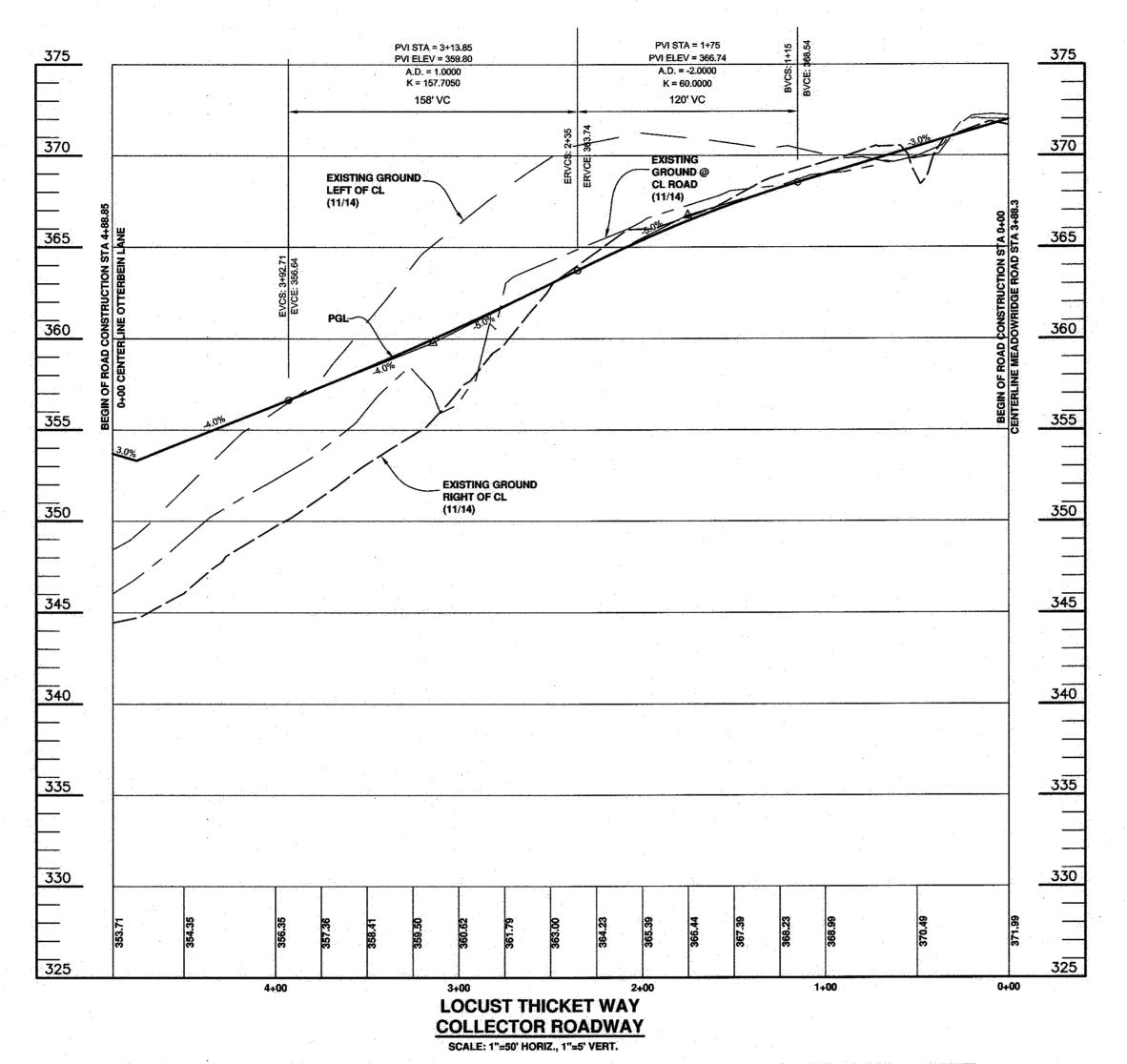
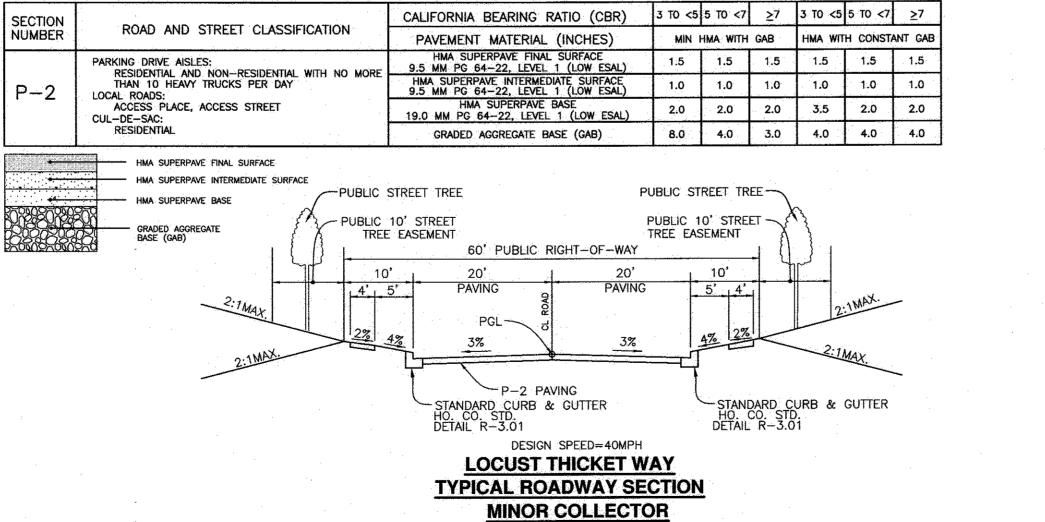


