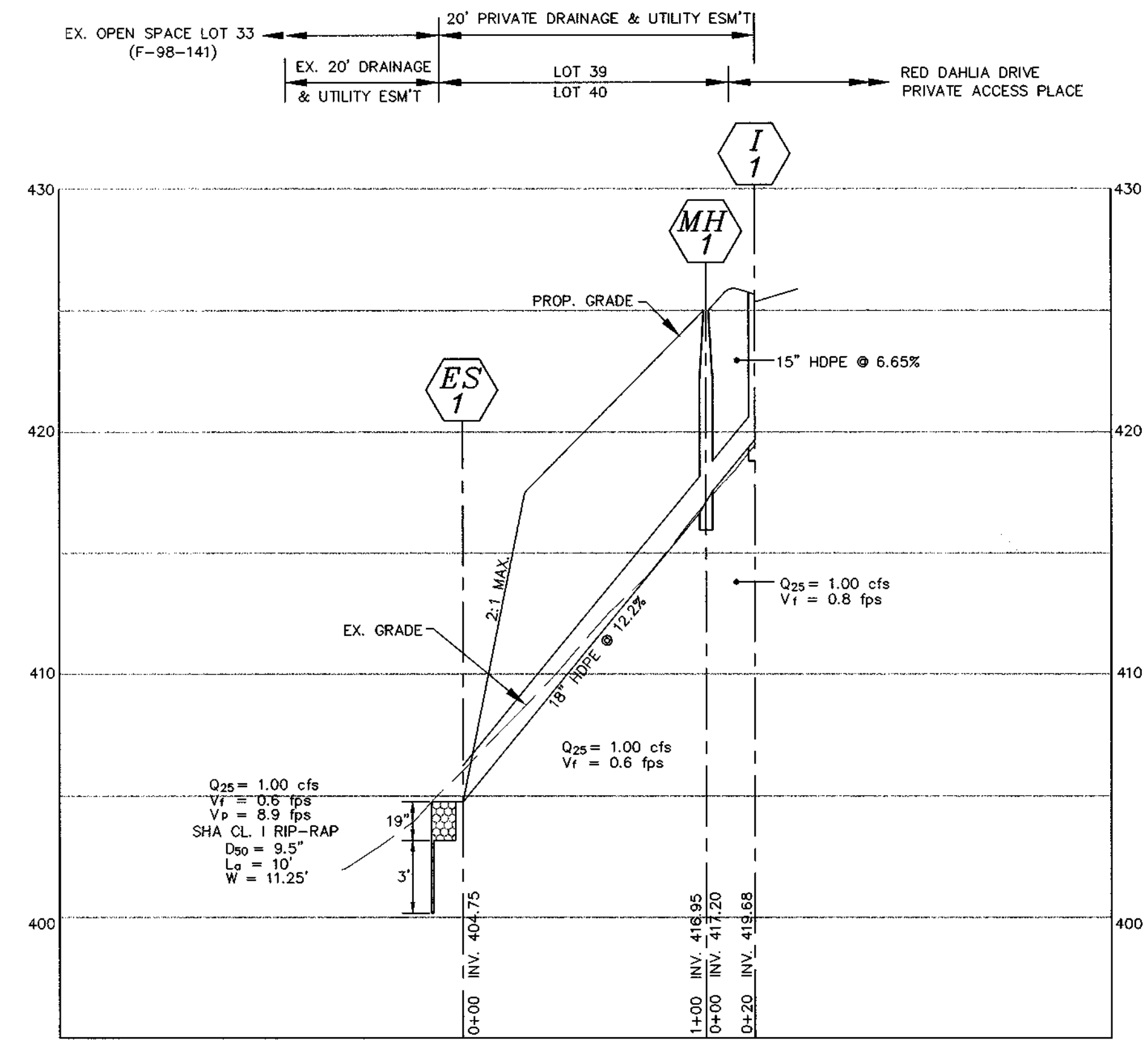
	SIZE	LENGTH
PUBLIC	15" HDPE	---
	18" HDPE	---
PRIVATE	15" HDPE	46'
	18" HDPE	113'

