

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 367-0422

Developer
 Land Design And Development, Inc.
 Suite 102
 #5300 Dorsey Hill Drive
 Ellicott City, Maryland 21042
 (410) 367-0422

Owner
 Ronald J. Smith And
 Patricia M. Smith
 11019 Willow Branch
 Ellicott City, Maryland 21042-7125
 (410) 646-0800

LEGEND

SYMBOL	DESCRIPTION
(---)	EXISTING TREE LINE
(O)	PASSED PERC HOLES
(F)	FAILED PERC HOLES
(P)	LANDSCAPE PERIMETER
(---)	SILT FENCE
(L.O.D.)	LIMIT OF DISTURBANCE
(G.B.2)	SOILS LINE AND TYPE
(---)	FOREST CONSERVATION EASEMENT (RETAINED)
(---)	FOREST CONSERVATION EASEMENT (REFORESTED)
(---)	PROPOSED TREE LINE
(T)	EXISTING TREE
(T.R.)	PROPOSED TREES
(---)	15% - 24.9% SLOPES
(---)	DISCONNECTION RECEIVING AREA
(T.R.)	EXISTING TREE TO REMAIN
(T.R.)	EXISTING TREE TO BE REMOVED

LANDSCAPING PLANT LIST

TOTAL	KEY	NAME	SIZE
34	(A)	ACER SACCHARUM SUGAR MAPLE	2 1/2" - 3" CALIPER FULL CROWN, B&B
7	(B)	FAGUS GRANDIFOLIA AMERICAN BEECH	2 1/2" - 3" CALIPER FULL CROWN, B&B
9	(C)	QUERCUS RUBRA RED OAK	2 1/2" - 3" CALIPER FULL CROWN, B&B
0	(D)	EXISTING TREE TO REMAIN (CREDIT)	VARIES

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/21/10
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 1/21/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SOILS LEGEND

SOIL	NAME	CLASS
ChC2	Chester silt loam, 0 to 15 percent slopes, moderately eroded	B
Co	Codonus silt loam	C
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GnB3	Glenville silt loam, 15 to 25 percent slopes, severely eroded	B
GnD2	Glenville silt loam, 15 to 25 percent slopes, moderately eroded	B
GnE2	Glenville silt loam, 0 to 15 percent slopes, moderately eroded	B
GnE2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	B
GnE2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	B

NOTES:

- Hydric soils and/or contains hydric inclusions
- May contain hydric inclusions
- Generally only within 100-year floodplain areas

PHASING TABULATION

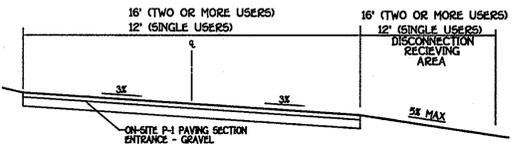
PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS
I	2011	*3
II	2013	3

With the Importation of Development Rights At A Future Time, The Large Non-Buildable Preservation Parcel Could Be Rerendered "Buildable" And The Non-Buildable Bulk Parcel Could Be Reallocated into 2 Lots.

* Note: 2 Units Are Credits And 1 Allocation Is Granted.

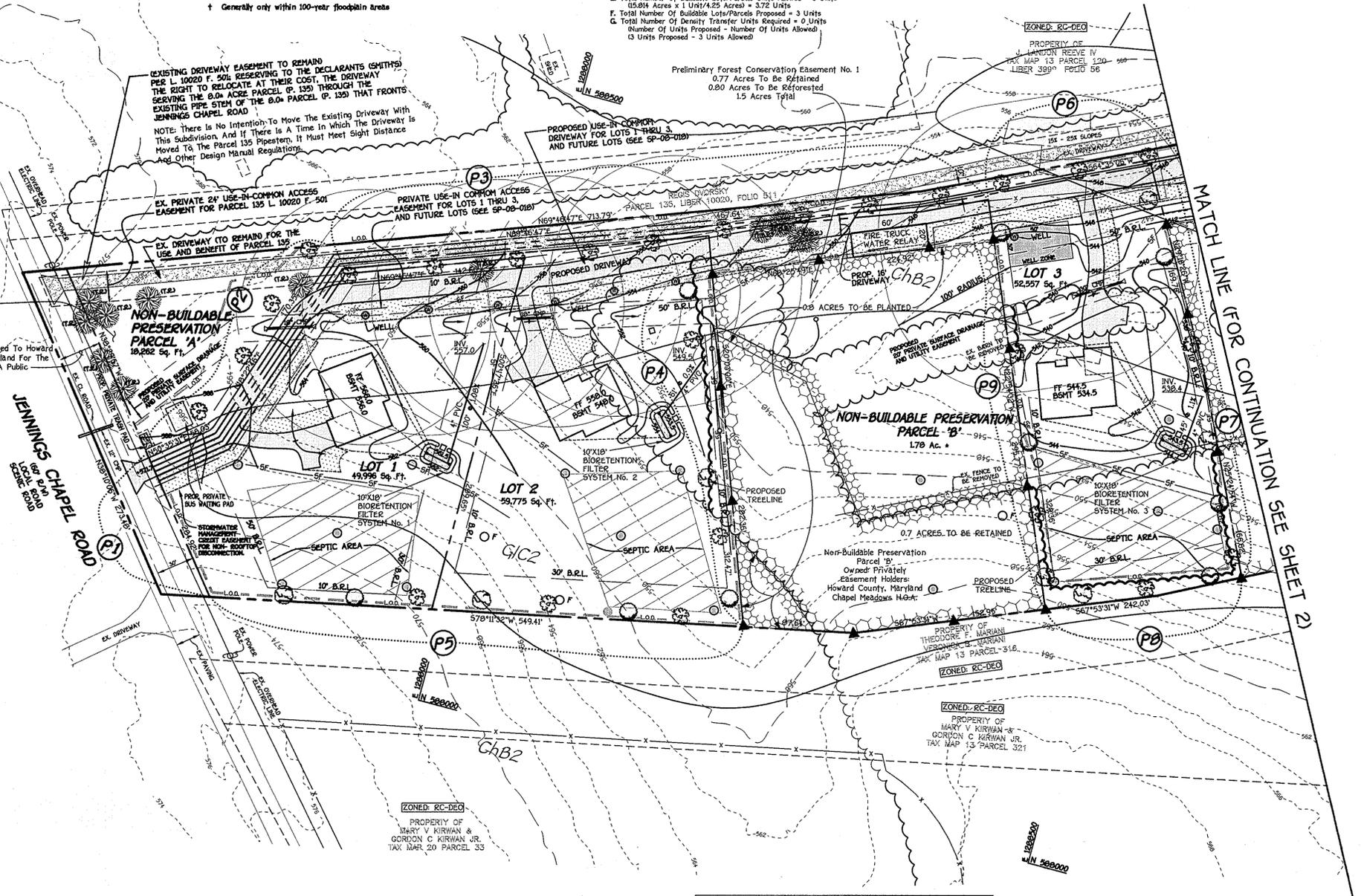
Density Tabulation (PHASE I)

