

GENERAL NOTES:

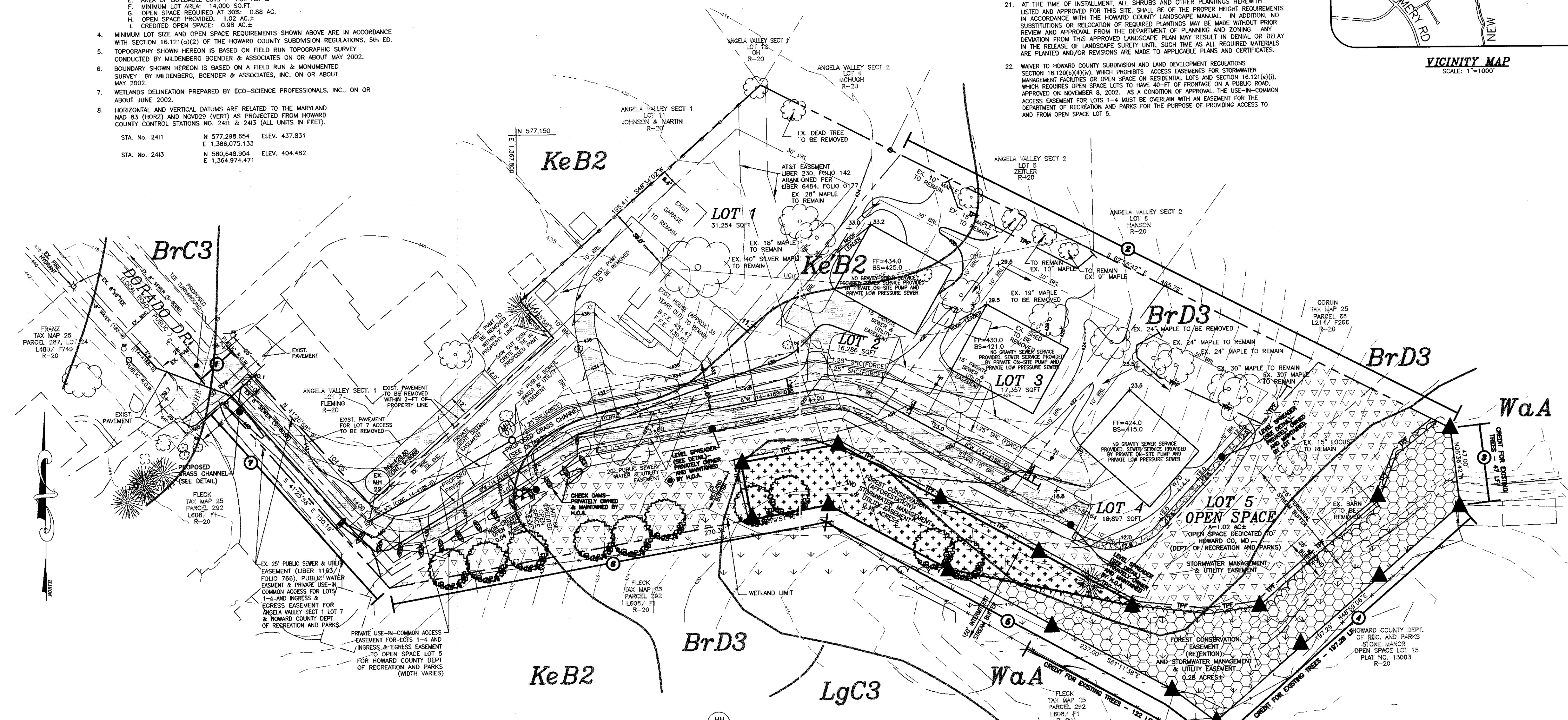
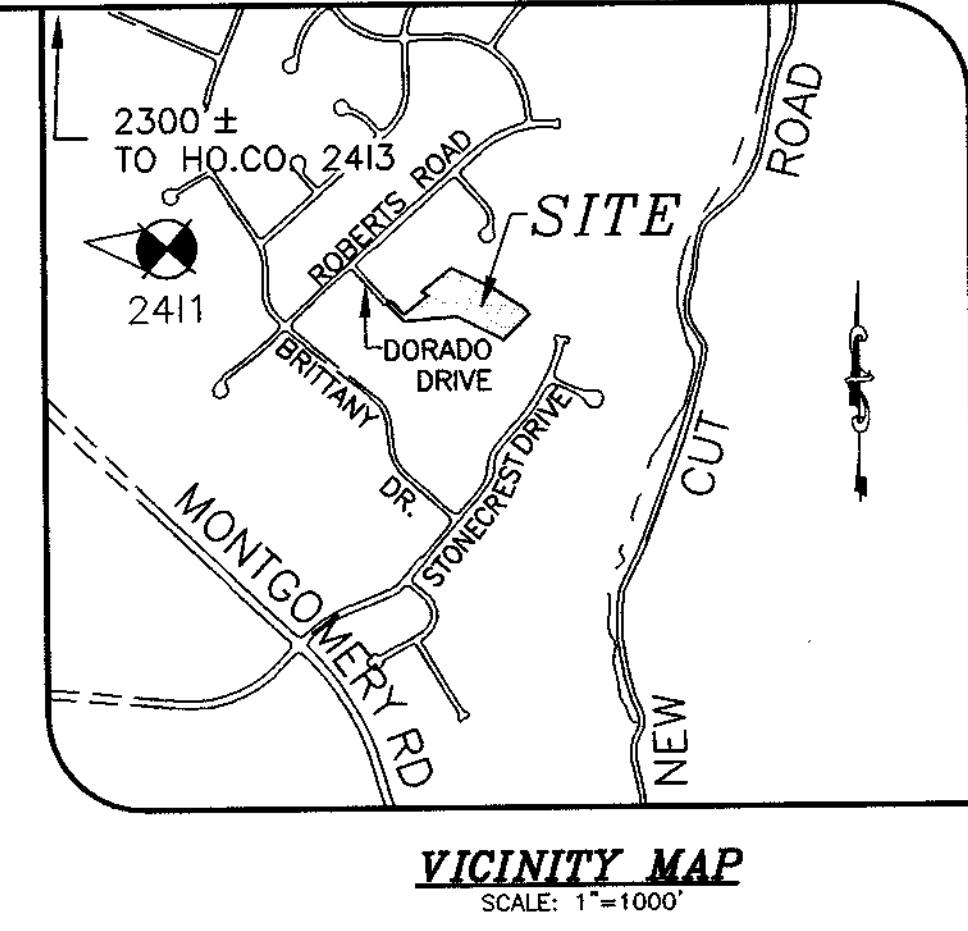
- THIS SUBDIVISION PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED #50-2001.
- PROJECT BACKGROUND:**
TAX MAP : 25, PARCEL: 285 BLOCK: 19
ELECTION DISTRICT : SECOND
ZONING : R-20
DPZ FILES: WP-03-039

