



**CURVE DATA**

NO.	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	5,828.58	232.89	021°17'13"	116.35	S. 13°22'29"W	232.67
C2	11,359.16	210.49'	01°03'42"	105.25'	S. 12°25'44"W	210.49'
C3	597.43	651.88'	62°31'04"	362.66'	S. 51°07'21"W	620.02'

**LEGEND**

- (PASSED) PERCOLATION TEST SITE: [Symbol]
- (FAILED) PERCOLATION TEST SITE: [Symbol]
- EXISTING WELL: [Symbol]
- PROPOSED HOUSE SITE: [Symbol]
- PROPOSED WELL SITE: [Symbol]
- FOREST CONSERVATION BUFFER: [Symbol]
- NO WOODY ZONE: [Symbol]
- PROPOSED DRIVEWAY: [Symbol]
- NON ROOFTOP DISCONNECT: [Symbol]
- FOREST PRESERVATION EASEMENT: [Symbol]

AREA OF STORMWATER MANAGEMENT (TO BE MAINTAINED BY HOWARD COUNTY)

PUBLIC EASEMENT FOR DRAINAGE UTILITY AND FLOOD PLAN

**COORDINATE TABLE**

POINT #	NORTH	EAST
3146	612921.3052	1291549.8504
3184	613884.3304	1293033.9331
3652	613426.2311	1291687.6346
3653	613883.0386	1291648.0332
3654	613756.0258	1293002.5067
3655	613468.1009	1292908.8917
3656	613441.4319	1292968.8880
3657	612701.3295	1292734.5946
3658	612489.7724	1292889.2918
3662	612510.4438	1292453.9464
3667	612795.8304	1291847.2391
3669	612983.3471	1291602.9331
3670	612981.4578	1291546.3596
3673	612471.4305	1292641.5566
3674	612469.3103	1292602.0502
3675	612492.9322	1292585.4178

**GENERAL NOTES:**

- OWNER: LDG, INC. DEED REFERENCE: LIBER 1988 OF FOLIO 258 DATE: 04/19/1989 GRANTORS: GEORGIA AVENUE PROPERTIES, INC.
- TAX MAP: 2, GRID: 24, PARCEL: 32
- DISTANCE: 3 MILES
- NEAREST POTABLE WATER SUPPLY: MT. AIRY
- THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PLAN # 240044 00078 & 240044 00028, REVISED APRIL 2, 1997
- GROSS AREA OF PROPERTY TRACT: 33.47 AC±
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
- THE EXISTING WELL(S) SHOWN ON THIS PLAN HO-94-0964, HO-94-0949, HO-94-0947, HO-94-0948, HO-94-0943, HO-94-2944, HO-94-0039, HO-88-0623, HO-81-2262, HO-81-2065, HO-81-2118, HO-81-1649 HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
- TOTAL GROSS AREA = 33.47 AC± STEEP SLOPES = 0 AC± FLOOD PLAIN AREA = 0 AC± NET AREA OF PROPERTY TRACT = 33.47 AC±
- GROSS AREA OF PROPOSED LOTS: 17.05 AC±

- GENERAL NOTES (CONTINUED)**
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 79-2005.
  - THE PURPOSE OF PRESERVATION PARCEL "A" WILL BE TO SUPPORT ONE DWELLING UNIT, PROVIDE A 5.7751 ACRE FOREST EASEMENT (AFFORESTATION), AND TO PROVIDE STORM WATER QUALITY FACILITIES, AND TO PROVIDE PASTURE, FOREST AND UNDEVELOPED LAND FOR AGRICULTURAL PURPOSES.
  - THE PURPOSE OF PRESERVATION PARCEL "B" WILL BE TO PROVIDE 0.4976 ACRES OF FOREST EASEMENT (AFFORESTATION) AND TO PROVIDE STORM WATER QUALITY FACILITIES, AND TO PROVIDE PASTURE, FOREST AND UNDEVELOPED LAND FOR AGRICULTURAL PURPOSES.
  - SWM PRESERVATION PARCELS B, C, AND D ARE FOR THE PURPOSE OF PROVIDING STORM WATER MANAGEMENT. THE EASEMENT HOLDER WILL BE HOWARD COUNTY IN ACCORDANCE WITH SECTION 10A.F.4.b OF THE ZONING REGULATIONS.
  - THESE PRESERVATION PARCELS HAVE NO FURTHER SUBDIVISION POTENTIAL.
  - PRESERVATION PARCELS A & B AND NON-BUILDABLE PRESERVATION PARCELS C & D ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH PATAPSCO OVERLOOK ASSOCIATION, INC. AND HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE AGRICULTURAL USE, STORM WATER MANAGEMENT, FOREST EASEMENT AND MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
  - ARTICLES OF INCORPORATION FOR THE PATAPSCO OVERLOOK HOMEOWNERS ASSOCIATION, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION PRIOR TO PLAT RECORDEATION.
  - 9 DEVELOPMENT RIGHTS WILL BE IMPORTED FROM THE HOLTZINGER PROPERTY.
  - THE ANTICIPATED USE OF THE PRESERVATION PARCELS INCLUDE ONE SINGLE FAMILY DETACHED DWELLING UNIT, AFFORESTATION, AND STORM WATER MANAGEMENT.
  - IN ACCORDANCE WITH SECTION 106.B.2.d OF THE ZONING REGULATIONS, THIS PROJECT QUALIFIES TO RECORD VIA DEED.
  - DENSITY CALCULATIONS:  
a. BASE DENSITY 33.47 (GROSS) / 4.25 = 7 UNITS  
b. DENSITY BASED ON DEO OPTION 33.47/2 ACRES = 16 UNITS  
c. NUMBER OF BUILDABLE LOTS/PARCELS PROPOSED = 16  
d. TOTAL DEED UNITS REQUIRED = 16 UNITS - 7 UNITS = 9 UNITS
  - APFO PHASING: THERE ARE NO PHASING ALLOCATIONS THAT 9 DEED UNITS APPLY TO THIS PROPOSAL.
  - "A" FOREST CONSERVATION EASEMENT WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. 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.
  - OWNERSHIP, EASEMENTS, AND MAINTENANCE  
A. BUILDABLE PRESERVATION PARCEL A  
i. OWNER: LDG, INC.  
ii. EASEMENT HOLDER: PATAPSCO OVERLOOK HOA AND HOWARD COUNTY  
B. NON-BUILDABLE PRESERVATION PARCEL B  
i. OWNER: PATAPSCO OVERLOOK HOA  
ii. MAINTENANCE BY: PATAPSCO OVERLOOK HOA  
C. NON-BUILDABLE PRESERVATION PARCEL C  
i. OWNER: PATAPSCO OVERLOOK HOA  
ii. EASEMENT HOLDER: HOWARD COUNTY  
iii. MAINTENANCE:  
1. INFILTRATION TRENCH: PATAPSCO OVERLOOK HOA  
2. CPV DETENTION POND: PATAPSCO OVERLOOK HOA AND HOWARD COUNTY.  
D. NON-BUILDABLE PRESERVATION PARCEL D  
i. OWNER: PATAPSCO OVERLOOK HOA  
ii. EASEMENT HOLDER: HOWARD COUNTY  
iii. MAINTENANCE:  
1. POCKET SAND FILTER: PATAPSCO OVERLOOK HOA  
2. CPV DETENTION POND: PATAPSCO OVERLOOK HOA AND HOWARD COUNTY.
  - A GROUNDWATER APPROPRIATION PERMIT HAS BEEN SUBMITTED WITH MDE.

**SHEET INDEX**

SHEET	TITLE
1 OF 9	PRELIMINARY EQUIVALENT SKETCH PLAN
2 OF 9	PRELIMINARY GRADING & SEDIMENT & EROSION CONTROL PLAN
3 OF 9	STORMWATER MANAGEMENT PLAN
4 OF 9	SOILS & SLOPE PLAN
5 OF 9	STREET PROFILE AND DETAILS
6 OF 9	SIGHT DISTANCE PLAN & PROFILE
7 OF 9	FOREST STAND DELINEATION PLAN
8 OF 9	LANDSCAPE PLAN
9 OF 9	PRELIMINARY FOREST CONSERVATION PLAN

**OWNERS:**  
LDG, INC.  
LEE PLAZA, SUITE 200  
8601 GEORGIA AVE.  
SILVER SPRING, MD. 20910  
(301) 585-7000

**DATE:** 4/3/06  
**REVISIONS:** COMMENTS 3/1/06

**KEY**

- [Symbol] NON-ROOFTOP DISCONNECT
- [Symbol] AREA OF STORM WATER MANAGEMENT (TO BE MAINTAINED BY HOWARD COUNTY)
- [Symbol] PUBLIC EASEMENT FOR DRAINAGE UTILITY AND FLOOD PLAN

**SEWAGE DISPOSAL AREA**

LOT	AREA (SQUARE FEET)
1	10,125
2	11,200
3	10,188
4	10,224
5	10,348
6	10,008
7	10,020
8	10,039
9	10,008
10	10,661
11	10,389
12	11,311
13	12,500
14	10,069
15	10,025
PRES. PARCEL	11,806

10. PUBLIC ROADS ARE PROPOSED. AREA OF ROADS = 2.43 AC±
11. NO WAIVER PETITIONS HAVE BEEN FILED.
12. HOWARD COUNTY SOILS MAP NUMBER - 2  
MAJOR LOAM (MCS), ELOAK SILT LOAM (EKB2), ELOAK SILT LOAM (EXC2), GLENELG LOAM (G1B2), GLENELG LOAM (GHB), CHESTER SILT LOAM (CHB2), COMUS SILT LOAM (CUB)
13. LOT AREAS ON LOTS 2, 13 AND 14 WERE INCREASED ABOVE 50,000 S.F. IN ACCORDANCE WITH REQUIREMENTS FOR WELL AND SEPTIC APPROVAL BY THE HOWARD COUNTY HEALTH DEPARTMENT.
14. ZONING DISTRICT OF SUBJECT PROPERTY: THE PROPERTY IS ZONED RC-DEE IN ACCORDANCE WITH THE 2/02/04 COMPREHENSIVE ZONING PLAN. CLUSTER SETBACKS ARE AS FOLLOWS: (NOT PRESERVATION PARCEL)  
SET BACKS: FRONT: 50' REAR: 30' SIDE: 10'
15. ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF SIGNATURE. THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
16. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.124 OF THE FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY THE REQUIRED PLANTING OF 6.694 ACRES OF AFFORESTATION (6.694 ACRES TOTAL).
17. PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE FULFILLED BY PROPOSED PLANTINGS.
18. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
19. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
20. THE EXISTING TOPOGRAPHY IS FROM CONTROLLED AERIAL PHOTOGRAMMETRY PROVIDED BY POTOMAC AERIAL SURVEYS (2/22/05) CONTOUR INTERVALS ARE AT 2 FEET. GROUND CONTROL SET BY VANMAR ASSOCIATES, INC.
21. THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 0031 AND 07CA WERE USED FOR THIS PROJECT.
22. WATER IS PRIVATE.
23. SEWER IS PRIVATE.
24. THE PURPOSE OF NON-BUILDABLE PRESERVATION PARCEL B IS TO SUPPORT FOREST CONSERVATION EASEMENT #2 (0.5369 AC) AND AN INFILTRATION TRENCH TO TREAT WQV FOR DRAINAGE AREA 36 AND A DETENTION POND TO TREAT CPV FOR DRAINAGE AREA 3. THE PURPOSE OF NON-BUILDABLE PRESERVATION PARCEL C IS TO TREAT WQV FOR DRAINAGE AREA 2 AS A DETENTION POND TO TREAT CPV FOR DRAINAGE AREA 2.
25. EXISTING UTILITIES ARE BASED ON FIELD SURVEY LOCATION AND FIELD OBSERVATION.
26. NO FLOODPLAIN STUDY WAS PREPARED FOR THIS PROJECT. (CONTRIBUTING DRAINAGE AREA LESS THAN 30 ACRES).
27. THERE WERE NO WETLANDS ON THIS SITE.
28. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STREET TRAFFIC STUDIES, LTD. DATED JULY 2, 2005 WITH SUPPLEMENT DATED APRIL 2006.
29. A NOISE STUDY WAS PREPARED FOR THIS PROJECT BY WILDMAN ENVIRONMENTAL SERVICES, JULY 2005.
30. A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GTA, DATED JULY, 2005.
31. NO OPEN SPACE IS PROPOSED OR REQUIRED.
32. NO CEMETERIES EXIST ON THIS SITE.
33. LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.  
a. A FOREST CONSERVATION EASEMENT WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

APPROVED:  
FOR PRIVATE WATER AND PRIVATE  
SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT

*John Coffey* 8/19/06  
PLANNING DIRECTOR DATE

*Robert Walker* 7/17/06  
FOR HOWARD COUNTY HEALTH OFFICER DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
LOTS 1-15 & BUILDABLE PRESERVATION PARCEL "A" &  
NON-BUILDABLE PRESERVATION PARCELS "B, C, AND D"  
**WOODBINE CROSSING**  
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)

