

GENERAL NOTES

FOREST PROTECTION

- ALL FOREST RETENTION AREAS 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 PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE MAINTAINED 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 SILT FENCE BEING USED AS PROTECTIVE FENCING. 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 THESE 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 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 CONSERVATION EASEMENTS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

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.

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 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 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.

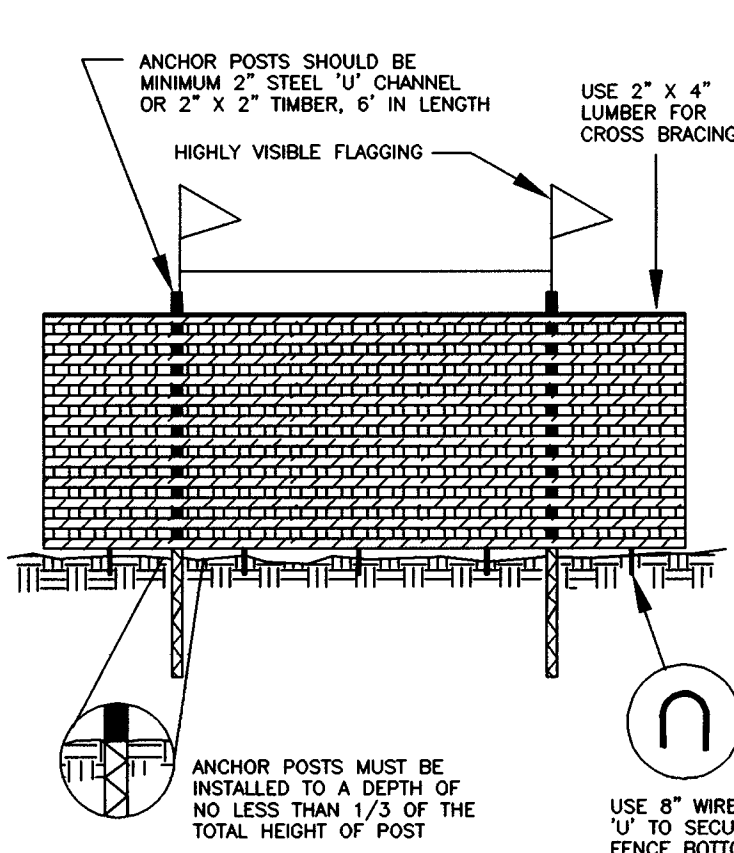
NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS 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.