- AREA TABULATION**
 - TOTAL TRACT AREA: 2.94 AC ±
 - NUMBER OF PROPOSED BUILDABLE LOTS : 4
 - NUMBER OF OPEN SPACE LOTS : 1
 - AREA OF PUBLIC RIGHT-OF-WAY : 0.0 AC
 - AREA OF BUILDABLE LOTS : 1.92 AC ±
 - MINIMUM LOT AREA: 14,000 SQ.FT.
 - OPEN SPACE REQUIRED AT 30%: 0.88 AC
 - OPEN SPACE PROVIDED: 1.02 AC ±
 - CREDITED OPEN SPACE: 0.88 AC ±
- MINIMUM LOT SIZE AND OPEN SPACE REQUIREMENTS SHOWN ABOVE ARE IN ACCORDANCE WITH SECTION 16.121(c)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, 5TH ED.
- TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY MILDENBERG BOENDER & ASSOCIATES ON OR ABOUT MAY 2002.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2002.
- WETLANDS DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., ON OR ABOUT JUNE 2002.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS IN FEET).

STA. No. 2411 N 577,298.854 ELEV. 437.831
E 1,366,075.133

STA. No. 2413 N 580,648.904 ELEV. 404.482
E 1,364,974.471

- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- ALL EXISTING STRUCTURES ON PARCEL 285 TO BE REMOVED UNLESS OTHERWISE NOTED. THE EXISTING DWELLING ON LOT 1 IS TO REMAIN.
- NO STEEP SLOPES EXISTS ON SITE.
- LANDSCAPING FOR LOTS 2, 3 & 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 1 IS EXEMPT SINCE THE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOTS 2, 3 & 4 AND O.S. LOT 5 (10 SHADE TREES) WILL BE POSTED AS PART OF THE GRADING PERMIT AND WILL BE DEFERRED UNTIL THE SDP PHASE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MINIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- OPEN SPACE LOT TO BE UTILIZED FOR FOREST CONSERVATION AREA.