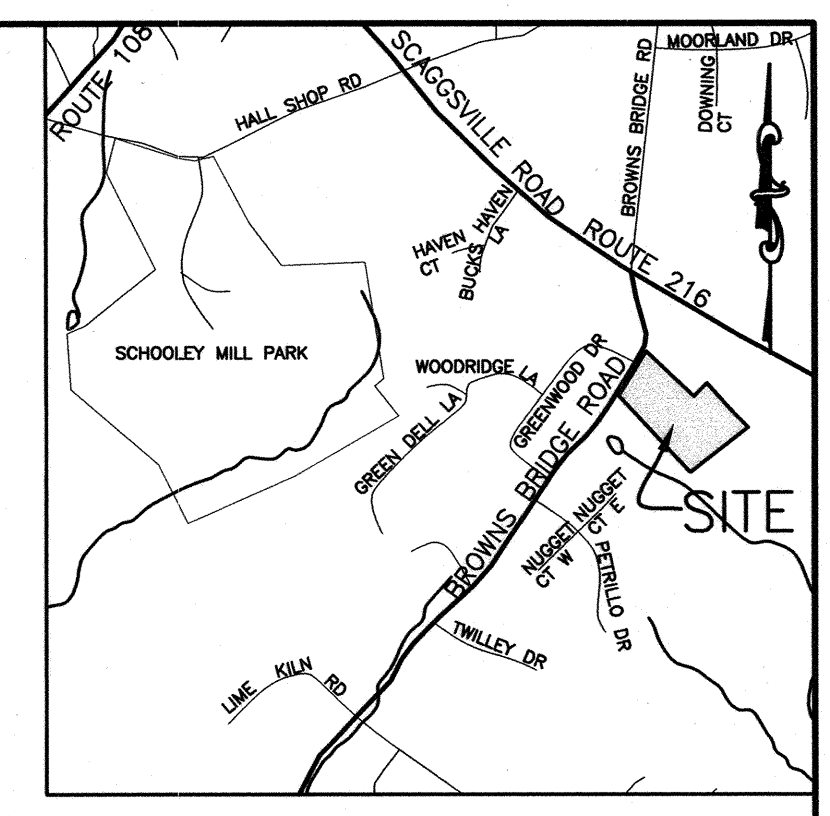


SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP
4	STORMWATER MANAGEMENT DETAILS
5	PRELIMINARY LANDSCAPE PLAN
6	PRELIMINARY LANDSCAPE NOTES AND DETAILS
7	PRELIMINARY FOREST CONSERVATION PLAN
8	PRELIMINARY FOREST CONSERVATION NOTES AND DETAILS
9	PRELIMINARY FOREST STAND DELINEATION PLAN
10	PRELIMINARY FOREST STAND DELINEATION NOTES AND TABULATIONS

# PRELIMINARY EQUIVALENT SKETCH PLAN HEYSER PROPERTY AT BROWNS BRIDGE ROAD

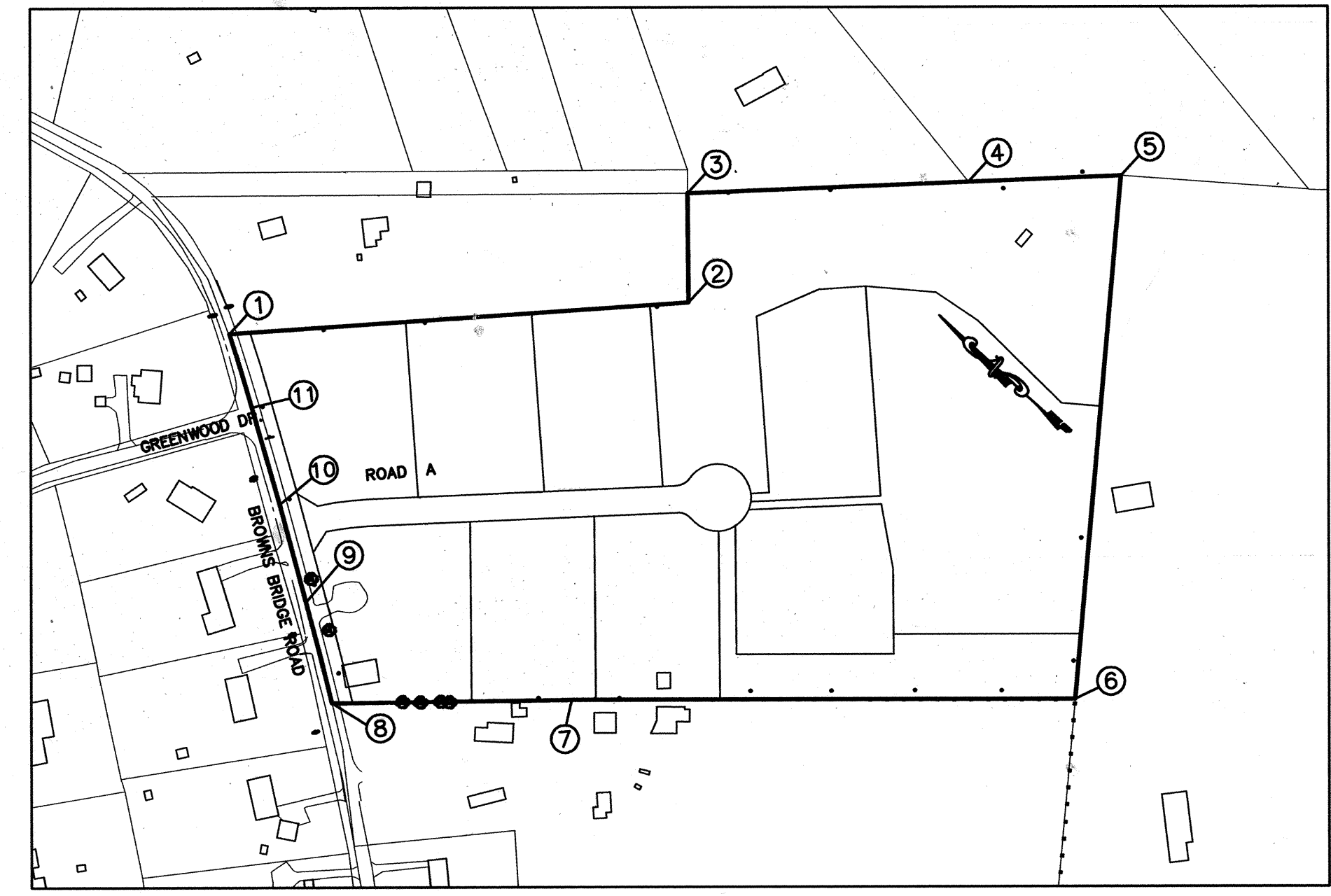
## LOTS 1-8, PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B & C 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1"=2000'

**GENERAL NOTES**

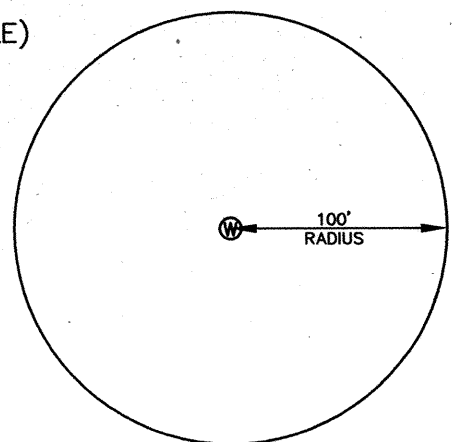
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. IV "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS, (JANUARY 1998)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY PREPARED BY PATTON HARRIS RUST AND ASSOCIATES DATED SEPT. 2004.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM NAD 83 (MCS). HOWARD COUNTY MONUMENT NOS. 41CG AND 41GB.
- PRIVATE WELLS WILL BE USED TO SERVE THIS PROPERTY.
- PRIVATE INDIVIDUAL SEPTIC AREAS WILL BE USED TO SERVE THIS PROPERTY
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY ONE DRY EXTENDED DETENTION POND AND TWO BIO-RETENTION FACILITIES.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THERE ARE NO WETLANDS ON-SITE STUDY FOR THIS PROJECT AS DETERMINED BY PATTON HARRIS RUST AND ASSOCIATES FIELD WALKED, DATED DECEMBER 2004.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC CONCEPTS INC. DATED DECEMBER 2004.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PATTON HARRIS RUST AND ASSOCIATES DATED SEPTEMBER 2004.
- SUBJECT PROPERTY ZONED RR-DEO PER 2-02-04 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S:
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- DESIGNED TRAFFIC SPEED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOL. III. ALL 40' RIGHT OF WAYS 25 M.P.H.
- ALL STREET CURB RETURNS SHALL HAVE 25' RADII UNLESS OTHERWISE NOTED.
- THERE ARE TWO EXISTING PERMANENT STRUCTURES ON-SITE. ALL EXISTING STRUCTURES WILL BE REMOVED.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM OR REQUIRED BUFFER.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED SITE DEVELOPMENT HAS BEEN MET BY PLACING 1.56± AC OF ON-SITE FOREST IN AN ON-SITE FOREST RETENTION EASEMENT. THE REMAINING OBLIGATION OF 2.15 AC (93,713 SF) WILL BE SATISFIED BY OFFSITE FOREST CONSERVATION EASEMENTS.
- PRESERVATION PARCELS A, B & C HAVE NO FURTHER SUBDIVISION POTENTIAL.



PLAN  
SCALE: 1" = 200'

**WATER AND SEWER GENERAL NOTES:**

- THIS AREA [diagonal hatching] DESIGNATES A PRIVATE SEWAGE DISPOSAL EASEMENT OF AT LEAST 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. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- PERC HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY PATTON HARRIS RUST AND ASSOCIATES, PC IN AUGUST 2004.
- ⊙ DENOTES PASSING PERC TEST.
- ⊙<sup>B51</sup> DENOTES FAILED PERC TEST.
- ⊙<sup>B30</sup> DENOTES WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE AND INFORMATION FROM AVAILABLE COUNTY RECORDS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARLAND DEPARTMENT OF THE ENVIRONMENT AND HOWARD COUNTY.
- DENOTES WELL (NOT TO SCALE)



- NO STEEP SLOPES (25% OR GREATER) AFFECT THE LOT AREAS.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT RECORDATION.