- Gross Area Of Tract = 15.014 Acres
- Area Of 100 Year Floodplain = 0.000 Acres
- Area Of 25% Or Greater Slopes = 0.000 Acres
- Net Tract Area = 15.014 Acres
- Gross Tract - 100 Year Floodplain - 25% Slope Area = 15.014 Acres - 0.000 Acres - 0.000 Acres = 15.014 Acres
- Total Number Of Buildable Lots/Parcels Units Allowed = 3 Units (15.014 Acres x 1 Unit/4.25 Acres) = 3.72 Units
- Total Number Of Buildable Lots/Parcels Proposed = 3 Units
- Total Number Of Density Transfer Units Required = 0 Units
- Number Of Units Proposed - Number Of Units Allowed (3 Units Proposed - 3 Units Allowed)



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
 NOT TO SCALE

NOTE: ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.

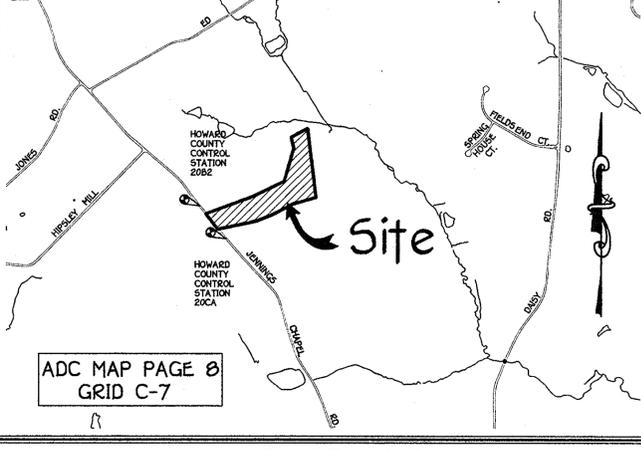


MINIMUM LOTS SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	59,775 sq.ft.	1,486 sq.ft.	50,289 sq.ft.
3	52,557 sq.ft.	2,977 sq.ft.	49,580 sq.ft.

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 ADJACENT TO PERMETER PROPERTIES	P-3 ADJACENT TO PERMETER PROPERTIES	P-4 ADJACENT TO PERMETER PROPERTIES	P-5 ADJACENT TO PERMETER PROPERTIES	P-6 ADJACENT TO PERMETER PROPERTIES	P-7 ADJACENT TO PERMETER PROPERTIES	P-8 ADJACENT TO PERMETER PROPERTIES	P-9 ADJACENT TO PERMETER PROPERTIES	P-10 ADJACENT TO PERMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	N/A	A	A	A	A	A	A	A	A	A	
LINEAR FEET OF PERIMETER	124.90 LF.	225.40 LF.	510.04 LF.	312.47 LF.	423.24 LF.	155.17 LF.	336.19 LF.	157.72 LF.	329.36 LF.	499.00 LF.	
NUMBER OF PLANTS REQUIRED	N/A	(225.40'/60' = 3.75) = 4	(510.04'/60' = 8.50) = 9	(312.47'/60' = 5.20) = 5	(423.24'/60' = 7.05) = 7	(155.17'/60' = 2.58) = 3	(336.19'/60' = 5.60) = 6	(157.72'/60' = 2.62) = 3	(329.36'/60' = 5.48) = 5	(499.00'/60' = 8.30) = 8	50
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0	0
CREDIT FOR WALL, FENCE OR BERM	N/A	0	0	0	0	0	0	0	0	0	0
CREDIT FOR EXISTING VEGETATION	N/A	0	0	0	0	0	0	0	0	0	0
SHADE TREES	0	0	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	N/A	4	9	5	7	3	6	3	5	8	50
SHADE TREES	0	0	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0	0	0	0	0	0