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 0.28 ACRES AND AFFORESTATION OF 0.16 ACRES. FINANCIAL SURETY FOR THE ON-SITE RETENTION OF 0.28 ACRES (12,196.80 SQ. FT.) IN THE AMOUNT OF \$2,439.36 AND AFFORESTATION OF 0.16 ACRES (6,969.50 SQ. FT.) IN THE AMOUNT OF \$3,464.80 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,924.16.
- STORMWATER MANAGEMENT IS PROVIDED VIA GRASS CHANNEL AND SHEETFLOW TO BUFFER SWM CREDITS IN ACCORDANCE WITH THE 2000 MDE SWM MANUAL. MANUAL. TOTAL WOV CREDIT IS 0.044 AC-FT & TOTAL REV CREDIT IS 0.06 AC.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HERewith LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF 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 APPLICABLE PLANS AND CERTIFICATES.
- WAVER TO HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.120(a)(4)(iv) WHICH PROHIBITS ACCESS EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE ON RESIDENTIAL LOTS AND SECTION 16.121(a)(1), WHICH REQUIRES OPEN SPACE LOTS TO HAVE 40-FT OF FRONTAGE ON A PUBLIC ROAD, APPROVED ON NOVEMBER 8, 2002. AS A CONDITION OF APPROVAL, THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-4 MUST BE OVERLAIN WITH AN EASEMENT FOR THE DEPARTMENT OF RECREATION AND PARKS FOR THE PURPOSE OF PROVIDING ACCESS TO AND FROM OPEN SPACE LOT 5.



DEVELOPER'S/OWNER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

D. J. R... 2/11/04
NAME DATE

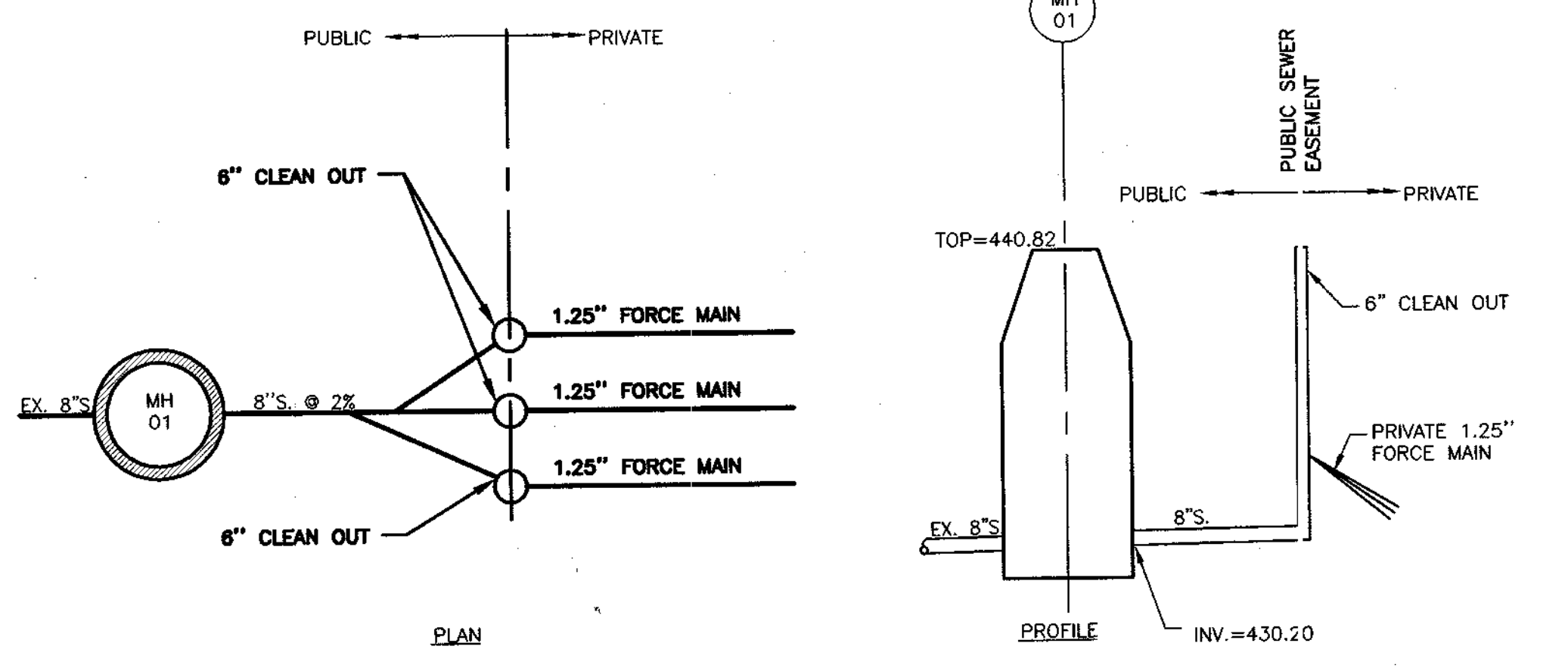
APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

