

**GENERAL NOTES**

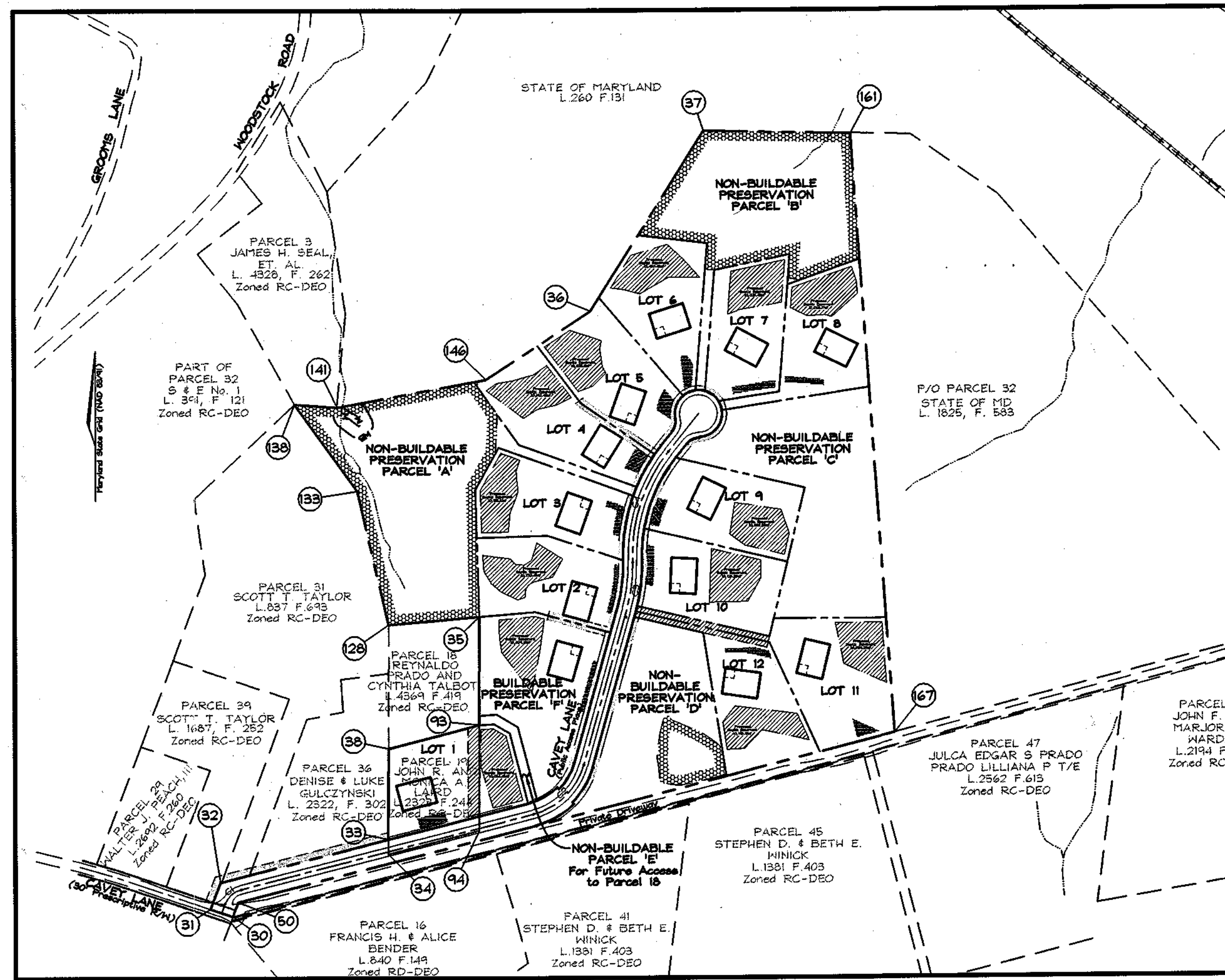
- This plan is subject to compliance with the 5th Edition of the Howard County Subdivision Regulations and the recently amended Howard County Zoning Regulations pursuant to Council Bill 50-2001.
- Subject property zoned "RC-DEO" per 10/18/95 Comprehensive Zoning Plan.
- Private water and sewer will be used within this site.
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- ██████ This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells and septic fields within 100' of property's boundary have been shown where pertinent.
- The septic fields are located on soil types BcC2, BcC3, MIB2, MIC2, MIC3, MID2 and MGC2 as per the soil survey of Howard County, Soils Map #3.
- All percolation test holes and their elevations have been field located by C.B. Miller and Associates, registered land surveyor.
- On-site topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in February, 2002 with two foot contours. Off-site and non-critical topography based on Howard County #93 Aerial Topographic Surveys with five foot contours.
- All wells to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered "government delay" if the well drilling holds up the Health Department signature of the record plat. If a well success rate is accomplished at various locations within the site, the developer shall have the option to request relief from drilling the remaining wells prior to plat recordation.
- Existing septic system on proposed lots 1, 3, & 9 to be properly abandoned per Health Department requirements prior to submittal of record plat for signature.
- Existing structures on-site to be removed prior to submittal of record plat for signature. Except that the existing dwelling on Proposed Lot 1 to be removed after plat recordation.
- Proposed well on lot 9 to be drilled at furthest point from abandoned septic on lot 9.
- Ground water appropriation permit must be issued prior to Record Plat submission and/or prior to drilling wells.
- A.P.F.O. traffic study prepared by Street Traffic Studies, Ltd., October 9, 2002.
- Wetlands delineation and report and Forest Stand delineation prepared by Exploration Research Inc.
- The project is not within the metropolitan district.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 101A and 17AB were used for this project.
- S.W.M. for Cpv and May is provided in a Surface Sand Filter facility and Rev will be provided for in grass swales. The facility will be privately owned and maintained by the H.O.A.
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers.
- The geotechnical report for this project was prepared by Geo-Technology Associates, Inc. dated September 17, 2002.
- Street trees along Covey Lane and perimeter landscaping will be shown at Final Plan stage.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- Non-Buildable Parcel 'E' is created to provide access to adjacent parcel 18, parcel 'E' will be transferred to the owners of Parcel 18 after Plat Recordation.
- This project is subject to waiver petition WP-03-148 in which on July 11, 2003 the Planning Director approved a waiver from section 6.119 (e)(5) to allow the proposed Right of Way of Covey Lane to tie into existing Covey Lane without the required 25 foot truncations on either side of the Right of Way.

**DENSITY CALCULATIONS**

- Gross Tract area: 27.85± ac.± (Parcel 32 = 26.85± ac.±; Parcel 19 = 1.000 ac.±)
- Area of Steep Slopes: 1.950 Ac.
- Net Tract Area: 26.00± Ac.
- Base Density: 27.85±/26.00± = 6.55 Units; therefore 6 Units
- Max. Density: 26.00±/2 = 13
- Total Number of GEO Units Required: 7 Units
- Area of Public Road R/W: 1.856 Ac.
- Total Area of Lots: 13.795 Ac.
- Total Area of Preservation Parcels: 12.098 Ac.
- Total Area of Non-Buildable Parcel: 0.110 Ac.

# PRELIMINARY EQUIVALENT SKETCH PLAN DASCHUK PROPERTY

## LOTS 1-12, NON-BUILDABLE PRESERVATION PARCELS 'A'-'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE PRESERVATION PARCEL 'F' HOWARD COUNTY, MARYLAND



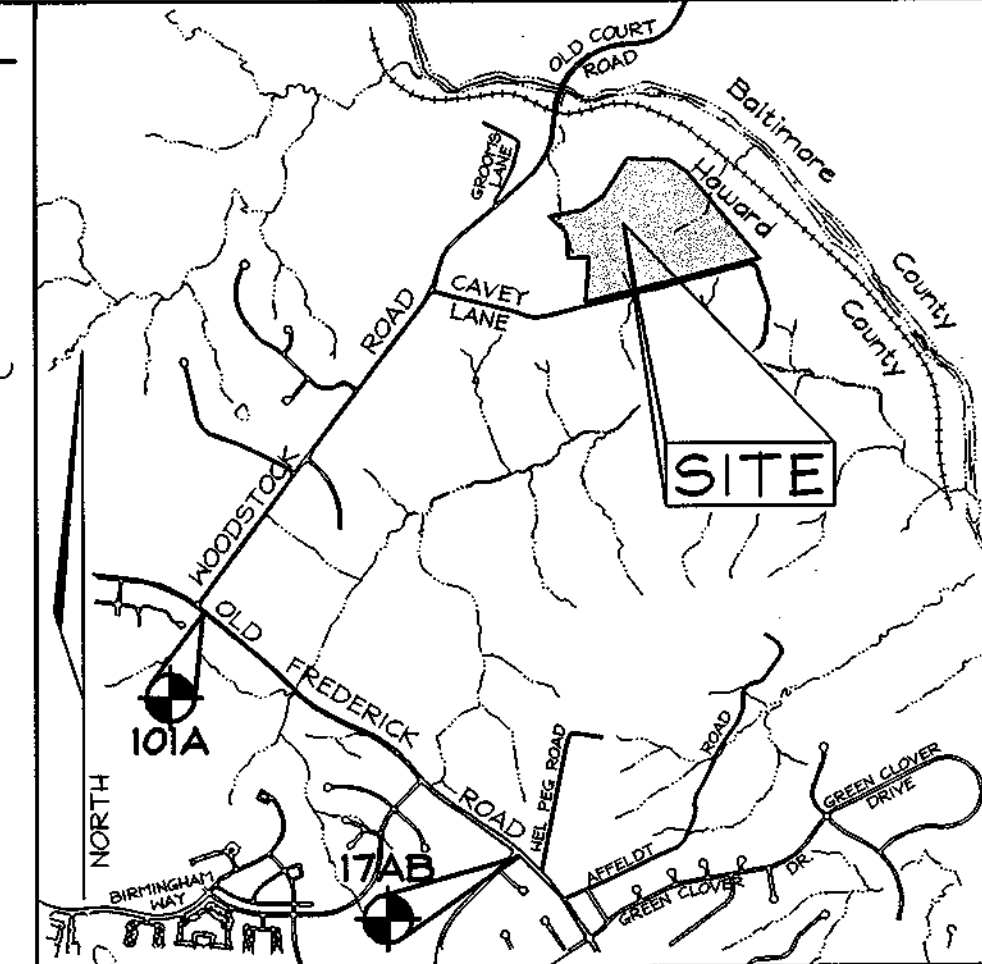
**LOCATION MAP**  
SCALE: 1"=200'

| POINT | NORTHING     | EASTING        |
|-------|--------------|----------------|
| 30    | 604,043.6206 | 1,348,835.5360 |
| 31    | 604,059.7653 | 1,348,788.2143 |
| 32    | 604,116.4541 | 1,348,809.7915 |
| 33    | 604,208.1630 | 1,349,166.6660 |
| 34    | 604,176.0687 | 1,349,166.5423 |
| 35    | 604,683.2609 | 1,349,360.9288 |
| 36    | 605,334.5204 | 1,349,598.2998 |
| 37    | 605,719.1419 | 1,349,839.3405 |
| 38    | 604,401.5613 | 1,349,167.3581 |
| 50    | 604,074.4620 | 1,348,847.2751 |
| 94    | 604,226.9654 | 1,349,359.9514 |
| 128   | 604,666.4892 | 1,349,168.0731 |
| 133   | 604,951.2477 | 1,349,103.1525 |
| 138   | 605,136.1796 | 1,348,969.7484 |
| 141   | 605,129.4493 | 1,349,060.5637 |
| 146   | 605,188.6064 | 1,349,376.0203 |
| 161   | 605,712.7528 | 1,350,151.1937 |
| 167   | 604,432.9214 | 1,350,242.1778 |

| POINT | NORTHING     | EASTING      |
|-------|--------------|--------------|
| 30    | 184,112.8638 | 411,125.8936 |
| 31    | 184,117.7847 | 411,111.4699 |
| 32    | 184,135.0635 | 411,118.0467 |
| 33    | 184,163.0164 | 411,226.8223 |
| 34    | 184,153.2340 | 411,226.7845 |
| 35    | 184,307.8265 | 411,286.0337 |
| 36    | 184,506.3308 | 411,358.3845 |
| 37    | 184,623.5637 | 411,431.8538 |
| 38    | 184,221.9643 | 411,227.0332 |
| 50    | 184,122.2643 | 411,129.4717 |
| 94    | 184,168.7474 | 411,285.7358 |
| 128   | 184,302.7145 | 411,227.2511 |
| 133   | 184,389.5091 | 411,207.4633 |
| 138   | 184,445.8764 | 411,166.8016 |
| 141   | 184,443.8250 | 411,194.4822 |
| 146   | 184,461.8562 | 411,290.6336 |
| 161   | 184,621.6163 | 411,526.9069 |
| 167   | 184,231.5229 | 411,554.6389 |

