

GENERAL NOTES - PRELIMINARY PLAN

1. ZONING: THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 7/28/06. THE SITE IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR RC-DEO.

2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.

3. THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY MCKENZIE SNYDER INC. DATED APRIL 25, 2007. AIR TOPOGRAPHY HAS BEEN FIELD VERIFIED BY GLW.

4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 08AB AND 0031 WERE USED FOR THIS PROJECT.

5. BOUNDARY INFORMATION IS FROM BOUNDARY SURVEYS BY GUTSCHICK, LITTLE, AND WEBER, P.A., DATED MAY 2007.

6. WATER AND SEWER ARE PRIVATE AND PROVIDED BY PROPOSED WELL AND SEPTIC SYSTEMS.

7. EXISTING UTILITIES WERE TAKEN FROM AVAILABLE HOWARD COUNTY RECORDS.

8. THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

9. THE CEMETERY INVENTORY MAPS DO NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.

10. THIS SITE IS NOT LISTED ON THE HOWARD COUNTY INVENTORY OF HISTORIC SITES.

11. THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOOD PLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF THIS PRELIMINARY PLAN SUBMISSION.

12. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED FEBRUARY 23, 2008.

13. THE APFO FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED JANUARY 22, 2008.

14. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED FEBRUARY 13, 2008.

15. THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. DATED MAY 14, 2008.

16. FOREST STAND DELINEATION BY GUTSCHICK, LITTLE AND WEBER, FEBRUARY, 2008.

17. SOILS DATA WAS TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND ISSUED JULY 1968.

18. STORMWATER MANAGEMENT FACILITY A ("MICROPOOL" EXTENDED DETENTION POND) IS TO BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY THE HOA AND THE COUNTY.

19. STORMWATER MANAGEMENT FACILITY B ("MICROPOOL" EXTENDED DETENTION POND) IS TO BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY THE HOA AND THE COUNTY.

20. STORMWATER MANAGEMENT FACILITY C ("MICROPOOL" EXTENDED DETENTION POND) IS TO BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY THE HOA AND THE COUNTY.

21. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INCLUDED WITH THE FINAL ROAD PLANS AND INDIVIDUAL LOT PLANS. NO SEDIMENT CONTROL DEVICES WILL EXTEND BEYOND THE LIMITS OF DISTURBANCE ESTABLISHED BY THIS PLAN.

22. STREET TREES WILL BE PROVIDED PER THE SUBDIVISION REGULATIONS AT THE FINAL STAGE.

23. NON-BUILDABLE PRESERVATION PARCEL A IS FOR STORMWATER MANAGEMENT, FOREST PRESERVATION AND REFORESTATION. IT WILL BE OWNED BY THE HOA, WITH HOWARD COUNTY AND THE HOWARD COUNTY CONSERVANCY AS THE TWO EASEMENT HOLDERS.

24. NON-BUILDABLE PRESERVATION PARCEL B IS FOR REFORESTATION. IT WILL BE OWNED BY THE HOA, WITH HOWARD COUNTY AND THE HOWARD COUNTY CONSERVANCY AS THE TWO EASEMENT HOLDERS.

25. NON-BUILDABLE PRESERVATION PARCEL C WILL BUFFER THE PROPOSED ROAD FROM EXISTING PARCEL 311. IT WILL BE OWNED BY THE OWNER OF PARCEL 311 WITH THE HOA, AND HOWARD COUNTY AS THE TWO EASEMENT HOLDERS.

26. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE SATISFIED WITH AN OBLIGATION FOR THIS SUBDIVISION OF 12.45 ACRES. THIS OBLIGATION WILL BE MET WITH A TOTAL OF 12.45 ACRES (3.88 ACRES OF CREDITED RETENTION, 5.24 ACRES OF REFORESTATION, AND 3.31 ACRES OF AFFORESTATION) TO BE PROVIDED ON-SITE.

27. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.

28. THE SOURCE OF THE 10 CEOs REQUIRED FOR THIS PROJECT IS UNKNOWN AT THIS TIME. IT WILL BE DETERMINED AT THE FINAL PLAN STAGE.

29. NO GRADING, REMOVAL OF VEGETATIVE COVER TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR REQUIRED BUFFERS, 100-YEAR FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS EXCEPT FOR THE REMOVAL OF THE EXISTING DRIVEWAY AND DRIVEWAY CULVERT LEADING TO THE EXISTING HOUSE. THIS WILL BE A NECESSARY DISTURBANCE IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION REGULATIONS.

30. ALL DRIVEWAYS MUST HAVE MINIMUM WIDTH OF 12' FOR A SINGLE DWELLING OR 16' FOR TWO OR MORE DWELLINGS.

31. A "T" STYLE TURNAROUND SHALL BE PROVIDED AT THE END OF COMMON DRIVEWAYS THAT ARE GREATER THAN 150' IN LENGTH. PROVIDE SIGNAGE INDICATING "NO PARKING FIRE LANE" AND "TOWN AWAY ZONE." SIGNAGE SHALL BE INSTALLED LOCATED IN ACCORDANCE WITH COUNTY GUIDELINES FOR FIRE LANS. PROVIDE SIGNAGE AT THE COMMON DRIVEWAY ENTRANCES IDENTIFYING THE BUILDING ADDRESSES LOCATED ON THE DRIVEWAY. ALL COMMON DRIVEWAYS SHOWN ON THIS PLAN ARE CONCEPTUAL. THE ACTUAL DRIVEWAYS WILL BE SHOWN ON THE PLOT PLANS FOR THE LOTS.

32. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATIONS.

PRELIMINARY/EQUIVALENT SKETCH PLAN

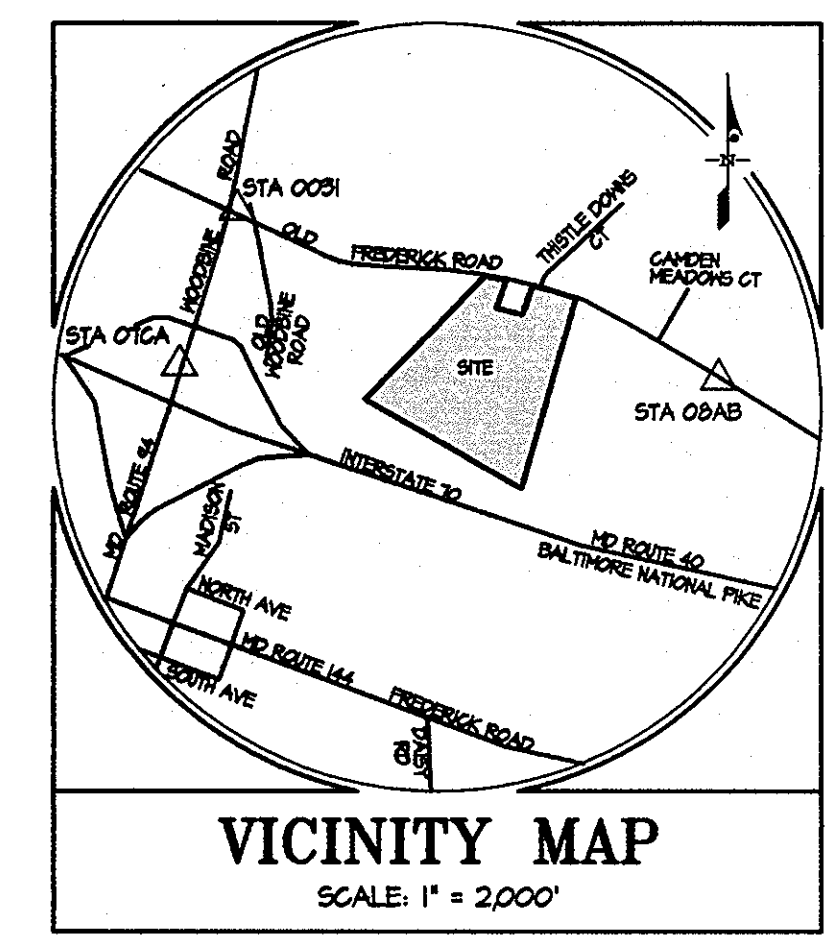
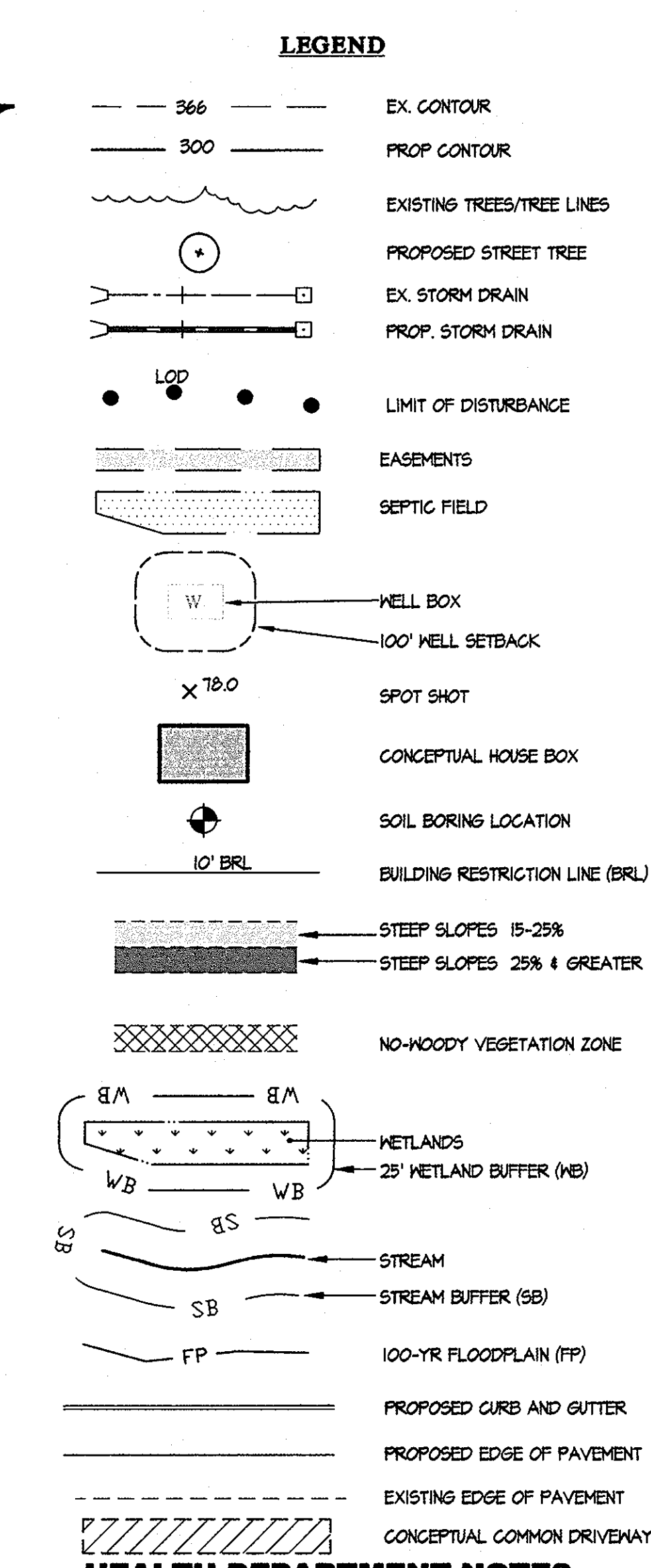
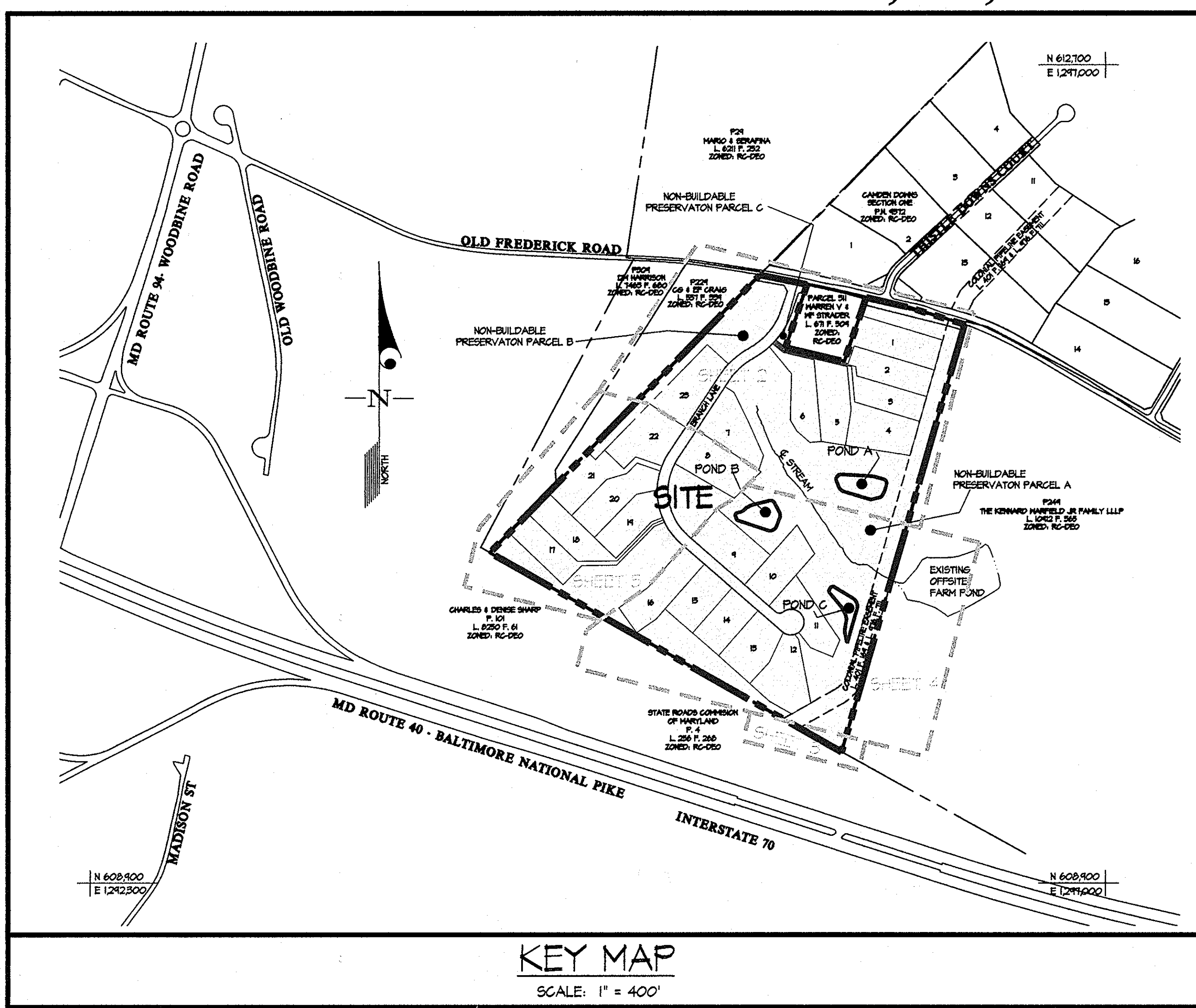
FOR