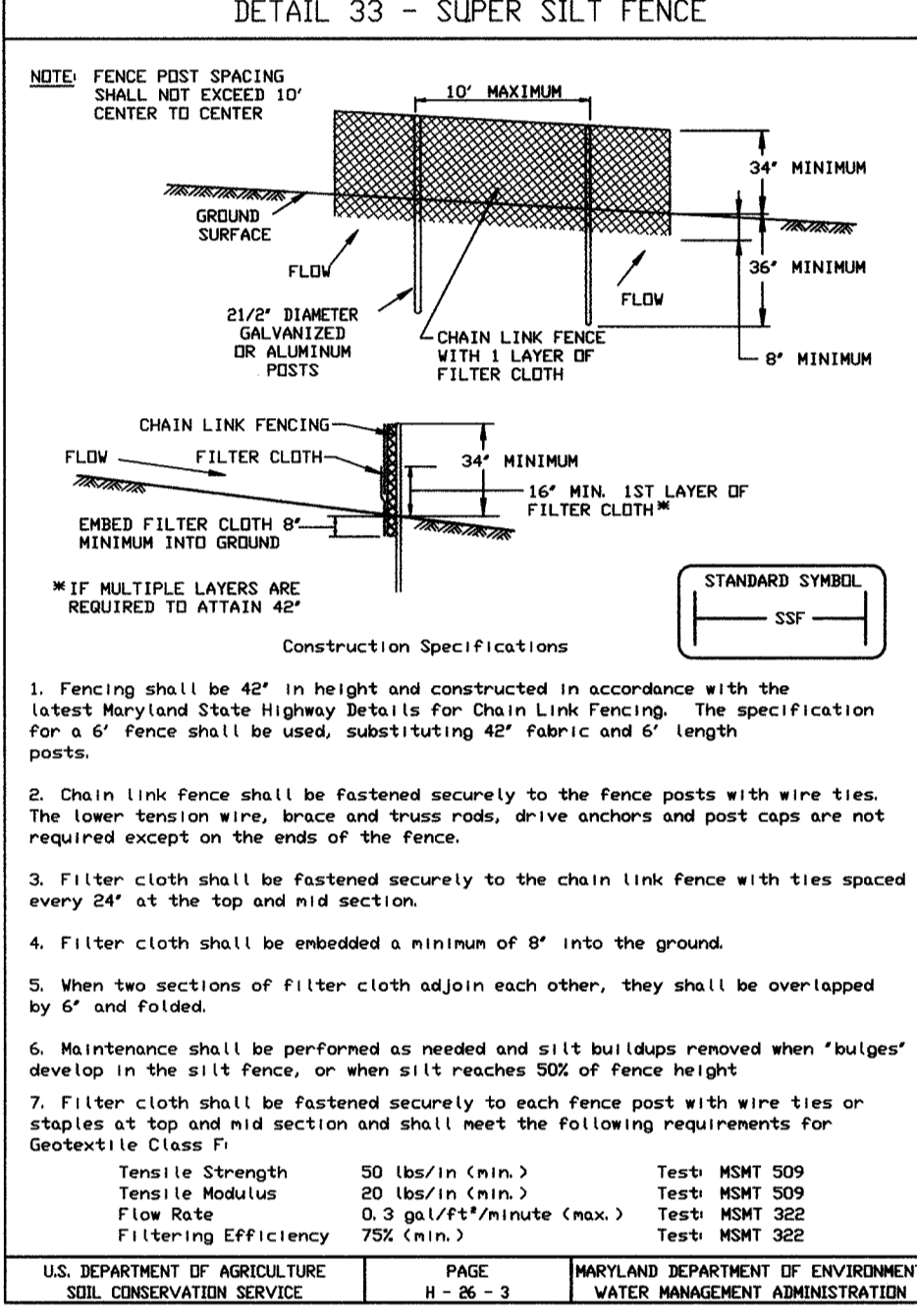
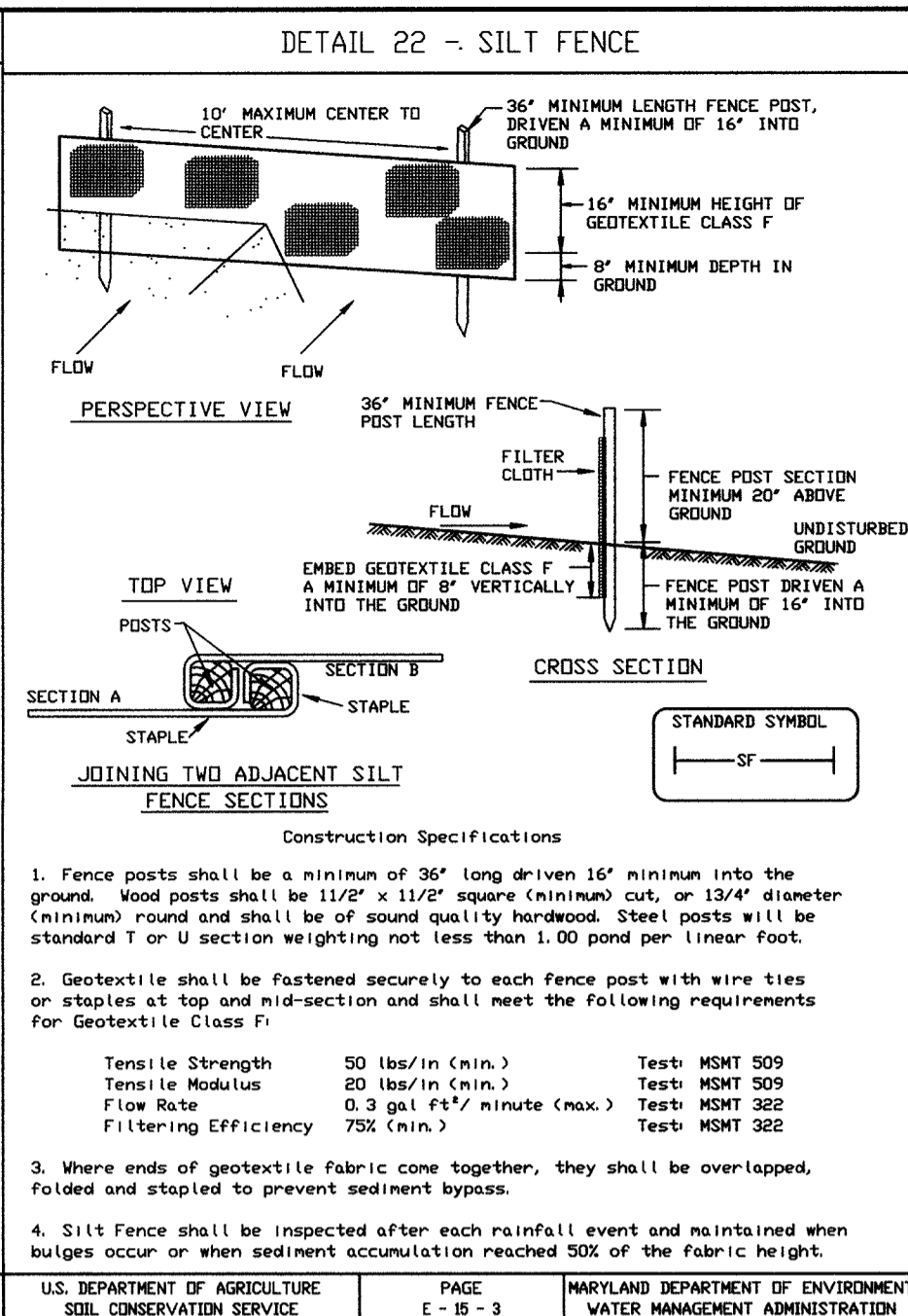
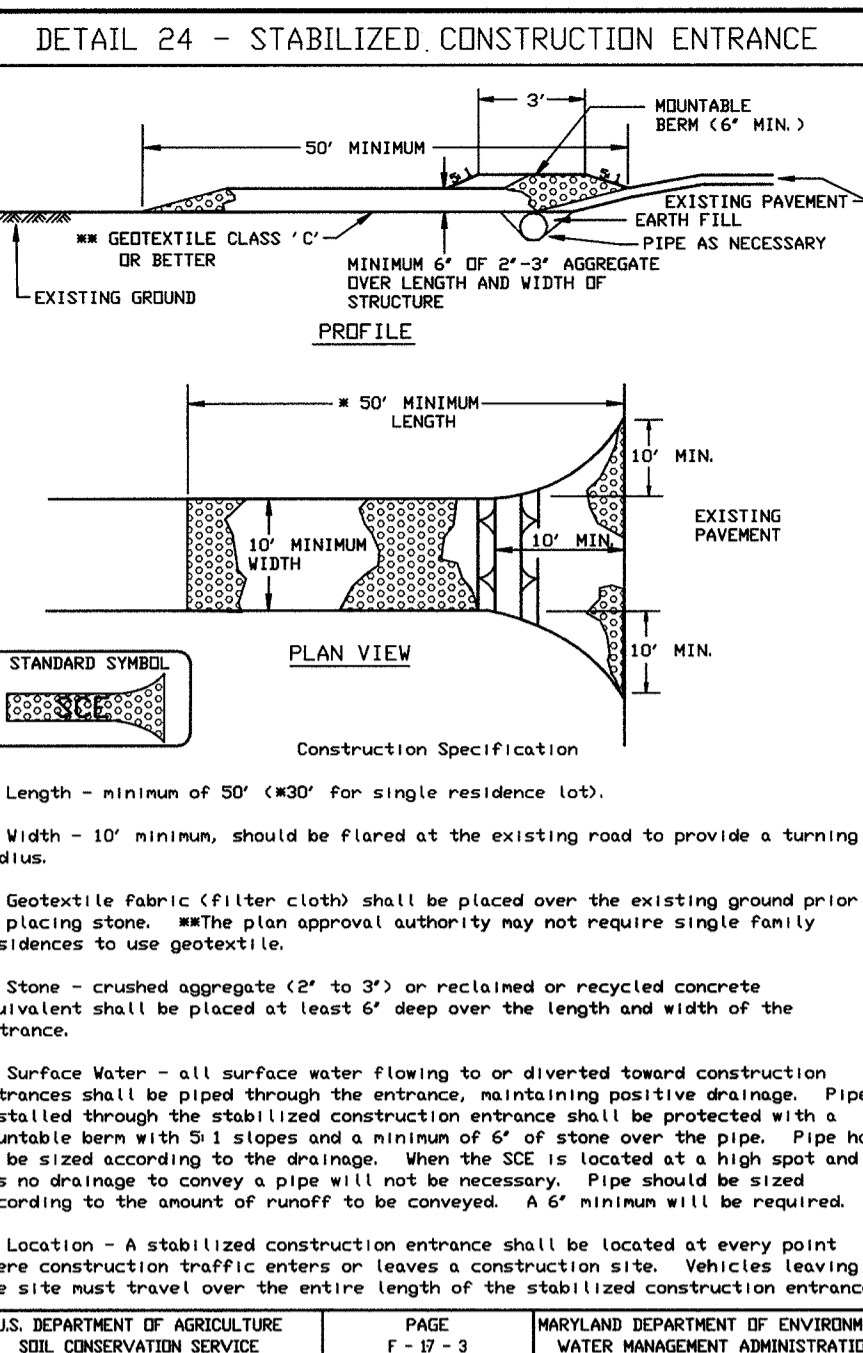
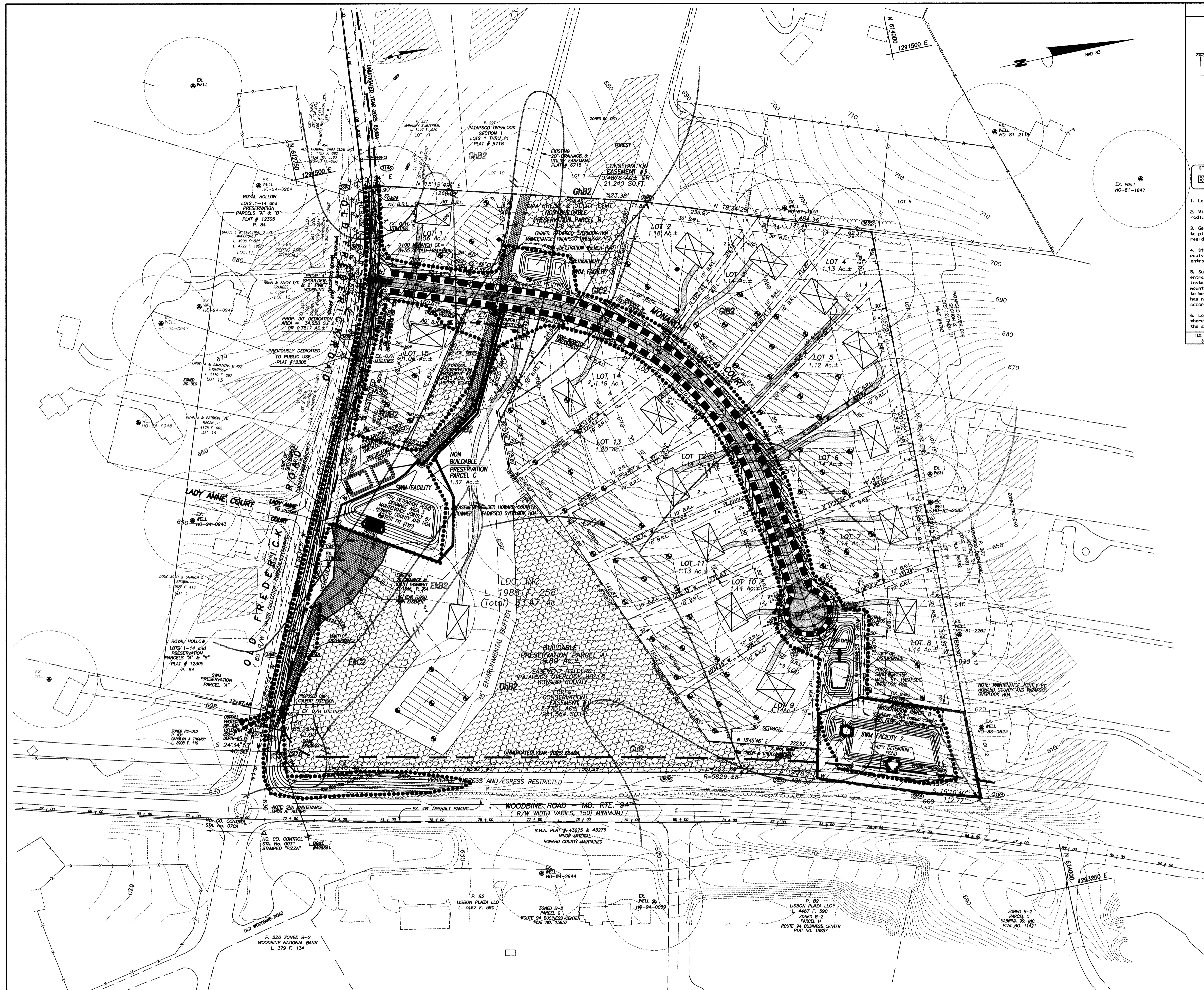
PART OF LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN LIBER 1988 FOLIO 258  
TAX MAP 2, GRID 24, PARCEL 32  
SITUATED ON WOODBINE ROAD & OLD FREDERICK ROAD  
ELECTION DISTRICT No. 4  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' JULY, 2005

**YANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
115 South Main Street, 2nd Floor, Suite 308, Silver Spring, Maryland 21157  
(301) 823-2890 (301) 851-5015 (410) 549-2781

7/1/06

SHEET 1 OF 9





TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Stephen LaFollette*  
PLANNING DIRECTOR

8/9/06  
DATE

**KEY**

	NON-ROOFTOP DISCONNECT
	AREA OF STORM WATER MANAGEMENT (TO BE MAINTAINED BY HOWARD COUNTY)
	PUBLIC EASEMENT FOR DRAINAGE UTILITY AND FLOOD PLAN

