

BOCA RATON DRIVE

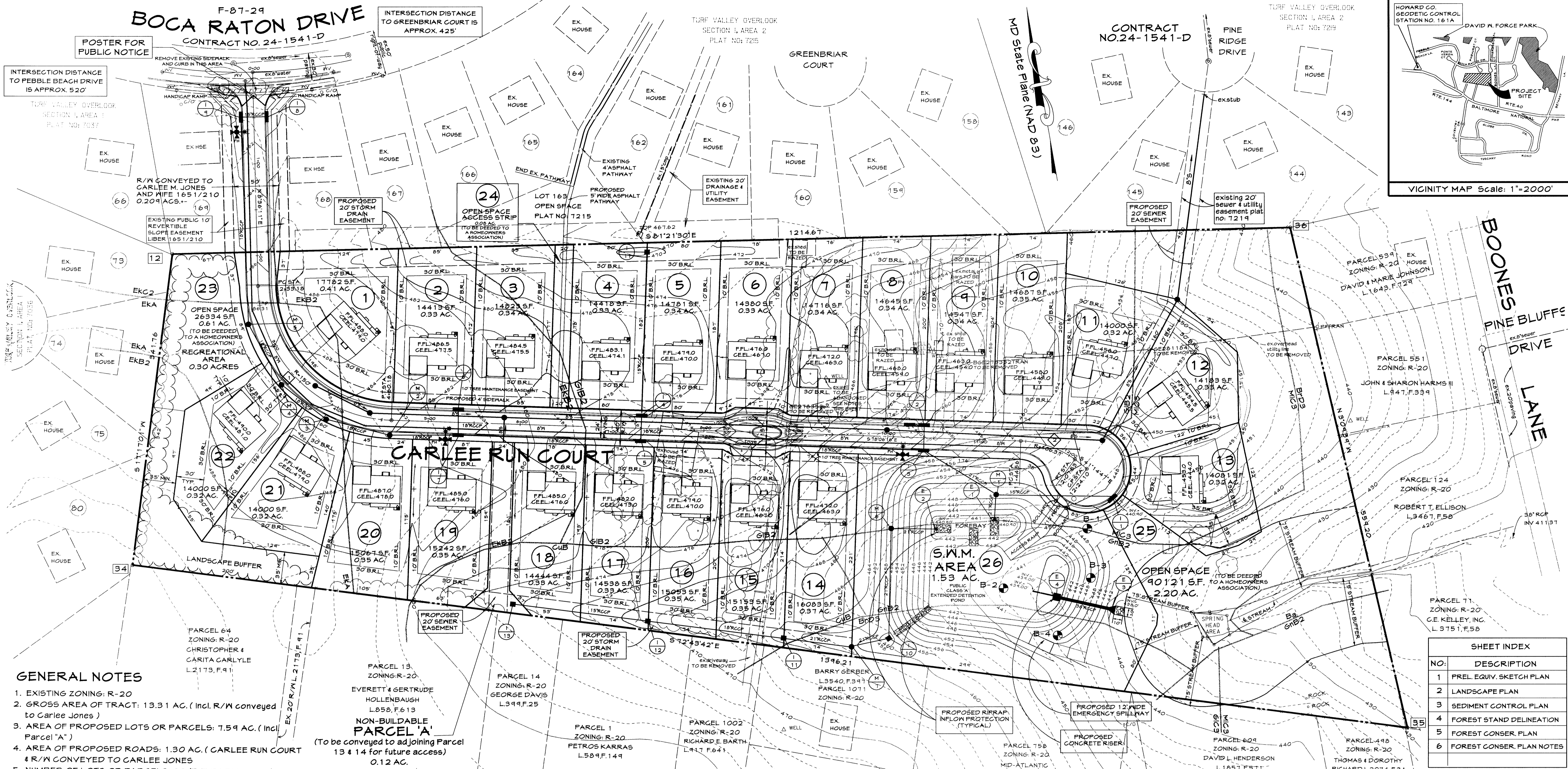
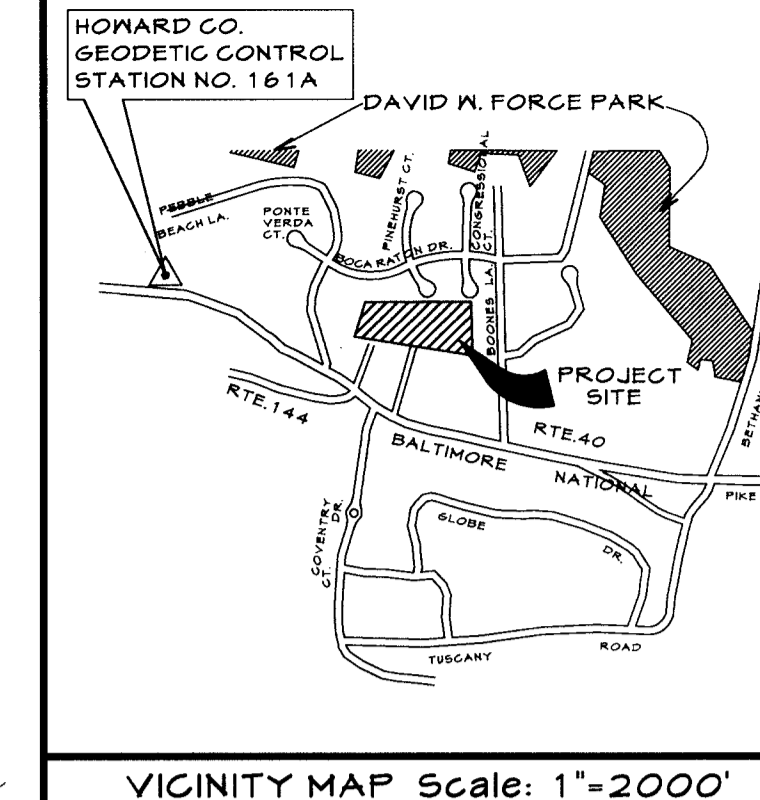
F-87-29

CONTRACT NO. 24-1541-D

INTERSECTION DISTANCE TO GREENBRIAR COURT IS APPROX. 425'

TURF VALLEY OVERLOOK SECTION 1, AREA 2 PLAT NO: 725

TURF VALLEY OVERLOOK SECTION 1, AREA 2 PLAT NO: 729



GENERAL NOTES

- EXISTING ZONING: R-20
- GROSS AREA OF TRACT: 13.31 AC. (incl. R/W conveyed to Carlee Jones)
- AREA OF PROPOSED LOTS OR PARCELS: 7.59 AC. (incl. Parcel "A")
- AREA OF PROPOSED ROADS: 1.30 AC. (CARLEE RUN COURT & R/W CONVEYED TO CARLEE JONES)
- NUMBER OF LOTS OR PARCELS: 22 (BUILDABLE LOTS) 3 (OPEN SPACE LOTS 23, 24 AND 25) 1 (S.W.M. AREA LOT 26) PARCEL 'A' (TO BE CONVEYED TO ADJOINING PARCELS 13 & 14)
- THE SITE WILL BE SERVED BY PUBLIC WATER BY MEANS OF THE EXISTING 8" WATER (STUB) IN BOCA RATON DRIVE.
- PUBLIC SEWER WILL BE PROVIDED FOR ALL LOTS. SEWER OUTFALL WILL BE ALONG PINE RIDGE DRIVE.
- OPEN SPACE REQUIRED: 14,000 S.F. (MINIMUM LOT SIZE) IS 30% X 13.31 = 3.99 AC. OPEN SPACE PROVIDED: 4.42 AC. (includes S.W.M. area)
- RECREATIONAL OPEN SPACE REQUIRED (200 S.F./ UNIT) : 0.11 ACS.
- RECREATIONAL OPEN SPACE PROVIDED: .30 ACS.
- PROPOSED SITE IS WITHIN THE METROPOLITAN UTILITY DISTRICT OF HO. CO., MD.
- THERE ARE NO SLOPES GREATER THAN 25% ON SITE.
- THERE ARE NO BURIAL GROUNDS LOCATED ON THIS SITE.
- ALL EXISTING BUILDINGS AND DRIVEWAYS WILL BE RAZED.
- ACCESS TO SITE WILL OCCUR ALONG EXISTING PARCEL CONVEYED TO CARLEE M. JONES AND WIFE 1651/210.
- THE TOPOGRAPHY SHOWN HEREON IS FIELD RUN BY CLSI, INC DATED DEC. 1999.
- OPEN SPACE LOT NUMBER 23, 24 AND 25, ARE INTENDED TO BE DEEDED TO A HOMEOWNERS ASSOCIATION.
- THE S.W.M. AREA - LOT 26, IS INTENDED TO BE DEEDED TO HOWARD COUNTY. THE S.W.M. FACILITY WILL BE MAINTAINED BY HOWARD COUNTY.

