

Forest Conservation Goals and Objectives

Development of the Blough Property under the current Forest Conservation Act (FCA) will entail clearing of 0.17 acres of the 0.387 acres of forest existing outside of the floodplain on-site. The goals and objectives of this Forest Conservation Plan are to provide short and long term protection of the existing forest resources that will remain on-site. The forest clearing proposed under this plan will generate a 0.12 acre reforestation obligation which will be satisfied through a fee-in-lieu payment in the amount of \$3,920.25 due to the absence of on-site reforestation areas.

Forest Conservation Notes:

This project complies with the requirements of Section 16.1200 of the Howard County Code of forest conservation with a total obligation of 0.337 acres provided by 0.217 acres of on-site retention and 0.12 acres of fee-in-lieu payment.

The forest conservation easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and the Forest Conservation Manual. 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.

PRECONSTRUCTION MEETING/ CONSTRUCTION PERIOD PRACTICES

Before construction begins, a required preconstruction meeting shall be held. The principle contractor, engineer, Howard County Inspectors and a qualified forest professional familiar with the plan shall be present. All items pertaining to forest retention, tree preservation, and construction period practices shall be discussed.

Any changes to the plan due to on-site conditions must be approved by the Howard County Department of Planning and Zoning.

POST CONSTRUCTION MANAGEMENT MAINTENANCE BY CONTRACTOR

All dead trees or tree limbs which pose an immediate safety hazard will be felled. Trees dropped within the forest retention area will not be removed.

All temporary forest protection structures will be removed after construction and permanent signage will be placed where indicated on the plan.

A 2-year Contractor's Maintenance and Monitoring Period shall begin at mobilization. Seventy five percent survivorship must be guaranteed for this period. The site shall be inspected at the end of the two year period to ascertain survivorship and provide for replacement if necessary.

The Contractor's maintenance of new planting shall consist of watering, cultivating, weeding, and mulching as necessary to insure survival.

Contractor shall protect planting areas and plants at all times against damage of all kinds for duration of maintenance period. Maintenance includes temporary protection barriers and signs as required for protection. If any plants become damaged or injured, because sufficient protection was not provided, treat or replace as directed by Landscape Architect at no additional cost to Owner.

NET TRACT AREA:

A. Total tract area.....	1.67
B. Area within 100' year floodplain.....	0.39
C. Area to remain in agricultural production.....	0.00
D. Net tract area.....	1.28

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	CLA
0	0	0	1	0	0

E. Afforestation Threshold..... 15% x D = 0.19
F. Conservation Threshold..... 20% x D = 0.26

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain).....	0.39
H. Area of forest above afforestation threshold.....	0.20
I. Area of forest above conservation threshold.....	0.13

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation.....	0.28
K. Clearing permitted without mitigation.....	0.11

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared.....	0.17
M. Total area of forest to be retained.....	0.22

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold.....	0.03
P. Reforestation for clearing below conservation threshold.....	0.07
Q. Credit for retention above conservation threshold.....	0.00
R. Total reforestation required.....	0.00
S. Total afforestation required.....	0.11

DEVELOPER'S/BUILDER'S 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 LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXERCISED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Paul G. Carraway 7/29/08
NAME DATE

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL."

THE OWNER, TENANT, 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 CONDITION 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.

LANDSCAPING NOTES:

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 survey until such time as all required materials are planted and/or revisions are made to the applicable plans.

This plan has been prepared in accordance with Section 16.124 of the Howard County Code and the Landscape Manual with 6 large shade trees, provided with landscape survey in the amount of \$1,800.00 with the DPW, Developers Agreement. Bond is only for perimeter landscaping and not the street tree landscaping.

PLANT LIST

QTY	SYM	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
LARGE TREES				
3	QP	QUERCUS PHellos WILLOW OAK	2 1/2" - 3" CAL. 12-14' HT.	B & B FULL HEAD
SMALL TREES (see SCHEDULE A note regarding street trees)				
6	AM	ACER GINNALA AMUR MAPLE	2 1/2" CAL. 8-10' HT.	B & B FULL HEAD
5	PC	PRUNUS CERASIFERA ATROPURPUREA "THUNDERCLOUD" THUNDERCLOUD PURPLELEAF PLUM	2 1/2" CAL. 8-10' HT.	B & B FULL HEAD
5	PS	PRUNUS SERRULATA 'AMANOGAWA' ORIENTAL CHERRY	2 1/2" CAL. 8-10' HT.	B & B FULL HEAD
EVERGREEN TREES				
4	PA	PICEA ABIES NORWAY SPRUCE	8-10' HT.	B & B

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO RIGHT OF WAY	ADJACENT TO PERIMETER PROP.
LANDSCAPE EDGE NOT REQUIRED	1	
LINEAR FEET OF PERIMETER	463	
LANDSCAPE TYPE 'A'		2 3
LINEAR FEET OF PERIMETER		343 509
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	65	305 185
CREDIT FOR FENCE (DESCRIBE BELOW IF NEEDED)		
NUMBER OF PLANTS REQUIRED		
SHADE TREES.....	N/A	1 8
EVERGREEN TREES.....		
SHRUBS.....		
NUMBER OF PLANTS PROVIDED		
SHADE TREES.....		3
SMALL TREES.....	14	2 4
EVERGREEN TREES.....		
SHRUBS.....		