... 3/24/04
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 3/17/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



DETAILS PUBLIC SEWER CONNECTIONS FOR PRIVATE FORCE MAINS
SCALE: NTS

- LEGEND**
- PRIVATE GRINDER PUMP FOR LOW PRESSURE SEWER
 - FOREST CONSERVATION (AFFORESTATION) AND STORMWATER MANAGEMENT & UTILITY EASEMENT
 - FOREST CONSERVATION (RETENTION) AND STORMWATER MANAGEMENT & UTILITY EASEMENT
 - TPF - TREE PROTECTIVE FENCING
 - FOREST CONSERVATION SIGNAGE
 - PERIMETER LANDSCAPE EDGE

- SOILS DESCRIPTION**
- BrD3 BRANNINGHAM LOAM, 15% TO 25% SLOPES, SEVERELY ERODED (TYPE C)
 - LgC3 LEGGERS SILTY CLAY LOAM 8% TO 15% SLOPES, SEVERELY ERODED (TYPE B)
 - KeB2 KELLY SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED (TYPE D)
 - Waa WATCHING SILT LOAM, 0% TO 3% SLOPES (TYPE D)

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10	○	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
TOTAL				10 SHADE TREES

STATE OF MARYLAND
LANDSCAPE ARCHITECT
Stephanie Demchik 3/16/04
STEPHANIE DEMCHIK, RLA NO. 3038
OWNER AND DEVELOPER
ELICOTT CITY LAND HOLDING, INC.
c/o LAND DESIGN & DEVELOPMENT
8000 MAIN STREET
ELICOTT CITY, MARYLAND 21043
410-480-9105

date	FBF 2004
project	02-027
illustration	MAP
scale	1"=90'
approval	MAP
revision	RIH

description	revisions
date	rev.

GIBSON PROPERTY
TAX MAP 25 - PARCEL 285 - BLOCK 19
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
LANDSCAPE, FOREST CONSERVATION & SUPPLEMENTAL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Balt. (301) 621-5521 Wash. (410) 997-0286 Fax

FOREST CONSERVATION GENERAL NOTES

FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

REFORESTATION PLANT LIST

ALTERNATIVE 1 (1" CALIPER TREES)

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C.	SIZE & SPACING	REMARKS
32	Acer rubrum Red Maple	VT	D-W	FAC	15'	CONT/B & B 1" CALIPER	
5	Lindera benzoin Spicebush	T	M	FACW-	15'	CONT/B & B 3'-5' HEIGHT	
6	Liquidambar styraciflua American Sweet Gum	I	M-W	FAC	15'	CONT/B & B 1" CALIPER	
16	Liriodendron tulipifera Tuliptree	MT	D-M	FAC	15'	CONT/B & B 1" CALIPER	
16	Nyssa sylvatica Black Gum	T	M-W	FAC	15'	CONT/B & B 1" CALIPER	
5	Prunus serotina Wild Black Cherry	I	M	FACU	15'	CONT/B & B 3'-5' HEIGHT	
TOTAL							50 TREES