OWNERS:  
LDG, INC.  
LEE PLAZA, SUITE 200  
8601 GEORGIA AVE.  
SILVER SPRING, MD. 20910  
301-585-7000

DATE	REVISIONS
4/3/06	COMMENTS 3/1/06

7/7/06

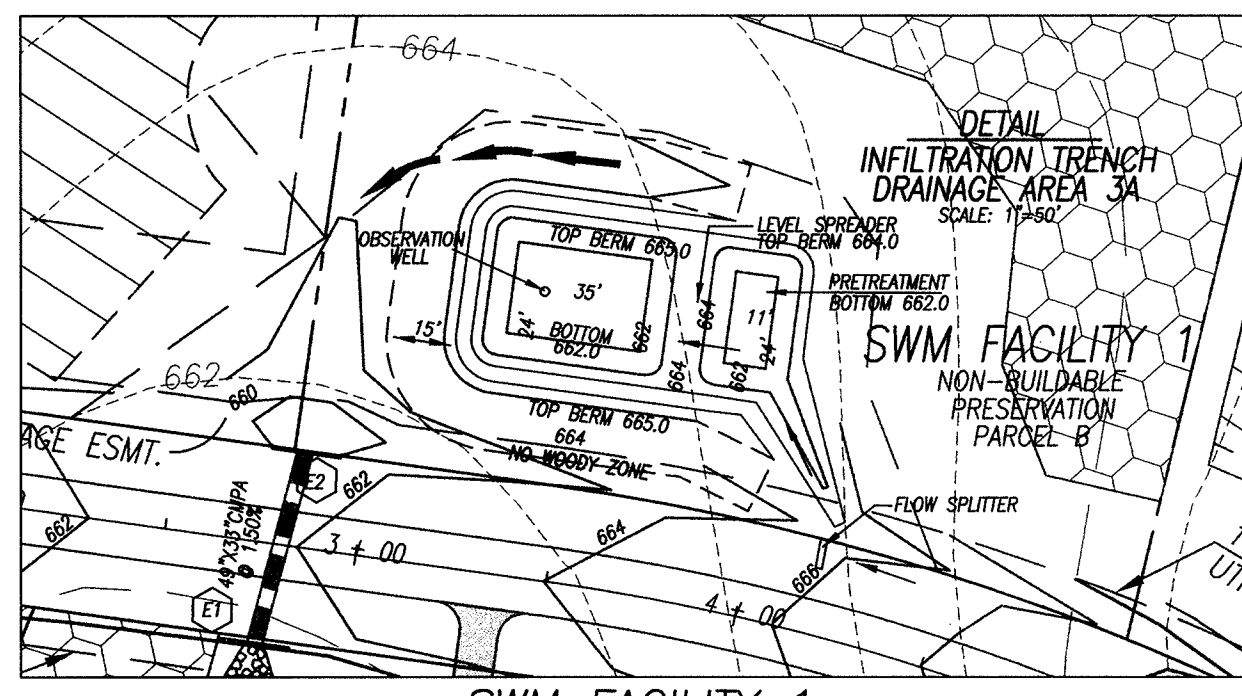
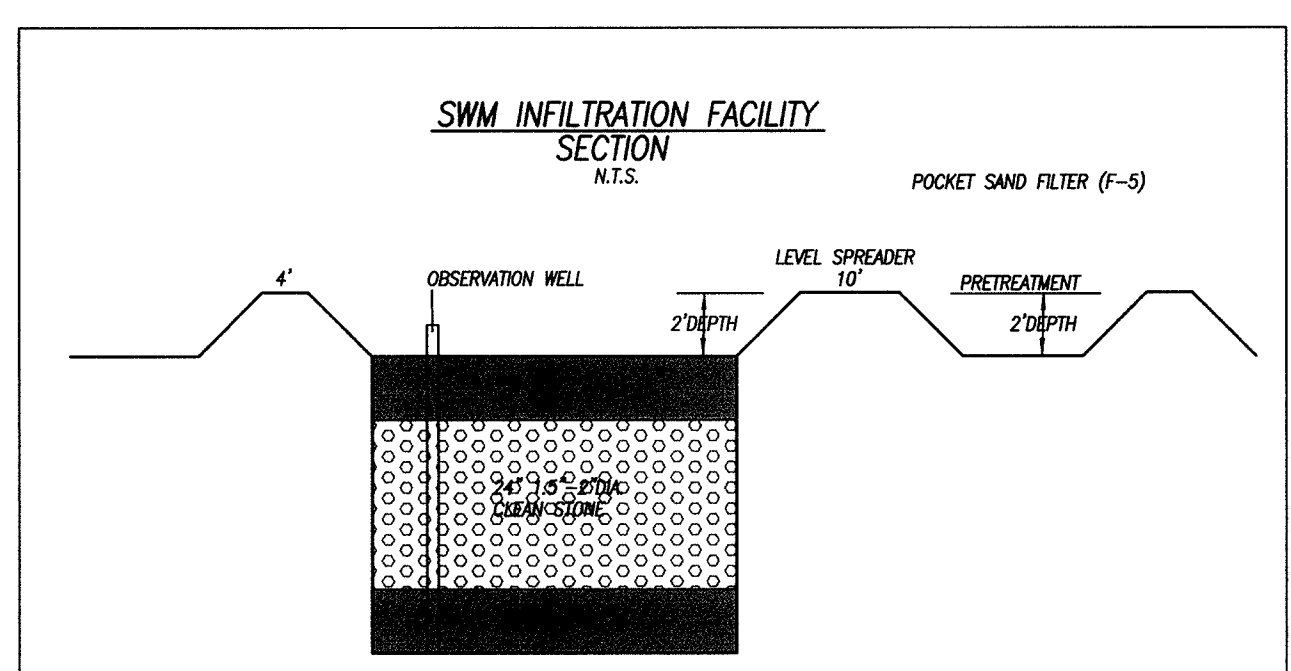
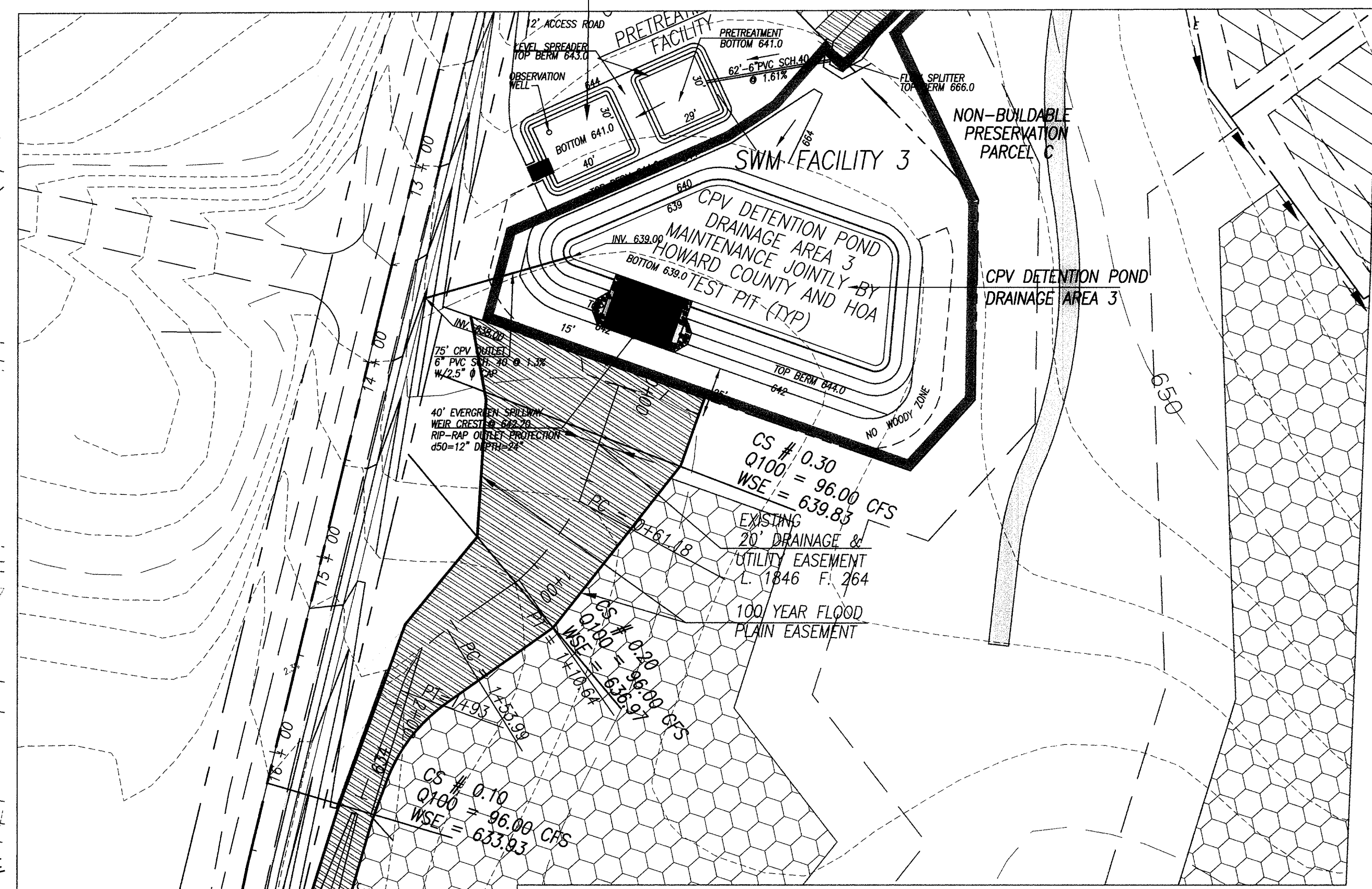
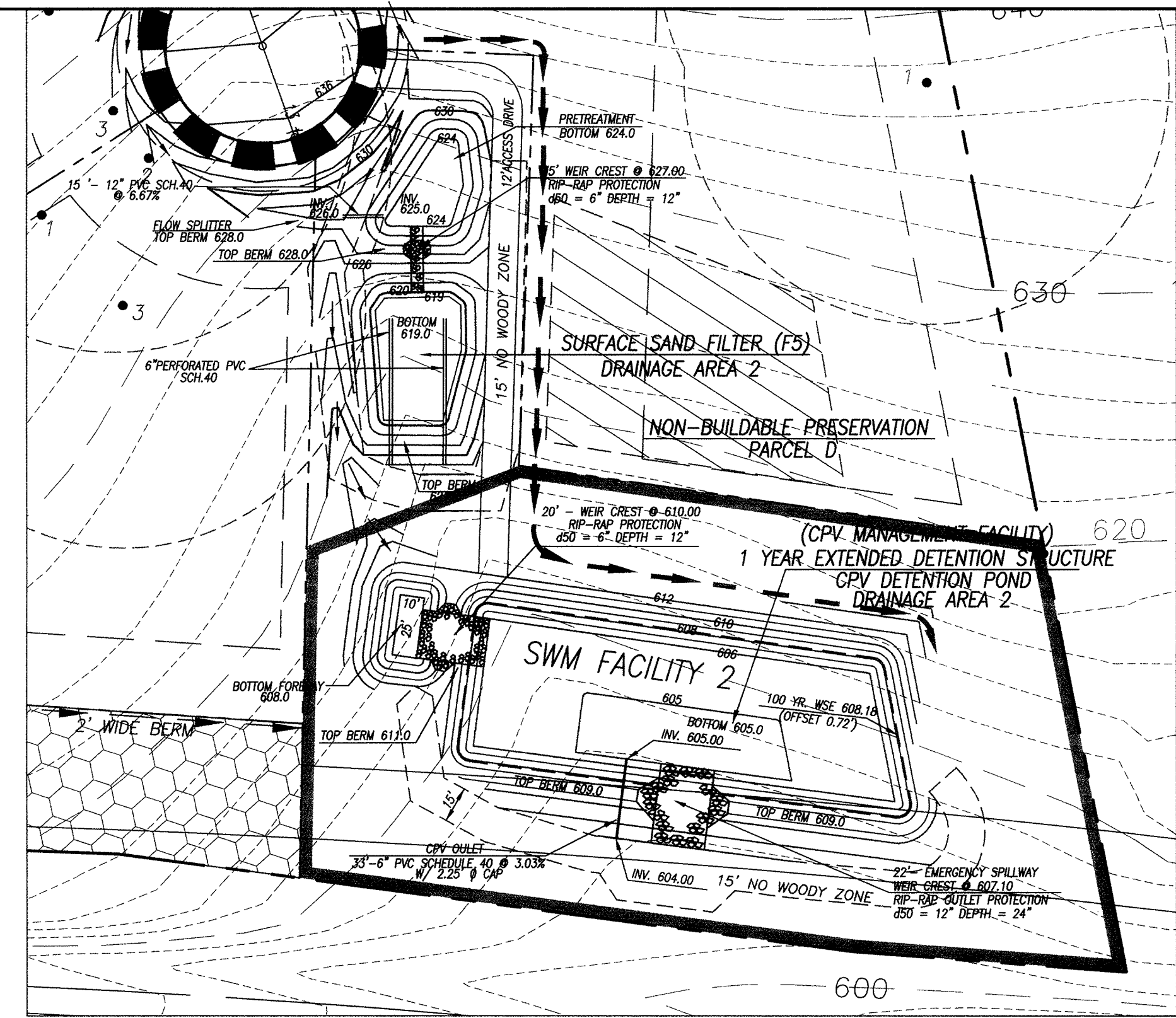
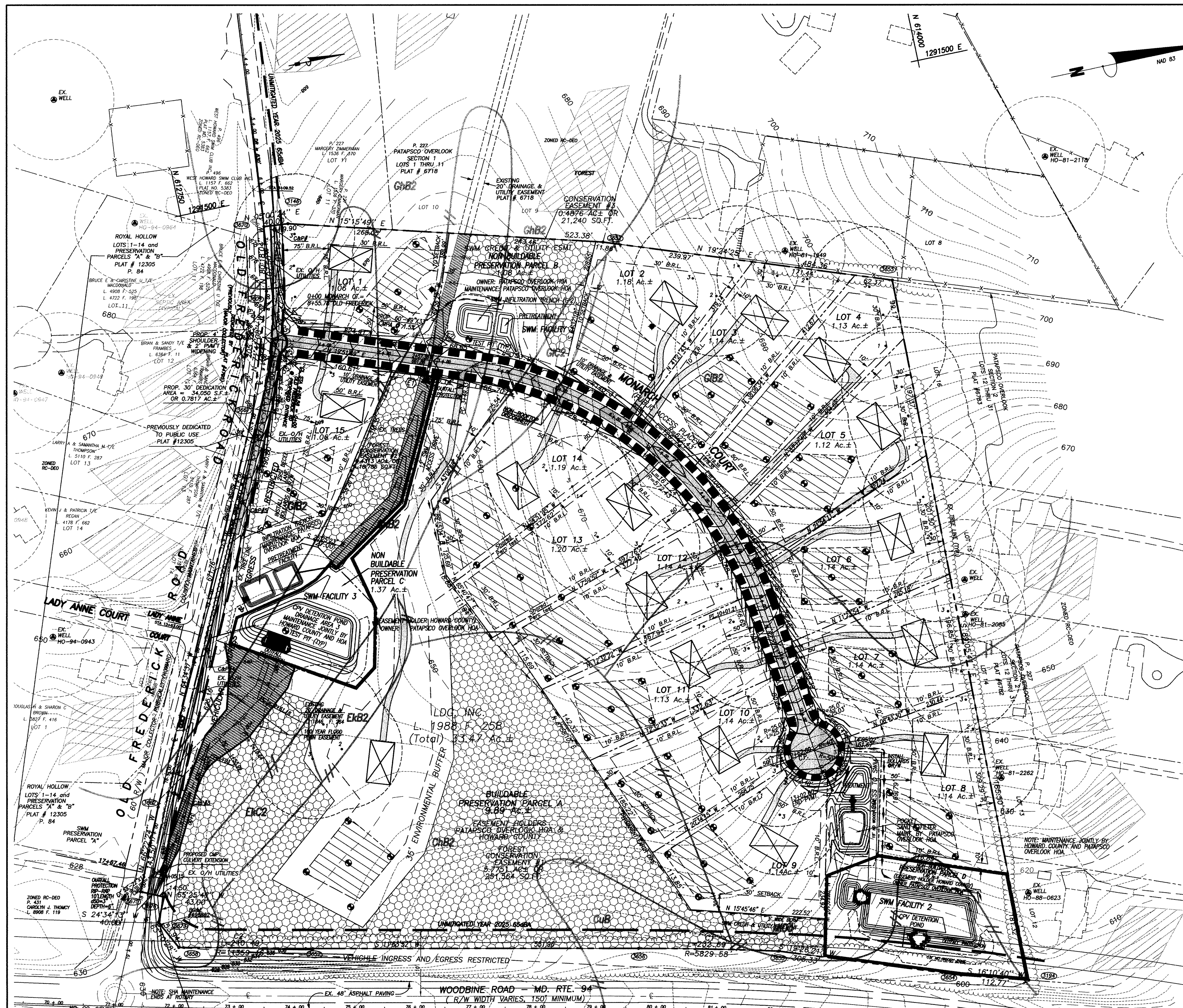
PRELIMINARY  
GRADING & SEDIMENT & EROSION CONTROL PLAN  
LOTS 1-15 & BUILDABLE PRESERVATION PARCEL "A" &  
NON-BUILDABLE PRESERVATION PARCELS "B, C, AND D"  
**WOODBINE CROSSING**  
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)

PART OF LANDS CONVEYED TO LDG, INC. BY DEED  
RECORDED IN LIBER 1988 FOLIO 258  
TAX MAP 2, GRID 24, PARCEL 32  
SITuated ON WOODBINE ROAD & OLD FREDERICK ROAD  
ELECTION DISTRICT No. 4  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' JULY, 2005

**VANMAR ASSOCIATES, INC.**  
Engineers, Surveyors, Planners  
310 South Main Street, P.O. Box 228 Mount Airy, Maryland 21771  
(301) 529-2800 (301) 581-3015 (410) 548-2751

SHEET 2 OF 9  
SP-06-003





TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Steph Caland*  
PLANNING DIRECTOR

8/19/06  
DATE

**KEY**

- NON-ROOFTOP DISCONNECT
- AREA OF STORM WATER MANAGEMENT (TO BE MAINTAINED BY HOWARD COUNTY)
- PUBLIC EASEMENT FOR DRAINAGE UTILITY AND FLOOD PLAN

DATE	REVISIONS
4/3/06	COMMENTS 3/1/06

**OWNERS:**  
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8601 GEORGIA AVE.  
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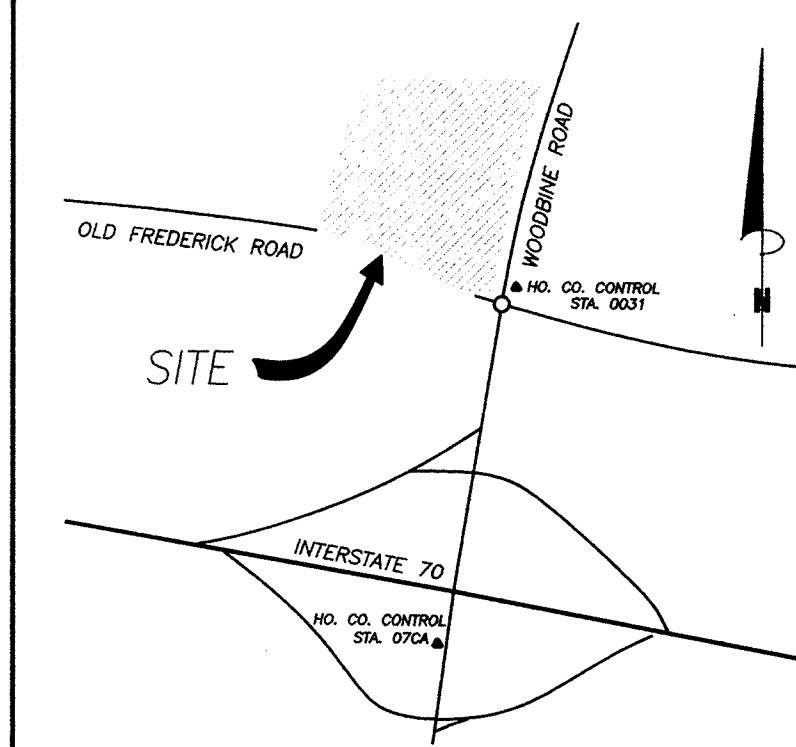
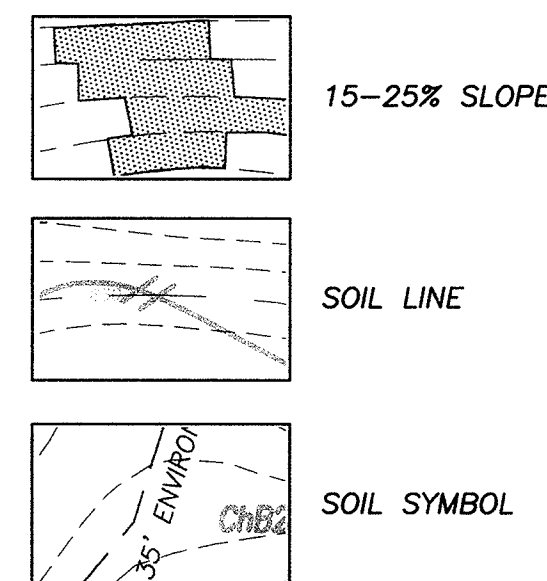
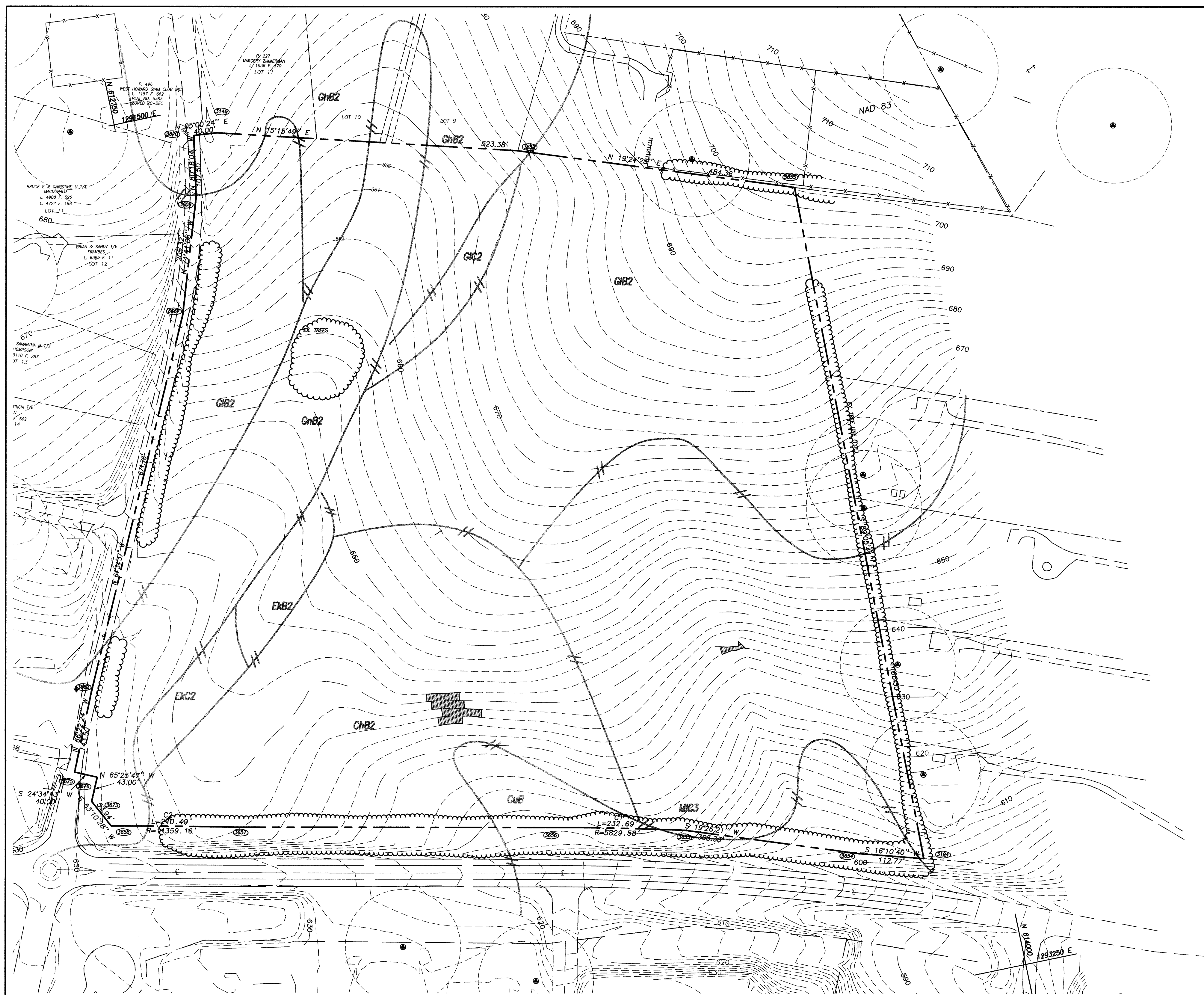
**STORM WATER MANAGEMENT PLAN**  
LOTS 1-15 & BUILDABLE PRESERVATION PARCEL "A" &  
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**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771  
(301) 626-2800 (301) 631-5015 (410) 548-2725