NOTE:
*STREET TREES AS REQUIRED IN HOWARD COUNTY LANDSCAPE MANUAL.
SMALL TREES ARE UTILIZED IN STREET TREE PLANTINGS DUE TO OVERHEAD WIRES



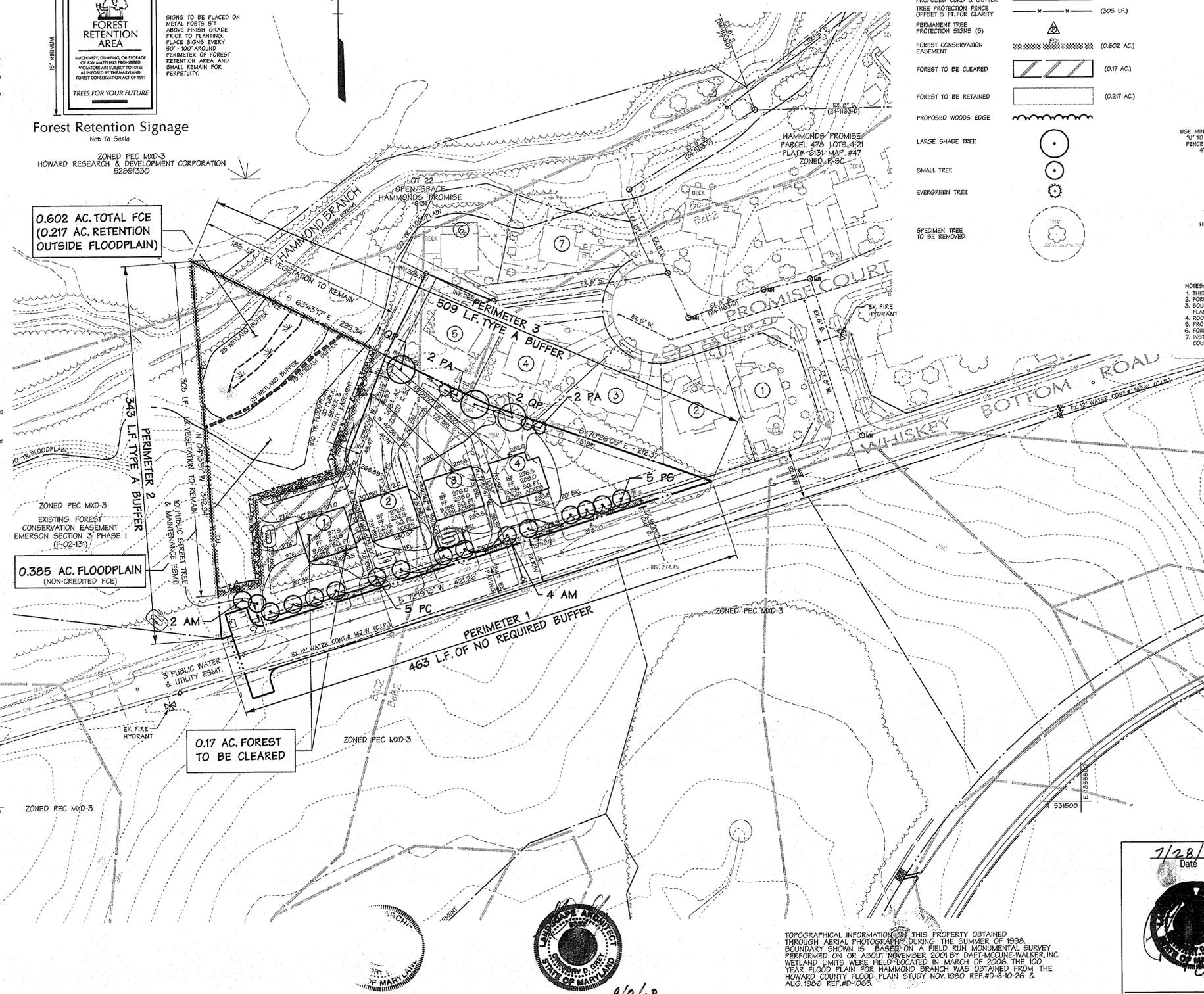
Forest Retention Signage

Not To Scale
ZONED PEC MXD-3
HOWARD RESEARCH & DEVELOPMENT CORPORATION
5289/330

0.602 AC. TOTAL FCE
(0.217 AC. RETENTION
OUTSIDE FLOODPLAIN)

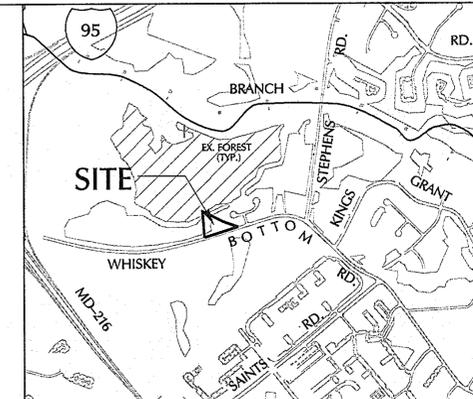
0.385 AC. FLOODPLAIN
(NON-CREDITED FCE)

0.17 AC. FOREST
TO BE CLEARED

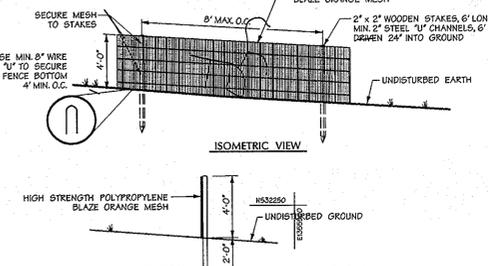


Legend

- EX CURB & GUTTER
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- EX STORM DRAIN
- EX SEWER
- EX WATER
- EXISTING TREE LINE
- EXISTING WETLAND LIMIT
- 25' WETLAND BUFFER
- STREAM BUFFER
- 100 YR FLOODPLAIN
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROADWAY RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- LIMIT OF DISTURBANCE
- PROPOSED CURB & GUTTER
- TREE PROTECTION FENCE
- PERMANENT TREE PROTECTION SIGNS (P)
- FOREST CONSERVATION EASEMENT
- FOREST TO BE CLEARED
- FOREST TO BE RETAINED
- PROPOSED WOODS EDGE
- LARGE SHADE TREE
- SMALL TREE
- EVERGREEN TREE
- SPECIMEN TREE TO BE REMOVED



Vicinity Map
1" = 100'



- NOTES:
- THIS DETAIL IS FOR FOREST PROTECTION DEVICE ONLY.
 - FOREST RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF FOREST RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING THE DEVICE.
 - ROOT DAMAGE SHALL BE AVOIDED.
 - PROTECTION SIGNAGE MAY ALSO BE USED.
 - FOREST PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - INSTALLATION OF FOREST PROTECTION FENCE MUST BE APPROVED BY BALTIMORE COUNTY EIR (410-887-3800) PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMITS.

