

SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO PERIMETER PROPERTIES			
	① A	② A	③ B	④ A
LANDSCAPE TYPE				
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	148'	409'	285'	222'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	① YES 135'	① YES 195'	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	3	5	2	4
EVERGREEN TREES	-	-	2	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	2	5	-	-
EVERGREEN TREES	-	-	6	-
OTHER TREES (2:1 SUBSTITUTE)	-	-	-	-
SHRUBS (10:1 SUBSTITUTE)	10	-	-	40
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

① - EARTHEN BERM

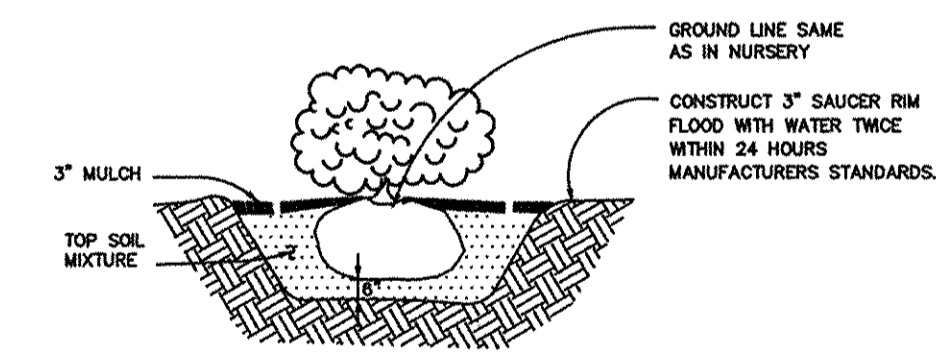
PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
+	7	QUERCUS RUBRA (Red Oak)	2 1/2" MIN. CAL. B&B FULL HEAD
○	50	FORSYTHIA INTERMEDIA 'SPECTABILIS' (Showy Border Forsythia)	2'-2 1/2' HGT. PLANTED 3'-4' O.C.
○	6	'PINUS STROBUS' (Eastern White Pine)	6'-8' HGT.

LEGEND

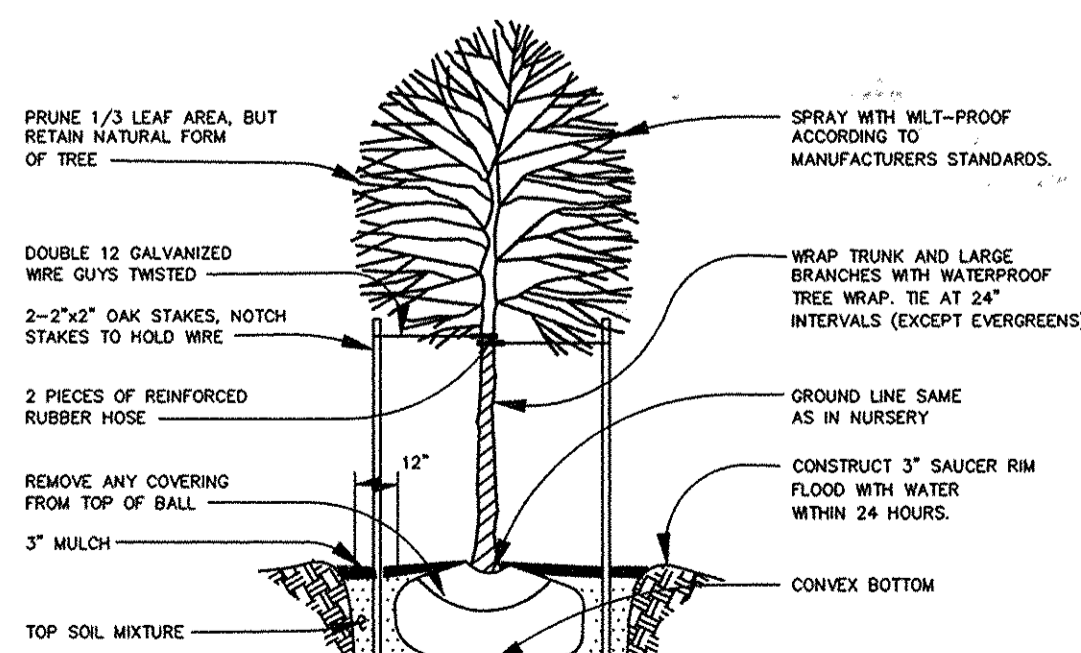
- EXISTING CONTOURS 999
- PROPOSED CONTOURS 999
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- EXISTING STRUCTURE

NOTES:

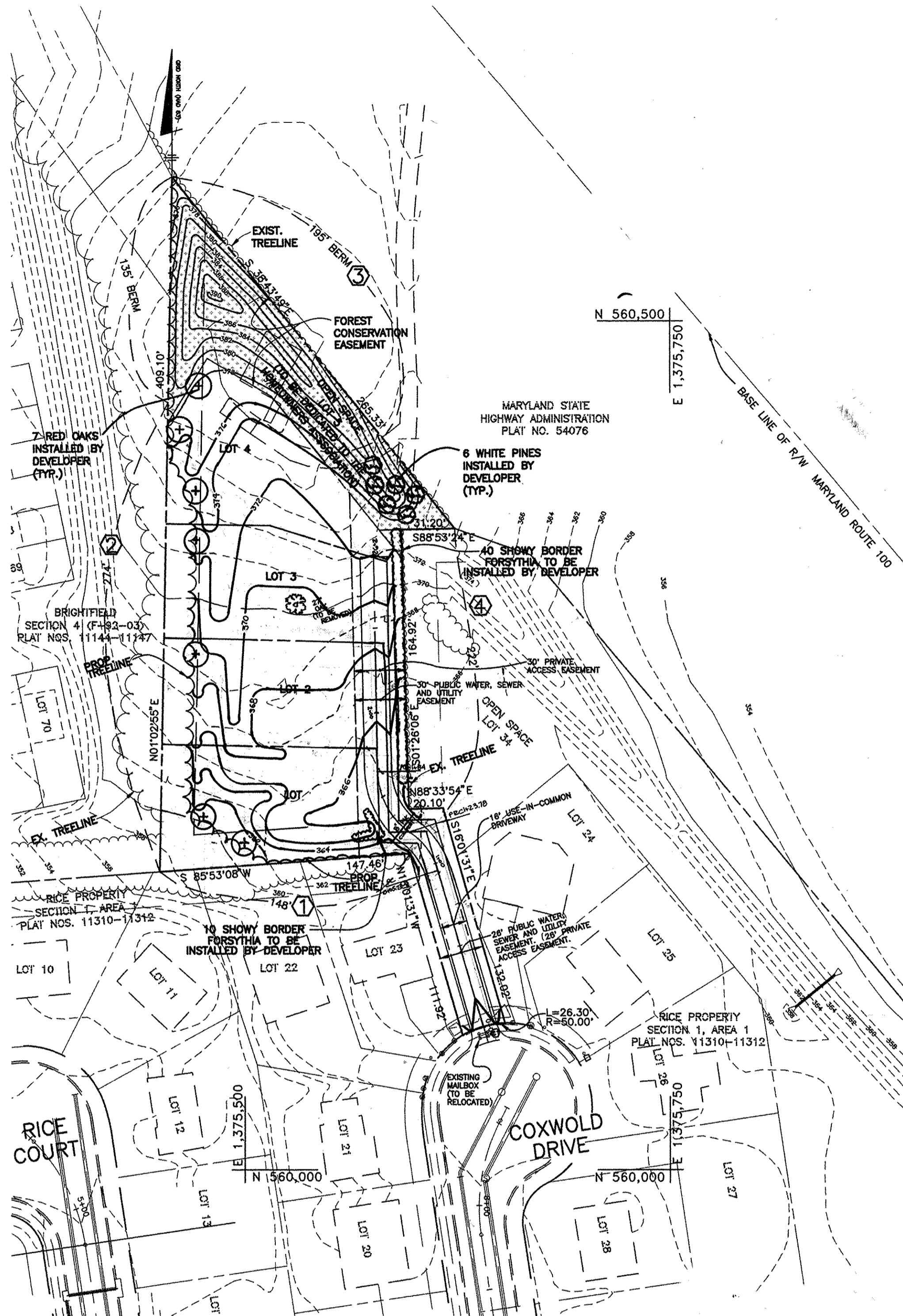
- 1) THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 12 LANDSCAPE TREES IN THE AMOUNT OF \$1200.00 IS PART OF THE DEVELOPER'S AGREEMENT.
- 2) OPEN SPACE LOT 5 IS TO BE USED FOR 0.2 A.C. OF ONSITE REFORESTATION. THE LANDSCAPE PLANTING SHOWN ON LOT 5 SHALL BE DONE PRIOR TO ANY REFORESTATION PLANTING.



SHRUB PLANTING DETAIL
NOT TO SCALE



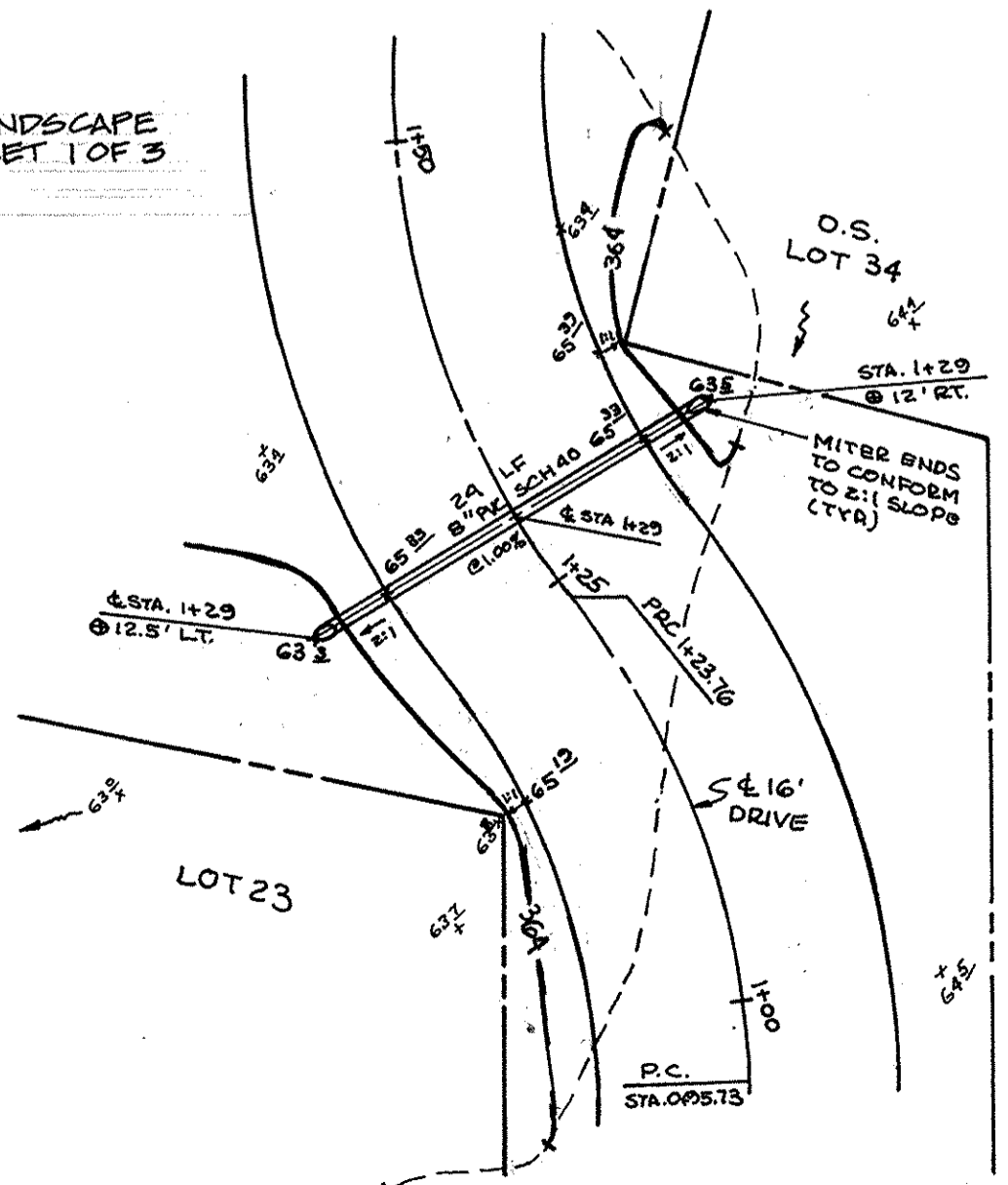
TREE PLANTING DETAIL
NOT TO SCALE



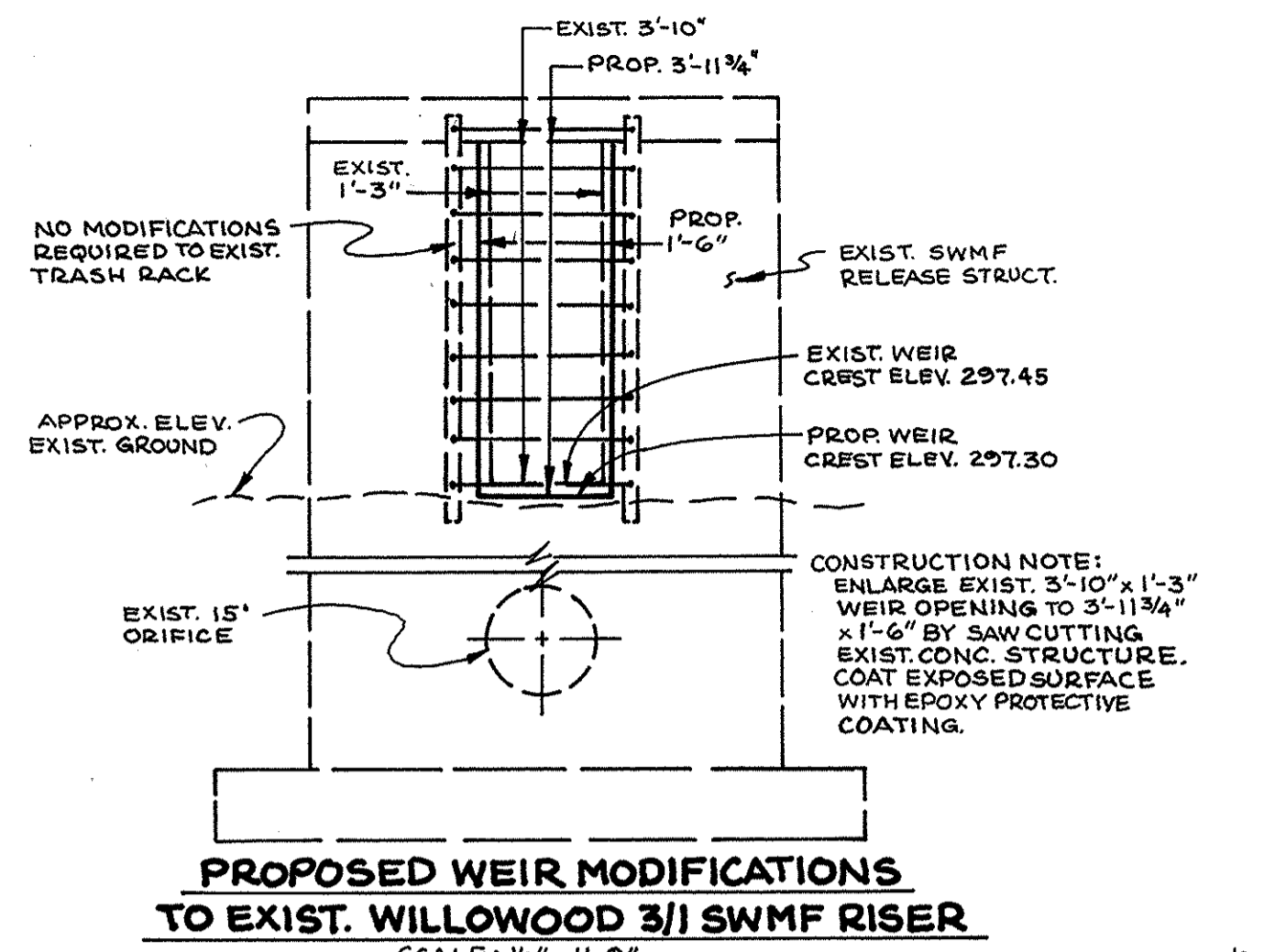
PLAN

SCALE: 1" = 50'