**LEGEND**

- Existing Contour
- Proposed Contour
- Direction of Flow
- Existing Spot Elevation
- Proposed Spot Elevation
- Existing Trees
- Proposed Septic Easement
- Existing Septic Easement
- 15-24.99% Slopes
- 25-50% Slopes
- Wetlands
- Use-In-Common Access Easement
- Existing Perc Test (Passed)
- Existing Perc Test (Failed)
- Existing Dry Well



**VICINITY MAP**  
SCALE: 1"=2000'

**BENCHMARKS**

| Sta. | N            | E             | El.               |
|------|--------------|---------------|-------------------|
| 101A | 183,183.6767 | 410,060.5747  | 134,9374 (meters) |
| 17AB | 600,995.112  | 1,345,340.402 | 442.707 (feet)    |
|      | 182,403.4295 | 411,068.7508  | 155.1977 (meters) |
|      | 598,435.251  | 1,348,615.251 | 509.178 (feet)    |

**SHEET INDEX**

| DESCRIPTION   | SHEET No. |
|---|-----------|
| Cover Sheet   | 1 of 8    |
| Preliminary Equivalent Sketch Plan                                | 2 of 8    |
| Preliminary Equivalent Sketch Plan                                | 3 of 8    |
| Preliminary Grading, Landscaping, Sediment Control and Soils Plan | 4 of 8    |
| Preliminary Grading, Landscaping, Sediment Control and Soils Plan | 5 of 8    |
| Preliminary Forest Conservation Plan                              | 6 of 8    |
| Preliminary Forest Conservation Plan                              | 7 of 8    |
| Preliminary Forest Conservation Plan, Notes and Details           | 8 of 8    |

**CENTERLINE ROAD CURVE DATA**

| CURVE No. | RADIUS  | LENGTH  | DELTA     | CHORD BEARING    | CHORD LENGTH |
|-----------|---------|---------|-----------|------------------|--------------|
| C1        | 350.00' | 47.78'  | 54°25'00" | S 48°12'47.10" W | 45.38'       |
| C2        | 150.00' | 157.08' | 60°20'00" | N 45°59'17.10" E | 150.00'      |
| C3        | 350.00' | 106.27' | 17°23'46" | N 06°53'24.26" E | 105.86'      |
| C4        | 350.00' | 247.23' | 40°28'20" | N 18°25'41.35" E | 242.12'      |

**ROAD CLASSIFICATION**

| ROAD NAME  | CLASSIFICATION      | R/W       |
|------------|---------------------|-----------|
| Covey Lane | Public Access Place | 40' & 50' |

**MINIMUM LOT SIZE CHART**

| LOT NUMBER | GROSS AREA (sf) | PIPESTEM AREA (sf) | MINIMUM LOT SIZE |
|------------|-----------------|--------------------|------------------|
| 8          | 47,754.86±      | 2,551.68±          | 45,203.18±       |
| 11         | 61,207.91±      | 3,462.41±          | 57,745.50±       |
| 12         | 49,580.60±      | 1,795.94±          | 47,784.66±       |

**OWNER**

Edwina S. Daschuk  
10290 Covey Lane  
Woodstock, Md. 21163  
410.465.8298

**DEVELOPER**

Hailey Development L.C.  
3905 National Drive, Suite 105  
Burtsville, Maryland 20866  
301.476.7715

**COVER SHEET**

**DASCHUK PROPERTY**  
LOTS 1-12, NON-BUILDABLE PRESERVATION PARCELS 'A'-'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE PRESERVATION PARCEL 'F'  
Tax Map 11, Grid 13  
3rd Election District  
Howard County, Maryland

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



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

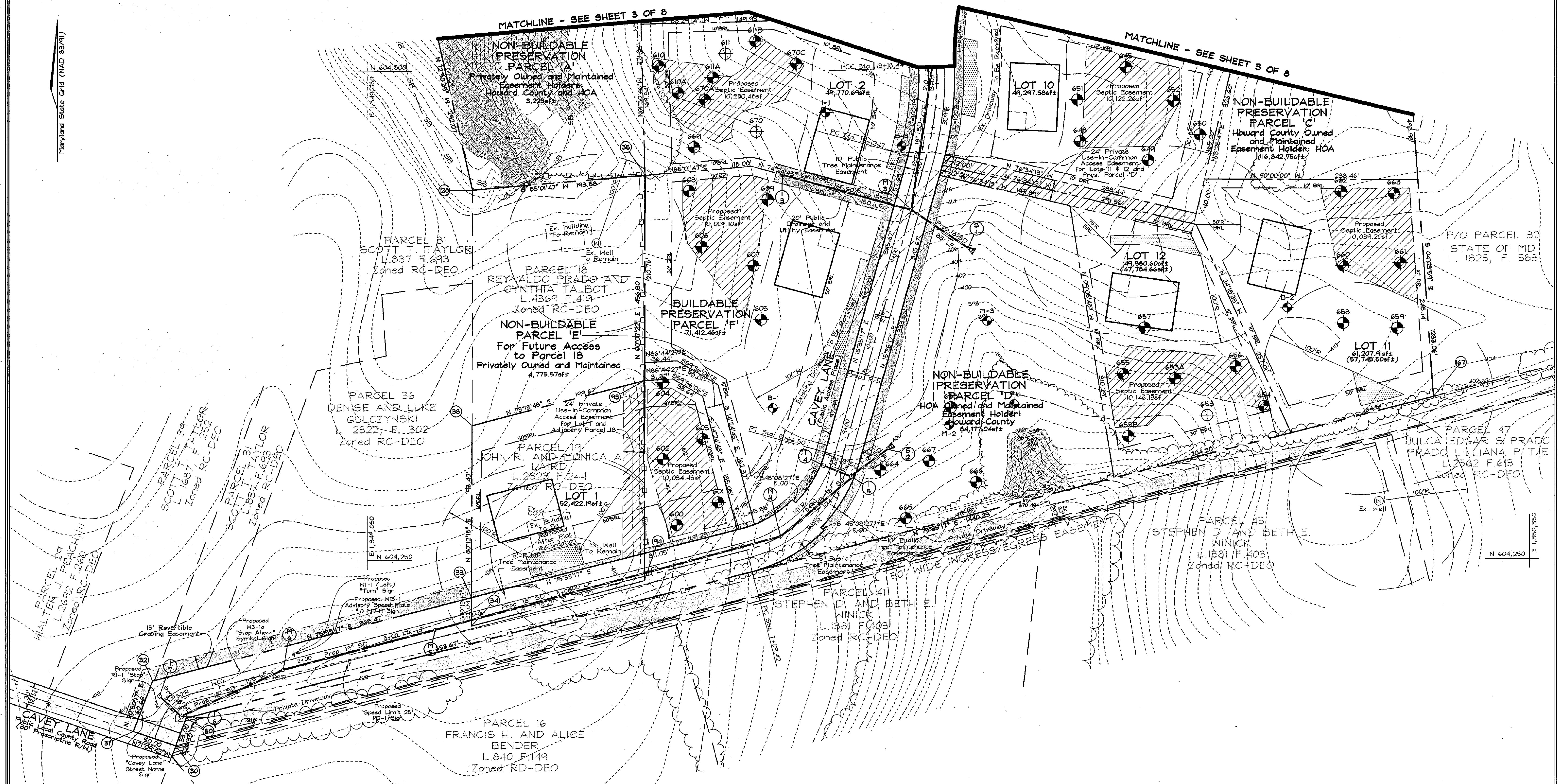
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DRAWN BY: AIY/KO  
CHECKED BY: ZYF  
SCALE: As Shown  
DATE: June 5, 2003  
W.O. No.: 3106  
SHEET No.: 1 OF 8

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
Lenny Borenstein, M.D., SRK  
COUNTY HEALTH OFFICER  
HOWARD COUNTY HEALTH DEPARTMENT  
7/22/03  
DATE

Maryland State Grid (NAD 83/91)

MATCHLINE - SEE SHEET 3 OF 8

MATCHLINE - SEE SHEET 3 OF 8



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

*Penny Bruner, M.D., P.H.* 7/22/03  
 COUNTY HEALTH OFFICER SRK/TN  
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

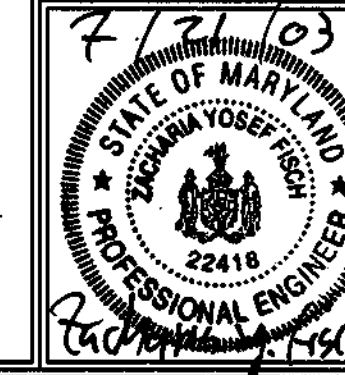
PLANNING DIRECTOR DATE

**OWNER**  
 Edwina S. Daschuk  
 10290 Cavey Lane  
 Woodstock, Md. 21163  
 410.465.8298

**DEVELOPER**  
 Hailey Development L.C.  
 3905 National Drive, Suite 105  
 Burtonsville, Maryland 20866  
 301.476.7715

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**DASCHUK PROPERTY**  
 LOTS 1-12, NON-BUILDABLE PRESERVATION PARCELS 'A'-'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE PRESERVATION PARCEL 'F'

