

25% AND GREATER SLOPE 1500 Sq.Ft. ALTERNATE WELL SITE PROPOSED PRIVATE SEWERAGE EASEMENT EXISTING PRIVATE SEWERAGE EASEMENT

RECORD PLAT NO. 5073 PRIVATE 24' WIDE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT

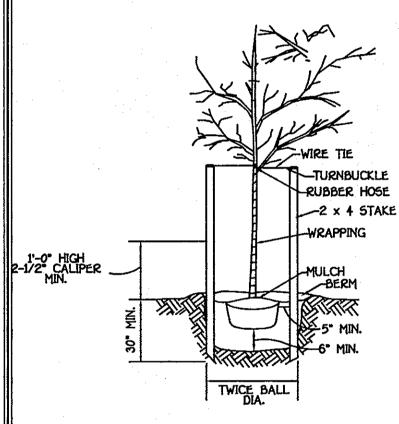
EXISTING WELL

15%-24.9% SLOPES

PROPOSED HOUSE

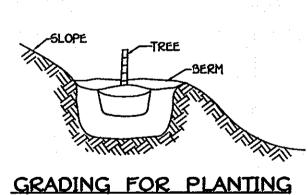
PROPOSED PERIMETER LANDSCAPE TREES

STAKING DETAIL



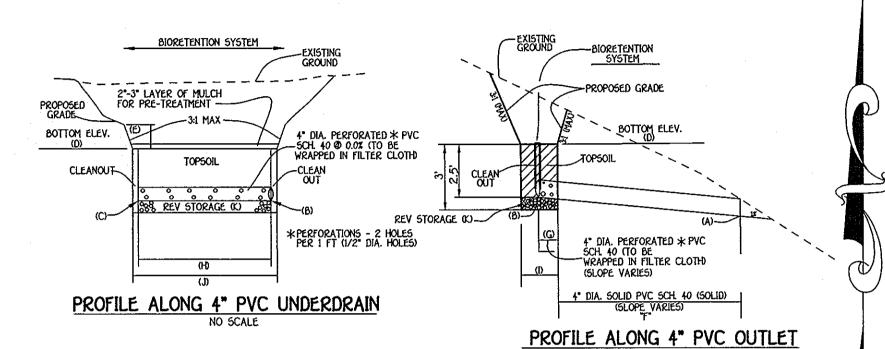
NOTE: REMOVE BURLAP FROM TOP 1/3 OF BALL

TREE PLANTING



At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On the Landscape Plan, Shall Comply With 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 2 1/2" - 3" OCTOBER GLORY CALIPER FULL (OCTOBER RED MAPLE) CROWN, B&B Review And Approval From The Department Of Planning And Zoning. Any Deviation From The 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 Revision Are Made To The Applicable Plans.

> The Owner, Tenants And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, 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.



| MIXED PERENNIAL5*                                    | <u> PKUF</u> |                     | O SCALE                         |
|--|--------------|---------------------|---------------------------------|
| CUT-LEAF CONEFLOWER CARDINAL FLOWER TRADUSCANT ASTER | BIORETEN     | TION FILT           | R PLANT MATERIAL                |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX               | QUANTITY     | NAME                | MAXIMUM SPACING (FT.)           |
| MIXED<br>GRASSES*                                    | 45           | MIXED<br>PERENNIALS | 1 FT.                           |
|  | 45           | MIXED<br>GRASSES    | i FT.                           |
| TUFTED FOXTAIL<br>BROOM SEDGE<br>SWITCH GRASS        | 1            | 5ILKY<br>DOGWOOD    | PLANT AWAY FROM INFLOW LOCATION |
| SILKA DOCADOD  |              |                     |                                 |

| BIORETENTION FILTER DATA |        |        |        |        |        |     |    |     |     |     |       |
|--------------------------|--------|--------|--------|--------|--------|-----|----|-----|-----|-----|-------|
| BIORETENTION<br>FILTER   | A      | В      | С      | D      | E      | F   | G  | Н   | I   | J   | K     |
| 1                        | 505.50 | 506.50 | N/A    | 509.00 | 509.50 | 55' | 5' | N/A | 10* | 10" | 1.02' |
| 2                        | 469.50 | 470.50 | 470.50 | 473.00 | 473.50 | 40' | 5' | 10' | 10* | 20' | 1.01  |
| 3                        | 475.65 | 476.0  | 476.0  | 478.50 | 479.0  | 30° | 5' | 10' | 10' | 20' | 1.01' |