VICINITY MAP
 SCALE: 1" = 1200'

- GENERAL NOTES:**
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS PER CODE BOOK NO. 45-2002 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 79-2003. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS OR PARCELS MUST COMPLY WITH THE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
 - THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 8/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - AREA TABULATION:
 - GROSS AREA OF TRACT = 15.014 AC.
 - AREA OF FLOODPLAIN = 0.00 AC.
 - AREA OF 25% OR GREATER SLOPES = 0.00 AC.
 - NET AREA OF TRACT = 15.014 AC.
 - AREA OF PROPOSED ROAD R/W = 0.20 AC.
 - AREA OF PROPOSED BUILDABLE LOTS = 0.75 AC.
 - AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCEL = 0.
 - AREA OF BULK PARCEL = 2.00 AC.
 - TOTAL AREA OF SUBDIVISION = 15.014 AC.
 - MURDER:
 - BUILDABLE = 3
 - NON-BUILDABLE PRESERVATION PARCELS = 0
 - NON-BUILDABLE PRESERVATION PARCELS = 3
 - BULK PARCELS = 1
 - PRIOR HOWARD COUNTY FILE NUMBERS ASSOCIATED WITH THIS PROJECT: 96-08-010 AND W-09-103.
 - PRIVATE WELLS AND BERM SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
 - SOILS INFORMATION TAKEN FROM SOIL MAP NO. 15, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1966 ISSUE.
 - AREA DESIGNATED AS PRIVATE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR PUBLIC SERVICE SHALL BE MAINTAINED IN THIS AREA. ANY RESTRICTIONS ON THE USE OF THIS AREA SHALL BE MAINTAINED IN THIS AREA. ANY CHANGES TO THE PRIVATE SEWERAGE SYSTEM SHALL BE APPROVED BY THE COUNTY HEALTH OFFICE. ANY CHANGES TO THE PRIVATE SEWERAGE SYSTEM SHALL BE APPROVED BY THE COUNTY HEALTH OFFICE. ANY CHANGES TO THE PRIVATE SEWERAGE SYSTEM SHALL BE APPROVED BY THE COUNTY HEALTH OFFICE.
 - BOUNDARY SURVEY CONDUCTED BY FISHER, COLLINS & CARTER, INC. DATED AUGUST, 2006.
 - TOPOGRAPHY SHOWN IS FROM HARVARD AERIAL DATED AUGUST, 2006 AND SUPPLEMENTED WITH FIELD RUN TOPO BY FISHER, COLLINS & CARTER, INC.
 - A HOUSE ANALYSIS FOR THIS PROJECT WAS NOT PERFORMED.
 - FOREST QUALITY INVENTORY AND FOREST MANAGEMENT PLAN (FMP) FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MARCH, 2006 AND APPROVED UNDER 96-08-010. IT IS STATED THAT NO RARE, THREATENED OR ENDANGERED SPECIES AND/OR HABITAT EXISTS ON-SITE.
 - THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
 - FOR FLAG OR PRESTON AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PRESTON AND THE ROAD R/W LINE AND NOT THE PRESTON LOT DRIVEWAY.
 - THE COORDINATE SYSTEM FOR THIS PROJECT IS THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NO. 2052 IN 3083462043 E 128770040058.
 - HOWARD COUNTY MONUMENT NO. 2052 IN 3083462043 E 128770040058.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STRIP.
 - FOREST CONSERVATION EASEMENT AREAS, NO WELLS OR FLOODPLAIN ARE LOCATED ON THIS PROPERTY.
 - THERE IS NO 100 YEAR FLOODPLAIN ON THIS PROPERTY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE HORIZONTAL OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - ALL EXISTING WELLS AND SEPTIC FIELDS WITHIN 100 FEET OF SUBJECT PROPERTY HAVE BEEN SHOWN.
 - WELLS HAVE BEEN IDENTIFIED AND DEPTH RECORDATION IS PROVIDED TO THE STATE DEPARTMENT OF THE ENVIRONMENT. A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISION TO THE FOREST CONSERVATION CERTIFICATION PLAN.
 - THIS PROJECT IS SUBJECT TO THE FOREST CONSERVATION CERTIFICATION PLAN AND THE FOREST CONSERVATION CERTIFICATION PLAN. THE FOREST CONSERVATION CERTIFICATION PLAN IS SUBJECT TO THE FOREST CONSERVATION CERTIFICATION PLAN AND THE FOREST CONSERVATION CERTIFICATION PLAN.
 - THESE ARE NO STEEP SLOPES OF 25% OR GREATER ON-SITE.
 - LOT 2 IS A 30' X 100' LOT. LOT 2, 4 & 8 ROOMS ARE LOCATED ON THIS PROPERTY.
 - THERE ARE NO EXISTING STRUCTURES ON SITE TO REMAIN.
 - ARTICLES OF INCORPORATION OF THE CHAPEL MEADOWS HOMEOWNERS ASSOCIATION, INC. WILL BE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.
 - IN ACCORDANCE WITH THE FOREST CONSERVATION CERTIFICATION PLAN, PRESERVATION PARCELS ARE NOT REQUIRED TO BE BUFFERED OR SCREENED FROM ADJACENT PROPERTIES.
 - THE SUBDIVISION IS LOCATED ON LOT 4 MUST BE REMOVED PRIOR TO THE RECORDATION OF THE RECORD PLAN.
 - THE PRIVATELY OWNED BIORETENTION FILTER SYSTEMS SHALL BE MAINTAINED BY EACH INDIVIDUAL PROPERTY OWNER.
 - THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3, NON-BUILDABLE PRESERVATION PARCEL 'C' FUTURE BUILDABLE PRESERVATION PARCEL 'C' AND NON-BUILDABLE BULK PARCEL 'D' FUTURE LOTS 4 AND 5 HAVE BEEN RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE SIMULTANEOUSLY WITH THE RECORDING OF THIS SUBDIVISION PLAN.
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 - IN ACCORDANCE WITH THE FOREST CONSERVATION CERTIFICATION PLAN, PRESERVATION PARCELS ARE NOT REQUIRED TO BE BUFFERED OR SCREENED FROM ADJACENT PROPERTIES.
 - THE SUBDIVISION IS LOCATED ON LOT 4 MUST BE REMOVED PRIOR TO THE RECORDATION OF THE RECORD PLAN.
 - THE PRIVATELY OWNED BIORETENTION FILTER SYSTEMS SHALL BE MAINTAINED BY EACH INDIVIDUAL PROPERTY OWNER.
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 - THIS SUBDIVISION IS IN

PHASING TABULATION		
PHASE	ALLOCATION YEAR	NUMBER OF RESIDENTIAL UNITS
I	2011	3
II	2013	3

With The Importation Of Development Rights At A Future Time, The Large Non-Buildable Preservation Parcel Could Be Rerendered "Buildable" And The Non-Buildable Bulk Parcel Could Be Resubdivided Into 2 Lots.

Density Tabulation (PHASE I)

- A. Gross Area Of Tract = 15,814 Acres
- B. Area Of 100 Year Floodplain = 0.000 Acres
- C. Area Of 25% Or Greater Slopes = 0.000 Acres
- D. Net Tract Area = 15,814 Acres
(Gross Tract - 100 Year Floodplain - 25% Slope Area)
- E. Total Number Of Buildable Lots/Parcels Units Allowed = 3 Units
(15,814 Acres x 1 Unit/4,25 Acres) = 3.72 Units
- F. Total Number Of Buildable Lots/Parcels Proposed = 3 Units
- G. Total Number Of Density Transfer Units Required = 0 Units
(Number Of Units Proposed - Number Of Units Allowed)
(3 Units Proposed - 3 Units Allowed)

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 Must Result In Detail 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.

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.

Patricia M. Smith
Patricia M. Smith

Developer

Land Design And Development, Inc.
Suite 102
5300 Dorsey Hill Drive
Ellicott City, Maryland 21042
(443) 367-0422

Owner

Ronald J. Smith And
Patricia M. Smith
11819 Willow Branch
Ellicott City, Maryland 21042-7125
(410) 646-0800

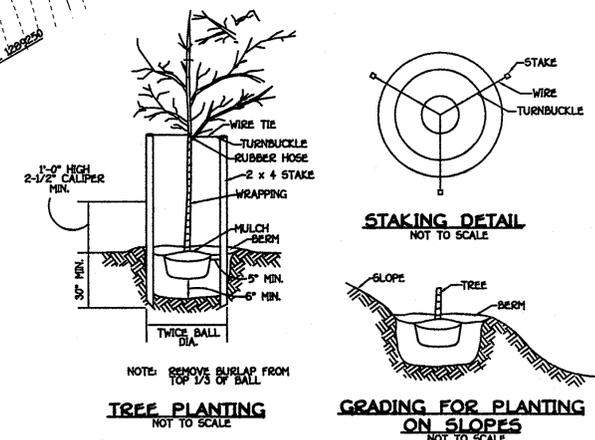
Preliminary Forest Conservation Easement No. 2
0.60 Acres To Be Retained
2.46 Acres To Be Reforested
3.06 Acres Total

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Neil Shaheen 1/22/10
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Patricia M. Smith 1/22/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE BLDG. - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410 461 - 2955

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
10 DNE Qualified Professional
USGACE Wetland Determiner
Certification # WDC23400010410
John P. Canales
JOHN P. CANALES

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING TREE LINE
	PASSED PERC HOLES
	FAILED PERC HOLES
	LANDSCAPE PERIMETER
	SILT FENCE
	LIMIT OF DISTURBANCE
	SOILS LINE AND TYPE
	FOREST CONSERVATION EASEMENT (RETAINED)
	FOREST CONSERVATION EASEMENT (REFORESTED)
	PROPOSED TREE LINE
	EXISTING TREE
	PROPOSED TREES
	15% - 24.9% SLOPES
	DISCONNECTION RECEIVING AREA
	EXISTING TREE (TO REMAIN)
	EXISTING TREE (TO BE REMOVED)



BULK REGULATIONS
RC (Rural Conservation) District

LOTS LESS THAN 3 ACRES:
 (1) PRINCIPAL STRUCTURES - FROM COLLECTOR OR ARTERIAL PUBLIC STREET RIGHT-OF-WAY 75 FEET
 FRONT 50 FEET
 SIDE:
 FROM PUBLIC STREET RIGHT-OF-WAY 30 FEET
 OTHER 10 FEET
 REAR:
 ALL STRUCTURES - FROM PUBLIC STREET RIGHT-OF-WAY 50 FEET
 PRINCIPAL STRUCTURE 75 FEET
 ACCESSORY STRUCTURE 10 FEET

