

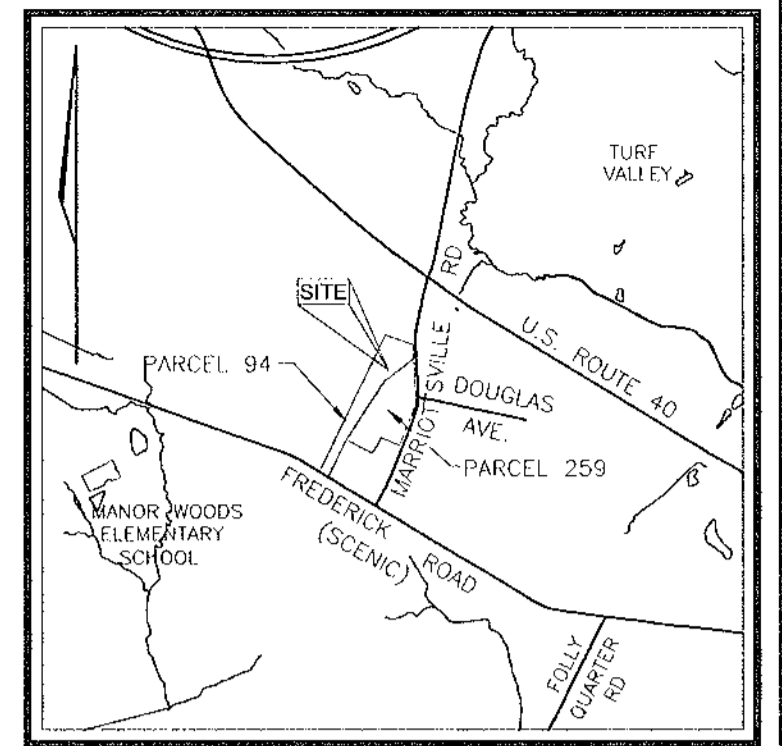
SHEET INDEX	
SHEET NO.	TITLE
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2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY EQUIVALENT GRADING AND EROSION & SEDIMENT CONTROL PLAN
4	PRELIMINARY EQUIVALENT LANDSCAPE AND FOREST CONSERVATION PLAN
5	LANDSCAPE AND FOREST CONSERVATION NOTES AND DETAILS
6	PERCOLATION CERTIFICATION PLAT