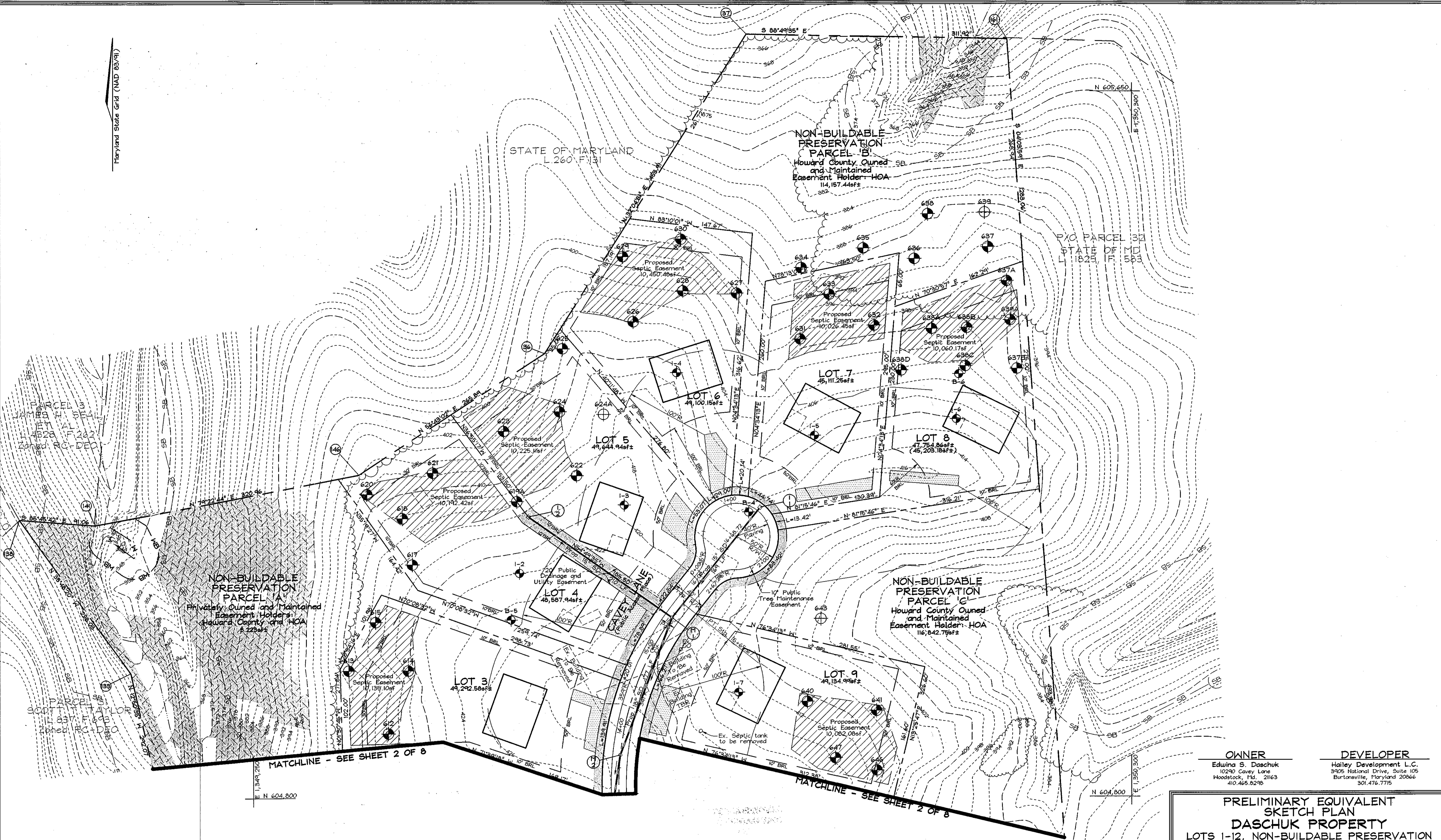
Tax Map 11, Grid 13  
 3rd Election District  
 Parcels 19 & 32  
 Howard County, Maryland



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

DESIGN BY: KO  
 DRAWN BY: AIT/KO  
 CHECKED BY: ZYF  
 SCALE: 1"=50'  
 DATE: June 5, 2003  
 P.L.O. No.: 3106  
 SHEET No.: 2 OF 8

Maryland State Grid (NAD 83/91)



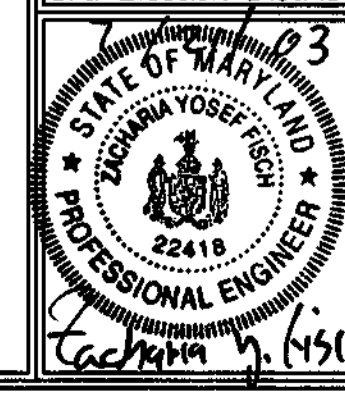
MATCHLINE - SEE SHEET 2 OF 8

MATCHLINE - SEE SHEET 2 OF 8

|   |   |
|---|---|
| <b>OWNER</b>  | <b>DEVELOPER</b>  |
| Edwina S. Daschuk<br>10240 Cavey Lane<br>Woodstock, Md. 21163<br>410.465.8298 | Hailey Development L.C.<br>3905 National Drive, Suite 105<br>Burtonsville, Maryland 20866<br>301.476.7715 |

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**DASCHUK PROPERTY**  
 LOTS 1-12, NON-BUILDABLE PRESERVATION PARCELS 'A'-D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE PRESERVATION PARCEL 'F'  
 Tax Map II Grid 13  
 3rd Election District  
 Parcels 19 & 32  
 Howard County, Maryland

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
*David H. Layer*  
 PLANNING DIRECTOR DATE  
 JJA

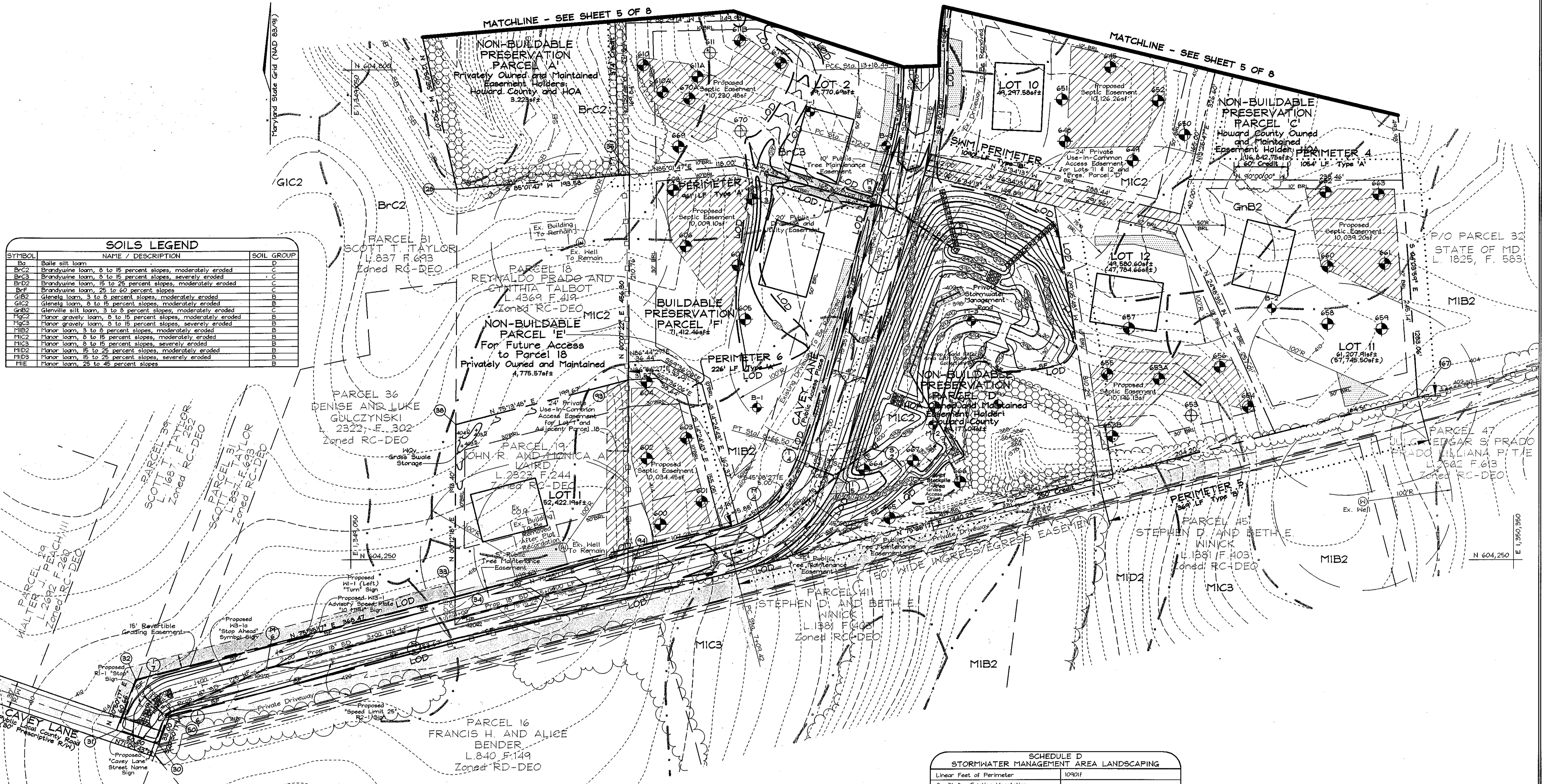


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 5315 Forest Street, Elkton City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: fsh@toednet.com

DESIGN BY: KO  
 DRAWN BY: AJY/KO  
 CHECKED BY: ZTF  
 SCALE: 1"=50'  
 DATE: June 5, 2003  
 P.L.O. No.: 3106  
 SHEET No.: 3 OF 8

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
*Penny Bovenstein M.D.* 7/22/03  
 COUNTY HEALTH OFFICER SRK/MB DATE  
 HOWARD COUNTY HEALTH DEPARTMENT

| SYMBOL | NAME / DESCRIPTION   | SOIL GROUP |
|--------|--|------------|
| Ba     | Baile silt loam  | D          |
| Bc2    | Brandywine loam, 8 to 15 percent slopes, moderately eroded     | C          |
| Bc3    | Brandywine loam, 8 to 15 percent slopes, severely eroded       | C          |
| Bd2    | Brandywine loam, 15 to 25 percent slopes, moderately eroded    | C          |
| BdF    | Brandywine loam, 25 to 60 percent slopes                       | C          |
| Gib2   | Glenela loam, 3 to 8 percent slopes, moderately eroded         | B          |
| Gic2   | Glenela loam, 8 to 15 percent slopes, moderately eroded        | B          |
| GnB2   | Glenville silt loam, 3 to 8 percent slopes, moderately eroded  | B          |
| Mic2   | Minor gravelly loam, 8 to 15 percent slopes, moderately eroded | B          |
| Mic3   | Minor gravelly loam, 8 to 15 percent slopes, severely eroded   | B          |
| Mib2   | Minor loam, 3 to 8 percent slopes, moderately eroded           | B          |
| Mic2   | Minor loam, 8 to 15 percent slopes, moderately eroded          | B          |
| Mic3   | Minor loam, 8 to 15 percent slopes, severely eroded            | B          |
| Mid2   | Minor loam, 15 to 25 percent slopes, moderately eroded         | B          |
| Mid3   | Minor loam, 15 to 25 percent slopes, severely eroded           | B          |
| Mie    | Minor loam, 25 to 45 percent slopes                            | B          |



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
 County Health Officer SRK/MLK 7/22/03 DATE  
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 Planning Director 6/5/03 DATE

- NOTES:
- Street trees along Cavey Lane and perimeter landscaping will be shown at Final Plan stage. See this sheet for Landscape Schedules.
  - Erosion Control Matting will be provided in all ditches on property.

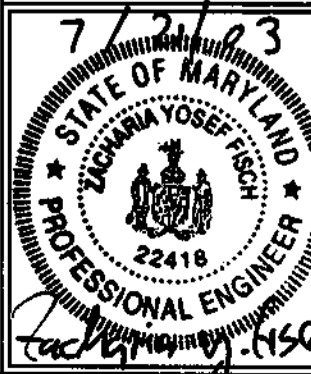
| SCHEDULE D<br>STORMWATER MANAGEMENT AREA LANDSCAPING                     |                                      |
|--|--------------------------------------|
| Linear Feet of Perimeter   | 10901f                               |
| Credit for Existing Vegetation (No, Yes and Linear Feet)                 | Yes, 2501f<br>8401f                  |
| Credit for other Landscaping (No, Yes and %)                             | N/A                                  |
| Number of Trees Required<br>Shade Trees (1:50)<br>Evergreen Trees (1:40) | 17 Shade Trees<br>27 Evergreen Trees |

OWNER: Edwina S. Daschuk  
 10240 Cavey Lane  
 Woodstock, Md. 21163  
 410.465.8296

DEVELOPER: Hailey Development L.C.  
 3905 National Drive, Suite 105  
 Burtonsville, Maryland 20866  
 301.476.7715

| SCHEDULE A<br>PERIMETER LANDSCAPE EDGE                                |                            |                                  |                   |                   |                   |                  |
|---|----------------------------|----------------------------------|-------------------|-------------------|-------------------|------------------|
| CATEGORY  | ADJACENT TO ROADWAYS       | ADJACENT TO PERIMETER PROPERTIES |                   |                   |                   |                  |
|   |                            | 1                                | 2                 | 3                 | 4                 | 6                |
| Perimeter/Frontage Designation  | B                          | A                                | A                 | A                 | A                 | A                |
| Linear Feet of Roadway Frontage/Perimeter                             | 369                        | 961                              | 1377              | 1242              | 1054              | 226              |
| Credit for Existing Vegetation (Yes, No, Linear Feet)                 | No                         | 374                              | 647               | 404               | 60                | No               |
| Remaining Perimeter Length  | No                         | 587                              | 730               | 838               | 914               | No               |
| Credit for Wall, Fence or Berm (Yes, No, Linear Feet)                 | No                         | No                               | No                | No                | No                | No               |
| Remaining Perimeter Length  | No                         | No                               | No                | No                | No                | No               |
| Number of Plants Required<br>Shade Trees<br>Evergreen Trees<br>Shrubs | 1:50 7<br>1:40 9<br>-<br>- | 1:60 10<br>-<br>-                | 1:60 12<br>-<br>- | 1:60 14<br>-<br>- | 1:60 17<br>-<br>- | 1:60 4<br>-<br>- |

