

LANDSCAPE NOTES

- ALL PLANTS TO BE NURSERY GROWN AND FURNISHED IN ACCORDANCE WITH "AMERICAN STANDARD FOR NURSERY STOCK" ANSI 260.1-1973.
- ALL TREES MUST HAVE SYMMETRICALLY BALANCED BRANCHING AROUND A CENTRAL LEADER, ACCORDING TO THEIR NORMAL HABIT OF GROWTH. NO FORKED STOCK WILL BE ACCEPTED, UNLESS SPECIFIED.
- ALL GRASS AREAS DISTURBED DURING CONSTRUCTION SHALL BE RAKED SMOOTH AND SEED UNLESS NOTED OTHERWISE.
- ALL PLANTS TO BE MULCHED WITH SHREDDED BARK AND/OR WOOD SHAVINGS AT A DEPTH OF 3" MINIMUM OVER TOPSOIL.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FIVE (5) DAYS PRIOR TO BEGINNING WORK.
- ANY DAMAGE TO NEW PLANT MATERIALS OR THE EXISTING UTILITIES, BUILDING, PAVING, CURB, WALLS, FENCES, AND VEGETATION (NOT SO DESIGNATED FOR REMOVAL ON THESE PLANS) SHALL BE REPAIRED TO PREVIOUS CONDITION OR REPLACED BY THE CONTRACTOR AT HIS OR HER EXPENSE.
- ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A TWELVE (12) MONTH PERIOD AFTER DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AND ALL MATERIALS NOT IN A VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME KIND AND SIZE AS THOSE ORIGINAL PLANTS AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED. REPLACEMENTS SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM DATE OF REPLACEMENT.
- SALVAGED PLANTS SHALL BE VIGOROUS AND OF THE SPECIES AND SIZE SHOWN ON THE PLAN.
- ALL SHRUBS AND TREES SHALL BE PRUNED BACK BY ONE-THIRD, BALLED AND BURLAPPED PER ANSI STANDARDS OR MOVED WITH A TREE SPADE.
- THE PLANT SHALL BE FED AND WATERED AFTER MOVING AND INSTALLED PER DETAIL SHOWN ON THIS DRAWING.
- ALL EXCESS PLANTS SALVAGED AND MOVED TO THE REPLANTING AREA SHOULD BE TREATED IN THE SAME MANNER.
- SALVAGED PLANTS USED AS REQUIRED PLANTING SHALL BE GUARANTEED FOR ONE FULL GROWING SEASON.
- AT THE TIME OF PLANTING, 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 NOTICE 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 SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED 2 TREES IN THE AMOUNT OF \$600 AND 10 EVERGREENS IN THE AMOUNT OF \$1,500 FOR TOTAL OF \$2100 WHICH IS PART OF THE GRADING PERMIT APPLICATION FOR LOT 2.

DEVELOPER'S/BUILDERS CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING 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.

NAME: *[Signature]* DATE: 9/16/01

VICINITY MAP
SCALE: 1"=200'

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE		
LINEAR FEET OF ROADWAY FRONTAGE PERIMETER TYPE 'A' BUFFER REQUIRED		419.83/60
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS		7
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (1:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		2 10

COMMENTS: PLANTS HAVE BEEN ORIENTED SO WILL NOT CONFLICT WITH FUTURE HOUSE ON LOT 2.
NOTE: COMPLEX PROJECTS MAY REQUIRE EXPANSION OF THE SCHEDULE TO ACCOMMODATE MULTIPLE LAND USES ON-SITE OR ON ADJACENT PROPERTIES.

