

GENERAL NOTES

- Subject property zoned "R-MH" and "CE-CL1" per 2/02/04 Comprehensive Zoning Plan and the Comp Lite Zoning Amendments adopted 7/28/06.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 471B and 471C were used for this project. (See Vicinity Map)
- Boundary and topographic survey performed by M. Najib Roshan on March 5, 2007.
- Public water and sewer will be used within this site; as specified in Contract #24-4656-D. Sewer contract #s 24-1658-D and 24-0942-D and water contract # 1-N are to be utilized.
- The soils shown on this plan are derived from the soil survey Geographic (SSURGO) database for Howard County, Maryland. The data source for this product is the U.S. Department of Agriculture, Natural Resources Conservation Service.
- Gross area of site: 5.613 ac.±
- Net Area of site = 5.301 ac.
- Number of parking spaces required: 148
- Number of parking spaces provided: 152
- A.P.F.O. traffic study prepared by Traffic Solutions, Inc., on November 24, 2009.
- There are no historic structures or cemeteries on-site, to the best of our knowledge.
- Metland and stream evaluation report was prepared by Exploration Research Inc. on April 9, 2009.
- Stormwater Management is provided as necessary in accordance with the 2000 Stormwater Management Manual. The channel protection is provided through the extended detention facility which will be privately owned and maintained. Water quality is provided through an organic filter facility and a surface sand filter. Recharge is provided beneath the organic filter through additional stone storage all to be privately owned and maintained.
- Previous Howard County file numbers: Beechcrest Parcels 'A' and 'B' recorded under Plat # 10490, F-92-151, WP-92-175, BAC-90-05 NAV, F-10-069, WP-10-089, and AA-10-003. Beechcrest Parcel 'A' developed under SDP-87-05.
- This plan is subject to the 5th Edition Subdivision and Land Development Regulations and to the 2006 Zoning Regulations.
- No grading, removal of vegetative cover or trees, or placement of new structures shall be permitted within the limits of wetlands, stream(s), or their buffers nor within forest conservation easement areas.
- Landscaping is provided in accordance with the Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$24,250.00 (76 shade trees @ \$300 ea. and 43 evergreen trees @ \$150 ea.).
- This project complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation by retaining 1.43 acres of existing forest within one Forest Conservation Easement. The easement also contains 0.07 acres of non-credited utility easement retention. A sewer easement overlaps the FCE, but is excluded from its area calculation. The forest conservation surety in the amount of \$12,459.00 (1.43 ac./62,291 sq. ft. x \$8,200) shall be posted with the Developer's Agreement. For the remaining 0.06 acres of obligation we shall request it be satisfied by a fee-in-lieu of \$1961.00 (2,614 sq. ft. x \$0.75).
- The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:

State Highway Administration	410.531.5533
BGE(Contractor Services)	410.850.4620
BGE(Underground Damage Control)	410.787.9068
Miss Utility	1.800.257.7777
Colonial Pipeline Company	410.795.1390
Howard County, Dept. of Public Works, Bureau of Utilities	410.313.4900
Howard County, Dept. of Public Works/Bureau of Engineering Construction Division	410.313.1890
Howard County Health Department	410.313.2640
AT&T	1.800.252.1133
Verizon	1.800.743.0033/410.224.9210
SHA Permit Inspector for Howard County	301.624.8121
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- There are no floodplains on-site.
- All plan dimensions are to face of curb unless otherwise noted.
- All proposed spot elevations along curb and gutter are to the flowline unless otherwise noted.
- All construction shall be in accordance with the latest standards and specifications of Howard County in addition to MSHA standards and specifications where applicable.
- Any damage to public rights-of-way, paving or existing utilities will be corrected at the Contractor's expense.
- Existing utilities are located by the use of any or all of the following: Road Construction Plans, Field Surveys, Public Water and Sewer Plans and other available record drawings. Approximate location of the existing utilities are shown for the Contractor's information. Contractor shall locate existing utilities well in advance of construction activities and take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to the Contractor's operations shall be repaired immediately at the Contractor's expense.
- All HDPE pipe specification and installation shall meet AASHTO M-252 Type S, M-294 Type S and ASTM D2321, respectively.
- Soil compaction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm acceptability of proposed paving section, based on soil test, prior to construction.
- All traffic control devices, markings and signs shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- Estimates of Earthwork quantities are provided solely for the purpose of calculating fees.
- All exterior light fixtures shall be oriented to direct light inward and downward on-site away from all adjoining residential properties and public roads in accordance with Section 134 of the Howard County Zoning Regulations. Light trespass will not exceed 0.5 footcandle.
- All sign posts used for traffic control signs installed in the SHA Right-of-Way shall be mounted on a 2" galvanized steel, perforated, square tube post (14 gauge) inserted into a 2-1/2" galvanized steel, perforated, square tube sleeve (12 gauge) - 3' long. A galvanized steel pole cap shall be mounted on top of each post.
- Street light placement and type of fixture and pole shall be in accordance with the Howard County Design Manual Volume III (1993) and as modified by Guidelines for Street Lights in Residential Developments (June 1993). A minimum spacing of 20 feet shall be maintained between any street light and any tree.
- Trash pickup shall be private.
- This plan is subject to "AA" Case No. 10-003. On March 3, 2010, the planning director ordered that the petition for administrative adjustment ("AA") from section 13.1.D.2 of the Howard County Zoning Regulations to reduce the 50 foot structure and use setback to 40' to construct two apartment buildings and associated parking be granted.
- This plan is subject to WP-10-089. On January 28, 2010, the planning director granted unconditional approval for a waiver from section 16.1205(a)(10) which requires the retention of specimen trees that are not contained within other priority forest retention areas as outlined in section 16.1205(a)(10-1).
- This plan is subject to a waiver from Design Manual volume IV detail R-6.04 allowing the reduction of the width of a segment of the two way driveway from 24 feet to 20 feet and detail R-9.03 to reduce the width of the monolithic curb and sidewalk from 6 feet to 4 feet 8 inches. The waiver was approved by the Development Engineering Division on January 21, 2010.
- A Noise Study prepared by The Killian T. Ballard Company dated January 2010 demonstrates that the 65dBA unmitigated noise line along Rte. 1 has no impact on the proposed building on site.
- The proposed buildings will have an automatic fire protection sprinkler system.
- There are 40 existing mobile homes on site. The residents shall be relocated per a relocation plan approved by Howard County.
- A new Address Sign assembly shall be fabricated and installed by Howard County Bureau of Highways at the developer's/owner's expense.
- Open Space obligations for the Beechcrest apartments are met as follows: Open Space Lot 1 (0.044 Ac.) is dedicated to the Department of Recreation and Parks, Howard County, Maryland to be part of a pathway system. The Open Space on Parcel 'B' is 3.224 Ac. Total open space provided is 3.268 Ac.
- Moderate Income Housing Units (MIHU) agreement and covenants are recorded in Liber 13324 Folio 247
- On-site proposed public water and sewer to be constructed per contract #24-4656-D.
- Stormwater Management is provided in accordance with the 2000 Maryland Stormwater Design Manual Volumes I and II. It was determined that this project met the criteria outlined in the MDE Stormwater Management Regulations Guidance for implementation for acceptance for the 2000 Design criteria and granted a waiver. This plan is also subject to the expiration of this waiver unless all stormwater management is constructed by May 4, 2017.

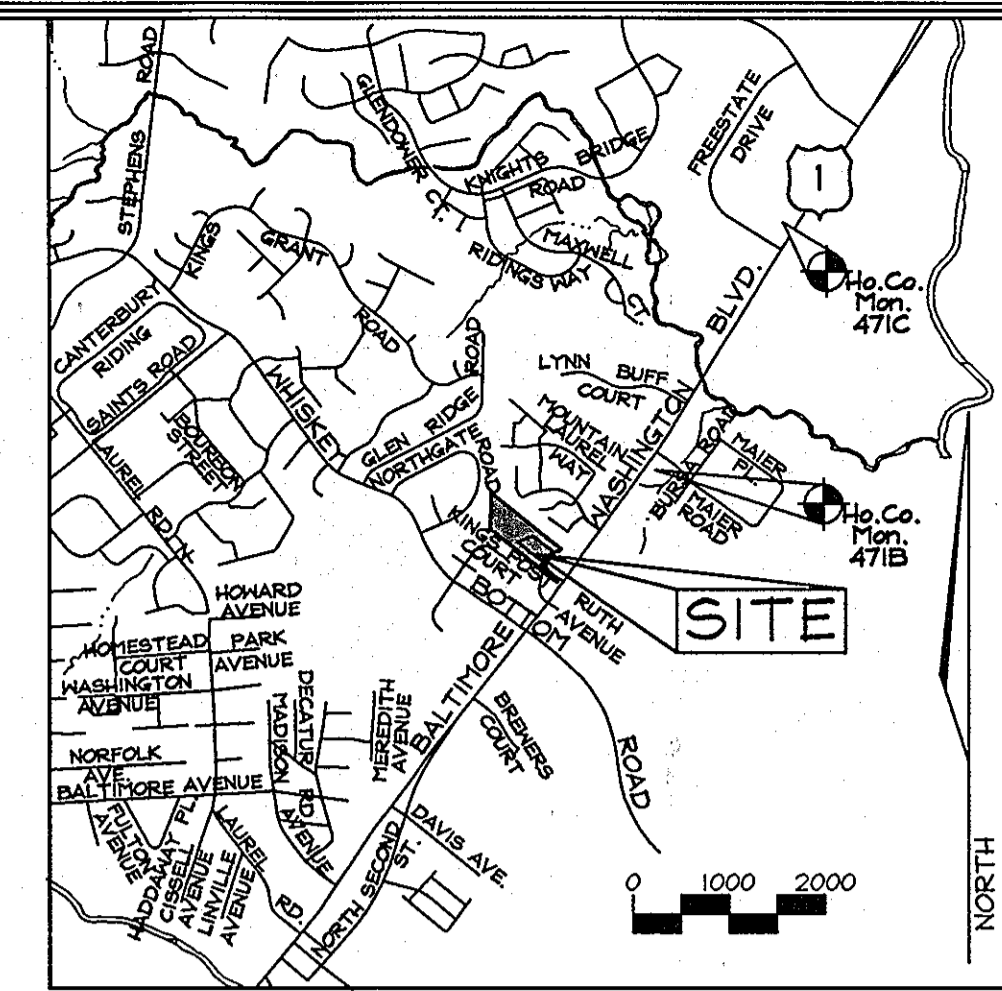
SITE DEVELOPMENT PLANS

BEECHCREST APARTMENTS

PARCEL "B" and OPEN SPACE LOT 1

BUILDINGS #1 and #2

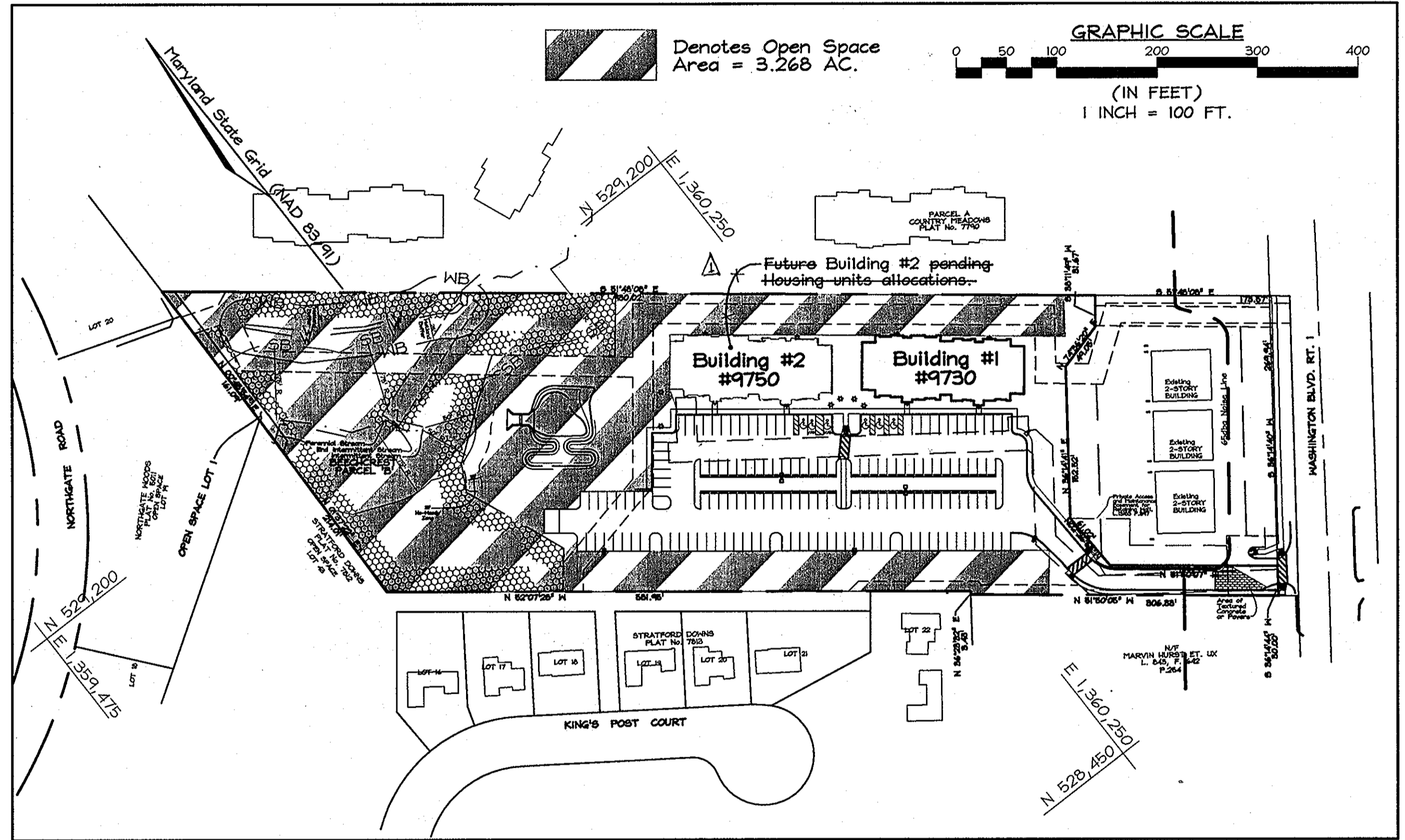
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 5169 GRID II-B

GEODETIC SURVEY CONTROLS

Sta. 471B	N 529,701.5413	E 1,361,469.7379	Elev. 179.884 (feet)
Sta. 471C	N 532,036.8647	E 1,362,019.0178	Elev. 188.267 (feet)



ADDRESS CHART

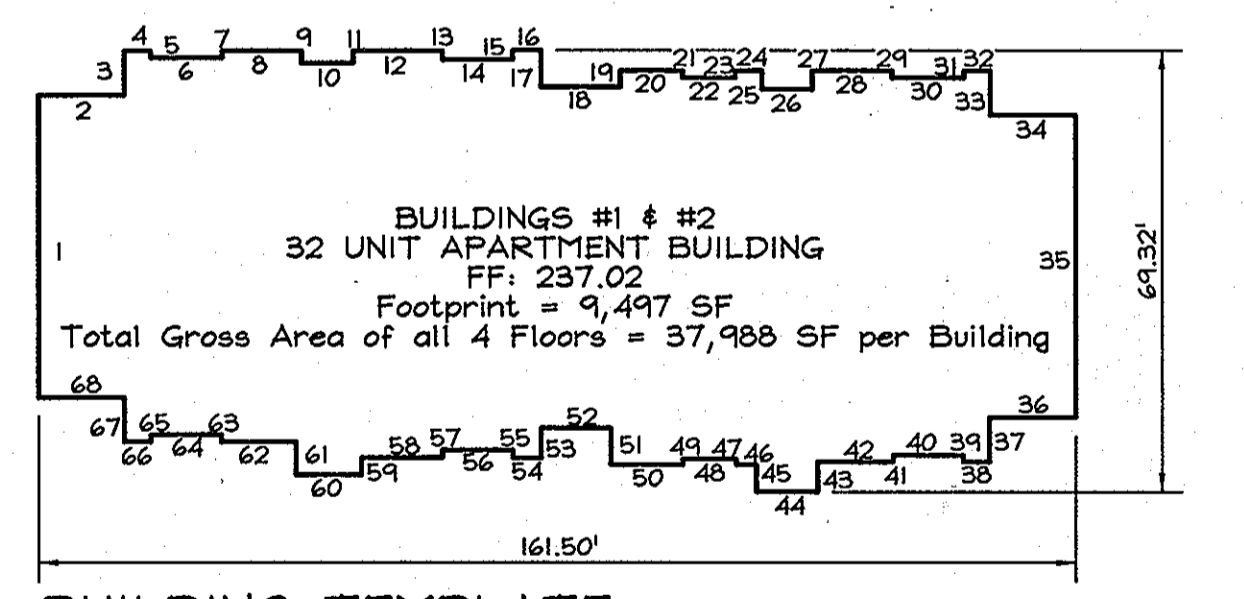
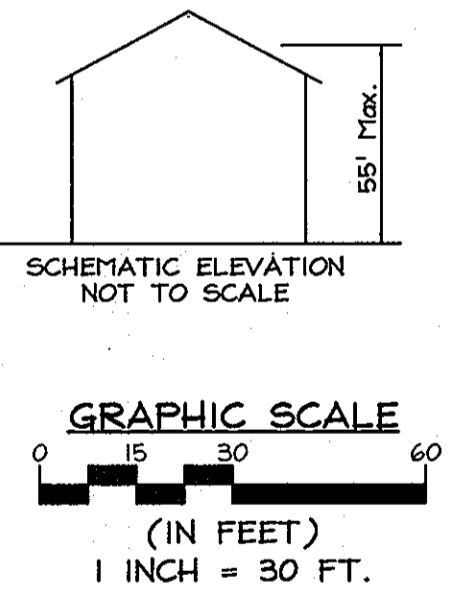
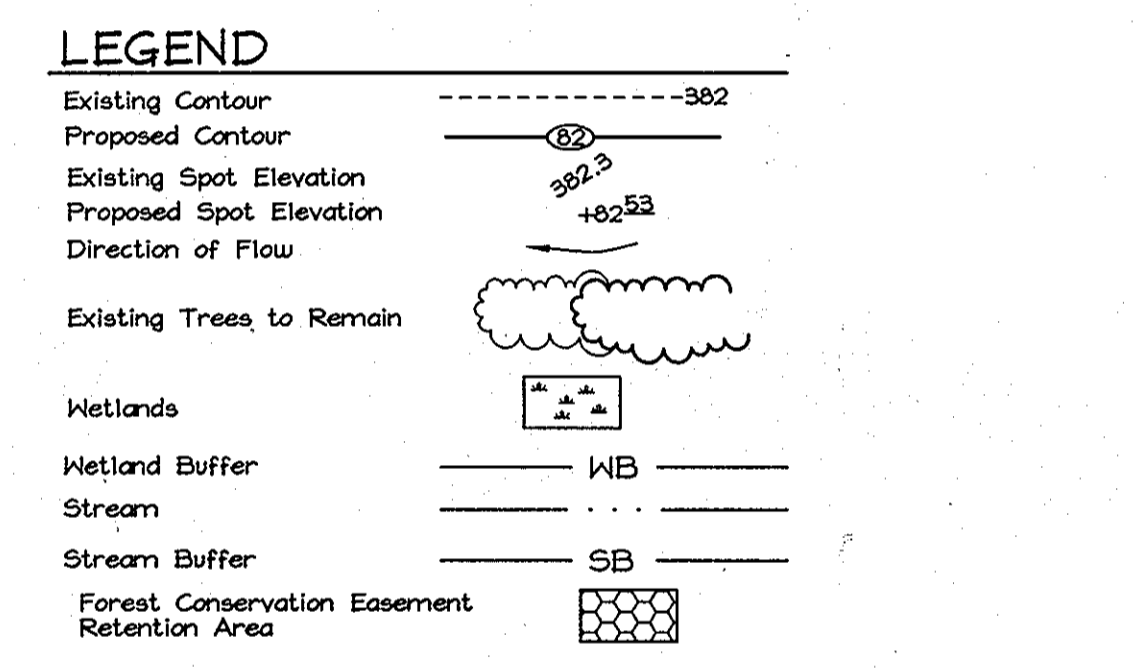
BUILDING	STREET
#1	4730 Washington Blvd. Rt. 1
#2	4750 Washington Blvd. Rt. 1

SHEET INDEX

DESCRIPTION	SHEET No.
Cover Sheet	1 of 11
Site Development Plan	2 of 11
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US Rte. 1 Road Marking Plan & Paving Details	5 of 11
Storm Drain Drainage Area Map and Profiles	6 of 11
Stormwater Management Plan, Notes & Details	7 of 11
Stormwater Management Profiles	8 of 11
Landscape Plan	9 of 11
Forest Conservation Plan, Notes & Details	10 of 11
Existing Conditions Plan and Soils Map	11 of 11

BUILDING LINE TABLE

LINE	DIST. FT.	LINE	DIST. FT.
1	4.76	35	47.26
2	15.32	36	15.24
3	6.36	37	6.47
4	7.10	38	4.07
5	11.11	39	1.07
6	11.11	40	10.97
7	12.35	41	11.71
8	12.35	42	4.57
9	8.00	43	4.26
10	8.00	44	0.99
11	15.36	45	0.99
12	15.36	46	8.20
13	14.29	47	0.99
14	10.47	48	0.99
15	4.41	49	11.25
16	4.41	50	11.25
17	15.24	51	10.84
18	2.58	52	4.75
19	1.17	53	1.58
20	8.19	54	10.97
21	8.19	55	10.97
22	4.15	56	12.63
23	4.15	57	10.70
24	2.58	58	10.70
25	2.58	59	5.20
26	2.58	60	11.58
27	2.58	61	5.20
28	12.35	62	11.58
29	12.35	63	4.10
30	11.25	64	10.97
31	4.10	65	4.10
32	4.10	66	6.36
33	15.32	67	6.36
34	15.32	68	15.32

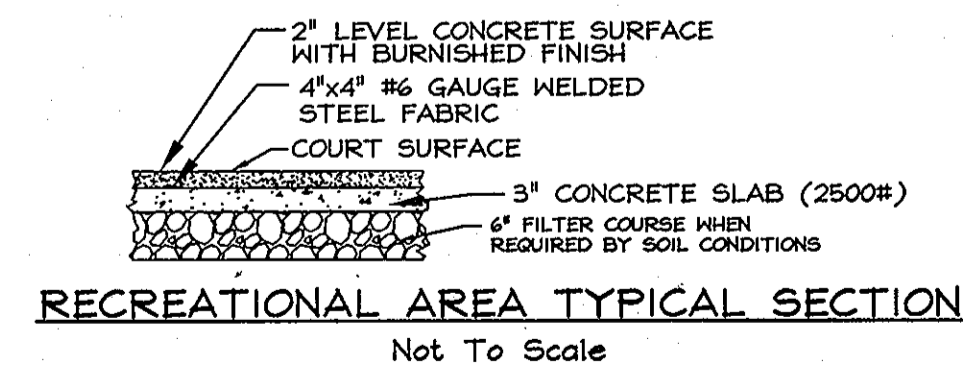


PARKING REQUIREMENTS

- Parking spaces required: 64 units x 2 spaces per unit = 128 spaces
- Overflow & guest parking required = 23 spaces per unit = 20 spaces
- Total parking spaces required = 148 spaces
- Total parking spaces provided = 152

SITE ANALYSIS DATA CHART

- Total project area: 5.613 ac.±
- Total area of Open Space Lot 1: 0.044 ac.
- Total Area of plan submission: 5.742 ac.
- Area of Slope (>25%) Slopes = 0.312 ac.
- Net Area (Total Project Area - Slope Slopes) of site = 5.301 ac.
- Maximum Units Allowed = 5.301 x 15 = 79.52; therefore 79.
- Limit of disturbed area: 3.922 ac.
- Present zoning: "R-MH" and "CE-CL1" per 02/02/04 Comprehensive Zoning Plan and the Comp Lite Zoning Amendments adopted 7/28/2006.
- Total number of Moderate Income Housing Units (MIHU) required & provided = 64 x 20% = 13 units. This project is developed under RA-15 Zoning Regulations, as permitted under section 13.1.D.2.
- Proposed uses for site & structures: Apartment buildings.
- Floor space on each level of building(s) per use: 9,497 sf
- Building coverage of site: 0.436 ac. or 7.76%
- Howard County Reference File Numbers: F-92-151, WP-92-175, BAC-90-05 NAV, F-10-069, WP-10-089, AA-10-003. Contract #s 24-4656-D, 24-1658-D, 24-0942-D, and 1-N.
- Total number of units proposed for this submission: 64
- Open space required for R-MH: 25% of site area or 5.613 ac. x 25% = 1.403 ac.
- Total open space provided: 3.268 ac. (58.2%)
- * Open Space Lot 1 is 0.044 Ac. Open space on Parcel 'B' is 3.224 Ac.
- Recreational open space required: 400 sq.ft. per unit = 400 sq.ft. x 64 = 25,600 sq.ft.
- Recreational open space provided: Based on section 16.121(a),(4),(vii) a sports court paved area at a ratio of 10 sq.ft. per unit is provided.