** CONTECH CONSTRUCTION PRODUCT INC. STRUCTURE NUMBER 81A18 OR EQUIVALENT.



I-2 TO ES-2

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

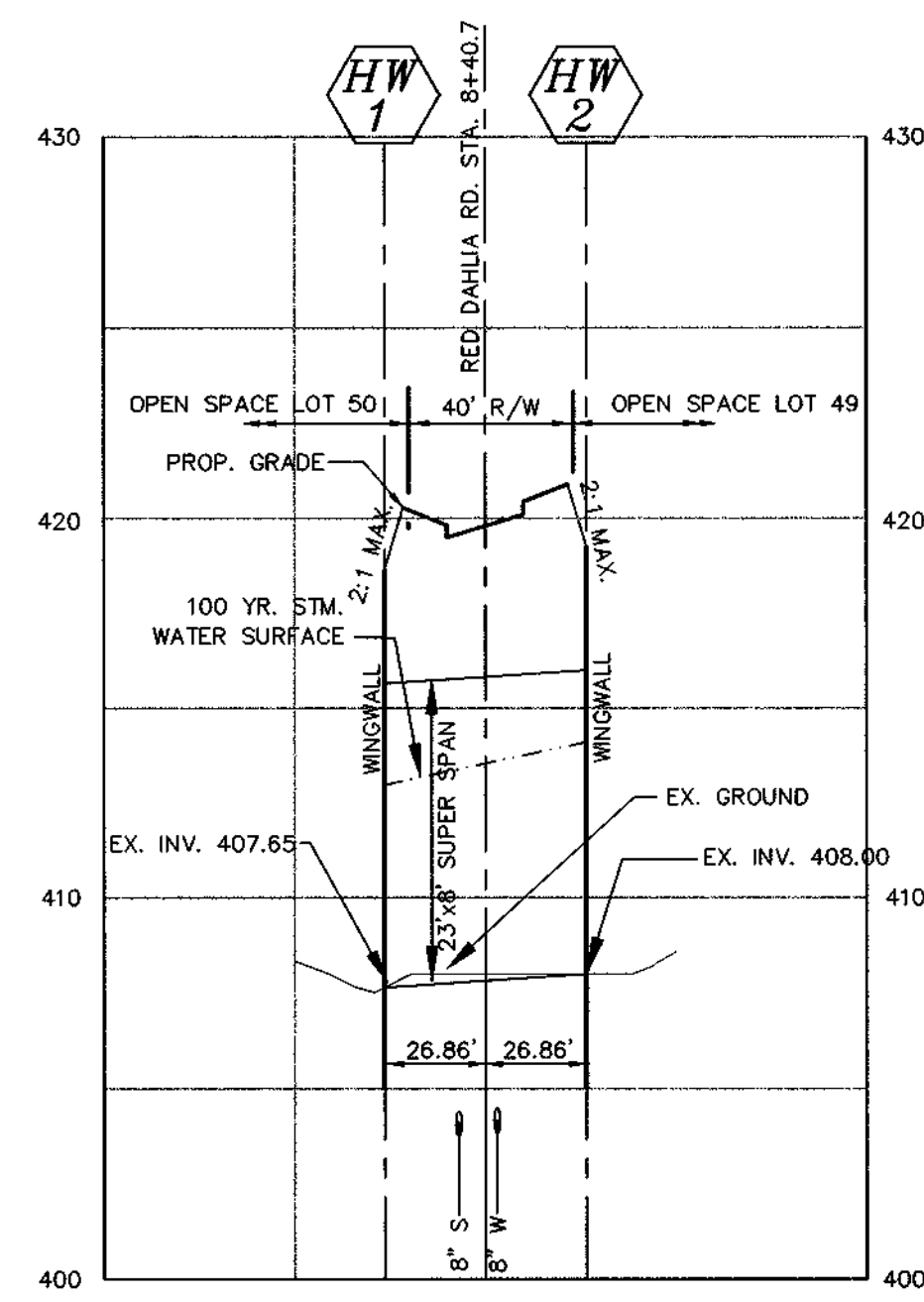


I-1 TO ES-1

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

ADS END SECTION INSTALLATION INSTRUCTIONS.

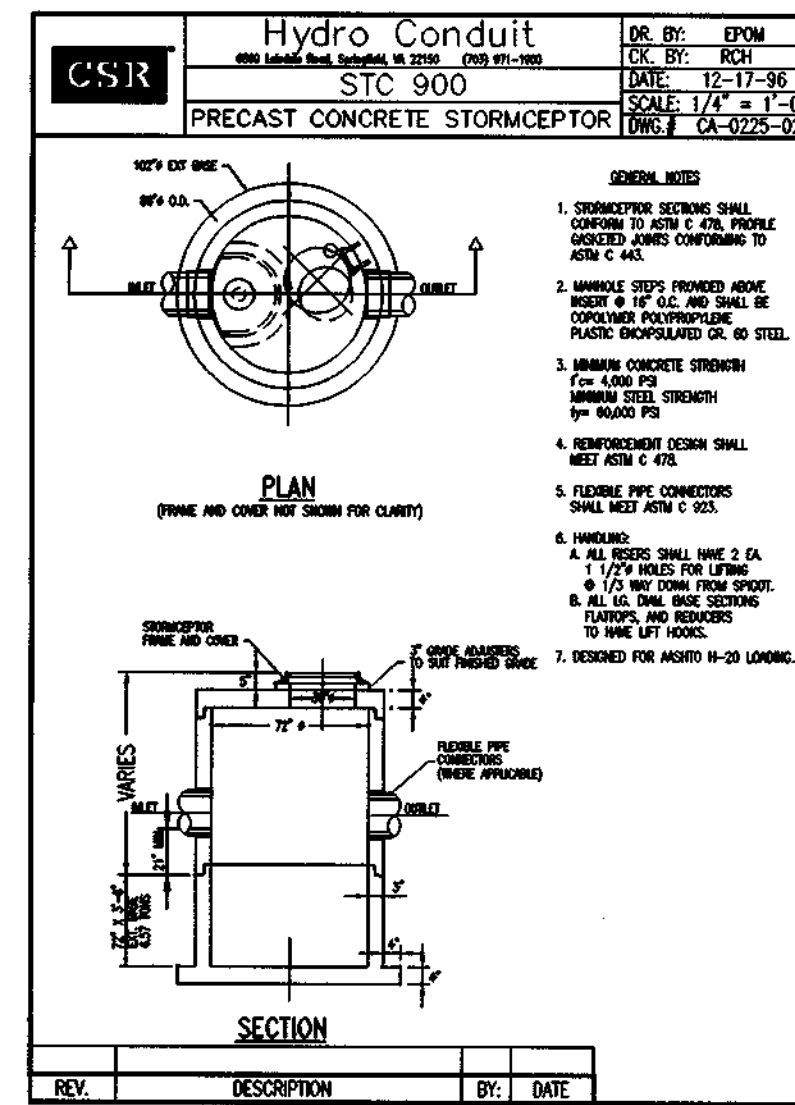
- SPREAD THE ENDESECTION COLLAR AND PLACE IT OVER THE LAST PIPE CORRUGATION. MAKE SURE THE COLLAR SEATS PROPERLY IN THE CORRUGATION VALLEY.
- INSERT THREADED ROD THROUGH THE PRE-DRILLED HOLES IN THE END SECTION COLLAR. TIGHTEN WING NUTS.
- PLACE BANKFILL AROUND THE END SECTION AND OVER THE TOE PLATE. USE CARE DURING COMPACTION ALONG THE SIDES TO PREVENT DISTORTION.



SPAN PROFILE

SCALE: HOR. 1" = 50'
VERT. 1" = 5'

(SEE SH. 8 -12 FOR SUPER SPAN CONSTRUCTION DETAILS)