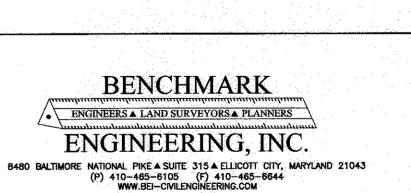
PROJECT: THE PARK AT LOCUST THICKET OWNER: LOCUST THICKET INVESTORS LLC 5836 MEADOWRIDGE ROAD BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2 ELKRIDGE, MD 21075 410-465-4244 APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS V: ZONED R-A-15 & POR
TAX MAP 37, GRID 9, PARCELS, 714 & 724
1st ELECTION DISTRICT HOWARD COUNTY 3430 COURT HOUSE DRIVE ELLICOTT CITY, MD 21043 8/22/1 HOWARD COUNTY, MARYLAND GRAPHIC SCALE JAMES, M. IRVIN, P.E., DIRECTOR DEVELOPER: PRELIMINARY PLAN THE PARK AT LOCUST THICKET LLC P.O. BOX 417 TENTATIVELY APPROVED MEADOWRIDGE ROAD CROSS SECTION DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY ELLICOTT CITY, MD 21041 410-465-4244 (IN FEET) DATE: PROJECT NO. 0925 9-14-14 1 inch = 30 ft.DRAWING 9 OF 14 CHECKED: AAM DESIGN: JCO SCALE: 1"=30"

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM





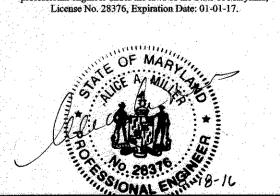
NOT TO SCALE



GRAPHIC SCALE

(IN FEET) 1 inch = 50 ft.

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. 28376, Expiration Date: 01-01-17.



| OWN | R : | 17. |
|------|--------------------------------|------|
| | LOCUST THICKET INVESTORS LLC | . Ta |
| | 5836 MEADOWRIDGE ROAD | |
| | ELKRIDGE, MD 21075 | |
| - | 410-465-4244 | , . |
| | HOWARD COUNTY | |
| | 3430 COURT HOUSE DRIVE | ``` |
| | ELLICOTT CITY, MD 21043 | |
| DEVE | LOPER: | |
| | THE PARK AT LOCUST THICKET LLC | |

CHECKED: CAM

PROJECT:
THE PARK AT LOCUST THICKET
BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2 N: ZONED R-A-15 & POR
TAX MAP 37, GRID 9, PARCELS 714 & 724
1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND PRELIMINARY PLAN