GENERAL NOTES

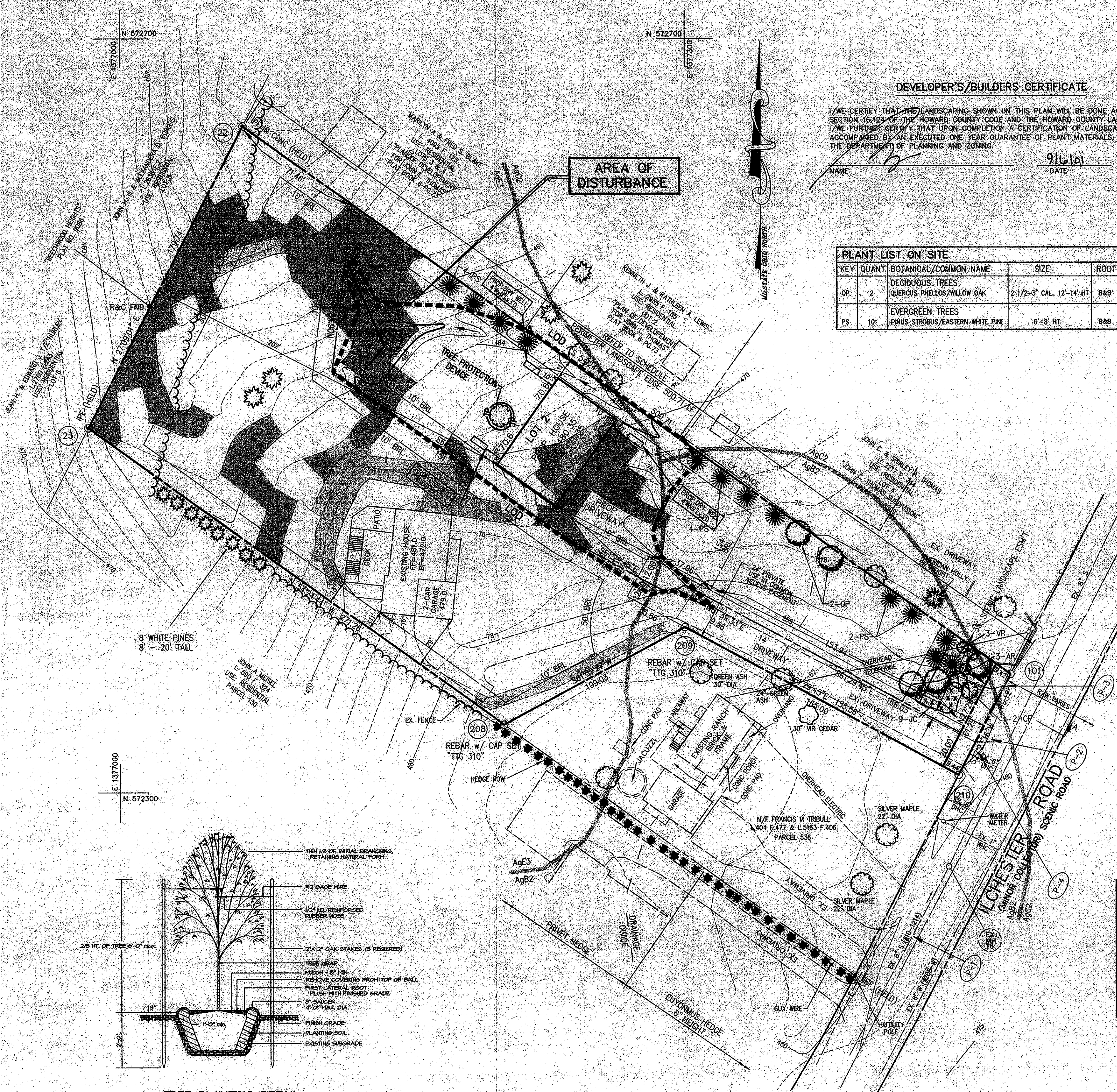
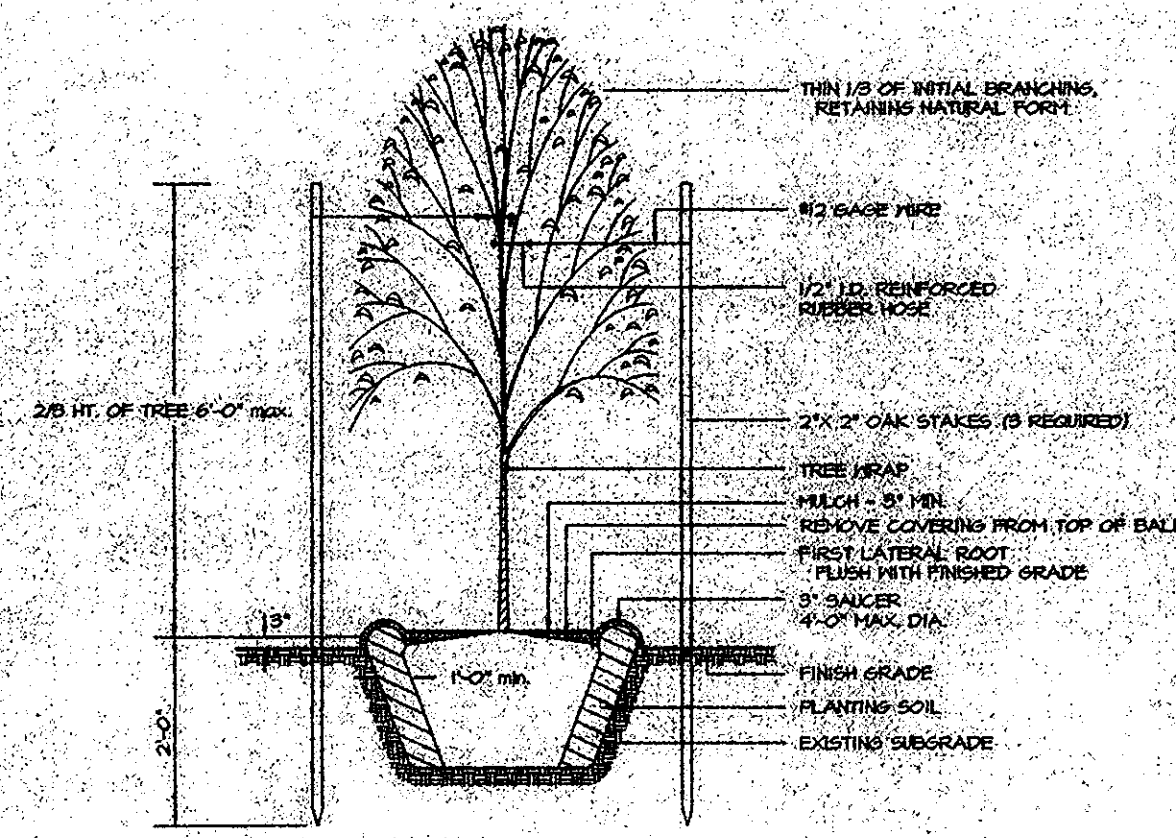