BIORETENTION FILTER PLANTING DETAIL

\*SEE PLANT MATERIAL CHARTS FOR QUANTITIES AND SPACING AT LEAST 50% OF THE SURFACE AREA OF THE RAINGARDEN

| OPERATION & MAINTENANCE SCHEDULE  |
|---|
| 1. ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING, PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.  2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDER BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.  3. MULCH SHALL BE INSPECTED EACH SPRING, REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2. TO 3 YEARS.  4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS. WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS. |

PRIVATE BIORETENTION FILTER

| SCHED   | ULE A - PERIMET        | TER LANDSCAPE EDG                       | GE                                    |                                      |                                     |             |
|---|------------------------|---|---------------------------------------|--------------------------------------|-------------------------------------|-------------|
| PERIMETER   | P-1                    | P-2                                     | P-3                                   | P-4                                  | P-5                                 | TOTALS      |
| CATEGORY  | ADJACENT TO<br>ROADWAY | ADJACENT TO<br>PERIMETER PROPERTIES     | ADJACENT TO<br>PERIMETER PROPERTIES   | ADJACENT TO PERIMETER PROPERTIES     | ADJACENT TO<br>PERIMETER PROPERTIES | <del></del> |
| LANDSCAPE TYPE  | NONE                   | A                                       | Α                                     | Α                                    | A                                   |             |
| LINEAR FEET OF PERIMETER                                    | 100.00 L.F.            | 2442.99' L.F.                           | 1631.99 L.F.                          | 445.22 L.F.                          | 620.50 L.F.                         | <del></del> |
| CREDIT FOR EXISTING VEGETATION (NO. YES AND %)              | NO                     | YES (1462.02')<br>1462.02'/60'/TREE= 24 | YES (905'+150')<br>1135'/60'/TREE= 19 | YES (165.0°)<br>(165.0°/60°/TREE= 3) | ю                                   | YE5<br>46   |
| CREDIT FOR WALL, FENCE OR BERM (NO, YES AND %)              | NO                     | NO                                      | МО                                    | МО                                   | МО                                  |             |
| NUMBER OF TREES REQUIRED<br>SHADE TREES<br>EVERGREEN TREES  | 0                      | 2442'/60'/TREE= 40<br>40<br>0           | 1631.99'/60'/TREE= 27<br>27<br>0      | (445.52/60'/TREE= 7)<br>7<br>0       | (620.50'/60'/TREE= 10)<br>10<br>0   | 84<br>0     |
| NUMBER OF PLANTS PROVIDED<br>SHADE TREES<br>EVERGREEN TREES | 0                      | 40-(24 CREDIT)= 16<br>0                 | 27-(19 CREDIT)= Ø<br>0                | 7-(3 CREDIT)= 4<br>0                 | 10<br>0                             | 38<br>0     |

1). THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL 2). LOT 1 - LANDSCAPE SURETY IN THE AMOUNT OF \$4200.00 (14 SHADE TREES ● 300/EA) LOT 4 - LANDSCAPE SURETY IN THE AMOUNT OF \$4800.00 (16 SHADE TREES ● 300/EA) LOT 3 - LANDSCAPE SURETY IN THE AMOUNT OF \$2400.00 (8 SHADE TREES • 300/EA)

