

DRAWING INDEX

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3	GRADING & SEDIMENT & EROSION CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION, FOREST STAND AND LANDSCAPE PLAN

PRELIMINARY EQUIVALENT SKETCH PLAN

for

PESSIN PROPERTY

LOTS 1-3, 5-21 & OPEN SPACE LOT 4

A SUBDIVISION OF TAX MAP 47, GRID 8, PARCEL 5 6TH ELECTION DISTRICT HOWARD COUNTY, MD

GENERAL NOTES

- Existing Zoning: RSC per April 2004 Comprehensive Zoning Plan and per the Comp Lite Zoning Regulation Amendment effective on 7/28/06.
- Deed Reference: 5479/683
- Plat Reference: N/A
- Gross Area of Tract: 5,984.2 ac.
- Area of 100 Year Floodplain: N/A
- Area of Steep Slopes: 0.00 ac.
- Net Area of Tract: 5,984.2 ac.
- Number of Proposed Lots/Parcels: 21 (20 building lots and 1 open space lot).
- Area of Proposed Lots/Parcels: 4,895.4 ac.

- Revise the "Buildable Area" to be consistent with the revised plan layout of 3,398 acres.
- Open Space Lots: 1,497.8 ac (25%), *Open Space Required: 1,497.8 ac (25%)
*Recreational Open Space Required: 300sf/unit, 300sf/20=6,000sf (see note 37)
- Area of Proposed Public Roads: 1,047 ac.
- Density Allowed: units/acre, 4/5.9842ac=23 units
Density Proposed: 20 units

- Land for a Public Road will be dedicated under a plat to be submitted with the Final Plan for the Pessin Property.
- This project is in conformance with the latest Howard County Standards unless waivers have been approved.
- The existing topography shown hereon was based on a survey prepared by Daft-McCune-Walker dated September 1985.
- Landscaping for this development and landscaping surety will be provided as part of the Developers Agreement, at final plan stage, in accordance with the latest edition of the Howard County Landscape Manual.
- The forest conservation obligation for this development (0.90Ac) will be met via afforestation of 0.55 acres and fee-in-lieu of the remaining 0.34 acres in the amount of \$7,405.20 to be paid at final plan.
- The coordinates shown hereon are based upon the Howard County Geodetic Control, which is based upon the Maryland State Coordinate System. Howard County Monument No's 47DC & 47EB were used for this project.
- This property is within the Metropolitan District.
- Stormwater management for this development will be provided by the following means:

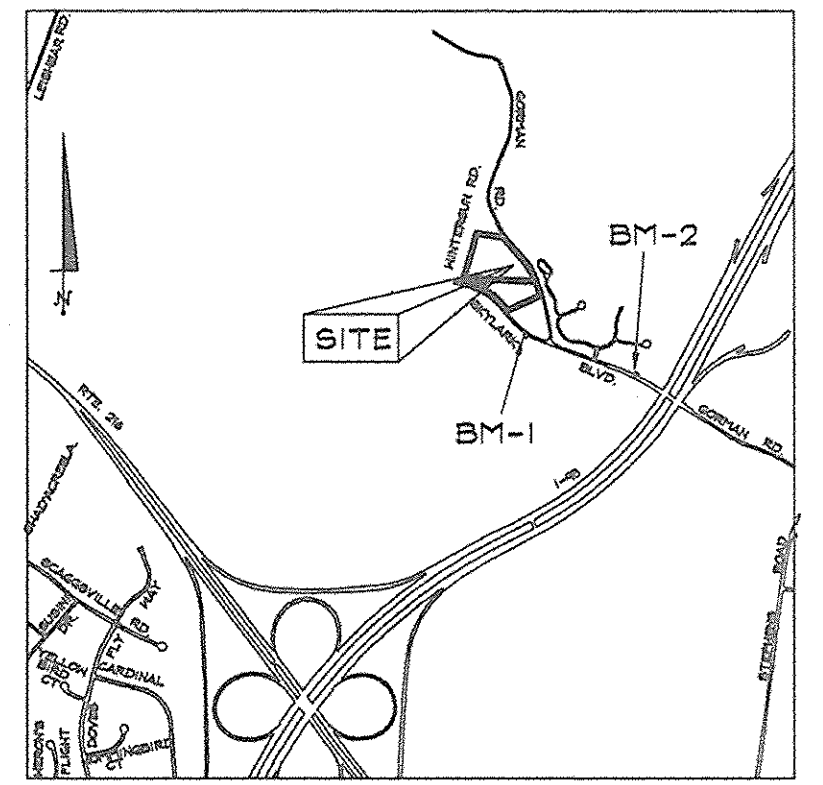
- Recharge volume (REV) and water quality (WQV) will be provided through the use of the grass channel credit along the rear of Lots 1-3 draining to the regional micro-pool extended detention facility located on the adjacent Emerson property and by a Bioretention facility onsite. Channel protection volume (CPV) will be provided through the adjacent regional micro-pool extended detention facility for a portion of proposed shaded bay road, proposed Glimmering Haze road and Lots 1-3, 11-16, 20 & 21. CPV is not required for the remaining area since the 1 year runoff is less than 2 cfs. Overbank flood protection volume and extreme flood protection volume are not required.

