GENERAL NOTES CONTINUED:

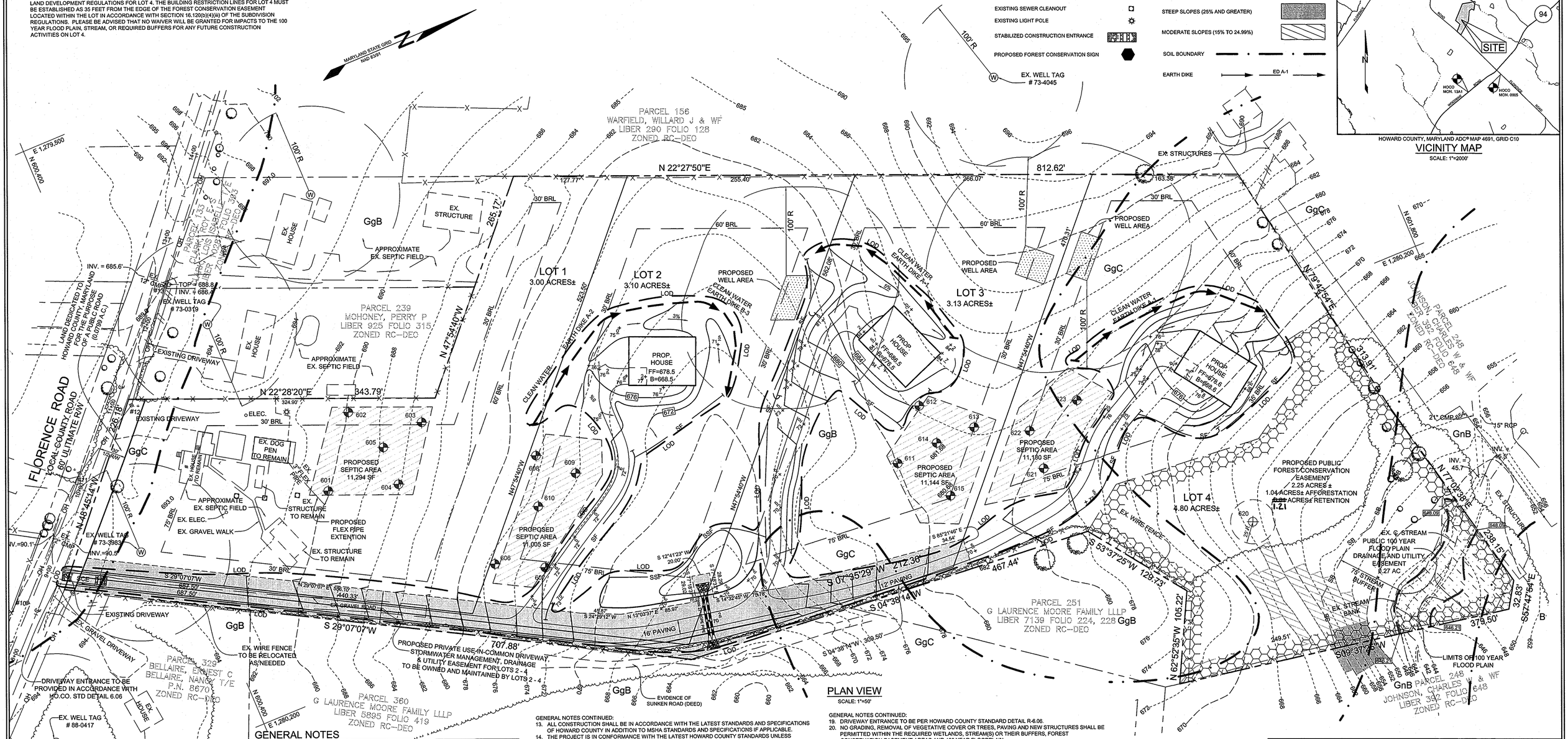
20. A WAIVER PETITION (WP-10-101) TO WAIVE SECTION 16.120(b)(4)(iii)(b) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW FOREST CONSERVATION EASEMENTS (RETENTION AND AFFORESTATION), STEEP SLOPES, STREAMS, FLOODPLAINS AND THEIR BUFFERS TO BE ALLOWED ON LOTS LESS THEN 10 ACRES IN SIZE WAS APPROVED ON FEBRUARY 25,2010 SUBJECT TO THE FOLLOWING CONDITIONS:
    1) THE CONSULTANT SHALL ADDRESS ALL COMMENTS ASSOCIATED WITH THE MINOR SUBDIVISION PLAN F-10-076, FLORENCE VISTA.
    2) COMPLIANCE WITH THE ENCLOSED DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED FEBRUARY 1, 2010.
    3) NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN, THE STREAM BANKS, OR THE REQUIRED STREAM BUFFERS IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR LOT 4. THE BUILDING RESTRICTION LINES FOR LOT 4 MUST BE ESTABLISHED AS 35 FEET FROM THE EDGE OF THE FOREST CONSERVATION EASEMENT LOCATED WITHIN THE LOT IN ACCORDANCE WITH SECTION 16.120(b)(4)(ii) OF THE SUBDIVISION REGULATIONS. PLEASE BE ADVISED THAT NO WAIVER WILL BE GRANTED FOR IMPACTS TO THE 100 YEAR FLOOD PLAIN, STREAM, OR REQUIRED BUFFERS FOR ANY FUTURE CONSTRUCTION ACTIVITIES ON LOT 4.