Precast Concrete Order Request Form

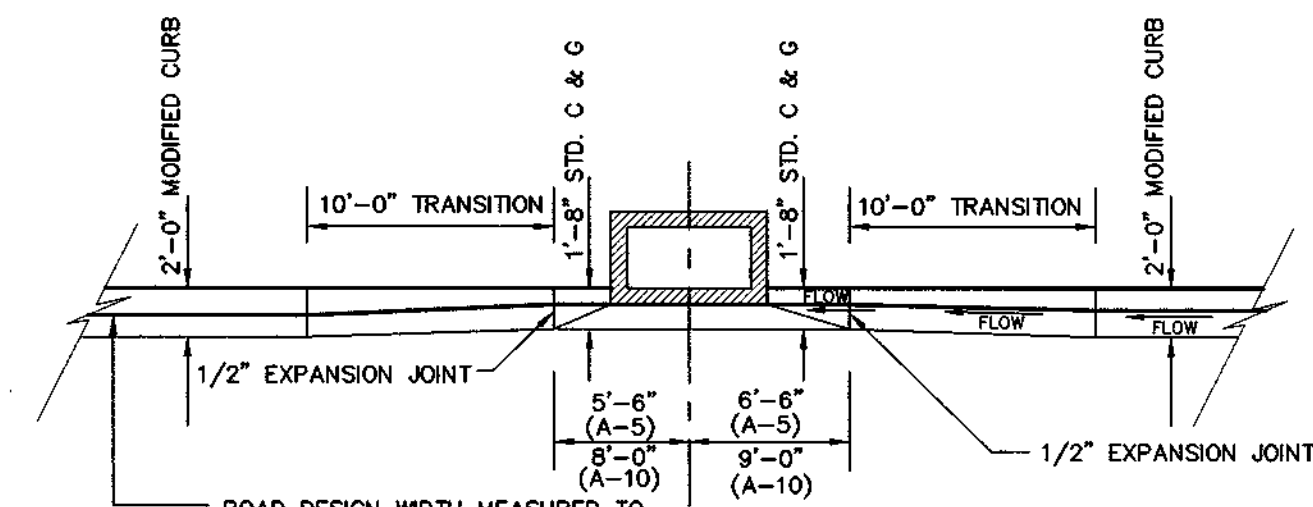
Contractor Information:
Name: _____
Address: _____
City: _____
State: _____
Zip: _____
Contact: _____
Phone: _____
Fax: _____

Owner Information:
Name: _____
Address: _____
City: _____
State: _____
Zip: _____
Contact: _____
Phone: _____
Fax: _____

PLEASE FILL OUT COMPLETELY AND FAX TO:
ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-1900
FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE: (703)971-1900

OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY DEVICE

- THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE PERIODICALLY INSPECTED AND CLEANED TO MAINTAIN OPERATION AND FUNCTION. THE OWNER SHALL INSPECT THE STORMCEPTOR UNIT YEARLY AT A MINIMUM, UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS SHALL BE DONE BY USING A CLEAR PLEXIGLASS TUBE ("SLUDGE ADJUGE") TO EXTRACT A WATER COLUMN SAMPLE WHEN THE SEDIMENT DEPTHS EXCEED THE LEVEL SPECIFIED IN TABLE 6 OF THE STORMCEPTOR TECHNICAL MANUAL. THE UNIT MUST BE CLEANED.
- THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES.
- THE MAINTENANCE OF THE STORMCEPTOR UNIT SHALL BE DONE USING A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN THE UNIT. PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE OWNER.
- THE INLET AND OUTLET PIPES SHALL BE CHECKED FOR ANY OBSTRUCTIONS AT LEAST ONCE EVERY SIX MONTHS. IF OBSTRUCTIONS ARE FOUND THE OWNER SHALL HAVE THEM REMOVED. STRUCTURAL PARTS OF THE STORMCEPTOR UNIT SHALL BE REPAIRED AS NEEDED.
- THE OWNER SHALL RETAIN AND MAKE THE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO THE HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.



CURB TRANSITION - INLETS

NTS

96095(DWG) SEC2(85)-PROFILES.DWG

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Stankovic 5/4/00
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamata 5/24/00
DATE

John P. ... 5/8/00
DATE



date	3/21/00	engineering	FCL	approval
project	96095	illustration	FCL	scale
				1" = 50'

date	9/28/00	description	ADD STC 900 DETAILS & NOTES. CHANGE W2.10 STC. REUSE PROFILE
rev.	1	revisions	

TAYLOR FARM, SECTION TWO
LOTS 38 THRU 51
TAX MAP 10 - PARCEL 309
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
STORM DRAIN PROFILES AND DETAILS

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

NOTE:
THIS PLAN IS FOR DRAINAGE
AREA USES ONLY.

