

VICINITY MAP
SCALE 1"=1000'

GENERAL NOTES:

- THIS PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- SITE DATA:
ZONING: R-20
TAX MAP 25 PARCEL 68 & 69 GRID 19
SECOND ELECTION DISTRICT
DEED REFERENCE: 214/ 266 & 7457/ 328
GROSS AREA: 7.91 ACRES ±
MINIMUM LOT SIZE: 12,000 SQ. FT.
NUMBER OF PROPOSED BUILDABLE LOTS: 15
AREA OF PROPOSED BUILDABLE LOTS: 4.517 ACRES ±
NUMBER OF PROPOSED OPEN SPACE LOTS: 7
AREA OF PROPOSED OPEN SPACE LOTS: 2.91 X 40% = 3.16 ACRES
AREA OF PROPOSED OPEN SPACE LOTS: 3.00 ACRES ±
AREA OF ROAD DEDICATION: 0.073 ACRES ±
AREA OF PROPOSED ROAD ROW: 0.320 ACRES ±
AREA OF REQUIRED REC. OPEN SPACE LOTS: 15 X 200 = 3,000 SQ.FT.
AREA OF PROPOSED REC. OPEN SPACE LOTS: 3,000 SQ.FT.
* EXCESS OPEN SPACE PROVIDED ON STONE MANOR SECTION 1 WILL BE UTILIZED TO COVER THE OPEN SPACE SHORTAGE OF 0.16 ACRES. STONE MANOR SECTION 1 HAS 5.583 ACRES OF EXCESS OPEN SPACE.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS IN FEET).
STA. No. 2411 E 1,365,075.133 N 577,298.854 ELEV. 437.831
STA. No. 2413 E 1,364,974.471 N 580,648.904 ELEV. 404.482
- THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED ON OCTOBER 2, 2003.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.
- ALL AREAS ARE MORE OR LESS.
- 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 RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
D) STRUCTURES (COLUMNS/BRIDGES) - CAPABLE OF SUPPORTING 25 CFS FOR (H25 HOADING).
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.
- THIS BOUNDARY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDENBERG BOENDER AND ASSOCIATES ON OR ABOUT AUG. 2003.
- TOPOGRAPHY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDENBERG BOENDER AND ASSOCIATES ON OR ABOUT AUG. 2003.
- STORM WATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A. AND WILL BE PROVIDED VIA:
-NATURAL AREA CONSERVATION CREDIT
-SHEET FLOW TO BUFFER CREDIT.
-NON-ROOFTOP DISCONNECTION CREDIT
-WET DETENTION POND ON LOT 15-STONE MANOR SECTION 1.
- WETLANDS, STREAM AND FOREST STAND LINEATION IS BY ECO SCIENCE PROFESSIONALS INC. ON OR ABOUT AUGUST 2003.
- WETLANDS, STREAMS, 25% STEEP SLOPES AND FLOODPLAINS DO EXIST ON SITE.
- NO CEMETERIES EXIST ON SITE.
- HISTORIC STRUCTURE HO-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
- TRAFFIC STUDY BY MARS GROUP, DATED MAY, 2003. APPROVED MARCH 19, 2004.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED LANDSCAPE PLANTINGS.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 1.17 ACRES, REFORESTATION OF 1.04 ACRES, AND A FEE-IN-LIEU OF 0.35 ACRES (15,246 SQ.FT.) OF REFORESTATION (A TOTAL OF 2.56 AC.) IN THE AMOUNT OF \$7,623.00. FINANCIAL SURETY FOR THE ON-SITE RETENTION AND REFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- THIS DEVELOPMENT WILL BE ANNEXED IN THE STONE MANOR HOME OWNERS ASSOCIATION.
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, 100 YEAR FLOODPLAIN EASEMENT AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- UTILITY AND ROADWAY (STONE CREST DRIVE) CROSSINGS SHOWN ARE DETERMINED NECESSARY DISTURBANCE BY THE DEPARTMENT OF PLANNING AND ZONING AND THE HOWARD CONSERVATION DISTRICT IN ACCORDANCE WITH SECTION 16.116(C) OF THE FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATION.
- APFO ROAD TEST PREPARED BY MARS GROUP ON OR ABOUT JAN 2004. APPROVED ON OR ABOUT MARCH 2004.
- DEVELOPMENT AND CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.