NON-BUILDABLE PARCEL 'A'
(To be conveyed to adjoining Parcel 13 & 14 for future access)
0.12 AC.

NOTE:
UTILITY BOXES MAY NOT BE LOCATED WITHIN THE OPEN SPACE ACCESS STRIP.

NOTE:
1. ENGINEER TO SUBMIT SCHEDULE OF PROPER ABANDONMENT OF EXISTING WELLS AND SEPTIC SYSTEMS TO THE HEALTH DEPARTMENT PRIOR TO SUBMITTAL OF RECORD PLAT /SDP FOR REVIEW.
2. ALL WELLS AND SEPTIC SYSTEM ON SITE TO BE ABANDONED PER HEALTH DEPT.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Alfred L. Henard
PLANNING DIRECTOR DATE 6/21/00

CURVE TABLE

REF #	RADIUS	ARC	DELTA	TAN	CHORD BEARING	CHORD LENGTH
1	150.00	227.00	86°42'27"	141.62	N 34°45'02" W	205.95
2	106.37	62.97	93°55'01"	32.44	S 61°11'24" E	62.05

CURVES DESIGNATED THIS:

BOUNDARY COORDINATES

POINT	NORTH	EAST
12	589392.1074	1348313.9541
34	589065.7830	1348212.4171
35	588651.2421	1349545.6704
36	589209.5960	1349514.8361

THE COORDINATES ARE DESIGNATED THIS:

OWNER
TRUST U/A CARLEE JONES
CARROLL COUNTY BANK
& TRUST CO., TRUSTEE
C/O CATHERINE WENZING, V.P.
P.O. BOX 1100
WESTMINSTER, MD 21158

DEVELOPER
CATONSVILLE BUILDERS
9025 CHEVROLET DRIVE
SUITE M
ELLCOTT CITY, MD. 21042

SHEET INDEX

NO.	DESCRIPTION
1	PREL. EQUIV. SKETCH PLAN
2	LANDSCAPE PLAN
3	SEDIMENT CONTROL PLAN
4	FOREST STAND DELINEATION
5	FOREST CONSER. PLAN
6	FOREST CONSER. PLAN NOTES

TITLE:
PRELIMINARY EQUIVALENT SKETCH PLAN

PROJECT:
CARLEE JONES PROPERTY
LOTS 1 THROUGH 26 AND NON-BUILDABLE PARCEL 'A'
TAX MAP 16, PARCEL 123
2 nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CLSI
Carroll Land Services Incorporated
Engineers • Surveyors • Land Development Consultants
Landscape Architects • Environmental Specialists
439 East Main Street Westminster, MD 21157-5539
(410) 876-2017 FAX (410) 876-0009

Alfred L. Henard
Professional Engineer Registration No. 23446

Date	Revisions	Drawn By	LGD
		Designed By	LGD
		Reviewed By	ALH
		Date:	5/25/00
		Scale:	1"=50'
		Job No:	97230
		Sheet:	1 OF 6

CAD Drawing File Name: g:\97\97230.dgn\newconcept\equivsketch.dgn

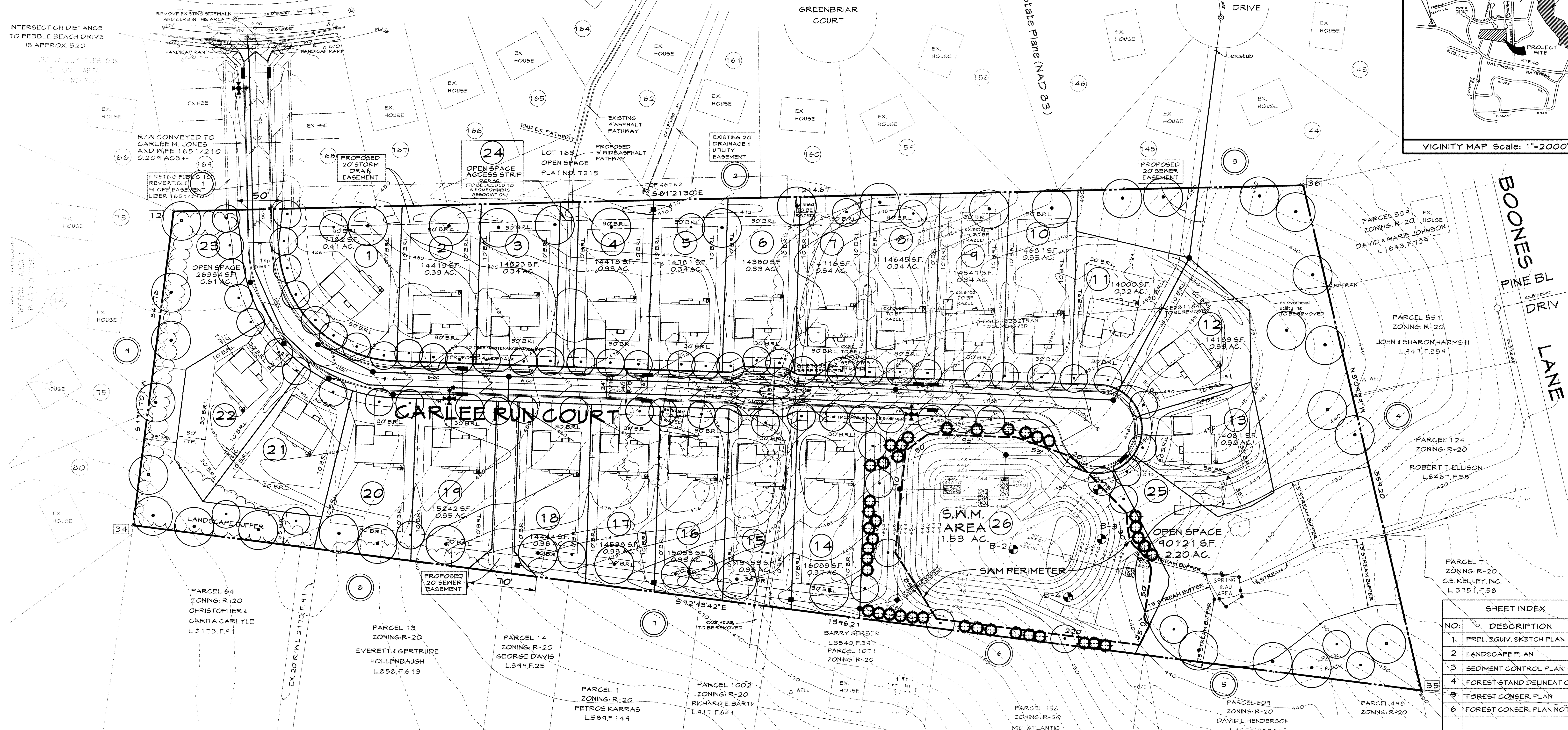
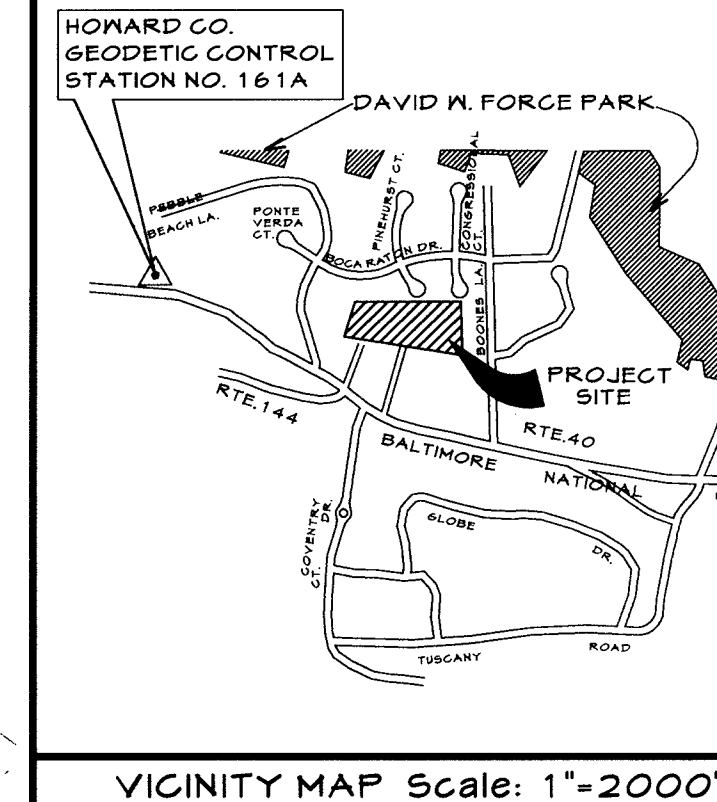
BOCA RATON DRIVE

