

PRELIMINARY EQUIVALENT SKETCH PLAN CHAPEL MEADOWS

BUILDABLE LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCELS 'A' AND 'B' AND BUILDABLE PRESERVATION PARCEL 'C'

ZONING: RC-DEO

TAX MAP Nos. 13 & 20 GRID Nos. 4, 5 & 23 PARCELS Nos. 322 & 357

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Coordinate Table		
POINT	NORTH	EAST
405	508020.5087	1287781.3583
406	508243.5206	1287612.3528
407	508247.4156	1287609.2256
415	508140.9342	1288310.1422
416	508232.0234	1288543.3774
417	508330.4105	1288550.0740
418	508477.8772	1289168.0927
7020	509458.4348	1289044.7039
7025	509335.1565	1288816.4997
7026	509178.2834	1288854.2009
7027	508694.7437	1288701.2472
7030	508489.6814	1288290.6701

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

MINIMUM LOTS SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	59,775 sq.ft.	1,486 sq.ft.	58,289 sq.ft.
3	52,557 sq.ft.	2,977 sq.ft.	49,580 sq.ft.
4	62,459 sq.ft.	5,501 sq.ft.	58,950 sq.ft.
5	59,952 sq.ft.	10,380 sq.ft.	49,572 sq.ft.

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING TREE LINE
○	PASSED PERC HOLES
○	FAILED PERC HOLES
○	LANDSCAPE PERIMETER
---	SILT FENCE
---	L.O.D. - LIMIT OF DISTURBANCE
---	SOILS LINE AND TYPE
---	FOREST CONSERVATION EASEMENT (RETAINED)
---	FOREST CONSERVATION EASEMENT (REFORESTED)
---	PROPOSED TREE LINE
○	EXISTING TREE
○	PROPOSED TREES
---	15% - 24% SLOPES
---	DISCONNECTION RECEIVING AREA

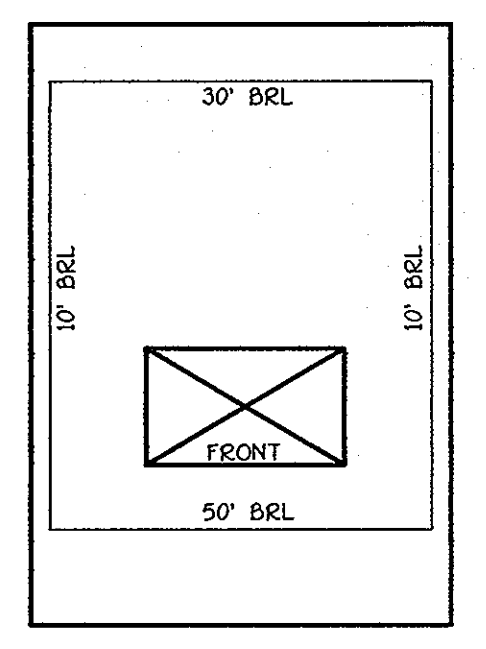
At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department Of Planning And Zoning. Any Deviation From The 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 Revision Are Made To The Applicable Plans.

The Owner, Tenants And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

Developer's/Builder's Certificate
I/We certify that the landscaping shown on this plan will be done according to Section 16124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Ronald J. Smith 2/27/09
Ronald J. Smith

Patricia M. Smith 2/27/09
Patricia M. Smith



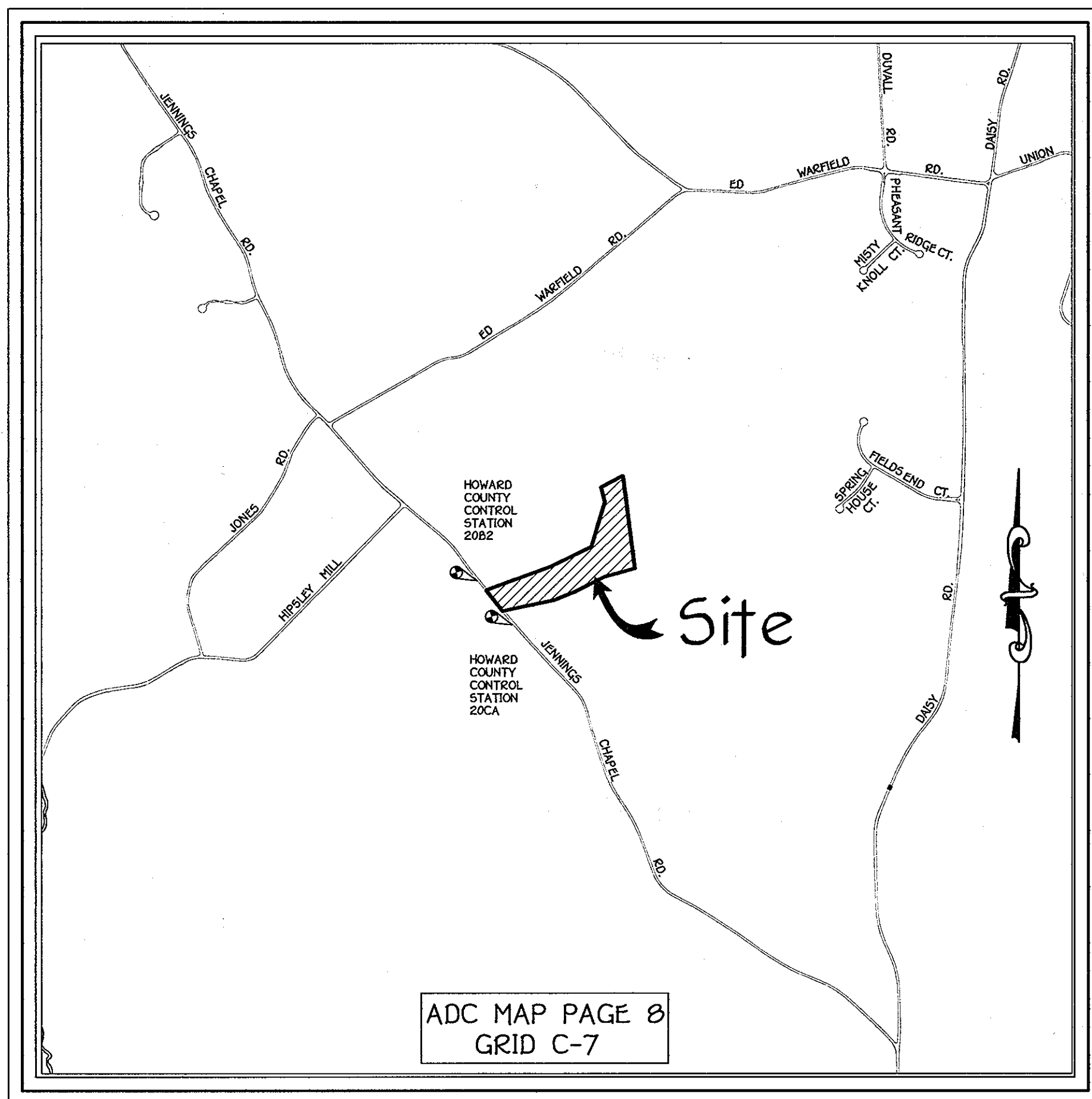
BULK REGULATIONS
RC (Rural Conservation) District