COORDINATE LIST		
1	N 545,449.73	E 1,328,318.94
2	N 544,979.55	E 1,328,814.70
3	N 545,090.87	E 1,328,933.29
4	N 544,795.48	E 1,329,228.27
5	N 544,635.17	E 1,329,388.08
6	N 544,158.91	E 1,328,769.82
7	N 544,707.98	E 1,328,262.93
8	N 544,966.70	E 1,328,018.45
9	N 545,096.19	E 1,328,102.52
10	N 545,223.42	E 1,328,182.95
11	N 545,351.35	E 1,328,260.99

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN LOT SIZE
1	52,439	-	52,439
2	49,245	-	49,245
3	47,077	-	47,077
4	49,747	327	49,420
5	49,938	-	49,938
6	49,896	-	49,896
7	49,677	-	49,677
8	54,347	-	54,347
A	140,111	2,332	137,779

ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

**SITE TABULATION**

EXISTING ZONING	RR-DEO
GROSS AREA OF PROPERTY	18.57 AC (809,079 SF)
AREA IN 100 YR. FLOODPLAIN	0 AC
AREA OF STEEP SLOPE	0.21 AC
NET TRACT AREA	18.36 AC
AREA OF RIGHT OF WAY	1.11 AC
AREA OF PROPOSED BUILDABLE LOTS	12.45 AC
AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS	5.01 AC
MINIMUM LOT SIZE SELECTED	47,000 SF
AREA OF REQUIRED OPEN SPACE	NONE
NUMBER OF BUILDABLE LOTS	8 *
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	2
NUMBER OF OPEN SPACE LOTS	N/A
PROPOSED WATER AND SEWER	PRIVATE WELL AND SEPTIC

\* DENSITY EXCHANGE OPTION WILL BE USED TO IMPORT DENSITY UNITS TO THIS PARCEL.

BASE DENSITY = 18.57 AC/4.25 = 4.36 OR 4 UNITS  
DEO OPTION DENSITY = 18.36 AC/2 = 9 UNITS  
TOTAL DEO UNITS REQUIRED = 9-4=5 UNITS

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
*Robert J. Walker* 8/15/05  
COUNTY HEALTH OFFICER DATE  
HOWARD COUNTY HEALTH DEPARTMENT

DATE	NO.	REVISION

**OWNER**  
CARLTON E HEYSER, JR  
14526 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MD 20904  
410-531-5539

**DEVELOPER**  
RUPPERT PROPERTIES  
ATTN: RICHARD DEMMITT  
HIGHLAND DEVELOPMENT CORP.  
P.O. BOX 228  
CLARKSVILLE, MARYLAND 21029  
410-365-0414

**PROJECT**  
HEYSER PROPERTY AT BROWNS BRIDGE ROAD  
LOTS 1-8, PRESERVATION PARCEL A &  
NON-BUILDABLE PRESERVATION PARCELS B & C

AREA TAX MAP 40, GRID-18, PARCEL 178, ZONED RR-DEO  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**TITLE SHEET**

Patton Harris Rust & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects.  
8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

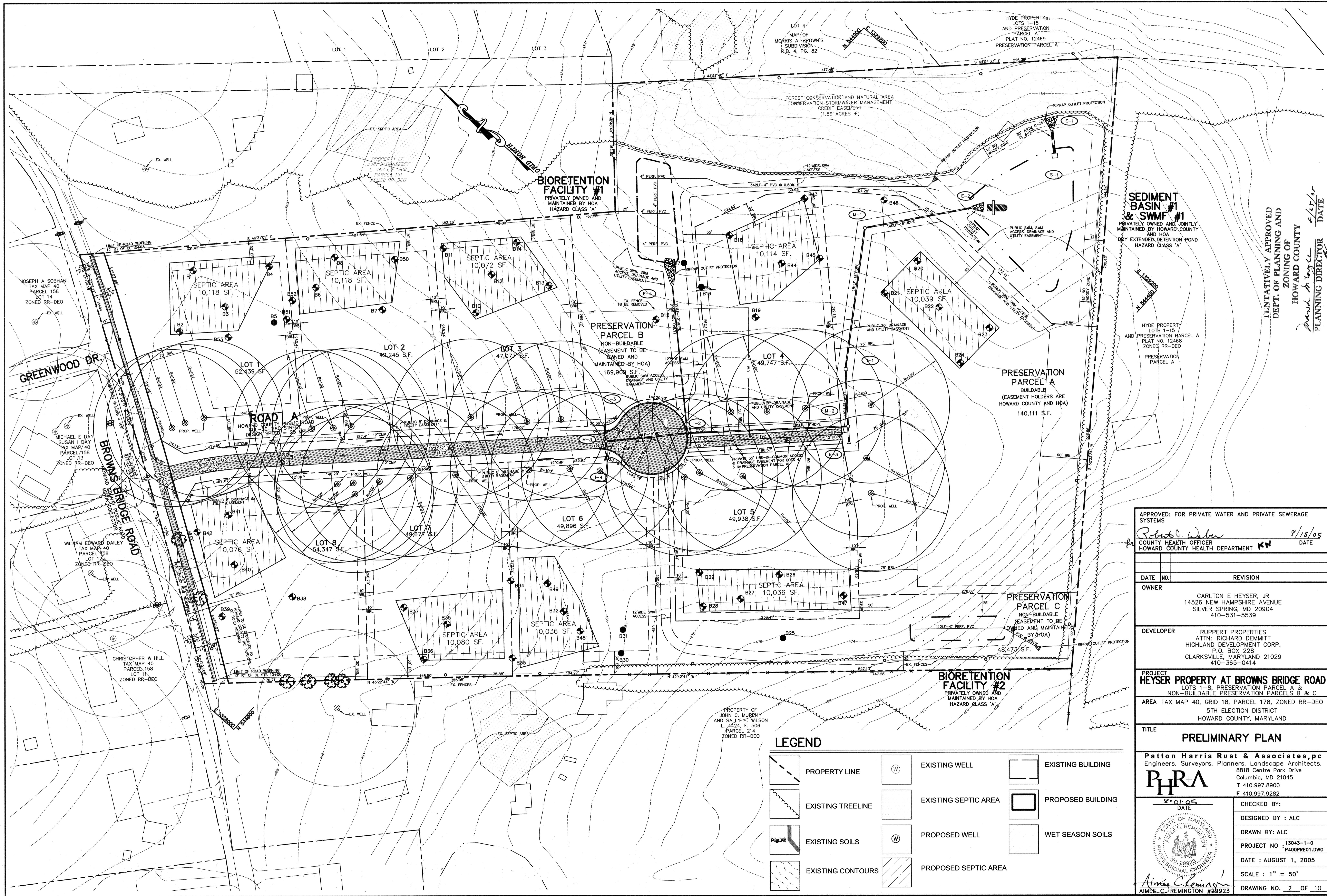
**PHRA**

CHECKED BY: CJR  
DESIGNED BY: ACR  
DRAWN BY: DAM  
PROJECT NO: 13043-1-0  
P400COV01.DWG  
DATE: AUGUST 1, 2005  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 10

*Aimee C. Remington*  
AIMEE C. REMINGTON #29923

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Mark J. Lytle* 8/15/05  
PLANNING DIRECTOR DATE

**PRESERVATION PARCEL A, B & C - JUSTIFICATION**  
THREE PRESERVATION PARCELS HAS BEEN CREATED IN THIS CLUSTER SUBDIVISION. THE NON-BUILDABLE PRESERVATION PARCEL B HAS BEEN CREATED TO PRESERVE THE ON-SITE FOREST RESOURCES. PRESERVATION PARCEL A IS CREATED TO PROVIDE A BUILDABLE HOUSE SITE. IN ADDITION ALL OF THE PROJECTS WATER QUALITY AND QUANTITY MANAGEMENT FACILITIES WILL BE LOCATED ON THE NON-BUILDABLE PRESERVATION PARCELS B & C. THE EXISTING HEDGEROWS AND VEGETATION ALONG THE PROPERTY BOUNDARIES ARE BEING PRESERVED.



PRELIMINARILY APPROVED AND  
ZONING OF  
HOWARD COUNTY  
DATE: 8/15/05  
PLANNING DIRECTOR

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS	
<i>Robert D. Walter</i>	8/15/05
COUNTY HEALTH OFFICER	DATE
HOWARD COUNTY HEALTH DEPARTMENT	
DATE NO.	REVISION
OWNER	CARLTON E HEYSER, JR 14526 NEW HAMPSHIRE AVENUE SILVER SPRING, MD 20904 410-531-5539
DEVELOPER	RUPPERT PROPERTIES ATTN: RICHARD DEMMITT HIGHLAND DEVELOPMENT CORP. P.O. BOX 238 CLARKSVILLE, MARYLAND 21029 410-365-0414
PROJECT	HEYSER PROPERTY AT BROWNS BRIDGE ROAD LOTS 1-8, PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B & C
AREA	TAX MAP 40, GRID 18, PARCEL 178, ZONED RR-DEO 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY PLAN

LEGEND					
	PROPERTY LINE		EXISTING WELL		EXISTING BUILDING
	EXISTING TREELINE		EXISTING SEPTIC AREA		PROPOSED BUILDING
	EXISTING SOILS		PROPOSED WELL		WET SEASON SOILS
	EXISTING CONTOURS		PROPOSED SEPTIC AREA		