## SOILS LEGEND

| SYMBOL | NAME / DESCRIPTION | GROUP |
|---|---|---|
| GgB | GLENELG LOAM, 3 TO 8 PERCENT SLOPES | B |
| GgC | GLENELG LOAM, 8 TO 15 PERCENT SLOPES | B |
| GnB | GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES | C |

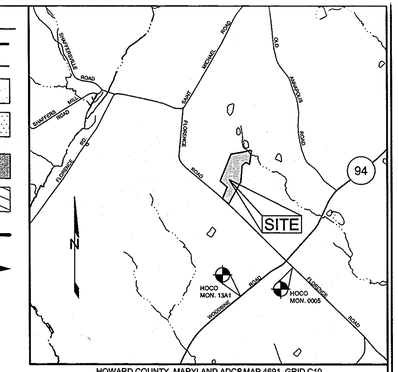
## LEGEND

AFFORESTATION AREA
~~RETENTION AREA~~ Forest Conservation Area
EXISTING SPOT ELEVATION
DIRECTION OF FLOW
EXISTING TREELINE
EXISTING WELL
EXISTING PERCOLATION TEST HOLE, PASSED
EXISTING PERCOLATION TEST HOLE, FAILED
EXISTING SEWER CLEANOUT
EXISTING LIGHT POLE
STABILIZED CONSTRUCTION ENTRANCE
PROPOSED FOREST CONSERVATION SIGN
EX. WELL TAG # 73-4045
LIMIT OF DISTURBANCE
SILT FENCE
PROPOSED SEPTIC AREA
PROPOSED WELL AREA
STEEP SLOPES (25% AND GREATER)
MODERATE SLOPES (15% TO 24.99%)
SOIL BOUNDARY
EARTH DIKE




## PLAN VIEW

SCALE: 1"=50'




HOWARD COUNTY, MARYLAND ADC® MAP 4691, GRID C10

## VICINITY MAP

SCALE: 1"=2000'

## GENERAL NOTES

1. SUBJECT PROPERTY ZONED RC-DEO PER 07/28/06 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 14.11 AC.±
3. PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
4. [ ] THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL 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 SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
5. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 20, 2008, BY SILL, ADCOCK & ASSOCIATES, LLC.
6. TOPOGRAPHY IN THE AREA OF THE PROPOSED DEVELOPEMENT IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, ON OR ABOUT DECEMBER 12, 2008. TOPOGRAPHY FOR THE AREAS ON-SITE NOT EFFECTED BY THE PROPOSED DEVELOPMENT AND AREAS OFF-SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 1993.
7. PROPERTY ADDRESS: 2901 FLORENCE ROAD.
8. DEED REFERENCE: LIBER 9909, FOLIO 309
9. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
10. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
11. ANY DAMAGE TO PUBLIC RIGHT-OF WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR THE START OF WORK.

SEE GENERAL NOTES CONTINUED, THIS SHEET...

GENERAL NOTES CONTINUED:

13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
14. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
15. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
16. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 0005 AND 13A1 WERE USED FOR THIS PROJECT.
17. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
18. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
    a) WIDTH - 12 FEET (16 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 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 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) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE

SEE GENERAL NOTES CONTINUED, THIS SHEET...

