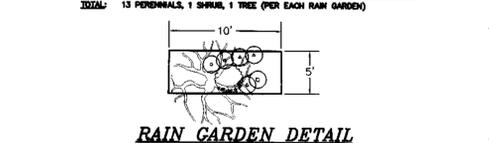


RAIN GARDEN PLANT LIST SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	○	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	2-1/2" - 3" CAL
1	○	ILEX GLABRA	INK BERRY	2' - 3' HT.
3	○	OBEOBIA SPHULICCA	GREAT BLUE LOBELIA	1 GAL CONTAINER
2	○	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL CONTAINER
1	○	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL CONTAINER

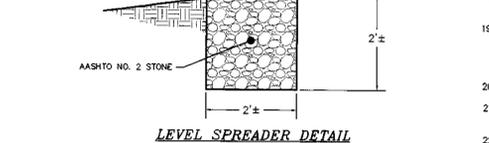
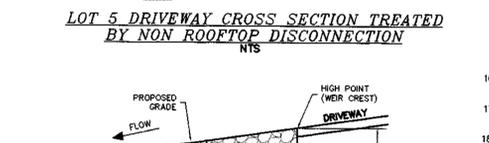
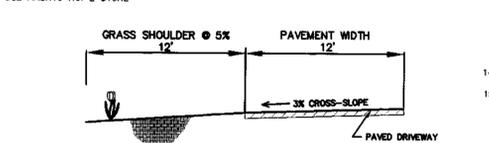
TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)



RAIN GARDEN DESIGN DATA

RAIN GARDEN	RAIN GARDEN TOP EL.	RAIN GARDEN BOTTOM EL.	UNDERDRAIN INVERT EL.	UNDERDRAIN OUTLET EL.	MAX. PONDING DEPTH	RIIP - RAINPOND DIMENSIONS
						Lo W T
1	441.0	440.5	437.5	437.3	6"	3' 2' 6"
2	441.0	440.5	437.5	437.3	6"	3' 2' 6"

* USE AASHTO NO. 2 STONE



IN ACCORDANCE WITH THE TERMS OF THE DEED OF FOREST CONSERVATION EASEMENT MOWING OF THE UNDERSTORY WITHIN THE FC EASEMENT IS PROHIBITED.

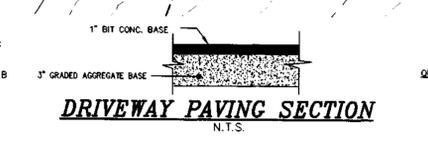
SOILS DESCRIPTION

DEVELOPER'S/OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDSHOWN ON THIS PLAN WILL BE MET THROUGH THE EXPANSION OF EXISTING TREED AREAS ON THE SITE TO CREATE AN OVERALL FCE OF 1.15 ACRES. OF THIS AREA 0.46 ACRES IS CURRENTLY DOMINATED BY 1.15 ACRES OF FOREST DUE TO ITS CONFIGURATION, AND 0.69 ACRES OF THE AREA WILL BE PLANTED.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton, 7/1/05
 DATE: 6/28/05



LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10	○	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
10				10 SHADE TREES

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A (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)	
LINEAR FEET OF PERIMETER	304.19 LF 211.07 LF 161.92 LF 529.55 LF 761.44 LF 98.92 LF 45.05 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 100 LF OF EX. TREES YES, 155 LF OF EX. TREES NO YES, 270 LF OF EX. TREES YES, 200 LF OF EX. TREES NO NO NO	
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS 3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS 2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	26 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	1 SHADE TREE * 0 EVERGREEN TREES N/A 3 SHADE TREES * 0 EVERGREEN TREES 2 SHADE TREES * 0 EVERGREEN TREES 9 SHADE TREES * 0 EVERGREEN TREES N/A N/A N/A 1 SHADE TREE 0 EVERGREEN TREES	16 SHADE TREES 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	2 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS 1 SHADE TREE 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS 0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS 0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS 0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS 0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS 0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS 0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS

FOREST STAND

FS1 - SUCCESSIONAL STAND

37. THE AFForestation/REFORESTATION OBLIGATION FOR THIS PROJECT WILL BE MET THROUGH THE EXPANSION OF EXISTING TREED AREAS ON THE SITE TO CREATE AN OVERALL FCE OF 1.15 ACRES. OF THIS AREA 0.46 ACRES IS CURRENTLY DOMINATED BY 1.15 ACRES OF FOREST DUE TO ITS CONFIGURATION, AND 0.69 ACRES OF THE AREA WILL BE PLANTED.

