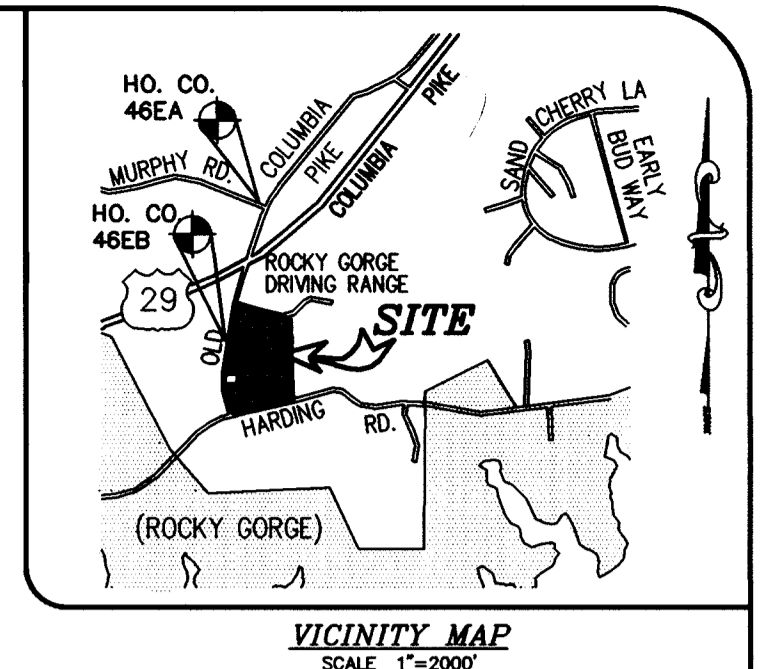
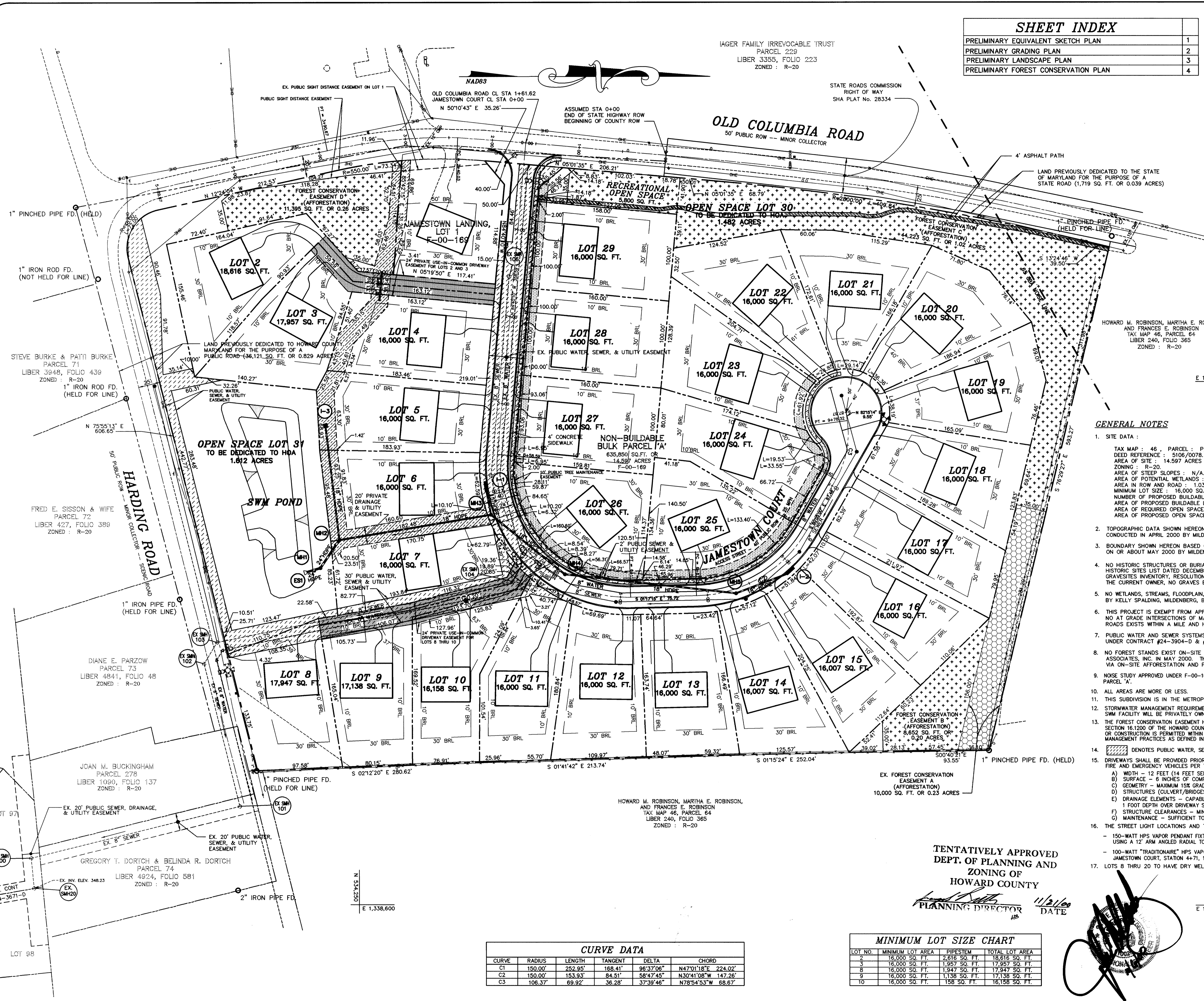


