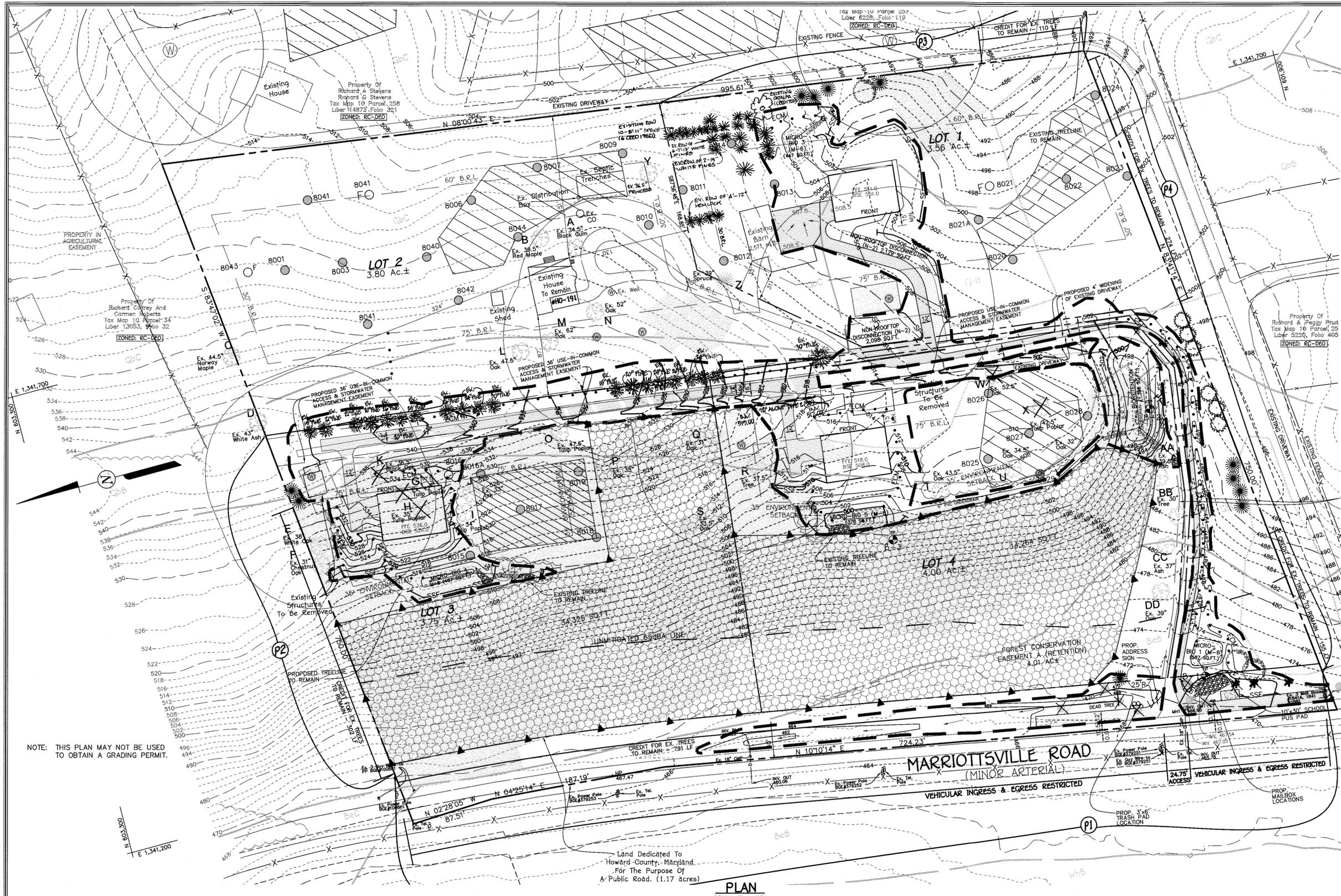


Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	165,468 Sq. Ft.	4,184 Sq. Ft.	161,284 Sq. Ft.
3	163,499 Sq. Ft.	5,123 Sq. Ft.	158,376 Sq. Ft.