GENERAL NOTES CONTINUED:

19. DRIVEWAY ENTRANCE TO BE PER HOWARD COUNTY STANDARD DETAIL R-6.06.
20. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOODPLAIN.
21. THERE ARE NO CEMETERIES, HISTORIC STRUCTURES OR WETLANDS ON-SITE.
22. LANDSCAPING IS PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 36 PERIMETER SHADE TREES IN THE AMOUNT OF $10,800.00 (36 x $300.00) WILL BE PAID WITH THE GRADING PERMIT.
23. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 1.21 ACRES OF FOREST ONSITE, AFFORESTATION PLANTING OF 1.04 ACRES AND A FEE-IN-LIEU OF 0.52 ACRES. SURETY IN THE AMOUNT OF$33,194 (RETENTION= 1.21 ACRES OR 52,708 SF X $0.20= $10,542 + AFFORESTATION= 1.04 ACRES OR 45,303 SF X $0.50= $22,652) AND A FEE-IN-LIEU IN THE AMOUNT OF $16,988 (0.52 ACRES OR 22,651 SF X $0.75) WILL BE PAID WITH THE DEVELOPER'S AGREEMENT.
24. THERE IS AN EXISTING DWELLING WITH ACCESSORY STRUCTURES ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
25. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
26. IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, THIS PROJECT REQUIRES WATER QUALITY AND RECHARGE VOLUME TREATMENT BUT IS EXEMPT FROM PROVIDING CHANNEL PROTECTION VOLUME TREATMENT. WATER QUALITY AND RECHARGE WILL BE TREATED BY ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS AND THE SHEET FLOW TO BUFFER CREDIT.
27. PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-10-101
28. THE STOMWATER MANAGEMENT MEASURES ASSOCIATED WITH THIS PLAN MAY CHANGE BASED ON THE FINAL IMPROVEMENT CONFIGURATION. THE APPROPRIATE STORMWATER MANAGEMENT MEASURES WILL BE PROVIDED WITH THE PLANS ASSOCIATED WITH THE APPLICABLE BUILDING PERMITS.

SEE GENERAL NOTES CONTINUED, THIS SHEET...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

| | |
|---|---|
| CHIEF, DIVISION OF LAND DEVELOPMENT | DATE 6/07/10 |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE 5/13/10 |

# SUPPLEMENTAL INFORMATION PLAN

# FLORENCE VISTA

## LOTS 1 THRU 4

TAX MAP 7 GRID 20
4TH ELECTION DISTRICT

PARCEL 117
HOWARD COUNTY, MARYLAND

### DEVELOPER

ZEPP REALTY
P.O. BOX 12
LISBON MD, 21765
410.489.7900

### OWNER

ROY & LOIS CLARK
2901 FLORENCE RD
WOODBINE MD, 21797-7836

STATE OF MARYLAND — PAUL D. SILL — No. 32025 — PROFESSIONAL ENGINEER

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

| | |
|---|---|
| DESIGN BY: | PS |
| DRAWN BY: | PS/AM |
| CHECKED BY: | PS |
| SCALE: | AS SHOWN |
| DATE: | APRIL 05, 2010 |
| PROJECT #: | 08-038 |
| SHEET #: | 1 of 3 |