SHEET INDEX	
PRELIMINARY EQUIVALENT SKETCH PLAN	1
PRELIMINARY GRADING PLAN	2
PRELIMINARY LANDSCAPE PLAN	3
PRELIMINARY FOREST CONSERVATION PLAN	4



Project	Date	Scale	Description	Revisions
00-020	08/20/00	1"=50'	illustration	
			engineering	
			approval	



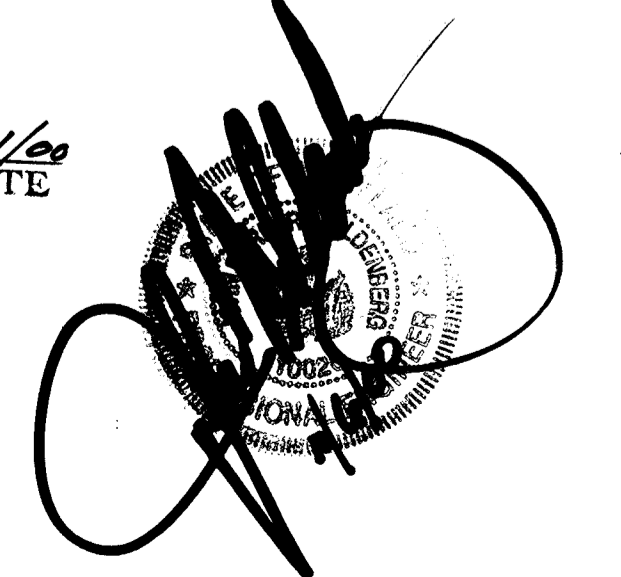
HOWARD M. ROBINSON, MARTHA E. ROBINSON, AND FRANCES E. ROBINSON
 TAX MAP 46, PARCEL 64
 LIBER 240, FOLIO 365
 ZONED: R-20

GENERAL NOTES

- SITE DATA:
 TAX MAP: 46, PARCEL: P/O 230, BLOCK: 15.
 DEED REFERENCE: 5106/0078.
 AREA OF SITE: 14.597 ACRES (15.467 ACRES INCLUDING PREVIOUS ROW DEDICATION).
 ZONING: R-20.
 AREA OF STEEP SLOPES: N/A.
 AREA OF POTENTIAL WETLANDS: N/A.
 AREA IN ROW AND ROAD: 1,037 ACRES.
 MINIMUM LOT SIZE: 16,000 SQ. FT.
 NUMBER OF PROPOSED BUILDABLE LOTS: 28.
 AREA OF PROPOSED BUILDABLE LOTS: 10,464 ACRES.
 AREA OF REQUIRED OPEN SPACE: 20% OR 3,093 ACRES.
 AREA OF PROPOSED OPEN SPACE: 3,094 ACRES.
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN APRIL 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DATED DECEMBER 1994 AND THE HOWARD COUNTY CEMETERIES AND GRAVESITES INVENTORY, RESOLUTION # 47-1994. TO THE BEST OF THE KNOWLEDGE OF THE CURRENT OWNER, NO GRAVES EXIST ON-SITE.
- NO WETLANDS, STREAMS, FLOODPLAIN, OR STEEP SLOPES EXIST ON-SITE PER FIELD INVESTIGATION BY KELLY SPALDING, MILDENBERG, BOENDER & ASSOCIATES, INC. ON MAY 31, 2000.
- THIS PROJECT IS EXEMPT FROM APFO ROAD TEST REQUIREMENTS BASED ON THE FACT THAT NO AT GRADE INTERSECTIONS OF MAJOR - MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROADS EXISTS WITHIN A MILE AND HALF OF THE SITE.
- PUBLIC WATER AND SEWER SYSTEMS WILL BE UTILIZED VIA AN EXTENSION OF WATER & SEWER UNDER CONTRACT #24-3904-D & #24-3905-D.
- NO FOREST STANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN MAY 2000. THE FOREST CONSERVATION REQUIREMENT WILL BE SATISFIED VIA ON-SITE AFFORESTATION AND PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION.
- NOISE STUDY APPROVED UNDER F-00-169, JAMESTOWN LANDING, LOT 1 AND NON-BUILDABLE BULK PARCEL 'A'.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA EXTENDED DETENTION. SWM FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- SYMBOLS DENOTES PUBLIC WATER, SEWER & UTILITY EASEMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN ARE AS FOLLOWS:
 - 150-WATT HPS VAPOR PENDANT FIXTURE (CUTOFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" 45° ANGLED RADIAL TO THE FILLET AT JAMESTOWN COURT, STATION 0+24.20.37' RIGHT.
 - 100-WATT "TRADITIONARE" HPS VAPOR POST TOP FIXTURE ON A 14' BLACK FIBERGLASS POLE AT JAMESTOWN COURT, STATION 4+71.15' RIGHT, STATION 7+70.14' LEFT, UP STATION 1+79.3' LEFT.
- LOTS 8 THRU 20 TO HAVE DRY WELLS FOR WATER QUALITY CONTROL AT SDP STAGE.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