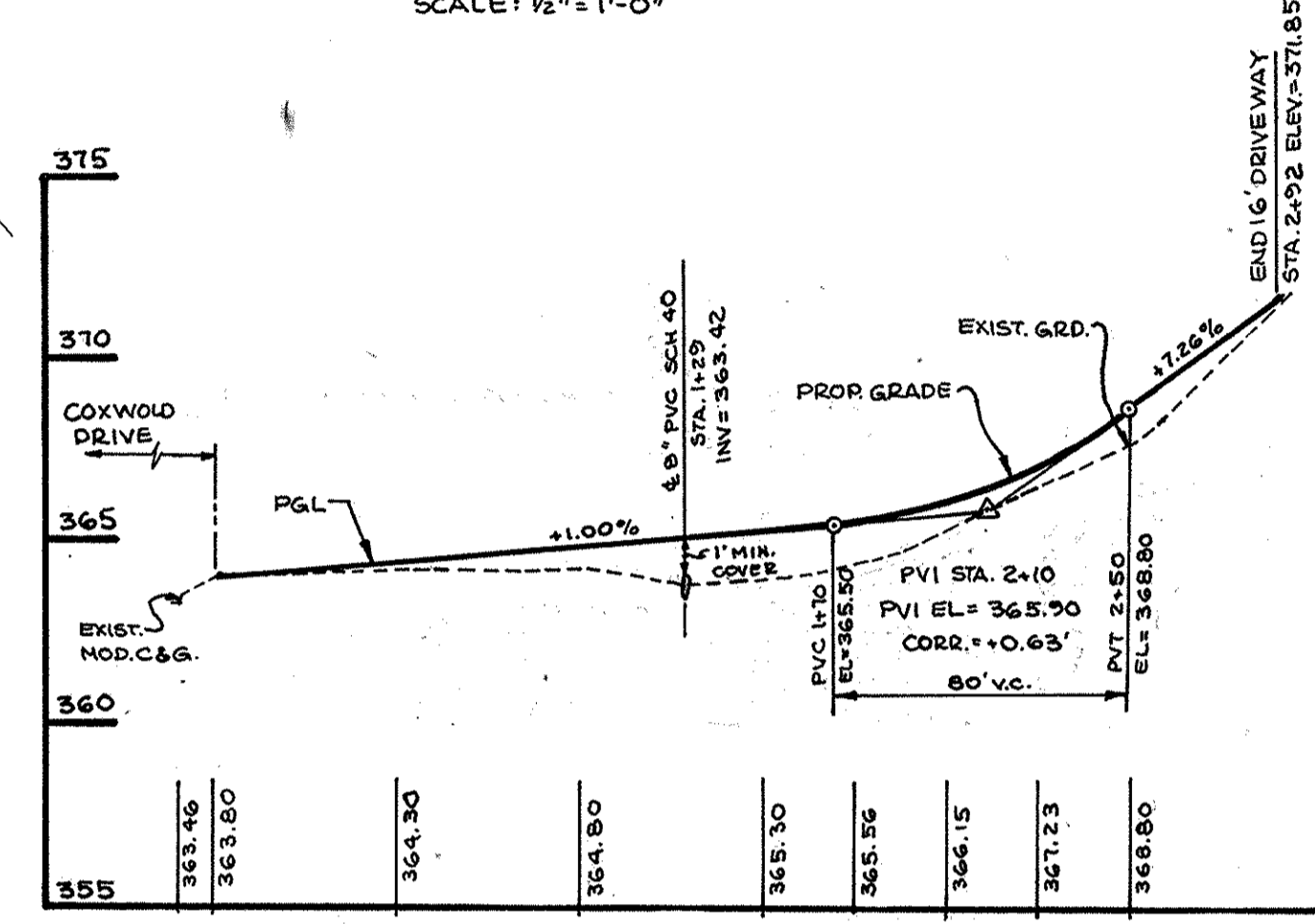
NOTE: THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO SHEET 1 OF 3 FOR GRADING



8" PVC CULVERT AND GRADING PLAN DETAIL
SCALE: 1" = 10'

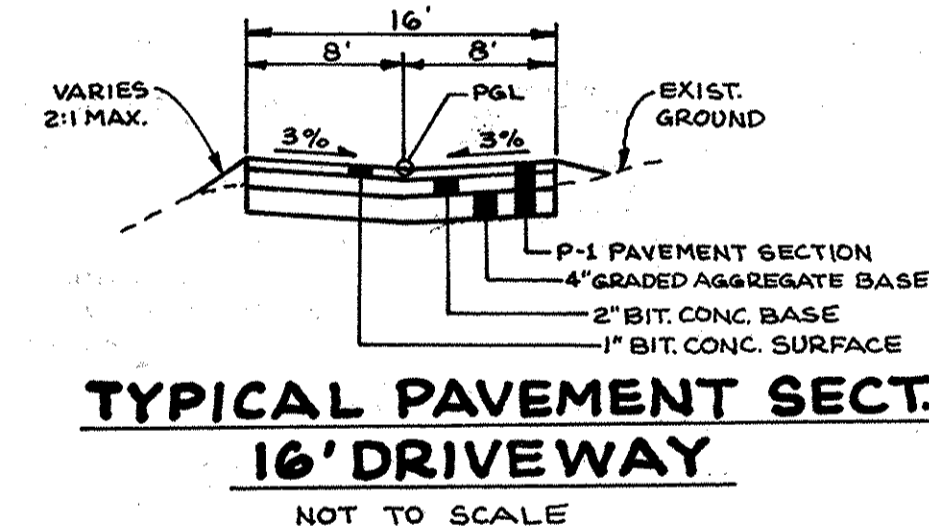


PROPOSED WEIR MODIFICATIONS TO EXIST. WILLOWOOD 3/1 SWMF RISER
SCALE: 1/2" = 1'-0"



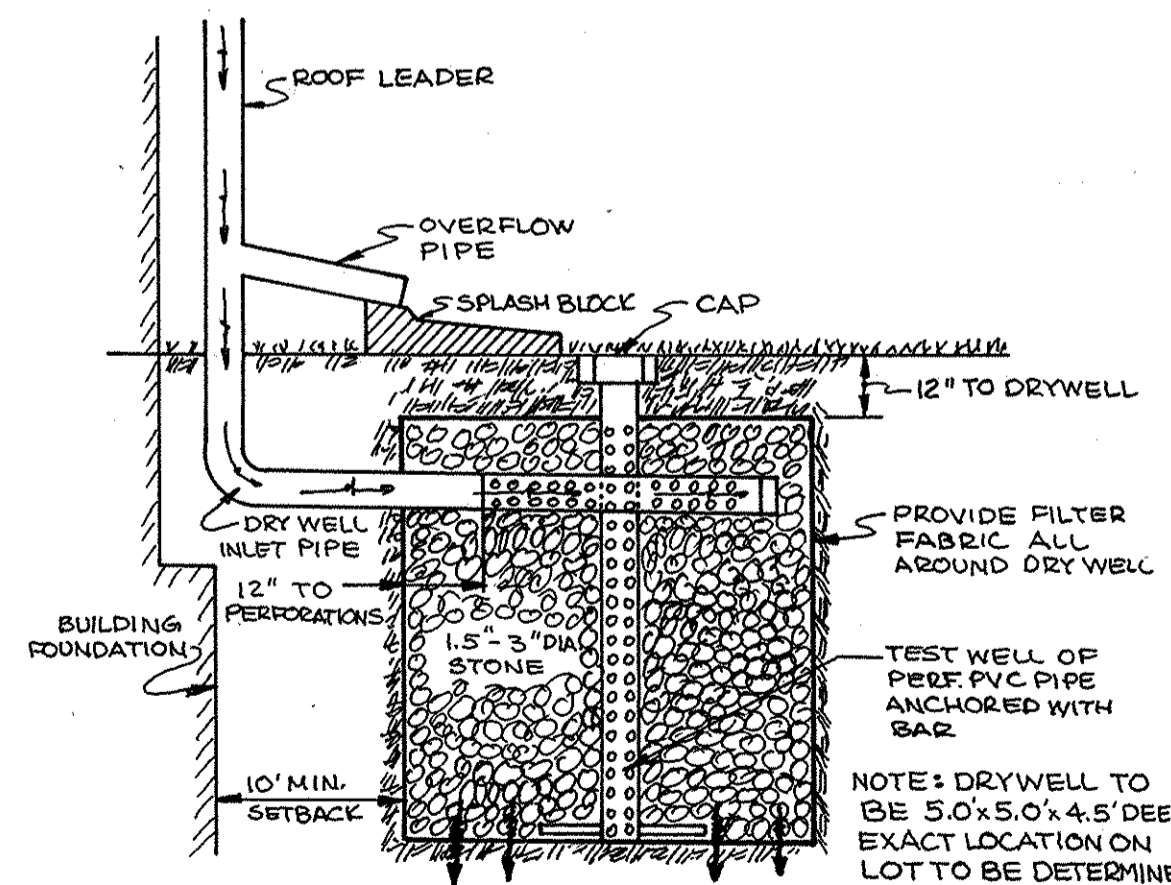
PROFILE ALONG C/L OF PROP. 16' DRIVEWAY

SCALE: HORIZ.: 1" = 50'