OPEN SPACE TABULATION

SECTION	CO. NUMBER	GROSS AREA	REQUIRED O/S	PROVIDED O/S
STONE MANOR 1	F-00-04	30,815 acres	9.24 acres	14,823
STONE MANOR 2	F-02-06	9,797 acres	2.84 acres	5.16
STONE MANOR 3	SP-04-04	7.91 acres	3.16 acres	3.00 acres*

*EXCESS OPEN SPACE PROVIDED ON STONE MANOR SECTION 1 WILL BE USED TO SATISFY THE OPEN SPACE SHORTAGE ON STONE MANOR SECTION 3.

MINIMUM LOT SIZE TABLE

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
1	12,003 sq.ft.	1,358 sq.ft.	13,361 sq.ft.
2	12,000 sq.ft.	1,396 sq.ft.	13,396 sq.ft.
4	12,020 sq.ft.	451 sq.ft.	12,471 sq.ft.
5	12,049 sq.ft.	876 sq.ft.	12,925 sq.ft.
6	12,034 sq.ft.	863 sq.ft.	12,897 sq.ft.
7	12,037 sq.ft.	479 sq.ft.	12,516 sq.ft.
11	12,211 sq.ft.	543 sq.ft.	12,754 sq.ft.
12	12,058 sq.ft.	1,518 sq.ft.	13,576 sq.ft.
13	12,395 sq.ft.	1,108 sq.ft.	13,502 sq.ft.
14	18,363 sq.ft.	1,057 sq.ft.	19,420 sq.ft.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mark A. Reyle *4/18/17*
PLANNING DIRECTOR DATE

CURVE TABLE

CURVE (R)	LENGTH (L)	RADIUS (R)	TANGENT (T)	CHORD (C)	DIRECTION	DELTA
C1	175.64	120.00	107.78	160.37	S50°16'16"W	83°51'38"
C2	117.09	80.00	71.86	106.92	S50°16'16"W	83°51'38"

SHEET INDEX

SHEET	TITLE
1	PRELIMINARY EQUIVALENT SKETCH PLAN
2	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
2	PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN

COORDINATES TABLE

POINT #	NORTHING	EASTING
101	577426.46	1368455.24
102	577268.97	1368615.08
103	577241.98	1369210.85
104	577134.43	1369201.85
105	577021.47	1369171.38
106	576881.40	1369162.42
107	576885.54	1369112.40
108	576896.34	1368991.63
109	576883.05	1368875.14
110	576882.58	1368849.00
111	576884.88	1368821.85
112	576906.40	1368740.98
113	576919.83	1368646.08
114	576918.85	1368564.51
115	576920.33	1368368.53
116	576967.04	1368363.12
117	577057.30	1368188.14

SPECIMEN TREES

KEY	SPECIES
A	30" YELLOW POPLAR TO REMAIN
B	34" AMERICAN BEECH TO REMAIN
C	31" TULIP POPLAR TO REMAIN
D	36" TULIP POPLAR TO REMAIN
E	31" TULIP POPLAR TO REMAIN
F	42" TULIP POPLAR TO BE REMOVED
G	44" WHITE OAK TO REMAIN
H	42" AMERICAN BEECH TO REMAIN
I	35" TULIP POPLAR TO BE REMOVED
J	42" TULIP POPLAR TO BE REMOVED
K	34" TULIP POPLAR TO BE REMOVED
L	44" TULIP POPLAR TO BE REMOVED
M	36" TULIP POPLAR TO BE REMOVED

- LEGEND**
- DENOTES WETLANDS
 - 100 YR FLOODPLAIN EASEMENT
 - FOREST CONSERVATION EASEMENT (RETENTION)
 - FOREST CONSERVATION EASEMENT (REFORESTATION)
 - PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
 - 25% SLOPES OR GREATER
 - PROPOSED PRIVATE STORM DRAIN, PUBLIC WATER AND SEWER EASEMENT
 - PROPOSED PUBLIC TREE MAINTENANCE EASEMENT
 - AREA OF ROAD DEDICATION