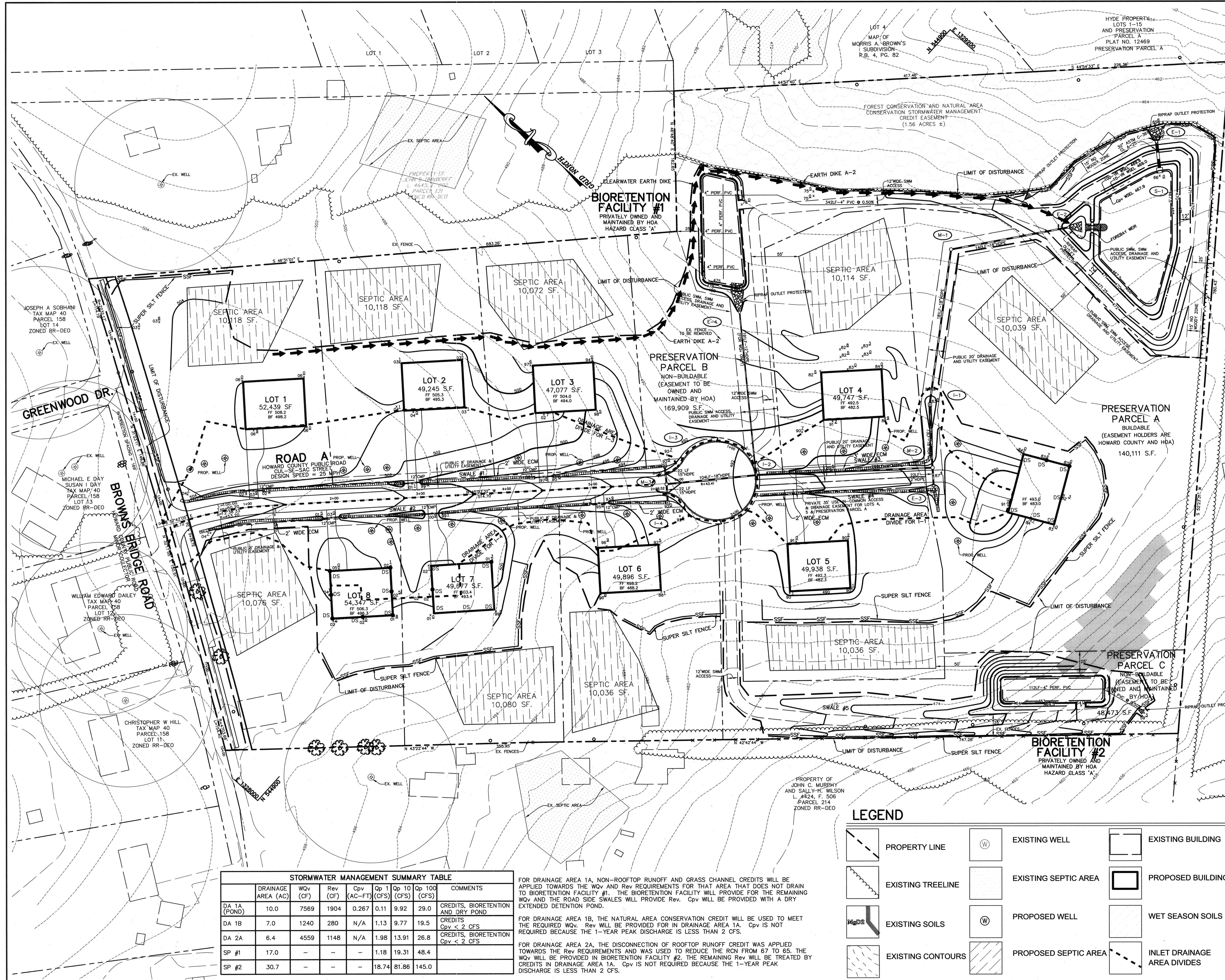
**Patton Harris Rust & Associates, pc**  
Engineers, Surveyors, Planners, Landscape Architects.  
8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

**PHRA**

8-01-05  
DATE

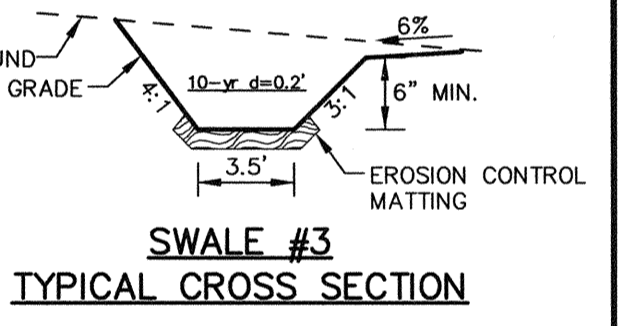
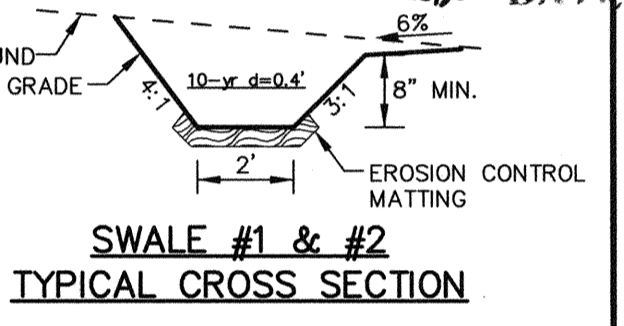
CHECKED BY:  
DESIGNED BY: ALC  
DRAWN BY: ALC  
PROJECT NO.: 13043-1-0  
P400PRE01.DWG  
DATE: AUGUST 1, 2005  
SCALE: 1" = 50'  
DRAWING NO. 2 OF 10

*Anna C. Remington*  
AIMEE C. REMINGTON #29923



**SEDIMENT BASIN #1 & SWMF #1**  
 PRIVATELY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND HOA  
 DRY EXTENDED DETENTION POND HAZARD CLASS 'A'

PROVISED APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 DATE: 8/15/05



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 Robert J. Wilson  
 COUNTY HEALTH OFFICER  
 HOWARD COUNTY HEALTH DEPARTMENT  
 DATE: 8/15/05

DATE NO.	REVISION
OWNER	CARLTON E HEYSER, JR 14526 NEW HAMPSHIRE AVENUE SILVER SPRING, MD 20904 410-531-5539
DEVELOPER	RUPPERT PROPERTIES ATTN: RICHARD DEMMITT HIGHLAND DEVELOPMENT CORP. P.O. BOX 228 CLARKSVILLE, MARYLAND 21029 410-365-0414
PROJECT	HEYSER PROPERTY AT BROWNS BRIDGE ROAD LOTS 1-8, PRESERVATION PARCELS A & C NON-BUILDABLE PRESERVATION PARCELS B & C
AREA TAX MAP 40, GRID 18, PARCEL 178, ZONED RR-DEO	5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP

Patton Harris Rust & Associates, pc  
 Engineers, Surveyors, Planners, Landscape Architects.  
 8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

DATE: 8-01-05

CHECKED BY: CJR  
 DESIGNED BY: ACR  
 DRAWN BY: DAM  
 PROJECT NO.: 13043-1-0 #600GRA01.DWG  
 DATE: AUGUST 1, 2005  
 SCALE: 1" = 50'  
 DRAWING NO. 3 OF 10

STATE OF MARYLAND  
 AIMEE C. REMINGTON  
 PROFESSIONAL ENGINEER  
 No. 29923

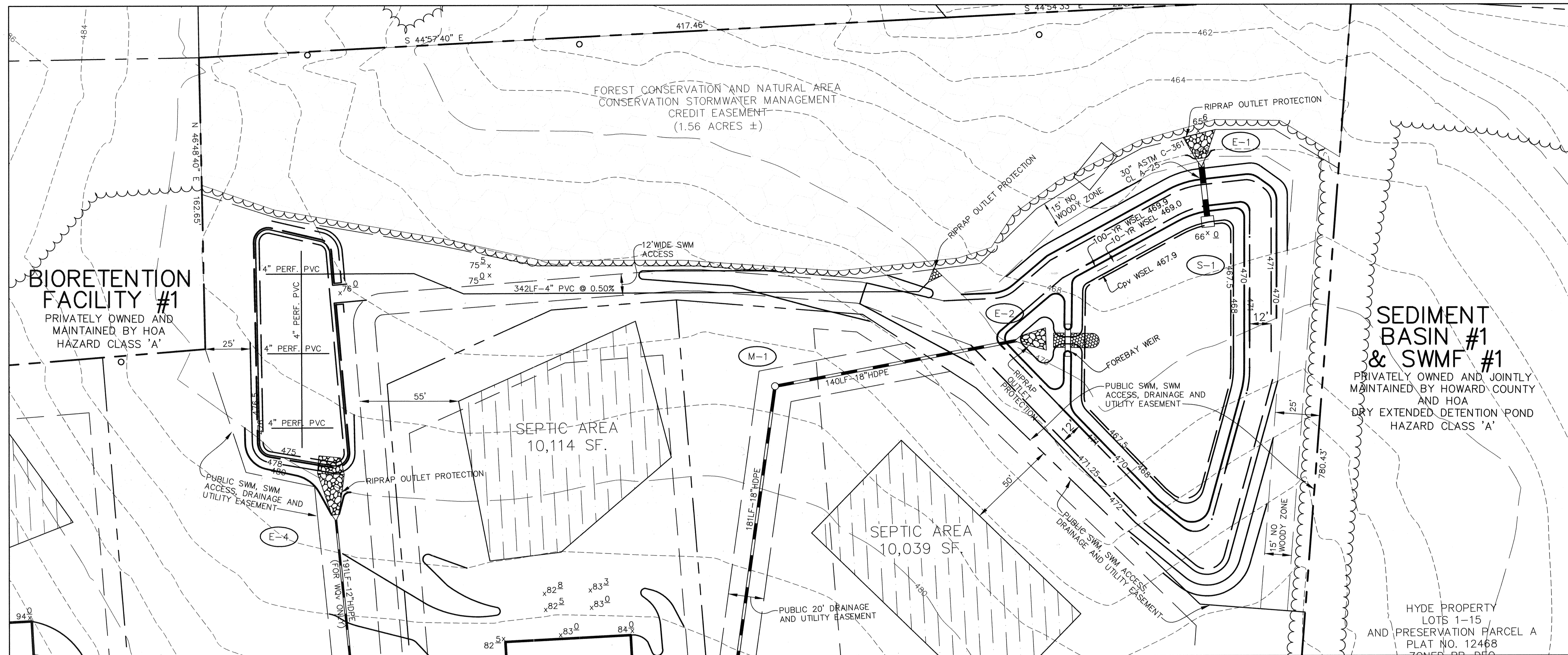
DRAINAGE AREA (AC)	WQv (CF)	Rev (CF)	Cpv (AC-FT)	Qp 1 (CFS)	Qp 10 (CFS)	Qp 100 (CFS)	COMMENTS	
DA 1A (POND)	10.0	7569	1904	0.267	0.11	9.92	29.0	CREDITS, BIORETENTION AND DRY POND
DA 1B	7.0	1240	280	N/A	1.13	9.77	19.5	CREDITS Cpv < 2 CFS
DA 2A	6.4	4559	1148	N/A	1.98	13.91	26.8	CREDITS, BIORETENTION Cpv < 2 CFS
SP #1	17.0	-	-	-	1.18	19.31	48.4	
SP #2	30.7	-	-	-	18.74	81.86	145.0	

FOR DRAINAGE AREA 1A, NON-ROOFTOP RUNOFF AND GRASS CHANNEL CREDITS WILL BE APPLIED TOWARDS THE WQv AND Rev REQUIREMENTS FOR THAT AREA THAT DOES NOT DRAIN TO BIORETENTION FACILITY #1. THE BIORETENTION FACILITY WILL PROVIDE FOR THE REMAINING WQv AND THE ROAD SIDE SWALES WILL PROVIDE Rev. Cpv WILL BE PROVIDED WITH A DRY EXTENDED DETENTION POND.