# PRELIMINARY EQUIVALENT SKETCH PLAN

## HOMESTEAD

### LOTS 1-8 AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

### HOWARD COUNTY, MARYLAND

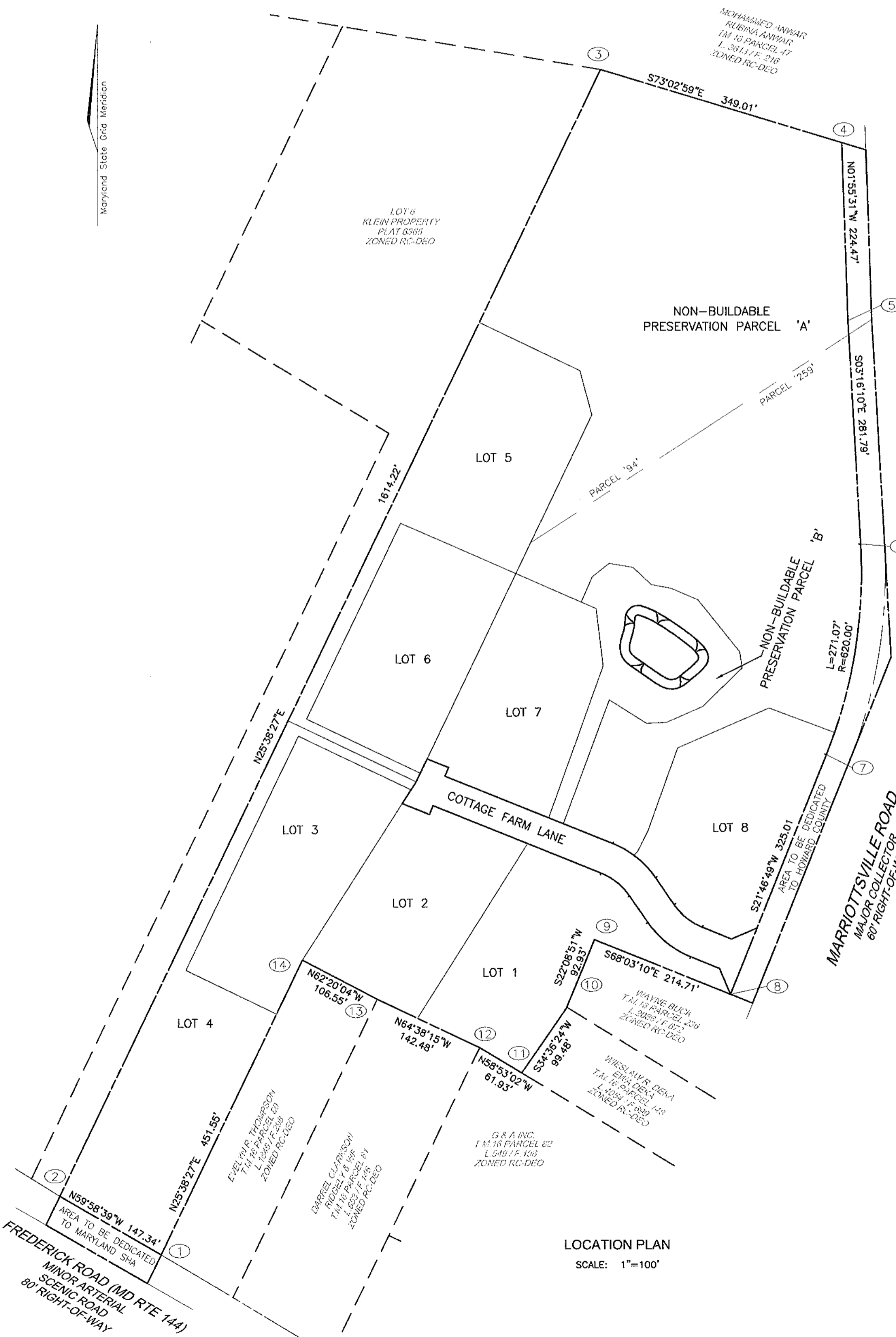


COORDINATE TABLE		
NO.	NORTHING	EASTING
1	591223.32	1339171.57
2	591297.04	1339043.80
3	592716.13	1339724.95
4	592623.62	1340028.48
5	592399.28	1340036.03
6	592117.94	1340052.10
7	591852.63	1340008.85
8	591550.72	1339868.25
9	591619.77	1339716.88
10	591533.70	1339681.85
11	591451.82	1339625.36
12	591483.82	1339572.33
13	591544.86	1339443.57
14	591594.33	1339349.20

#### STORMWATER MANAGEMENT REQUIREMENTS

DRAINAGE AREA	AREA AC.	Cpv	WOv	Rev
DA 1	16.4	12,000 CF (3)	768 AC-FT (2)	0.40 AC-FT (1)
DA 2	7.5	0 CF (4)	0 AC-FT (5)	0 AC-FT (5)

- (1) Rev PROVIDED BY ROOFTOP DISCONNECTS.
- (2) WOV PROVIDED FOR BY ENVIRONMENTALLY SENSITIVE CREDIT EXCLUDING THE PROPOSED ROAD RIGHT-OF-WAY. REMAINING WOV PROVIDED IN THE POND AS EXTENDED DETENTION AND MICROPOOL.
- (3) INCLUDES 50% OF WOV. REMAINING 50% PROVIDED IN MICROPOOL.
- (4) NOT REQUIRED FOR ENVIRONMENTALLY SENSITIVE CREDIT AREA SINCE Cpv IS 2 CFS.
- (5) NOT REQUIRED DUE TO ENVIRONMENTALLY SENSITIVE CREDIT AREA (NO DEVELOPMENT).



#### SITE DATA

LOCATION: TAX MAP 16, GRIDS 15, 16, 21 & 22, PARCELS '94' & '259'  
 3RD ELECTION DISTRICT  
 EXISTING ZONING: RC-DEO  
 GROSS AREA OF PROJECT: 17.01 AC  
 AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT: 0.13 AC (5762 SF±)  
 AREA OF STEEP SLOPES: 0.22 AC (9640 SF±)  
 NET AREA OF PROJECT: 16.66 AC  
 AREA OF PROPOSED BUILDABLE LOTS: 8.50 AC (370,260 SF±)  
 AREA OF OPEN SPACE REQUIRED: 0 AC  
 AREA OF PROPOSED NON-BUILDABLE PARCELS 'A' & 'B': 7.11 AC (309,633 SF±)  
 AREA OF PROPOSED RIGHT-OF-WAY: 1.40 AC (60,984 SF±)  
 NUMBER OF LOTS/PARCELS PROPOSED: 8 BUILDABLE LOTS + 2 NON-BUILDABLE PRESERVATION PARCELS  
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 1.61 AC (70,176 SF±)

VICINITY MAP  
 SCALE: 1"=2000'

#### GENERAL NOTES

1. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
2. DEED REFERENCE: 5871/36 (PARCEL 94) 5239/319 (PARCEL 259)
3. DENSITY: 16.66 AC/2 = 8  
 NUMBER OF DWELLING UNITS PERMITTED BY RIGHT: 17.01 AC/4.25 = 4  
 NUMBER OF DWELLING UNITS PROPOSED: 8 CLUSTER LOTS  
 DEOS REQUIRED: 4
4. THE SENDING PARCEL FOR THIS SUBDIVISION WILL BE THE HOLTZINGER PROPERTY.
5. THE PROJECT BOUNDARY IS BASED ON A SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED AUGUST 2001.
6. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHY SURVEY BY FREDERICK WARD ASSOCIATES, DATED AUGUST 2001.
7. WATER FOR THIS PROJECT WILL BE PUBLIC AND SEWER WILL BE PRIVATE. WATER WILL PROVIDED THROUGH CONTR. NO. 44-3480.
8. STORM WATER MANAGEMENT TO BE PROVIDED FOR THE DEVELOPMENT. THE STORMWATER MANAGEMENT FACILITY IS HAZARD CLASS 'A' AND DOES NOT QUALIFY AS A MD-378 FACILITY. THE MICROPOOL EXTENDED DETENTION POND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
9. THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THEIR SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