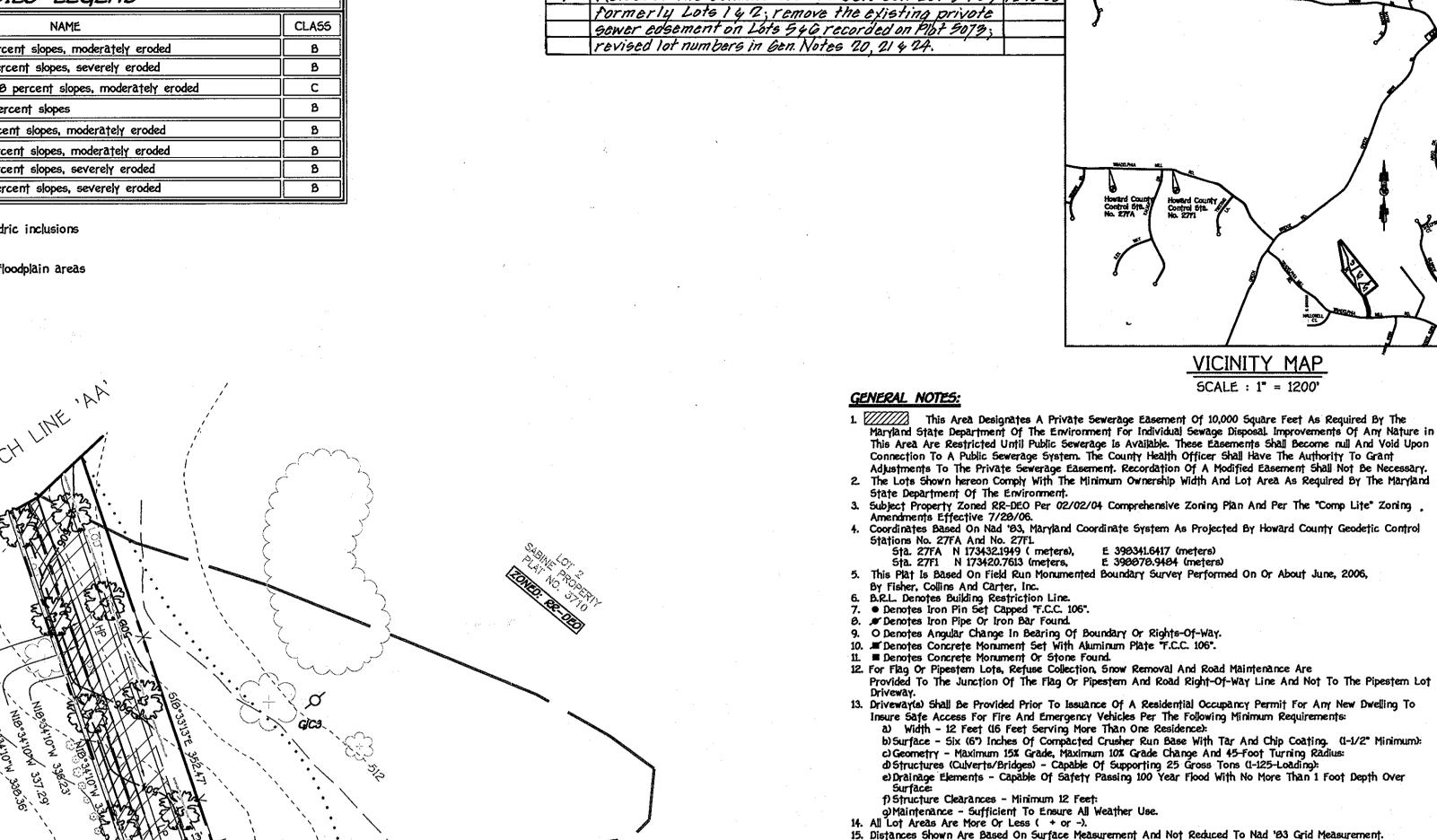
APPROVED: DEPARTMENT OF PLANNING AND ZONING

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 of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

|        | 50IL5 LEGEND  |       |  |
|--------|---|-------|--|
| 50IL   | NAME  | CLA55 |  |
| GIB2   | Glenelg loam, 3 to 0 percent slopes, moderately eroded        | В     |  |
| GJC3   | Glenelg loam, 0 to 15 percent slopes, severely eroded         | В     |  |
| * Gn82 | Glenville silt loam, 3 to 8 percent slopes, moderately eroded | С     |  |
| ME     | Manor loam, 25 to 45 percent slopes                           | В     |  |
| MIB2   | Manor loam, 3 to 8 percent slopes, moderately eroded          | В     |  |
| MIC2   | Manor loam, 0 to 15 percent slopes, moderately eroded         | В     |  |
| MIC3   | Manor loam, 8 to 15 percent slopes, severely eroded           | В     |  |
| MID3   | Manor loam, 15 to 25 percent slopes, severely eroded          | В     |  |

To Be Removed

- \* Hydric soils and/or contains hydric inclusions
- \*\* May contain hydric inclusions
- t Generally only within 100-year floodplain areas



24' Private Use-In-Common Access

The Use And Benefit Of Lots 1

Thru 4. Maintenance Agreement Recorded Simultaneouly With The Recording Of This Plat Among The

Land Records Of Howard County.

R=25.00' L=39.36'

TRIADELPHIA MILL ROAD

OWNER/DEVELOPER

Neal A. Phelps & Linda Westland Phelps

13760 Triadelphia Mill Road

Clarksville, Maryland 21029-1022

Easement Across Lots 1 Thru 4 For

REVISION

1 Relocate the common lot line between Lot 5 46, 12.10.00

18. Plat Subject To Prior Department Of Planning And Zoning File Numbers: F-82-27.

19. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Of Construction On these Lots/Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building or Grading Permit Application.