SPECIMEN TREE TABLE			
KEY	SPECIES	SIZE (DBH)	COMMENTS
A	BLACK GUM	33.5"	GOOD CONDITION
B	RED MAPLE	39.5"	FAIR, LIMB DIEBACK
C	NORWAY MAPLE	44.5"	GOOD CONDITION
D	WHITE ASH	43"	FAIR, LIMB DIEBACK
E	WHITE OAK	38"	GOOD CONDITION
F	CHESTNUT OAK	31"	GOOD CONDITION
G*	TULIP POPLAR	42"	GOOD CONDITION (TBR)
H*	TULIP POPLAR	35"	GOOD CONDITION (TBR)
I	TULIP POPLAR	34"	GOOD CONDITION
J	WHITE ASH	33"	GOOD CONDITION
K*	BLACK OAK	36.5"	FAIR, BROKEN LIMBS, VINE COVERAGE (TBR)
L	WHITE OAK	47.5"	GOOD CONDITION
M	WHITE OAK	62"	GOOD CONDITION
N	WHITE OAK	52"	GOOD CONDITION
O	TULIP POPLAR	47.5"	GOOD CONDITION
P	WHITE OAK	35"	GOOD CONDITION
Q	RED OAK	31"	GOOD CONDITION
R	BLACK GUM	37.5"	GOOD CONDITION
S	BLACK OAK	33.5"	GOOD CONDITION
T	WHITE OAK	43.5"	GOOD CONDITION
U	BLACK OAK	34.5"	GOOD CONDITION
V	WHITE OAK	32"	GOOD CONDITION
W*	WHITE OAK	52.5"	FAIR, TRUNK ROT NOTED (TBR)
X*	TULIP POPLAR	42.5"	POOR, BROKEN AND ROTTEN LIMBS (TBR)
Y	PRINCESS TREE	36.5"	GOOD CONDITION
Z	NORWAY SPRUCE	39"	GOOD CONDITION
AA	WHITE ASH	39.5"	POOR, DIEBACK NOTED
BB	BLACK GUM	30"	GOOD CONDITION
CC	WHITE ASH	37"	POOR, MAIN STEM SPLIT
DD	WHITE OAK	39"	FAIR, POOR CROWN SHAPE

NOTE: CRITICAL ROOT ZONE SHALL BE 1.5:1" DBH
* TBR = TO BE REMOVED

LEGEND	
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	EXISTING TREE LINE
	DENOTES PROPOSED HOUSE
	DENOTES 25% AND GREATER SLOPE
	DENOTES 15% TO 25% SLOPES
	EXISTING WELL
	PROPOSED WELL
	EXISTING TREES TO BE REMOVED



NOTE: THIS PLAN MAY NOT BE USED TO OBTAIN A GRADING PERMIT.

NOTE: ONLY SHEET NO. 1 & 15 TO BE USED FOR SITE GRADING AND SEDIMENT CONTROL.

PLAN SCALE: 1" = 50'

14:201212027(0)Support Plan-backs.dwg, 10/15/2014 3:15:16 PM, 1:1

NO.	REVISION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	

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 A LETTER OF NOTICE OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Paul Ray J 10/14/14
DEVELOPER / BUILDER DATE

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. 38386, EXPIRATION DATE: 01/12/2016.

Stephanie Inte 10/15/14
SIGNATURE OF PROFESSIONAL ENGINEER DATE

Kathleen
Chief, Division of Land Development
12-18-14
DATE

Stephanie Inte 10/15/14
DNR QUALIFIED PROFESSIONAL

OWNERS / DEVELOPER
TRIPLE R VENTURES, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
ELICOTT CITY, MARYLAND 21042
CONTACT: JOSEPH RUTTER 443-367-1422

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING					
DEED 1009/700	BLOCK NO. 22	ZONE RC-DEO	TAX/ZONE 10	ELEC. DIST. THIRD	CENSUS TR. 6030.00
PROJECT: MYERS PROPERTY, LOTS 1 THRU 4			SECTION: -	PARCEL NO. 32	

REVISED SUPPLEMENTAL, LANDSCAPE & FOREST CONSERVATION PLAN

MYERS PROPERTY,
LOTS 1 THRU 4
ZONED RC-DEO
TAX MAP No. 10 GRID No. 22 PARCEL No. 32
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: AUGUST, 2014
SHEET 2 OF 5

PLANTING / SOIL SPECIFICATIONS

- Planting Of Nursery Stock Shall Take Place Between March 15th And April 30th Or Between 15th And November 15th.
- A Twelve (12) Inch Layer Of Topsoil Shall Be Spread Over All Reforestation Areas Impacted By Site Grading To Assure A Suitable Planting Area, If Applicable. Disturbed Areas Shall Be Seeded And Stabilized In Accordance With The Sediment & Erosion Control Plan For This Project. Planting Areas Not Impacted By Site Grading Shall Have No Additional Topsoil Installed.
- All Bare Road Planting Stock Shall Have Their Root System Dipped Into An Anti-Desiccant Gel Prior To Planting.
- Plants Shall Be Installed So That The Top Of The 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 Fine Fines Or Equivalent.
- Fertilizer Shall Consist Of Agriform 22-8-2, Or Equivalent, Applied As Per Manufacturer's Specifications.
- A Two (2) Inch Layer Of Hardwood Mulch Shall Be Placed Over The Root Area Of All Plantings. See Planting Detail.
- Plant Material Shall Be Transported To The Site In A Tarped Or Covered Truck. Plants Shall Be Kept Moist Prior To Planting.
- All Non-Organic Debris Associated With The Planting Operation Shall Be Removed From The Site By The Contractor.

**FOREST CONSERVATION WORKSHEET
VERSION 1.0**

BASIC SITE DATA:

A. TOTAL TRACT AREA.....	16.29 Ac
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0
C. NET TRACT AREA.....	16.29 Ac

LAND USE CATEGORY: (from table 3.2.1, page40, Manual)
ARA MDR IDA HDR MPD CIA

INFORMATION FOR CALCULATIONS:

D. AFFORESTATION THRESHOLD.....	0.20% x D = 3.26
E. FOREST CONSERVATION THRESHOLD.....	0.25% x D = 4.07

EXISTING FOREST COVER:

F. EXISTING FOREST COVER WITHIN NET TRACT AREA.....	7.70
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....	3.63

BREAK EVEN POINT:

H. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	4.80
I. CLEARING PERMITTED WITHOUT MITIGATION.....	2.90

PROPOSED FOREST CLEARING:

J. TOTAL AREA OF FOREST TO BE CLEARED.....	3.69
K. TOTAL AREA OF FOREST TO BE RETAINED.....	4.01

PLANTING REQUIREMENTS:

L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	0.91
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	0.12
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0
P. TOTAL REFORESTATION REQUIRED.....	1.03
Q. TOTAL AFFORESTATION REQUIRED.....	1.03
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	1.03
S. EXCESS FOREST CREDIT.....	0.00

SEQUENCE OF CONSTRUCTION

- Sediment Controls And Tree Protection Devices Shall Be Installed In Accordance With Sediment & Erosion Control Plans For This Site, If Applicable. Site Shall Be Graded In Accordance With The Plans.
- Proposed Reforestation Areas Impacted By The Site Grading Shall Be Topsoiled And Stabilized As Per Note 2 Of The "Planting / Soil Specifications".
- Plants Shall Be Installed And Maintained As Per Notes And Specifications For This Project.
- Upon Completion Of The Plantings, Signage Shall Be Installed As Per The Signage Detail.
- Plantings Shall Be Guaranteed And Maintained In Accordance With The "Guarantee Requirements" And "Maintenance Of Plantings" Associated With This Project.

MULTIFLORA ROSE CONTROL NOTE:

PRIOR TO PLANTING ALL MULTIFLORA ROSE WITHIN PLANTING AREAS SHALL BE REMOVED. Removal Of The Multiflora Rose May Be Performed With Mowing And Herbicide Treatments. Physical Removal Of All Top Growth Followed 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. Herbicide Treatments Shall Occur On Two (2) Month Intervals During The First Growing Season And Once In The Spring And Once In The Fall For Subsequent Years. Herbicide Used Shall Be Made Specifically To Address Woody Plant Material And Shall Be Applied As Per Manufacturer Specifications. Care Should Be Taken Not To Spray Planted Trees Or Naturally Occurring Native Tree And Shrub Seedlings. It Is Recommended That Initiation Of Rose Removal Begin At Least Six Months Prior To Planting So That New Growth Of Reggs Is Able To Be More Successfully Managed.