- Existing utilities shown hereon are based on field surveys and record drawings.
- There is no floodplain onsite. There are no wetlands on this site based on an analysis prepared by Bray Hill, LLC dated February, 2006.
- Traffic study prepared by Wells & Associates, Inc. dated February, 2006.
- The noise study is not required for this project.
- The geotechnical study for this project was prepared by Robert A. Baizer Company dated March, 2006 (see Background Information).

- Subdivision Name: Pessin Property
 - Tax Map/Block/Parcel: 47/8/5
 - Zoning: RSC
 - Election District: 6th
 - Total (Gross) Tract Area: 5,984.2 ac.
 - Number of Proposed Lots/Parcels: 21
 - Applicable Department of Planning & Zoning File No's: WP-07-57
- The existing structure located on Lot 12 is to remain. All other structures on site are to be removed.
 - Any existing private water & sewerage facilities serving the existing dwelling will be abandoned in accordance with Howard County Health Department procedures.
 - All known sewage disposal easements of record have been shown.
 - The proposed access streets shall be public.
 - BRL denotes the Building Restriction Line.
 - Sediment and erosion control measures will be provided in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control and will be shown on the Final Plan.
 - Open Space Lot 4 is to be owned and maintained by the HOA.
 - Street trees will be provided on the access street in accordance with Section 16.124 of the Howard County Subdivision Regulations.
 - Sidewalks are provided in accordance with Section 16.134 of the Howard County Subdivision Regulations.
 - There are no historic structures or cemeteries located on the subject property.
 - No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within wetlands, streams or their required buffers, 100 year flood plain and forest conservation easements.
 - This plan is subject to the amended fifth edition of the subdivision and land development regulations. Development or construction on these lots must comply with setback and buffer regulations in effect at the time submission of the site development plan, waiver petition, or building and grading permits.
 - Street trees may not be planted within 5' of a drain inlet structure, 5' of an open space access strip or 10' from a driveway or street light.
 - This plan is subject to WP-07-57 to waive sections 16.121(a)(4) and 16.121(a)(2) of the Howard County subdivision and land development regulations. The Planning Director approved your request for a waiver from Section 16.121(a)(4), "Recreational Open Space" which requires that all residential subdivisions with more than 10 dwelling units shall provide on-site recreational open space based on 300 square feet per unit for a single family detached subdivision in the "RSC" zoning district. The petitioner is requesting alternative compliance to satisfy their minimum recreational open space requirement by annexing the site into the existing Emerson HOA.

- Approval is subject to the following conditions:
- Compliance with the SRC agency comments for SP-06-23.
 - The proposed "Emerson HOA" annexation documents for the subject property must be provided with the final plan submission and referenced on the final plat as alternative compliance for satisfying the 300 square foot per unit recreational open space requirement for this project.

The Planning Director denied your request for a waiver from Section 16.121(a)(2), "Minimum Open Space" which requires a minimum on-site open space percentage for an "RSC" zoned subdivision calculated as 25% of the gross area of the proposed subdivision.



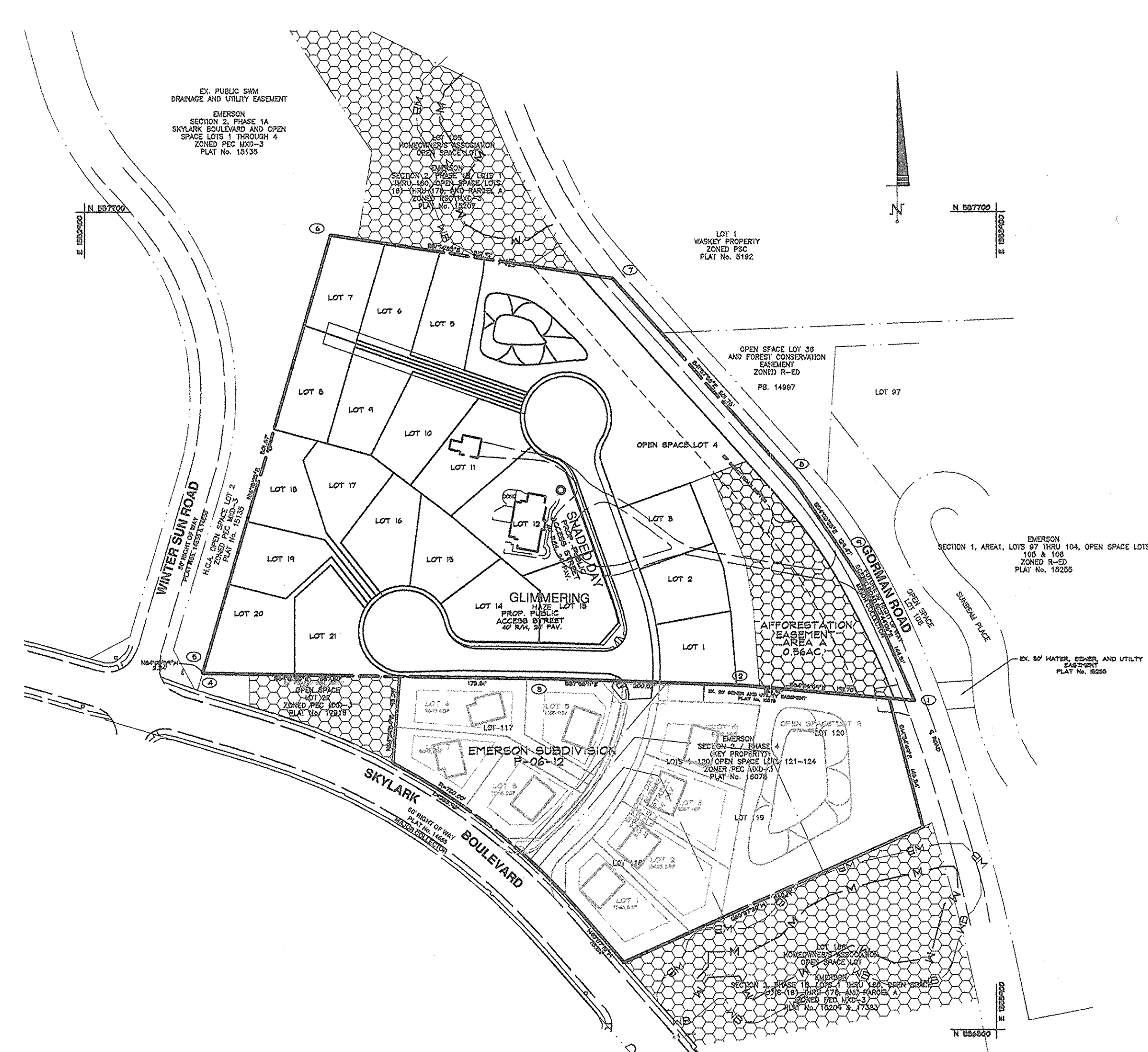
VICINITY MAP
SCALE: 1"=2000'