STRADER PROPERTY

LOTS 1-23 AND NON-BUILDABLE PRESERVATION PARCELS 'A', 'B', & 'C'

24. ON OCTOBER 17, 2008, MP-09-36, APPROVED THE WAIVERS FOR THE FOLLOWING: SECTION 16.1200(B)(5)(I) REQUEST TO BE PERMITTED TO ALLOW THE STANDARD 65 DBA NOISE LEVEL IN THE REAR YARD OF A RESIDENTIAL LOT, SECTION 16.1200(G)(1) AND 16.1191(B), REQUEST TO ALLOW DIRECT ACCESS ENTRANCE FOR MAINTENANCE VEHICLES ONTO A RESTRICTED ACCESS ROAD, OLD FREDERICK ROAD, A MAJOR COLLECTOR FOR DPM TO SERVICE PROPOSED SWM FACILITY "A" LOCATED ON PRESERVATION PARCEL "A" VIA AN EXISTING RECORDED COLONIAL PIPELINE EASEMENT, SUBJECT TO THE FOLLOWING 7 CONDITIONS IN THE APPROVAL LETTER:

1. COMPLIANCE WITH THE SRC COMMENTS ISSUED FOR SP-08-13
2. COMPLIANCE WITH THE DED COMMENTS DATED 10/16/2008 WHICH STATES: "THIS DIVISION DEFERS THE ACTION UNTIL A LETTER OF PERMISSION IS PROVIDED FROM THE COLONIAL PIPELINE."
3. THE MARYLAND STATE HIGHWAY ADMINISTRATION WILL NOT BE RESPONSIBLE FOR NOISE MITIGATION NOW OR IN THE FUTURE FOR THIS SUBDIVISION.
4. COMPLIANCE WITH THE HEALTH DEPARTMENT COMMENTS DATED 10/3/2008 WHICH STATES: "PROPOSED WELL LOCATIONS MUST REMAIN ACCESSIBLE IN THE AREAS OF CONCERN ON LOTS 12 AND 13, RESPECTIVELY."
5. THE DEVELOPER SHALL MAINTAIN A USEABLE REAR YARD AREA FOR LOTS 12 & 13 OUTSIDE THE 65 DECIBEL NOISE LINE ON ALL FUTURE PLANS SUBMISSIONS INCLUDING THE BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION ON THOSE LOTS. THE PROPOSED HOUSES ON THOSE LOTS MUST BE LOCATED AS FAR AS FEASIBLE FROM THE 1-TO R/W WITHIN THE APPROVED BUILDING ENVELOPE AREA.
6. VEHICULAR INGRESS AND EGRESS IS RESTRICTED ALONG THE REMAINING PORTION OF OLD FREDERICK ROAD PROPERTY FRONTAGE, EXCEPT FOR THE PROPOSED SWM FACILITY MAINTENANCE VEHICLE ACCESS AS REQUESTED UNDER THIS WAIVER REQUEST AND THE PROPOSED BRANCH LANE PUBLIC ROAD ACCESS FOR THIS PROJECT AS SHOWN ON SP-08-13.
7. THE DEVELOPER MUST PROVIDE A WRITTEN MEMO, LETTER, OR EMAIL FROM THE DEPARTMENT OF PUBLIC WORKS ACKNOWLEDGING THEIR APPROVAL FOR THE SWM MAINTENANCE VEHICLE ACCESS ONTO OLD FREDERICK ROAD VIA THE COLONIAL PIPELINE EASEMENT FOR THE SUBDIVISION. ADDITIONALLY, AS A PRECAUTIONARY MEASURE, THE DEVELOPER MUST PROVIDE WRITTEN DOCUMENTATION FROM THE COLONIAL PIPELINE COMPANY CONCERNING USE OF THE PIPELINE EASEMENT BY DPM TO ACCESS THE SWM FACILITY WITH HEAVY EQUIPMENT VEHICLES. THESE DOCUMENTS MUST BE PROVIDED PRIOR TO PLAT RECORDATION.



ADC MAP PAGE: 5 GRIDS: G-8, G-9, H-8, H-9

SHEET INDEX

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HEALTH DEPARTMENT NOTES

- THE AREA SHOWN THIS [] DESIGNATES PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET PER INDIVIDUAL LOT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR SEWERAGE DISPOSAL. THE PROVISIONS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT 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 SEWERAGE EASEMENT AREAS BEFORE RECORD PLAT APPROVAL. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER 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.
- THE GROUNDWATER APPROPRIATIONS PERMIT PROCESS HAS NOT STARTED.
- ALL EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- PROPERTY TABULATION:
A. TAX PARCEL 2
B. TOTAL ACREAGE: 58.71 AC.
- ALL BUILDINGS TO BE REMOVED WILL BE REMOVED PRIOR TO RECORD PLAT APPROVAL AND THE WELLS WILL BE SEALED & ABANDONED PRIOR TO REMOVAL.
- ALL EXISTING WELLS ON THE SUBJECT PROPERTY WILL BE PROPERLY ABANDONED AND SEALED BY LICENSED WELL DRILLER PRIOR TO RECORD PLAT APPROVAL.
- GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO PLAT RECORDATION.
- ALL SEALED WELLS ARE REQUIRED TO BE A MINIMUM OF 25 FEET FROM ANY PART OF A SEPTIC AREA.
- ALL LOTS EXCEPT FOR LOT 5 ON THIS PLAN HAVE A PLAN LIMITATION OF 3-BEDROOMS UNLESS AN EXHIBIT PRESENTED BY A CERTIFIED PROFESSIONAL DEMONSTRATES THAT THE SEPTIC EASEMENT WILL ACCOMMODATE 5 DRAIN FIELDS FOR A RESIDENCE HAVING 4 BEDROOMS OR MORE.
- FOR LOTS 3 ON THIS PLAN, THE LIMITATIONS OF SOIL PROPERTIES ARE SUCH THAT A HOUSE WITH NO MORE THAN 4 BEDROOMS CAN BE SUPPORTED BY THE DESCRIBED EASEMENT.
- FOR LOTS 1, 2, 5, 4, 16, 10, 20, 21, 10, 11, 12, BUILDING PERMIT APPROVALS REQUIRE THE INSTALLATION OF ADVANCED PRETREATMENT FOR THE SEPTIC SYSTEMS (DUE TO THE RELATIONSHIPS BETWEEN PROPOSED HELL LOCATIONS AND SEWAGE EASEMENTS). THESE DEVICES ARE DESIGNED TO REDUCE RELEASE OF NITROGEN BY USING BEST AVAILABLE TECHNOLOGY (BAT). ON-GOING MAINTENANCE IS REQUIRED. AN AGREEMENT ACKNOWLEDGING THE NEED FOR MAINTAINING A SERVICE CONTRACT WITH AN AUTHORIZED SERVICE PROVIDER MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS FOR EACH OF THESE LOTS WITHIN 90 DAYS AFTER PLAT RECORDATION. BUILDING PERMIT APPLICATIONS FOR THE RESPECTIVE LOTS WILL NOT BE APPROVED UNTIL SUCH AN AGREEMENT IS RECORDED.
- ON PARCEL 311 (8681 OLD FREDERICK ROAD), THE INSTALLATION OF ADVANCED PRETREATMENT IS REQUIRED FOR THE SEPTIC SYSTEM (DUE TO DIRECT DOWN GRADIENT LOCATION OF THE PROPOSED WELL ON LOT 3 TO THE EXISTING SEPTIC SYSTEM ON PARCEL 311). THESE DEVICES ARE DESIGNED TO REDUCE RELEASE OF NITROGEN BY USING BEST AVAILABLE TECHNOLOGY (BAT). ON-GOING MAINTENANCE IS REQUIRED. AN AGREEMENT ACKNOWLEDGING THE NEED FOR MAINTAINING A SERVICE CONTRACT WITH AN AUTHORIZED SERVICE PROVIDER MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS FOR EACH OF THESE LOTS WITHIN 90 DAYS AFTER PLAT RECORDATION. BUILDING PERMIT APPLICATIONS FOR PARCEL 311 MUST BE APPROVED BY THE ATTENDING ENVIRONMENTAL SANITARIAN PRIOR TO THE HEALTH OFFICER SIGNATURE OF THE RECORD PLAT CREATING THE SUBDIVISION THAT IS THE SUBJECT OF THIS PLAN.
- MARYLAND DEPARTMENT OF ENVIRONMENT WILL REQUIRE SIMULTANEOUS YIELD TESTS DURING INSTALLATION OF WELLS HAVING LESS THAN 100 FEET HORIZONTAL SEPARATION.
- DRILLED WELLS WILL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.
- SEWER EASEMENTS ON LOTS 1, 6, 10, 11, AND 23 ARE TO BE PROTECTED BY BARRIERS DURING SITE DEVELOPMENT AND GRADING OPERATIONS.

GENERAL NOTE 30 - SITE DATA TABLE

A. GROSS AREA OF PROPERTY TRACT = 58.71± AC.	G. BASE DENSITY = 13 LOTS (RC-CLUSTER 1 LOT PER 4.25 AC.)
B. 100-YEAR FLOOD PLAIN AREA = 3.84± AC. AREA OF STEEP SLOPES = 0.00± AC. (NOT WITHIN 100-YR FLOOD PLAIN)	H. MAXIMUM DENSITY ALLOWED = 21 LOTS (RC-CEO CLUSTER 1 LOT PER 2.0 NET ACRES)
C. NET AREA OF PROPERTY TRACT = 54.93± AC.	I. DENSITY SHOWN = 23 LOTS
D. AREA OF PROPOSED PUBLIC ROAD ROW (ON SITE) = 2.70± AC. OLD FREDERICK ROAD ROW DEDICATION = 0.36± AC. TOTAL AREA OF PUBLIC ROAD DEDICATION = 3.06± AC.	J. CEOs REQUIRED = 10
E. AREA OF PROPOSED LOTS AND/OR PARCELS = 55.71± AC.	K. OPEN SPACE REQUIRED (NONE) = 0.00 AC. OPEN SPACE PROVIDED (NONE) = 0.00 AC. (PER SECTION 16.121 (G)(2))
F. PRESERVATION PARCEL A (NONBUILDABLE) = 24.35± AC. PRESERVATION PARCEL B (NONBUILDABLE) = 2.72± AC. PRESERVATION PARCEL C (NONBUILDABLE) = 0.18± AC.	L. TOTAL NUMBER OF PROPOSED SFD BUILDABLE LOTS = 23
TOTAL AREA NON-BUILDABLE PRESERVATION PARCELS = 27.25± AC. TOTAL AREA OF RESIDENTIAL LOTS = 28.46± AC.	TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS = 0
	TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS = 3

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE AREA
1	61,932 S.F.	3,901 S.F.	58,429 S.F.
2	50,283 S.F.	1,971 S.F.	48,526 S.F.
3	49,121 S.F.	2,140 S.F.	40,384 S.F.
4	63,114 S.F.	5,115 S.F.	58,071 S.F.
5	54,601 S.F.	1,001 S.F.	53,600 S.F.
6	44,848 S.F.	5,041 S.F.	44,848 S.F.
17	50,408 S.F.	7,004 S.F.	43,404 S.F.
19	55,694 S.F.	3,476 S.F.	52,183 S.F.
21	55,028 S.F.	4,927 S.F.	48,181 S.F.

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

William S. Little
PLANNING DIRECTOR

5/16/09 DATE

B. N. Wilson for Peter Beilenson
COUNTY HEALTH OFFICER

5/8/2009 DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BIRTSVILLE OFFICE PARK
BIRTSVILLE, MARYLAND 21811
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD
SUITE 205
ELLCOTT CITY, MD 21042
ATTN: MICHAEL CHARLTON
410-720-3021

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14726, 2010, EXPIRATION DATE: 07-26-2010

Michael Charlton

COVER SHEET & PERCOLATION CERTIFICATION PLAN

STRADER PROPERTY
LOTS 1-23, AND NON-BUILDABLE PRESERVATION PARCELS "A", "B", & "C"
PARCEL 2 L4006 P. 297

ELECTION DISTRICT No. 4

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	1 OF 14

CENTERLINE CURVE DATA										
STREET NAME	P.C. STA.	P.T. STA.	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA		
BRANCH LANE	154+13	4+14.04	350.00'	254.51'	111.87'	170.15'	N. 40° 07' 30" E.	42° 28' 54"		
BRANCH LANE	—	4+14.04	350.00'	254.51'	111.87'	170.15'	N. 41° 16' 54" E.	28° 08' 10"		

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Diana S. Buller 5/14/09
PLANNING DIRECTOR DATE

CURB FILLET DATA		
NO.	P.C. STA. & OFFSET / ROAD	P.T. STA. & OFFSET / ROAD
1	0+55.91 ~ 12' R / B	10+23.01 ~ 23.34' R / OFR
2	0+36.05 ~ 12' L / B	10+04.96 ~ 7.1' R / OFR

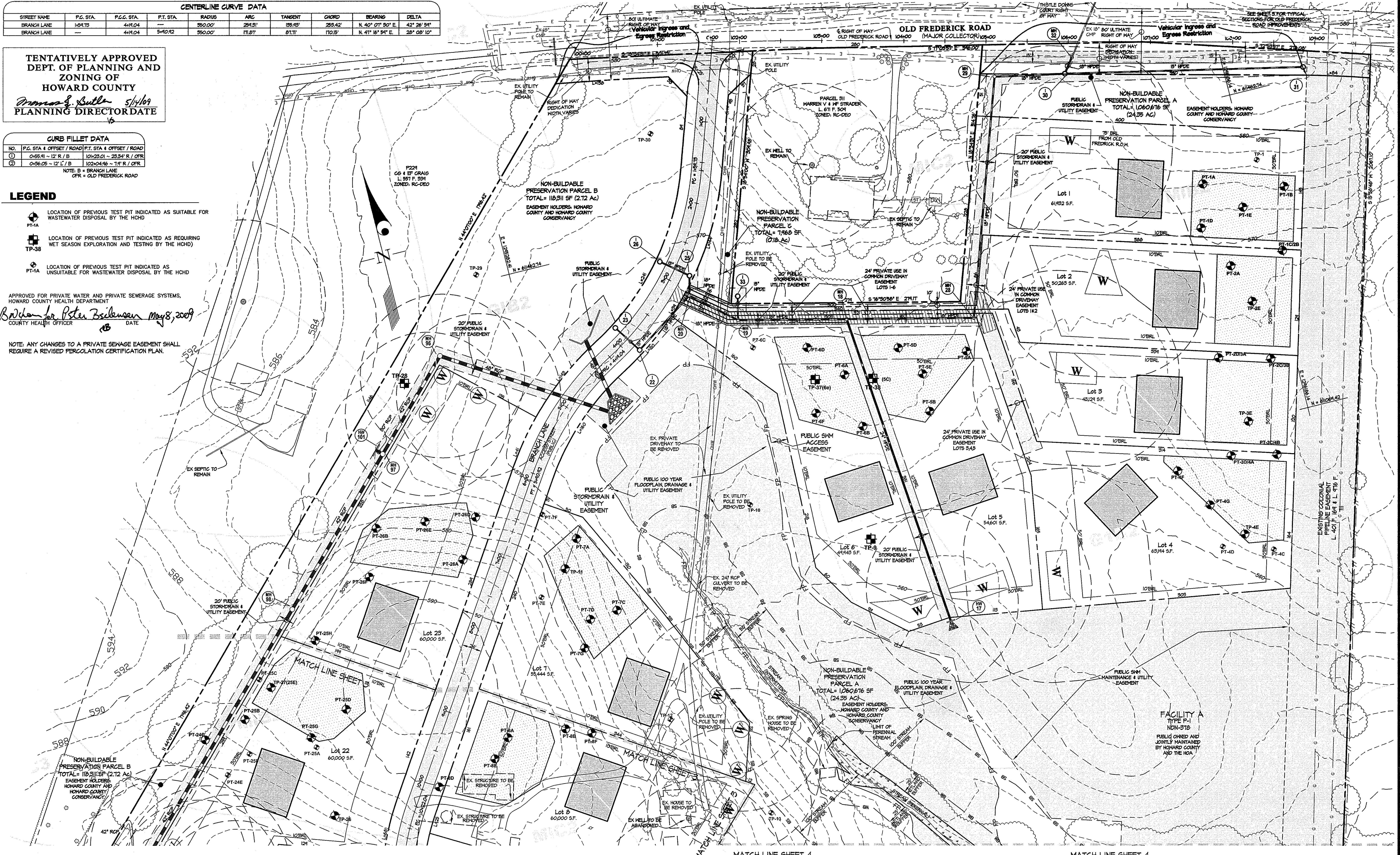
NOTE: B = BRANCH LANE
OFR = OLD FREDERICK ROAD

- LEGEND**
- PT-1A LOCATION OF PREVIOUS TEST PIT INDICATED AS SUITABLE FOR WASTEWATER DISPOSAL BY THE HCHD
 - TP-38 LOCATION OF PREVIOUS TEST PIT INDICATED AS REQUIRING WET SEASON EXPLORATION AND TESTING BY THE HCHD
 - PT-1A LOCATION OF PREVIOUS TEST PIT INDICATED AS UNSUITABLE FOR WASTEWATER DISPOSAL BY THE HCHD

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

Brian for Peter Brilenssen May 8, 2009
COUNTY HEALTH OFFICER DATE

NOTE: ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL
REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BURTONTVILLE OFFICE PARK
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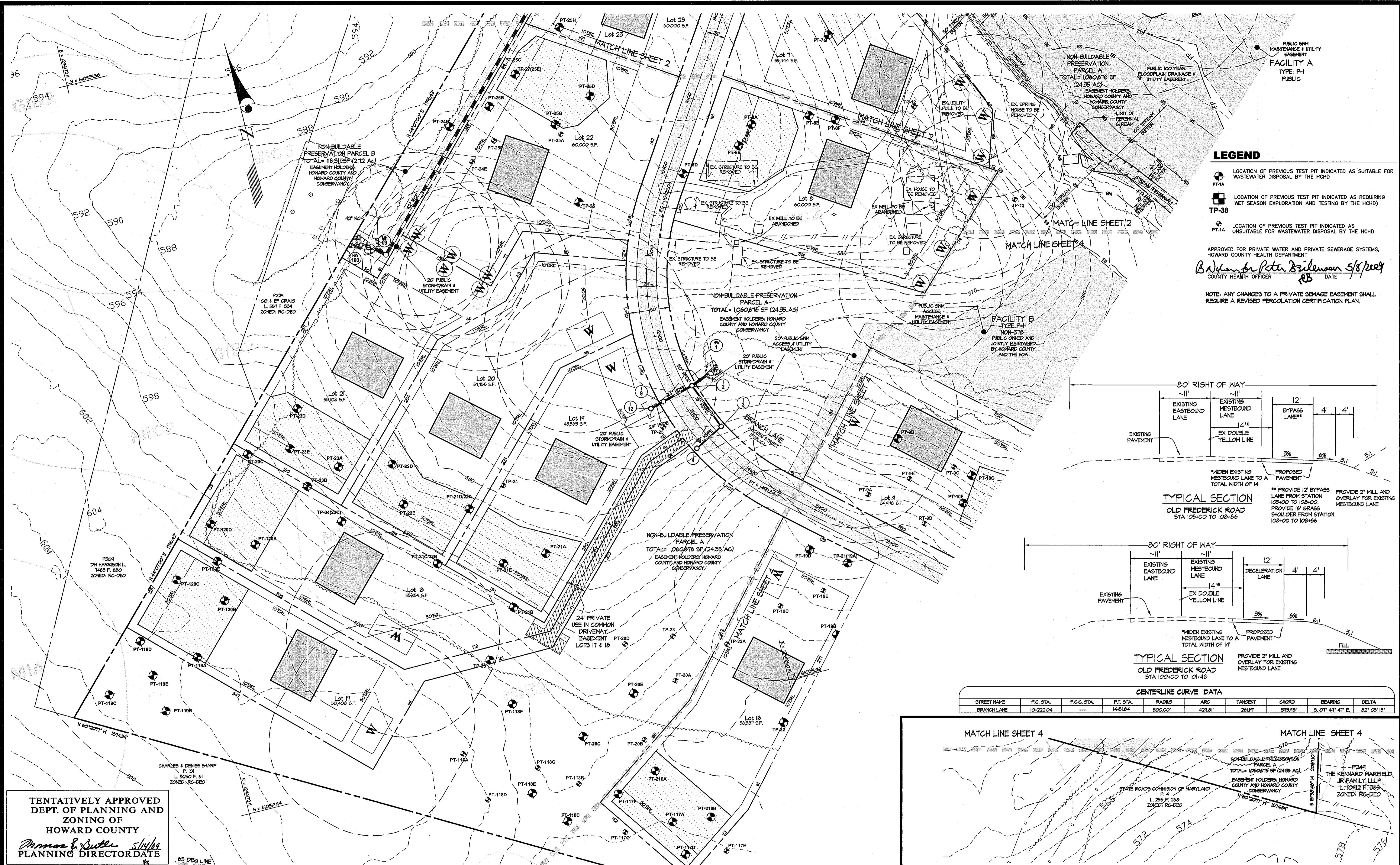
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I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 10276
EXPIRATION DATE: May 25, 2010

PRELIMINARY PLAN & PERCOLATION CERTIFICATION PLAN
STRADER PROPERTY
LOTS 1-23, AND NON-BUILDABLE
PRESERVATION PARCELS "A", "B", & "C"
PARCEL 2 L4006 P. 297
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND

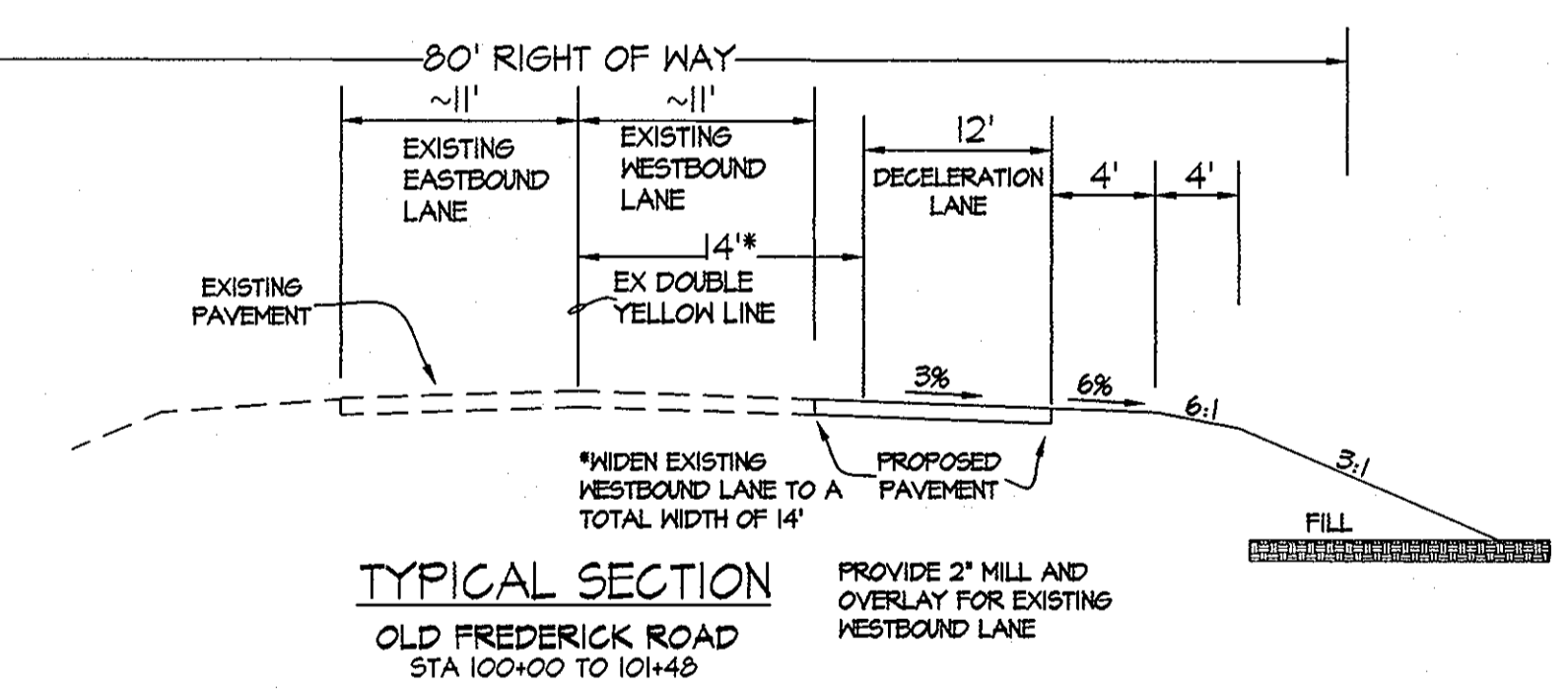
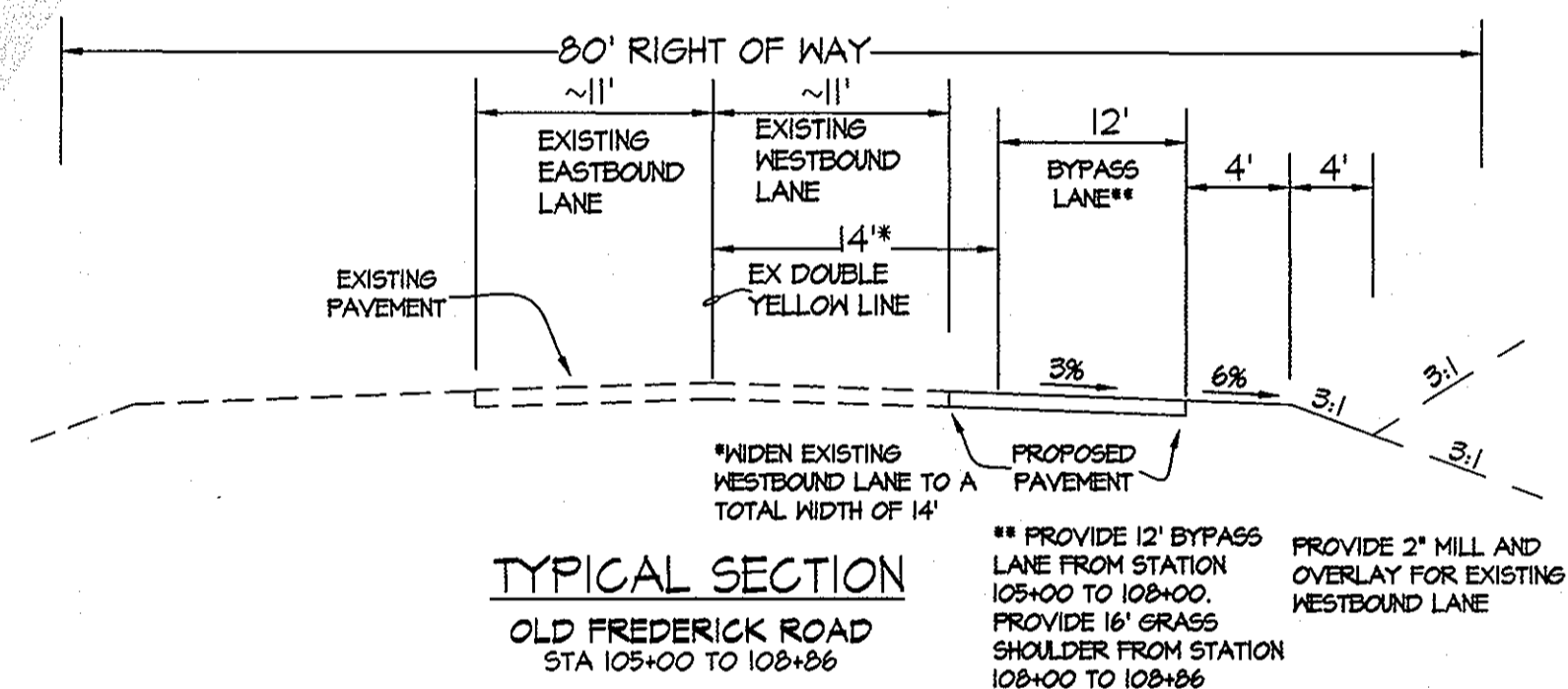
SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
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- LEGEND**
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 - TP-38 LOCATION OF PREVIOUS TEST PIT INDICATED AS REQUIRING WET SEASON EXPLORATION AND TESTING BY THE HCHD
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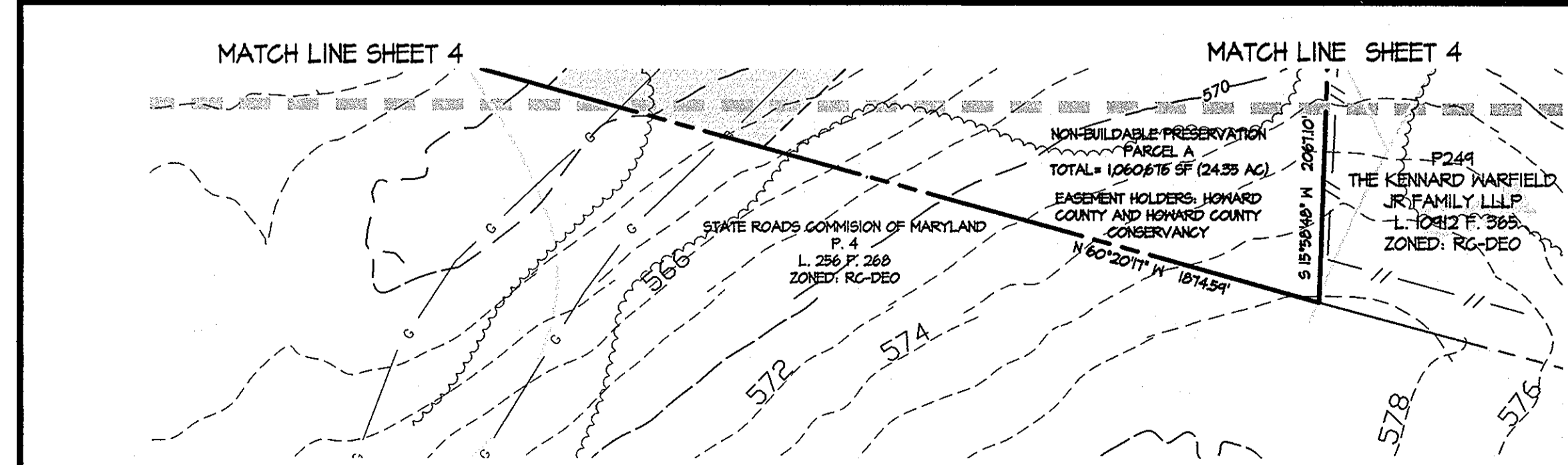
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
William Peter Silemson 5/8/2009
 COUNTY HEALTH OFFICER *RS* DATE

NOTE: ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.



CENTERLINE CURVE DATA

STREET NAME	P.C. STA.	P.C.C. STA.	P.T. STA.	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
BRANCH LANE	10+222.04	—	14+81.24	3000.00'	424.21'	261.14'	943.98'	S. 07° 44' 41" E.	82° 05' 18"



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Thomas & Suttle 5/14/09
 PLANNING DIRECTOR/DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTONTOWNE OFFICE PARK
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 EXPIRATION DATE: MAY 10, 2010



PRELIMINARY PLAN & PERCOLATION CERTIFICATION PLAN

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 LOTS 1-23, AND NON-BUILDABLE PRESERVATION PARCELS "A", "B", & "C"
 PARCEL 2 L.4006 P. 297

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 HOWARD COUNTY, MARYLAND

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1"=50'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	3 OF 14

LEGEND

- LOCATION OF PREVIOUS TEST PIT INDICATED AS SUITABLE FOR WASTEWATER DISPOSAL BY THE HCHD
- LOCATION OF PREVIOUS TEST PIT INDICATED AS REQUIRING WET SEASON EXPLORATION AND TESTING BY THE HCHD
- LOCATION OF PREVIOUS TEST PIT INDICATED AS UNSUITABLE FOR WASTEWATER DISPOSAL BY THE HCHD

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Peter Bultman 5/3/2009
COUNTY HEALTH OFFICER DATE

NOTE: ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.

TEST PIT	ELEV.	TEST PIT	ELEV.	TEST PIT	ELEV.
PT 1A	518.21	PT 15A	521.04	TP 23	517.29
PT 1B	514.56	PT 15B(1A)	517.54	TP 24	514.54
PT 1C	517.22	PT 15C	517.51	TP 25	515.81
PT 1E	517.02	PT 15D	520.01	TP 26	520.41
PT 1G	520.26	PT 15E	517.04	TP 27	520.29
PT 1H	520.26	PT 15F	521.21	TP 28	517.19
PT 1I	520.26	PT 15G	521.21	TP 29	520.30
PT 1J	520.26	PT 15H	521.21	TP 30	520.30
PT 1K	520.26	PT 15I	521.21	TP 31	520.30
PT 1L	520.26	PT 15J	521.21	TP 32	520.30
PT 1M	520.26	PT 15K	521.21	TP 33	520.30
PT 1N	520.26	PT 15L	521.21	TP 34	520.30
PT 1O	520.26	PT 15M	521.21	TP 35	520.30
PT 1P	520.26	PT 15N	521.21	TP 36	520.30
PT 1Q	520.26	PT 15O	521.21	TP 37	520.30
PT 1R	520.26	PT 15P	521.21	TP 38	520.30
PT 1S	520.26	PT 15Q	521.21	TP 39	520.30
PT 1T	520.26	PT 15R	521.21	TP 40	520.30
PT 1U	520.26	PT 15S	521.21	TP 41	520.30
PT 1V	520.26	PT 15T	521.21	TP 42	520.30
PT 1W	520.26	PT 15U	521.21	TP 43	520.30
PT 1X	520.26	PT 15V	521.21	TP 44	520.30
PT 1Y	520.26	PT 15W	521.21	TP 45	520.30
PT 1Z	520.26	PT 15X	521.21	TP 46	520.30
PT 2A	520.26	PT 15Y	521.21	TP 47	520.30
PT 2B	520.26	PT 15Z	521.21	TP 48	520.30
PT 2C	520.26	PT 16A	521.21	TP 49	520.30
PT 2D	520.26	PT 16B	521.21	TP 50	520.30
PT 2E	520.26	PT 16C	521.21	TP 51	520.30
PT 2F	520.26	PT 16D	521.21	TP 52	520.30
PT 2G	520.26	PT 16E	521.21	TP 53	520.30
PT 2H	520.26	PT 16F	521.21	TP 54	520.30
PT 2I	520.26	PT 16G	521.21	TP 55	520.30
PT 2J	520.26	PT 16H	521.21	TP 56	520.30
PT 2K	520.26	PT 16I	521.21	TP 57	520.30
PT 2L	520.26	PT 16J	521.21	TP 58	520.30
PT 2M	520.26	PT 16K	521.21	TP 59	520.30
PT 2N	520.26	PT 16L	521.21	TP 60	520.30
PT 2O	520.26	PT 16M	521.21	TP 61	520.30
PT 2P	520.26	PT 16N	521.21	TP 62	520.30
PT 2Q	520.26	PT 16O	521.21	TP 63	520.30
PT 2R	520.26	PT 16P	521.21	TP 64	520.30
PT 2S	520.26	PT 16Q	521.21	TP 65	520.30
PT 2T	520.26	PT 16R	521.21	TP 66	520.30
PT 2U	520.26	PT 16S	521.21	TP 67	520.30
PT 2V	520.26	PT 16T	521.21	TP 68	520.30
PT 2W	520.26	PT 16U	521.21	TP 69	520.30
PT 2X	520.26	PT 16V	521.21	TP 70	520.30
PT 2Y	520.26	PT 16W	521.21	TP 71	520.30
PT 2Z	520.26	PT 16X	521.21	TP 72	520.30
PT 3A	520.26	PT 16Y	521.21	TP 73	520.30
PT 3B	520.26	PT 16Z	521.21	TP 74	520.30
PT 3C	520.26	PT 17A	521.21	TP 75	520.30
PT 3D	520.26	PT 17B	521.21	TP 76	520.30
PT 3E	520.26	PT 17C	521.21	TP 77	520.30
PT 3F	520.26	PT 17D	521.21	TP 78	520.30
PT 3G	520.26	PT 17E	521.21	TP 79	520.30
PT 3H	520.26	PT 17F	521.21	TP 80	520.30
PT 3I	520.26	PT 17G	521.21	TP 81	520.30
PT 3J	520.26	PT 17H	521.21	TP 82	520.30
PT 3K	520.26	PT 17I	521.21	TP 83	520.30
PT 3L	520.26	PT 17J	521.21	TP 84	520.30
PT 3M	520.26	PT 17K	521.21	TP 85	520.30
PT 3N	520.26	PT 17L	521.21	TP 86	520.30
PT 3O	520.26	PT 17M	521.21	TP 87	520.30
PT 3P	520.26	PT 17N	521.21	TP 88	520.30
PT 3Q	520.26	PT 17O	521.21	TP 89	520.30
PT 3R	520.26	PT 17P	521.21	TP 90	520.30
PT 3S	520.26	PT 17Q	521.21	TP 91	520.30
PT 3T	520.26	PT 17R	521.21	TP 92	520.30
PT 3U	520.26	PT 17S	521.21	TP 93	520.30
PT 3V	520.26	PT 17T	521.21	TP 94	520.30
PT 3W	520.26	PT 17U	521.21	TP 95	520.30
PT 3X	520.26	PT 17V	521.21	TP 96	520.30
PT 3Y	520.26	PT 17W	521.21	TP 97	520.30
PT 3Z	520.26	PT 17X	521.21	TP 98	520.30
PT 4A	520.26	PT 17Y	521.21	TP 99	520.30
PT 4B	520.26	PT 17Z	521.21	TP 100	520.30

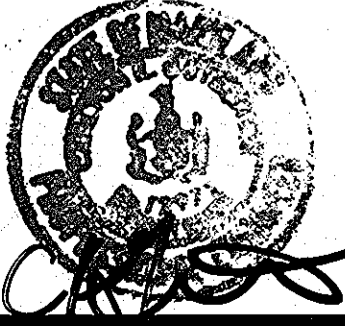
TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mona G. Bultman 5/1/09
PLANNING DIRECTOR/DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BERTHLEMSVILLE OFFICE PARK
BERTHLEMSVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD
SUITE 205
ELLCOTT CITY, MD 21042
ATTN: MICHAEL CHARLTON
410-720-3021

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2010



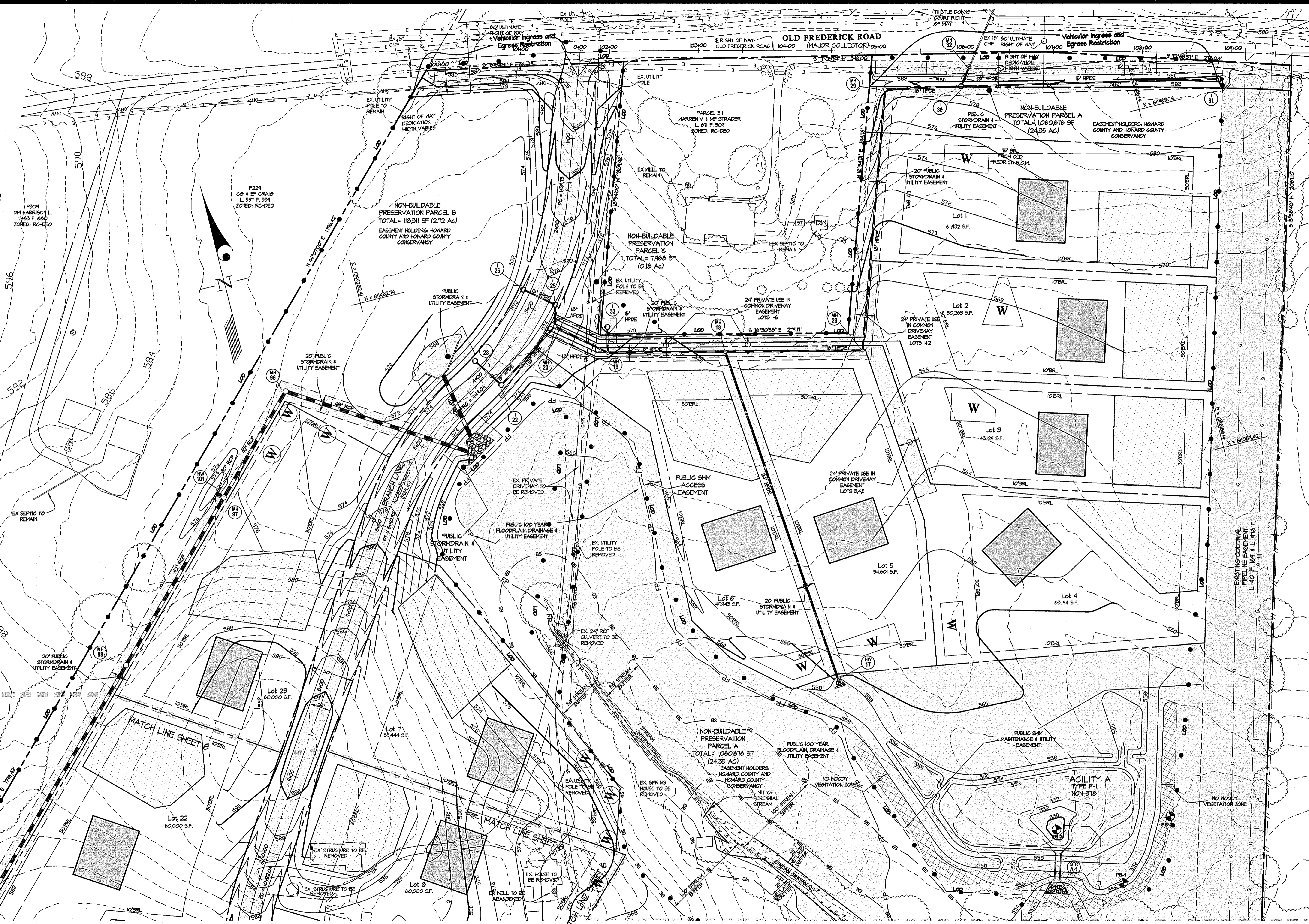
PRELIMINARY PLAN & PERCOLATION CERTIFICATION PLAN
STRADER PROPERTY
LOTS 1-23, AND NON-BUILDABLE
PRESERVATION PARCELS "A", "B", & "C"
PARCEL 2 L4006 P. 297
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	4 OF 14

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Thomas S. Kuttler 5/14/09
PLANNING DIRECTOR DATE

STORMWATER MANAGEMENT SUMMARY POND A

Type (per MDE) - "Micropond" Extended Detention Pond (P)
Non-MDE 370 Facility
Total Drainage Area To Facility = 15.24 acres
CN = 11
Tc = 0.23 hrs.
Gross WQV Required = 0.24 ac-ft
Rev Required: 0.06 ac-ft
Rev Provided By Roadside Swales
Micropond WQV Provided = 0.04 ac-ft
Micropond WQV WSEL = 553.00
Extended Detention WQV Provided = 0.04 ac-ft
Extended Detention WQV WSEL = 553.30
Extended Detention WQV lag time = 10.17 hrs
CFV Required = 0.44 ac-ft
CFV Provided = 0.46 ac-ft
CFV WSEL = 554.9
Unmanaged Hydrograph Centroid Into Pond: 13.2 hrs
Managed Hydrograph Centroid Leaving Pond: 23.2 hrs
1-hr Lag Provided: 23.2 - 13.2 = 10 hrs
1-YR (Op = 0.34 cfs) (WSEL = 554.06)
10-YR (Op = 20.64 cfs) (WSEL = 555.43)
100-YR (Op = 47.80 cfs) (WSEL = 556.37)
Outfall: Low Rise Release Structure
4' Weir - Invert = 553.0
5' Weir - 554.3
15' Emergency Spillway - 557.0
T.O.D. = 558.0



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3309 NATIONAL DRIVE - SUITE 250 - BERTONVILLE OFFICE PARK
BERTONVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD
SUITE 205
ELLCOTT CITY, MD 21042
ATTN: MICHAEL CHARLTON
410-720-3021

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 10385
EXPIRATION DATE: MAY 26, 2010



GRADING PLAN
STRADER PROPERTY
LOTS 1-23, AND NON-BUILDABLE
PRESERVATION PARCELS "A", "B", & "C"
PARCEL 2 L4006 P. 297
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	5 OF 14



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Thomas E. Suttle 5/14/09
 PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 ELM STREET DEVELOPMENT
 5074 DORSEY HALL ROAD
 SUITE 205
 ELLICOTT CITY, MD 21042
 ATTN: MICHAEL CHARLTON
 410-720-3021

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12976
 EXPIRATION DATE: MAY 25, 2010



GRADING PLAN
STRADER PROPERTY
LOTS 1-23, AND NON-BUILDABLE
PRESERVATION PARCELS "A", "B", & "C"
 PARCEL 2 L4006 P. 297
 ELECTION DISTRICT No. 4
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	6 OF 14

STORMWATER MANAGEMENT SUMMARY POND B

Type (per MDE) : "Micropond" Extended Detention Pond (FI)
 Non-MDE 576 Facility
 Total Drainage Area To Facility = 17.15 acres
 CN = 11
 Tc = 0.25 hrs.
 Gross WQV Required = 0.32 ac-ft
 Rev Provided By Roadside Swales
 Net WQV Required = 0.34 - 0.04 = 0.25 ac-ft
 Micropond WQV Provided = 0.16 ac-ft
 Micropond WQV WSEL = 555.00
 Extended Detention WQV Provided = 0.09 ac-ft
 Extended Detention WQV WSEL = 555.39
 Extended Detention WQV lag time = 10.11 hrs
 CPV Required = 0.44 ac-ft
 CPV Provided = 0.44 ac-ft
 CPV WSEL = 551
 Unmanaged Hydrograph Centroid Into Pond: 13.2 hrs
 Managed Hydrograph Centroid Leaving Pond: 23.4 hrs
 1-yr Lag Provided: 24.1 - 13.2 = 10.7 hrs
 1-YR (Op = 0.41 cfs) (WSEL = 556.71)
 10-YR (Op = 30.28 cfs) (WSEL = 558.26)
 100-YR (Op = 58.14 cfs) (WSEL = 558.70)
 Outfall: Low Rise Release Structure
 3' Orifice - Invert = 553.0
 5' Weir - 551.0
 15' Emergency Spillway - 550.0
 T.O.D. = 560.0

STORMWATER MANAGEMENT SUMMARY POND C

Type (per MDE) : "Micropond" Extended Detention Pond (FI)
 Non-MDE 576 Facility
 Total Drainage Area To Facility = 8.02 acres
 CN = 10
 Tc = 0.16 hrs.
 Gross WQV Required = 0.14 ac-ft
 Rev Provided By Backward Swales
 Net WQV Required = 0.16 - 0.04 = 0.12 ac-ft
 Micropond WQV Provided = 0.07 ac-ft
 Micropond WQV WSEL = 541.75
 Extended Detention WQV Provided = 0.05 ac-ft
 Extended Detention WQV WSEL = 548
 Extended Detention WQV lag time = 10.25 hrs
 CPV Required = 0.22 ac-ft
 CPV Provided = 0.26 ac-ft
 CPV WSEL = 544.00
 Unmanaged Hydrograph Centroid Into Pond: 13.1 hrs
 Managed Hydrograph Centroid Leaving Pond: 23.3 hrs
 1-yr Lag Provided: 23.3 - 13.1 = 10.2 hrs
 1-YR (Op = 0.14 cfs) (WSEL = 540.83)
 10-YR (Op = 11.54 cfs) (WSEL = 544.12)
 100-YR (Op = 32.84 cfs) (WSEL = 550.32)
 Outfall: Low Rise Release Structure
 3' Orifice - Invert = 541.75
 5' Weir - 549.00
 10' Emergency Spillway - 550.0
 T.O.D. = 552.0



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Mona & Sutter 5/1/09
 PLANNING DIRECTOR/DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BIRTONSVILLE OFFICE PARK
 BIRTONSVILLE, MARYLAND 20885
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 ELM STREET DEVELOPMENT
 5074 DORSEY HALL ROAD
 SUITE 205
 ELLICOTT CITY, MD 21042
 ATTN: MICHAEL CHARLTON
 410-720-3021

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 12477
 EXPIRATION DATE: May 26, 2010



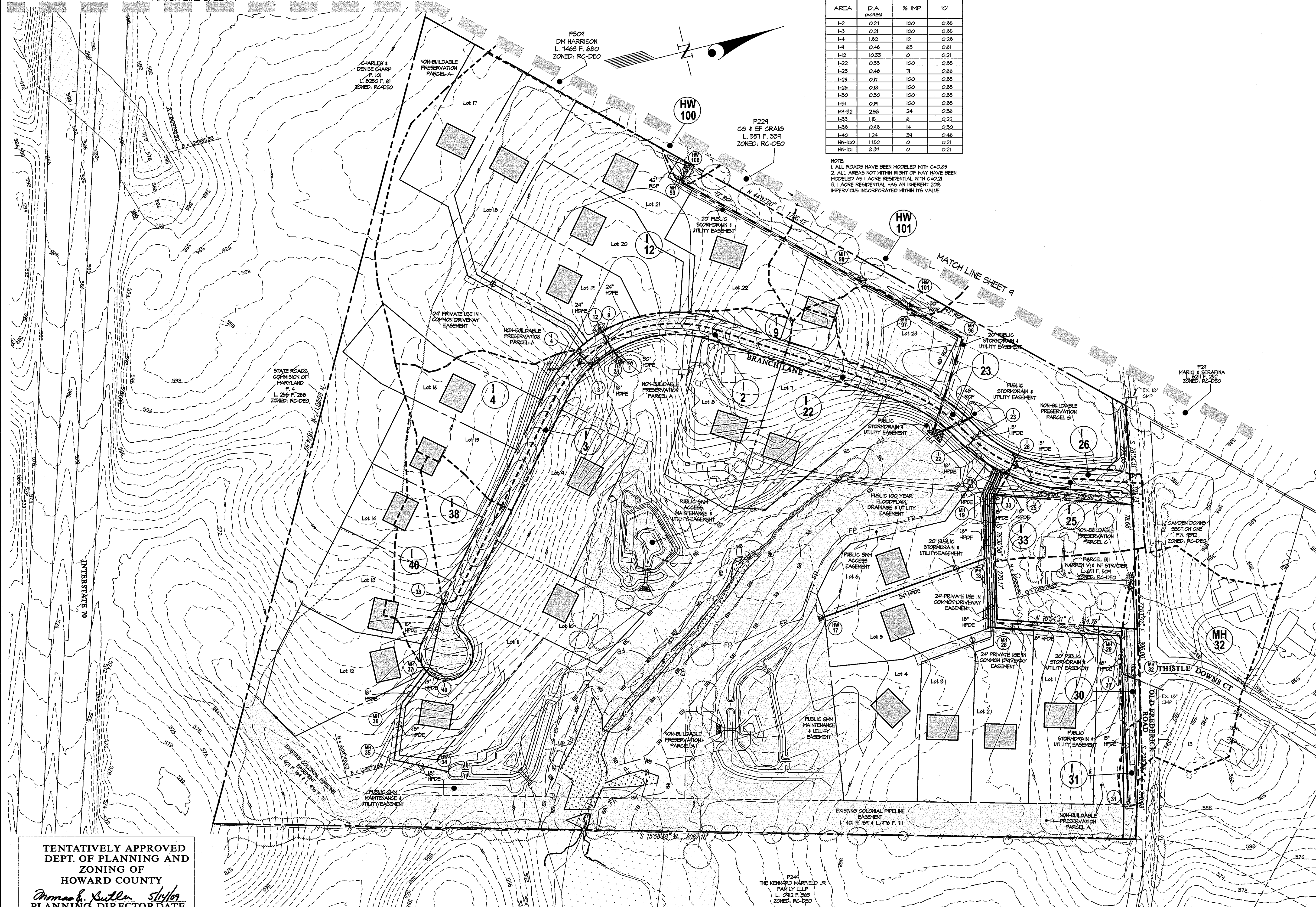
GRADING PLAN
STRADER PROPERTY
 LOTS 1-23, AND NON-BUILDABLE
 PRESERVATION PARCELS "A", "B", & "C"
 PARCEL 2 L4006 P. 297
 ELECTION DISTRICT No. 4
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	7 OF 14

DRAINAGE AREA SUMMARY TABLE

AREA	D.A. (ACRES)	% IMP.	'C'
1-2	0.21	100	0.85
1-3	0.21	100	0.85
1-4	1.82	12	0.28
1-4	0.46	82	0.61
1-12	10.35	0	0.21
1-22	0.33	100	0.85
1-23	0.48	71	0.66
1-25	0.17	100	0.85
1-26	0.18	100	0.85
1-30	0.30	100	0.85
1-31	0.14	100	0.85
MH-32	2.58	24	0.36
1-33	1.15	6	0.25
1-36	0.38	14	0.30
1-40	1.24	21	0.46
MH-100	17.52	0	0.21
MH-101	8.97	0	0.21

NOTE:
 1. ALL ROADS HAVE BEEN MODELED WITH C=0.85
 2. ALL AREAS NOT WITHIN RIGHT OF WAY HAVE BEEN MODELED AS 1 ACRE RESIDENTIAL WITH C=0.21
 3. 1 ACRE RESIDENTIAL HAS AN INHERENT 20% IMPERVIOUS INCORPORATED WITHIN ITS VALUE



LEGEND

- STORM DRAIN DRAINAGE DIVIDE
- B SOIL
- C SOIL
- D SOIL

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Monica S. Suttler 5/16/09
 PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BERTHLENNVILLE OFFICE PARK
 BERTHLENNVILLE, MARYLAND 20885
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

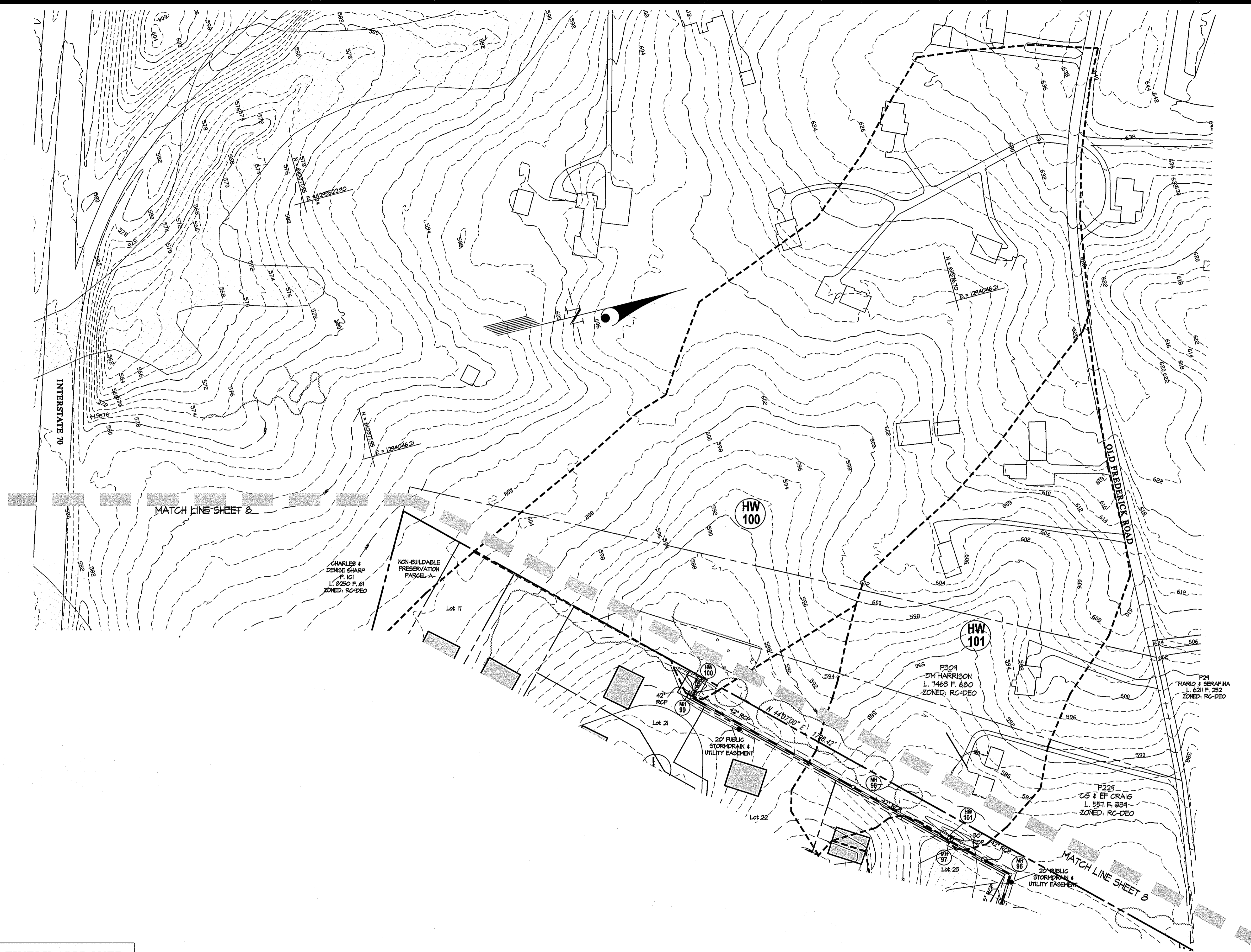
DATE	REVISION	BY	APP'R.

PREPARED FOR:
 ELM STREET DEVELOPMENT
 5074 DORSEY HALL ROAD
 SUITE 205
 ELLICOTT CITY, MD 21042
 ATTN: MICHAEL CHARLTON
 410-720-3021

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32976
 EXPIRATION DATE: MAY 28, 2010

STORMDRAIN DRAINAGE AREA MAP
STRADER PROPERTY
 LOTS 1-23, AND NON-BUILDABLE PRESERVATION PARCELS "A", "B", & "C"
 PARCEL 2 L4006 P. 297
 ELECTION DISTRICT No. 4
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=100'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	8 OF 14



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
Monica Sautler 5/14/09
 PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTENVILLE OFFICE PARK
 BURTENVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 ELM STREET DEVELOPMENT
 5074 DORSEY HALL ROAD
 SUITE 205
 ELLICOTT CITY, MD 21042
 ATTN: MICHAEL CHARLTON
 410-720-3021

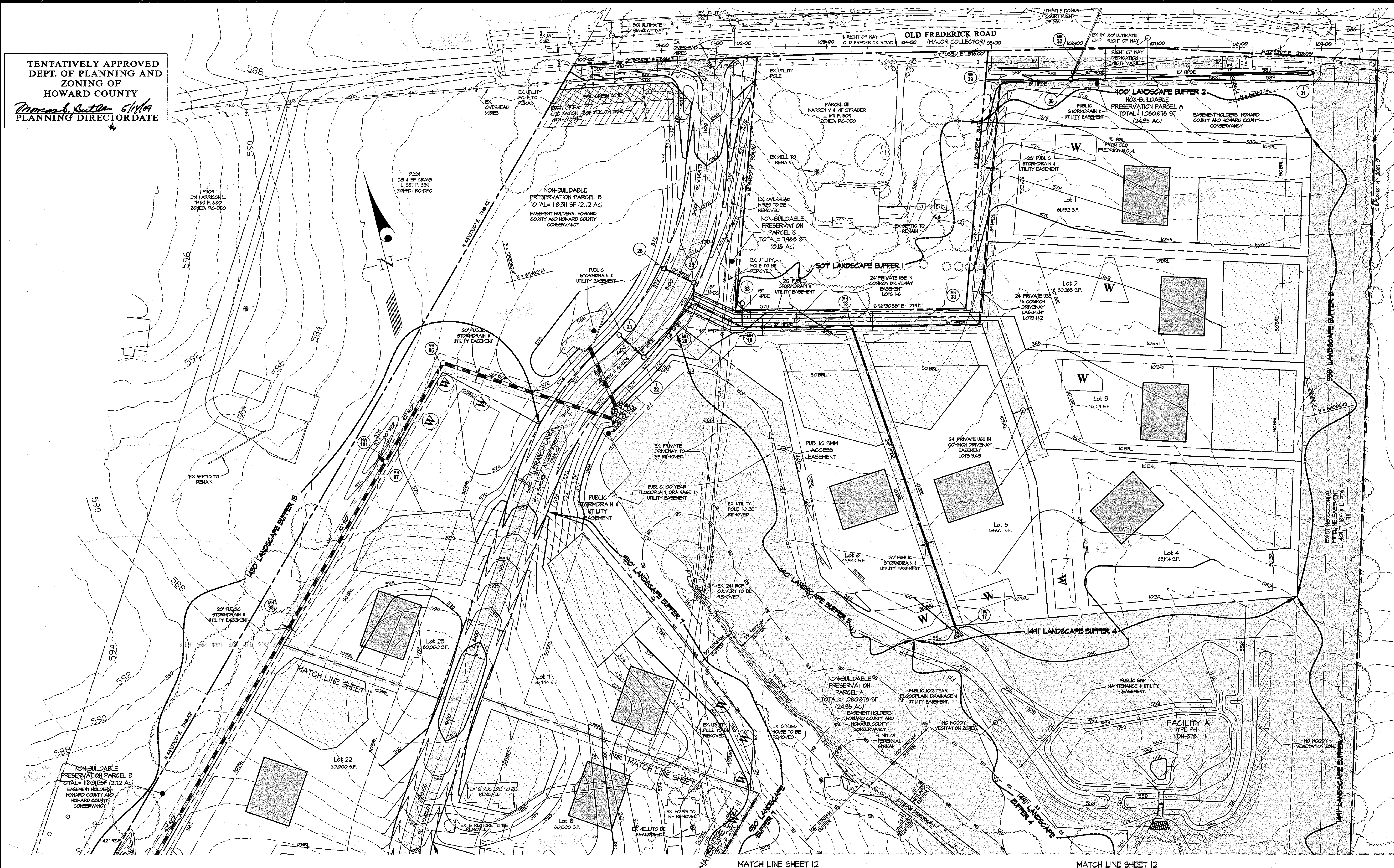
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS
 WERE PREPARED OR APPROVED BY
 ME, AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 32975
 EXPIRATION DATE: May 26, 2010



STORMDRAIN DRAINAGE AREA MAP
STRADER PROPERTY
LOTS 1-23, AND NON-BUILDABLE
PRESERVATION PARCELS "A", "B", & "C"
 PARCEL 2 L.4006 F. 297
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT No. 4

SCALE	ZONING	G. L. W. FILE No.
1"=100'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	9 OF 14

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Thomas S. Switzer 5/14/09
PLANNING DIRECTOR DATE



GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 200 - BERTHLEVSVILLE OFFICE PARK
BERTHLEVSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R

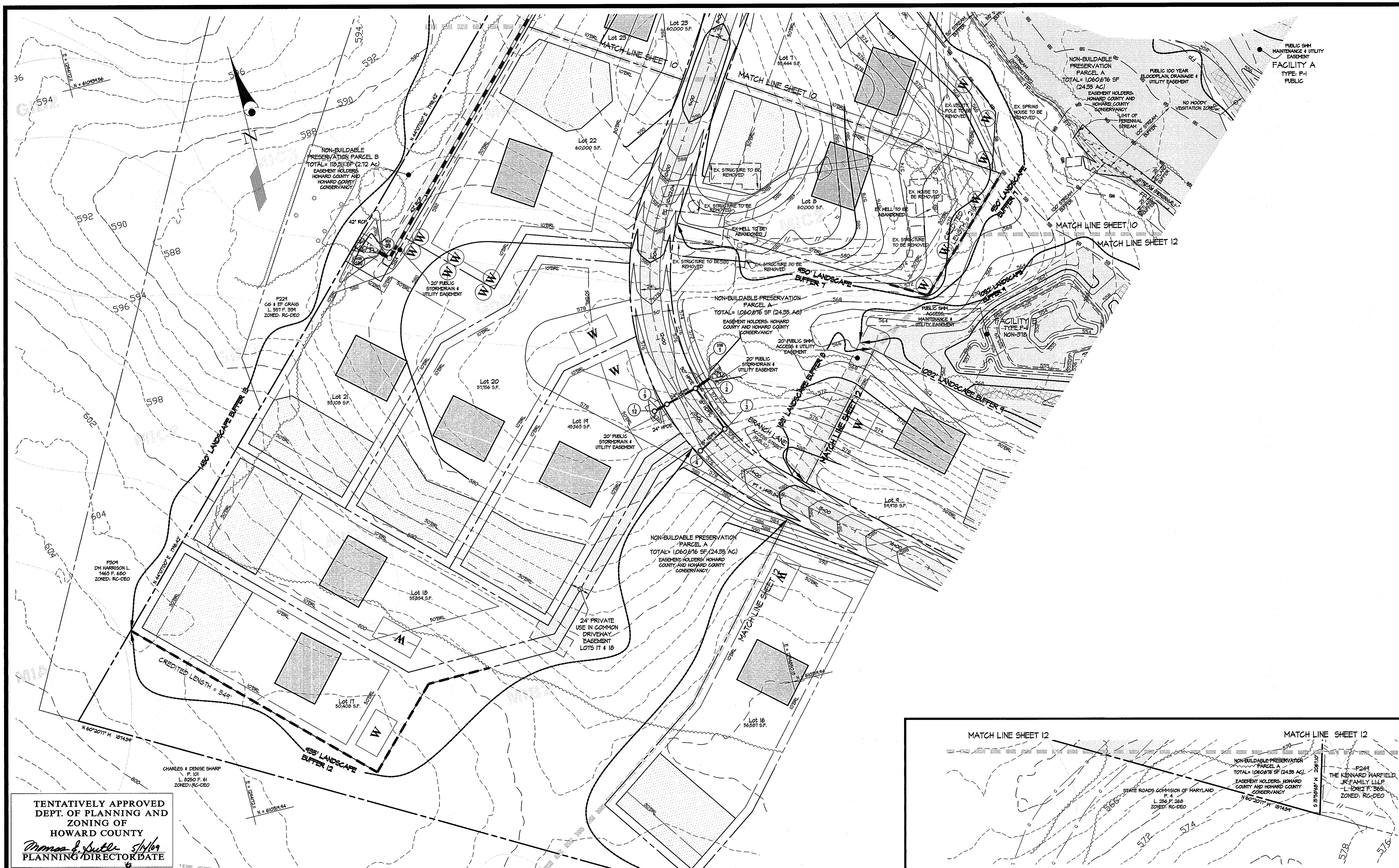
PREPARED FOR:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD
SUITE 205
ELLCOTT CITY, MD 21042
ATTN: MICHAEL CHARLTON
410-720-3021

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 10295
EXPIRATION DATE: MAY 25, 2010



LANDSCAPE PLAN
STRADER PROPERTY
LOTS 1-23, AND NON-BUILDABLE
PRESERVATION PARCELS "A", "B", & "C"
PARCEL 2 L4006 P. 297
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	10 OF 14



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
Mumma & Butler 5/14/09
PLANNING DIRECTOR DATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOWNSVILLE OFFICE PARK
BURTOWNSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R

PREPARED FOR:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD
SUITE 205
ELLCOTT CITY, MD 21042
ATTN: MICHAEL CHARLTON
410-720-3021

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS
WERE PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 12275
EXPIRATION DATE: MAY 28, 2010



LANDSCAPE PLAN
STRADER PROPERTY
LOTS 1-23, AND NON-BUILDABLE
PRESERVATION PARCELS "A", "B", & "C"
PARCEL 2 L4006 F. 297
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=50'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	11 OF 14

L:\CADD\DRAWINGS\07019\Prelim\07019-PP.dwg DES. dds DRN. dds CHK. CKG

SCHEDULE A	1	2	3	4	5	6	7	8	9	10	11	12	13
LANDSCAPE EDGE ADJACENT TO PERIMETER PROPERTIES, ROADWAYS													
Category	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.	SFD/Perim.
Landscape Buffer Type	A	B	A	B	A	B	A	B	A	B	A	B	A
Linear Feet of Roadway/Perimeter Frontage	507'	400'	558'	1441'	440'	618'	450'	185'	1032'	425'	1424'	435'	1450'
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	NO	NO	NO	1441' YES SEE SCH. D	NO	618' YES SEE SCH. D	216' YES SEE SCH. D	NO	1032' YES SEE SCH. D	341' YES SEE SCH. D	166' YES	544' YES	NO
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Number of Plants Required													
Shade Trees	8	8	4	0	0	0	0	0	0	11	12	1	24
Evergreen Trees	0	0	0	0	0	0	0	0	0	0	0	0	0
Shrubs	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS													176
Min Number of Plants to be Provided*													
Shade Trees	8	8	4	0	0	0	0	0	0	11	12	1	24
Evergreen Trees	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Trees (2:1 subst.)	0	0	0	0	0	0	0	0	0	0	0	0	0
Shrubs (10:1 subst.)	0	0	0	0	0	0	0	0	0	0	0	0	0
(describe plant substitution credits below if needed)													

PERIMETER	SHW#	ADJACENT LAND USE	LINEAR FEET OF PERIMETER	LANDSCAPE BUFFER TYPE	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	# OF PLANTS REQUIRED	MIN # OF PLANTS PROVIDED	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)
						SHADE TREES	EVERGREEN TREES	ORN TREES
1441'	POND 'A'	SFD / PERIM	1441'	B	NO	30	31	30
1032'	POND 'B'	SFD.	1032'	B	NO	21	26	21
618'	POND 'C'	PERIMETER	618'	B	NO	8	10	8
341'	POND 'D'	SFD.	341'	B	NO	8	10	8
	TOTALS					67	83	67

LEGEND

--- CREDITED LANDSCAPE BUFFER

--- SOIL TYPES

NOTES

1. LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.

- SOIL TYPES**
- Bo - BAILE SILT LOAM
 - ChA - CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
 - ChB2 - CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 - GIB2 - GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 - GIC2 - GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
 - GrA - GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
 - GrB2 - GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 - MIA - MANOR LOAM, 0 TO 3 PERCENT SLOPES
 - MIB2 - MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
 - MIC2 - MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
 - MIC3 - MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
 - MID3 - MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
 - MIC3 - MT. AIRY CHANNERY LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
 - MID2 - MT. AIRY CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

Mona S. Suttle 5/16/09
PLANNING DIRECTOR DATE

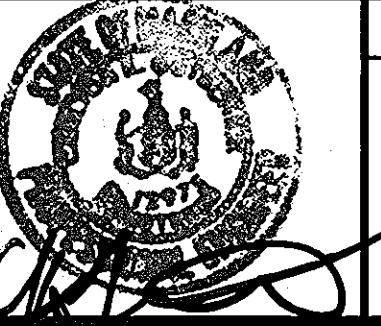


GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BIRTONSVILLE OFFICE PARK
BIRTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
ELM STREET DEVELOPMENT
5074 DORSEY HALL ROAD
SUITE 205
ELLCOTT CITY, MD 21042
ATTN: MICHAEL CHARLTON
410-720-3021

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 29775, EXPIRATION DATE: MAY 26, 2010



LANDSCAPE PLAN
STRADER PROPERTY
LOTS 1-23, AND NON-BUILDABLE PRESERVATION PARCELS "A", "B", & "C"
PARCEL 2 L.4006 F.297

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	12 OF 14

FOREST CONSERVATION WORKSHEET

I. SITE DATA

GROSS SITE AREA 58.77 ± AC
 AREA WITHIN 100-YEAR FLOOD PLAIN 3.71 ± AC
 AREA WITHIN GAS EASEMENT 3.36 ± AC
 NET TRACT AREA 51.70 ± AC
 LAND USE CATEGORY RESIDENTIAL - RURAL MEDIUM DENSITY

2. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA 51.70 ± AC
 B. REFORESTATION THRESHOLD (25% x A) 12.93 ± AC
 C. AFFORESTATION THRESHOLD (20% x A) 10.34 ± AC
 D. EXISTING FOREST ON NET TRACT AREA 6.53 ± AC
 E. FOREST AREAS ON NET TRACT TO BE CLEARED 2.62 ± AC
 F. FOREST AREAS ON NET TRACT TO BE RETAINED 3.88 ± AC
 G. FOREST AREAS ON NET TRACT TO BE RETAINED (NON-CREDIT) 0.03 ± AC

3. AFFORESTATION CALCULATIONS

A. NET TRACT AREA 51.70 ± AC
 B. AFFORESTATION THRESHOLD (20% x A) 10.34 ± AC
 C. EXISTING FOREST ON NET TRACT AREA 6.53 ± AC
 D. FOREST AREAS ON NET TRACT TO BE CLEARED 2.62 ± AC
 E. FOREST AREAS ON NET TRACT TO BE RETAINED 3.88 ± AC
 F. FOREST AREAS ON NET TRACT TO BE RETAINED (NON-CREDIT) 0.03 ± AC

4. REQUIRED FOREST CONSERVATION

A. AFFORESTATION UP TO THRESHOLD (3B-3C) 3.81 ± AC
 B. REFORESTATION FOR CLEARING BELOW THRESHOLD (3D x 2) 5.24 ± AC
 C. TOTAL CONSERVATION PLANTING AREA REQUIRED (4A + 4B) 9.05 ± AC
 D. TOTAL FOREST CONSERVATION EASEMENT AREA REQUIRED (3E+4C) 12.93 ± AC

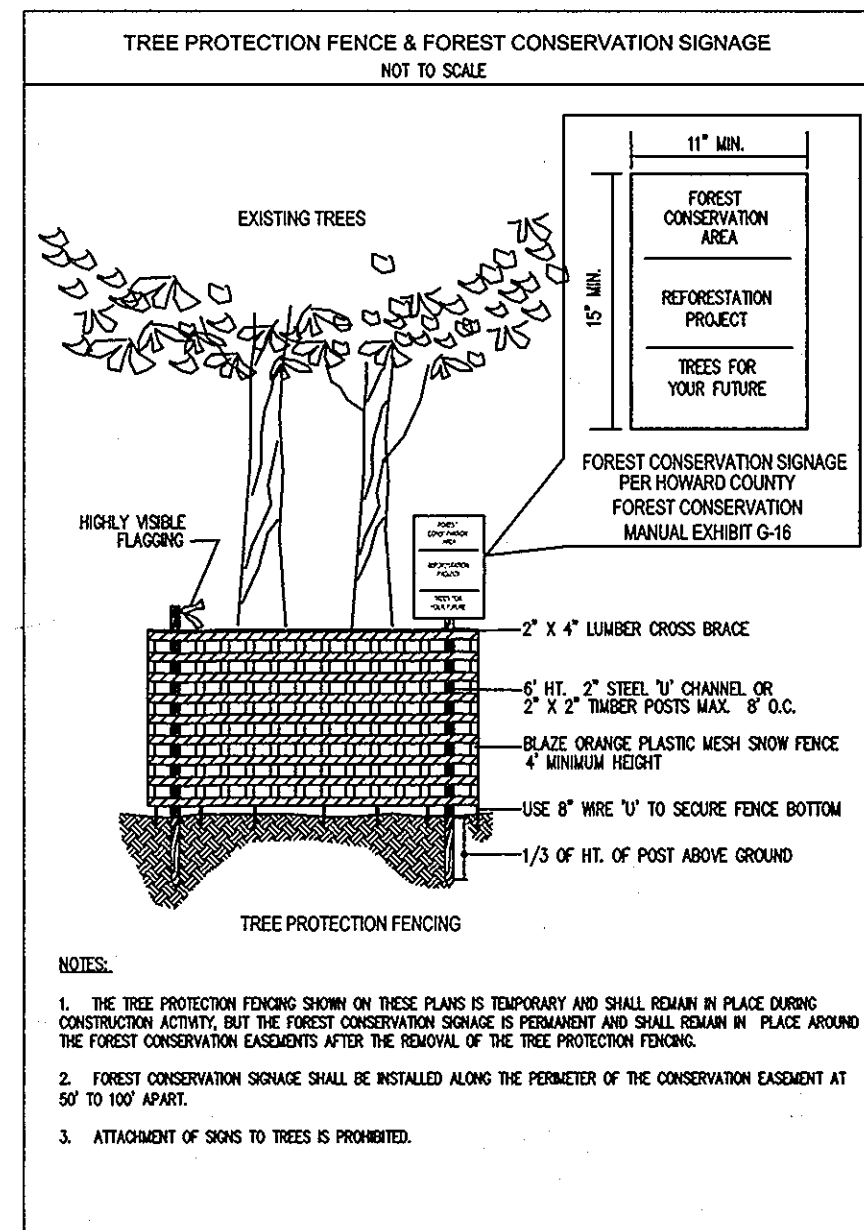
5. PROPOSED METHODS OF FULFILLING FOREST CONSERVATION OBLIGATIONS

RETENTION OF EXISTING FOREST ON NET TRACT 3.88 ± AC
 ON-SITE FOREST PLANTING 9.05 ± AC
 TOTAL AREA OF FOREST CONSERVATION EASEMENT TO BE RECORDED 12.93 ± AC

FOREST CONSERVATION SURETY

AFFORESTATION AND REFORESTATION AT \$0.50/SF X (9.05 AC X 43,560 SF/AC) = \$197,109
 + PRESERVATION AT \$0.20/SF X (3.88 AC X 43,560 SF/AC) = \$33,803
 TOTAL FOREST CONSERVATION SURETY = \$230,912

NOTE: SURETY SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT WITH THE FINAL PLAN
 NOTE: THIS SUBDIVISION PLAN IS USING "RURAL CLUSTER OPTION B" OF APPENDIX "L" OF THE FOREST CONSERVATION MANUAL WHICH INCLUDES THE AREA FOR ALL PRESERVATION PARCELS FOR CALCULATION OF THE FOREST CONSERVATION OBLIGATION.



TREE PLANTING AND MAINTENANCE CALENDAR

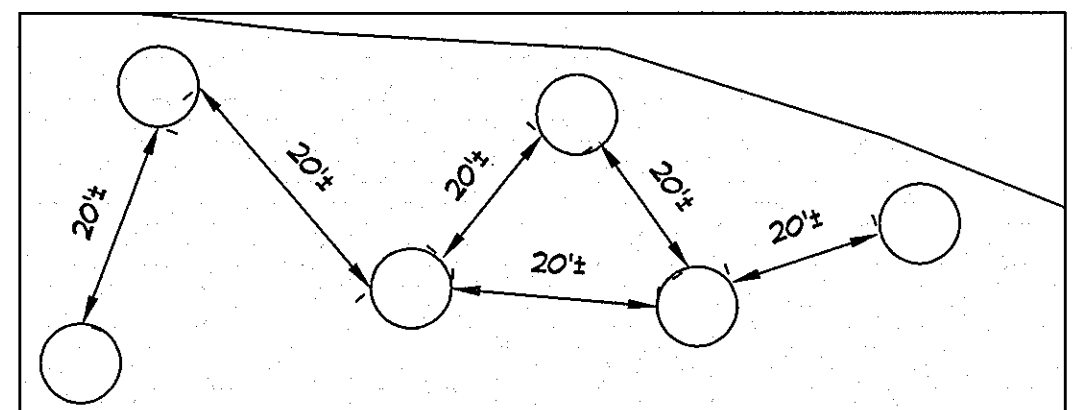
TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER												
PLANTING SEEDLINGS, MAPS												
MINIMUM MONITORING		*	*	*								
FERTILIZER + (IF NEEDED)												
WATER ++												
PRUNING												

KEY

- * ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
- █ GREATLY RECOMMENDED
- ▨ RECOMMENDED WITH ADDITIONAL CARE
- ▬ RECOMMENDED
- + DEPENDENT UPON SITE CONDITIONS
- ++ DEPENDENT UPON SITE CONDITIONS, WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

NOTE: THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATIC CONDITIONS. THIS CALENDAR SUMMARIZES SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

SOURCE: ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL.



POSSIBLE AFFORESTATION PLANTING PATTERN NTS
 NOTE: AFFORESTATION PLANTING IS TO BE AT RANDOM WITH 20' ± SPACING BETWEEN TREES

FOREST CONSERVATION EASEMENT AREA TABULATION

FOREST CONSERVATION EASEMENT (FCE) AREA	1	2	3	4	5	TOTAL
PARCEL WHERE FCE IS LOCATED	A	A	A	B	A	
CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	0.18	3.70	0	0	0	3.88
NON-CREDITED FOREST RETENTION AREA ON NET TRACT (IN AC.)	N/A	0.03	N/A	N/A	N/A	0.03
FOREST PLANTING AREA (IN AC.)	0.50	0.04	7.22	0.83	0.46	9.05
NATURAL REGENERATION AREA (IN AC.)	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM TOTAL AREA IN CONSERVATION EASEMENT (IN AC.)	0.68	3.77	7.22	0.83	0.46	12.96

FOREST CONSERVATION PLANTING QUANTITY SCHEDULE

FOREST CONSERVATION LOCATION	1	2	3	4	5
FOREST PLANTING AREA (IN AC.)	0.50	0.04	7.22	0.83	0.46
TOTAL ACREAGE OF AFFORESTATION PROVIDED (IN AC.)	0.50	0.04	7.22	0.83	0.46
BASE QUANTITY OF 2" CAL. TREES REQUIRED (AT 100 TREES/AC.)	50	4	722	83	46
REQUIRED QUANTITY OF 2" CAL. TREES TO BE PLANTED*	50	4	722	83	46

* FOR PLANTING WITH 1" CAL. TREES, THE REQUIRED QUANTITY SHALL BE DOUBLED.
 NOTE: THE QUANTITY SHOWN ABOVE IS FOR PLANTING WITH 2" CAL. TREES AT 20' X 20' SPACING.

FOREST CONSERVATION PLANT LIST

PLANT NAME (BOTANICAL/COMMON)	#1	#2	#3	#4	#5
ACER RUBRUM/ RED MAPLE (2" CALIPER)	10	1	145	16	9
LIRIODENDRUM TULIPIFERA/ TULIP POPLAR (2" CALIPER)/ ALBA	10	0	144	16	9
QUERCUS/WHITE OAK (2" CALIPER)	10	1	144	17	9
QUERCUS PALUSTRIS/ PIN OAK (2" CALIPER)	10	1	144	17	9
CERCIS CANADENSIS/ EASTERN REDBUD (2" CALIPER)	10	1	145	17	10
TOTAL	50	4	722	83	46

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Thomas J. Sibley
 PLANNING DIRECTOR DATE: 4/9/09

CONSTRUCTION PERIOD PROTECTION PROGRAM (TO BE PERFORMED AT FINAL PLAN STAGE)

- THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
- A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
- FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED.
- EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SODDING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
- AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED, ALL REFORESTATION AND/OR AFFORESTATION PLANTINGS (IF APPLICABLE) HAVE BEEN INSTALLED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES REQUIRED FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN INSTALLED. UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETENESS AND ACCURACY, THE PROGRAM COORDINATOR WILL NOTIFY THE OWNER OF RELEASE FROM THE CONSTRUCTION PERIOD OBLIGATIONS. THE 2-YEAR (MIN.) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD THEN COMMENCES.

GENERAL NOTES

- THIS REFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
- IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
- AT FINAL PLAN STAGE, THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN.) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON, ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
- AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE TO THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL LOT OWNERS OF THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNAGE IS PROHIBITED.
- REFORESTATION/AFFORESTATION TREE PLANTINGS SHOULD BE INSTALLED IN A CURVILINEAR PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. EACH SPECIES OF TREE SHALL BE DISTRIBUTED EVENLY WITHIN EACH FOREST CONSERVATION EASEMENT AREA.

FOREST CONSERVATION PROGRAM SEQUENCE

- OBTAIN ALL NECESSARY PERMITS.
- STAKEOUT LIMITS OF DISTURBANCE.
- FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SITE GRADING AND CONSTRUCTION.
- INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES).
- COMMENCE SITE CONSTRUCTION.
- PREPARE SITE SOIL BY MULCHING AND REMOVAL OF TRASH AND WEEDS INCLUDING AN APPLICATION OF HERBICIDES TO CONTROL NOXIOUS WEEDS AND INVASIVE SPECIES.
- INSTALL FOREST PLANTING AND THE REMAINDER OF THE CONSERVATION SIGNS ALONG THE EDGE OF THE CONSERVATION EASEMENT. MOVE CONSERVATION SIGNS INSTALLED IN #4 (ABOVE) TO THE EDGE OF THE CONSERVATION EASEMENT.
- INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS, START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
- POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
- FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION SURETY.

STATE OF MARYLAND
 Michael B. Tran
 REGISTERED ARCHITECT
 4/9/09
 933 LANDSCAPE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BURTOWNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 ELM STREET DEVELOPMENT
 5074 DORSEY HALL ROAD
 SUITE 205
 ELLICOTT CITY, MD 21042
 ATTN: MICHAEL CHARLTON
 410-720-3021

PRELIMINARY FOREST CONSERVATION PLAN

STRADER PROPERTY
 LOTS 1-23, AND NON-BUILDABLE PRESERVATION PARCELS "A", "B", & "C"
 PARCEL 2 L4006 P. 297

SCALE	ZONING	G. L. W. FILE No.
NTS	RC-DEO	07019
DATE	TAX MAP - GRID	SHEET
APRIL, 2009	8-1	14 OF 14