

Mullinix Overlook
Planning Board Presentation
Case No. PB 460
SP-25-005

16391 A.E. Mullinix Road, Woodbine, MD 21797

May 2026

Development Team

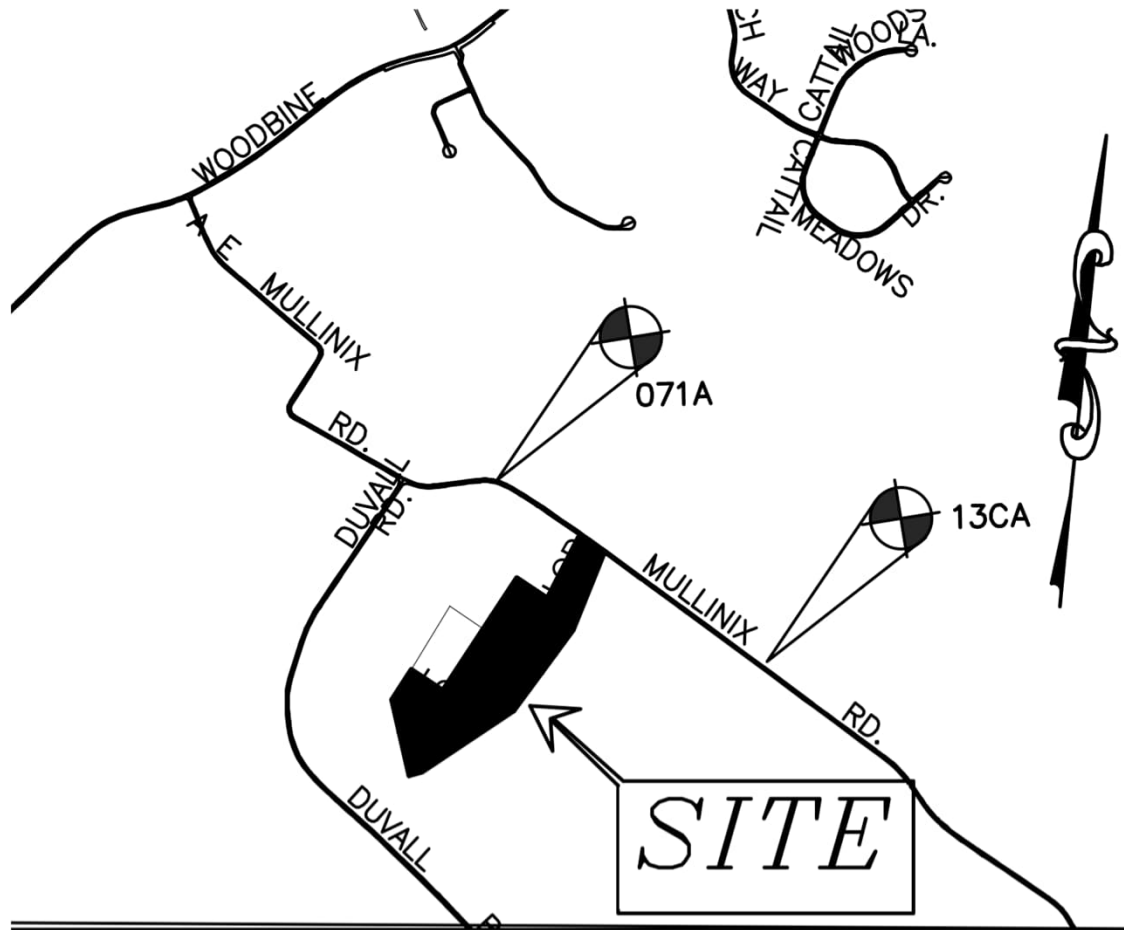
Developer:
MULLINIX RD LLC

Civil Engineering:

Mildenberg,
Boender & Assoc., Inc.

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Vicinity map



VICINITY MAP

SCALE: 1"=2000'

ADC MAP: 16, GRID-B1



MBA
ENGINEERS PLANNERS SURVEYORS

Aerial



Project Overview

- Property Location: 16391 A.E. Mullinix Road, Woodbine, MD 21797.
- Gross Area: 23.0 Acres.
- Zoning: RC-DEO (Rural Conservation Density Exchange Option).
- Proposed Use: A major cluster subdivision consisting of 10 residential lots, 1 buildable preservation parcel, and 3 non-buildable preservation parcels.

Existing Conditions

- Topography: Generally flat to moderately sloping; there are no contiguous steep slope areas (25% or greater) exceeding 10,000 square feet.
- Natural Features: The site is clear of environmentally sensitive features such as streams, floodplains, wetlands, or their associated buffers.
- Zoning Context: The property is located in the Tier III Growth Area and is surrounded by improved residential and agricultural parcels also zoned RC-DEO.

Site Design & Visual Character

- Clustering: The plan utilizes a cluster design to maximize open space, creating four preservation parcels that maintain the rural character of the A.E. Mullinix Road corridor.
- Setbacks: * Proposed homes utilize standard RC cluster setbacks: 50' front, 30' rear, and 10' side.
- Lot Sizing: maximum lot size of 60,000 sq. ft.

Environmental Impact

- The site does not contain any Steep slopes, Floodplain, wetlands, Streams or their Buffers.
- Forest Conservation: The 4.0-acre obligation is satisfied entirely on-site through the creation of four afforestation easements.
- Specimen Tree Management: Of the 8 specimen trees, 7 are being preserved. One tree removal was approved via alternative compliance (WP-26-116) to allow for necessary driveway access.
- Mitigation: 4 native Maryland trees (3" DBH) will be planted as direct replacements.
- Stormwater Management: Utilizes Environmental Site Design (ESD) including dry wells, grass swales, and micro-bioretenment to maintain natural drainage patterns.
- Landscaping: Project complies with the requirements of Howard County Landscape Manual

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	SITE PLAN
03	SITE PLAN
04	ROAD PROFILES, MISC DETAILS, AND SECTIONS
05	FOREST CONSERVATION PLAN
06	FOREST CONSERVATION PLAN

SOILS TABLE

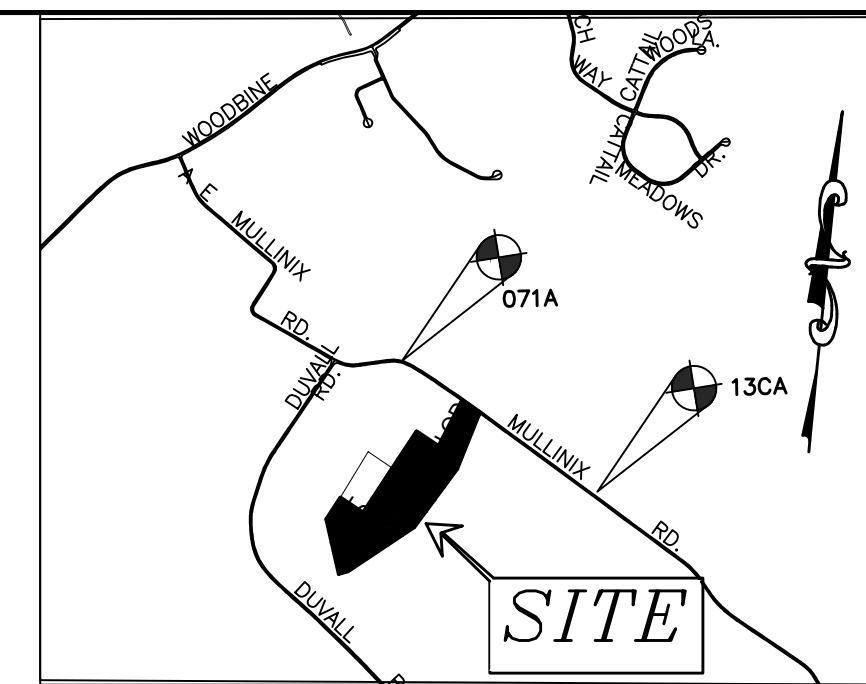
SYMBOL	SOIL	HYDRIC	K FACTOR	ERODIBLE	GROUP
GgA	GLENELG LOAM, 0%-3% SLOPES	NO	0.24	NO	B
GmB	GLENVILLE SILT LOAM, 3%-8% SLOPES	YES	0.24	YES	C
GgB	GLENELG LOAM, 5%-8% SLOPES	NO	0.24	NO	B
GaC	GAILA LOAM, 8%-15% SLOPES	NO	0.55	YES	B