24 HOUSING ALLOCATIONS HAVE BEEN GRANTED ON 2/6/2012 UNDER COUNCIL RESOLUTION 175-2011.

HOUSING ALLOCATIONS NOTE:
40 housing allocations are currently available for use.
24 housing allocations, including the MIHU allocations are not available at this time in the southeast planning area.
Once allocations become available, this Site Development Plan will have to be redlined to reflect the newly available allocations.

OWNER/DEVELOPER
BEECHCREST DEVELOPMENT, LLC
c/o Ms. Rita Sallam
5555 Broadwater Lane
Clarksville, Maryland 21029-1156
(410) 531-0114

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 7/29/2011.

PERMIT INFORMATION CHART

Subdivision Name: Beechcrest Property	Section/Area: N/A	Lot/Parcel No.: 435
Plot # Deed Ref.: 21653-1, 21654-1, 21654-2	Grid: L, 9865, F, 193	Zoning: R-MH, CE-CL1
Tax Map No.: 47 & 50	Elect. District: 6th	Census Tract: 606902

COVER SHEET
BEECHCREST APARTMENTS
PARCEL "B" & OPEN SPACE LOT 1
ZONED R-MH & CE-CL1, PLAT # 21653-21654
TAX MAP 50 GRIDS 4 & 5, TAX MAP 47 GRID 22 & 23; PARCEL 435
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6338 Howard Lane, Elkrige, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fshnet.com

DESIGN BY: MLT
DRAWN BY: CEDNCRH2
CHECKED BY: ZYF
SCALE: As Shown
DATE: May 24, 2011
I.O. No.: 3600
SHEET No.: 1 OF 11

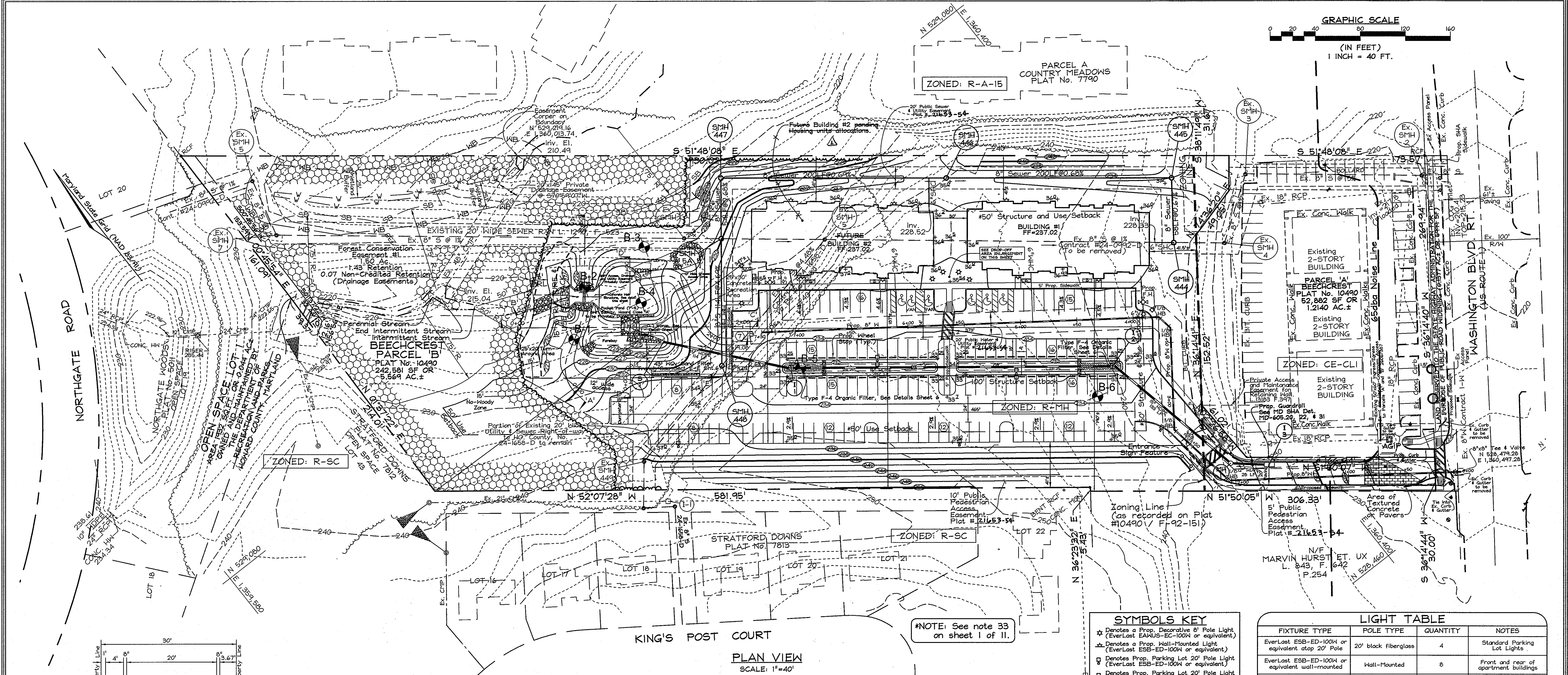
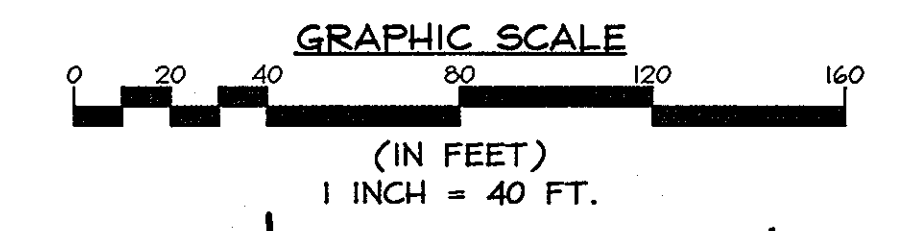
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

4/27/12 REVISOR HOUSING ALLOCATIONS NOTE TO REFLECT GRANTED 24 HOUSING ALLOCATIONS. REMOVE "FUTURE" FROM BUILDING #2. ADD PLAT # IN TITLE BLOCK.

REVISION BLOCK

DATE: 6/16/11
DATE: 7/11/11
DATE: 7/11/11

CHIEF, DEVELOPMENT ENGINEERING DIVISION
CHIEF, DIVISION OF LAND DEVELOPMENT
DIRECTOR



NOTE: See note 33 on sheet 1 of 11.

SYMBOLS KEY

- ☆ Denotes a Prop. Decorative 8' Pole Light (EverLast EAMUS-EC-100N or equivalent)
- ▲ Denotes a Prop. Wall-Mounted Light (EverLast ESB-ED-100N or equivalent)
- Denotes Prop. Parking Lot 20' Pole Light (EverLast ESB-ED-100N or equivalent)
- Denotes Prop. Parking Lot 20' Pole Light Double-headed (two lights) on one pole (2 x EverLast ESB-ED-100N or equiv.)
- EBB Denotes a Proposed Bench

LIGHT TABLE

FIXTURE TYPE	POLE TYPE	QUANTITY	NOTES
EverLast ESB-ED-100N or equivalent atop 20' Pole	20' black fiberglass	4	Standard Parking Lot Lights
EverLast ESB-ED-100N or equivalent wall-mounted	Wall-mounted	8	Front and rear of apartment buildings
EverLast EAMUS-EC-100N or equivalent atop 8' Pole	8' black fiberglass	6	Play Area and Drop-off Area Lights
Double-headed (2 lights, 1 EverLast ESB-ED-100N or equiv.)	20' black fiberglass	2	Standard Parking Lot Lights

NOTE: Please see <http://www.EverLastLight.com> or call 888-383-7576 for light details and specifications.

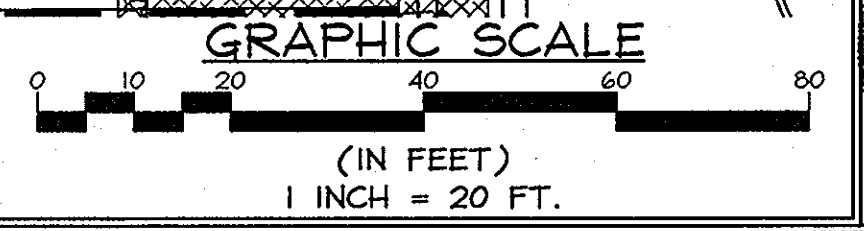
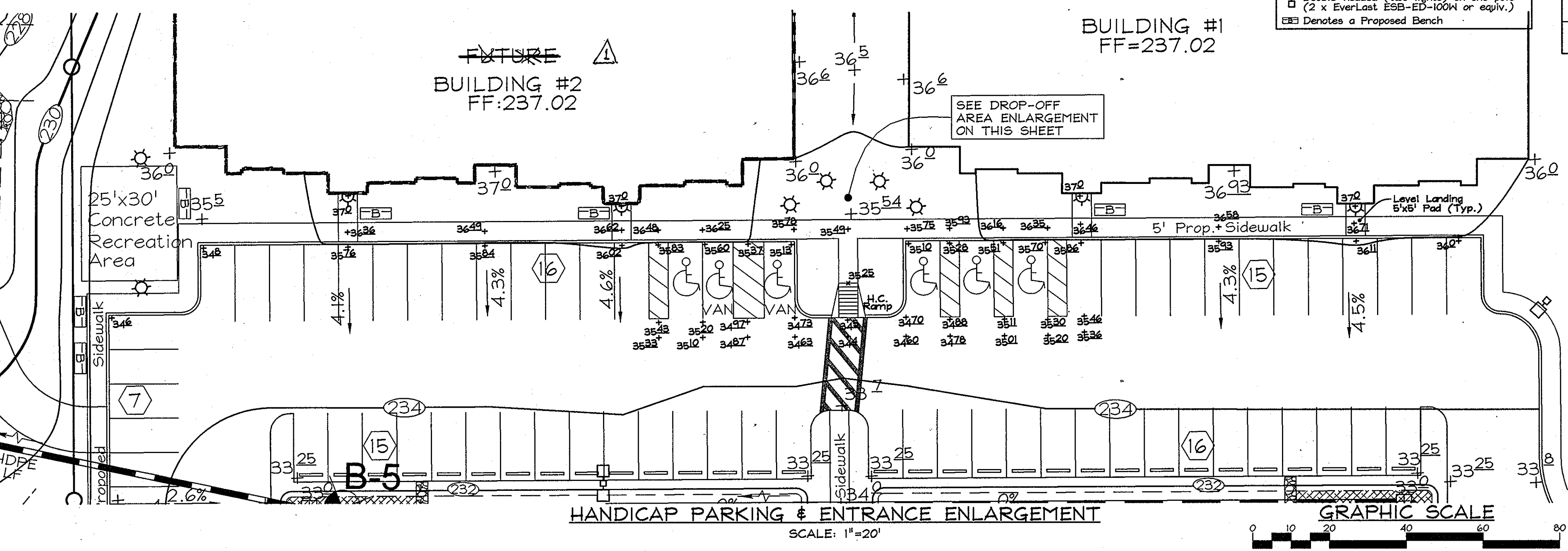
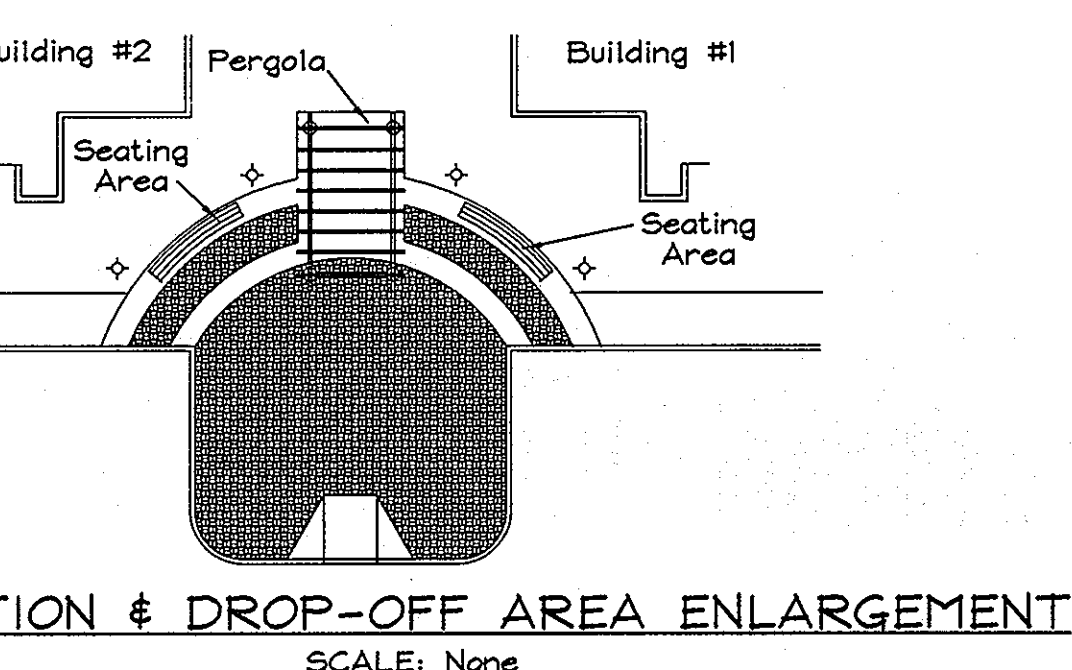
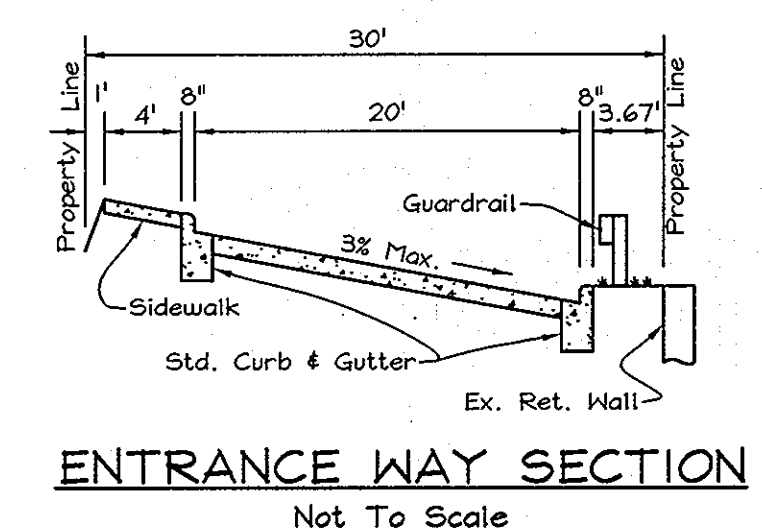
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 7/29/2011.

OWNER/DEVELOPER
BEECHCREST DEVELOPMENT, LLC
c/o Ms. Rita Saltam
5553 Broadwater Lane
Clarksville, Maryland 21029-1156
(410) 531-0114

SITE DEVELOPMENT PLAN
BEECHCREST APARTMENTS
PARCEL "B" # OPEN SPACE LOT 1
ZONED R-MH # CE-CL1, PLAT # 21653-21654
TAX MAP 50 GRIDS 4 & 5, TAX MAP 47 GRID 22 & 23; PARCEL 435
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1582
E-mail: info@fshnet.com

DESIGN BY: MLT
DRAWN BY: CEDMCRH2
CHECKED BY: ZTF
SCALE: As Shown
DATE: May 24, 2011
H.O. No.: 3600
SHEET No.: 2 OF 11



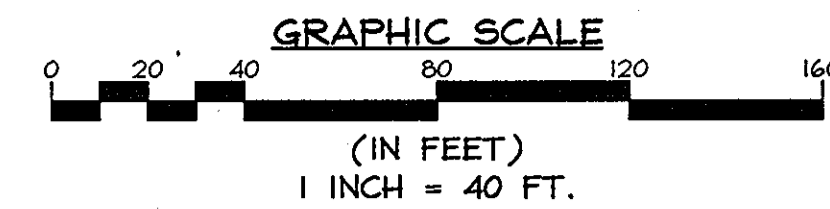
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
DATE: 6/16/11