PRELIMINARY GRADING, LANDSCAPING, SEDIMENT CONTROL AND SOILS PLAN  
 DASCHUK PROPERTY  
 LOTS 1-12, NON-BUILDABLE PRESERVATION PARCELS 'A'-'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE PRESERVATION PARCEL 'F'  
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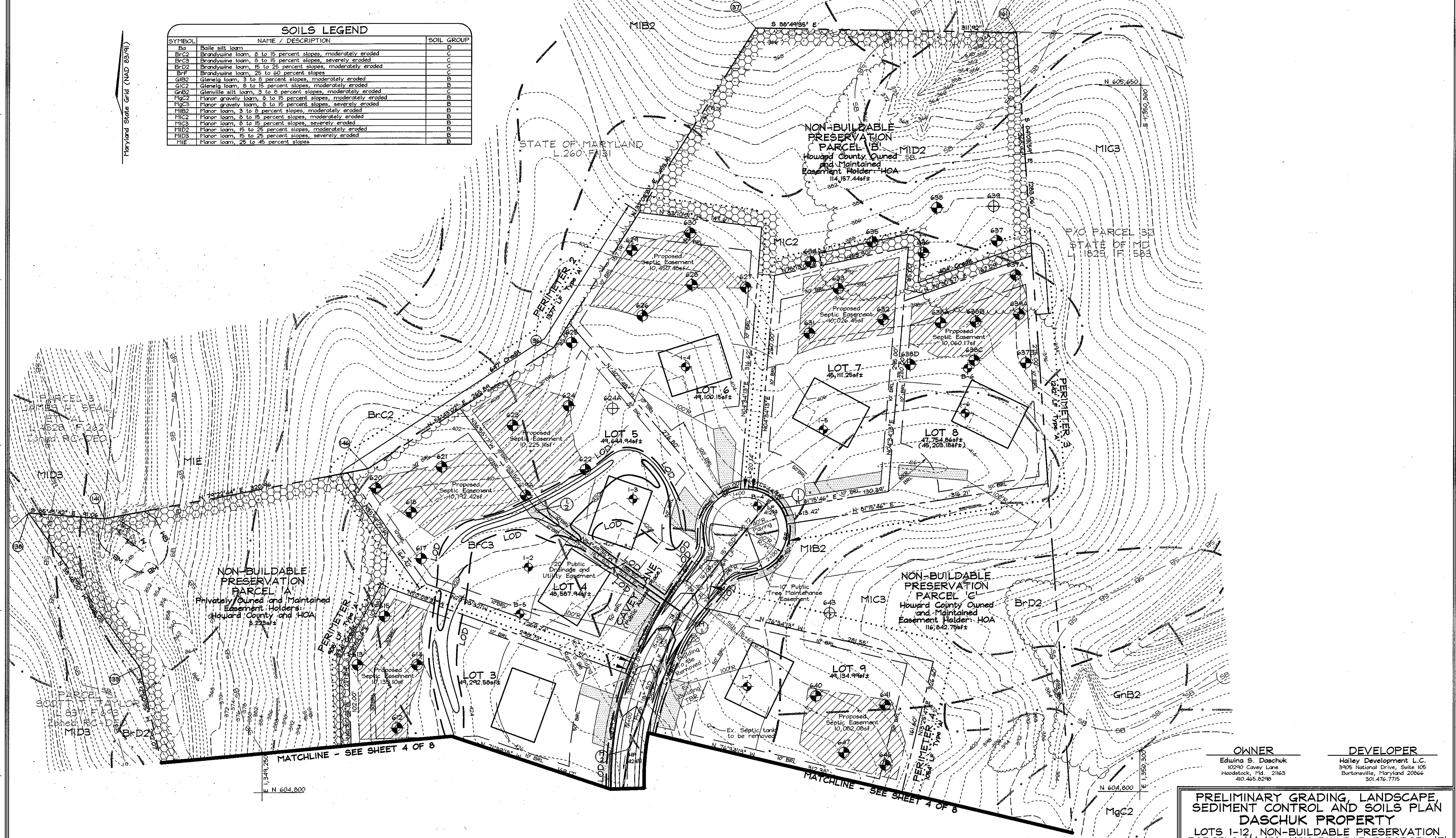


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 Tel: 410-750-2251 Fax: 410-750-7390  
 E-mail: fsh@loadnet.com

DESIGN BY: KO  
 DRAWN BY: AIT/KO  
 CHECKED BY: YTF  
 SCALE: 1"=50'  
 DATE: June 5, 2003  
 P.L.O. No.: 3106  
 SHEET No. 4 OF 8

| SYMBOL | NAME / DESCRIPTION   | SOIL GROUP |
|--------|--|------------|
| Bs     | Boile silt loam  | D          |
| BrC2   | Brandywine loam, 8 to 15 percent slopes, moderately eroded     | C          |
| BrC3   | Brandywine loam, 8 to 15 percent slopes, severely eroded       | C          |
| BrD2   | Brandywine loam, 15 to 25 percent slopes, moderately eroded    | C          |
| BrF    | Brandywine loam, 25 to 60 percent slopes                       | C          |
| G1B2   | Glenelig loam, 3 to 8 percent slopes, moderately eroded        | B          |
| G1C2   | Glenelig loam, 8 to 15 percent slopes, moderately eroded       | B          |
| GnB2   | Glenville silt loam, 3 to 8 percent slopes, moderately eroded  | C          |
| M1G2   | Manor gravelly loam, 8 to 15 percent slopes, moderately eroded | B          |
| M1G3   | Manor gravelly loam, 8 to 15 percent slopes, severely eroded   | B          |
| M1B2   | Manor loam, 3 to 8 percent slopes, moderately eroded           | B          |
| M1C2   | Manor loam, 8 to 15 percent slopes, moderately eroded          | B          |
| M1C3   | Manor loam, 8 to 15 percent slopes, severely eroded            | B          |
| M1D2   | Manor loam, 15 to 25 percent slopes, moderately eroded         | B          |
| M1D3   | Manor loam, 15 to 25 percent slopes, severely eroded           | B          |
| M1E    | Manor loam, 25 to 45 percent slopes, severely eroded           | B          |

Maryland State Grid (NAD 83/91)



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

*Penney Branstetter* 7/22/03  
 COUNTY HEALTH OFFICER SRK/160 DATE  
 HOWARD COUNTY HEALTH DEPARTMENT

- NOTES:
- Street trees along Cayey Lane and perimeter landscaping will be shown at Final Plan stage. See this sheet for Landscape Schedules.
  - Erosion Control Matting will be provided in all ditches on property.

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY

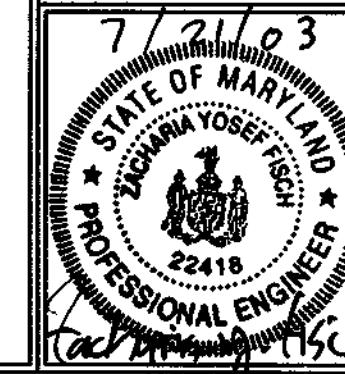
*Mark A. ...*  
 PLANNING DIRECTOR DATE  
 MD JA

OWNER  
 Edwina S. Daschuk  
 10290 Cayey Lane  
 Woodstock, Md. 21163  
 410.465.8296

DEVELOPER  
 Hailey Development L.C.  
 3905 National Drive, Suite 105  
 Burtonville, Maryland 20866  
 301.476.7715

PRELIMINARY GRADING, LANDSCAPE, SEDIMENT CONTROL AND SOILS PLAN  
**DASCHUK PROPERTY**  
 LOTS 1-12, NON-BUILDABLE PRESERVATION PARCELS 'A'-'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE PRESERVATION PARCEL 'F'

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 Parcels 194 & 32  
 Howard County, Maryland

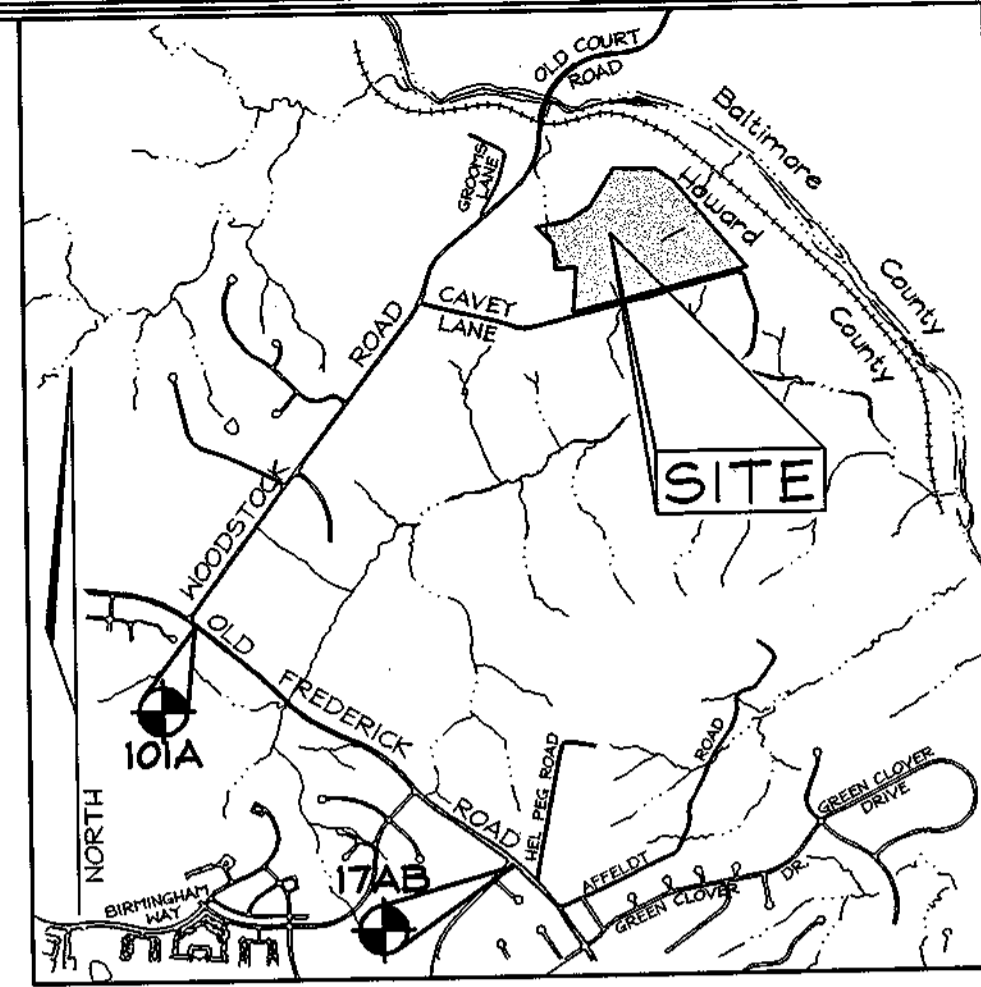


**FSH Associates**  
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 E-mail: fsh@fsnet.com

DESIGN BY: KO  
 DRAWN BY: AIT/KO  
 CHECKED BY: ZYF  
 SCALE: 1"=50'  
 DATE: June 5, 2003  
 W.O. No.: 3106  
 SHEET No.: 5 OF 8