MINIMUM LOT SIZE CHART

LOT NO.	NET AREA	PIPE STEM AREA	GROSS LOT AREA
1	51,681	0	51,681
2	51,684	11,451	63,135
3	40,056	13,688	53,744
4	50,090	3,854	53,944
5	55,541	3,136	58,677
6	53,206	2,489	55,695
7	56,692	1,729	58,421
8	54,927	1,195	56,122
9	54,651	227	55,098
10	48,495	0	48,495
NB-A	91,752	0	91,752
NB-B	38,820	0	38,820
NB-C	76,521	0	76,521
ROADWAY	39,650	0	39,650
BUILD-A	192,286	0	192,286

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA:	23.0 AC±
AREA OF PLAN SUBMISSION	23.0 AC±
AREA OF WETLANDS & BUFFER	0 AC
AREA OF FLOODPLAIN	0 AC
AREA OF FOREST	0 AC
AREA OF FOREST OUTSIDE OF FLOODPLAIN	0 AC
AREA OF STEEP SLOPES 15% & >	0 AC
ERODIBLE SOILS	2.66 AC
LIMIT OF DISTURBED AREA	12.33 AC±
EXISTING USE OF SITE	RESIDENTIAL
PROPOSED USE OF SITE	SF RESIDENTIAL
PROPOSED IMPERVIOUS AREA	2.86 AC±
PRESENT ZONING DESIGNATION	RC-DEO
OPEN SPACE REQUIREMENT	0 AC
TOTAL NUMBER OF UNITS ALLOWED	11
TOTAL NUMBER OF UNITS PROPOSED	11
DPZ FILE REFERENCE	ECP-25-021

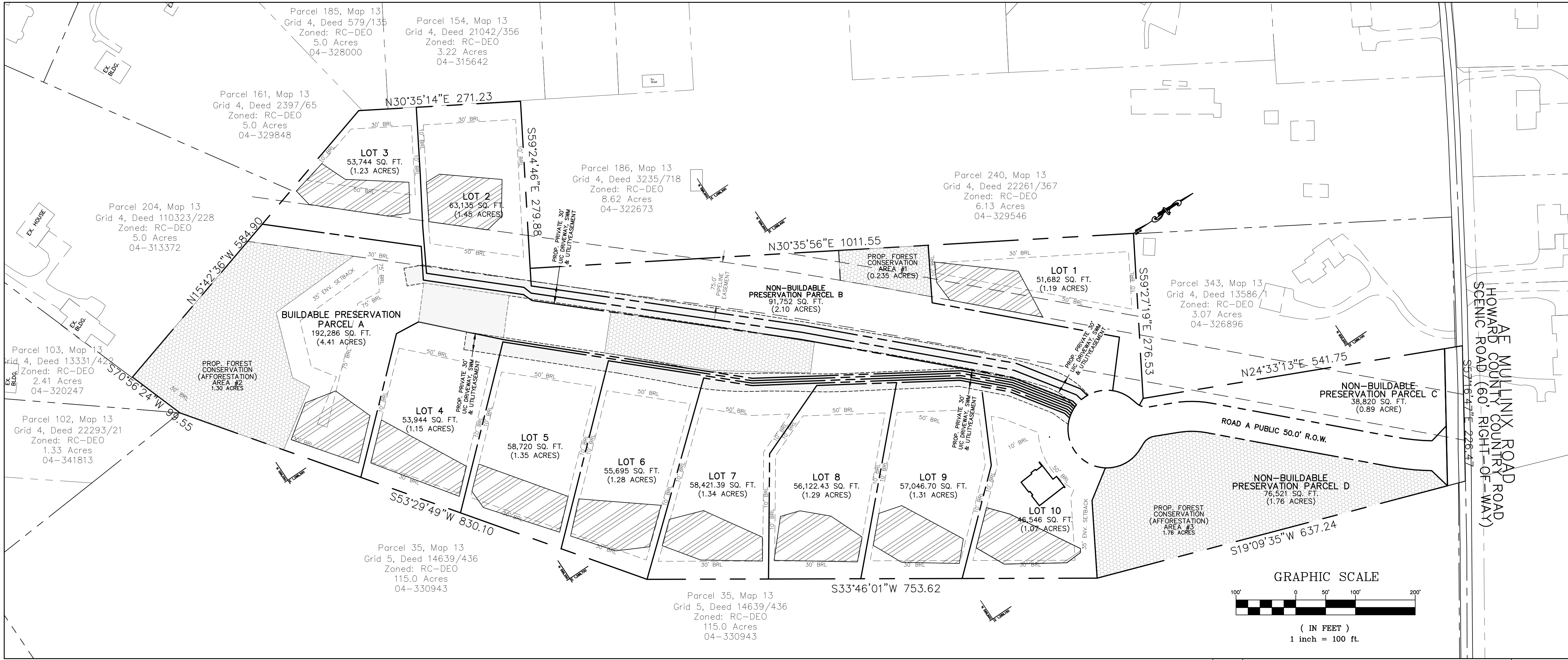


GENERAL NOTES:

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PREVIOUS DPZ FILE NUMBERS: ECP-25-021, WP-26-016
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY JNM ENGINEERING AND COUNTY GIS DATA. BOUNDARY IS BASED ON FIELD RUN SURVEY PERFORMED BY JNM ENGINEERING IN SEPTEMBER 2024.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 071A AND NO. 13CA WERE USED FOR THIS PROJECT.
- HOWARD COUNTY MONUMENT NO. 071A N 601099.93 E 1288753.61 ELEV. 584.29
HOWARD COUNTY MONUMENT NO. 13CA N 599676.03 E 1290946.61 ELEV. 586.72
- WATER AND SEWER IS PRIVATE.
- STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. THIS PLAN PROPOSES THE USE OF DRYWELLS, GRASS SWALES, NON-ROOFTOP DISCONNECT, AND MICRO-BIOTENTIONS.
- EXISTING UTILITIES BASED ON FIELD RUN SURVEY PERFORMED BY JNM ENGINEERING IN SEPTEMBER 2024.
- THERE ARE NO STREAMS, FLOODPLAINS, WETLANDS OR ASSOCIATED BUFFERS WITHIN THE BOUNDARY OF THIS SITE IN ACCORDANCE WITH LETTER SUBMITTED BY JNM ENGINEERING IN APRIL 2025.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT. THE CLOSEST COLLECTOR AND COLLECTOR INTERSECTION IS MORE THAN 2.0 MILES AWAY.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- NO GEOTECHNICAL REPORT IS REQUIRED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- LANDSCAPE OBLIGATIONS AS PRELIMINARILY IDENTIFIED ON SHEETS 5 & 6 WILL BE FINALIZED AT THE FINAL PLAN STAGE.
- SOIL BORING INFORMATION WILL BE PROVIDED AT THE NEXT PLAN STAGE OF THIS PROJECT IF NEEDED.
- THE GROSS PROPERTY AREA FOR THIS SITE IS 23.0 ACRES.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON APRIL 10, 2025 AT THE LISBON VOLUNTEER FIRE DEPARTMENT. MEETING MINUTES WERE SENT TO ATTENDEES ON 4/16/25.
- THE FOREST CONSERVATION OBLIGATION FOR THIS SITE SHALL BE MET BY ONSITE AFFORESTATION.
- THERE ARE NO 10,000 SF CONTIGUOUS STEEP SLOPE AREAS OF 25% OR GREATER ONSITE.
- DENSITY TABULATION:
 - GROSS TRACT AREA = 23.0 AC +/-
 - AREA OF FLOOD PLAIN = 0 AC +/-
 - AREA OF 25% OR GREATER SLOPE = 0 AC +/-
 - NET TRACT AREA - GROSS AREA FLOODPLAIN AREA AND STEEP SLOPE AREA = 23.0 AC +/-
 - NUMBER OF BUILDABLE LOTS AND BUILDABLE PRESERVATION PARCELS = 11
 - NUMBER OF GEO UNITS TO BE TRANSFERRED = 6
- (PROPOSED UNITS - ALLOWED UNITS) (11 UNITS - 5 UNITS)
- SOIL CONDITIONS FOR SWM DEVICES WERE DETERMINED TO BE ADEQUATE BASED ON ASSOCIATED PER TESTING DATA AND SOIL PROFILES PREPARED AS PART OF HEALTH DEPARTMENT TESTING.
- DPZ APPROVES A MAXIMUM LOT SIZE INCREASE FROM 50,000 SQUARE FEET TO 60,000 SQUARE FEET IN ACCORDANCE WITH SECTION 104.0(G)(1)(C) OF THE ZONING CODE DUE TO THE REQUIRED SETBACK RESTRICTIONS BETWEEN WELL, SEPTIC AND STORMWATER FACILITIES.
- PROJECT IS SUBJECT TO WP-26-016 REQUEST FOR A VARIANCE TO SECTION 16.1205(A)(3) AND SECTION 16.1205(A)(1)(B) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL WAS GRANTED ON JANUARY 22, 2026, SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPROVAL AUTHORIZES THE REMOVAL OF ONE (1) SPECIMEN TREE (SPECIMEN TREE #8) AS SHOWN ON THE APPROVED ALTERNATIVE COMPLIANCE EXHIBIT AND SKETCH PLAN SP-25-005. REMOVAL OF ANY OTHER SPECIMEN TREE SHALL REQUIRE A NEW ALTERNATIVE COMPLIANCE REQUEST AND APPROVAL.
 - A MINIMUM OF FOUR (4) 3-INCH DBH NATIVE MARYLAND TREES SHALL BE PROVIDED ON-SITE AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREE #8. MITIGATION TREES SHALL BE SHOWN ON THE LANDSCAPE AND FOREST CONSERVATION PLAN AND SHALL BE BONDED WITH THE REQUIRED LANDSCAPING.
 - A 35-FOOT ENVIRONMENTAL SETBACK SHALL BE ESTABLISHED FROM THE FOREST CONSERVATION EASEMENT BOUNDARY. NO PRINCIPAL STRUCTURES SHALL BE PERMITTED WITHIN THE ENVIRONMENTAL SETBACK, EXCEPT THAT A DECK MAY PROJECT A MAXIMUM OF TEN (10) FEET BEYOND THE BUILDING ENVELOPE. ALL DEVELOPMENT PLANS AND PERMITS SHALL DELINEATE THE FOREST CONSERVATION EASEMENTS AND REQUIRED 35-FOOT ENVIRONMENTAL SETBACK.
 - THIS APPROVAL SHALL REMAIN VALID FOR ONE (1) YEAR FROM THE DATE OF THE APPROVAL LETTER OR AS LONG AS A SUBDIVISION OR SITE DEVELOPMENT PLAN IS ACTIVELY BEING PROCESSED IN ACCORDANCE WITH THE REGULATIONS.
- THE WATERSHED NUMBER IS 021311080971.
- HB1511 IS NOT APPLICABLE, SINCE THE SITE DOES NOT CONTAIN ANY FOREST.
- NON-BUILDABLE PRESERVATION PARCEL A, B, AND C WILL BE OWNED BY THE HOME OWNERS ASSOCIATION WITH THE EASEMENT HELD BY BOTH THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY. THE PRESERVATION PARCELS SHALL BE GOVERNED BY RESTRICTIVE COVENANTS NOTES IN A "DEED OF PRESERVATION EASEMENT" THAT SHALL BE RECORDED SIMULTANEOUSLY WITH THE PLAN.