7/7/06





VICINITY MAP  
SCALE: 1" = 1200'  
TAX MAP: 2, PARCEL: 32

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*Richard L. Lundy* 8/19/06  
DATE

SOILS LEGEND  
HOWARD COUNTY TAX MAP #2

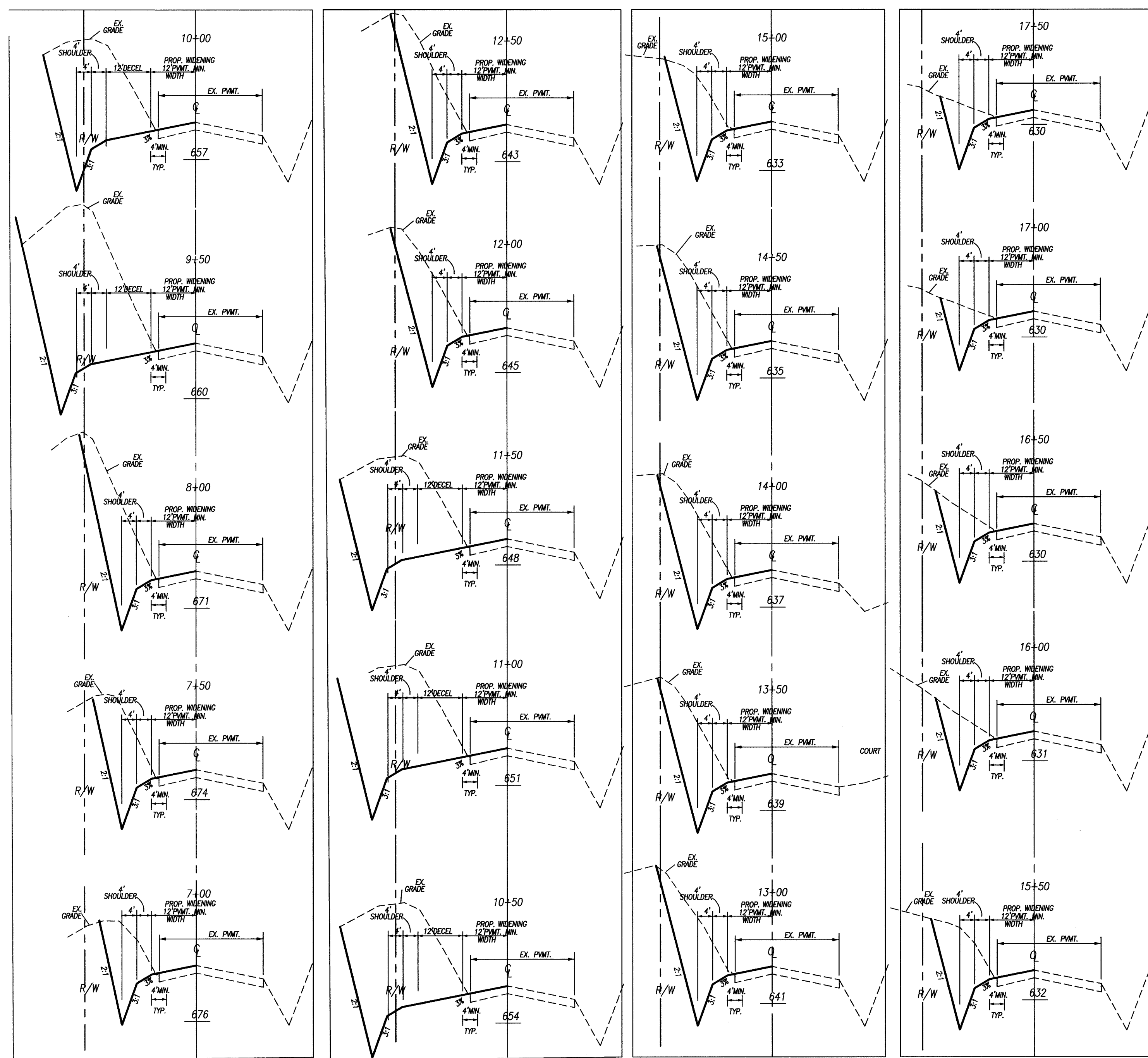
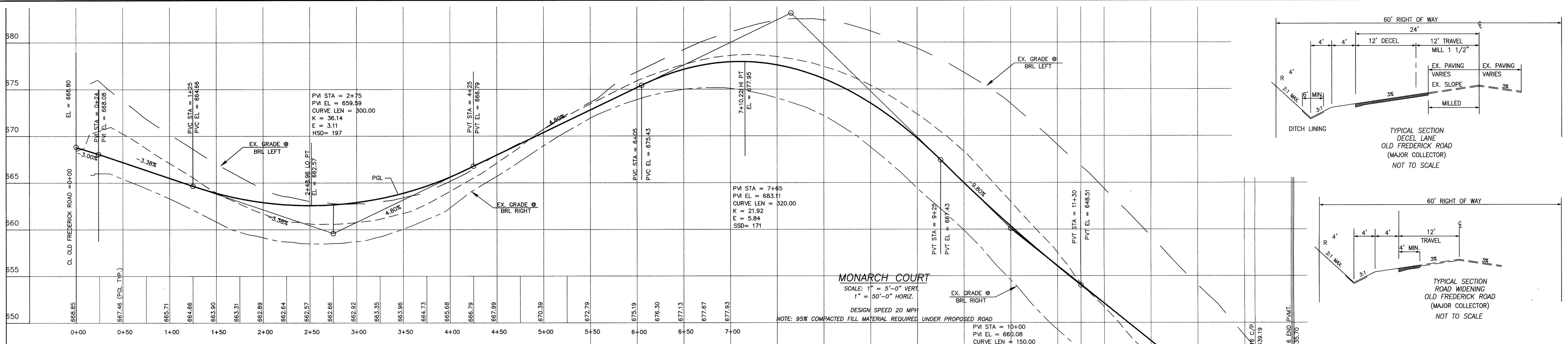
SOIL TYPE	SYMBOL	LAND CAPABILITY	RESTRICTED?	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChB2	Ile-4	NO	≤.35	3-8%	NO	B
Comus Silt Loam	CuB	Ile-6	NO	≤.35	3-8%	NO	B
Eloak Silt Loam	EKB2	Ile-4	NO	≤.35	3-8%	NO	B
Eloak Silt Loam	EKC2	Ile-4	NO	≤.35	8-15%	NO	B
Glenelg Loam	GIB2	Ile-4	NO	>.35	3-8%	NO	B
Glenelg Loam	GIC2	Ile-4	NO	>.35	8-15%	NO	B
Glenville Silt Loam	GnB2	Ile-3	YES	>.35	3-8%	NO	C
Manor Loam	MIC3	Ive-25	NO	>.35	8-15%	NO	B

OWNERS:  
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LEE PLAZA, SUITE 200  
8601 GEORGIA AVE.  
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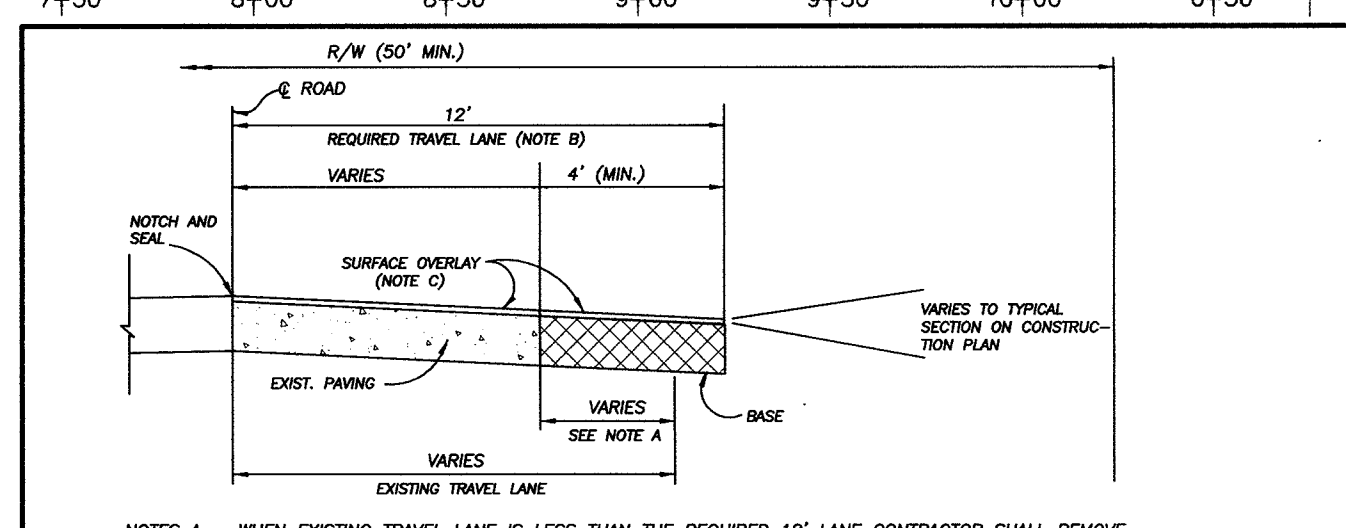
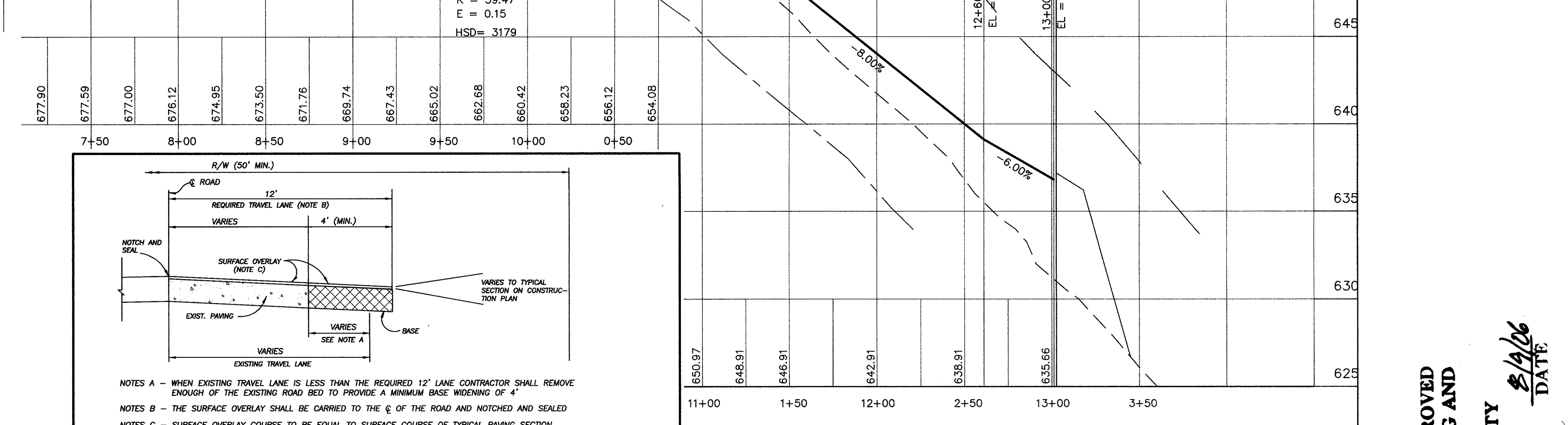


**SOILS & SLOPES PLAN**  
LOTS 1-15 & BUILDABLE PRESERVATION PARCEL "A" &  
NON-BUILDABLE PRESERVATION PARCELS "B, C, AND D"  
**WOODBINE CROSSING**  
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)  
PART OF LANDS CONVEYED TO LDG, INC. BY DEED  
RECORDED IN LIBER 1988 FOLIO 258  
TAX MAP 2, GRID 24, PARCEL 32  
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ELECTION DISTRICT No. 4  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' JULY, 2005  
**VAN NAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South West Street 5th Floor 328 Mount Airy Maryland 21771  
(301) 829-2890 (301) 851-5015 (410) 549-2751





CROSS SECTIONS  
OLD FREDERICK ROAD  
SCALE: HOR: 1"=20' VERT: 1"=2'



NOTES A - WHEN EXISTING TRAVEL LANE IS LESS THAN THE REQUIRED 12' LANE CONTRACTOR SHALL REMOVE ENOUGH OF THE EXISTING ROAD BED TO PROVIDE A MINIMUM BASE WIDENING OF 4'

