

LANDSCAPE CHART					
PERIMETER	LANDSCAPE TYPE	LINEAR FEET	CREDIT FOR EXISTING VEGETATION	NUMBER OF PLANTS REQUIRED	NUMBER OF PLANTS PROVIDED
NO. 1	'C' TYPE BUFFER	321 LF	YES: ALL EVERGREEN REQUIREMENT.	8 SHADE TREES 16 EVERGREEN TREES	8 SHADE TREES
NO. 2	'C' TYPE BUFFER	535 LF	YES: 100 %	13 SHADE TREES 26 EVERGREEN TREES	52 EVERGREEN TREES (EXISTING TREES)
NO. 3	'C' TYPE BUFFER	511 LF	YES: 17 EVERGREEN TREES	12 SHADE TREES 25 EVERGREEN TREES	12 SHADE TREES 6 EVERGREEN TREES
NO. 4	'B'	491 LF	SEE NOTE		

TYPE 'C' LANDSCAPING ON THE NORTH, WEST AND SOUTH SIDE OF THE PROPERTY IS PROVIDED IN ACCORDANCE WITH BOARD OF APPEALS BA CASE NO. 75-36 E DECISION AND ORDER.

NOTE: THE 13 SHADE TREES REQUIRED ALONG PERIMETER 2 WERE SUBSTITUTED BY EVERGREEN TREES, AT A 2 TO 1 RATIO IN ACCORDANCE WITH THE PROVISIONS OF THE COUNTY'S LANDSCAPE MANUAL.

NOTE: AS A CONSEQUENCE OF THE HORIZONTAL DISTANCE AND THE VERTICAL DIFFERENCE BETWEEN THE IMPROVEMENTS AND THE ROADWAY LOCATED TO THE EAST OF THE SITE, IT WAS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING THAT LANDSCAPING IS NOT REQUIRED ALONG PERIMETER NO. 4.

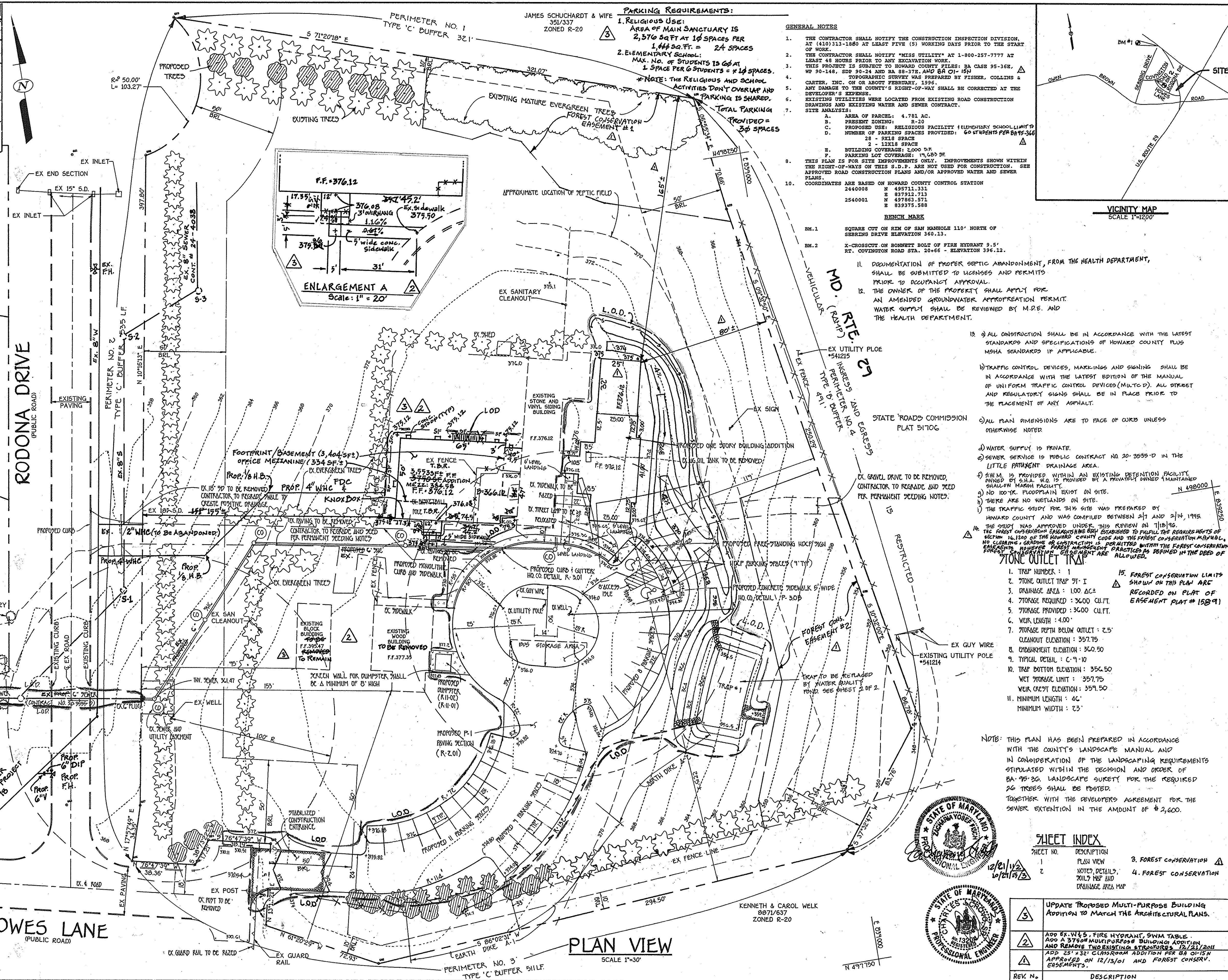
S.W.M. OBLIGATIONS TABLE			
PHASE#	DESCRIPTION	L.O.D. SF CUMULATIVE	S.W.M. OBLIGATIONS
I	3,750# BUILDING ADDITION AND SIDEWALK	4,700#	EXEMPT

Full S.W.M. obligations will be required with the next phase of this development. The sum will include the disturbance associated with this development of 4,700 SF.

ADDRESS CHART	
PARCEL	STREET ADDRESS
BB	710 HOWES LANE

LEGEND	
	EXISTING 2' INTERVAL CONTOUR
	EXISTING 10' INTERVAL CONTOUR
	PROPOSED 2' INTERVAL CONTOUR
	PROPOSED 10' INTERVAL CONTOUR
	SPOT ELEVATION
	PROPOSED WALKOUT, FIRST FLOOR ELEVATION
	BASEMENT ELEVATION
	SILT FENCE
	EARTH DIKE
	TREE PROTECTION FENCE
	EX. TREE LINE
	EX. STREET TREE
	LIMITS OF DISTURBANCE
	PROPOSED EVERGREEN LANDSCAPING TREE
	PROPOSED SHADE LANDSCAPING TREE

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTURIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
410 946 - 3000



**ENGINEER'S CERTIFICATE**

"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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

*Charles M. ...*  
Signature of Engineer (Print name below signature) Date: 11/18/96

**DEVELOPER'S CERTIFICATE**

"I/We certify that all development and construction will be done according to this plan, 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 inspection by the Howard Soil Conservation District."

*Hillel M. Baron*  
Signature of Developer (Print name below signature) Date: 12/10/96

Reviewed for HOWARD SCD and meets Technical Requirements.

*Charles M. ...* 11/25/96  
U.S. Department of Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

*John R. Robinson* 11/25/96  
Howard SCD Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Richard Blood* 11/27/96  
Chief, Division of Land Development and Research Date

*John R. ...* 12/13/96  
Chief Development Engineering Division Date

**OWNER**

LUBAVITCH OF HOWARD COUNTY, INC.  
C/O RABBI HILLEL M. BARON  
10228 RODONA DRIVE  
COLUMBIA, MARYLAND 21044

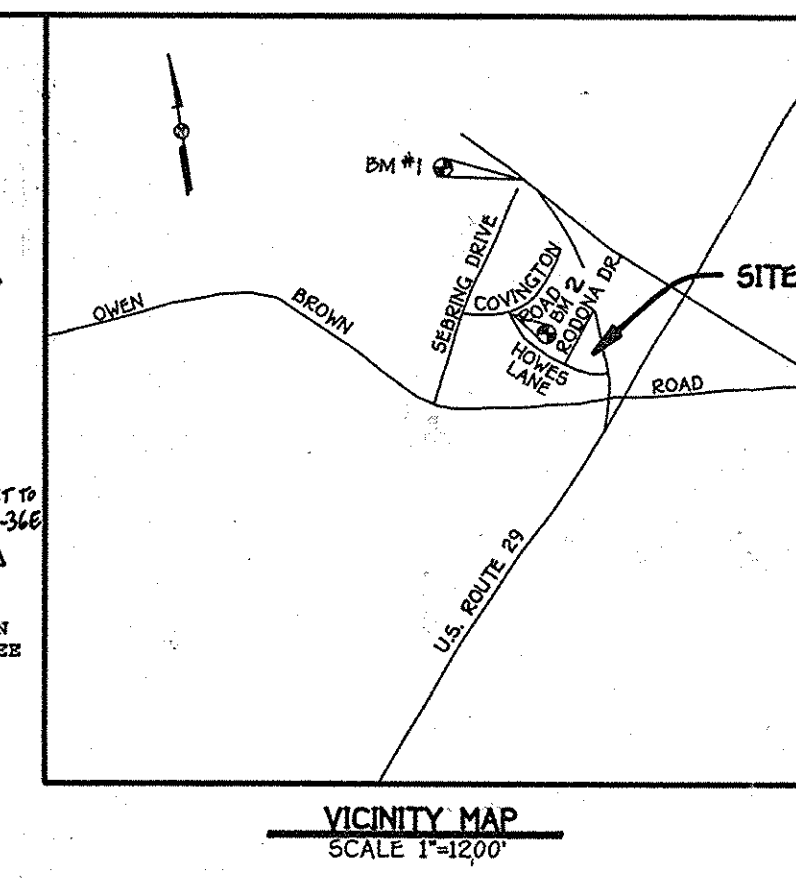
APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE WATER AND PUBLIC WERWAGE SYSTEMS

*James M. ...* 12/16/96  
HEALTH OFFICER DATE

**SITE DEVELOPMENT PLAN**

LUBAVITCH OF HOWARD COUNTY

TAX MAP No: 36 PARCEL: 00  
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: JUNE 21, 1996  
SHEET 1 OF 4



**GENERAL NOTES**

- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION, AT (410) 313-1860 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES: BA CASE 95-168, WD 90-148, SD 90-24 AND BA 88-378 AND BA 01-159.
- TOPOGRAFC SURVEY WAS PREPARED BY FISHER, COLLINS & CARTER, INC. ON OR ABOUT FEBRUARY, 1996.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- EXISTING UTILITIES WERE LOCATED FROM EXISTING ROAD CONSTRUCTION DRAWINGS AND EXISTING WATER AND SEWER CONTRACT.
- SITE ANALYSIS:
  - A. AREA OF PARCEL: 4.781 AC.
  - B. PRESENT ZONING: R-20
  - C. PROPOSED USE: RELIGIOUS FACILITY (ELEMENTARY SCHOOL) WITH 60 STUDENTS FOR BA 95-168
  - D. NUMBER OF PARKING SPACES PROVIDED: 60 STUDENTS FOR BA 95-168, 28 - 2XLS SPACE, 2 - 1XLS SPACE
  - E. BUILDING COVERAGE: 2,000 SF
  - F. PARKING LOT COVERAGE: 14,000 SF
- THIS PLAN IS FOR SITE IMPROVEMENTS ONLY. IMPROVEMENTS SHOWN WITHIN THE RIGHT-OF-WAYS ON THIS S.D.P. ARE NOT USED FOR CONSTRUCTION. SEE APPROVED ROAD CONSTRUCTION PLANS AND/OR APPROVED WATER AND SEWER PLANS.
- COORDINATES ARE BASED ON HOWARD COUNTY CONTROL STATION:
  - 2440008 N 493711.212
  - 2440009 E 837912.713
  - 2540001 N 497803.571
  - 837913.588

**BENCH MARK**

BM-1 SQUARE CUT ON RIM OF SAN MANHOLE 110' NORTH OF EXISTING UTILITY RELATION 340.43.