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING

TOTAL NUMBER OF LOTS/UNITS PROPOSED	11
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	11



STORMWATER NARRATIVE

GENERAL SITE CONDITIONS:

THE PROPERTY, LOCATED AT 16391 A E MULLINIX ROAD IS ZONED RC-DEO AND LOCATED ON TAX MAP 13, PARCEL NO. 30 OF THE HOWARD COUNTY, MARYLAND TAX MAP DATABASE SYSTEM. IT IS LOCATED IN THE WOODBINE AREA OF HOWARD COUNTY. THIS PROPERTY CONSISTS OF 23.0 ACRES WITH ONE EXISTING DWELLING, AND TWO FARM BUILDINGS. THIS PROJECT PROPOSES ELEVEN (11) NEW LOTS, THE EXISTING HOUSE WILL BE DEMOLISHED, FOREST CONSERVATION WILL BE PROVIDED ON SITE. THERE ARE NO WETLANDS, STREAMS, OR ASSOCIATED BUFFERS ONSITE. THE PROPERTY IS LOCATED WITHIN THE MIDDLE PATUXENT WATERSHED. THE DRIVEWAYS WILL BE TREATED WITH NON-ROOFTOP DISCONNECTION CREDITS, MICRO-BIOTENTIONS, AND GRASS SWALES AND THE HOUSES WILL BE TREATED BY M-5 DRYWELLS. THE WEB SOIL SURVEY SHOWS SOILS ON THE SITE CONSIST OF MOSTLY TYPE "B" SOILS WITH SOME "C" SOILS.

- NATURAL RESOURCE PROTECTION:**
A NO ENVIRONMENTAL FEATURES EXIST ONSITE. THERE ARE NO FORESTS ONSITE.
- MAINTENANCE OF NATURAL FLOW PATTERNS:**
THE NATURAL FLOW PATTERNS HAVE BEEN MAINTAINED.
- REDUCTION OF IMPERVIOUS AREAS THROUGH BETTER SITE DESIGN, ALTERNATIVE SURFACES AND NON-STRUCTURAL PRACTICES:**
ONLY THE MINIMUM IMPERVIOUS AREAS HAVE BEEN PROPOSED TO ALLOW ADEQUATE ACCESS TO THE PROPOSED LOTS. THE OVERALL IMPERVIOUS OF THE SITE IS LESS THAN 15%.
- INTEGRATION OF EROSION AND SEDIMENT CONTROLS INTO STORMWATER STRATEGY:**
THIS PROJECT UTILIZES M-5 DRY WELLS AND N-2 DISCONNECTIONS IN LOCATIONS THAT WILL BE PROPERLY PROTECTED BY SEDIMENT CONTROL MEASURES.
- IMPLEMENTATION OF ESD PLANNING TECHNIQUES AND PRACTICES TO THE MAXIMUM EXTENT PRACTICABLE (MEP):**
THIS SUBMISSION WILL PROPOSE SEVERAL CHAPTER 5 DEVICES TO MEET AND EXCEED ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (ESD TO THE MEP). ALL IMPERVIOUS AREAS WILL RECEIVE FULL TREATMENT.

SWM PRACTICE TABLE

LOT	DRYWELL	RAINFLO CISTERN OR EQUIVALENT	NON-ROOFTOP DICON.	SHEETFLOW TO CON. AREA	MICRO BIOTENTION	GRASS SWALE
1	4	N	Y	N	N	1
2	N	2	N	N	N	N
3	N	2	N	N	N	N
4	4	N	Y	N	N	N
5	4	N	Y	N	N	N
6	4	N	N	N	1	N
7	4	N	N	N	1	N
8	4	N	Y	N	N	N
9	4	N	Y	N	N	N
10	4	N	N	N	N	N
ROAD	N	N	Y	N	2	5
BPP-A	4	N	N	N	1	N
NB-A					1	

LOCATION PLAN

SCALE: 1"=100'

DENSITY CALCULATIONS:

- TRACT AREA = 23.00 ACRES
- FLOODPLAIN AREA = 0.00 ACRES
- STEEP SLOPES AREA = 0.60 ACRES
- NET TRACT AREA = 23.00 ACRES
- DENSITY ALLOWED BY MATTER OF RIGHT: 23.00 ACRES X 1 DWELLING UNIT/4.25 ACRES = 23/4.25=5 UNITS
- 5 SINGLE FAMILY DETACHED UNITS ARE ALLOWED BY RIGHT.
- MAX DENSITY (1 UNIT PER NET ACRE) = 23/2= 11 UNITS
- PROPOSED UNITS=11 UNITS (10 CLUSTER LOTS + 1 BUILDABLE PRESERVATION PARCEL)
- DEVELOPMENT RIGHTS BE TRANSFERRED TO THIS SUBDIVISION AT THE FINAL PLAN STAGE. 6 GEO UNITS ARE REQUIRED. (5 BY RIGHT & 1 BY TRANSFER)

COMPLIANCE WITH SEC. 104.0(G)(2)

CRITERIA	COMPLIANCE
Locate and arrange cluster lots and subdivision roads to create consolidated preservation parcels appropriately shaped for one or more of the permitted uses listed in Section 106.1. Generally, most of the preserved area shall be within preservation parcels designed to be suitable for agricultural use, protection of environmental features, or provision of a buffer between cluster lots and adjacent non-cluster lots, a scenic road, a historic site, or farmstead.	The parcels have been configured to meet the required forest conservation easement obligations. These will serve as afforestation easements.
Avoid fragmentation of the preserved area into small, irregularly shaped preservation parcels.	The parcels have been made as uniform as practicable. A portion of the forest conservation requirements has been satisfied by placing easements on these bulk parcels.
Locate preservation parcels to be contiguous with adjacent preserved land, if any. Preserved land includes State or County parkland, land subject to a permanent preservation easement held by a...	N/A
Minimize potential adverse impacts on existing farm operations.	There are no existing farming operations.
Configure preservation parcels to provide frontage and public street access that will be suitable for potential agricultural and agribusiness uses, minimizing conflicts with residential traffic from cluster lots.	These parcels are not used for agricultural purposes. Forest conservation easements will be applied to most of the parcels, excluding areas within the gas line easement.
Avoid the need for removal of existing hedge rows or tree stands, particularly along public street rights-of-ways and between housing and farmstead; and	Most of the existing tree line has been preserved and will be protected under a forest conservation easement. Afforestation is proposed for portions of the A.E. Mullinix property that are not impacted by the gas line easement.
Preserve the rural and scenic quality of the landscape, particularly as viewed from public roads.	The scenic road character is being maintained and enhanced by planting additional forest along the frontage.

