

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- SUBJECT PROPERTY ZONED RR-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- 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 TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- IF APPLICABLE, TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS EFFECTIVE APRIL 13, 2004.
- PROJECT BOUNDARY AND TOPOGRAPHY WITHIN THE SUBDIVISION AREA ARE BASED ON HOWARD COUNTY GIS TOPOGRAPHY, FIELD VERIFIED BY BENCHMARK ENGINEERING INC. JUNE, 2014.
- EXISTING TOPOGRAPHY OUTSIDE OF THE SUBDIVISION AREA AND OFFSITE SHOWN HEREON IS BASED ON HOWARD COUNTY GIS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 22BA AND 22CA WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR REQUIRED BUFFERS UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
- NO WETLANDS OR THEIR BUFFERS ARE LOCATED WITHIN THE LIMIT OF DISTURBANCE, SO A COMPLETE WETLAND DELINEATION WAS NOT PERFORMED. A CERTIFICATION LETTER TO THIS EFFECT DATED APRIL, 2011 BY ECO-SCIENCE PROFESSIONALS, INC. HAS BEEN PROVIDED.
- WETLAND AND FOREST STAND DELINEATIONS WERE PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., IN JANUARY, 2014.
- THE 100-YEAR FLOODPLAIN SHOWN WITHIN THE PROJECT BOUNDARIES IS BASED ON THE PLAT (20215) DEPICTION OF A FLOOD STUDY PERFORMED BY CHRISTOPHER CONSULTANTS, IN 2007 FOR THE ADJACENT PROJECT WILDFLOWER WOODS. THE FLOODPLAIN WILL BE NON-CRITICAL WITH RELATIONSHIP TO THE CURRENT PROJECT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PRIVATE ON-SITE FACILITIES.
- THIS PROPOSED SUBDIVISION IS NOT A "RESUBDIVISION" BECAUSE THESE PARCELS WERE CREATED IN 1973 IN ACCORDANCE WITH HOUSE BILL 452 WHICH PERMITTED THE CREATION OF 5 ACRE PARCELS BY DEED. AS SUCH, THE PROPOSED SUBDIVISION OF PARCELS 222 & 270 (PARCELS H AND I OF "WILDFLOWER WOODS" AS SHOWN ON THE 1973 PLATS) INTO NEW LOTS 1-3 OF WILDFLOWER WOODS II IS RECOGNIZED AS A MINOR SUBDIVISION.
- THIS PROPERTY IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(iii) OF THE SUBDIVISION REGULATIONS. SEE GENERAL NOTE 17 FOR ADDITIONAL INFORMATION.
- THIS PROPERTY IS EXEMPT FROM THE COUNTY'S APFO REQUIREMENTS PER SECTION 16.1107(b)(1)(v) OF THE APFO ORDINANCE.
- A LANDSCAPING PLAN FOR LOTS 1 THRU 3 IS PREPARED HEREON IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MAINTENANCE SURVEY IN THE AMOUNT OF \$1,500 FOR 5' MITIGATION TREES IS REQUIRED WITH THE GRADING PERMIT FOR LOT 1. NO LANDSCAPING IS REQUIRED FOR LOT 2 BECAUSE IT CONTAINS AN EXISTING HOUSE AND LOT 3 IS EXEMPT BECAUSE IT IS INTERNAL TO THE SUBDIVISION.
- PREVIOUS DPZ FILES: PREVIOUS DPZ FILES: F-07-046, WP-14-090, ECP-14-050
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MDE DESIGN MANUAL AND HOWARD COUNTY REQUIREMENTS. TREATMENT IS PROVIDED USING ENVIRONMENTAL SITE DESIGN METHODS, INCLUDING ROOFTOP DISCONNECT, NON-ROOFTOP DISCONNECT, MICRO-BIORETENTION AND A GRASS SWALE.
- THE STORMWATER MANAGEMENT APPROVED WITH THIS PLAN IS BASED ON A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AT THE BUILDING PERMIT STAGE. ALL ASSOCIATED DECLARATIONS OF COVENANTS SHALL BE AMENDED, AS NEEDED, BASED ON ANY FUTURE DESIGN.
- THERE IS AN EXISTING RESIDENCE (CIRCA 1974) LOCATED ON THIS PROPERTY, TO REMAIN. THE RESIDENCE IS OUTSIDE OF THE EFFECTIVE SITE LIMITS FOR STORMWATER MANAGEMENT.
- THIS PROPERTY IS ZONED RR-DEO AND THE PLANNED LAND USAGE IS SINGLE FAMILY DETACHED DWELLINGS ON 3 ACRE LOTS.
- WAIVER PETITION WP-14-090 WAS APPROVED MAY 21, 2014, WAIVING SUBSECTIONS 16.120(b)(4)(iii)(b), 16.120(c)(2) AND 16.120(c)(3), TO ALLOW ENVIRONMENTAL FEATURES ON LOTS LESS THAN 10 ACRES, TO MODIFY LOT LAYOUT REQUIREMENTS TO ALLOW A USE IN COMMON DRIVEWAY ACROSS LOT 3, AND TO ALLOW REMOVAL OF SPECIMEN TREES. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PROJECT SHALL BE NAMED SOMETHING OTHER THAN "WILDFLOWER WOODS"
 - THE PETITIONER SHALL SUBMIT AND ECP PLAN AND FINAL SUBDIVISION PLANS PER COUNTY AND STATE REQUIREMENTS.
 - REPLACEMENT PLANTINGS TO MITIGATE THE SPECIMEN TREE REMOVAL AT A 1:1 RATE.
 - THE PETITIONER SHALL PROVIDE A 15' DRIVEWAY.
 - IF DESIGN CHANGES INFRAINGE ON THE LAYOUT SHOWN ON THE PERCOLATION CERTIFICATION PLAN, A NEW PERCOLATION CERTIFICATION WILL BE REQUIRED.
 - NO APPROVAL FOR DISTURBANCES WITHIN THE ENVIRONMENTAL FEATURES, STREAM BUFFERS OR 35' ENVIRONMENTAL SETBACK ARE APPROVED EXCEPT REQUIRED DISTURBANCES FOR THE USE-IN-COMMON DRIVEWAY.
- THIS PLAN MAY NOT BE USED TO OBTAIN PERMITS.
- THE STANDARD SEDIMENT CONTROL PLAN SHALL NOT BE USED TO OBTAIN PERMITS FOR THIS PROJECT