PLANNING DIRECTOR
 DATE 11/2/00



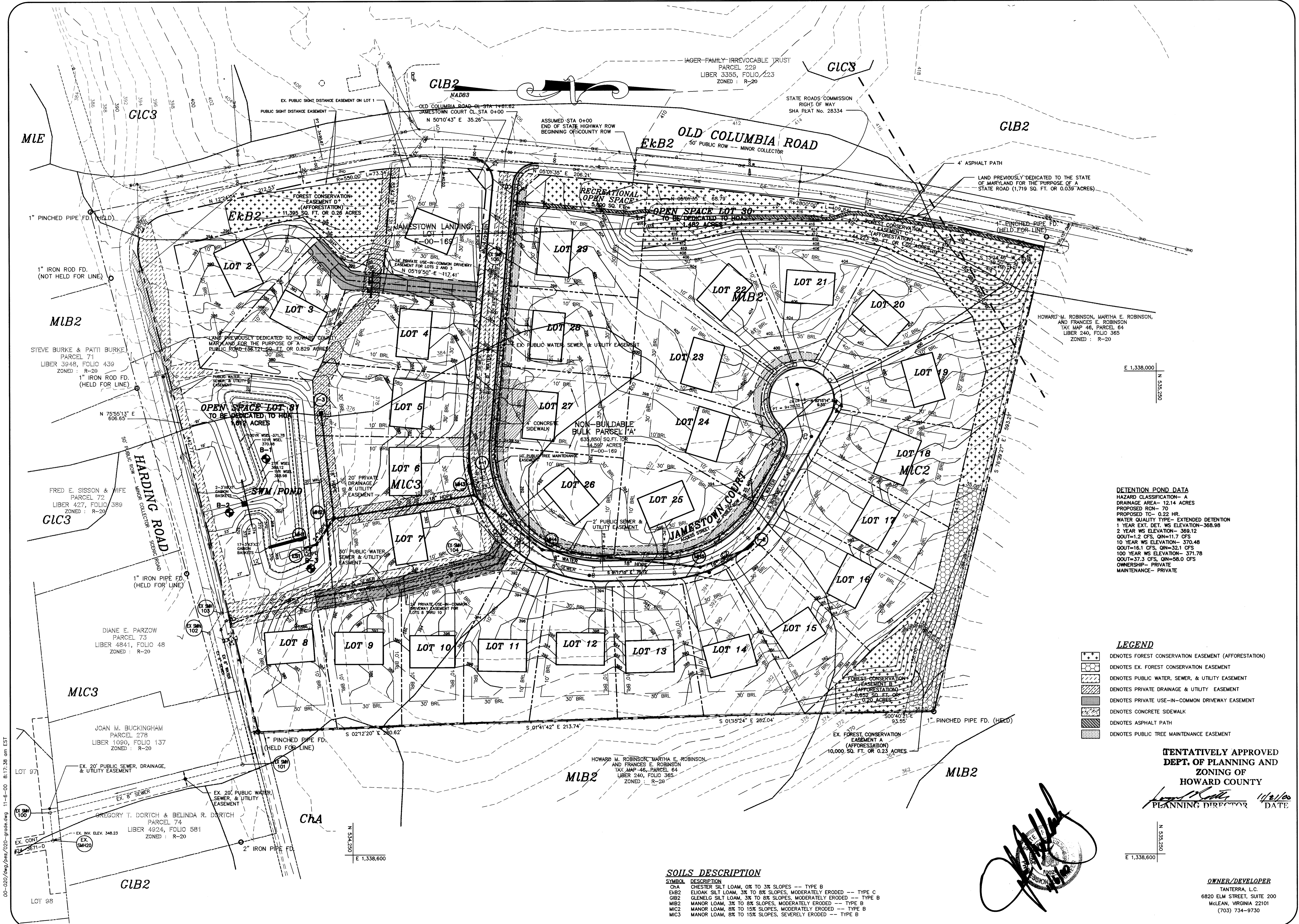
CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	150.00'	252.95'	168.41'	96°37'06"	N47°01'18"E 224.02'
C2	150.00'	153.93'	84.51'	58°47'45"	N30°41'08"W 147.26'
C3	106.37'	69.92'	36.28'	37°39'46"	N78°54'53"W 68.87'

MINIMUM LOT SIZE CHART			
LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	16,000 SQ. FT.	2,616 SQ. FT.	18,616 SQ. FT.
3	16,000 SQ. FT.	1,957 SQ. FT.	17,957 SQ. FT.
8	16,000 SQ. FT.	1,947 SQ. FT.	17,947 SQ. FT.
9	16,000 SQ. FT.	1,138 SQ. FT.	17,138 SQ. FT.
10	16,000 SQ. FT.	158 SQ. FT.	16,158 SQ. FT.