ROAD PROFILE LOCUST THICKET WAY MAY, 2015 AUGUST, 2016 PROJECT NO. 0925

SCALE: AS SHOWN

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY 9-14-16

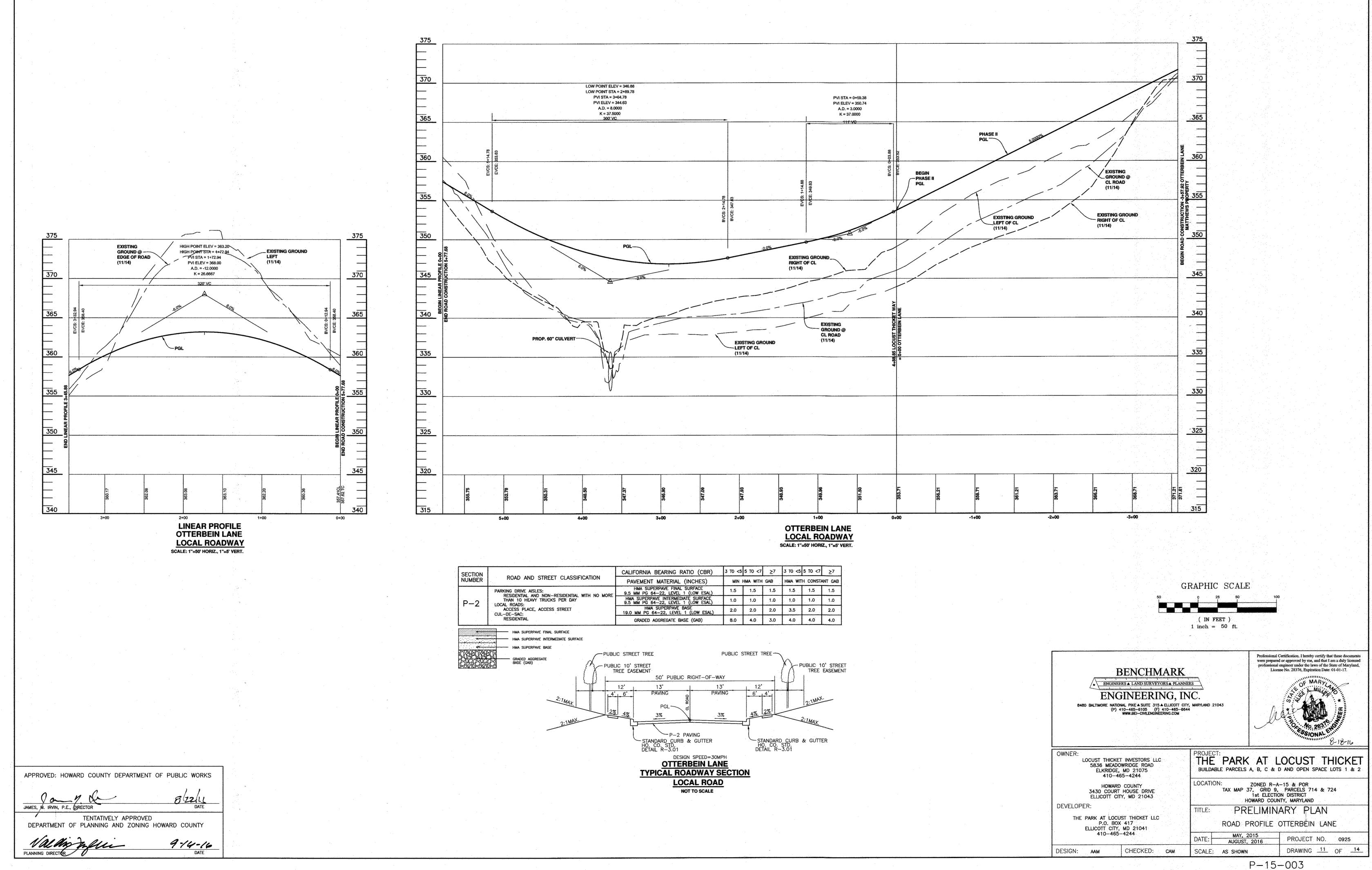
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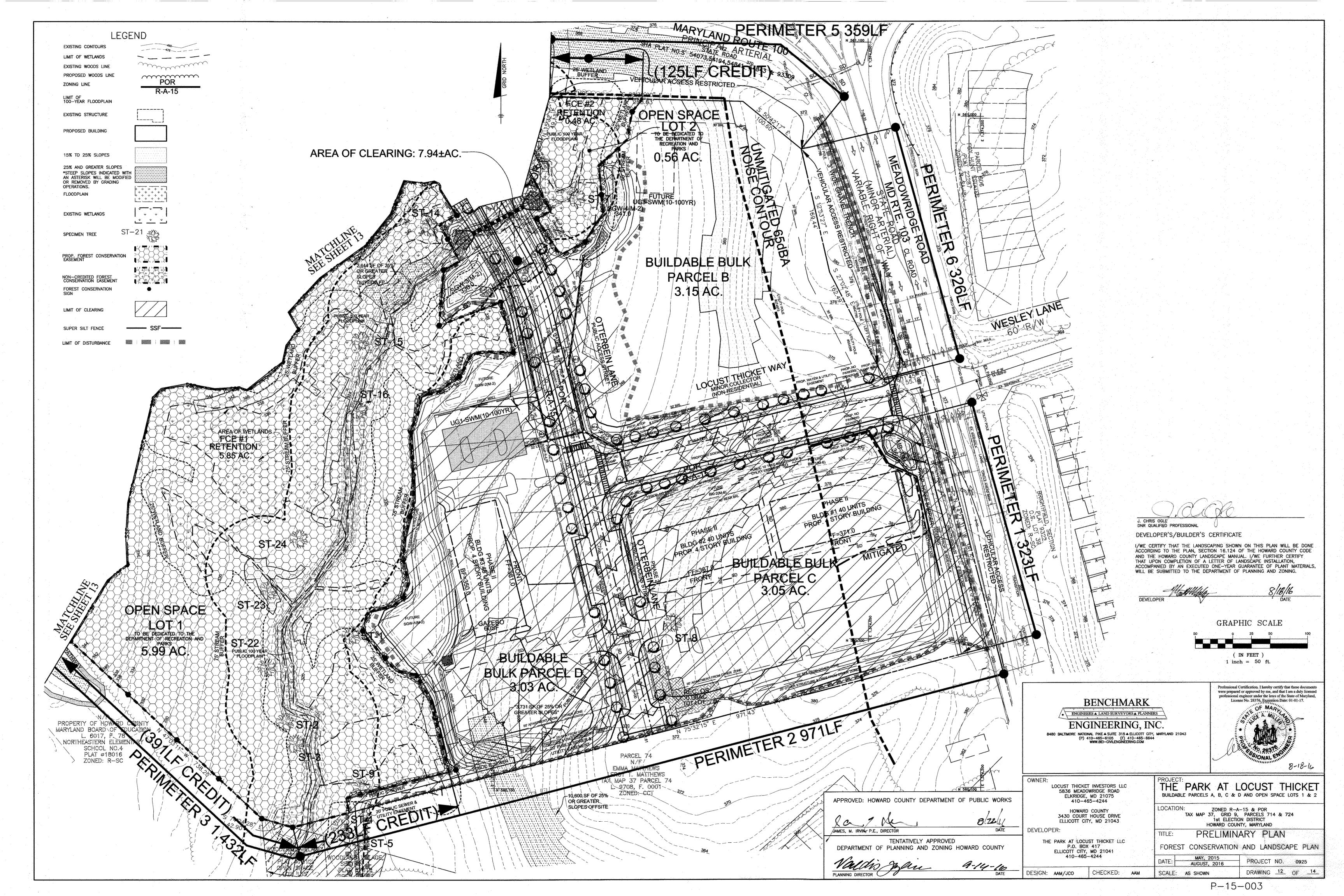
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