NOTES B - THE SURFACE OVERLAY SHALL BE CARRIED TO THE  $\frac{1}{2}$ " OF THE ROAD AND NOTCHED AND SEALED

NOTES C - SURFACE OVERLAY COURSE TO BE EQUAL TO SURFACE COURSE OF TYPICAL PAVING SECTION OF SUBDIVISION

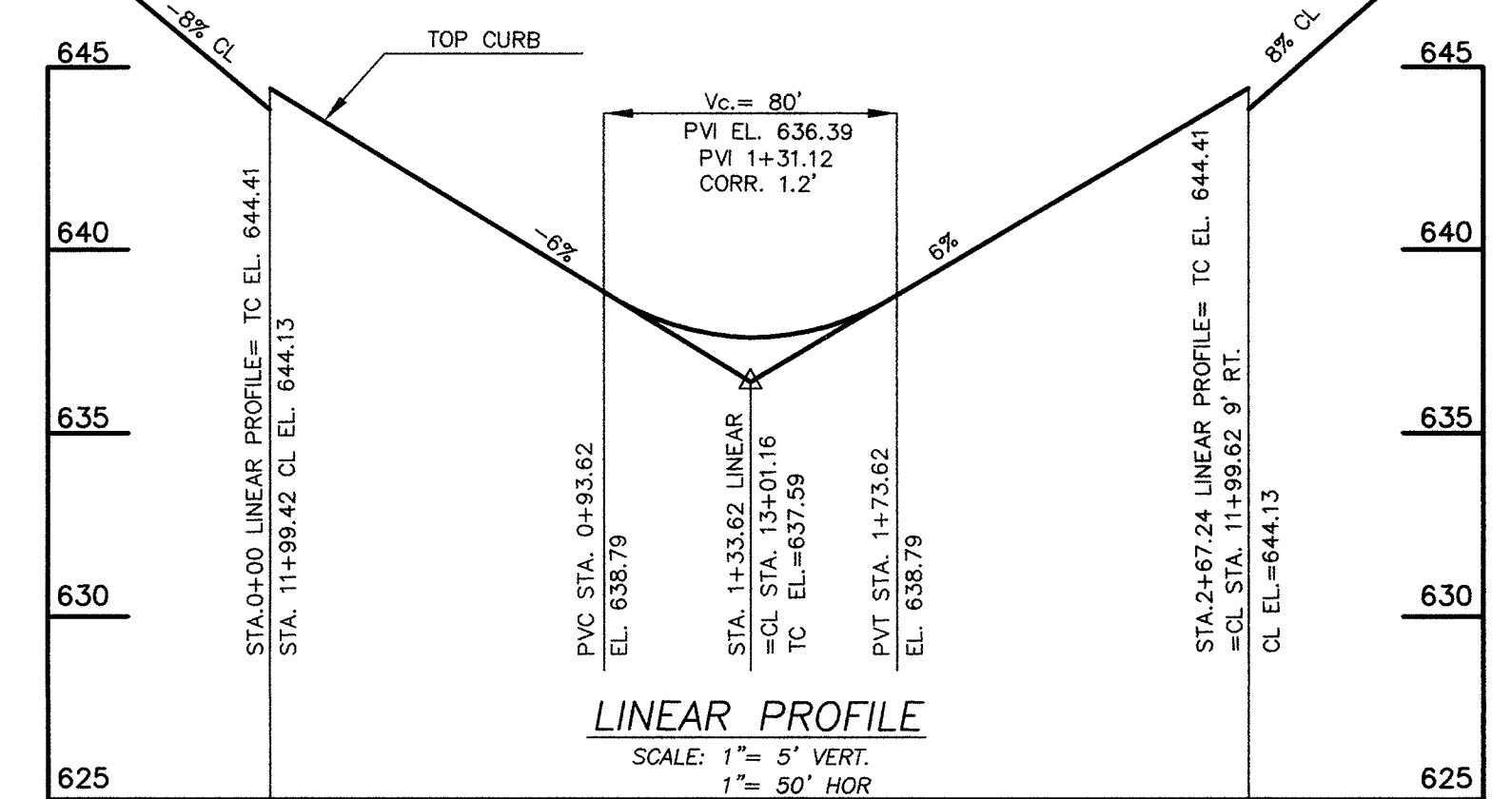
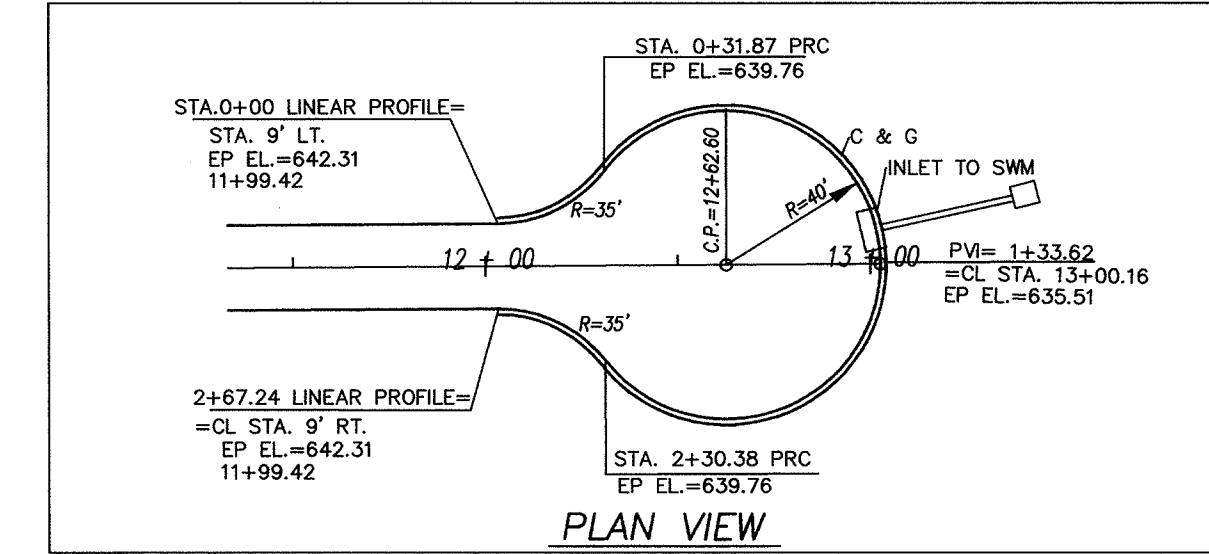
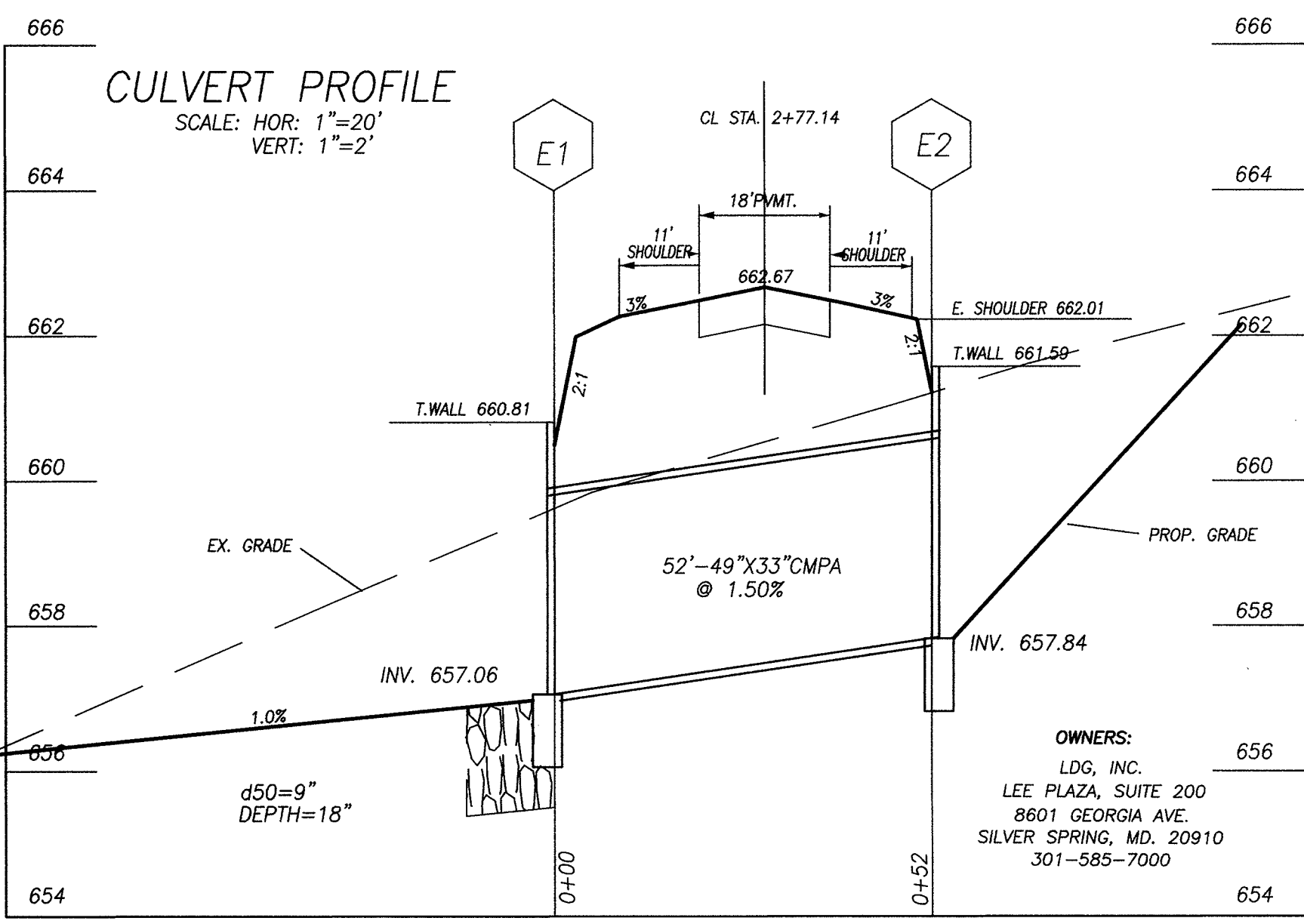
NOTES D -  $\frac{1}{2}$ " OF ROAD TO BE MILLED AT DEPTH OF 1 1/2" X 1' WIDE USING A MILLING MACHINE.

HOWARD COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS

APPROVED: 6/18/84  
CHIEF, BUREAU OF ENGINEERING

WIDENING STRIPS ALONG  
EXISTING ROADWAYS

NO SCALE  
R-10.01



STREET PROFILE AND DETAILS  
LOTS 1-15 & BUILDABLE PRESERVATION PARCEL "A" & NON-BUILDABLE PRESERVATION PARCELS "B, C, AND D"  
**WOODBINE CROSSING**  
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)

PART OF LANDS CONVEYED TO LDG INC. BY DEED RECORDED IN LIBER 1988 FOLIO 258  
TAX MAP 2, GRID 24, PARCEL 32  
SITUATED ON WOODBINE ROAD & OLD FREDERICK ROAD  
ELECTION DISTRICT No. 4  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' JULY, 2005

OWNERS:  
LDG, INC.  
LEE PLAZA, SUITE 200  
8601 GEORGIA AVE.  
SILVER SPRING, MD. 20910  
301-585-7000

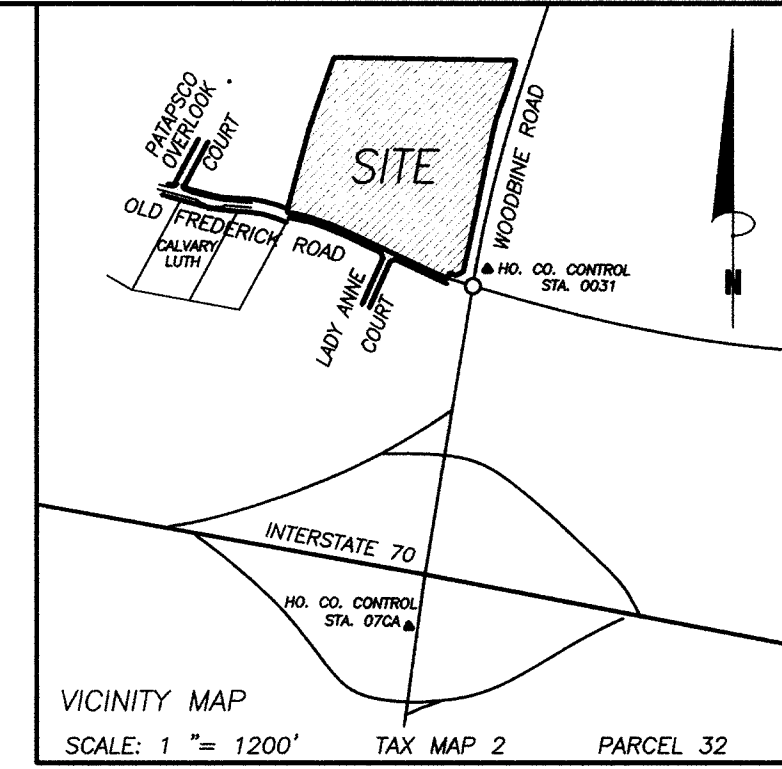
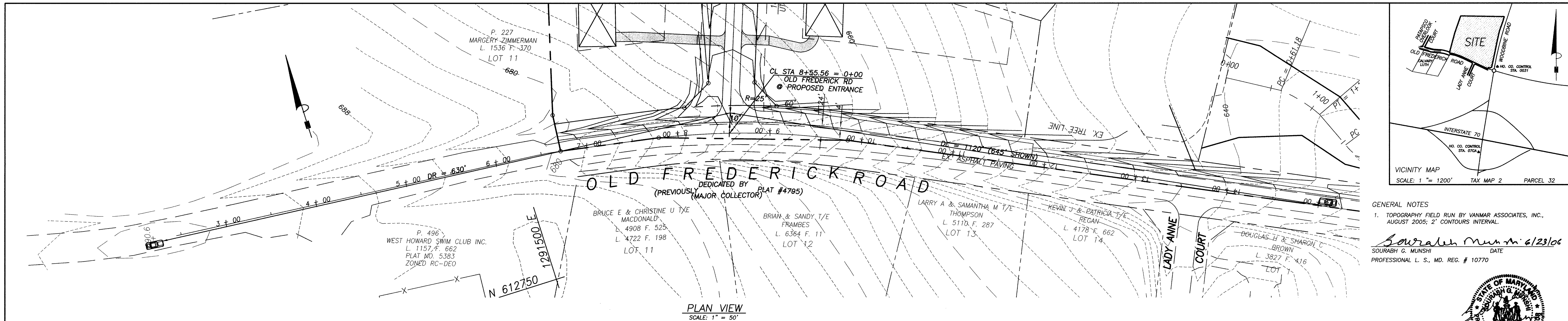
DATE: 4/3/06  
REVISIONS: COMMENTS 3/1/06

STATE OF MARYLAND  
Professional Engineer  
No. 11899  
6/23/06

W  
VANMAR ASSOCIATES, INC.  
Engineers Surveyors Planners  
310 South Main Street, P.O. Box 228 Mount Airy, Maryland 21771  
(301) 582-2800 (FAX) (301) 540-2700

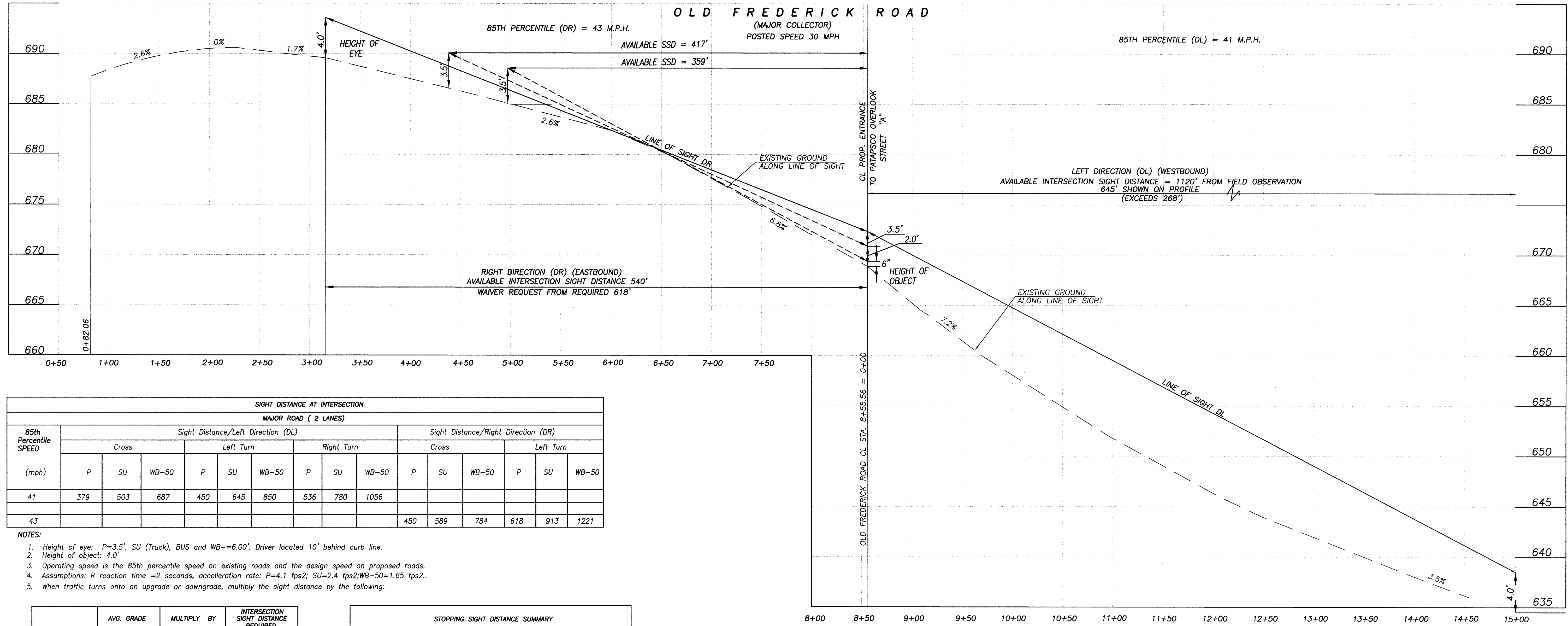
SHEET 5 OF 9  
SP-06-003

TENTATIVELY APPROVED AND  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
DATE: 8/16/06



GENERAL NOTES  
1. TOPOGRAPHY FIELD RUN BY VANMAR ASSOCIATES, INC., AUGUST 2005; 2' CONTOURS INTERVAL.