LEGEND

[Symbol]	PROP. FOREST CONSERVATION EASEMENT
[Symbol]	PROP. SEWAGE DISPOSAL AREA
[Symbol]	PROP. GRASS SWALE
[Symbol]	PROP. NON ROOFTOP DISCONNECT
[Symbol]	PROP. WELLBOX
[Symbol]	PROP. REINFORCED TURF
[Symbol]	USE-IN-COMMON DRIVEWAY EASEMENT
[Symbol]	PROP. MICRO-BIOTENTION
[Symbol]	PROP. TREE
[Symbol]	SSF SUPER SILT FENCE
[Symbol]	LOD LIMIT OF DISTURBANCE (LOD)
[Symbol]	DF DIVERSION FENCE
[Symbol]	62 PROP. CONTOUR WITH ELEVATION
[Symbol]	PROP. STORM DRAIN
[Symbol]	PROP. DIRECTION OF RUNOFF
[Symbol]	SOIL BOUNDARY LINE
[Symbol]	EX. TWO-FOOT CONTOURS
[Symbol]	EX. GAS MAIN
[Symbol]	EX. STORM DRAIN

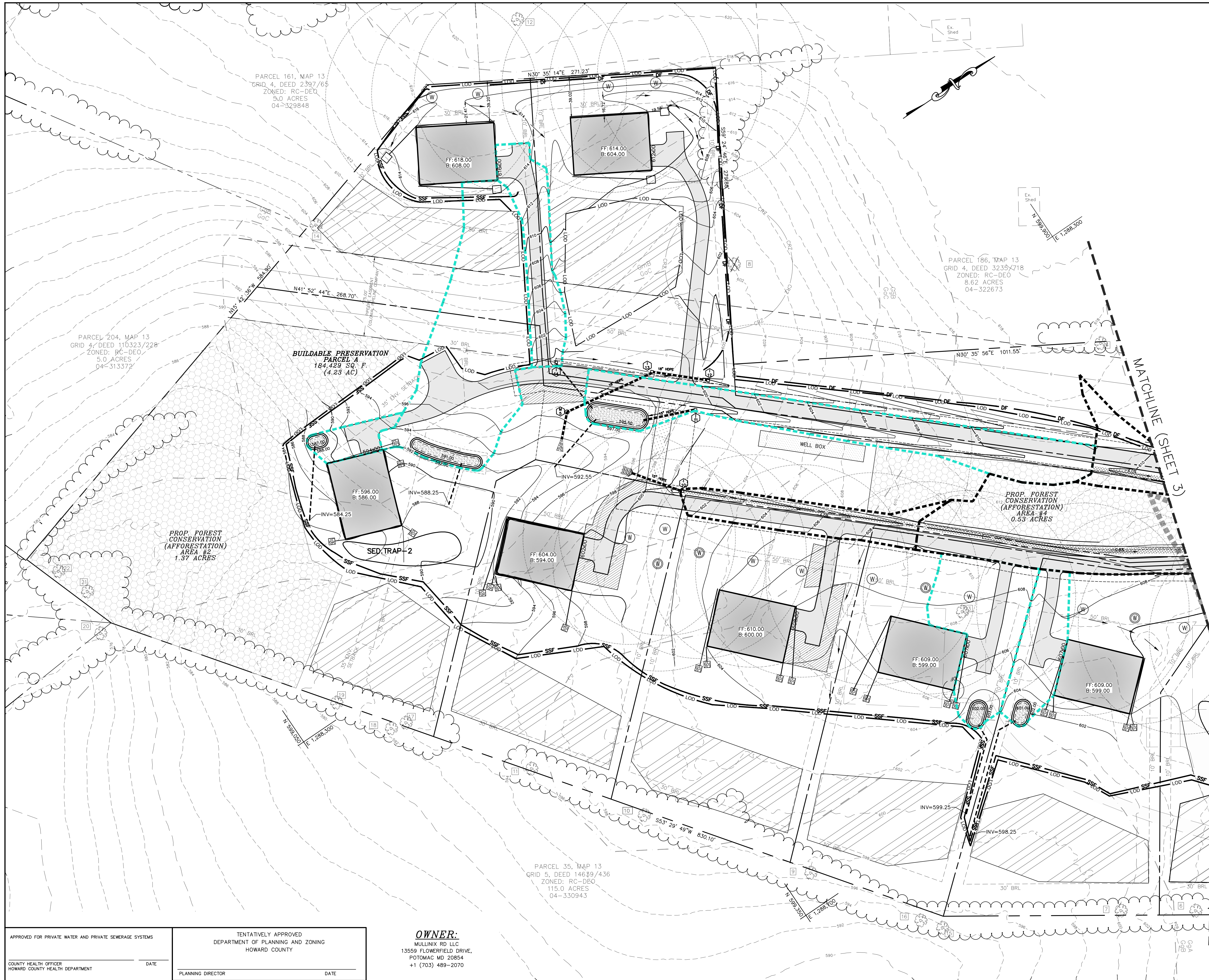
NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH & LANDSCAPE PLAN COVER SHEET

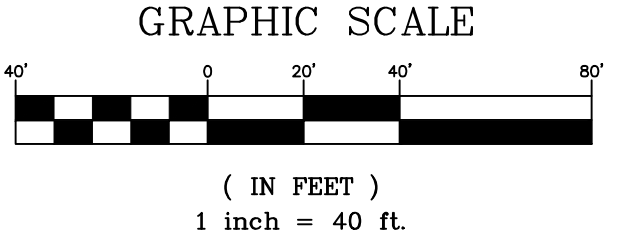
MULLINIX OVERLOOK, LOTS 1-10
NON-BUILDABLE PRESERVATION PARCELS "B", "C", "D" & BUILDABLE PARCEL "A"
TAX MAP:13 PARCEL: 30 GRID: 04 BLOCK: ZONING: RC-DEO
4TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

MBA
ENGINEERS PLANNERS SURVEYORS
MILDENBERG, BOENDER & ASSOC., INC.
8318 FORREST STREET - SUITE 300, ELLICOTT CITY, MD 21043
(410) 997-0296 | CONTACT@mba-eng.com

PROFESSIONAL CERTIFICATION	PROJECT	DATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 26850 EXP. DATE 06/08/2027	25-013	02/10/2026
SAMER A. ALDOME, P.E.	2/19/2026	DATE
SCALE: NTS	APPROVAL: SAA	01 OF 06



LEGEND	
	PROP. FOREST CONSERVATION EASEMENT
	PROP. SEWAGE DISPOSAL AREA
	PROP. GRASS SWALE
	PROP. NON ROOFTOP DISCONNECT
	PROP. WELLBOX
	PROP. REINFORCED TURF
	PROP. MICRO-BIORETENTION
	PROP. TREE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE (LOD)
	DIVERSION FENCE
	PROP. CONTOUR WITH ELEVATION
	PROP. STORM DRAIN
	PROP. DIRECTION OF RUNOFF
	SEDIMENT TRAP
	STABILIZED CONSTRUCTION ENTRANCE
	SOIL BOUNDARY LINE
	EX. TWO-FOOT CONTOURS
	EX. GAS MAIN
	EX. STORM DRAIN
	EX. SPECIMEN EY. OR SIGN. TREE



NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH
SITE PLAN

MULLINIX OVERLOOK
NON-BUILDABLE PRESERVATION PARCELS "A", "B", "C" & BUILDABLE PARCEL "A"
TAX MAP: 13 PARCEL: 30 GRID: 04 BLOCK: ZONING: RC-DEO
4TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

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(410) 997-0296 | CONTACT@mba-eng.com

PROFESSIONAL CERTIFICATION	PROJECT	DATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 26859 EXP. DATE 08/08/2027	25-013	2/19/2026
SAMER A. ALOMER, P.E.	DATE	

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	OWNER: MULLINIX RD LLC 13559 FLOWERFIELD DRIVE, POTOMAC MD 20854 +1 (703) 489-2070
COUNTY HEALTH OFFICER HOWARD COUNTY HEALTH DEPARTMENT	PLANNING DIRECTOR	
DATE	DATE	

MITIGATION TREE PLANTING SCHEDULE (WP-26-016))

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	3" CAL.
TOTAL		4 SHADE TREES AS PER WP-26-016 REQUIREMENT		

NOTE- AN ADDITIONAL 4 SHADE TREES HAVE BEEN PROVIDED IN LIEU OF 1 SPECIMEN TREE REMOVED.