ALTERNATIVE 2 (WHIPS WITH TREE SHELTERS)

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C.	SIZE & SPACING	REMARKS
50	Acer rubrum Red Maple	VT	D-W	FAC	11'	SEEDLING/WHIP WITH TREE SHELTER	
11	Lindera benzoin Spicebush	T	M	FACW-	11'	SEEDLING/WHIP WITH TREE SHELTER	
12	Liquidambar styraciflua American Sweet Gum	I	M-W	FAC	11'	SEEDLING/WHIP WITH TREE SHELTER	
28	Liriodendron tulipifera Tuliptree	MT	D-M	FAC	11'	SEEDLING/WHIP WITH TREE SHELTER	
28	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	SEEDLING/WHIP WITH TREE SHELTER	
11	Prunus serotina Wild Black Cherry	I	M	FACU	11'	SEEDLING/WHIP WITH TREE SHELTER	
TOTAL							140 WHIPS WITH TREE SHELTERS

PLANTING SPECIFICATIONS AND NOTES

SITE PREPARATION AND SOILS

- PROTECTION FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
- DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON A PLANTING FIELD OF RADIUS = 5 X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
- SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
- ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

PLANT STORAGE AND INSPECTION

- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
- FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
- PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
- UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.

PLANT INSTALLATION

- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCK PILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
- PLANTING FIELD DAMAGES SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
- CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THROUGH LARGER EXISTING ROOTS FROM EXISTING MATURE TREES. IF ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST.
- CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENCIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
- FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.

- FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FIVE (5), PER SPECIES, OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED ON PLANT LIST.
- AVOID PLANTING IN A STRAIGHT GRID PATTERN. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
- NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE VERY DEEP, WELL DRAINED NATURE OF THE NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

FERTILIZING

- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND A/D ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
- NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NEEDS.
- IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK (F EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

MAINTENANCE SCHEDULE

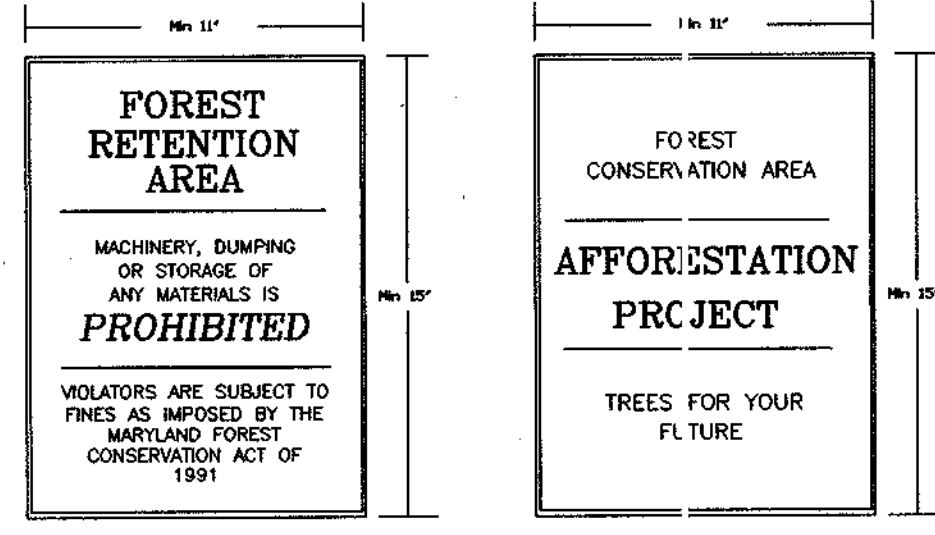
- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
- ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- VOLUNTIER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY EFFECTING THE PLANTED STOCK.
- REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3'-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
- REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN ENTIRE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.
- A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.