FOREST PROTECTION GENERAL NOTES

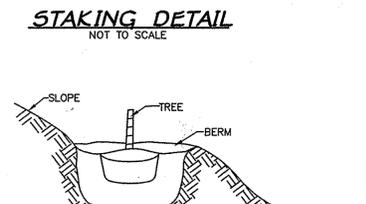
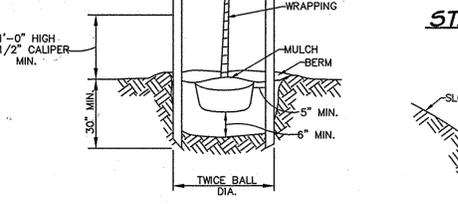
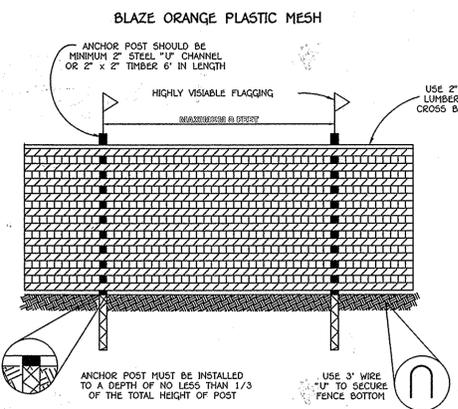
- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING, AS NECESSARY, AND SIGNAGE AS INDICATED ON THE PLANS. FENCING SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST 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, UNLESS ROOT PRUNING IS PROPOSED.
- 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.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- 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 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.
- 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.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- 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

- 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:
 - 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.
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- 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.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- 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.



SCHEDULE A - PERIMETER LANDSCAPE EDGE

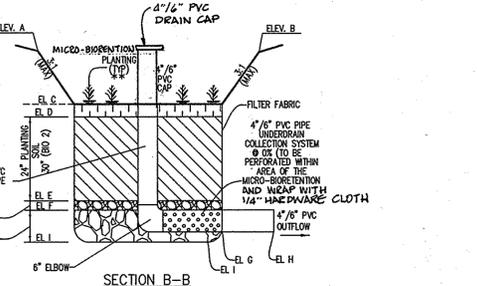
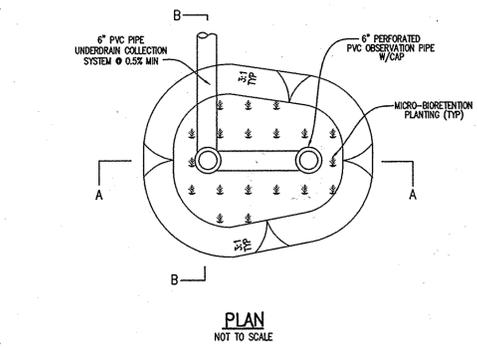
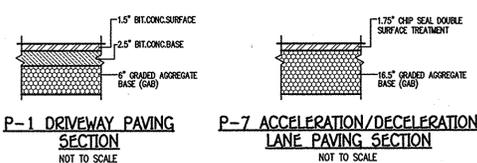
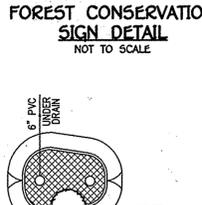
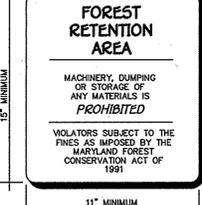
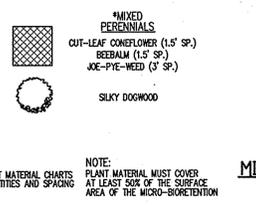
PERIMETER	1A	1B	2	3	4	SPECIMEN TREES	TRASH PAD	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES			
LANDSCAPE TYPE								
LINEAR FEET OF PERIMETER	156 LF	837 LF	384 LF	449 LF	708 LF		12 LF.	
CREDIT FOR EXISTING VEGETATION								
LINEAR FEET (LF) OF CREDIT REMAINING PERIMETER (LF)	55 LF OF EX. TREES 101 LF REMAINING	791 LF OF EX. TREES 46 LF REMAINING	302 LF OF EX. TREES 82 LF REMAINING	110 LF OF EX. TREES 339 LF REMAINING	429 LF OF EX. TREES 279 LF REMAINING			
NUMBER OF PLANTS REQUIRED	0	1/1 46/50 = 0.9 OR 1 46/40 = 1.2 OR 1	1	6 339/60 = 5.7 OR 6	5 279/60 = 4.7 OR 5	5	(12/4 = 3) 3 SHRUBS	43 0 3
CREDIT FOR EXISTING VEGETATION								
SHADE TREES	0	0	0	0	0			3
EVERGREENS AND 2:1 SUBSTITUTIONS	0	0	0	0	0			0
SHRUBS	0	0	0	0	0			0
NUMBER OF PLANTS PROVIDED	2	1	0	2	0	5	0	10
SHADE TREES	0	0	0	0	0	0	0	21
EVERGREENS AND 2:1 SUBSTITUTIONS	0	0	0	0	0	0	0	4