20. Landscaping For Lots 5. 3 And 4 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 2 is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot & Contains An Existing Dwelling To Remain. Landscape Surety Provided In The Amount Of \$11,400.00 For 37 Shade Trees At \$300/Each Will Be Posted With The Developer's Agreement For 21. There is An Existing Dwelling/Structure(s) Located On Lot @ To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure(s) Are To Be Constructed At A Distance Less Than The Zoning

17. Wetlands Area Delineated By Eco-Science Professionals August, 2006. No Non-Tidal Wetlands Exist

16. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard

22. Water Quality Volume (Wav) And Groundwater Recharge Volume (Rev) Requirements Will Be Met By Applying The Rooftop Disconnection, Non-Rooftop Disconnection Credits Along With Bioretention Filter Systems In Accordance With The Criteria Contained In Chapters 3 & 5 Of The 2000 Maryland Stormwater Design Manual Manual. Channel Protection Volume (Cpv) Is Not Required Because The Computed Discharge For The Cpv Storm For Each Design Point Is Less Than The 2.0 Cfs As Mandated In The Above Referenced Manual. 23. This Property Is Located Outside Of The Metropolitan District.

24. A Maintenance Agreement For The 24' Private Use-In-Common Driveway For Lots 3 Thru 6 Shall Be Recorded Among The Land Records Of Howard County, Maryland Simultaneously With The Plat. 25. A Fee-In-Lieu Of Providing Open Space Has Been Paid In The Amount Of \$4500.00. 26. Forest Conservation Obligation Of 2.0 Acres Reforestation To Fullfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act is Provided By Off-Site Planting On The Hobart Mullineaux

Property, Tax Map 6, Grid 8, Tax Parcel No. 15. A Forest Conservation Surety In The Amount Of \$43,560.00 Based On 2.0 Acres X 43,560 Sq.Ft./Acres X \$0.50/Acres Will Be Posted With The Developers Agreement For 27. Lot 3 Septic System Must Be Installed Prior To Building Permit Approval.
28. All Wells Shall Be Drilled Prior To Final Plat Recordation.

29. Waiver Petition File Number Wp-07-61 For The Phelps Estates Was Approved By The Director Of The

County Cemetery Inventory Map.

Dote

Department Of Planning And Zoning on January 25, 2007. The Specific Sections Waived Were Section 16.120 (b) (4) (i), Requiring Regular Rectangularity Shaped Lots; Section 16.120 (b) (4) (ii), Lot Ratio Not To Exceed 3:1 Lot Depth; Section 16.120 (b) (4) (iii), Lots Not To Be Encumbered By Environmentally Sensitive features; Section 16.120 (b) (6) (iv), Front Setbacks To Be Dimensioned On A Straight Line, Subject To The Following Conditions: 1. A 35' Environmental Building Restriction Line From The Stream Bank Buffer On Lot 3 Shall Be Shown On The Final Plat, F-07-30.

 A Note Shall Be Added To Final Plat, F-07-30, Indicating That No Grading, Disturbance Or
Construction Of Any Kind May Occur Within The Stream Bank Buffer On Lot 3.
 The Proposed House On Lot 4 Shall Be Shifted Away From The Western Property Line To Allow For A Minimum Of 20' Of Existing Vegetation To Remain For Landscape Buffering From The Western Adjoining Properties. The Front Setback On Lot 4 Shall Be Created As An Arc With A Radius Dimensioned From The Pipestern And Established At A Distance To Meet The 200° Lot Width.