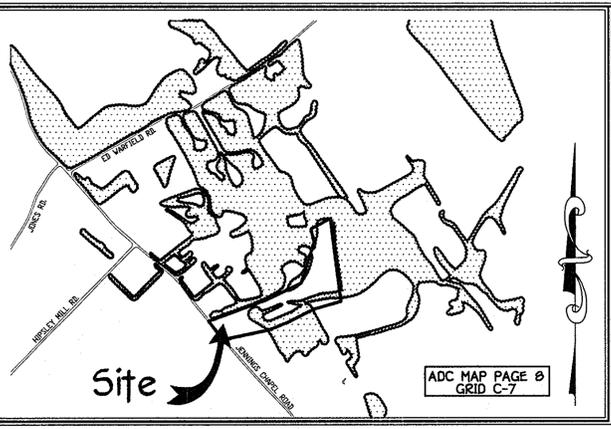
LOTS 3 ACRES OR LARGER:
 PRINCIPAL STRUCTURES - FROM COLLECTOR OR ARTERIAL PUBLIC STREET RIGHT-OF-WAY 75 FEET
 FRONT 75 FEET
 SIDE:
 FROM PUBLIC STREET RIGHT-OF-WAY 60 FEET
 OTHER 30 FEET
 REAR:
 ALL STRUCTURES - FROM PUBLIC STREET RIGHT-OF-WAY 75 FEET
 PRINCIPAL STRUCTURE 60 FEET
 ACCESSORY STRUCTURE 10 FEET

MINIMUM SETBACK REQUIREMENTS: -USES
 ALL USES (OTHER THAN STRUCTURES) NOT ACCESSORY TO FARMING OR SINGLE-FAMILY DETACHED DWELLINGS SHALL BE AT LEAST 50 FEET FROM PUBLIC STREET RIGHTS-OF-WAYS AND 30 FEET FROM ALL OTHER LOT LINES.

MAXIMUM HEIGHT LIMITATIONS:
 PRINCIPAL STRUCTURES WITH GABLE, HIP OR GAMBEL ROOFS 40 FEET
 PRINCIPAL STRUCTURES WITH OTHER ROOF TYPES 34 FEET
 DETACHED ACCESSORY HOUSES 34 FEET
 OTHER ACCESSORY STRUCTURES 25 FEET

SUPPLEMENTAL PLAN
LANDSCAPE, FOREST CONSERVATION,
STORMWATER MANAGEMENT, TOPOGRAPHY
AND SOILS
CHAPEL MEADOWS
PHASE I
LOTS 1 THRU 3,
NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'C'
& NON-BUILDABLE BULK PARCEL 'D'
ZONED: RC-DEO
TAX MAP Nos. 13 & 20 GRID Nos. 4, 5, & 23 PARCELS: 322 AND 357
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JANUARY 12, 2010
SHEET 2 OF 3
PREVIOUSLY APPROVED SP-08-016

F-10-03C



B.3.B Specifications for Bioretention

1. Material Specifications
The acceptable materials to be used in bioretention area are detailed in Table B.3.2.

2. Planting Soil
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of nematodes, grubs, Chalcididae, Johnson grass, or other noxious weeds as specified under COMAR 15.06.01.05.

The planting soil shall be tested and shall meet the following criteria:

pH range	5.2-7.0
organic matter	1.5 - 4% (by weight)
magnesium	35 lbs/acre
phosphorus (phosphate - P ₂ O ₅)	75 lbs/acre
potassium (potash - K ₂ O)	85 lbs/acre
soluble salts	not to exceed 500 ppm

All bioretention areas shall have a minimum of one test. Each test shall consist of both the standard soil test for pH, phosphorus, and potassium and additional tests of organic matter, and soluble salts. A textual analysis is required from the site specialized report. If found to be imported, then a texture analysis shall be performed for each location where the top soil was excavated.

Since different labs calibrate their testing equipment differently, all testing results shall come from the same testing facility.

Should the pH fall out of the acceptable range, it may be modified (higher) with lime or (lower) with iron sulfate as follows:

3. Compaction
It is very important to minimize compaction of both the base of the bioretention area and the required backfill. When possible, use excavation hoses to remove original soil. If bioretention areas are excavated using a loader, the contractor should use wide track or narrow track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Subsoilers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rollers 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (retrofilling) base.

When the sand is placed, use a hand tamper to compact the sand. The diameter of the tamper shall be 12 inches. The tamper shall be used to compact the sand to a depth of 12 inches. The tamper shall be used to compact the sand to a depth of 12 inches. The tamper shall be used to compact the sand to a depth of 12 inches.

4. Plant Material
Recommended plant material for bioretention areas can be found in Appendix A Section A.2.3.

5. Plant Installation
Mulch should be placed to a uniform thickness of 2" to 3". Shredded hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be used (6 to 12 months) for acceptance.

Root stock of the plant material shall be kept moist during transport and on-site storage. The plant root ball shall be planted no later than 1 1/2" of the ball is above final grade surface. The diameter of the planting hole shall be at least 6 inches larger than the diameter of the planting ball. Set and maintain the plant water guard during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be banded using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications. The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizer, debris, or a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Apply urea fertilizer at a rate of 2 pounds per 1000 square feet.