OWNER
VALDA LLC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043

OWNER
CORUN WILLIAM PAUL & WF
4398 NEW CUT RD
ELLICOTT CITY MD 21042

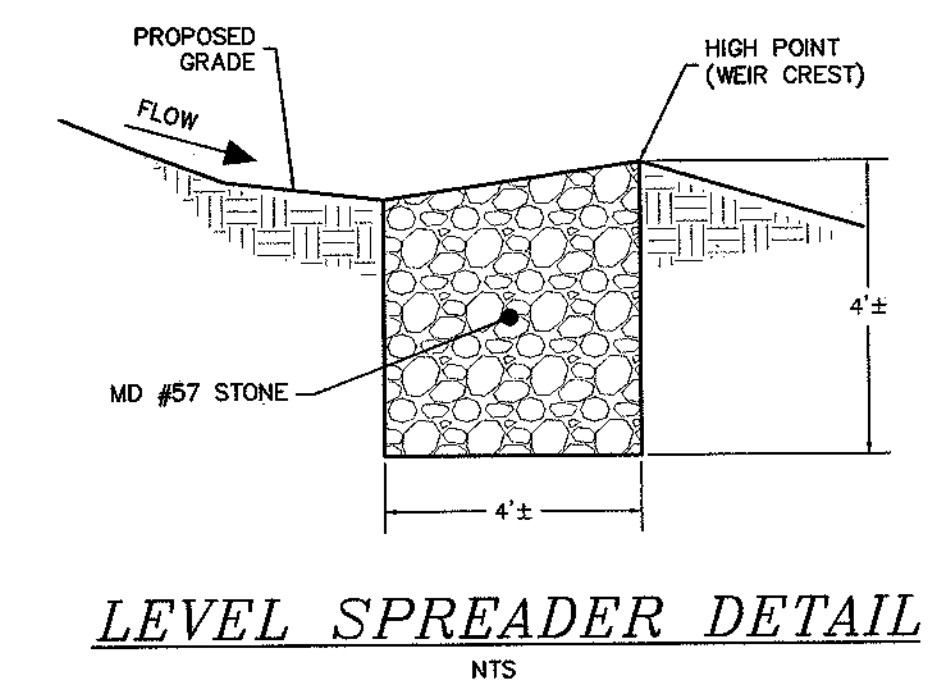
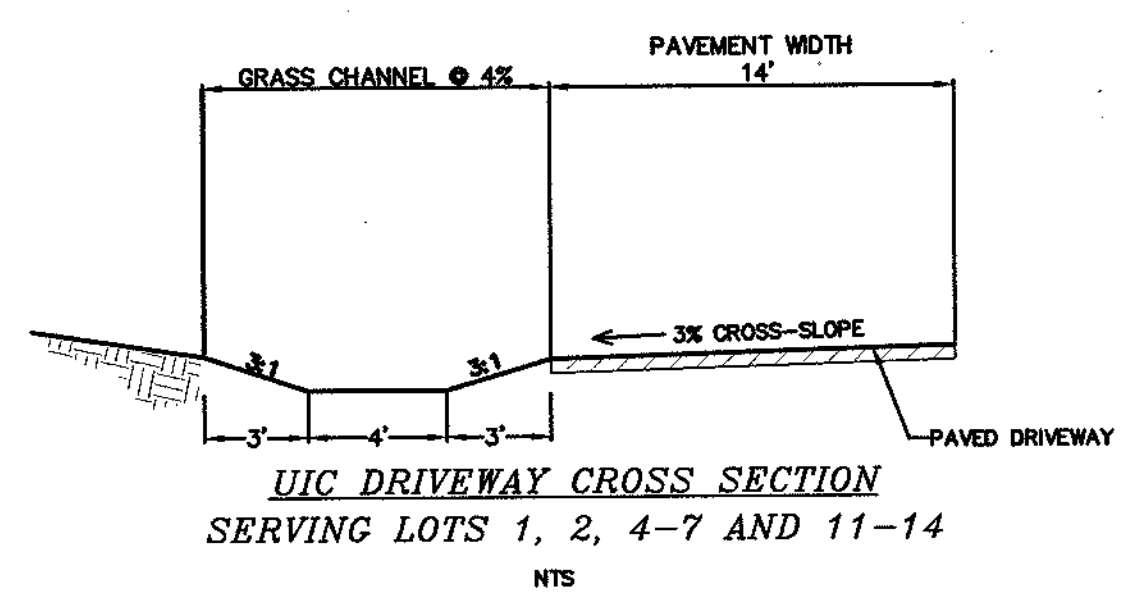
date	MAY 2004
project	03-028
illustration	SA
scale	SA
approval	SA
revision	SA
date	
description	
revisions	
no.	