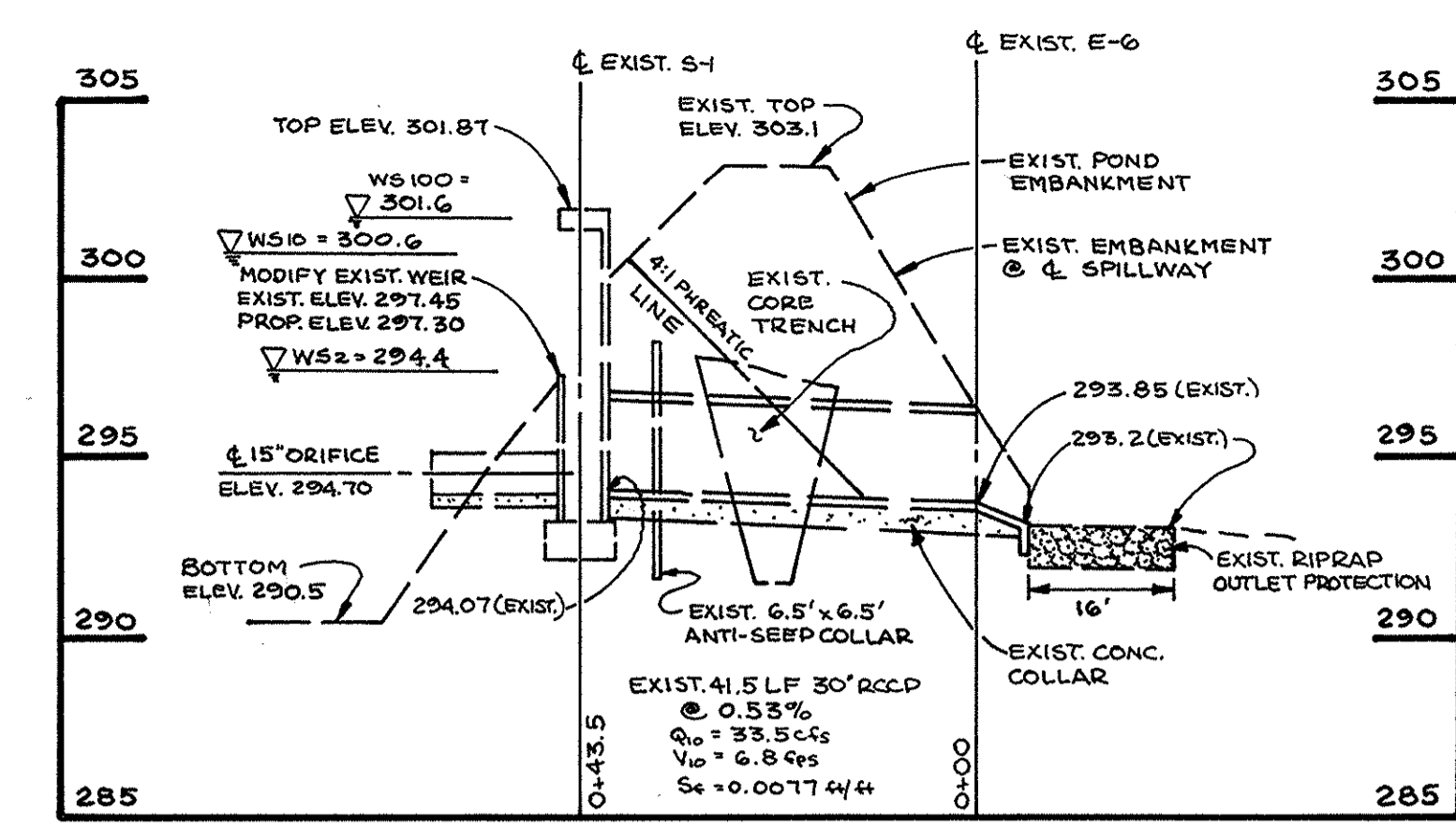
TYPICAL PAVEMENT SECT. 16' DRIVEWAY

NOT TO SCALE



DRY WELL DETAIL

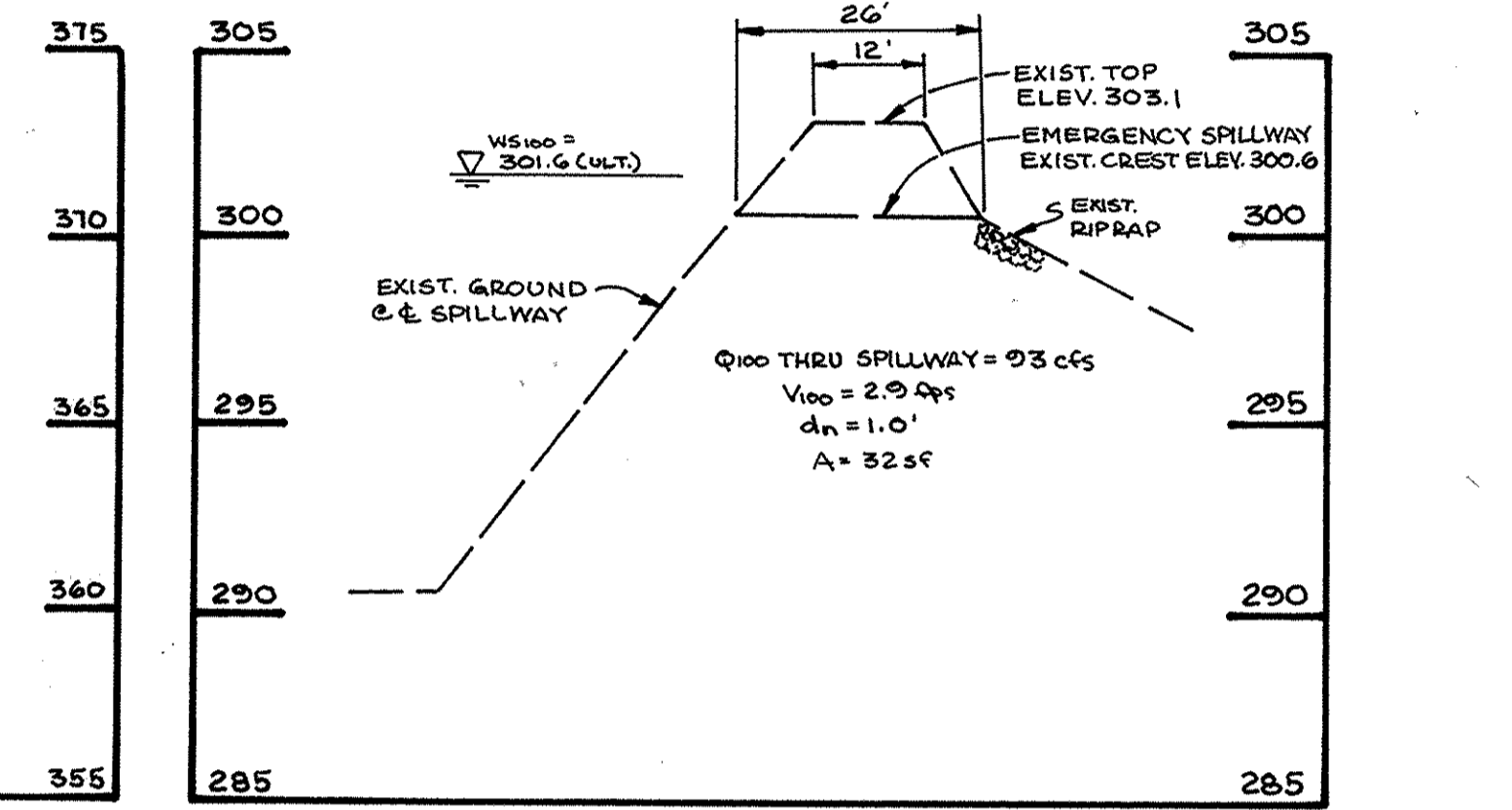
NOT TO SCALE



EXISTING PRINCIPAL SPILLWAY PROFILE WILLOWOOD 3/1 SWMF

SCALE: HORIZ.: 1" = 20'

NOTE: STORMWATER MANAGEMENT FACILITY INFORMATION FOR WILLOWOOD 6827 AREA 1 POND (F-92-89) TAKEN FROM "AS-BUILT" DRAWINGS DATED 10/96.



EXISTING EMERGENCY SPILLWAY PROFILE WILLOWOOD 3/1 SWMF

SCALE: HORIZ.: 1" = 20'

VERT.: 1" = 5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Howard Shick
CHIEF, BUREAU OF HIGHWAYS
DATE: 4/29/98

THIS DEVELOPMENT PLAN IS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF NATURAL RESOURCES CONSERVATION DISTRICT

Cheryl Simmons
REVIEWER FOR HOWARD COUNTY DEPARTMENT OF NATURAL RESOURCES CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
DATE: 4/13/98

John P. Blanton
HOWARD COUNTY DEPARTMENT OF NATURAL RESOURCES CONSERVATION DISTRICT
DATE: 4/13/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/5/98

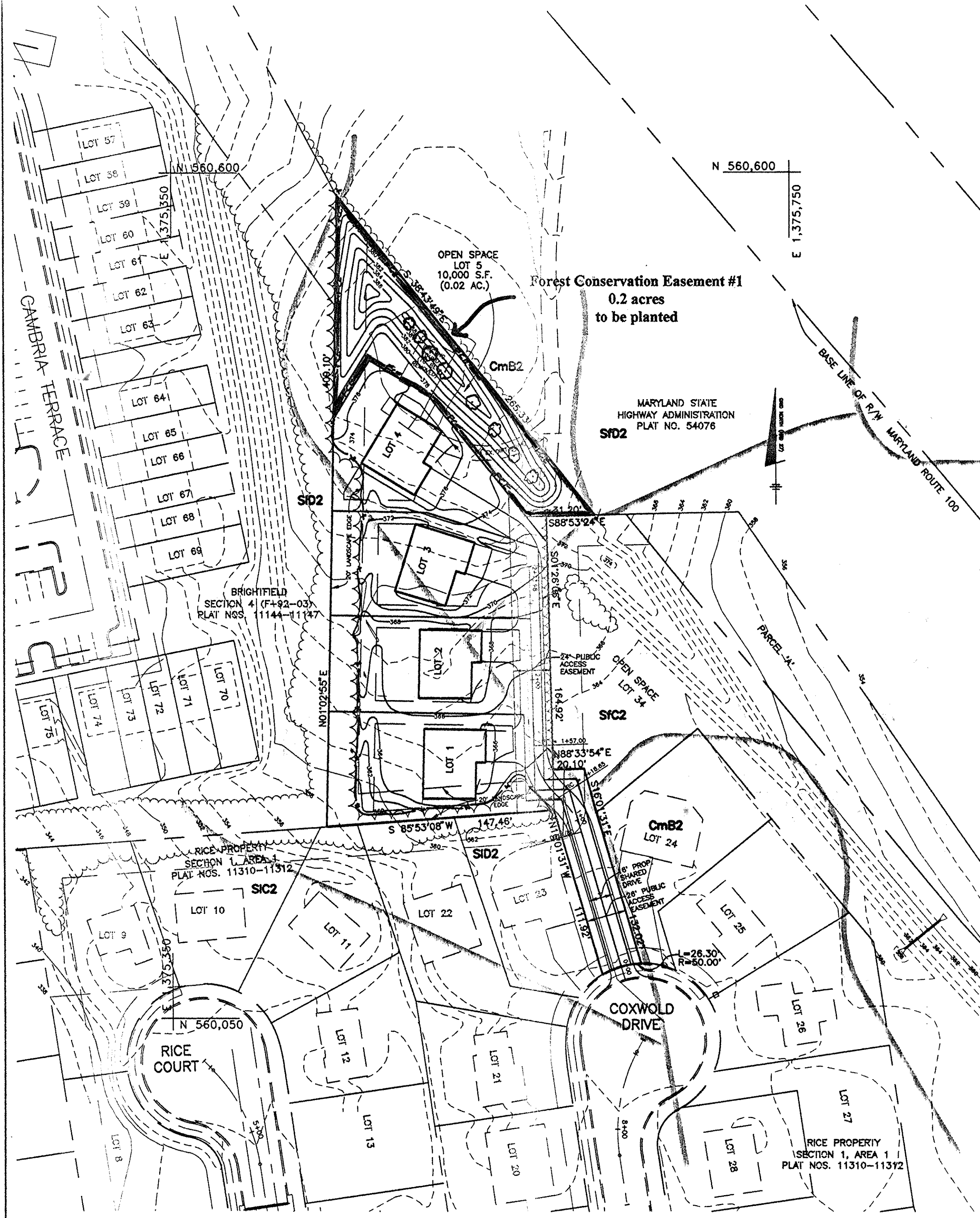
James S. Smith
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/15/98

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8400 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

Donald M. Mason
REGISTERED PROFESSIONAL ENGINEER

OWNER: STATE HIGHWAY ADMINISTRATION 211 E. MADISON STREET BALTIMORE, MD 21202 (410) 545-2805	PROJECT: RICE PROPERTY SECTION 2
DEVELOPER: SDC GROUP, INC. POST OFFICE BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 37 - PARCEL 517 & P.O. 432 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: SEPTEMBER, 1997 APRIL 8, 1998	TITLE: LANDSCAPING PLAN AND DETAILS WP-97-83, BA-3380, F-93-124, P-93-03, S-90-07
Design: GWF	Draft: EGG/MCR/GWF
SCALE: 1" = 50'	PROJECT NO. 0967 DRAWING 2 OF 3



PLAN
SCALE: 1" = 50'

NOTE: THIS PLAN TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY. REFER TO SHEET 1 OF 3 FOR GRADING.

- FCP Legend**
- Forest to be Retained
 - Forestation Areas
 - Limits of Forest Conservation Easement
 - Temporary Protective Fencing/LOD (see FCP note 6)
 - Permanent Protective Signage

Offsite Forestation:

The offsite forestation for this project shall occur at the Lyndonbrook Forest Conservation Bank "D". The forestation shall be performed in accordance with the planting schedule and specifications approved for this bank. See F-96-127, Lyndonbrook.

Berm Specifications:

The berm shall be constructed in accordance with development plan specifications. A minimum of 6 inches of topsoil shall be placed on the berm to provide a suitable planting bed.

Planting Schedule

Forest Conservation Easement #1 (0.2 acres)

Qty.	Species	Size	Spacing
8	Pinus strobus - White pine	5-6'	#/
8	Ilex opaca - American holly	3-4' cont.	**
6	Juniperus virginiana - Red cedar	2-4' cont.	**
6	Pinus virginiana - Virginia pine	3-4' cont.	**
8	Quercus alba - White Oak	3-4' cont.	**
8	Quercus velutina - Black Oak	3-4' cont.	**
4	Kalmia latifolia - Mountain laurel	2-3' cont.	**
5	Viburnum prunifolium - Blackhaw	18-24" b.t.	**

KEY:

cal - caliper cont. - container grown b.t. - branched transplant

#/ - Pines shall be planted as shown by

** - trees and shrubs shall be planted, on average, at a spacing of 11 feet on center, not in a grid pattern. Limited clumping of shrubs is permitted.

Planting/Soil Specifications

- Planting of nursery stock shall take place between March 15th and April 30th.
- A twelve (12) inch layer of topsoil shall be spread over all reforestation areas impacted by site grading to assure a suitable planting area. Disturbed areas shall be seeded and stabilized as per general construction plan for project. Planting areas not impacted by site grading shall have no additional topsoil installed.
- All bare-root planting stock shall have their root systems dipped into an anti-desiccant gel prior to planting.
- Plants shall be installed so that the top of 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 pine 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. 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.

Sequence of Construction

- Sediment control and tree protection devices shall be installed in accordance with general construction plan for site. Site shall be graded in accordance with general construction plan.
- Proposed reforestation areas impacted by site grading shall be topsoiled and stabilized as per #2 of Planting/Soil Specifications for project.
- Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
- Upon completion of the planting, signage shall be installed as per the Forest Retention Area Protection Devices shown on Sheet 2 of the Forest Conservation Plan.
- Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.

Maintenance of Plantings

- Maintenance of plantings shall last for a period of 24 months.
- All plant material shall be watered twice a month during the 1st growing season. Watering may be more or less frequent depending on weather conditions. During second growing season, once a month during May-September, if needed.
- Invasive exotic and noxious weeds will be removed from reforestation areas. Old field successional species will be retained.
- Plants will be examined a minimum two times during the growing season for serious plant pests and diseases. Serious problems will be treated with the appropriate agent.
- Dead branches will be pruned from plantings.

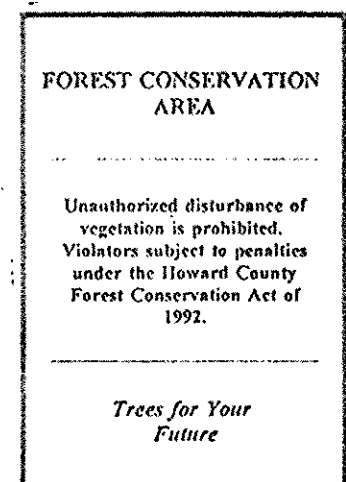
Guarantee Requirements

- A 75 percent survival rate of reforestation plantings will be required at the end of the 24 month maintenance period. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season. After one growing season, plant material shall be maintained at 90% survival threshold.
- The contractor will not be liable for plant loss due to theft or vandalism.

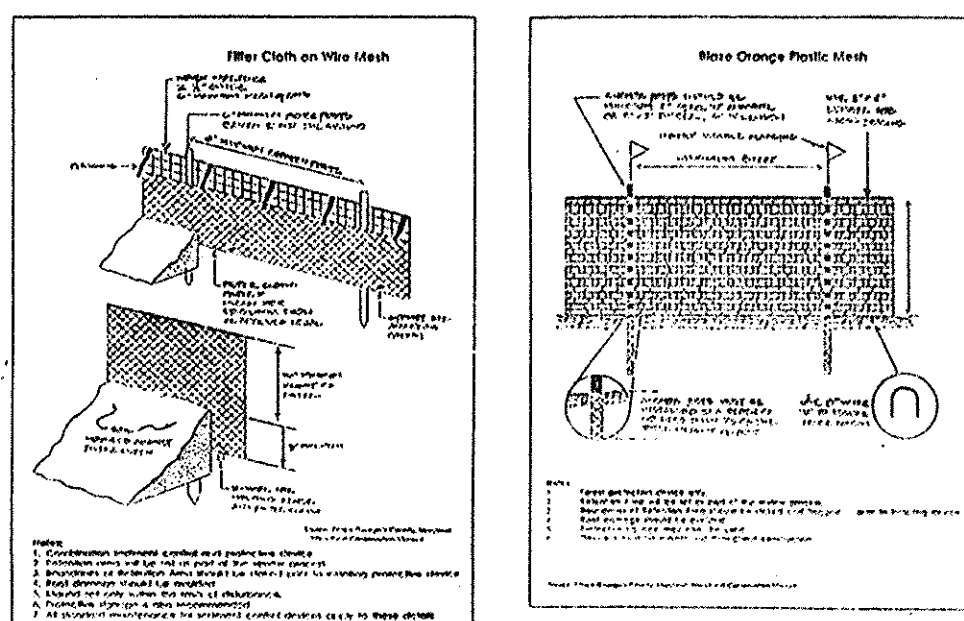
Surety for Reforestation

- The developer shall post a surety (bond, letter of credit) to ensure that reforestation plantings are completed. Upon acceptance of the plantings by the County, the bond shall be released.