LOTS LESS THAN 3 ACRES:
 (1) PRINCIPAL STRUCTURES - FROM COLLECTOR OR ARTERIAL PUBLIC STREET RIGHT-OF-WAY 75 FEET
 FRONT 50 FEET
 SIDE:
 FROM PUBLIC STREET RIGHT-OF-WAY 30 FEET
 OTHER 10 FEET
 REAR:
 ALL STRUCTURES - FROM PUBLIC STREET RIGHT-OF-WAY 50 FEET
 PRINCIPAL STRUCTURE 30 FEET
 ACCESSORY STRUCTURE 10 FEET

LOTS 3 ACRES OR LARGER:
 PRINCIPAL STRUCTURES - FROM COLLECTOR OR ARTERIAL PUBLIC STREET RIGHT-OF-WAY 75 FEET
 FRONT 50 FEET
 SIDE:
 FROM PUBLIC STREET RIGHT-OF-WAY 60 FEET
 OTHER 30 FEET
 REAR:
 ALL STRUCTURES - FROM PUBLIC STREET RIGHT-OF-WAY 75 FEET
 PRINCIPAL STRUCTURE 60 FEET
 ACCESSORY STRUCTURE 10 FEET

MINIMUM SETBACK REQUIREMENTS - USES
 ALL USES (OTHER THAN STRUCTURES) NOT ACCESSORY TO FARMING OR SINGLE-FAMILY DETACHED DWELLINGS SHALL BE AT LEAST 50 FEET FROM PUBLIC STREET RIGHTS-OF-WAYS AND 30 FEET FROM ALL OTHER LOT LINES.

MAXIMUM HEIGHT LIMITATIONS:
 PRINCIPAL STRUCTURES WITH GABLE, HIP OR GAMBREL ROOFS 40 FEET
 PRINCIPAL STRUCTURES WITH OTHER ROOF TYPES 34 FEET
 DETACHED ACCESSORY HOUSES 34 FEET
 OTHER ACCESSORY STRUCTURES 25 FEET



VICINITY MAP
SCALE: 1" = 1200'

- GENERAL NOTES CONTINUED**
- THE PRIVATELY OWNED BIORETENTION FILTER SYSTEMS SHALL BE MAINTAINED BY EACH INDIVIDUAL PROPERTY OWNER.
 - THE PROPOSED USE-IN-COMMON DRIVEWAY WILL SERVE LOTS 1 THRU 5 AND BUILDABLE PRESERVATION PARCEL 'C' FOR A TOTAL OF SIX (6) HOUSES.
 - THIS SUBDIVISION IS SUBJECT TO RC-DEO DENSITY SENDING TRANSFER FOR 3 CEO UNITS. INFORMATION CONCERNING THE DENSITY SENDING PLAN MUST BE SUBMITTED PRIOR TO, OR CONCURRENT WITH THE FINAL SUBDIVISION PLAN SUBMISSION FOR THE RECEIVING PARCEL.
 - THIS SUBDIVISION IS ACCORDANCE WITH SECTION 104F.2 OF THE HOWARD COUNTY ZONING REGULATIONS.
 - JUSTIFICATION OF THE DRIVEWAY LENGTH AND THE ACCOMMODATION OF A T-TURNAROUND TO FACILITATE EMERGENCY ACCESS ARE AS FOLLOWS:
 1. SIGHT DISTANCE REQUIREMENTS: IN ORDER TO MEET THE SIGHT DISTANCE REQUIREMENT FOR INGRESS AND EGRESS TO JOININGS CHAPEL ROAD, THE DRIVEWAY ENTRANCE WAS MOVED 175' SOUTH ADDING 100' TO THE DRIVEWAY LENGTH.
 2. IRREGULAR CONFIGURATION OF SITE: DUE TO THE LOCATIONS OF THE SUCCESSFUL PERCOLATION TEST AND PRESERVATION OF FORESTED AREAS, LOTS 4 AND 5 HAD TO BE LOCATED AT THE REAR OF THE SITE ADJOINING TO THE LENGTH OF THE DRIVEWAY.
 3. SAFETY CONSIDERATIONS: DUE TO THE LOCATION OF LOTS 4 AND 5 AT THE REAR OF THE SITE, A FIRE TRUCK WATER RELAY AND TURNAROUND HAVE BEEN PROVIDED.
 - PLAT SUBJECT TO WP-09-103 WHICH THE PLANNING DIRECTOR ON FEBRUARY 4, 2009 APPROVED A REQUEST TO WAIVE THE FOLLOWING:
 SECTIONS 617(B) AND 618(B)(3) WHICH WHEN TAKEN TOGETHER, ONLY ALLOW FOREST CONSERVATION EASEMENTS ON LOTS AND BUILDABLE PRESERVATION PARCELS 10 ACRES OR GREATER IN SIZE, WITH A 35 FOOT ENVIRONMENTAL SETBACK.
 APPROVAL SUBJECT TO THE FINAL CONDITIONS:
 1. A 35' STRUCTURE SETBACK FROM THE EDGE OF THE FOREST CONSERVATION EASEMENT IS MAINTAINED.
 2. NO DECK SHALL EXTEND MORE THAN 10' BEYOND THE BUILDABLE ENVELOPE.
 - LOTS 2 AND 4 EXCEED THE 50,000 SQUARE FOOT MAXIMUM FOR CLUSTER LOTS DUE TO PERCOLATION STOPWATER MANAGEMENT, THE RETENTION OF FOREST CONSERVATION AND THE UNUSUAL PARCEL CONFIGURATION.
 - FOR THE PROPOSED 20' SURFACE DRAINAGE AND UTILITY EASEMENT A MAINTENANCE AND MANAGEMENT AGREEMENT WILL BE RECORDED WITH THE FINAL PLAT.

PHASING TABULATION		
PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS
I	2011	3
II	2013	3

With The Importation Of Development Rights At A Future Time, The Large Non-Buildable Preservation Parcel Could Be Re-zoned "Buildable" And The Non-Buildable Bulk Parcel Could Be Re-subdivided Into Two Lots.

- DENSITY TABULATIONS**
- BASE DENSITY: 15.84 ACRES / 4.25 = 3.72 UNITS OR 3 SINGLE FAMILY DETACHED HOMES
 - MAXIMUM DENSITY 8 LOT PER 2 ACRES: 15.84 ACRES / 2 = 7.90 UNITS OR 7 SINGLE FAMILY DETACHED HOMES.
 - TOTAL NUMBER OF PROPOSED DWELLING UNITS = 5 CLUSTER LOTS + 1 BUILDABLE PRESERVATION PARCEL = 6 UNITS.
 - DEVELOPMENT RIGHTS WILL BE TRANSFERRED TO THIS SUBDIVISION PURSUANT TO THE CEO DENSITY TRANSFER PROVISION OF SECTION 105 OF THE ZONING REGULATIONS.
 (6 PROPOSED - 3 BY-RIGHT = 3 CEO RIGHTS REQUIRED)

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Beutler 5/19/09
PLANNING DIRECTOR DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
NATIONAL SQUARE OFFICE PARK - 12722 BALTIMORE NATIONAL PkE
ELLCOTT CITY, MARYLAND 21042
4100 961 - 2955

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

William for Peter Beutler 5/15/09
COUNTY HEALTH OFFICER DATE

OWNER/DEVELOPER
RONALD J. SMITH AND PATRICIA M. SMITH
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21044
410-616-0800