F-87-29

INTERSECTION DISTANCE TO GREENBRIAR COURT IS APPROX. 425'

TURF VALLEY OVERLOOK SECTION 1, AREA 2 PLAT NO: 7215

TURF VALLEY OVERLOOK SECTION 1, AREA 2 PLAT NO: 7219



CAD Drawing File Name: g:\97\97230\dgn\neuconcept_preland.dgn

SCHEDULE A PERIMETER LANDSCAPE EDGE

Category	Adjacent to Perimeter Properties	Perimeter Number:								
		1	2	3	4	5	7	8	9	
Linear Feet of Roadway Frontage/Perimeter	2691	65'	860'	240'	559'	310'	350'	362'	342'	
Credit for Existing Vegetation (Yes, No Linear Feet) (Describe below if needed)	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Credit for Wall, Fence or Berm (Yes, No Linear Feet) (Describe below if needed)	NO	NO	NO	NO	NO	NO	NO	NO	NO	
Number of Plants Required Shade Trees(5:2) 1:6 O.L.F. Evergreen Trees Shrubs	52	1.1	14.3	4.0	9.3	5.2	5.8	6.0	5.7	
Number of Plants Provided Shade Trees: 52 Evergreen Trees: 0 Other Trees(2:1 substitution) Shrubs(10:1 substitution) (Describe plant substitution credits below if needed)	52	1	14	4	9	5	6	6	6	

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

Ann R. Rutter
PLANNING DIRECTOR 6/21/00 DATE

STREET TREES
1 PER 40' L.F. STREET FRONTAGE
2490 L.F. + 40' - 61 REQUIRED
TREES WILL BE PLANTED IN 10 FT. WIDE STREET TREE MAINTENANCE EASEMENT.
61 STREET TREES PROVIDED

NOTE:
DEVELOPER WILL BE OBLIGATED TO PROVIDE ALL STREET TREES AND PLANTING OF THE STORMWATER MANAGEMENT FACILITY. PERIMETER PLANTINGS WILL BE PLANTED BY BUILDER.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

Linear Feet of Perimeter	845
Number of Trees Required Shade Trees 1:50 L.F. = 17 Evergreen Trees 1:40 L.F. = 22	39
Credit for Existing Vegetation (No, Yes and %)	NO
Credit for Other Landscaping (No, Yes and %)	NO
Number of Trees Provided Shade Trees 8 Evergreen Trees 40 Other Trees(2:1 substitution)	48*

* 18 EVERGREEN TREES WERE SUBSTITUTED FOR 9 SHADE TREES

LEGEND

- SHADE TREES-40' O.C.
- SHADE TREES-30' O.C.
- EVERGREEN TREES

OWNER
TRUST U/A CARLEE JONES
CARROLL COUNTY BANK
& TRUST CO., TRUSTEE
c/o CATHERINE WENZING, V.P.
P.O. BOX 1100
WESTMINSTER, MD 21158

DEVELOPER
CATONVILLE BUILDERS
9025 CHEVROLET DRIVE
SUITE M
ELLCOTT CITY, MD. 21042

SHEET INDEX

NO.	DESCRIPTION
1	PREL. EQUIV. SKETCH PLAN
2	LANDSCAPE PLAN
3	SEDIMENT CONTROL PLAN
4	FOREST STAND DELINEATION
5	FOREST CONSER. PLAN
6	FOREST CONSER. PLAN NOTES

TITLE:
PRELIMINARY EQUIVALENT SKETCH LANDSCAPE PLAN

PROJECT:
CARLEE JONES PROPERTY
LOTS 1 THROUGH 26 AND NON-BUILDABLE PARCEL "A"
TAX MAP 16, PARCEL 123
2 nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

RICHARD E. HARMS
P.E. LANDSCAPE ARCHITECT

Carroll Land Services Incorporated
Engineers • Surveyors • Land Development Consultants
Landscape Architects • Environmental Specialists
439 East Main Street Westminster, MD 21157-5539
(410) 876-2017 FAX (410) 876-0009