FOREST CONSERVATION WORKSHEET

Net Tract Area	Area	Value
A. Total (Gross) Tract Area	5.0	230
B. Area within 100-year Floodplain	0.0	0
C. Other Disturbances (Identify)	0.0	0
D. Net Tract Area	5.0	230

Land Use Category	Area	Value
E. Afforestation Threshold (Net Tract Area x 25%)	1.25	4.8
F. Reforestation Threshold (Net Tract Area x 25%)	1.25	5.0

Planting Requirements Inside Watershed	Value
N. Reforestation for Clearing above the Reforestation Threshold	0.0
O. Reforestation for Clearing below the Reforestation Threshold	0.0
P. Reforestation for Clearing above the Reforestation Threshold	0.0
Q. Reforestation for Clearing below the Reforestation Threshold	0.0
R. Total Reforestation Required	0.0
S. Total Afforestation Required	0.0
T. Total Reforestation and Afforestation Requirement	0.0
U. 75% of Total Obligation (Retention + Planting)	0.0
V. Planting Required On-site to meet 75% Obligation	0.0

WATER SHED# 021331080968

PRIORITY FORESTS FOR RETENTION AS PER HB1511:

- HOWARD COUNTY GREEN INFRASTRUCTURE NETWORK. (N/A)
- 100-YEAR FLOODPLAIN AS DEFINED IN THE SUBDIVISION REGULATIONS. (N/A)
- STREAM BUFFERS AS DEFINED IN THE SUBDIVISION REGULATIONS, EXCEPT THAT A MINIMUM 100-FOOT BUFFER SHALL BE PROVIDED FOR PERENNIAL STREAMS. (N/A)
- FORESTED WETLANDS AND WETLAND BUFFERS AS DEFINED IN THE SUBDIVISION REGULATIONS. (N/A)
- CRITICAL HABITAT AREAS AND FOREST CORRIDORS WITH A MINIMUM WIDTH OF 300 FEET, WHERE PRACTICAL, FOR WILDLIFE MOVEMENT. (N/A)
- FOREST SUITABLE FOR FOREST INTERIOR-DWELLING SPECIES. (N/A)
- STEEP SLOPES AS DEFINED IN THE SUBDIVISION REGULATIONS AND SLOPES OF 15% OR GREATER WITH A SOIL ERODIBILITY FACTOR GREATER THAN 0.35. (N/A)
- FOREST LOCATED IN A "PER II" OR TER III HIGH QUALITY WATERSHED AS IDENTIFIED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. (N/A)
- FOREST LOCATED IN A WATER RESOURCE PROTECTION ZONE, A RESERVOIR WATERSHED, OR A WELLHEAD PROTECTION AREA. (N/A)
- FOREST IN URBAN AREAS. (N/A)
- AS DELINEATED IN THE PRIORITY URBAN FOREST MAPPING INCLUDED IN THE STATE FOREST CONSERVATION TECHNICAL MANUAL REQUIREMENTS; OR
- THAT ARE MOST IMPORTANT FOR PROVIDING WILDLIFE HABITAT OR MITIGATING FLOODING, HIGH TEMPERATURES, OR AIR POLLUTION.
- FOREST CONTIGUOUS WITH THE PRIORITY AREAS LISTED ABOVE. (N/A)
- FOREST CONTIGUOUS WITH OFF-SITE FOREST, IF THE OFF-SITE FOREST IS ALSO PROTECTED BY A FOREST CONSERVATION EASEMENT; AND (N/A)
- PROPERTY LINE AND RIGHT-OF-WAY BUFFERS, PARTICULARLY ADJACENT TO SCENIC ROADS. (N/A)

AFFORESTATION PLANT LIST (FOR "AREA 2" 1.4 AC)

QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & TOL.	REGIME	STATUS	REMARKS
50	Red Maple	S/PS	W-M	FAC	15'	CONT/B & B 1" CALIPER			
50	Flowering Dogwood	T	W-M	FAC	15'	CONT/B & B 1" CALIPER			
55	Quercus alba	I	M	FAC	15'	CONT/B & B 1" CALIPER			
55	Quercus rubra	I	M	FAC	15'	CONT/B & B 1" CALIPER			
55	Northern Red Oak	I	M	FAC	15'	CONT/B & B 1" CALIPER			
55	Nyssa sylvatica	T	W-M	FAC	15'	CONT/B & B 1" CALIPER			
20	Liriodendron tulipifera	MT	D-M	FAC	15'	CONT/B & B 1" CALIPER			

*NOTE- 6 RED MAPLE TREES TO BE PLANTED ALONG PERIMETER 3 HAVE TO BE 2.5' TO 3" CALIPER

AFFORESTATION PLANT LIST (FOR "AREA 4" 0.5 AC)

QTY.	SPECIES	SHADE	MOIST.	WET.	MIN.O.C.	SIZE & TOL.	REGIME	STATUS	REMARKS
10	Red Maple	S/PS	W-M	FAC	15'	CONT/B & B 1" CALIPER			
10	Flowering Dogwood	T	W-M	FAC	15'	CONT/B & B 1" CALIPER			
20	Quercus alba	I	M	FAC	15'	CONT/B & B 1" CALIPER			
30	Quercus rubra	I	M	FAC	15'	CONT/B & B 1" CALIPER			
25	Northern Red Oak	I	M	FAC	15'	CONT/B & B 1" CALIPER			
25	Nyssa sylvatica	T	W-M	FAC	15'	CONT/B & B 1" CALIPER			
5	Liriodendron tulipifera	MT	D-M	FAC	15'	CONT/B & B 1" CALIPER			

TOTAL 100 TREES WITH SHELTERS

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE

CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT PROGRAM

- ALL FOREST RETENTION AREAS AND ISOLATED POTENTIAL SPECIMEN TREES SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED, BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY AND AROUND ISOLATED POTENTIAL SPECIMEN TREES PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- SUPER SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN. BLAZE ORANGE PLASTIC MESH FENCING SHALL BE INSTALLED ALONG THE REFORESTATION BOUNDARY WHERE THERE IS NO SUPER SILT FENCE PROPOSED. AFTER THE PLANTING OF THE EASEMENT.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES. IT IS UNDERSTOOD THAT THE INSTALLATION OF THE FENCING IN THIS MANNER WILL CREATE AN IRREGULAR EDGE.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WATERING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL FORESTED AREAS. PLEASE REFER TO ROOT PRUNING DETAIL THIS SHEET.

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 40 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.
- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE METHODS. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- LIMITS OF WORK. THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

POST CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT PROGRAM

- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
- ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY EFFECTING THE PLANTED STOCK.
- REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
- REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN EXISTING PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.
- A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 36 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.