Chief, Division of Land Development
DATE: 7/14/11

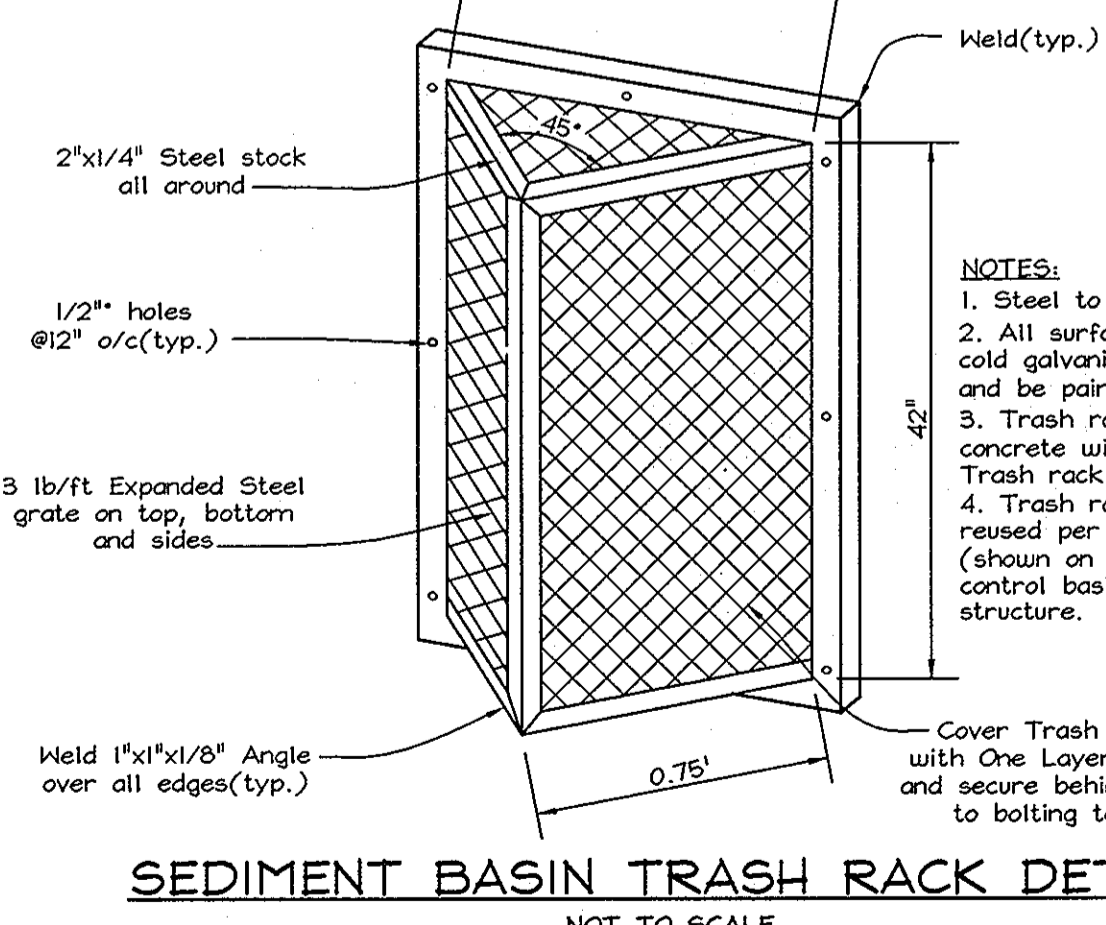
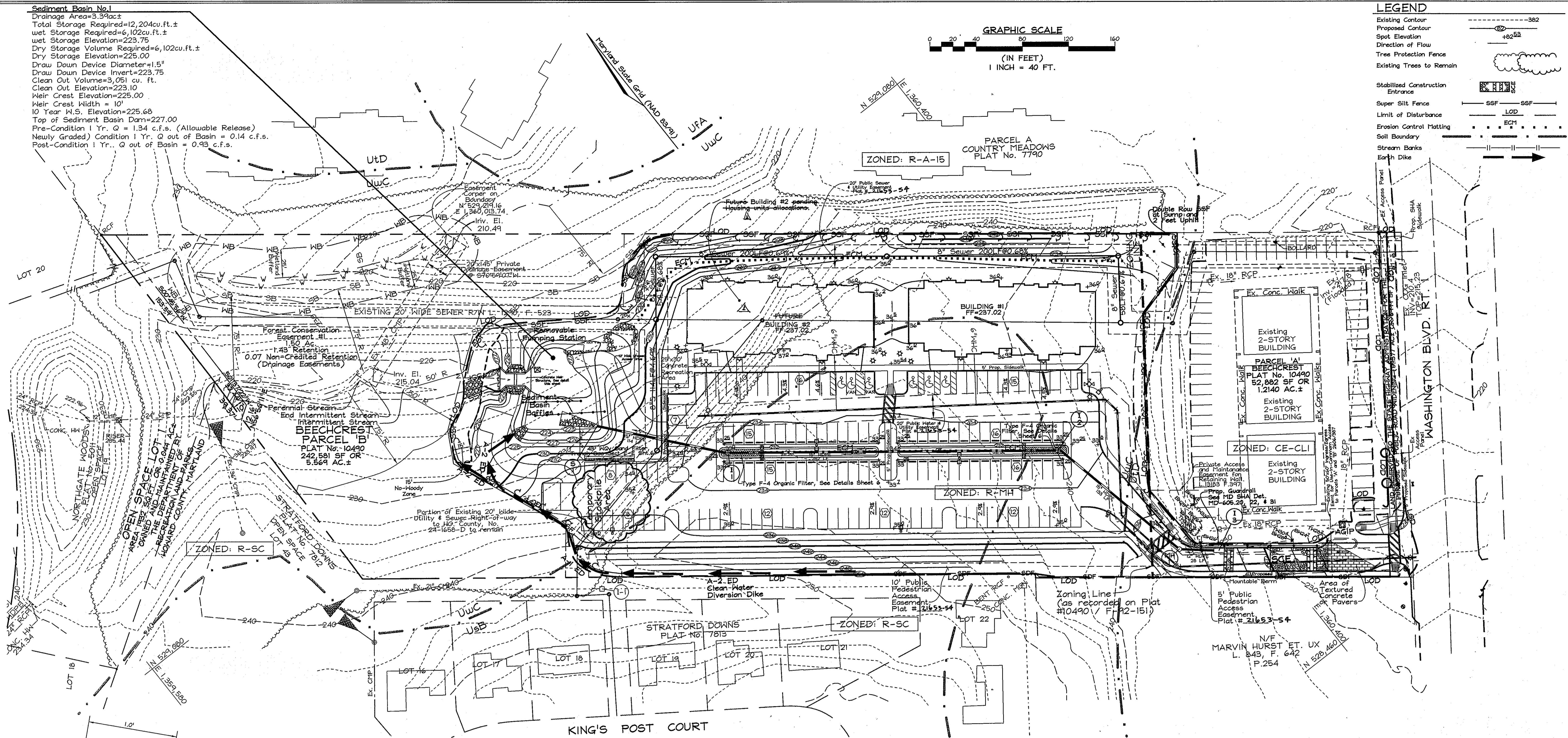
Director
DATE: 7/14/11

Sediment Basin No. 1
 Drainage Area=3.39ac±
 Total Storage Required=12,204cu.ft.±
 Wet Storage Required=6,102cu.ft.±
 Wet Storage Elevation=223.75
 Dry Storage Volume Required=6,102cu.ft.±
 Dry Storage Elevation=225.00
 Draw Down Device Diameter=1.5"
 Draw Down Device Invert=223.75
 Clean Out Volume=3,051 cu. ft.
 Clean Out Elevation=223.10
 Weir Crest Elevation=225.00
 Weir Crest Width=10'
 10 Year W.S. Elevation=225.68
 Top of Sediment Basin Dam=227.00
 Pre-Condition 1 Yr. Q = 1.34 c.f.s. (Allowable Release)
 Newly Graded Condition 1 Yr. Q out of Basin = 0.14 c.f.s.
 Post-Condition 1 Yr. Q out of Basin = 0.93 c.f.s.

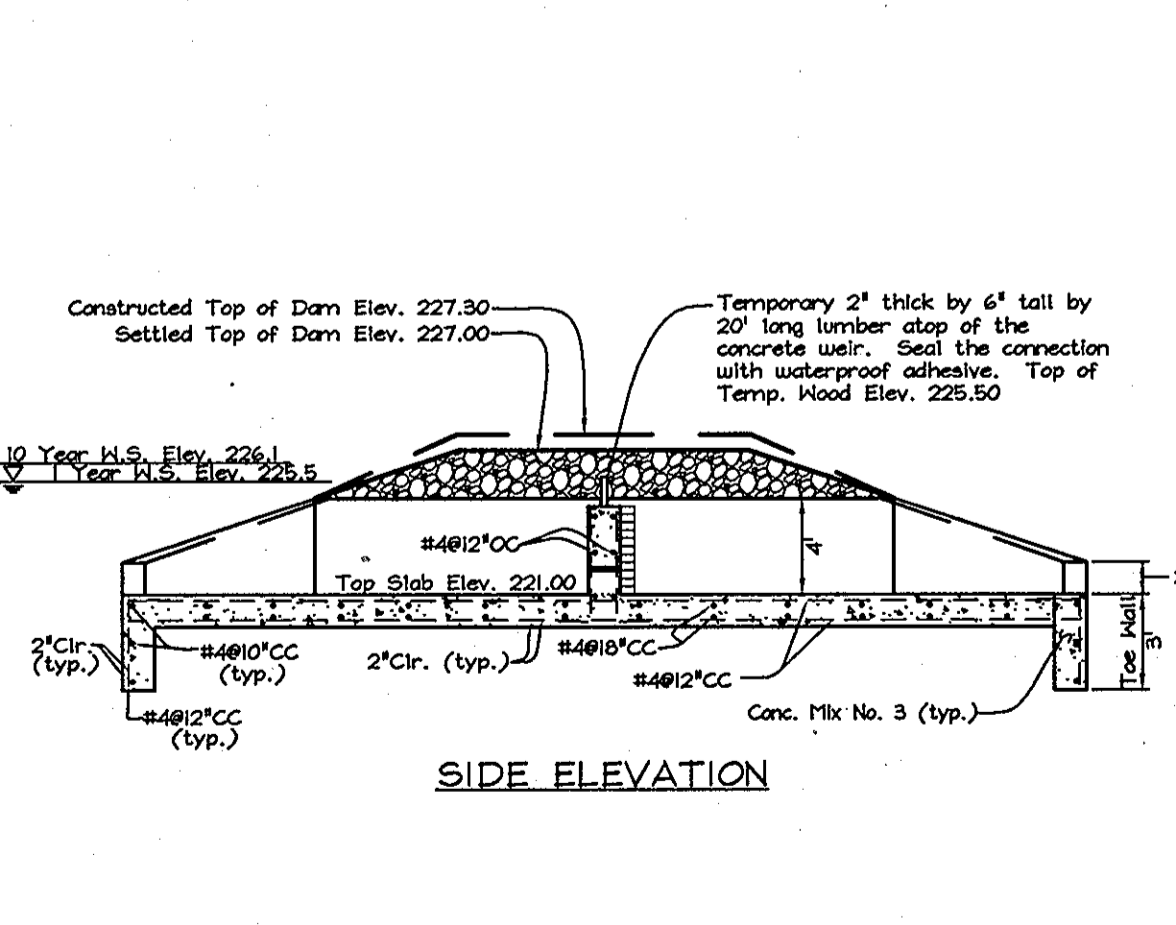
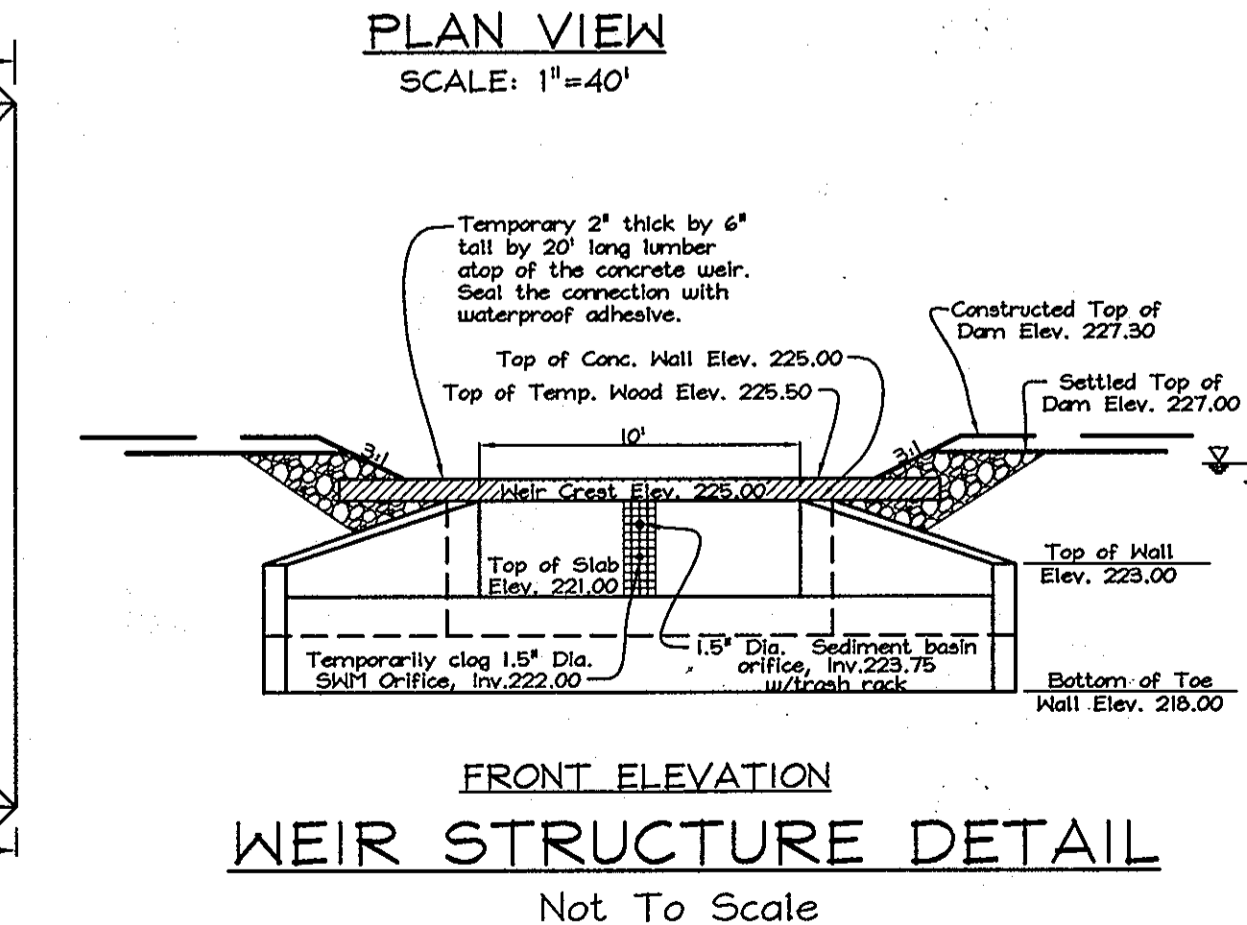
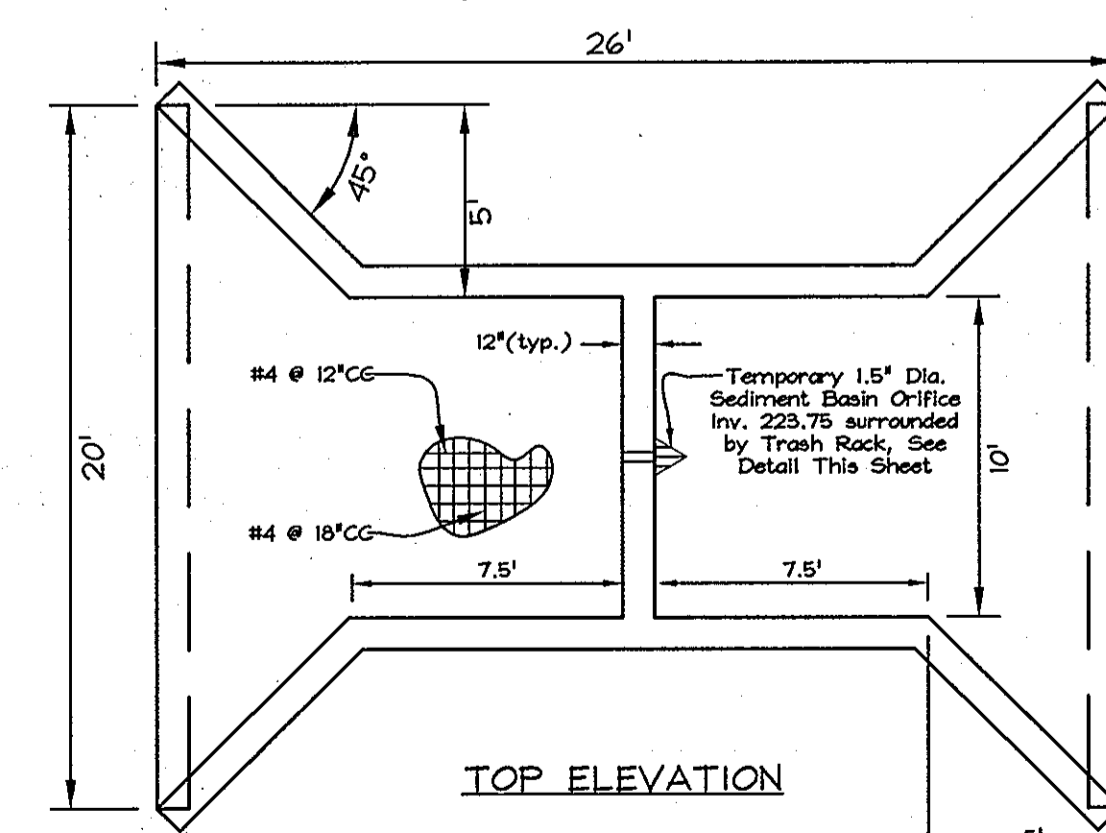


LEGEND

Existing Contour	---
Proposed Contour	---
Spot Elevation	+62.52
Direction of Flow	→
Tree Protection Fence	⊘
Existing Trees to Remain	⊘
Stabilized Construction Entrance	▬
Super Silt Fence	SSF
Limit of Disturbance	LOD
Erosion Control Matting	ECM
Soil Boundary	---
Stream Banks	
Earth Dike	---



NOTES:
 1. Steel to conform to ASTM A-36.
 2. All surfaces to be coated with ZRC cold galvanizing compound after welding and be painted 'BattleShip Grey'.
 3. Trash rack to be fastened to the concrete with 1/2" masonry anchors. Trash rack to be removable.
 4. Trash rack shall be removed and reused per SMN weir structure detail (shown on sheet 7) after sediment control basin is converted to SMN structure.
 Cover Trash Rack on all sides with One Layer geotextile Class E and secure behind steel tubing prior to bolting to weir structure.



SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
UsB	Urban land-Sassafras-Beltville complex, 0 to 5 percent slopes	D
U1D	Urban land-Uderts complex, 0 to 15 percent slopes	D
UuC	Urban land-Woodstown-Sassafras complex, 5 to 10 percent slopes	D

OWNER/DEVELOPER
 BEECHCREST DEVELOPMENT, LLC
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 Clarksville, Maryland 21029-1156
 (410) 631-0114

SEDIMENT AND EROSION CONTROL PLAN
BEECHCREST APARTMENTS
 PARCEL "B" & OPEN SPACE LOT 1
 ZONED R-MH & CE-CL1, PLAT # 21653-21654
 TAX MAP 50 GRIDS 4 & 5, TAX MAP 47 GRID 2 & 23; PARCEL 435
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

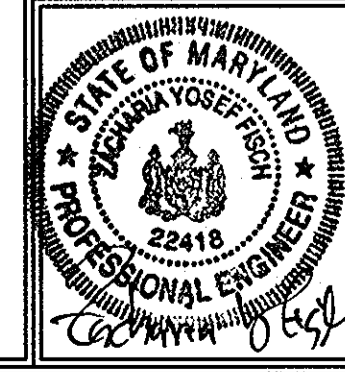
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* 6/16/11
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 7/14/11
 DIRECTOR: *[Signature]* 7/14/11

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS
 USDA-NATURAL RESOURCES CONSERVATION SERVICE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
[Signature] 6/16/11
 HOWARD SCD

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 5/25/11
 SIGNATURE OF ENGINEER: ZACHARIA Y. FISCH
 DATE

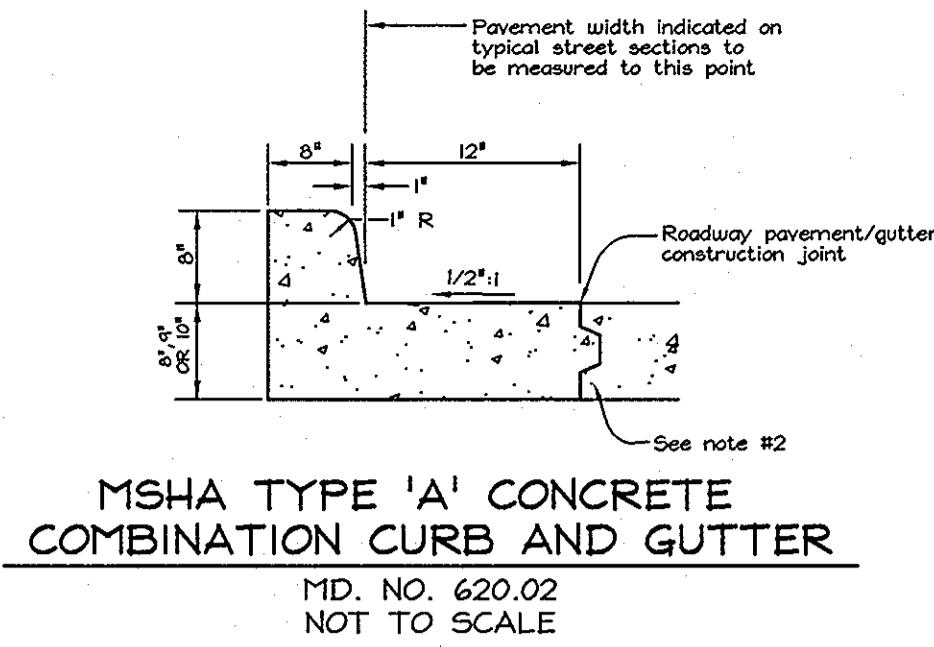
DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 5/24/11
 SIGNATURE OF DEVELOPER: *[Signature]*
 DATE

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 7/29/2011.
[Signature]