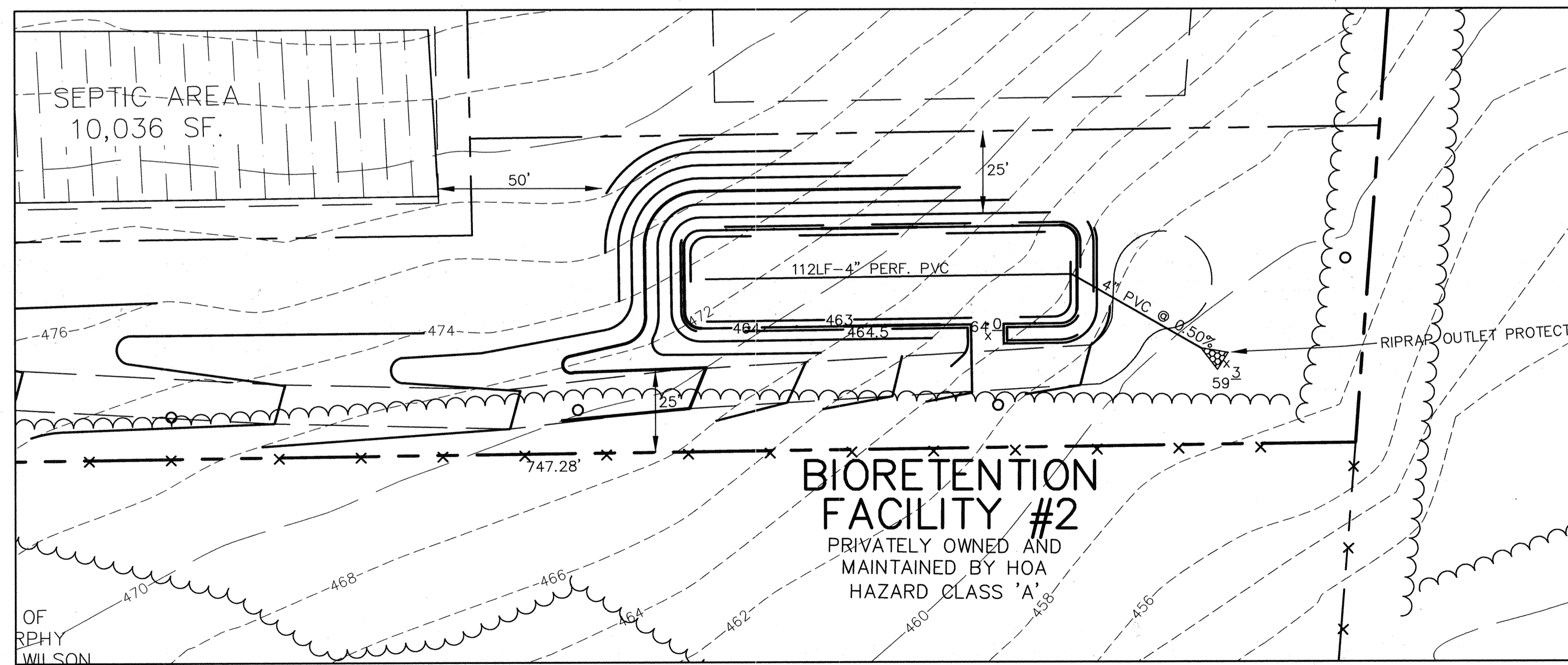
FOR DRAINAGE AREA 1B, THE NATURAL AREA CONSERVATION CREDIT WILL BE USED TO MEET THE REQUIRED WQv. Rev WILL BE PROVIDED FOR IN DRAINAGE AREA 1A. Cpv IS NOT REQUIRED BECAUSE THE 1-YEAR PEAK DISCHARGE IS LESS THAN 2 CFS.

FOR DRAINAGE AREA 2A, THE DISCONNECTION OF ROOFTOP RUNOFF CREDIT WAS APPLIED TOWARDS THE Rev REQUIREMENTS AND WAS USED TO REDUCE THE RQN FROM 67 TO 85. THE WQv WILL BE PROVIDED IN BIORETENTION FACILITY #2. THE REMAINING Rev WILL BE TREATED BY CREDITS IN DRAINAGE AREA 1A. Cpv IS NOT REQUIRED BECAUSE THE 1-YEAR PEAK DISCHARGE IS LESS THAN 2 CFS.

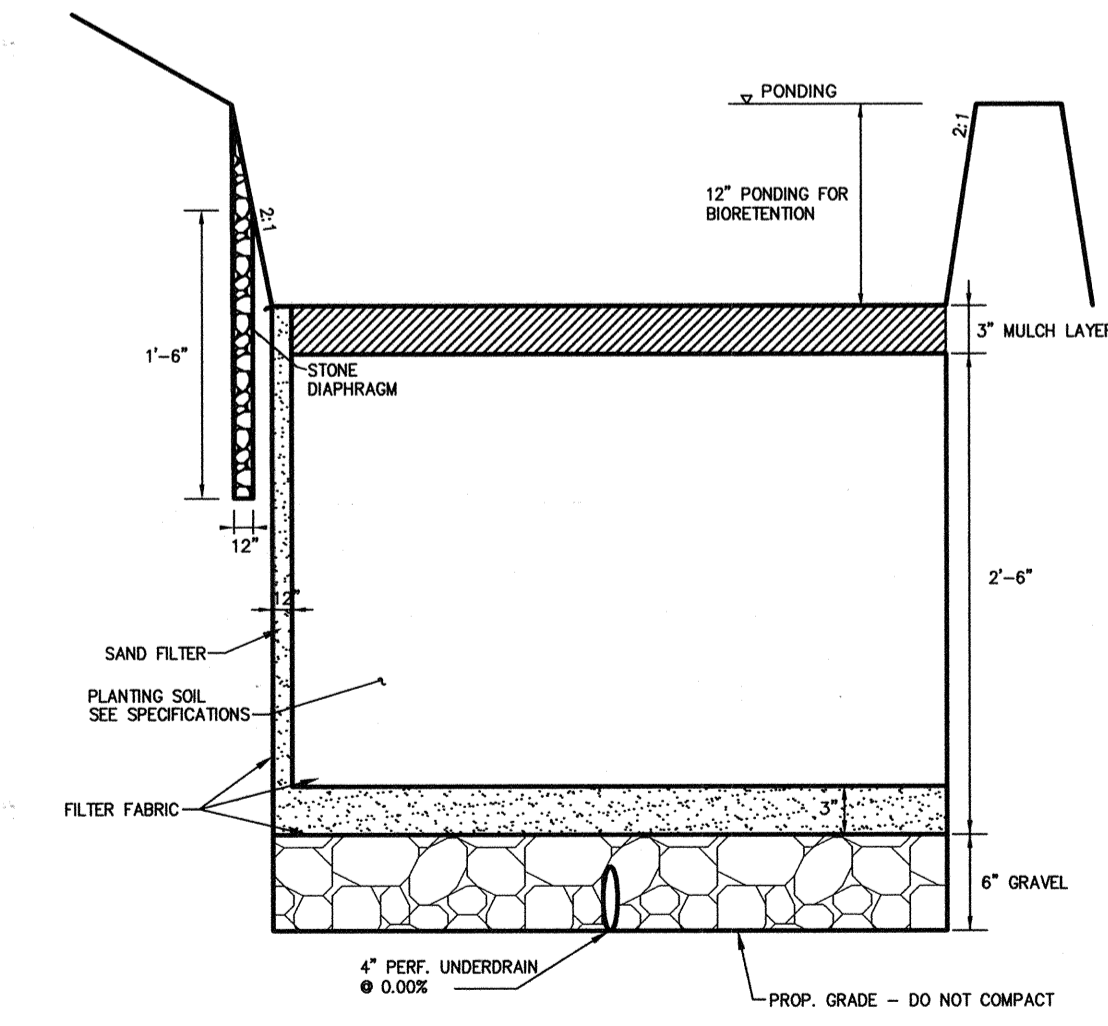
	PROPERTY LINE		EXISTING WELL		EXISTING BUILDING
	EXISTING TREELINE		EXISTING SEPTIC AREA		PROPOSED BUILDING
	EXISTING SOILS		PROPOSED WELL		WET SEASON SOILS
	EXISTING CONTOURS		PROPOSED SEPTIC AREA		INLET DRAINAGE AREA DIVIDES



SCALE: 1" = 30'



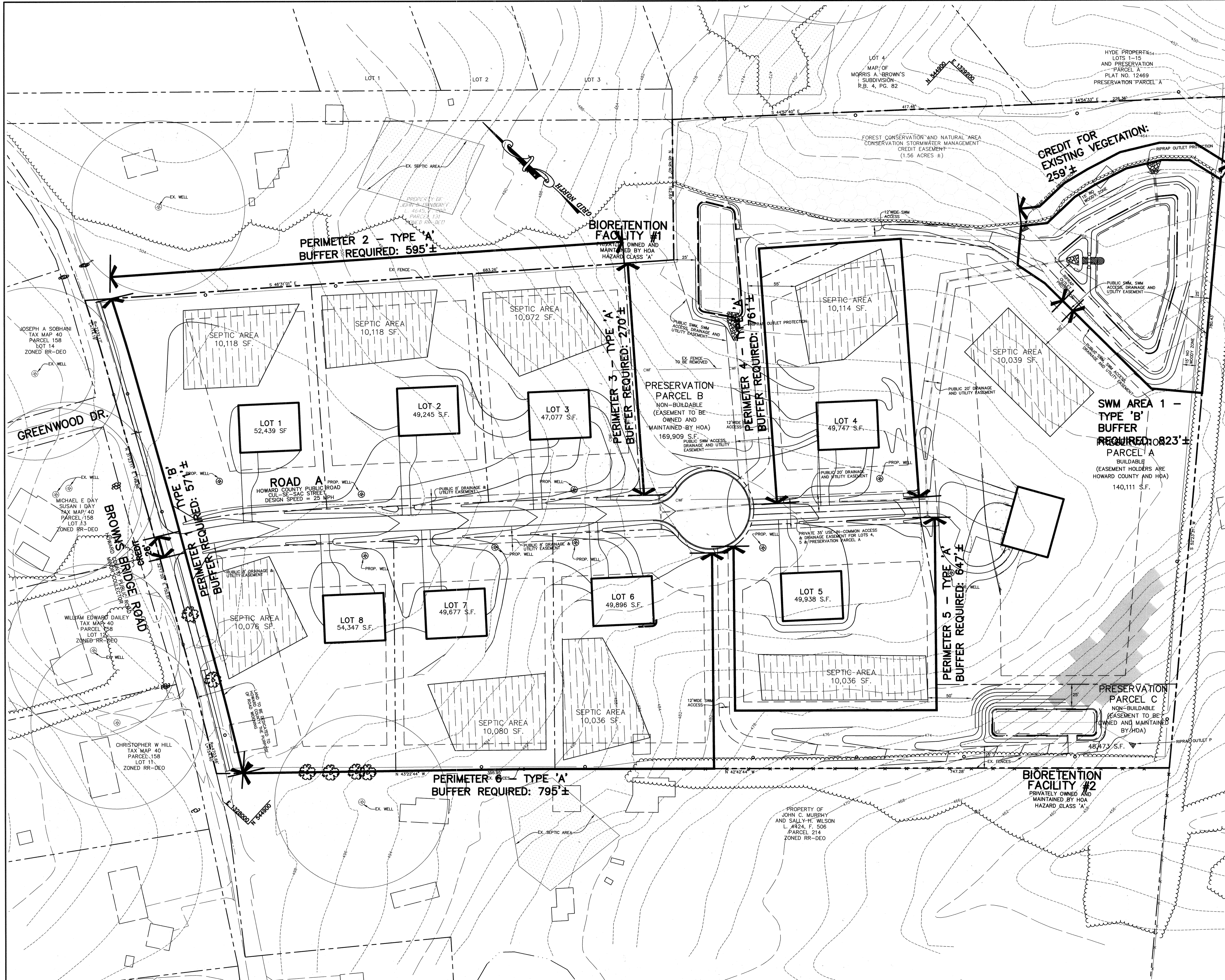
SCALE: 1" = 30'