DRAWING LEGEND

---	682	EXISTING MINOR CONTOUR (2' INTERVAL)
---	680	EXISTING MAJOR CONTOUR (10' INTERVAL)
---		ADJACENT PROPERTY LINE
---	N 06°45'45" W 120.00'	EXISTING PROPERTY BOUNDARY
---		EX. ROAD / EDGE OF PAVING
---		EX. SEWER LINE & MANHOLES, CLEAN-OUTS
---		EX. OVERHEAD ELECTRIC & UTILITY POLES
---	682	PROPOSED MINOR CONTOUR (2' INTERVAL)
---	680	PROPOSED MAJOR CONTOUR (10' INTERVAL)
---		EX. BUILDING
---		EXISTING TREES
---		EXISTING TREELINE
---		EXISTING SHRUB/BRUSH LINE
---		FOREST CONSERVATION EASEMENT LIMIT LINE
---		FOREST CONSERVATION EASEMENT
---		PROPOSED TREELINE

BENCHMARK

DESCRIPTION	
BENCHMARK #1	
N.	536615.0157
E.	1855679.1226
B.M.	47DC
ELEV.	349.249
BENCHMARK #2	
N.	536212.7456
E.	1354933.6403
B.M.	47EB
ELEV.	354.296



LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	7182.5	294	6889.5
6	7610.4	586	7074.4
7	7319.1	778	6941.1
8	7809.2	776	7027.2
9	6981.2	501	6480.2
10	7689.8	191.7	7498.1
17	6709.3	419.1	6284.2
18	6934.2	498.0	6436.2
19	6589.3	387.3	6202.0
20	8688.3	718.0	7970.3

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C 1	100.52	280.00	50.95	23°02'18"	N68°10'21" W	99.89
C 2	69.92	106.37	36.28	37°34'48"	S72°12'02" E	68.67

NO.	NORTH	EAST
1	537162.3	1353810.1
2	537179.2	1353619.1
3	537186.3	1353419.2
4	537192.9	1353031.5
5	537198.1	1353029.2
6	537674.9	1353169.7
7	537627.3	1353479.0
8	537401.7	1353679.5
9	537294.5	1353752.0

DATA SOURCES:
TOPOGRAPHY SHOWN HEREON BASED ON A FIELD SURVEY PREPARED BY DEMARIO DESIGN CONSULTANTS, INC. DATED MARCH, 2006. BOUNDARY SHOWN HEREON IS BASED ON RECORDED PLATS BY OTHERS.

DeMario Design Consultants, Inc.