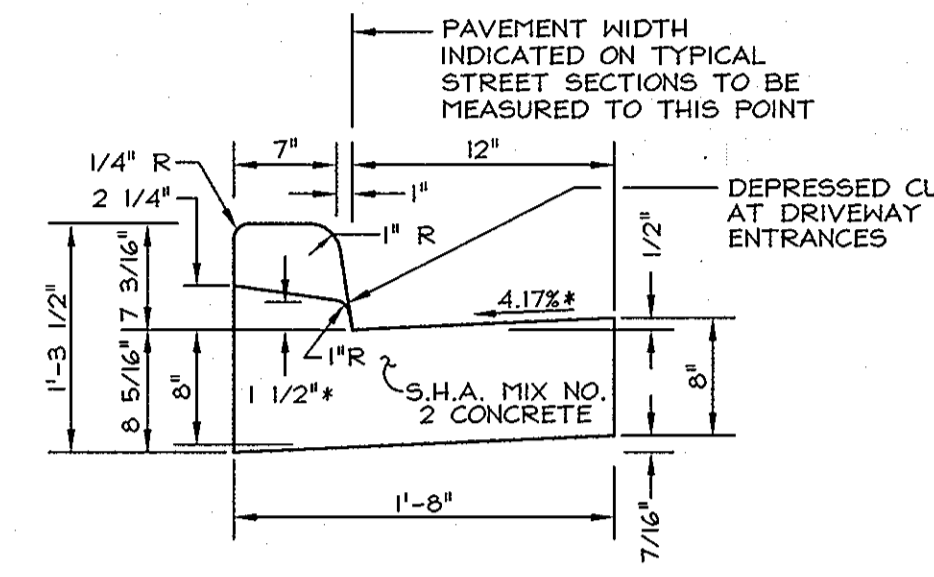


FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fshn.com

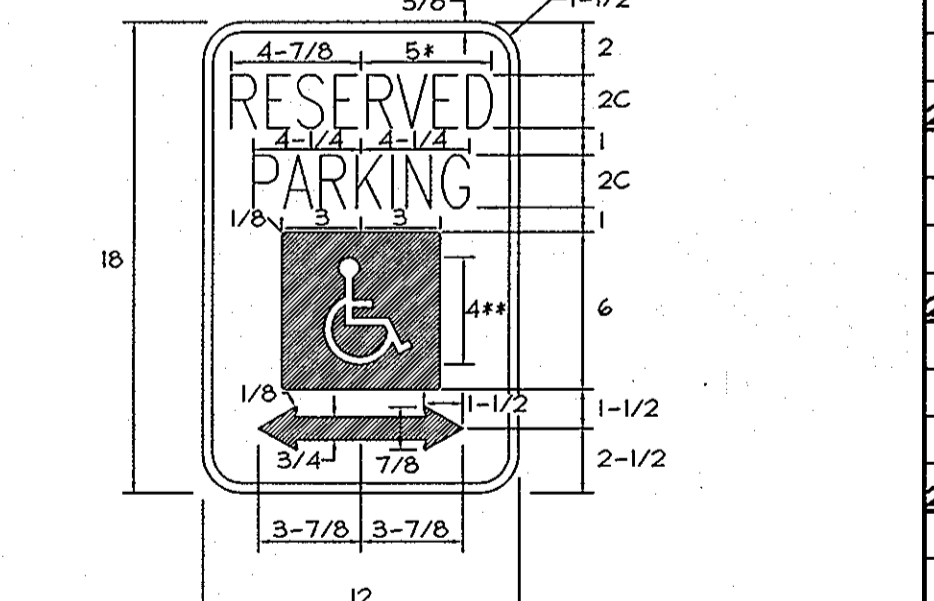
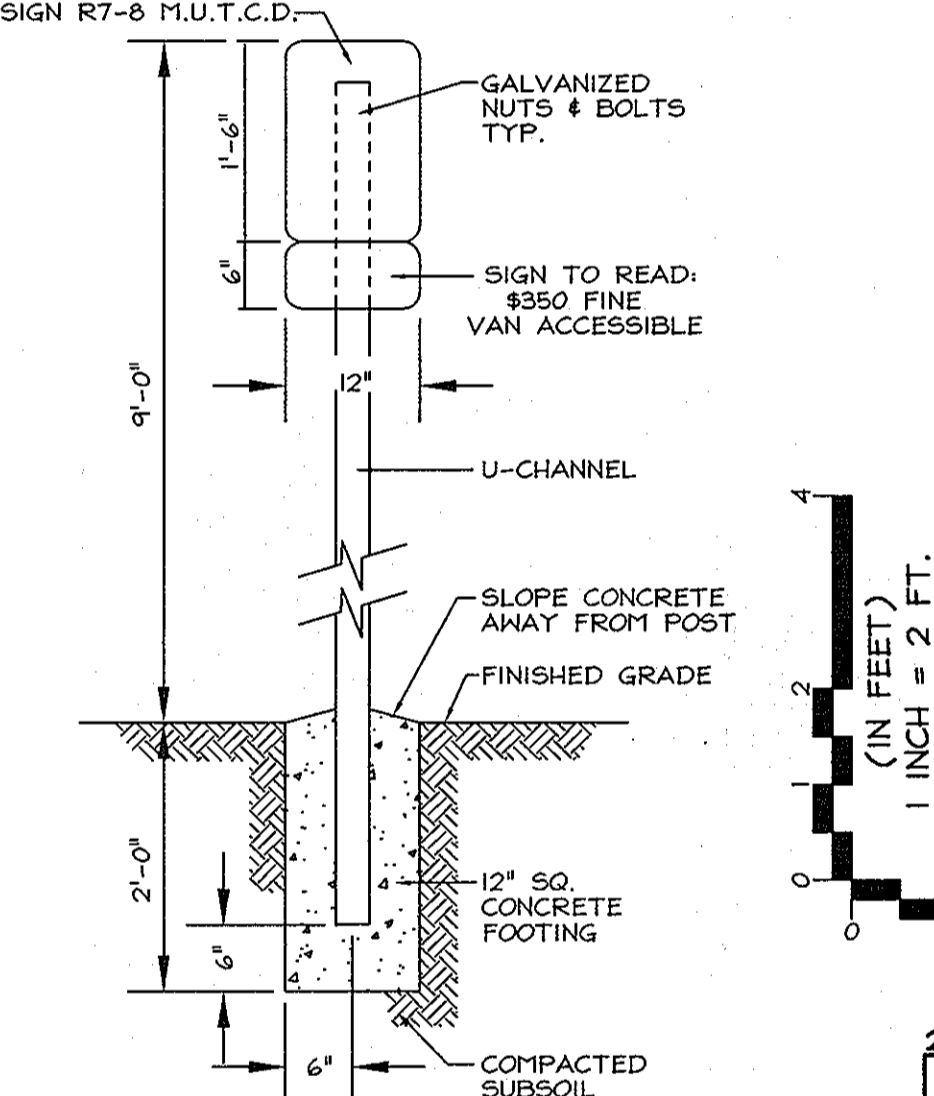
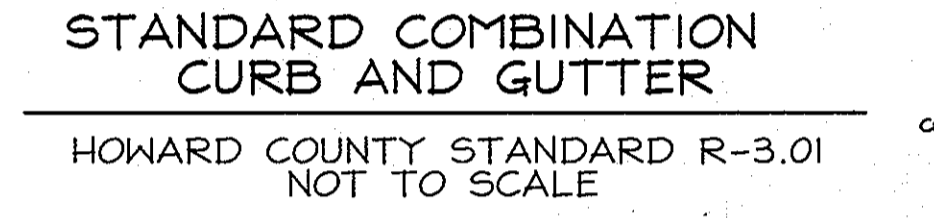
DESIGN BY: *[Signature]*
 DRAWN BY: *[Signature]*
 CHECKED BY: *[Signature]*
 SCALE: As Shown
 DATE: May 24, 2011
 H.O. No.: 3600
 SHEET No.: 3 OF 11



NOTES:
1. Slope gutter pan 1/2" per foot toward flow line on all roadways including super-elevated sections. Except interchange ramps.
2. Provide Key and Longitudinal tie bar as required.
3. Maximum joint spacing for concrete curb and gutter is 10'.
4. MSHA curb and gutter to be placed adjacent to MSHA paving section.



NOTE: DEPRESSED CURB IN HANDICAP ACCESSIBLE AREAS SHALL HAVE A 0.0417(1/24) RISE FROM PAVING TO TOP OF CURB.



NOTES:
All van accessible parking space aisle shall have a 'No Parking in Access Aisle' Sign.
* Reduce spacing 50%
** See symbol 1860 for symbol design (all dimensions for signs in inches)
COLORS:
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE
REFERENCE: STATE OF MARYLAND STANDARD HIGHWAY SIGNS BOOKLET MARYLAND DEPARTMENT OF TRANSPORTATION.



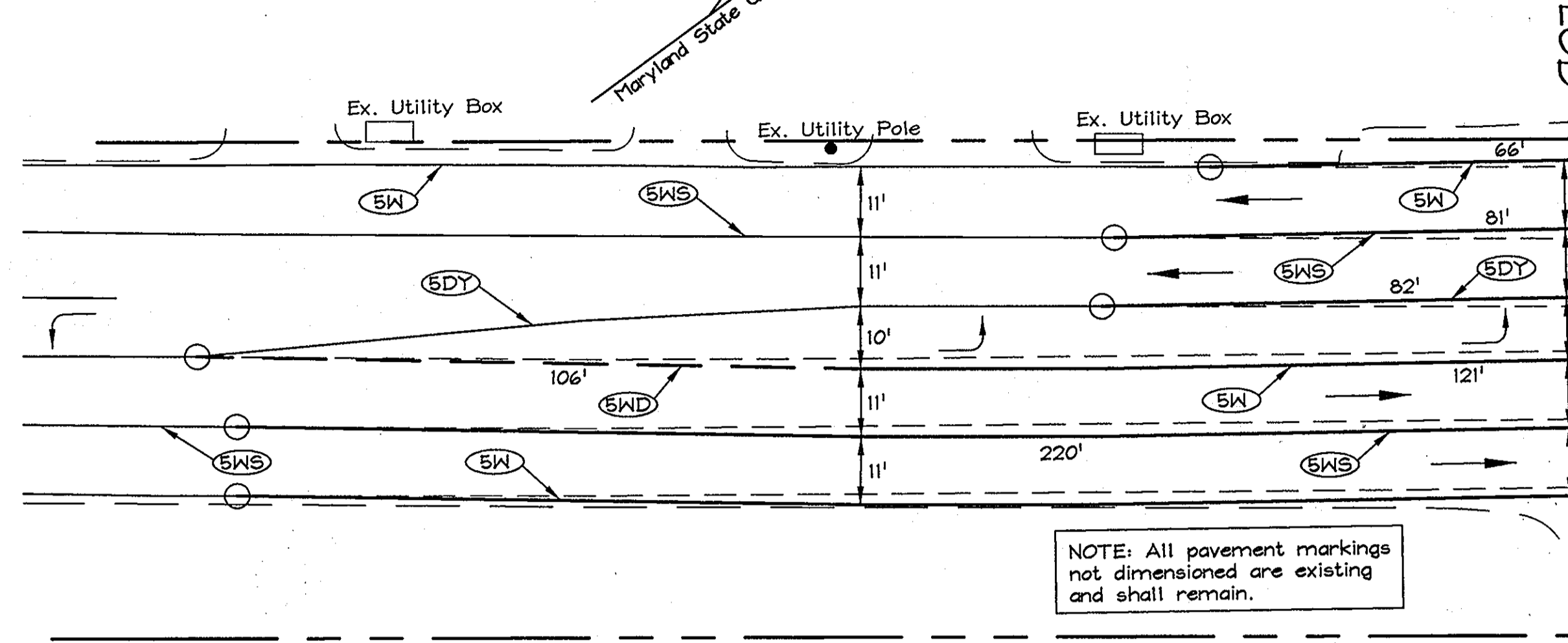
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/16/11
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/14/11
DIRECTOR

THERMOPLASTIC PAVEMENT MARKING LEGEND

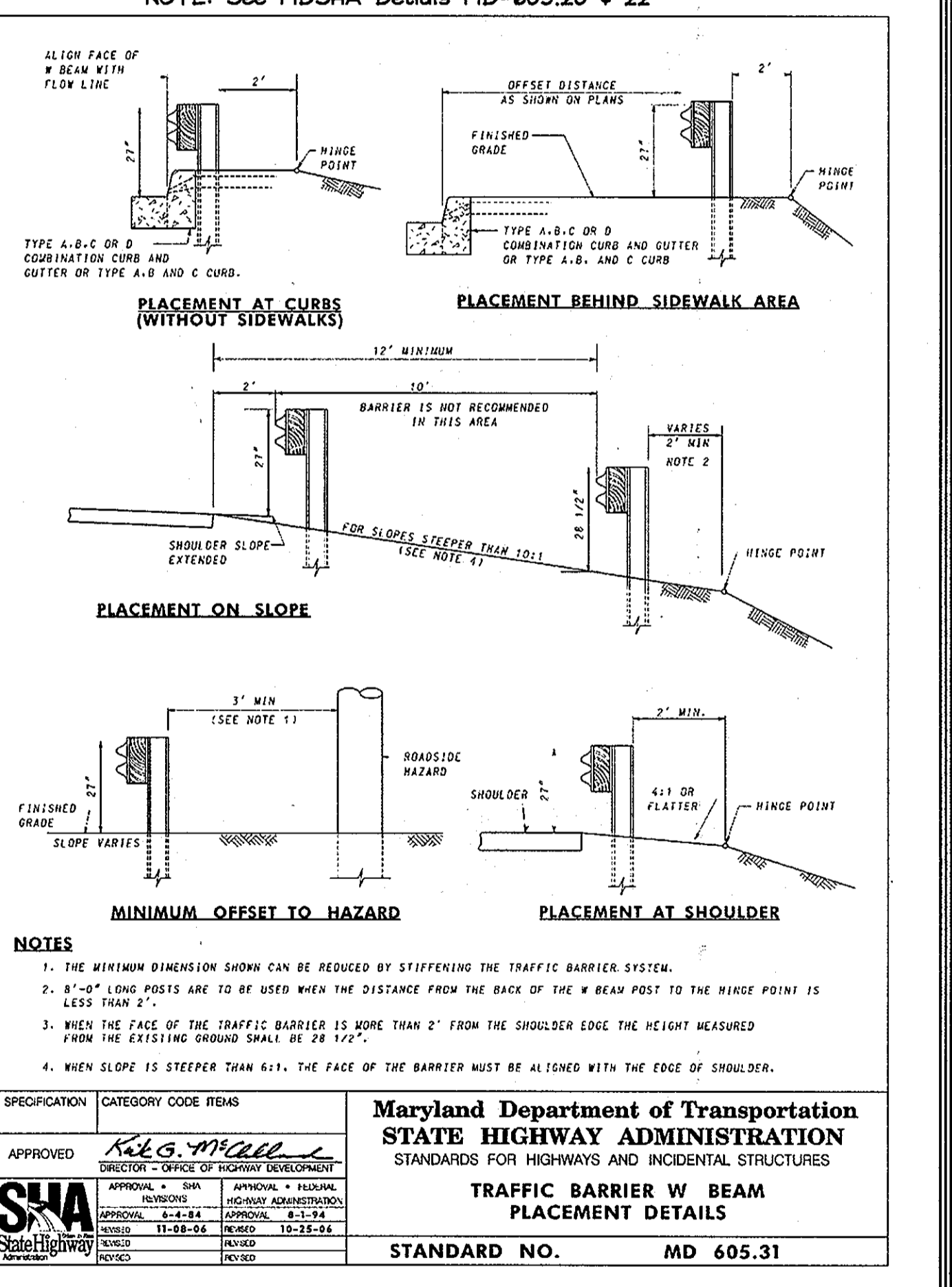
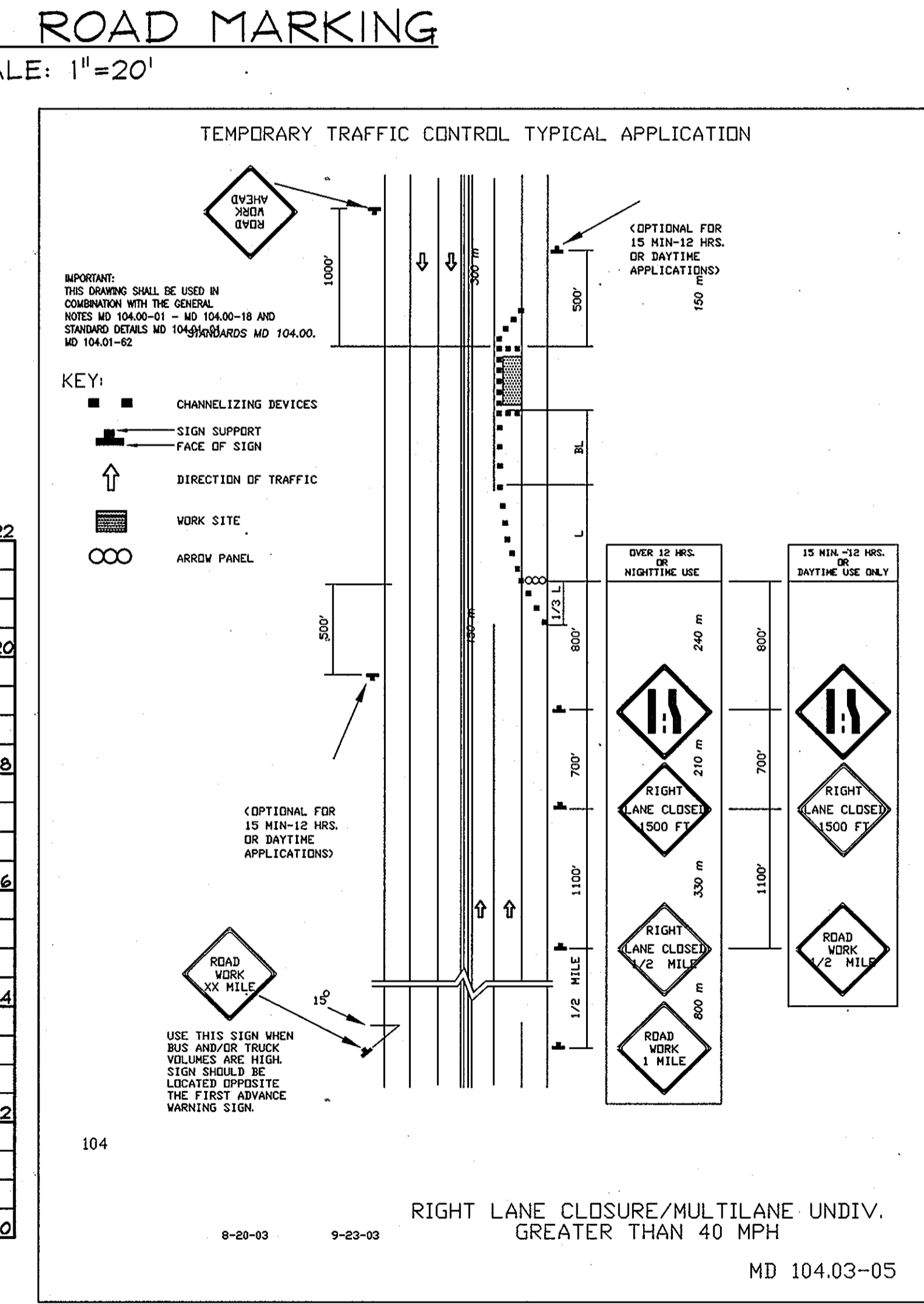
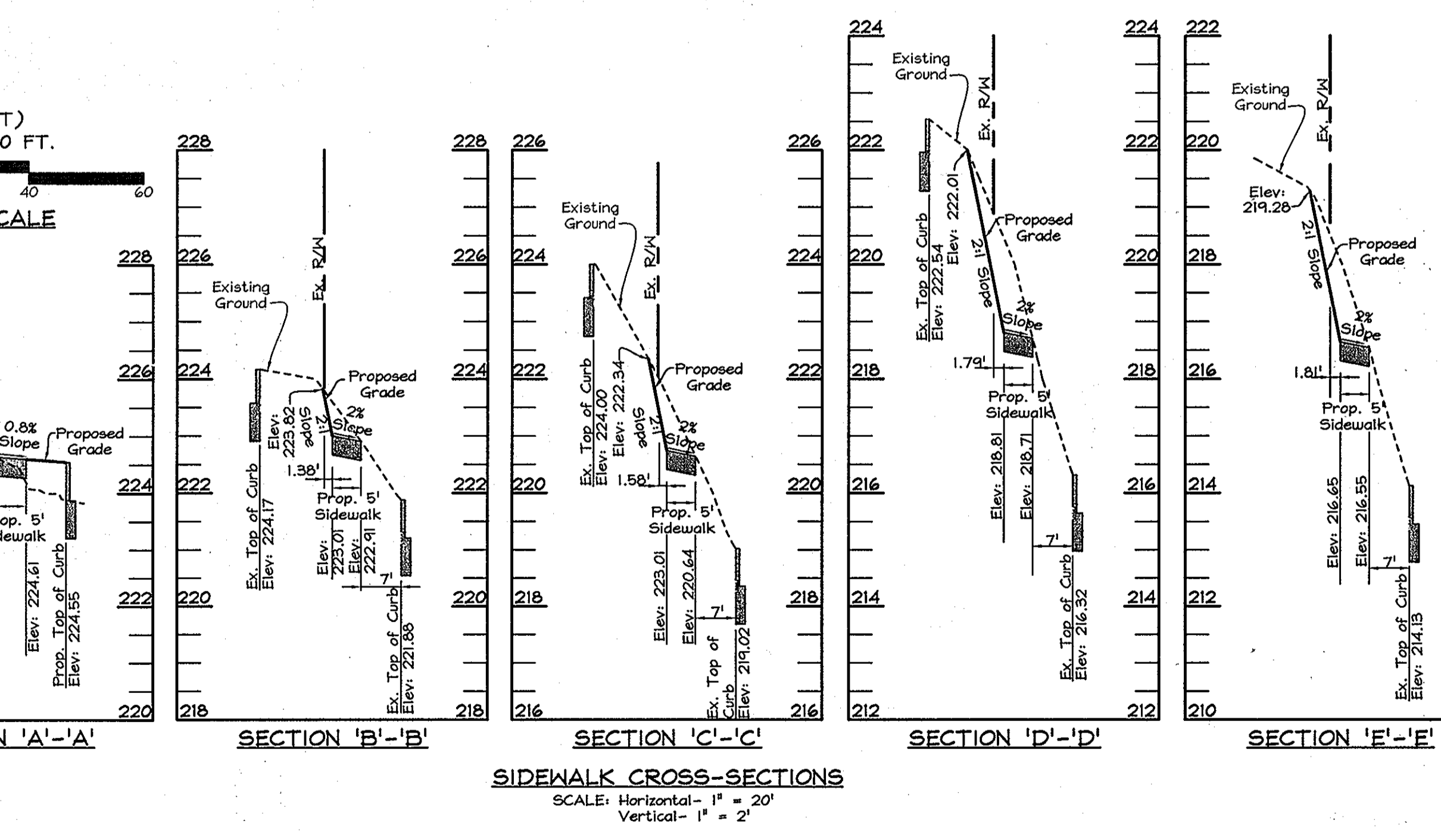
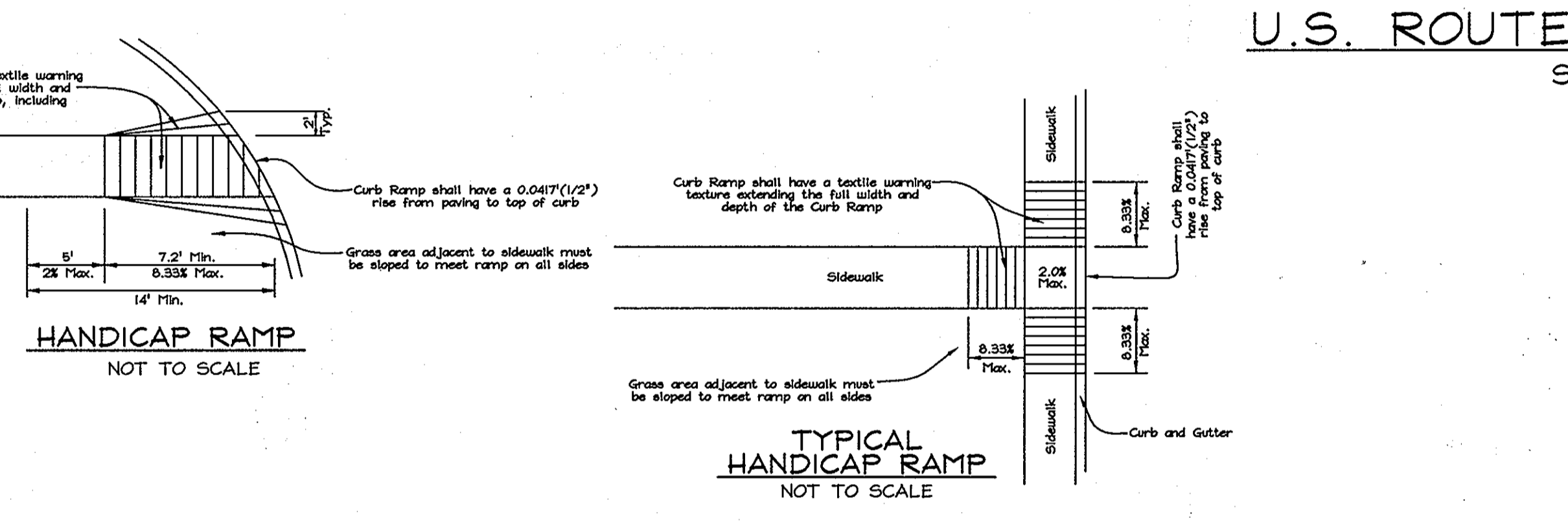
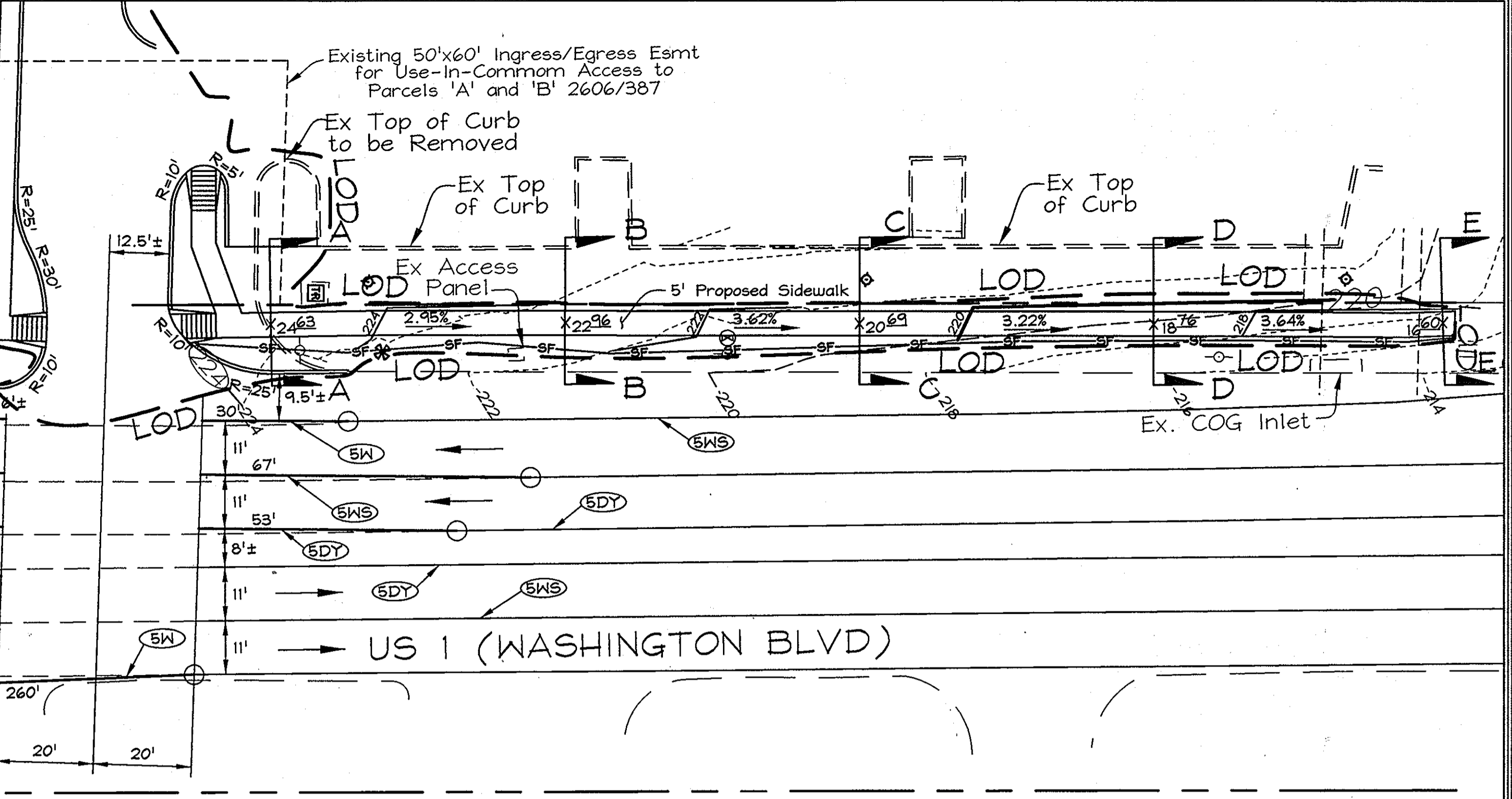
- 5' White Dotted Line (3' Line, 9' Space)
- 5' Double Yellow Solid Line
- 5' White Solid Line
- 5' White Skipline (10' Line, 30' Space)