TYPICAL BIORETENTION FACILITY #1 & #2 SECTION

APPROVED  
 PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 [Signature]  
 PLANNING DIRECTOR  
 DATE

DATE	NO.	REVISION
<b>OWNER</b>		
CARLTON E HEYSER, JR 14526 NEW HAMPSHIRE AVENUE SILVER SPRING, MD 20904 410-531-5539		
<b>DEVELOPER</b>		
RUPPERT PROPERTIES ATTN: RICHARD DEMMITT HIGHLAND DEVELOPMENT CORP. P.O. BOX 228 CLARKSVILLE, MARYLAND 21029 410-365-0414		
<b>PROJECT</b>		
HEYSER PROPERTY AT BROWNS BRIDGE ROAD LOTS 1-8, PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B & C		
AREA TAX MAP 40, GRID 18, PARCEL 178, ZONED RR-DEO 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
<b>TITLE</b>		
PRELIMINARY STORMWATER MANAGEMENT DETAILS		
<b>Patton Harris Rust &amp; Associates, pc</b> Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
7-29-05 DATE		CHECKED BY:
[Signature]		DESIGNED BY : A.C.R.
[Seal]		DRAWN BY: DAM
PROJECT NO : 13043-1-0 PE00GRA02.DWG		DATE : AUGUST 1, 2005
SCALE : AS SHOWN		DRAWING NO. 4 OF 10



TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Mark J. Logan* 8/25/15  
PLANNING DIRECTOR DATE

DATE	NO.	REVISION
OWNER		
CARLTON E HEYSER, JR 14526 NEW HAMPSHIRE AVENUE SILVER SPRING, MD 20904 410-531-5539		
DEVELOPER		
RUPPERT PROPERTIES ATTN: RICHARD DEMMITT HIGHLAND DEVELOPMENT CORP. P.O. BOX 228 CLARKSVILLE, MARYLAND 21029 410-365-0414		
PROJECT		
HEYSER PROPERTY AT BROWNS BRIDGE ROAD LOTS 1-8, PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B & C		
AREA TAX MAP 40, GRID 18, PARCEL 178, ZONED RR-DEO 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY LANDSCAPE PLAN		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		

7/27/15  
DATE

**P.H.R.A.**

7/27/15  
DATE

CHECKED BY: PJS  
DESIGNED BY: ALC  
DRAWN BY: ALC  
PROJECT NO: 13043-1-0  
L200LD01.DWG  
DATE: AUGUST 1, 2005  
SCALE: 1" = 50'  
DRAWING NO. 5 OF 10

PETER J. STONE #3068

SCHEDULE A - PERIMETER LANDSCAPE EDGE						
PERIMETER	ADJACENT TO PERIMETER PROPERTIES					ADJACENT TO ROADWAYS
	2	3	4	5	6	
LANDSCAPE TYPE	A	A	A	A	A	B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	545'±	270'±	761'±	647'±	795'±	571'±
CREDIT FOR EXISTING VEGETATION (YES/NO/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	-
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	NO	NO	NO	NO	NO	YES 26'
LINEAR FEET REMAINING	545'±	270'±	761'±	647'±	795'±	545'±
NUMBER OF PLANTS REQUIRED						
SHADE TREES	10	5	13	11	13	11
EVERGREEN TREES	0	0	0	0	0	14
SHRUBS	0	0	0	0	0	0

**SCHEDULE 'A' NOTES:**

- \* REGULATIONS DO NOT REQUIRE LANDSCAPE EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT. (PAGE 17 OF THE HO. CO. LANDSCAPE MANUAL)
- \*\* EXPANSION TO EXISTING DEVELOPMENT OF LESS THAN 50% SHALL BE REQUIRED TO PROVIDE LANDSCAPING FOR THE ADDITIONAL DEVELOPMENT ONLY. (PAGE 3 OF THE HO. CO. LANDSCAPE MANUAL)

SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING	
S.W.M. POND PERIMETER	1
LANDSCAPE TYPE	B
LINEAR FEET OF TOTAL PERIMETER	823'±
CREDIT FOR EX. VEGETATION (NO OR YES & %)	YES, 259'
CREDIT FOR OTHER PROP. LANDSCAPING (NO OR YES & %)	NO
LINEAR FEET OF REMAINING PERIMETER	564'
NUMBER OF TREES REQUIRED:	
SHADE TREES	11
EVERGREEN TREES	14

STREET TREE CALCULATIONS *		
ROAD A	1423' / 40	36 LARGE TREES
TOTAL TREES REQUIRED		36 LARGE TREES

NOTE: STREET TREES WILL BE BONDED WITH THE ROAD CONSTRUCTION DEVELOPER AGREEMENT.

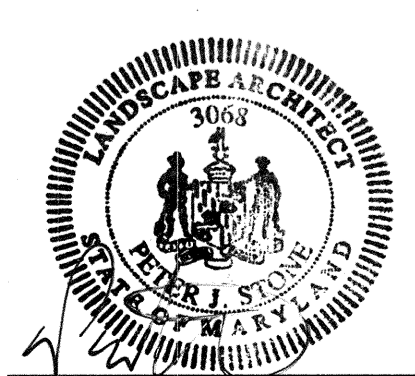
**GENERAL NOTES:**

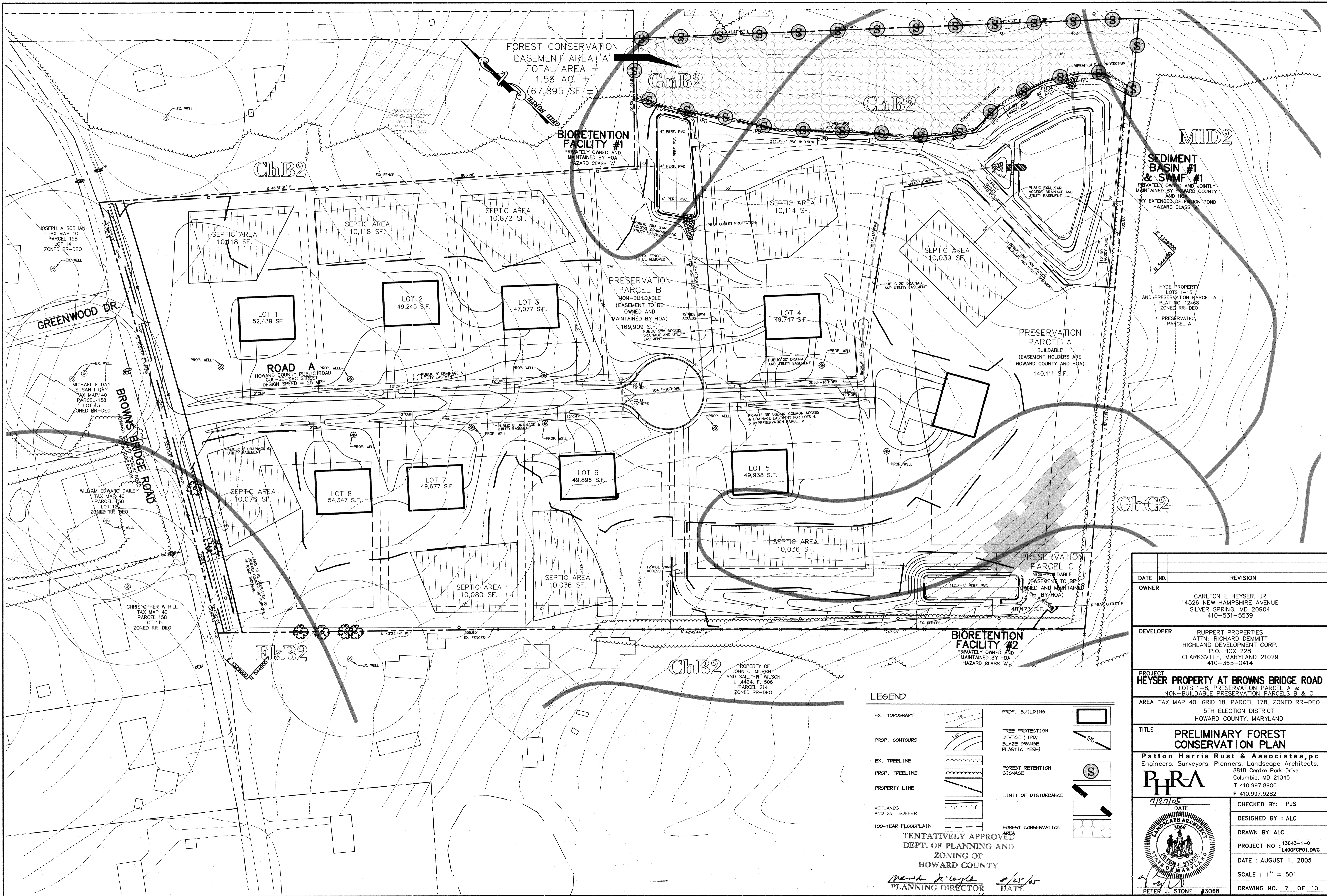
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
- AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.
- BIORETENTION PLANTINGS WILL BE ADDED AT THE TIME OF FINAL PLAN.

PROVISIONALLY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Mark H. ...*  
PLANNING DIRECTOR

*8/25/05*  
DATE

DATE	NO.	REVISION
OWNER CARLTON E HEYSER, JR 14526 NEW HAMPSHIRE AVENUE SILVER SPRING, MD 20904 410-531-5539		
DEVELOPER RUPPERT PROPERTIES ATTN: RICHARD DEMMITT HIGHLAND DEVELOPMENT CORP. P.O. BOX 228 CLARKSVILLE, MARYLAND 21029 410-365-0414		
PROJECT <b>HEYSER PROPERTY AT BROWNS BRIDGE ROAD</b> LOTS 1-B, PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B & C AREA TAX MAP 40, GRID 18, PARCEL 17B, ZONED RR-DEO 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>PRELIMINARY LANDSCAPE NOTES &amp; DETAILS</b>		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
7/27/05 DATE		CHECKED BY: PJS
		DESIGNED BY: ALC
		DRAWN BY: ALC
		PROJECT NO. 13043-1-0 L200LND02.DWG
		DATE: AUGUST 1, 2005
		SCALE: AS SHOWN
		DRAWING NO. 6 OF 10



FOREST CONSERVATION  
EASEMENT AREA 'A'  
TOTAL AREA =  
1.56 AC. ±  
(67,895 SF ±)

BIORETENTION  
FACILITY #1  
PRIVATELY OWNED AND  
MAINTAINED BY HOA  
HAZARD CLASS 'A'

PRESERVATION  
PARCEL B  
NON-BUILDABLE  
(EASEMENT TO BE  
OWNED AND  
MAINTAINED BY HOA)  
169,909 S.F.  
PUBLIC SWM ACCESS,  
DRAINAGE AND UTILITY  
EASEMENT

PRESERVATION  
PARCEL A  
BUILDABLE  
(EASEMENT HOLDERS ARE  
HOWARD COUNTY AND HOA)  
140,111 S.F.