Permanent Protective Signage



Temporary Protective Fencing



SOILS CLASSIFICATION

CmB2 - Chillum silt loam, 1 to 5 percent slopes, moderately eroded 'B' soil.

SID2 - Sassafras loam, 10 to 15 percent slopes, moderately eroded 'B' soil.

SIC2 - Sassafras gravelly sandy loam, 5 to 10 percent slopes, moderately eroded 'B' soil.

SID2 - Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded 'B' soil.

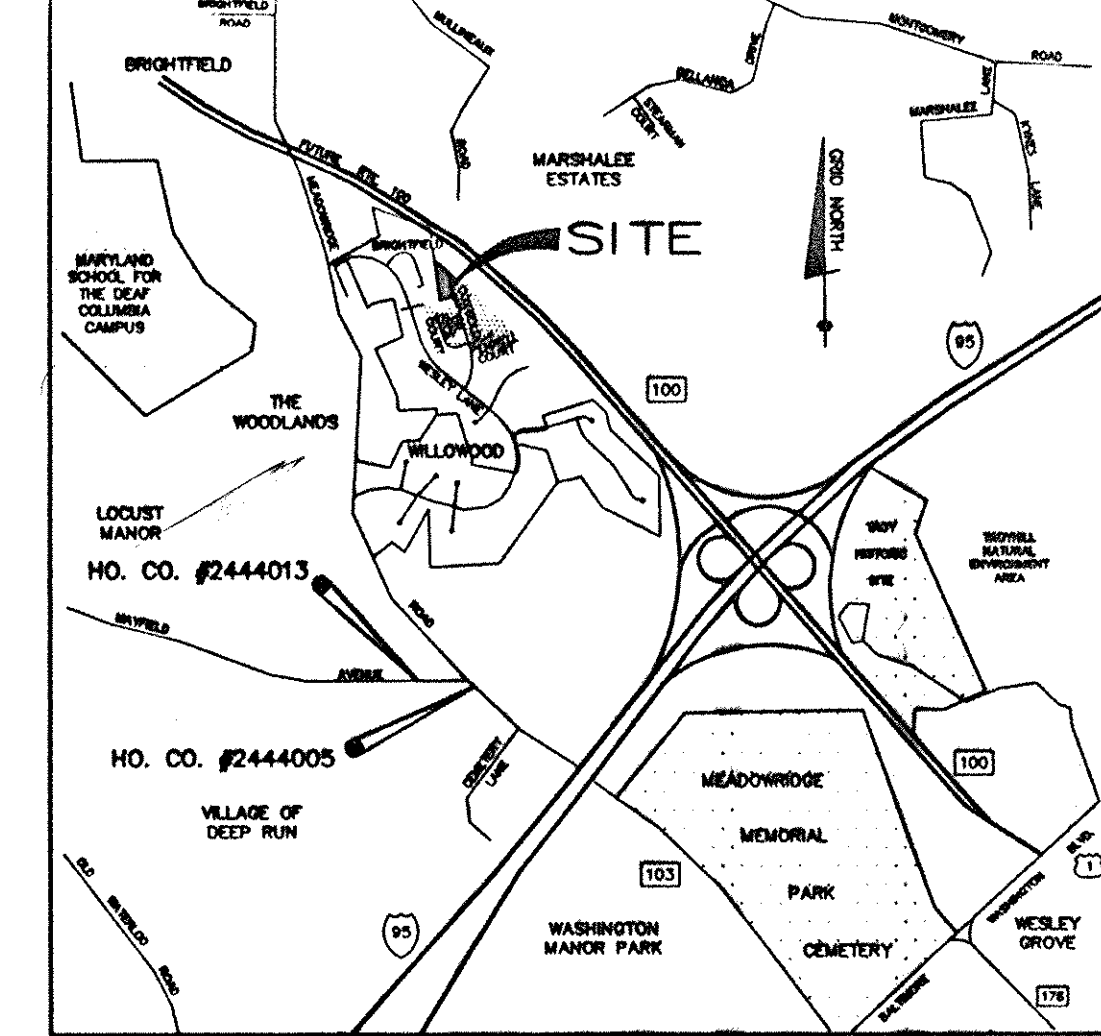
Howard County Soils map no. 25

FCP NOTES

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
- Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed as shown.
- Permanent signage shall be placed 50-100' apart along the boundaries of all areas included in Forest Conservation Easements.

FOREST DATA

	Acres
Gross Area:	1.1
Net Tract Area (NTA):	1.1
Existing Forest (NTA):	1.1
Afforestation Threshold:	0.2
Reforestation Threshold:	0.2
Forest to be Cleared (NTA):	1.1
Forest to be Retained (NTA):	0.0
Reforestation Required:	0.6
Forestation Proposed:	
Onsite:	0.2
Offsite:	0.4



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA TABULATION

1.) ZONED.....	R-SC
2.) TOTAL AREA OF SITE.....	1.13 AC.
3.) TOTAL AREA OF FLOODPLAIN.....	N/A
4.) TOTAL AREA OF 25% OR GREATER SLOPES.....	N/A
5.) APPROXIMATE AREA OF DISTURBANCE.....	1.12 ± Ac.
6.) NET AREA OF SITE.....	1.13 AC.

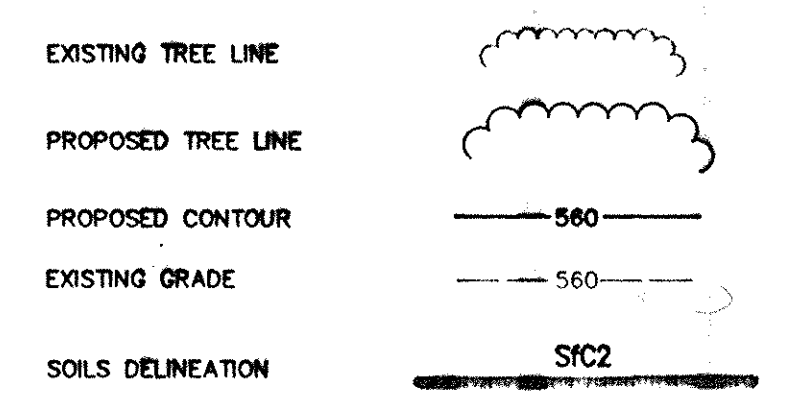
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James Shick 4/20/98
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John J. Williams 5/1/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Candy Hamilton 5/5/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

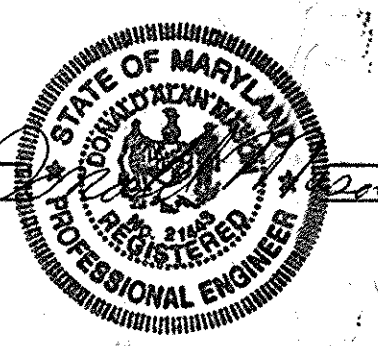
James A. Suttle 5/6/98

LEGEND



NO.	DATE	REVISION

TSA GROUP, INC.
 planning • architecture • engineering
 9460 Baltimore National Pike • Ellicott City, Maryland 21045 • (410) 486-6106



OWNER/DEVELOPER: SDC GROUP, INC. POST OFFICE BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244	PROJECT: RICE PROPERTY SECTION 2
LOCATION: TAX MAP 37 - PARCEL 617 & P.O. 432 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: FOREST CONSERVATION PLAN BA-338D, WP-97-83, F-93-124, P-93-03, S-90-07
DATE: SEPTEMBER 1997 APRIL 8, 1998	PROJECT NO. 0687
Design: GWF	Draft: MCR
SCALE: AS SHOWN	DRAWING 3 OF 3

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

MD 0092 Qualified Professional
 USA CODE Wetland Determiner
 Certification # WDC0931006106482
J.C. Gals
 John F. Gals

P.O. Box 8004 Glen Arm, MD 21037 (410) 892-8793

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			
	① A	② A	③ B	④ A
LANDSCAPE TYPE	148'	409'	265'	222'
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CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	① YES 135'	① YES 195'	NO
NUMBER OF PLANTS REQUIRED				
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(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

① - EARTHEN BERM

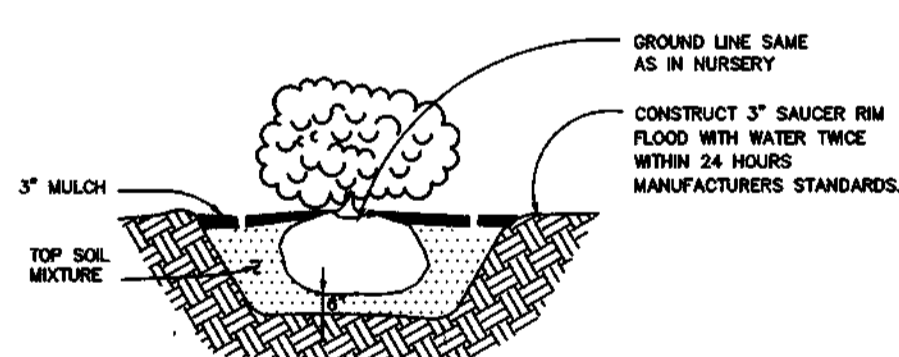
SYMBOL	QUANTITY	NAME	REMARKS
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○	50	FORSYTHIA INTERMEDIA 'SPECTABILIS' (Snowy Border Forsythia)	2'-2 1/2' HGT. PLANTED 3'-4' O.C.
○	6 (3 DEAD)	'PINUS STROBUS' (Eastern White Pine)	6'-8' HGT.
○	17	LEYLAND CYPRESS	

LEGEND

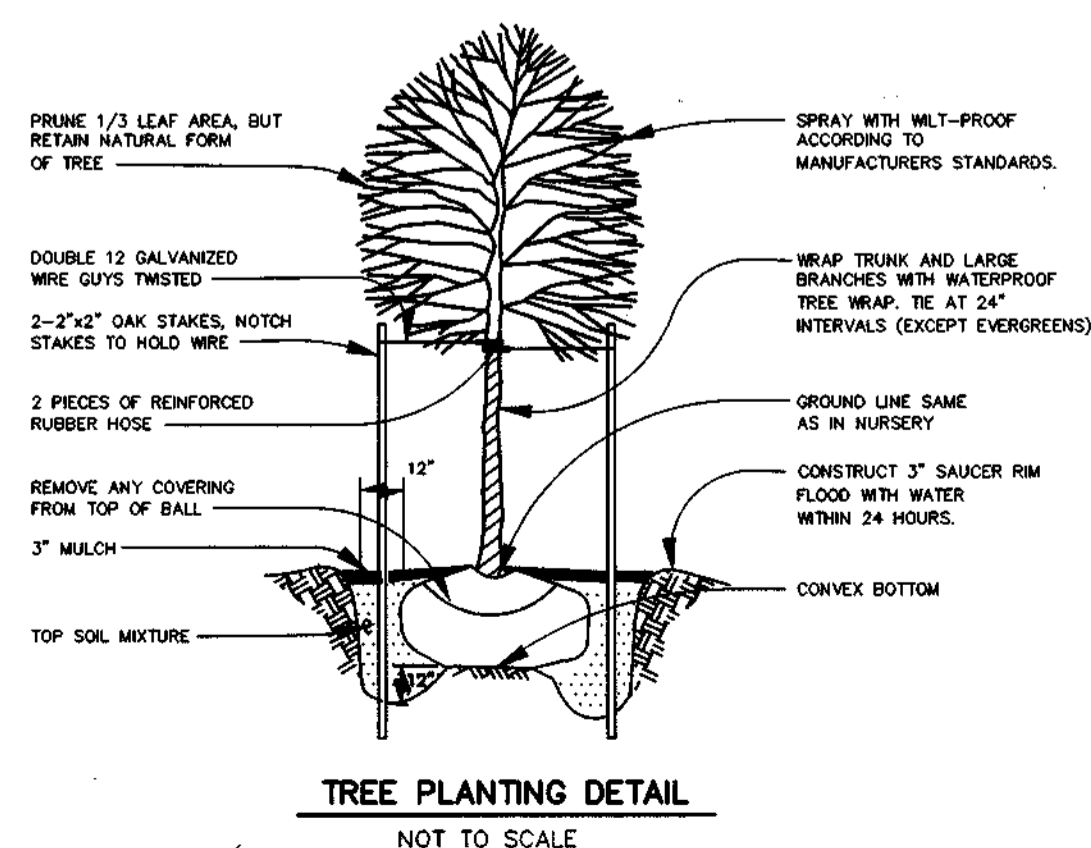
EXISTING CONTOURS	---999---
PROPOSED CONTOURS	---999---
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NOTES:

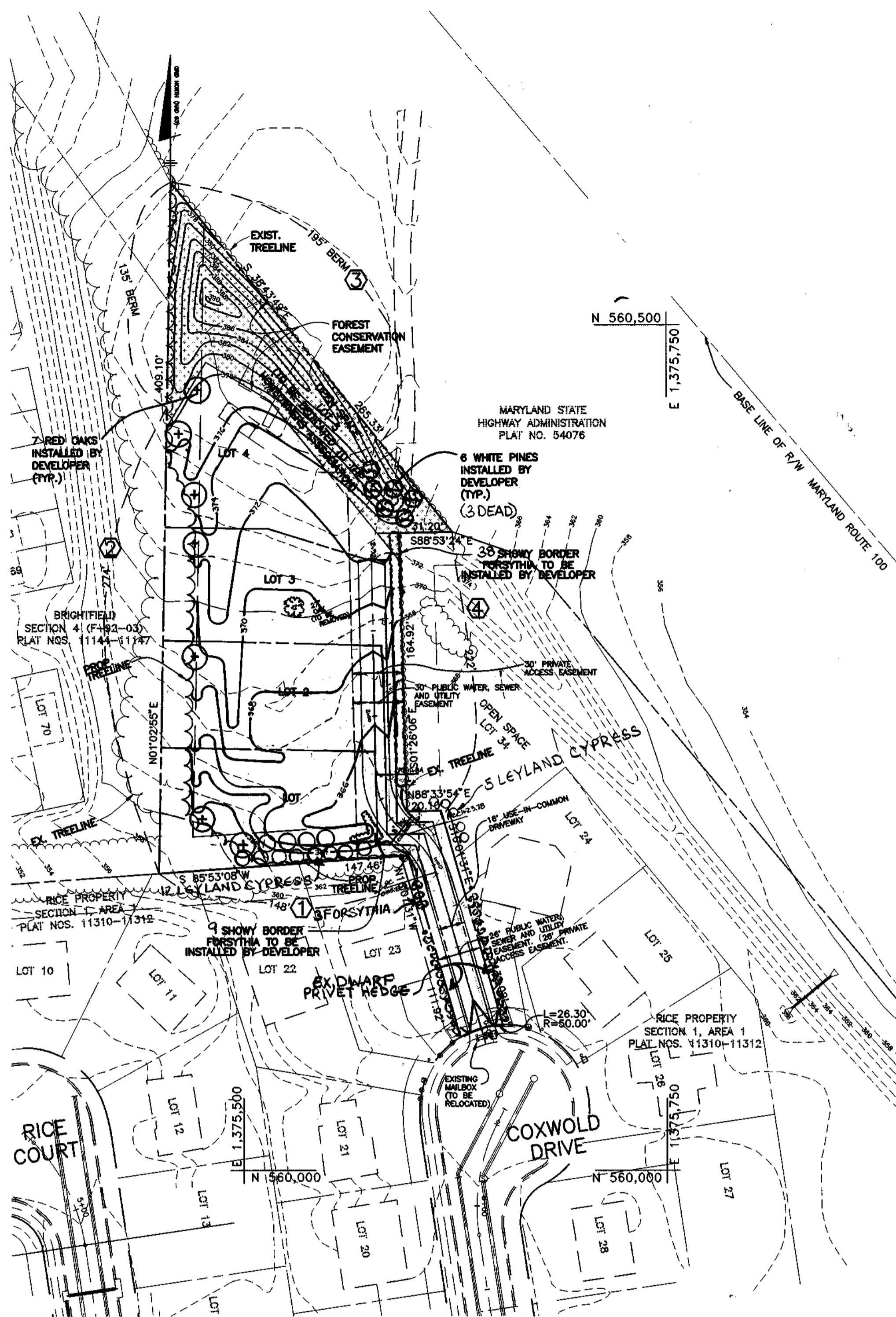
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SHRUB PLANTING DETAIL
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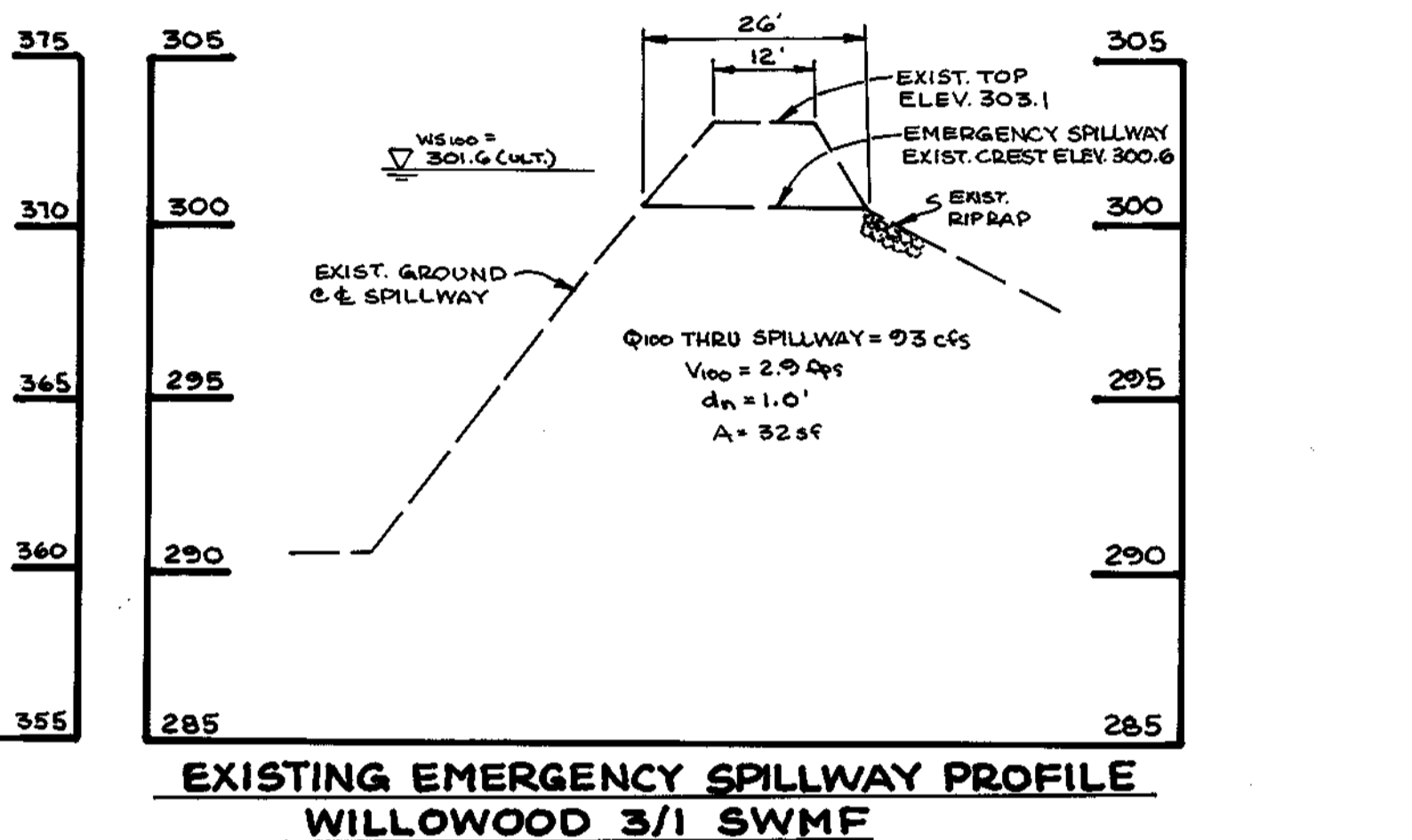
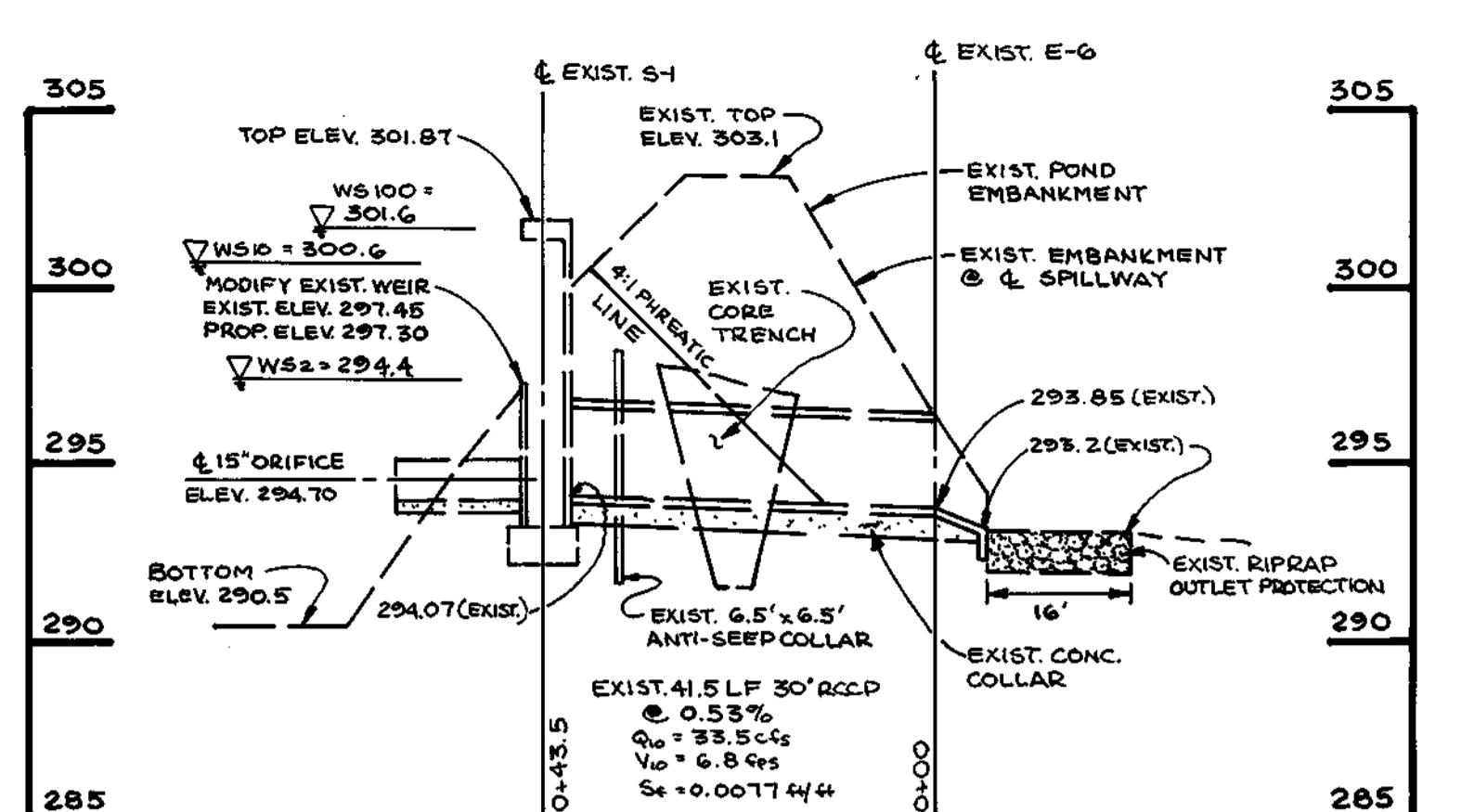
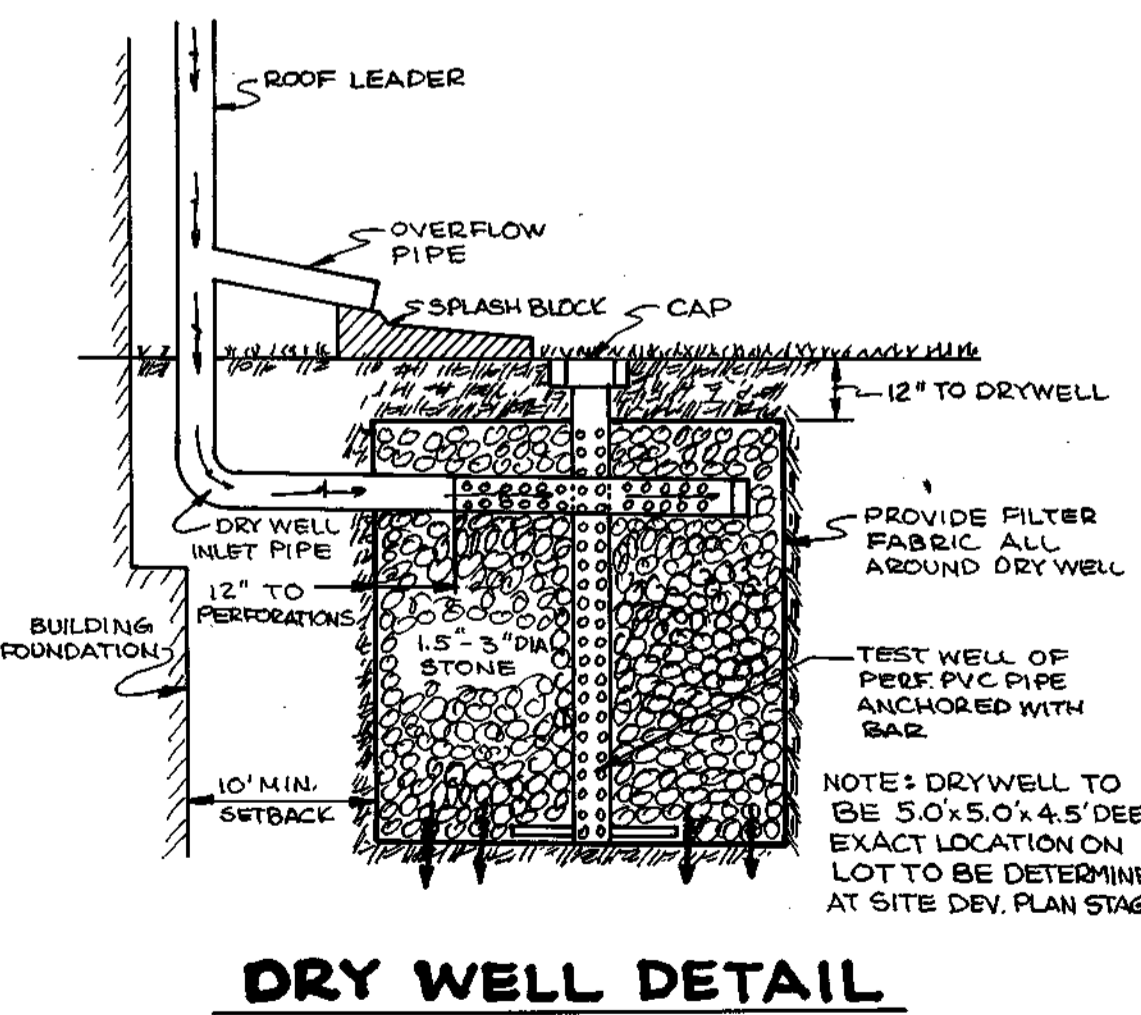
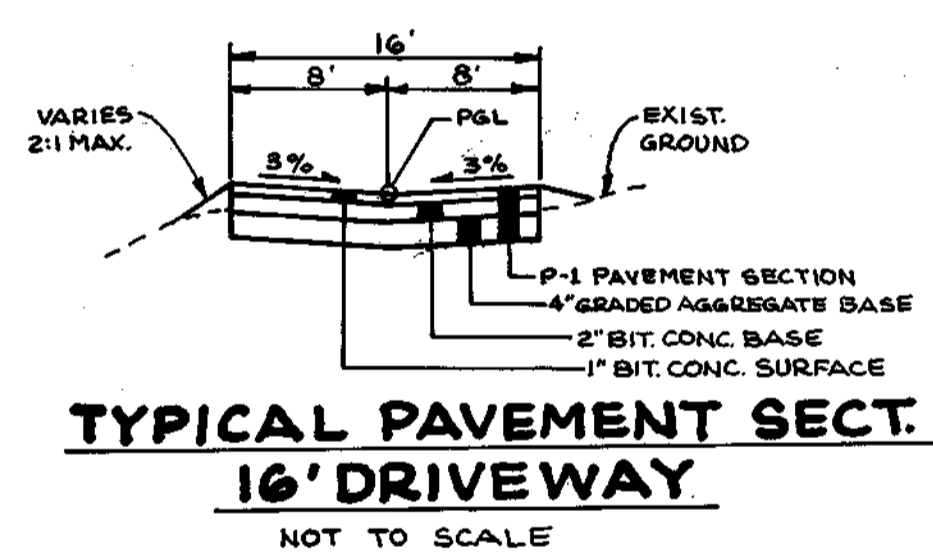
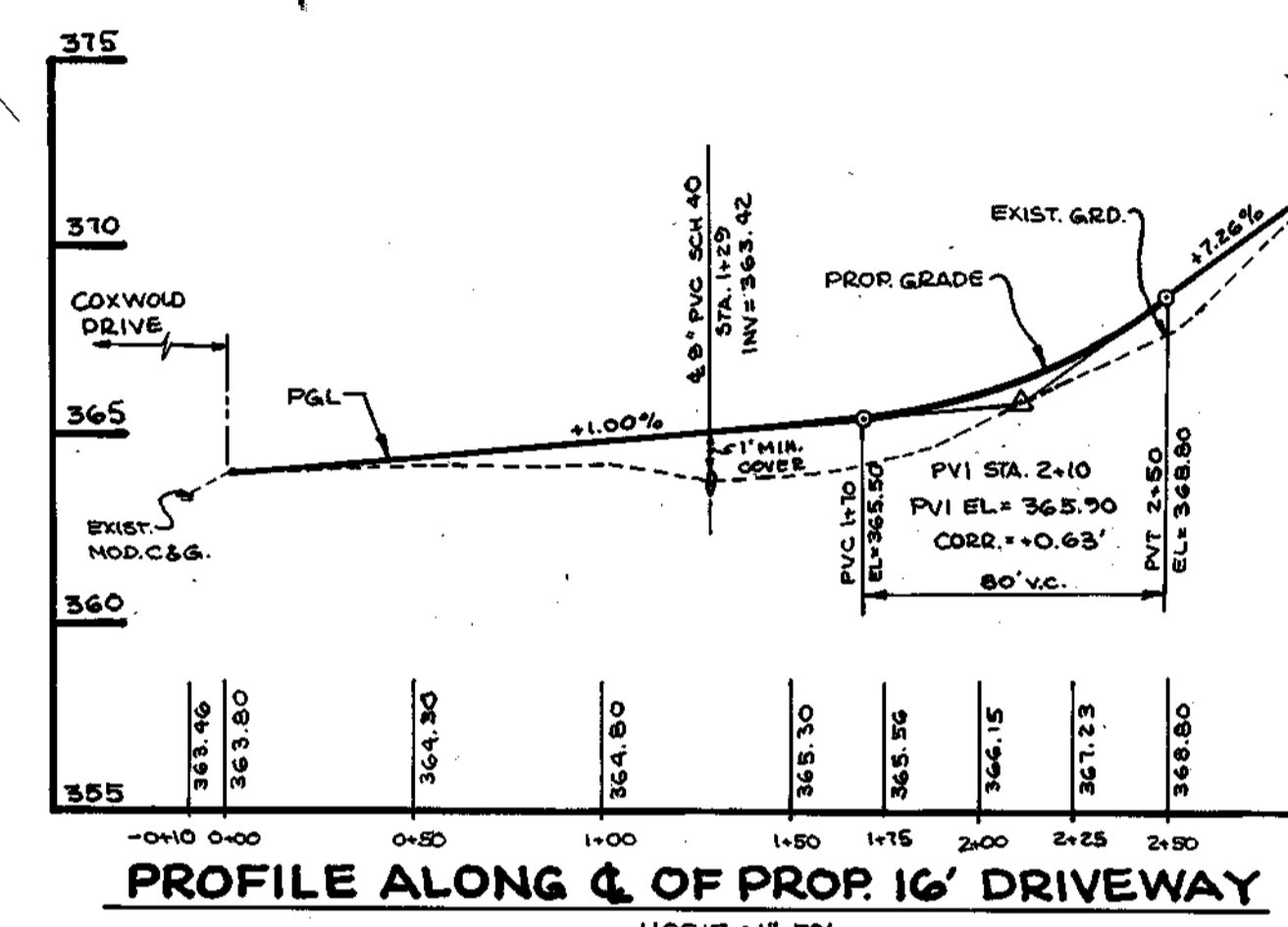
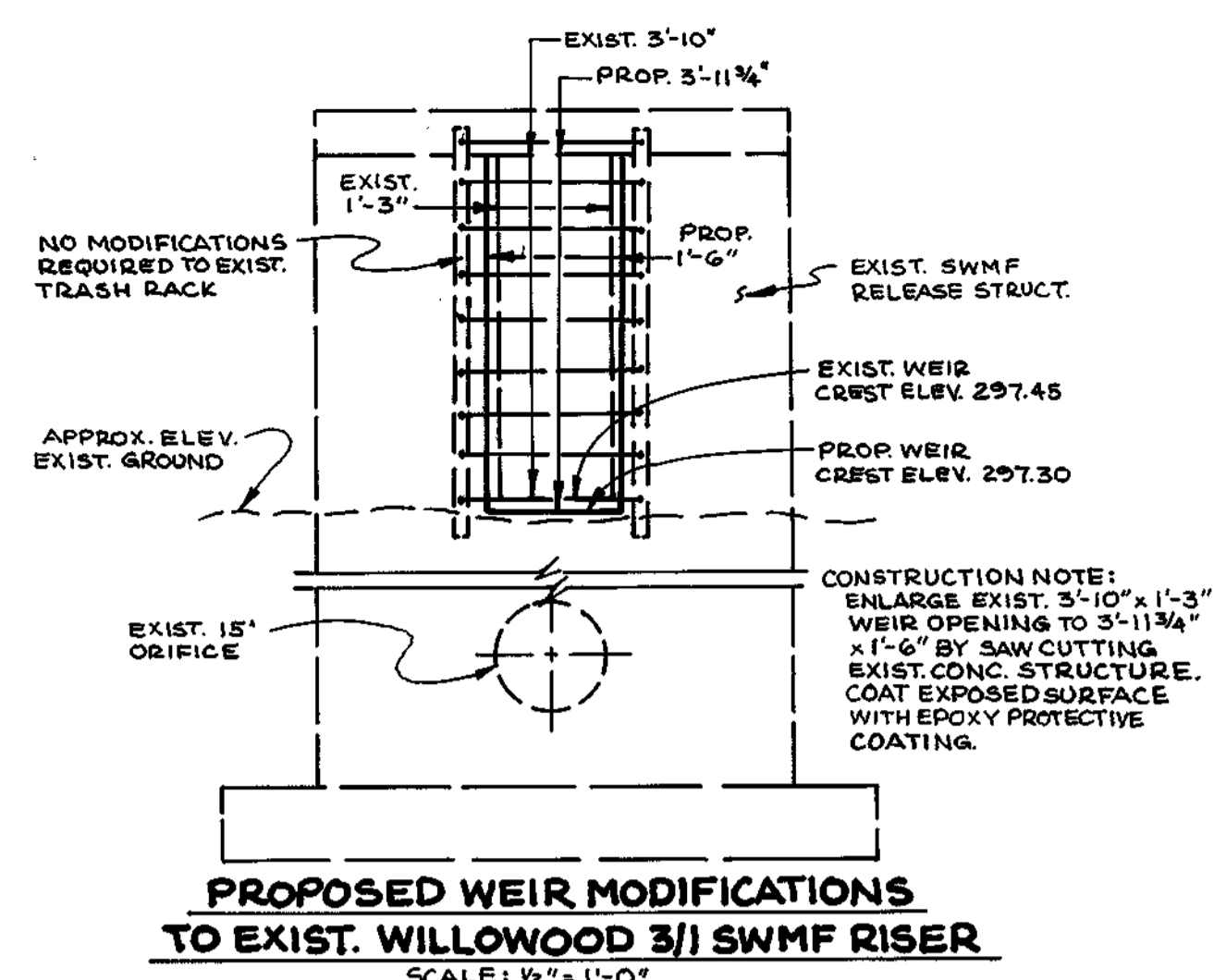
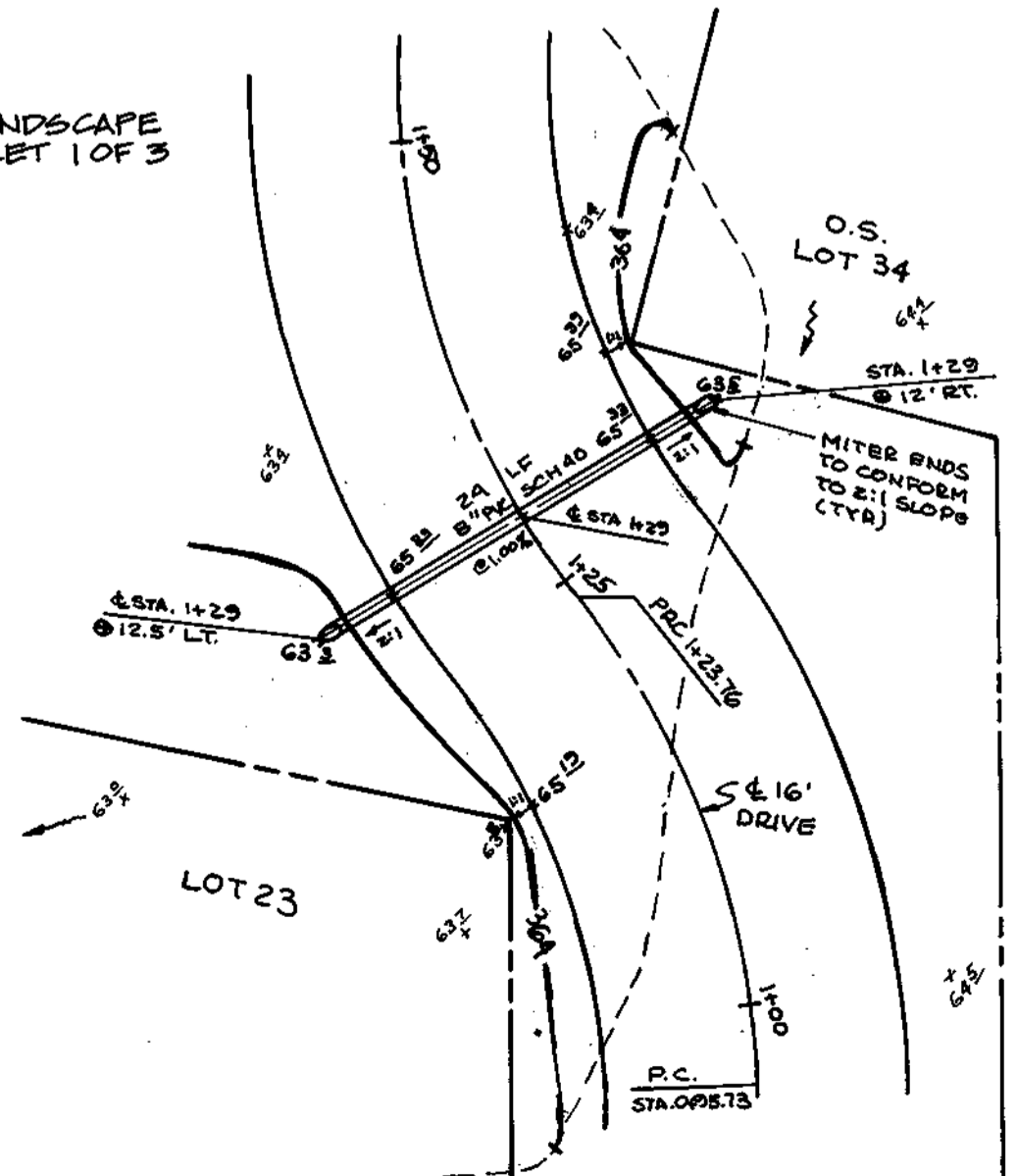
TREE PLANTING DETAIL
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PLAN