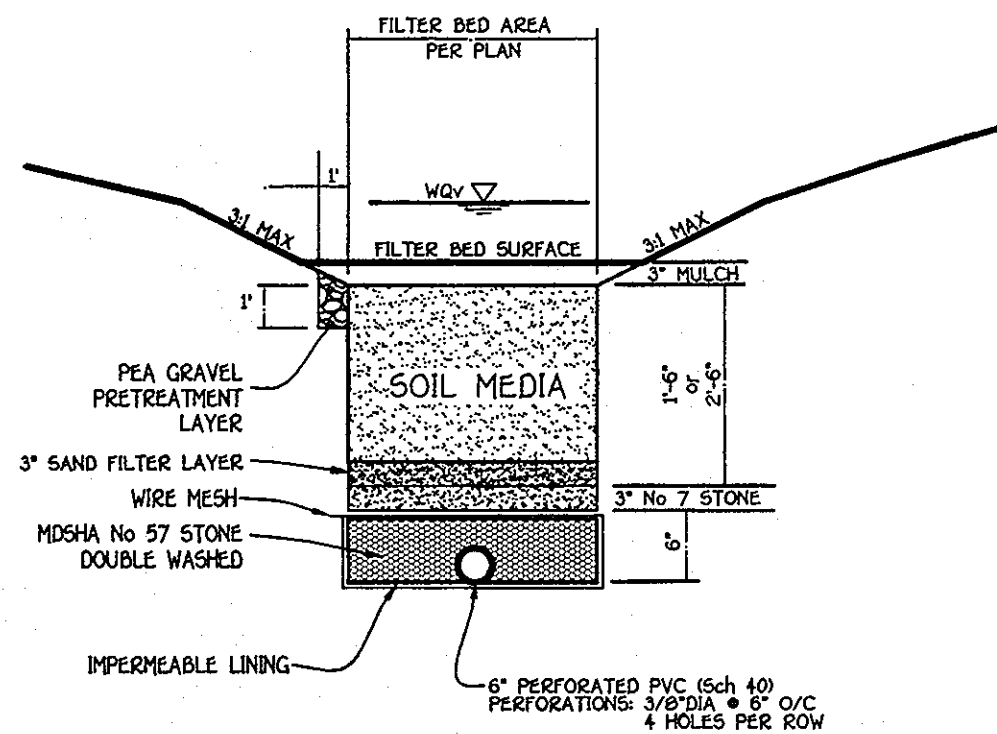
Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland License No. 3757, Expiration Date 3-3-10.

Terrell A. Insulana 4/15/09
TERRELL A. INSULANA, P.E. DATE

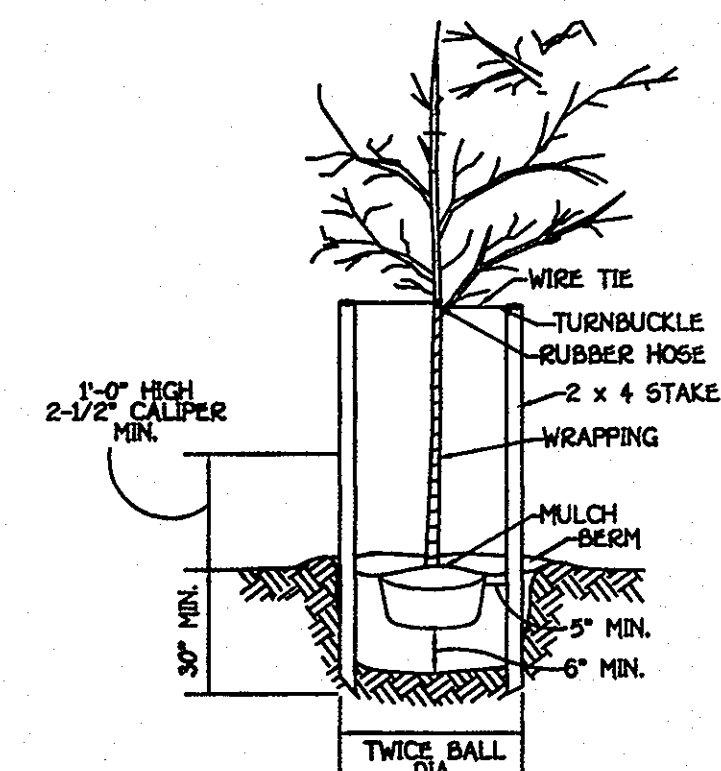
**PRELIMINARY EQUIVALENT SKETCH PLAN
CHAPEL MEADOWS**
LOTS 1 THRU 5,
NON-BUILDABLE PRESERVATION PARCELS 'A' AND 'B'
AND BUILDABLE PRESERVATION PARCEL 'C'

ZONED: RC-DEO
TAX MAP Nos. 13 & 20 GRID Nos. 4, 5, & 23 PARCELS: 322 AND 357
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL 15, 2009
SHEET 1 OF 6

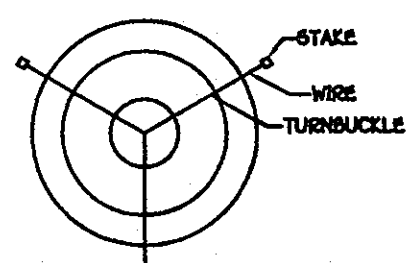
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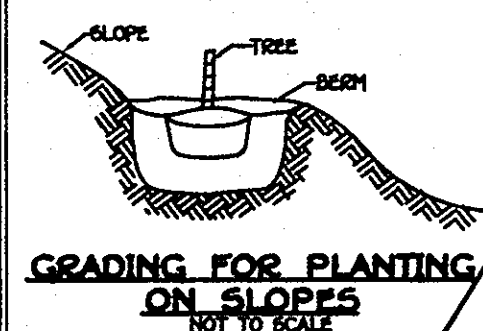
TYPICAL BIORETENTION SECTION
NOT TO SCALE



TREE PLANTING
NOT TO SCALE

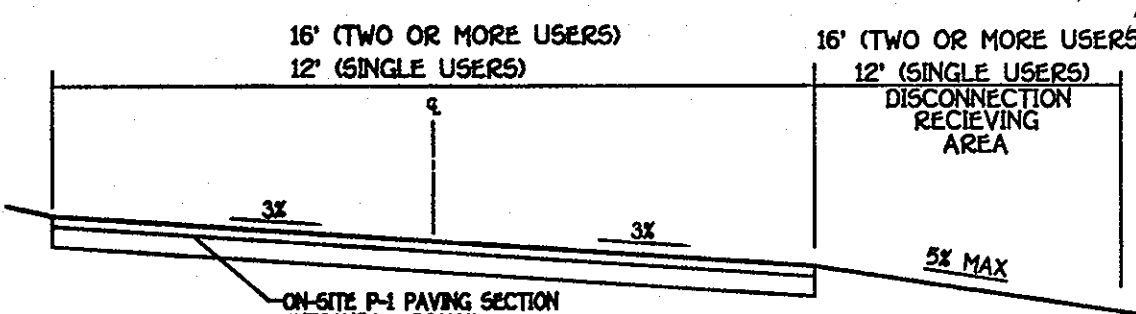


STAKING DETAIL
NOT TO SCALE



GRADING FOR PLANTING ON SLOPES
NOT TO SCALE

Preliminary Forest Conservation Easement No. 2
0.6 Acres To Be Retained
2.4 Acres To Be Reforested
3.0 Acres Total



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
NOT TO SCALE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Suttler
PLANNING DIRECTOR
5/19/09
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SERVICE OFFICE, PARC. 1 2072 BALTIMORE NATIONAL PRZ
ELICOTT CITY, MARYLAND 21042
610.461.2855

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Brian Peter Beilman 5/18/2009
COUNTY HEALTH OFFICER

OWNER/DEVELOPER
RONALD J. SMITH AND PATRICIA M. SMITH
11819 WILLOW BR.
ELICOTT CITY, MARYLAND 21042-7125
410-646-0800

STATE OF MARYLAND
TERRELL A. FISHER, P.E. 9757
4/20/09
DATE
Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 3722, Expiration Date 3-3-10.