STONE MANOR SECTION 3
LOTS 1-15 AND OPEN SPACE LOTS 16 & 17
SECOND ELECTION DISTRICT
TAX MAP 25 PARCELS 68 & 69
PRELIMINARY EQUIVALENT SKETCH 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) 997-0298 Fax



- LEGEND**
- DENOTES WETLANDS
 - 100 YR FLOODPLAIN EASEMENT
 - FOREST CONSERVATION EASEMENT (RETENTION)
 - FOREST CONSERVATION EASEMENT (REFORESTATION)
 - PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
 - 25% SLOPES OR GREATER
 - PROPOSED PRIVATE STORM DRAIN, PUBLIC WATER AND SEWER EASEMENT
 - PROPOSED PUBLIC TREE MAINTENANCE EASEMENT
 - AREA OF ROAD DEDICATION



- SOILS CLASSIFICATION:**
- BrB2 BRANDYWINE LOAM 3-8 PERCENT SLOPES, MODERATELY ERODED (C)
 - BrD3 BRANDYWINE LOAM 15-25 PERCENT SLOPES, SEVERELY ERODED (C)
 - BrD3 WATCHUNG SILT LOAM, 0-3 PERCENT SLOPES (D)
 - BrF BRANDYWINE LOAM 25-60 PERCENT SLOPES (C)



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
David G. Goff
PLANNING DIRECTOR 4/18/14
DATE

OWNER
VALDA LLC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043

OWNER
CORUN WILLIAM PAUL & WF
4398 NEW CUT RD
ELLICOTT CITY MD 21042

Project	03-028	date	MAY 2004
Illustration	SAA	engineering	SAA
scale	1"=50'	approval	RJH

description	revisions	date

STONE MANOR SECTION 3
LOTS 1-15 AND OPEN SPACE LOTS 16 & 17
TAX MAP 25 PARCELS 68 & 69 SECOND ELECTION DISTRICT
PRELIMINARY GRADING AND SEDIMENT CONTROL

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax. (301) 621-5522 Wash. (410) 997-0288 Fax.

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

NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR THE REQUIRED LANDSCAPING.
- FOREST CONSERVATION EASEMENTS HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT ACTIVITIES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBMISSION HAVE BEEN FULFILLED BY RETENTION OF 117 ACRES, REFORESTATION OF 1.04 ACRES, AND A FEE-IN-LIEU OF 0.35 ACRES (152,946 SQ.FT.) OF REFORESTATION (A TOTAL OF 2.56 AC) IN THE AMOUNT OF \$74,020.00. FINANCIAL SURETY FOR THE ON-SITE RETENTION AND REFORESTATION WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- AT FINAL PLAN STAGE, EVERGREENS WILL BE SUBSTITUTED FOR SOME OF THE REQUIRED SHADE TREES ALONG PERIMETER 4 IN ORDER TO PROVIDE A MORE VISUAL BUFFER FOR ANGLE VALLEY, LOTS 6 THRU 9.

FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRADING, OR CONSTRUCTION ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONE OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED SHALL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION INCLUDING THE PERIODS OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SOILS, OR ANY OTHER DISTURBANCE, NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTAL TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PREVENT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLIPPING, EXCESSIVE HEATING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRIPPING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PREVENT CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILES OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. ROOT PROTECTING SHALL BE THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PLANTING SPECIFICATIONS AND NOTES

- 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 EXIST OF EXISTING NATIVE TOPSOIL MIXTURE OR SUITABLE MANUFACTURED SOIL AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
- SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE OR SUITABLE MANUFACTURED SOIL MIX AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
- ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BURLAP AND BURLAP STOCK ONLY. PLANTS SHALL NOT BE PLANTED IN 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 NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VISUAL ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
- UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND WIND PROTECTED AREA.