NOTE: 1. SPECIMEN TREES TO BE REMOVED ARE TO BE REPLACED ON LOTS 3 AND 4 NEAR THE FOREST CONSERVATION EASEMENT. SEE GENERAL NOTE #42 REGARDING APPROVAL OF WP-14-035.

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
3	(Symbol)	ACER RUBRUM "RED SUNSET" (RED SUNSET RED MAPLE)	2.5"-3" CAL. FULL CROWN, B&B
2	(Symbol)	TILIA CORDATA "GREENSPIRE" (GREENSPIRE LITTLELEAF LINDEN)	2.5"-3" CAL. FULL CROWN, B&B
11	(Symbol)	THUJA PLICATA (GIANT ARBORVITAE "GREEN GIANT")	5'-6" HT. B&B
10	(Symbol)	ILEX 'NELLIE R. STEVENS' (NELLIE STEVENS HOLLY)	5'-6" HT. B&B
5	(Symbol)	QUERCUS RUBRA (RED OAK)	3.5" CAL. FULL CROWN, B&B
4	(Symbol)	TAXUS MEDIA "HICKSII" (HICKS YEW)	2.5"-3" HT. CONT.

TOTAL: 10 SHADE TREES, 21 EVERGREENS, 4 SHRUBS



MICRO-BIORETENTION

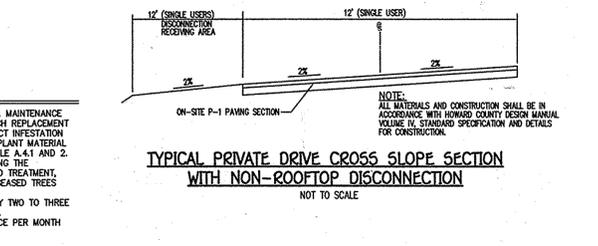
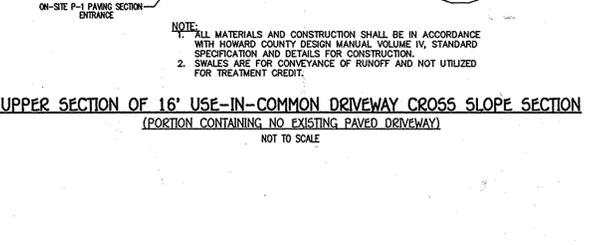
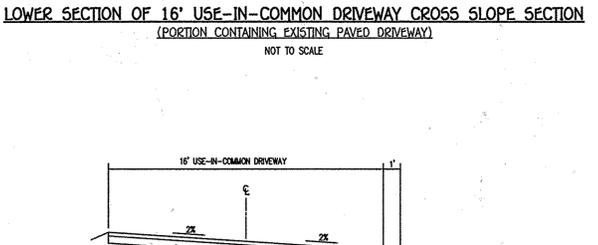
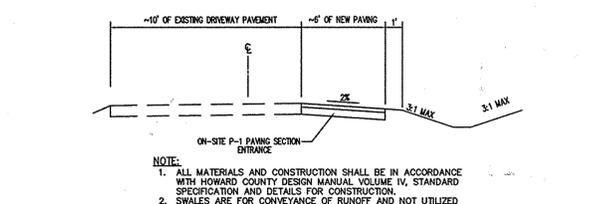
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
1	472.00	472.00	471.50	469.25	469.00	468.00	468.67	468.45	468.50
2	468.00	468.00	467.00	466.75	464.25	463.92	463.43	460.00	463.25
3	503.50	503.50	502.50	502.25	500.25	500.00	499.67	499.50	499.50
4	511.50	511.50	510.50	510.25	508.25	508.00	507.67	507.50	507.50
5	497.50	497.50	496.50	496.25	494.25	493.92	493.43	492.40	493.25