BM-2 CROSSCUT ON BOMBERT HOLE OF FIRE HYDRANT 9.5' RT. COVINGTON ROAD STA. 20+65 - ELEVATION 396.12.

**11. DOCUMENTATION OF PROPER SEPTIC ABANDONMENT, FROM THE HEALTH DEPARTMENT, SHALL BE SUBMITTED TO LICENSES AND PERMITS PRIOR TO OCCUPANT APPROVAL.**

**12. THE OWNER OF THE PROPERTY SHALL APPLY FOR AN AMENDED GROUNDWATER APPROPRIATION PERMIT. WATER SUPPLY SHALL BE REVIEWED BY M.D.E. AND THE HEALTH DEPARTMENT.**

**13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS IF APPLICABLE.**

**14. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL OBST AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.**

**15. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.**

**16. WATER SUPPLY IS PRIVATE.**

**17. SEWER SERVICE IS PUBLIC CONTRACT NO. 20-3059-D IN THE LITTLE PATENTING DRAINAGE AREA.**

**18. S.W.M. IS PROVIDED WITHIN AN EXISTING DETENTION FACILITY OWNED BY S.H.A. W.G. IS PROVIDED BY A PRIVATELY OWNED MAINTAINED SHALLEN MARCH FACILITY.**

**19. NO 100-YR FLOODPLAIN EXIST ON SITE.**

**20. THERE ARE NO WETLANDS ON SITE.**

**21. THE TRAFFIC STUDY FOR THIS SITE WAS PREPARED BY HOWARD COUNTY AND WAS COMPLETED BETWEEN 2/1 AND 2/14, 1995.**

**22. THE STUDY WAS APPROVED UNDER THIS REVIEW ON 1/18/96.**

**23. THE FOREST CONSERVATION EASEMENT HAS BEEN OBTAINED TO FULFILL THE REQUIREMENTS OF THE FOREST CONSERVATION ACT AND THE FOREST CONSERVATION ACT. NO CLEARING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT ARE SHOWN IN THE DEED OF RECORD.**

**24. FOREST CONSERVATION LIMITS SHALL BE SHOWN ON THIS PLAN ARC RECORDED ON PLAT # 158991.**

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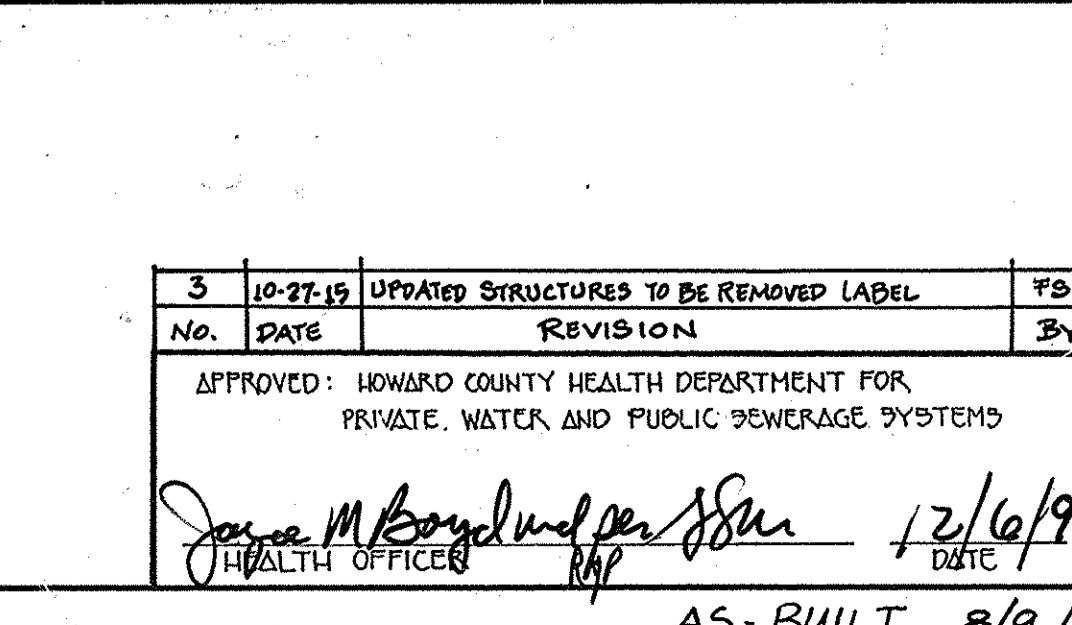
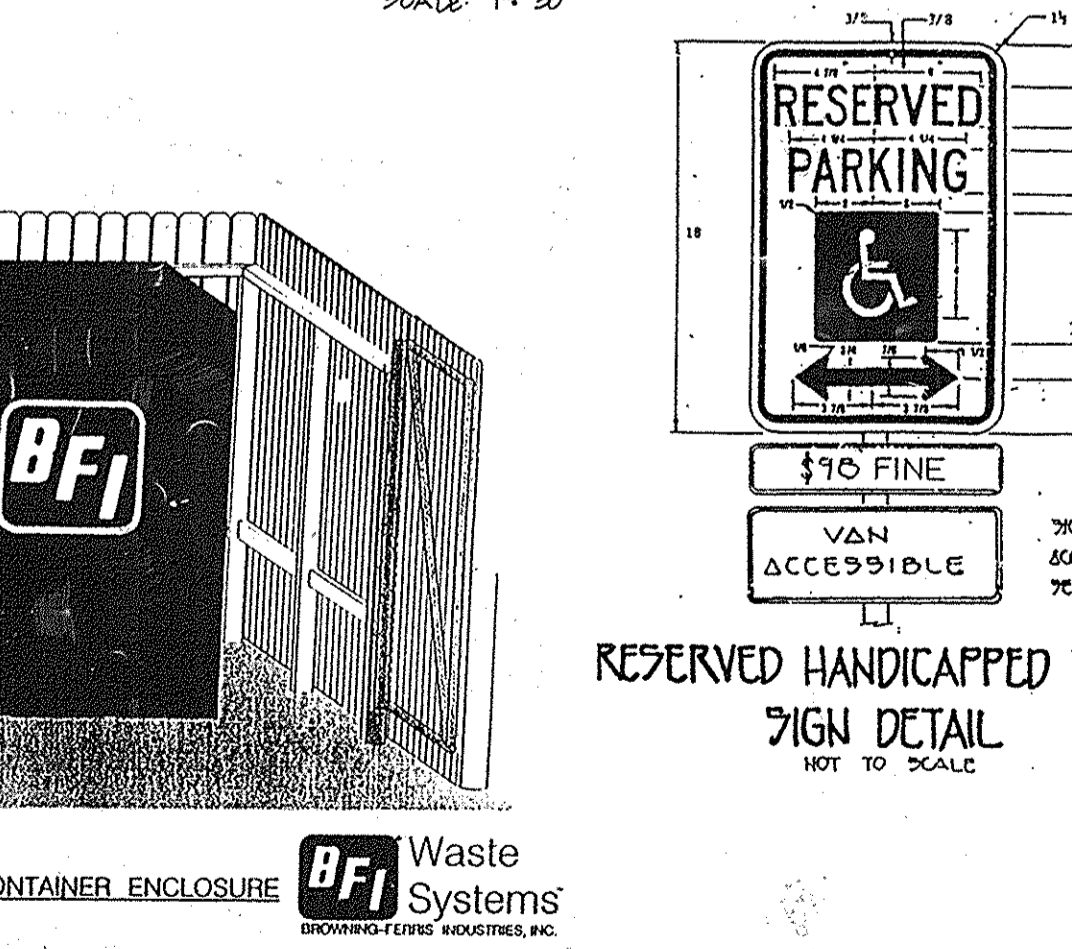
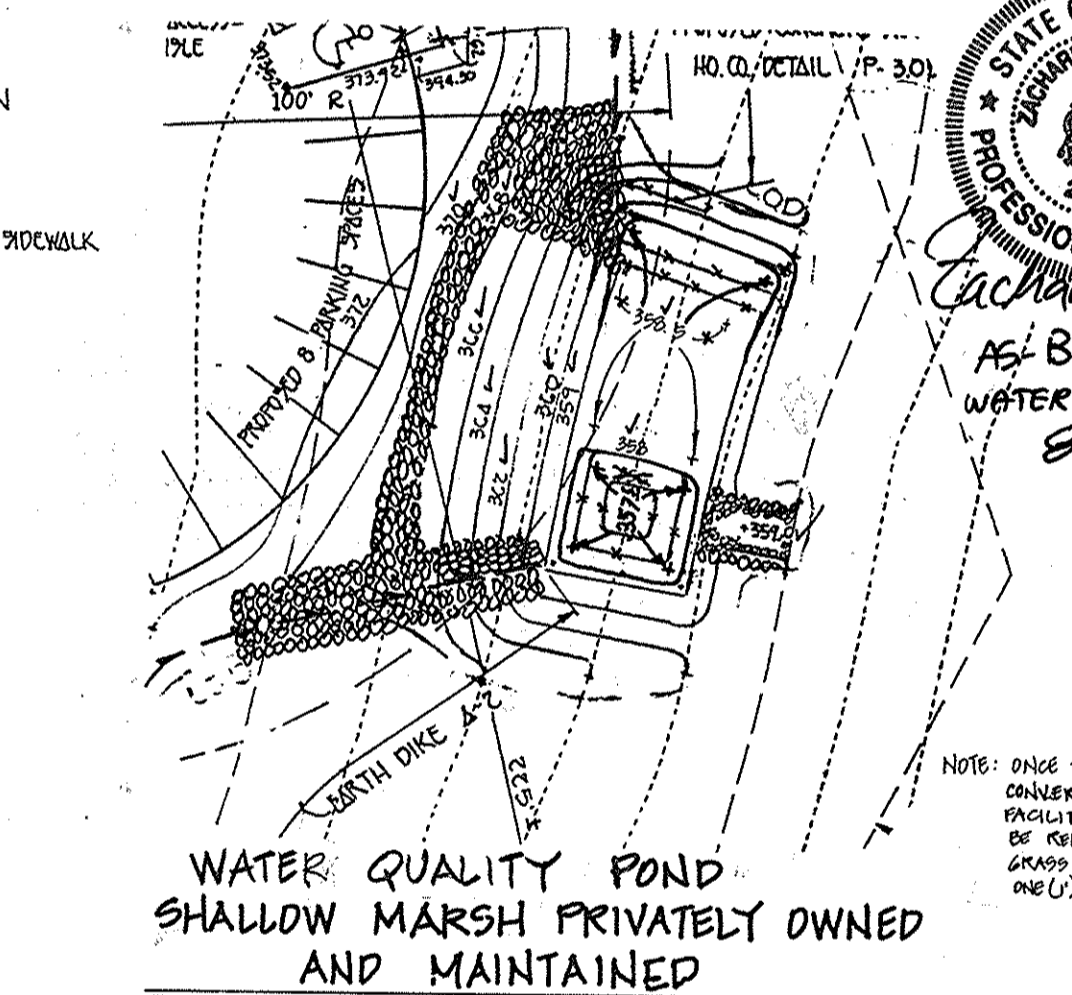
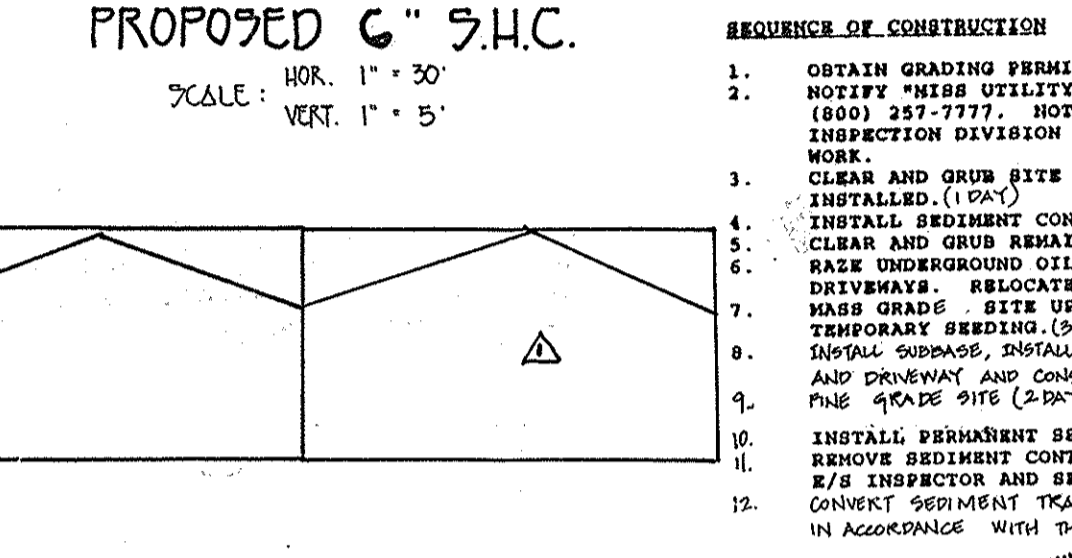
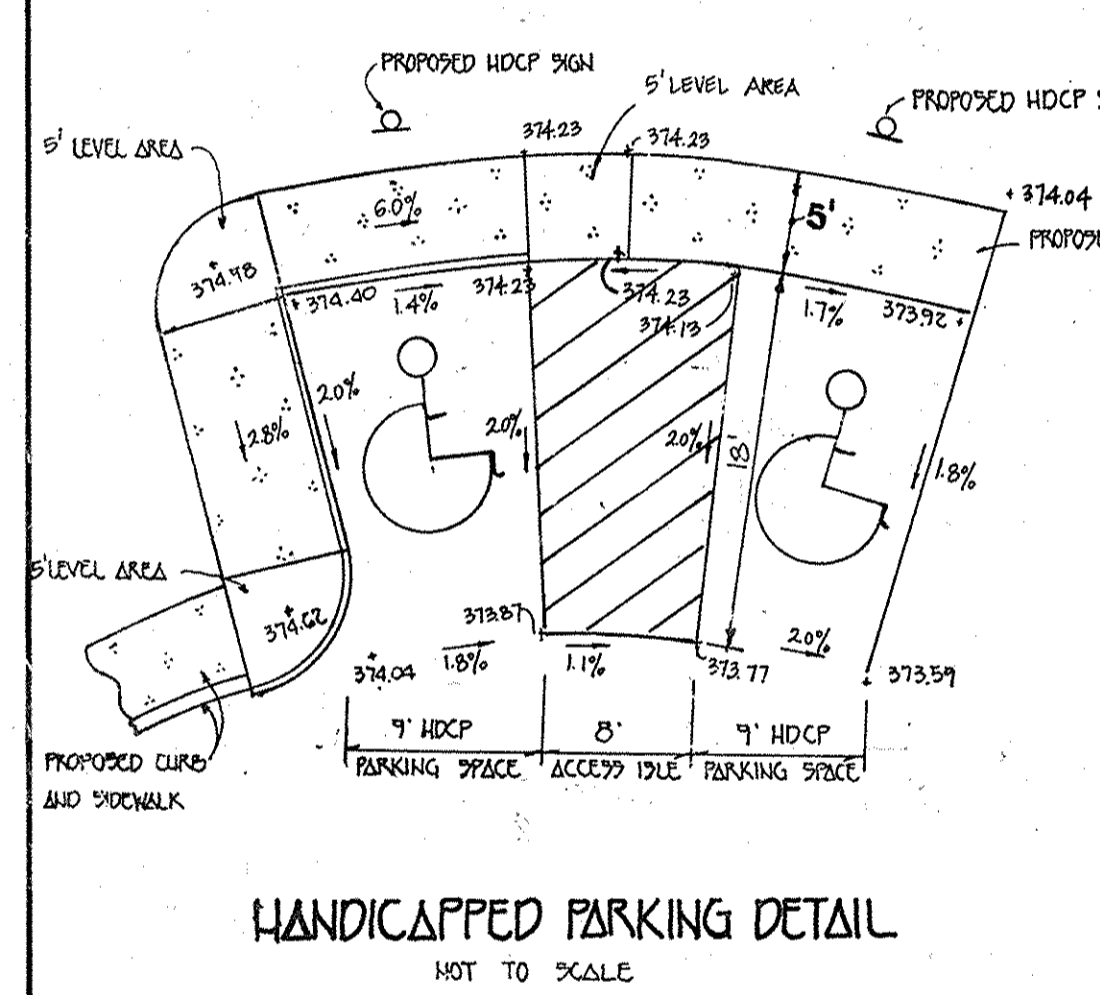
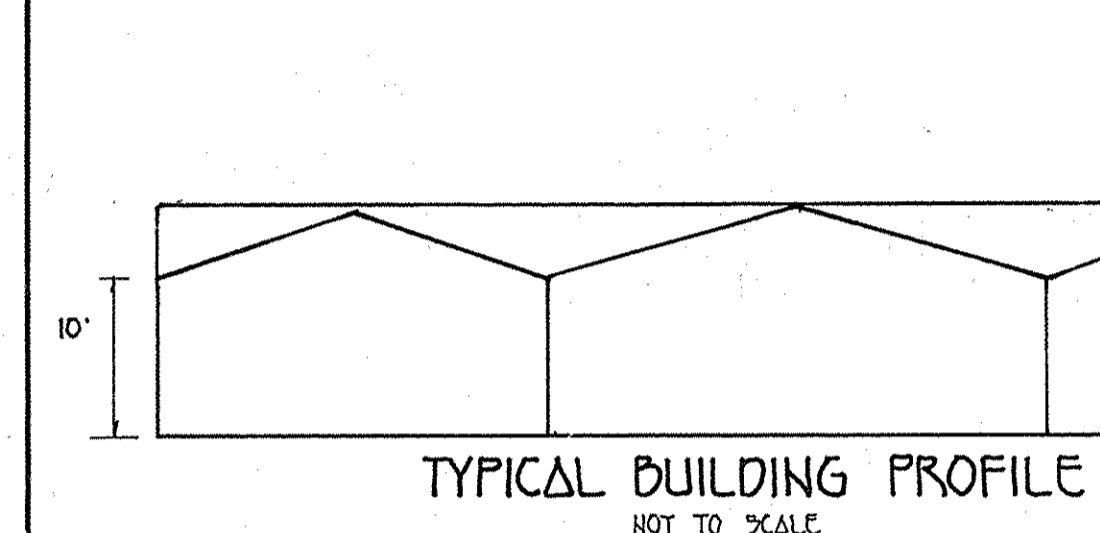
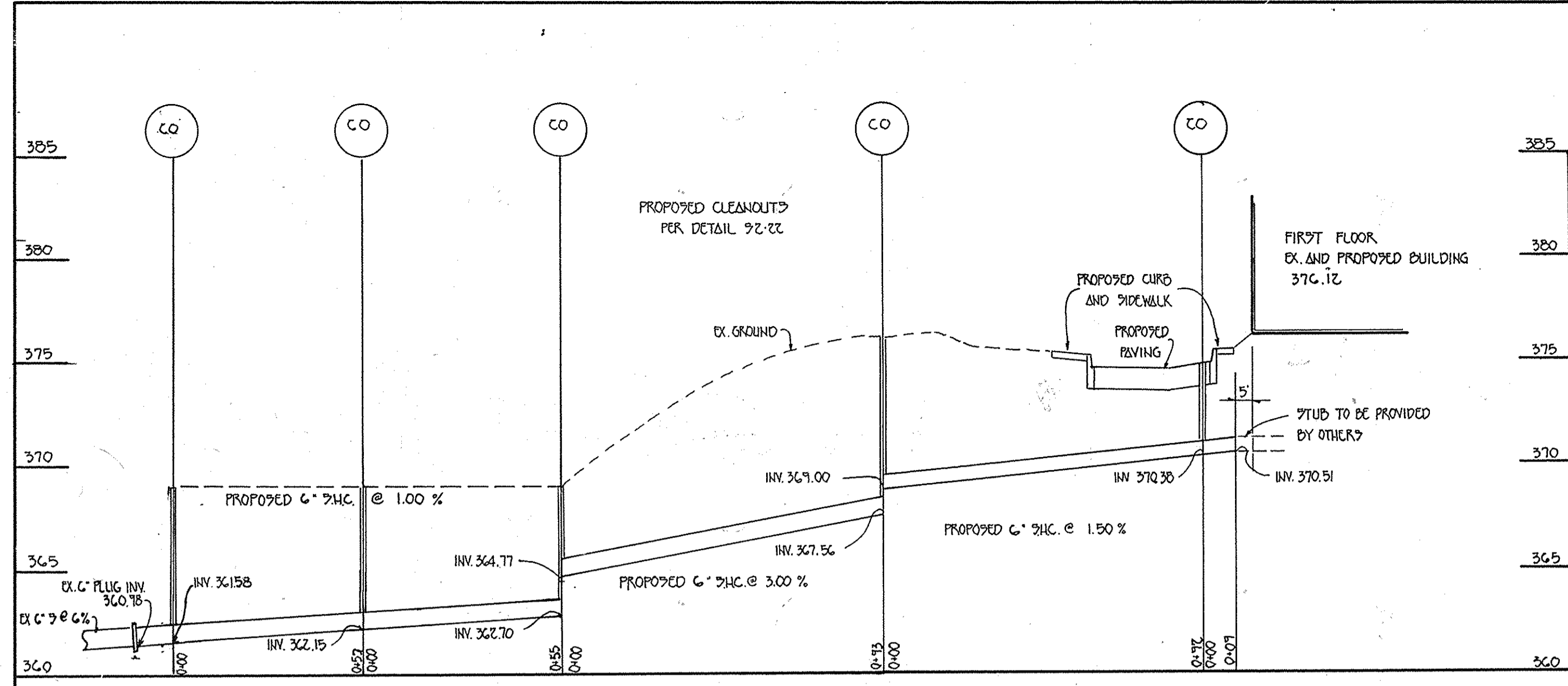
**7.00' STONE OUTLET TRAP**