**FOREST CONSERVATION WORKSHEET**

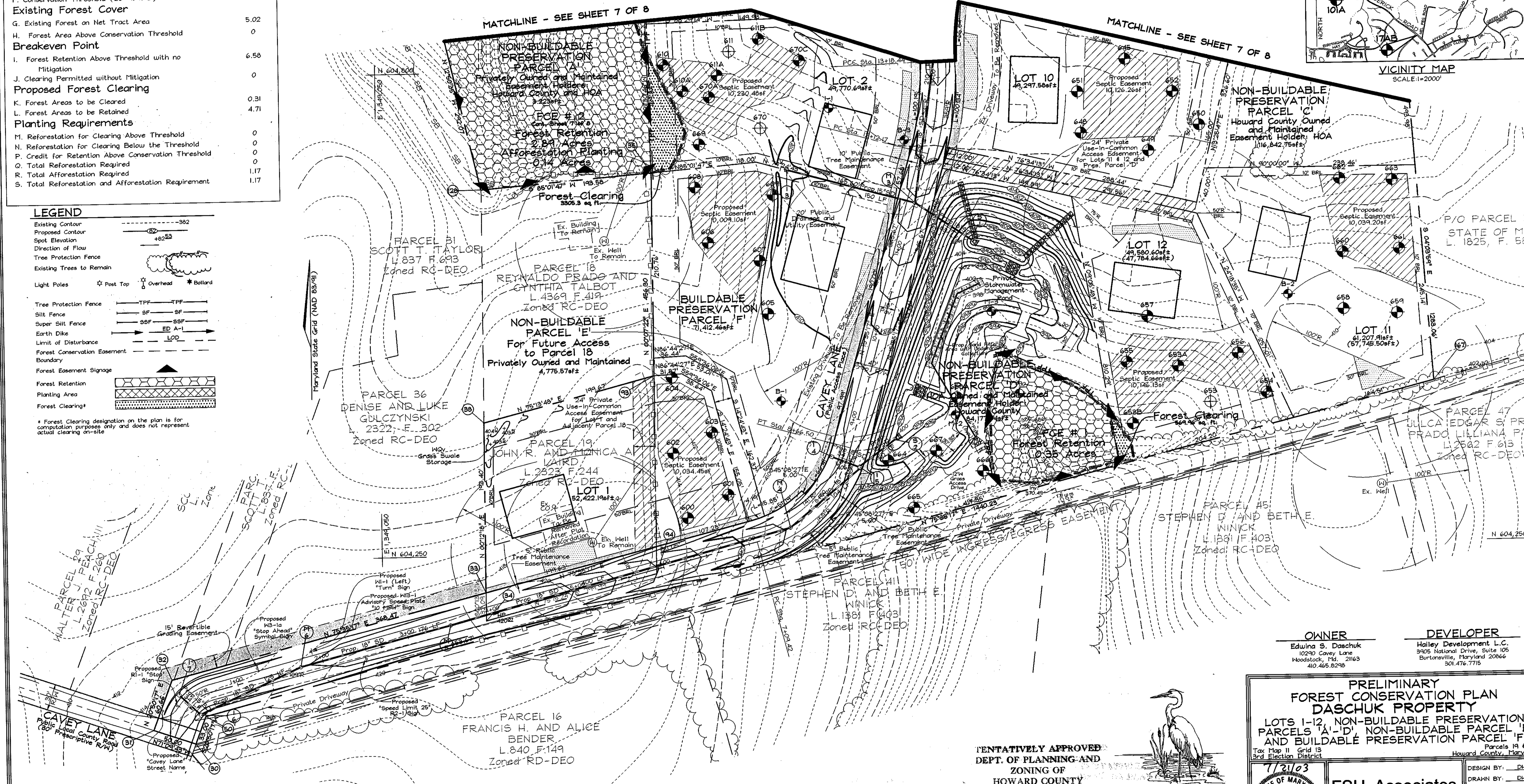
|  |              |
|--|--------------|
| <b>Net Tract Area</b>                                  | <b>Acres</b> |
| A. Total Tract Area                                    | 27.86        |
| B. Area Within 100 Year Floodplain                     | ---          |
| C. Other deductions                                    | ---          |
| D. Net Tract Area                                      | 27.86        |
| Land Use Category: RESIDENTIAL-SUBURBAN                |              |
| Land Use Category                                      |              |
| E. Afforestation Minimum (20 % x D)                    | 5.57         |
| F. Conservation Threshold (25 % x D)                   | 6.96         |
| <b>Existing Forest Cover</b>                           |              |
| G. Existing Forest on Net Tract Area                   | 5.02         |
| H. Forest Area Above Conservation Threshold            | 0            |
| <b>Breakeven Point</b>                                 |              |
| I. Forest Retention Above Threshold with no Mitigation | 6.58         |
| J. Clearing Permitted without Mitigation               | 0            |
| <b>Proposed Forest Clearing</b>                        |              |
| K. Forest Areas to be Cleared                          | 0.31         |
| L. Forest Areas to be Retained                         | 4.71         |
| <b>Planting Requirements</b>                           |              |
| M. Reforestation for Clearing Above Threshold          | 0            |
| N. Reforestation for Clearing Below the Threshold      | 0            |
| O. Credit for Retention Above Conservation Threshold   | 0            |
| Q. Total Reforestation Required                        | 1.17         |
| R. Total Afforestation Required                        | 1.17         |
| S. Total Reforestation and Afforestation Requirement   | 1.17         |



**LEGEND**

- Existing Contour: ---
- Proposed Contour: - - -
- Spot Elevation: 62.52
- Direction of Flow: --->---
- Tree Protection Fence: [Symbol]
- Existing Trees to Remain: [Symbol]
- Light Poles: [Symbol]
- Tree Protection Fence: TPF
- Silt Fence: SF
- Super Silt Fence: SSF
- Earth Dike: ED
- Limit of Disturbance: LOD
- Forest Conservation Easement Boundary: [Symbol]
- Forest Easement Signage: [Symbol]
- Forest Retention: [Symbol]
- Planting Area: [Symbol]
- Forest Clearing: [Symbol]

\* Forest Clearing designation on the plan is for computation purposes only and does not represent actual clearing on-site.



**OWNER**  
Edwina S. Daschuk  
10240 Cavey Lane  
Woodstock, Md. 21163  
410.465.8298

**DEVELOPER**  
Hailey Development L.C.  
3905 National Drive, Suite 105  
Burtonsville, Maryland 20866  
301.476.7715

**PRELIMINARY FOREST CONSERVATION PLAN**  
**DASCHUK PROPERTY**  
LOTS 1-12, NON-BUILDABLE PRESERVATION PARCELS 'A', 'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE PRESERVATION PARCEL 'F'

Tax Map 11 Grid 13  
3rd Election District  
Parcels 19 & 32  
Howard County, Maryland

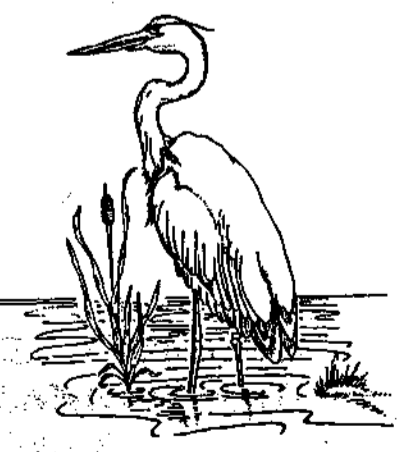
**7/21/03**

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

DESIGN BY: DH  
DRAWN BY: DH  
CHECKED BY: ZYF  
SCALE: 1"=50'  
DATE: June 5, 2003  
N.O. No.: 3106  
SHEET No.: 6 OF 9

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*Mark A. Wright*  
PLANNING DIRECTOR  
DATE 6/13/03



**EXPLORATION RESEARCH, INC.**  
ENVIRONMENTAL CONSULTANTS  
5245 FOREST STREET  
ELICOTT CITY, MARYLAND 21043  
TEL: (410) 750-1160 FAX: (410) 750-7350

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

*Permy Borowstein M.D.*  
COUNTY HEALTH OFFICER SRK/KK  
DATE 7/22/03

Maryland State Grid (NAD 83/91)

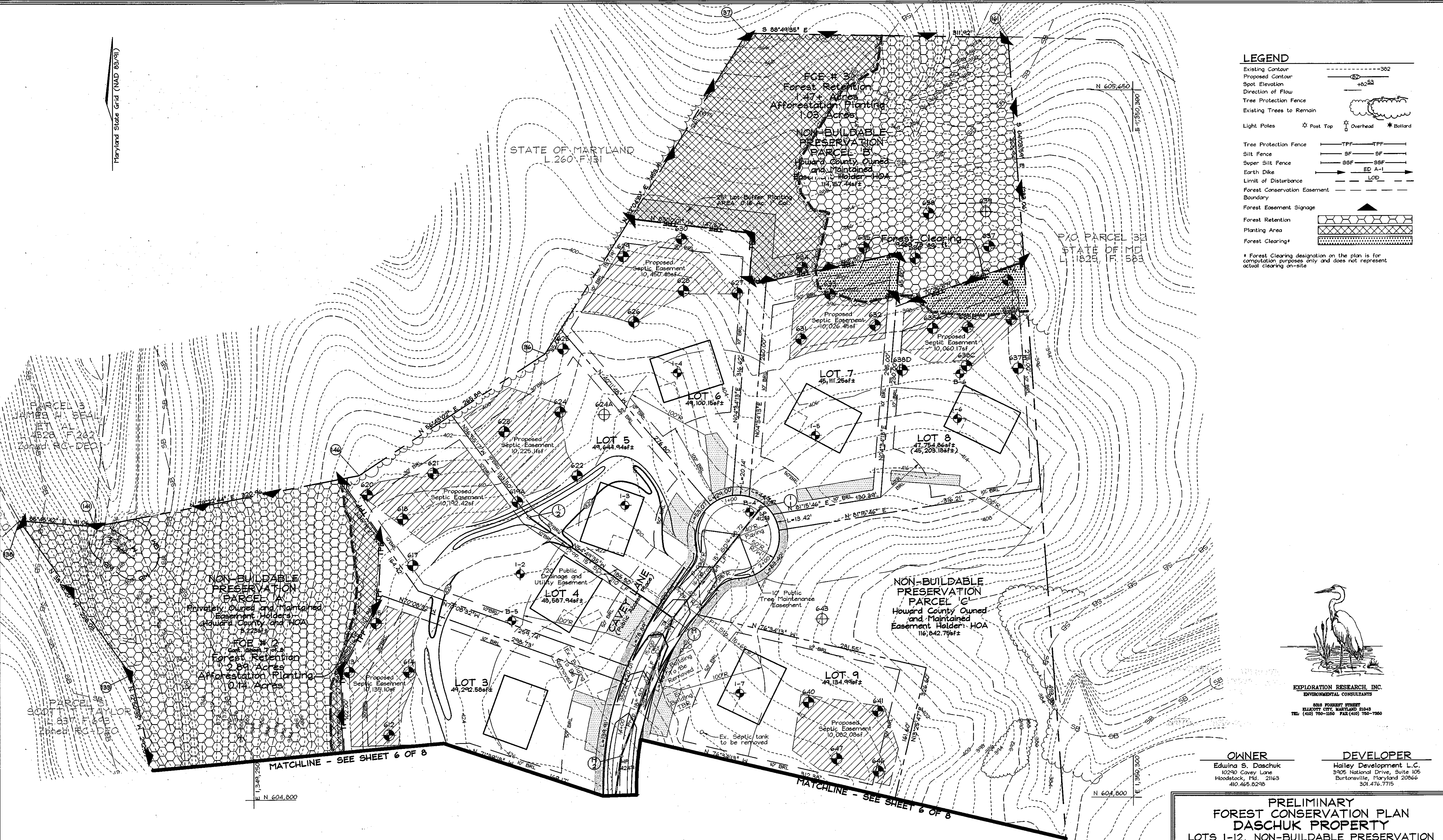
STATE OF MARYLAND  
L 260 F 131

EXO PARCEL 32  
STATE OF MD  
L 1825 F 583

**LEGEND**

- Existing Contour: - - - - - 392
- Proposed Contour: - - - - - 392
- Spot Elevation: +82.53
- Direction of Flow: (arrow symbol)
- Tree Protection Fence: (line with 'T' symbol)
- Super Silt Fence: (line with 'S' symbol)
- Earth Dike: (line with 'E' symbol)
- Limit of Disturbance: (line with 'L' symbol)
- Forest Conservation Easement Boundary: (line with 'F' symbol)
- Forest Easement Signage: (arrow symbol)
- Forest Retention Planting Area: (hatched pattern)
- Forest Clearing\* (hatched pattern)

\* Forest Clearing designation on the plan is for computation purposes only and does not represent actual clearing on-site.