SUPERVISION

- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

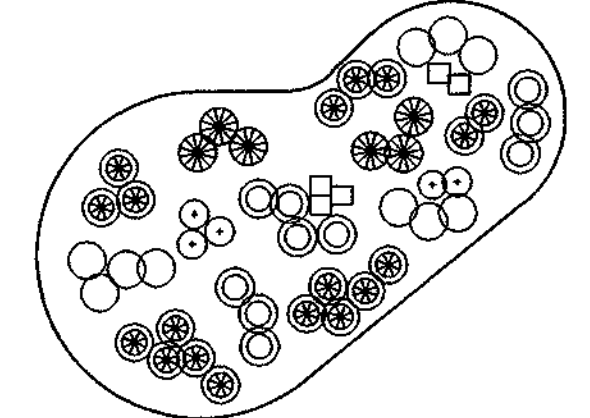
FOREST CONSERVATION DATA

ACRES	DESCRIPTION
2.94	BASIC SITE DATA
0.00	GROSS SITE AREA
0.00	AREA WITHIN 100 YEAR FLOODPLAIN
0.00	AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL
2.94	NET TRACT AREA
	LAND USE CATEGORY: RESIDENTIAL-SUBURBAN
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
0.59	B. REFORESTATION THRESHOLD (20%)
0.44	C. AFFORESTATION MINIMUM (15%)
0.28	D. EXISTING FOREST ON NET TRACT AREA
0.00	E. FOREST AREAS TO BE CLEARED
0.28	F. FOREST AREAS TO BE RETAINED
V. AFFORESTATION CALCULATIONS	
0.44	AFFORESTATION REQUIRED
0.28	CREDIT FOR FOREST AREA RETAINED
0.16	TOTAL AFFORESTATION REQUIRED
0.16	TOTAL AFFORESTATION PROVIDED

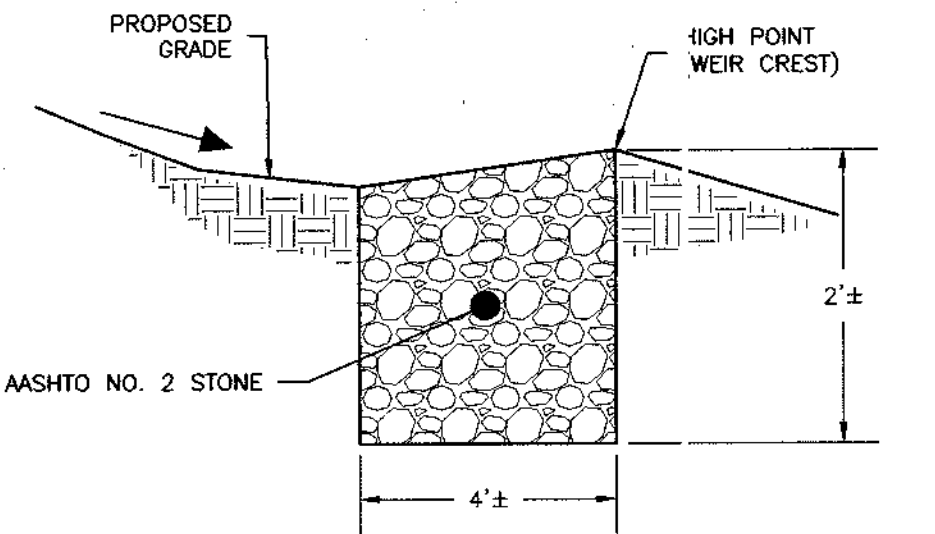


SIGNAGE DETAILS

NOTE: SIGNS TO BE POSTED EVERY 50' TO 100'.