- TRAP NUMBER: 1
- STONE OUTLET TRAP 9" I
- DRAINAGE AREA: 100 AC±
- STORAGE REQUIRED: 3400 CU.FT.
- STORAGE PROVIDED: 3400 CU.FT.
- WEIR LENGTH: 4'0"
- STORAGE DEPTH BELOW OUTLET: 2.5' CLEANOUT ELEVATION: 357.75
- EMBANKMENT ELEVATION: 360.50
- TYPICAL DETAIL: C-7-10
- TRAP BOTTOM ELEVATION: 356.50
- WET STORAGE LIMIT: 357.75
- WEIR CREST ELEVATION: 357.50
- MINIMUM LENGTH: 4'
- MINIMUM WIDTH: 2.5'

**NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE COUNTY'S LANDSCAPE MANUAL AND IN CONSIDERATION OF THE LANDSCAPING REQUIREMENTS STIPULATED WITHIN THE DECISION AND ORDER OF BA 95-36 LANDSCAPE SURETY FOR THE REQUIRED 26 TREES SHALL BE POSTED TOGETHER WITH THE DEVELOPER'S AGREEMENT FOR THE SEWER EXTENSION IN THE AMOUNT OF \$2,400.**

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	PLAN VIEW
2	NOTED DETAILS: 2017 H&P AND DRAINAGE AREA MAP
3	FOREST CONSERVATION
4	FOREST CONSERVATION

REV. NO.	DESCRIPTION
1	UPDATE PROPOSED MULTI-PURPOSE BUILDING ADDITION TO MATCH THE ARCHITECTURAL PLANS.
2	ADD EX. H&P, FIRE HYDRANT, SWMA TABLE AND REMOVE TWO EXISTING STORAGE. 12/21/2011
3	ADD 23' x 32' CLASSROOM ADDITION PER BA 01-159 APPROVED ON 12/13/01 AND FOREST CONSERV. EASEMENTS.



