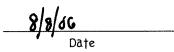


AT THE SOP PHASE A TYPE B LANDSCAPE BURFER WILL BE PROVIDED ALONG THE REAR OF LOSS 4-7.

Developer's/Builder's Certificate

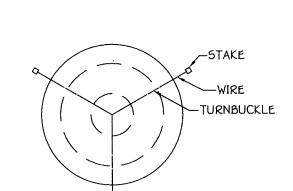
I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.



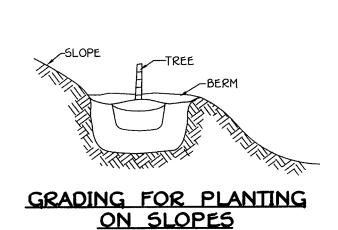
LANDSCAPING PLANT LIST						
QTY.	KEY	NAME	SIZE			
12	4 00 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, B&B			
7	*	PINUS STROBUS "EASTERN WHITE PINE"	5' TO 6' HT			
18		CUPPRESSOCYPARIS LEYLANDI LEYLAND CYPRESS	5' TO 6' HT			

At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department Of Planning And Zoning. Any Deviation From The 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 Revision Are Made To The Applicable Plans.

The Owner, Tenants And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.



STAKING DETAIL



NOTE: REMOVE BURLAP FROM TOP 1/3 OF BALL

-RUBBER HOSE

2 x 4 STAKE

-WRAPPING

TREE PLANTING

TWICE BALL

1'-0" HIGH 2-1/2" CALIPER

MD DNR Qualified Professional USACOE Wetland Delineator Certification . WDCP93MD0610044B JOHN P. CANOLES



ADDITIONAL INTERNAL PERIMETER LANDSCAPE EDGE								
PERIMETER	P-5	P-6	TOTAL					
CATEGORY	SFD FRONT TO SFD REAR	SFD FRONT TO SFD SIDE						
LANDSCAPE TYPE	D	D						
LINEAR FEET OF PERIMETER	110'	66'						
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES	N/A	N/A						
CREDIT FOR EXISTING VEGETATION SHADE TREES SMALL/MEDIUM DECIDUOUS TREES (2:1 SUBSTITUTION)	0	0 0	0					
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES	2 11	1 7	3 10					

NOTE: THE PURPOSE FOR THESE TWO PERIMETERS IS TO PROVIDE PRIVACY FOR

#### FOREST CONSERVATION WORKSHEET

NET TRACT AREA		ACRE5		
total tract area				
area within 100 year floodplain				
other deductions to gross area		0.0		
net tract area				
LAND USE CATEGORY: (from table 3.2.1, page 40, mar ARA MDR IDA HDR MPD CIA X	nual)			
afforestation threshold (PERCENTAGE)	15%	0.3		
conservation threshold (PERCENTAGE)	20%	0.4		
EXISTING FOREST COVER				
existing forest on NTA				
area of forest above afforestation threshold				
area of forest above conservation threshold				
BREAK EVEN POINT				
forest retention above threshold with no mitigation		0.0		
BREAK EVEN	POINT	0.0		
clearing permitted without mitigation		0.0		
PROPOSED FOREST CLEARING				
total area of forest to be cleared or retained outside FCE				
total area of forest to be retained in FCE				
PLANTING REQUIREMENTS				
reforestation for clearing above conservation threshold				
reforestation for clearing below conservation threshold				
credit for retention above conseration threshold				
total reforestation required				
total afforestation required				
total reforestation and afforestation required		0.3		

## FCP NOTES

1. Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.

2. Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to

3. Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is

4. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.

5. No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation

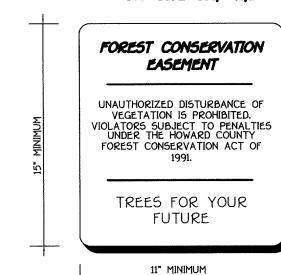
6. Temporary fencing shall be used to protect forest resources construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed FCE limits. Permanent signage will be posted a at 50-100 foot intervals along all FCE limits.