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2011

F-10-076

## FOREST CONSERVATION PLANT LIST (1.04 AC)

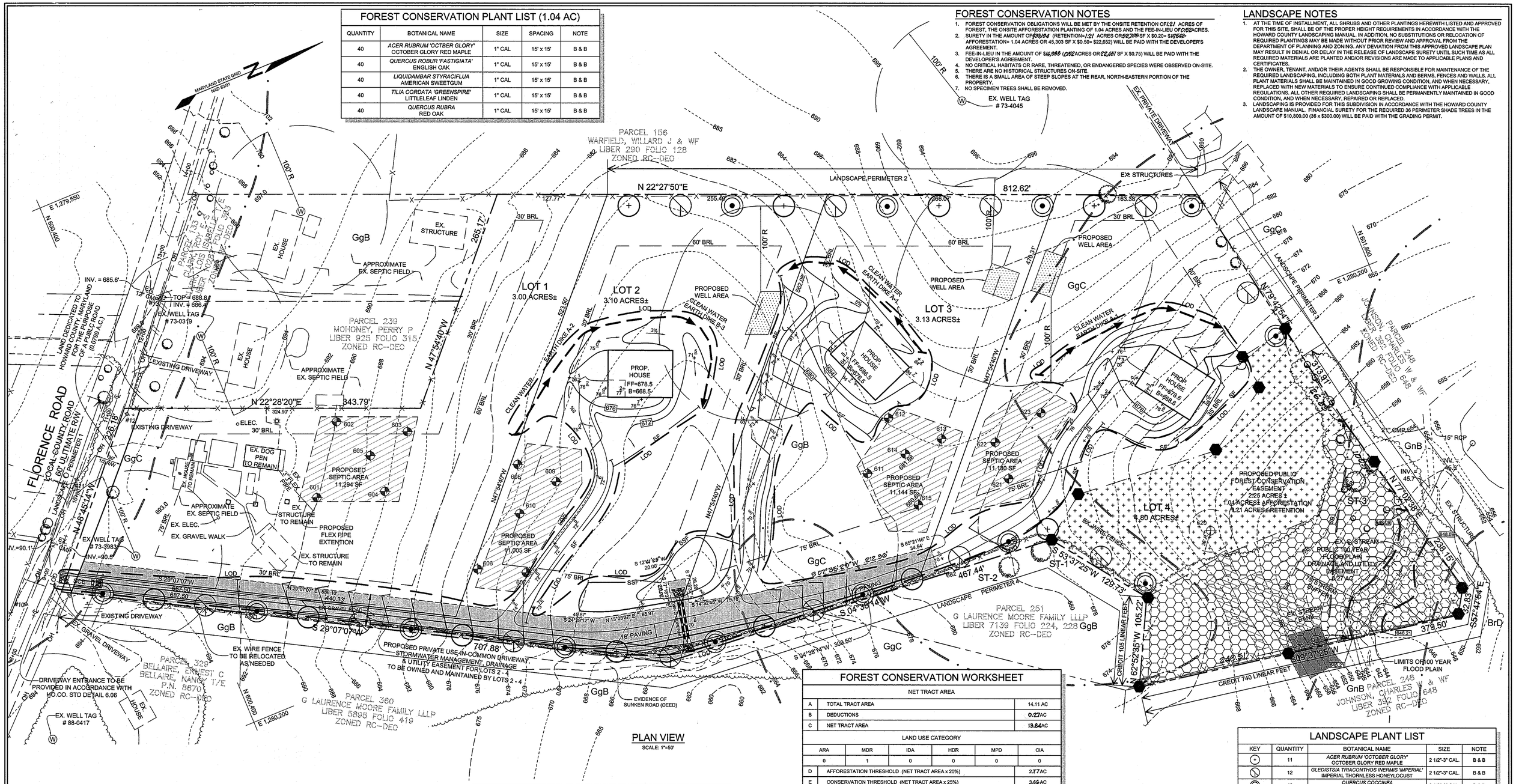
| QUANTITY | BOTANICAL NAME | SIZE | SPACING | NOTE |
|---|---|---|---|---|
| 40 | *ACER RUBRUM 'OCTBER GLORY'* OCTOBER GLORY RED MAPLE | 1" CAL | 15' x 15' | B & B |
| 40 | *QUERCUS ROBUR 'FASTIGIATA'* ENGLISH OAK | 1" CAL | 15' x 15' | B & B |
| 40 | *LIQUIDAMBAR STYRACIFLUA* AMERICAN SWEETGUM | 1" CAL | 15' x 15' | B & B |
| 40 | *TILIA CORDATA 'GREENSPIRE'* LITTLELEAF LINDEN | 1" CAL | 15' x 15' | B & B |
| 40 | *QUERCUS RUBRA* RED OAK | 1" CAL | 15' x 15' | B & B |

## FOREST CONSERVATION NOTES

1. FOREST CONSERVATION OBLIGATIONS WILL BE MET BY THE ONSITE RETENTION OF 1.21 ACRES OF FOREST, THE ONSITE AFFORESTATION PLANTING OF 1.04 ACRES AND THE FEE-IN-LIEU OF 0.02 ACRES.
2. SURETY IN THE AMOUNT OF $30,194 (RETENTION= 1.21 ACRES OR 52,708 SF X $0.20= $10,542) AFFORESTATION= 1.04 ACRES OR 45,303 SF X $0.50= $22,652) WILL BE PAID WITH THE DEVELOPER'S AGREEMENT.
3. FEE-IN-LIEU IN THE AMOUNT OF $16,060 (0.02 ACRES OR 872 SF X $0.75) WILL BE PAID WITH THE DEVELOPER'S AGREEMENT.
4. NO CRITICAL HABITATS OR RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED ON-SITE.
5. THERE ARE NO HISTORICAL STRUCTURES ON-SITE.
6. THERE IS A SMALL AREA OF STEEP SLOPES AT THE REAR, NORTH-EASTERN PORTION OF THE PROPERTY.
7. NO SPECIMEN TREES SHALL BE REMOVED.