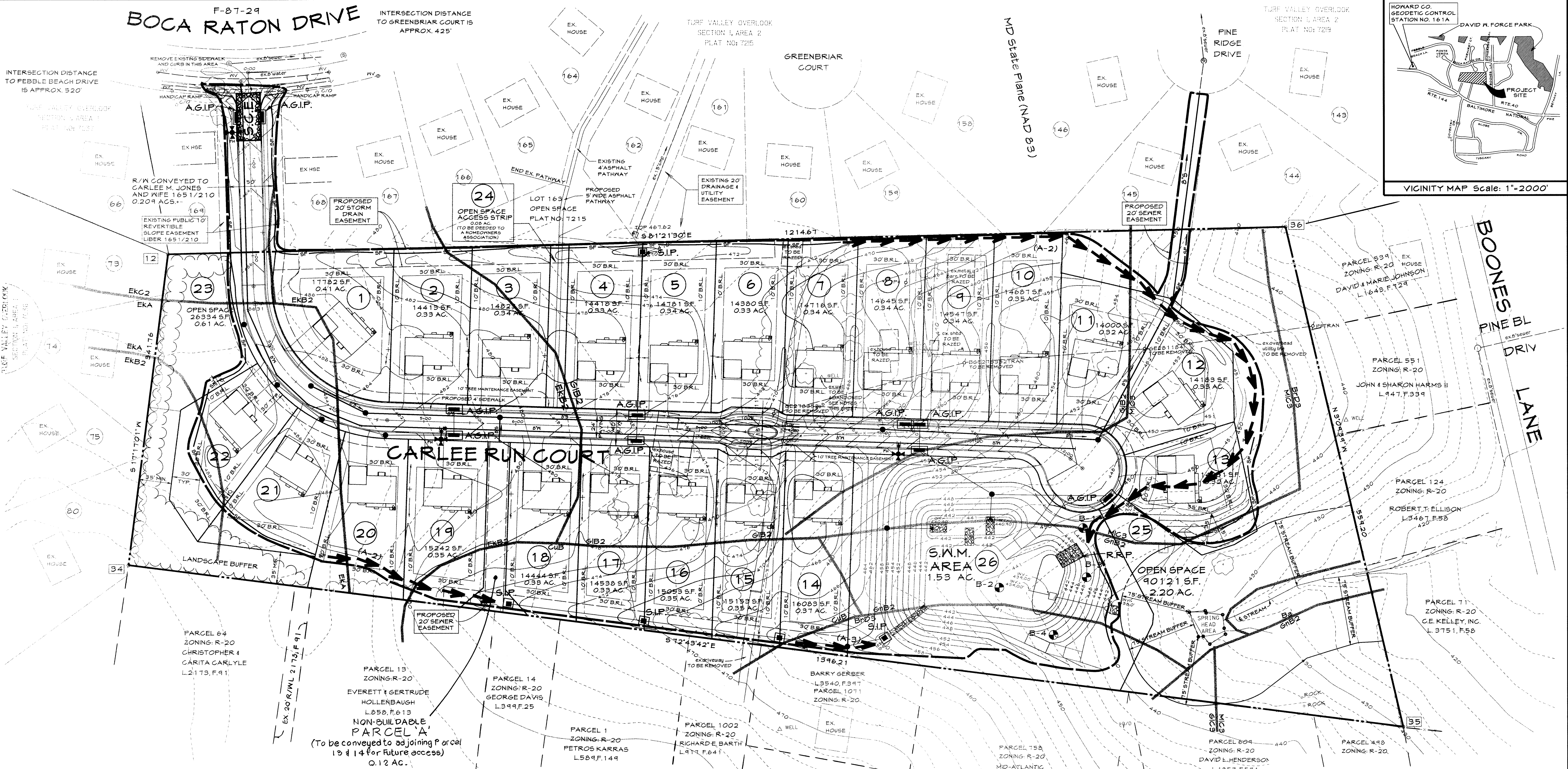
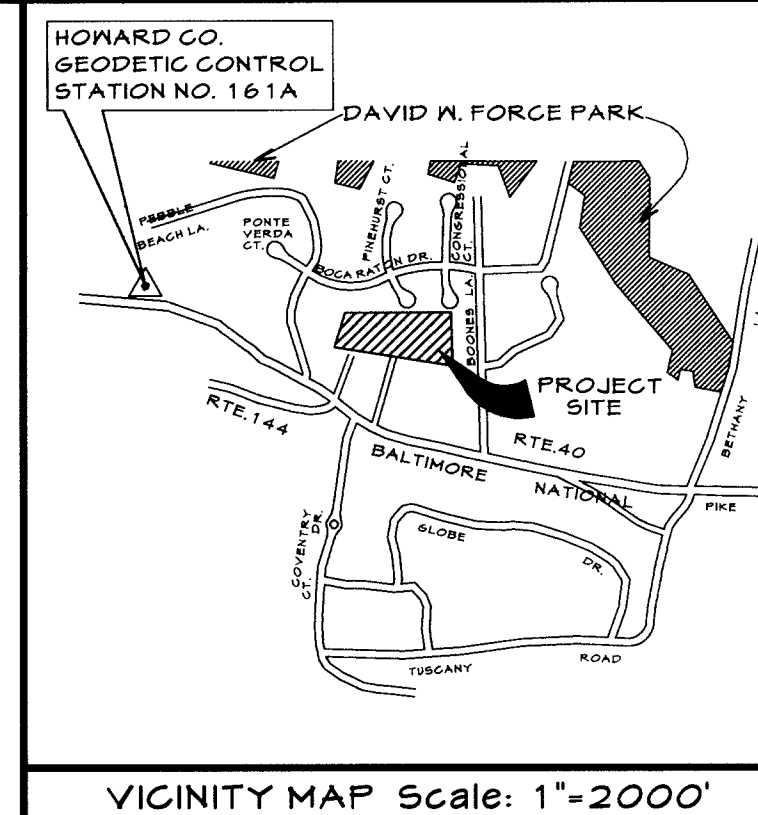
Date	Revisions	Drawn By	LGD
		Designed By	RSE
		Reviewed By	RSE
		Date:	5/25/00
		Scale:	1"=50'
		Job No:	97230
		Sheet:	2 OF 6

BOCA RATON DRIVE

F-87-29

INTERSECTION DISTANCE TO GREENBRIAR COURT IS APPROX. 425'

INTERSECTION DISTANCE TO PEBBLE BEACH DRIVE IS APPROX. 520'



- SEQUENCE OF CONSTRUCTION
1. OBTAIN A GRADING PERMIT.
 2. INSTALL SEDIMENT & EROSION CONTROL MEASURES & STABILIZE IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES.
 3. WITH PERMISSION OF THE SEDIMENT & EROSION CONTROL INSPECTOR BEGIN SITE & ROAD GRADING STOCKPILE TOPSOIL ON SITE. SUBGRADE WILL BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES.
 4. COMMENCE WITH UTILITY CONSTRUCTION & PAVING.
 5. FINAL GRADE, RE-DISTRIBUTE TOPSOIL & STABILIZE IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. SEE TOPSOIL SPECIFICATIONS FOR FURTHER DETAILS.
 6. STABILIZE ALL REMAINING DISTURBED AREAS PER THE PERMANENT SEEDING NOTES.
 7. UPON APPROVAL OF THE SEDIMENT & EROSION CONTROL INSPECTOR REMOVE SEDIMENT & EROSION CONTROL MEASURES.

LEGEND

- EARTH DIKE
- (A-1) TYPE OF EARTH DIKE
- MSHA CL. I RIP-RAP SLOPE PROTECTION
- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- S.I.P. - STANDARD INLET PROTECTION
- A.G.I.P. - AT-GRADE INLET PROTECTION

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

[Signature]
DATE

OWNER
TRUST U/A CARLEE JONES
CARROLL COUNTY BANK
& TRUST CO., TRUSTEE
C/O CATHERINE WENZING, V.P.
P.O. BOX 1100
WESTMINSTER, MD 21158

