

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 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 MOST 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, A PRE-CONSTRUCTION MEETING SHALL TAKE 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.

LINE	BEARING & DISTANCE
W1	S88°06'42"W 25.85'
W2	N81°49'08"W 25.91'
W3	N59°34'03"W 22.64'
W4	N51°02'15"W 28.98'
W5	S78°33'47"W 24.32'
W6	N85°50'10"W 27.47'
W7	N54°18'30"W 28.52'
W8	N84°13'40"W 44.88'
W9	S85°47'47"W 21.84'

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.

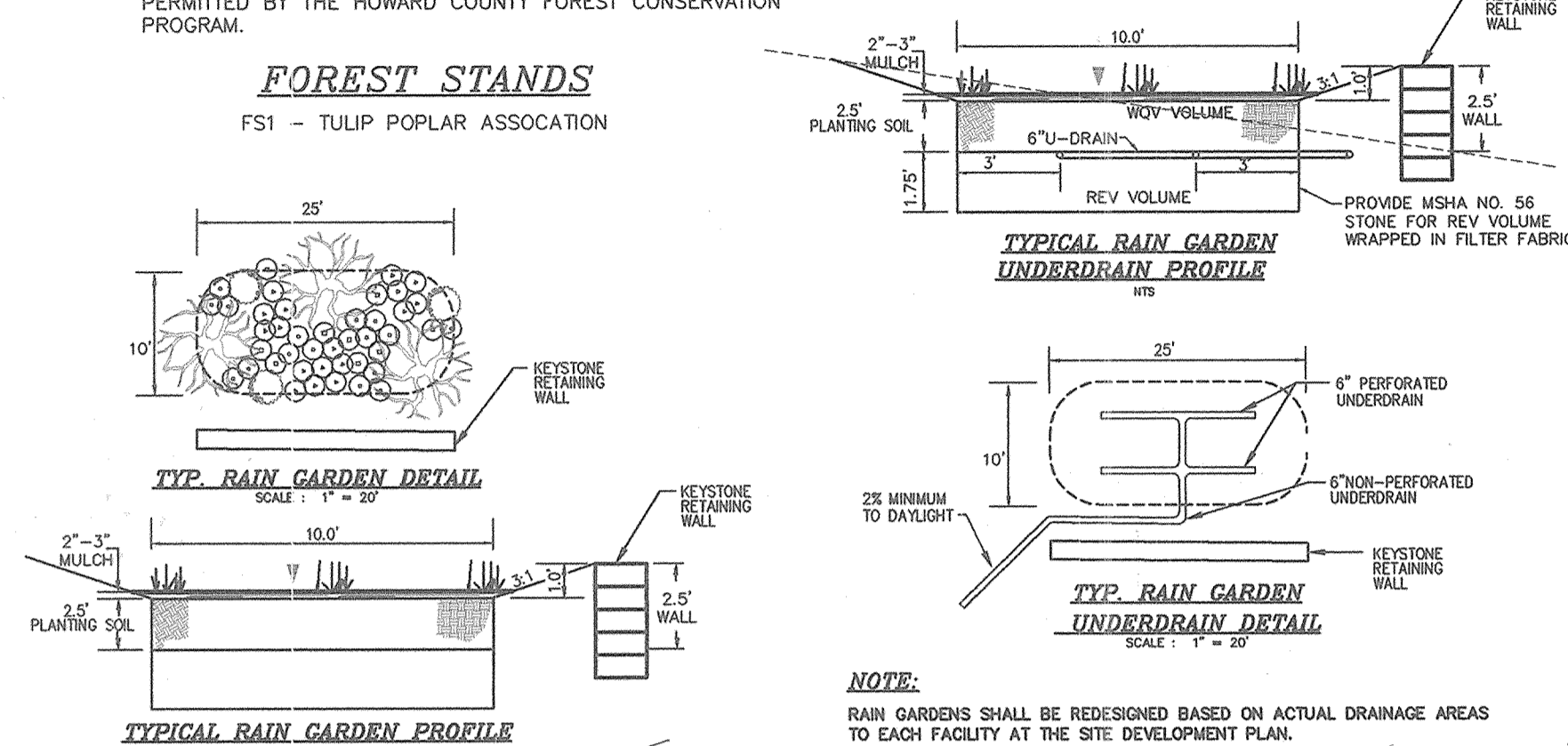
NOTE :

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.

FOREST STANDS

FS1 - TULIP POPLAR ASSOCIATION



PLANT LIST-RAIN GARDEN # 2

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3	○	PLATANUS OCCIDENTALIS	AMERICAN Sycamore	2-1/2" - 3" CAL.
3	○	ILEX GLABRA	HICK BERRY	2" - 3" HI.
17	○	LOBELIA SP. (LOBELIA)	GREAT BLUE LOBELIA	1 GAL. CONTAINER
17	○	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
17	○	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

TOTAL: 52 PERENNIALS, 4 SHRUBS, 4 TREES

PARK VIEW FOREST CONSERVATION WORKSHEET VERSION 1.0

NET TRACT AREA:

- A. Total tract area.....=2.61
- B. Area within 100 year floodplain.....=0.00
- C. Area to remain in agricultural production or utility ROW.....=0.00
- D. Net tract area.....=2.61

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

- E. Afforestation Threshold.....15% x D = 0.39
- F. Conservation Threshold.....20% x D = 0.52

EXISTING FOREST COVER:

- G. Existing forest cover (excluding floodplain).....=1.06
- H. Area of forest above afforestation threshold.....=0.67
- I. Area of forest above conservation threshold.....=0.54

BREAK EVEN POINT:

- J. Forest retention above threshold with no mitigation.....=0.63
- K. Clearing permitted without mitigation.....=0.43

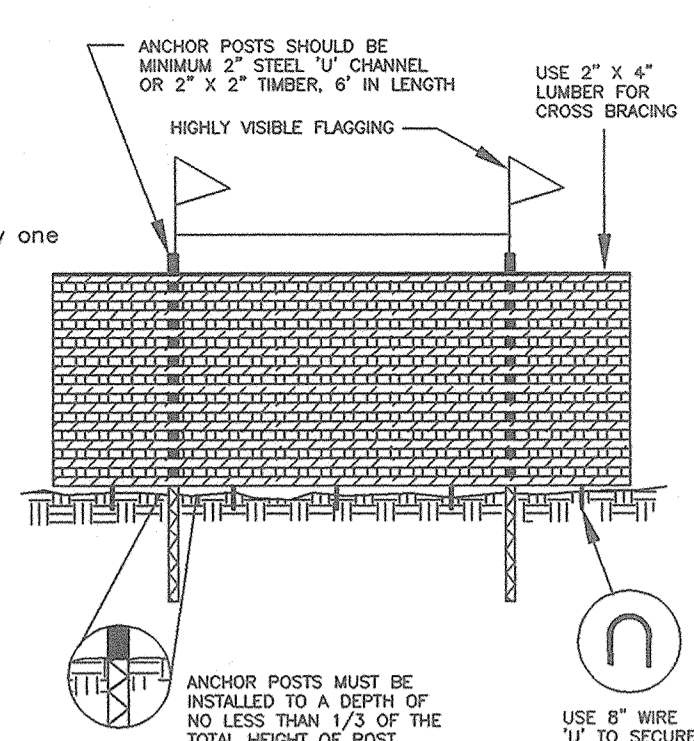
PROPOSED FOREST CLEARING:

- L. Total area of forest to be cleared.....=0.03
- M. Total area of forest to be retained.....=1.03