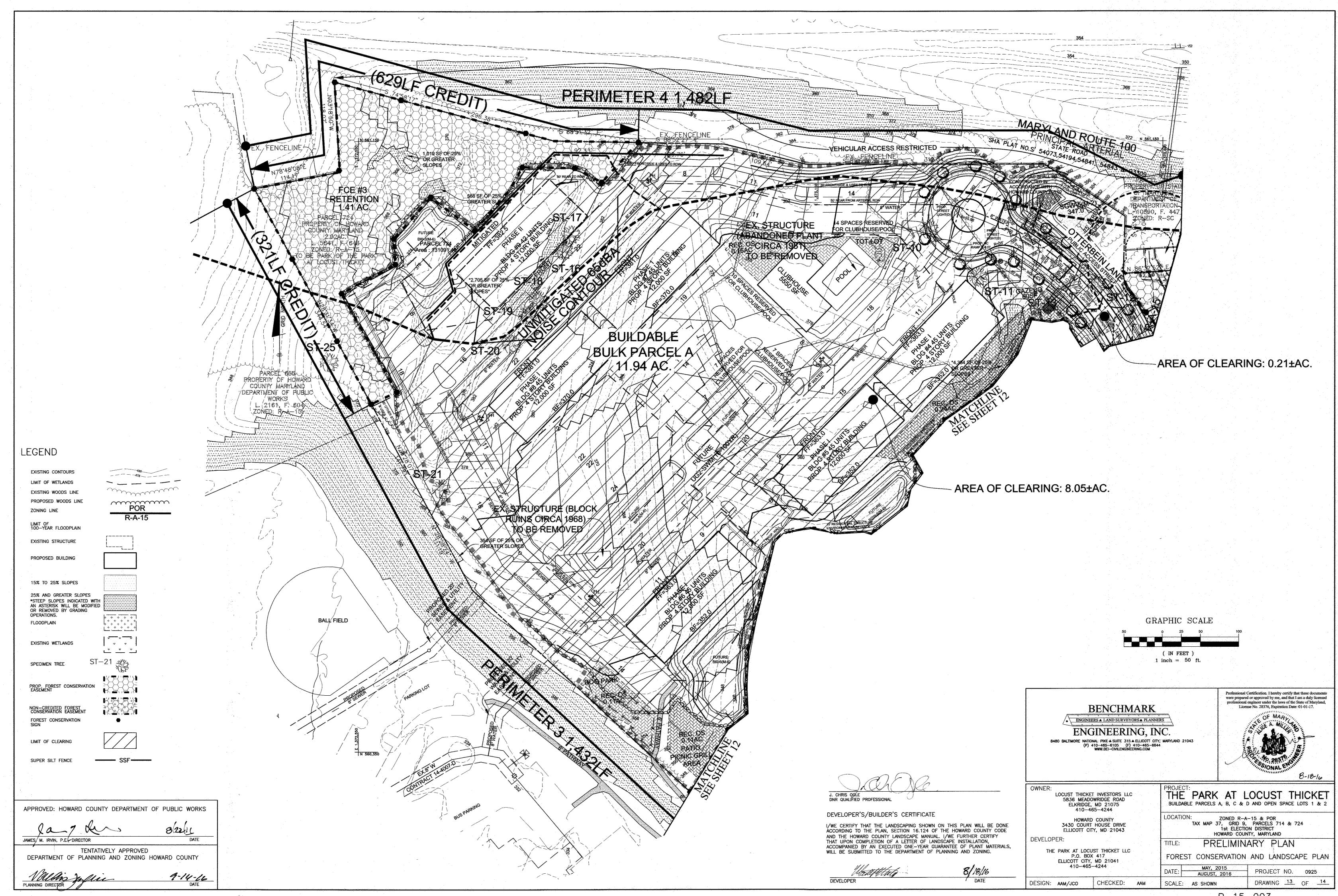
JAMES, M. IRVIN, P.E., DIRECTOR

THE PARK AT LOCUST THICKET LLC
P.O. BOX 417
ELLICOTT CITY, MD 21041
410-465-4244 DESIGN: AAM

DRAWING 10 OF 14







FOREST CONSERVATION NOTES: 1. 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

2. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED

4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE

3. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE

OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.

LIMIT OF TEMPORARY FENCING OR THE FCF BOUNDARY WHICHEVER IS GREATER

5. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS. 6. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES

DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF 7. PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES

8. THE FOREST CONSERVATION OBLIGATION FOR THIS SITE SHALL BE MET BY THE ON-SITE CREDITED RETENTION AMOUNT OF 7.33 ACRES. THE REMAINING 2.52 ACRES WILL BE PROVIDED BY AN OFFSITE BANK (TBD)

OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS. THIS SIGNAGE SHALL

I THE WATER THE TOTAL THE SELECTION OF A SELECTION

| | MID | DLE | PAT | FOR JXENT 6. | | | IS |
|---|---------|-----|-----|--------------------|------|------|------|
| • | | | | | | | |

| EASEMENT | AREA | TYPE | CREDITED AR |
|----------|----------|-----------|-------------|
| FCE#1 | 5.85 AC. | RETENTION | 5.49 AC. |
| FCE#2 | 0.48 AC. | RETENTION | 0.43 AC. |
| FCE#3 | 1.41 AC. | RETENTION | 1.41 AC. |
| TOTAL | 7.74 AC. | | 7.33 AC. |