30. No Grading, Disturbance Or Construction May Occur Within The 100' Stream Bank Buffer Located On Lot 3.

SUPPLEMENTAL PLAN, STORMWATER MANAGEMENT, FOREST CONSERVATION, LANDSCAPE TOPOGRAPHIC AND SOILS

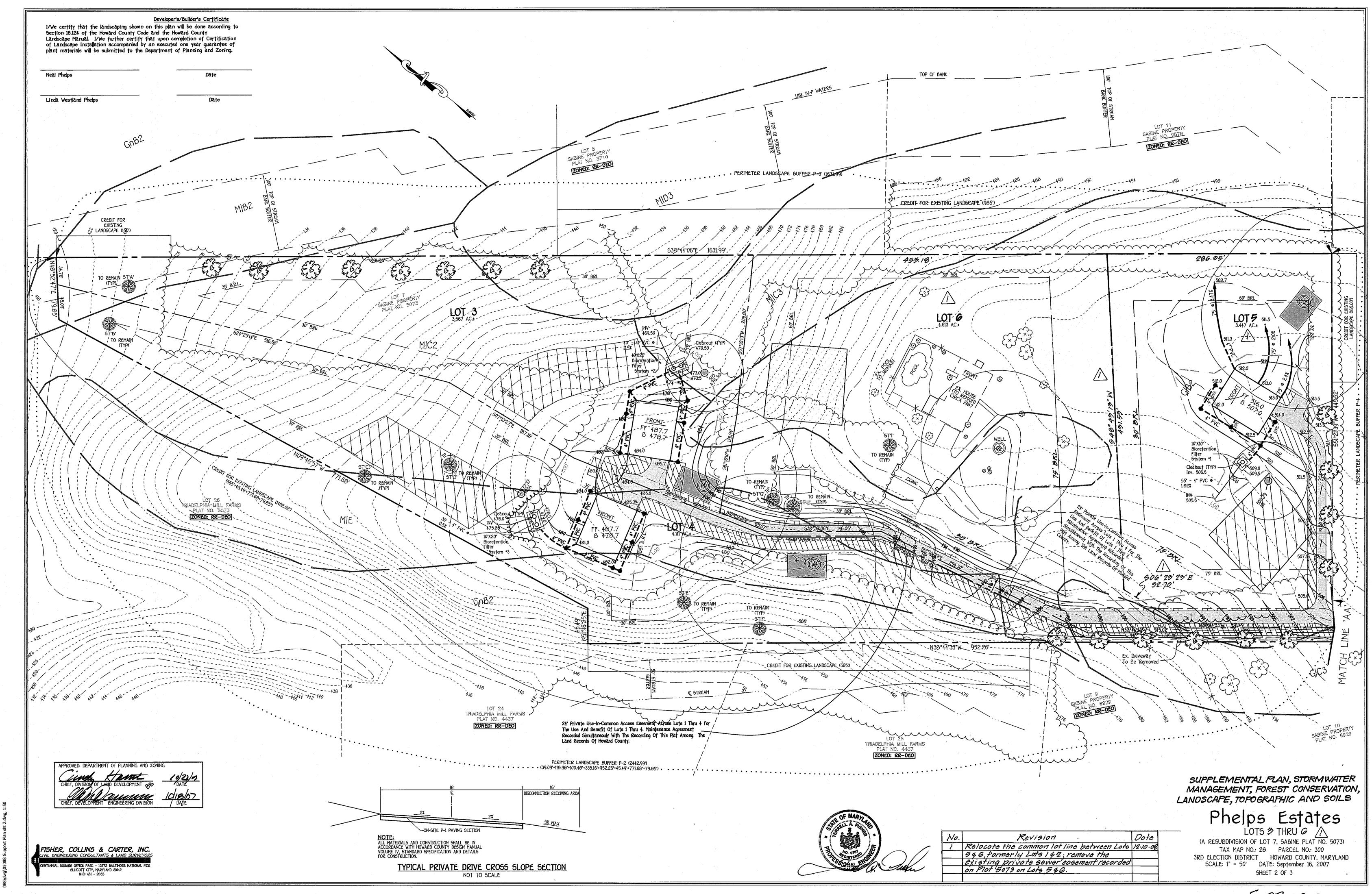
(A RESUBDIVISION OF LOT 7, SABINE PLAT NO. 5073)

TAX MAP •28 PARCEL: 300 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"= 50"

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

DATE: September 16, 2007



F-07-030

# PLANTING SCHEDULE

FCE • 1 - 2.00 acres Planting units Required: 1400 Planting units Provided: 1400

| QtY | Species                                | Size                      | Spacing         | Total FCA<br>Units |
|-----|--|---------------------------|-----------------|--------------------|
| 100 | Acer rubrum - Red maple                | 2-3' whip                 | 11' o.c.        |                    |
| 25  | Diospyros virginiana - Persimmon       | 2-3' whip                 | 11' o.c.        |                    |
| 150 | Liriodendron tulipifera - Tulip poplar | 2-3' whip                 | 11° a.c.        |                    |
| 60  | Nyssa sylvatica – Black gum            | 2-3' whip                 | 11' o.c.        |                    |
| 80  | Piatanus occidentalis - Sycamore       | 2-3' whip                 | 11' o.c.        | 1                  |
| 100 | Prunus serotina - Black cherry         | 2-3' whip                 | 11' o.c.        |                    |
| 60  | Quercus alba - White oak               | 2-3' whip                 | 11' o.c.        | ļ.                 |
| 30  | Ulmus rubra - Slippery Elm             | 2-3' whip                 | 11' o.c.        |                    |
| 75  | Viburnum prunifolium - Blackhaw        | 2-3' whip                 | 11' o.c.        |                    |
| 700 | Total while pla                        | intings x 2 units /tree • | FCA unit credit | 1400               |
|     |  | Total Uni                 | t Credit        | 1400               |