LINEWORK SYMBOLOLOGY LEGEND

- Existing Curb Face To Remain
- Proposed Curb and/or Sidewalk
- Existing Marking To Remain
- Existing Marking To Be Removed
- Proposed New Marking
- Existing R/W, Property Boundary
- Tie Into Existing Paving Markings



NOTE: All pavement markings not dimensioned are existing and shall remain.



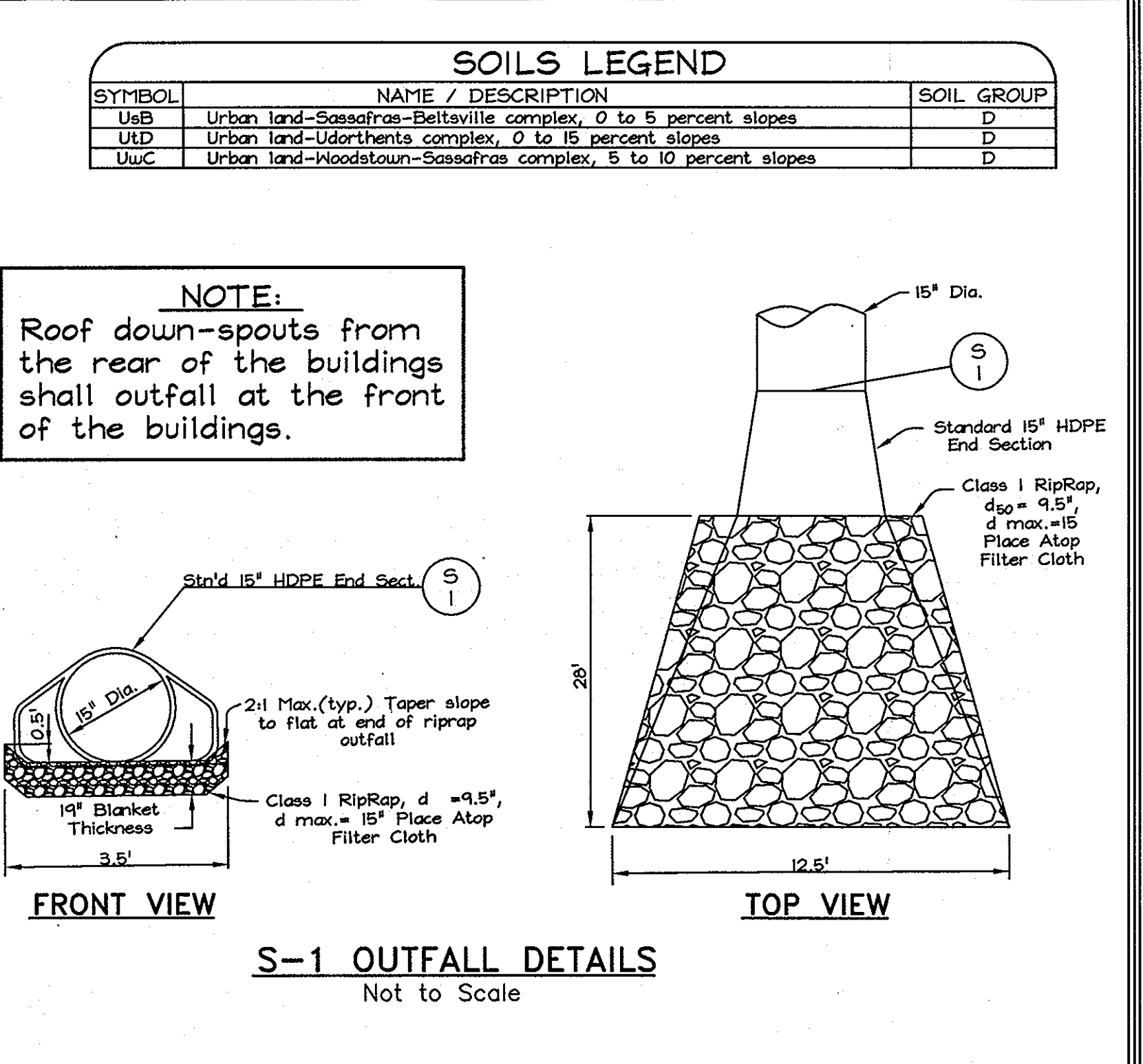
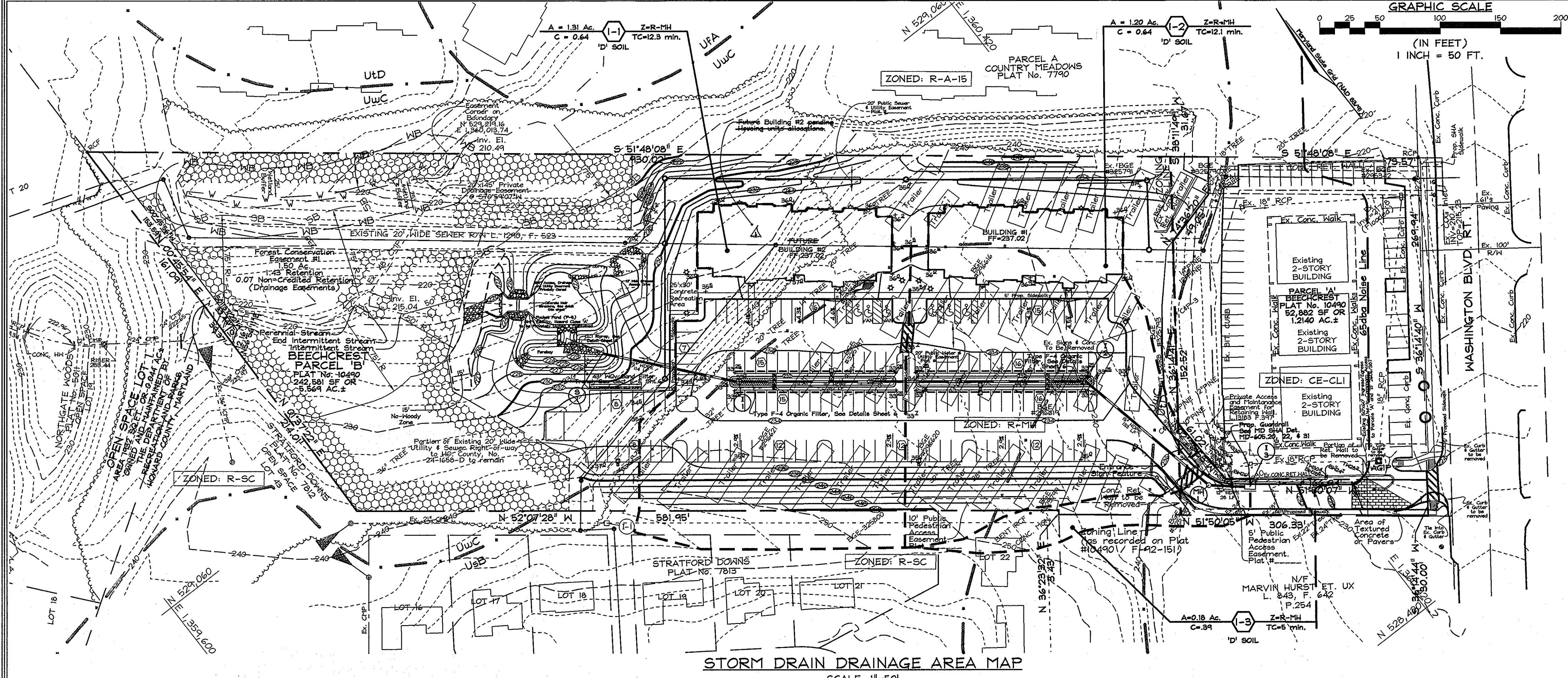
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 7/29/2011.

U.S. Route 1 Road Marking and Paving Details

BEECHCREST APARTMENTS
PARCEL "B" # OPEN SPACE LOT 1
ZONED R-MH # CE-CL1, PLAT # 21693-21694
TAX MAP 50 GRIDS 4 & 5, TAX MAP 47 GRID 22 & 23; PARCEL 435
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

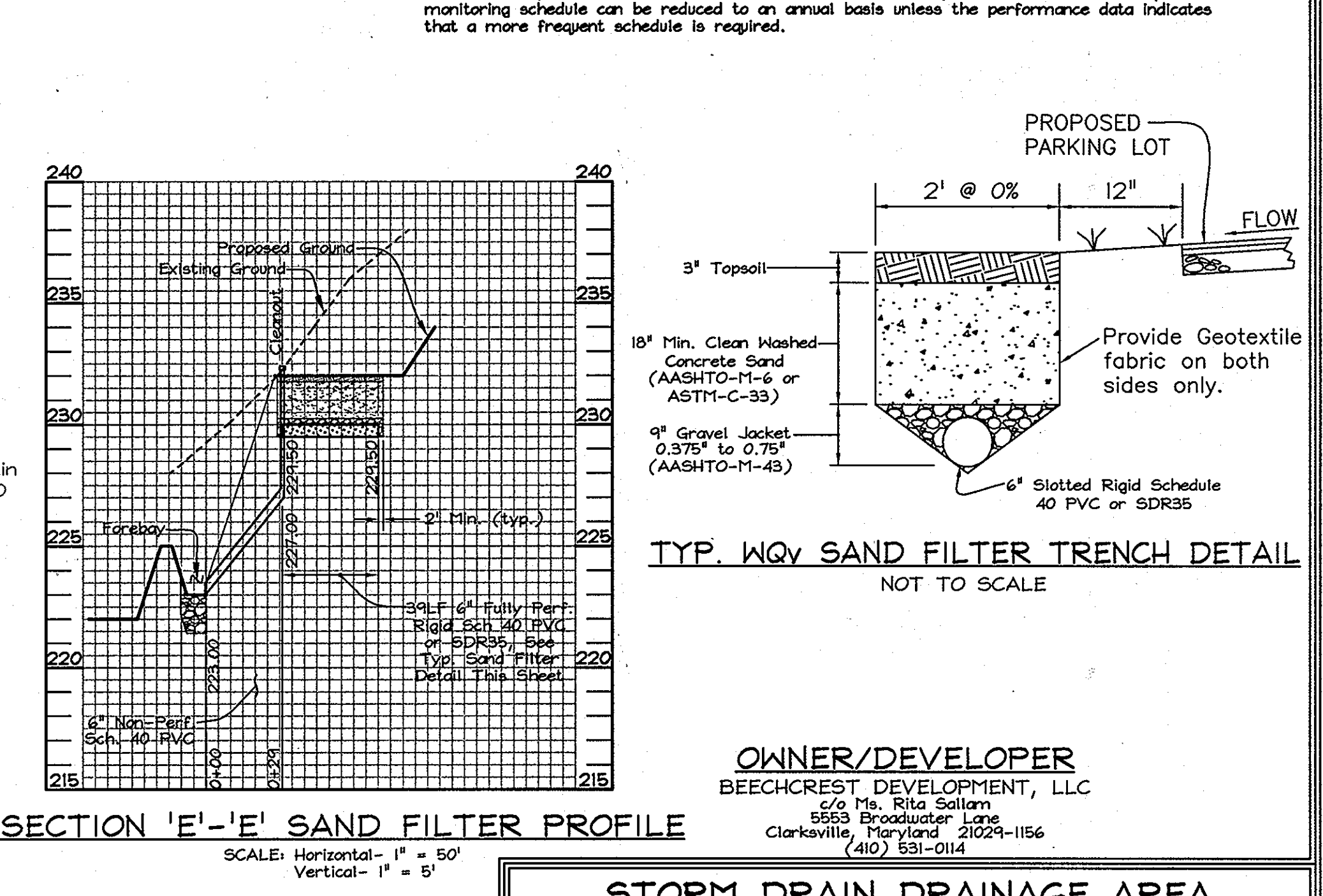
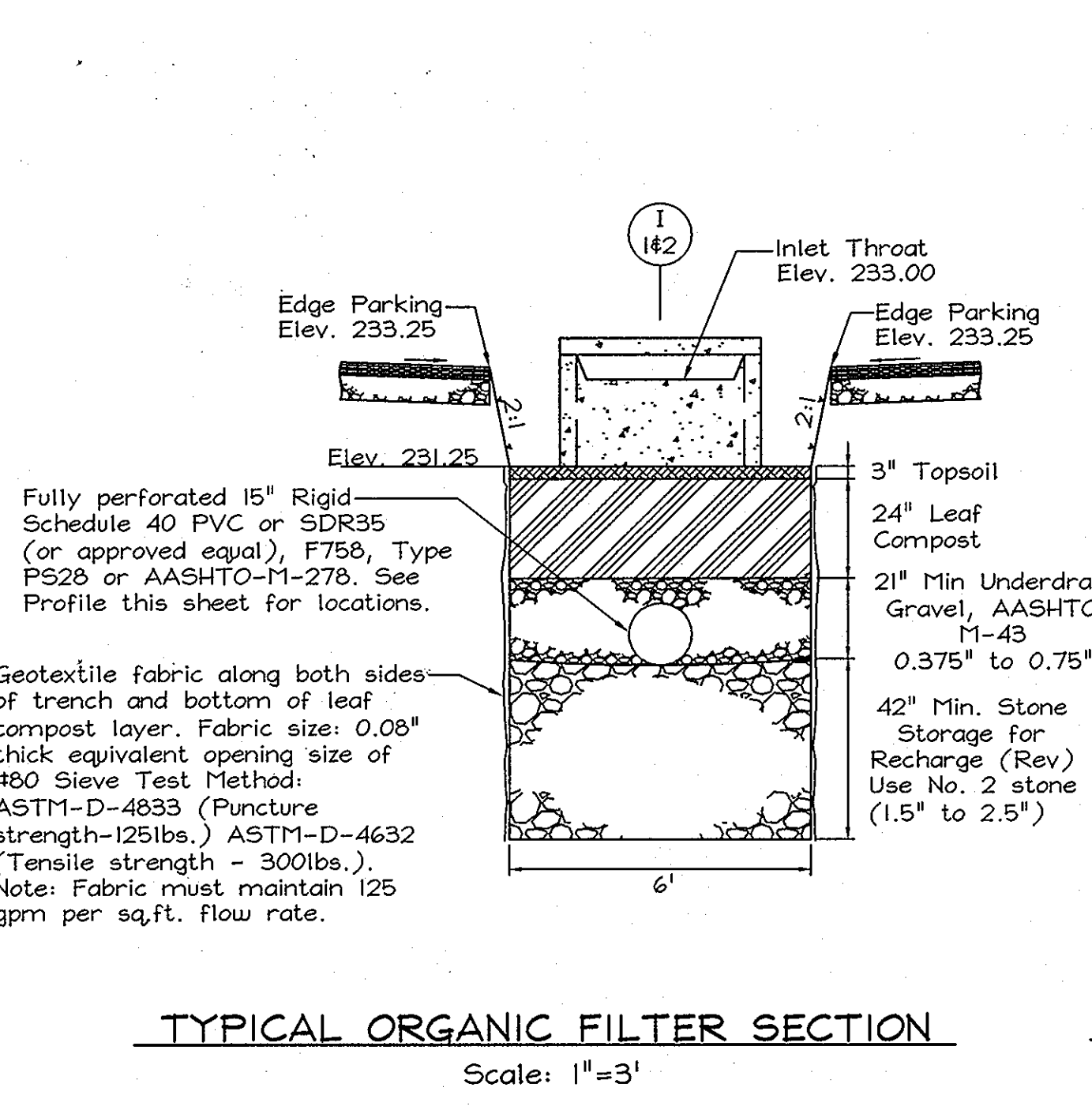
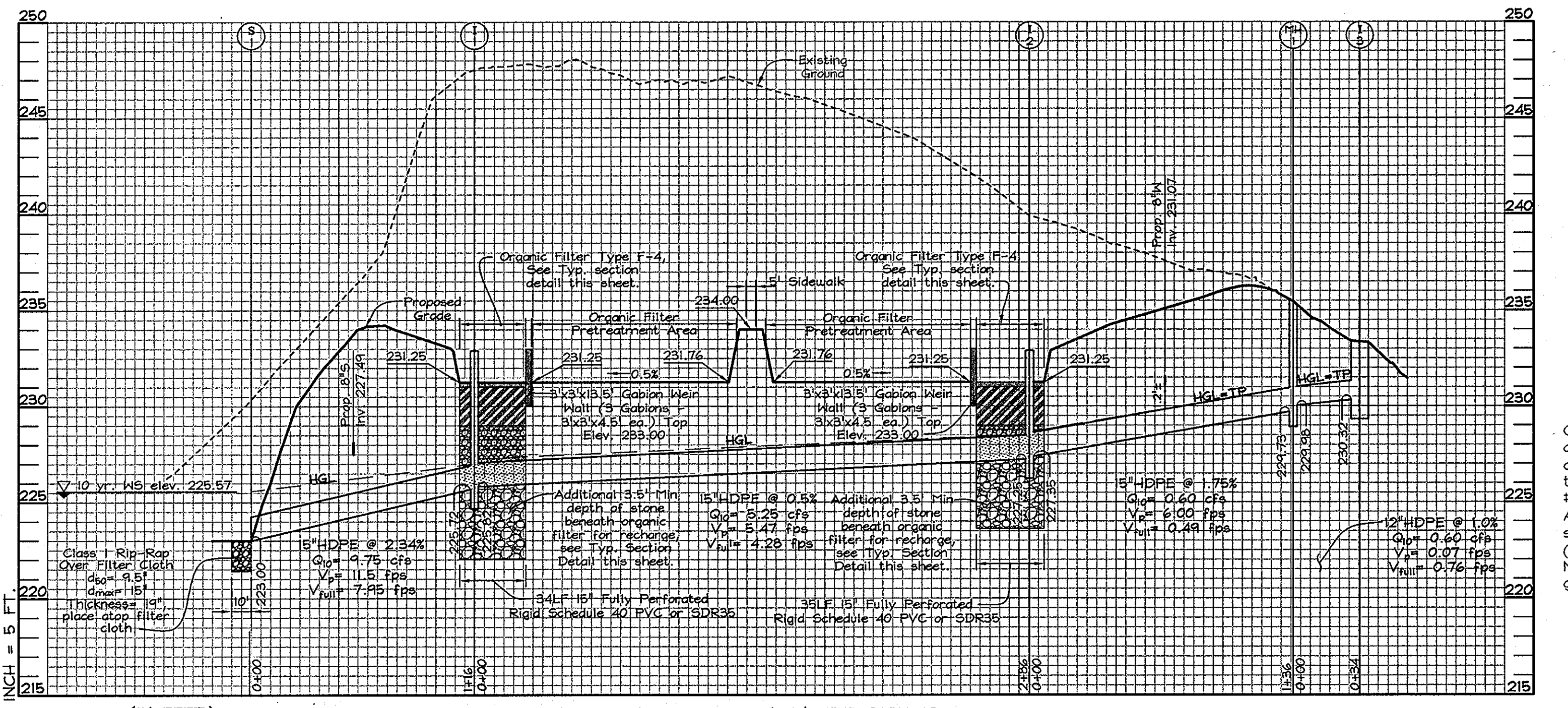
FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fshn.com