PLANT INSTALLATION

- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL. NATIVE SOILS SHOULD BE USED FOR PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL. BACKFILL AROUND TREES.
- PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE DISTURBANCE HAS TAKEN PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER AND HOWARD COUNTY INSPECTORS SHALL ATTEND THE PURPOSE OF THIS MEETING WILL BE:
- TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREA.
- INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES.
- MAKE ALL NECESSARY ADJUSTMENTS.
- ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, AND INJURY CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

REFORESTATION PLANT LIST (FCE C, D & F)

QTY. SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
50 Acer rubrum	VT	D-W	FAC	15'	CONT/B & B	
10 Red Maple	I	D-M	FAC	15'	CONT/B & B	
14 Corya glabra	T	M	FACW	15'	CONT/B & B	
20 Liriodendron tulipifera	T	M	FACW	15'	CONT/B & B	
30 Liriodendron tulipifera	MT	D-M	FAC	15'	CONT/B & B	
40 Quercus alba	I	D-M	FACU	15'	CONT/B & B	
14 Prunus serotina	I	M	FACU	15'	CONT/B & B	
14 White Oak	I	M	FACU	15'	CONT/B & B	
TOTAL	140 TREES & SHRUBS (122 TREES REQUIRED)					

REFORESTATION PLANT LIST (FCE E)

QTY. SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
11 Acer negundo	T	M-W	FAC+	15'	CONT/B & B	
11 Box Elder	T	M-W	FAC+	15'	CONT/B & B	
28 Acer rubrum	VT	D-W	FAC	15'	CONT/B & B	
11 Red Maple	I	D-M	FAC	15'	CONT/B & B	
11 Liriodendron tulipifera	MT	D-M	FAC	15'	CONT/B & B	
11 Tulip tree	T	M-W	FAC	15'	CONT/B & B	
11 Nyssa sylvatica	T	M-W	FAC	15'	CONT/B & B	
11 Black Gum	T	M-W	FAC	15'	CONT/B & B	
13 Platanus occidentalis	MT	M-W	FACW+	15'	CONT/B & B	
11 Sycamore	T	M-W	FAC	15'	CONT/B & B	
11 Salix nigra	V	M-W	FACW+	15'	CONT/B & B	
11 Black Willow	T	M-W	FACW+	15'	CONT/B & B	
10 Viburnum dentatum	T	M	FACW-	15'	CONT/B & B	
10 Arrowwood Viburnum	T	M	FACW-	15'	CONT/B & B	
TOTAL	95 TREES & SHRUBS (88 TREES REQUIRED)					

REFORESTATION PLANT LIST (FCE F)

QTY. SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & SPACING	REMARKS
11 Acer negundo	T	M-W	FAC+	15'	CONT/B & B	
11 Box Elder	T	M-W	FAC+	15'	CONT/B & B	
50 Acer rubrum	VT	D-W	FAC	15'	CONT/B & B	
10 Red Maple	I	D-M	FAC	15'	CONT/B & B	
18 Liriodendron tulipifera	MT	D-M	FAC	15'	CONT/B & B	
24 Nyssa sylvatica	T	M-W	FAC	15'	CONT/B & B	
11 Black Gum	T	M-W	FAC	15'	CONT/B & B	
13 Platanus occidentalis	MT	M-W	FACW+	15'	CONT/B & B	
11 Sycamore	T	M-W	FAC	15'	CONT/B & B	
11 Salix nigra	V	M-W	FACW+	15'	CONT/B & B	
11 Black Willow	T	M-W	FACW+	15'	CONT/B & B	
10 Viburnum dentatum	T	M	FACW-	15'	CONT/B & B	
10 Arrowwood Viburnum	T	M	FACW-	15'	CONT/B & B	
TOTAL	160 WHPS WITH TREE SHELTERS & SHRUBS (151 TREES WITH SHELTERS REQUIRED)					