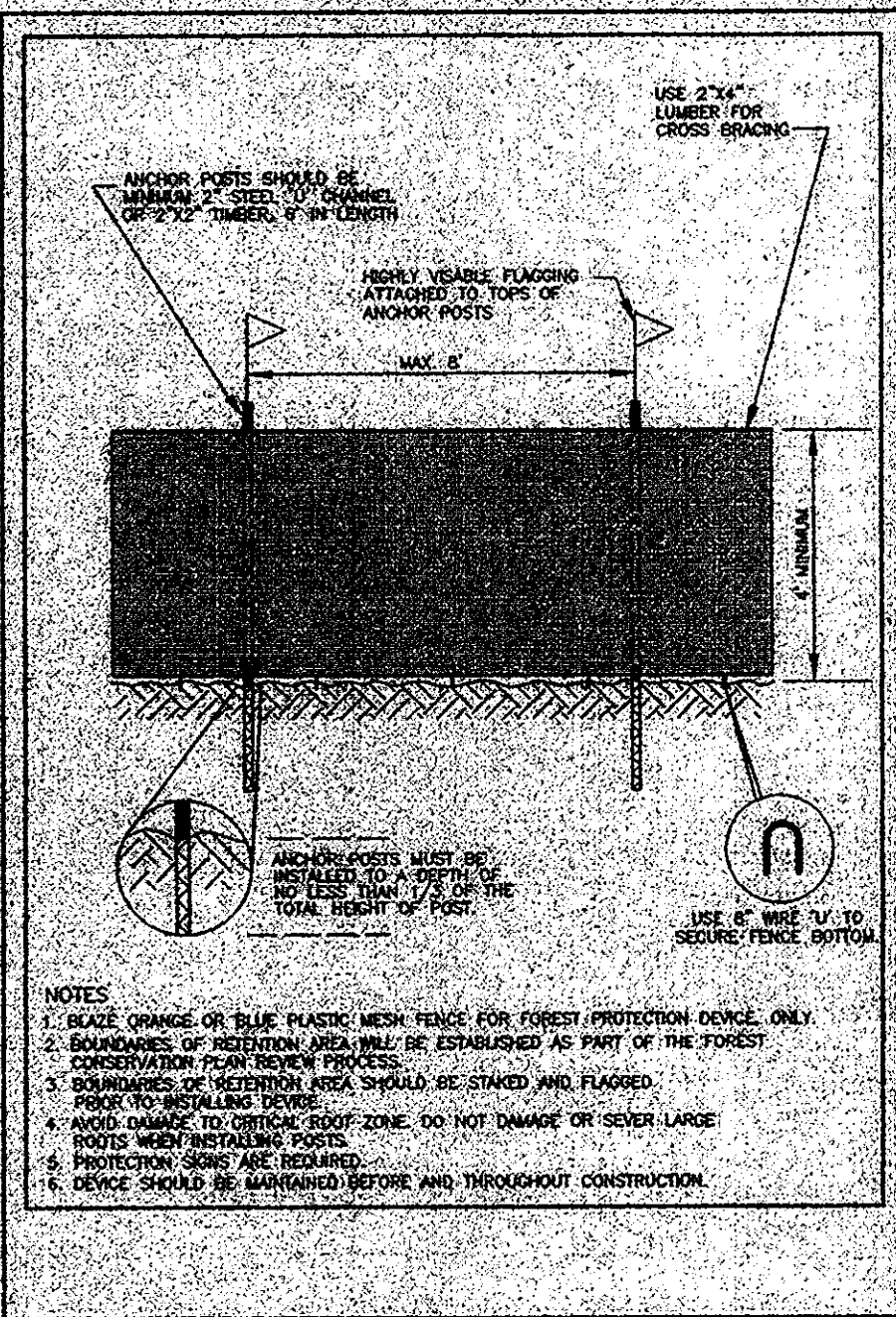
- TOTAL AREA OF SITE = 1.5588 AC±
LOT 1 = 0.9030 AC±
LOT 2 = 0.6427 AC±
- EXISTING ZONING = R-20