*Sourabh Munshi* 6/23/06  
DATE  
PROFESSIONAL L. S., MD. REG. # 10770



SIGHT DISTANCE AT INTERSECTION																	
MAJOR ROAD ( 2 LANES)																	
85th Percentile SPEED (mph)	Sight Distance/Left Direction (DL)						Sight Distance/Right Direction (DR)										
	Cross			Left Turn			Right Turn			Cross			Left Turn				
	P	SU	WB-50	P	SU	WB-50	P	SU	WB-50	P	SU	WB-50	P	SU	WB-50		
41	379	503	687	450	645	850	536	780	1056								
43							450	589	784	618	913	1221					

- NOTES:
- Height of eye: P=3.5', SU (Truck), BUS and WB=6.00'. Driver located 10' behind curb line.
  - Height of object: 4.0'
  - Operating speed is the 85th percentile speed on existing roads and the design speed on proposed roads.
  - Assumptions: R reaction time = 2 seconds, acceleration rate: P=4.1 fps<sup>2</sup>; SU=2.4 fps<sup>2</sup>; WB-50=1.65 fps<sup>2</sup>.
  - When traffic turns onto an upgrade or downgrade, multiply the sight distance by the following:

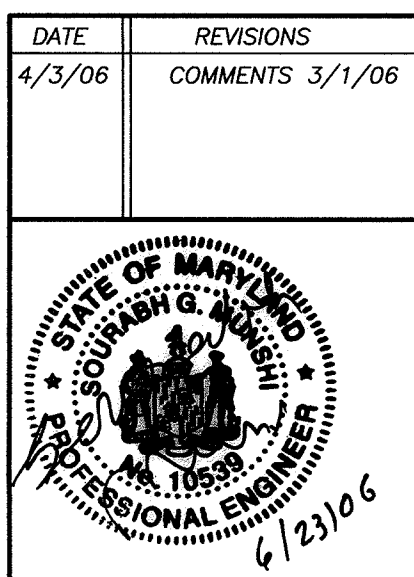
	AVG. GRADE	MULTIPLY BY	INTERSECTION SIGHT DISTANCE REQUIRED
LEFT DIRECTION (DL)	-6% TO -5%	0.5	
		0.5 X 536 =	268
RIGHT DIRECTION (DR)	-2% TO +2%	1.0	
		1.0 X 618 =	618

STOPPING SIGHT DISTANCE SUMMARY		
HEIGHT OF EYE @ 3.5 FT. / HEIGHT OF OBJECT @ 6 IN.	326 FT. REQUIRED	
HEIGHT OF EYE @ 3.5 FT. / HEIGHT OF OBJECT @ 6 IN.	359 FT. AVAILABLE	
HEIGHT OF EYE @ 3.5 FT. / HEIGHT OF OBJECT @ 2 FT.	417 FT. AVAILABLE	

**TENTATIVELY APPROVED**  
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*Sourabh Munshi*  
PLANNING DIRECTOR DATE

OWNERS:  
LDG, INC.  
LEE PLAZA, SUITE 200  
8601 GEORGIA AVE.  
SILVER SPRING, MD. 20910  
(301)585-7000



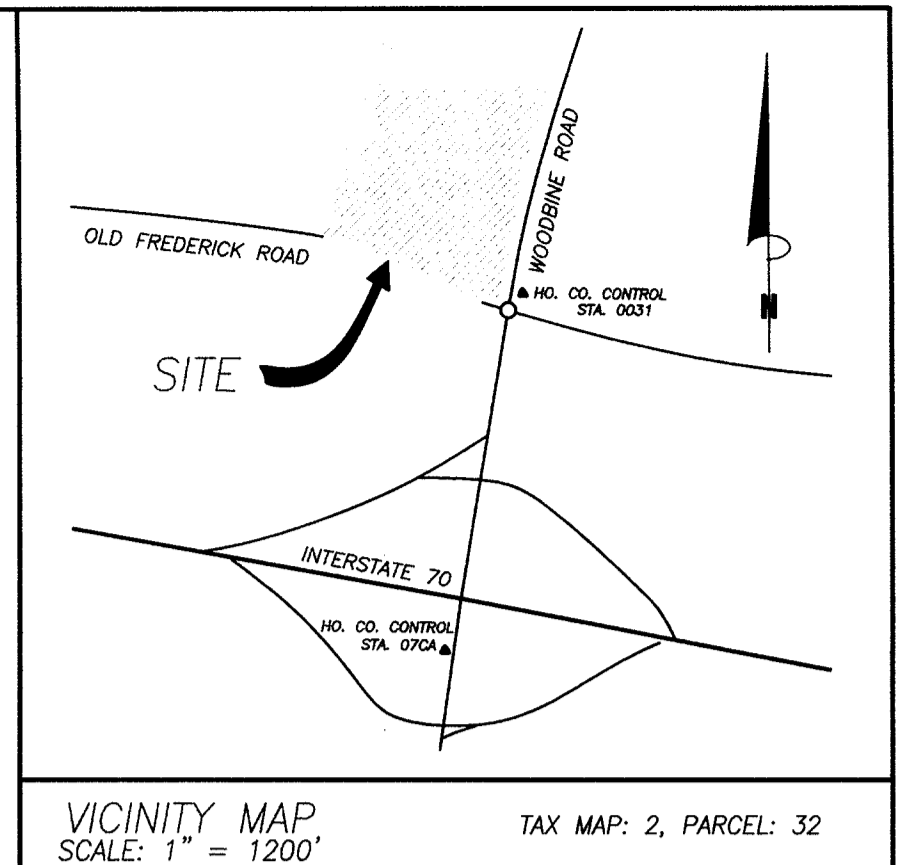
**SIGHT DISTANCE PLAN & PROFILE**  
LOTS 1-15 & BUILDABLE PRESERVATION PARCEL "A" & NON-BUILDABLE PRESERVATION PARCELS "B, C, AND D"  
**WOODBINE CROSSING**  
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)

PART OF LANDS CONVEYED TO LDG INC. BY DEED RECORDED IN LIBER 1988 FOLIO 258 TAX MAP 2, GRID 24, PARCEL 32 SITUATED ON WOODBINE ROAD & OLD FREDERICK ROAD ELECTION DISTRICT No. 4 HOWARD COUNTY, MARYLAND SCALE: 1" = 100' JULY, 2005

**VANMAR ASSOCIATES, INC.**  
Engineers, Surveyors, Planners  
310 South Main Street P.O. Box 228 Mount Airy, Maryland 21771  
(301) 529-2800 (301) 561-5015 (410) 546-2701

SHEET 6 OF 9  
SP-06-003





**VICINITY MAP**  
SCALE: 1" = 1200'

TAX MAP: 2, PARCEL: 32

**GENERAL NOTES:**

- OWNERS: LDG, INC.
- DEED REFERENCE: LIBER 1988 FOLIO 258  
DATE: DECEMBER 31, 1988  
GRANTOR: GEORGIA AVENUE PROPERTIES, INC.
- TAX MAP: 2 - GRID: 24 PARCEL: 32
- NEAREST POTABLE WATER SUPPLY: MT. AIRY  
DISTANCE: 3 MILES ±
- THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0001B & 240044 0002B, REVISED APRIL 2, 1997
- TOPOGRAPHY: CONTROLLED AERIAL PHOTOGRAMMETRY PROVIDED BY POTOMAC AERIAL SURVEYS (2/22/05)  
CONTOUR INTERVALS ARE AT 2 FEET.
- THERE ARE NO EXISTING STRUCTURES ON THIS PROPERTY.

**EXHIBIT 3-2**  
**FOREST STAND ANALYSIS TABLE**

KEY	A. TYPE OF COMMUNITY	B. AREA* (1/10 Acre)	C. SOIL INFORMATION**			D. EXISTING VEGETATION (Dominant species and Approx. %)	E. STAND CHARACTERISTICS			F. FOREST AREA IN SENSITIVE ENVIRONMENTS (Acres)	G. HABITAT VALUE
			1. Soil Types	2. Typical forest cover for soil type	3. Woodland Suitability Index		1. Size (Diam)	2. Age	3. General Conditions		
NO FOREST EXISTS ON THIS SITE											

\*AREA MEASURED TO THE NEAREST 1/10 ACRE  
\*\* SOURCE: HOWARD COUNTY SOIL SURVEY, USDA

**SOILS LEGEND**  
**HOWARD COUNTY SOILS MAP #2**

SOIL TYPE	SYMBOL	LAND CAPABILITY	RESTRICTED?	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChB2	Ile-4	NO	≤.35	3-8%	NO	B
Comus Silt Loam	CuB	Ile-6	NO	≤.35	3-8%	NO	B
Eliok Silt Loam	EkB2	Ile-4	NO	≤.35	3-8%	NO	B
Eliok Silt Loam	EkC2	Ile-4	NO	≤.35	8-15%	NO	B
Glenelg Loam	GIB2	Ile-4	NO	>.35	3-8%	NO	B
Glenelg Loam	GIC2	Ile-4	NO	>.35	8-15%	NO	B
Glenville Silt Loam	GnB2	Ile-3	YES	>.35	3-8%	NO	C
Manor Loam	MIC3	Ive-25	NO	>.35	8-15%	NO	B

**UNION PARCEL A**  
ENTIRELY OVERLOOKED BY HOWARD COUNTY

15-25% SLOPE

SOIL SYMBOL

SOIL LINE

**H** HEDGEROW

**AG** AGRICULTURE

**TENTATIVELY APPROVED**  
**DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY**

*Don Callahan* 8/4/06  
PLANNING DIRECTOR DATE

**OWNERS:**  
LDG, INC.  
LEE PLAZA, SUITE 200  
8601 GEORGIA AVE.  
SILVER SPRING, MD. 20910  
(301) 585-7000

**DATE** 10/21/05  
4/3/06

**REVISIONS**  
COMMENTS 9/7/05  
COMMENTS 3/1/06



**FOREST STAND DELINEATION**  
LOTS 1-15 & BUILDABLE PRESERVATION PARCEL "A" & NON-BUILDABLE PRESERVATION PARCELS "B, C, AND D"  
**WOODBINE CROSSING**  
(FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)

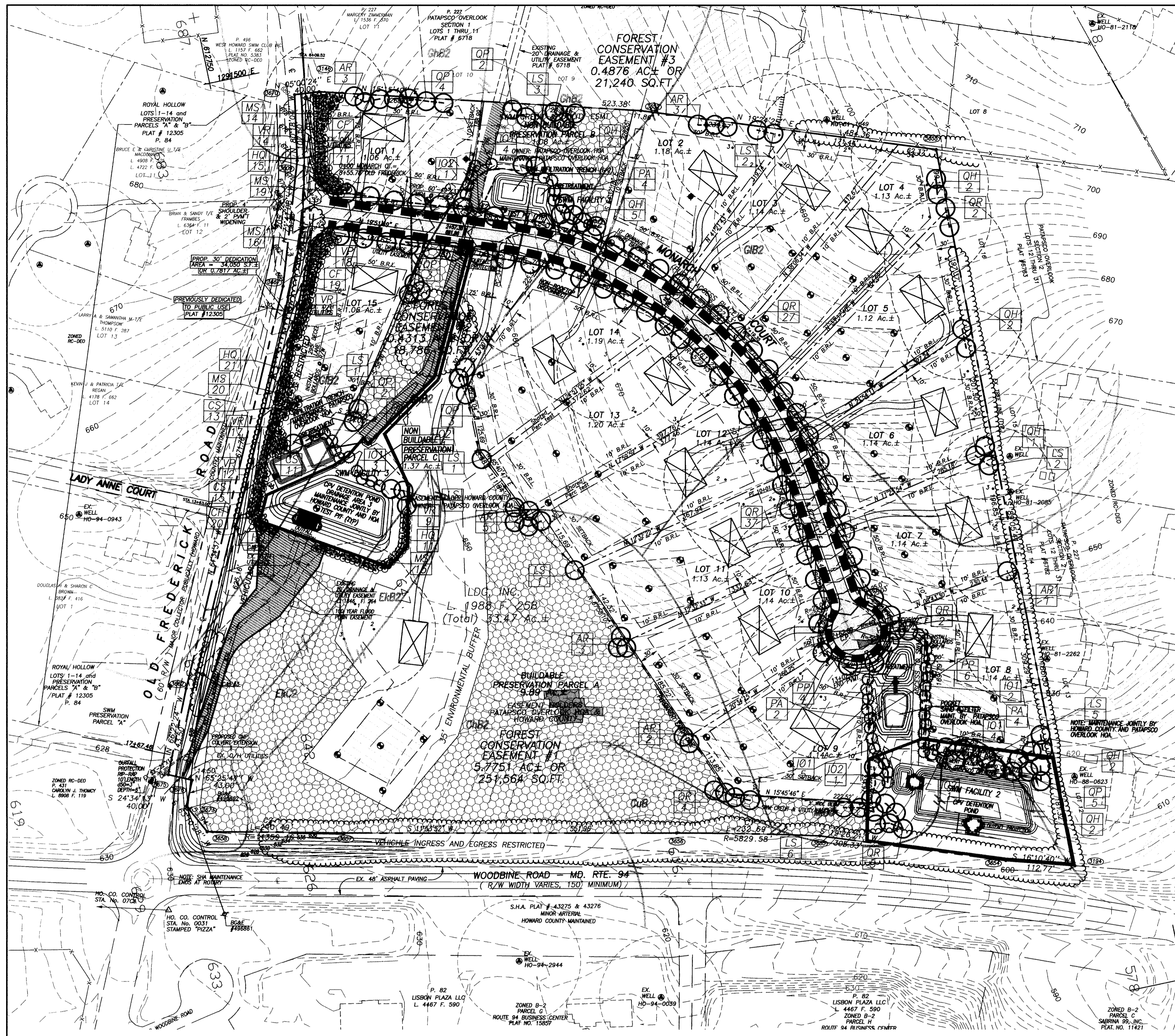
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TAX MAP 2, GRID 24, PARCEL 32  
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**VANMAR ASSOCIATES, INC.**  
210 South Main Street P.O. Box 228 Mount Airy, Maryland 21771  
(301) 529-2800 (301) 551-5015 (410) 549-2751

SHEET: 7 OF 9  
SP-06-003

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**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	LOT 1 & LOT 15 SIDE = B, R.L.	LOT 1-8 REAR = A	LOT 9-14 REAR/SIDE = A	LOT 15 SIDE = A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	470'	2012.45'	1281.85'	318.35'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES, 230' EX. HEDGEROW	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	470'	1782.45'	1281.85'	318.35'
SHADE TREES	9	30	21	5
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED	0	30	21	5
SHADE TREES	0	0	0	0
EVERGREEN TREES	0	0	0	0
SHRUBS (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	210	0	0	0

(DESCRIBE PLANT SUBSTITUTION CREDITS) SUBSTITUTE 9 SHADE TREES AND 12 EVERGREEN TREES FOR 210 SHRUBS DUE TO BOE HEIGHT RESTRICTIONS ALONG LOTS 1 & 15 (DESCRIBE BELOW IF NEEDED)

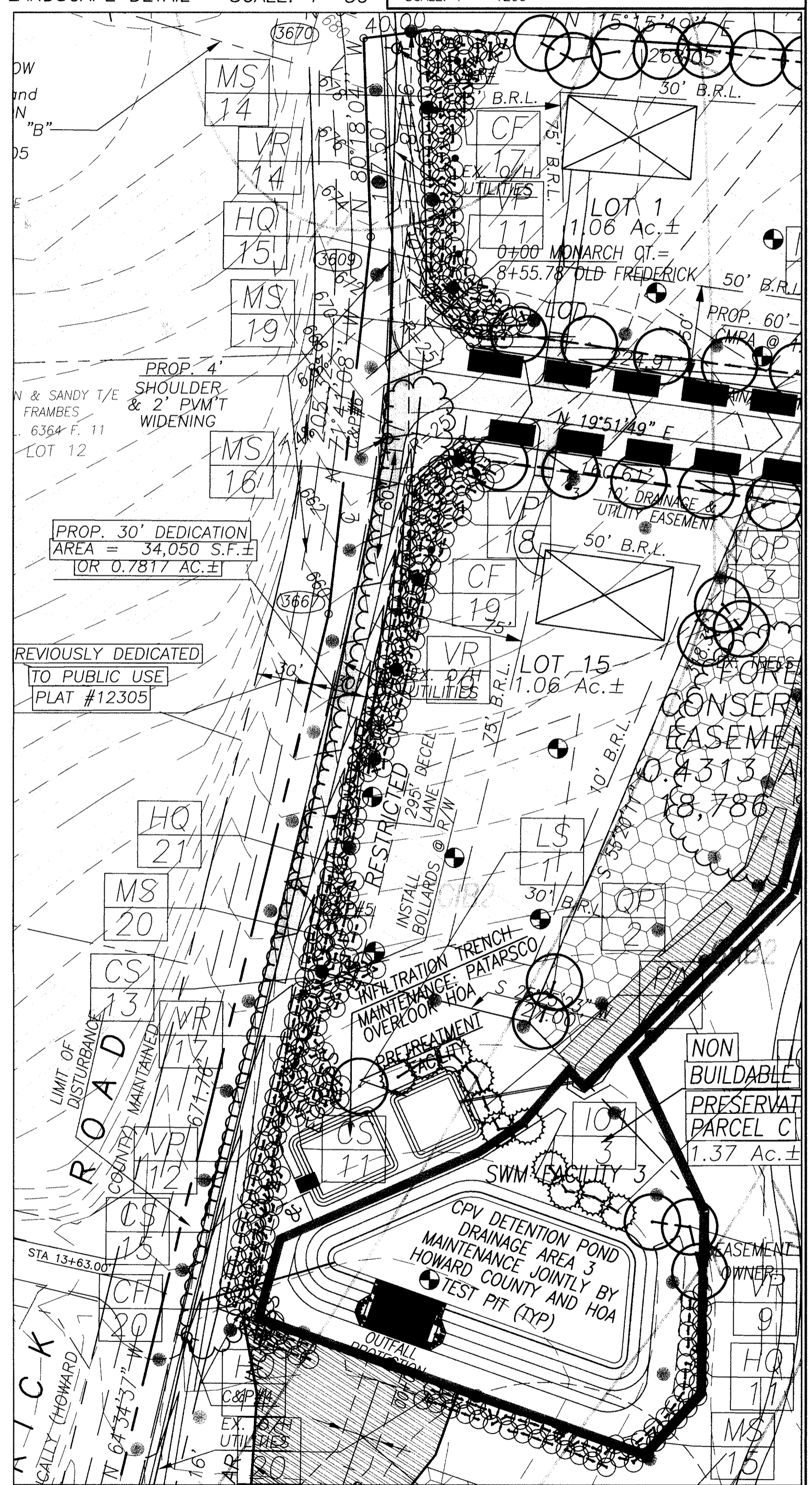
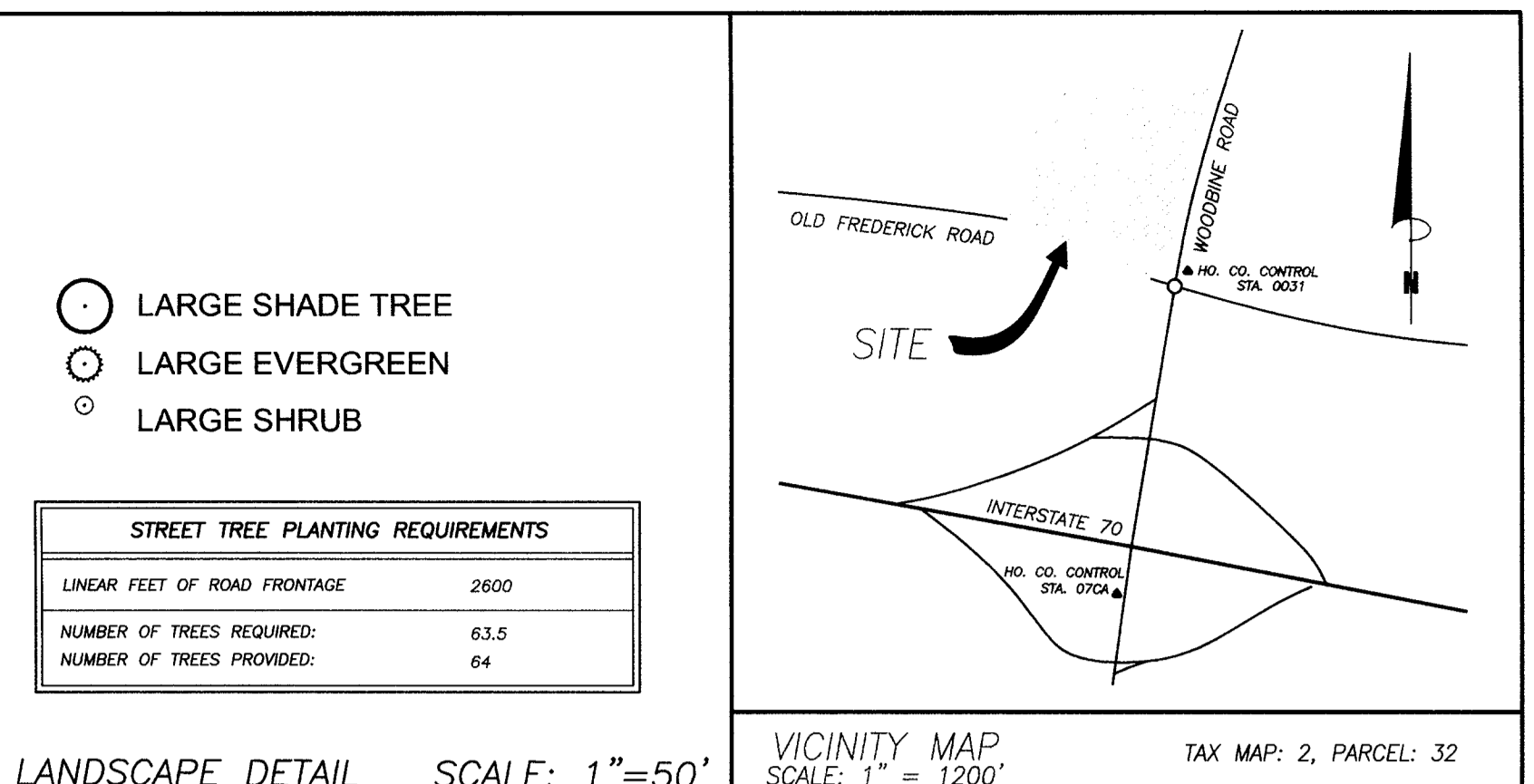
The landscaping requirements for Lots 1 and 15 will be further evaluated at the final plan phase.

**SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING**

FACILITY	D	C	B
LINEAR FEET OF PERIMETER	1158	884	342
NUMBER OF TREES REQUIRED	32	30	18
SHADE TREES	23	13	7
EVERGREEN TREES	9	17	9
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	0	0	0
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	0	0	0
NUMBER OF TREES PROVIDED	32	30	18
SHADE TREES	23	4	7
EVERGREEN TREES	9	11	9
OTHER TREES (2:1 SUBSTITUTION)	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	150	0

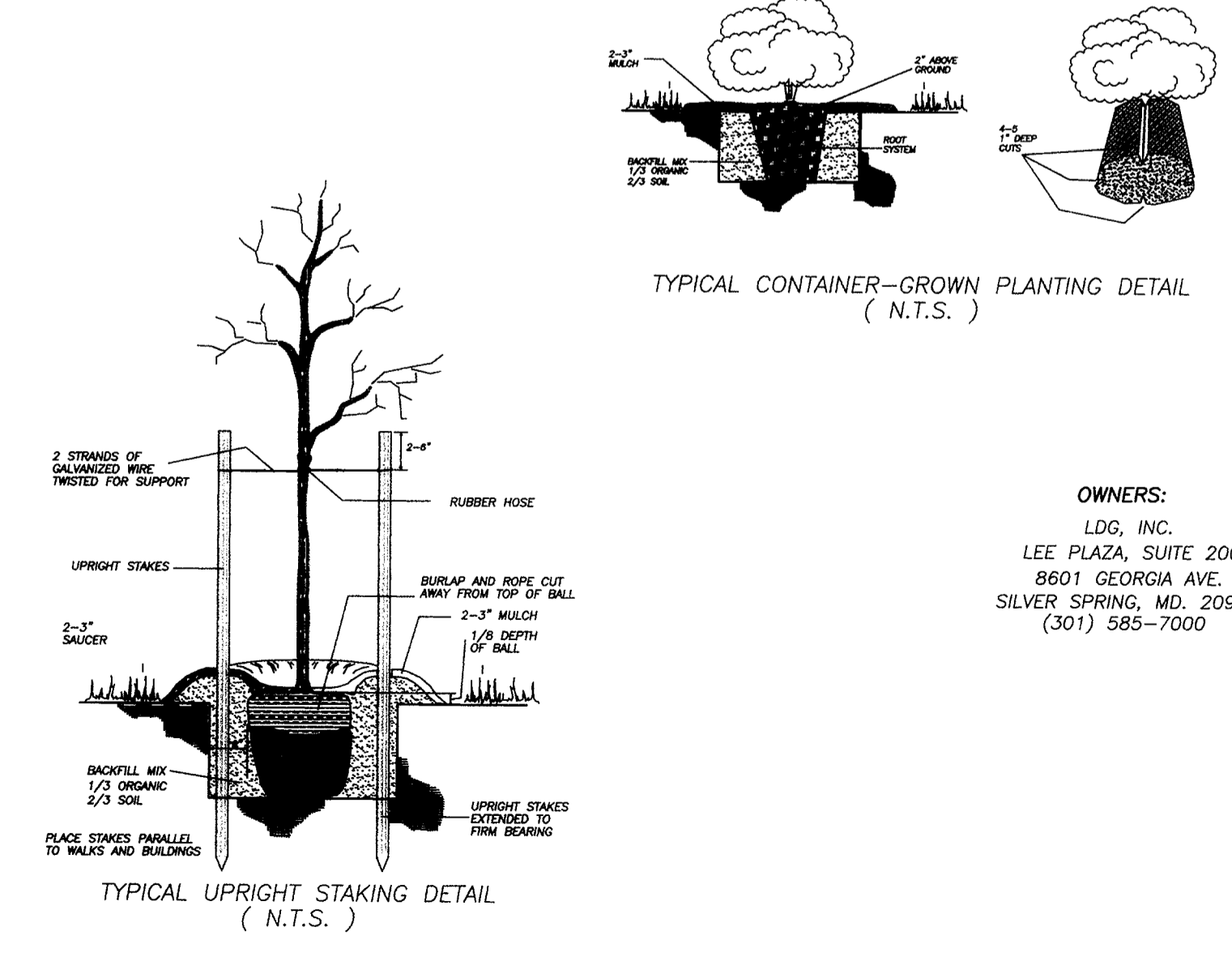
**PLANTING SCHEDULE**

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	SPACING
AR	17	Acer rubrum 'October Glory' 'October Glory' Red Maple	2-2.5" CAL.	B&B	AS SHOWN
LS	24	Liquidambar styraciflua Sweet Gum	2-2.5" CAL.	B&B	AS SHOWN
QH	16	Quercus phellos Willow Oak	2-2.5" CAL.	B&B	AS SHOWN
QP	19	Quercus palustris Pin Oak	2-2.5" CAL.	B&B	AS SHOWN
QR	77	Quercus rubra Red Oak	2-2.5" CAL.	B&B	AS SHOWN
IO1	18	Ilex opaca 'Jersey Princess' 'Jersey Princess' American Holly	6-8" HT.	B&B	AS SHOWN
IO2	4	Ilex opaca 'Jersey Knight' 'Jersey Knight' American Holly	6-8" HT.	B&B	AS SHOWN
PA	17	Picea abies Norway Spruce	6-8" HT.	B&B	AS SHOWN
PP	10	Picea pungens Colorado Spruce	6-8" HT.	B&B	AS SHOWN
CS	59	Cornus sericea 'Cardinal' 'Cardinal' Redosier Dogwood	2.5-3" HT.	B&B	AS SHOWN
CF	56	Calycanthus floridus 'Edith Wilder' 'Edith Wilder' Sweetshrub	2.5-3" HT.	3-5 GAL.	AS SHOWN
HO	61	Hydrangea quercifolia 'Alice' 'Alice' Oakleaf Hydrangea	2.5-3" HT.	3-5 GAL.	AS SHOWN
MS	84	Magnolia stellata 'Rosea' 'Rosea' Star Magnolia	2.5-3" HT.	B&B	AS SHOWN
VP	41	Viburnum plicatum var. tomentosum 'Shasta' 'Shasta' Doublefile Viburnum	2.5-3" HT.	B&B	AS SHOWN
VR	59	Viburnum myodanthum Latherleaf Viburnum	2.5-3" HT.	B&B	AS SHOWN



- LANDSCAPE NOTES:**
- All plant material shall comply with American Standards for Nursery Stock (American Association of Nurserymen) and installations shall be as specified in the Landscape Specification Guidelines for the Baltimore-Washington Metropolitan Area. All plant material shall include a one-year warranty.
  - Do not plant within 20' of a property line abutting and agricultural use.
  - Source: Within 100 mile radius of Maryland if possible.
  - Spacing shown is approximate: Tree locations to be field adjusted as required to maintain 10' minimum clearance from all utilities, street lights, and driveways.
  - The location of existing utilities shown hereon are approximate only. Contractor shall excavate to verify the existence, location, and depth of any utilities (constructed and existing) and shall notify the engineer of any discrepancies prior to the beginning of all work, excavation, grading, landscaping, etc.
  - The contractor shall notify "Miss Utility" at 1-800-257-7777, three (3) working days prior to beginning any work in the vicinity of the utilities.
  - Contractor shall verify all locations and elevations prior to construction. Any utility (whether shown or not) damaged due to construction shall be repaired immediately. The contractor shall be responsible for removing or replacing any existing fences, driveways, etc., damaged or removed by the contractor during construction. All utility disturbed areas shall be returned to their original condition.
  - VanMar Associates, Inc. is not responsible for the contractor's utilization of men, materials, equipment, or safety measures in performance of any work for this construction. The contractor assumes all responsibility for performing the work correctly and in conformance with all code requirements.
  - Should the contractor discover discrepancies between the plans and field conditions, the work shall be stopped immediately and the engineer notified immediately to resolve the situation. Should the contractor make field corrections or adjustments without notifying the engineer, then the contractor assumes all responsibility for those changes.
  - The contractor shall note that in the case of a discrepancy between the scaled and figured dimensions shown on these plans, the figured dimension shall govern.
  - It is the intent of these plans and specifications to provide 100% completed work and this shall be the project scope. It shall be distinctly understood that failure to notify the engineer of discrepancies found on these plans and specifications, specifically and work which would naturally and/or normally be required to complete the project shall not relieve the contractor of its responsibility to perform such work.

SOIL TYPE	SYMBOL	LAND CAPABILITY	Kw	SLOPE %	HYDRIC	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChB2	Ile-4	<.35	3-8%	NO	B
Cornus Silt Loam	CuB	Ile-6	<.35	3-8%	NO	B
Ebook Silt Loam	EKB2	Ile-4	<.35	3-8%	NO	B
Ebook Silt Loam	EKC2	Ile-4	<.35	8-15%	NO	B
Glenelg Loam	GB2	Ile-4	>.35	3-8%	NO	B
Glenelg Loam	GIC2	Ile-4	>.35	8-15%	NO	B
Glenville Silt Loam	GnB2	Ile-3	>.35	3-8%	NO	C
Monor Loam	MIC3	Ive-25	>.35	8-15%	NO	B



- Landscape 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 HAS BEEN POSTED AS PART OF THE OWNER'S DRAW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$59,850.00 FOR:  
 135 SHADE TREES @ 300 EA. = \$ 40,500  
 57 EVERGREENS @ 150 EA. = \$ 8,550  
 360 SHRUBS @ 30 EA. = \$ 10,800  
**\$59,850**

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 Stephen J. Kelly  
 PLANNING DIRECTOR  
 8/16/06  
 DATE

NOTE:  
 AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS AND SIZE IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

**LANDSCAPE PLAN**  
 LOTS 1-15 & BUILDABLE PRESERVATION PARCEL "A" & NON-BUILDABLE PRESERVATION PARCELS "B, C, AND D"  
**WOODBINE CROSSING**  
 (FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)

PART OF LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN LIBER 1988 FOLIO 258  
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 SCALE: 1" = 100' JULY, 2005

**VANMAR ASSOCIATES, INC.**  
 Engineers, Surveyors, Planners  
 2025 Main Street, F.O. Box 258, Annapolis, Maryland 21411  
 (301) 829-2890 (301)851-5615 (410) 546-2751

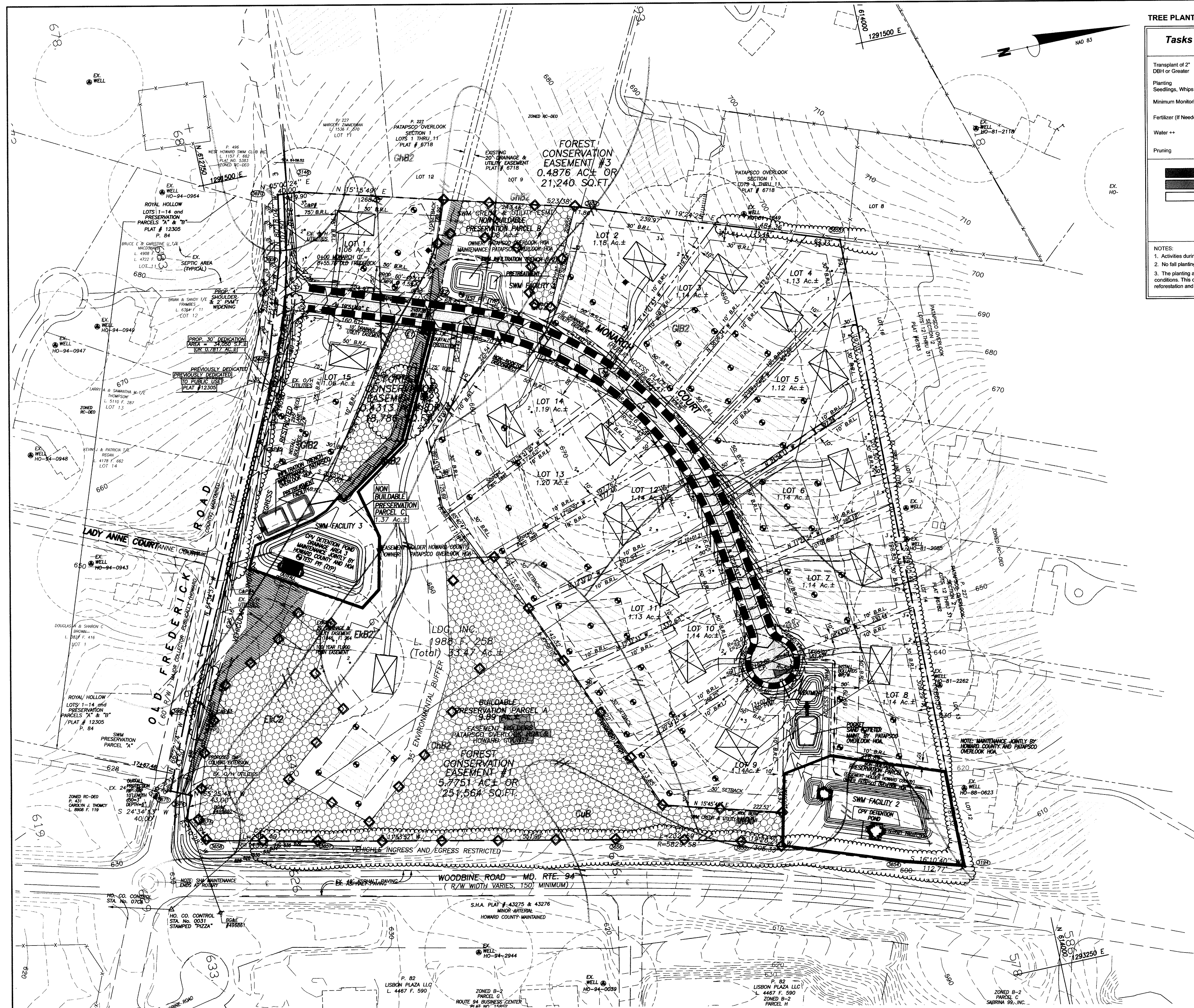
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 1/20/06 COMMENTS 12/7/05  
 4/3/06 COMMENTS 3/1/06