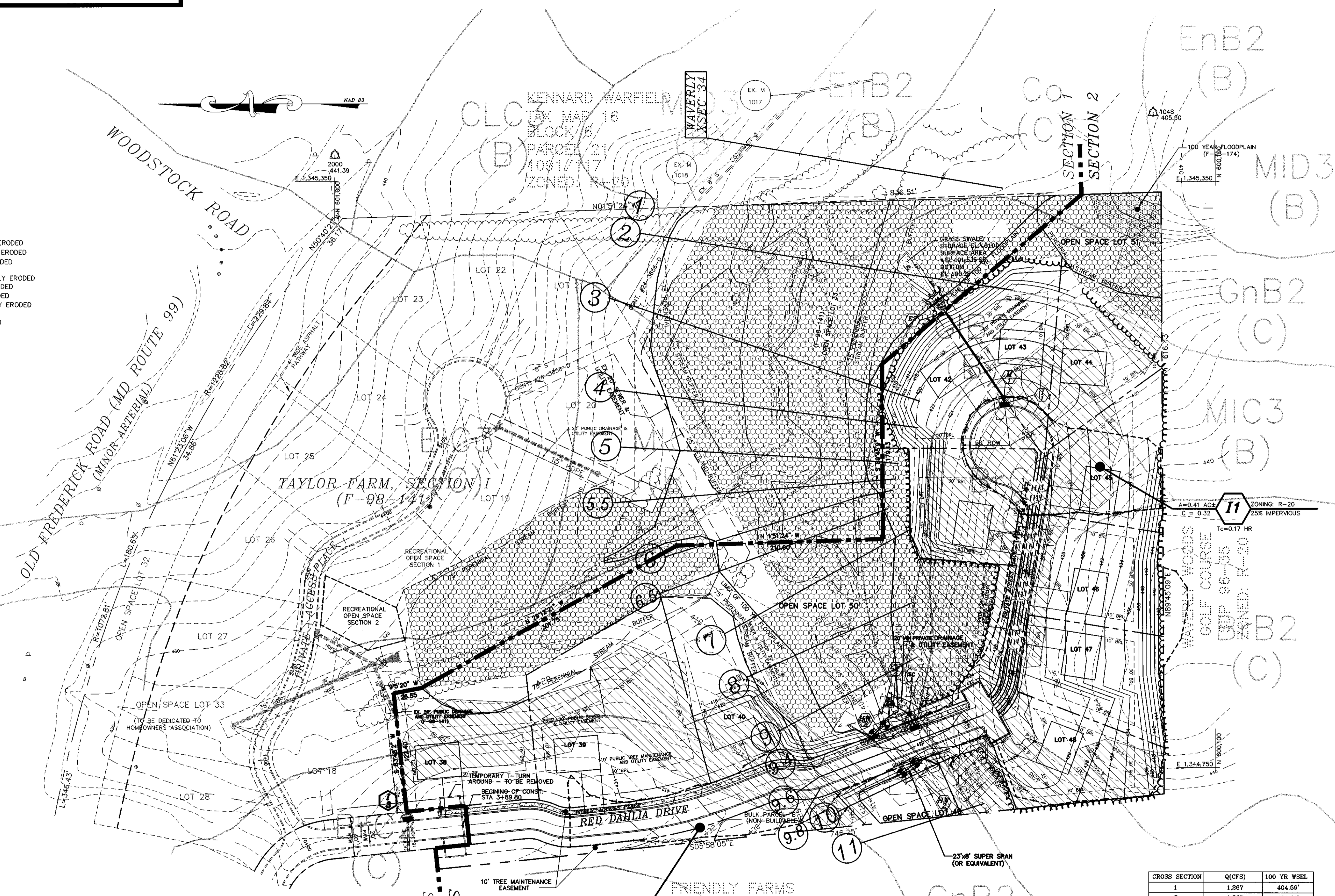
LEGEND

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

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 CORDORUS SILT LOAM
- EIC3 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
- MID3 MANOR LOAM, 15-25% SLOPES, SEVERELY ERODED

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



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.

R.W. Doyle, Sr. March 14, 2000
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.

Cheng-Ho Lin March 14, 2000
SIGNATURE OF ENGINEER DATE
CHENG-HO LIN
PRINTED NAME OF ENGINEER

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

USDA - NATURAL RESOURCE CONSERVATION SERVICE DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT DATE
APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Dworkin 5-9-00
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Andy Hamble 5/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William J. ... 5/1/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



OWNER/DEVELOPER
TAYLOR FARM DEVELOPMENT CORP.
2705 FALSTON ROAD
FALSTON, MARYLAND 21047
(410) 557-6312

CROSS SECTION	Q(CFS)	100 YR WSEL
1	1,267	404.59'
2	1,267	404.61'
3	1,267	404.60'
4	1,267	404.76'
5	1,267	405.48'
5.5	1,267	406.23'
6	1,267	407.26'
6.5	1,267	407.73'
7	1,267	408.84'
8	1,267	409.08'
9	1,267	410.57'
9.4	1,267	412.97'
9.8	1,267	414.10'
10	1,267	414.00'
11	1,267	414.87'

project	9/14/00
illustration	engineering
FCL	FCL
scale	1"=50'

no.	1	description	CHANGE NO 10 TO 851 & 852; 20' MIN. DRAINAGE & UTILITY EASEMENT AND UNSETTLED SHALE & ESI	date	9/28/00
revisions					

TAYLOR FARM, SECTION TWO
LOTS 38 THRU 51 & BULK PARCEL "B"
TAX MAP 10 - PARCEL 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.

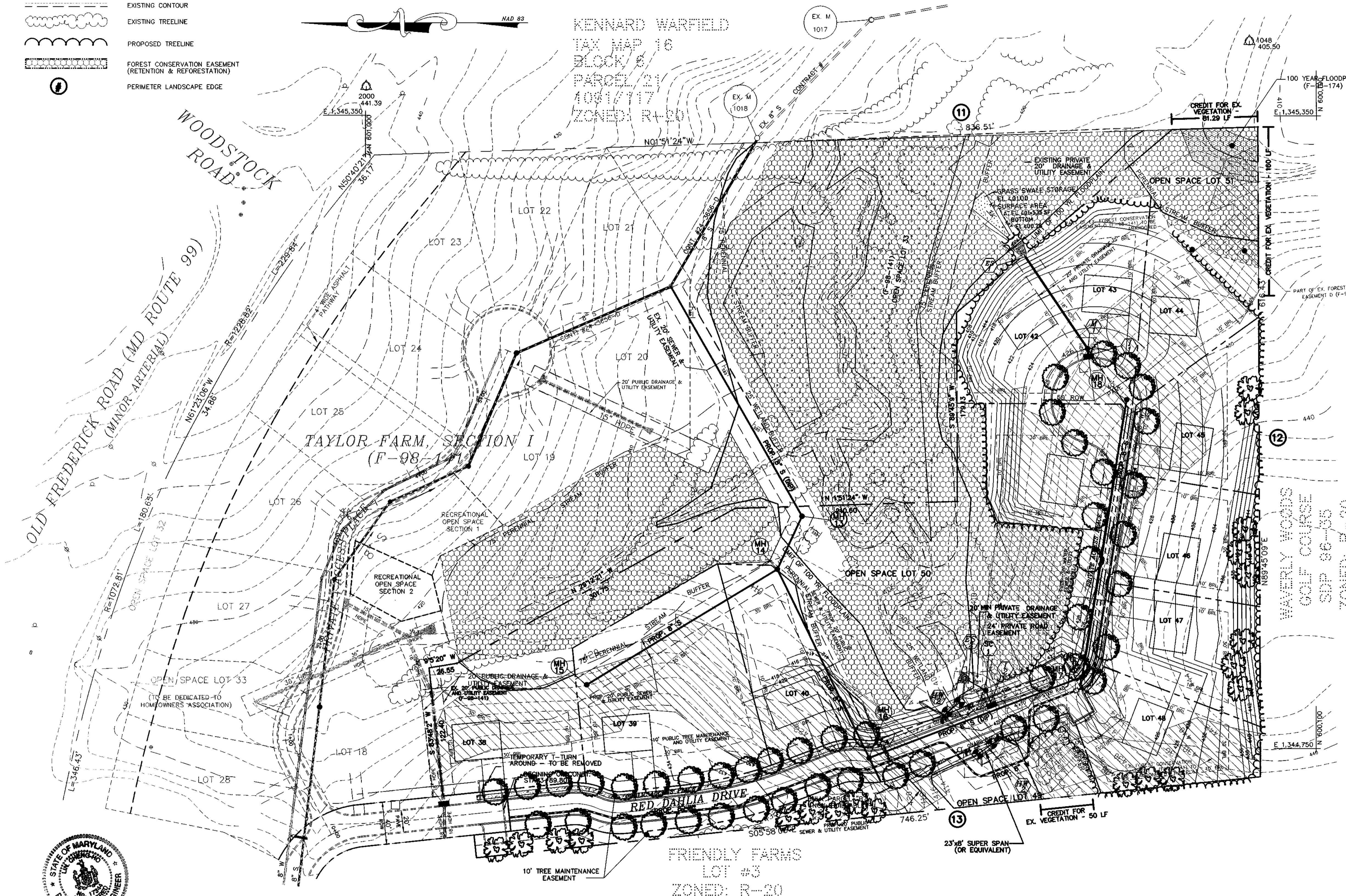
LEGEND

- WETLAND
- 25' WETLAND BUFFER
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 50' INTERMITTENT BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST CONSERVATION EASEMENT (RETENTION & REFORESTATION)
- PERIMETER LANDSCAPE EDGE