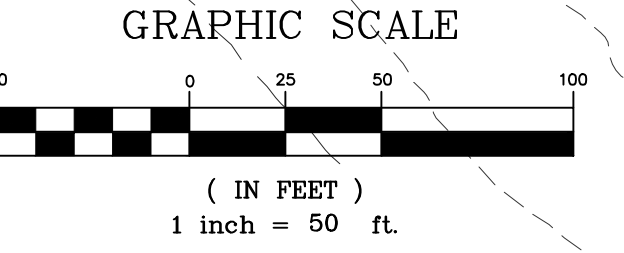
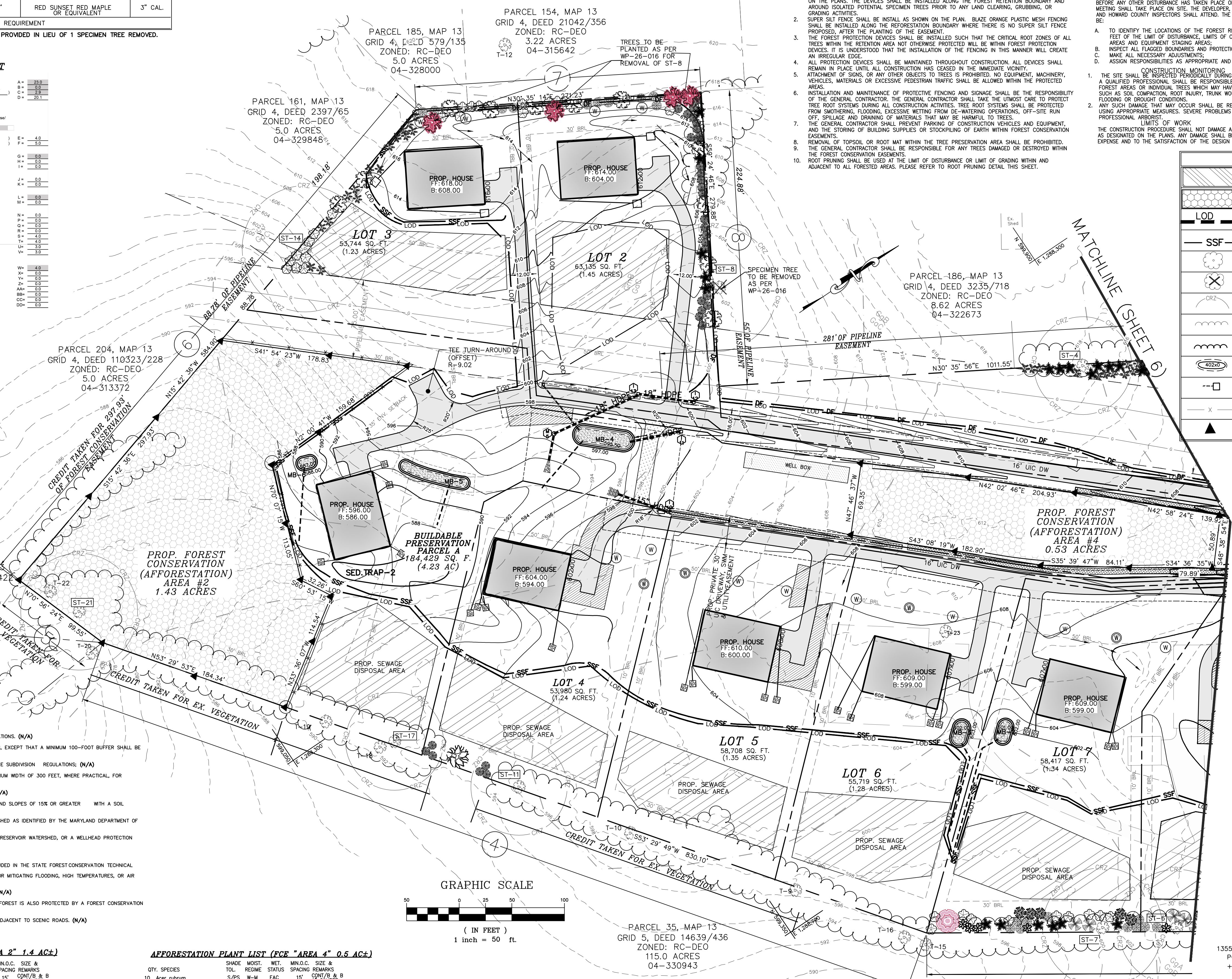
STANDARD SPECIMEN TREE NON-DISTURBANCE NOTE:
"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY HOWARD COUNTY"

PLANTING SPECIFICATIONS AND NOTES

- PROTECTION FENCING AND SILT FENCES FOR SEDIMENT AND EROSION CONTROL ARE TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
 - DISTURBANCE SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF RADIUS = 5 X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
 - SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLOUGH SOIL MIX FOR ERICACEOUS MATERIAL. SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLOUGH SOIL MIX FOR ERICACEOUS MATERIAL. SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLOUGH SOIL MIX FOR ERICACEOUS MATERIAL.
 - ALL MIXING IN 3" AND 4" SHALL BE LIMITED TO CONTAINER GROW OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA. ALL SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.
- PLANT STORAGE AND INSPECTION**
- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
 - FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
 - PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
 - UNLTD. PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.
- PLANT INSTALLATION**
- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, PACK SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH, WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND PLANT.
 - PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
 - CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THRU LARGER EXISTING ROOTS FROM EXISTING NATIVE TREES. IF ROOTS GREATER THAN 1/2" INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES, WHERE FEASIBLE.
 - CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KNIVED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
 - FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND STRING FROM ROOT BALL. THEN BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE. INDICATED ABOVE AND WATER GENEROUSLY.
 - FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FOUR (4), PER SPECIES, OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED ON PLANT LIST.
 - ADDITIONAL PLANTING IN A STRAIGHT GRID PATTERN. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
 - INSTALL TREE SHELTERS AS PER HOWARD COUNTY FOREST CONSERVATION MANUAL AND DETAILS PROVIDED ON THIS PLAN.
 - NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON. DUE TO THE WELL-DRAINED NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD, THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.
- FEEDING ZONE**
- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADD ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
 - NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NEEDS.
 - IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

LEGEND

	SEWAGE DISPOSAL AREA
	PROP. FOREST CON. EASEMENT
	LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	EX. TREE
	EX. TREE TO BE REMOVED
	CRITICAL ROOT ZONE
	EXISTING TREELINE
	PROPOSED TREELINE
	MICRO-BIORETENTION
	DRYWELL
	PROP. PICKET FENCE
	PROP. FOREST CON. SIGNAGE



NOTES:

- THIS PROJECT IS SUBJECT TO WP-26-016 REQUEST FOR A VARIANCE WITH RESPECT TO SECTIONS 16.1205(A)(3) OF THE FOREST CONSERVATION REGULATIONS. THE PURPOSE IS TO REMOVE ONE (1) SPECIMEN TREE IN ORDER TO CONSTRUCT A DRIVEWAY FOR LOT 1. THE DIRECTORS TOOK NO ACTION ON THE APPLICANT'S REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1209(B)(3) AS THE APPLICANT COMPLIED WITH THIS SECTION OF THE FOREST CONSERVATION REGULATIONS AND NO LONGER REQUIRED ALTERNATIVE COMPLIANCE TO SECTION 16.1209(B)(3). THE DIRECTORS DELIBERATED THE APPLICATION IN A MEETING ON JANUARY 15, 2025, AND GRANTED APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE ALTERNATIVE COMPLIANCE APPROVAL GRANTS THE APPLICANT THE AUTHORITY TO REMOVE ONE SPECIMEN TREE, SPECIMEN TREE #8, AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT AND SKETCH PLAN, SP-25-005. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS APPROVAL.
 - PROVIDE THE PLANTING OF FOUR (4) 3" DBH NATIVE MARYLAND TREES ON-SITE AS MITIGATION FOR THE REMOVAL OF SPECIMEN TREE #8 AS OFFERED FOR ENHANCED ALTERNATIVE COMPLIANCE BY THE APPLICANT. THE FOUR MITIGATION TREES SHALL BE SHOWN ON THE LANDSCAPE AND FOREST CONSERVATION PLAN SHEETS AND MUST BE BONDED ALONG WITH THE DEVELOPER'S REQUIRED LANDSCAPE OBLIGATION.