**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT
- NOTIFY "HIGH UTILITY" 48 HOURS BEFORE BEGINNING ANY WORK (800) 257-7777, HOWARD COUNTY OFFICE AT CONSTRUCTION/INSPECTION DIVISION AT (410) 313-1680 24 HOURS BEFORE STARTING WORK
- CLEAR AND GRUB SITE FOR AREAS WHERE SEDIMENT CONTROL IS TO BE INSTALLED (1 DAY)
- INSTALL SEDIMENT CONTROL MEASURES AND INSTALL TEMPORARY SEEDING (1 DAY)
- CLEAR AND GRUB REMAINING SITE (1 DAY)
- RAISE UNDERGROUND UTILITIES BASE EXISTING GRAVEL AND PAVED DRIVEWAYS, RELOCATE EXISTING STREET LAMP (5 DAYS)
- WASH GRADE SITE UP TO SEDIMENT CONTROL MEASURES AND INSTALL TEMPORARY SEEDING (5 DAYS)
- INSTALL SURROUNDING DRAINAGE, BASE EXISTING DRIVEWAYS, PAVEMENT AND DRIVEWAYS, PAVEMENT AND DRIVEWAYS (6 MONTHS)
- INSTALL PERMANENT SEEDING AND LANDSCAPING (1 DAY)
- REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED, BY THE INSPECTOR AND GRUB THESE AREAS WITH PERMANENT SEEDING (1 DAY)
- CONNECT SEWER TREAT INTO WATER QUALITY FACILITY IN ACCORDANCE WITH THIS PLAN (1 DAY)

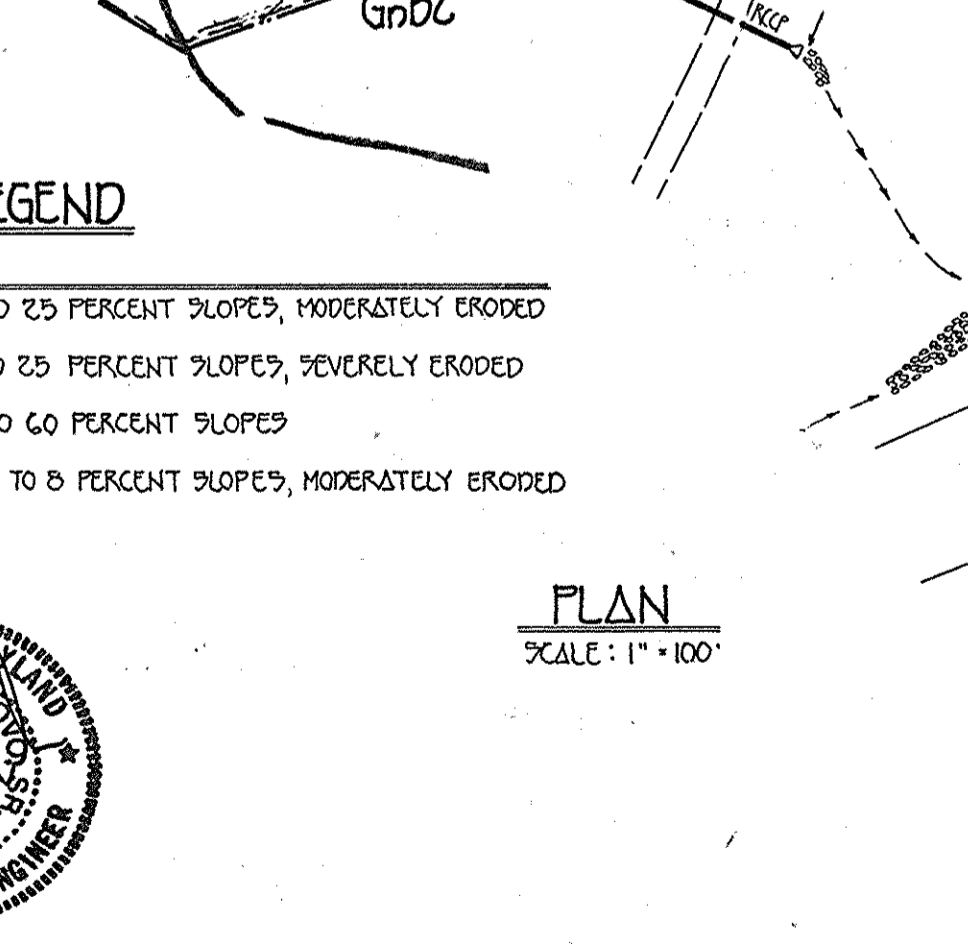
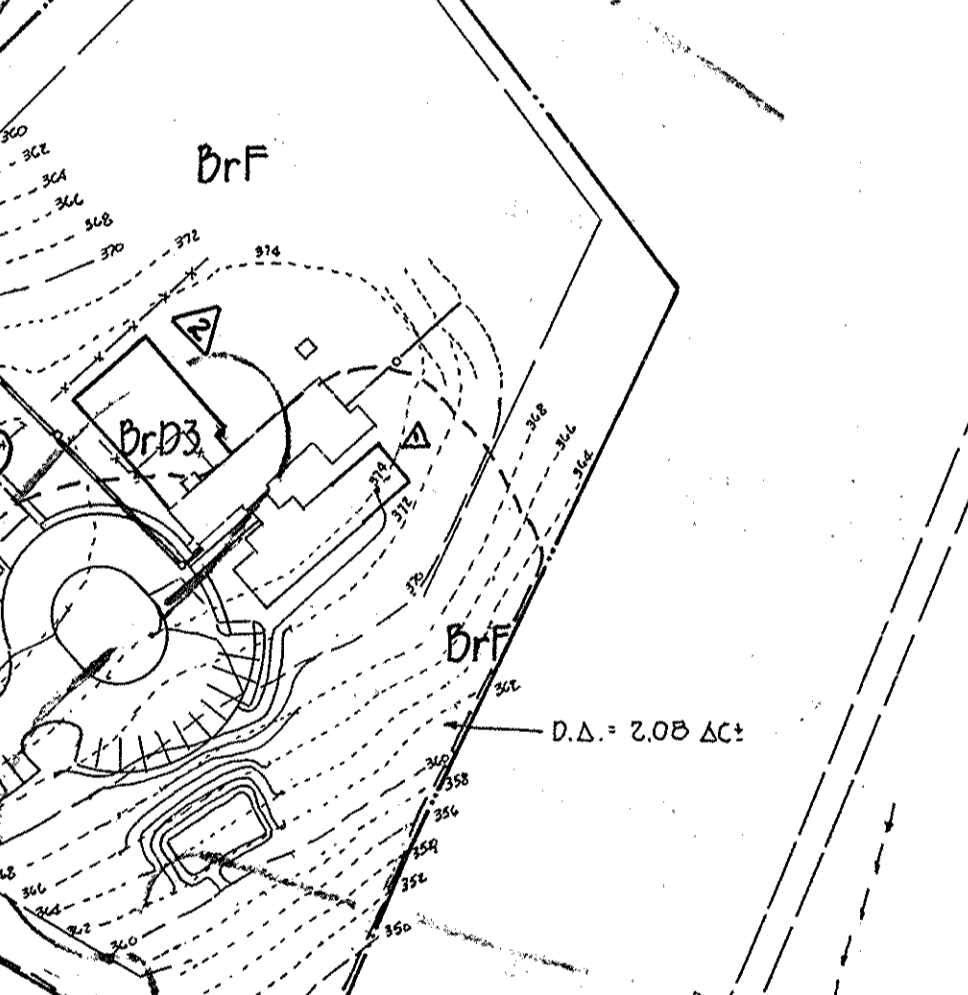
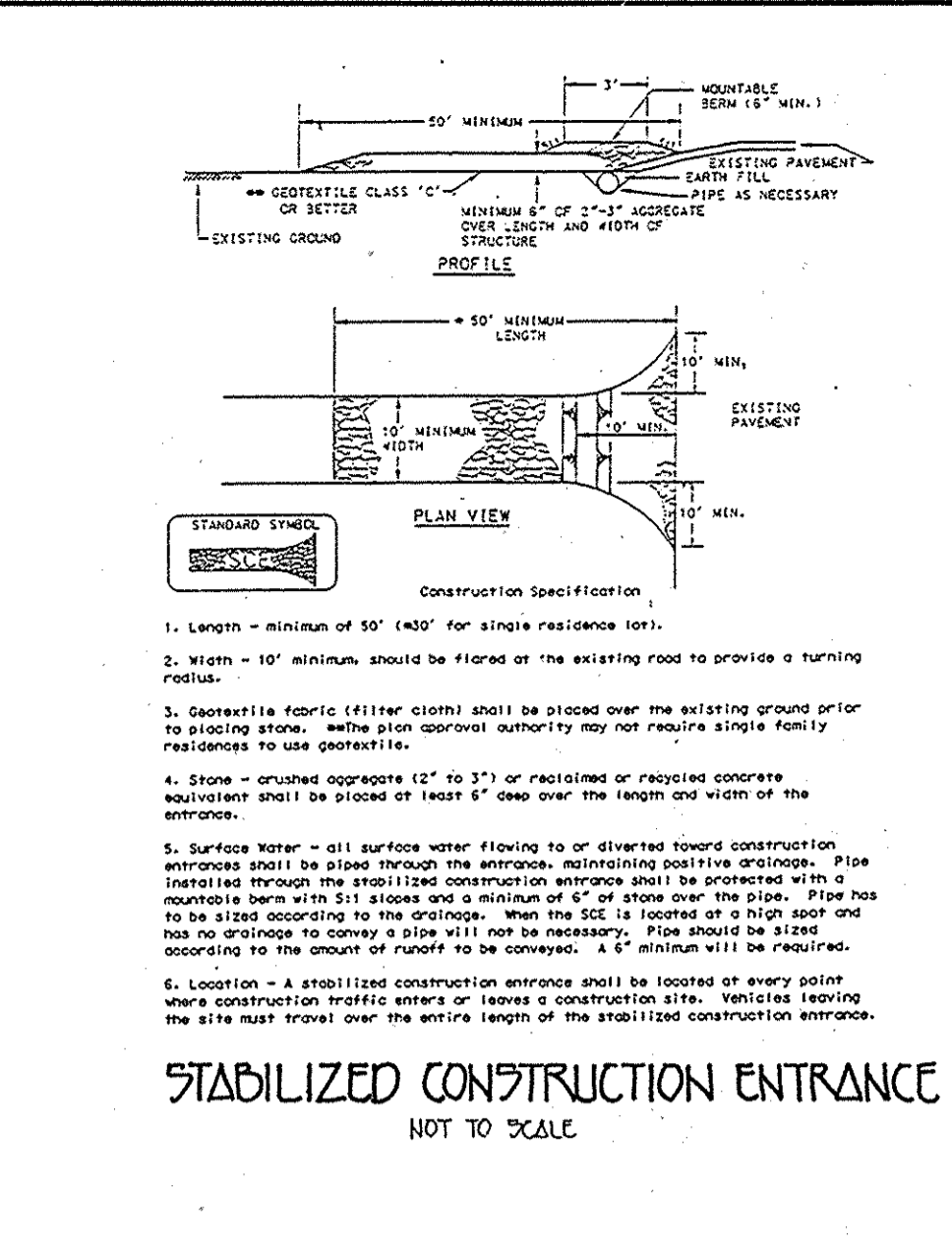
**SOIL LEGEND**

SYMBOL	TYPE
DrBz	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
DrD3	BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED
DrF	BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES
GnBz	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