OWNER/DEVELOPER
 TANTRERA, L.C.
 6820 ELM STREET, SUITE 200
 McLEAN, VIRGINIA 22101
 (703) 734-9730

JAMESTOWN LANDING, LOTS 2 - 31
 A RESUBDIVISION OF JAMESTOWN LANDING, NON-BUILDABLE BULK PARCEL 'A'
 TAX MAP 46 - P/O PARCEL 230 - GRID 15
 HOWARD COUNTY, MARYLAND
 PRELIMINARY EQUIVALENT SKETCH PLAN

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



DETENTION POND DATA
 HAZARD CLASSIFICATION- A
 DRAINAGE AREA- 12.14 ACRES
 PROPOSED RCN- 70
 PROPOSED TC- 0.22 HR.
 WATER QUALITY TYPE- EXTENDED DETENTION
 1 YEAR EXT. DET. WS ELEVATION- 368.98
 2 YEAR WS ELEVATION- 369.12
 QOUT=1.2 CFS, QIN=11.7 CFS
 10 YEAR WS ELEVATION- 370.48
 QOUT=16.1 CFS, QIN=32.1 CFS
 100 YEAR WS ELEVATION- 371.78
 QOUT=37.3 CFS, QIN=58.0 CFS
 OWNERSHIP- PRIVATE
 MAINTENANCE- PRIVATE

- LEGEND**
- DENOTES FOREST CONSERVATION EASEMENT (AFFORESTATION)
 - DENOTES EX. FOREST CONSERVATION EASEMENT
 - DENOTES PUBLIC WATER, SEWER, & UTILITY EASEMENT
 - DENOTES PRIVATE DRAINAGE & UTILITY EASEMENT
 - DENOTES PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
 - DENOTES CONCRETE SIDEWALK
 - DENOTES ASPHALT PATH
 - DENOTES PUBLIC TREE MAINTENANCE EASEMENT

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR 11/21/08 DATE

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
ChA	CHESTER SILT LOAM, 0% TO 3% SLOPES -- TYPE B
EXB2	ELIOLAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C
GIB2	GLENELG SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
MIB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
MIC2	MANOR LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE B
MIC3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B

OWNER/DEVELOPER
 TANTERRA, L.C.
 8620 ELM STREET, SUITE 200
 McLEAN, VIRGINIA 22101
 (703) 734-9730

project	00-020	date	SEPT 2000
illustration	SID	engineering	JBM
scale	1"=50'	approval	

no.	description	date

JAMESTOWN LANDING, LOTS 2-31
 A RESUBDIVISION OF JAMESTOWN LANDING, NON-BUILDABLE BULK PARCEL 'A'
 TAX MAP 46 - PARCEL 230 - GRID 15
 HOWARD COUNTY, MARYLAND
 SIXTH ELECTION DISTRICT
PRELIMINARY GRADING PLAN

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

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

- NOTES:**
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS TO BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
 3. SINCE THE PROPOSED STREET TREES ALONG OLD COLUMBIA AND HARDING ROAD ARE LOCATED IN THE SAME VICINITY AS THE OVERHEAD POWER LINES, SMALL STREET TREES ARE BEING PROPOSED.

LEGEND

[Symbol]	DENOTES FOREST CONSERVATION EASEMENT (AFFORESTATION)
[Symbol]	DENOTES EX. FOREST CONSERVATION EASEMENT
[Symbol]	DENOTES PUBLIC WATER, SEWER, & UTILITY EASEMENT
[Symbol]	DENOTES PRIVATE DRAINAGE & UTILITY EASEMENT
[Symbol]	DENOTES PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
[Symbol]	DENOTES CONCRETE SIDEWALK
[Symbol]	DENOTES ASPHALT PATH
[Symbol]	DENOTES PUBLIC TREE MAINTENANCE EASEMENT

SWM PERIMETER	EDGE TYPE
SWM PERIMETER A - 260 LF	B
1 SHADE TREE / 50 LF	7
1 EVERGREEN / 40 LF	7
SWM PERIMETER B - 130 LF	B
1 SHADE TREE / 50 LF	3
1 EVERGREEN / 40 LF	3
SWM PERIMETER C - 215 LF	B
1 SHADE TREE / 50 LF	4
1 EVERGREEN / 40 LF	5
SWM PERIMETER D - 80 LF	B
1 SHADE TREE / 50 LF	2
1 EVERGREEN / 40 LF	2
TOTAL PLANTING OBLIGATION	
SHADE TREES	14
EVERGREEN TREES	17
SHRUBS	0

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	685 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	N/A
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED	
SHADE TREES	14 SHADE TREES
EVERGREEN TREES	17 EVERGREEN TREES

PERIMETER	EDGE TYPE
PERIMETER 1	
SWM TO ROAD - 260 LF	B
CREDIT FOR SWM LANDSCAPING	
SFD SIDE/REAR TO ROAD - 418.55 LF	B
1 SHADE TREE / 50 LF	9
1 EVERGREEN / 40 LF	11
PERIMETER 2	
SFD SIDE/REAR TO ROAD - 920.21 LF	B
1 SHADE TREE / 50 LF	18
1 EVERGREEN / 40 LF	23
PERIMETER 3	
SFD TO NON-RES - 593.27 LF	A
1 SHADE TREE / 60 LF	10
PERIMETER 4	
SFD TO SFD - 839.95 LF	A
1 SHADE TREE / 60 LF	14
TOTAL PLANTING OBLIGATION	
SHADE TREES	51
EVERGREEN TREES	34
SHRUBS	0

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B (PERIMETERS 1 & 2)	A (PERIMETERS 3 & 4)
LINEAR FEET OF PERIMETER	1598.76 LF	1433.22 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 260 LF OF SWM LANDSCAPING	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	27 SHADE TREES	24 SHADE TREES
EVERGREEN TREES	34 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

OWNER/DEVELOPER
 TANTERRA, L.C.
 6820 ELM STREET, SUITE 200
 MCGLEA, VIRGINIA 22101
 (703) 734-9730

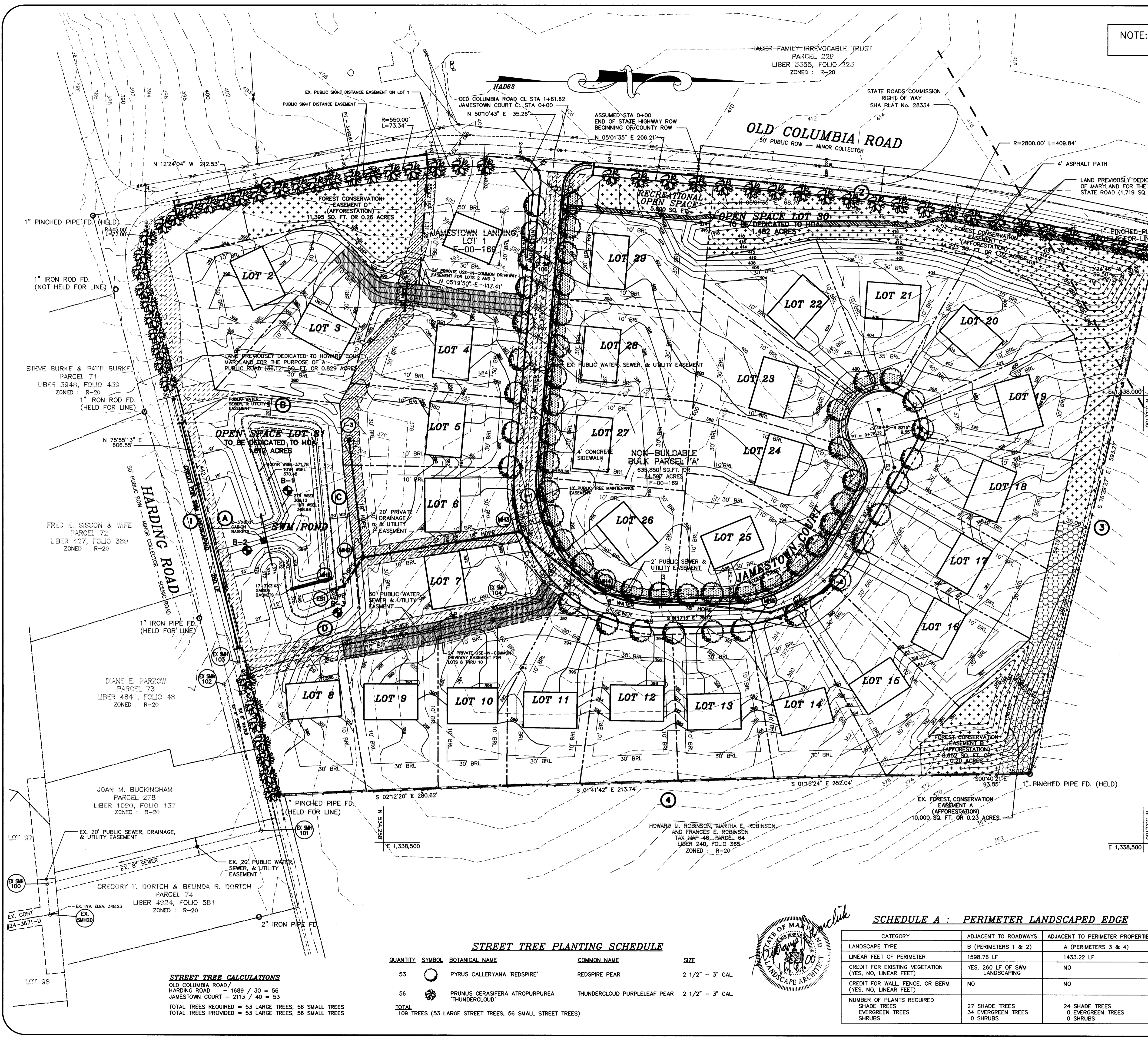
PLANNING DIRECTOR *[Signature]* **DATE** 4/16/20

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
53	[Symbol]	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2 1/2" - 3" CAL.
56	[Symbol]	PRUNUS CERASIFERA ATROPURPUREA 'THUNDERCLOUD'	THUNDERCLOUD PURPLELEAF PEAR	2 1/2" - 3" CAL.
TOTAL				
109 TREES				(53 LARGE STREET TREES, 56 SMALL STREET TREES)

STREET TREE CALCULATIONS
 OLD COLUMBIA ROAD/
 HARDING ROAD - 1689 / 30 = 56
 JAMESTOWN COURT - 2113 / 40 = 53

TOTAL TREES REQUIRED = 53 LARGE TREES, 56 SMALL TREES
 TOTAL TREES PROVIDED = 53 LARGE TREES, 56 SMALL TREES



date	SEPT 2000
project	00-020
illustration	illustration
scale	1"=50'
approval	JBM

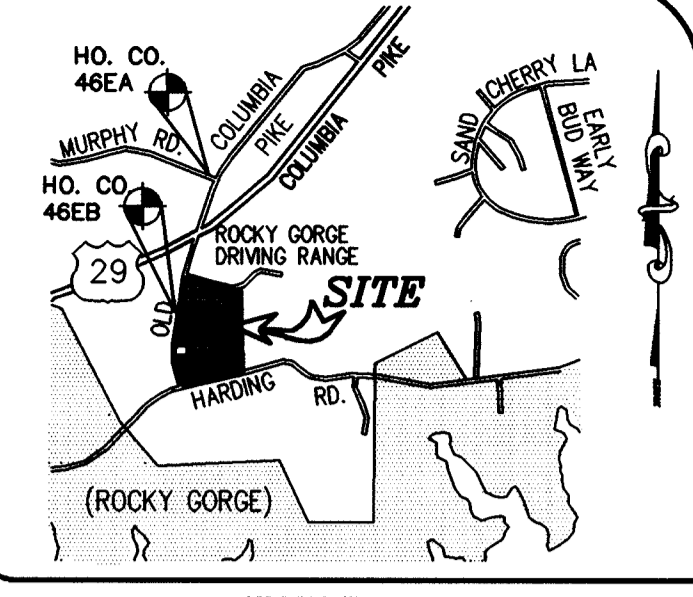
date	
description	
revisions	

JAMESTOWN LANDING, LOTS 2-31
 A RESUBDIVISION OF JAMESTOWN LANDING, NON-BUILDABLE BULK PARCEL 'A'
 TAX MAP 46 - PARCEL 230 - GRID 15
 HOWARD COUNTY, MARYLAND
 SIXTH ELECTION DISTRICT

PRELIMINARY LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsy Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax, (301) 627-5527 Wash. (410) 997-0298 Fax

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



- NOTES:
- NO FOREST STANDS EXIST ON-SITE PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN MAY 2000.
 - THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY ON-SITE AFFORESTATION IN THE AMOUNT OF 1.48 ACRES AND A FEE-IN-LIEU OF 0.67 ACRES (29,185.2 SQ. FT.) IN THE AMOUNT OF \$8,755.56.
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

PLANTING SPECIFICATIONS AND NOTES

- SITE PREPARATION AND SOILS**
- PROTECTION FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
 - DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF RADIUS = 5' X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
 - SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
 - LOCATIONS INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS: CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND LIMITED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.
- PLANT STORAGE AND INSPECTION**
- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
 - FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
 - PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
 - UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.
- PLANT INSTALLATION**
- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAILS). NATIVE STOCKED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, ROOT SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 1 INCHES OF MULCH. WATER GENEROUSLY TO SETTLE SOIL BACKFILLED AROUND TREES.
 - PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
 - CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING MATURE TREES. IF ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST.
 - CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED.
 - FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN GENTLY BACKFILL TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
 - TREES PLANTED IN A RANDOM PATTERN OR INDIVIDUAL TREES AT PROPER SPACING OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE SPACING OF 10 FEET BETWEEN TREES AT PROPER SPACING INDICATED ON PLANT LIST.
 - WOOD PLANTING IN A STRAIGHT GRID PATTERN: TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
 - NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE VERY DEEP, WELL DRAINED NATURE OF THE NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.
- FERTILIZING**
- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADD ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
 - NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NEEDS.
 - IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.
- MAINTENANCE SCHEDULE**
- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
 - ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
 - WINTER SEASONING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY AFFECTING THE PLANTED STOCK.
 - REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
 - REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.
- SUPERVISION**
- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