DESIGN BY: MLT
DRAWN BY: CEDMCRH2
CHECKED BY: ZTF
SCALE: As Shown
DATE: May 24, 2011
H.O. No.: 3600
SHEET No.: 5 OF 11



OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED SURFACE STORMWATER FILTRATION SYSTEMS (F-1, F-4, AND F-5)

- The stormwater wetland facility shall be inspected annually and after major storms. Inspections shall be performed during wet weather to determine if the facility is functioning properly.
- The top and side slopes of the embankment shall be mowed a minimum of once per year, when vegetation reaches 18" in height or as needed.
- Filters that have a grass cover shall be mowed a minimum of three (3) times per growing season to maintain a maximum grass height of less than 12 inches.
- Debris and litter shall be removed during regular mowing operations and as needed.
- Visible signs of erosion in the facility shall be repaired as soon as it is noticed.
- Remove silt when it exceeds four (4) inches deep in the forebay.
- When water ponds on the surface of the filter bed for more than 72 hours, the top few inches of discolored material shall be replaced with fresh material. Proper cleaning and disposal of the removed materials and liquid must be followed by the owner.
- A logbook shall be maintained to determine the rate at which the facility drains.
- The maintenance logbook shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
- Once the performance characteristics of the infiltration system have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicates that a more frequent schedule is required.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/16/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/14/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/14/11
 DIRECTOR DATE

NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
S-1	15" HDPE End Section	N 529,007.77 E 1,360,012.66	223.00	---	223.00	ADS or Equivalent
I-1	Type 'D' Precast Inlet	N 529,919.53 E 1,360,086.93	223.00	225.82	225.72	D, 4.10x
I-2	Type 'D' Precast Inlet	N 528,744.28 E 1,360,312.51	223.00	227.35	227.25	D, 4.10x
MH-1	Shallow Precast Manhole	N 528,611.57 E 1,360,341.24	223.16	229.48	229.73	G-5.12
I-3	Single HR Inlet	N 529,588.95 E 1,360,366.64	223.26	---	230.32	D, 4.32

SIZE	TYPE	LENGTH
15"	HDPE	34 LF
12"	HDPE	523 LF*

* 69 LF of the 15" HDPE Pipe Length is Fully Perforated Rigid Schedule 40 PVC or SDR35. See Profile This Sheet.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED FILTERING MAINTENANCE CRITERIA (F-4 & F-5)

The sediment chamber outlet devices shall be cleaned/repared when draudoun times within the chamber exceed 36 hours. Trash and debris shall be removed as necessary.

Sediment should be cleaned out of the sedimentation chamber when it accumulates to a depth of more than six inches. Vegetation within the sedimentation chamber should be limited to a height of 18 inches.

When the filtering capacity of the filter diminishes substantially (e.g., when water ponds on the surface of the filter bed for more than 72 hours), the top few inches of discolored material shall be removed and shall be replaced with fresh material. The removed sediments should be disposed in an acceptable manner (e.g., landfill). Silt/sediment should be removed from the filter bed when the accumulation exceeds one inch.

Organic filters (F-4) or surface sand filters (F-1) that have a grass cover should be mowed a minimum of 3 times per growing season to maintain maximum grass heights less than 12 inches.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22416, Expiration Date: 7/29/2011.

STORM DRAIN DRAINAGE AREA MAP AND PROFILES

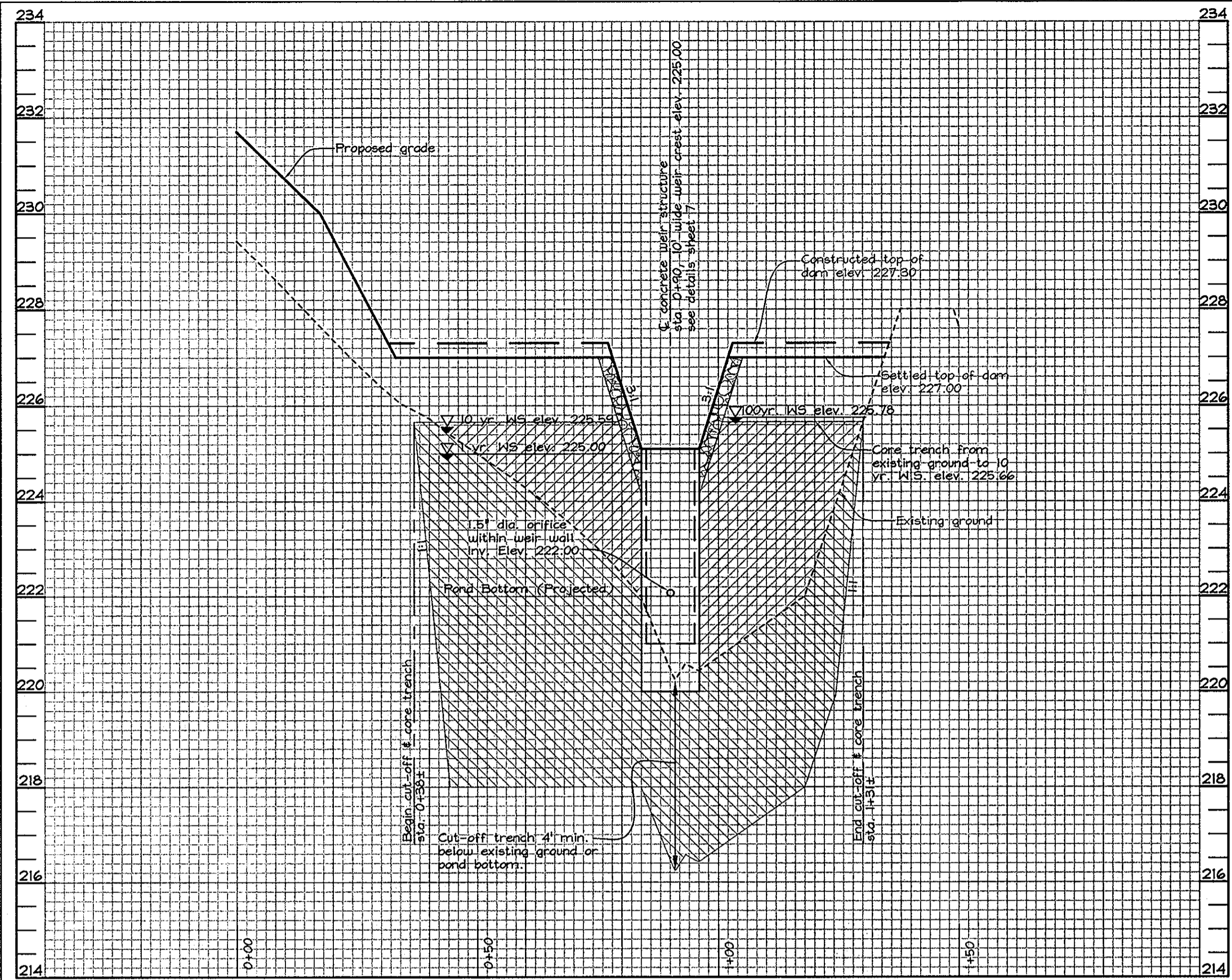
BEECHCREST APARTMENTS

PARCEL "B" & OPEN SPACE LOT 1
 ZONED R-MH & CE-CLI, PLAT # 21653-21654
 TAX MAP 50 GRIDS 4 & 5, TAX MAP 47 GRID 22 & 23; PARCEL 435
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

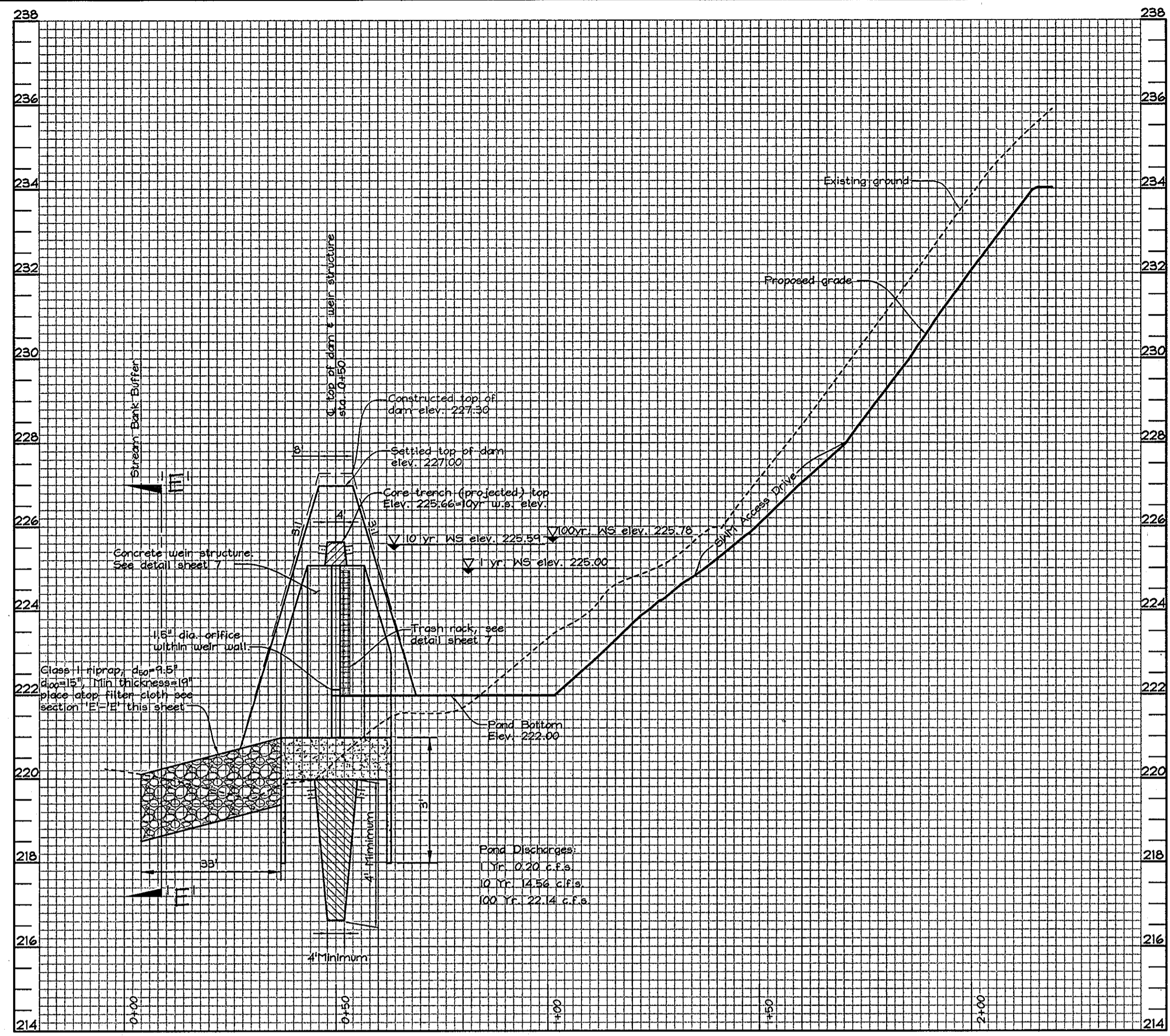
OWNER/DEVELOPER
 BEECHCREST DEVELOPMENT, LLC
 c/o Ms. Rita Saltram
 5555 Brookwater Lane
 Clarksville, Maryland 21029-1156
 (410) 531-0114

FSH Associates
 Engineers Planners Surveyors
 6338 Howard Lane, Elkridge, MD 21075
 Tel: 410-587-5200 Fax: 410-796-1562
 E-mail: info@fsh.com

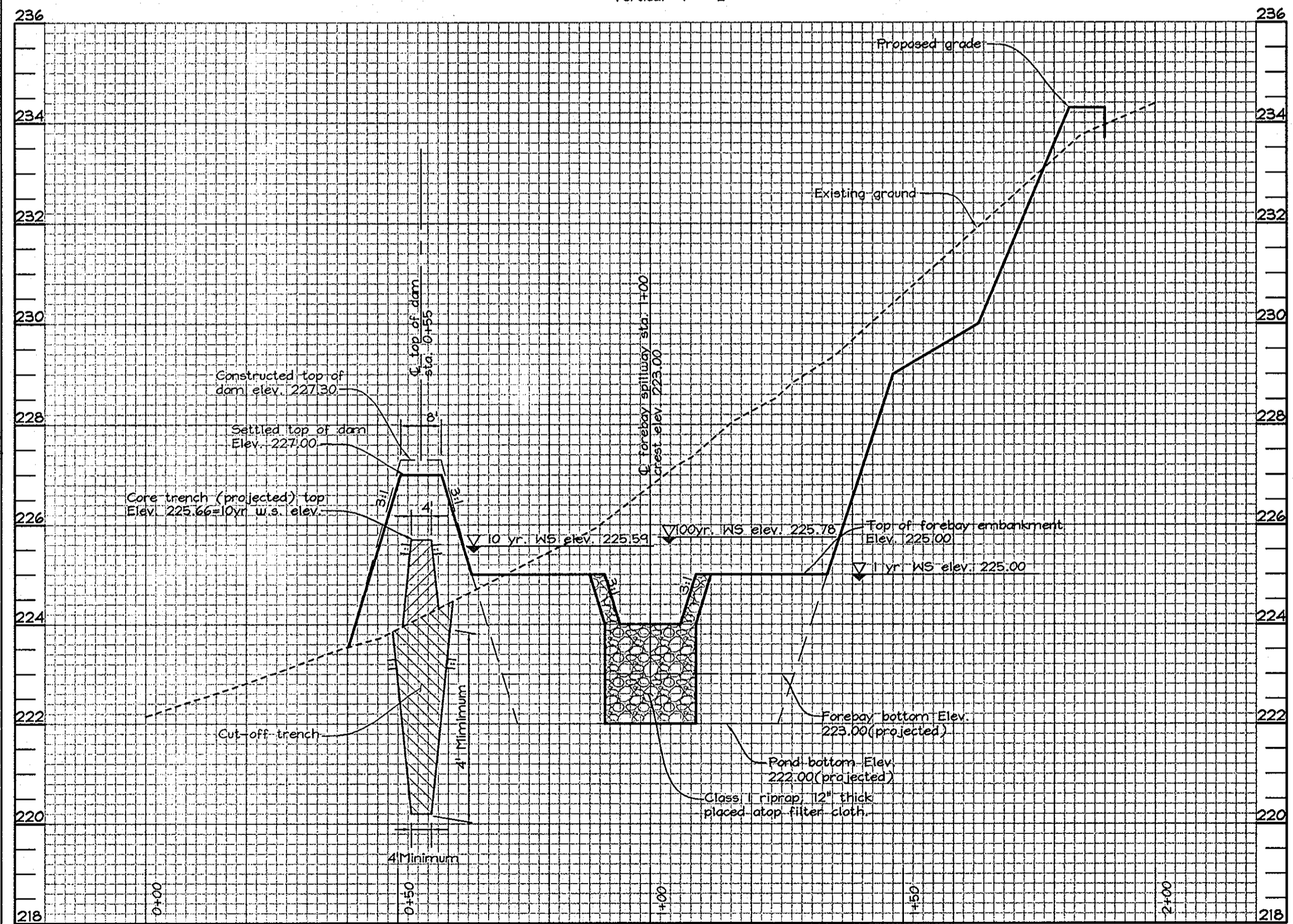
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 CHECKED BY: ZTF
 SCALE: As Shown
 DATE: May 24, 2011
 P.L.O. No.: 3600
 SHEET No.: 6 OF 11



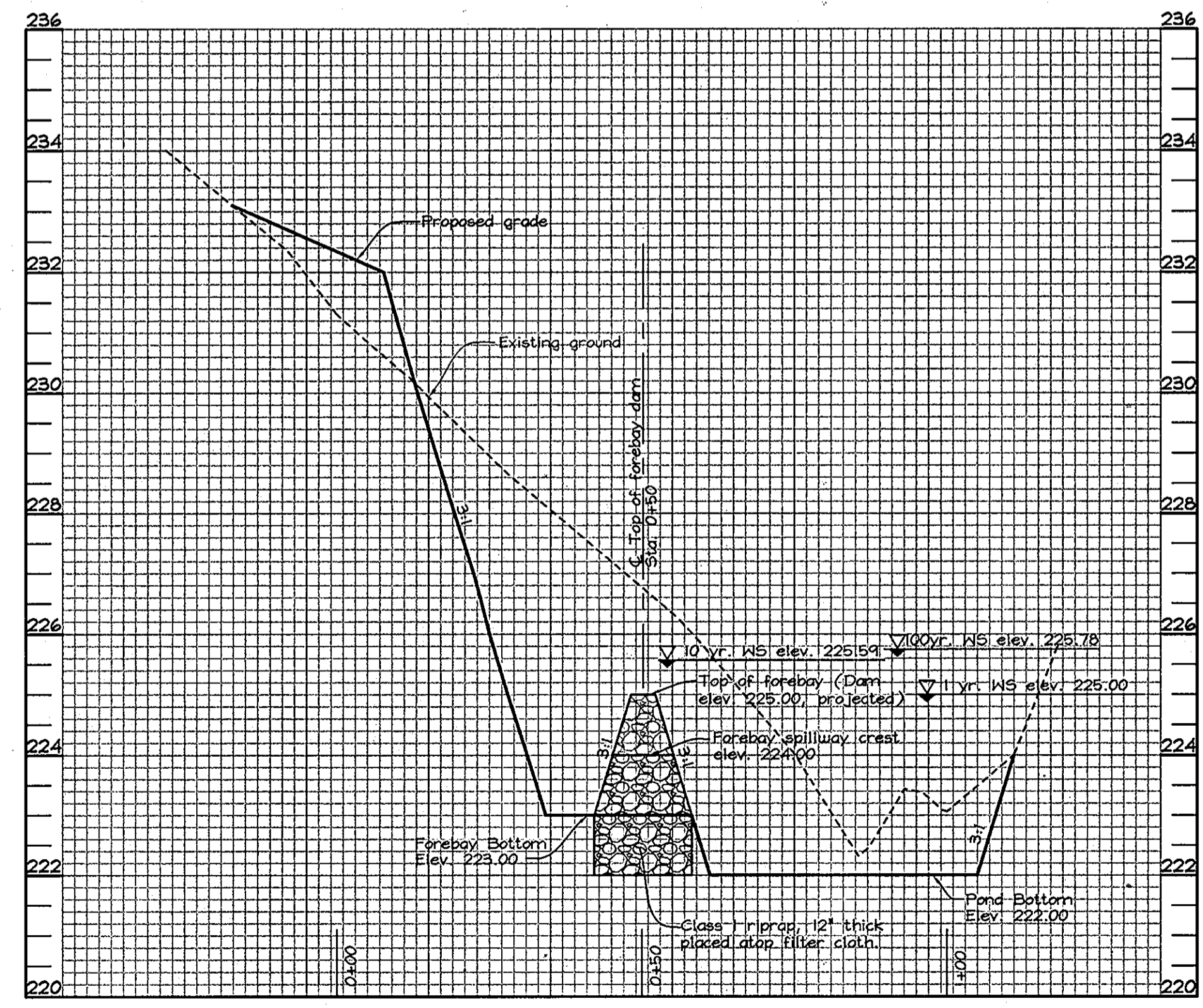
SECTION 'A'-A' PROFILE ALONG SWM FACILITY TOP OF DAM
 SCALE: Horizontal - 1" = 20'
 Vertical - 1" = 2'