SCALE: 1" = 50'

NOTE: THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO SHEET 1 OF 3 FOR GRADING



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Howard Shick
CHIEF, BUREAU OF HIGHWAYS
DATE: 4/29/98

THIS DEVELOPMENT PLAN IS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF NATURAL RESOURCES CONSERVATION DISTRICT
Cheryl Simmons
REVIEWER FOR HOWARD COUNTY DEPARTMENT OF NATURAL RESOURCES CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
DATE: 4/13/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris Hanota
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 5/14/98

John P. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 5/1/98

NO.	DATE	REVISION
A	8-27-01	REVISE LANDSCAPING TO REFLECT AS-BUILT CONDITION

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21045 • (410) 465-8105

OWNER: STATE HIGHWAY ADMINISTRATION 211 E. MADISON STREET BALTIMORE, MD 21202 (410) 545-2805	PROJECT: RICE PROPERTY SECTION 2
DEVELOPER: SDC GROUP, INC. POST OFFICE BOX 417 ELLCOTT CITY, MARYLAND 21041 (410) 465-4244	LOCATION: TAX MAP 37 - PARCEL 517 & P.O. 432 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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Design: GWF	Draft: EGG/MCR/GWF
Scale: 1" = 50'	PROJECT NO. 0967 DRAWING 2 OF 3

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(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

* - SUBSTITUTION OF TWO REQ'D SHADE TREES MADE WITH THE PLANTING OF 12 LEYLAND CYPRESS ALONG PERIMETER 1.
 ① - EARTHEN BERM

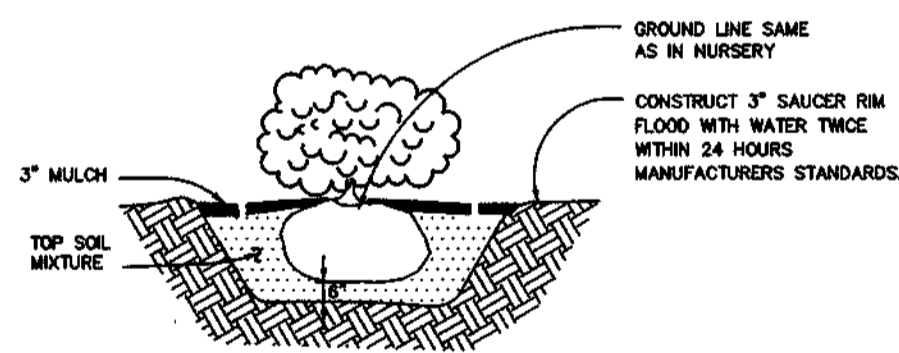
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LEGEND

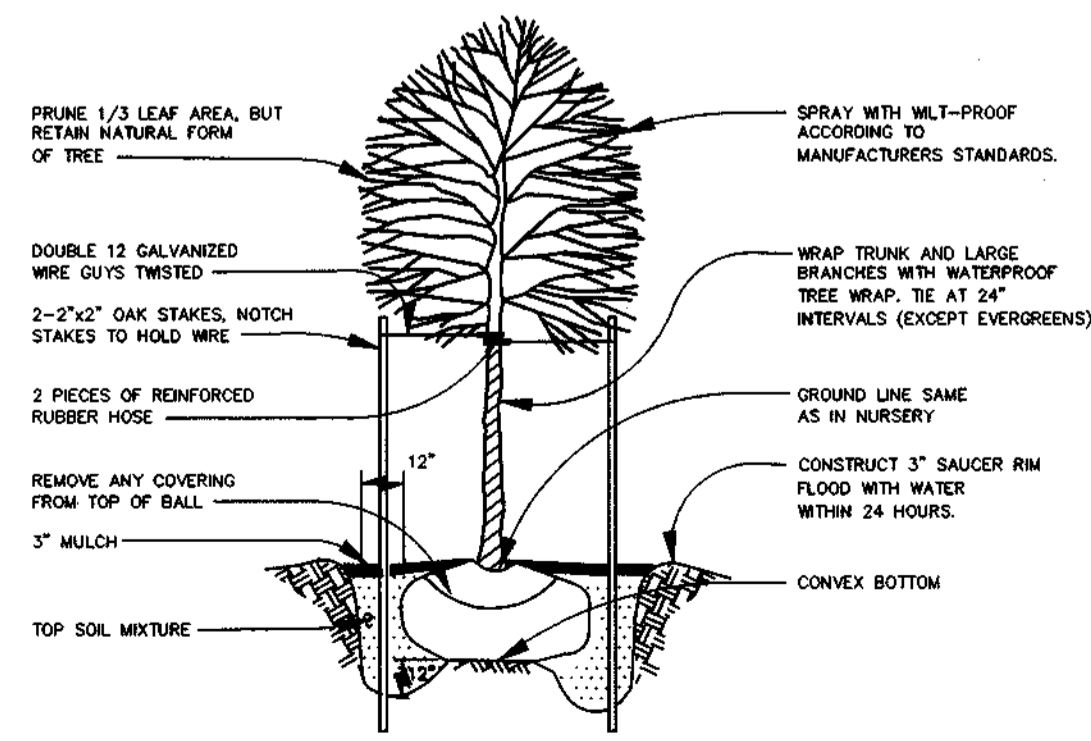
- EXISTING CONTOURS: --- 999 ---
- PROPOSED CONTOURS: --- 999 ---
- EXISTING WOODS LINE: ---
- PROPOSED WOODS LINE: ---
- EXISTING STRUCTURE: [Symbol]

NOTES:

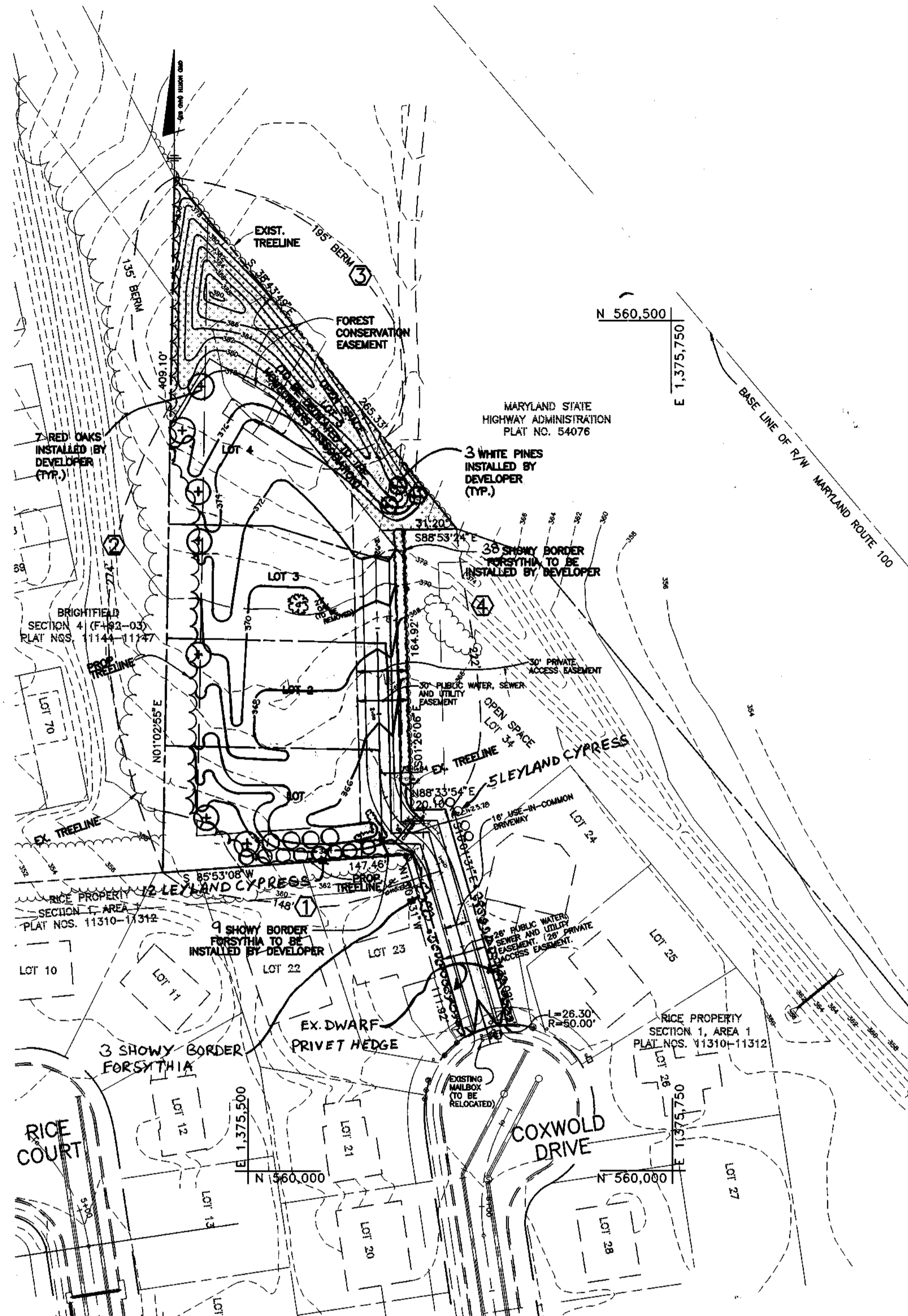
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 12 LANDSCAPE TREES IN THE AMOUNT OF \$1200.00 IS PART OF THE DEVELOPER'S AGREEMENT.
- OPEN SPACE LOT 5 IS TO BE USED FOR 0.2 AC. OF ON-SITE REFORESTATION. THE LANDSCAPE PLANTING SHOWN ON LOT 5 SHALL BE DONE PRIOR TO ANY REFORESTATION PLANTING.



SHRUB PLANTING DETAIL
NOT TO SCALE



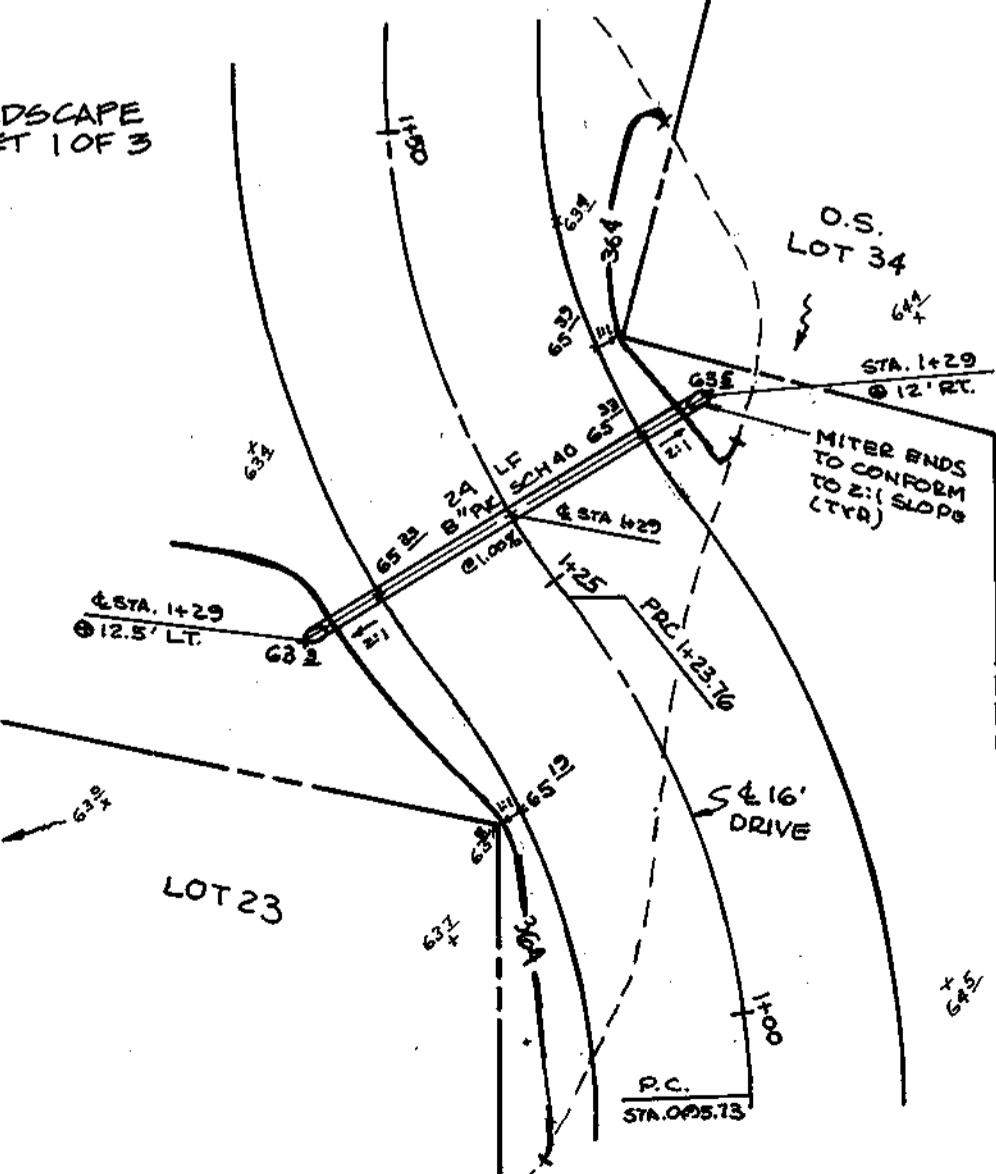
TREE PLANTING DETAIL
NOT TO SCALE



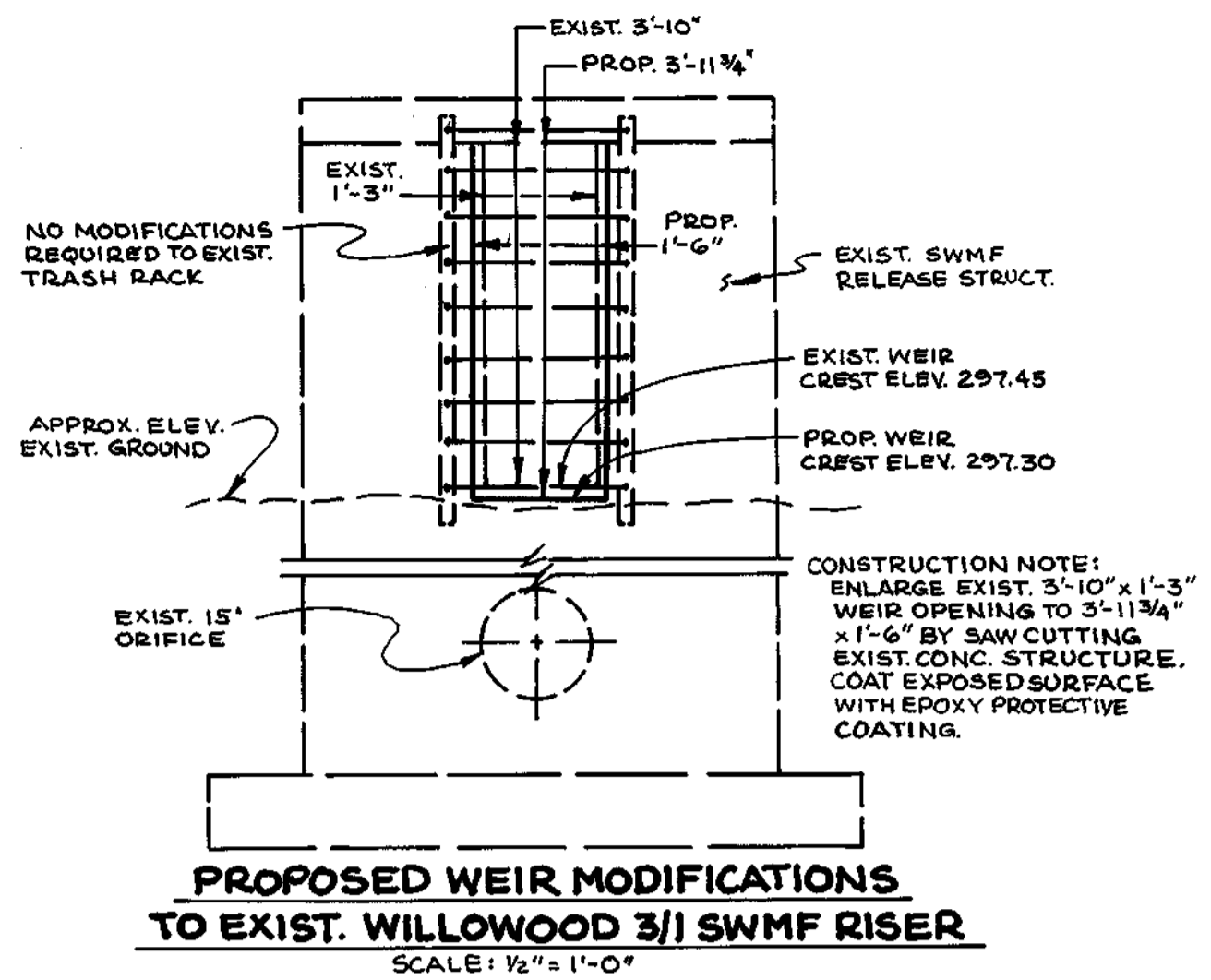
PLAN

SCALE: 1" = 50'