10. STREAMS AND WETLANDS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCES, DATED SEPTEMBER 2001.
11. THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON ANALYSIS PERFORMED BY FREDERICK WARD ASSOCIATES, DATED APRIL 2002.
12. FOREST CONSERVATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, DATED APRIL 2002.  
 FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY A FOREST CONSERVATION RETENTION EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL 'A' IN THE AMOUNT OF 6.26 AC, AND A TREE-IN-LIEU IN THE AMOUNT OF \$3,267.00 FOR THE REQUIRED 0.15 AC OF REQUIRED REFORESTATION. A FINANCIAL SURETY IN THE AMOUNT OF \$54,550.60 WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT. TOTAL FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION IS 6.41 AC.
13. A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, DATED MARCH 29, 2002.
14. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. FINANCIAL SURETY FOR THE REQUIRED 23 SHADE TREES AND 2 EVERGREEN TREES IN THE AMOUNT OF \$7200.00 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
15. STREET LIGHTING IS NOT REQUIRED FOR THIS SITE.
16. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
17. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
18. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
19. STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
20. NON-BUILDABLE PRESERVATION PARCEL 'A' TO BE PRIVATELY OWNED AND MAINTAINED WITH THE HOA AND HOWARD COUNTY TO BE THE EASEMENT HOLDERS. NON-BUILDABLE PRESERVATION PARCEL 'B' TO BE OWNED AND MAINTAINED BY THE HOA WITH ONE EASEMENT HOLDER.
21. EXISTING STRUCTURES ON LOT 4 ARE TO REMAIN. NO ADDITIONS OR EXPANSIONS ARE ALLOWED UNLESS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS.
22. A NOISE STUDY WAS PREPARED BY FREDERICK WARD ASSOCIATES, DATED SEPTEMBER 2001.
23. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS, AND THE FOREST CONSERVATION EASEMENTS.
24. LOTS 3-6 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. 8-6.08 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
25. FREDERICK ROAD (MARYLAND ROUTE 144) IS A SCENIC ROAD.
26. TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS.
27. THIS SITE HAS BEEN SUBDIVIDED IN ACCORDANCE WITH CLUSTER SUBDIVISION PROVISIONS OF SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.
28. THIS SUBDIVISION COMPLIES WITH THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 90-2001.
29. WATER SERVICE TO LOTS 1-3 AND LOTS 5-8 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122(b) OF THE HOWARD COUNTY CODE. PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 44-3480.
30. REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOTS 3-6 SHALL BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND RIGHT-OF-WAY OF COTTAGE FARM LANE.
31. THE PURPOSE OF NON-BUILDABLE PRESERVATION PARCEL 'A' IS TO PRESERVE EXISTING FOREST, STREAMS, STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS. THE PURPOSE OF NON-BUILDABLE PRESERVATION PARCEL 'B' IS TO CONSTRUCT A STORMWATER MANAGEMENT FACILITY FOR THIS SUBDIVISION.
32. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.