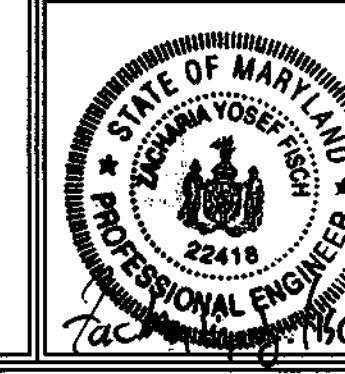
**EXPLORATION RESEARCH, INC.**  
ENVIRONMENTAL CONSULTANTS  
6318 FOREST STREET  
ELLEOTT CITY, MARYLAND 21043  
TEL: (410) 750-1150 FAX: (410) 750-7580

**OWNER**  
Edwina S. Daschuk  
10230 Carey Lane  
Woodstock, Md. 21163  
410.465.8298

**DEVELOPER**  
Hailey Development L.C.  
3925 National Drive, Suite 105  
Burtonsville, Maryland 20866  
301.476.7715

**PRELIMINARY FOREST CONSERVATION PLAN  
DASCHUK PROPERTY**  
LOTS 1-12, NON-BUILDABLE PRESERVATION PARCELS 'A'-'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE PRESERVATION PARCEL 'F'  
Tax Map II Grid 13 3rd Election District  
Parcels 19 & 32 Howard County, Maryland

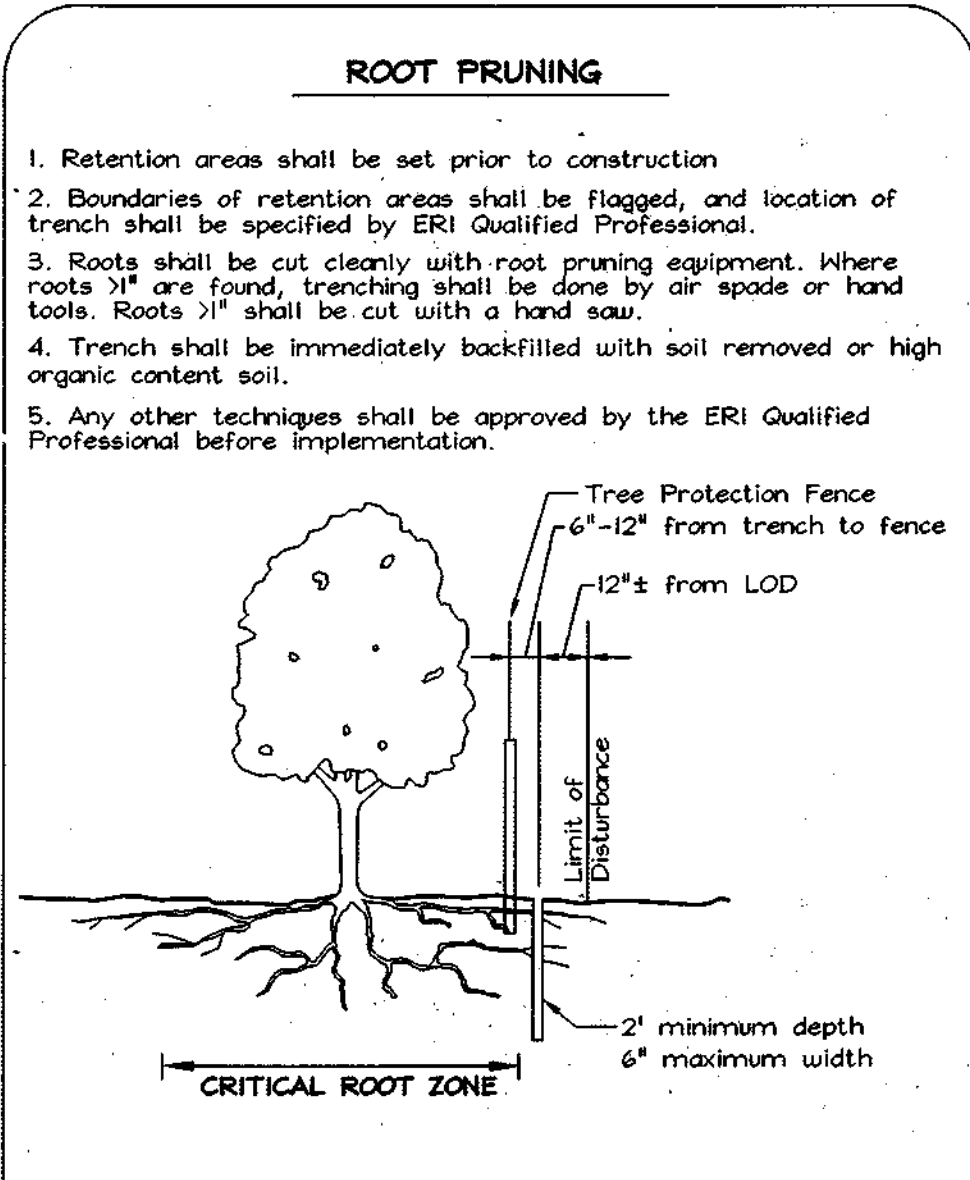
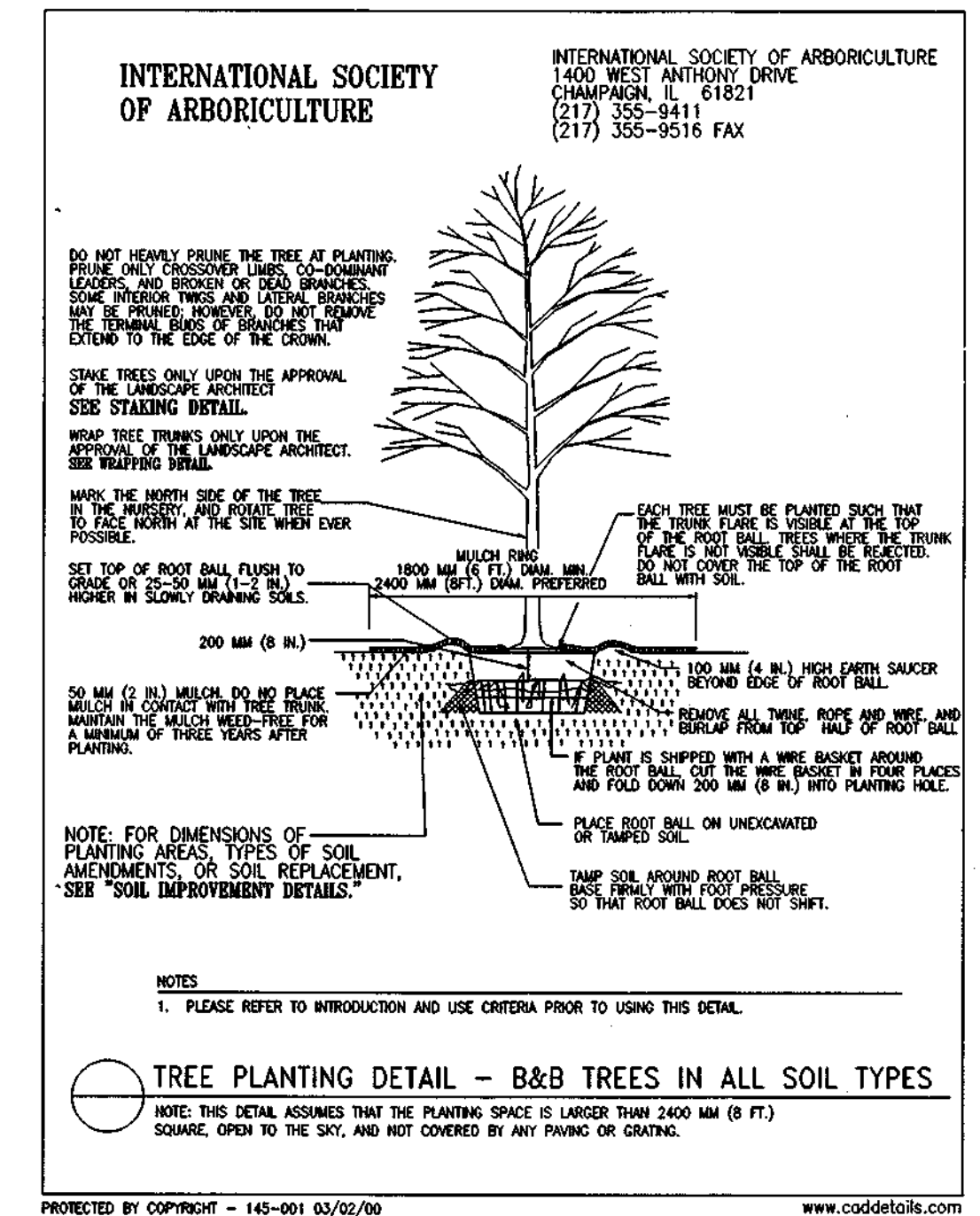
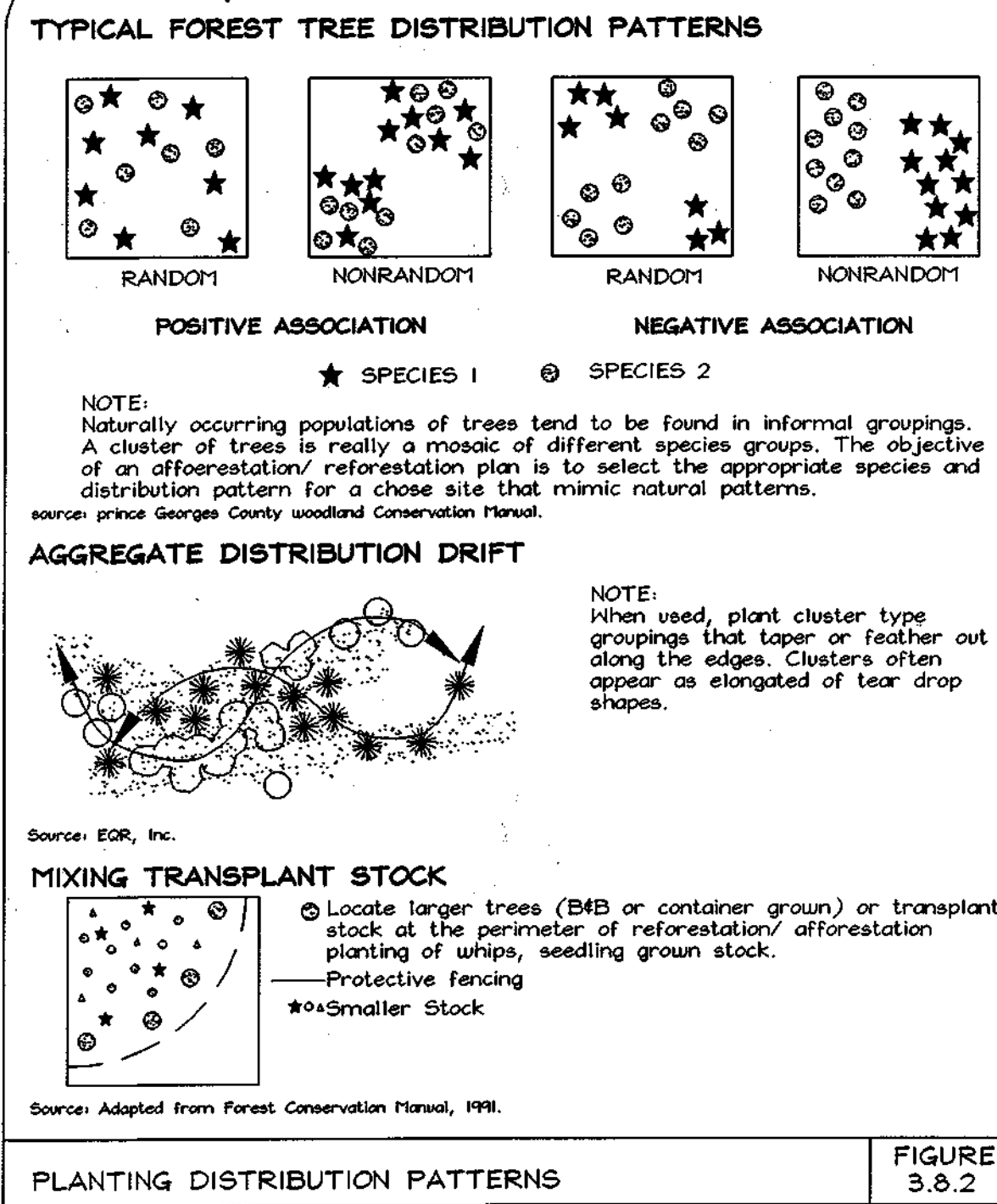
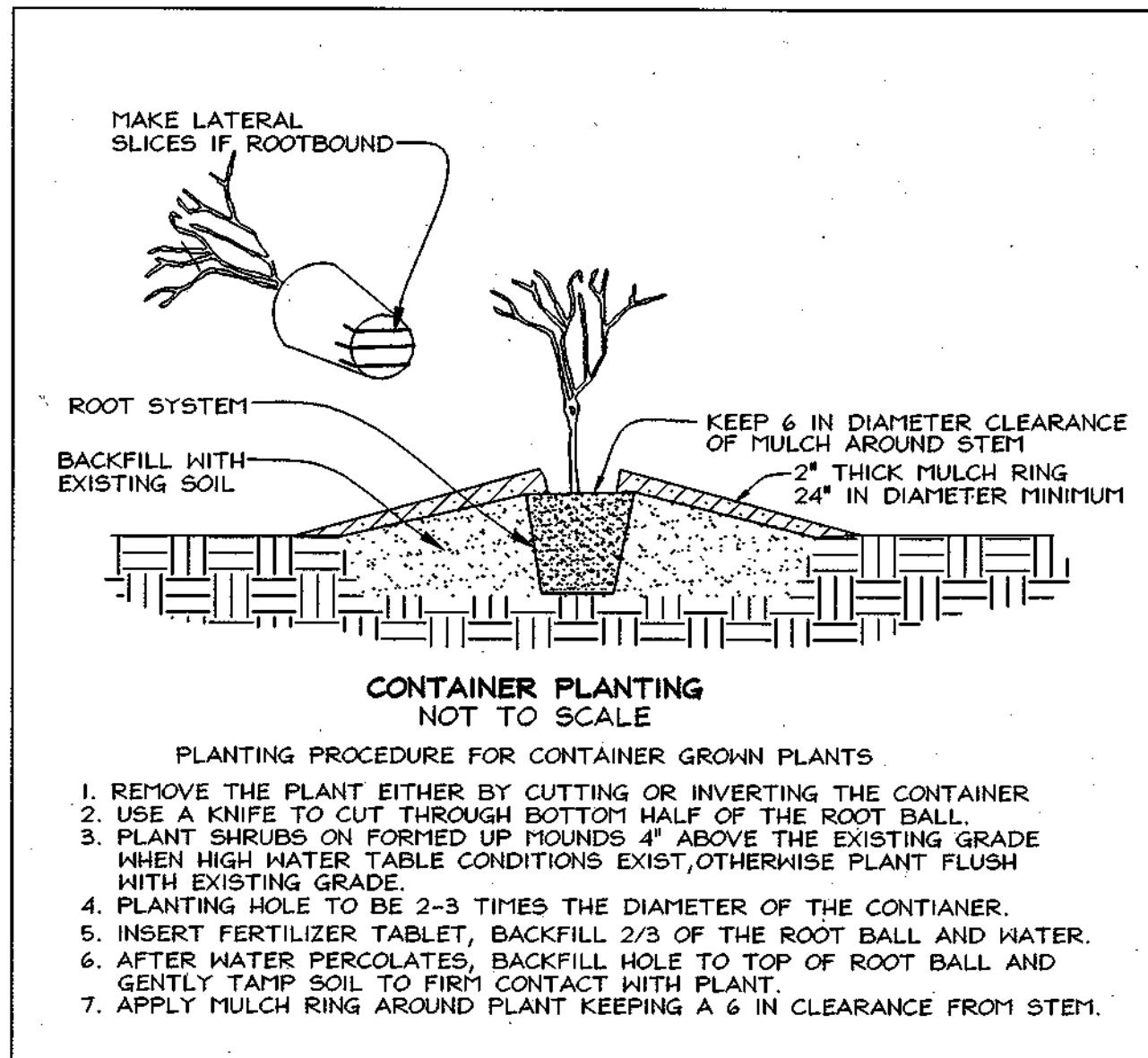
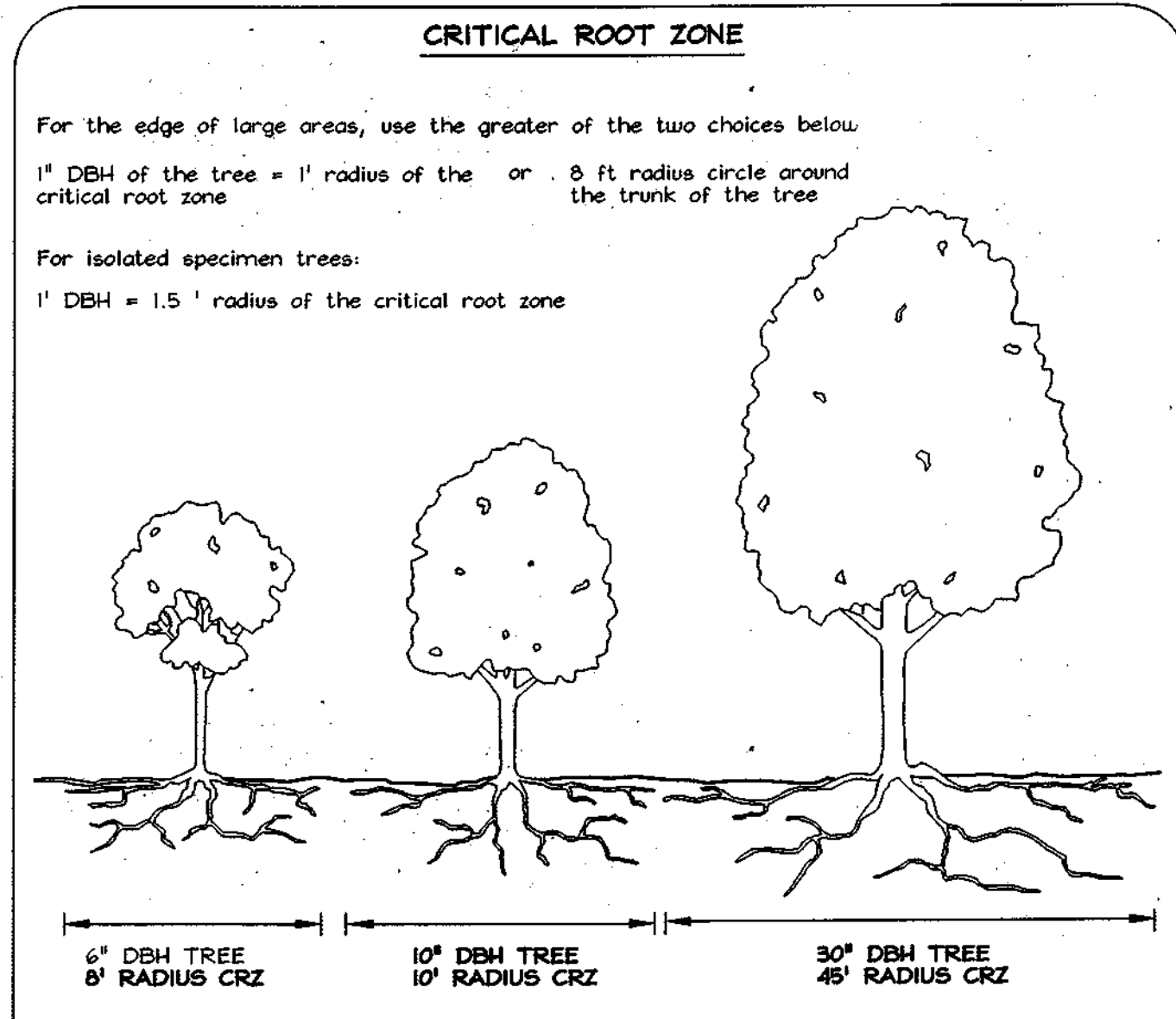
TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*John H. Weyler* 5/5/03  
PLANNING DIRECTOR DATE