PRELIMINARY EQUIVALENT SKETCH PLAN AND LANDSCAPE PLAN
CHAPEL MEADOWS
LOTS 1 THRU 5,
NON-BUILDABLE PRESERVATION PARCELS 'A' AND 'B'
AND BUILDABLE PRESERVATION PARCEL 'C'
ZONED: RC-DEO
TAX MAP Nos. 13 & 20 GRID Nos. 4, 5, & 23 PARCELS: 322 AND 357
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL 15, 2009
SHEET 3 OF 6

LEGEND

SYMBOL	DESCRIPTION
(---)	EXISTING TREE LINE
(O)	PASSED PERC HOLES
(X)	FAILED PERC HOLES
(---)	LANDSCAPE PERIMETER
(---)	SILT FENCE
(---)	L.O.D. - LIMIT OF DISTURBANCE
(---)	SOILS LINE AND TYPE
(---)	FOREST CONSERVATION EASEMENT (RETAINED)
(---)	FOREST CONSERVATION EASEMENT (REFORESTED)
(---)	PROPOSED TREE LINE
(O)	EXISTING TREE
(O)	PROPOSED TREES
(---)	15% - 24.9% SLOPES
(---)	DISCONNECTION RECEIVING AREA

LANDSCAPING PLANT LIST (THIS SHEET)

QTY.	KEY	NAME	SIZE
7	(Symbol)	ACER SACCHARUM SUGAR MAPLE	2 1/2" - 3" CALIPER FULL CROWN, B&B
8	(Symbol)	FAGUS GRANDIFOLIA AMERICAN BEECH	2 1/2" - 3" CALIPER FULL CROWN, B&B
8	(Symbol)	QUERCUS RUBRA RED OAK	2 1/2" - 3" CALIPER FULL CROWN, B&B
2	(Symbol)	EXISTING TREE TO REMAIN (CREDIT)	VARIES

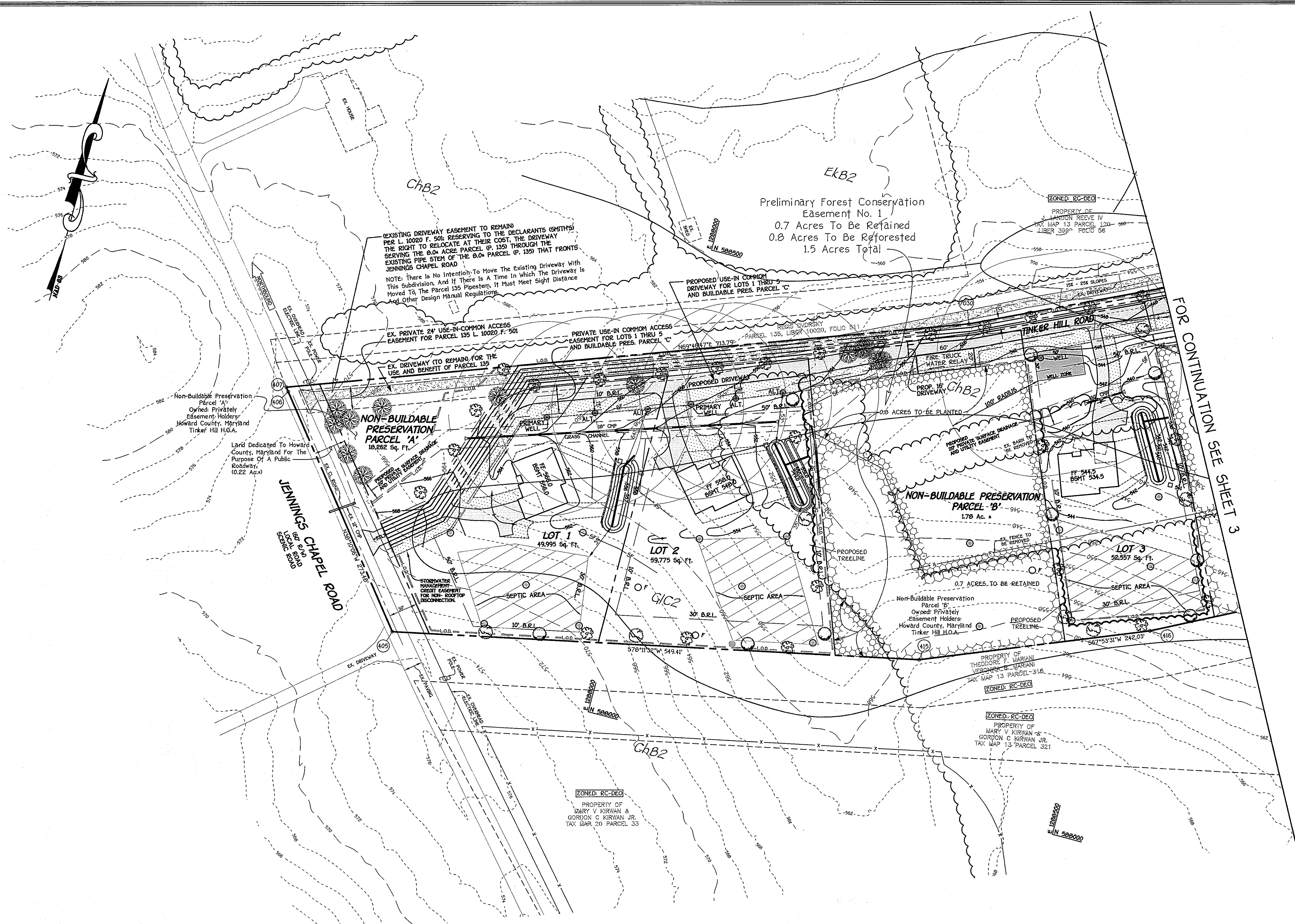
*THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL - FINANCIAL SURETY FOR THE 74 TOTAL REQUIRED LANDSCAPE TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$22,200.00.