DEVELOPER
CATONSVILLE BUILDERS
9025 CHEVROLET DRIVE
SUITE M
ELLCOTT CITY, MD. 21042

TITLE:
**PRELIMINARY EQUIVALENT SKETCH
SEDIMENT CONTROL PLAN**

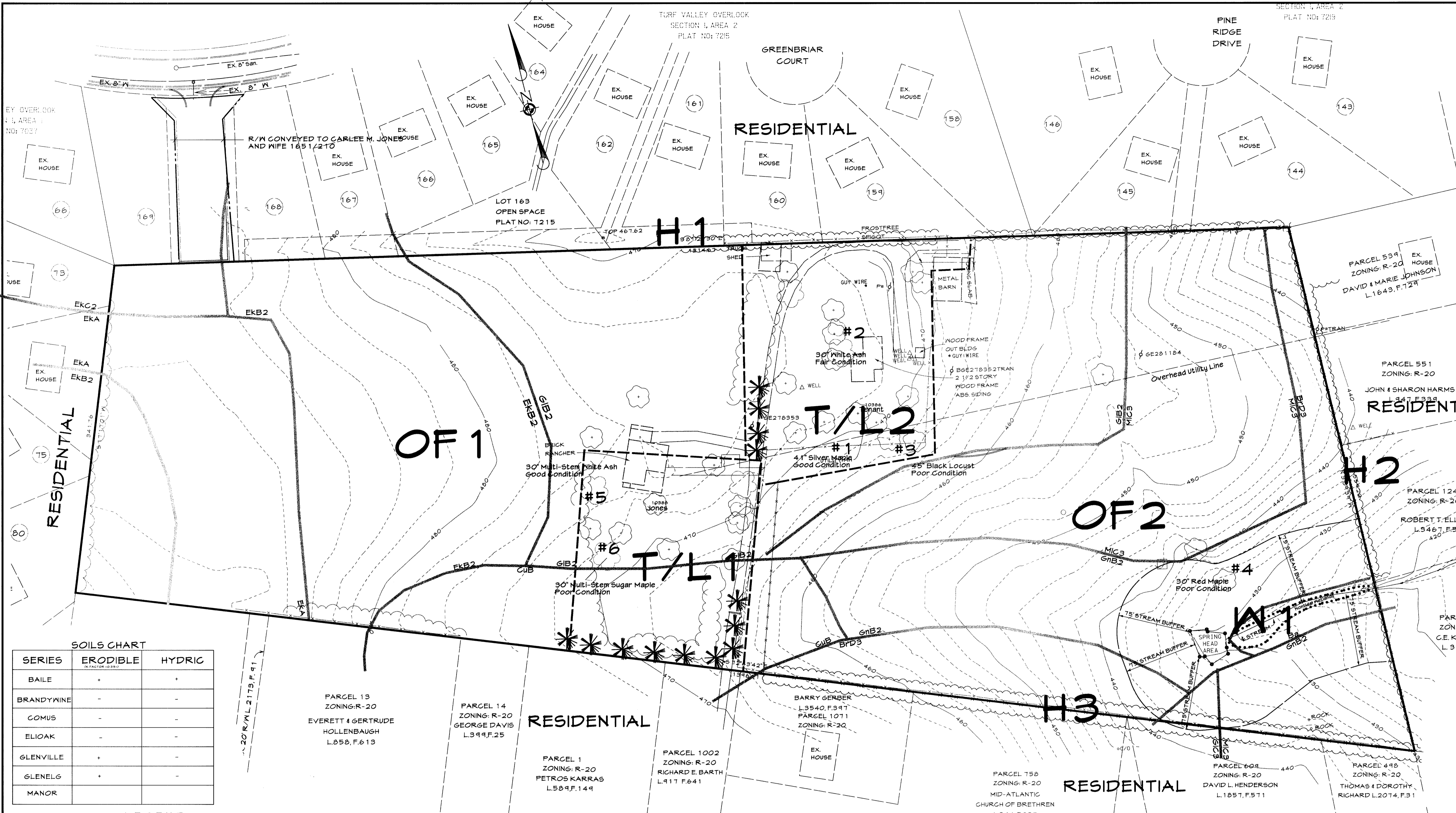
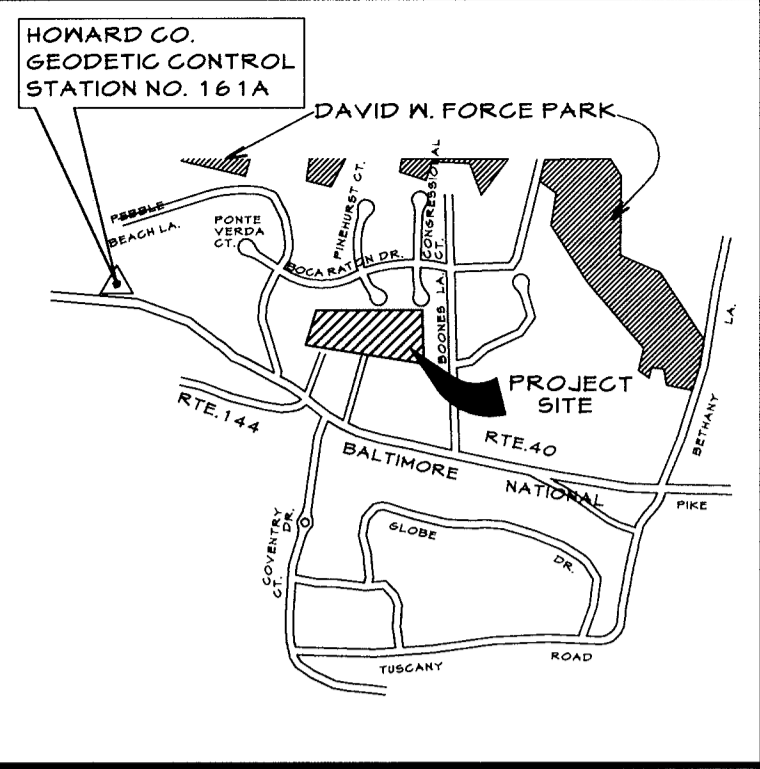
PROJECT:
CARLEE JONES PROPERTY
LOTS 1 THROUGH 26 AND
NON-BUILDABLE PARCEL "A"
TAX MAP 16, PARCEL 123
2 nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CLSI
Carroll Land Services
Incorporated
Engineers • Surveyors • Land Development Consultants
Landscape Architects • Environmental Specialists
439 East Main Street Westminster, MD 21157-5519
(410) 876-2017 FAX (410) 876-0009

Professional Engineer Registration No. 23444

Date	Revisions	Drawn By
		LGD
		Designed By: AKR
		Reviewed By: AMR
		Date: 5/25/00
		Scale: 1"=50'
		Job No: 41230
		Sheet: 3 OF 6

CAD Drawing File Name: g:\97\7230\dgn\newconcept\prelisedcon.dgn



SOILS CHART

SERIES	ERODIBLE	HYDRIC
BAILE	+	-
BRANDYWINE	-	-
COMUS	-	-
ELIOAK	-	-
GLENVILLE	+	-
GLENELG	+	-
MANOR	-	-

- LEGEND**
- VEGETATIVE LINE
 - EXISTING CONTOURS
 - x- FENCE
 - EKB2 EXISTING SOILS
 - EXISTING BOUNDARY
 - TREE LINE
 - STREAM BUFFER
 - 8 PROPOSED LOT NUMBERS
 - T/L TREE/LAWN AREA
 - OF OPEN FIELD OR PASTURE
 - W WETLANDS
 - H HEDGEROW

F.S.D. Written Narrative

A Forest Stand Delineation was performed in October, 1998 by CLSI, Inc. No forest communities exist on site. Environmental features of concern on site include a springhead, stream with partially eroded banks and nontidal wetlands located in the southeastern corner of the property. Slopes greater than 15% do not exist on site. 6 trees 30" or greater were located and are noted on plan. The site consist of 2 existing residential dwellings and outbuildings surrounded by Tree/Lawn areas in the center of the property. The western portion of the property consists of a mowed Open Field while the eastern portion is fenced in Open Field/pasture and Wetland where livestock is contained. The priority planting area on site is the riparian area in the southeast corner that will be contiguous to the existing forest on the adjoining property.

FOREST STAND ANALYSIS TABLE

APPLICANT: PROJECT NAME: SUBMISSION NO.

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOIL INFORMATION			D. EXISTING VEGETATION	E. STAND CHARACTERISTICS			F. FOREST AREA IN SENSITIVE ENVIRONMENTS	G. HABITAT VALUE
			1. Soil Types	2. Typical forest cover for soil type	3. Woodland Suitability Index		1. Size (Diam)	2. Age	3. General Conditions		
H1	Hedgerow	N/A	Shenig/Manor	Oak, Mixed upland Hardwoods	0B2 - 30 MGS - 43	Mixed upland hardwoods				OPEN FAIR - GOOD	
H2	Hedgerow	N/A	Shenig/Manor	Oak, Mixed upland Hardwoods	0B2 - 30 MGS - 43					OPEN FAIR - GOOD	
OF1	Open Field	5.3	Comus	Oak, Hickory	0B2 - 30 MGS - 30	Open Field				OPEN GOOD	
OF2	Open Pasture	5.7	Shenig/Manor	Oak, Mixed upland Hardwoods	0B2 - 30 MGS - 43	Open Pasture				OPEN FAIR - GOOD	
T/L1	Tree/Lawn Area	0.9	Shenig/Manor	Oak, Mixed upland Hardwoods	0B2 - 30 MGS - 43	Tree/Lawn Area				OPEN GOOD	
T/L2	Tree/Lawn Area	1.1	Shenig/Manor	Oak, Mixed upland Hardwoods	0B2 - 30 MGS - 43	Tree/Lawn Area				OPEN GOOD	
W1	Wetlands	0.3	Manor	Wetland	0B2 - 12 MGS - 12	Wetland				WETLAND GOOD	

NOTE: NO FOREST EXIST ON-SITE.