**FSH Associates**  
Engineers Planners Surveyors  
4318 Forest Street, Ellett City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: fsh@fsnet.com

DESIGN BY: DH  
DRAWN BY: DH  
CHECKED BY: ZYF  
SCALE: 1"=50'  
DATE: June 5, 2003  
P.L.O. No.: 3106  
SHEET No.: 7 OF 8

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
*Penny Borenstein* 7/22/03  
COUNTY HEALTH OFFICER  
HOWARD COUNTY HEALTH DEPARTMENT



### Easement 2: AFFORESTATION PLANTING AREA: 0.14 Ac. (200 TPA)

| Qty | Botanical Name         | Common Name   | Min. Size | Spacing  | Notes              |
|-----|------------------------|---------------|-----------|----------|--------------------|
| 4   | Acer rubrum            | Red Maple     | 1" Cal    | 15' o.c. | Container or B & B |
| 5   | Fraxinus Americana     | White Ash     | 1" Cal    | 15' o.c. |                    |
| 6   | Quercus rubra          | Red oak       | 1" Cal    | 15' o.c. |                    |
| 6   | Amelanchier canadensis | Service berry | 1" Cal    | 15' o.c. |                    |
| 4   | Cercis canadensis      | Red bud       | 1" Cal    | 15' o.c. |                    |
| 4   | Quercus alba           | White oak     | 1" Cal    | 15' o.c. |                    |
| 49  | Total Plantings        |               |           |          |                    |

### Soil Protection Zone Notes

1. The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance.
2. 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.
3. No construction activity is permitted within the Soil Protection Zone.
4. 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.
5. Root pruning shall occur prior to the beginning of construction.
6. 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.
7. Prior to construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
8. Tree maintenance and removal shall be undertaken by a qualified MD Tree Expert to ensure damage to surrounding trees is minimized.
9. Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth to exceed 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.