## LANDSCAPE NOTES

1. 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 LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY 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 REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
2. 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.
3. LANDSCAPING IS PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 36 PERIMETER SHADE TREES IN THE AMOUNT OF $10,800.00 (36 x $300.00) WILL BE PAID WITH THE GRADING PERMIT.




## PLAN VIEW

SCALE: 1"=50'

## FOREST CONSERVATION WORKSHEET

| | | |
|---|---|---|
| | **NET TRACT AREA** | |
| A | TOTAL TRACT AREA | 14.11 AC |
| B | DEDUCTIONS | 0.27 AC |
| C | NET TRACT AREA | 13.84 AC |
| | **LAND USE CATEGORY** | |

| ARA | MDR | IDA | HDR | MPD | CIA |
|---|---|---|---|---|---|
| 0 | 1 | 0 | 0 | 0 | 0 |

| | | |
|---|---|---|
| D | AFFORESTATION THRESHOLD (NET TRACT AREA x 20%) | 2.77 AC |
| E | CONSERVATION THRESHOLD (NET TRACT AREA x 25%) | 3.46 AC |
| | **EXISTING FOREST COVER** | |
| F | EXISTING FOREST COVER WITHIN THE NET TRACT AREA | 1.21 AC |
| G | AREA OF FOREST ABOVE CONSERVATION THRESHOLD | 0.00 AC |
| | **BREAK EVEN POINT** | |
| H | BREAK EVEN POINT | 1.21 AC |
| I | FOREST CLEARING PERMITTED WITHOUT MITIGATION | 0.00 AC |
| | **PROPOSED FOREST CLEARING** | |
| J | TOTAL AREA OF FOREST TO BE CLEARED | 0.0 AC |
| K | TOTAL AREA OF FOREST TO BE RETAINED | 1.21 AC |
| | **PLANTING REQUIREMENTS** | |
| L | REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD | 0.00 AC |
| M | REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD | 0.22 AC |
| N | CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD | 0.00 AC |
| P | TOTAL REFORESTATION REQUIRED | 0.00 AC |
| Q | TOTAL AFFORESTATION REQUIRED | 1.56 AC |
| R | TOTAL PLANTING REQUIRED | 1.56 AC |

## LANDSCAPE PLANT LIST

| KEY | QUANTITY | BOTANICAL NAME | SIZE | NOTE |
|---|---|---|---|---|
| ⊙ | 11 | *ACER RUBRUM 'OCTOBER GLORY'* OCTOBER GLORY RED MAPLE | 2 1/2"-3" CAL. | B & B |
| ⊘ | 12 | *GLEDISTSIA TRIACONTHOS INERMIS 'IMPERIAL'* IMPERIAL THORNLESS HONEYLOCUST | 2 1/2"-3" CAL. | B & B |
| ⊚ | 13 | *QUERCUS COCCINEA* SCARLET OAK | 2 1/2"-3" CAL. | B & B |

## SPECIMEN TREE TABLE

| KEY | SIZE | TYPE | CONDITION | LOCATION | REMARKS |
|---|---|---|---|---|---|
| ST-1 | 67" | WHITE OAK | POOR | F-1 | |
| ST-2 | 48" | WHITE OAK | POOR | F-1 | |
| ST-3 | 48" | TULIP POPLAR | GOOD | F-1 | |

## SCHEDULE A
## PERIMETER LANDSCAPE EDGE

| CATEGORY | ADJACENT TO ROADWAYS | ADJACENT TO PERIMETER PROPERTIES | | |
|---|---|---|---|---|
| PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE | 1 NA (NOTE 1) | 2 A | 3 A | 4 A |
| LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER | 226 | 685 | 964 | 1,410 |
| CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) REMAINING PERIMETER LENGTH | NO | NO | YES (NOTE 2) 196 | YES(105) 1,305 |
| CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) REMAINING PERIMETER LENGTH | NO | NO | NO | NO |
| NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS | - - - | 1:60 = 12 - - | 1:60 = 4 - - | 1:60 = 22 - - |
| NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | - - - - | 12 - - - | 2 (NOTE 2) - - - | 22 - - - |