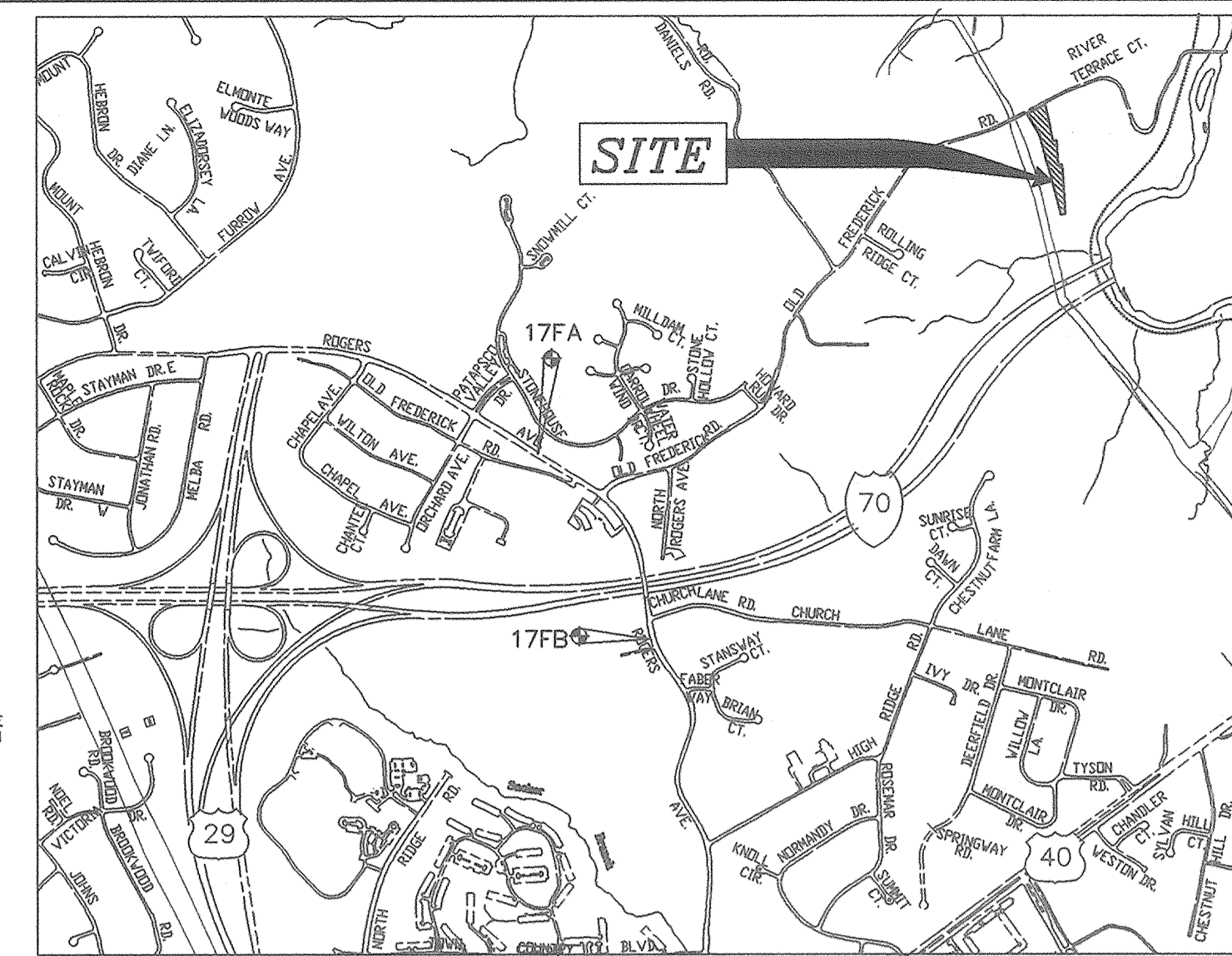
PLANTING REQUIREMENTS:

- N. Reforestation for clearing above conservation threshold.....=0.01
- P. Reforestation for clearing below conservation threshold.....=0.00
- Q. Credit for retention above conservation threshold.....=0.51
- R. Total reforestation required.....=0.00
- S. Total afforestation required.....=0.00
- T. Total reforestation and afforestation required.....=0.00

PROTECTIVE FENCE DETAIL
BLAZE ORANGE PLASTIC MESH



- FOREST PROTECTION DEVICE ONLY
- ANCHOR POSTS SHALL BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST
- ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST
- USE 2" x 4" LUMBER FOR CROSS BRACING
- USE 1/2" WIRE TO SECURE FENCE BOTTOM
- ANCHOR POSTS SHOULD BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST
- FLAPPING SHOULD BE USED THROUGHOUT CONSTRUCTION



VICINITY MAP
SCALE: 1"=1500'