TREES 30" AND GREATER

T#	D.B.H.	Common/Scientific Name	Condition	Retention
1	41"	Silver Maple/Acer saccharinum	Good	No
2	30"	White Ash/Fraxinus americana	Fair	No
3	45"	Black Locust/Robinia Pseudo-Acacia	Poor	No
4	30"	Red Maple/Acer rubrum	Poor	Yes
5	30"	White Ash/Fraxinus americana	Good	No
6	30"	Sugar Maple/Acer saccharum	Poor	No

OWNER
 TRUST U/A CARLEE JONES
 CARROLL COUNTY BANK
 & TRUST CO., TRUSTEE
 C/O CATHERINE WENZING, V.P.
 P.O. BOX 1100
 WESTMINSTER, MD 21158

DEVELOPER
 CATONSVILLE BUILDERS
 9025 CHEVROLET DRIVE
 SUITE M
 ELLICOTT CITY, MD. 21042

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
 PLANNING DIRECTOR
 DATE: 6/21/00

NET TRACT CALCULATION

TOTAL AREA: 13.3 ACRES +/-
 FLOODPLAIN: 0.0 ACRES
 NET TRACT AREA: 13.3 ACRES +/-

TITLE: PRELIMINARY EQUIVALENT SKETCH FOREST STAND DELINEATION PLAN

PROJECT: CARLEE JONES PROPERTY

LOTS 1 THROUGH 26 AND NON-BUILDABLE PARCEL "A" TAX MAP 16, PARCEL 123

2 nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CLSI
 Carroll Land Services Incorporated
 Engineers * Surveyors * Land Development Consultants
 Landscape Architects * Environmental Specialists
 439 East Main Street Westminster, MD 21157-5539
 (410) 876-2017 FAX (410) 876-0009

DATE: 6/21/00

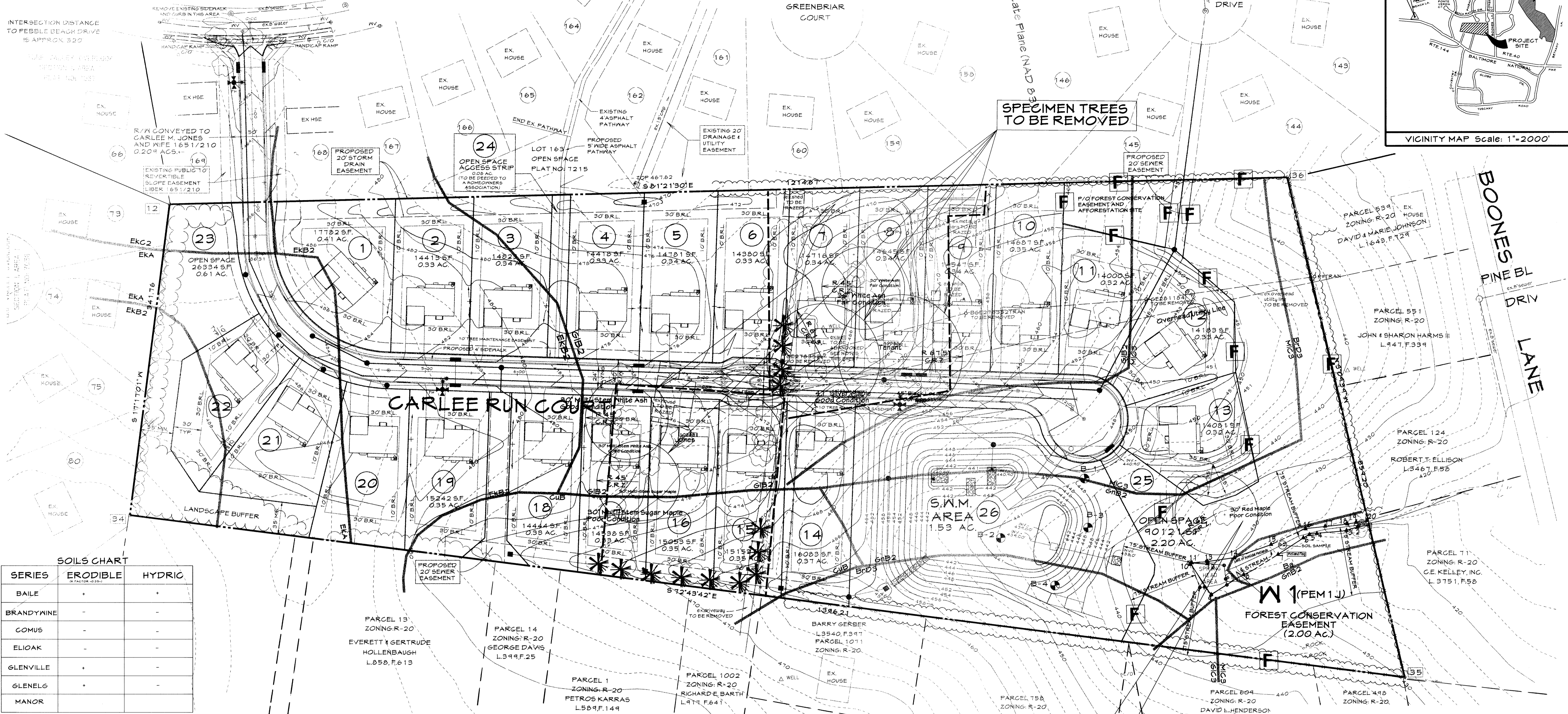
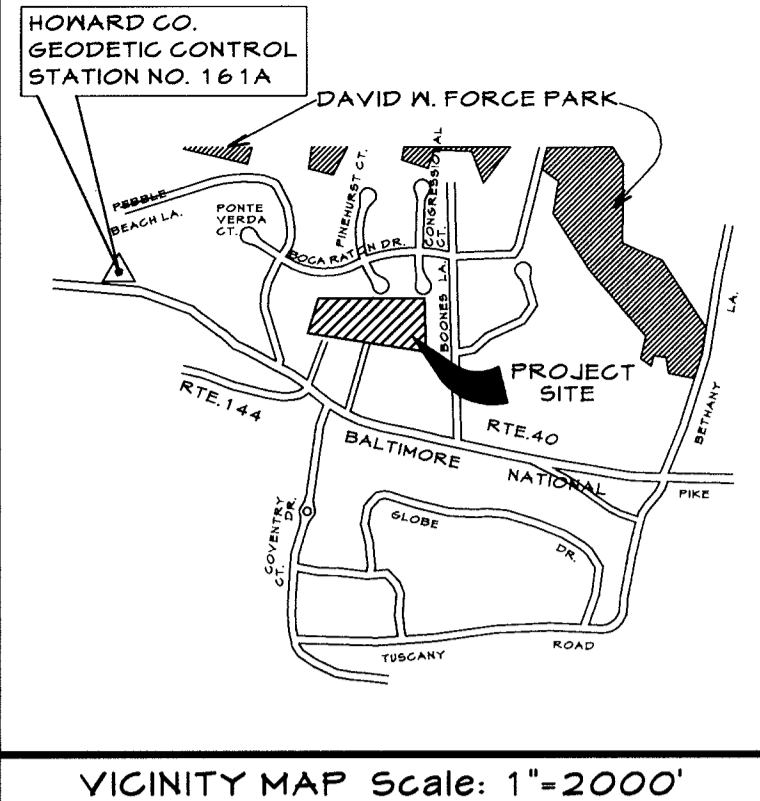
Date	Revisions	Drawn By	GE
		Designed By	GE
		Reviewed By	GE
		Date:	5/25/00
		Scale:	1"=50'
		Job No.:	91230A
		Sheet:	4 OF 6

F-87-29
BOCA RATON DRIVE

INTERSECTION DISTANCE TO GREENBRIAR COURT IS APPROX. 425'

TURF VALLEY OVERLOOK SECTION 3, AREA 2 PLAT NO. 7215

TURF VALLEY OVERLOOK SECTION 3, AREA 2 PLAT NO. 7215



SOILS CHART

SERIES	ERODIBLE (FACTOR 100%)	HYDRIC
BAILE	+	-
BRANDYWINE	-	-
COMUS	-	-
ELOAK	-	-
GLENVILLE	+	-
GLENELG	+	-
MANOR	-	-

- LEGEND**
- VEGETATIVE LINE
 - EXISTING CONTOURS
 - FENCE
 - EXISTING SOILS
 - EXISTING BOUNDARY
 - TREE LINE
 - STREAM BUFFER
 - PROPOSED LOT NUMBERS
 - T/L OF W H TREE/LAWN AREA
 - OPEN FIELD OR PASTURE
 - WETLANDS
 - H HEDGEROW

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR DATE

NET TRACT CALCULATION
TOTAL AREA: 13.3 ACRES +/-
FLOODPLAIN: 0.0 ACRES
NET TRACT AREA: 13.3 ACRES +/-

F.S.D. Written Narrative
A Forest Stand Delineation was performed in October, 1998 by CLSI, Inc. No forest communities exist on site. Environmental features of concern on site include a springhead, stream with partially eroded banks and nontidal wetlands located in the southeastern corner of the property. Slopes greater than 15% do not exist on site. 6 trees 30" or greater were located and are noted on plan. The site consisted of 2 existing residential dwellings and outbuildings surrounded by Tree/Lawn areas in the center of the property. The western portion of the property consists of a mowed Open Field while the eastern portion is fenced in Open Field/pasture and Wetland where livestock is contained. The riparian area in the southeast corner that will be contiguous to the existing forest on the the adjoining property.