6. Underdrains
Underdrains to be placed on a 2"-4" wide section of filter cloth. Pipe is placed next, followed by the gravel bedding. The ends of underdrain pipes not terminating in an observation well shall be capped. The main collection pipe for underdrain systems shall be constructed at a minimum slope of 0.5 %. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

7. Miscellaneous
The bioretention facility may not be constructed until all contributing drainage area has been stabilized.

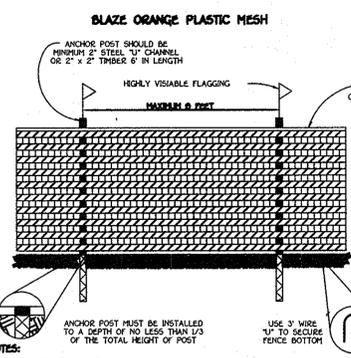
VICINITY MAP

SCALE: 1" = 1000'

SYMBOL	DESCRIPTION
(---)	EXISTING TREE LINE
(O)	PASSED PERC HOLES
(X)	FAILED PERC HOLES
(P)	LANDSCAPE PERIMETER
(---)	SILT FENCE
(---)	L.O.D. - LIMIT OF DISTURBANCE
(---)	SOILS LINE AND TYPE
(---)	FOREST CONSERVATION EASEMENT (RETAINED)
(---)	FOREST CONSERVATION EASEMENT (REFORESTED)
(---)	PROPOSED TREE LINE
(O)	EXISTING TREE
(O)	PROPOSED TREES
(---)	15% - 24.9% SLOPES
(---)	DISCONNECTION RECEIVING AREA
(T.R.)	EXISTING TREE (TO REMAIN)
(T.R.)	EXISTING TREE (TO BE REMOVED)

SOIL	NAME	CLASS
ChC2	Chester silt loam, 0 to 15 percent slopes, moderately eroded	B
Co	Codorus silt loam	C
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GrB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GrD2	Glenville silt loam, 15 to 25 percent slopes, severely eroded	D
GrC2	Glenville silt loam, 15 to 25 percent slopes, moderately eroded	B
GrE2	Glenville silt loam, 0 to 15 percent slopes, moderately eroded	B
GrF2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	B
ESB2	Elkton silt loam, 3 to 8 percent slopes, moderately eroded	B

NOTES:
* Hydric soils and/or contains hydric inclusions
** May contain hydric inclusions
† Generally only within 100-year floodplain areas



TREE PROTECTION DETAIL

NOT TO SCALE

LEGEND

- 492- EXISTING 2' CONTOURS
- 490- EXISTING 10' CONTOURS
- 482- PROPOSED CONTOUR
- (---) TEMPORARY PROTECTIVE FENCING
- (---) PERMANENT PROTECTIVE SIGNAGE
- (O) EX. SPECIMEN TREE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Date: 12/10

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 410-461-2055

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS
 MD DNR Qualified Professional USACE Wetland Delimitation Certification No. MDCP0000040
 JOHN R. CANKLES

Construction Period Protection Program

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)
The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface.

The limit of disturbance (L.O.D.) line depicted on the plan shows the proposed extent of construction activities. Eco-Science Professionals, or another qualified professional designated by the developer, will assist in the field flagging of the L.O.D. to ensure that the Critical Root Zone for the Forest Retention Area is determined in accordance with the In-field Edge Determination Guidelines in Appendix B. Eco-Science Professionals, or another qualified professional, will also assess the condition of the new forest edge to determine if selective thinning or planting is needed to improve the condition of the edge.

2. Fencing and Signage
All forest retention areas will be protected from unauthorized intrusion by appropriate signage and fencing. Signage and fencing will be installed prior to any construction activity. Installation of these devices will be supervised by Eco-Science Professionals or another qualified professional. Fencing will be placed along all L.O.D. lines that occur within 35 feet of existing tree lines. Signage will be placed along the edge of the FCE every 100 feet. Fencing will consist of blaze orange mesh fence or super silt fence. See Forest Conservation Plan for standard specifications.

B. Pre-Construction Meeting

Upon staking of limits of disturbance and installation of all signage, a pre-construction meeting will be held between the developer, contractor and appropriate County inspector. The purpose of the meeting will be to verify that all tree protection measures outlined in the FCP are in place, that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, staging facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas shown within the limit of disturbance. Making of equipment will be prohibited from all forest retention areas. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into wetlands, streams and other environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for construction of the proposed project. The construction start date for this project has not been formalized. The actual project start date is predicated on the issuance of all necessary permits and approvals for the project. The items outlined in the Forest Conservation Plan will be executed upon commencement of the project.

Below find a sequence of construction:

1. Install all tree protection signage, fencing and sediment control devices.
2. Hold pre-construction meeting between developer, contractor and County inspector.
3. Grade site and construct improvements. Stabilize all disturbed areas in accordance with grading plan.
4. Remove sediment control. Replace any forest retention signage in poor condition.
5. Hold post-construction meeting with County inspectors to assure compliance with FCP.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan. This will include inspections to ensure that signage is properly maintained and that all unauthorized intrusions have been made into forest retention areas.

F. Activities Permitted During Construction

The forest conservation plan will allow the following activities within forest resources during the construction phase of the project:

1. Passive recreation (birdwatching, hiking, etc.)
- These activities will not damage or negatively impact the forest resources on the property.

G. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify that all Forest Conservation Easement areas have been properly retained and that all post-construction protection measures (permanent signage) have been installed.

Post-Construction Management Plan

Howard County requires a two year post construction management plan be prepared as part of the forest conservation plan. The plan goes into effect upon acceptance of the construction certification of completion by the County Eco-Science Professionals or another qualified professional designated by the developer. It will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan:

A. Fencing and Signage

Permanent signage indicating the limits of the retention/forestation area shall be maintained.

B. General Site Inspections/Maintenance of Plantings

Site inspections will be performed a minimum of three times during the growing season. The purpose of the inspections will be to assess the health of the afforestation plantings. Appropriate measures will be taken to rectify any problems which may arise.

In addition, maintenance of the afforestation plantings will involve the following steps:

1. Watering all plant material shall be watered twice a month during the first growing season, more or less frequently depending on weather conditions. During the second growing season, once a month during May-September, if needed.
2. Removal of invasive species and noxious weeds (if successful) species will be retained.
3. Identification of serious pest and diseases treatment with appropriate agent.
4. Pruning of dead branches.
5. After 12 and 24 months, replacement of plants, if required, in accordance with the Guarantee Requirements shown on the FCP.

C. Education

The developer will provide appropriate materials to property owners informing them of the location and purpose of the afforestation area. Materials may include site plans and information explaining the intent of the forest conservation law.

D. Final Inspection

At the end of the two year post-construction management period Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all retention /afforestation requirements have been met. Upon acceptance of this certification the County will release the developer from all future obligations and release the developer's bond.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	Acres
A. TOTAL TRACT AREA.....	15.0
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0.0
C. AREA TO BE REMAIN AGRICULTURE PRODUCTION.....	0.0
D. NET TRACT AREA.....	15.0
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)	
ARA MDR IDA HDR MPD CIA	
INFORMATION FOR CALCULATIONS:	
E. AFFORESTATION THRESHOLD.....	20% x D = 3.0
F. FOREST CONSERVATION THRESHOLD.....	25% x D = 4.0
EXISTING FOREST COVER:	
G. EXISTING FOREST COVER EXCLUDING FLOODPLAIN.....	2.6
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD.....	0.0
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....	0.0
BREAK EVEN POINT:	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	-----
K. CLEARING PERMITTED WITHOUT MITIGATION.....	0.0
PROPOSED FOREST CLEARING:	
L. TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE.....	1.3
M. TOTAL AREA OF FOREST TO BE RETAINED IN FCE.....	13.7
PLANTING REQUIREMENTS:	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	0.0
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	0.0
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0.0
R. TOTAL REFORESTATION REQUIRED.....	0.0
S. TOTAL AFFORESTATION REQUIRED.....	0.0
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	0.0

BIORETENTION FILTER DATA									
PARCEL NO.	A	B	C	D	E	F	G	H	I
1	562.00	562.00	561.50	559.00	558.75	558.00	557.00	18'	10'
2	554.00	554.00	553.50	550.75	550.50	549.50	18'	10'	
3	544.00	544.00	543.50	543.25	540.75	540.40	540.40	18'	10'