PRESERVATION  
PARCEL C  
NON-BUILDABLE  
(EASEMENT TO BE  
OWNED AND MAINTAINED  
BY HOA)  
48,473 S.F.

BIORETENTION  
FACILITY #2  
PRIVATELY OWNED AND  
MAINTAINED BY HOA  
HAZARD CLASS 'A'

SEDIMENT  
BASIN #1  
& SWMF #1  
PRIVATELY OWNED AND JOINTLY  
MAINTAINED BY HOWARD COUNTY  
AND HOWARD COUNTY  
DRY EXTENDED DETENTION POND  
HAZARD CLASS 'A'

HYDE PROPERTY  
LOTS 1-15  
AND PRESERVATION PARCEL A  
PLAT NO. 12468  
ZONED RR-DEO  
PRESERVATION  
PARCEL A

LEGEND

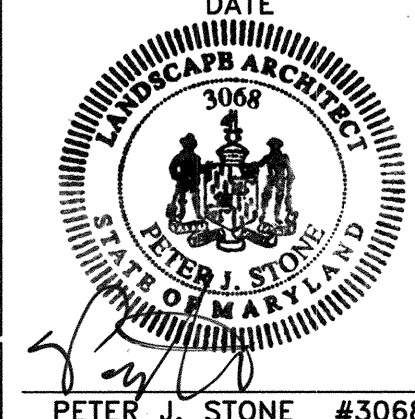
EX. TOPOGRAPHY		PROP. BUILDING	
PROP. CONTOURS		TREE PROTECTION DEVICE (TPD)	
EX. TREELINE		BLAZE ORANGE PLASTIC MESH	
PROP. TREELINE		FOREST RETENTION SIGNAGE	
PROPERTY LINE		LIMIT OF DISTURBANCE	
WETLANDS AND 25' BUFFER		FOREST CONSERVATION AREA	
100-YEAR FLOODPLAIN			

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*M. J. Cople*  
PLANNING DIRECTOR

8/25/05  
DATE

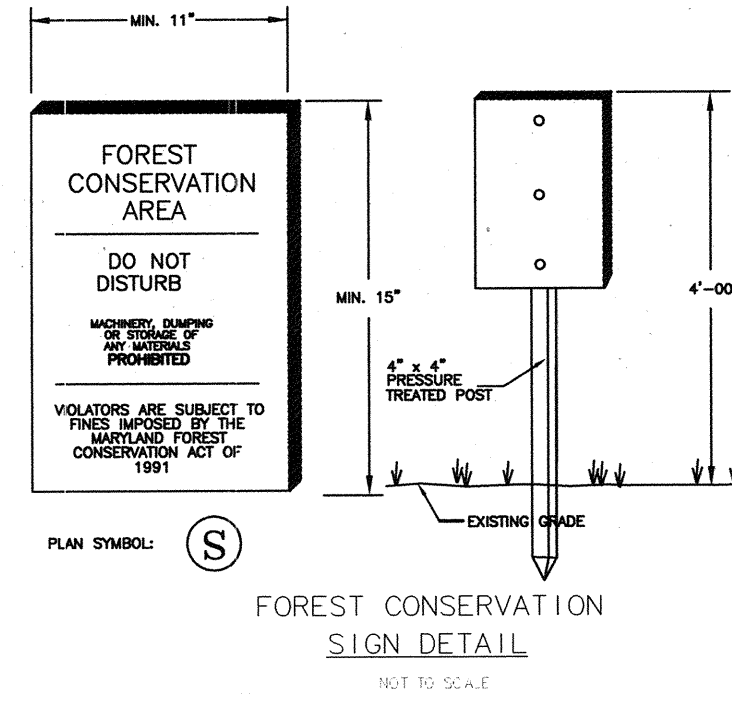
DATE NO.	REVISION
OWNER	CARLTON E HEYSER, JR 14526 NEW HAMPSHIRE AVENUE SILVER SPRING, MD 20904 410-531-5539
DEVELOPER	RUPPERT PROPERTIES ATTN: RICHARD DEMMITT HIGHLAND DEVELOPMENT CORP. P.O. BOX 228 CLARKSVILLE, MARYLAND 21029 410-365-0414
PROJECT	HEYSER PROPERTY AT BROWNS BRIDGE ROAD LOTS 1-8, PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B & C
AREA TAX MAP 40, GRID 18, PARCEL 178, ZONED RR-DEO	5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	PRELIMINARY FOREST CONSERVATION PLAN
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects.	8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282
DATE 8/27/05	CHECKED BY: PJS
DESIGNED BY: ALC	
DRAWN BY: ALC	
PROJECT NO.: 13043-1-0 L400FCP01.DWG	
DATE: AUGUST 1, 2005	
SCALE: 1" = 50'	
DRAWING NO. 7 OF 10	



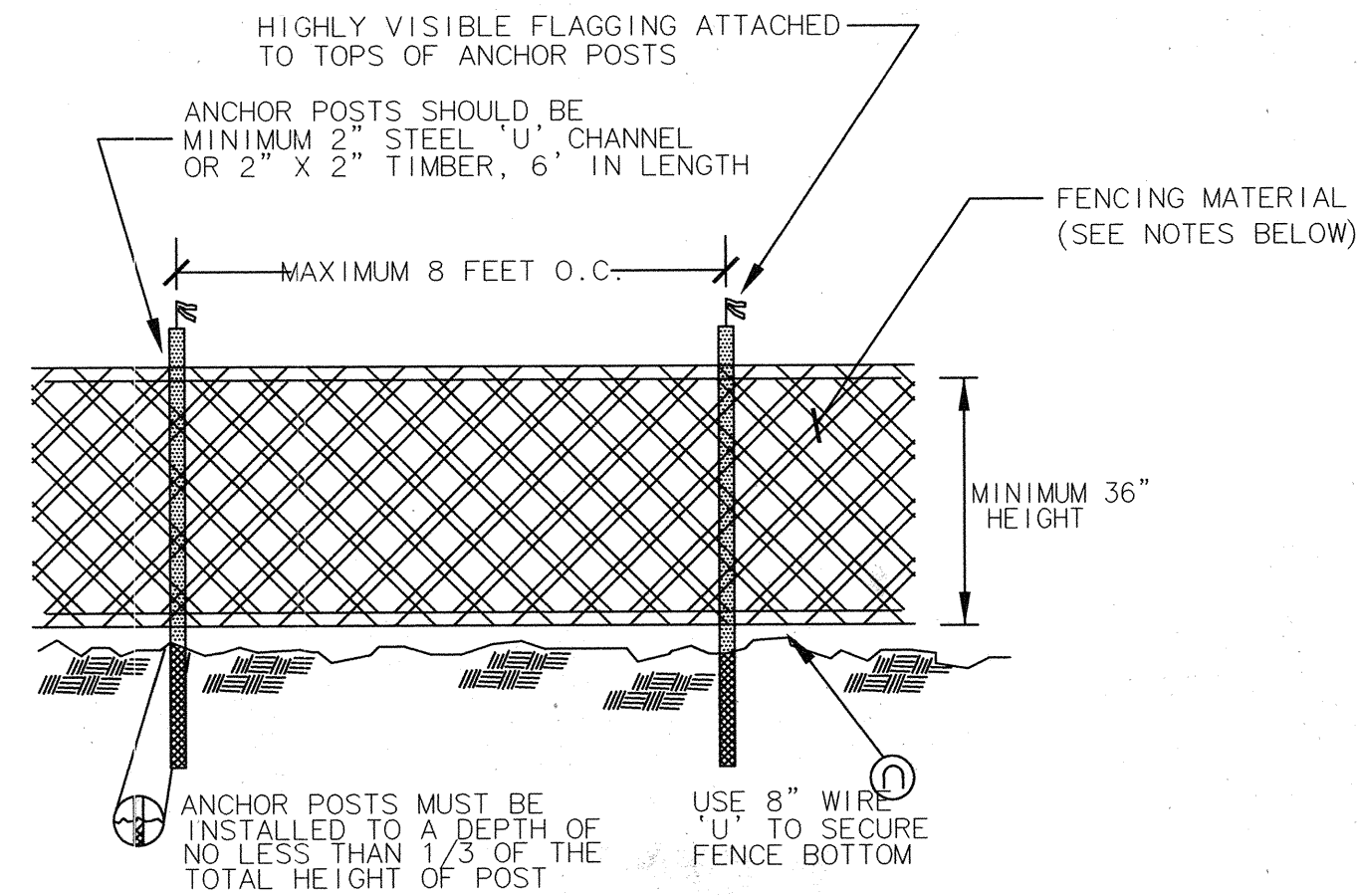
**Howard County Forest Conservation Worksheet**

Project Name: **Heyser Property at Browns Bridge Road**  
 County File #: \_\_\_\_\_  
 Date: **October 29, 2004**