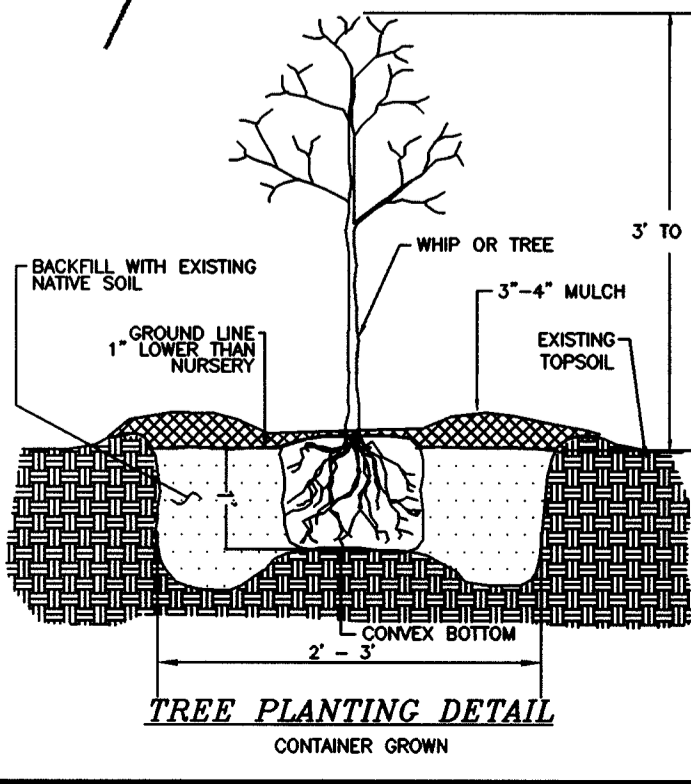
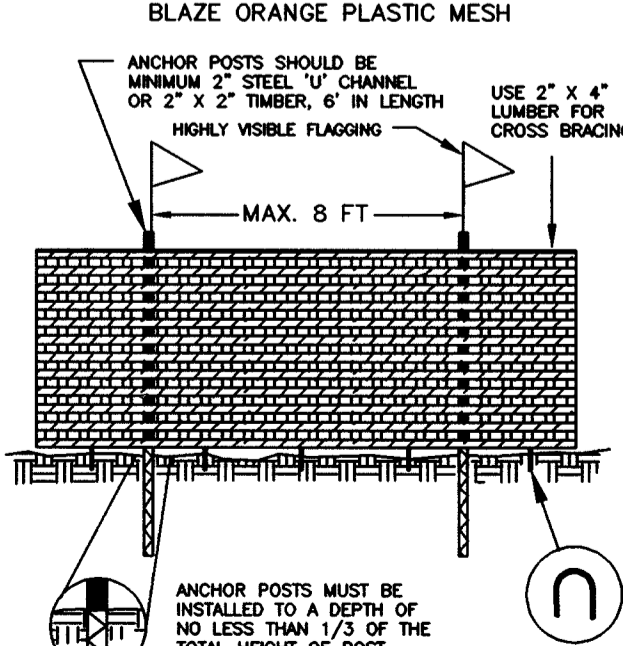
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR
DATE: 11/2/00

LEGEND

- ▲ TREE PROTECTIVE FENCING
- ▲ FOREST CONSERVATION SIGNAGE
- ▲ FOREST CONSERVATION EASEMENT (AFFORESTATION)