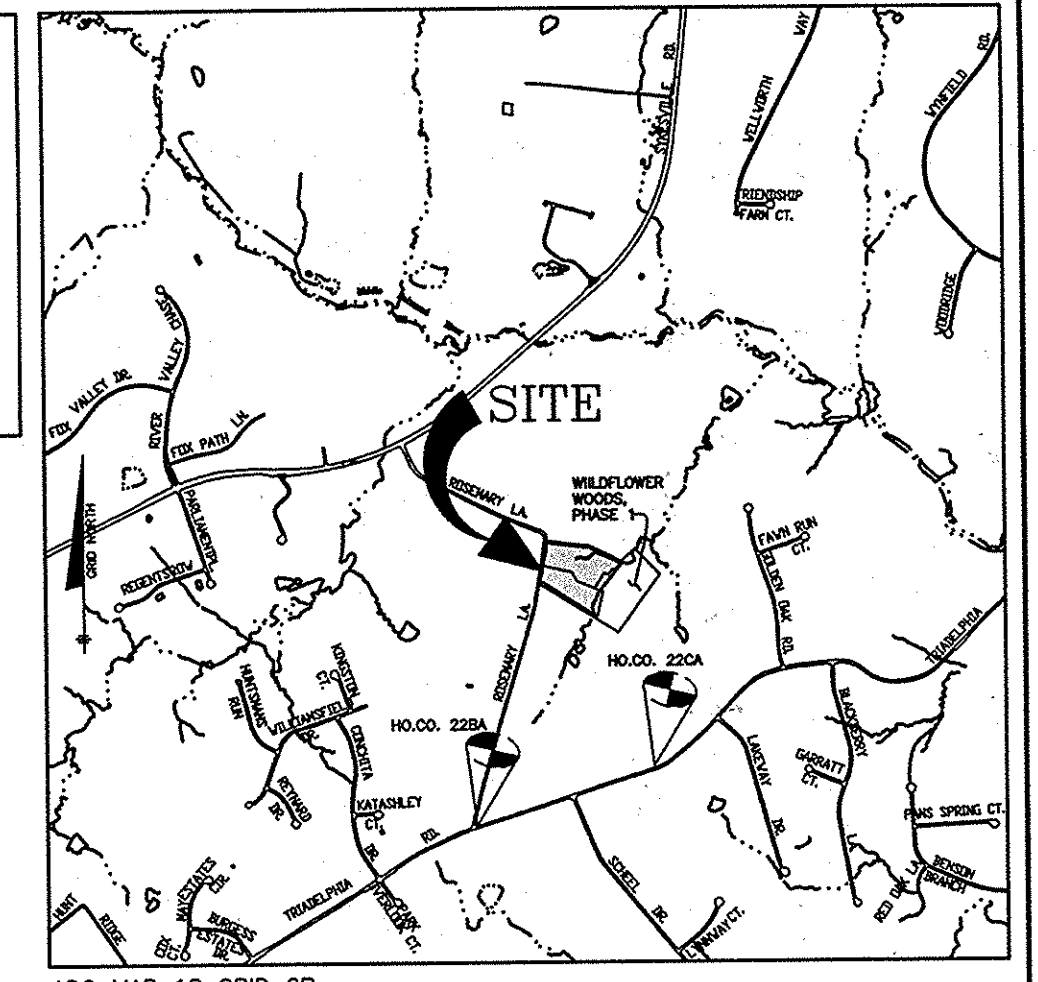
WILDFLOWER WOODS II

LOTS 1 THRU 3

F-15-022 - SUPPLEMENTAL PLANS

BENCHMARKS NAD'83 HORIZONTAL

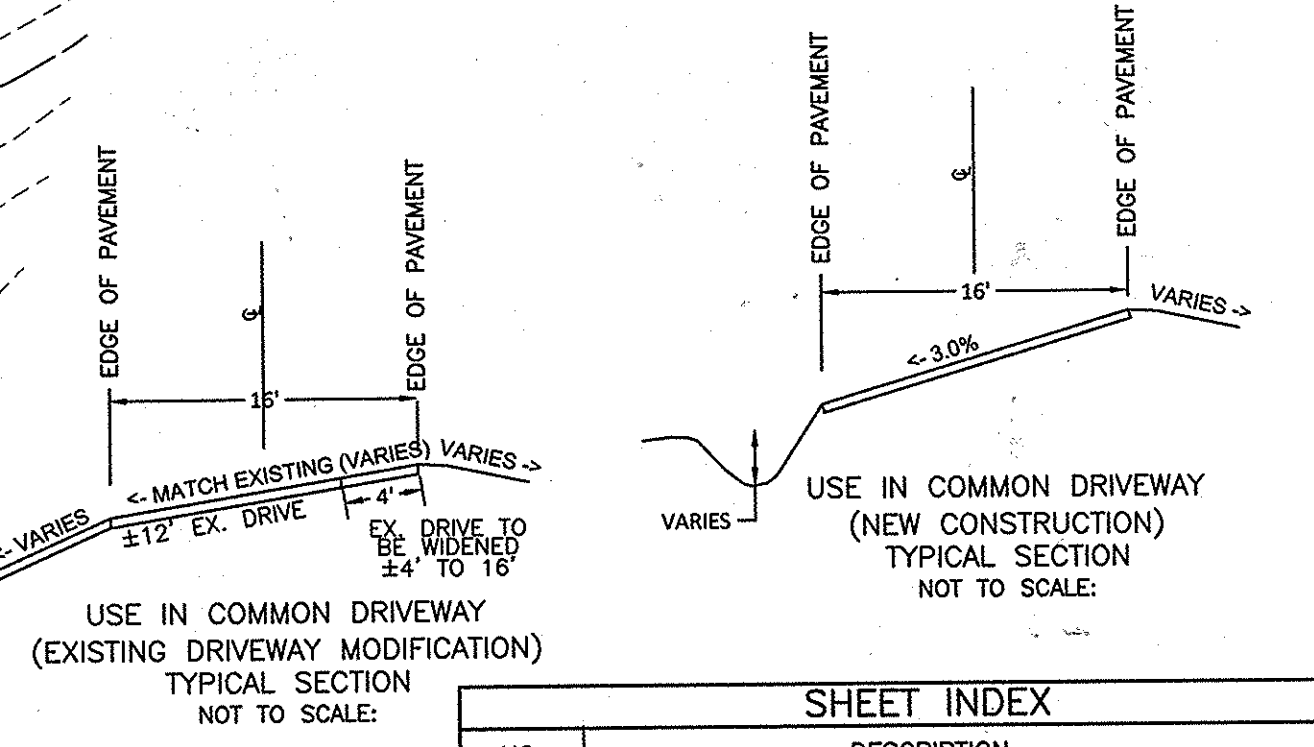
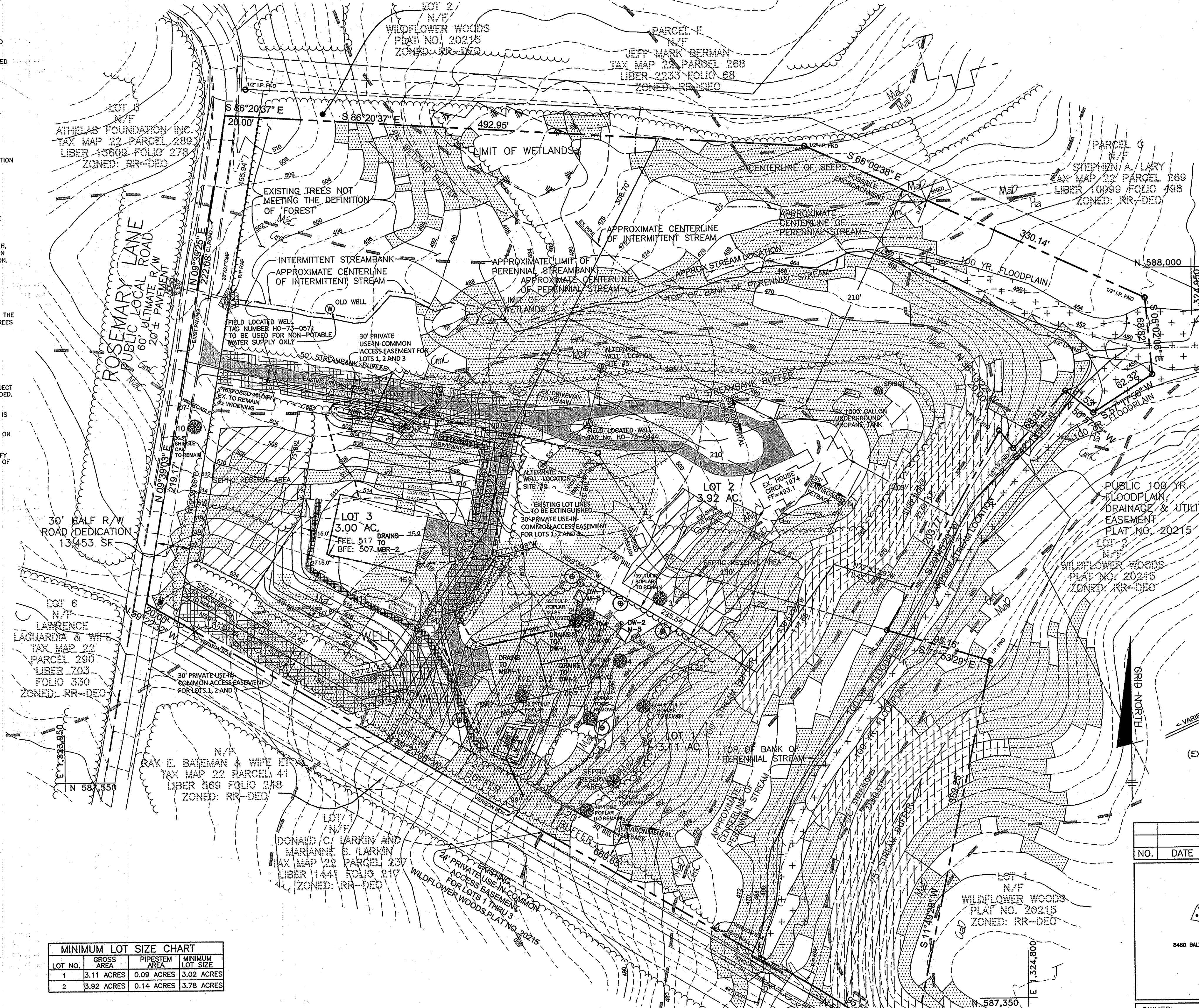
HO.CO. 22BA	ELEV. 576.007
STAMPED DISC SET ON TOP OF 3' DEEP COLUMN OF CONCRETE	
N 585,134.8291	E 1,323,322.6793
HO.CO. 22CA	ELEV. 538.192
STAMPED DISC SET ON TOP OF 3' DEEP COLUMN OF CONCRETE	
N 588,791.6387	E 1,320,292.1851