7. The Forest Conservation Act requirements for this project will be met through the onsite afforestation of 0.3 acres.

# Surety for Forestation

1. The developer shall post a surety (bond, letter of credit) to ensure that reforestation plantings are completed. Upon acceptance of the plantings by the County, the bond shall be released. 2. The forest conservation planting by Stonehouse Overlook (F-06-185) surety in the amount of \$6534.00 based on 0.30 acres x 43,560 Sq.Ft/ Acres x \$0.50/5q.Ft. 3. The forest conservation surety is included in the developer's agreement

#### ON-SITE SIGNAGE



SOIL

Use-In-Common Access Easement Line Bearing And Distance AE-1 R=620.00' L=24.04' AE-2 556°42'50"W 90.02 AE-3 531°53'32"W 50.92 AE-4 N50°06'20"W 125.30 AE-5 N31°53'32"E 24.00 AE-6 558°06'28"E 101.30 AE-7 N31°53'32"E 40.20 AE-8 N56°42'50"E 96.71

50ILS LEGEND

BrC3 | Brandywine loam, 8 to 15 percent slopes, severely eroded

MIB2 Manor loam, 3 to 8 percent slopes, moderately eroded

\* Hydric soils and/or contains hydric inclusions

t Generally only within 100-year floodplain areas

\*\* May contain hydric inclusions

# APPROVED: DEPARTMENT OF PLANNING AND ZONING

#### General Notes:

CLA55

1. Subject Property Zoned R-SC Per 02/02/04 Comprehensive Zoning Plan. 2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 17EA And No. 17EB. Sta. 17EA N 181160.5724 (meters), E 413772.7247 (meters)

Sta. 17EB N 180994.8448 (meters, E 413227.8979 (meters) 3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2005

By Fisher, Collins And Carter, Inc. 4. B.R.L. Denotes Building Restriction Line.

All Lot Areas Are More Or Less ( + or -).

5. • Denotes Iron Pin Set Capped "F.C.C. 105". 6. Denotes Iron Pipe Or Iron Bar Found.

7. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way. 8. Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".

9. Denotes Concrete Monument Or Stone Found.

10. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestern And Road Right-Of-Way Line And Not To The Pipestern Lot Driveway. 11. Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any

New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following a) Width - 12 Feet (14 Feet Serving More Than One Residence):

b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum):

c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius: d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading):

e) Drainage Elements - Capable Of Safety Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface: f) Structure Clearances - Minimum 12 Feet: a) Maintenance - Sufficient To Ensure All Weather Use.

13. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. 14. Lots 1 thru 9 Do Not Include Wetland, Stream, Associated Wetland Buffers And Stream Buffers And Steps Slopes. 15. No 100 Year Floodplain Exist On Site.

16. Previous Department Of Planning And Zoning File Numbers: F-97-042, F-98-073 And F-98-139.

17. Articles Of Incorporation By The State Department Of Assessments And Taxation For The Daniels Mill Overlook Homeowner's Association . Inc. Were Accepted And Approved As Account No. D-4507828.

19. Open Space Tabulation a). Open Space Required = (2.000 Ac. X 25%) = 0.500 Ac. + b). Open Space Provided = (Lot 9) = 0.500 Ac. +

20. Landscaping For Lot 1-9 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. A Landscape Surety For Shade Trees In The Amount Of \$ Is Provided With The Developers Agreement For Water And Sewer Contract No. 21. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per

Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/ Grading Permit. 22. Open Space Lot 9 Is Owned And Maintained By The Daniels Mill Overlook Homeowner's Association, Inc.

23. The 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department of Housing And Urban Development. 24. Noise Study Was Prepared By Mars Group Dated March, 2006.

26. Traffic Study Was Prepared By Mars Group Dated March, 2006.

26. No Cemeteries Exists On This Site Based On A By Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. 27. Denotes A Public Tree Maintenance Easement, Ten (10) Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved upon All Lots Fronting On The Said

Public Road Right-Of-Way, This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement

28. Stormwater Management Provided With Daniels Mill Overlook, Section 2, Area 3 (F-97-042). 29. Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated March. 2006. 30. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. 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. The Forest Conservation Obligation Is Fulfilled By Providing On-Site Afforestation Of 0.30 Acres With A Surety In The Amount Of \$6,534.00 Based On 0.30 Ac. x 43,560 Sq.Ft/Ac x \$0.50/Ac.

31. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.

Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.

33. A Private Use-In Common Driveway Access And Maintenance Agreement Of Shared Driveway Is Recorded

### Simultaneously with this plat. Planting Notes:

1. Multiflora rose control may be required as part of this planting plan.

2. Bareroot plant material may be used to offset the cost of multiflora rose removal and maintenance. If bareroot material is used it must be planted in March-April and an anti-desiccant gel should be utilized to protect root systems. Container grown stock is recommended.

3. Plants should be flagged to aid on location during maintenance. Plantings should also be planted in grid pattern to facilitate maintenance and removal of invasive and exotic species. Multiflora Rose Control Note

Multiflora rose is prevalent in certain areas to be afforested. Prior to planting all multiflora rose shall be removed. Removal of the rose may be performed with mowing and herbicide treatments. Physical removal of all top growth following by a periodic herbicide treatment of stump sprouts is recommended. Native tree and shrub species occurring within the rose thickets should be retained wherever possible. Herbicides treatments shall occur on 2 month intervals during the first growing season and once each in the spring and fall for subsequent years. Herbicide used shall be made specifically to address woody plant material and shall be applied as per manufacturers specifications. Care should be taken not to spray planted trees or naturally occurring native tree/shrub seedlings. It is recommended that initiation of rose removal begin at least six months prior to planting.

# Plantina/Soil Specifications

1. Planting of nursery stock shall take place between March 15th and April 30th. Container stock may be planted September 1-October 30. 2. A twelve (12) inch layer of topsoil shall be spread over all afforestation areas impacted by site grading to assure a suitable planting area. Disturbed areas shall be seeded and stabilized as per general construction plan for project. Planting areas not impacted by site grading shall have no additional topsoil installed. 3. All bareroot planting stock shall have their root systems dipped into an anti-desiccant gel prior to planting.

4. Plants shall be installed so that the top of root mass is level with the top of existing grade. Backfill in the planting pits shall consist of 3 parts existing soil to 1 part pine fines or equivalent. 5. Fertilizer shall consist of Agriform 22-8-2, or equivalent, applied as per manufacturer's specifications.

6. A two (2) inch layer of hardwood mulch shall be placed over the root area 7. Plant material shall be transported to the site in a tarped or covered

truck. Plants shall be kept moist prior to planting.

8. All non-organic debris associated with the planting operation shall be removed from the site by the contractor.

SUPPLEMENTAL PLAN

LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS

# Stonehouse Overlook

Lots 1 thru 8 And Open Space Lot 9

(A Resubdivision Of Parcel H-1, Daniels Mill Overlook, Section 2, Area 3 - Plat No. 13694) TAX MAP \*17 P/O PARCEL \*547 GRID: 12 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ZONED: R-SC SCALE: 1"=50' DATE: MARCH 3, 2006 SHEET 2 OF 2

# PLANTING SCHEDULE

FCE • 1 - 0.3 acres Planting units Required: 210 Planting units Provided: 216

Qty	Species	Size	Spacing	Total FCA
				Units
4	Acer rubrum - Red maple	2-3' whip	11' o.c.	
15	Cornus florida - Flowering dogwood	2-3' whip	11' o.c.	
15	Juniperus virginiana – Red cedar	2-3' whip	11' o.c.	
15	Liriodendron tulipifera - Tulip poplar **	2-3' whip	11' o.c.	
	Nyssa sylvatica – Black gum	2-3' whip	11' o.c.	
8	Prunus serotina - Black cherry **	2-3' whip	11' o.c.	
15	Quercus alba - White oak	2-3' whip	11' o.c.	
10	Sassaafras albidum - Sassafras	2-3' whip	11' o.c.	
8	Ulmus rubra – Slippery Elm	2-3' whip	11' o.c.	
8	Viburnum prunifolium - Blackhaw **	2-3' whip		
108	Total whip plantings x 2 units /tree = FCA unit credit			216

FISHER, COLLINS & CARTER, INC. NNIAL SOUARE OFFICE PARK - 10272 BALTIMORE NATIONAL P ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2855