LANDSCAPE NOTES

- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- THE OWNER, TENANT AND / OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND MULCH. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- IF THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SHEET UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- REPLACE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
10000 EAST WASHINGTON AVE
POTOMAC, MD 20854
J. BRODY MCALLISTER
ISA CERTIFIED ARBORIST
CERT ID: M46471A
MD DNR FCA QUALIFIED PROFESSIONAL

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH
FOREST CONSERVATION AND LANDSCAPE PLAN**

MULLINIX OVERLOOK, LOTS 1-10
NON-BUILDABLE PRESERVATION PARCELS "A", "B", "C" & BUILDABLE PARCEL "A"
TAX MAP: 13 PARCEL: 30 GRID: 04 BLOCK: ZONING: RC-DEO
4TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

MBA
ENGINEERS PLANNERS SURVEYORS
MILDENBERG, BOENDER & ASSOC., INC.
8318 FORREST STREET - SUITE 300, ELLICOTT CITY, MD 21043
(410) 997-0296 | CONTACT@mba-eng.com

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME OR BY AN ISA QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
DATE: 08/08/2027

PROJECT: 25-013
DATE: FEB 2026
SCALE: 1"=50'
DATE: 2/19/2026

SAMER A. ALDNER, P.E.
DATE: 2/19/2026

05 OF 06

APFORESTATION PLANT LIST (FOR "AREA 1" 0.2 AC±)

QTY.	SPECIES	SHADE	MOIST.	TOL.	REGIME	STATUS	SPACING	REMARKS
5	Acer rubrum	S	W-M	FAC	15'	CONT/B & B	1' CALIPER	
5	FLOWERING DOGWOOD	T	W-M	FAC	15'	CONT/B & B	1' CALIPER	
5	QUERCUS ALBA	I	M	FAC	15'	CONT/B & B	1' CALIPER	
5	QUERCUS RUBRA	I	M	FAC	15'	CONT/B & B	1' CALIPER	
10	Nyssa sylvatica	T	M-W	FAC	15'	CONT/B & B	1' CALIPER	
10	Liriodendron tulipifera	MT	D-M	FAC	15'	CONT/B & B	1' CALIPER	

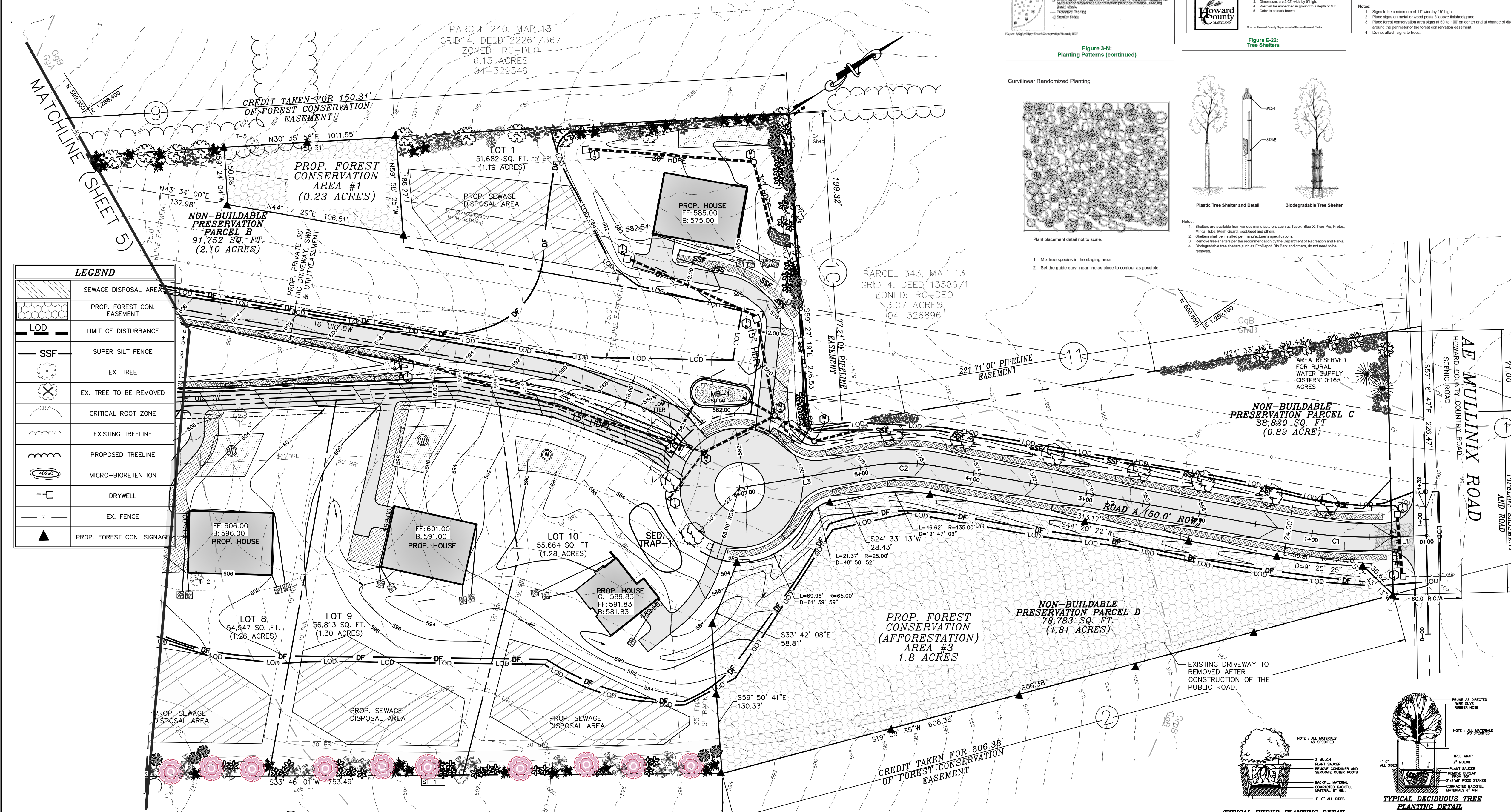
TOTAL: 40 TREES WITH TREE SHELTERS
 *NOTE - 3 RED MAPLE TREES TO BE PLANTED ALONG PERIMETER 9 HAVE TO BE 2.5" TO 3" CALIPER

APFORESTATION PLANT LIST (FOR "AREA 3" 1.8 AC±)

QTY.	SPECIES	SHADE	MOIST.	TOL.	REGIME	STATUS	SPACING	REMARKS
40	Acer rubrum	S/PS	W-M	FAC	15'	CONT/B & B	1' CALIPER	
40	FLOWERING DOGWOOD	T	W-M	FAC	15'	CONT/B & B	1' CALIPER	
30	QUERCUS ALBA	I	M	FAC	15'	CONT/B & B	1' CALIPER	
30	QUERCUS RUBRA	I	M	FAC	15'	CONT/B & B	1' CALIPER	
40	Nyssa sylvatica	T	M-W	FAC	15'	CONT/B & B	1' CALIPER	
20	Liriodendron tulipifera	MT	D-M	FAC	15'	CONT/B & B	1' CALIPER	

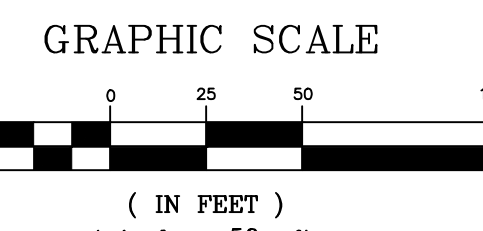
TOTAL: 360 TREES WITH TREE SHELTERS
 *NOTE - 10 RED MAPLE TREES TO BE PLANTED ALONG PERIMETER 3 HAVE TO BE 2.5" TO 3" CALIPER

WATER SHED# 021331080968



LEGEND

[Symbol]	SEWAGE DISPOSAL AREA
[Symbol]	PROP. FOREST CON. EASEMENT
[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	SUPER SILT FENCE
[Symbol]	EX. TREE
[Symbol]	EX. TREE TO BE REMOVED
[Symbol]	CRITICAL ROOT ZONE
[Symbol]	EXISTING TREELINE
[Symbol]	PROPOSED TREELINE
[Symbol]	MICRO-BIORETENTION
[Symbol]	DRYWELL
[Symbol]	EX. FENCE
[Symbol]	PROP. FOREST CON. SIGNAGE



SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES											TOTAL
	B (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)*	A (PERIMETER 4)	A (PERIMETER 5)**	A (PERIMETER 6)***	A (PERIMETER 7)	A (PERIMETER 8)	A (PERIMETER 9)****	A (PERIMETER 10)	A (PERIMETER 11)	
LANDSCAPE TYPE	227 LF	606 LF	754 LF	830 LF	100 LF	198.18 LF	271 LF	224.88 LF	580.24 LF	199.32 LF	289.73 LF	
LINEAR FEET OF PERIMETER												
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 606 LF FOREST CONSERVATION EASEMENT	YES, 2 EX. TREES TO REMAIN *	YES, 780 LF	YES, 2 EX. TREES TO REMAIN **	YES, 1 EX. TREES TO REMAIN ***	NO	NO	YES, 1 EX. TREES TO REMAIN ****	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED												
SHADE TREES	1	0	11	1	0	2	5	4	9	3	5	
EVERGREEN TREES	2	0	0	0	0	0	0	0	0	0	0	
SHRUBS	9	0	94	6	0	25	23	31	73	25	36	
NUMBER OF PLANTS PROVIDED												
SHADE TREES	1	0	11	1	0	2	5	4	9	3	5	
EVERGREEN TREES	2	0	0	0	0	0	0	0	0	0	0	
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0	0	0	0	0	0	0	
SHRUBS (10:1 SUBSTITUTION)	9	0	94	6	0	25	23	31	73	25	36	

* CREDIT TAKEN FOR ST-6 AND ST-7.
 ** CREDIT TAKEN FOR ST-21 AND T-22.
 *** CREDIT TAKEN FOR ST-14.
 **** CREDIT TAKEN FOR ST-4 AND T-5.

