

PLANTING SPECIFICATIONS AND NOTES

SITE PREPARATION AND SOILS

- PROTECTION FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
- DISURBANCE OF SOILS SHOULD BE LIMITED TO THE 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 OR SUITABLE MANUFACTURED SOIL AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
- SOIL MIX FOR ERICACEOUS MATERIAL SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE OR SUITABLE SOIL MANUFACTURED SOIL MIX AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
- ALL MIXING IN 5' AND 4' DEPTH 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.

SPECIMEN TREES	
KEY	SPECIES
ST#1	30" MAPLE
ST#2	32" MAPLE

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.
- UNTIL PLANTED, 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 AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, MAKE SURE SOILS ARE EVENLY COVERED OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
- FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING TREES.
- CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH 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.
- 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 RINKED 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/OR STRING FROM ROOT BALL. THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE AND WATER GENEROUSLY. CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FIVE (5), 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.
- WORK 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.
- NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE VERY DEEP, WELL-DRAINING NATURE OF THE 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

- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SORT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADD ADDITIONAL STRESS 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 SEAMED BASS 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

- 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.
- COLLATERAL 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-FEET RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
- 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.
- 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.

PUBLIC 100 YEAR FLOODPLAIN AND DRAINAGE EASEMENT (0.12 AC ±) (PLAT # 5067 & 21025)

BRIDGE WARNING SIGN

TELEPHONE PEDISTAL

MON USCOG L109

IRF BENT

IRF CFS (HELD)

PRUNE AS DIRECTED

RUBBER HOSE

TREE WRAP

PLANT SAUCER

WOOD STAKES

COMPOSTED BARK MULCH MATERIALS 1/4"

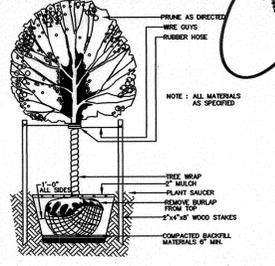
REFORESTATION PROJECT

TREES FOR YOUR FUTURE

SYMBOL

SIGNAGE DETAIL

NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



REFORESTATION PROJECT
TREES FOR YOUR FUTURE

SYMBOL

SIGNAGE DETAIL
NOT TO SCALE

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

- A. Total tract area..... = 1.76
- B. Area within 100 year floodplain..... = 0.12
- C. Area to remain in agricultural production or utility ROW..... = 0.00
- D. Net tract area..... = 1.64

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	1	0	0	0

E. Afforestation Threshold..... 15% x D = 0.25

F. Conservation Threshold..... 20% x D = 0.33

EXISTING FOREST COVER:

- G. Existing forest cover (excluding floodplain)..... = 0.00
- H. Area of forest above afforestation threshold..... = 0.90
- 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:

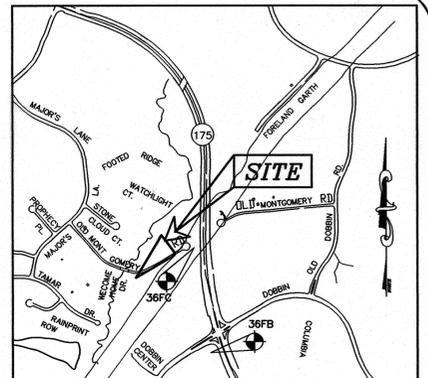
- L. Total area of forest to be cleared..... = 0.00
- M. Total area of forest to be retained..... = 0.00

PLANTING REQUIREMENTS:

- N. Reforestation for clearing above conservation threshold..... = 0.00
- O. Reforestation for clearing below conservation threshold..... = 0.00
- P. Credit for retention above conservation threshold..... = 0.00
- Q. Total reforestation required..... = 0.00
- R. Total afforestation required..... = 0.25
- S. Total reforestation and afforestation required..... = 0.25

SOIL CLASSIFICATION:

- OmB2 (B) CHILLUM SILT LOAM, 1 TO 5 PERCENT SLOPES, MODERATELY ERODED.
- Co (C) CODORUM SILT LOAM
- NeB2 (B) NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
- NeC2 (B) NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.