FOREST STAND ANALYSIS TABLE

PROJECT NAME: SUBMISSION NO. AFFORESTATION SITE 2.00 AC.

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOIL INFORMATION	D. EXISTING VEGETATION	E. STAND CHARACTERISTICS	F. FOREST AREA IN SENSITIVE ENVIRONMENTS	G. HABITAT VALUE
H1 H2 H3	Hedgerow	N/A	1. Soil Type: Plensig Manor 2. Typical Forest Cover for soil type: Oak, mixed upland hardwoods 3. Woodland Substratum Index: 8B2 - 30 HCS - 49	Mixed upland hardwoods	1. Size (Diam): 2. Age: 3. General Conditions:	OPEN FAIR - GOOD	
OF1	Open Field	5.3	1. Soil Type: Gomus 2. Typical Forest Cover for soil type: Oak, mixed upland hardwoods 3. Woodland Substratum Index: 8B2 - 30 HCS - 43	Grass Field	1. Size (Diam): 2. Age: 3. General Conditions:	OPEN GOOD	
OF2	Open Pasture	5.7	1. Soil Type: Glenelg 2. Typical Forest Cover for soil type: Oak, mixed upland hardwoods 3. Woodland Substratum Index: 8B2 - 30 HCS - 43	Grass Pasture	1. Size (Diam): 2. Age: 3. General Conditions:	OPEN FAIR - GOOD	
T/L1	Tree/Lawn Area	0.4	1. Soil Type: Glenelg 2. Typical Forest Cover for soil type: Oak, mixed upland hardwoods 3. Woodland Substratum Index: 8B2 - 30	Tree/Lawn Area Mixed upland hardwoods Evergreens	1. Size (Diam): 2. Age: 3. General Conditions:	OPEN GOOD	
T/L2	Tree/Lawn Area	1.1	1. Soil Type: Glenelg 2. Typical Forest Cover for soil type: Oak, mixed upland hardwoods 3. Woodland Substratum Index: 8B2 - 30	Tree/Lawn Area Mixed upland hardwoods Evergreens	1. Size (Diam): 2. Age: 3. General Conditions:	OPEN GOOD	
W1	Wetlands	0.3	1. Soil Type: Manors 2. Typical Forest Cover for soil type: Oak, mixed upland hardwoods 3. Woodland Substratum Index: 8B2 - 30	Wetlands Hydrophytic herbaceous vegetation	1. Size (Diam): 2. Age: 3. General Conditions:	WETLAND GOOD	

TREES 30" AND GREATER

T#	D.B.H.	Common/Scientific Name	Condition	Retention
1	41"	Silver Maple/Acer saccharinum	Good	No
2	30"	White Ash/Fraxinus americana	Fair	No
3	45"	Black Locust/Robinia Pseudo-Acacia	Poor	No
4	30"	Red Maple/Acer rubrum	Poor	Yes
5	30"	White Ash/Fraxinus americana	Good	No
6	30"	Sugar Maple/Acer saccharum	Poor	No

OWNER
TRUST U/A CARLEE JONES CARROLL COUNTY BANK & TRUST CO, TRUSTEE
C/O CATHERINE WENZING, V.P.
P.O. BOX 1100
WESTMINSTER, MD 21158

DEVELOPER
CATONVILLE BUILDERS
4025 CHEVROLET DRIVE
SUITE M
ELLCOTT CITY, MD. 21042

TITLE: **PRELIMINARY EQUIVALENT SKETCH FOREST CONSERVATION PLAN**

PROJECT: **CARLEE JONES PROPERTY**
LOTS 1 THROUGH 26 AND NON-BUILDABLE PARCEL "A"
TAX MAP 16, PARCEL 123
2 nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND

CLSI
Carroll Land Services Incorporated
Engineers • Surveyors • Land Development Consultants
Landscape Architects • Environmental Specialists
438 East Main Street Westminster, MD 21157-5539
(410) 876-2017 FAX (410) 876-0009

DATE: _____ REVISIONS: _____ DRAWN BY: LGD
DESIGNED BY: GE
REVIEWED BY: GE
DATE: 5/25/00
SCALE: 1"=50'
JOB NO.: 47230
SHEET: 5 OF 6

CAD Drawing File Name: g:\97\17230\dgn\newconcept\carleefsp.dgn

FOREST CONSERVATION WORKSHEET

Basic Site DATA
Gross Site Area 13.31 Acres
Area within 100 Yr. Flood Plain 0
Area within Agricuit. Pres. Par. 0
Net Tract Area 13.31 Acres
Land Use Category HDR (High Density Res.)

Information for Calculations
A. Total Net Tract Area: 13.31 Acres
B. Reforestation Threshold: 20% 2.66 Acres
C. Afforestation Minimum: 15% 2.00 Acres
D. Existing Forested Area: 0 Acres
E. Forest area to be cleared 0 Acres
F. Forest area to be retained 0 Acres

Afforestation required: 2.00 Acres
RETENTION AREAS AND PRIORITY RATINGS

No Forest on site
REFORESTATION: 0 ACRES

There are six specimen trees on site, five of these trees will be removed due to grading.

SPECIMEN TREES WITHIN DISTURBANCE AREAS

Table with columns: NO., COMMON NAME, SCIENTIFIC NAME, DBH, CONDITION, REMOVE. Lists 6 trees including Silver Maple, White Ash, Locust, Red Maple, White Ash, and Sugar Maple.

FOREST CONSERVATION PLAN NARRATIVE

When applying the Forest Stand Delineation to this project, No forest exists on site, environmental features of concern are a springhead, stream and nontidal wetlands.

FOREST PROTECTION PLAN

The specimen tree (n4) is within the afforestation area, this area will be protected from impact during grading to the north and grading of S/M Pond to the west of the stream buffer area.

The temporary forest protection device, will be well anchored, two-three strand smooth wire fence along with Afforestation Signs posted every 100 feet and two specimen tree signs.

No construction equipment, machinery, vehicle, materials or excessive pedestrian traffic will be allowed in the afforestation area. Therefore, no openings through the fence will be allowed.

NOTE: Wash-Out Area is designated in driveways, or will be taken off site. Cement spills are a main cause of soil pH change.

WHAT EVERY BUILDER SHOULD KNOW
The Wisconsin Arborist/September-October 1990

- The roots are the most important part of a tree.
• Tree roots must have oxygen, in order to function.
• The main absorbing roots of trees are in the top 6-12 inches of soil.

- Grading dirt over the absorbing roots of trees anywhere under their branches...
• Grading soil away from the root zone of trees removes their absorbing roots and does great injury to the crown.

- Compaction of soil under trees...
• Building a "Tree Well" (e.g. a stone wall) around the trunk of a tree...
• Trenching to install utilities severs tree roots.

- Bulldozers and "Bobcats" easily create tree wounds.

FOREST CONSERVATION NOTES

1. Plan prepared by MAR-LEN FORESTRY 275 Barnhart Rd Westminster, MD 21158.
2. Concrete wash-off is designated on plan or shall be taken off site.
3. Afforestation Area will be posted with "Reforestation Project" signs every 100 feet...

FOREST PROTECTION MEASURES

1. All retention areas and isolated specimen trees shall be protected by highly visible, well anchored temporary protection devices as shown.
2. All protection devices shall be in place prior to any grading or land clearing.
3. All protection devices shall remain in place until all construction has ceased in immediate area.

Afforestation Plan

Afforestation required: 2.00
Afforestation on-site: 2.00 Acres

Planting site overview

The planting will enhance the stream buffer and buffer the nontidal wetlands. The site is currently dominated by forbs and grasses with a sparse population of woody shrubs.

Planting material will conform to the current issue of "The American Standards for Nursery Stock", published by the American Association of Nurserymen.

Planting Area (2.00 acres)
This area will require 1380 trees.