SCHEDULE A - PERIMETER LANDSCAPE EDGE (SHEET 3)

PERIMETER	P-10	P-11	P-12	P-13	TOTAL (THIS SHEET)
ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES		
LANDSCAPE TYPE	A	A	A	A	
LINEAR FEET OF PERIMETER	929.57 L.F.	103.40 L.F.	574.97 L.F.	350.87 L.F.	
NUMBER OF PLANTS REQUIRED	(929.57/60' = 15.49) = 16	(103.40/60' = 1.72) = 2	(574.97/60' = 9.58) = 10	(350.87/60' = 5.84) = 6	34
SHADE TREES	0	0	0	0	
EVERGREEN TREES	0	0	0	0	
CREDIT FOR WALL, FENCE OR BERM	0	0	0	0	
CREDIT FOR EXISTING VEGETATION	0	YES	0	0	2
SHADE TREES	0	2	0	0	
EVERGREEN TREES	0	0	0	0	
NUMBER OF PLANTS PROVIDED	16	(2 REQUIRED - 2 CREDIT) = 0	10	6	32
SHADE TREES	0	0	0	0	
EVERGREEN TREES	0	0	0	0	
TOTAL SITE LANDSCAPE OBLIGATION = 74 TREES					

59-08-018

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE LINE
	PASSED PERC HOLES
	FAILED PERC HOLES
	LANDSCAPE PERIMETER
	SILT FENCE
	LIMIT OF DISTURBANCE
	SOILS LINE AND TYPE
	FOREST CONSERVATION EASEMENT (RETAINED)
	FOREST CONSERVATION EASEMENT (REFORESTED)
	PROPOSED TREE LINE
	EXISTING TREE
	PROPOSED TREES
	15% - 24.9% SLOPES
	DISCONNECTION RECEIVING AREA



FOR CONTINUATION SEE SHEET 3

SCHEMATIC GRADING AND
SEDIMENT CONTROL PLAN

CHAPEL MEADOWS

LOTS 1 THRU 5,
NON-BUILDABLE PRESERVATION PARCELS 'A' AND 'B'
AND BUILDABLE PRESERVATION PARCEL 'C'

ZONED: RC-DEC
TAX MAP Nos. 13 & 20 GRID Nos. 4, 5, & 23 PARCELS: 322 AND 357
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: APRIL 15, 2009
SHEET 4 OF 6

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas A. Butler
PLANNING DIRECTOR

5/19/09
DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 3072 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
410-461-2955

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

Bethan for Peter Beilenson 5/8/2009
COUNTY HEALTH OFFICER

OWNER/DEVELOPER
RONALD J. SMITH AND PATRICIA M. SMITH
1819 WILLOW BL.
ELLICOTT CITY, MARYLAND 21042-7125
410-646-0800

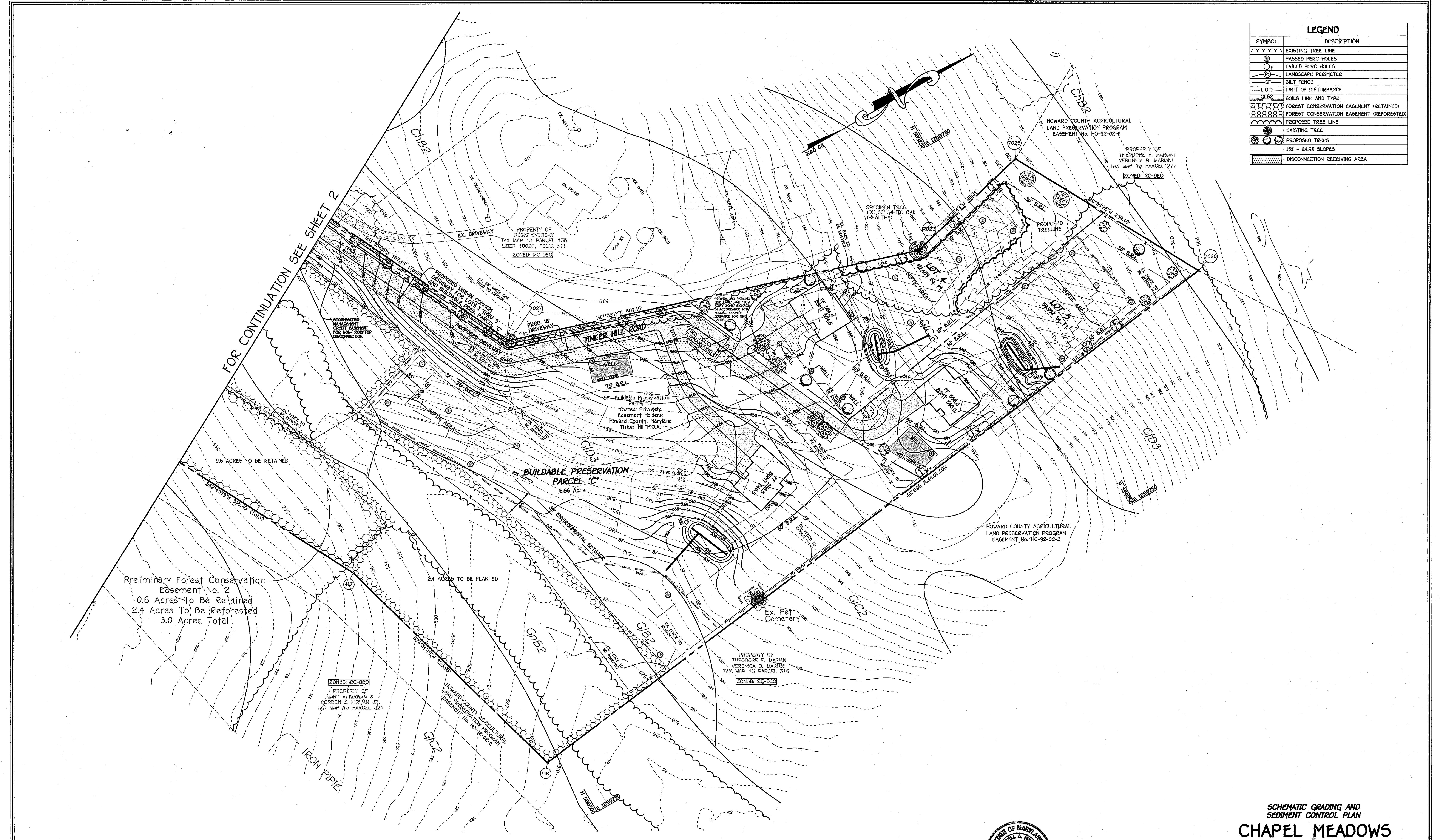
TERRELL A. FISHER, P.E. 9757
DATE: 4/20/09

Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9757, Expiration Date 3-3-10.

SP-08-01B

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LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE LINE
	PASSED PERC HOLES
	FAILED PERC HOLES
	LANDSCAPE PERIMETER
	SILT FENCE
	L.O.D. - LIMIT OF DISTURBANCE
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	PROPOSED TREES
	15% - 24.9% SLOPES
	DISCONNECTION RECEIVING AREA



Preliminary Forest Conservation Easement No. 2
 0.6 Acres To Be Retained
 2.4 Acres To Be Reforested
 3.0 Acres Total

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas J. Buttle
 PLANNING DIRECTOR

5/19/09
 DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2855

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

Richard J. Davis 5/19/09
 COUNTY HEALTH OFFICER

OWNER/DEVELOPER
 RONALD J. SMITH AND PATRICIA M. SMITH
 11819 WILLOW DR.
 ELLICOTT CITY, MARYLAND 21042-7125
 410-645-0800

STATE OF MARYLAND
TERRELL A. FISHER, P.E.
 PROFESSIONAL ENGINEER

Terrell A. Fisher 4/26/09
 DATE

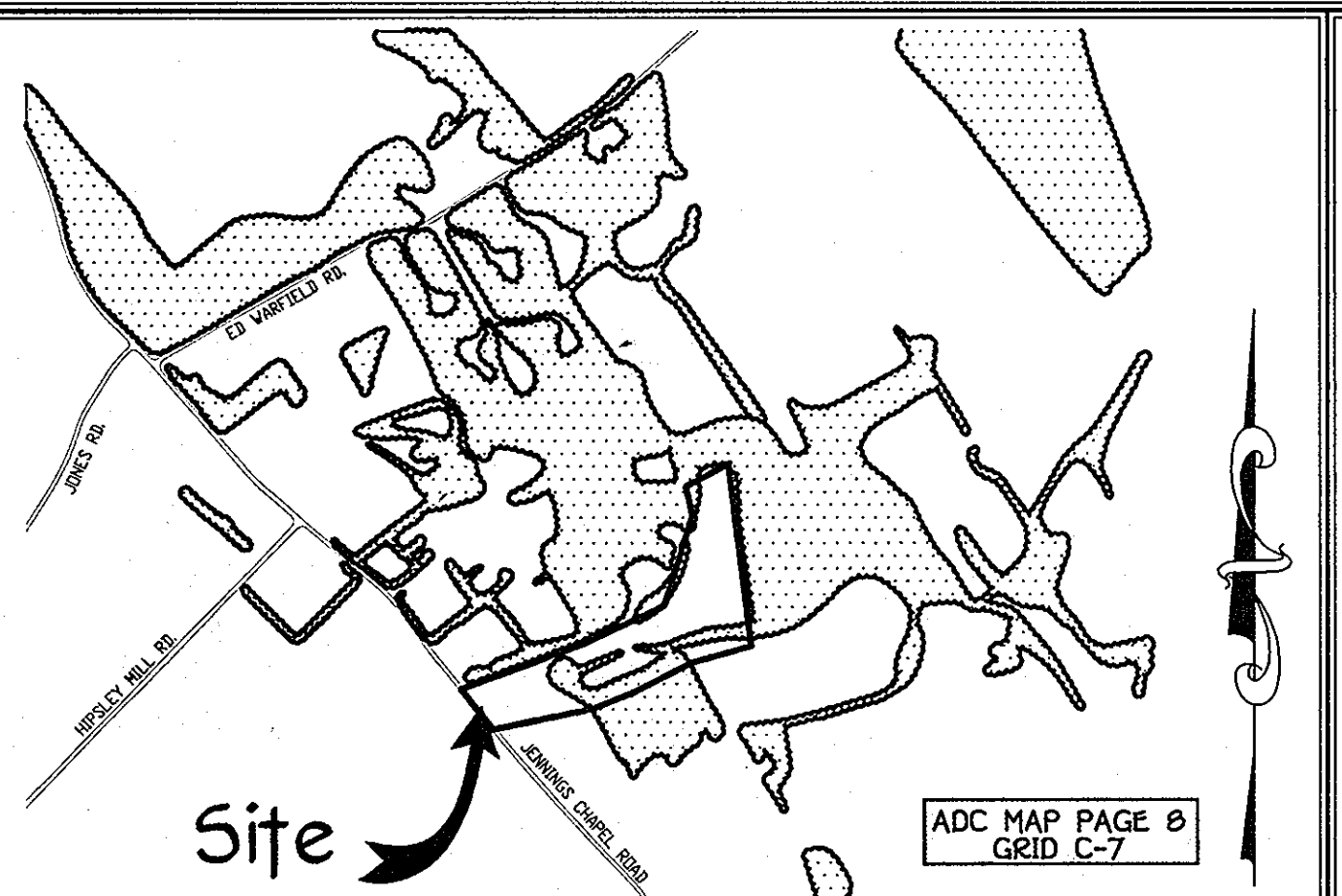
TERRELL A. FISHER, P.E. 9757
 Professional certification I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 37252, Expiration Date 3-3-10.

SCHMATIC GRADING AND SEDIMENT CONTROL PLAN
CHAPEL MEADOWS
 LOTS 1 THRU 5,
 NON-BUILDABLE PRESERVATION PARCELS 'A' AND 'B'
 AND BUILDABLE PRESERVATION PARCEL 'C'

ZONED: RC-DEC
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 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: APRIL 15, 2009
 SHEET 5 OF 6

SP-08-01B

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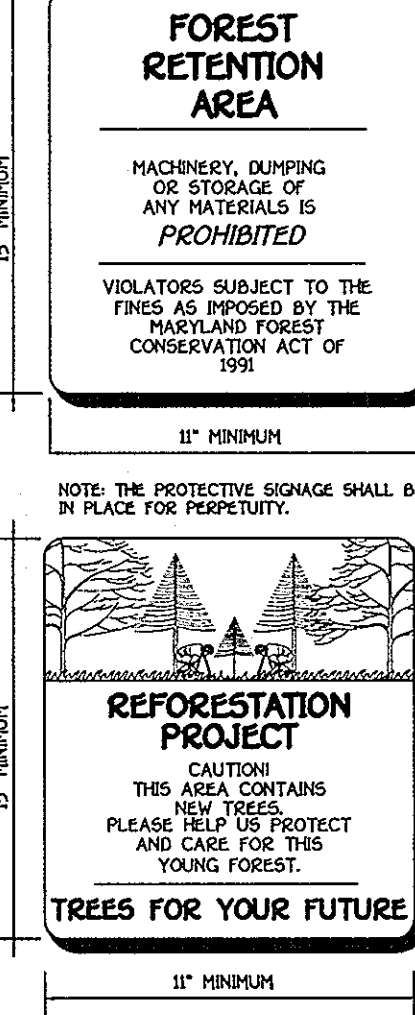


VICINITY MAP
SCALE: 1" = 1000'

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING TREE LINE
(Symbol)	PASSED PERC HOLES
(Symbol)	FAILED PERC HOLES
(Symbol)	LANDSCAPE PERIMETER
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(Symbol)	PROPOSED TREES
(Symbol)	15% - 24.9% SLOPES
(Symbol)	DISCONNECTION RECEIVING AREA

ON-SITE SIGNAGE



FOREST CONSERVATION WORKSHEET

NET TRACT AREA	Acres
A. TOTAL TRACT AREA	15.8
B. AREA WITHIN 100 YEAR FLOODPLAIN	0
C. AREA TO REMAIN IN AGRICULTURE PRODUCTION	0
D. NET TRACT AREA	15.8

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
ARA MDR IDA HDR MPD CIA

INFORMATION FOR CALCULATIONS:		
E. AFFORESTATION THRESHOLD	20% x D =	3.2
F. FOREST CONSERVATION THRESHOLD	25% x D =	4.0
G. EXISTING FOREST COVER		2.6
H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD		0
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD		0

BREAK EVEN POINT:

J. FOREST RETENTION ABOVE THRESHOLD WITH MITIGATION	
K. CLEARING PERMITTED WITHOUT MITIGATION	0

PROPOSED FOREST CLEARING:

L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	1.3
M. TOTAL AREA OF FOREST TO BE RETAINED IN FCE	1.3

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	2.6
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0
Q. TOTAL REFORESTATION REQUIRED	0.6
R. TOTAL AFFORESTATION REQUIRED	0.6
S. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	3.2

PCFP 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 cleaning 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 50 feet of the specimen trees to be retained. Permanent signage will be posted at a 50-100 foot intervals along all FCE limits.
7. The Forest Conservation Act requirements for this project will be met through the retention of 1.3 acres of forest on the site and onsite afforestation/reforestation of 3.2 acres.
8. Final planting specifications and details will be provided on the Final Forest Conservation Plan.
9. This Project Complies With the Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation With An Obligation Of 4.5 Acres Provided By 1.3 Acres Of On Site Retention, And 3.2 Acres Of On Site Afforestation/Reforestation With Forest Conservation Surety In The Amount Of \$61,021.60 Shall Be Provided With The Developer's Agreement.
10. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easements However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.

Construction Period Protection Program

- A. Forest Protection Techniques**
1. Soil Protection Area (Critical Root Zone):
The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface.
The limit of disturbance (L.O.D.) for a tree is the horizontal distance from the trunk to the edge of the Critical Root Zone. The L.O.D. for a tree is determined by the tree's species and its size. The L.O.D. for a tree is determined by the tree's species and its size. The L.O.D. for a tree is determined by the tree's species and its size.
 2. Fencing and Signage:
All forest retention areas will be protected from unauthorized intrusion by appropriate signage and fencing. Signage and fencing will be installed prior to any construction activity. Installation of these devices will be supervised by Eco-Science Professionals or another qualified professional. Fencing will be placed along all L.O.D. lines that occur within 25 feet of existing trees. Signage will be placed along the edge of the FCE every 50 feet. Fencing will consist of black orange mesh fence or wire fence. One Forest Conservation Plan for retained sensitive areas.
 3. Pre-Construction Meeting:
Upon signing of the deed and installation of all signage, a pre-construction meeting will be held between the developer, contractor and appropriate County inspectors. The purpose of the meeting will be to verify that all tree protection measures outlined in the PCFP are in place, that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the PCFP.
 4. Storage Facilities/Equipment Cleaning:
All equipment storage, parking, utility facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas shown within the limit of disturbance. Washing of equipment will be prohibited from all forest retention areas. Washwater runoff from equipment cleaning will be contained to prevent runoff into wetlands, streams and other environmentally sensitive areas.
 5. Sequence of Construction:
The following sequence represents the proposed sequence for construction of the proposed project. The construction start date for this project has not been finalized. The actual project start date is predicated on the issuance of all necessary permits and approvals for the project. The items outlined in the Forest Conservation Plan will be enacted upon commencement of the project.
Below find a sequence of construction:
1. Install all tree protection signage, fencing and sediment control devices.
2. Hold pre-construction meeting between developer, contractor and County inspector.
3. Grade site and construct improvements. Stabilize all disturbed areas in accordance with grading plan.
4. Remove sediment control. Replace any forest retention signage in poor condition.
5. Hold post-construction meeting with County inspectors to discuss compliance with PCFP.
 6. Construction Monitoring:
Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan. The soil erosion prevention measures will be monitored to ensure that all soil erosion prevention measures have been made into forest retention areas.
 7. Activities Permitted During Construction:
The forest conservation plan will allow the following activities within forest resources during the construction phase of the project:
1. Preserve retention (retaining, etc.)
These activities will not damage or negatively impact the forest resources on the property.
 8. Post-Construction Meeting:
Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will verify that the construction has been completed in accordance with the Forest Conservation Plan. The meeting will verify that all post-construction protection measures have been made into forest retention areas.
 9. Post-Construction Management Plan:
The post-construction management plan will further ensure that all Forest Conservation Easement Areas are maintained. The developer will be responsible for the maintenance of the post-construction management plan.
The following items will be incorporated into the plan for the subject property:
A. Signage:
Signage indicating the limits of the forest retention areas shall be maintained.

SOILS LEGEND

SOIL	NAME	CLASS
ChB2	Chester silt loam, 0 to 15 percent slopes, moderately eroded	B
ChC	Chester silt loam	B
ChD	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChE	Genesee silt loam, 3 to 8 percent slopes, moderately eroded	C
G1B3	Genesee loam, 15 to 25 percent slopes, severely eroded	B
G1C3	Genesee loam, 15 to 25 percent slopes, moderately eroded	B
G1D3	Genesee loam, 0 to 10 percent slopes, moderately eroded	B
G1E3	Genesee loam, 3 to 8 percent slopes, moderately eroded	B
G1F3	Genesee silt loam, 3 to 8 percent slopes, moderately eroded	B

NOTES:
* Hydric soils and/or contains hydric inclusions
* May contain hydric inclusions
* Generally only within 100-year floodplain areas

REFORESTATION FOREST CONSERVATION EASEMENT No. 1
(0.80 AC)