FOREST CONSERVATION EASEMENTS

	ALTERNATIVE 1	ALTERNATIVE 2
FCE C 0.26 AC	52 TREES REQUIRED	91 TREES REQUIRED
FCE D 0.23 AC	46 TREES REQUIRED	81 TREES REQUIRED
FCE E 0.43 AC	86 TREES REQUIRED	151 TREES REQUIRED
FCE F 0.12 AC	24 TREES REQUIRED	42 TREES REQUIRED
TOTAL 1.04 AC	208 TREES REQUIRED	365 TREES REQUIRED

STATE OF MARYLAND LANDSCAPE ARCHITECTURE BOARD DNR QUALIFIED PROFESSIONAL
STEPHANIE DEMCHIK, RLA NO. 3038
6/11/04

OWNER
VALDA LLC.
8000 MAIN STREET
ELLCOTT CITY, MD 21043

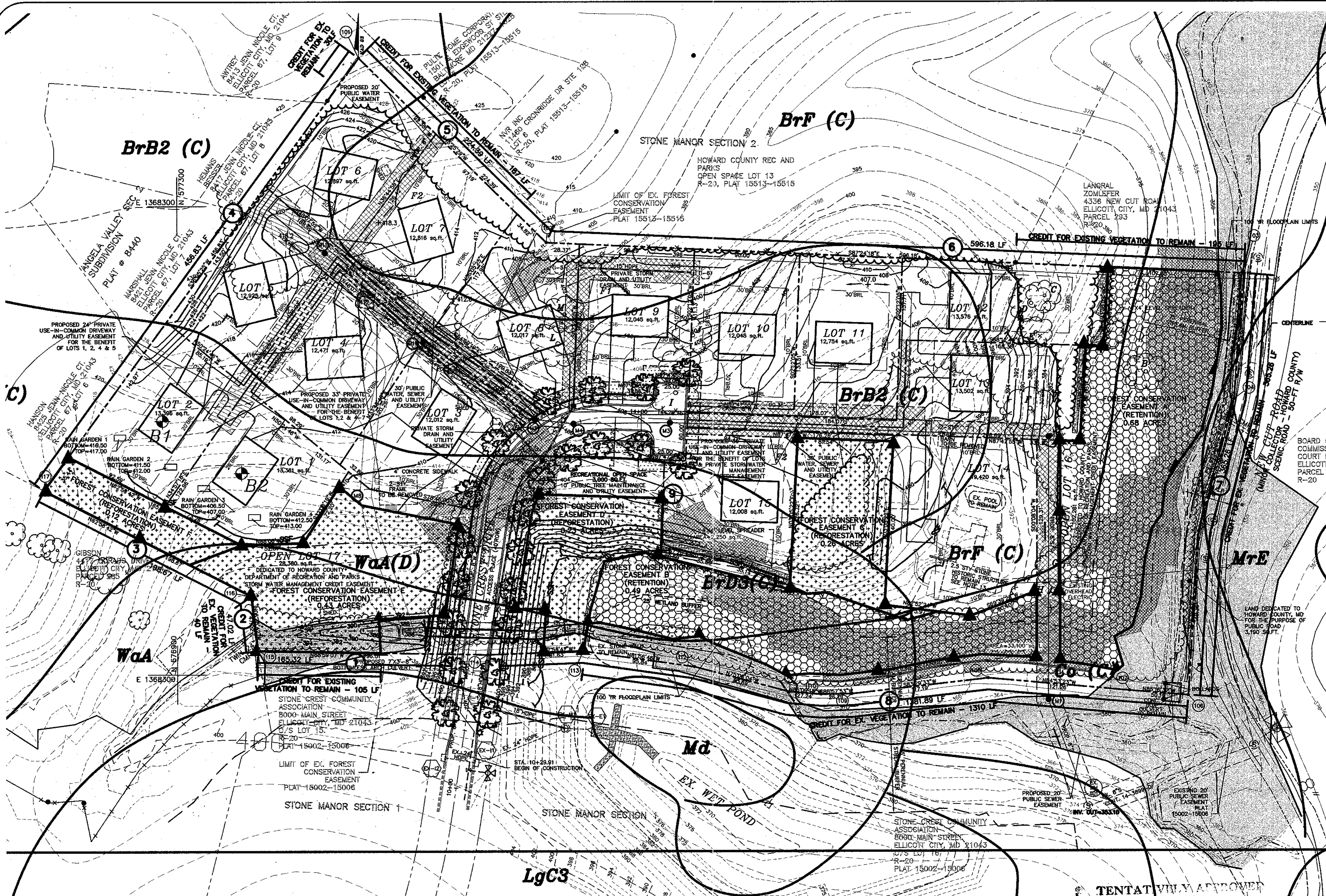
OWNER
CORUN WILLIAM PAUL & WF
4398 NEW CUT RD
ELLCOTT CITY MD 21042

date	MAY 2004	description	revision