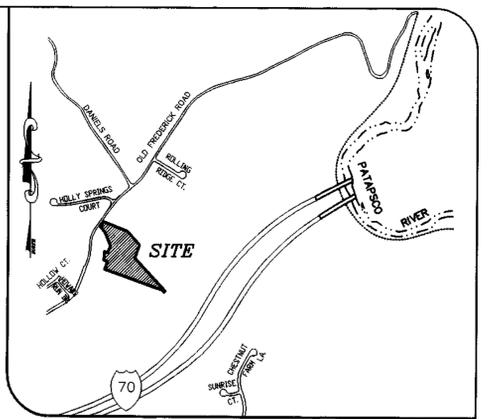
38. DEVELOPER RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 4 THROUGH 5, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED. WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS, DEVELOPER SHALL EXECUTE AND DELIVER BY DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

OWNER

ANDREW J. FOERHROLD & CHRISTINE W. FOERHROLD
 8525 OLD FREDERICK ROAD
 ELLICOTT CITY, MARYLAND 21043

NO DNR QUALIFIED PROFESSIONAL

JOHN CANALES, P.L.A. NO.



GENERAL NOTES

- TAX MAP 18 PARCEL 371, BLOCK 7, LOT 1.
- SUBJECT PROPERTY ZONED R-20 PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 2004 BY MILDENBERG, BOENDER & ASSOC. INC. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON FIELD RUN SURVEYS CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN JANUARY & MARCH 2004.
- COORDINATES BASED ON MD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 1775 & 177A. STA. No. 1777 E 1,363,088.57 N 598,828.624 ELEV. 469.47 STA. No. 177A E 1,364,948.356 N 594,948.356 ELEV. 476.79
- DENOTES AN IRON ROD & CAP OR IRON PIPE FOUND.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. BRG DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE.
- NO FLOORING EXISTS ON-SITE.
- WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 2004. FOREST CONSERVATION OBLIGATIONS FOR LOT 4 & 5 IN ACCORDANCE WITH SECTION 16.1000 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY REFORESTATION OF 0.21 ACRES (40,948.4 SQ. FT.) AND AFFORESTATION OF 0.21 ACRES (41,475.00 SQ. FT.) FOR A TOTAL OF 1.15 ACRES OF FOREST AND PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF (50,094.50 SQ. FT.) OF REVEGETATION AND AFFORESTATION FOR THE REQUIRED TO SHADE TREES IN THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$25,047.00.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 10.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDUSTRIAL SEWERAGE.
- ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. LANDS EASEMENT BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SITE LOCATION DEED REFERENCE: 2857/7. SITE AREA: 5.43 ACRES ±.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (SEE SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (M25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAS OR PRESTRESS, REMOVE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE END OF THE FLAS OR PRESTRESS AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING STRUCTURE ON LOT 4 KNOWN AS 8525 OLD FREDERICK ROAD WHICH IS TO REMAIN, NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA RAIN GARDENS, NON-ROOFTOP DISCONNECT, AND SHEET FLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, THE LANDSCAPING AND STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA RAIN GARDENS, NON-ROOFTOP DISCONNECT, AND SHEET FLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- A USE-IN-MANITENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN AS THE FOREST CONSERVATION EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM IDE TO THIS SECTION OF THE SUBDIVISION IS SUBJECT TO THE APPROVED CITY OF BETHESDA.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 4. PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACEMENT SHALL BE MADE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT 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 OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPING PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SECURITY UNITS. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PROJECT IS SUBJECT TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED CITY OF BETHESDA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 25-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH BAGS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A USE-IN-MANITENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN AS THE FOREST CONSERVATION EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM IDE TO THIS SECTION OF THE SUBDIVISION IS SUBJECT TO THE APPROVED CITY OF BETHESDA.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 4. PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACEMENT SHALL BE MADE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT 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 OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPING PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SECURITY UNITS. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PROJECT IS SUBJECT TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED CITY OF BETHESDA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 25-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH BAGS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A USE-IN-MANITENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN AS THE FOREST CONSERVATION EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM IDE TO THIS SECTION OF THE SUBDIVISION IS SUBJECT TO THE APPROVED CITY OF BETHESDA.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 4. PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACEMENT SHALL BE MADE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT 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 OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPING PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SECURITY UNITS. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PROJECT IS SUBJECT TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED CITY OF BETHESDA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 25-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH BAGS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A USE-IN-MANITENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN AS THE FOREST CONSERVATION EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM IDE TO THIS SECTION OF THE SUBDIVISION IS SUBJECT TO THE APPROVED CITY OF BETHESDA.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 4. PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACEMENT SHALL BE MADE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT 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 OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPING PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SECURITY UNITS. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PROJECT IS SUBJECT TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED CITY OF BETHESDA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 25-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH BAGS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A USE-IN-MANITENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN AS THE FOREST CONSERVATION EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM IDE TO THIS SECTION OF THE SUBDIVISION IS SUBJECT TO THE APPROVED CITY OF BETHESDA.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 4. PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACEMENT SHALL BE MADE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT 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 OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPING PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SECURITY UNITS. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PROJECT IS SUBJECT TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED CITY OF BETHESDA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 25-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH BAGS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A USE-IN-MANITENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN AS THE FOREST CONSERVATION EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM IDE TO THIS SECTION OF THE SUBDIVISION IS SUBJECT TO THE APPROVED CITY OF BETHESDA.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 4. PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACEMENT SHALL BE MADE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT 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 OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPING PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SECURITY UNITS. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PROJECT IS SUBJECT TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED CITY OF BETHESDA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 25-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH BAGS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A USE-IN-MANITENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN AS THE FOREST CONSERVATION EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM IDE TO THIS SECTION OF THE SUBDIVISION IS SUBJECT TO THE APPROVED CITY OF BETHESDA.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 4. PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACEMENT SHALL BE MADE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT 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 OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPING PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SECURITY UNITS. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PROJECT IS SUBJECT TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED CITY OF BETHESDA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 25-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH BAGS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A USE-IN-MANITENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN AS THE FOREST CONSERVATION EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM IDE TO THIS SECTION OF THE SUBDIVISION IS SUBJECT TO THE APPROVED CITY OF BETHESDA.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 4. PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACEMENT SHALL BE MADE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT 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 OR REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPING PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SECURITY UNITS. SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THIS PROJECT IS SUBJECT TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED CITY OF BETHESDA SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 25-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH BAGS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A USE-IN-MANITENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN AS THE FOREST CONSERVATION EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(e) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM IDE TO THIS SECTION OF THE SUBDIVISION IS SUBJECT TO THE APPROVED CITY OF BETHESDA.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 4. PUBLIC WATER AND PRIVATE SEWERAGE WILL BE UTILIZED FOR LOT 5.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERRIES, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACEMENT SHALL BE MADE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLAC

PLANTING SPECIFICATIONS AND NOTES

SITE PREPARATION AND SOILS

1. PROTECTION FENCING AND SILT FENCES FOR SEDIMENT AND EROSION CONTROL ARE TO BE INSTALLED AS A FIRST ORDER OF BUSINESS, IF NECESSARY.
2. DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF RADIUS = 2 X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
3. 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 SLUDGE.
4. 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 PEAT MOSS.
5. ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

PLANT STORAGE AND INSPECTION

1. FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
2. FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
3. 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.
4. UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.

PLANT INSTALLATION

1. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
2. 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.
3. CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THRU LARGER EXISTING ROOTS FROM EXISTING MATURE 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. THEY WERE HERE FIRST.
4. CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL IF THE ROOTS ENCIROLE THE ROOT BALL. SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
5. FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN FEEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
6. FOR TREES PLANTED IN THE MITIGATION 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.
7. AVOID 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.
8. 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.

FERTILIZING

1. 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.
2. NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NEEDS.
3. 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.

MAINTENANCE SCHEDULE

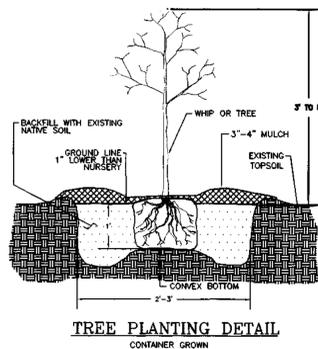
1. ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
2. ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
3. VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY EFFECTING THE PLANTED STOCK.
4. 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.
5. REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN ENTIRE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.
6. A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.

SUPERVISION

ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER QUALIFIED PROFESSIONAL AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

STANDARD NON-DISTURBANCE NOTE:

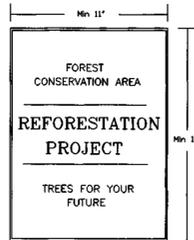
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY HOWARD COUNTY.



TREE PLANTING DETAIL

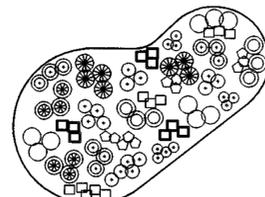
BASED ON THE FOLLOWING ASSESSMENT, THE EXISTING GROUND PLANE CONDITIONS CAN REMAIN IN THE REFORESTATION AREA WITHOUT FURTHER TREATMENT:

- > THE "LAWN" AREA WITHIN THE REFORESTATION EASEMENT IS COMPRISED OF A MIX OF GRASSES AND OTHER HERBACEOUS SPECIES.
- > THE AREA IS NOT A WELL ESTABLISHED LAWN THAT WOULD INTERFERE WITH THE SUCCESS OF THE TREE PLANTINGS OR PRECLUDE, ULTIMATELY, THE DEVELOPMENT OF A FOREST HERBACEOUS COMMUNITY.
- > MOWING OF THE UNDERSTORY IS NOT ALLOWED.
- > THE RETENTION OF THE EXISTING HERBACEOUS COMMUNITY WILL INHIBIT THE COLONIZATION OF INVASIVE SPECIES SUCH AS BITTERSWEET AND MULTI-FLORA ROSE DURING THE EARLY STAGES OF STAND DEVELOPMENT.
- > ONCE THE CANOPY ESTABLISHES, SHADE AND LEAF LITTER WILL KILL OFF ANY REMAINING TURF/LAWN SPECIES.