<b>Net Tract Area</b>	<b>Acres</b>
A. Total Tract Area	A = 18.57
B. Other Deductions	B = _____
C. Net Tract Area (A-B-C)	C = 18.57
<b>Land Use Category:</b> Residential Rural Medium Density	
D. Afforestation Threshold (Net Tract Area X 20%)	D = 3.71
E. Conservation Threshold (Net Tract Area X 25%)	E = 4.64
<b>Existing Forest Cover</b>	
F. Existing Forest Cover within the Net Tract Area	F = 1.56
G. Area of Forest Above Conservation Threshold	G = 0.00
If the Existing Forest Cover (F) is greater than Conservation Threshold (G), then H = Existing Forest Cover (F) - Conservation Threshold (G); Otherwise G = 0	
<b>Break Even Point</b>	
H. Break Even (Amount of forest that must be retained so that no mitigation is required)	H = 1.56
(1) If the area of forest above the Conservation Threshold (G) is greater than zero, then H = (0.2 X the area of forest above Conservation Threshold (G)) + the Conservation Threshold (E)	
(2) If the area of forest above the Conservation Threshold (G) is equal to zero, then H = Existing Forest Cover (F)	
I. Forest Clearing Permitted Without Mitigation	I = 0.00
J. Proposed Forest Clearing	J = 0.00
K. Total Area of Forest to be Cleared	K = 1.56
L. Total Area of Forest to be Retained	L = 0.00
K = Existing Forest Cover (F) - forest to be cleared (J)	
<b>Planting Requirements</b>	
If the Total Area of Forest to be Cleared (K) is at or above the Break-even Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0); If not, calculate the planting requirement below:	
L. Reforestation for Clearing Above the Conservation Threshold	L = 0.00
(1) If the total area of forest to be retained (K) is greater than the Conservation Threshold (E), then L = the area of forest to be cleared (J) X 0.25; or (2) If the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then L = area of forest above Conservation Threshold (G) X 0.25	
M. Reforestation for Clearing Below the Conservation Threshold	M = 0.00
(1) If Existing Forest Cover (F) is greater than Conservation Threshold (E) and the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 X (the Conservation Threshold (E) - the forest to be retained (K)) (2) If Existing Forest (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 X Forest to be cleared (J)	
N. Credit for Retention Above the Conservation Threshold	N = 0.00
If the area of forest to be retained (K) is greater than the Conservation Threshold (E), then N = K - E	
P. Total Reforestation Required P = L + M - N	P = 0.00
Q. Total Afforestation Required	Q = 2.15
(1) If Existing Forest Cover (F) is less than the Afforestation Threshold (D) then Q = the Afforestation Threshold (D) - the Existing Forest Cover (F)	
R. Total Planting Requirement R = P + Q	R = 2.15



NOTES:  
 1. SIGNAGE SHALL BE LOCATED ON FOREST CONSERVATION EASEMENT BORDER.  
 2. SEE PLAN FOR SPACING.



NOTES:  
 1. BLAZE ORANGE MESH OR SUPER SILT FENCE FOR TREE PROTECTION DEVICE, ONLY.  
 2. BOUNDARIES OF PROTECTION AREA WILL BE ESTABLISHED PRIOR TO GRADING AND SEDIMENT CONTROL.  
 3. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.  
 4. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

**TREE PROTECTION FENCING**  
NOT TO SCALE

**GENERAL NOTES:**

- THE MAJORITY OF THE PLAN HAS BEEN PREPARED USING PHR+A FIELD RUN TOPOGRAPHY. SPECIMEN TREE LOCATIONS WERE FIELD APPROXIMATED.
- NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
- NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY CEMETERIES INVENTORY.
- THERE ARE TWO EXISTING STRUCTURES ON THE SITE AS SHOWN. STRUCTURES ARE PROPOSED AS SHOWN.
- THIS SITE CONTAINS ONE SOIL WITH POSSIBLE HYDRIC INCLUSIONS, GLENVILLE SILT LOAM (GnB2).
- THE FSD, DATED JULY 7, 2004, HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THESE PLANS.
- THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERCEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
- THIS PROJECT COMPLES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN SATISFIED BY THE CREATION OF A 1.56 ACRE (67,895 SF) ONSITE RETENTION EASEMENT. THE REMAINING OBLIGATION OF 93,713 SF WILL BE SATISFIED BY OFFSITE FOREST CONSERVATION EASEMENTS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. 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.

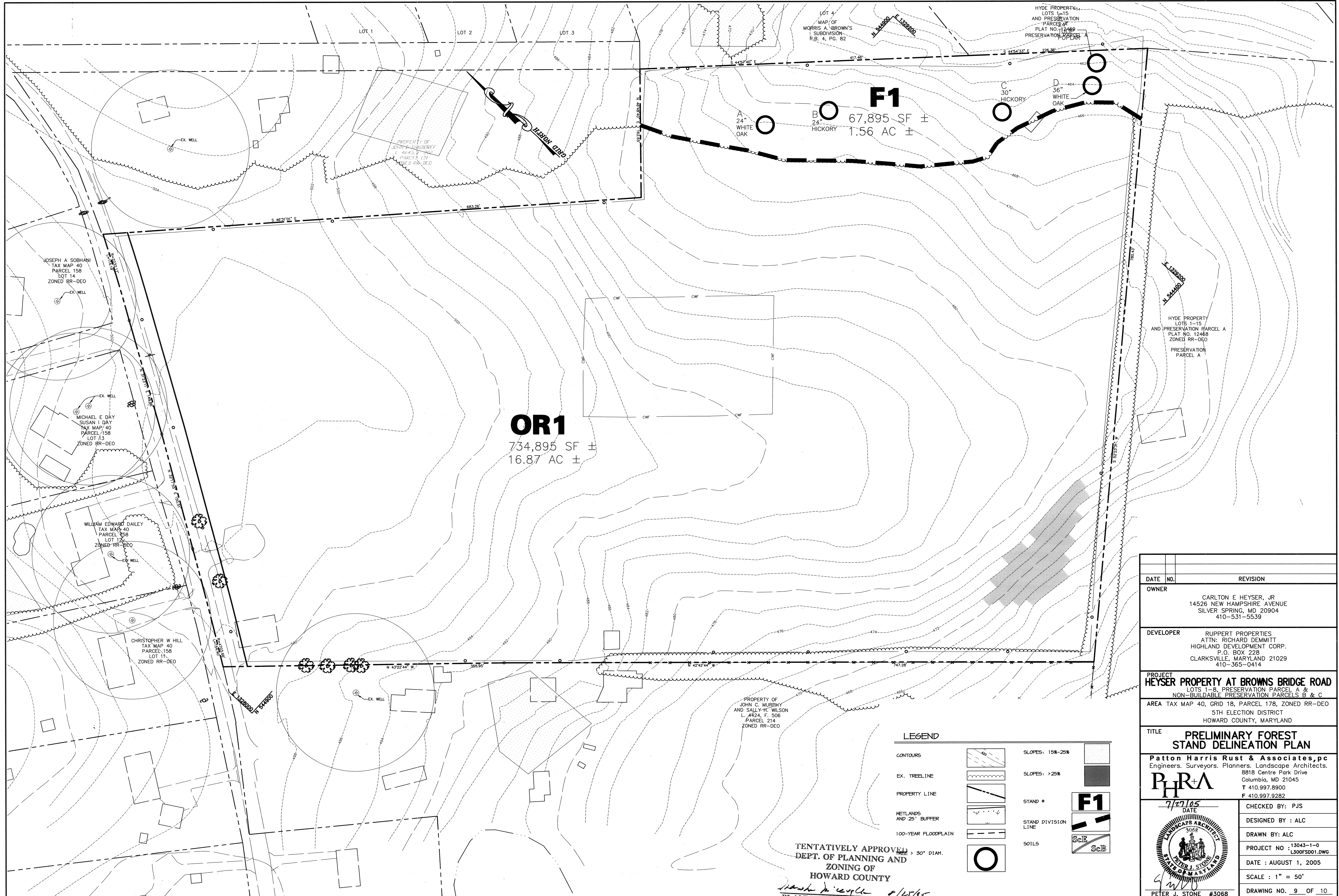
FOREST CONSERVATION AREA	AREA (IN ACRES)
A	1.56 AC ±
TOTAL	1.56 AC ±

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY

*Frank A. Layle* 8/29/05  
 PLANNING DIRECTOR DATE

DATE NO.	REVISION
OWNER	CARLTON E HEYSER, JR 14526 NEW HAMPSHIRE AVENUE SILVER SPRING, MD 20904 410-531-5539
DEVELOPER	RUPPERT PROPERTIES ATTN: RICHARD DEMMITT HIGHLAND DEVELOPMENT CORP. P.O. BOX 228 CLARKSVILLE, MARYLAND 21029 410-365-0414
PROJECT	<b>HEYSER PROPERTY AT BROWNS BRIDGE ROAD</b> LOTS 1-8, PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B & C
AREA TAX MAP 40, GRID 18, PARCEL 178, ZONED RR-DEO	5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	<b>PRELIMINARY FOREST CONSERVATION NOTES &amp; DETAILS</b>
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
7/27/05 DATE	CHECKED BY: PJS
	DESIGNED BY: ALC
	DRAWN BY: ALC
	PROJECT NO: 13043-1-0 L400FCP02.DWG
	DATE: AUGUST 1, 2005
	SCALE: AS SHOWN
PETER J. STONE #3068	DRAWING NO. 8 OF 10





JOSEPH A SOBHANI  
TAX MAP 40  
PARCEL 158  
LOT 14  
ZONED RR-DEO

MICHAEL E DAY  
SUSAN I DAY  
TAX MAP 40  
PARCEL 158  
LOT 13  
ZONED RR-DEO

WILLIAM EDWARD DAILEY  
TAX MAP 40  
PARCEL 158  
LOT 12  
ZONED RR-DEO

CHRISTOPHER W HILL  
TAX MAP 40  
PARCEL 158  
LOT 11  
ZONED RR-DEO

PROPERTY OF  
JOHN C. MURPHY  
AND SALLY E. WILSON  
L. #424, F. 506  
PARCEL 214  
ZONED RR-DEO

LOT 4  
MAP OF  
MORRIS A. BROWN'S  
SUBDIVISION  
R.B. 4, PG. 82

HYDE PROPERTY  
LOTS 1-15  
AND PRESERVATION  
PARCELS A  
PLAT NO. 12468  
PRESERVATION PARCEL A

HYDE PROPERTY  
LOTS 1-15  
AND PRESERVATION PARCEL A  
PLAT NO. 12468  
ZONED RR-DEO  
PRESERVATION PARCEL A

**OR1**  
734,895 SF ±  
16.87 AC ±

**F1**  
67,895 SF ±  
1.56 AC ±

A  
24"  
WHITE  
OAK

B  
24"  
HICKORY

C  
30"  
HICKORY

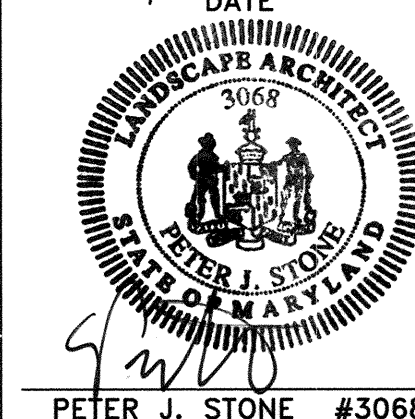
D  
36"  
WHITE  
OAK

**LEGEND**

CONTOURS		SLOPES: 15%-25%	
EX. TREELINE		SLOPES: >25%	
PROPERTY LINE		STAND #	<b>F1</b>
WETLANDS AND 25' BUFFER		STAND DIVISION LINE	
100-YEAR FLOODPLAIN		SOILS	