LOCATION PLAN  
 SCALE: 1"=100'

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

OWNER/DEVELOPER  
 TRINITY QUALITY HOMES, INC.  
 3675 PARK AVE., STE. 301  
 ELLICOTT CITY, MARYLAND  
 21043

**COVER SHEET**  
**HOMESTEAD**  
 LOTS 1-8 AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

TAX MAP 16 BLOCKS 15, 16, 21 & 22 PARCELS '94' & '259'  
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 REF.: F-02-41, F-02-42

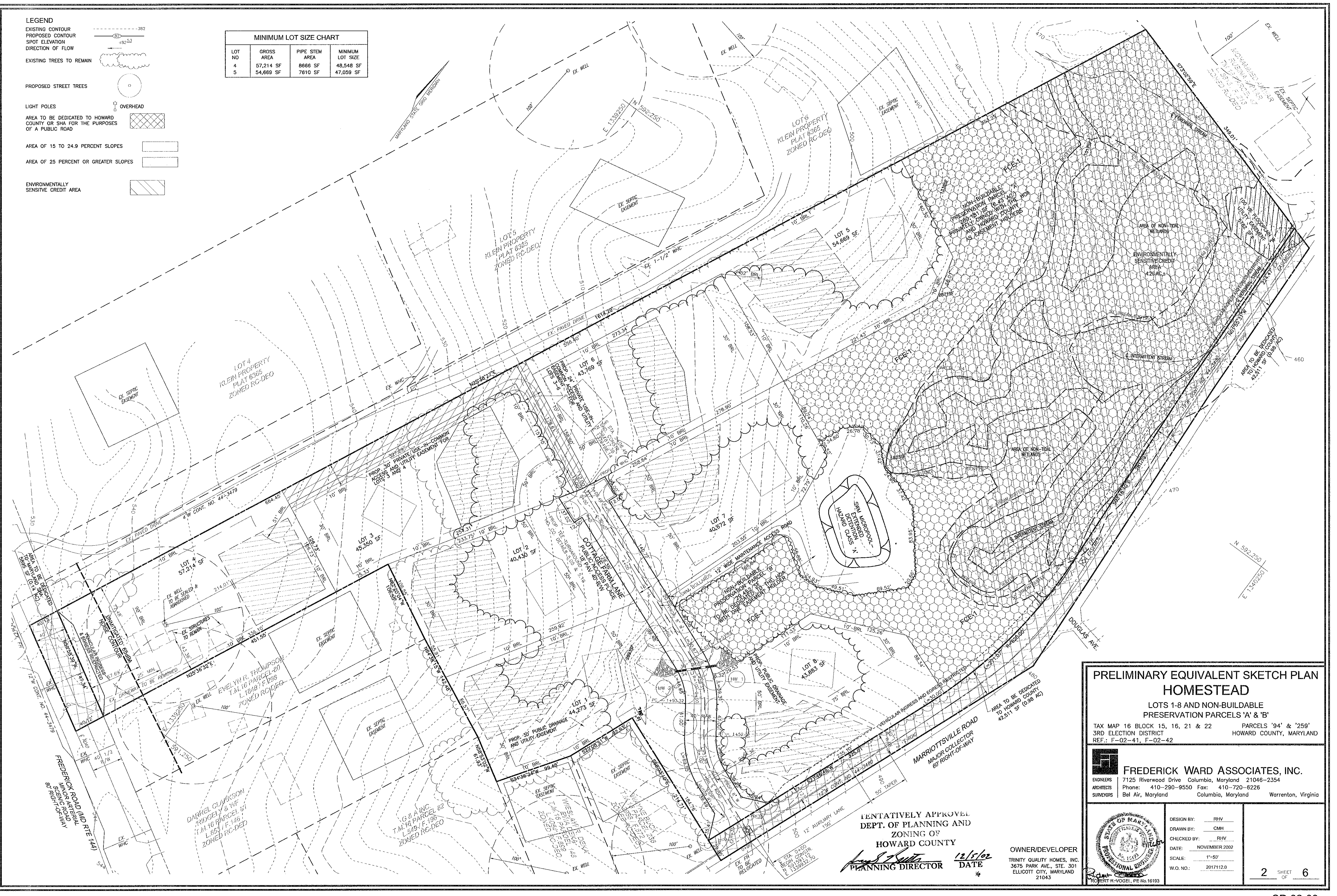
**FREDERICK WARD ASSOCIATES, INC.**  
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226  
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHW	DRAWN BY: CMH
CHECKED BY: RHW	DATE: NOVEMBER 2002
SCALE: AS SHOWN	W.O. NO.: 2017112.0

1 SHEET OF 6

- LEGEND**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - SPOT ELEVATION
  - DIRECTION OF FLOW
  - EXISTING TREES TO REMAIN
  - PROPOSED STREET TREES
  - LIGHT POLES
  - AREA TO BE DEDICATED TO HOWARD COUNTY OR SMA FOR THE PURPOSES OF A PUBLIC ROAD
  - AREA OF 15 TO 24.9 PERCENT SLOPES
  - AREA OF 25 PERCENT OR GREATER SLOPES
  - ENVIRONMENTALLY SENSITIVE CREDIT AREA

MINIMUM LOT SIZE CHART			
LOT NO	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
4	57,214 SF	8686 SF	48,548 SF
5	54,669 SF	7610 SF	47,059 SF



**PRELIMINARY EQUIVALENT SKETCH PLAN  
HOMESTEAD**

LOTS 1-8 AND NON-BUILDABLE  
PRESERVATION PARCELS 'A' & 'B'

TAX MAP 16 BLOCK 15, 16, 21 & 22 PARCELS '94' & '259'  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REF.: F-02-41, F-02-42

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SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

PLANNING DIRECTOR *[Signature]* 12/5/02 DATE

OWNER/DEVELOPER  
TRINITY QUALITY HOMES, INC.  
3675 PARK AVE., STE. 301  
ELLCOTT CITY, MARYLAND  
21043

DESIGN BY: RHV  
DRAWN BY: CMH  
CHECKED BY: RHV  
DATE: NOVEMBER 2002  
SCALE: 1"=50'  
W.O. NO.: 2017112.0

2 SHEET OF 6

**LEGEND**

EXISTING CONTOUR -382  
 PROPOSED CONTOUR

EXISTING TREES TO REMAIN

STABILIZED CONSTRUCTION ENTRANCE

SUPER SILT FENCE SSF  
 EARTH DIKE ED A=1  
 LIMIT OF DISTURBANCE LOD

AREA OF 15 TO 24.9 PERCENT SLOPES

AREA OF 25 PERCENT OR GREATER SLOPES

EROSION CONTROL MATTING ECM

AREA TO BE DEDICATED TO HOWARD COUNTY OR SHA FOR THE PURPOSES OF A PUBLIC ROAD

SOILS DIVIDE

PROPOSED STREET TREES

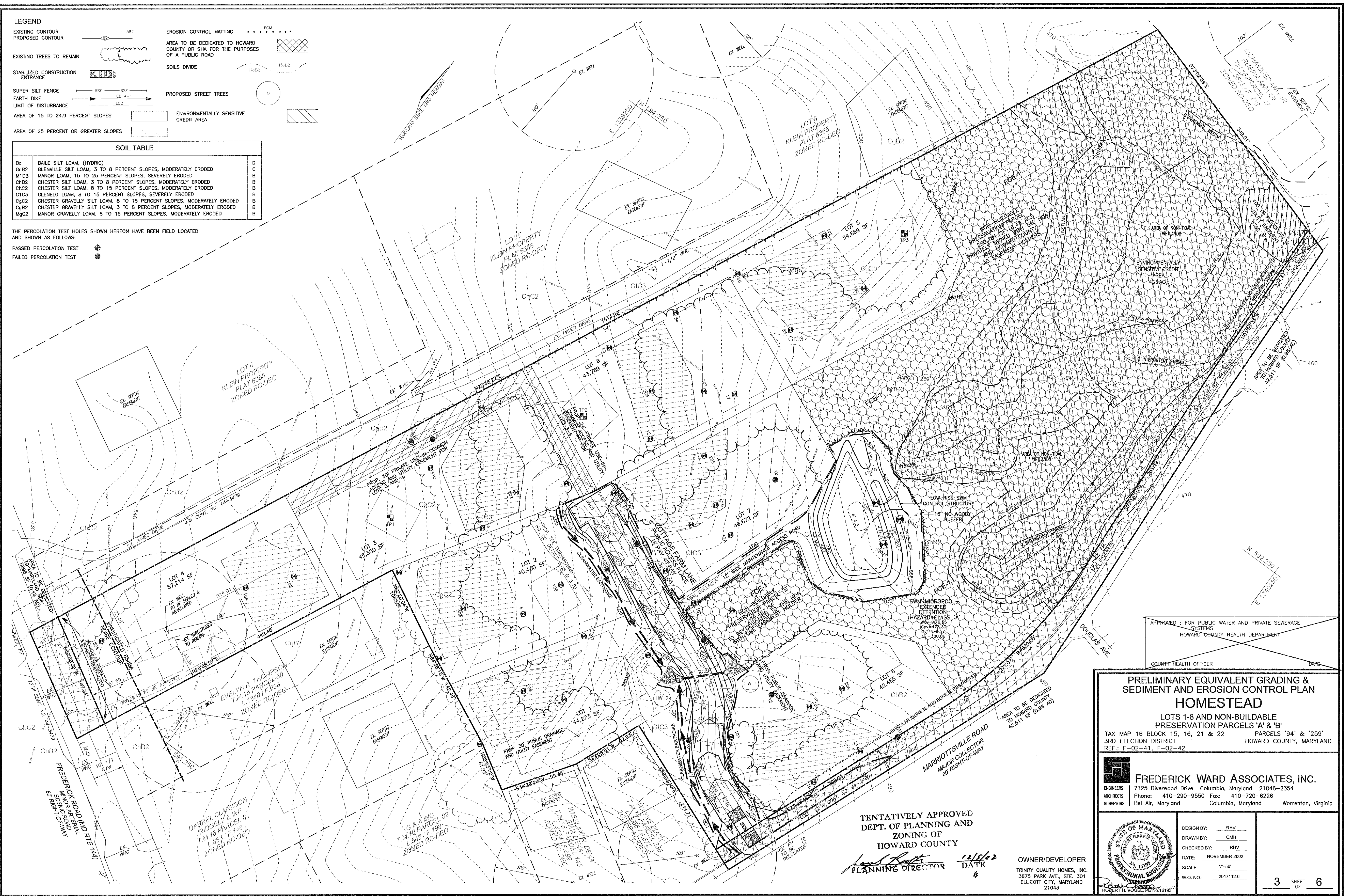
ENVIRONMENTALLY SENSITIVE CREDIT AREA

SOIL TABLE		
Bs	BAILE SILT LOAM, (HYDRIC)	D
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
M1D3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
ChB2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
ChC2	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
G1C3	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
CgC2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
CgB2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MgC2	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B

THE PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS FOLLOWS:

PASSED PERCOLATION TEST

FAILED PERCOLATION TEST



APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY EQUIVALENT GRADING & SEDIMENT AND EROSION CONTROL PLAN HOMESTEAD**

LOTS 1-8 AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'

TAX MAP 16 BLOCK 15, 16, 21 & 22 PARCELS '94' & '259'  
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 REF.: F-02-41, F-02-42

**FREDERICK WARD ASSOCIATES, INC.**  
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226  
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY:          RHV  
 DRAWN BY:          CMH  
 CHECKED BY:          RHV  
 DATE:          NOVEMBER 2002  
 SCALE:          1"=50'  
 W.O. NO.:          2017112.0

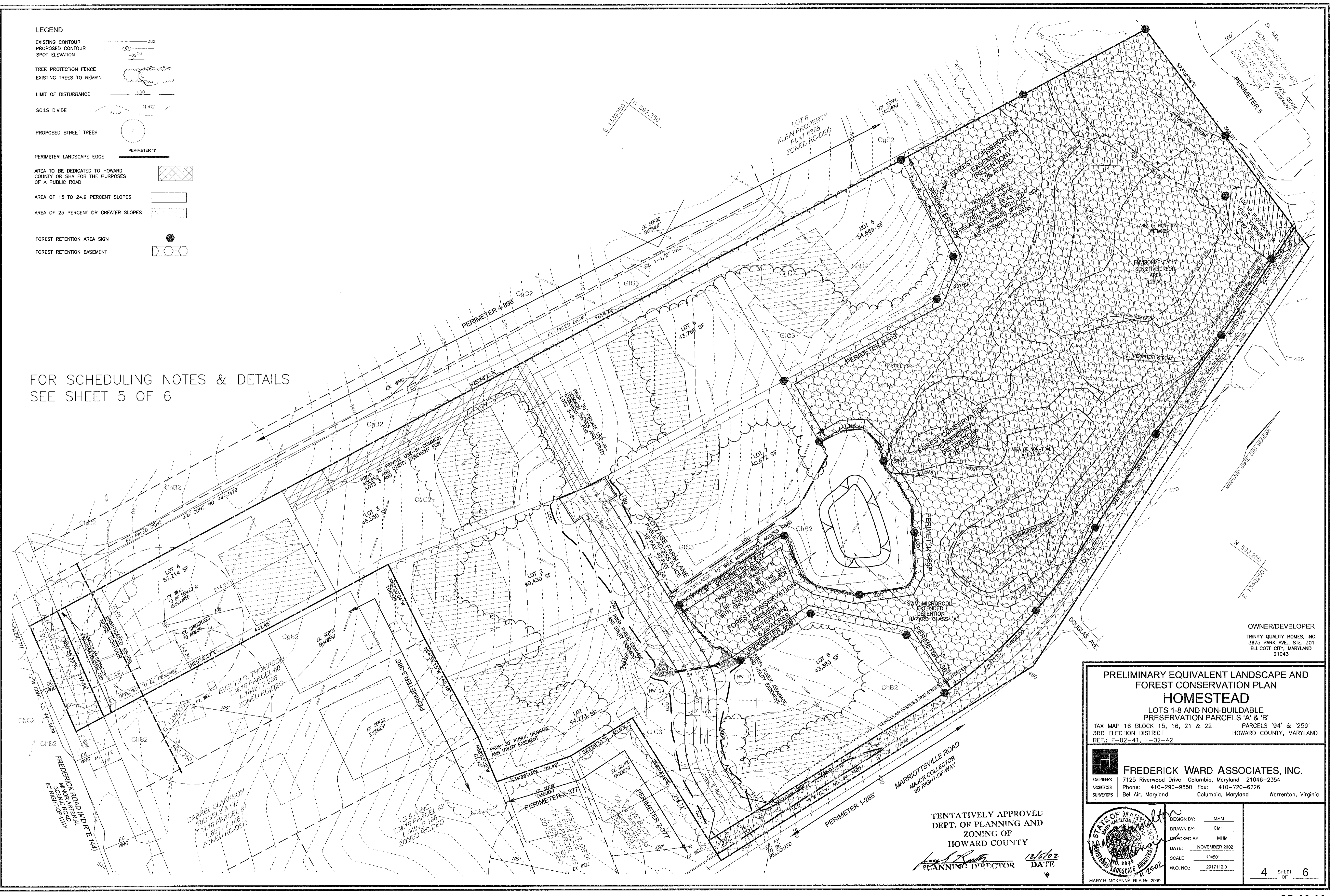
3 SHEET OF 6

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR          DATE          12/5/02

OWNER/DEVELOPER  
 TRINITY QUALITY HOMES, INC.  
 3875 PARK AVE., STE. 301  
 ELLICOTT CITY, MARYLAND  
 21043

- LEGEND**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - SPOT ELEVATION
  - TREE PROTECTION FENCE
  - EXISTING TREES TO REMAIN
  - LIMIT OF DISTURBANCE
  - SOILS DIVIDE
  - PROPOSED STREET TREES
  - PERIMETER LANDSCAPE EDGE
  - AREA TO BE DEDICATED TO HOWARD COUNTY OR SHA FOR THE PURPOSES OF A PUBLIC ROAD
  - AREA OF 15 TO 24.9 PERCENT SLOPES
  - AREA OF 25 PERCENT OR GREATER SLOPES
  - FOREST RETENTION AREA SIGN
  - FOREST RETENTION EASEMENT

FOR SCHEDULING NOTES & DETAILS  
SEE SHEET 5 OF 6



OWNER/DEVELOPER  
TRINITY QUALITY HOMES, INC.  
3675 PARK AVE., STE. 301  
ELLCOTT CITY, MARYLAND  
21043

**PRELIMINARY EQUIVALENT LANDSCAPE AND FOREST CONSERVATION PLAN**  
**HOMESTEAD**  
LOTS 1-8 AND NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B'  
TAX MAP 16 BLOCK 15, 16, 21 & 22 PARCELS '94' & '259'  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
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TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY  
PLANNING DIRECTOR *[Signature]* 12/31/02  
DATE

DESIGN BY: MHM  
DRAWN BY: CMH  
CHECKED BY: MHM  
DATE: NOVEMBER 2002  
SCALE: 1"=50'  
W.O. NO.: 2017112.0

4 SHEET OF 6

MARY H. MCKENNA, R.L.A. No. 2039

HOWARD COUNTY  
FOREST CONSERVATION WORKSHEET

SCHEDULE A  
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES						
	1 A	2 A	3 A	4 A	5 A	6 A	7 A		
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	B								
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	285'	377'	385'	898'	509'	657'	361'		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	Yes* 285'	Yes* 165'	Yes* 311'	No	Yes* 509'	Yes* 657'	Yes* 361'		
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	No	No	No	No	No	No	No		
NUMBER OF PLANTS REQUIRED		212'	74'	1:60 15	1:60 0	1:60 0	1:60 0		
SHADE TREES	1:50 0	1:60 4	1:60 2	--	--	--	--		
EVERGREEN TREES	1:40 0	--	--	--	--	--	--		
SHRUBS	--	--	--	--	--	--	--		
NUMBER OF PLANTS PROVIDED		4	2	15	0	0	0		
SHADE TREES	0	4	2	15	0	0	0		
EVERGREEN TREES	0	--	--	--	--	--	--		
OTHER TREES (2:1 SUBSTITUTION)	--	--	--	--	--	--	--		
SHRUBS (10:1 SUBSTITUTION)	--	--	--	--	--	--	--		
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)									

\* EXISTING WOODS TO REMAIN

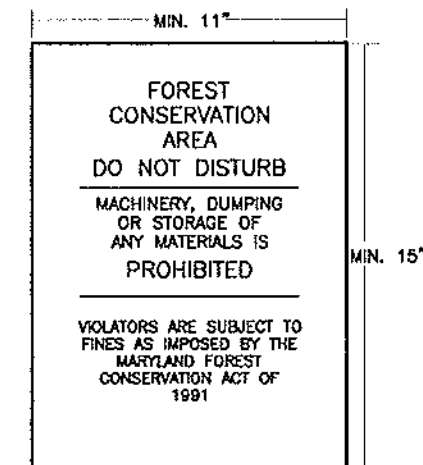
SCHEDULE D: STORMWATER MANAGEMENT  
AREA LANDSCAPING

LINEAR FEET OF PERIMETER	575 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES* 480'
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED	(95')
SHADE TREES	2 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	2 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES
SHRUBS	

\* EXISTING WOODS TO REMAIN

GENERAL NOTES:

- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$7200.00 FOR 23 SHADE TREES AND 2 EVERGREEN TREES.