MICRO-BIORETENTION & BIORETENTION PLANT MATERIAL

MICRO-BIO 1 QUANTITY	BIO 2 QUANTITY	MICRO-BIO 3 QUANTITY	MICRO-BIO 4 QUANTITY	MICRO-BIO 5 QUANTITY	NAME	MAXIMUM SPACING (FT.)
35	200	25	22	20	MIXED PERENNIALS	1.5 TO 3.0 FT.
1	3	1	1	1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION

NOTES

- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 4.01 ACRES OF FOREST AND USE OF A FOREST BANK FOR THE 1.03 ACRE REMAINING OBLIGATION. SURETY IS NOT REQUIRED FOR RETENTION.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY FOR 10 SHADE TREES, 21 EVERGREENS, AND 4 SHRUBS IN THE AMOUNT OF (\$6,270.00) WILL BE PROVIDED WITH THE GRADING PERMIT.
- LOT 1 SURETY: (4) SHADE TREES @ 300/SHADE TREE & (18) EVERGREENS @ 150/EVERGREEN = \$3,900.00
LOT 3 SURETY: (3) SHADE TREES @ 300/SHADE TREE & (2) EVERGREENS @ 150/EVERGREEN = \$1,200.00
LOT 4 SURETY: (3) SHADE TREES @ 300/SHADE TREE & (1) EVERGREENS @ 150/EVERGREEN = \$1,170.00
(4) SHRUBS @ 30/SHRUB
- 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 LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELIEF OF 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.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERRIES, 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.
- THE FOREST CONSERVATION EASEMENTS SHOWN ON THIS PLAN HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE 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.
- SHOULD DISTURBANCE OCCUR IN THE FOREST CONSERVATION EASEMENT AREAS DURING OR AFTER CONSTRUCTION, CIVIL PENALTIES OR MITIGATION MAY BE IMPOSED.
- SEE THE RECORD PLAN FOR THE BEARING AND DISTANCE DESCRIPTIONS OF THE FOREST CONSERVATION EASEMENTS.



NO.	REVISE SHEET NUMBERS & BIO RETENTION DETAILS	DATE	BY
1	REVISE SHEET NUMBERS & BIO RETENTION DETAILS	9/15/15	
2	REVISION		

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 A LETTER OF NOTICE OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Joseph J. [Signature] 10/15/14
DEVELOPER / BUILDER DATE

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. 36366, EXPIRATION DATE: 01/12/2016.

Joseph J. [Signature] 10/15/14
SIGNATURE OF PROFESSIONAL ENGINEER DATE

OWNERS / DEVELOPER

TRIPLE R VENTURES, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
ELLICOTT CITY, MARYLAND 21042
CONTACT: JOSEPH RUTTER 443-367-1122

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/15/14
Chief, Division of Land Development