**RESERVED HANDICAPPED PARKING SIGN DETAIL**

WOOD FENCE CONTAINER ENCLOSURE

BFI Waste Systems



**ENGINEER'S CERTIFICATE**

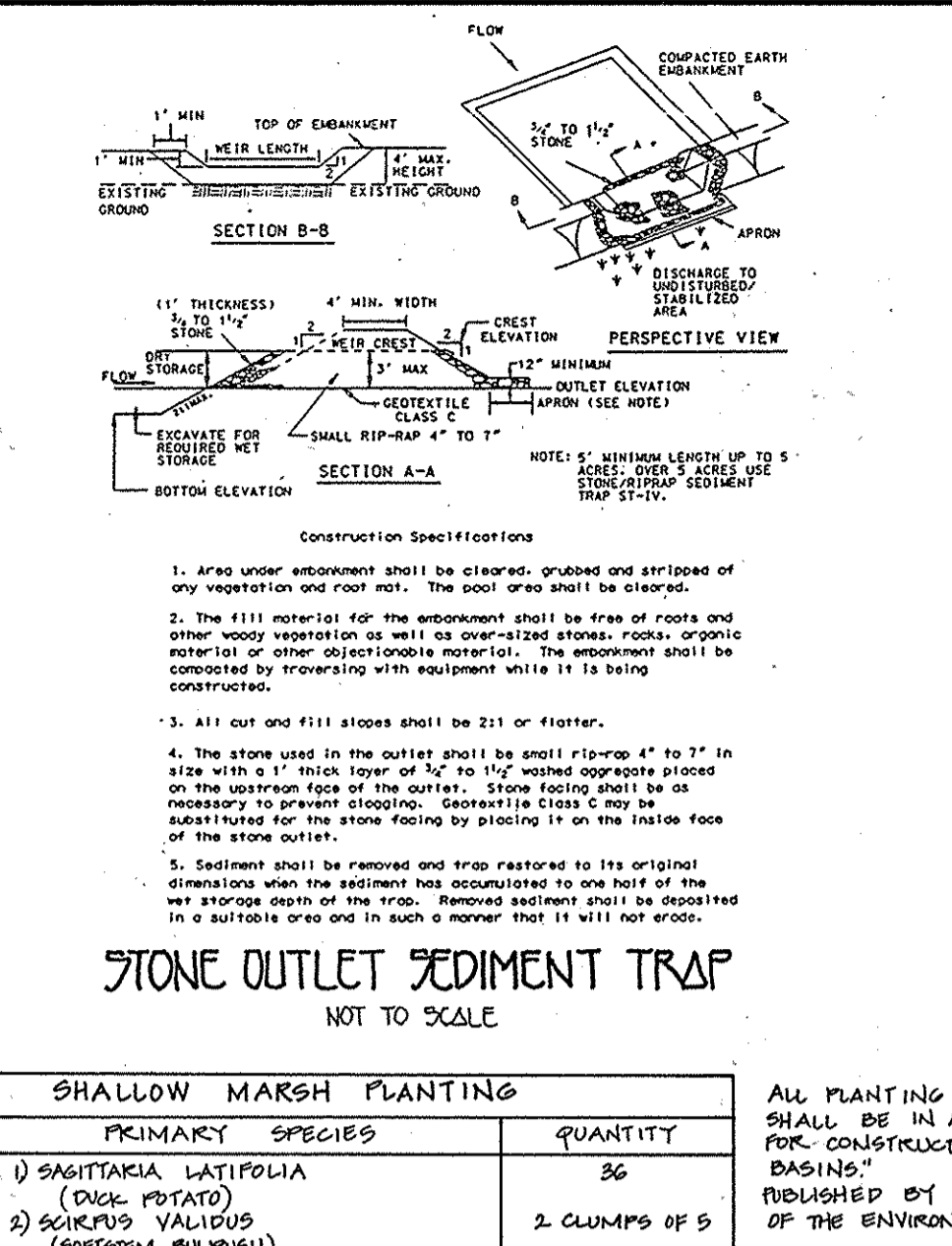
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

*Charles Simms*  
 U.S.A.-Natural Resources Conservation Service  
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

**DEVELOPER'S CERTIFICATE**

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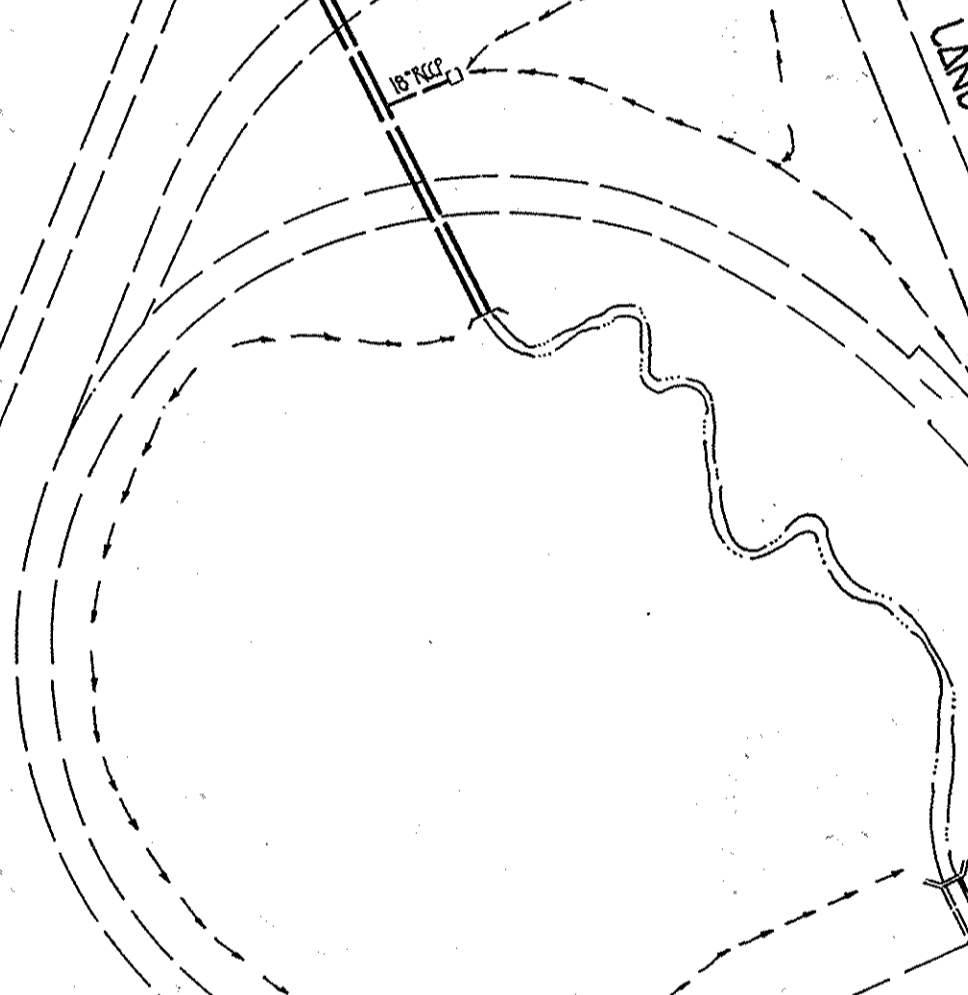
*Hillel M. Baron*  
 Hillel M. Baron for Lubavitch of Howard Co., Inc.  
 Signature of Developer (Print name below signature) 10/10/96 Date



PRIMARY SPECIES	QUANTITY
1) SAGITTARIA LATIFOLIA (DICK POTATO)	36
2) SCIRPUS VAGINOSUS (SOFTSTEM BULRUSH)	2 CLUMPS OF 5

SECONDARY SPECIES	QUANTITY
3) CEPHALANTHUS PENDULUS (DWARF FLEUR-DE-LIS)	1 CLUMP OF 5
4) PONTEDERA CORDATA (PINKEREL WEEP)	1 CLUMP OF 5
5) TRIFOLIUM LAMINATA (COMMON DACTYL)	1 CLUMP OF 5



**OPERATION AND MAINTENANCE SCHEDULE FOR SHALLOW MARSH FACILITY**

- THE SHALLOW MARSH 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 MONITORED A MINIMUM OF ONCE PER YEAR, WHEN VEGETATION REACHES 10' IN HEIGHT OR AS NEEDED.
- DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MAINTENANCE 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.

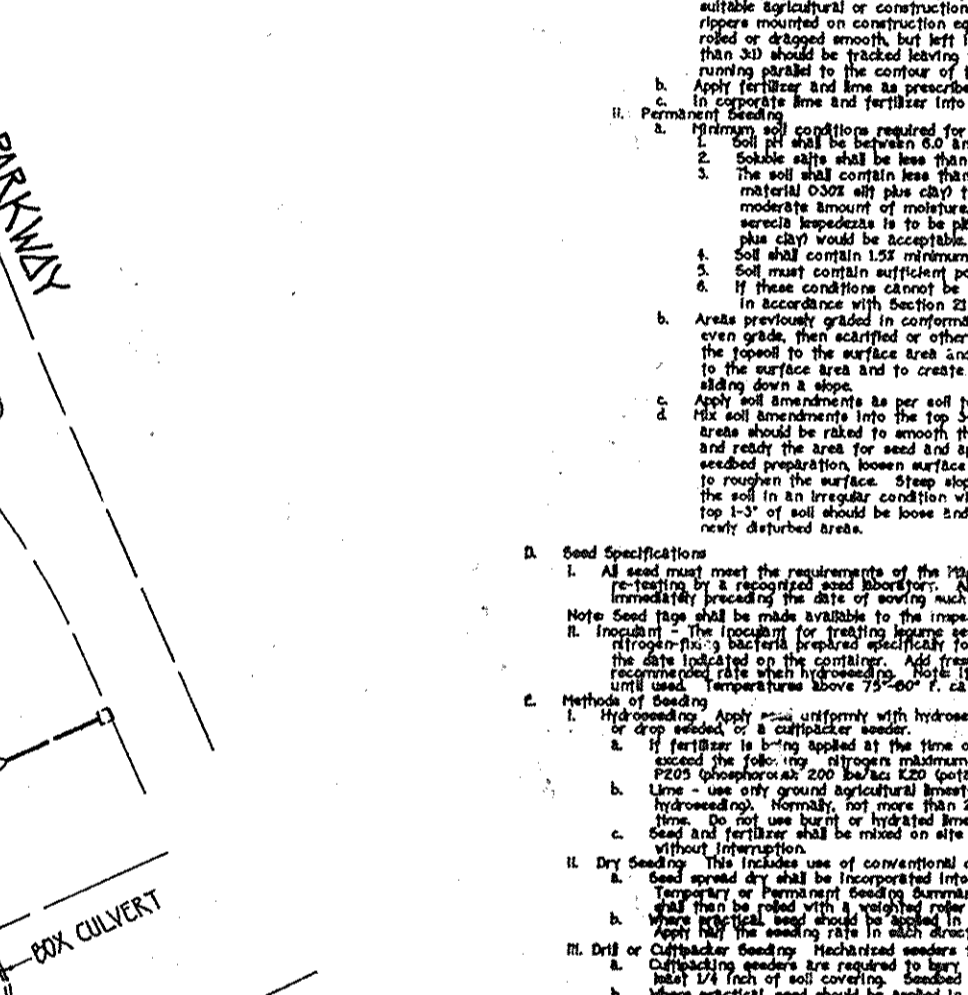
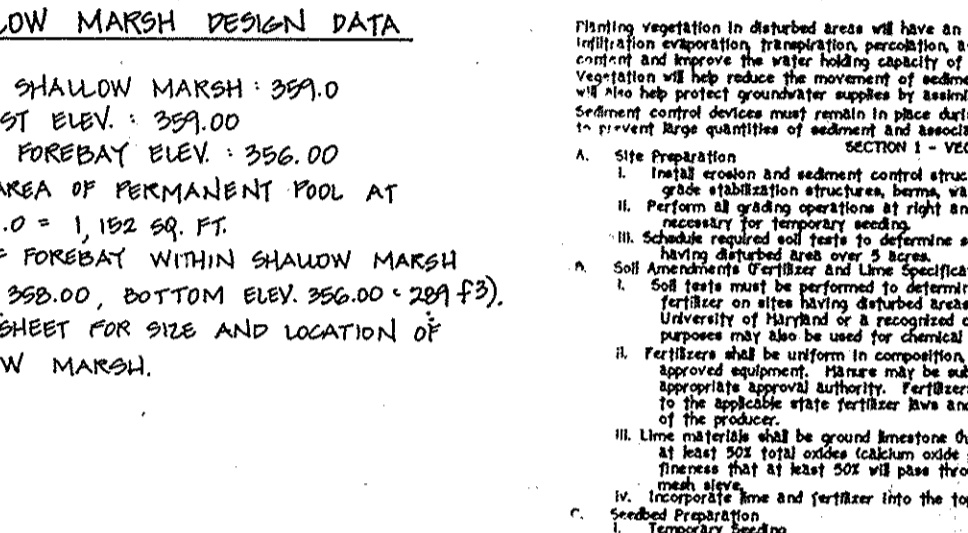
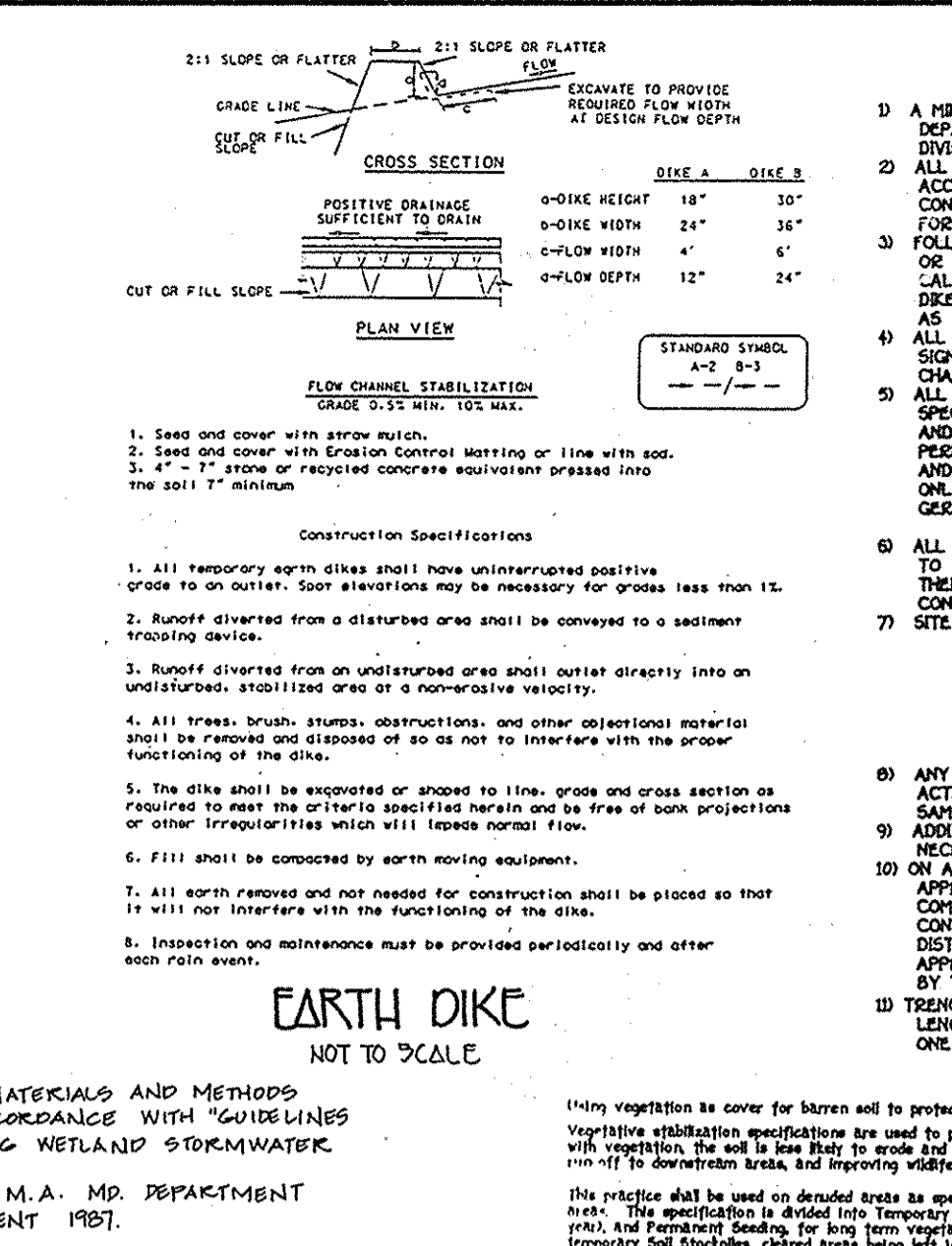
**APPROVED: DEPARTMENT OF PLANNING AND ZONING**