GENERAL NOTES

- SITE DATA:
 - TAX MAP: 36, PARCEL: 246.
 - DEED REFERENCE: 8395/563
 - AREA OF SITE: 1.76 ACRES.
 - ZONING: R-12
 - AREA OF ROW DEDICATION: 0.30 ACRES.
 - MINIMUM LOT SIZE: 2,000 SQ. FT.
 - NUMBER OF PROPOSED BUILDABLE LOTS: 4.
 - NUMBER OF PROPOSED OPEN SPACE LOTS: 1.
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN MAY 2004 BY MILDBERG, BOENDER & ASSOCIATES, INC.
- BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2003 BY MILDBERG, BOENDER & ASSOCIATES, INC.
- THIS PROJECT IS EXEMPT FROM AFFO ROAD TEST REQUIREMENTS.
- THERE ARE NO WETLANDS ON SITE BASED ON FIELD INVESTIGATION BY MILDBERG, BOENDER AND ASSOC. ON OR ABOUT MARCH, 2005.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY AFFORESTATION OF 0.25 ACRES OF FOREST FINANCIAL SURETY FOR THE 0.25 ACRES (10,890 SQ. FT.) OF AFFORESTATION HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,445.00. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
- ☐ DENOTES AREA DEDICATED TO HO.O. FOR A PURPOSE OF PUBLIC ROAD
 - ▨ DENOTES FOREST CONSERVATION EASEMENT
 - ▩ DENOTES 100 YR FLOODPLAIN
- 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 RESIDENT).
 - B) SURFACE - 6 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 (H25 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, REUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE.
- PUBLIC WATER AND SEWER SYSTEMS WILL BE UTILIZED VIA WATER AND SEWER CONTRACT # 24-4292-0.
- A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOTS: 2, 3 AND 4.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAS BEEN PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (10 SHADE TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$3,000.00.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING HEREMITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTION OF REQUIRED PLANTING MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. AND 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 REVISED PLANS AND CERTIFICATES.
- FLOOD PLAIN INFORMATION INDICATED HEREON WAS TAKEN FROM APPROVED HOWARD COUNTY FLOOD PLAIN STUDY FOR "LAKE ELKHORN BRANCH". A WAIVER REQUEST TO THE DESIGN MANUAL HAS BEEN APPROVED TO UTILIZE EXISTING FLOOD PLAIN STUDY.
- DRIVEWAY CULVERTS TO BE DESIGNED AT SDP STAGE.
- ☛ DENOTES A FIELD SOIL SAMPLE.
- THERE ARE NO STREAMS WITHIN 75' OF THE PROPERTY LINES.
- THE EXISTING WELL AND SEPTIC SYSTEM WILL BE ABANDON WITHIN 30 DAYS OF PUBLIC WATER AND SEWER AVAILABILITY. A CERTIFIED DRILLER SHALL ABANDON THE WELL AND PRODUCE DOCUMENTATION TO HOWARD COUNTY HEALTH DEPARTMENT.

LEGEND

- # PERIMETER LANDSCAPE EDGE
- EXISTING TREES
- TPF — TREE PROTECTIVE FENCING

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.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10	☉	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				
10				
10				

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	N/A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)
LINEAR FEET OF PERIMETER	468.59 LF	500.33 LF	124.33 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	0 SHADE TREES	8 SHADE TREES	2 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED			
SHADE TREES	0 SHADE TREES	8 SHADE TREES	2 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS

QUALIFIED PROFESSIONAL
Masjid Tring
MASHID TRING

OWNER
ELKHORN LLC
C/O MILDBERG, BOENDER & ASSOC.
5072 DORSEY HALL DR., ELICOTT CITY, MD 21042
(410) 997-0296

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 HIKMAT** DATE **11/9/05**
ELKHORN OVERLOOK LLC

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hawth DATE **12/1/05**
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] DATE **11/30/05**
CHIEF, DEVELOPMENT ENGINEERING DIVISION

PROJECT	DATE	DESCRIPTION	REVISIONS
04-015	SEPT. 2005	illustration	
MAM	MAM	scale	1"=90'
MAM	MAM	approval	

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04-015	SEPT. 2005	illustration	
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ELKHORN OVERLOOK
TAX MAP 36 - PARCEL 246
HOWARD COUNTY, MARYLAND
6-TH ELECTION DISTRICT
SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN

MILDBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Elicott City, Maryland, 21042
(410) 997-0296 Fax: (410) 997-0298