Table with columns: QUANTITY, SPECIE, SPACING. Lists quantities for Black Oak, Black Gum, Red Maple, White Dogwood, and Redbud.

SITE PREP:

Mow entire area prior to planting if needed. Prepare holes, dibble bar, hand or machine planting and backfill with native soil water and mulch trees using 2-4 inches to cover in and around the one foot square.

PLANTING SCHEDULE:

Spring is the optimal time to plant, March-April. CLEAN UP: All debris created from the afforestation activities shall be removed from the site within seven days of completion of planting.

POST-CONSTRUCTION PHASE

1. Corrective measures if damages were incurred due to negligence:
a. Stress reduction
b. Removal of dead or dying trees...
2. Removal of temporary structures...

GENERAL GUIDANCE FOR MAINTENANCE OF PLANTED AREAS

a. Watering: A watering plan should only be implemented to compensate for deficient rainfall patterns. Trees can die from too much water as well as too little.

Soil and Watering: Soil texture influences the downward flow of water. Soils with more clay tend to retain more water and can be watered less often.

How to Water: The best way to water is deeply and slowly using a regular hose, a soaker hose, or drip irrigation.

b. Fertilizing: Fertilizing is the chemical modification of soils to correct for a specific nutrient deficiency.

What Nutrients to Apply: Trees depend on three major nutrients, nitrogen, phosphorus and potassium.

When to Fertilize: Even when soils are deficient in nitrogen, fertilizing within the first growing season after planting is not recommended.

What Type of Fertilizer: Organic fertilizers are preferred to synthetic fertilizers. Bone meal or seaweed based products are available commercially.

- c. Control of Competing Vegetation: Unfortunately, good sites for reforestation and afforestation are generally good sites for unwanted vegetation as well.
d. Protection: Pests, Disease and Mechanical Injury. Integrated pest management (IPM) is one of the most effective and safest approaches for maintaining a healthy forest.

Mulch is one of the best weed deterrents. Spread a 2-4 inch layer of mulch over the root area of a newly planted tree avoiding direct contact with the trunk.

1) Elimination of some low vegetation before planting to help control the rodent population which thrives in brushy environment.

2) Use of tree shelters to protect the trunks of seedlings or whips from animal damage. The shelters act as mini-greenhouses to speed growth.

3) Mulching around the trees to minimize trunk damage from mowers. Mounds provide an entryway for pests.

4) Pruning dead and disease branches to prevent establishment or spreading of disease.

INSPECTION CHECKLIST

- Pest or disease infestations
- Inhibited or stunted growth
- Binding or restriction due to stakes or ties
- Broken, dead, or diseased branches
- Wilting, curled, or distorted leaves or dried out buds

PLANTING INSPECTION FORM

Form fields for SITE NAME, INSPECTED BY, IS REINFORCEMENT PLANTING NEEDED, CAUSE OF MORTALITY, COMMENTS.

- MAINTENANCE SCHEDULE and Management agreement-Post Construction
1. Plant material will be planted in rows 8 feet apart and have a spacing of feet, as specified.
2. The intent is to plant 1380 trees- 75% survival- 1035 plants, at the end of Two growing seasons.

FOREST RETENTION AREA
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

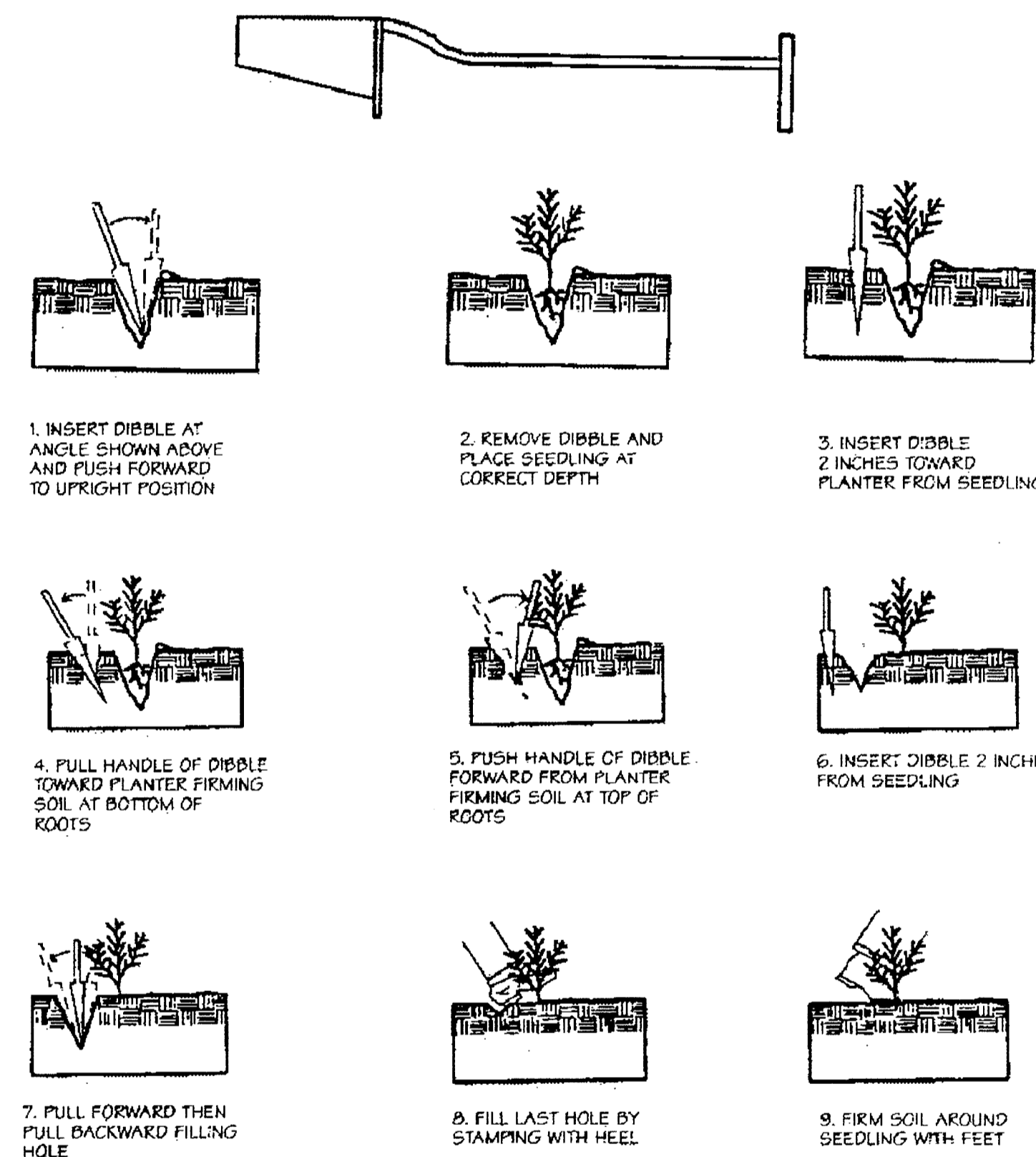
SPECIMEN TREE
DO NOT REMOVE
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

Forest Conservation Area
REFORESTATION PROJECT
Trees for Your Future

REFORESTATION AND AFFORESTATION AREA PROTECTION SIGN DETAILS

State Forest Conservation Manual
Appendix C: Sample Details and Specifications

Planting With Dibble Bar



Source: Adapted from Duryea & Dougherty, Forest Regeneration Manual, Kluwer Academic Publishers, Boston, 1991 and Forest Conservation Manual, 1991

Bare Root Planting Techniques

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING
HOWARD COUNTY
PLANNING DIRECTOR DATE

OWNER
TRUST U/A CARLEE JONES
CARROLL COUNTY BANK
4 TRUST CO., TRUSTEE
c/o CATHERINE WENZING, V.P.
P.O. BOX 1100
WESTMINSTER, MD 21158

DEVELOPER
GATONSVILLE BUILDERS
9025 CHEVROLET DRIVE
SUITE M
ELLCOTT CITY, MD. 21042

Forest Conservation Plan Notes Form for Carlee Jones Property. Includes project details, owner information, and CLSI logo.

prephotos.dgn

CAD Drawing File Name: