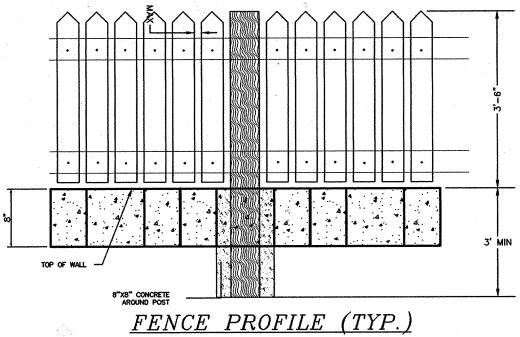
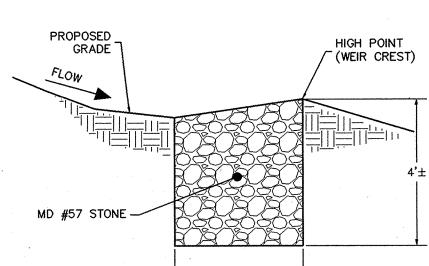
FOREST CONSERVATION WORKSHEET NET TRACT AREA: AREA WITHIN 100 YEAR FLOODPLAIN AREA TO REMAIN IN AGRICULTURAL PRODUCTION. D. NET TRACT AREA. LAND USE CATEGORY: EXISTING FOREST COVER: G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).......
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD... I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD..... BREAK EVEN POINT: J. FOREST RETENTION ABOVE THE THRESHOLD WITH NO MITIGATION...... = 0.62 K. CLEARING PERMITTED WITHOUT MITIGATION..... = 0.72 TOTAL AREA OF FOREST TO BE CLEARED M. TOTAL AREA OF FOREST TO BE RETAINED. N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD..... = 0.22 P. REFORESTATON FOR CLEARING BELOW CONSERVATION THRESHOLD...... = 0.88 . CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD... $\cdots = 0.00$ TOTAL REFORESTATION REQUIRED TOTAL AFFORESTATION REQUIRED. - = 0.00TOTAL REFORESTATION AND AFFORESTATION REQUIRED.

FOREST CONSERVATION DATA

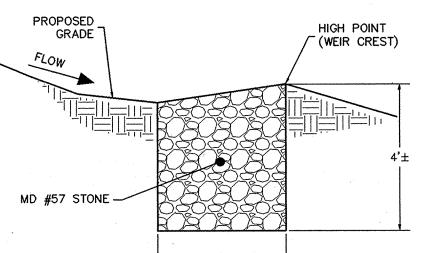


4"X4" WOOD POST SPACED EVERY 7.5' O/C ALONG THE WALL LENGTH



LEVEL SPREADER DETAIL

WOOD POST PLAN



S.	PECIMEN TREES
KEY	SPECIES
ST#1	45" SYCAMORE
ST#2	34" POPLAR
ST#3	31" POPLAR
ST#4	30" POPLAR
ST#5	40" POPLAR
ST#6	42" RED MAPLE

SEEDLING/WHIP WITH TREE SHELTER SEEDLING/WHIP

SEEDLING/WHIP WITH TREE SHELTER

SEEDLING/WHIP

with tree shelter

WITH TREE SHELTER with tree shelter SEEDLING/WHIP with tree shelter 1 GAL. CONT. SEEDLING/WHIF with tree shelter

2'-3' TREE PLANTING DETAIL

CONTAINER GROWN

"GROUND LINE-1" LOWER THAN NURSERY

WETLAND TABLE

W1 35.38 N06'54'10"W

W2 69.41 N06*28'36"E

W3 15.30 N15°16'00"E

W4 11.04 S72*18'46"E

W5 15.28 S10*06'35"E

W6 64.81 S17*04'19"W

W7 39.44 S12*23'53"E

W8 10.25 S89*58'06"E W9 12.03 S15"11'13"W W10 30.33 S14"58'12"W

W11 46.36' S06'14'27"E

W12 56.64' \$86'17'22"W W13 8.35' \$46'01'04"E W14 68.72' \$89'00'29"W

W15 43.45 N09°07'14"W

W16 17.89 N00°43'00"W

W17 38.49 N06'18'53"E

W18 17.37 S59*48'03"E

	CHANNEL TOP RD.	٦
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		J
\	B. CT. SPURA FONT AVE.	
	VICINITY MAP SCALE: 1'=1000'	
	30,122.1	

GENERAL NOTES:

R-20. TAX MAP 31 PARCEL 286 GRID 9. DEED REFERENCE 3.007 ACRES ± GROSS AREA MINIMUM LOT SIZE 24,242 SQ. FT. NUMBER OF PROPOSED BUILDABLE LOTS: NUMBER OF PROPOSED OPEN SPACE LOTS: NUMBER OF BULK PARCELS :

2. THIS BOUNDARY IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY DONE BY MILDENBERG BOENDER AND ASSOCIATES ON OR ABOUT FEB. 2003.

3. THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 421A AND 421B N 573,998.5709 ELEVATION 500.157 STATION NO. 31AA

N 571,982.6701 ELEVATION 482.35 STATION NO. 31DA

E 1,369,934.229

E 1,372,145.075 4. ALL EXISTING STRUCTURES ON SITE WILL BE REMOVED.

5. THIS SUBDIVISION IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT

REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 50-2001. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED.

DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR A NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT). SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45~FOOT RADIUS. D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).

E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.

STRUCTURE CLEARANCES - MINIMUM 12 FEET G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

8. WETLAND & FOREST STAND DELINEATIONS PREPARED BY MILDENBERG, BOENDER, & ASSOCIATES, INC, ON OR ABOUT MARCH 2003.

9. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 21.

10. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY REFORESTATION OF 9.87 ACRES AND PAYMENT OF FEE-IN-LIEU OF REFORESTATION FOR 9.24 ACRES (10,484.45Q. FT.) IN THE AMOUNT \$5,227.20 FINANCIAL SURETY FOR THE ON-SITE REFORESTATION OF 0.87 ACRES (37,897.250, FT.) WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$18,948,60.

11. 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 DESIGN 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.

12. AN MDE PERMIT IS REQUIRED PRIOR TO REMOVAL OF THE DRIVEWAY AND CULVERTS. THE PERMIT SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WORK.

13. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ON LOTS 1 THRU 4 (11 SHADE TREES) IS DEFERRED UNTIL SITE DEVELOPMENT PLAN STAGE.

14. UPDN SUBDIVISION OF PARCEL 98, THE NEW LOTS WILL UTILIZE THE USE -IN COMMON ACCESS EASEMENT WHICH SERVES LOTS 1-3. THE STORM WATER MANAGEMENT FEATURE LOCATED WITHIN NON-BUILDABLE BULK PARCEL'A" MAY NOT BE REMOVED. LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY SYMBOL **BOTANICAL NAME** ACER RUBRUM 'RED SUNSET' COMMON NAME

RED SUNSET RED MAPLE 2 1/2" - 3" CAL.

<u>TOTAL</u> 11 SHADE TREES

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	·.
LINEAR FEET OF PERIMETER	442.69 LF	313.72 LF	657.08 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, CREDIT FOR EX. TREES TO REMAIN 146 L.F.	YES, CREDIT FOR EX. TREES TO REMAIN 313.72 L.F.	YES, CREDIT FOR EX. TREES TO REMAIN 280 L.F.	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	11 SHADE TREES 0 EVERGREEN TREE 0 SHRUBS
CREDIT FOR EXISTING VEGETATION SHADE TREES EVERGREEN TREES	O SHADE TREES O EVERGREEN TREES O SHRUBS	O SHADE TREES O EVERGREEN TREES O SHRUBS	O SHADE TREES O EVERGREEN TREES O SHRUBS	0 SHADE TREES 0 EVERGREEN TREE 0 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	5 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES	1	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	1

MD DNR QUALIFIED PROFESSIONAL

OWNER REUWER ENTERPRISES, LLC. R/E GROUP, Inc. 8000 MAIN STREET

5. 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

PLANT STORAGE AND INSPECTION

INCORPORATE 25% BY VOLUME PEAT MOSS.

SITE PREPARATION AND SOILS

NECESSARY.

IS RECOMMENDED.

1. FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE. 2. FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN

<u>PLANTING SPECIFICATIONS AND NOTES</u>

PROTECTION FENCING AND SILT FENCES FOR SEDIMENT AND EROSION

CONTROL ARE TO BE INSTALLED AS A FIRST ORDER OF BUSINESS, IF

2. DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD

FIELD OF RADIUS = 5 X DIAMETER OF THE ROOT BALL OR CONTAINER

3. SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX

THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.

4. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF

FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING

SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH

PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL

EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY

TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER

THREE DAYS AFTER DELIVERY TO THE SITE. 3. 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

4. UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT

PLANT INSTALLATION

1. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED 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.

2. PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST. . CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THRU 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.

<u>DEVELOPER'S/OWNER'S CERTIFICATE</u> I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN 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 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.

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 5. FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN PEEL

4. CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND

ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENCIRCLE

BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY. 6. FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FOUR (4), 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. 8. NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE WELL DRAINED 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.

1. 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 ADD ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.

2. NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NEEDS. 3. IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED

BASED PRODUCTS ARE AVAILABLE COMMERCIALLY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

MAINTENANCE SCHEDULE

1. ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD 2. ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS. 3. VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS

NEGATIVELY EFFECTING THE PLANTED STOCK. 4. 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. 5. 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.

6. 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 BY 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.

MINIMILM TOT SIZE CHADT

	MINIMUM	LUI SIZE	CHARI
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	24,769 SQ.FT.	796 SQ.FT.	23,973 SQ.FT.
- 3	27,918 SQ.FT.	1,341 SQ.FT.	26,577 SQ.FT.

SOILS CLASSIFICATION:

Mo (D) MIXED ALLUMAL LAND MrE (C) MONTALTO AND RELAY SOILS, 15 TO 45 PERCENT SLOPES MSF (C) MONTALTO AND RELAY VERY STONEY SILT LOAMS, 25 TO 60 PERCENT SLOPES

	A (ALTERNATIVE 1) SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACIN	
15	Acer negundo Box Elder	T	M-W	FAC+	15'	CONT/B 1" CALIP
70	Acer rubrum Red Maple	VT	D-W	FAC	15'	CONT/B 1" CALIP
25	Cornus florida Flowering Dogwood	VT	D-M	FACU-	11'	CONT/B 3'-5' HE
15	Fraxinus pennsylvanico Green Ash	J-MT	M-W	FACW	15'	CONT/B 1" CALIP
20	Lindera benzoin Spicebush	Т	M	FACW-	11'	3 GAL. C
25	Nyssa sylvatica Black Gum	T	M-W	FAC	15'	CONT/B 1" CALIP
20	Platanus occidentalis American Sycamore	MT	M-W	FACW-	15'	CONT/B 1" CALIP
40	Liriodendron tulipifera Tulip Poplar	МТ	M-W	FAC	15'	CONT/B 1" CALIF

FOREST

NSERVATION AREA

REFORESTATION

PROJECT

TREES FOR YOUR

FUTURE

SIGNAGE DETAIL

PROTECTIVE FENCE DETAIL

BLAZE ORANGE PLASTIC MESH

ANCHOR POSTS SHOULD BE MINIMUM 2" STEEL 'U' CHANNEL OR 2" X 2" TIMBER, 6' IN LENGTH

HIGHLY VISIBLE FLAGGING ----

NOT TO SCALE

		A (ALTERNATE 2) SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACING	SIZE & REMARKS
	25	Acer negundo Box Elder	T	M-W	FAC+	11'	SEEDLING/WHI WITH TREE SHI
	125	Acer rubrum Red Maple	VT	D-W	FAC	11'	SEEDLING/WH WITH TREE SH
	40	Cornus florida Flowering Dogwood	VT	D-M	FACU-	8'	SEEDLING/WH WITH TREE SH
	25	Fraxinus pennsylvanica Green Ash	I-MT	M-W	FACW	11'	SEEDLING/WH WITH TREE SH
•	20	Lindera benzoin Spicebush	T :	М	FACW-	8'	1 GAL. CON
	45	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	SEEDLING/WH WITH TREE SH
	30	Platanus occidentalis American Sycamore	MT	M-W	FACW-	11'	SEEDLING/WH WITH TREE SH
•	70	Liriodendron tulipifera Tulip Poplar	МТ	M-W	FAC	11'	SEEDLING/WH WITH TREE SH
	TOTAL	380 TREES & SHRUBS	(350 TRE	EES REQU	JIRED)		/ X

_ 3"-4" MULCH

ELLICOTT CITY, MD 21043

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