

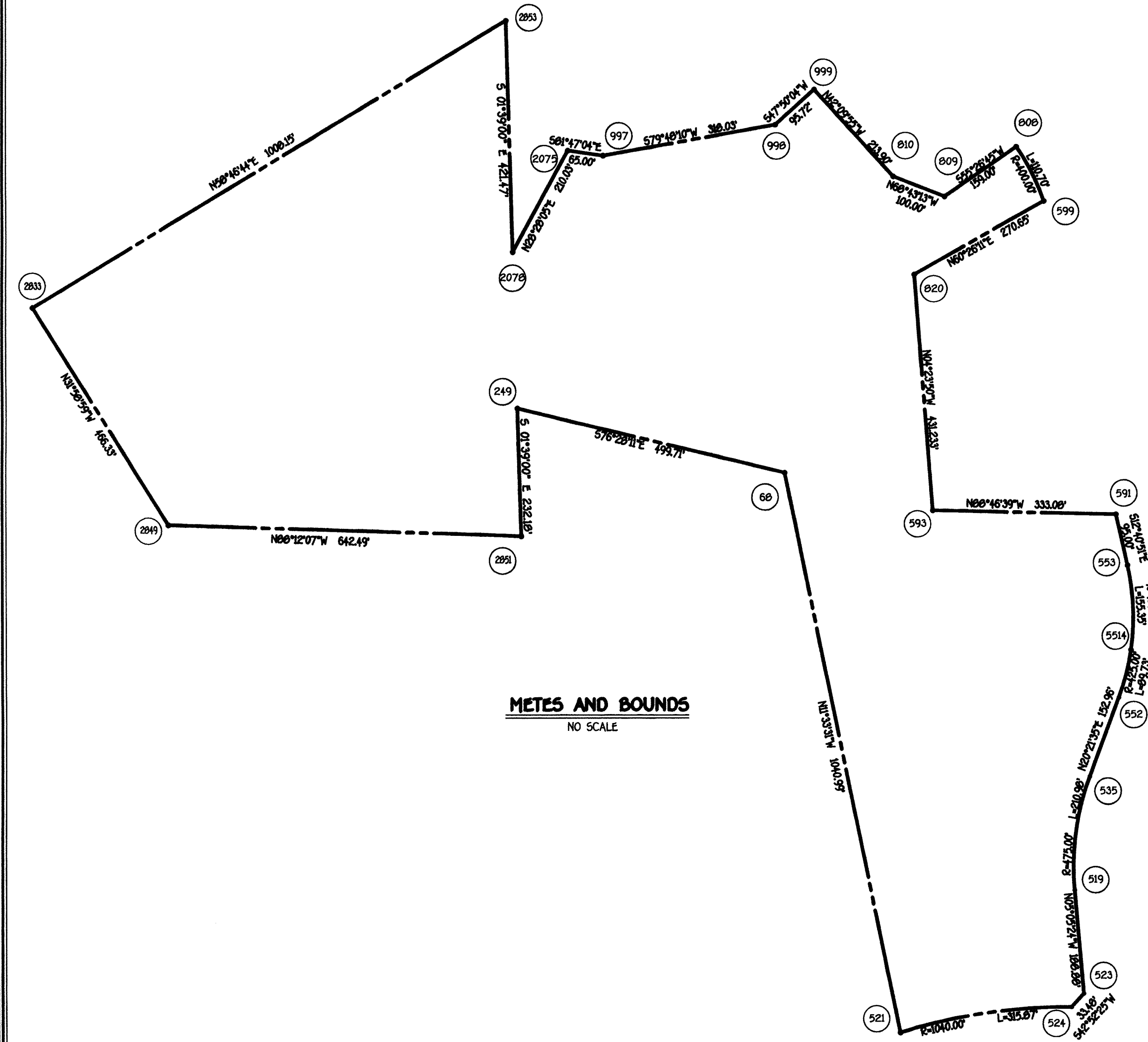
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN & LANDSCAPE PLAN
3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	52,548 SQ.FT.	9,369 SQ.FT.	43,179 SQ.FT.
BUILDABLE PRESERVATION 'A'	1,090,124 SQ.FT.		1,090,124 SQ.FT.

* As stated in Section 105.F(1)(c)(2) of the Howard County Subdivision Regulations, one (1) additional cluster lot may be created per 25 gross acres within the largest preservation parcel if:

- The preservation parcel is larger than 25 acres, and
- The parcel being subdivided has not been reduced in size since September 10, 1992.