*Richard Blood*  
 Chief, Division of Land Development and Research  
 Date 11/27/96

*John R. Koster*  
 Chief, Development Engineering Division  
 Date 11/27/96

**OWNER**

LUBAVITCH OF HOWARD COUNTY, INC.  
 50 RABBI HILLEL M. BARON  
 10122 RODONA DRIVE  
 COLUMBIA, MARYLAND 21044



**STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION**

NOTES, DETAILS, SOILS MAP AND DRAINAGE AREA MAP

**SITE DEVELOPMENT PLAN**

LUBAVITCH OF HOWARD COUNTY

TAX MAP No: 3C PARCEL: 88  
 ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JUN 2 1996  
 SHEET 2 OF 4

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 MALTBORE NATIONAL PRZ  
 ELKLOTT CITY, MARYLAND 20622  
 (410) 461-2000

**REVISION**

NO.	DATE	DESCRIPTION	BY
3	10-27-96	UPDATED STRUCTURES TO BE REMOVED LABEL	FSH
		REVISION	

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PRIVATE, WATER AND PUBLIC SEWERAGE SYSTEMS

*James M. Boyd*  
 Health Officer  
 Date 12/6/96

**ENGINEER'S CERTIFICATE**

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 and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

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*Hillel M. Baron*  
 Hillel M. Baron for Lubavitch of Howard Co., Inc.  
 Signature of Developer (Print name below signature) 10/10/96 Date

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 Chief, Division of Land Development and Research  
 Date 11/27/96

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 Chief, Development Engineering Division  
 Date 11/27/96

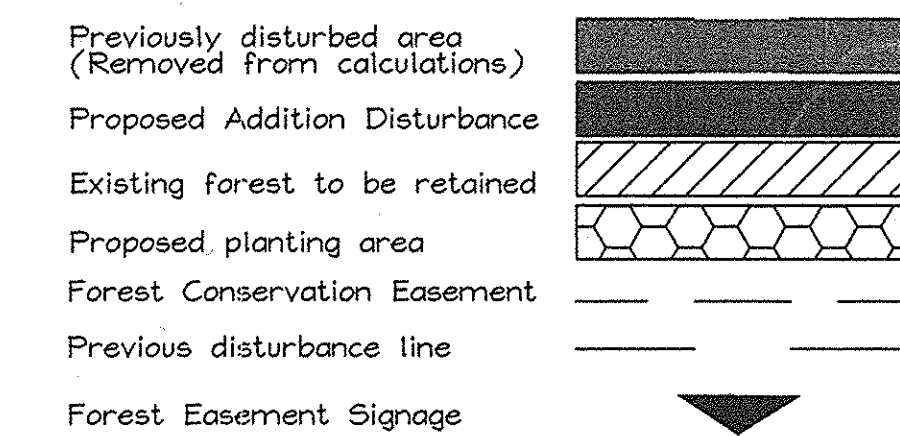
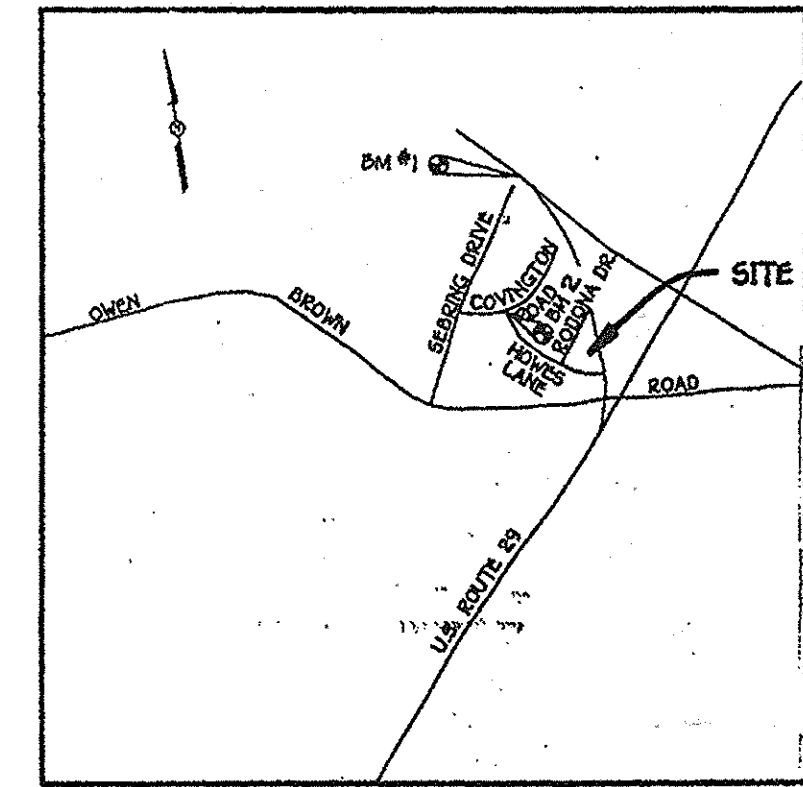
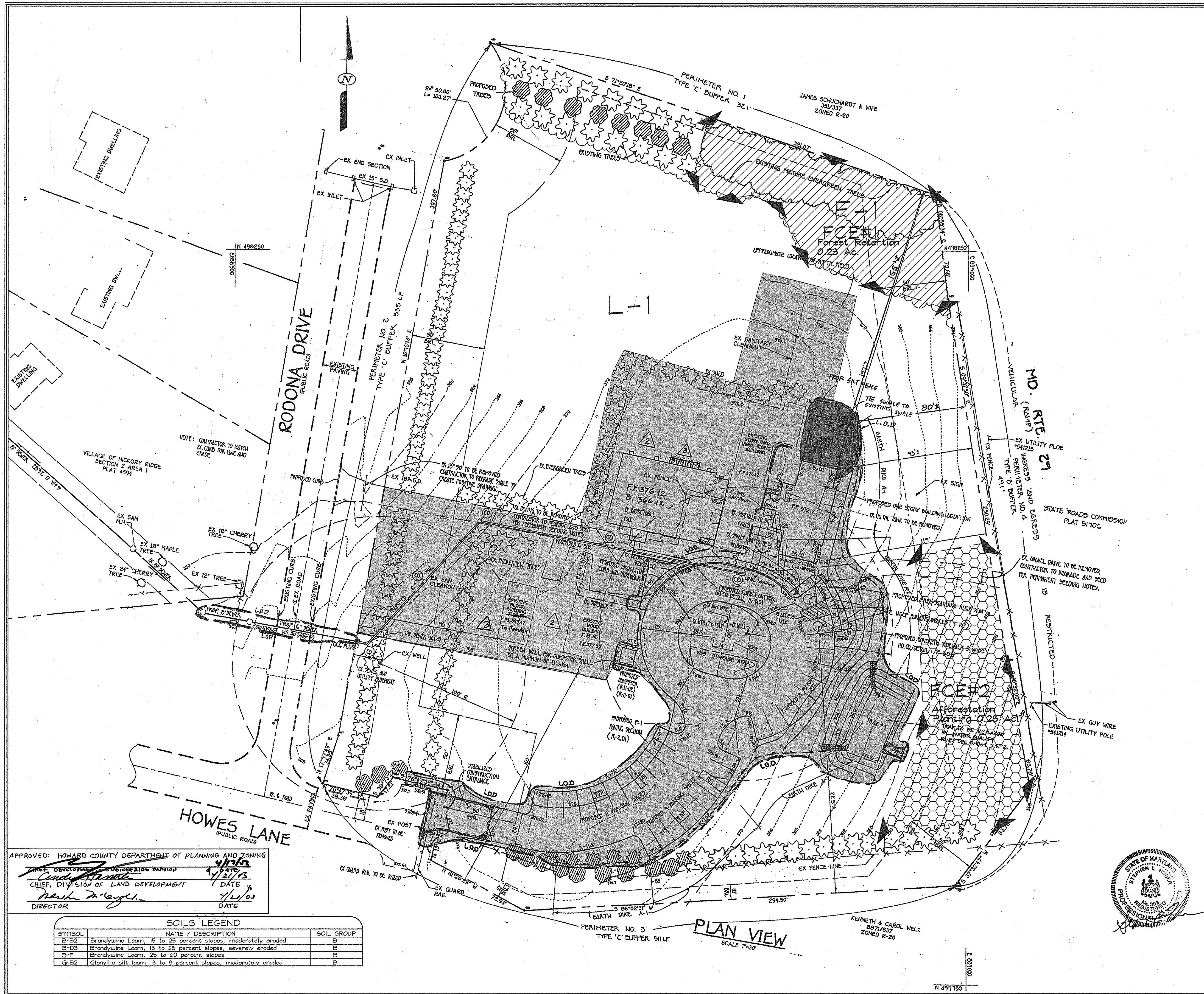
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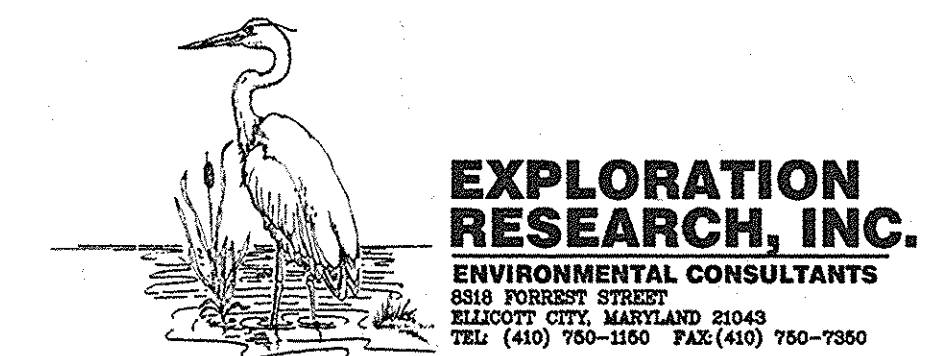
**SITE DEVELOPMENT PLAN**