### Easement 3: Total Afforestation Planting Area: 1.03 Ac. -Lot Line Buffer Planting (25' wide) 1' Cal Stock, 200 TPA: 0.16 Ac. -Whip Planting 2-3', 1-3 Gal. Container Grown, 350 TPA: .84 Ac.

| Qty | Botanical Name         | Common Name   | Min. Size | Spacing  | Notes                      |                    |
|-----|------------------------|---------------|-----------|----------|----------------------------|--------------------|
| 45  | Acer rubrum            | Red Maple     | WHIP 2-3' | 11' o.c. | 1-3 Gallon Container Grown |                    |
| 44  | Fraxinus Americana     | White Ash     | WHIP 2-3' | 11' o.c. |                            |                    |
| 49  | Quercus rubra          | Red oak       | WHIP 2-3' | 11' o.c. |                            |                    |
| 60  | Amelanchier canadensis | Service berry | WHIP 2-3' | 11' o.c. |                            |                    |
| 48  | Cercis canadensis      | Red bud       | WHIP 2-3' | 11' o.c. |                            |                    |
| 48  | Quercus alba           | White oak     | WHIP 2-3' | 11' o.c. |                            |                    |
| 10  | Acer rubrum            | Red Maple     | 1" Cal.   | 15' o.c. |                            | Container or B & B |
| 10  | Fraxinus Americana     | White Ash     | 1" Cal.   | 15' o.c. |                            |                    |
| 32  | Quercus rubra          | Red oak       | 1" Cal.   | 15' o.c. |                            |                    |
| 325 | Total Plantings        |               |           |          |                            |                    |

### Forest Tree Protection and Management Notes

1. Tree protection devices shall be installed prior to any grading or land clearing.
2. After the boundaries of the retention areas have been staked and flagged and before any disturbance has taken place a pre-construction meeting with the Howard County Inspector is required.
3. Provide maintenance to tree protection devices and signage to maintain their integrity throughout the duration of the project.
4. Attachment of signs to tree protection devices to maintain their integrity throughout the duration of the project.
5. Any significant changes made to the Forest Conservation Plan shall be made with the prior approval of the Howard County Dept of Planning and Zoning.
6. No burial of discarded material is permitted within the Forest Conservation and Planting areas.
7. No open burning within 100 feet of wooded areas is permitted.
8. Post construction phase.
  - a. Inspect existing trees around the perimeter of the site for signs of root or trunk damage and excessive soil compaction.
  - b. Remove dead or dying trees and evaluate for hazard tree removal.
  - c. All temporary forest protection devices will be removed after construction.
  - d. Following completion of construction, prior to use, the county inspector shall inspect the entire site for compliance with this Forest Conservation Plan.
9. A licensed Arborist or Forester should be retained for this service as needed.

### Afforestation Area Monitoring Notes

1. 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.
2. 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.
3. 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.
4. 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

1. Initial planting inspection and certification required. Planting contractor to notify ERI qualified professional 24 hours in advance of planting.
2. 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.
3. 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 16-0-16 analysis designed to last 5-8 years contained in polyethylene perforated bags such as manufactured by ADCO Works, P.O. Box 310 Hollins, N.Y. 11423 or approved equal.
4. Plant materials shall be planted in accordance with the planting diagram, planting details and planting schedule.
5. 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.
6. 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.
7. 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.
8. Mulch shall be applied in accordance with the diagram provided and shall consist of composted, shredded hardwood bark mulch, free of wood alcohol.
9. Planting holes should be excavated to a minimum diameter of 2.5 to 3 times the diameter of the root ball or container. Mechanical augering is preferred with scarification of the sides of each hole.
10. Deer repellents, such as repellax, shall be used or 5' tree shelters must be installed.

### FOREST CONSERVATION EASEMENT TABLE

| EASEMENT | TYPE          | AREA (ACRES) |
|----------|---------------|--------------|
| 1        | RETENTION     | 0.35         |
| 2        | AFFORESTATION | 0.14         |
|          | RETENTION     | 2.89         |
| 3        | AFFORESTATION | 1.03         |
|          | RETENTION     | 1.47         |
| TOTAL    |               | 5.88         |

### FOREST CONSERVATION NARRATIVE

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

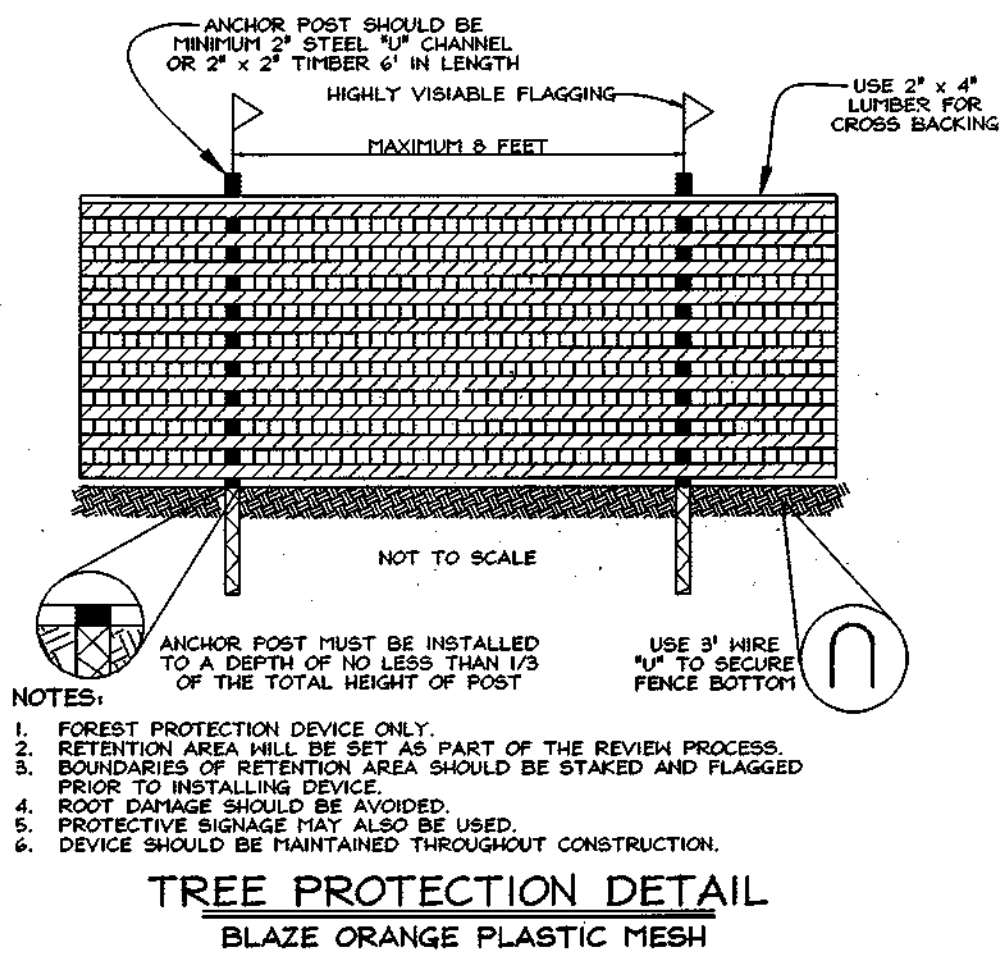
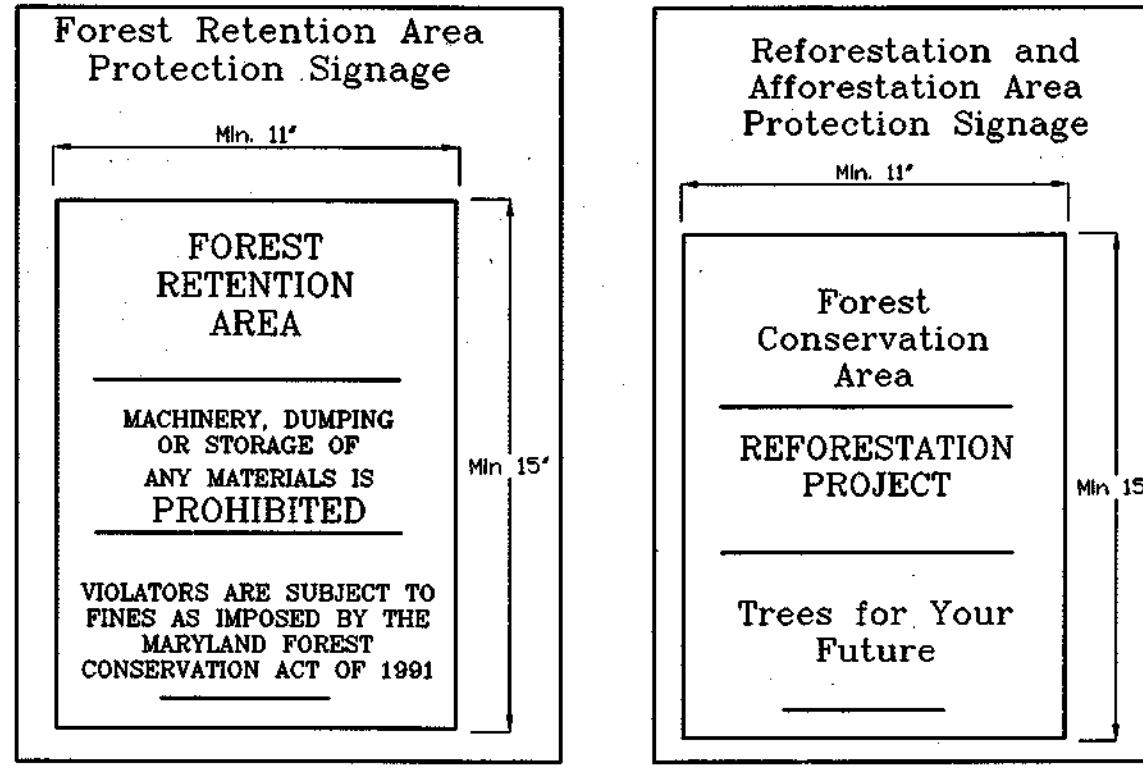
The net tract area of the site is 27.86 acres, with 5.02 acres of existing forest. The existing forest cover on a site is less than the afforestation threshold of 5.57 acres. Due to existing forest below the afforestation threshold and 0.31 acres of forest clearing, 1.17 acres of afforestation planting is required, in addition to 4.71 acres of forest retention.

-Forest Conservation Easement 1 is 0.35 acres of retention.

-Forest Conservation Easement 2 is 3.09 acres and contains 2.89 acres of forest retention and 0.14 acres of afforestation planting. Planting is specified at a rate of 200 tpa and is located adjacent to forest retention.

-Forest Conservation Easement 3 is 2.5 acres and contains 1.47 acres of forest retention and 1.03 acres of afforestation planting. Planting is specified at a rate of 350 tpa on the interior planting area, with a 25' wide buffer planting adjacent to lots 7 & 8, planted at a rate of 200 tpa with 1" cal stock. The planting area is located adjacent to forest retention.

The total forest conservation obligation for the site is 5.88 acres, with a total forest conservation acreage amount of \$66,516.12 (retention 4.71 acres or 205,167.6 sq. ft. x \$ .20 = \$41,033.52 and afforestation/reafforestation is 1.17 acres or 50,465.2 sq. ft. x \$0.50 = \$25,482.60).



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*Mark A. ...*  
 PLANNING DIRECTOR DATE

OWNER: Edwina S. Daschuk  
 10240 Covey Lane  
 Woodstock, Md. 21163  
 410.465.8298

DEVELOPER: Hailey Development, L.C.  
 3925 National Drive, Suite 105  
 Burtonsville, Maryland 20866  
 301.476.7715

### PRELIMINARY FOREST CONSERVATION NOTES AND DETAILS

#### DASCHUK PROPERTY

LOTS 1-12, NON-BUILDABLE PRESERVATION PARCELS 'A', 'D', NON-BUILDABLE PARCEL 'E' AND BUILDABLE PRE-ACTION PARCEL 'F'

Parcel 14 & 32  
 3rd Election District  
 Howard County, Maryland

EXPLORE RESEARCH, INC.  
 ENVIRONMENTAL CONSULTANTS  
 8318 FOREST STREET  
 BELLEVILLE CITY, MARYLAND 21040  
 TEL: (410) 750-1150 FAX: (410) 750-7260

FSH Associates  
 Engineers Planners Surveyors  
 8318 Forest Street, Ellicott City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: fsh@loadnet.com

DATE: June 5, 2003  
 SHEET No.: 8 OF 8

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

*Penny Borenstein, M.D., P.E.*  
 COUNTY HEALTH OFFICER, 5th FLOOR  
 HOWARD COUNTY HEALTH DEPARTMENT

7/22/03  
 DATE