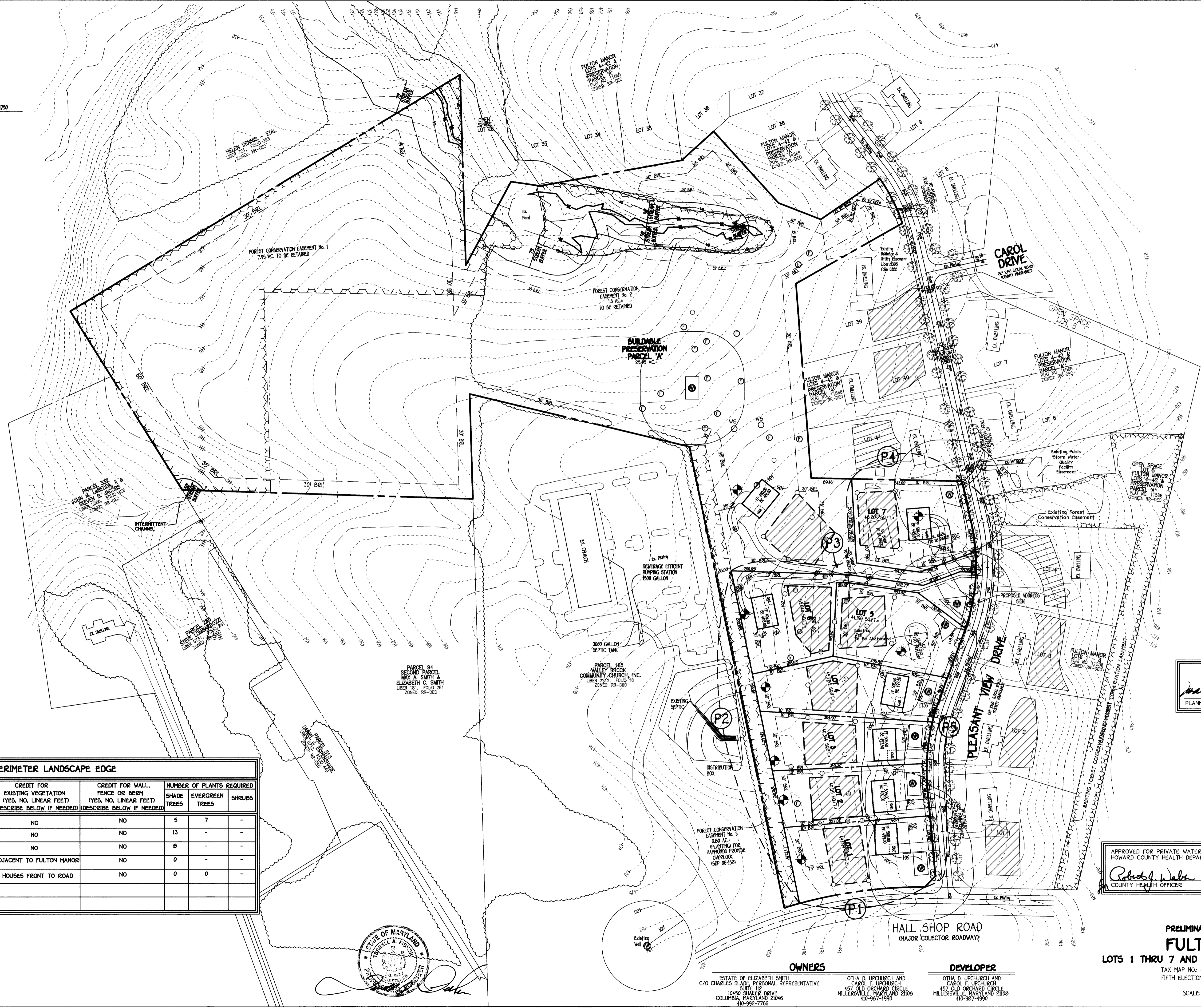
Buildable Preservation Parcel "A" meets the above stated criteria because it is 25.02 acres in size and the areas of the parcels being subdivided have not been reduced.