NOTES:
1. THE HOUSE IS EXISTING AND FRONTS FLORENCE ROAD.
2. CREDIT FOR TWO TREES ON THE NORTH SIDE OF LOT 4, AND FOR 740 LINEAR FEET OF EXISTING TREES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

| | | |
|---|---|---|
| CHIEF, DIVISION OF LAND DEVELOPMENT | | DATE 6/07/10 |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | | DATE 5/13/10 |

DEVELOPER'S CERTIFICATE

I 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 FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER — DATE 5/5/10

LARRY J. THOMPSON
DNR QUALIFIED PROFESSIONAL

DEVELOPER
ZEPP REALTY
P.O. BOX 12
LISBON MD, 21765
410.489.7800

OWNER
ROY & LOIS CLARK
2901 FLORENCE RD
WOODBINE MD, 21797-7836

# FOREST CONSERVATION AND LANDSCAPING PLAN FLORENCE VISTA

LOTS 1 THRU 4

TAX MAP 7 GRID 20
4TH ELECTION DISTRICT

PARCEL 117
HOWARD COUNTY, MARYLAND


Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2011

| | |
|---|---|
| DESIGN BY: | PS |
| DRAWN BY: | PS/AM |
| CHECKED BY: | PS |
| SCALE: | AS SHOWN |
| DATE: | APRIL 05, 2010 |
| PROJECT #: | 08-038 |
| SHEET #: | 2 of 3 |

F-10-076

## GENERAL CONSTRUCTION NOTES

FOREST PROTECTION

1. ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING OR SILT FENCE / SUPER SILT FENCE AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.

2. THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.

3. ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.

4. ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.

5. INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.

6. THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.

7. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.

8. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.

9. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

1. AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
   A. TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
   B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
   C. MAKE ALL NECESSARY ADJUSTMENTS;
   D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

1. THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
2. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
3. THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

## REFORESTATION PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES, UTILITY CONTRACTORS AND "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE WORK. CONTRACTOR MAY MAKE MINOR ADJUSTMENTS IN SPACING AND LOCATION OF PLANT MATERIAL TO AVOID CONFLICTS WITH UTILITIES.

2. PLANTS, RELATED MATERIAL, AND OPERATIONS SHALL MEET THE DETAILED DESCRIPTION AS GIVEN ON THE PLANS AND AS DESCRIBED HEREIN.

3. PLANT MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE NURSERY GROWN, UNIFORMLY BRANCHED AND HAVE A VIGOROUS ROOT SYSTEM. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD INJURIES, ABRASIONS OF THE BARK, PLANT DISEASE, INSECT PEST EGGS, BOXERS, INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS. PLANT MATERIAL THAT IS WEAK OR WHICH HAS BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFIED REQUIREMENTS WILL BE REJECTED. TREES WITH FORKED LEADERS WILL NOT BE ACCEPTED. PLANTS SHALL BE FRESHLY DUG; NO HEELED-IN PLANTS OR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

4. UNLESS OTHERWISE SPECIFIED, PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1990, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING ALL ADDENDA.

5. UNLESS OTHERWISE SPECIFIED, GENERAL CONDITIONS, PLANTING OPERATIONS, DETAILS AND PLANTING SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES", (HEREINAFTER "LANDSCAPE GUIDELINES") APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE POTOMAC CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, LATEST EDITION, INCLUDING ALL ADDENDA.

6. CONTRACTOR WILL BE REQUIRED TO GUARANTEE PLANT MATERIAL FOR A PERIOD OF TWO YEARS AFTER DATE OF ACCEPTANCE AND MAINTAIN A 75% SURVIVABILITY AT THE END OF TWO YEARS.

7. AFTER THE FIRST YEAR OF PLANTING A SOIL TEST SHOULD BE MADE AND A FERTILIZATION PROGRAM DETERMINED. CONTRACTOR'S ATTENTION IS DIRECTED TO THE "LANDSCAPE GUIDELINES" FOR FERTILIZING SPECIFICATIONS. SOIL SHOULD BE AN APPROXIMATE pH OF 6.0.