project	09-028	illustration	SA
		scale	1" = 60'
		approval	RUH

date		description	revision
no.			

STONE MANOR SECTION 3
LOTS 1-15 AND OPEN SPACE LOTS 16 & 17
SECOND ELECTION DISTRICT
TAX MAP 25
PARCELS 66 & 69
PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN

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



STREET TREE CALCULATIONS
STONECREST DRIVE - 860 LF / 40 = 22 TREES
TOTAL TREES REQUIRED = 22 TREES
TOTAL TREES PROVIDED = 22 TREES

STREET TREE PLANTING SCHEDULE

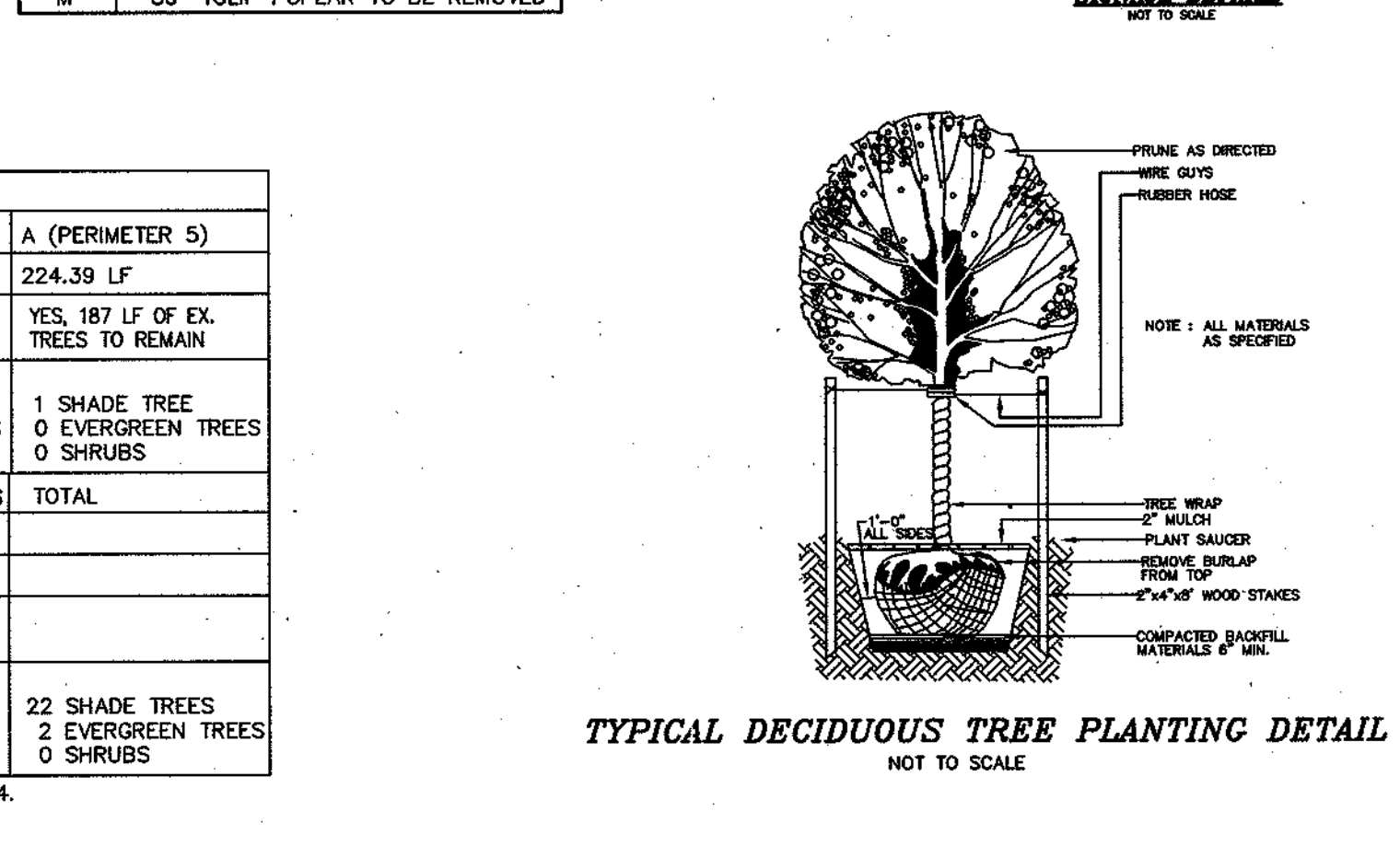
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
22		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				22 STREET TREES