SOILS LEGEND

- AgB2: AURA GRAVELLY LOAM, 1%-5% SLOPES, MODERATELY ERODED
- AgQ2: AURA GRAVELLY LOAM, 5%-10% SLOPES, MODERATELY ERODED
- AgE3: AURA GRAVELLY LOAM, 10%-30% SLOPES, SEVERELY ERODED

STEEP SLOPES LEGEND

- 15% - 24%: 0.29 AC OR 18.0%
- 25% OR GREATER: 0.08 AC OR 4.93%



PLANT LIST ON SITE

KEY	QUANT	BOTANICAL/COMMON NAME	SIZE	ROOT
OP	2	DECIDUOUS TREES QUERCUS PHELLOS/MULLOW OAK	2 1/2-3" CAL. 12'-14" HT.	B&B
PS	10	EVERGREEN TREES PINUS STROBUS/EASTERN WHITE PINE	6'-8" HT.	B&B

SCENIC LANDSCAPE EASEMENT PLANT SCHEDULE

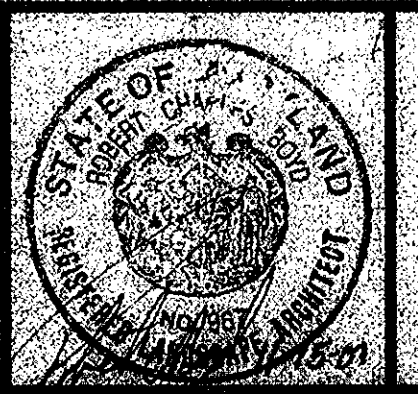
KEY	QUANT	SCENIC LANDSCAPE EASEMENT PLANT SCHEDULE	SIZE	ROOT
AR	1	Shade Trees	24" DIA.	B&B
ET	3	Evergreen Trees	6" DIA.	B&B
OP	2	Ornamental Trees	24" DIA.	B&B
UC	8	Shrubs	24" DIA.	B&B
VP	3	Vertical Plantings	24" DIA.	B&B

Save

DESIGNED	DATE	REVISIONS
RTM	11-01	
DRAWN	11-01	
CHECKED	11-01	
APPROVED	11-01	

THE TECH GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
GEO-TECHNICAL • ENVIRONMENTAL
MATERIALS CONSULTANTS • FACILITIES

147 Old Solomons Island Road
4th Floor
Annapolis, Maryland 21401
ph: (410) 265-3033
Fax: (410) 266-7407



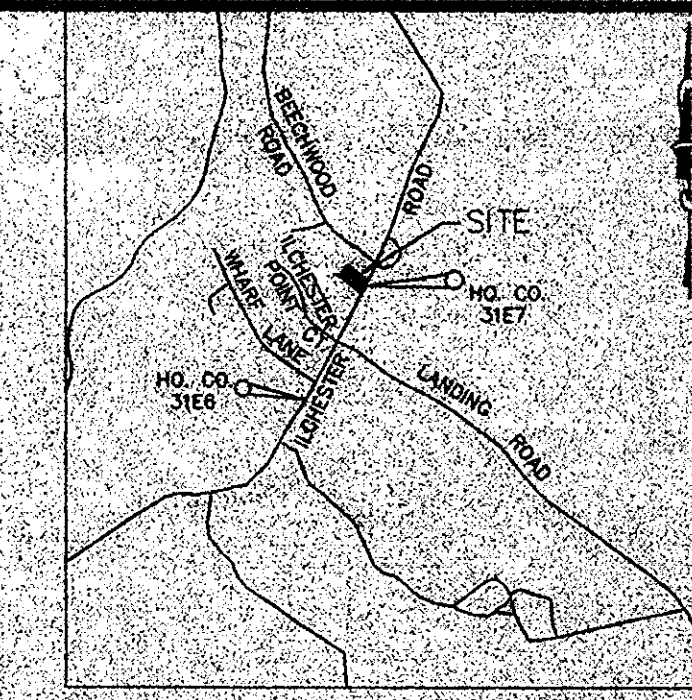
OWNER / DEVELOPER
GRACE MANGER
4840 ILCHESTER ROAD
ELLCOTT CITY, MARYLAND 21043-6824
TELEPHONE: 410-719-1508

FINAL PLAN/EXISTING CONDITIONS MAP
AND LANDSCAPE PLAN/SUPPLEMENTAL PLAN
TO ACCOMPANY
TRIBULL PROPERTY
LIBER 5000 FOLIO 247 & LIBER 5163 FOLIO 406
1st ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP 31 GRID 10 PARCEL 835
NOVEMBER, 2001
SCALE: 1" = 30'
DATE: NOVEMBER, 2001
REV. DATE:
SHEET 1 OF 2

REVISED
11/02

E 1376800
N 572700

E 1377600
N 572700



EXIST. FOREST AREA
4,933 S.F. OR 0.11 AC.
(NOT COUNTED IN TABULATION)

FOREST CONSERVATION TABULATIONS

A. BASE DATA			
Site	1.56 AC		
Floodplain	N/A		
Forest Cover on Net Tract Area	0.11 AC		
Afforestation Threshold (No credit for existing vegetation)	-15%	0.23 AC	
Conservation Threshold	20%	0.31 AC	
B. IMPACTS OF PROPOSAL			
Forest area of Net Tract Cleared	0		
Forest Area Remaining (No credit because not in easement)	0		
Forest Area Remaining Above Threshold	0		
C. REFORESTATION CALCULATION			
Reforestation Debt	0		
No credit available			
0.23 Acres Forest Conservation be provided for off site.	0.23	$0.23 \times 43,560 = 10,018.8 \text{ SF}$	
FEE FOR OFF SITE CONSERVATION		$10,018.8 \times \$0.50 = \$5,009.40$	