PLANNING DIRECTOR _____ DATE _____

OWNER:
 MULLINX RD LLC
 13559 FLOWERFIELD DRIVE,
 POTOMAC MD 20854
 +1 (703) 489-2070

Figure 3-N: Planting Patterns

Figure 3-O: Forest Conservation Easement Signs

Figure 3-P: Tree Shelters

Figure 3-Q: Planting Patterns (continued)

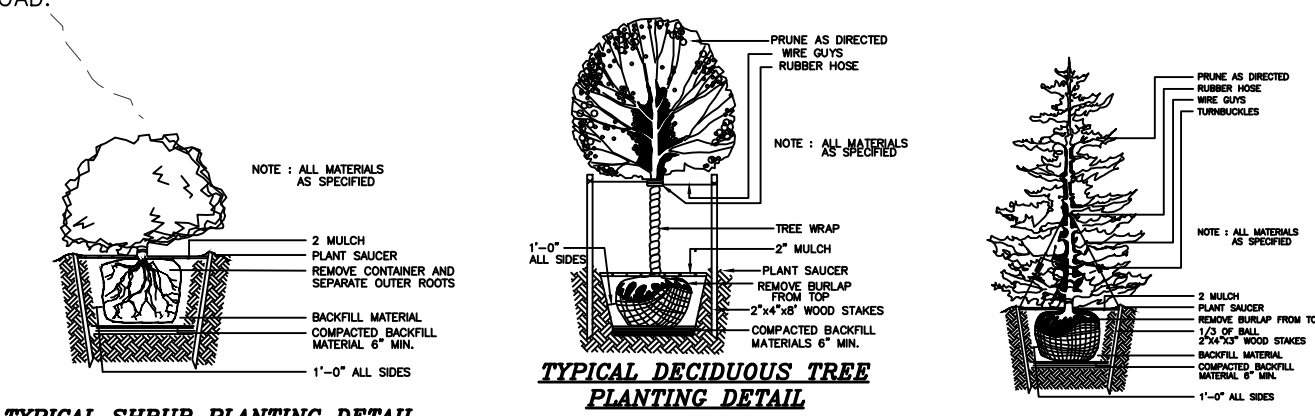
SPECIMEN & SIGNIFICANT TREE DATA CHART

NO.	COMMON NAME	SCIENTIFIC NAME	DIA.	CONDITIONS	NOTES	CRZ	% CRZ DIST.
ST-1	BLACK LOCUST	ROBINIA PSEUDOACACIA	52	POOR	SIGNIFICANT DECAY, SEVERE DIEBACK OFF-SITE	78	0
T-2	RED MAPLE	ACER RUBRUM	26	FAIR	INSECT DAMAGE	39	90
T-3	BLACK WALNUT	JUGLANS NIGRA	26	FAIR	LMB DAMAGE	39	70
ST-4	RED MULBERRY	MORUS RUBRA	31	GOOD		46.5	0
T-5	BLACK CHERRY	PRUNUS SEROTINA	24	GOOD		36	0
ST-6	BLACK CHERRY	PRUNUS SEROTINA	37	FAIR	INSECT DAMAGE, LMB DAMAGE	55.5	0
ST-7	BLACK CHERRY	PRUNUS SEROTINA	38	FAIR	LMB DAMAGE	57	0
ST-8	BLACK CHERRY	PRUNUS SEROTINA	40	FAIR	LMB DAMAGE - TO BE REMOVED	60	50
T-9	SWEET CHERRY	PRUNUS AVIUM	28	GOOD	OFF-SITE	42	0
10	BLACK CHERRY	PRUNUS SEROTINA	29	FAIR	LMB DAMAGE-OFF-SITE	43.5	0
ST-11	BLACK CHERRY	PRUNUS SEROTINA	30.5	GOOD		45.75	0
12	SILVER MAPLE	ACER SACCARINUM	45	GOOD		67.5	0
13	SILVER MAPLE	ACER SACCARINUM	45	GOOD		67.5	0
ST-14	RED MAPLE	ACER RUBRUM	40	FAIR	INSECT DAMAGE, LMB DAMAGE	60	0
15	RED MULBERRY	MORUS RUBRA	24	POOR	MAJOR LMB DAMAGE, DISEASE-OFF-SITE	36	0
16	BLACK CHERRY	PRUNUS SEROTINA	24	FAIR	LMB DAMAGE-OFF-SITE	36	0
ST-17	BLACK CHERRY	PRUNUS SEROTINA	31	FAIR	LMB DAMAGE, MINOR INSECT DAMAGE	46.5	0
18	BLACK CHERRY	PRUNUS SEROTINA	27	FAIR	LMB DAMAGE, MINOR INSECT DAMAGE-OFF-SITE	40.5	0
19	BLACK CHERRY	PRUNUS SEROTINA	39	FAIR	INSECT DAMAGE-OFF-SITE	58.8	0
20	RED MULBERRY	MORUS RUBRA	36	POOR	MAJOR LMB DAMAGE, INSECT DAMAGE, DISEASE-OFF-SITE	54	0
ST-21	SILVER MAPLE	ACER SACCARINUM	37	GOOD		55.5	0
T-22	BLACK CHERRY	PRUNUS SEROTINA	28	GOOD		42	0
T-23	WHITE PINE	PINUS STRUBUS	29	GOOD		43.5	65

PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
24	[Symbol]	ACER RUBRUM RED SUNSET OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	RED SUNSET RED MAPLE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2 1/2" - 3" CAL.
11	[Symbol]	NYSSA SYLVATICA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	BLACK GUM OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2 1/2" - 3" CAL.
2	[Symbol]	JUNIPERUS VIRGINIANA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	EASTERN RED CEDER OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	6' - 8' HEIGHT
6	[Symbol]	QUERCUS BICOLOR OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	SWAMP WHITE OAK OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2.5" - 3" CAL.
42	[Symbol]	SWEET PEPPERBUSH OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	LETHRA ALNIFOLIA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
31	[Symbol]	MOUNTAIN LAUREL OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	KALMIA LATIFOLIA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
50	[Symbol]	SOUTHERN ARROWWOOD OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	VIORNIUM DENTATUM OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
77	[Symbol]	PINK AZALEA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	RHOODODENDRON PERICLYMENOIDES OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
20	[Symbol]	BLACK CHOKERBERRY OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	ARONIA MELANOCARPA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
22	[Symbol]	SPICEBUSH OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	LINDERA BENZONIN OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
46	[Symbol]	INKBERRY HOLLY OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	ILEX GLABRA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT
20	[Symbol]	SMOOTH HYDRANGEA OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	HYDRANGEA ARBORESCENS OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2' - 2.5' HEIGHT

TOTAL: 42 SHADE TREES, 2 EVERGREENS, 313 SHRUBS



STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
6	[Symbol]	ACER DNIALMA OR EQUIVALENT	AMUR MAPLE OR EQUIVALENT	1 1/2" - 2" CAL.
TOTAL			6 STREET TREES	

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PRELIMINARY EQUIVALENT SKETCH
FOREST CONSERVATION AND LANDSCAPE PLAN

MULLINX OVERLOOK, LOTS 1-10
 NON-BUILDABLE PRESERVATION PARCELS "B", "C", "D" & BUILDABLE PARCEL "A"
 TAX MAP: 13 PARCEL: 30 GRID: 04 BLOCK: ZONING: RC-DEO
 25-013 ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

MBA
 ENGINEERS PLANNERS SURVEYORS

MILDENBERG, BOENDER & ASSOC., INC.
 8318 FORREST STREET - SUITE 300, ELLICOTT CITY, MD 21043
 (410) 997-0296 | CONTACT@mba-eng.com

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 26859
 EXP. DATE 08/08/2027

SAMER A. ALOMER, P.E. 2/19/2026 DATE

PROJECT: 25-013 DATE: FEB 2026
 ILLUSTRATION: ENGINEERING
 SCALE: M.M.A.
 APPROVAL: APPROVAL
 SCALE: 1"=50'

06 OF 06

Closing

THANK YOU FOR YOUR TIME AND EFFORT!