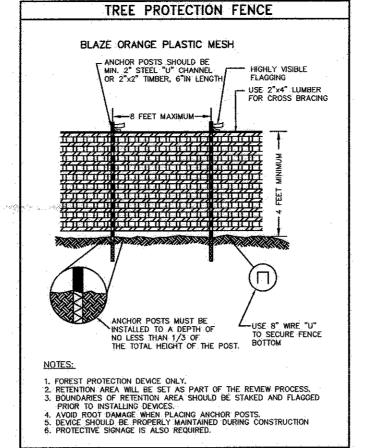
FOREST CONSERVATION WORKSHEET

FOREST CONSERVATION WORKSHEET FOREST CONSERVATION WORKSHEET R-A-15 5-Aug-02 5-Aug-02 NET TRACT AREA NET TRACT AREA: 25.48 A Total tract area 4.60 A. Total tract area . B. Land dedication acres (parks, county facility, etc.) . 0.00 B. Land dedication acres (parks, county facility, etc.) 0.00 0.00 C. Land dedication for roads or utilities (not being constructed by this plan) ... C. Land dedication for roads or utilities (not being constructed by this plan) ... 0.00 D. Area to remain in commercial agricultural production/use. 0.00 D. Area to remain in commercial agricultural production/use ... 0.00 E. Other deductions (specify) FLOODPLAIN 0.10 E. Other deductions (specify) FLOODPLAIN 0.40 F. Net Tract Area 4.50 F Net Tract Area 25.08 LAND USE CATEGORY: (from Trees Technical Manual) LAND USE CATEGORY: (from Trees Technical Manual) input the number "1" under the appropriate land use. Input the number "1" under the appropriate land use, limit to only one entry. ARA MDR IDA HDR MPD CIA IDA HDR 0 0 0 0 1 0 0 0 1 G. Afforestation Threshold 0.68 G. Afforestation Threshold . 15% x F = 3.76 15% x F = 0.68 H. Conservation Threshold 5.02 H. Conservation Threshold 15% x F = 20% x F = EXISTING FOREST COVER **EXISTING FOREST COVER** I. Existing forest cover . 1.64 I. Existing forest cover ... 21.99 J. Area of forest above afforestation threshold= 0.97 J. Area of forest above afforestation threshold= 18.23 K. Area of forest above conservation threshold= 0.97 K. Area of forest above conservation threshold= BREAK EVEN POINT: L. Forest retention above threshold with no mitigation= 0.87 L. Forest retention above threshold with no mitigation= 8.41 M. Clearing permitted without mitigation = 0.77 M. Clearing permitted without mitigation ... PROPOSED FOREST CLEARING: PROPOSED FOREST CLEARING: N. Total area of forest to be cleared 1.22 N. Total area of forest to be cleared . O. Total area of forest to be retained 0.42 O. Total area of forest to be retained PLANTING REQUIREMENTS: PLANTING REQUIREMENTS: P. Reforestation for clearing above conservation threshold= 0.24 P. Reforestation for cleaning above conservation threshold= Q. Reforestation for clearing below conservation threshold ...= 0.51 Q. Reforestation for clearing below conservation threshold= R. Credit for retention above conservation threshold= 0.00 R. Credit for retention above conservation threshold= S. Total reforestation required 0.75 S. Total reforestation required= 1.36 T. Total afforestation required ... 0.00 T. Total afforestation required ... U. Credit for landscaping (may not exceed 20% of "S")= 0.00 U. Credit for landscaping (may not exceed 20% of "S")= V. Total reforestation and afforestation required == 0.75 V. Total reforestation and afforestation required=

NOTE: TOTAL AREA OF FOREST CONSERVATION EASEMENT IS 7.74 ACRES. THE CREDITED AREA (SUBTRACTING 0.41 AC OF

FLOODPLAIN WITHIN THE FCE) IS 7.33 ACRE. THE AFFORESTION REQUIREMENT IS 2.11 ACRE PLUS THE NON-CREDITED

0.41 ACRE. A TOTAL OF 2.52 AC. OF AFFORESTATION IS REQUIRED.



FOREST CONSERVATION NARRATIVE ENVIRONMENTAL FEATURES ON THIS SITE INCLUDE STEEP SLOPES, FORESTED AREAS, WETLANDS, STREAMS AND FLOODPLAIN. TO PROTECT NATURAL RESOURCES I S IMPORTANT TO MINIMIZE DEVELOPMENT IMPACTS THESE FEATURES. THE ENVIRONMENTAL DISTURBANCES ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY ARE DUE TO THE LOCATION OF THE EXISTING PERENNIAL STREAM WHICH BISECTS THE PROPERTY. EFFORTS WERE MADE TO REDUCE THE IMPACTS BY ANTICIPATING A BOTTOMLESS CULVERT FOR THE ROAD CROSSING AS WELL AS UTILIZING BMP'S FOR STORMWATER MANAGEMENT PRACTICES. THE FOR STORMWATER MANAGEMENT PRACTICES. THE ONSITE FORESTED AREA ON THIS SITE IS 23.63 ACRES. DEVELOPMENT OF THE PROPERTY WILL RETAIN APPROXIMATELY 7.73 ACRES. THE AREA OF RETENTION IS CONSIDERED A HIGH PRIORITY AREA BASED ON THE FOREST STAND DELINEATION WITH A MAJORITY OF THIS AREA RETAINED WITHIN A FOREST CONSERVATION