# FOREST CONSERVATION WORKSHEET

| VERSION 1.0  |                                      |
|--|--------------------------------------|
| BASIC SITE DATA:  A. TOTAL TRACT AREA  | 15.0 Ac<br>0<br>0<br>15.0 Ac         |
| INFORMATION FOR CALCULATIONS:  E. AFFORESTATION THRESHOLD  | 3.16<br>3.95                         |
| G. EXISTING FOREST COVER:  H. AREA OF FOREST ABOVE REFORESTATION THRESHOLD:  I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD: | 6.6<br>3.44<br>2.65                  |
| J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION   | 0.53<br>4.48<br>2.12                 |
| L. TOTAL AREA OF FOREST TO BE CLEARED  | 3.32                                 |
| PLANTING REQUIREMENTS:  N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD   | 0.66<br>1.34<br>0<br>2.0<br>0<br>2.0 |

# FCP 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
- 3. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
- 4. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- 5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
- 6. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED
- 7. 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
- 9. PERMANENT SIGNAGE SHALL BE PLACED 50' 100' APART ALONG BOUNDARIES OF ALL AREAS INCLUDED IN
- 9. FOREST CONSERVATION OBLIGATION OF 2.0 ACRES PLANTING TO FULLFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT IS PROVIDED BY OFF-SITE PLANTING ON PROPERTY OF HOBART MULLINEAUX, TAX MAP 6, GRID 0, TAX PARCEL NO. 15. A FOREST CONSERVATION SURETY IN THE AMOUNT OF \$43,560.00 BASED ON 2.0 ACRES X 43,560 SQ.FT./ACRES X \$0.50/ACRES WILL. BE POSTED WITH THE DEVELOPERS AGREEMENT ASSOCIATED WITH PHELPS ESTATES RECORDED PLAT
- THE UNENCUMBERED AREA OF WETLAND AND STREAM BUFFER BETWEEN THE EXISTING AND PROPOSED EASEMENT AREAS IS MAINTAINED AS ACCESS FOR FARM EQUIPMENT.

# MULTIFLORA ROSE CONTROL NOTE:

PRIOR TO PLANTING ALL MULTIFLORA ROSE WITHIN PLANTING AREAS SHALL BE REMOVED. REMOVAL OF THE ROSE MAY BE PERFORMED WITH MOWING AND HERBICIDE TREATMENTS. PHYSICAL REMOVAL OF ALL TOP GROWTH FOLLOWING BY A PERIODIC HERBICIDE TREATMENT OF STUMP SPROUTS IS RECOMMENDED. NATIVE TREE AND SHRUB SPECIES OCCURRUNG WITHIN THE ROSE THICKETS SHOULD BE RETAINED WHEREVER POSSIBLE. HERBICIDES TREATMENTS SHALL occur on 2 month intervals during the first growing season and once each in the spring and fall for SUBSEQUENT YEARS. HERBICIDE USED SHALL BE MADE SPECIFICALLY TO ADDRESS WOODY PLANT MATERIAL AND SHALL BE APPLIED AS PER MANUFACTURERS SPECIFICATIONS. CARE SHOULD BE TAKEN NOT SPRAY PLANTED TREES OR NATURALLY OCCURRING NATIVE TREE/SHRUB SEEDLINGS. IT IS RECOMMENDED THAT INITIATION OF ROSE REMOVAL BEGIN AT LEAST SIX MONTHS PRIOR TO PLANTING.

# PLANTING NOTES:

PLANTING DENSITY BASED ON 700 PLANTING UNITS PER ACRE. 2" CALIPER TREES = 7 PLANTING UNITS, 1" CALIPER TREES = 3.5 PLANTING UNITS, WHIPS WITH SHELTER = 2 PLANTING UNITS.

1" CALIPER TREES SHOULD BE STAGGERED ALONG THE OUTER PERIMETER OF THE PLANTING AREA TO SERVE AS DEMARCATION OF THE BOUNDARY. THE TREES SHOULD BE NO CLOSER THAN 15 FOOT

PLANTING SHALL BE MADE IN A CURVILINEAR FASHION ALONG CONTOUR. THE PLANTING SHOULD AVOID A GRID APPEARANCE BUT SHOULD BE SPACED TO FACILITATE MAINTENANCE

ALL WHIPS ARE REQUIRED TO BE INSTALLED WITH TREE SHELTERS PER HOWARD COUNTY FCA

# PLANTING/SOIL SPECIFICATIONS

- 1. PLANTING OF NURSERY STOCK SHALL TAKE PLACE BETWEEN MARCH 15th AND APRIL 30th OR
- SEPTEMBER 15th. AND NOVEMBER 15th.

  2. A TWELVE (12) INCH LAYER OF TOPSOIL SHALL BE SPREAD OVER ALL FORESTATION 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.

