

**GENERAL NOTES:**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**  
TAX MAP: 25 - PARCEL: 213 BLOCK: 8  
ELECTION DISTRICT: SECOND.  
ZONING: R-20  
DEED REFERENCE: 3296/218  
DPZ FILES: F-01-104
- AREA TABULATION**  
A. TOTAL TRACT AREA: 4.38 AC ±  
B. NUMBER OF PROPOSED BUILDABLE LOTS: 4  
C. NUMBER OF OPEN SPACE LOTS: 0  
D. AREA OF PUBLIC RIGHT-OF-WAY: 0.0 AC  
E. AREA OF BUILDABLE LOTS: 3.98 AC ±  
G. AREA DEDICATED FOR ROAD WIDENING= 0.40± AC
- TOPOGRAPHY SHOWN HEREON IS BASED ON THE HOWARD COUNTY, MARYLAND 200 SCALE AERIAL TOPOGRAPHY.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEP. 2000.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 18G1 & 28GA.  
STA. No. 18G1 N 589,984.951 ELEV. 408.49  
E 1,367,750.255  
STA. No. 28GA N 579,483.641 ELEV. 382.613  
E 1,371,171.795
- PUBLIC WATER AND SEWER WILL BE UTILIZED.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- EXISTING HOUSE, STUDIO, ONE STORY GARAGE & POOL HOUSE STRUCTURES ARE TO REMAIN ON LOT 4.
- ALL OTHER EXISTING STRUCTURES WILL BE REMOVED.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. EXISTS ON SITE (66,259 SQ. FT. FOR THIS SITE).
- |  |   |
|--|---|
|  | DENOTES USE-IN-COMMON DRIVEWAY EASEMENT                                 |
|  | DENOTES AN EXISTING PUBLIC WATER, SEWER, & UTILITY EASEMENT.            |
|  | DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF PUBLIC ROAD. |
- THIS PROJECT IS EXEMPT FROM APFO ROAD TEST PER SECTION 16.1107(b)(2) BASED ON THE FACT THAT THREE LOTS ARE BEING CREATED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 4 IS EXEMPT FROM LANDSCAPE REQUIREMENTS BECAUSE AN EXISTING HOUSE WILL REMAIN.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA THE USE OF ROOF TOP DISCONNECTION AND NON ROOF TOP DISCONNECTION CREDIT FOR WOV AND REV. CPV AND OF ARE NOT REQUIRED.
- OPEN SPACE REQUIREMENTS HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 16.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW, DEVELOPERS AGREEMENT IN THE AMOUNT OF \$2,400.00 FOR LOT 3.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY A RETENTION CREDIT OF 1.48 ACRES OF EXISTING FOREST LOCATED ON LOT 4 WHICH IS SUFFICIENT TO EXCEED THE BREAK-EVEN POINT OF 1.12 ACRES IN ACCORDANCE WITH THE ADOPTED DPZ POLICY MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET.

**USE-IN-COMMON DRIVEWAY CROSS SECTION**

**FOREST CONSERVATION GENERAL NOTES**

- FOREST PROTECTION**
- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNS AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES, IF NECESSARY.
  - 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.
  - ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SALT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
  - INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING 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 SMOOTHERING, FLOODING, EXCESSIVE WETTING 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 HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST RETENTION AREA.
  - ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.
- CONSTRUCTION MONITORING**
- 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 MAJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
  - ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
  - 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.
- NOTE:**
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST RETENTION AREAS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- 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 THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

**PRE-CONSTRUCTION MEETING**

- 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 50 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.

**LANDSCAPE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
4		ACER SACCHARUM 'GREEN MOUNTAIN' OR EQUIVALENT	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
TOTAL 8 SHADE TREES				

**SCHEDULE A: PERIMETER LANDSCAPED EDGE**

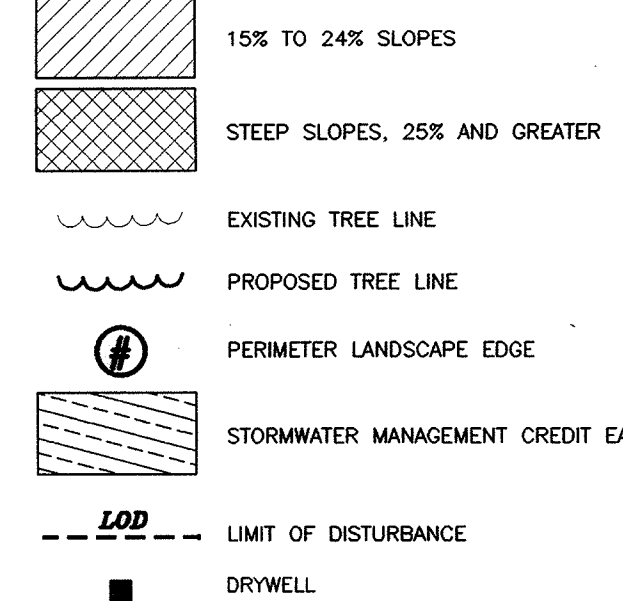
CATEGORY	ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROPERTIES				TOTAL NUMBER OF PLANTS
	B (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	
LINEAR FEET OF PERIMETER	234.50 LF	231.59 LF	271.70 LF	14.13 LF					
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 234.50 LF OF EXISTING TREES TO REMAIN	NO	YES, 52 LF OF EXISTING TREES TO REMAIN	YES, 14.13 LF OF EXISTING TREES TO REMAIN					
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO					
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS				
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS (10:1 SUBSTITUTION)	4 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS				

**FOREST CONSERVATION DATA**

DESCRIPTION	ACRES
I. BASIC SITE DATA	
GROSS SITE AREA	4.38
AREA WITHIN 100 YEAR FLOODPLAIN	0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	4.38
LAND USE CATEGORY	RESIDENTIAL-SUBURBAN
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (20%)	0.88
C. AFFORESTATION MINIMUM (15%)	0.66
D. EXISTING FOREST ON NET TRACT AREA	2.10
E. FOREST AREAS TO BE CLEARED	0.62
F. FOREST AREAS TO BE RETAINED	1.48
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	0.62
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.60
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	1.12
K. CLEARING PERMITTED WITHOUT MITIGATION	0.98
REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.16
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	0.60
TOTAL REFORESTATION REQUIRED	0.00

\* SEE GENERAL NOTE 22 REGARDING RETENTION CREDIT.

**LEGEND**



**DEVELOPER'S/OWNER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

APPROVED: 9/23/02 DATE  
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STATE OF MARYLAND  
 MILDENBERG, BOENDER & ASSOC., INC.  
 ENGINEERS, PLANNERS, SURVEYORS  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 987-0298 Fax: (301) 621-5521 Wash. (410) 987-0298 Fax.  
 MILDENBERG, BOENDER & ASSOC., INC. REGISTERED PROFESSIONAL ENGINEERS  
 STEPHANIE DEMCHIK, RLA NO. 3038  
 OWNER  
 NANCY LEE DEVINE  
 3611 CHURCH ROAD  
 ELICOTT CITY, MARYLAND 21043

**DEVINE PROPERTY**  
 TAX MAP 25 - PARCELS 213  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 LANDSCAPE, FOREST CONSERVATION, & SUPPLEMENTAL PLAN

project: 000050 illustration: MT/SJD scale: 1"=60' approval: RUH  
 date: SEP 2002 engineering: approval: RUH  
 date: 9/23/02 description: revisions: (no.)

1 OF 1  
 F-01-104