Forest Protection Fence
NOTE:
There are no cemeteries, historic sites/features and/or critical habitats of rare, threatened or endangered species on this site.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *8/7/08* DATE

Karl D. DeLoach 8/11/08 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT

DIRECTOR _____ DATE

7/05/07	1	Howard County Review Revisions
Date	No.	Revision Description

BLOUGH PROPERTY
LOTS 1 THRU 4 AND
OPEN SPACE LOT 5

OWNER / DEVELOPER:
Howard Research and Development Corporation
10275 Little Patuxent Parkway
Columbia, MD 21044
410-992-6284

DMW
Dunn, McCreary-Walkers, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3218
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

SUBSCRIBER NAME BLOUGH PROPERTY	DATE 8/11/08	SECTION/TAB N/A	LOT/TABULAR # P. 477
DATE 8/11/08	DATE 8/11/08	DATE 8/11/08	DATE 8/11/08
TITLE LANDSCAPE PLAN / FOREST CONSERVATION PLAN			
Des. By SHH/GFM	Scale 1"=50'	Proj. No. 95054.06	
Drn. By SHH/GFM	Date 8/11/08		
Chk. By	Approved		1 of 1

7/28/08
Date



Landscape Architect No. 3397



8/3/08

TOPOGRAPHICAL INFORMATION ON THIS PROPERTY OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1998. BOUNDARY SHOWN IS BASED ON A FIELD RUN MONUMENTAL SURVEY PERFORMED ON OR ABOUT NOVEMBER 2001 BY DAFT-MCJINNE-WALKER INC. WETLAND LIMITS WERE FIELD LOCATED IN MARCH OF 2006. THE 100 YEAR FLOOD PLAN FOR HAMMOND BRANCH WAS OBTAINED FROM THE HOWARD COUNTY FLOOD PLAN STUDY NOV. 1990. REF.#D-6-10-26 & AUG. 1996 REF.#D-10-65.