The Old Frodoose 68 East Main Street, Suite 200 Westminster, MD 21157 Phone: (410) 388-6560 Fax: (410) 388-6564 eMail: ddc@demariodesign.us

OWNER: HOWARD RESEARCH AND DEVELOPMENT
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

DEVELOPER: GENERAL GROWTH PROPERTIES
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

SITE ADDRESS: 8881 GORMAN ROAD

PRELIMINARY EQUIVALENT SKETCH PLAN PESSIN PROPERTY
LOTS 1-3 AND 5-21 AND OPEN SPACE LOT 4

COVER SHEET

6TH ELECTION DISTRICT HOWARD COUNTY, MD

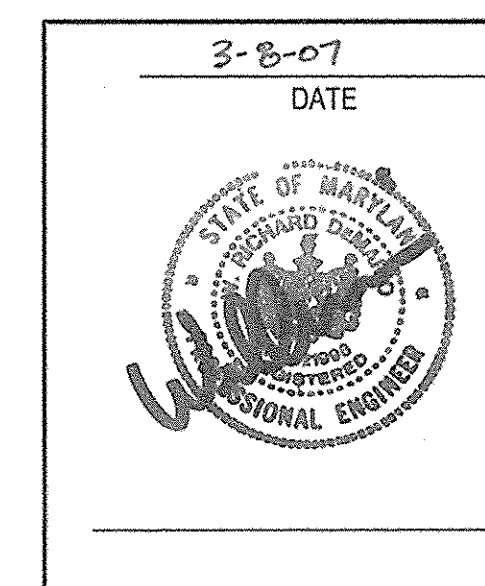
REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

CO. FILE #: 5479/683 DES. BY: JCO/WRD
TAX ACC. #: 406300 DRN. BY: JCO
TAX MAP: 47 CHK. BY: WRD
BLOCK / GRID: 8 DATE: 2.22.07
PARCEL #: 5 DDC JOB#: 05123.1
ZONE / USE: RSC SHEET NUMBER:
DWG. SCALE: 1"=100' 1 of 4

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

M. J. ...
PLANNING DIRECTOR DATE: 2/22/07



DRAWING LEGEND

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- --- ADJACENT PROPERTY LINE
- N 06°45'45"W 120.00' --- EXISTING PROPERTY BOUNDARY
- --- EX. ROAD / EDGE OF PAVING
- --- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- --- EX. OVERHEAD ELECTRIC & UTILITY POLES
- 682 --- PROPOSED MINOR CONTOUR (2' INTERVAL)
- 680 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- EX. BUILDING
- EXISTING TREES
- EXISTING TREELINE
- EXISTING SHRUB/BRUSH LINE
- FOREST CONSERVATION EASEMENT LIMIT LINE
- FOREST CONSERVATION EASEMENT
- PROPOSED TREELINE

DATA SOURCES:

TOPOGRAPHY SHOWN HEREON BASED ON A FIELD SURVEY PREPARED BY DEHARJO DESIGN CONSULTANTS, INC. DATED MARCH, 2006. BOUNDARY SHOWN HEREON IS BASED ON RECORDED PLATS BY OTHERS.

DeMario Design Consultants, Inc.
 The Old Firehouse
 66 East Main Street, Suite 200
 Westminster, MD 21157
 Phone: (410) 385-6560
 Fax: (410) 385-6564
 eMail: ddc@demario-design.com

OWNER:
 HOWARD RESEARCH AND DEVELOPMENT
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD 21044
 410-992-6000