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)
LINEAR FEET OF PERIMETER.	165.32 LF	47.02 LF	198.67 LF	456.83 LF	224.39 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 105 LF OF EX. TREES TO REMAIN	YES, 40 LF OF EX. TREES TO REMAIN	N/A	YES, 187 LF OF EX. TREES TO REMAIN	YES, 187 LF OF EX. TREES TO REMAIN
NUMBER OF PLANTS REQUIRED	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS
CATEGORY	ADJACENT TO ROADWAYS				
	A (PERIMETER 6)	B (PERIMETER 7)	A (PERIMETER 8)	B (PERIMETER 9)	TOTAL
LINEAR FEET OF PERIMETER	596.18 LF	365.26 LF	1381.89 LF	78.63 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 195 LF OF EX. TREES TO REMAIN	YES, 365.26 LF OF EX. TREES TO REMAIN	YES, 1310 LF OF EX. TREES TO REMAIN	N/A	
NUMBER OF PLANTS REQUIRED	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 2 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	22 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

SPECIMEN TREES

KEY	SPECIES
A	30" YELLOW POPLAR TO REMAIN
B	34" AMERICAN BEECH TO REMAIN
C	31" TULIP POPLAR TO REMAIN
D	36" TULIP POPLAR TO REMAIN
E	31" TULIP POPLAR TO REMAIN
F	42" TULIP POPLAR TO BE REMOVED
G	44" WHITE OAK TO REMAIN
H	42" AMERICAN BEECH TO REMAIN
I	35" TULIP POPLAR TO BE REMOVED
J	42" TULIP POPLAR TO BE REMOVED
K	34" TULIP POPLAR TO BE REMOVED
L	44" TULIP POPLAR TO BE REMOVED
M	36" TULIP POPLAR TO BE REMOVED



TENTATIVELY APPROVED ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
DATE: 6/10/04
K3

NET TRACT AREA:

A. Total tract area	=7.91
B. Area within 100 year afforestation threshold	=0.45
C. Area to remain in agricultural production or utility ROW	=0.00
D. Net tract area	=7.46

LAND USE CATEGORY:

(from table 3.2.1, page 40, Manual) Input the number "1" under the appropriate long use zoning, and limit to only one entry.

ARA	MDR	DA	HDR	MPD	OIA
0	0	0	0	0	0

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain)	=4.49
H. Area of forest above afforestation threshold	=0.37
I. Area of forest above conservation threshold	=3.00

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	=2.09
K. Clearing permitted without mitigation	=2.40

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared	=3.32
M. Total area of forest to be retained	=1.17

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold	=0.75
P. Reforestation for clearing below conservation threshold	=0.64
Q. Credit for retention above conservation threshold	=0.00
R. Total reforestation required	=1.39
S. Total afforestation required	=0.00
T. Total reforestation and afforestation required	=1.39
- Total reforestation provided on-site	=1.04
- Total fee-in-lieu of reforestation	=0.35

* SEE NOTE 4 REGARDING EVERGREEN SCREEN TO BE SHOWN ON LOTS 5 & 6 AT FINAL PLAN STAGE ALONG PERIMETER 4.