FOREST STAND DELINEATION NOTES

SPECIMEN TREES

| | ST-1 | Liriodendron tulipifera | 50" | Poor- Triple Trunk |
|---|-------|-------------------------|-----|--------------------|
| | ST-2 | Acer rubrum | 31" | Good |
| | ST-3 | Quercus alba | 33" | Fair |
| ŀ | ST-4 | Quercus alba | 32" | Fair |
| | ST-5 | Quercus alba | 38" | Fair |
| ÷ | ST-6 | Liriodendron tulipifera | 30" | Fair |
| | ST-7 | Acer rubrum | 31" | Good |
| 1 | ST-8 | Quercus prinus | 30" | Good |
| | ST-9 | Acer rubrum | 30" | Fair |
| | ST-10 | Quercus coccinea | 44" | Good |
| | ST-11 | Quercus coccinea | 45" | Poor- Split |
| | ST-12 | Quercus coccinea | 31" | Poor- Dying |
| | ST-13 | Acer rubrum | 33" | Poor- Split |
| | ST-14 | Acer rubrum | 40" | Poor- Split |
| | ST-15 | Acer ruburm | 50" | Poor- Triple Trunk |
| | ST-16 | Quercus alba | 37" | Fair- Offsite |
| | ST-17 | Quercus rubra | 33" | Fair- Offsite |
| | ST-18 | Quercus rubra | 30" | Good- Offsite |
| | ST-19 | Quercus alba | 33" | Fair- Offsite |
| : | ST-20 | Quercus alba | 32" | Fair- Offsite |
| | ST-21 | Quercus alba | 31" | Good- Offsite |
| | | | | |

SITE STATISTICS

ST-23 Quercus alba

ST-25 Quercus alba

ST-24 Quercus palustris

ST-22 Liriodendron tulipifera

| <u> </u> | |
|-------------------------|-------------|
| TOTAL SITE | 30.08-acres |
| Parcel 714 | 27.07-acres |
| Parcel 724 | 3.01-acres |
| TOTAL FOREST ONSITE | 23.63-acres |
| TOTAL FLOODPLAIN ONSITE | 0.50-acres |
| TOTAL STEEP SLOPES | |
| (25% or GREATER OUTSIDE | |
| FLOODPLAIN) ONSITE | 0.35-acres |
| TOTAL NET TRACT AREA | 29.58-acres |

29.58-acres IOIAL NEI IKACI AKEA FOREST STANDS DESCRIPTION FOREST STAND #1 CHESTNUT OAK

FOREST STAND #2 TULIP POPLAR/RED MAPLE FOREST STAND #3 RED MAPLE FOREST STAND #4 BLACK CHERRY/TREE OF HEAVEN 307,894 sq.ft. (7.1 acres) FOREST STAND #5 MIXED HARDWOOD FOREST STAND #6 CHESTNUT OAK

FOREST ONSITE 1,029,489 sq.ft. (23.6 acres)

30"

30"

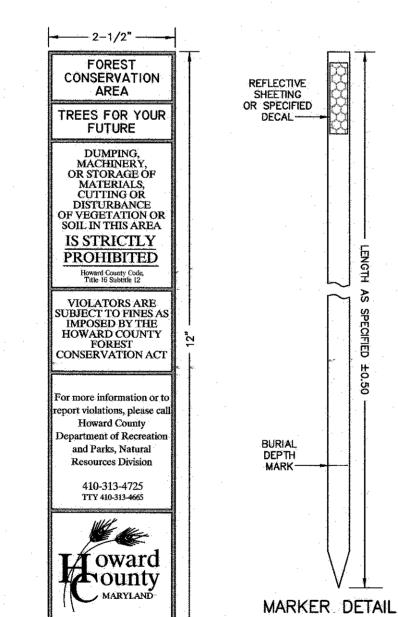
32"

33" Fair

Good

Fair

Good



DECAL SPECIFICATIONS Number 3690 Scotchcal Dark green text and border

MARKER - SECTION VIEW SIGNS TO REMAIN IN PERPETUITY. FCE CARSONITE MARKER NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

235,466 sq.ft. (5.4 acres)

301,650 sq.ft. (6.9 acres)

76,443 sq.ft. (1.8 acres)

75,464 sq.ft. (1.7 acres)

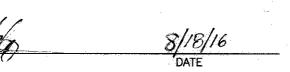
32,572 sq.ft. (0.74 acres)

8121 JAMES, M. IRVIN, P.E. DIRECTOR

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

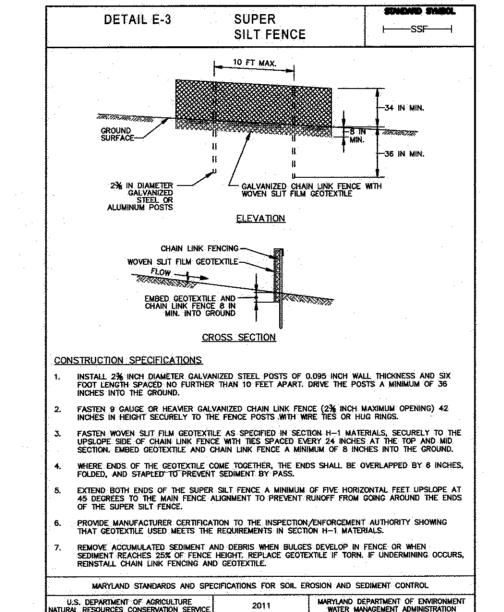
DEVELOPER'S/BUILDER'S CERTIFICATE

/WE 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/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.