DEVELOPER:
 GENERAL GROWTH PROPERTIES
 10275 LITTLE PATUXENT PKWY
 COLUMBIA, MD 21044
 410-992-6000

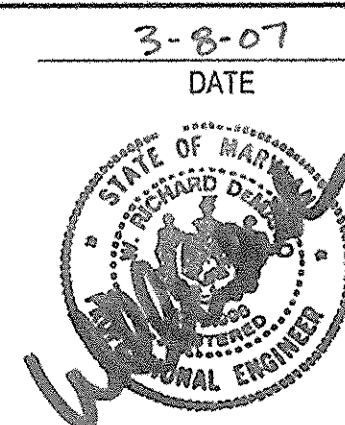
SITE ADDRESS:
 9881 GORMAN ROAD

PRELIMINARY EQUIVALENT SKETCH PLAN PEGGING PROPERTY LOTS 1-3 AND 6-21 AND OPEN SPACE LOT 4

PRELIMINARY EQUIVALENT SKETCH PLAN

6TH ELECTION DISTRICT HOWARD COUNTY, MD

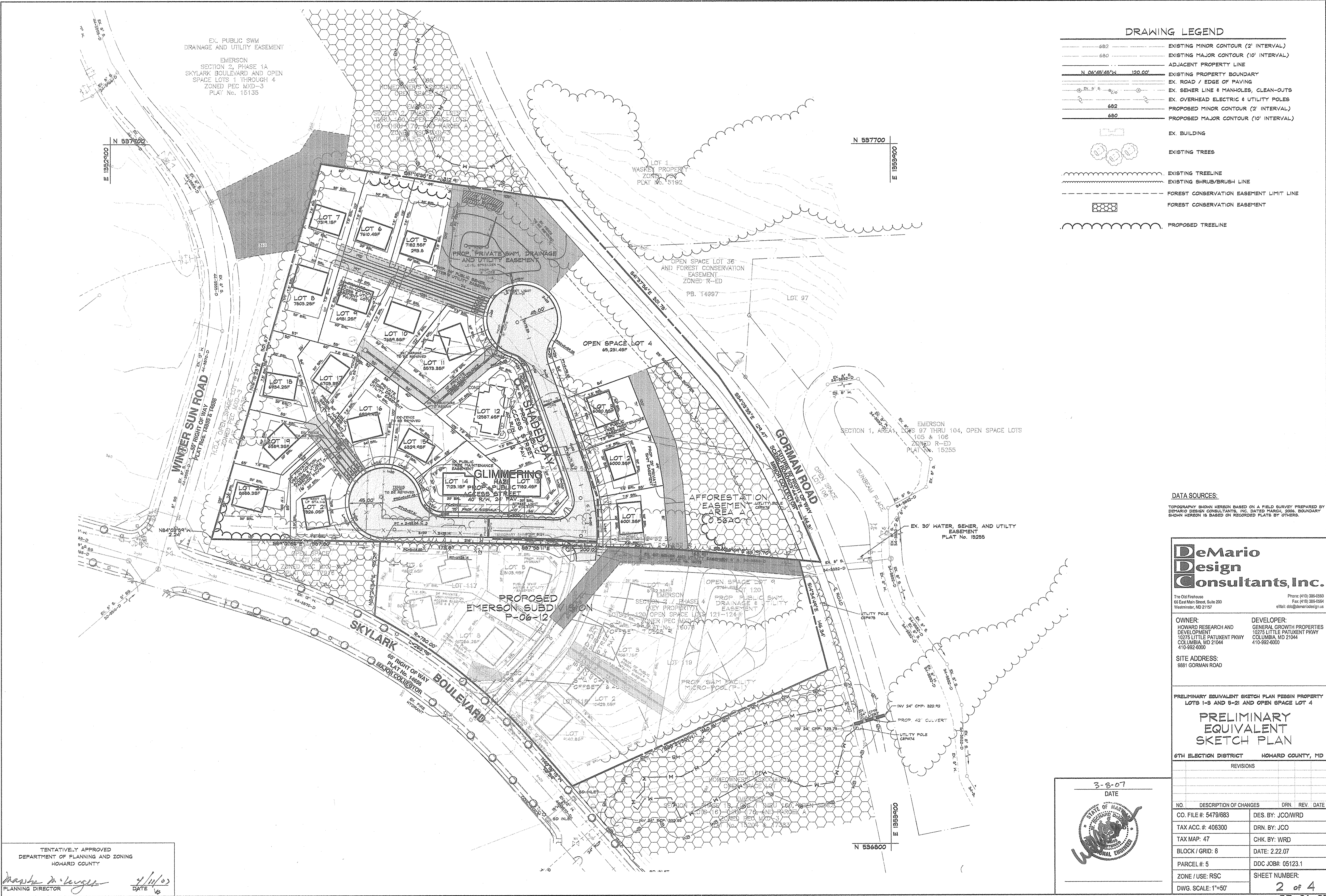
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	5479/683	DES. BY:	JCO/WRD	
TAX ACC. #:	406300	DRN. BY:	JCO	
TAX MAP:	47	CHK. BY:	WRD	
BLOCK / GRID:	8	DATE:	2.22.07	
PARCEL #:	5	DDC JOB#:	05123.1	
ZONE / USE:	RSC	SHEET NUMBER:		
DWG. SCALE:	1"=50'			