STATE OF MARYLAND  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

SHEET: 8 OF 9  
 SP-06-003

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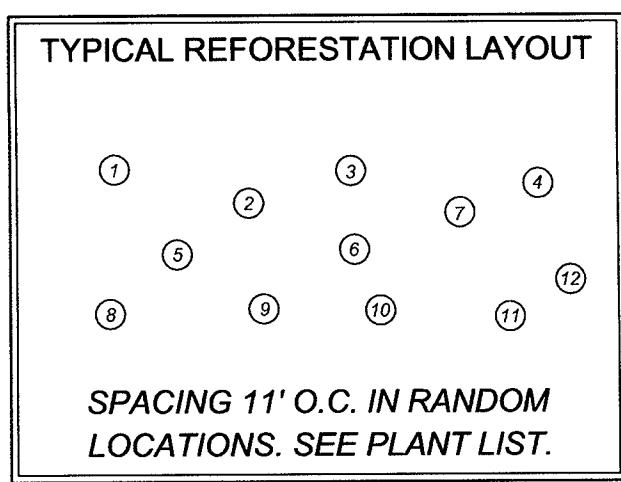
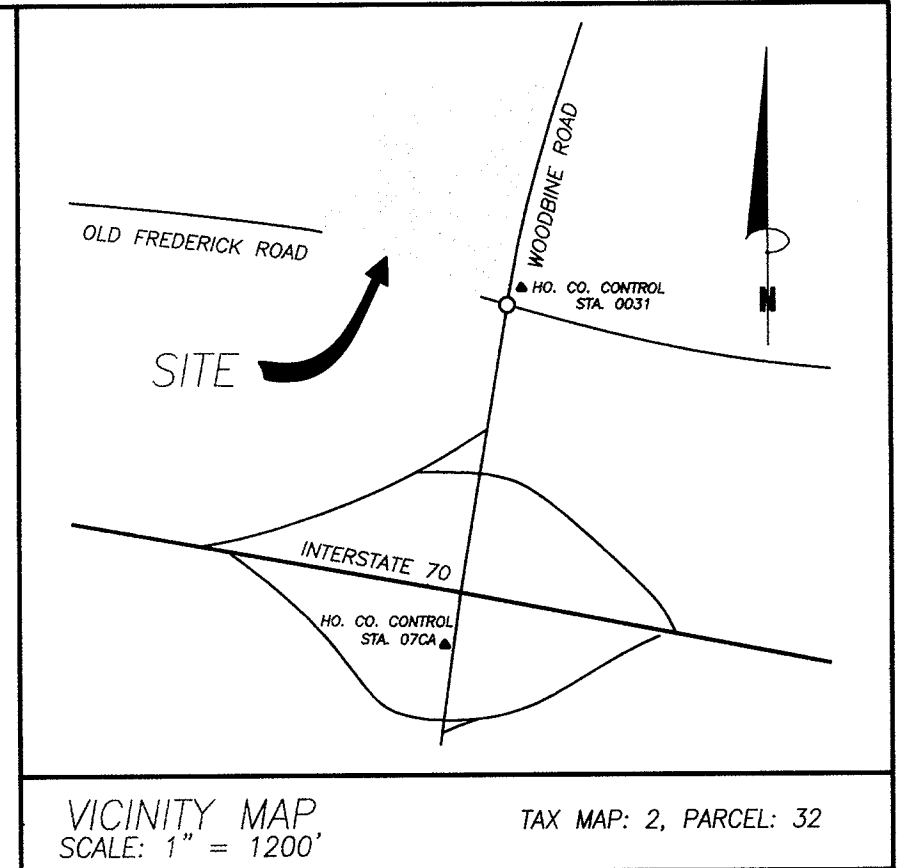


### TREE PLANTING AND MAINTENANCE CALENDAR

Tasks	Months											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Transplant of 2" DBH or Greater	[Shaded]											
Planting Seedlings, Whips	[Shaded]											
Minimum Monitoring		*						*			*	
Fertilizer (if Needed)	[Shaded]											
Water	[Shaded]											
Pruning	[Shaded]											

[Legend for shading: Recommended, Optimal Time; Recommended, with Additional Care; Recommended; Dependent Upon Site Conditions; Dependent Upon Site Conditions: Weekly Watering is Strongly Recommended From May Through October Unless Weekly Rainfall Equals 1"]

**NOTES:**  
 1. Activities during November through February depend on ground conditions.  
 2. No till planting of oaks and pines.  
 3. The planting and care of trees is most successful when coordinated with the local conditions. This calendar summarizes some of the recommended time frames for basic reforestation and stress reduction activities.



### FOREST COST ESTIMATE

ITEM	PRICE/UNIT	AMOUNT	EXTENDED PRICE
PROTECTIVE FENCING \$5227.25/AC. 350 SEEDLINGS/AC. WITH TUBE SHELTERS		6.694	\$34,990.87
REFORESTATION SUBTOTAL			\$34,990.87
ADD 15% FOR COUNTY CONTINGENCY			\$5,248.63
<b>TOTAL COST ESTIMATE</b>			<b>\$40,239.50</b>

### AFFORESTATION PLANTING SCHEDULE

KEY	SPECIES	PERCENTAGE	WHIPS
<b>DOMINANT PIONEER 24%</b>			
1	Black Cherry	Prunus serotina	140
2	Sassafras	Sassafras albidum	141
3	Red Maple	Acer rubrum	140
4	Tulip Poplar	Liriodendron tulipifera	141
<b>DOMINANT CLIMAX 36%</b>			
5	Shagbark Hickory	Carya ovata	210
6	Chestnut Oak	Quercus petrus	211
7	American Beech	Fagus grandifolia	210
8	White Oak	Quercus alba	211
<b>UNDERSTORY 40%</b>			
9	Witchhazel	Hamamelis virginiana	234
10	Sporobolus	Lindera benzoin	235
11	Elderberry	Sambucus canadensis	234
12	Servanthorn	Ametanther spp.	235
<b>TOTAL</b>			<b>2343</b>

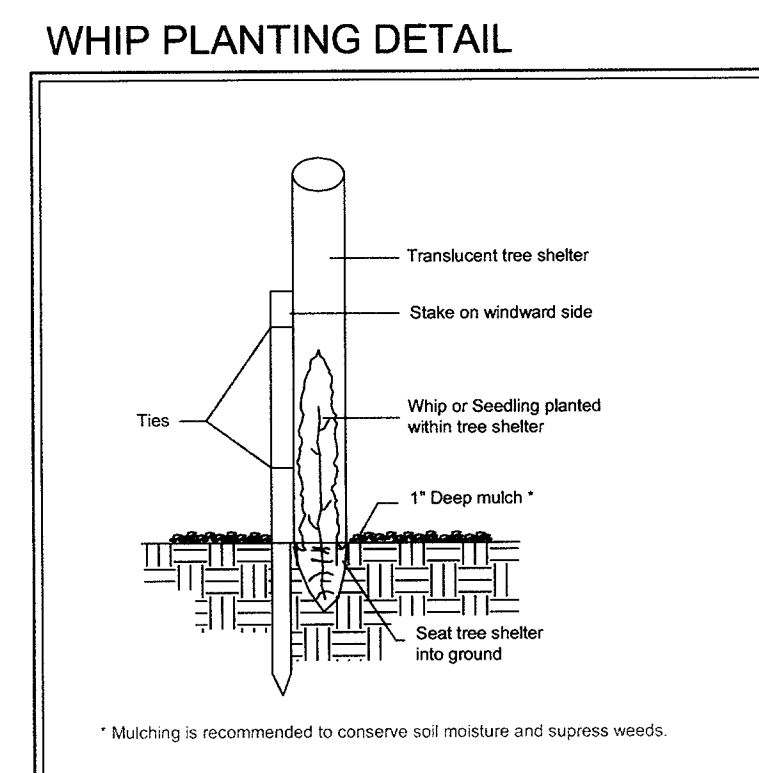
- ### SEQUENCE OF CONSTRUCTION
- Flag limits of tree planting and brush removal.
  - Call "Miss Utility" at 1-800-257-7777 prior to any work for the location of all utilities.
  - Install tree protection measures, tree protection signage, and conduct brush removal and site afforestation measures as called for on the plans.
  - After site has been stabilized and all planting has been completed, remove tree protection measures and signage.

- ### 26 MONTH MAINTENANCE PLAN
- Fence and sign the area as per details.
  - Water at planting time, then as required depending on rainfall.
  - Fertilize, if necessary, only after the first growing season. Fertilize with organic or slow release type.
  - Mow twice annually after mid-July, or herbicide areas, if preferred.
  - If survival rate is low, additional plants must be added to meet REQUIRED success rate at 75 percent survival at the second year inspection.
  - The fence can be removed after second year inspection approval. Signage is to remain.

- ### GENERAL NOTES
- These perpetual forest easements are established in accordance with the Howard County Forest Conservation Manual (FCM), as specifically set forth in the terms of the recorded forest easement.
  - There is no 100 year floodplain on site per FEMA Map, Community Panel No. 240044 0002 B.
  - Tree protection signs shall be installed as shown on plan and inspected prior to any grading or disturbance activities on site.
  - A forest conservation easement will be placed around each forest preservation area and a deed of easement will be recorded specifying long-term protection of the area.
  - The owner will execute a forest public works agreement.
  - A preconstruction meeting is to be arranged as follows:  
After the boundaries of the limits of disturbance have been staked and flagged, and the forest protection devices have been installed, and before any disturbance has taken place on site, a pre construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors should attend. The purpose of this meeting will be to:  
A. Identify the locations of the forest retention areas, specimen trees, limits of construction, employee parking areas, and equipment staging areas on site plans.  
B. Inspect all flagged boundaries, protection devices, and sediment and erosion control devices on site.  
C. Make all necessary adjustments.  
D. Assign responsibilities as appropriate and discuss penalties.
  - This plan sheet is to show the on site forest retention, afforestation, easement area and location of signs only.
  - All contractors performing work on this site shall notify "Miss Utility" 48 hours prior to any construction or grading by calling 1-800-257-7777 for the location of all utilities.
  - The contractors performing work in the site are responsible for protecting existing native & noninvasive plantings during construction.
  - All planting, pruning, and maintenance shall be according to the National Arborist Standards and the Howard County Forest Conservation Manual, latest edition.

### ON SITE FOREST CONSERVATION EASEMENT NOTE

THE FOREST CONSERVATION EASEMENTS SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS. ANY UNAUTHORIZED ACTIVITIES THAT RESULT IN ADDITIONAL CLEARING OR THAT AFFECT PROPOSED PLANTING/RETENTION AREAS SHOWN ON THE FOREST CONSERVATION PLAN MAY RESULT IN A REQUEST FOR RECALCULATION OF FOREST CONSERVATION REQUIREMENTS AND DESIGNATION OF ADDITIONAL PLANTING/RETENTION AREAS IF NEEDED TO MEET THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM. ANY FUTURE RESUBDIVISION, DEVELOPMENT, OR CHANGE IN LAND USE MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.



### FOREST CONSERVATION WORKSHEET

**NET TRACT AREA**  
 A. TOTAL TRACT AREA: A= 33.470  
 B. DEDUCTIONS: B= 0.000  
 C. NET TRACT AREA: C= 33.470

**LAND USE CATEGORY**  
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING AND LIMIT TO ONLY ONE ENTRY  
 D. AFFORESTATION THRESHOLD (NET TRACT AREA X 20%): D= 6.694  
 E. CONSERVATION THRESHOLD (NET TRACT AREA X 50%): E= 16.735

**EXISTING FOREST COVER**  
 F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA: F= 0.000  
 G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD: G= 0.000

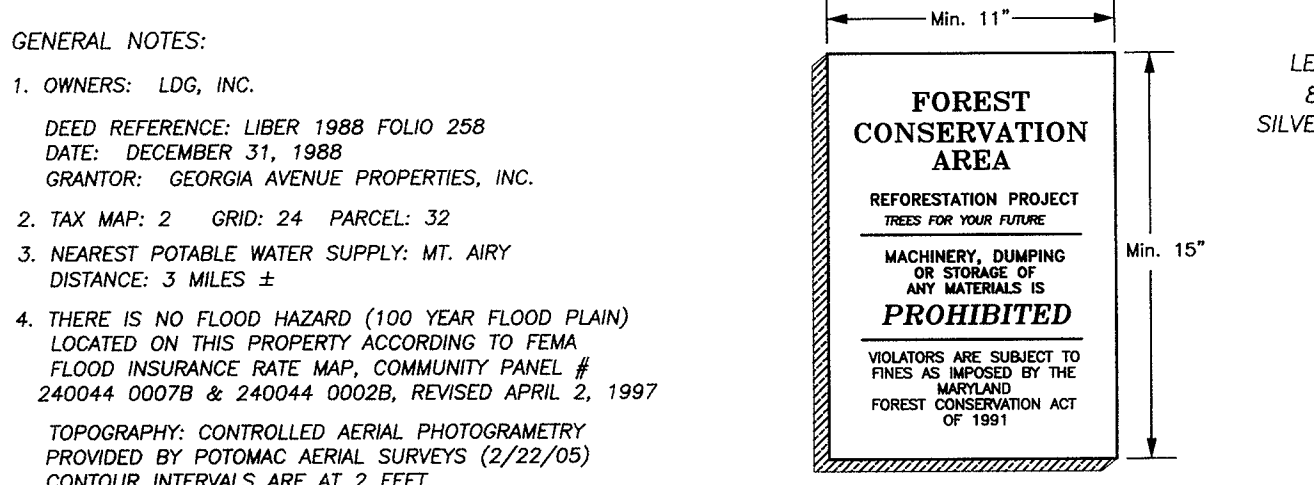
**BREAK EVEN POINT**  
 H. BREAK EVEN POINT: H= 0.000  
 I. FOREST CLEARING PERMITTED WITHOUT MITIGATION: I= 0.000

**BREAK EVEN POINT**  
 J. TOTAL AREA OF FOREST TO BE CLEARED: J= 0.000  
 K. TOTAL AREA OF FOREST TO BE RETAINED: K= 0.000

**PLANTING REQUIREMENTS**  
 L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD: L= 0.000  
 M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD: M= 0.000  
 N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD: N= 0.000  
 O. TOTAL AFFORESTATION REQUIRED: O= 0.000  
 Q. TOTAL AFFORESTATION REQUIRED: Q= 6.694  
 R. TOTAL PLANTING REQUIRED: R= 6.694

### SOILS LEGEND HOWARD COUNTY TAX MAP #2

SOIL TYPE	SYMBOL	LAND CAPABILITY	RESTRICTED?	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Chester Silt Loam	ChB2	Ile-4	NO	≤.35	3-8%	NO	B
Cornus Silt Loam	CuB	Ile-6	NO	≤.35	3-8%	NO	B
Elioak Silt Loam	EkB2	Ile-4	NO	≤.35	3-8%	NO	B
Elioak Silt Loam	EkC2	Ille-4	NO	≤.35	8-15%	NO	B
Glenelg Loam	GIB2	Ile-4	NO	>.35	3-8%	NO	B
Glenelg Loam	GIC2	Ille-4	NO	>.35	8-15%	NO	B
Glenville Silt Loam	GnB2	Ile-3	YES	>.35	3-8%	NO	C
Manor Loam	MIC3	Ive-25	NO	>.35	8-15%	NO	B



### REFORESTATION NOTES

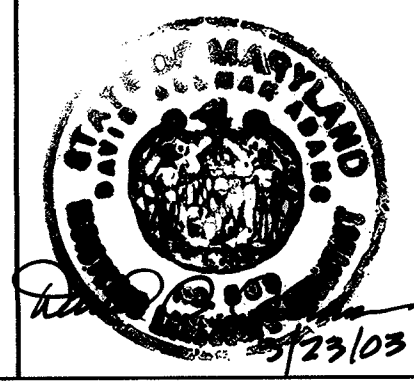
ACREAGE OF PLANTING: 6.694 x Acres 350 whips/acre = 2343 whips required

**TYPE OF PREPARATION NEEDED:** Remove existing wire fence, silt fence and invasive species, if present. See Forest Conservation Specifications for discussion regarding removal of invasives. Minimize soil disturbances as much as possible. All exposed soil areas to be stabilized with a mix of native and naturalized grasses and legumes designed for use in reforestation areas, or in wetland soil areas, a mix of native or naturalized grasses adapted to survival in temporarily or seasonally saturated soils.\* Mow area prior to planting.

**PLANTING SPECIFICATIONS:**  
 Plant whips in tree shelters per detail and in accordance with manufacturers recommendations. Whips to be planted on a 11' x 11' grid and mixed in a random manner per detail.  
 Source: Within 100 mile radius of Maryland if possible  
 Seed Mix: "Field and Forest Mix" and "Wet Mix" available from Sylva Native Nursery & Seed Co. or approved equal.

Sylva Native Nursery & Seed Co.  
 3815 Roser Road  
 Glen Rock, PA 17327  
 P: 717-227-0486  
 F: 717-227-0484  
 www.sylvanative.com

DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY  
 DATE: 8/4/06



### PRELIMINARY FOREST CONSERVATION PLAN

LOTS 1-15 & BUILDABLE PRESERVATION PARCEL "A" & NON-BUILDABLE PRESERVATION PARCELS "B, C, AND D" WOODBINE CROSSING (FORMERLY PATAPSCO OVERLOOK-SECTION FOUR)

PART OF LANDS CONVEYED TO LDG, INC. BY DEED RECORDED IN LIBER 1988 FOLIO 258 TAX MAP 2, GRID 24, PARCEL 32 SITUATED ON WOODBINE ROAD & OLD FREDERICK ROAD ELECTION DISTRICT No. 4 HOWARD COUNTY, MARYLAND SCALE: 1" = 100' JULY, 2005

**YANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 815 South Main Street, Box 338 Mount Airy, Maryland 21771  
 (301) 828-2880 (301) 851-5015 (410) 548-2751

SHEET: 9 OF 9  
 SP-06-003

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