LUBAVITCH OF HOWARD COUNTY

TAX MAP No: 3C PARCEL: 88  
 ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: JUN 2 1996  
 SHEET 2 OF 4

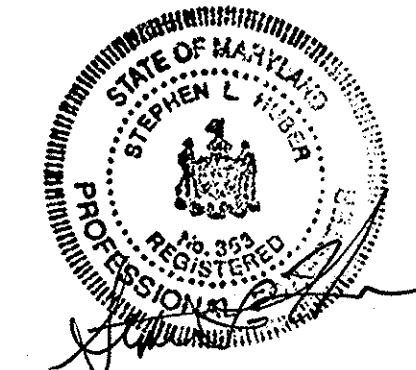


FOREST CONSERVATION WORKSHEET	
Net Tract Area	Acres
A. Total Tract Area	4.781
B. Area Within 100 Year Floodplain	---
C. Other deductions	1.41
D. Net Tract Area	3.37
Zoning Use Category: RESIDENTIAL-SUBURBAN	
Land Use Category	
E. Afforestation Minimum (15 % x D)	0.51
F. Conservation Threshold (20 % x D)	0.67
Existing Forest Cover	
G. Existing Forest on Net Tract Area	0.23
H. Forest Area Above Conservation Threshold	0
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	0.67
J. Clearing Permitted without Mitigation	0.00
Proposed Forest Clearing	
K. Forest Areas to be Cleared	0
L. Forest Areas to be Retained	.23
Planting Requirements	
M. Reforestation for Clearing Above Threshold	00
N. Reforestation for Clearing Below the Threshold	00
P. Credit for Retention Above Conservation Threshold	00
Q. Total Reforestation Required	00
R. Total Afforestation Required	0.28
S. Total Reforestation and Afforestation Requirement	0.28



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 DATE: 4/23/03  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 7/1/03  
 DIRECTOR

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BFB2	Brandywine Loam, 15 to 25 percent slopes, moderately eroded	B
BrD3	Brandywine Loam, 15 to 25 percent slopes, severely eroded	B
BrF	Brandywine Loam, 25 to 60 percent slopes	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	B



**FOREST CONSERVATION PLAN**  
**LUBAVITCH PROPERTY**

TAX MAP 36 GRID 12,13,19,20  
 5TH ELECTION DISTRICT

PARCEL 88  
 HOWARD COUNTY, MARYLAND

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**FSH Associates**  
 Engineers Planners Surveyors  
 8318 Forrest Street, Ellicott City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: FSHAssociates@cs.com

DESIGN BY: DSH  
 DRAWN BY: DSH  
 CHECKED BY: SLH  
 SCALE: 1"=30'  
 DATE: MAY 1, 2002  
 P.L.O. No.: 0099  
 SHEET No.: 3 OF 4

KEY	TYPE OF COMMUNITY	AREA	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	Mixed Upland	0.23 Ac.	BrF	oaks and mixed hardwoods	65 to 74 (Mixed oaks)	Fair	White pine (70 %) Black locust (10 %) Black cherry (10 %) Red mulberry (10 %)	12-18"	60-80	Fair condition dense understory with thistle and other invasives	None
L-1	Lawn	3.14 Ac.	BrF & BrD3	oaks and mixed hardwoods	65 to 74 (Mixed oaks)	Poor	N/A	N/A	N/A	N/A	None
			BrB2	oaks and mixed hardwoods	65 to 74 (Mixed oaks)	Fair					
			GrB2	Mixed bottomland hardwoods	55 to 64 (Loblolly pine)	Good					

**FOREST STAND NARRATIVE**

F-1 (0.23 ACRES) This 0.23 acre stand is a mix of planted white pine, *Pinus strobus* and naturally occurring black locust, *Robinia pseudo-acacia*, black cherry, *Prunus serotina*, and red mulberry, *Morus rubra*. The understory consists of natural regeneration of the overstory species in addition to a dense herbaceous layer. The herbaceous layer consists of Japanese honey suckle, *Lonicera japonica*, grape species, poison ivy, *Toxicodendron radicans*, multiflora rose, *Rosa multiflora* and Canadian thistle, *Cirsium arvense*. The area covers no wetlands, streams, associated buffers or steep slopes.

L-1 (3.14 ACRES) This 3.14 acre lawn area surrounds the existing structures and parking areas on site. The area has scattered ornamentals, a small orchard area and areas of scattered trees which do not meet the required criteria for forest stands. No wetlands, streams, associated buffers or steep slopes are located within this area.

**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 4.76 acres of land. The net tract area of the site is 3.37 acres. The 1.41 acres deducted include areas contained within previous limits of disturbance or areas which have been previously disturbed by existing uses, including playgrounds, septic fields and existing structures located outside of previous limits of disturbance.

The site contains 0.23 acres of existing forest cover, which will not be disturbed. A total of 0.23 acres of planting is proposed. The selected planting area contains scattered natural regeneration seedling which do not meet the density requirement for forest cover. Selective clearing and supplemental planting of the area is proposed to increase the density of the stand. This area will be preserved in Forest Conservation Easement 1 (0.23 Acres). Forest conservation Easement 2 will contain 0.23 Acres of forest retention.

The forest conservation obligation for this project is 0.51 Ac. and has been satisfied with the retention of 0.23 acres and 0.23 acres of afforestation. Forest conservation surety in the amount of \$8,102.00 has been posted for this project (\$6095 for afforestation and \$2004 for retention).

The forest conservation easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code and the Forest Conservation Manual. No clearing, grading or construction is permitted within the forest conservation easements, however, forest management practices as defined in the Deed of Forest Conservation Easements are allowed.

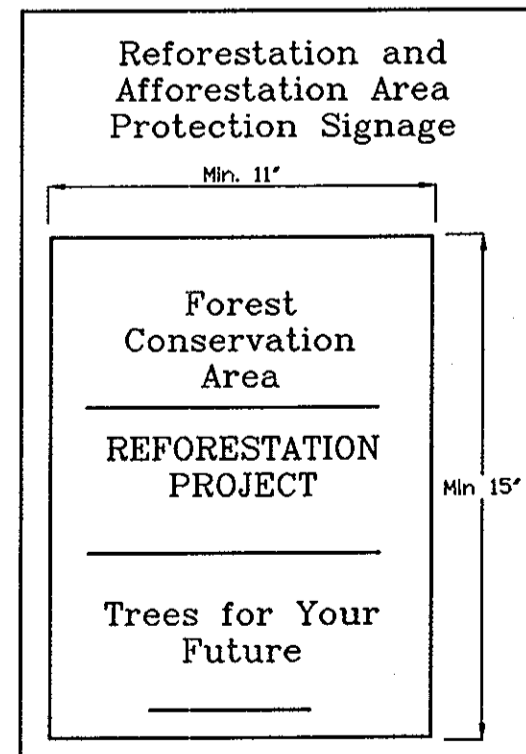
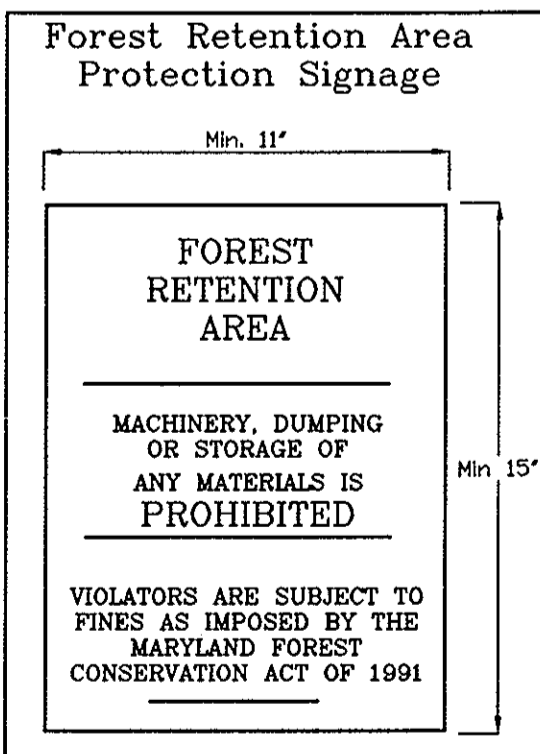
**AFFORESTATION AREA : 12196.8 Sq. ft. (350 TPA)**

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
14	<i>Acer rubrum</i>	Red Maple	WHIP 2-3'	11' o.c.	1-3 Gallon Container
14	<i>Fraxinus pennsylvanica</i>	Green Ash	WHIP 2-3'	11' o.c.	Ground
18	<i>Liquidambar styraciflua</i>	Sweet gum	WHIP 2-3'	11' o.c.	Ground
18	<i>Amelanchier canadensis</i>	Service berry	WHIP 2-3'	11' o.c.	Ground
18	<i>Cercis canadensis</i>	Red bud	WHIP 2-3'	11' o.c.	Ground
16	<i>Cornus florida</i>	Flowering dogwood	WHIP 2-3'	11' o.c.	Ground

\* This area will be selectively cleared of undesirable plants and spot treated with whip stock to enhance the forest characteristics of the area. Exact quantities will be determined in the field.