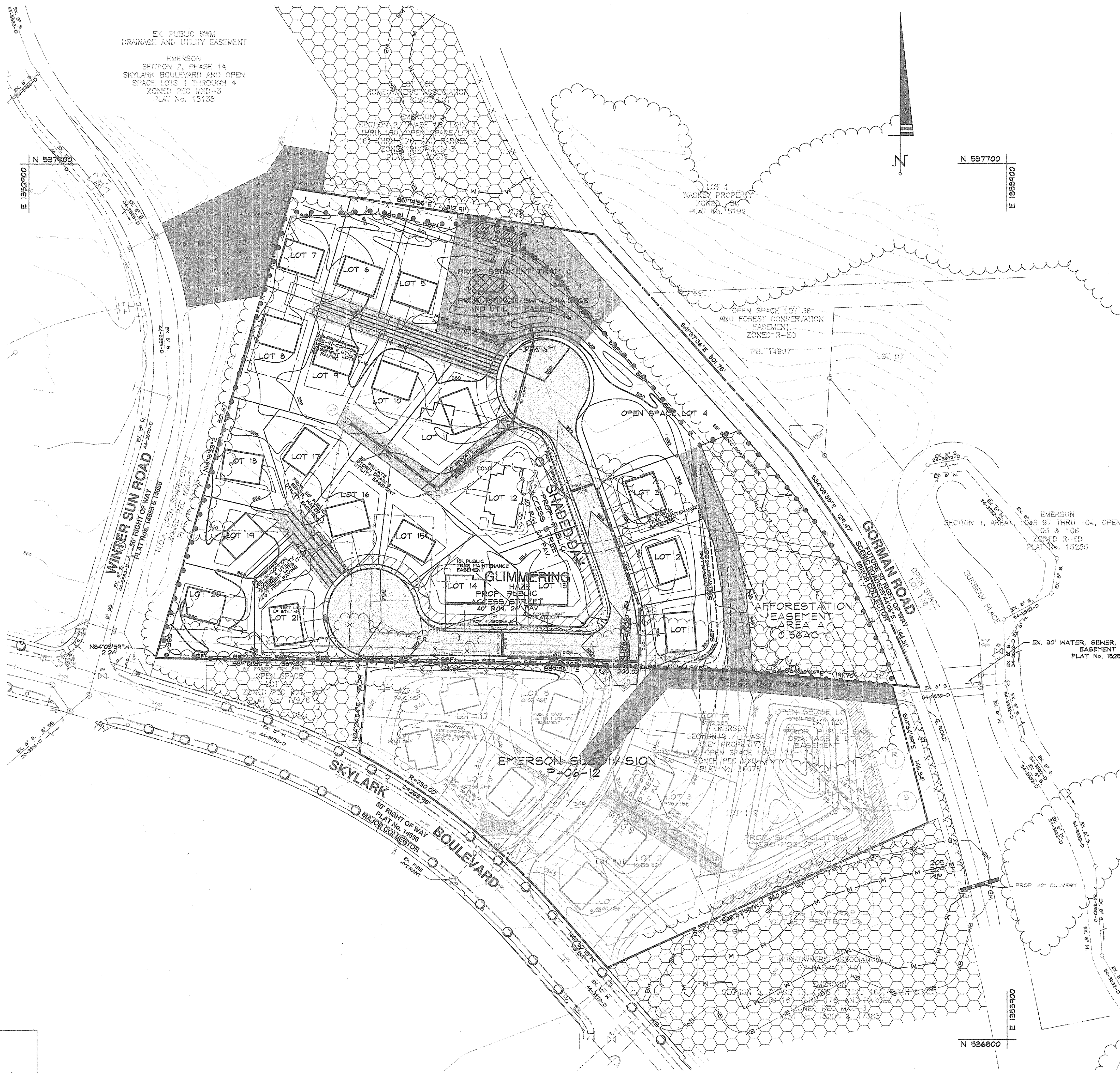


TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Masha M. Leves
 PLANNING DIRECTOR

4/11/07
 DATE





DRAWING LEGEND

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- 682 --- PROPOSED MINOR CONTOUR (2' INTERVAL)
- 680 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- EX. BUILDING
- EXISTING TREES
- EXISTING TREELINE
- EXISTING SHRUB/BRUSH LINE
- FOREST CONSERVATION EASEMENT LIMIT LINE
- FOREST CONSERVATION EASEMENT
- SF --- SF --- SILT FENCE
- SBF --- SBF --- SUPER SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SEDIMENT & EROSION CONTROL STRUCTURE
- PROPOSED TREELINE

EX. PUBLIC SWM
DRAINAGE AND UTILITY EASEMENT
EMERSON
SECTION 2, PHASE 1A
SKYLARK BOULEVARD AND OPEN
SPACE LOTS 1 THROUGH 4
ZONED PEC MXD-3
PLAT No. 15135

LOT 1
WASKEY PROPERTY
ZONED R-ED
PLAT No. 5192

OPEN SPACE LOT 36
AND FOREST CONSERVATION
EASEMENT
ZONED R-ED
PB. 14387

EMERSON
SECTION 1, AREA LOTS 97 THRU 104, OPEN
105 & 108
ZONED R-ED
PLAT No. 15255

AFFORESTATION
EASEMENT
AREA A
0.582 AC

EMERSON SUBDIVISION
P-06-12

EX. 30' WATER, SEWER, A
EASEMENT
PLAT No. 15255

DATA SOURCES:
TOPOGRAPHY SHOWN HEREON BASED ON A FIELD SURVEY PREPARED BY
DEMARIO DESIGN CONSULTANTS, INC. DATED MARCH, 2006. BOUNDARY
SHOWN HEREON IS BASED ON RECORDED PLATS BY OTHERS.

DeMario Design Consultants, Inc.
170 Old Friscoas Phone: (410) 395-6500
65 East Main Street, Suite 209 Fax: (410) 395-6564
Westminster, MD 21157 eMail: dcd@demarioinc.com

OWNER: HOWARD RESEARCH AND DEVELOPMENT
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

DEVELOPER: GENERAL GROWTH PROPERTIES
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6000

SITE ADDRESS:
9831 GORMAN ROAD

PRELIMINARY EQUIVALENT SKETCH PLAN PEGGIN PROPERTY
LOTS 1-3 AND 5-21 AND OPEN SPACE LOT 4

**PRELIMINARY
GRADING & SEDIMENT
CONTROL PLAN**

6TH ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

3-8-07
DATE

NO	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	5479/683	DES. BY:	JCOMWRD	
TAX ACC. #:	406300	DRN. BY:	JCO	
TAX MAP:	47	CHK. BY:	WRD	
BLOCK / GRID:	8	DATE:	2.22.07	
PARCEL #:	5	DDC JOB#:	05123.1	
ZONE / USE:	RSC	SHEET NUMBER:		
DWG. SCALE:	1"=50'			

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Marsha A. Angell
PLANNING DIRECTOR

3/1/07
DATE

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES			
		1	2	3	5
PERIMETER	4	1	2	3	5
LANDSCAPE TYPE	B	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	682 L.F.	220 L.F.	502 L.F.	294 L.F.	284 L.F.
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	682 L.F.	N/A	N/A	N/A	N/A
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED					
SHADE TREES	0	4	8	5	4
EVERGREEN TREES	0	0	0	0	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	0	4	8	5	4
EVERGREEN TREES	0	0	0	0	0
OTHER TREES (2: 18UB.) SHRUBS	0	0	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)					

STREET TREE CHART

ROAD NAME	LENGTH	TREES REQUIRED	TREES PROVIDED
GLIMMERING HAZE	624CF	16	16
SHADED DAY	740CF	19	19

STREET TREES MAY NOT BE PLANTED WITHIN 5' OF A DRAIN INLET STRUCTURE, 5' OF AN OPEN SPACE ACCESS STRIP OR 10' FROM A DRIVEWAY OR STREET LIGHT.