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
20		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
45		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
6		TAXUS MEDIA 'HICKS'	HICKS YEW	2 1/2" - 3" HT.
TOTAL				
71 TREES & SHRUBS (20 SHADE TREES, 45 STREET TREES, 6 SHRUBS)				

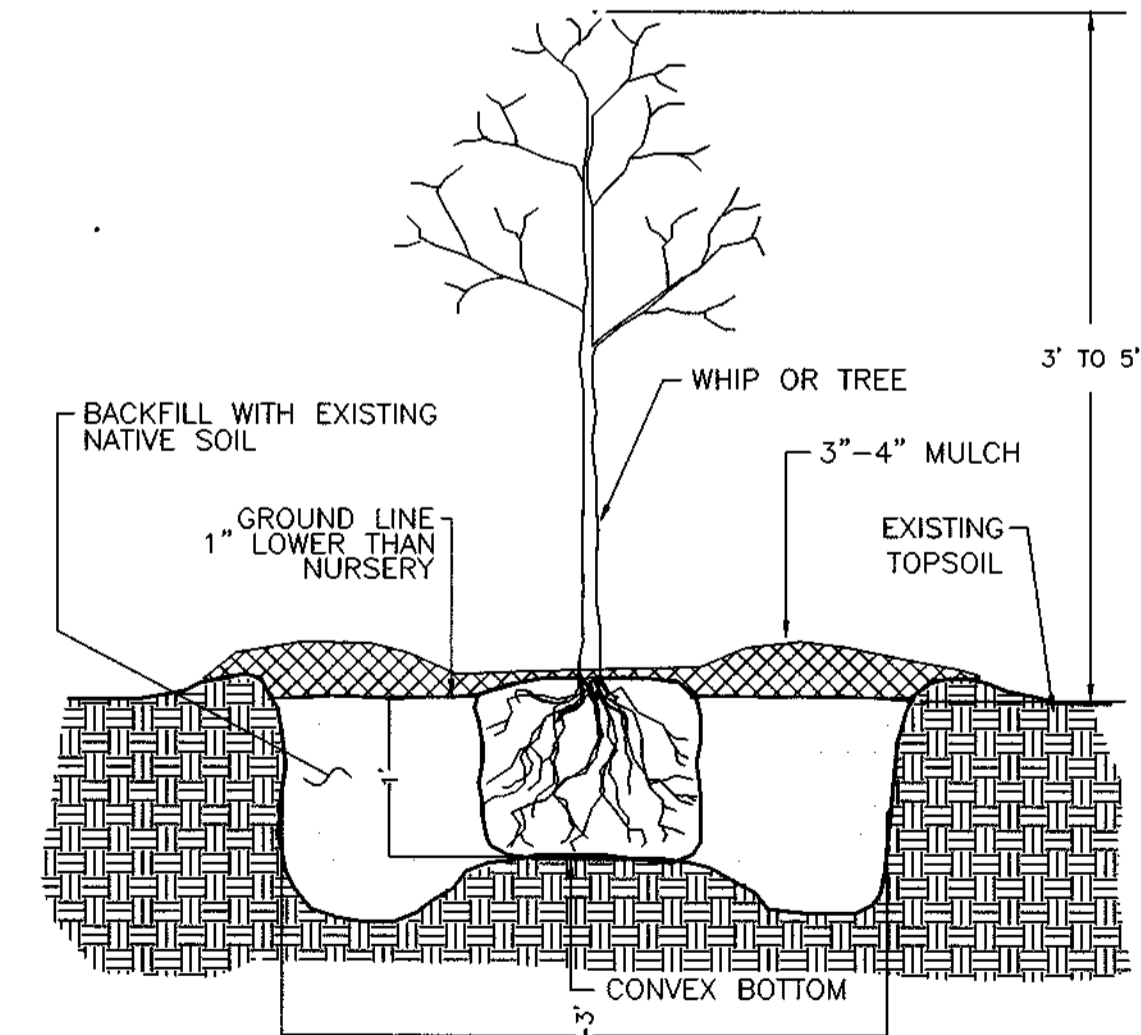
NOTE: THIS DRAWING IS TO BE USED FOR PRELIMINARY LANDSCAPE PLAN PURPOSES ONLY.



- 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 \$ 5,180.00.
 - SHM IS NOT PROPOSED AS PART OF THIS SECTION. SHM LANDSCAPING IS NOT REQUIRED.
 - PROPOSED SHRUBS AROUND CONCRETE TRASH PAD TO SERVE AS A BUFFER TO THE TRASH CANS.

STREET TREE CALCULATIONS

RED DAHLIA DRIVE - 1062 / 40 =	27
PRIVATE ACCESS PLACE - 734 / 40 =	18
TOTAL TREES REQUIRED	45 TREES
TOTAL TREES PROVIDED	45 TREES



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (P/O PERIMETERS 11)	A (PERIMETERS 12)	A (P/O PERIMETERS 13)	
LANDSCAPE TYPE	A (P/O PERIMETERS 11)	A (PERIMETERS 12)	A (P/O PERIMETERS 13)	TOTAL
LINEAR FEET OF PERIMETER	81.29 LF	616.43 LF	746.25 LF	1443.97 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 81.29 LF OF EXISTING VEGETATION	YES, 160 LF OF EXISTING VEGETATION	YES, 50 LF OF EXISTING VEGETATION	YES, 291.29 LF OF EXISTING VEGETATION
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0 SHADE TREES	8 SHADE TREES	12 SHADE TREES	20 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

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: DEPARTMENT OF PUBLIC WORKS
 [Signature] 5/2/00
 CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/2/00
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: [Signature] 5/2/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NAME: Ray W. Ogle, Jr. DATE: March 20, 2000

* NOTE : PERIMETER EDGE NUMBERS CORRESPOND TO THOSE SHOWN ON TAYLOR FARM, SECTION 1 (F-98-141).

project	96085	date	3/21/00
illustration	FCL/SJD	engineering	SJD
scale	1"=50'	approval	

no.	1	description	CHANGE NO. TO SCL & QUANTITY OF SHM, DRAINAGE & UTILITY EASEMENT ADD VEGETATED SWALE & LESI	date	9/26/00
revisions					

TAYLOR FARM, SECTION TWO
 LOTS 38 THRU 51 & BULK PARCEL "B"
 TAX MAP 10 - PARCEL 309
 HOWARD COUNTY, MARYLAND
 THIRD ELECTION DISTRICT
 LANDSCAPE 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.