VICINITY MAP
SCALE: 1"=200'

LEGEND

SOILS CLASSIFICATION	ChB2	EXISTING STRUCTURE	[Symbol]
SOILS DELINEATION	[Symbol]	PROPOSED BUILDING	[Symbol]
EXISTING CONTOURS	[Symbol]	15% TO 25% SLOPES	[Symbol]
EXISTING WOODS LINE	[Symbol]	25% AND GREATER SLOPES	[Symbol]
PROPOSED WOODS LINE	[Symbol]	PROPOSED SEPTIC AREA	[Symbol]
100-YEAR FLOODPLAIN	[Symbol]	WELL BOX	[Symbol]
RECENTLY PASSING PERCOLATION TEST LOCATION	[Symbol]	DISCONNECTED PAVEMENT	[Symbol]
PREVIOUSLY TESTED AND PASSED PERCOLATION TEST	[Symbol]	SHEET FLOW DISCONNECT	[Symbol]
FACILITY DRAINAGE AREA	[Symbol]	30' USE IN COMMON EASEMENT	[Symbol]

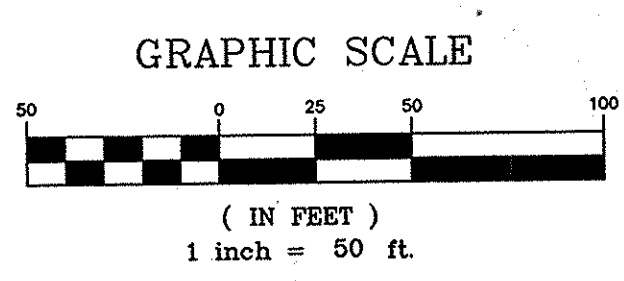


PAVING SECTION
NOT TO SCALE

1" BITUMINOUS CONCRETE SURFACE
3" BITUMINOUS CONCRETE BASE
FULL DEPTH BITUMINOUS CONCRETE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.11 ACRES	0.09 ACRES	3.02 ACRES
2	3.92 ACRES	0.14 ACRES	3.78 ACRES



SOILS LEGEND

MAP SYMBOL	SOIL GROUP	% FACTOR	SOIL TYPE
Gd	B	.24	GAILA LOAM, 15 TO 25 PERCENT SLOPES
Gg	B	.20	GLENELO LOAM, 3 TO 8 PERCENT SLOPES
Gm	C	.37	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES
Ha	D	.37	HARBORO-CODORUS, 0 TO 3 PERCENT SLOPES
Ma	B	.24	MANOR LOAM, 8 TO 15 PERCENT SLOPES
Ma	D	.24	MANOR LOAM, 15 TO 25 PERCENT SLOPES

* INDICATES HYDRIC SOILS
** HIGHLY ERODIBLE, Ks > 0.35, AND 5% OR GREATER SLOPES
† TAKEN FROM THE NRCS WEB SOIL SURVEY, AUGUST 2013, PAGE 17

STORMWATER MANAGEMENT PRACTICES CHART

LOT NUMBER	MICRO-BIORETENTION (NUMBER)	DRY WELLS M-5 (NUMBER)	NON-ROOFTOP DISCONNECTION (NUMBER)
LOT 1	1	2	1
LOT 2	NO NEW IMPERVIOUS		
LOT 3	1		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2-24-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

[Signature] 2-25-15
CHIEF, DIVISION OF LAND DEVELOPMENT AS DATE

SHEET INDEX

NO.	DESCRIPTION
1	SUPPLEMENTAL EXISTING CONDITIONS AND SOILS PLAN AND LANDSCAPING PLAN, NOTES AND DETAILS SITE PLAN
2	STORMWATER MANAGEMENT COMPUTATIONS AND DETAILS

REVISION

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
8400 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-0105 (F) 410-465-6644
WWW.BE-COENGINEERING.COM

STATE OF MARYLAND
JULIE A. MILLER
PROFESSIONAL ENGINEER
LICENSE NO. 28376
2-10-15
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 28376, Expiration Date: 1-1-2017.