N 59750
E 137700

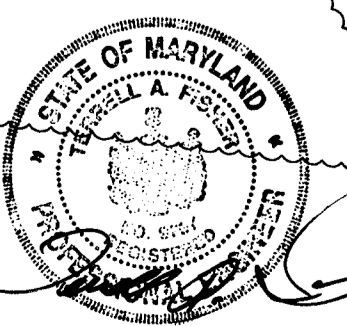
N 59750
E 137700



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Paul A. Gylla 1/10/07
PLANNING DIRECTOR JPA DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Robert A. Walker 12/19/06
COUNTY HEALTH OFFICER MJD DATE

SCHEDULE A PERIMETER LANDSCAPE EDGE							
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERRY TREES (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	
						SHADE TREES	EVERGREEN TREES
P-1	ADJACENT TO ROADWAY	B	273.78'	NO	NO	5	7
P-2	ADJACENT TO PERIMETER	A	751.20'	NO	NO	13	-
P-3	ADJACENT TO PERIMETER	A	484.83'	NO	NO	8	-
P-4	ADJACENT TO PERIMETER	A	243.62'	ADJACENT TO FULTON MANOR	NO	0	-
P-5	ADJACENT TO ROADWAY	B	926.39'	HOUSES FRONT TO ROAD	NO	0	0



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
410 161 - 2995

OWNERS
ESTATE OF ELIZABETH SMITH
C/O CHARLES SLADE, PERSONAL REPRESENTATIVE
SUITE 112
10450 SHARPER DRIVE
COLUMBIA, MARYLAND 21046
410-992-7766

DEVELOPER
OTHA D. URCHURCH AND
CAROL F. URCHURCH
157 OLD ORCHARD CIRCLE
MILLERSVILLE, MARYLAND 21106
410-987-4990

PRELIMINARY EQUIVALENT SKETCH PLAN
FULTON MANOR II
LOTS 1 THRU 7 AND BUILDABLE PRESERVATION PARCEL 'A'
TAX MAP NO. 40 PARCEL NO. 205 & 94 GRID NO. 6
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: RR-DEO
SCALE: 1" = 100' DATE: DECEMBER, 2006
SHEET 2 OF 4



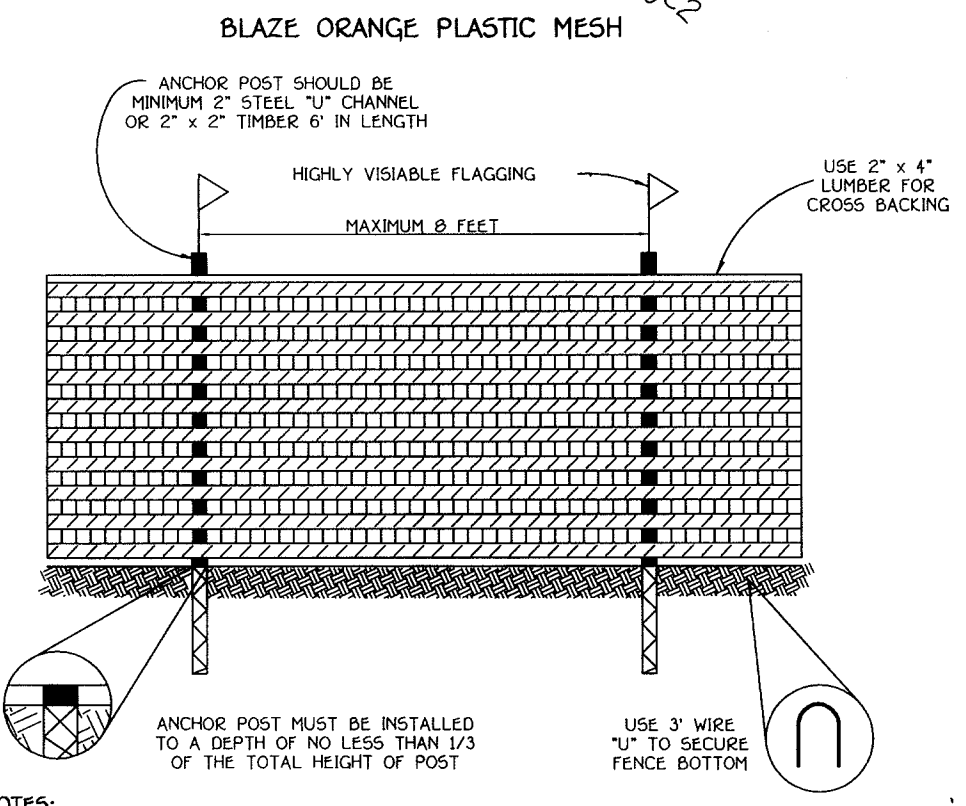
- Legend**
- Ex. contours
 - Proposed contours
 - Soils
 - Existing Forest Limit
 - Tree lines
 - X-X-X- Temporary Protective Fencing
 - Permanent Protective Signage
 - Wetland Limits
 - Stream Channel
 - Buffers