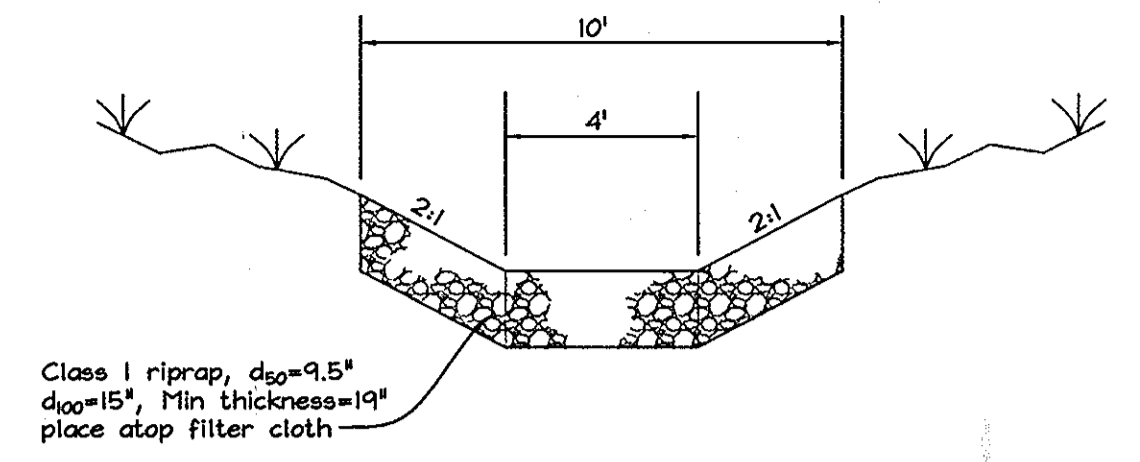
SECTION 'B'-B' PROFILE THROUGH WEIR STRUCTURE
 SCALE: Horizontal - 1" = 20'
 Vertical - 1" = 2'



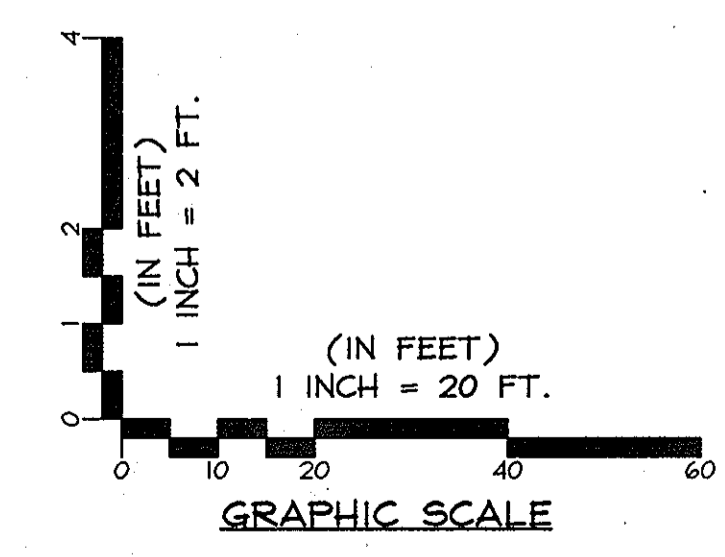
SECTION 'C'-C' PROFILE ALONG FOREBAY TOP OF DAM
 SCALE: Horizontal - 1" = 20'
 Vertical - 1" = 2'



SECTION 'D'-D' PROFILE THROUGH FOREBAY SPILLWAY
 SCALE: Horizontal - 1" = 20'
 Vertical - 1" = 2'



SECTION 'E'-E'
 SCALE: 1" = 4"



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 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 7/24/2011.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 6/16/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 7/14/11
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 7/14/11
 DIRECTOR DATE

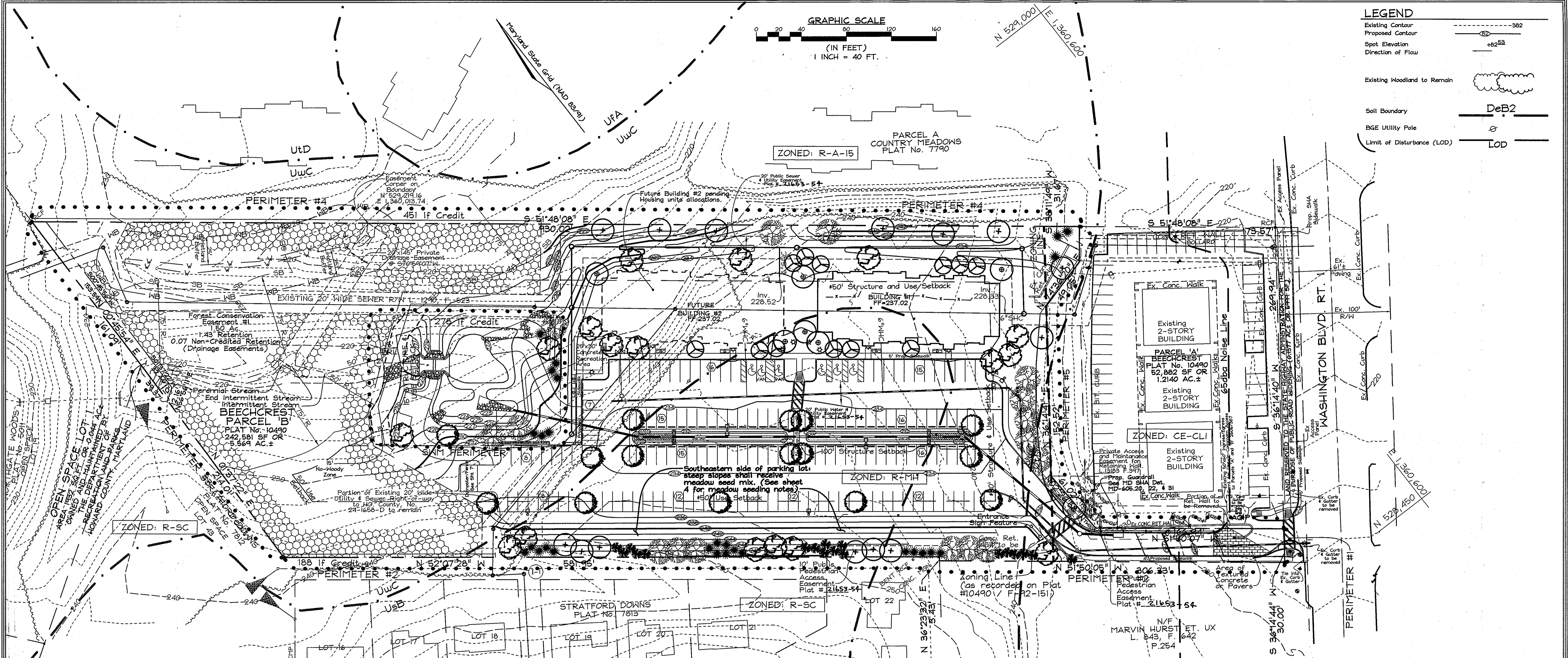
OWNER/DEVELOPER
 BEECHCREST DEVELOPMENT, LLC
 c/o Rita Sallorn
 1655 Broadwater Lane
 Clarksville, Maryland 21029-1156
 (410) 591-0114

STORM WATER MANAGEMENT PROFILES
BEECHCREST APARTMENTS
 PARCEL "B" & OPEN SPACE LOT 1
 ZONED R-MH & CE-CL1, PLAT # 21653-21654
 TAX MAP 50 GRIDS 4 & 5, TAX MAP 47 GRID 22 & 23; PARCEL 435
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: May 24, 2011
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STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 [Signature] 22418

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsh.com



LEGEND

Existing Contour	---382---
Proposed Contour	---382---
Spot Elevation	+82.53
Direction of Flow	→
Existing Woodland to Remain	
Soil Boundary	DeB2
BGE Utility Pole	⊙
Limit of Disturbance (LOD)	LOD

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	152
Number of Trees Required	1:10:15
Number of Trees Provided	15
Shade Trees	15
Other Trees (2:1 Substitution)	-

**SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING**

Number of Dwelling Units	64
Number of Trees Required (1:10 SFA; 1:3 DU Apts.)	21
Number of trees provided	15
Shade Trees	15
Other Trees (2:1 Substitution)	12

- LANDSCAPE NOTES**
- At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
 - The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
 - Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$24,250.00 (72 shade trees @ \$300 ea. and 43 evergreen trees @ \$150 ea.).
 - Due to space limitations, and a lack of views into the developed area of the site at this perimeter location, we are proposing to move the required plantings elsewhere on-site. Policy allows transferring of planting material to another landscape edge if the transfer meets the intent of the regulations. We believe the area chosen meets those criteria, as it does present buffer to a view towards the proposed buildings.

**SCHEDULE D : STORMWATER
MANAGEMENT AREA LANDSCAPING**

Linear Feet of Perimeter	550 lf
Credit for Existing Vegetation (No, Yes and Linear Feet)	Yes, +278 lf
Credit for other Landscaping (No, Yes and %)	N/A
Number of Trees Required	1:50 = 5 Shade Trees
Evergreen Trees	1:40 = 7 Evergreen Trees
Number of Trees Provided	5 Shade Trees
Evergreen Trees	7 Evergreen Trees
Other Trees (2:1 Substitution)	0 Trees (0 Substitution Trees)

* Perimeter is shared with the Forest Conservation Easement.

OWNER/DEVELOPER
BEECHCREST DEVELOPMENT, LLC
c/o Ms. Rita Salim
5555 Broadwater Lane
Clarksville, Maryland 21029-1156
(410) 531-0114

LANDSCAPE PLAN
BEECHCREST APARTMENTS
PARCEL "B" # OPEN SPACE LOT 1
ZONED R-MH # CE-CL1, PLAT # 21653-21654
TAX MAP 50 GRIDS 4 # 5, TAX MAP 47 GRID 22 # 23; PARCEL 435
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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DRAWN BY: CEDRCR2
CHECKED BY: ZTF
SCALE: As Shown
DATE: May 24, 2011
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SHEET No.: 3 OF 11

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	Adjacent to Roadways		Adjacent to Perimeter Properties				
	1	2	3	4	5	6	7
Perimeter/Frontage Designation	B	C	B	A	A	A	A
Linear Feet of Roadway Frontage/Perimeter	30	892	375	930	461		
Credit for Existing Vegetation (Yes, No, Linear Feet)	No	Yes* (188) 704	Yes* (375) 0	Yes* (451) 474	No		
Remaining Perimeter Length	No	No	No	No	No		
Number of Plants Required							
Shade Trees	1:50	1:40	1:50	1:60	1:60	B	
Evergreen Trees	1:40	1:20	35	0	0		
Shrubs	0	0	18	0	8		
Number of Plants Provided							
Shade Trees	0	0	35	0	8	B	
Evergreen Trees	0	0	0	0	0		
Other Trees (2:1 Substitution)	0	0	0	0	0		
Shrubs (10:1 Substitution)	0	0	0	0	0		
(Describe Plant Substitution Credits Below if needed)							
* Existing forest to remain							
** Moved to Perimeter 5, see Landscape Note 4.							

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

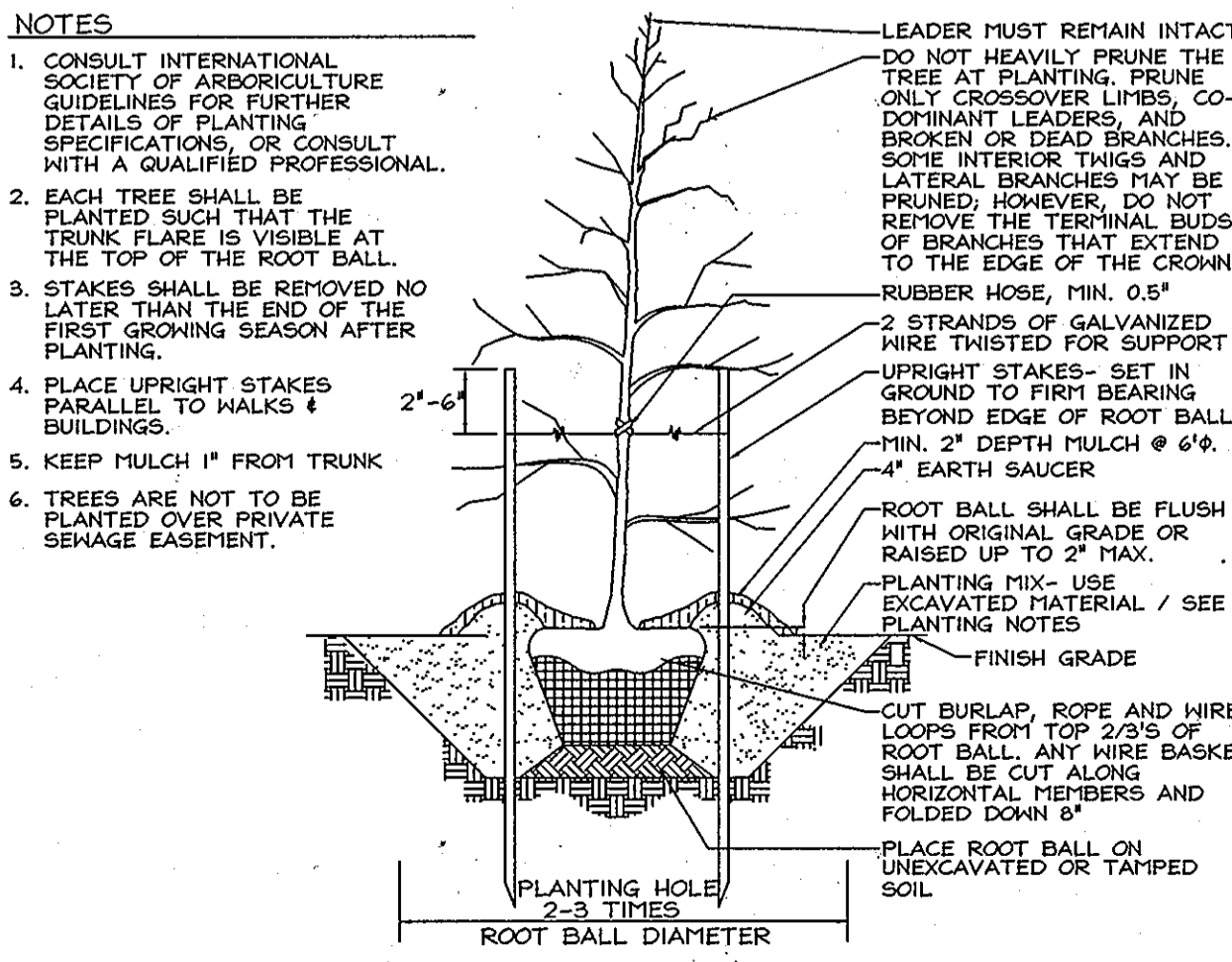
[Signature] 6/16/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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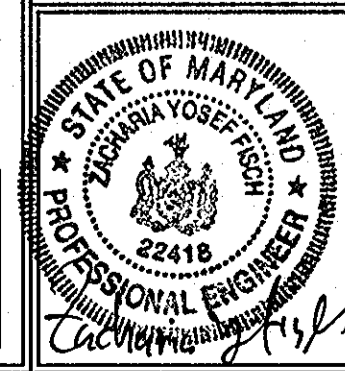
LANDSCAPE SCHEDULE

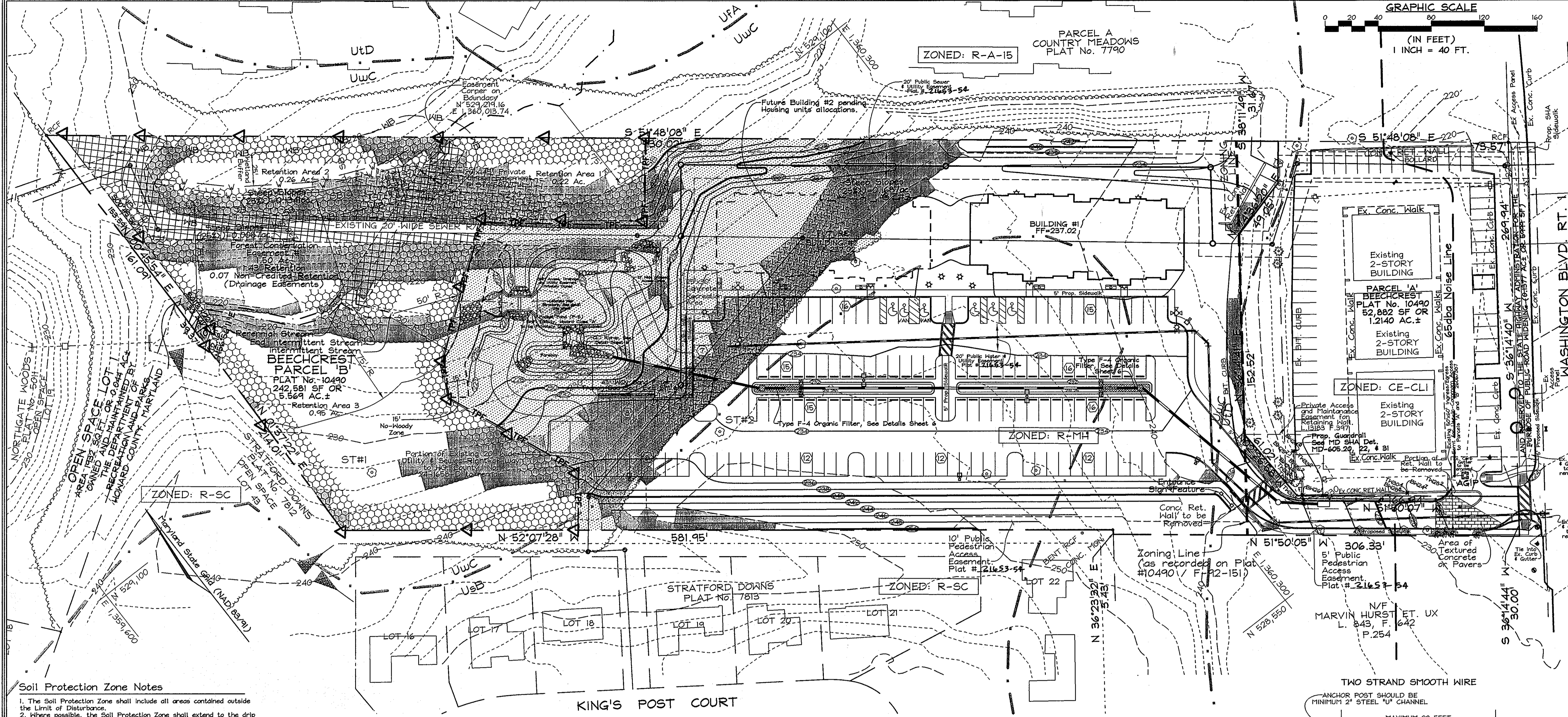
KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
	17	Acer rubrum 'Red Sunset' Red Sunset Red Maple	2 1/2"-3" Cal.	B # B
	15	Gleditsia triacanthos inermis 'Imperial' Imperial Thornless Honeylocust	2 1/2"-3" Cal.	B # B
	16	Liquidambar styraciflua American Sweetgum	2 1/2"-3" Cal.	B # B
	15	Quercus coccinea Scarlet Oak	2 1/2"-3" Cal.	B # B
	6	Quercus robur 'Fastigiata' Columnar English Oak	2 1/2"-3" Cal.	B # B
	12	Prunus serrulata 'Kwanzan' Kwanzon Cherry	8'-10' Ht.	B # B
	27	Ilex Opaco American Holly	5'-6' Ht.	B # B
	18	Ficus obesa Norway Spruce	5'-6' Ht.	B # B
	378	Northern Sea Oats / Chasmanthium latifolium	1 gal.	30" o.c.



TYPICAL TREE PLANTING AND STAKING
ALL TREES UP TO 3" CALIPER NOT TO SCALE

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 7/24/2011.





LEGEND

Property Line	---
Existing Minor Contour	--- 3&2
Existing Major Contour	--- 3&0
Existing Spot	--- 3&30
Stream Centerline	---
Stream Buffer	---
Wetland	---
Wetland Buffer	---
Soil Boundary	---
Soil Label	---
Existing Trestle	---
Ex. Trees	---
15% - 25% slopes	---
25% or greater slopes	---
Ex. Buildings/Trailers	---
BGE Utility Pole	---
Ex. Light Poles	---
Specimen Tree	---
Forest Conservation Easement	---
Retention Area	---
Forest Conservation Easement Non-Credited Utility Esm't Retention Area	---
FCE Signage	---
Tree Protection Fence	---
Area of Forest Clearing	---

FOREST CONSERVATION NARRATIVE

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Act of 1991.

The total tract area consists of 5.61 acres of land. No floodplain exists on site, so the net tract is also 5.61 acres. The site contains 2.92 acres of forest resources and three specimen trees. One shall be retained, in fair to poor condition, will be removed for site grading. Total forest clearing is 1.49 acres which is needed to meet development goals for which development regulations mandate parking and stormwater management of particular sizes, and a certain amount required to be set aside by Howard County for a future trail.

Total easement area is 1.50 acres. Forest retention of 1.46 acres has been put into a forest conservation easement. The easement also contains an area of non-credited drainage easement retention. A sewer easement overlaps the FCE, but is excluded from its area calculation. The forest conservation surety in the amount of \$12,459.00 (1.43 ac./62,291 sq. ft. x \$90.20) shall be posted with the Developer's Agreement. For the remaining 0.06 acres of obligation we shall request it be satisfied by a fee-in-lieu of \$1961.00 (2,614 sq. ft. x \$0.75).

IMPORTANT NOTE:

IT IS THE DEVELOPER'S RESPONSIBILITY TO REMOVE ALL TRASH AND DEBRIS FROM WITHIN THE FOREST CONSERVATION EASEMENT.

Soil Protection Zone Notes

- The Soil Protection Zone shall include all areas contained outside the Limit of Disturbance.
- Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the tree, whichever is greater.
- No construction activity is permitted within the Soil Protection Zone.
- If soil has been compacted or grading has taken place in the vicinity of the Soil Protection Zone, root pruning shall be implemented per Root Pruning detail, shown on this plan.
- Root pruning shall occur prior to the beginning of construction.
- Where the Soil Protection Zone must encroach inside the Critical Root Zone of a tree, soil disturbance shall be mitigated with vertical mulching, radial trenching, or another method approved by the ERI Forest Conservation Professional.
- Prior to construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
- Tree maintenance and removal shall be undertaken by a qualified MID Tree Expert to ensure damage to surrounding trees is minimized.
- Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth of 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.