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

DATE	NO.	REVISION
OWNER CARLTON E HEYSER, JR 14526 NEW HAMPSHIRE AVENUE SILVER SPRING, MD 20904 410-531-5539		
DEVELOPER RUPPERT PROPERTIES ATTN: RICHARD DEMMITT HIGHLAND DEVELOPMENT CORP. P.O. BOX 228 CLARKSVILLE, MARYLAND 21029 410-365-0414		
PROJECT <b>HEYSER PROPERTY AT BROWNS BRIDGE ROAD</b> LOTS 1-8, PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B & C		
AREA TAX MAP 40, GRID 18, PARCEL 178, ZONED RR-DEO 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE <b>PRELIMINARY FOREST STAND DELINEATION PLAN</b>		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DATE 7/27/05	CHECKED BY: PJS	
DESIGNED BY: ALC		
DRAWN BY: ALC		
PROJECT NO.: 13043-1-0 L300FSD01.DWG		
DATE: AUGUST 1, 2005		
SCALE: 1" = 50'		
DRAWING NO. 9 OF 10		



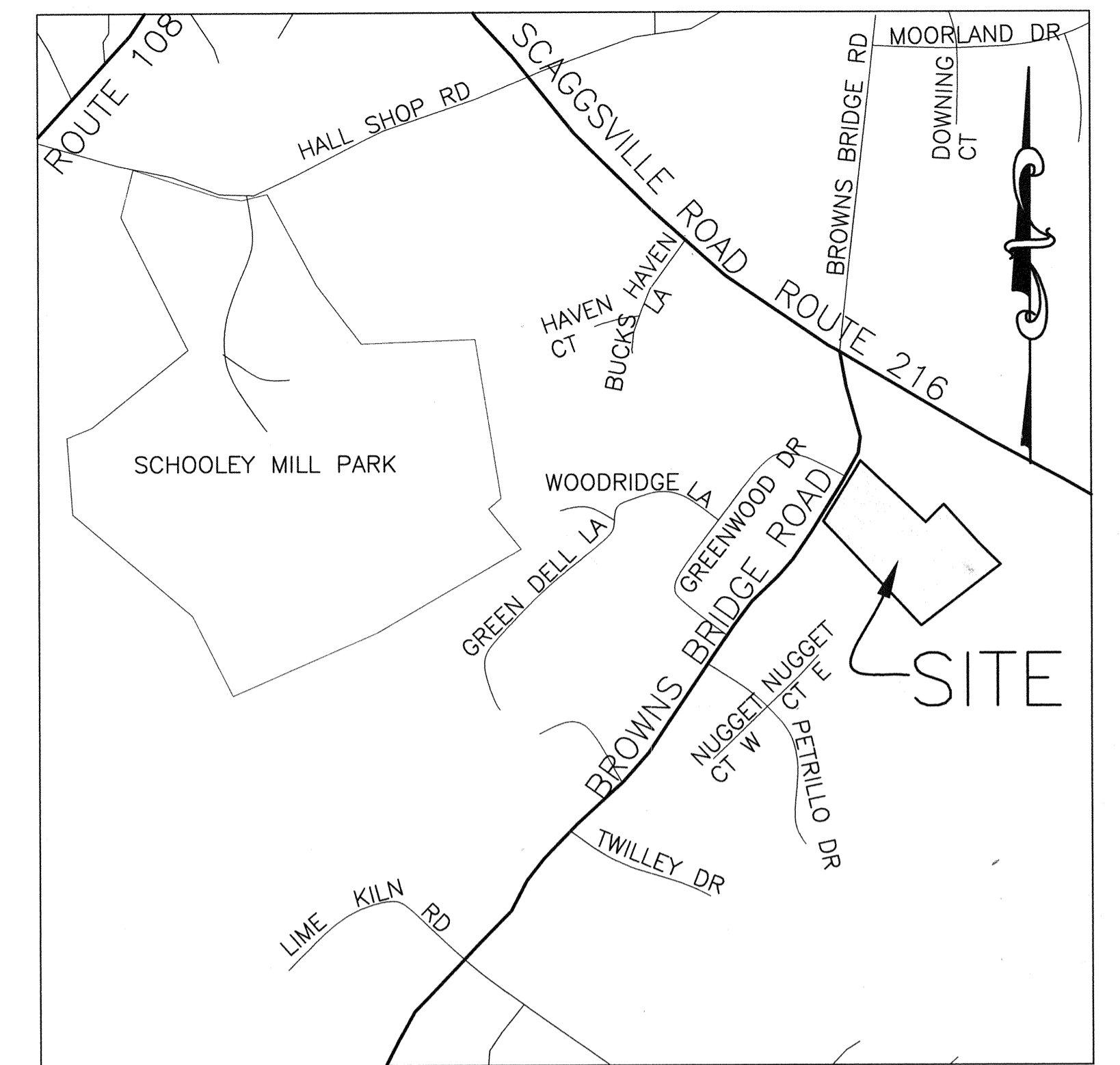
PETER J. STONE #3068

**SITE CHARACTERISTICS**

GROSS SITE AREA	18.57 ACRES±
TOTAL FORESTED AREA	1.56 ACRES±
100 YEAR FLOODPLAIN	0 ACRES±
AREA OF ROAD DEDICATION	0.39 ACRES±
NET TRACT AREA	18.57 ACRES±
NET TRACT AREA FOREST	1.56 ACRES±

**GENERAL NOTES:**

1. THE SITE IS LOCATED ON BROWNS BRIDGE ROAD. THE SITE CONSISTS OF ONE PARCEL, PARCEL 178, WHICH IS 18.57 ACRES ±.
2. TOPOGRAPHIC AND BOUNDARY INFORMATION IS FROM A FIELD SURVEY PREPARED BY PATTON HARRIS RUST & ASSOCIATES.
3. THE SOILS ON SITE ARE DESCRIBED IN THE CHART ON THIS PLAN, AND ARE IN ACCORDANCE WITH THE SOIL SURVEY FOR HOWARD COUNTY, MARYLAND. STEEP SLOPES ARE PRESENT ON THE SITE AS SHOWN.
4. THE SITE IS ZONED RR-DEO (RURAL RESIDENTIAL WITH A DENSITY EXCHANGE OPTION OVERLAY).
5. THE SITE IS LOCATED IN THE PATUXENT WATERSHED, ROCKY GORGE DAM SUBWATERSHED.
6. THERE ARE NO KNOWN STREAMS, FLOODPLAINS, OR WETLANDS ON THE SITE.
7. THERE IS ONE EXISTING FOREST STAND LOCATED ON SITE, AS SHOWN THE PLAN. IT IS A HIGH PRIORITY FOREST STAND DUE TO ITS LOCATION AS PART OF A LARGER FOREST. THE REMAINDER OF THE SITE IS USED FOR AN ORCHARD AND GROWING OTHER VEGETABLES.
8. THERE ARE TWO SPECIMEN TREES (30"+) LOCATED ON SITE, AS SHOWN ON THE PLAN.
8. FIELD WORK FOR THIS INVENTORY WAS CONDUCTED ON NOVEMBER 5, 2004 BY PETER J. STONE, RLA AND JONATHAN S. NORMAN OF PATTON HARRIS RUST & ASSOCIATES, PC. SEE FOREST STAND DELINEATION REPORT FOR FIELD INVESTIGATION NARRATIVE.
9. THE SITE HAS A FOREST CONSERVATION THRESHOLD OF 25% AND AN AFFORESTATION THRESHOLD OF 20%.
10. NO CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON-SITE. EXISTING STRUCTURES ARE PRESENT ON THE SITE AS SHOWN.
11. NO RARE, THREATENED, OR ENDANGERED PLANTS OR ANIMALS OR CRITICAL HABITATS WERE OBSERVED IN THE FIELD.
12. THIS FOREST STAND DELINEATION (FSD) HAS BEEN PREPARED IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS.
13. THIS SITE CONTAINS ONE SOIL WITH POSSIBLE HYDRIC INCLUSIONS, GLENVILLE SILT LOAM (GnB2).



**VICINITY MAP**  
SCALE: 1"=1000'

**PLANT COMMUNITY SUMMARY**

SYMBOL	COMMUNITY	AREA	PRIORITY RETENTION
F1	FOREST	1.56 Ac.±	HIGH
OR1	ORCHARD	16.87 Ac.±	LOW

**SOILS CHART**

MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS	EROSION HAZARD	HYDRIC	SLOPE (%)
ChB2	CHESTER SILT LOAM	SLIGHT	MODERATE	NO	3-8%
ChC2	CHESTER SILT LOAM	MODERATE	MODERATE	NO	8-15%
EkB2	EL OAK SILT LOAM	SLIGHT	MODERATE	NO	3-8%
GnB2	GLENVILLE SILT LOAM	MODERATE	MODERATE	NO*	3-8%
MID2	MANOR LOAM	MODERATE/SEVERE	MODERATE	NO	15-25%

\* SOIL MAY CONTAIN HYDRIC INCLUSIONS

**SPECIMEN TREE CHART**

KEY	SPECIES	SIZE	CONDITION
A	WHITE OAK (Quercus alba)	24"	FAIR / GOOD
B	HICKORY	24"	FAIR / GOOD
C	HICKORY	30"	FAIR / GOOD
D	WHITE OAK (Quercus alba)	36"	FAIR / GOOD
E	TULIP POPLAR (Liriodendron tulipifera)	24"	FAIR / GOOD

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

*Richard Weber* 8/15/05  
COUNTY HEALTH OFFICER DATE  
HOWARD COUNTY HEALTH DEPARTMENT KM

DATE	NO.	REVISION

OWNER  
CARLTON E HEYSER, JR  
14526 NEW HAMPSHIRE AVENUE  
SILVER SPRING, MD 20904  
410-531-5539

DEVELOPER  
RUPPERT PROPERTIES  
ATTN: RICHARD DEMMITT  
HIGHLAND DEVELOPMENT CORP.  
P.O. BOX 228  
CLARKSVILLE, MARYLAND 21029  
410-365-0414

PROJECT  
**HEYSER PROPERTY AT BROWNS BRIDGE ROAD**  
LOTS 1-8, PRESERVATION PARCEL A &  
NON-BUILDABLE PRESERVATION PARCELS B & C  
AREA TAX MAP 40, GRID 18, PARCEL 178, ZONED RR-DEO  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE **PRELIMINARY FOREST STAND DELINEATION NOTES AND TABULATIONS**

**Patton Harris Rust & Associates, pc**  
Engineers, Surveyors, Planners, Landscape Architects.  
8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

7/27/05 DATE  
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DATE: AUGUST 1, 2005  
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DRAWING NO. 10 OF 10

PETER J. STONE #3068

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND ZONING OF  
HOWARD COUNTY

*Mark Kuyler* 8/25/05  
DATE  
hl