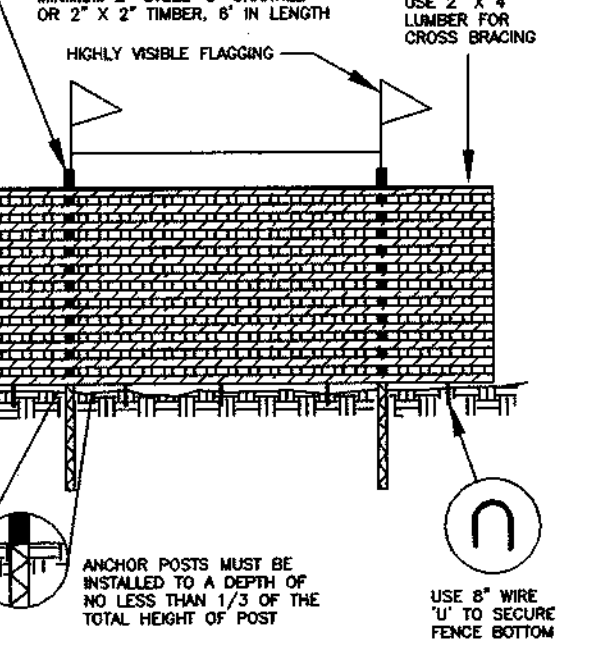
TYPICAL TREE PLANTING PLAN
NOT TO SCALE



LEVEL SPREADER ALONG LOT 4 EAST PROPERTY LINE
NOT TO SCALE

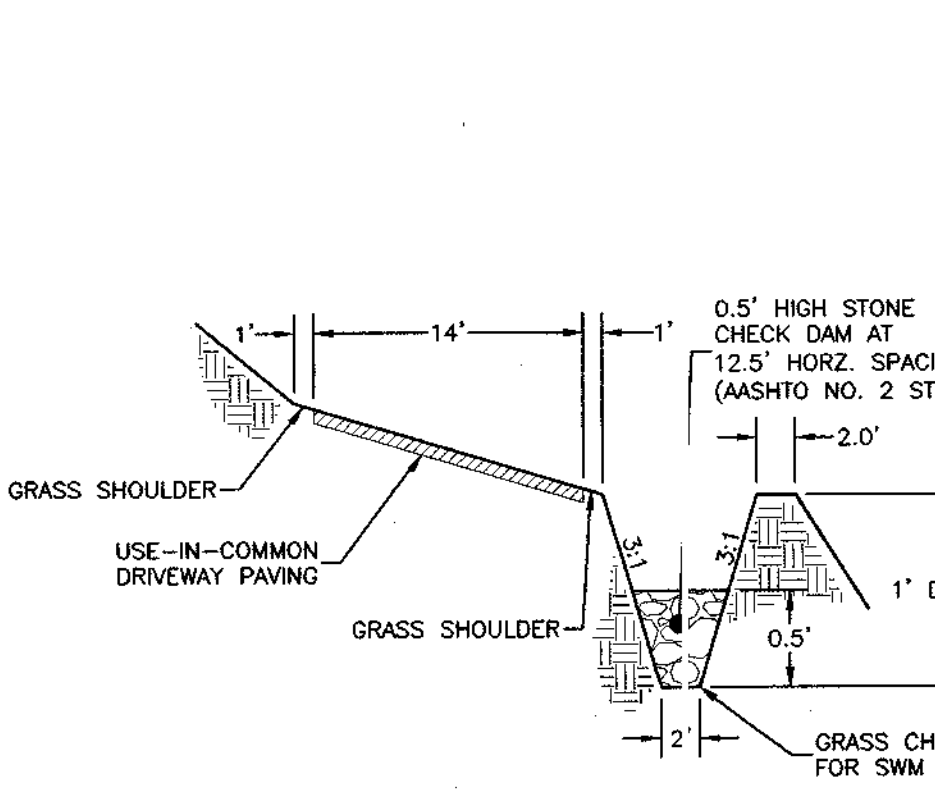
PROTECTIVE FENCE DETAIL

BLAZE ORANGE PLASTIC MESH



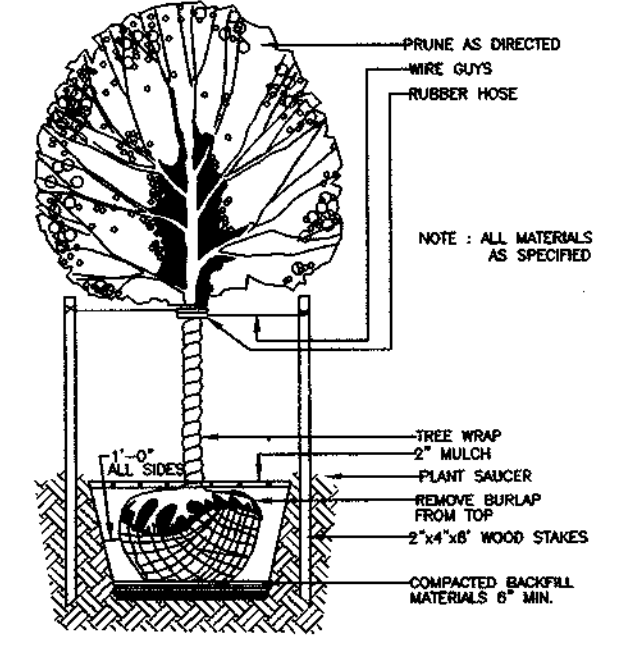
NOTE: 1. PROTECTIVE FENCING IS TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. 2. DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. 3. SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE. 4. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.