3. ALL BAREROOT PLANTING STOCK SHALL HAVE THEIR ROOT SYSTEMS DIPPED INTO AN ANTI-DESICCANT GEL PRIOR TO PLANTING.

- 4. 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 FOUIVALENT. 5. FERTILIZER SHALL CONSIST OF AGRIFORM 22-8-2, OR EQUIVALENT, APPLIED AS PER MANUFACTURER'S
- 6. A TWO (2) INCH LAYER OF HARDWOOD MULCH SHALL BE PLACED OVER THE ROOT AREA OF ALL PLANTINGS. 7. PLANT MATERIAL SHALL BE TRANSPORTED TO THE SITE IN A TARPED OR COVERED TRUCK. PLANTS SHALL
- BE KEPT MOIST PRIOR TO PLANTING. B. ALL NON-ORGANIC DEBRIS ASSICIATED WITH THE PLANTING OPERATION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

#### SEQUENCE OF CONSTRUCTION

- 1. 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 PLANS.
  2. PROPOSED FORESTATION AREAS IMPACTED BY SITE GRADING SHALL BE TOPSOILED AND STABILIZED AS PER NOTE NO. 2 OF PLANTING/SOIL SPECIFICATIONS FOR PROJECT.
- 3. PLANTS SHALL BE INSTALLED AS PER PLANT SCHEDULE AND THE PLANTING/SOIL SPECIFICATIONS FOR THE PROJECT.
  4. UPON COMPLETION OF THE PLANTING, SIGNAGE SHALL BE INSTALLED AS PER THE FOREST PROTECTION DEVICES SHOWN ON THE FOREST CONSERVATION PLAN. 5. PLANTINGS SHALL BE MAINTAINED AND GUARANTEED IN ACCORDANCE WITH THE MAINTENANCE AND GUARANTEE

## MAINTENANCE OF PLANTINGS

REQUIREMENTS FOR PROJECT.

- 1. MAINTENANCE OF PLANTINGS SHALL LAST FOR A PERIOD OF 26 MONTHS.
  2. ALL PLANT MATERIAL SHALL BE WATERED TWICE A MONTH DURING THE 1st. GROWING SEASON. WATERING MAY BE MORE OR LESS FREQUENT DEPENDING IN WEATHER CONDITIONS. DURING 2nd. GROWING SEASON, ONCE A MONTH DURING
- MAY-SEPTEMBER, IF NEEDED. 3. INVASIVE EXOTICS AND NOXIOUS WEEDS WILL BE REMOVED FROM FORESTATION AREAS. OLD FIELD SUCCESSIONAL SPECIES WILL BE RETAINED.
- 4. 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. 5. DEAD BRANCHES WILL BE PRUNED FROM PLANTINGS.

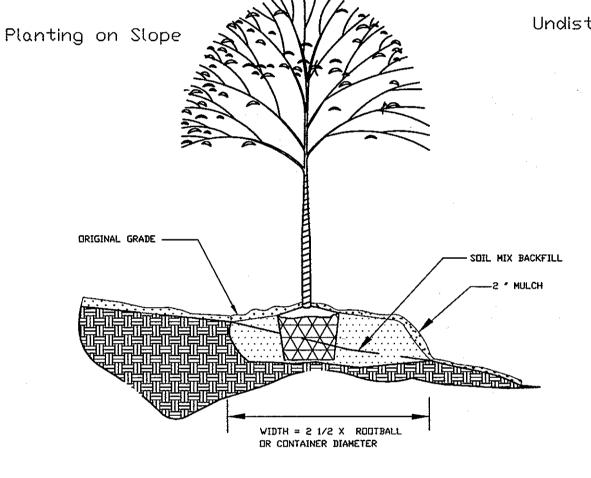
# GUARANTEE REQUIREMENTS

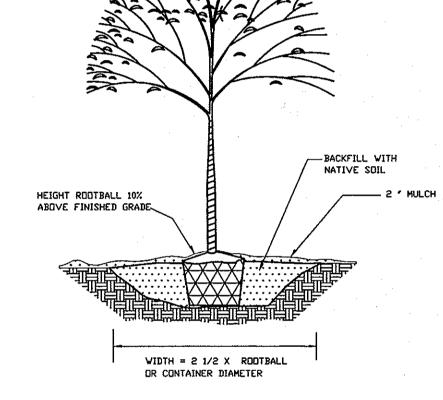
1 A 75 PERCENT SURVIVAL RATE OF FORESTATION PLANTINGS WILL BE REQUIRED AT THE END OF THE 24 MONTH MAINTENANCE PERIOD. ALL PLANT MATERIAL BELOW THE 75 PERCENT THRESHOLD WILL BE REPLACED AT THE BEGINNING OF THE NEXT GROWING SEASON.

### SURETY FOR FORESTATION

1. 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.