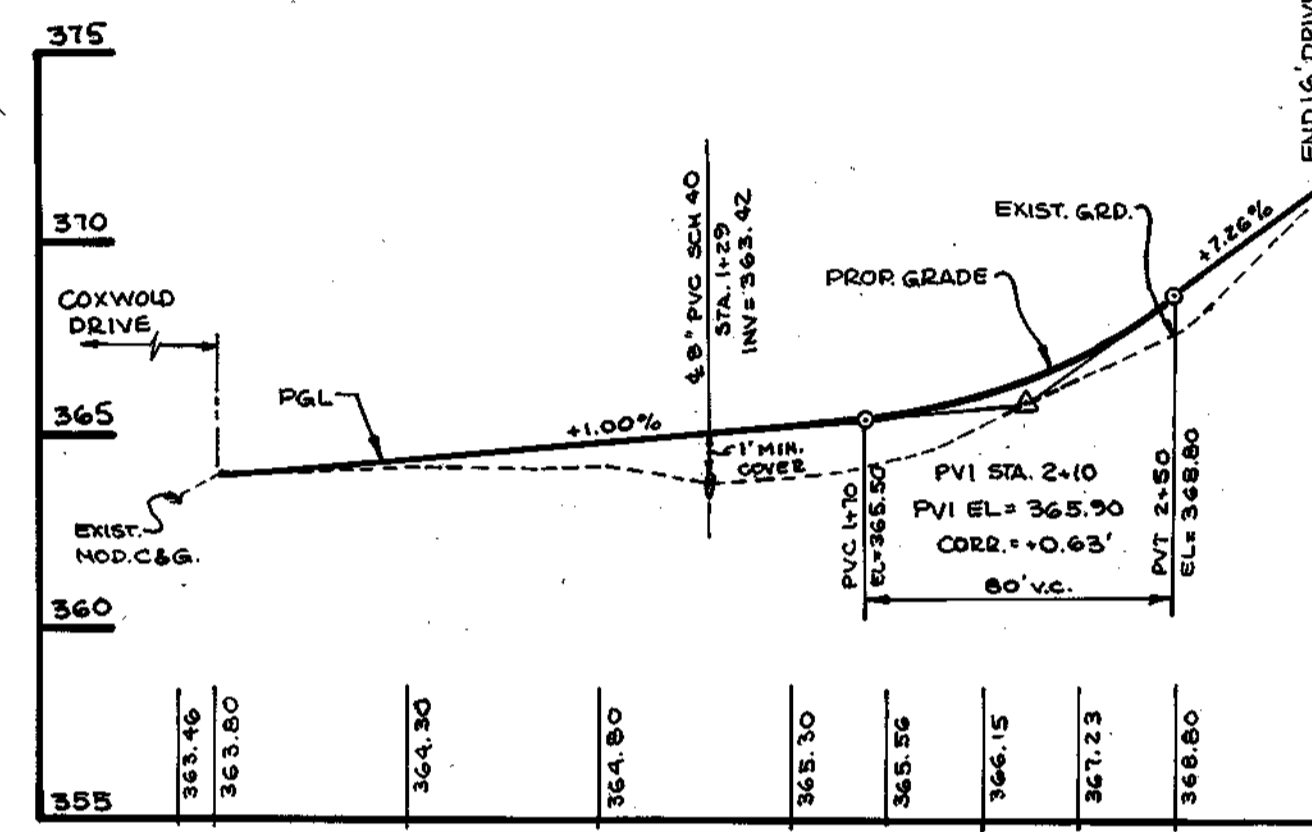
NOTE: THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO SHEET 1 OF 3 FOR GRADING



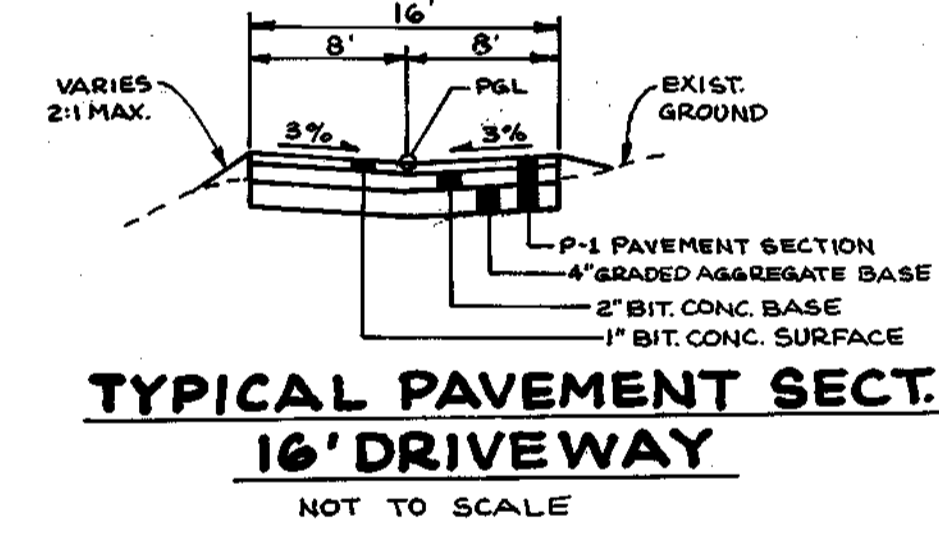
8" PVC CULVERT AND GRADING PLAN DETAIL
SCALE: 1" = 10'



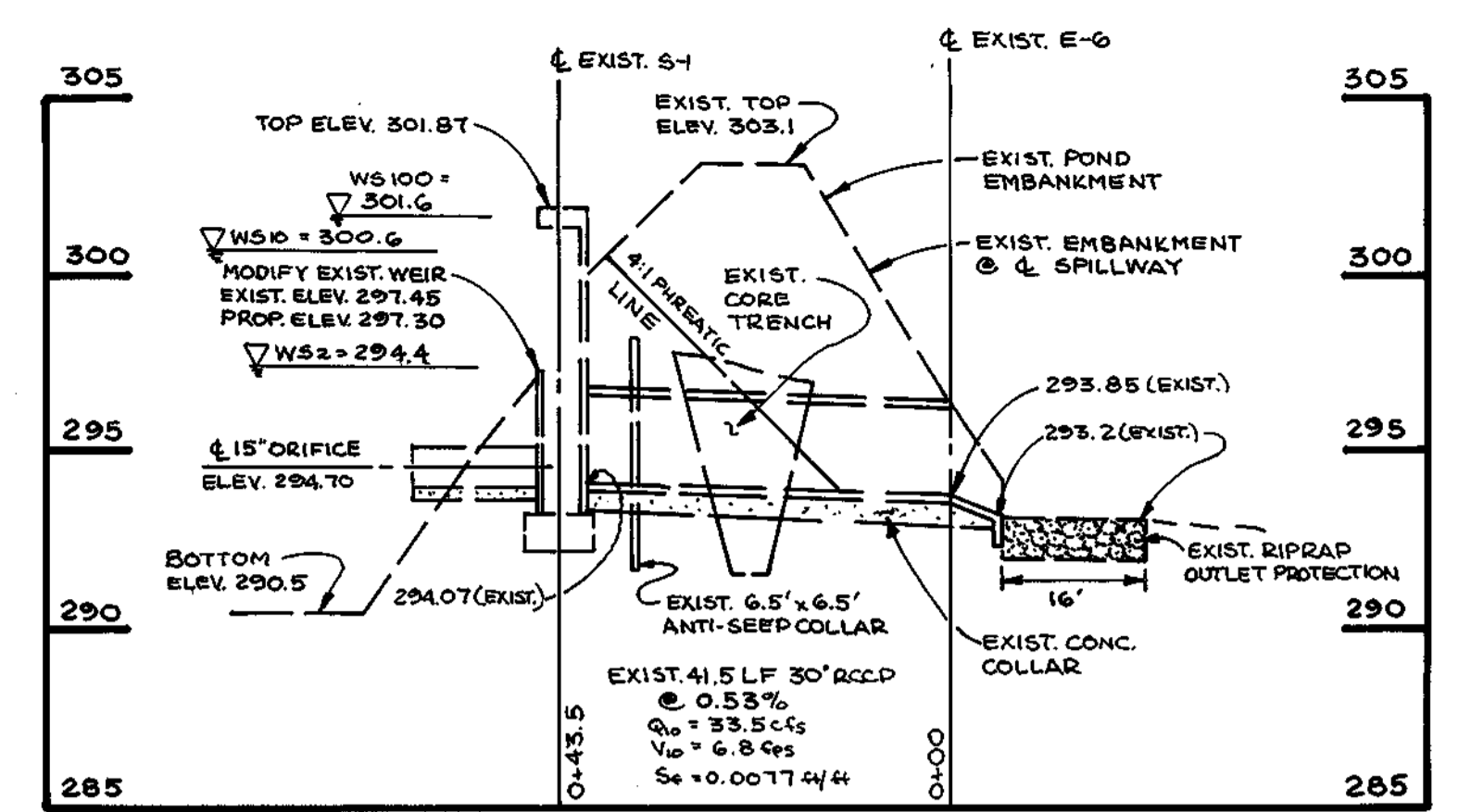
PROPOSED WEIR MODIFICATIONS TO EXIST. WILLOWOOD 3/1 SWMF RISER
SCALE: 1/2" = 1'-0"



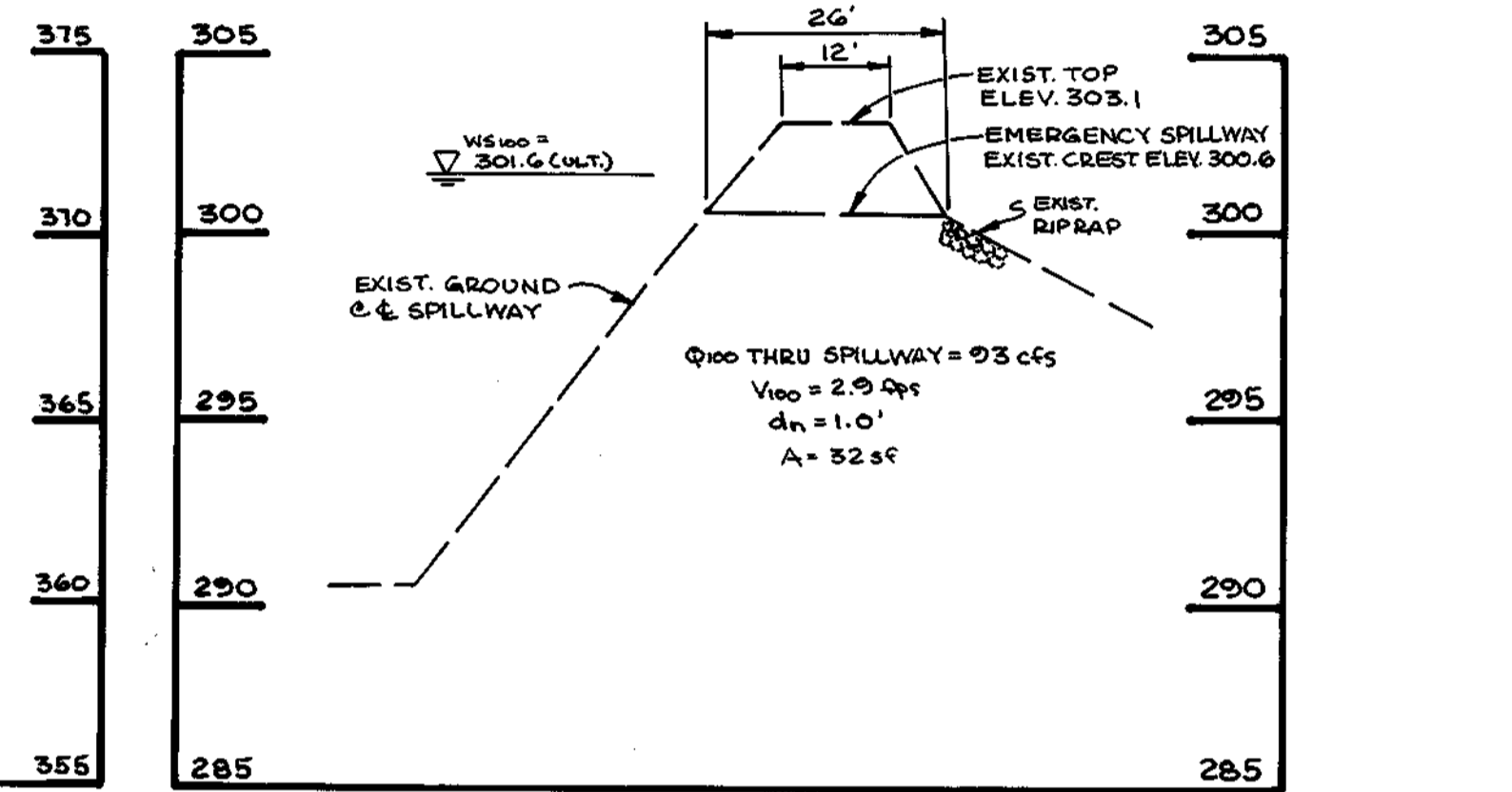
PROFILE ALONG 16' OF PROP. 16' DRIVEWAY
SCALE: HORIZ. 1" = 50' VERT. 1" = 5'



TYPICAL PAVEMENT SECT. 16' DRIVEWAY
NOT TO SCALE



EXISTING PRINCIPAL SPILLWAY PROFILE WILLOWOOD 3/1 SWMF
SCALE: HORIZ. 1" = 20' VERT. 1" = 5'



EXISTING EMERGENCY SPILLWAY PROFILE WILLOWOOD 3/1 SWMF
SCALE: HORIZ. 1" = 20' VERT. 1" = 5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] DATE: 4/29/98
 CHIEF, BUREAU OF HIGHWAYS

THIS DEVELOPMENT PLAN IS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE: 4/13/98
 CHIEF, DIVISION OF LAND DEVELOPMENT

REVIEWED FOR HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] DATE: 4/13/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NO.	DATE	REVISION
11-16-01		REVISE LANDSCAPING PER 9-12-01 DIV. OF LAND DEVELOPMENT LETTER
8-27-01		REVISE LANDSCAPING TO REFLECT AS-BUILT CONDITION

TSA GROUP, INC.
 planning • architecture • engineering
 8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

OWNER: STATE HIGHWAY ADMINISTRATION
 211 E. MADISON STREET
 BALTIMORE, MD 21202
 (410) 545-2805

DEVELOPER: SDC GROUP, INC.
 POST OFFICE BOX 417
 ELLICOTT CITY, MARYLAND 21041
 (410) 465-4244

PROJECT: RICE PROPERTY SECTION 2
 LOCATION: TAX MAP 37 - PARCEL 517 & P.O. 432
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPING PLAN AND DETAILS
 WP-97-83, BA-338D, F-93-124, P-93-03, S-90-87

DATE: SEPTEMBER 1997
 APRIL 5, 1998

PROJECT NO. 0987
 DRAWING 2 OF 3