**FOREST CONSERVATION EASEMENT TABLE**

EASEMENT	TYPE	AREA (ACRES)
1	AFFORESTATION	0.23
2	RETENTION	0.23
TOTAL		0.51



**Soil Protection Zone Notes**

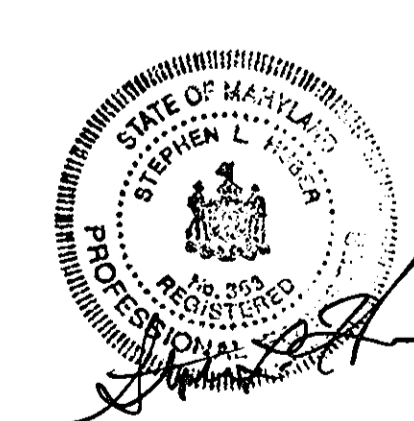
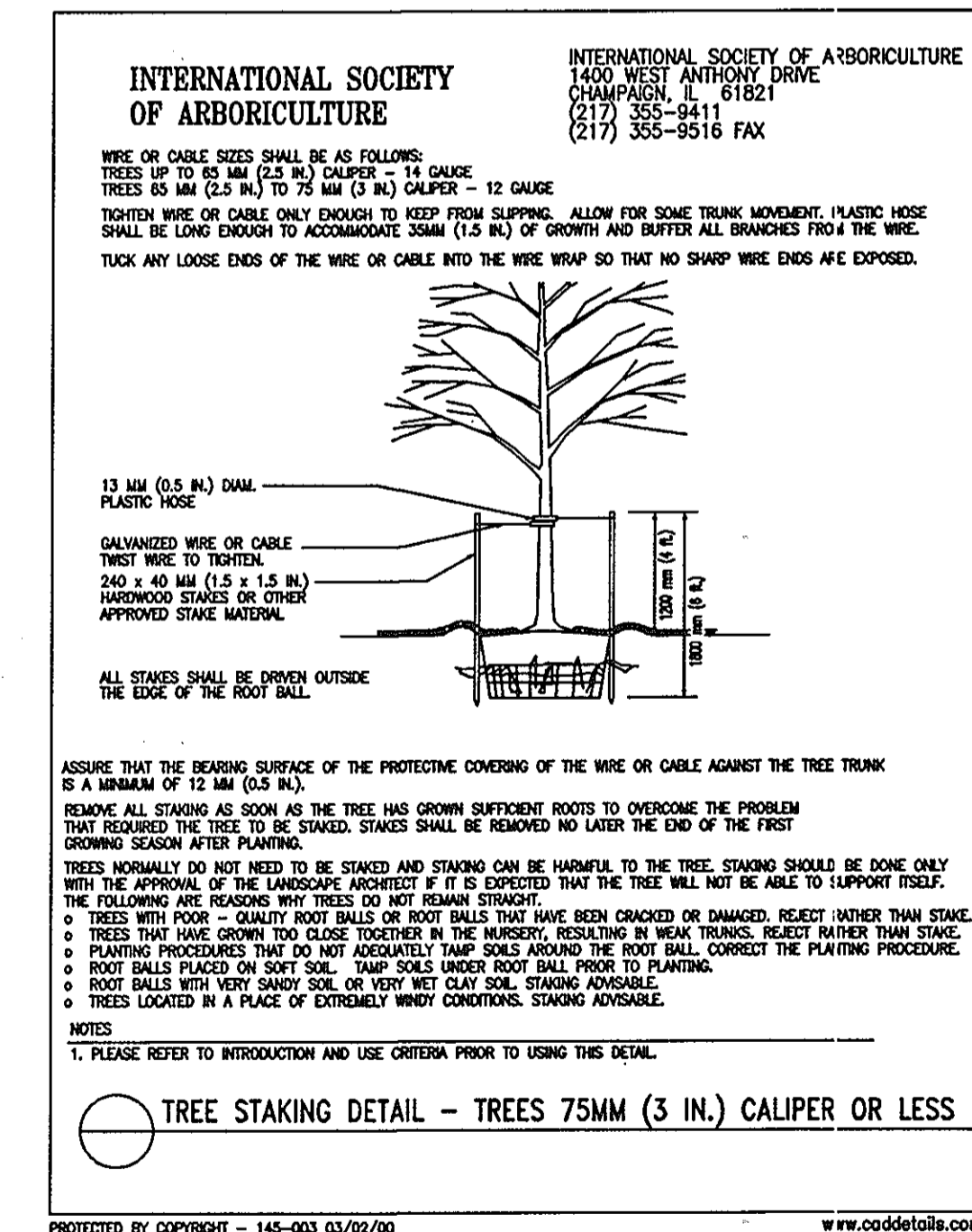
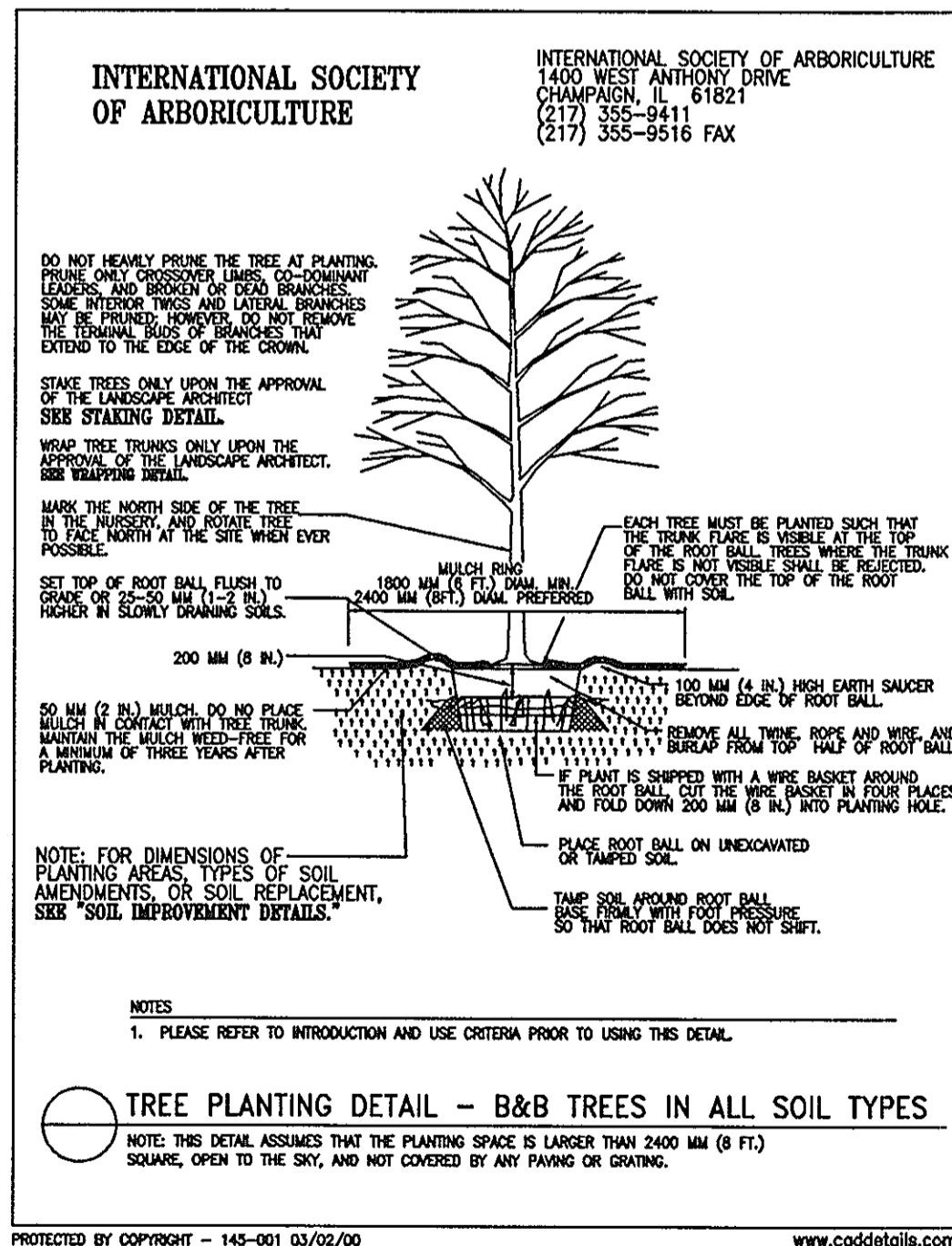
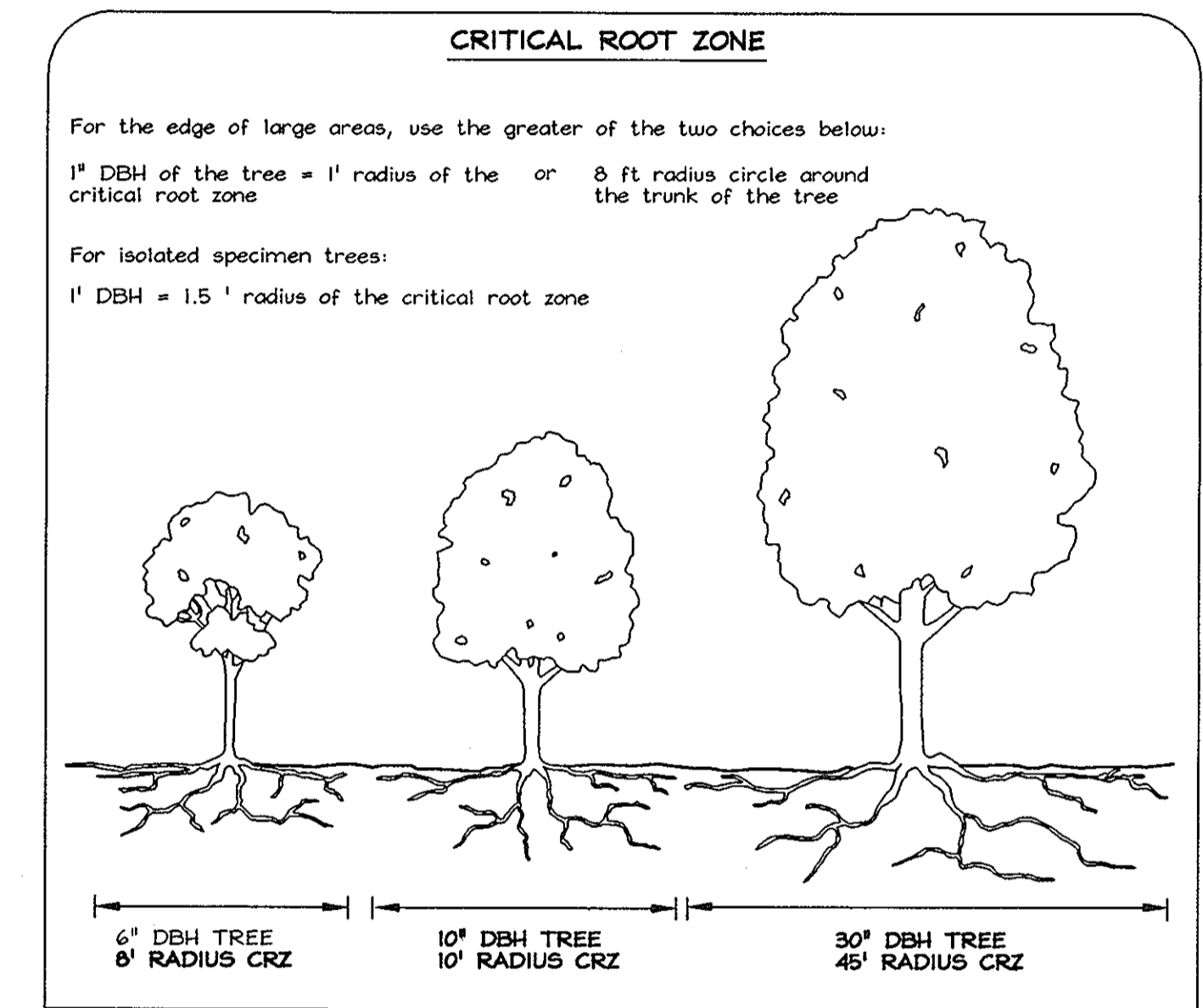
- The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance.
- Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the tree, whichever is greater.
- 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 MD 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.

**Afforestation Area Monitoring Notes**

- Monthly visits during the first growing season are to assess the success of the plantings and to determine if supplemental watering, pest control or other actions are necessary. Early spring visits will document winter kill and autumn visits will document summer kill.
- The minimum survival rate shall be 75% of the total number of trees planted per acre at the end of the two year maintenance period. Wild tree seedlings from natural regeneration on the planting site may be counted up to 50% toward the total survival number if they are healthy native species at least 12 inches tall.
- Survival will be determined by a stratified random sample of the plantings. The species composition of the sample population should be proportionate to the amount of each species in the entire planting to be sampled.
- Effective monitoring will assess plant survivability during the first growing season and make recommendations for reinforcement planting if required at that time.

**Afforestation Area Planting Notes**

- Initial planting inspection and certification required. Planting contractor to notify ERI qualified professional 24 hours in advance of planting.
- Afforestation areas may be planted as soon as reasonable to do so. Late winter- early spring plantings are preferred. Earliest planting dates will vary from year to year but planting may generally begin as soon as the ground is no longer frozen. Alternate planting dates may be considered as conditions warrant.
- Soil amendments and fertilization recommendations will be made based upon the results of soil analysis for nitrogen, phosphorus, potassium, organic matter content and pH. If required, fertilizer will be provided using a slow release, soluble 16-8-16 analysis designed to last 5-8 years contained in polyethylene perforated bags such as manufactured by ADCO Works, P.O. Box 310 Hollis, N.Y. 11423 or approved equal.
- Plant materials shall be planted in accordance with the planting diagram, planting details and planting schedule.
- Plant stock must be protected from desiccation at all times prior to planting. Materials held for planting shall be moistened and placed in cool shaded areas until ready for placement.
- Planting materials shall be nursery grown and inspected prior to planting. Plants not conforming to the American Standards for Nursery Stock, specifications for size, form, vigor, or roots, or due to trunk wounds, breakage, desiccation, insect or disease must be replaced.
- Newly planted trees may require watering at least once per week during the first growing season depending on rainfall in order to get established. The initial planting operation should allow for watering during installation to completely soak backfill materials.
- Mulch shall be applied in accordance with the diagram provided and shall consist of composted, shredded hardwood bark mulch, free of wood alcohol.
- Planting holes should be excavated to a minimum diameter of 2.5 to 3 times the diameter of the root ball or container. Mechanical angling is preferred with scarification of the sides of each hole.



**FOREST CONSERVATION PLAN**  
**LUBAVITCH PROPERTY**

TAX MAP 36 GRID 12,13,19,20 PARCEL 88  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: DSH  
DRAWN BY: DSH  
CHECKED BY: SLH  
SCALE: 1"=30'  
DATE: MAY 1, 2002  
M.O. No.: 3099  
SHEET No. 4 OF 4

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forest Street, Beltsville, MD 21048  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Linda Stantler* 4/16/02  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*Mark D. Cagli-* 4/24/02  
DIRECTOR DATE