LEVEL SPREADER ALONG LOT 4 EAST PROPERTY LINE

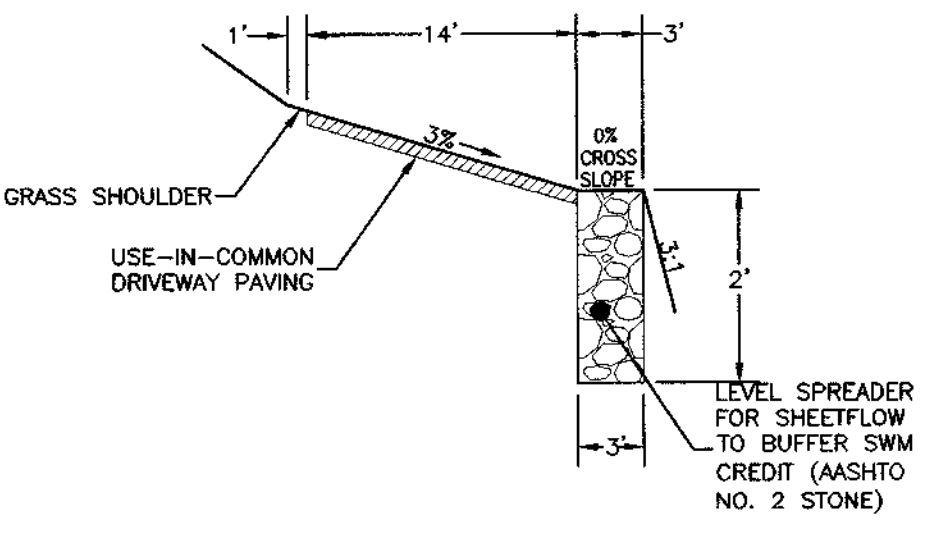


GRASS CHANNEL DETAIL
USE-IN-COMMON DRIVEWAY STATION 0+00 TO 2+60±
HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=1'

TYPICAL DECIDUOUS TREE PLANTING DETAIL



NOT TO SCALE



LEVEL SPREADER ALONG USE-IN-COMMON DRIVEWAY
DRIVEWAY STATION 2+60 TO 5+80±
HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=10'

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)
LANDSCAPE TYPE	N/A	A	A	A
LINEAR FEET OF PERIMETER	25.00 LF	371.43 LF	47.00 LF	197.29 LF
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	N/A	6 SHADE TREES*	47 LF OF EX. TREES	197.29 LF OF EX. TREES
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS
TOTAL				
LANDSCAPE TYPE	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	
LINEAR FEET OF PERIMETER	268.50 LF	270.32 LF	150.19 LF	
NUMBER OF PLANTS REQUIRED	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	22 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	122 LF OF EX. TREES	N/A	N/A	366.29 LF OF EX. TREES 6 SHADE TREES 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	8 SHADE TREES** 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES** 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

* PERIMETER 2 CREDIT FOR EXISTING TREES : TWO (2) 10" MAPLES, ONE (1) 15" MAPLE, ONE (1) 9" MAPLE, AND TWO (2) 30" MAPLE.
** PERIMETER 7 : THREE (3) PROPOSED SHADE TREES HAVE BEEN RELOCATED TO PERIMETER 6, DUE TO THE LOCATION OF AN EXISTING PUBLIC SEWER & UTILITY EASEMENT ALONG THIS PERIMETER.

date	FEB 2004
project	02-027
illustration	MAP
MAP	MAP
revision	AS SHOWN
approval	RAH

code	
description	revisions
no.	

GIBSON PROPERTY
TAX MAP 25 - PARCEL 285 - BLOCK 19
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
LANDSCAPE & FOREST CONSERVATION NOTES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax. (301) 621-5521 Wash. (410) 997-0298 Fax.

2 OF 2