OWNER: RAYMOND CARIGAN
3285 ROSEMARY LANE
WEST FRIENDSHIP, MARYLAND
21794

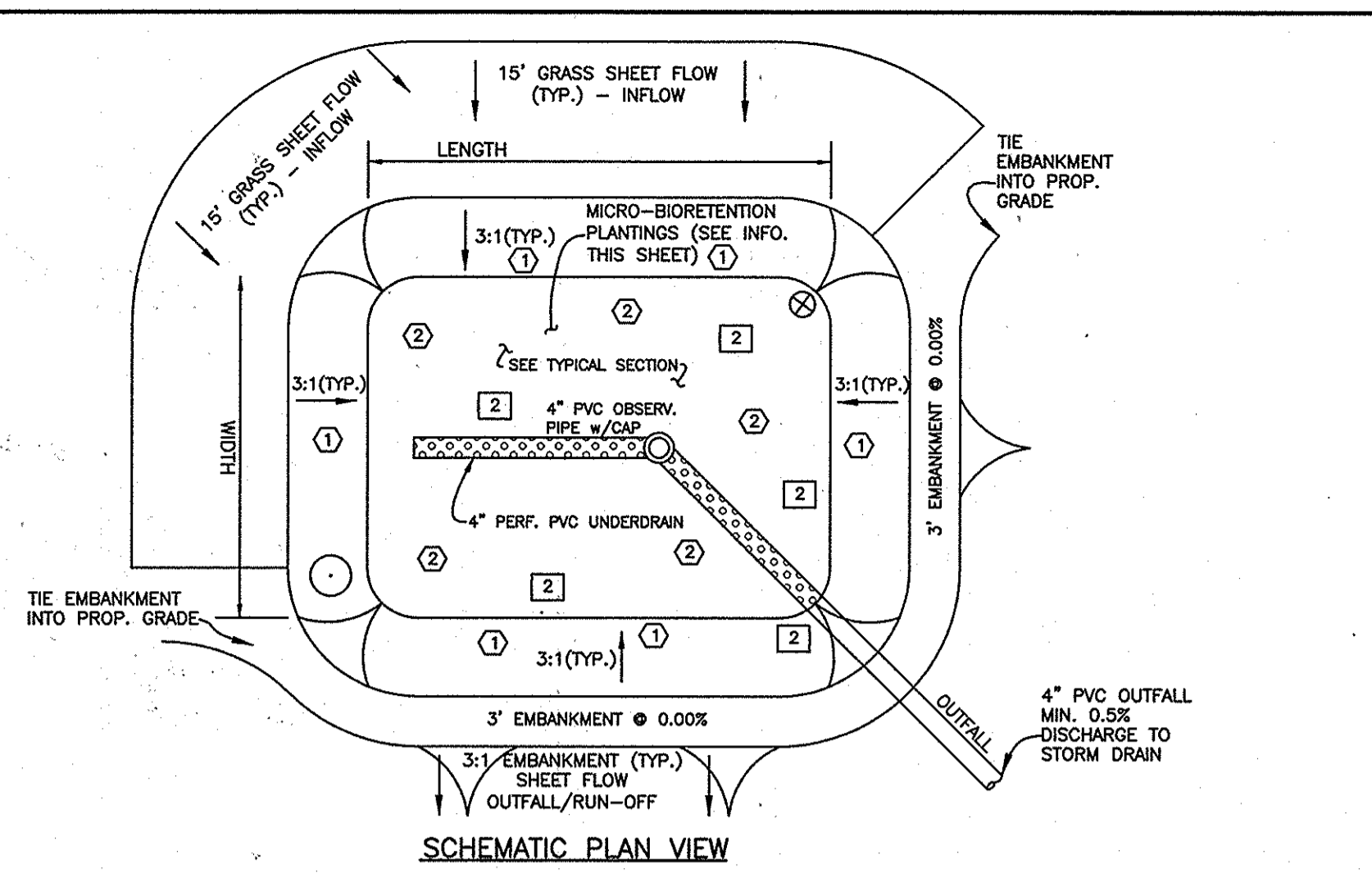