[Signature] 11/17/14
Chief, Development Engineering Division

PROJECT	SECTION	PARCEL NO.
MYERS PROPERTY, LOTS 1 THRU 4		32

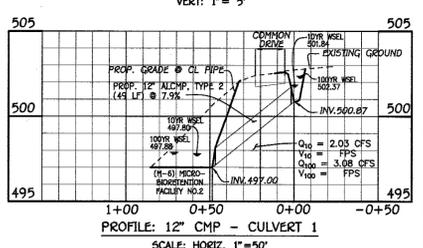
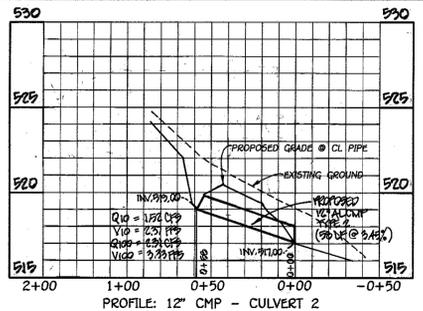
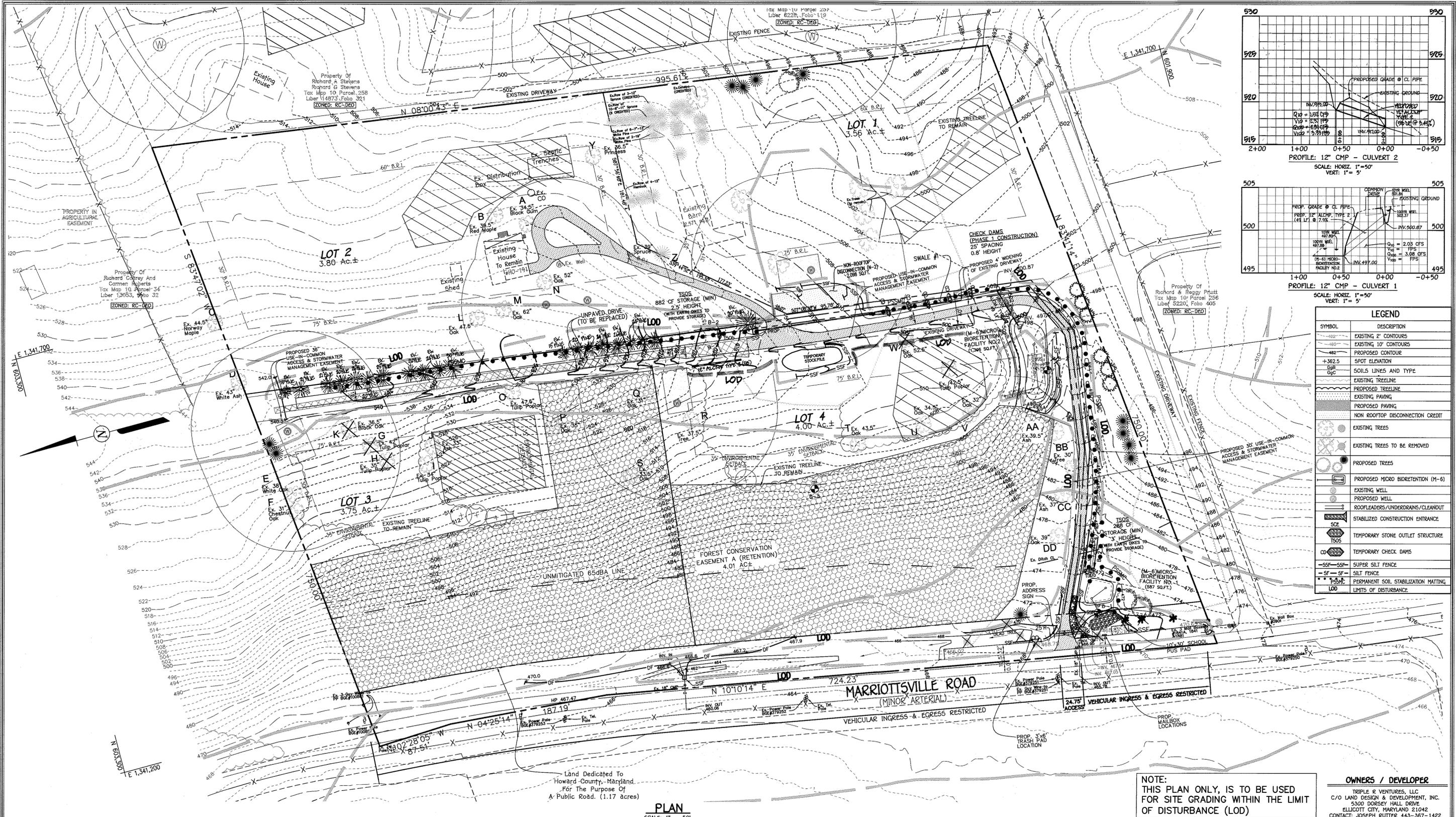
DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1009/700	22	RC-DEO	10	THIRD	6030.00