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

NOTE:

- FEE-IN-LIEU OF REFORESTATION HAS BEEN PAID FOR 3.39 ACRES OF REFORESTATION AS PART OF THE FOREST CONSERVATION REQUIREMENT FOR TAYLOR FARM, SECTION 1 (F-98-141).
- THIS PLAN IS INTENDED TO SUPERCEDE THE FOREST CONSERVATION PLAN FROM TAYLOR FARM, SECTION 1 (F-98-141).
- CREDIT IS BEING TAKEN FOR REQUIRED LANDSCAPE TREES ALONG OLD FREDERICK ROAD. CREDIT FOR LANDSCAPING TREES IS BEING TAKEN FOR THE ALLOWED 20% OF THE REFORESTATION AREA. ALLOWED CREDIT IS 12,023 SQ. FT. OR 0.28 ACRES WHICH IS EQUIVALENT TO 31 SHADE TREES. IN FOREST CONSERVATION AREAS A & B, 1.10 ACRES REMAINS TO BE REFORESTED.
- A FEE-IN-LIEU OF REFORESTATION OF 0.16 ACRES (6,970 SQ. FT.) IN THE AMOUNT OF \$3,485.00 HAS BEEN PAID AS A RESULT OF CLEARING OF FOREST CONSERVATION EASEMENT 'E', PREVIOUSLY DESIGNATED AS A RETENTION AREA.

GENERAL NOTES

FOREST PROTECTION

- 1. 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 AREA AT THE TIME OF INSTALLATION OF THE SILT FENCE. THIS SHALL BE DONE PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- 2. THE FOREST PROTECTION DEVICES SHALL BE DESIGNED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- 3. ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- 4. ATTACHMENT OF SIGNS OR ANY OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- 5. INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DRAINAGE OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- 6. THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE FOREST PRESERVATION AREA SHALL BE PROHIBITED.
- 8. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED 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

- 1. 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:

- A. 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.
- B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES.
- C. MAKE ALL NECESSARY ADJUSTMENTS.
- D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- 1. THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS 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.
- 2. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- 3. 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

- 1. PROTECTIVE FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS PER PLAN LOCATIONS. PROTECTIVE FENCING WILL NOT BE NECESSARY ALONG THOSE PERIMETERS WHERE SILT FENCE HAS BEEN INSTALLED FOR SEDIMENT CONTROL.
- 2. DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT.
- 3. 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.
- 4. 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.
- 5. 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

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

PLANT INSTALLATION

- 1. 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, BAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
- 2. 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.
- 3. 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.
- 4. 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. 1-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.
- 5. 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.
- 6. THE CONTRACTOR SHALL EVENLY DISPENSE 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.
- 7. 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.
- 8. 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 FIRST, IN ORDER TO SATISFY PERMETER BUFFER REQUIREMENTS.

FERTILIZING

- 1. 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 ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
- 2. NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE WHAT IS NEEDED.
- 3. 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 AS 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

- 1. ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A MINIMUM OF TWO (2) YEAR PERIOD.
- 2. INSPECT PLANTED STOCK FOR MORTALITY. REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- 3. EXPECT VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION TO OCCUR. DO NOT DISCOURAGE THIS GROWTH UNLESS IT NEGATIVELY AFFECTS THE PLANTED STOCK.
- 4. MANUALLY REMOVE AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
- 5. 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.
- 6. 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

- 1. 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.

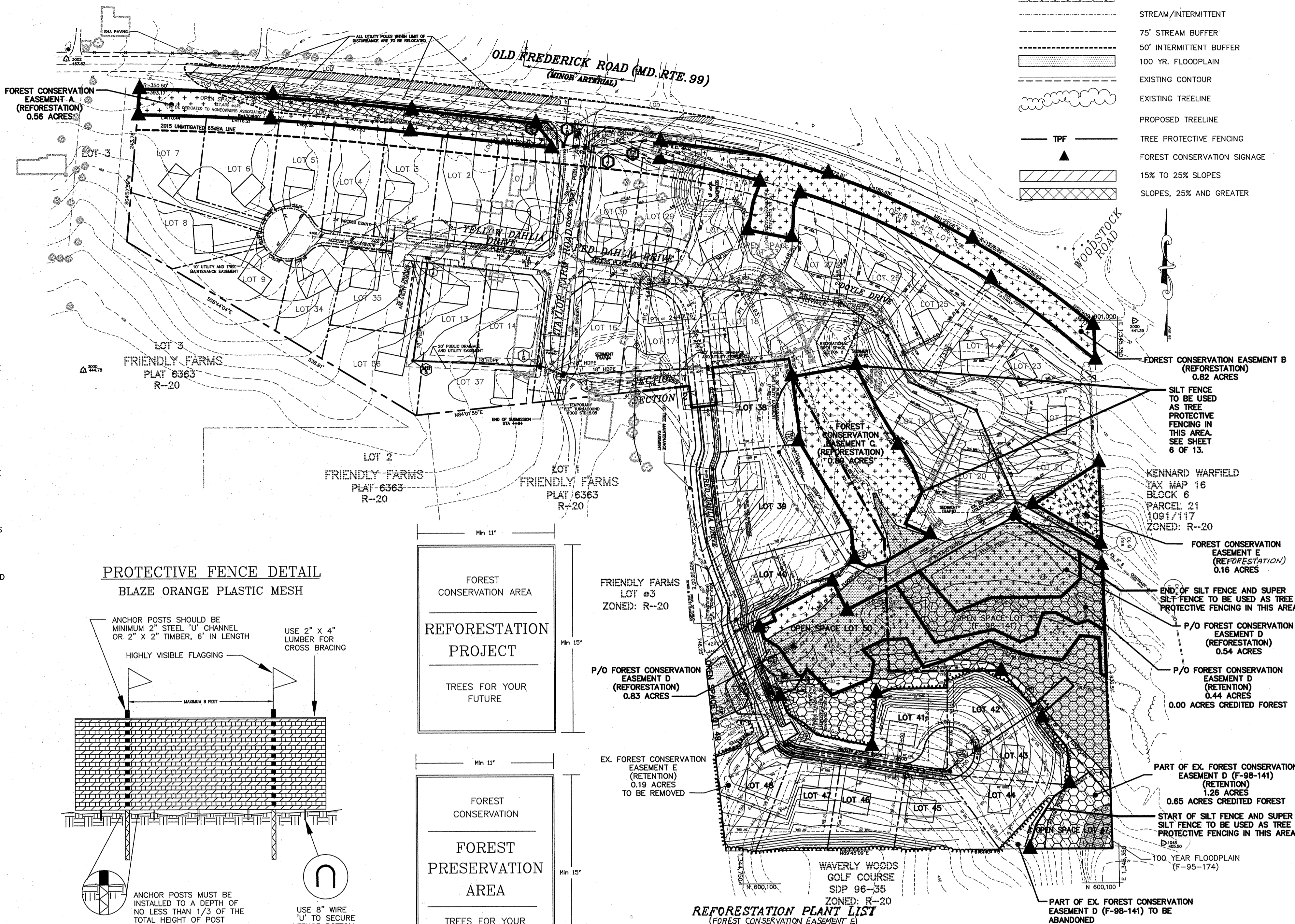
REFORESTATION PLANT LIST (WETLAND & FLOODPLAIN AREAS)