Forest Conservation Worksheet

NET TRACT AREA		Acres
A. Total tract area		32.34
B. Area within 100 Year Floodplain		0
C. Area to remain in agricultural production		0
D. Net Tract Area		32.34
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)		
ARA	MOR	IDA
HDR	MPO	CIA
E. Afforestation Threshold (percentage)		
	0.25	6.09
F. Conservation Threshold (percentage)		
	0.20	6.47
EXISTING FOREST COVER:		
G. Existing forest cover (excluding floodplain)		13.89
H. Area of forest above afforestation threshold		7.47
I. Area of forest above conservation threshold		5.8
BREAK EVEN POINT:		
J. Forest retention above threshold with no mitigation		136
K. Clearing permitted without mitigation	Break-Even Point	414
PROPOSED FOREST CLEARING		
L. Total area of forest to be cleared or retained outside FCE		4.64
M. Total area of forest to be retained in FCE		9.25
PLANTING REQUIREMENTS		
N. Reforestation for clearing above Conservation Threshold		126
O. Reforestation for clearing below Conservation Threshold		0
P. Credit for retention above conservation threshold		1.70
Q. Total reforestation required		0
R. Total afforestation required		0
S. Total reforestation and afforestation required		0

- FSD NOTES:**
1. No rare, threatened or endangered species were observed on the property.
 2. Surrounding land use is primarily low density residential development and agriculture.
 3. Since no forest clearing is proposed a Simplified Forest Stand Delineation has been prepared.

- PFCP NOTES**
1. Any Forest Conservation Easement (FCE) area shown herein is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
 2. Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
 3. Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
 4. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
 5. No stockpiles, parking areas, equipment clearing areas, etc. shall occur within areas designated as Forest Conservation Easements.
 6. Temporary fencing shall be used to protect the specimen trees during construction. Fencing shall be installed along limits of disturbance occurring within 60 feet of the specimen trees to be retained. Permanent signage will be posted at 50-100 foot intervals along all FCE Limits.
 7. The Forest Conservation Act requirements for this project will be met through the retention of 9.25 acres of forest on the site.



TREE PROTECTION DETAIL
NOT TO SCALE

- NOTES:**
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.
 5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

K:\SDS\PROJ\007630\dwg\007630 SHEET 4 PRELIMINARY FOREST CON PLAN.dwg, 12/26/2006 2:40:39 PM, 1:1

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
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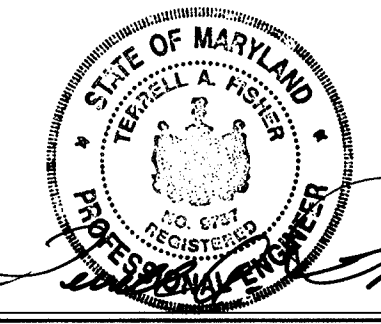
Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACE Wetland Delineator
Certification # WDCP93MD06100418
JOHN P. CANOLES

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Handwritten signature
PLANNING DIRECTOR DATE 1/10/07

OWNERS
ESTATE OF ELIZABETH SMITH
C/O CHARLES SLADE, PERSONAL REPRESENTATIVE
SUITE 110
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457 OLD ORCHARD CIRCLE
MILLERSVILLE, MARYLAND 21108
410-987-4990



Wetland Data N 552920

WETLAND SYSTEM	COWARD CLASSIFICATION	DOMINANT VEGETATION	ACREAGE
A	PERM / PFOA / R3UB1	Acer rubrum, Fraxinus pennsylvanica, Liriodendron tulipifera, Impatiens capensis, Boehmeria cylindrica	0.8 ±

Forest Stand Data

Key	Community Type	Acreage	Dominant Vegetation	General Condition	Priority Acreage
F1	Successional - Poplar	12.89	Liriodendron tulipifera, Acer rubrum, Fagus grandifolia, Prunus serotina, Liriodendron tulipifera	Good	8.3 ± buffers
F2	Mixed - Ash	1.3	Acer rubrum, Fraxinus pennsylvanica, Prunus serotina, Liriodendron tulipifera, Liriodendron tulipifera	Good	1.3 wetlands / buffers

WETLAND DELINEATION, SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN
FULTON MANOR II
LOTS 1 THRU 7 AND BUILDABLE PRESERVATION PARCEL 'A'
TAX MAP NO: 40 PARCEL NO: 205 & 94 GRID NO: 6
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SHEET 4 OF 4

ON-SITE SIGNAGE

FOREST CONSERVATION EASEMENT

UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991.

TREES FOR YOUR FUTURE

15' MINIMUM
11' MINIMUM