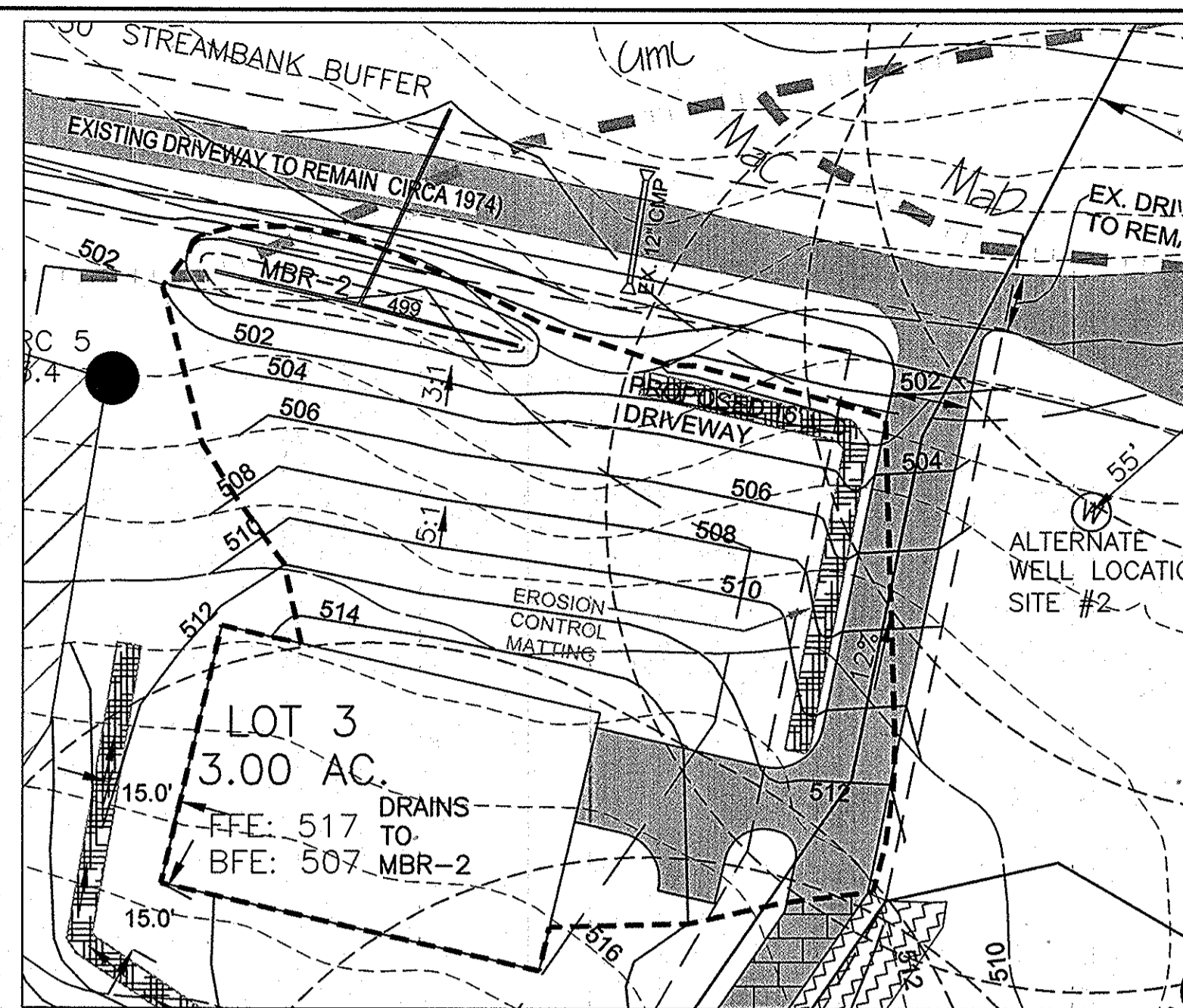
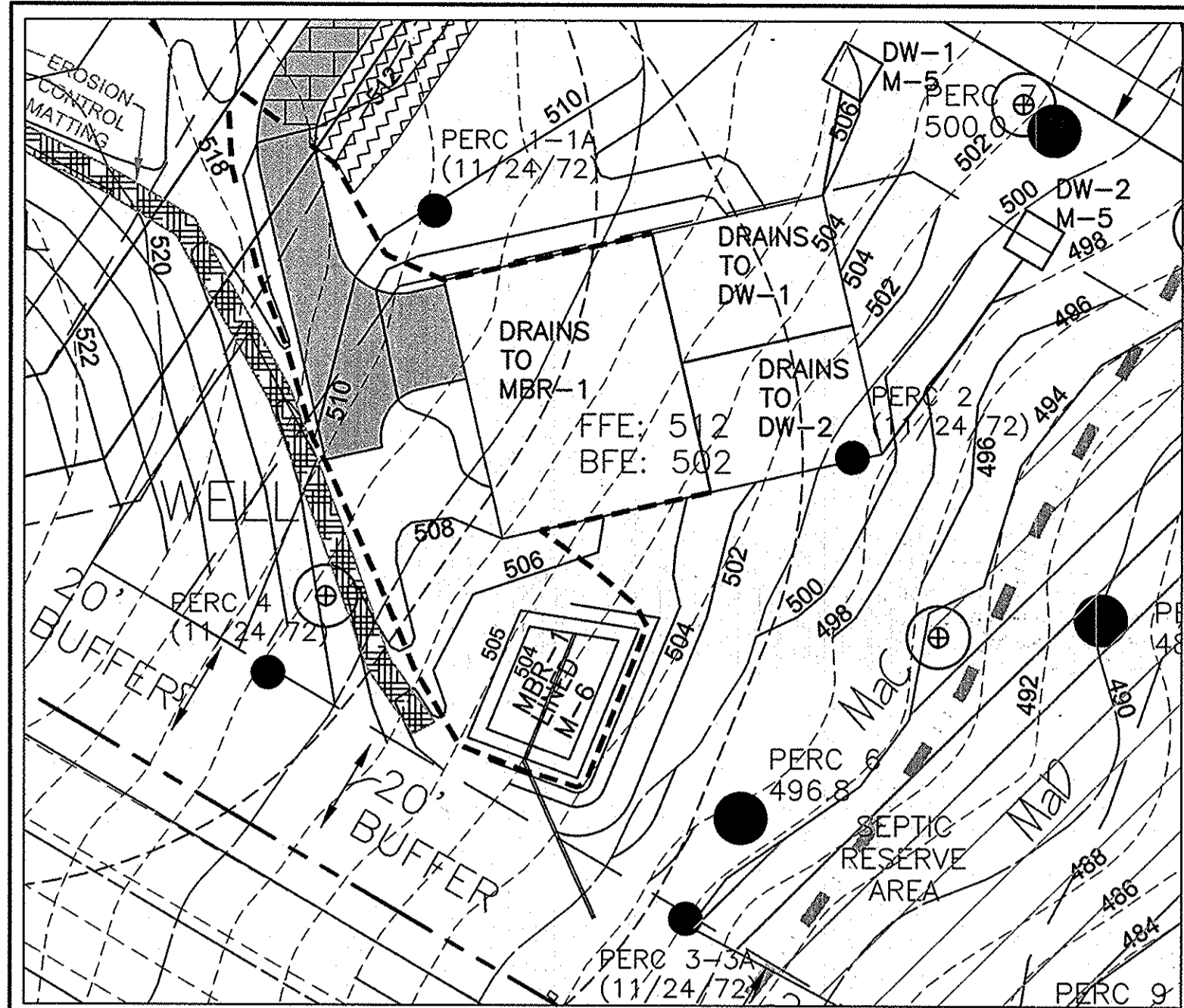
PROJECT: WILDFLOWER WOODS II