PROTECTIVE FENCE DETAIL

BLAZE ORANGE PLASTIC MESH



LEGEND

- ▲ FOREST CONSERVATION SIGNAGE
- FOREST CONSERVATION EASEMENT (RETENTION)
- TPC — TREE PROTECTIVE SIGNAGE

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

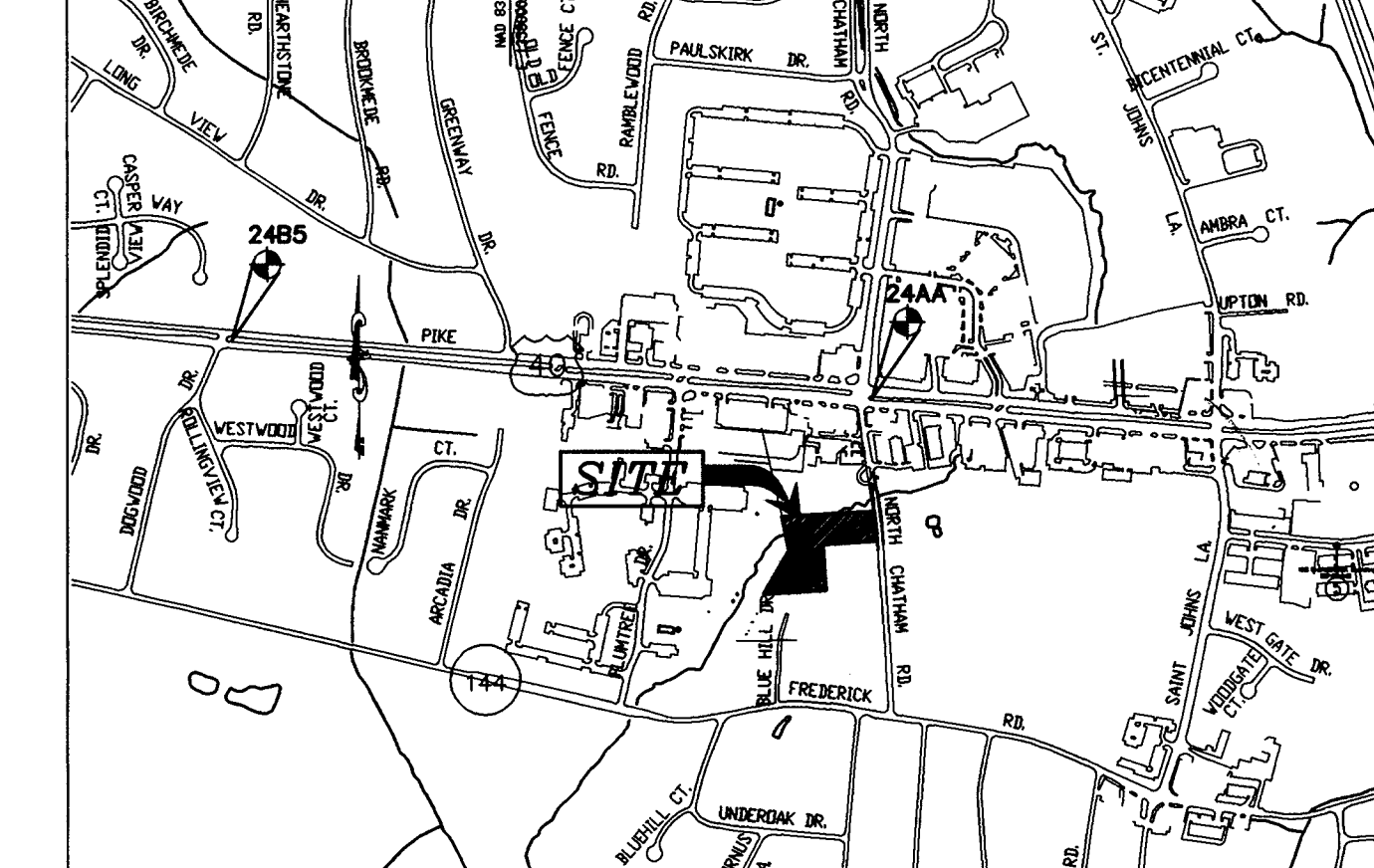
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

SIGNAGE DETAIL

NOT TO SCALE

FOREST CONSERVATION DATA

ACRES	ACRES
I. BASIC SITE DATA	3.07
GROSS SITE AREA	1.26
AREA WITHIN 100 YEAR FLOODPLAIN	0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	1.81
LAND USE CATEGORY	RESIDENTIAL - SUBURBAN
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (20%)	0.36
C. AFFORESTATION MINIMUM (15%)	0.27
D. EXISTING FOREST ON NET TRACT AREA	1.81
E. FOREST AREAS TO BE CLEARED	1.58
F. FOREST AREAS TO BE RETAINED	0.23
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	1.45
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.13
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.00
REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.36
REFORESTATION FOR CLEARING BELOW THRESHOLD	0.26
TOTAL REFORESTATION REQUIRED	0.62
TOTAL REFORESTATION PROVIDED	0.00
TOTAL FEE-IN-LIEU OF REFORESTATION	0.62



GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
TAX MAP : 24, PARCEL : 83, BLOCK : 3.
ELECTION DISTRICT : SECOND.
ZONING : R-20
DEED REFERENCE : 284/414.
- AREA TABULATION**
A. TOTAL TRACT AREA: 3.07 AC ±
B. NUMBER OF PROPOSED BUILDABLE LOTS : 2.
C. NUMBER OF BULK PARCELS : 0.
D. NUMBER OF OPEN SPACE LOTS : 1
E. AREA OF PUBLIC RIGHT-OF-WAY : 0 AC ±
F. AREA OF BUILDABLE LOTS : 1.54 AC ±
G. AREA OF BULK PARCELS : 0 AC.
H. AREA OF OPEN SPACE LOTS : 1.53 AC ±.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2001.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2001.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '83 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24AA, 24B5.
STA. No. 24AA N 587,380.458 ELEV. 387.274678
E 1,352,603.488
STA. No. 24B5 N 586,956.233 ELEV. 390.937
E 1,356,570.840
- WATER AND SEWER IS PUBLIC. TO BE CONNECTED TO CONTRACT NO. 130-S AND 11-W.
- THE STORMWATER MANAGEMENT REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- THIS SUBDIVISION CONSISTS OF SINGLE FAMILY DETACHED DWELLINGS.
- NO STRUCTURES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- PROJECT IS EXEMPT FROM APFO REQUIREMENTS PER SECTION 16.1107(b)(1)(v) BASED ON THE FACT THAT ONLY ONE ADDITIONAL LOT IS BEING CREATED.
- WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY HILLIS-CARNES SERVICES, INC. DATED MAY 3, 2001.
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. DATED JULY, 2001.
- OPERATING SPEED STUDY PREPARED BY MARS TRAFFIC GROUP DATED APRIL 23, 2001.
- THE ENTIRE SITE IS WOODED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION IN THE AMOUNT OF 1.86 ACRES (0.23 ACRES OF CREDITED EASEMENT AND 1.12 ACRES OF NON-CREDITED FLOODPLAIN EASEMENT) AND BY PAYMENT OF A FEE-IN-LIEU OF REFORESTATION IN THE AMOUNT OF 0.62 ACRES (27,007.2 SQ. FT.) OR \$13,503.60.
- 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 REQUIRED LANDSCAPING (8 SHADE TREES) HAS BEEN POSTED IN THE AMOUNT OF \$2,400.00 AS PART OF THE DPW DEVELOPERS AGREEMENT.
- STORMWATER MANAGEMENT LANDSCAPE BUFFERING IS NOT REQUIRED. NO STORMWATER MANAGEMENT IS BEING PROPOSED ON-SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.