SIGNAGE DETAIL

NOT TO SCALE



TYPICAL TREE PLANTING PLAN

NOT TO SCALE
- SEE GENERAL NOTES 6 & 7 UNDER "PLANT INSTALLATION"
- GROUND PLANE TO BE MULCHED AFTER INSTALLATION OF PLANT MATERIAL.

REFORESTATION/AFFORESTATION PLANT LIST

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET STATUS	MIN.O.C.	SIZE & SPACING	REMARKS
25	Acar rubrum Red Maple	VT	D-W	FAC	20'	CONT/B & B 2" CALIPER	
3	Amelanchier arborea Serviceberry	VT	D-M	FACU-	20'	CONT/B & B 2" CALIPER	
3	Cercus canadensis Eastern Redbud	VT	D-M	FACU-	20'	CONT/B & B 2" CALIPER	
3	Cornus florida Flowering Dogwood	VT	D-M	FACU-	20'	CONT/B & B 2" CALIPER	
3	Ilex opaca American Holly	T	M	FACU-	20'	CONT/B & B 2" CALIPER	
10	Nyssa sylvatica Black Gum	T	M-W	FAC	20'	CONT/B & B 2" CALIPER	
3	Prunus serotina Wild Black Cherry	I	M	FACU	20'	CONT/B & B 2" CALIPER	
3	Quercus alba White Oak	I	M-W	FAC+	20'	CONT/B & B 2" CALIPER	
8	Quercus palustris Pin Oak	I	M-W	FACW	20'	CONT/B & B 2" CALIPER	
8	Quercus phellos Willow Oak	I	M-W	FACW	20'	CONT/B & B 2" CALIPER	

TOTAL
69 TREES
(REQUIRED NUMBER OF TREES HAS BEEN REDUCED BASED ON THE EXISTENCE OF 20,000 SQ.FT. OF EXISTING TREES IN THE REFORESTATION/AFFORESTATION AREA. REQUIRED NUMBER OF TREES IS BASED ON 0.69 ACRES)

FOREST CONSERVATION DATA

NET TRACT AREA:	
A. Total tract area.....	=5.43
B. Area within 100 year floodplain.....	=0.00
C. Area to remain in agricultural production.....	=0.00
D. Net tract area.....	=5.43

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA MDR IDA HDR MPD CIA	0 0 0 1 0 0
E. Afforestation Threshold.....	15% x D =0.81
F. Conservation Threshold.....	20% x D =1.09

EXISTING FOREST COVER:	
G. Existing forest cover (excluding floodplain).....	=0.47
H. Area of forest above afforestation threshold.....	=0.00
I. Area of forest above conservation threshold.....	=0.00

BREAK EVEN POINT:	
J. Forest retention above threshold with no mitigation.....	=0.00
K. Clearing permitted without mitigation.....	=0.00

PROPOSED FOREST CLEARING:	
L. Total area of forest to be cleared.....	=0.47
M. Total area of forest to be retained.....	=0.00

PLANTING REQUIREMENTS:	
N. Reforestation for clearing above conservation threshold.....	=0.00
P. Reforestation for clearing below conservation threshold.....	=0.94
O. Credit for retention above conservation threshold.....	=0.00
R. Total reforestation required.....	=0.94
S. Total afforestation required.....	=0.34
T. Total reforestation and afforestation required.....	=1.28

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cecilia Kimball 7/1/15
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John Cannoles 7/1/15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER
ANDREW J. FOEHRKOLB &
CHRISTINE W. FOEHRKOLB
8525 OLD FREDERICK ROAD
ELLCOTT CITY, MARYLAND 21043

MD CNR QUALIFIED PROFESSIONAL
J.C.
JOHN CANNOLAS, RLA NO. _____

date	MAY 2005
project	2003-062
illustration	engineering
scale	S/D
approval	S/D
revision	1"=50'

no.	date	description	revisions

KEFAUVER PROPERTY - Lots 4 & 5
A RESUBDIVISION OF KEFAUVER PROPERTY, LOT 1
TAX MAP 18 - PARCEL 371 - LOT 1
GRID 7 - HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsay Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0296 Fax: (301) 827-6521 Wash. (410) 387-0286 Fax.