Table with columns: QTY, SPECIES, SHADE TOL., MOIST. REGIME, WET. STATUS, MIN.O.C. SPACING, SIZE & REMARKS. Lists various tree species like Acer negundo, Acer rubrum, Fraxinus pennsylvanica, etc.

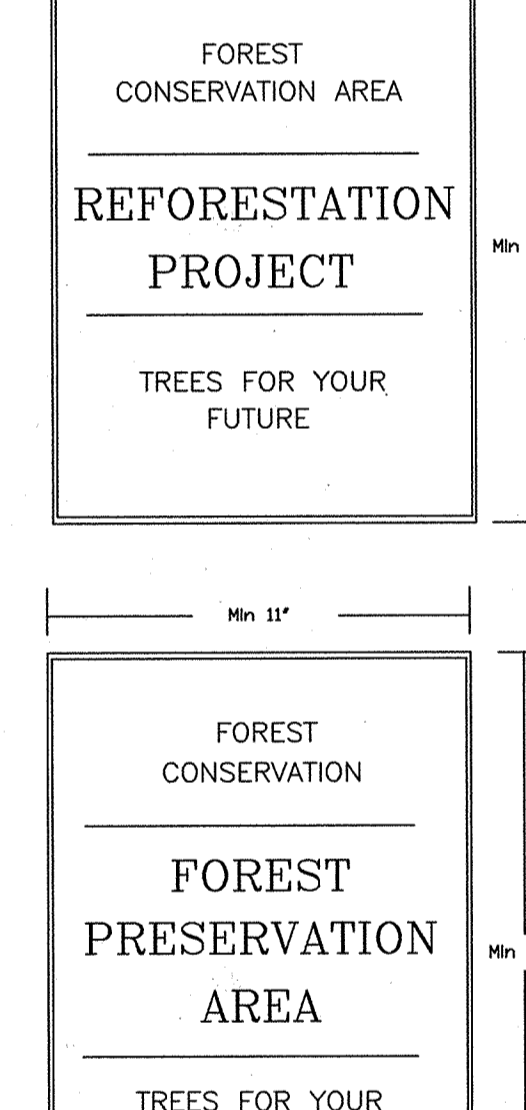
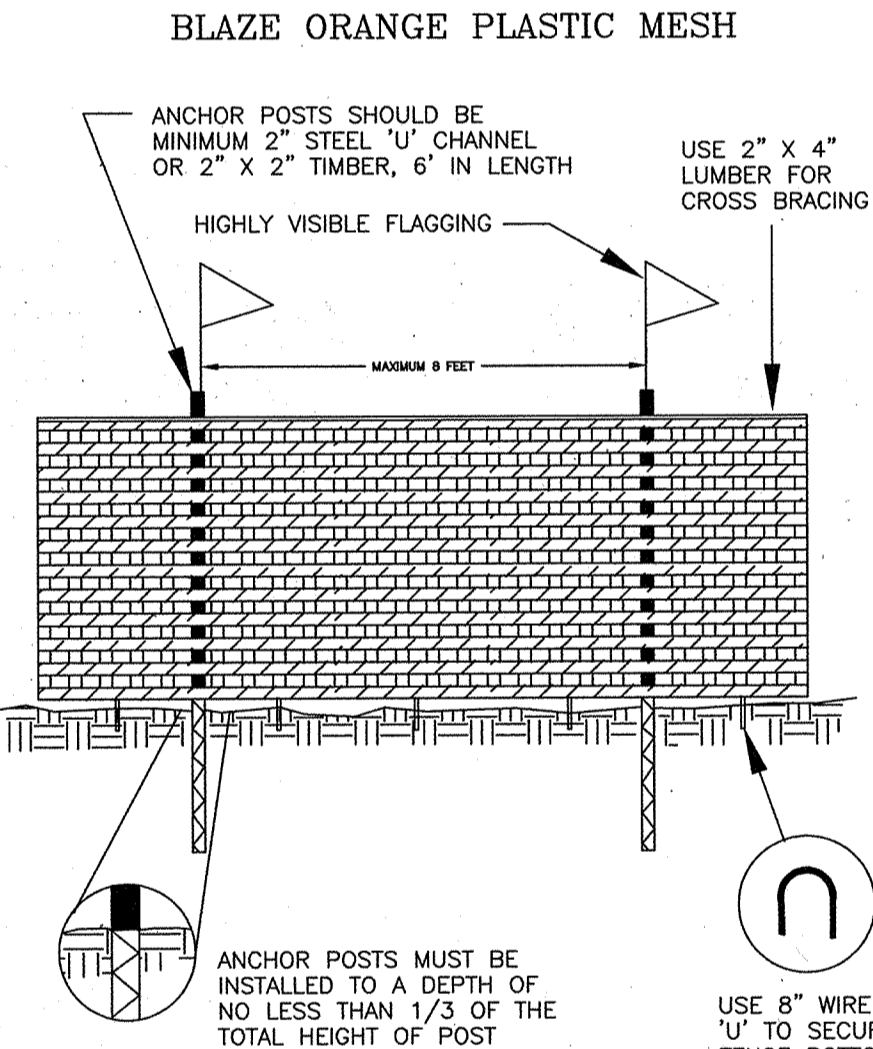
REFORESTATION PLANT LIST (UPLAND AREAS ALONG OLD FREDERICK ROAD)

Table with columns: QTY, SPECIES, SHADE TOL., MOIST. REGIME, WET. STATUS, MIN.O.C. SPACING, SIZE & REMARKS. Lists various tree species like Acer rubrum, Cornus florida, Fagus grandifolia, etc.