STORMWATER MANAGEMENT DETAILS & NOTES

MYERS PROPERTY,
LOTS 1 THRU 4
ZONED RC-DEO
TAX MAP No. 10 GRID No. 22 PARCEL No. 32
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NOT TO SCALE DATE: AUGUST, 2014
SHEET 3 OF 5

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF ROOFTOP RUNOFF (N-1) & DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

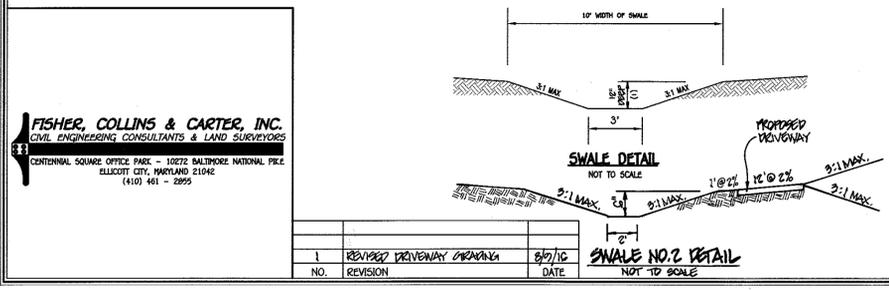
1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LOTS OR LANDSCAPE AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



LEGEND	
SYMBOL	DESCRIPTION
(contour line)	EXISTING 2' CONTOURS
(contour line)	EXISTING 10' CONTOURS
(dashed contour line)	PROPOSED CONTOUR
(elevation symbol)	SPOT ELEVATION
(line with 'S')	SOILS LINES AND TYPE
(dashed line)	EXISTING TREELINE
(dotted line)	PROPOSED TREELINE
(hatched area)	EXISTING PAVING
(dotted area)	PROPOSED PAVING
(dashed line)	NON ROOFTOP DISCONNECTION CREDIT
(tree symbol)	EXISTING TREES
(tree symbol with 'X')	EXISTING TREES TO BE REMOVED
(tree symbol with 'P')	PROPOSED TREES
(rectangle with 'M-6')	PROPOSED MICRO BIORETENTION (M-6)
(circle with 'W')	EXISTING WELL
(circle with 'P')	PROPOSED WELL
(line with 'R')	ROOFLEADERS/UNDERDRAINS/CLEANOUT
(rectangle with 'SCE')	STABILIZED CONSTRUCTION ENTRANCE
(rectangle with 'TSO')	TEMPORARY STONE OUTLET STRUCTURE
(rectangle with 'CD')	TEMPORARY CHECK DAMS
(line with 'SS')	SUPER SILT FENCE
(line with 'SF')	SILT FENCE
(line with 'PMS')	PERMANENT SOIL STABILIZATION MATTING
(dotted area)	LIMITS OF DISTURBANCE

NOTE:
THIS PLAN ONLY, IS TO BE USED
FOR SITE GRADING WITHIN THE LIMIT
OF DISTURBANCE (LOD)

OWNERS / DEVELOPER
TRIPLE & VENTURES, LLC
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042
CONTACT: JOSEPH RUTTER 443-367-1422



THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John P. Photo 12/17/15
Howard Soil Conservation District. Date

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. 38386, EXPIRATION DATE: 01/12/2016.

Stephanie J. Jurek 12/17/15
Signature of Professional Engineer DATE

DESIGN CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Stephanie J. Jurek 12/17/15
Signature of Engineer DATE

DEVELOPER'S CERTIFICATION
I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE.

Stephanie J. Jurek 12/18/15
Signature of Developer DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kat Schulz 12/19/15
Chief, Division of Land Development Date

Amel Ranzhali 12/24/15
Chief, Development Engineering Division Date

PROJECT	SECTION	PARCEL NO.
MYERS PROPERTY, LOTS 1 THRU 4	-	32

DEED	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
1009/700	22	RC-DEO	10	THIRD	6030.00

GRADING AND SEDIMENT/EROSION CONTROL PLAN FOR USE IN COMMON DRIVE FOR LOTS 1 THRU 4

MYERS PROPERTY
LOTS 1 THRU 4
ZONED RC-DEO

TAX MAP No.: 10 GRID No.: 22 PARCEL No.: 32
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: NOVEMBER, 2015

SHEET 4 OF 5