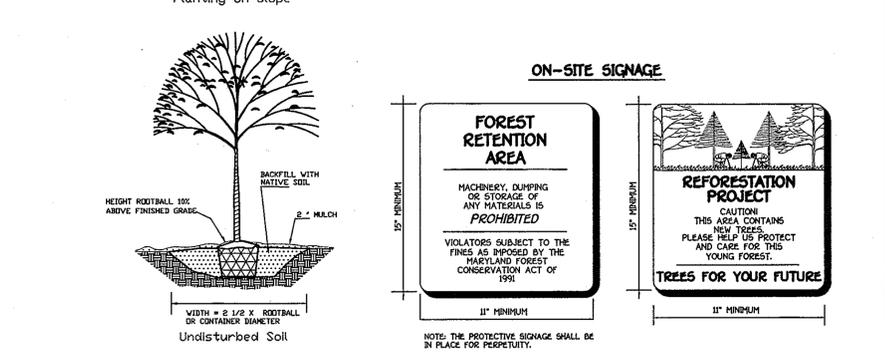
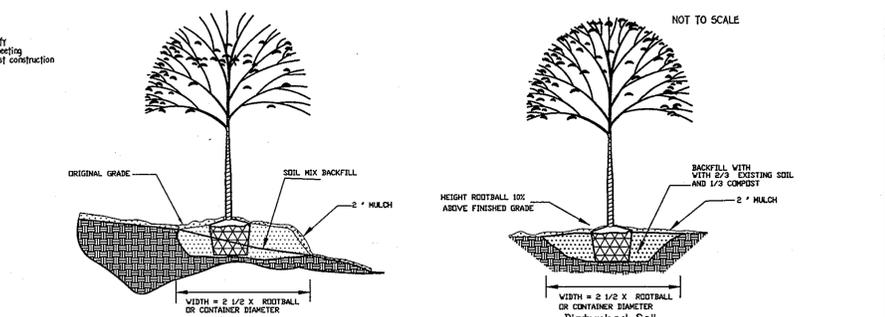
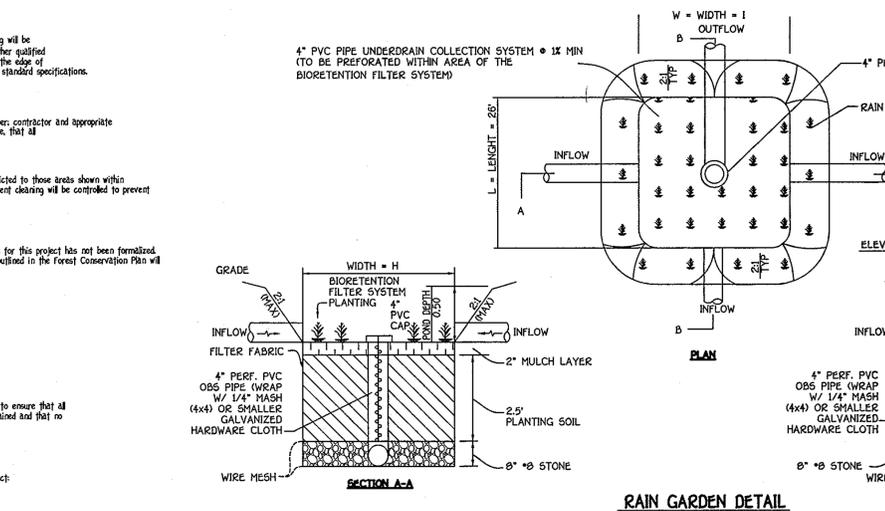
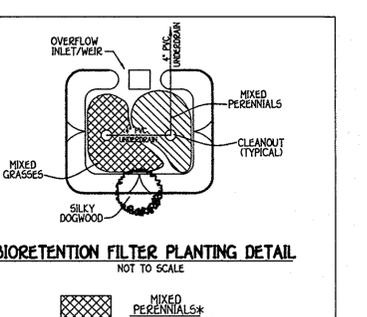
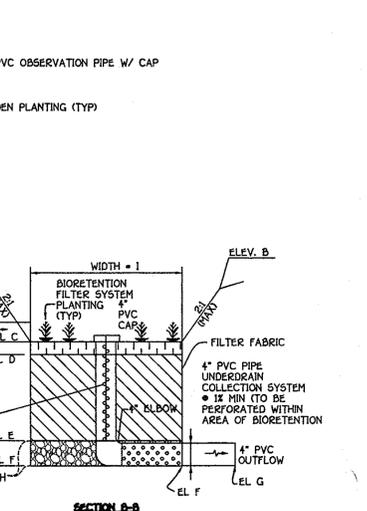


Table B.3.2 Materials Specifications for Bioretention

Material	Specification	Size	Notes
plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
planting soil (2' to 4' deep)	sand 35-60% silt 30-55% clay 10-25%	n/a	USDA soil types loamy sand, sandy loam or loam
mulch	shredded hardwood		aged 6 months, minimum
pea gravel diaphragm and curtain drain	pea gravel ASTM-D-449	pea gravel No. 6	stone 2" to 5"
geotextile	Class "C" - Apparent opening size (ASTM-D-4753) 75-100 microns tensile strength (ASTM-D), puncture resistance (ASTM-D-4833)	n/a	for use as necessary beneath underdrains only
underdrain gravel	ASHTO M-43	0.375" to 0.75"	
underdrain piping	F 750, Type PS 28 or ASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	3/8" pert. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes
poored in place concrete (if required)	M5HA Mix No. 3, f' c = 3000 psi p 28 days, normal weight, air-entrained, reinforcing to	n/a	on-site testing of poured-in-place concrete required (wash-in-place 28 day strength and slump test; all concrete design (wash-in-place) or precast) not using previously approved state or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 308.6/89; vertical loading 0.10 or H-20; allowable horizontal loading based on soil pressure and analysis of potential cracking
sand (if deep)	ASHTO M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as diabase and Crystalline H2O are not acceptable. No unsorted or diomorphic sand substitutions are acceptable. No "rock dust" can be used for sand.



BIORETENTION FILTER PLANT MATERIAL			
QUANTITY	NAME	MAXIMUM SPACING (FT)	
45	MIXED PERENNIALS & OUT-LEAF CONIFER	1 FT.	
45	MIXED GRASSES & TUFT-FORMING BUNCH GRASS	1 FT.	
1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION	

NOTES:
* SEE PLANT MATERIAL CHARTS FOR QUANTITIES AND SPACING
* PLANT MATERIAL MUST COVER AT LEAST 50% OF SURFACE AREA OF THE RAINGARDEN

PRIVATE BIORETENTION FILTER OPERATION & MAINTENANCE SCHEDULE

1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE OF MULCH AND SOIL SHALL BE DONE IN THE FALL. THE INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION BEYOND TREATMENT TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT TREES AND SHRUBS.
2. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER. CHECK EVERY 2 TO 3 YEARS.
3. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

SUPPLEMENTAL PLAN LANDSCAPE, FOREST CONSERVATION, STORMWATER MANAGEMENT, TOPOGRAPHY AND SOILS

CHAPEL MEADOWS

PHASE I
 LOTS 1 THRU 3,
 NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'C'
 & NON-BUILDABLE BULK PARCEL 'D'

ZONED: RC-DEO
 TRAC MAP Nos. 13 & 20 GRID Nos. 4, 5, & 23 PARCELS: 322 AND 357
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: JANUARY 12, 2010
 SHEET 3 OF 3
 PREVIOUSLY APPROVED SP-08-018

F-10-036