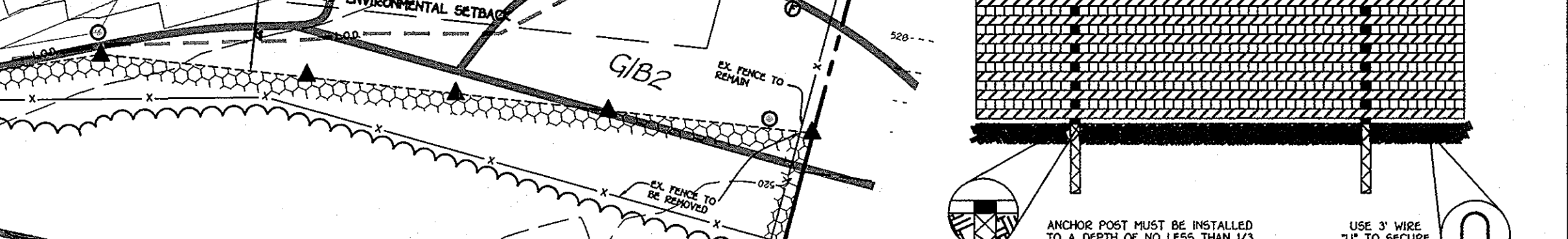
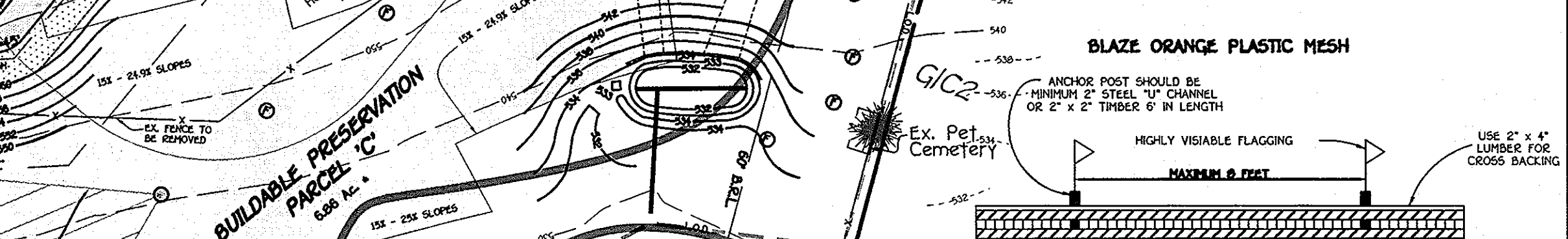
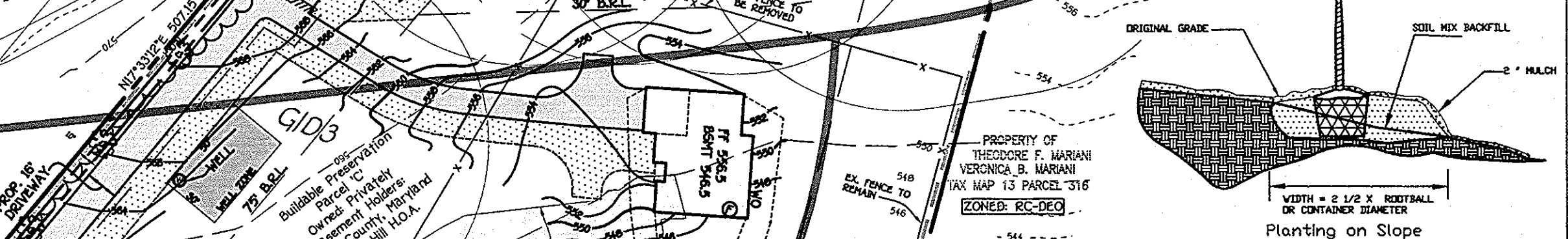
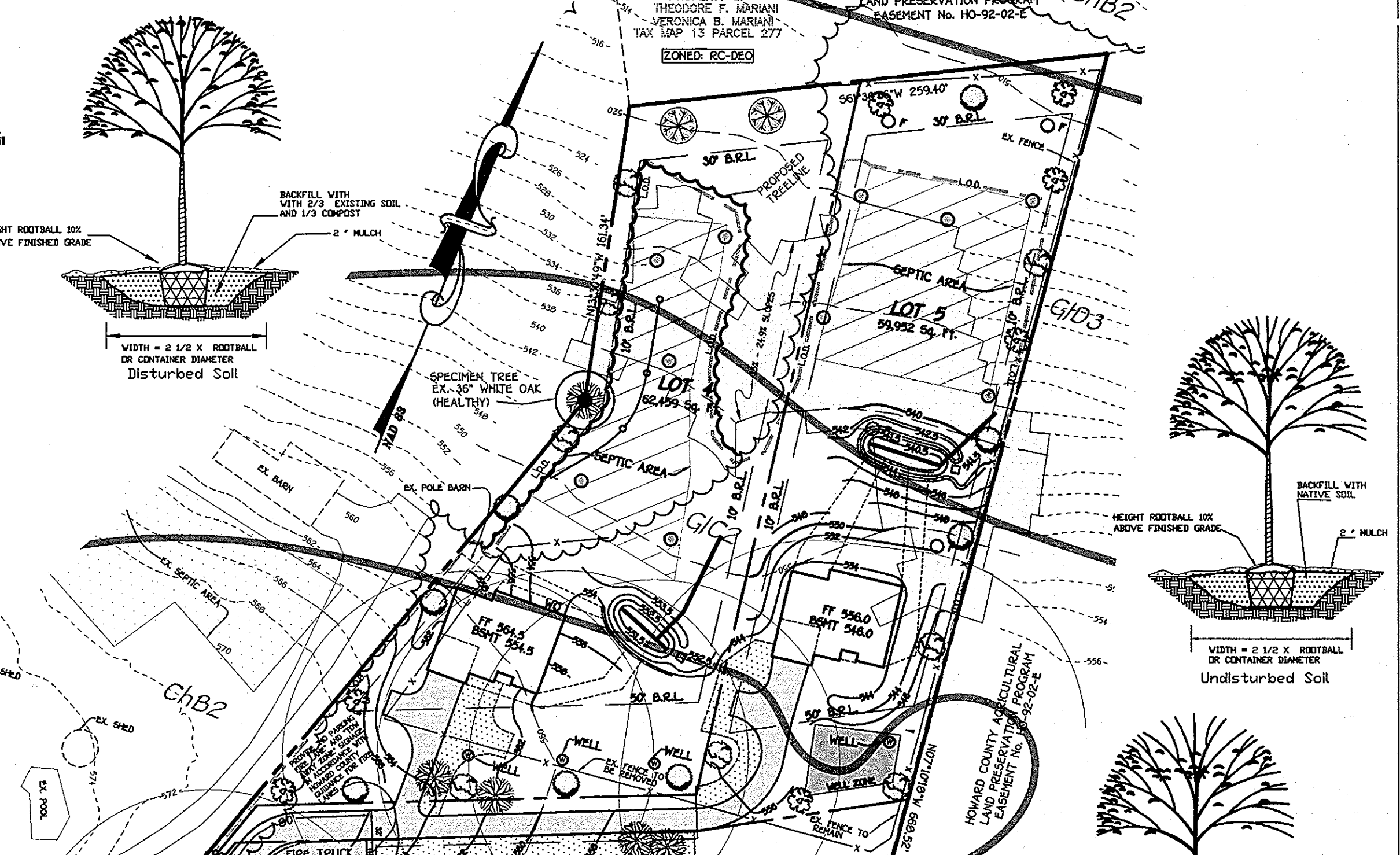
Qty	Species	Size	Spacing
40	Acer rubrum - Red Maple	3-4"	11' RAN
40	Acer saccharinum - Silver Maple	3-4"	11' RAN
40	Carpinus caroliniana - American Hornbeam	3-4"	11' RAN
40	Fraxinus americana - Black Gum	3-4"	11' RAN
40	Phytolacca americana - American Spynore	3-4"	11' RAN
40	Quercus palustris - Pin Oak	3-4"	11' RAN
40	Salix nigra - Black Willow	3-4"	11' RAN

ALL PLANTING WILL REQUIRE TREE SHELTERS
TOTAL TREES PROPOSED- 350 X 2.40 = 840 TREES

REFORESTATION FOREST CONSERVATION EASEMENT No. 2
(2.40 AC)

Qty	Species	Size	Spacing
240	Acer rubrum - Red Maple	3-4"	11' RAN
90	Acer saccharinum - Silver Maple	3-4"	11' RAN
90	Carpinus caroliniana - American Hornbeam	3-4"	11' RAN
90	Fraxinus americana - Black Gum	3-4"	11' RAN
90	Phytolacca americana - American Spynore	3-4"	11' RAN
90	Quercus palustris - Pin Oak	3-4"	11' RAN
120	Salix nigra - Black Willow	3-4"	11' RAN

ALL PLANTING WILL REQUIRE TREE SHELTERS
TOTAL TREES PROPOSED- 350 X 2.40 = 840 TREES



- 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.

PRELIMINARY FOREST CONSERVATION PLAN CHAPEL MEADOWS
LOTS 1 THRU 5, NON-BUILDABLE PRESERVATION PARCEL 'A' AND BUILDABLE PRESERVATION PARCEL 'B'

ZONED: RC-DEO
TAX MAP NO. 13 GRID NO. 23 PARCELS: 322 AND 357
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 60' DATE: APRIL 15, 2009
SHEET 6 OF 6

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Planning Director
Date: 5/19/09

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1627 BALDORNE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2009

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
NO DISE Qualified Professional
USDA/USDA National Wetlands
Certification # 10000000000000000000

OWNER/DEVELOPER
RONALD J. SMITH AND PATRICIA M. SMITH
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21044

SP-08-018