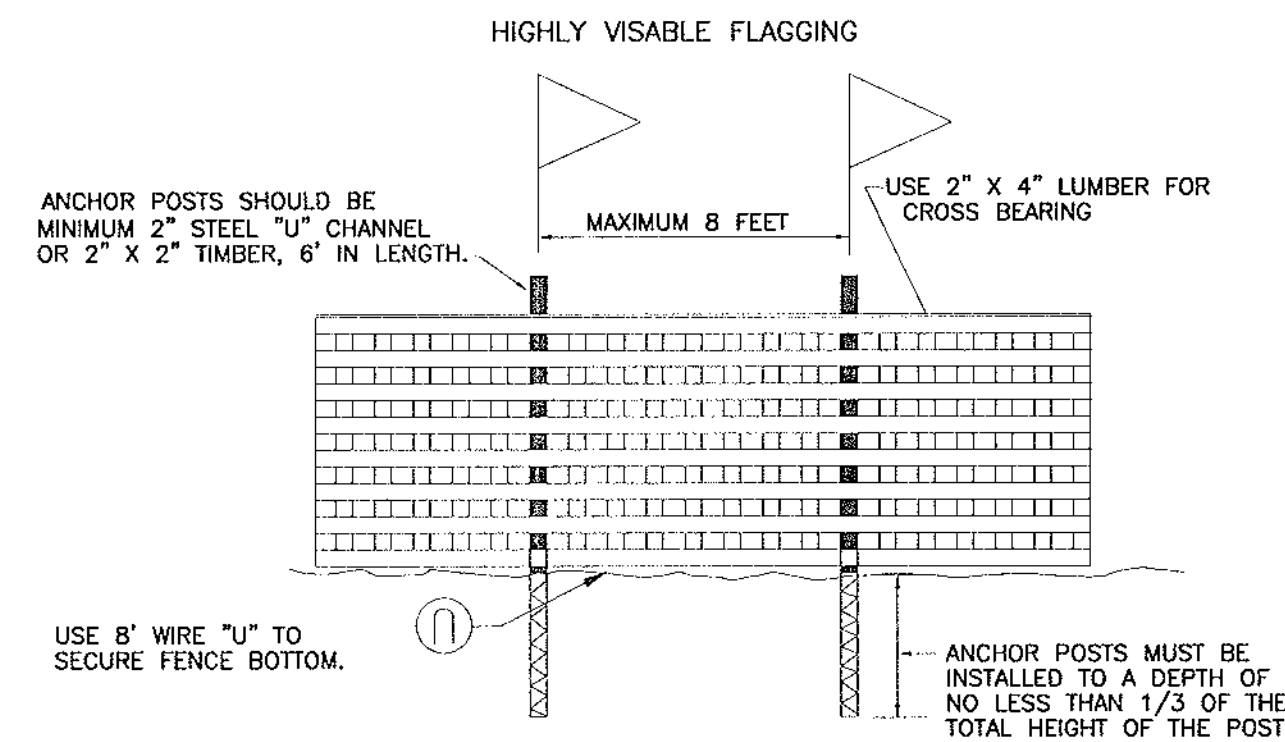


NOTE:

- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
- SIGNS TO BE PLACED APPROXIMATELY 100' FEET APART, CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

FOREST CONSERVATION AREA SIGN

NIS



NOTES:

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

BLAZE ORANGE PLASTIC MESH  
TYPICAL TREE PROTECTION FENCE DETAIL

NIS

ZONED RC-DEO

NET TRACT AREA:

A. TOTAL TRACT AREA	17.01 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.13 AC
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00 AC
D. NET TRACT AREA	16.88 AC

LAND USE CATEGORY

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-ED.

ARA	MDR	IDA	HDR	MPD	CIA
0	1	0	0	0	0

E. AFFOREST THRESHOLD	15% X D = 3.38 AC
F. CONSERVATION THRESHOLD	20% X D = 4.22 AC

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	=	15.03 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	=	11.65 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	=	10.81 AC

BREAK EVEN POINT:

$$(2 \times 10.81) + 4.22 = \text{BREAK EVEN POINT (6.38 AC)}$$

J. FOREST RETENTION WITH NO MITIGATION	=	6.38 AC
K. CLEARING PERMITTED WITHOUT MITIGATION	=	8.65 AC

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED	=	8.77 AC
M. TOTAL AREA OF FOREST TO BE RETAINED	=	6.28 AC

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (L X 25)	=	2.19 AC
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	=	0.00 AC
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD (M-F)	=	2.04 AC
R. TOTAL REFORESTATION REQUIRED (N+P-Q)	=	0.15 AC
S. TOTAL AFFORESTATION REQUIRED	=	0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	=	0.15 AC

NOTES:

- THE PROPERTY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN AUGUST 2001.
- THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY FREDERICK WARD AND ASSOCIATES, INC. IN AUGUST 2001.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH THE CREATION OF A FOREST CONSERVATION RETENTION EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL 'A' IN THE AMOUNT OF 6.28 ACRES AND A FEE-IN LIEU FOR THE REQUIRED 0.15 AC. OF REFORESTATION. TOTAL FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION IS 6.41 AC.

FOREST CONSERVATION NARRATIVE

- ENVIRONMENTALLY SENSITIVE FEATURES HAVE BEEN SUBSTANTIALLY RETAINED IN NON-BUILDABLE PRESERVATION PARCEL 'A' IN THE AMOUNT OF 6.28 ACRES.

FOREST PROTECTION NOTES

PRE-CONSTRUCTION ACTIVITIES

- FOR RETENTION AREAS, INSTALL BLAZE ORANGE FENCE AND RETENTION SIGNS BEFORE CONSTRUCTION BEGINS.
- FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
- A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNE TREES AS REQUIRED. WATER ANY ROOT-PRUNED TREES IMMEDIATELY AFTER ROOT-PRUNING AND MONITOR FOR SIGNS OF STRESS DURING CONSTRUCTION.

CONSTRUCTION PHASE

- NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.
- NO EQUIPMENT SHALL BE OPERATED INSIDE THE TREE RETENTION AREA INCLUDING TREE CANOPIES.
- IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.

POST-CONSTRUCTION ACTIVITIES

- AT THE DIRECTION OF A QUALIFIED TREE CARE EXPERT, DAMAGES TO RETAINED TREES SHALL BE REPAIRED BY THE CONTRACTOR.
- FENCE REMOVAL AND STABILIZATION SHALL BE AS PER THE SEDIMENT AND EROSION CONTROL PLAN.
- DO NOT REMOVE SIGNS.

COST ESTIMATE: (For bonding purposes, only)

RETENTION OF 6.26 AC. (272,753 SF X 0.20) \$54,550.60

FEE-IN-LIEU FOR THE REQUIRED 0.15 AC. OF REFORESTATION \$3,267.00 (6534 SF X 0.50)

SURETY NOTE

FINANCIAL SURETY IN THE AMOUNT OF \$54,550.60 WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT.

OWNER/DEVELOPER  
TRINITY QUALITY HOMES, INC.  
3675 PARK AVE., STE. 301  
ELICOTT CITY, MARYLAND  
21043

LANDSCAPE AND FOREST CONSERVATION  
NOTES AND DETAILS

HOMESTEAD

LOTS 1-8 AND NON-BUILDABLE  
PRESERVATION PARCELS 'A' & 'B'

TAX MAP 16 BLOCK 15, 16, 21 & 22 PARCELS '94' & '259'  
3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
REF.: F-02-41, F-02-42



FREDERICK WARD ASSOCIATES, INC.