NOTE: SEEDLINGS CAN BE USED IN PLACE OF THE 3' - 5' TREES. IN ORDER TO DETERMINE THE NUMBER OF SEEDLINGS REQUIRED, MULTIPLY THE QUANTITY LISTED BY 2. ALSO, MINIMUM ON-CENTER SPACING FOR TREES SHOULD BE REDUCED TO 8'.

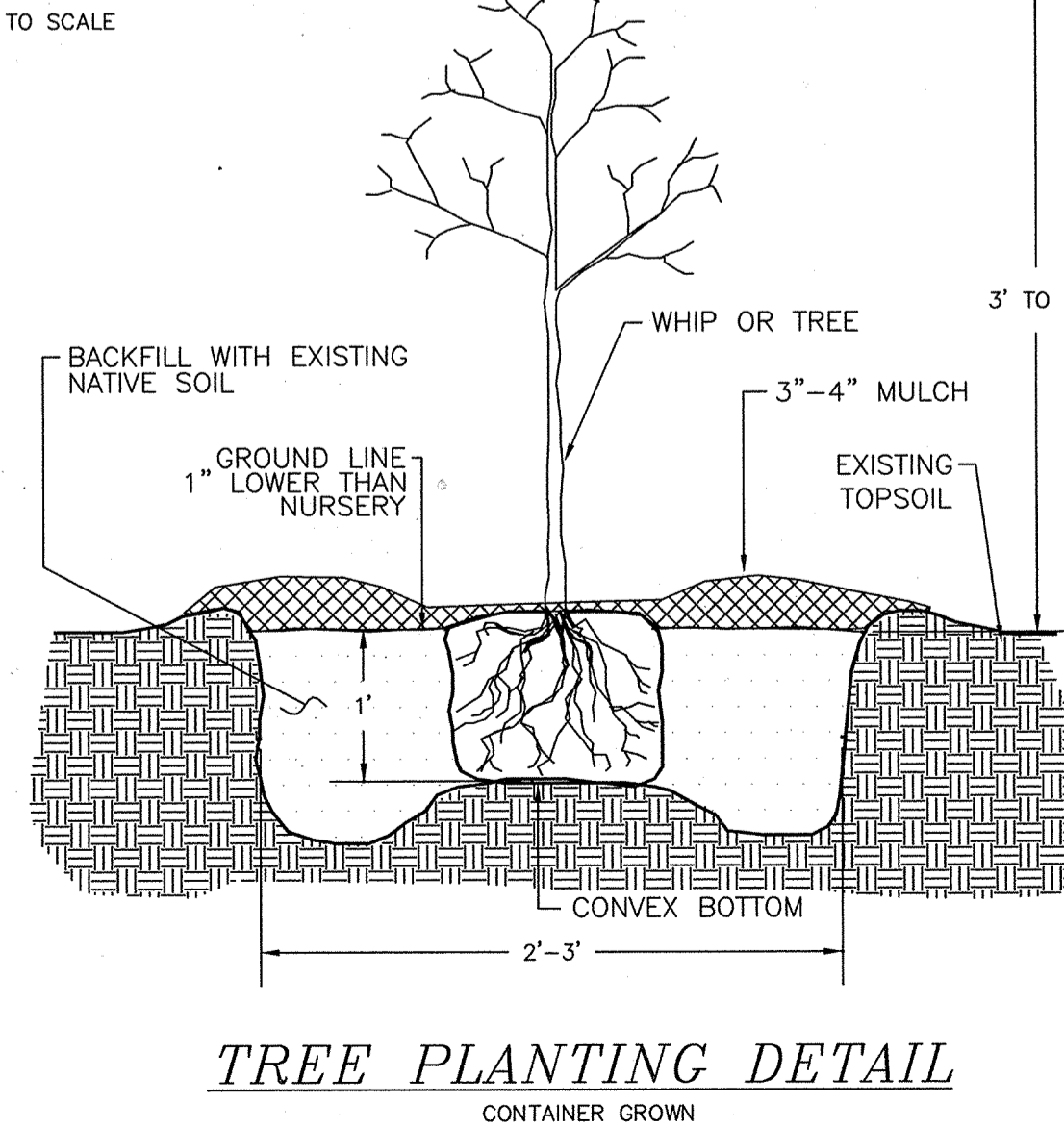


PROTECTIVE FENCE DETAIL



SIGNAGE DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

CONTAINER GROWN

LEGEND

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

FOREST CONSERVATION DATA

Table with columns: ACRES, GROSS SITE AREA, AREA WITHIN 100 YEAR FLOODPLAIN, AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL, NET TRACT AREA, LAND USE CATEGORY, RESIDENTIAL (SUBURBAN), FOREST CONSERVATION WORKSHEET DATA SUMMARY, FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD, FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD, FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD, REFORESTATION FOR CLEARING ABOVE THRESHOLD, REFORESTATION FOR CLEARING BELOW THRESHOLD, SUBTOTAL REFORESTATION REQUIRED, TOTAL FEE-IN-LIEU OF REFORESTATION PREVIOUSLY PAID, TOTAL REFORESTATION REQUIRED, TOTAL REFORESTATION PROVIDED, TOTAL FEE-IN-LIEU OF REFORESTATION PAID WITH PLAN FOR CLEARING OF FOREST CONSERVATION EASEMENT E.

MD DNR QUALIFIED PROFESSIONAL

OWNER/DEVELOPER: STEPHANIE DEMCHIK, TAYLOR FARM DEVELOPMENT CORP., 2705 FALSTON ROAD, FALSTON, MARYLAND 21047, (410) 557-6312

APPROVED: DEPARTMENT OF PUBLIC WORKS, DEPARTMENT OF PLANNING AND ZONING, DEPARTMENT OF LAND DEVELOPMENT, DEPARTMENT OF ENGINEERING DIVISION. Includes signatures and dates for various officials.

Vertical sidebar containing project information (date: 9/21/00, project: 96085), revision table, and project title: TAYLOR FARM, SECTION TWO, LOTS 38 THRU 51 & BULK PARCEL "B". Includes logo for MILDENBERG, BOENDER & ASSOC., INC. and page number 8 OF 13.