LOCATION: TAX MAP 22, GRID 5, PARCELS 222 & 270
3285 AND 3295 ROSEMARY LANE
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

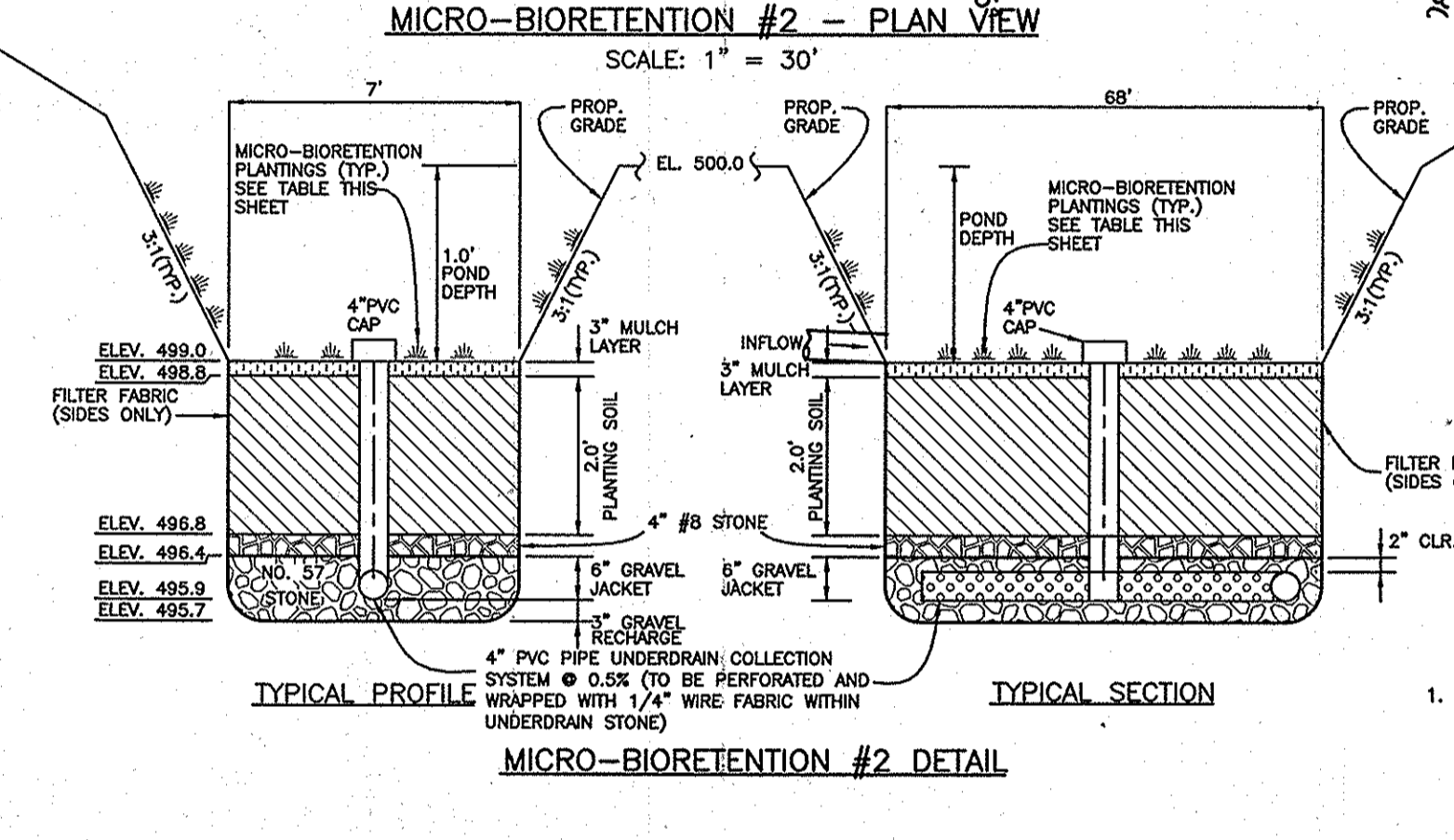
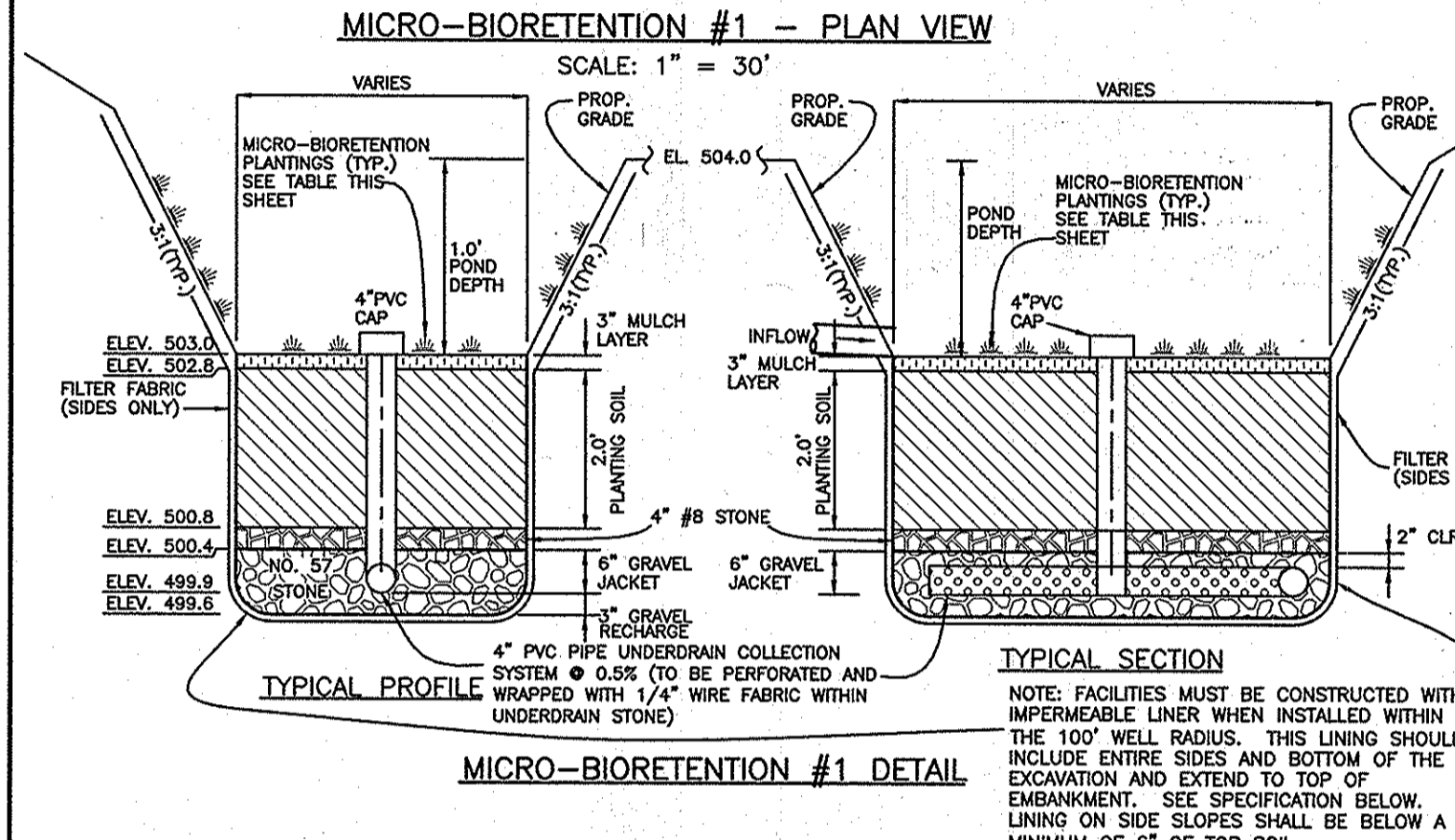
TITLE: SUPPLEMENTAL EXISTING CONDITIONS AND SOILS PLAN AND SITE PLAN

DATE: DECEMBER, 2014 **PROJECT NO.:** 2576

DESIGN: AAM **DRAFT:** AAM **SCALE:** AS SHOWN **DRAWING 1 OF 2**



MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A, TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COARSE SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN. 10% BY DRY WEIGHT ASTM D 2974		
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)		1/4" WIRE MESH	
UNDERDRAIN GRAVEL	ASHTO M-43	NO. 57 OR NO. 6	MIN. 10% BY DRY WEIGHT
UNDERDRAIN PIPING	F788, TYPE PS28 OR ASHTO M-278	4" TO 6" RIGID SDR40 PVC, SDR35 OR HDPE	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH PIPES. PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH
GEOTEXTILE (BELOW IMPERV. LINER)	ASTM-D-4633 (PUNCTURE STRENGTH 125LB) ASTM-D-4632 (TENSILE STRENGTH 300 LB)		



MICRO-BIORETENTION PLANTING SCHEDULE

1. IRIS VERSICOLOR - IRIS (SEE TABLE)

2. RUBRICEOLA SUBTMENTOSA - CONEFLOWER (SEE TABLE)

3. LOBELIA CARDINALIS - CARDINAL FLOWER (SEE TABLE)

4. CALLUNA VULGARIS (HEATHER) (ONE PER FACILITY)

5. ACER RUBRUM - RED MAPLE (ONE PER FACILITY)

PLANTING DATA

1. PLANTINGS WITHIN THE PONDING AREA OF THE FACILITY ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE.

2. PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE FACILITY ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE.

3. AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE FACILITY NEAR OBSERVATION PIPE AND UNDERDRAIN.

FACILITY	(1)	(2)	(3)
MB-1	19	14	14
MB-2	20	15	15

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

1. THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.

2. WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.

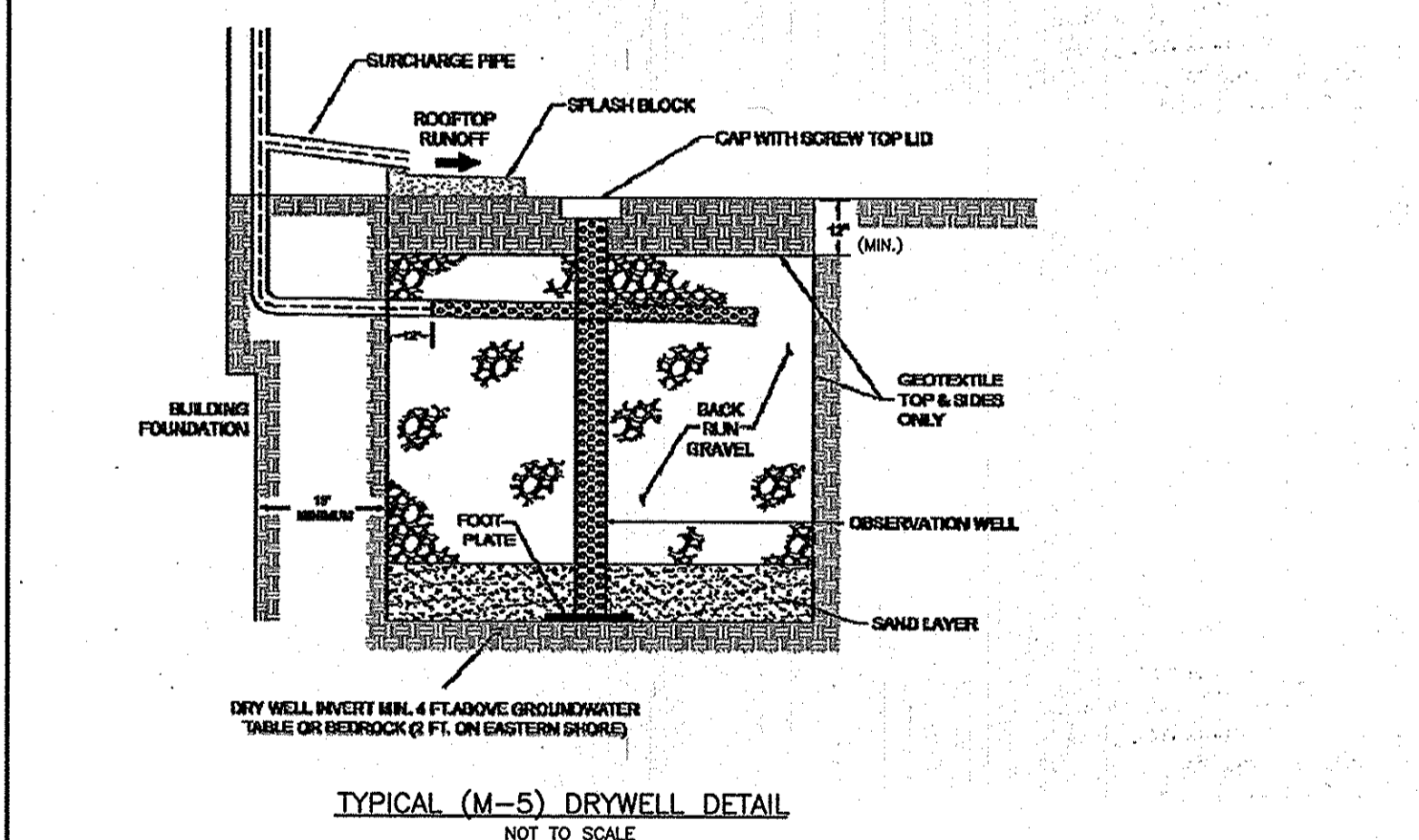
3. A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.

4. WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN THE 72 HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.

5. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.

6. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

PROJECT:	WILDFLOWER WOODS II	DATE:	9/22/2014
PRACTICES AND SIZING			
BIORETENTION FACILITIES	Pe: 1.0	inches	
FACILITY	Drainage Area	Impervious	I (%) Rv ESDV (cf) 75% ESDV (cf) Volume Stored Volume treated (N/0.75) Pe Treated
MBR-1	7073	3707	52% 0.522 307.5 230.6 571cf 761.33cf 2.48
MBR-2	17707	6428	36% 0.377 555.9 416.9 671cf 894cf 1.61
			TOTAL: 1241.5cf 1655.3cf
DRYWELL FACILITIES			
FACILITY	Drainage Area	Impervious	I (%) Rv ESDV (cf) Depth Porosity Width Length Volume Stored Pe Treated
I-1	960	990	100% 0.950 78.4 5.0 0.40 9 9 162 2.07
I-2	990	990	100% 0.950 78.4 5.0 0.40 9 9 162 2.07
			TOTAL: 324 cf
NON-ROOFTOP DISCONNECTIONS			
FACILITY	Disconnect Area	Receiving Area	Pe Treated Volume Treated
D-1	731	1140	1" 61
			TOTAL: 61 cf
BIORETENTION FACILITIES			
Drainage Area MBR-1: Micro-Bioretentation (M-6)	Total Drainage Area: 7073 s.f.	Impervious Area: 3707 s.f.	Storage Computation: Elevation Area Average Contour Interval Volume Total
			52% 503.00 425 571.0 1.00 571.0 571
			75% Req'd Storage: 231 Min. Area of Filter (@ 2% DA): 141.46 OK
Drainage Area MBR-2: Micro-Bioretentation (M-6)	Total Drainage Area: 17707 s.f.	Impervious Area: 6428 s.f.	Storage Computation: Elevation Area Average Contour Interval Volume Total
			36% 499.00 441 670.5 1.00 670.5 671
			75% Req'd Storage: 417 Min. Area of Filter (@ 2% DA): 354.14 OK
Overall ESDV	Provided:	Required:	2040 c.f.



MAP SYMBOL	SOIL GROUP	K _f FACTOR	SOIL TYPE
GdD	B	.24	GAILA LOAM, 15 TO 25 PERCENT SLOPES
GgB	B	.20	GLENELG LOAM, 3 TO 8 PERCENT SLOPES
GmC	C	.37	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES
Hg	D	.37	HATBORO-CODORUS, 0 TO 3 PERCENT SLOPES
MgC	B	.24	MANOR LOAM, 8 TO 15 PERCENT SLOPES
MgD	B	.24	MANOR LOAM, 15 TO 25 PERCENT SLOPES

* INDICATES HYDRIC SOILS
 ** HIGHLY ERODIBLE, K<0.35, AND 5% OR GREATER SLOPES TAKEN FROM THE NRCS WEB SOIL SURVEY, AUGUST 2013, PAGE 17

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 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Raymond Carignan 2/10/15
 RAYMOND CARIGNAN, DEVELOPER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division N.Y. DATE 2-24-15