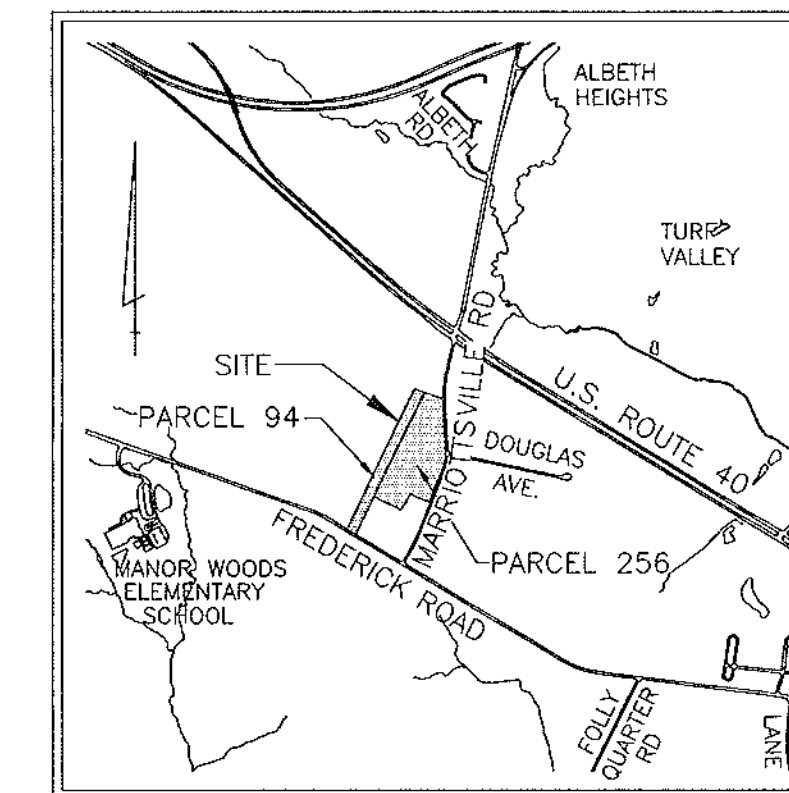
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226  
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*James L. Smith*  
PLANNING DIRECTOR 12/3/02  
DATE



DESIGN BY: RHW  
DRAWN BY: CMH  
CHECKED BY: RHW  
DATE: NOVEMBER 2002  
SCALE: AS SHOWN  
W.O. NO.: 2017112.0

5 SHEET OF 6



VICINITY MAP  
SCALE 1" = 2000'

**GENERAL NOTES**

- THE CONTOURS SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY PREPARED BY FREDERICK WARD ASSOCIATES INC. IN MARCH 2001.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES INC. IN AUGUST 2001.
- ALL EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 100' OF THE PROJECT BOUNDARIES HAVE BEEN SHOWN.
- THE PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS FOLLOWS:  
  - PASSED PERCOLATION TEST
  - FAILED PERCOLATION TEST
- TOTAL SITE AREA: 17.01 ACRES±
- THE PROPOSED LOTS SHOWN HEREON ARE LOCATED WITHIN THE PLANNED WATER SERVICE AREA AND WILL BE SERVED BY PUBLIC WATER.
- THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELL ON LOT 4 (PROPOSED) WILL BE PROPERLY ABANDONED AND SEALED BY A LICENSED WELL DRILLER PRIOR TO SUBMITTAL OF THE RECESSED PLAN FOR SIGNATURE.



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

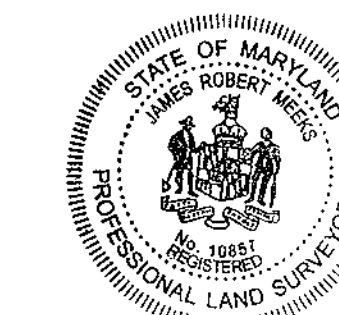
*James R. Meeks*  
PLANNING DIRECTOR 12/15/02  
DATE

OWNER  
MICHAEL L. PFAU  
7320 GRACE DRIVE  
COLUMBIA, MARYLAND  
21044

PERCOLATION CERTIFICATION

I CERTIFY THAT THE LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND BEST AVAILABLE RECORDS DONE UNDER MY DIRECT SUPERVISION, AND ARE CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

*James R. Meeks*  
JAMES ROBERT MEEKS, LAND SURVEYOR NO. 10857 11/04/02  
DATE

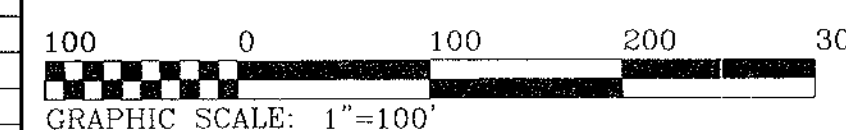


SOIL TABLE		
R1a	BAILE SILT LOAM	D
G1B2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
M1B3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
C1B2	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
C1C3	GLENNLO LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
C1C2	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
C1B2	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWAGE SYSTEMS  
*SRK* 11/20/02  
COUNTY HEALTH OFFICER SRK DATE

**FREDERICK WARD ASSOCIATES, INC.**  
7125 Riverwood Drive Columbia, Maryland 21046-2354  
Engineers Architects Surveyors  
Phone: 410-290-9550 Fax: 410-720-6226  
Bel Air, Maryland Warrenton, Virginia

REVISIONS



REVISED  
**PERCOLATION CERTIFICATION PLAN**  
OF TAX MAP 16, PARCELS 94 & 259  
**HOMESTEAD**  
3rd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

DATE 10/31/02  
SCALE 1"=100'  
DESIGNED BY R.H.V.  
DRAWN BY M.D.M.

DRAWING NO. PERCLT1031.DWG  
SHEET 6 OF 6  
FWA JOB NO. 2017112