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

BASIC SITE DATA	
GROSS SITE AREA	5.99AC
AREA WITHIN 100 YEAR FLOODPLAIN	0.00AC
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE)	00.00AC
NET TRACT AREA	5.99AC
LAND USE CATEGORY	HDR
INFORMATION FOR CALCULATIONS	
A. NET TRACT AREA	5.99AC
B. CONSERVATION THRESHOLD (20% X A)	1.20AC
C. AFFORESTATION MINIMUM (15% X A)	0.90AC
D. EXISTING FOREST ON NET TRACT AREA	00.00AC
E. FOREST AREAS TO BE CLEARED	00.00AC
F. FOREST AREAS TO BE RETAINED	00.00AC
AFFORESTATION CALCULATIONS	
A. NET TRACT AREA	5.99AC
B. AFFORESTATION MINIMUM (15% X A)	0.90AC
C. EXISTING FOREST ON NET TRACT AREA	00.00AC
D. FOREST TO BE CLEARED	00.00AC
E. FOREST TO BE RETAINED	00.00AC
PLANTING REQUIREMENTS:	
A. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD...	0.00
B. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD...	0.00
C. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD...	0.00
D. TOTAL REFORESTATION REQUIRED...	0.00
E. TOTAL AFFORESTATION REQUIRED...	0.90
F. CREDIT FOR LANDSCAPING (may not exceed 20% of 'D')...	0.00
G. TOTAL REFORESTATION AND AFFORESTATION REQUIRED...	0.90

0.56 Ac AFFORESTATION PROVIDED IN EASEMENT ON-SITE A FEE-IN-LIEU OF THE REMAINING 0.34 Ac WILL BE PAID IN THE AMOUNT OF \$7,405.20.

THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE 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.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

DATA SOURCES:

TOPOGRAPHY SHOWN HEREON BASED ON A FIELD SURVEY PREPARED BY EDWARD DESIGN CONSULTANTS, INC. DATED MARCH 2006. BOUNDARY SHOWN HEREON IS BASED ON RECORDED PLATS BY OTHERS.

DRAWING LEGEND

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 650 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- N 06°45'45"N 120.00' --- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING --- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES ---
- 682 --- PROPOSED MINOR CONTOUR (2' INTERVAL)
- 650 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- EX. BUILDING ---
- EXISTING TREES ---
- EXISTING TREELINE ---
- EXISTING SHRUB/BRUSH LINE ---
- FOREST CONSERVATION EASEMENT LIMIT LINE ---
- FOREST CONSERVATION EASEMENT ---
- LAND LOVER IDENTIFICATION ---
- SPECIMEN TREE (NO SPECIMEN TREES TO BE SAVED) ---
- PERMANENT FOREST PROTECTION SIGNS ---
- PROPOSED TREELINE ---

EX. PUBLIC SWM DRAINAGE AND UTILITY EASEMENT
EMERSON SECTION 2, PHASE 1A SKYLARK BOULEVARD AND OPEN SPACE LOTS 1 THROUGH 4 ZONED PEC MIXD-3 PLAT No. 16135



FOREST RETENTION
Tree Retention/Soil Protection Areas will be delineated with temporary forest protection fencing and retention area signage as appropriate. See forest protection fence and temporary signage detail. Signs and fencing are to be installed prior to the beginning of any construction activity.

PRECONSTRUCTION MEETING/CONSTRUCTION PERIOD PRACTICES
Before construction begins, a required pre-construction meeting shall be held. The Principal Contractor(s), Engineer, Howard County Inspector(s) and a qualified Forest Professional familiar with the plan shall be present. All items pertaining to forest retention, tree preservation and construction period practices shall be discussed.

Any change to the plan due to on-site conditions must be approved by the Howard County Department of Planning & Zoning.
No grading, excavation, utility placement, sediment & erosion control activities or vehicular traffic shall occur within the forest retention areas.
Storage of equipment and materials shall not be permitted in the forest retention areas.

There will be no burial or disposal of discarded material on-site within the retention area.
There will be no burning within 100 feet of woodland(s).

Temporary structures including, but not limited to construction trailers, sanitary facilities, etc. shall not be placed within forest retention areas.
Employee parking shall not be permitted in the forest retention areas.

POST CONSTRUCTION MANAGEMENT BY CONTRACTOR
All dead trees or tree limbs which pose an immediate safety hazard will be felled. Trees dropped within the forest retention area will not be removed.
All temporary forest protection structures will be removed after construction and permanent signage will be placed where indicated on the plan.