*NOTE: See Sheet 1 for limits of Open Space Area (3.268 AC.)
See Forest Stand Delineation (Sheet II of II) for Forest Stand Analysis Table.

SPECIMEN TREES

NO.	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	RETAINED
ST-1	36"	American Beech	Fagus grandifolia	Poor	Yes
ST-2	31"	Red Oak	Quercus rubra	Fair	No
ST-3	48"	Red Maple	Acer rubrum	Poor	No

NOTE: See F-10-069 for bearing, distance, and area FCE info.

FOREST CONSERVATION EASEMENT TABLE

EASEMENT	TYPE	AREA (ACRES)
1	RETENTION 1	0.22
	RETENTION 2	0.26
	RETENTION 3	0.95
	NON-CREDITED (DRAINAGE ESM'T.)	0.07
TOTAL	RETENTION NON-CREDITED	1.43
		0.07

Forest Retention Area Protection Signage

Min. 11"

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

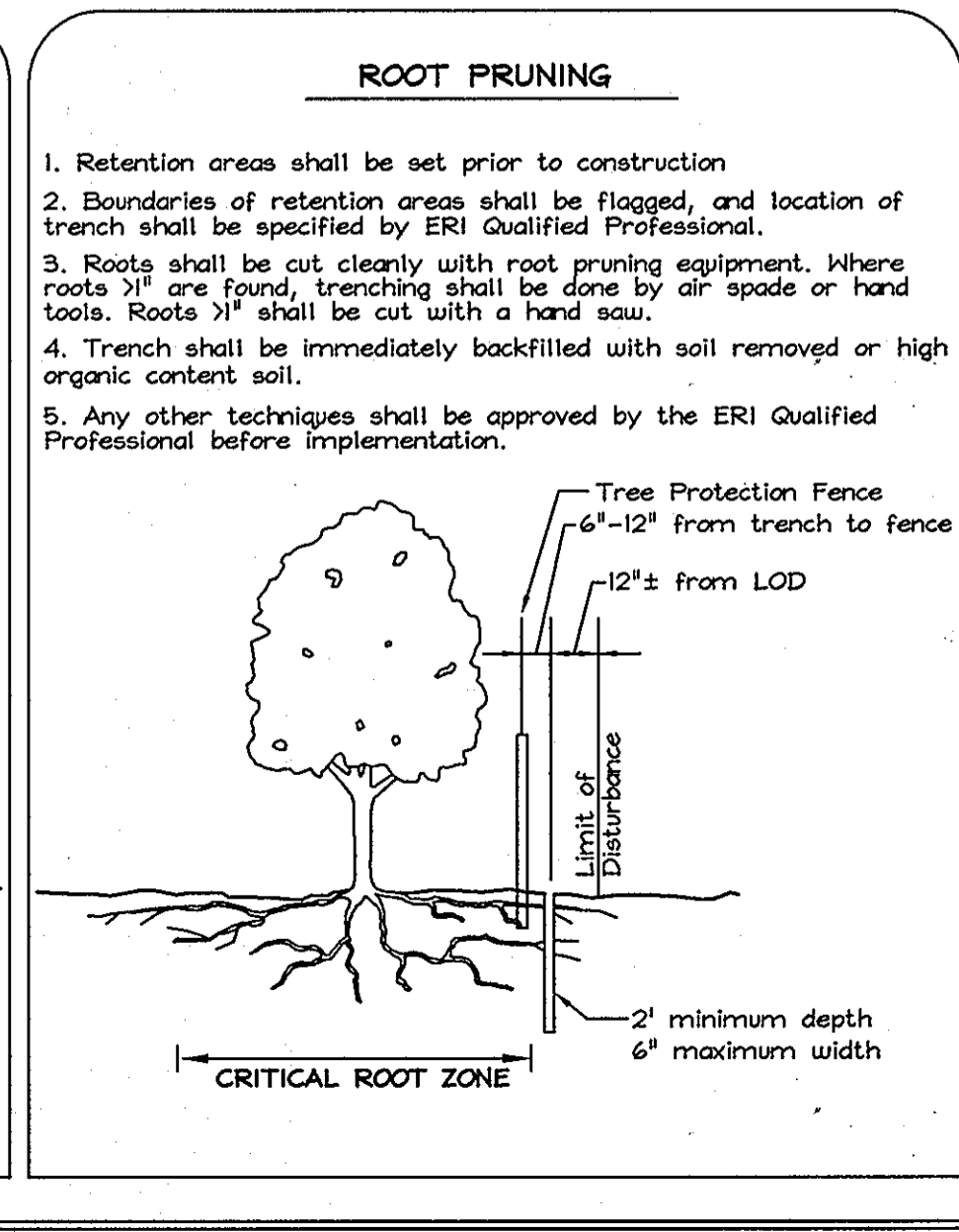
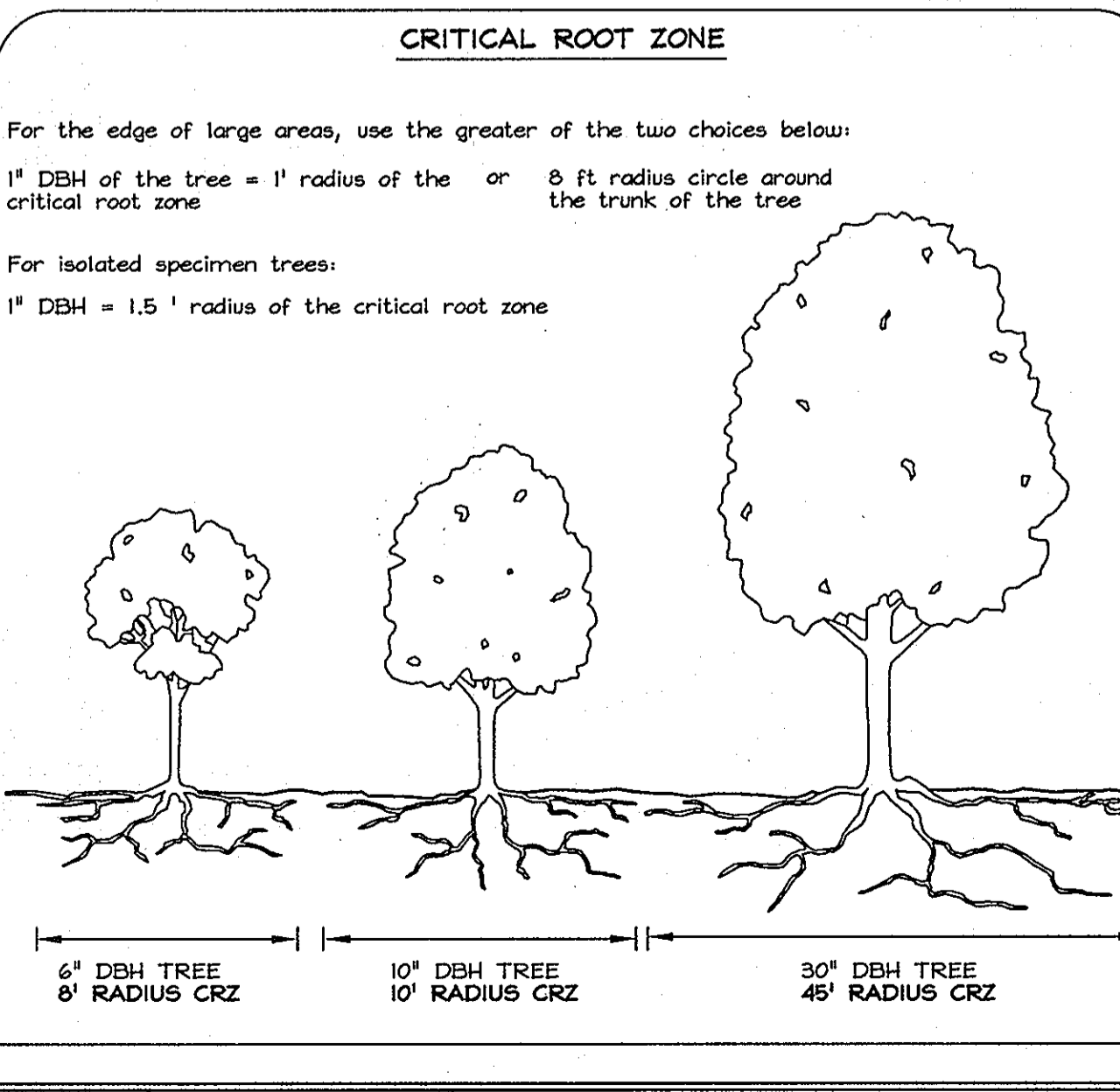
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* 6/16/11 DATE

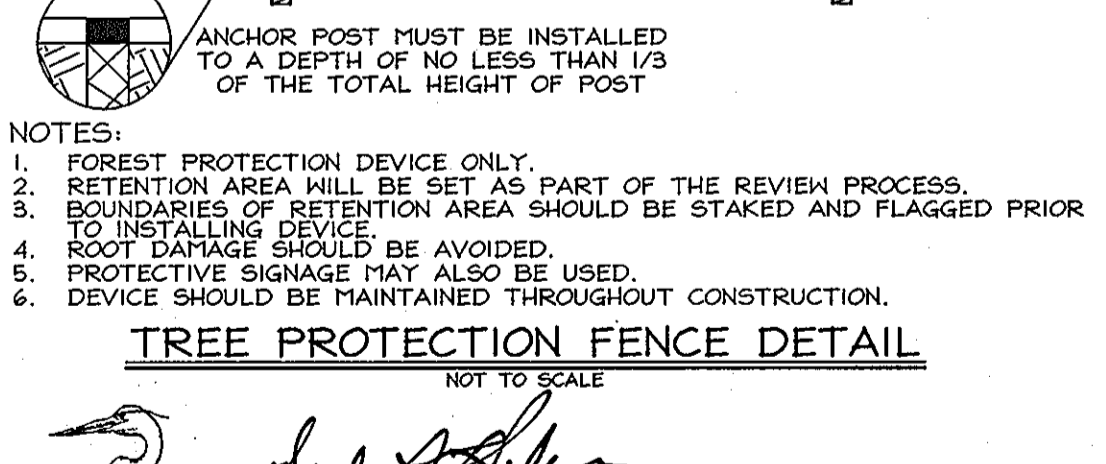
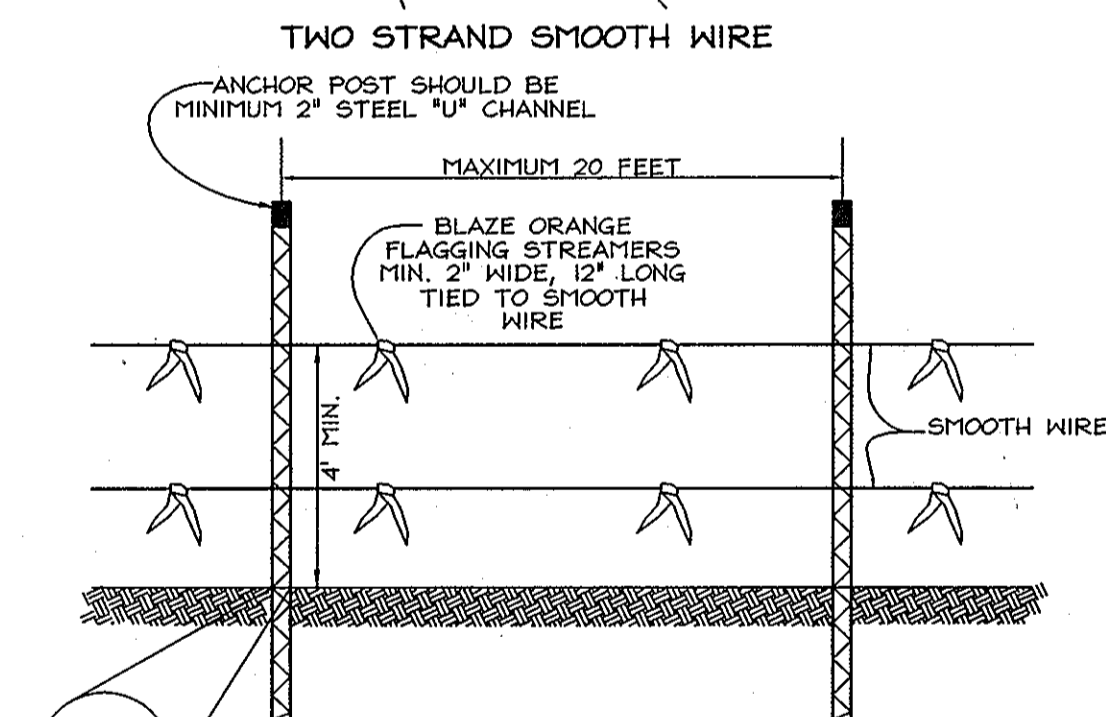
Chief, Division of Land Development: *[Signature]* 7/14/11 DATE

Director: *[Signature]* 7/14/11 DATE



FOREST CONSERVATION WORKSHEET

Item	Acres
Net Tract Area	5.61
A. Total Tract Area	5.61
B. Area Within 100' Tear Floodplain	---
C. Other deductions	---
D. Net Tract Area	5.61
Zoning Use Category: RESIDENTIAL-SUBURBAN	
Land Use Category	
E. Afforestation Minimum (15 % x D)	0.84
F. Conservation Threshold (20 % x D)	1.12
Existing Forest Cover	
G. Existing Forest on Net Tract Area	2.92
H. Forest Area Above Conservation Threshold	1.80
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	1.48
J. Clearing Permitted without Mitigation	1.44
Proposed Forest Clearing	
K. Forest Areas to be Cleared	1.49
L. Forest Areas to be Retained	1.43
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0.37
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	0.31
Q. Total Reforestation Required	0.06
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	0.06



[Signature]
R.P.F. # 363
EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
6553 BROADWATER LANE
BEECHCREST, MARYLAND 21029-1156
TEL: (410) 587-5200 FAX: (410) 796-1562

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. #22418, Expiration Date: 7/29/2011.

OWNER/DEVELOPER
BEECHCREST DEVELOPMENT, LLC
5553 Broadwater Lane
Clarksville, Maryland 21029-1156
(410) 581-0114

- Forest Retention Management Notes**
- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
 - After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County inspectors shall attend.
 - Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (all fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
 - If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail).
 - Water and fertilize as needed.
 - During construction phase, monitor and correct condition of retained trees for soil compaction, root injury, flood conditions, drought conditions and other stress signs.
 - Post-Construction Phase:
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering.
 - Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County Inspector shall inspect the entire area.
 - The proposed FCE area must be devoid of trash, debris, fencing, structures, etc. It's the developer's responsibility to keep FCE areas clean of debris and encroachment for the entire 2-year maintenance period.

FOREST CONSERVATION PLAN

BEECHCREST APARTMENTS

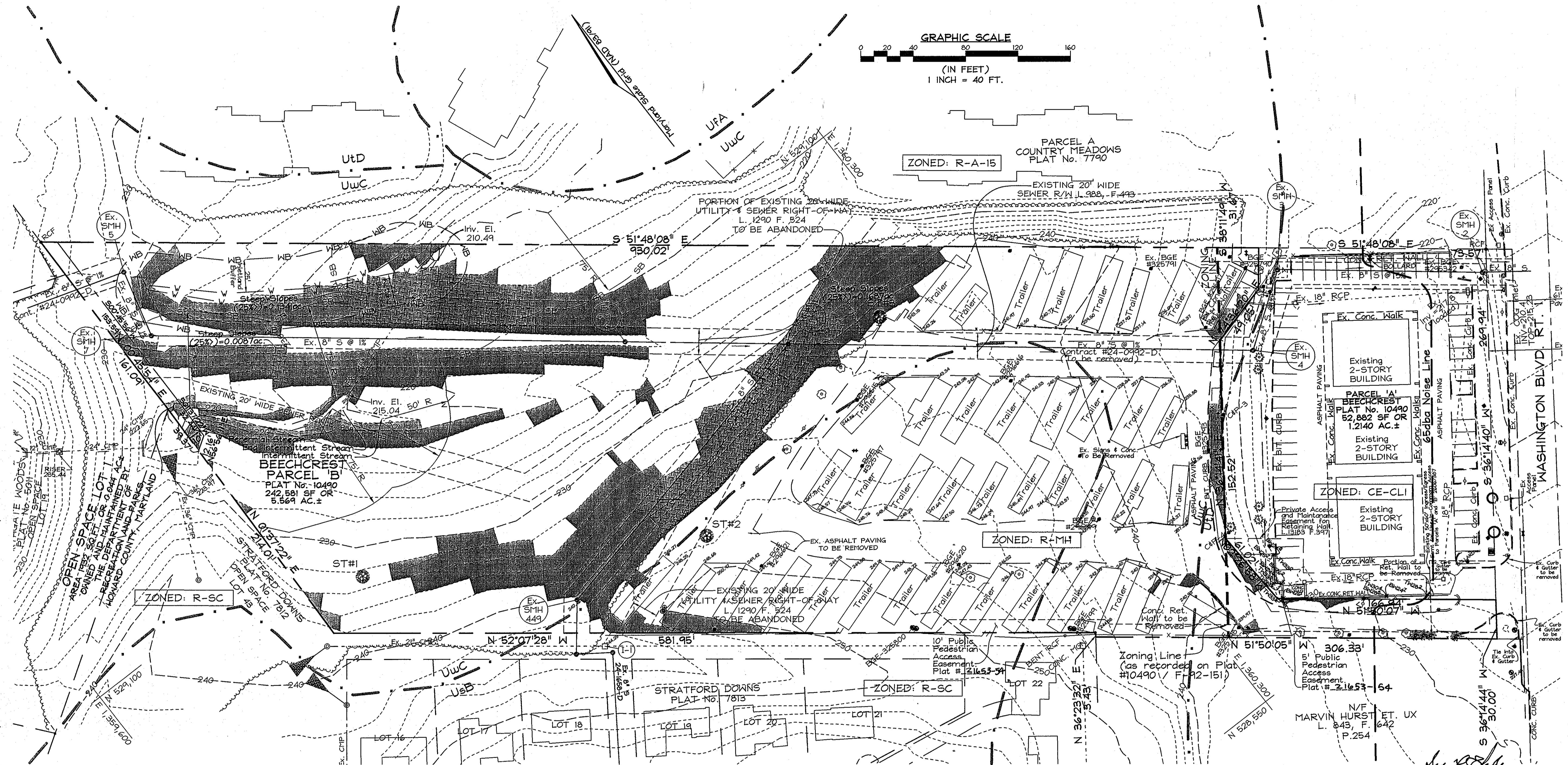
PARCEL "B" & OPEN SPACE LOT 1
ZONED R-MH & CE-CLI, PLAT # 21653-21654
TAX MAP 50 GRIDS 4 & 5, TAX MAP 47 GRID 22 & 23; PARCEL 435
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: MLT
DRAWN BY: CEP/CRH2
CHECKED BY: ZTF
SCALE: 1" = 40'
DATE: May 24, 2011
W.O. No.: 3600
SHEET No.: 10 OF 11

F5H Associates
Engineers Planners Surveyors
6338 Howard Lane, Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1562
E-mail: info@f5h.com

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
UsB	Urban land-Sassafras-Beltville complex, 0 to 5 percent slopes	D*
UdD	Urban land-Udorthents complex, 0 to 15 percent slopes	D
UwC	Urban land-Woodstown-Sassafras complex, 5 to 10 percent slopes	D

* K value > 0.35

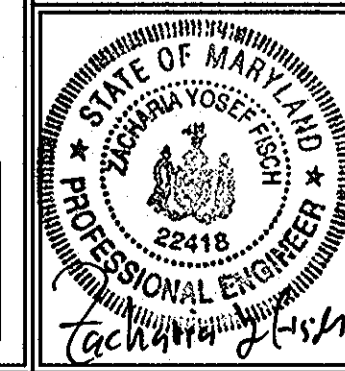


FOREST STAND ANALYSIS TABLE											
KEY	TYPE OF COMMUNITY	AREA Acres	SOIL INFORMATION			EXISTING VEGETATION (Type and approx. %)	STAND CHARACTERISTICS			FOREST AREA IN SENSITIVE ENVIRONMENTS	
			SOIL TYPE	TYPICAL FOREST COVER	WOODLAND SUITABILITY INDEX		HABITAT VALUE	SIZE AVG. DIAM.	AGE		GENERAL CONDITIONS
F-1	Oak-Beech	2.92	UsB	Mixed Hardwoods	70-80 pines 85-90 oaks	Good	white oak 25%	16-18"	70-90	Good	0.31 ac steep slopes 25%+
			UwC	Mixed Hardwoods	85+ pines 95+ oaks	Good	red maple 20%	4-6"		Open canopy leading to invasive plants (microstegium, multiflora rose, etc.) taking hold	1.01 ac stream buffer,
L-1	Lawn	2.69	UsB	Mixed Hardwoods	70-80 pines 85-90 oaks	Good	black cherry 15%	2-5"			0.31 ac wetlands and buffer
			UdD			Good	beech 15%	4-24"			
			UwC	Mixed Hardwoods	80+ pines 80-90 oaks	Good	Sweetgum 10%	4-6"			
						Good	box elder 5%	3"			
						Good	others 10%				

NOTE:
All BGE utility poles on-site are to be removed.
All existing structures / trailers on-site are to be removed.

OWNER/DEVELOPER
BEECHCREST DEVELOPMENT, LLC
c/o Ms. Rita Sallam
5553 Broadwater Lane
Clarksville, Maryland 21029-1156
(410) 531-0114

EXISTING CONDITIONS AND SOILS PLAN
BEECHCREST APARTMENTS
PARCEL "B" & OPEN SPACE LOT 1
ZONED R-MH & CE-CLI, PLAT # 21093-21694
TAX MAP 50 GRIDS 4 & 5, TAX MAP 47 GRID 22 & 23; PARCEL 435
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-798-1562
E-mail: info@fshri.com

DESIGN BY: MLT
DRAWN BY: CEDGRH2
CHECKED BY: ZYF
SCALE: 1" = 50'
DATE: May 24, 2011
P.L.O. No.: 3600
SHEET No.: II OF II

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22418, Expiration Date: 7/29/2011.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/16/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 7/14/11
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 7/14/11
DIRECTOR DATE