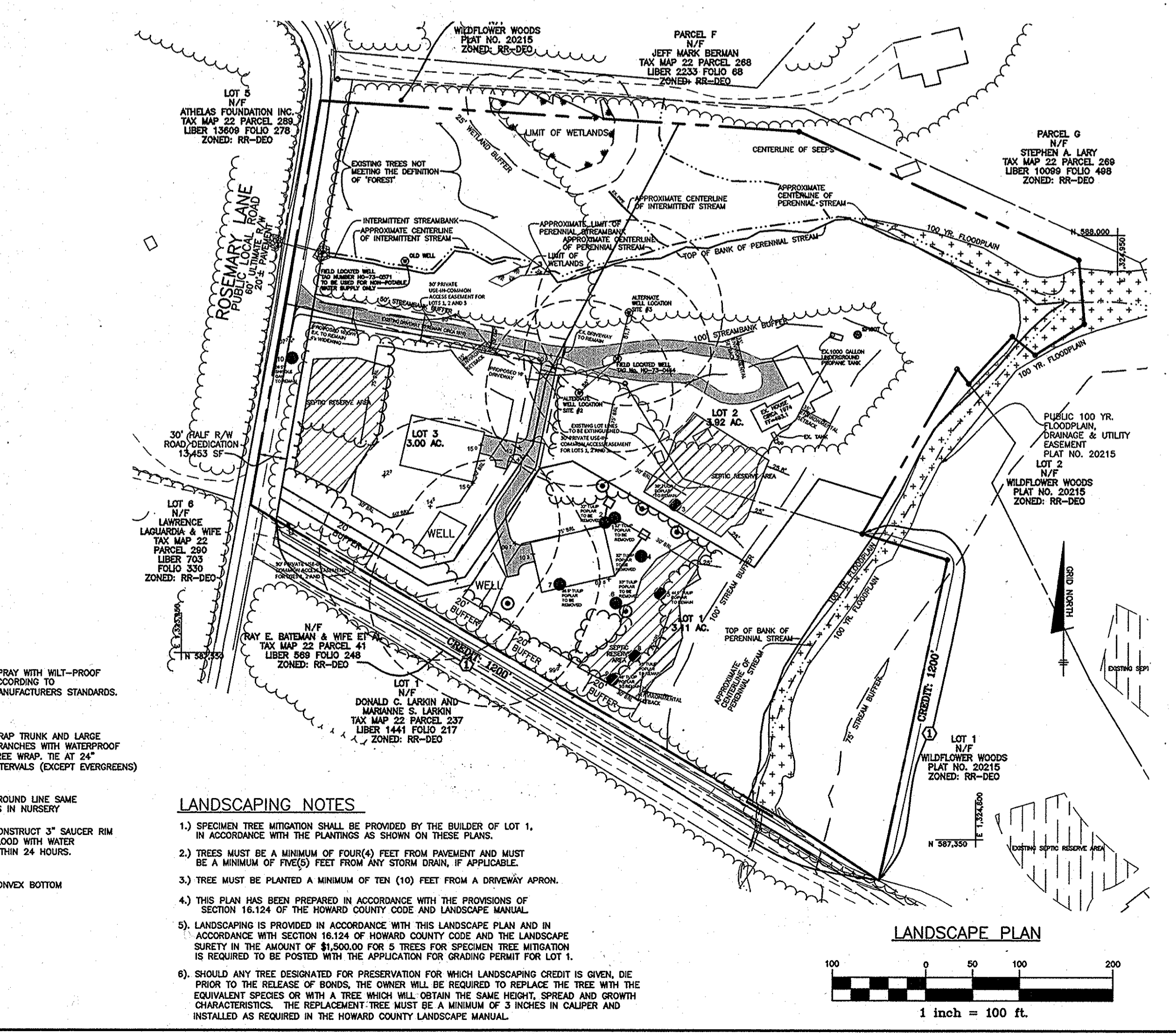
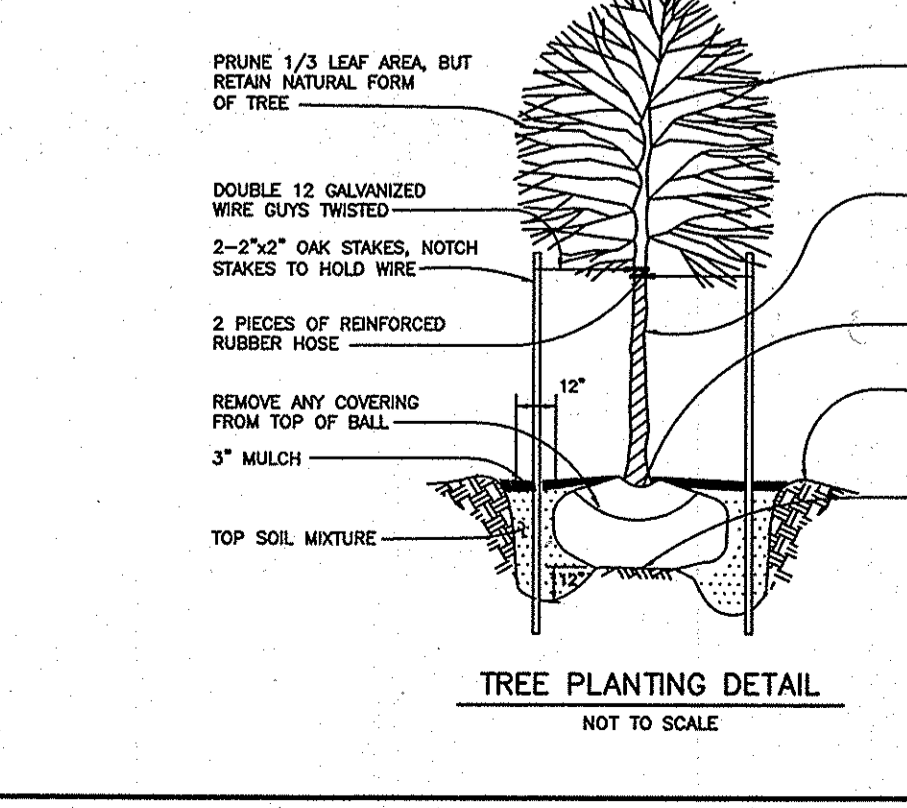
Chief, Division of Land Development K.S. DATE 2-25-15

SYMBOL	QUANTITY	NAME	REMARKS
⊙	5	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2 1/2" MIN. CAL. 98B FULL HEAD

CATEGORY	ADJACENT TO:	PERIMETER PROPERTY
LANDSCAPE TYPE		ⓐ A
LINEAR FEET OF PERIMETER		1200'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		YES* 1200'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES		-
EVERGREEN TREES		-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS		-
NUMBER OF PLANTS PROVIDED		
SHADE TREES		-
EVERGREEN TREES		-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE)		-

(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)

CREDIT IS FOR RETENTION OF A 20' WIDE EXISTING VEGETATION LANDSCAPE BUFFER



LANDSCAPING NOTES

1. SPECIMEN TREE MITIGATION SHALL BE PROVIDED BY THE BUILDER OF LOT 1, IN ACCORDANCE WITH THE PLANTINGS AS SHOWN ON THESE PLANS.

2. TREES MUST BE A MINIMUM OF FOUR(4) FEET FROM PAVEMENT AND MUST BE A MINIMUM OF FIVE(5) FEET FROM ANY STORM DRAIN, IF APPLICABLE.

3. TREE MUST BE PLANTED A MINIMUM OF TEN (10) FEET FROM A DRIVEWAY APRON.

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

5. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH THIS LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE AMOUNT OF \$1,000.00 FOR 5 TREES FOR SPECIMEN TREE MITIGATION IS REQUIRED TO BE POSTED WITH THE APPLICATION FOR GRADING PERMIT FOR LOT 1.

6. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO THE RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.

KEY	SPECIES	SIZE (IN. DBH)	CRZ (FT. RADIUS)	COMMENTS
1	Tulip Poplar	32	48	Good Condition
2	Tulip Poplar	32	48	Good Condition
3	Tulip Poplar	39	58.5	Good Condition
4	Tulip Poplar	32	48	Good Condition
5	Tulip Poplar	44.5	66.75	Good Condition
6	Tulip Poplar	33	49.5	Good Condition
7	Tulip Poplar	38.5	57.75	Good Condition
8	Tulip Poplar	35	52.5	Good Condition
9	Tulip Poplar	48	72	Good Condition
10	Shingle Oak	36.5	54.75	Poor, trunk damage and limb dieback noted

NO.	DATE	REVISION

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE-CIVLENGINEERING.COM

STATE OF MARYLAND PROFESSIONAL ENGINEER
 2-10-15
 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 28376, Expiration Date: 1-1-2017.

OWNER: RAYMOND CARIGNAN
 3285 ROSEMARY LANE
 WEST FRIENDSHIP, MARYLAND 21794

PROJECT: WILDFLOWER WOODS II
 LOCATION: TAX MAP 22, GRID 5, PARCELS 222 & 270
 3285 AND 3295 ROSEMARY LANE
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPING PLAN, NOTES AND DETAILS
 STORMWATER MANAGEMENT COMPUTATIONS AND DETAILS

DATE: DECEMBER, 2014 PROJECT NO. 2576
 SCALE: AS SHOWN DRAWING 2 OF 2

DESIGN: AAM DRAFT: AAM