SOILS DESCRIPTION

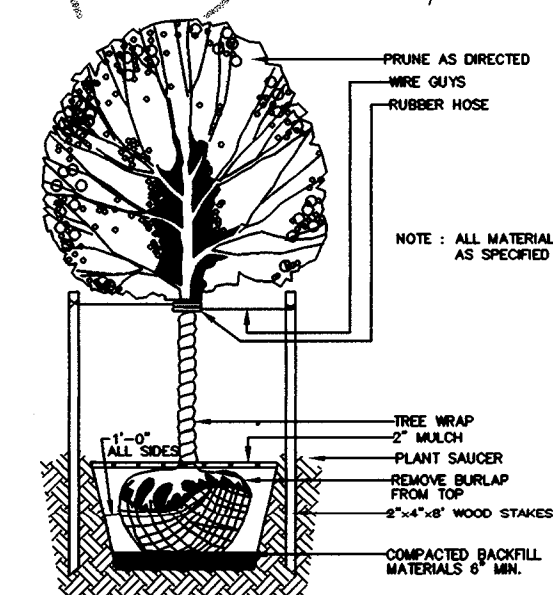
SYMBOL	DESCRIPTION
B6	BELTSVILLE SILT LOAM, 0% TO 1% SLOPES --- TYPE D
Co	CONDORUS SILT LOAM --- TYPE S
MpC2	MONTALTO SILT LOAM, 8% TO 15% SLOPES, MODERATELY ERODED --- TYPE C
Nb2	MESHAMNY SILT LOAM, 8% TO 15% SLOPES, MODERATELY ERODED --- TYPE B

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

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

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES							TOTAL
		A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	
LANDSCAPE TYPE	B (PERIMETER 1)								
LINEAR FEET OF PERIMETER	158.89 LF	277.08 LF	240.10 LF	322.35 LF	260.66 LF	185.41 LF	479.40 LF		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 104.21 LF OF EX. TREES & 54.68 LF OF EASEMENT	NO	YES, 94.01 LF OF EX. TREES	YES, 322.35 LF OF EX. TREES	YES, 223 LF OF EX. TREES	YES, 185.41 LF OF EX. TREES	YES, 479.40 LF OF EX. TREES		
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 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 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	5 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	1 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 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	



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.

NAME: R. JACOB HINMAT, TYANA, LLC DATE: 11/20/01

APPROVED: DEPARTMENT OF PLANNING AND ZONING

DATE: 11/21/01

DATE: 11/20/01

MD DNR QUALIFIED PROFESSIONAL

Stephanie Demchik, 11/20/01
STEPHANIE DEMCHIK, RLA NO. 3038

OWNER/DEVELOPER
JASON PARKER ET AL
12925 RT 144
WEST FRIENDSHIP, MD 21794

date	JULY 01	engineering	MMP/SJD	approval
project	01-008	illustration	MMP/SJD	scale
				1"=50'

date		description	revisions
no.			

PARKER WOODS
LOTS 1 & 2 AND OPEN SPACE LOT 3
TAX MAP 24, PARCEL 83
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
LANDSCAPE, FOREST CONSERVATION, & SUPPLEMENTAL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.