8. TO LESSEN THE CHANCE OF LOSS THE TREES SHOULD BE CHECKED FROM TIME TO TIME TO INSURE THAT THEY ARE RECEIVING SUFFICIENT WATER. IF NECESSARY, PLANTINGS SHOULD BE REGULARLY WATERED DURING DRY PERIODS UNTIL PLANTINGS ARE WELL ESTABLISHED IN ORDER TO MAINTAIN SURVIVABILITY.

9. THE LOCATION AND ORIENTATION OF ALL PLANT MATERIAL SHALL BE RANDOMLY PLANTED IN DESIGNATED REFORESTATION AREAS BY THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR MOVING ANY PLANT MATERIAL INSTALLED WITHOUT APPROVAL.

10. MOWING AND APPLYING HERBICIDES TO THE AFFORESTATION AREA IS PROHIBITED AT ANY AND ALL STAGES OF THE PLANTING PROCESS IN ORDER TO ENCOURAGE THE EXISTING SAPLINGS TO GROW.

11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND PRUNING PLANT MATERIAL IN THE PROPER PLANTING SEASON FOR EACH PLANT TYPE, SEE TREE PLANTING AND MAINTENANCE CALENDAR.

12. PLANTING MIX SHALL BE AS FOLLOWS:

    DECIDUOUS PLANTS - TWO PARTS TOPSOIL, ONE PART WELL-ROTTED COW MANURE. ADD 3 LBS. OF STANDARD FERTILIZER PER CUBIC YARD OF PLANTING MIX.

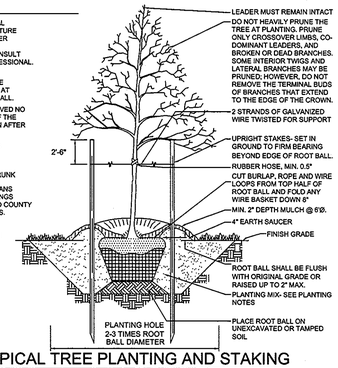
    TOPSOIL SHALL CONFORM TO THE LANDSCAPE GUIDELINES.

13. THIS PLAN IS INTENDED FOR FOREST CONSERVATION USE ONLY. SEE OTHER PLAN SHEETS FOR MORE INFORMATION ON GRADING, SEDIMENT CONTROL, UTILITIES, LAYOUT, ETC.

14. UPON COMPLETION OF INSTALLATION, PROTECTIVE FENCING AND SIGNAGE SHALL BE INSTALLED AS SHOWN.

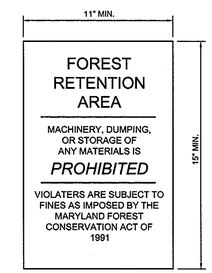
NOTES

1. CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
2. EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
3. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
5. KEEP MULCH 1" FROM TRUNK
6. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
7. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.




TYPICAL TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER — NOT TO SCALE




NOTE: THESE FOREST CONSERVATION SIGNS ARE TO REMAIN IN PERPETUITY.

FOREST CONSERVATION RETENTION SIGN DETAIL

NOT TO SCALE

LARRY J. THOMPSON
DNR QUALIFIED PROFESSIONAL

DEVELOPER

ZEPP REALTY
P.O. BOX 12
LISBON MD, 21765
410.489.7900

OWNER

ROY & LOIS CLARK
2901 FLORENCE RD
WOODBINE MD, 21797-7838

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

| | |
|---|---|
| CHIEF, DIVISION OF LAND DEVELOPMENT | DATE 6/07/10 |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE 5/18/10 |

FOREST CONSERVATION
NOTES AND DETAILS
FLORENCE VISTA

LOTS 1 THRU 4

TAX MAP 7 GRID 20
4TH ELECTION DISTRICT

PARCEL 117
HOWARD COUNTY, MARYLAND

STATE OF MARYLAND — PAUL M. SILL — No. 32025 — PROFESSIONAL ENGINEER


Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com


DESIGN BY: PS
DRAWN BY: PS/AM
CHECKED BY: PS
SCALE: AS SHOWN
DATE: APRIL 05, 2010
PROJECT #: 08-038
SHEET #: 3 of 3

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2011