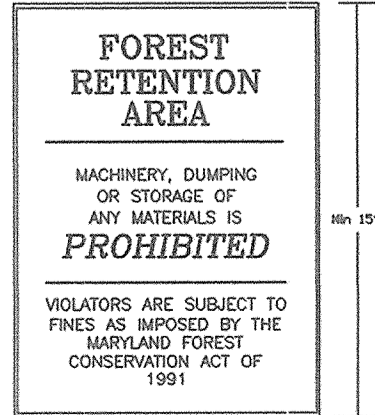
GENERAL NOTES

- SITE DATA:
 - TAX MAP: 18, PARCEL: 369, BLOCK: 7.
 - DEED REFERENCE: 2082/300
 - AREA OF SITE: 2.6 ACRES.
 - ZONING: R-20.
 - AREA OF ROW DEDICATION: 0.06 ACRES.
 - MINIMUM LOT SIZE: 14,000 SQ. FT.
 - NUMBER OF PROPOSED BUILDABLE LOTS: 4.
 - NUMBER OF PROPOSED OPEN SPACE LOTS: 1.
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED IN MAY 2003 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2003 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- THIS PROJECT IS EXEMPT FROM APFO ROAD TEST REQUIREMENTS. NO AT GRADE INTERSECTIONS OF MAJOR - MAJOR COLLECTOR OR HIGHER CLASSIFICATION ROADS EXISTS WITHIN A MILE AND A HALF OF THE SITE.
- WETLAND DELINEATION SHOWN IS PER FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOC. INC IN JUNE 2003.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY RETENTION OF 1.03 ACRES OF FOREST, WHICH EXCEEDS THE BREAK-EVEN POINT OF 0.63 ACRES. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. FINANCIAL SURETY FOR THE ON-SITE RETENTION OF 1.03 ACRES (44,866.8 SQ. FT.) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$8,973.36.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
- DENOTES SLOPES 25% AND GREATER
- DENOTES SLOPES 15% TO 25%
- DENOTES AREA DEDICATED TO HO.CO. FOR A PURPOSE OF PUBLIC ROAD
- DENOTES WETLANDS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 CROSS TONS (225 LOADINGS)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE.
- PUBLIC WATER AND SEWER SYSTEMS WILL BE UTILIZED VIA WATER AND SEWER CONTRACT # 14-4228-D.
- A SITE DEVELOPMENT PLAN IS REQUIRED FOR THIS SUBDIVISION.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAS BEEN PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (17 SHADE TREES) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,100.00.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTING 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 PLANTING MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING, AND DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN PENALTY 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.
- TPF DENOTES TREE PROTECTIVE FENCING.
- ▲ DENOTES FOREST CONSERVATION SIGNAGE.
- ALL EXISTING INDIVIDUAL ON-SITE TREES AND SHRUBS ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
- DESIGN AND CONSTRUCTION DETAILS OF REQUIRED RAIN GARDENS TO BE PROVIDED ON SDP PLANS.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO RECORDATION OF PLAN.
- SURETY FOR 8 RAIN GARDENS WILL BE PART OF DEVELOPERS AGREEMENT AT SDP STAGE IN THE AMOUNT OF \$48,000.00.

DEVELOPER'S/OWNER'S CERTIFICATE

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.

DATE: 9/12/06
NAME: R. SACED HIKMAT
PALMER PROPERTY, LLC
APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 9/21/06
DATE: 9/19/06



SIGNAGE DETAIL
NOT TO SCALE

TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SOIL CLASSIFICATION:

- EnC2 (B) - ELSBORD LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
- EnC2 (B) - ELSBORD LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- MIB2 (B) - MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED.
- MIC2 (B) - MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED.
- MID3 (B) - MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED.

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
17	○	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
TOTAL				17 SHADE TREES

SCHEDULE A : PERIMETER LANDSCAPED EDGE

LANDSCAPE TYPE	ADJACENT TO PERIMETER PROPERTIES								TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	A (PERIMETER 8)	
LINEAR FEET OF PERIMETER	148.13 LF	315.22 LF	36.62 LF	230.55 LF	31.64 LF	458.58 LF	42.01 LF	971.16 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	YES, 54.55 LF OF EX. TREES	YES, 31.64 LF OF EX. TREES	YES, 1458.58 LF OF EX. TREES	YES, 42.01 LF OF EX. TREES	YES, 512.63 LF OF EX. TREES	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	17 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	5 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	3 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	8 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	17 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

OWNER:
PALMER PROPERTY LLC
5072 DORSEY HALL DR., ELICOTT CITY, MD 21042
(410) 997-0296

MD DNR QUALIFIED PROFESSIONAL:
Mashid P. Jy 9/11/06

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 987-0298 Fax.

PALMER HILL
TAX MAP 18 - GRID 7 - PARCEL 369 - HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
FOREST CONSERVATION, LANDSCAPE, & SUPPLEMENTAL PLAN

Project date: 09-04-07
Illustration: MAM/SJD
Scale: 1"=50'
date: _____
description: _____
revisions: _____
no.: _____

1 OF 1
P-03-210