A 2-year Contractor's Maintenance and Monitoring Period shall begin at mobilization. Seventy-five percent survivorship must be guaranteed for this period. The site shall be inspected at the end of the two year period to ascertain survivorship and provide for replacement if necessary.

The Contractor's maintenance of new planting shall consist of watering, cultivating, weeding and mulching as necessary to insure survival.
Contractor shall protect planting areas and plants at all times against damage of all kinds for the duration of the maintenance period. Maintenance includes temporary protection barriers and signs as required for protection. If any plants become damaged or injured because sufficient protection was not provided, treat or replace as directed by the Landscape Architect at not additional cost to the Owner.

FOREST CONSERVATION GOALS AND OBJECTIVES
The goals and objectives of this Forest Conservation Plan are to assign afforestation areas on-site in sufficient quantity to fulfill some of the forest conservation obligations for the proposed subdivision and to pay a fee-in-lieu for the obligations not able to be met on site.

Total obligations for the project is 0.90 ac. Approximately 0.56 acres of afforestation will be planted on site to the quantities listed below. A fee-in-lieu will be paid for the 0.34 ac.

AFFORESTATION PLANTINGS - PLANTS REQUIRED - 1% (350 WHIPS/ACRE X 0.56 ACRES) TREE SHELTERS SHALL BE USED.

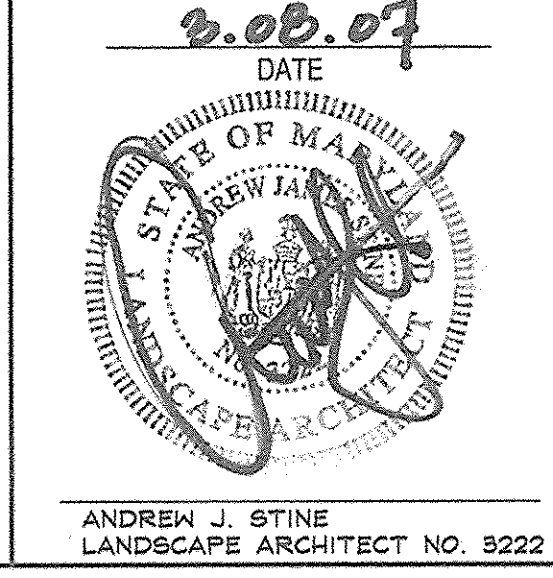
SPECIES NAME	COMMON NAME	SIZE	SPACING	QUANTITY	TOLERANCE	INDICATOR STATUS
ACER RUBRUM	RED MAPLE	18"-24" HEIGHT/CONT. GROWN	11'X11'	78	FULL SUN TO PART SHADE	PAC
LIQUIDAMBAR STYRACIFLUA	BHEST GUM	18"-24" HEIGHT/CONT. GROWN	11'X11'	40	FULL SUN	PAC
NYSSA SYLVATICA	BLACK GUM	18"-24" HEIGHT/CONT. GROWN	11'X11'	23	FULL SUN	PAC
QUERCUS ALBA	WHITE OAK	18"-24" HEIGHT/CONT. GROWN	11'X11'	24	FULL SUN TO PART SHADE	PACU
LIRIODENDRON	TULIP POPLAR	18"-24" HEIGHT/CONT. GROWN	11'X11'	24	FULL SUN	PAC
TOTALS				199		

THE PLANTLIST IS PRELIMINARY OR CONCEPTUAL UNTIL THE FINAL PLAN

SOILS CHART

CODE(CLASS)	NAME	HYDRIC (Y/N/INCL.)	K VALUE
G1B2(B)	GLENELG LOAM, 3%-8% SLOPES, MODERATELY ERODED	N	0.52
M1C2(B)	MANOR GRAVELLY LOAM, 8%-15% SLOPES, MODERATELY ERODED	N	0.57
M1A(B)	MANOR LOAM, 0%-3% SLOPES	N	0.57
M1D2(B)	MANOR LOAM, 15%-25% SLOPES, MODERATELY ERODED	N	0.57
M1B2(B)	MANOR LOAM, 8%-8% SLOPES, MODERATELY ERODED	N	0.57

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



DeMario Design Consultants, Inc.
The Old Firehouse
66 East Main Street, Suite 200
Westminster, MD 21157
Phone: (410) 385-6550
Fax: (410) 385-6554
eMail: odm@demariodesign.com

OWNER: HOWARD RESEARCH AND DEVELOPMENT
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6200

DEVELOPER: GENERAL GROWTH PROPERTIES
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
410-992-6200

SITE ADDRESS:
9881 GORMAN ROAD

**PRELIMINARY EQUIVALENT SKETCH PLAN PEBBIN PROPERTY LOTS 1-3 AND 6-21 AND OPEN SPACE LOT 4
FOREST STAND, CONSERVATION AND LANDSCAPE PLAN**

6TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	54791683	DES. BY:	JCO	
TAX ACC. #:	406300	DRN. BY:	JCO	
TAX MAP:	47	CHK. BY:	WRD	
BLOCK / GRID:	8	DATE:	2.22.07	
PARCEL #:	5	DDC JOB#:	05123.1	
ZONE / USE:	RSC	SHEET NUMBER:		
DWG. SCALE:	1"=50'			