PROTECTIVE FENCE DETAIL



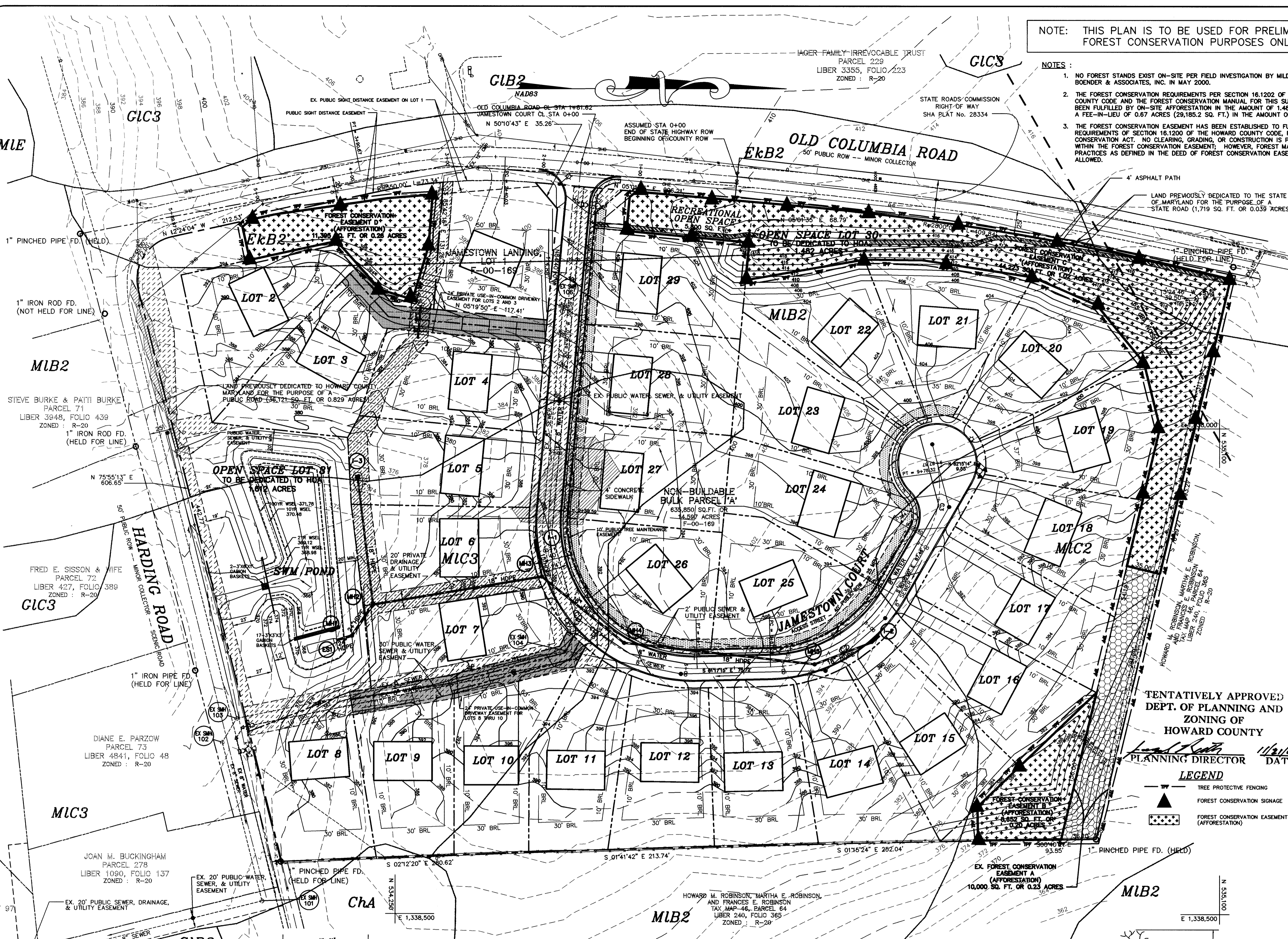
FOREST CONSERVATION DATA

I. BASIC SITE DATA		ACRES
GROSS SITE AREA		15.47
AREA WITHIN 100 YEAR FLOODPLAIN		0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL		0.00
NET TRACT AREA		15.47
LAND USE CATEGORY	RESIDENTIAL-SUBURBAN	
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY		
B. REFORESTATION THRESHOLD (20%)		3.09
C. AFFORESTATION MINIMUM (15%)		2.32
D. EXISTING FOREST ON NET TRACT AREA		0.00
E. FOREST AREAS TO BE CLEARED		0.00
F. FOREST AREAS TO BE RETAINED		0.00
V. AFFORESTATION CALCULATIONS		
AFFORESTATION REQUIRED		2.32
CREDIT FOR ADDITIONAL EASEMENT AREA PROVIDED UNDER F-00-169		0.17
TOTAL AFFORESTATION REQUIRED		2.15
TOTAL AFFORESTATION PROVIDED		1.48
TOTAL FEE-IN-LIEU OF AFFORESTATION REQUESTED		0.67

AFFORESTATION PLANT LISTS

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C.	SIZE & SPACING	REMARKS
45	Acer rubrum Red Maple	VT	D-W	FAC	11'	CONT/B & B 1" CALIPER	
58	Cornus florida Flowering Dogwood	VT	D-M	FACU	11'	CONT/B & B 3"-5" HEIGHT	
45	Fagus grandifolia American Beech	VT	M	FACU	11'	CONT/B & B 1" CALIPER	
45	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	CONT/B & B 1" CALIPER	
58	Prunus serotina Wild Black Cherry	I	M	FACU	11'	CONT/B & B 3"-5" HEIGHT	
45	Quercus rubra Red Oak	MT	D-M	UPL	11'	CONT/B & B 1" CALIPER	
TOTAL							
236	TREES (FOREST CONSERVATION EASEMENTS B, C, & D)						

NOTE: WHPS OR SEEDLINGS MAY BE SUBSTITUTED FOR THE 1" CALIPER OR 3" - 5" TREES. IF WHPS OR SEEDLINGS ARE TO BE USED, MULTIPLY THE QUANTITIES BY 3.5 TO DETERMINE THE NUMBER OF TREES REQUIRED.



SOILS DESCRIPTION

SYMBOL DESCRIPTION

CHA CHESTER SILT LOAM, 0% TO 3% SLOPES -- TYPE B

EB2 ELIOAK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C

GB2 GLENLEK SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B

MIB2 MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B

MIC2 MANOR LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE B

MIC3 MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B

OWNER/DEVELOPER
TANTERRA, L.C.
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703) 734-9730

SIGNAGE DETAIL
NOT TO SCALE
NOTE: SIGNS ARE PERMANENT AND TO BE MOUNTED ON DURABLE POSTS OR POLES (4" DIA. PRESSURE TREATED LUMBER OR 2 1/2" DIAMETER GALVANIZED OR ALUMINUM POST, OR EQUIVALENT).

MD DNR QUALIFIED PROFESSIONALS
STEPHANIE BOENDER
11/16/00

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

project: 00-020
date: SEPT 2000
illustration: SJD
scale: 1"=60'
approval: JEM

JAMESTOWN LANDING, LOTS 2-31
A RESUBDIVISION OF JAMESTOWN LANDING, NON-BUILDABLE BULK PARCEL 'A'
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 46 - PARCEL 230 - GRID 15
PRELIMINARY FOREST CONSERVATION PLAN

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