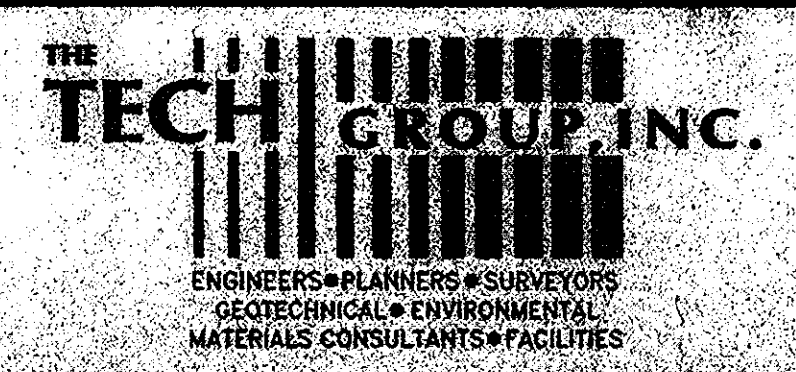
- GENERAL NOTES**
- TOTAL AREA OF SITE = 1.5688 AC±
LOT 1 = 0.7504 AC±
LOT 2 = 0.8084 AC±
 - EXISTING ZONING = R-20.
- SOILS LEGEND**
- AgB2: AURA GRAVELLY LOAM, 1%-5% SLOPES, MODERATELY ERODED
 - AgC2: AURA GRAVELLY LOAM, 5%-10% SLOPES, MODERATELY ERODED
 - AgE3: AURA GRAVELLY LOAM, 10%-30% SLOPES, SEVERELY ERODED
- STEEP SLOPES LEGEND**
- 15% - 24% 0.29 AC OR 18.0%
 - 25% OR GREATER 0.08 AC OR 4.93%

COMMENTS: PLANTS HAVE BEEN ORIENTED SO WILL NOT CONFLICT WITH FUTURE HOUSE ON LOT 2

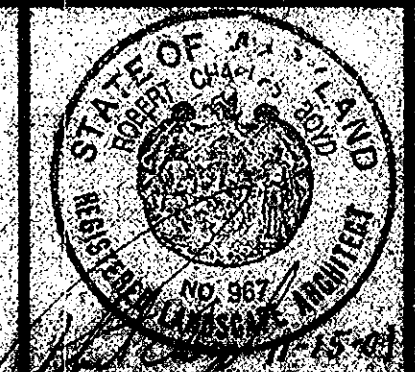
NOTE: COMPLEX PROJECTS MAY REQUIRE EXPANSION OF THE SCHEDULE TO ACCOMMODATE MULTIPLE LAND USES ON-SITE OR ON ADJACENT PROPERTIES.

Refer To County Tabulation Worksheet

DESIGNED	RTM	11-01	REVISIONS	
		date	DATE	BY
DRAWN	JLC	11-01	DESCRIPTION	
		date		
CHECKED	JBK	11-01		
		date		
APPROVED	JBK	11-01		
		date		



147 Old Solomons Island Road
4th Floor
Annapolis, Maryland 21401
ph. (410) 266-3033
Fax (410) 266-7407



OWNER / DEVELOPER
GRACE MANGER
4840 ILCHESTER ROAD
ELLCOTT CITY, MARYLAND 21043-6824
TELEPHONE: 410-719-1508

FOREST STAND DELINEATION
TO ACCOMPANY
TRIBULL PROPERTY
LIBER 5000, FOLIO 247 & LIBER 5163, FOLIO 406
1ST ELECTION DISTRICT - HOWARD COUNTY, MD
TAX MAP '31, GRID 10, PARCEL 536