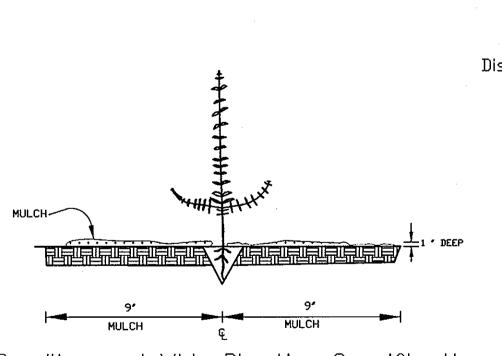
2. SURETY FOR OFF-SITE REFORESTATION (2.0 AC. x 43,560/AC X 0.50/5q.Ft. = \$43,560.00) IS POSTED WITH THE DEVELOPER'S AGREEMENT ASSOCIATED WITH THE PHELPS ESTATES RECORDED PLAT (F-07-030).



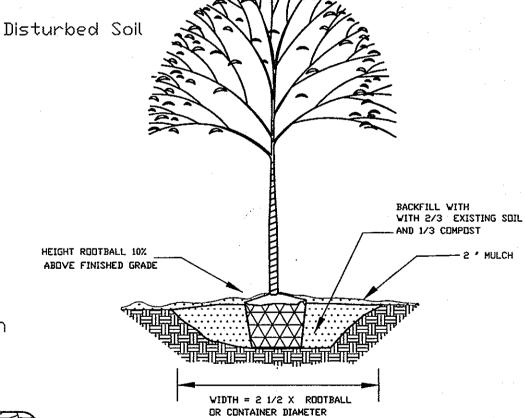


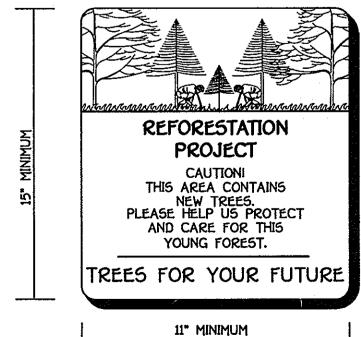
VICINITY MAP

SCALE : 1" = 1200'



Seedling and Whip Planting Specification





- DENOTES REFORESTATION PROJECT SIGN TO BE INSTALLED

OFF-SITE REFORESTATION PLAN FOREST CONSERVATION PLAT OF EASEMENT HOBART MULLINEAUX PROPERTY TAX MAP 6, GRID 8, PARCEL 15 FOURTH ELECTION DISTRICT ZONED: RC-DEO REFORESTATION PLANTING PLAN NOTES AND SPECIFICATIONS

> DATE: OCTOBER 10, 2007 SHEET 3 OF 3

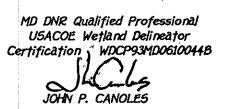
# MULTIFLORA ROSE/HEAVY BRUSH REMOVAL/CONTROL MAY BE REQUIRED PRIOR TO INSTALLATION OF EX. WETLANDS JSE III-P STREAM WINDSOR FOREST ROAD R-1975.00' (Local Scenic Road)

PLAN 5CALE: 1" = 200'

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

| OIT - SITE TOKE                                     | ST REFORESTATION TABULATION  |
|---|--|
|   | INITIAL REFORESTATION<br>F.C.E. EASEMENT   |
| REFORESTATION<br>EASEMENT NUMBERS                   | F.C.E. NO. 1   |
| REFORESTATION<br>EASEMENT AREA                      | 2.00 AC.±  |
| OFF-SITE SUBDIVISION<br>REFORESTATION<br>OBLIGATION | PHELPS ESTATES (F-07-030)<br>TM. •20, GRID 19, PAR •300<br>LIBER 0260, FOLIO 653 |

Eco-Science Professionals, Inc.



PHELPS ESTATES

ANCHOR POST SHOULD BE MINIMUM 2" STEEL "U" CHANNEL OR 2" x 2" TIMBER 6' IN LENGTH

O A DEPTH OF NO LESS THAN 1 OF THE TOTAL HEIGHT OF POST

ROOT DAMAGE SHOULD BE AVOIDED.
PROTECTIVE SIGNAGE MAY ALSO BE USED.
DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

FOREST PROTECTION DEVICE ONLY.
RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.

HIGHLY VISIABLE FLAGGING

OWNER/DEVELOPER Neal A. Phelps & Linda Westland Phelps 13760 Triadelphia Mill Road Clarksville, Maryland 21029-1022 (410) 531-7908

# HOBART MULLINEAUX PROPERTY

OWNER
Robert Arthur Scranton 18950 Windsor Forest Road Mount Airy Maryland , 21771 410-549-1669

APPROVED: DEPARTMENT OF PLANNING AND ZONING CHIEF, DIVISION OF LAND DEVELOPMENT 46

F-07-30