R=0.0625

- R=0.375



FASEMENT.

| | SCH | IEDULI | ΞΑ | | | | | |
|-------------|--|------------------|-----------------------|------------------------|-------------------------|--------------------------|---------------------------|---|
| | PERIMETER | LANDS | CAPE | EDGE | Ξ, | | | |
| OATEOODY. | ADJACENT TO ROADWAY | YES | NO | NO | YES | YES | YES | |
| CATEGORY | ADJACENT TO PERIMETER PROPERTIES | NO | YES | YES | NO | NO | NO | Γ |
| PERIMETER | NO. / LANDSCAPE TYPE | ① B | ② B | 3 A | 4 B | (5) B | ⑥ c | |
| LINEAR FEET | OF PERIMETER (FRONTAGE/ROADWAY) | 323 | 971 | 1,432 | 1,482 | 359 | 326 | |
| CREDIT FOR | EXISTING VEGETATION: NO OR YES (W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO | YES 233 | 鸦 | YES 629 | YES 125 | NO | |
| LINEAR FEET | OF REQUIRED PERIMETER LANDSCAPING | 323 | 738 | 720 | 853 | 234 | 326 | |
| CREDIT FOR | WALL, FENCE OR BERM: NO OR YES (W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED) | NO - | NO - | NO - | NO - | NO - | NO - | |
| NUMBER OF | PLANTS REQUIRED: SHADE TREES EVERGREEN TREES — OTHER TREES (2:1 SUBSTITUTE) SHRUBS | 6(50) 8(40) | 15(50) 18(40) — | 12(60) 0 - - | 17(50) 21(40) - | 5(50) 6(40) - - | 8(40) 16(20) - - | - |
| NUMBER OF | PLANTS PROVIDED: SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | 6 8 - - | 15 18 - - | 12 0 - - - | 17 21 - - - | 5 6 | 8 16 - - | |

| STREET TREE | REQUIREMENT: | s O |
|--|-----------------------------|----------------|
| ROADWAY NAME: | LOCUST THICKET WAY | OTTERBEIN LANE |
| LINEAR FEET OF PERIMETER ROADWAY | 874 | 1836 |
| STREET TREES REQUIRED 1:40 | 22 | 46 |
| NUMBER OF PLANTS PROVIDED: SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | 22 - - - - - | 46 |

FOREST PROTECTION PROCEDURES - Preconstruction Phase

The edge of the woods to be protected will be marked (staked Forest and tree conditions should be monitored during or flagged) in the field per the limits of forest conservation easement shown in the approved site development plan prior to the start of construction activity. All areas within protective easement are to be considered "off limits" to any construction activities. The optional protective fencing shall be installed at the outside edge of forested areas and should be combined with sediment control devices when possible. The limit of the critical root zone and therefore the location of the protective devices is to be determined as follows:

Edge of Forested Area - 1 foot of protective radius/inch of DBH or an eight foot protective radius, whichever is greater.

Critical Root Zone for the forest on this site is an average of 12 feet from the trunk of the tree.

2) Construction activities expressly prohibited within the preservation areas are:

Placing or stockpiling backfill or top soil in protected Felling trees into protected greas Driving construction equipment into or through protected Burning in or in close proximity to protected areas Stacking or storing supplies of any kind Concrete wash-off areas. Conducting trenching operations Grading beyond the limits of disturbance Parking vehicles or construction equipment Removal of root mat or topsoil

Siting and construction of: Utility lines Access roads Impervious surfaces Stormwater management devices Staging areas

Protective fencing (see Figure "Protective Fencing") shall be the responsibility of the general contractor. The general contractor shall affix signs to the fencing at 25' minimum intervals indicating that these areas are "Forest Retention Area" (see Figure "Signage"). The general contractor shall take great care to assure the restricted greas are not violated and theat root systems are protected from smothering, flooding, excessive wetting from dewatering operations, off—site runoff, spillage, and drainage or solutions containing materials hazardous to tree roots.

The general contractor shall be responsible for any tree damaged or destroyed within the preservation areas whether caused by the contractor, his agents, employees, subcontractors, or licensees.

5) Foot traffic shall be kept to a minimum in the protective

All trees which are not to be preserved within fifty feet of any tree preservation areas are to be removed in a manner that will not damage those trees that are designated for preservation. It is highly recommended that tree stumps within this fifty foot area be ground out with a stump grinding machine to minimize damage.

The general contractor shall designate a "wash out" area onsite for concrete trucks which will not drain toward a protected area.

8) A pre-construction meeting shall be held with local authorities before any disturbance has taken place on site. FOREST PROTECTION PROCEDURES - Construction Phase

construction and corrective measures taken when appropriate

Soil compaction

Limb injury - prune and monitor

FOREST PROTECTION PROCEDURES - Post Construction Phase

The following measures shall be taken: 1) Corrective measures if damages were incurred due to

a) Stress reduction

b) Removal of dead or dying trees. This may be done only if trees pose an immediate safety hazard.

Removal of temporary structures:

No burial of discarded materials will occur onsite within the conservation area.

b) No open burning within 100 feet of a wooded area.

All temporary forest protection structures will be removed after construction.

Remove temporary roads by removing stone or broadcasting mulch; pre-construction elevation should

e) Aerate compacted soil.

be maintained

Replant disturbed sites with trees, shrubs and/or herbaceous plants.

g) Retain signs for retention areas or specimen trees.

h) A County official shall inspect the entire site.

3) Future protection measures:

a) Howard County and the developer shall arrange for the dedication of an appropriate forest conservation easement at a later date.

The following shall be monitored:

Root injury - prune and monitor; consider crown

Flooded conditions - drain and monitor; correct problem Drought conditions - water and monitor; correct problem Other stress signs - determine reason, correct, and

roads or utility installation?

Prune prior to construction as shown on the plan (see Figure "Root Pruning Detail.")

only if they are employed herein.

Root Pruning

Evaluation Criteria

Prune root with a clean cut using proper pruning equipment such as a vibratory knife. Exact location of pruning trench should be identified, and immediately backfilled to cover exposed roots after pruning

Will the critical root zone be affected by construction

with soil removed other topsoil, peat moss, or other suitable material or with other high organic soil.

FOREST PROTECTION PROCEDURES - Preconstruction Phase

General Forest Retention Areas

(as they may apply)

Stress Reduction and Protection of Specimen Trees

Isolated from Forest Retention Areas and

Isolated specimen trees that are to be preserved will be examined to

determine if stress reduction techniques are needed. Protective

measures and their evaluation criteria are provided on this plan

activities such as grade changes, digging for foundations and

For trees over 15" in diameter, root pruning may be done up to one year in advance of construction. e) Tree(s) will be monitored for signs of stress.

Crown Reduction or Pruning

Evaluation Criteria

Has the root system been significantly reduced (>30%) or are there dead, damaged, or diseased limbs?

Design Considerations

a) Reduce only at specified times of the year: Flowering trees - only after flowering and before bud Non-Flowering trees - in late winter, early spring or

mid summer No more than 1/3 of the crown should be removed at one time using acceptable pruning methods (see Figure "Crown

Monitor for signs of stress

Watering

Evaluation Criteria

Will construction activities after the hydrology of the site? Has or will root pruning occur?

Design Considerations

Water only as necessary Monitor for signs of stress (see Figure "Tree Planting and Maintenance Calendar"

Fertilizing **Evaluation Criteria**

Is or will be tree(s) be under stressful conditions? Has or will roof pruning occur?

Design Considerations

Use low nitrogen and slow release fertilizers. Apply in late fall or early spring (see Figure "Tree Planting and Maintenance and Calendar")

For small trees (<3" in diameter), use punch hole method or pressurized injection method (see Figure "Application of

Fertilizers by injection.")
For larger trees (>3" diameter), use punch hole method or pressurized injuction method (see Figure "Application of

Fertilizers by injection.") Do not apply fertilizer any closer than 3' from tree trunk

for pressurized injection method.

Monitor for signs of stress.

LANDSCAPING NOTES

1.) THE PROPOSED LANDSCAPING SHALL BE PROVIDED BY THE PLANTINGS AS SHOWN ON THESE PLANS.

2.) THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL INTERNAL PLANTINGS; THE PRESERVATION OF THE EXISTING PERIMETER VEGETATION; AND FOR THE PERIMETER PLANTINGS AS SHOWN ON THESE PLANS. BONDING FOR THE PROPOSED PLANTINGS IS THE OBLIGATION OF THE DEVELOPER AS PART OF THE

3.) TREES MUST BE A MINIMUM OF FOUR (4) FEET FROM THE CURB OR SIDEWALK AND MUST BE A

MINIMUM OF FIVE (5) FEET FROM ANY STORM DRAIN. 4.) A MINIMUM DISTANCE OF TWENTY (20) FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG

THE CURB LINE AND FROM STREET LIGHTS. 5.) TREE MUST BE PLANTED A MINIMUM OF FIVE (5) FEET FROM AN OPEN SPACE ACCESS STRIP AND

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

7.) STREET TREES SHALL BE PLANTED SIX (6) FEET BEHIND FACE OF CURB WHEN THERE ARE NO SIDEWALKS

8.) ALL LANDSCAPING PLANT TYPES SHOWN ON THESE PLANS ARE RECOMMENDATIONS AND MAY BE SUBSTITUTED WITH APPROVED EQUIVALENTS FROM THE HOWARD COUNTY LANDSCAPE MANUAL.

9.) NO TREES SHALL BE PLACED WITHIN 10' BEHIND A RETAINING WALL OR WITHIN A RELATED MAINTENANCE EASEMENT, WHICHEVER IS GREATER. 10.) SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDCSAPING CREDIT IS GIVEN, DIE PRIOR TO 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 11.) THE REQUIRED PERIMETER PLANTINGS AND PARKING LOT PLANTINGS ARE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT

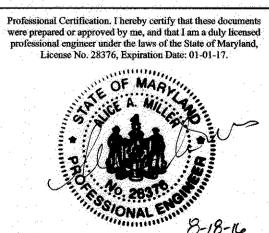
OF \$29,250.00 (\$18,900.00 FOR 63 SHADE TREES, \$10,350.00 FOR 69 EVERGREEN TREES). THE REQUIRED 68 STREET TREES WILL ALSO BE PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$20,400.00.

12.) AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE FOR THIS SITE SHALL SHALL BE OF THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL, IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM 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 THE APPLICABLE PLANS AND CERTIFICATES.

13.) THE OWNERS, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIAL AND BERMS, FENCES AND WALLS. ALL PLANT MATERIAL SHALL 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.



BENCHMARK ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM



DRAWING 14 OF 14

LOCUST THICKET INVESTORS LLC 5836 MEADOWRIDGE ROAD ELKRIDGE, MD 21075

> HOWARD COUNTY 3430 COURT HOUSE DRIVE ELLICOTT CITY, MD 21043

DEVELOPER:

DESIGN:

THE PARK AT LOCUST THICKET LLC P.O. BOX 417 ELLICOTT CITY, MD 21041 410-465-4244

CHECKED: AAM

1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND PRELIMINARY PLAN FOREST CONSERVATION AND LANDSCAPING DETAILS DATE: |-PROJECT NO. 0925

THE PARK AT LOCUST THICKET

BUILDABLE PARCELS A, B, C & D AND OPEN SPACE LOTS 1 & 2

ZONED R-A-15 & POR

TAX MAP 37, GRID 9, PARCELS 714 & 724

SCALE: AS SHOWN