

**FOREST CONSERVATION NOTES**

1. WETLANDS, STREAMS, AND 100-YEAR FLOODPLAIN EXIST ON-SITE. \*
  2. NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
  3. NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED WERE OBSERVED.
  4. THERE ARE NO KNOWN CEMETERY OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY HISTORIC AND CEMETERY SITE MAP.
  5. THE SITE CONTAINS NO HYDRIC SOILS.
  6. THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERSEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
  7. THE FOREST CONSERVATION OBLIGATIONS OF 0.72 ACRES FOR PROPOSED LOT 2 WILL BE PAID IN FEE-IN-LIEU IN THE AMOUNT OF \$23,522.40 (0.72 AC X \$32,75/AC).
- \* PLEASE REFER TO THE EXISTING CONDITION PLAN (SHEET 2 OF 10) FOR REFERENCES.

**LEGEND**

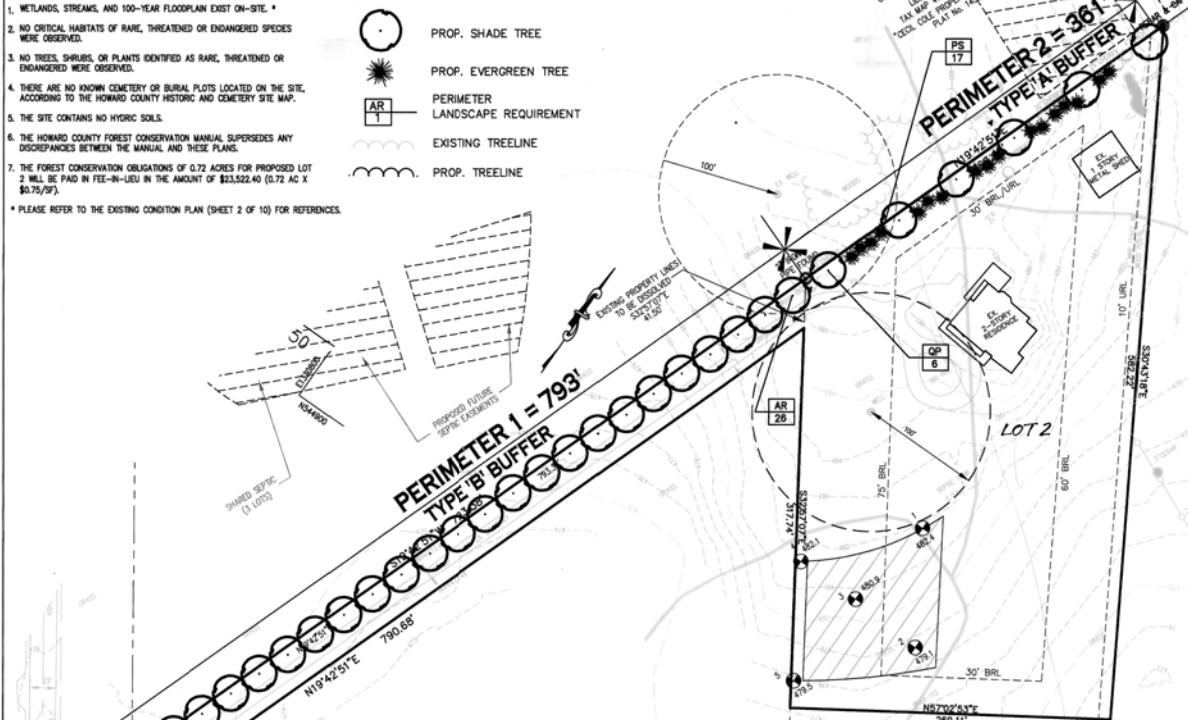
- PROP. SHADE TREE
- PROP. EVERGREEN TREE
- PERIMETER LANDSCAPE REQUIREMENT
- EXISTING TREELINE
- ~ PROP. TREELINE

**GENERAL NOTES**

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. This plan is for landscaping purposes only.
3. Contractor is solely responsible for construction means, methods, techniques, sequences, procedures, and safety precautions and programs.
4. All material selected shall be equal to or better than the requirements of the "use standard for nursery stock", latest edition, as published by the American association of nurseries.
5. All material shall be planted in accordance with the minimum standards cited in the latest edition of "landscape specification guidelines" published by the landscape contractors association.
6. At the time of installation, all shrubs and other plantings shall be of the proper height and/or spread requirements in accordance with this plan.
7. No substitutions or relocation of plants may be made without prior approval from the landscape architect.
8. 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 review and approval from the department of the planning and zoning. Any deviation from the approved landscape plan may result in denial or delay in the release of landscape surety units such time as all required materials are planted and/or relations are made to the applicable plans.
9. 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 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.
10. No landscaping bond is required for Lot 2. However, an inspection fee of \$144.00 will be pay to the county for landscape compliance site inspection.

**PLANTING SPECIFICATIONS**

1. Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
2. All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurseries (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring injuries, distortions of the trunk, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been out back from larger grades to meet specific requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freely dug; no heeled-in plants or plants from cold storage will be accepted.
3. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines" by the Landscape Contractors Association of MD, DC, & VA, (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
4. Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
5. Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
6. Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high new fence of the dry line, see detail.
7. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or Xopressopropis leylandi between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
8. Contractor to grade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
9. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
10. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the actual letter, the number of symbols take precedence.
11. All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.
12. Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
13. Bed preparation shall be as follows: Till into a minimum depth of 8" 1 yard of Compro or Ledgro per 1000 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and 18L Eriosecous plants (Asteres, Rhododendrons, etc), top dress after planting with iron sulfate or comparable product according to package directions. Tausa bacotus "topdresser" (English weeping willow); top dress after planting with 1/4 to 1/2 cup time slow.
14. Planting mix: For trees not in a prepared bed, mix 50% Compro or Ledgro with 50 hole to use as backfill, see tree planting detail.
15. Weed & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and not ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.
16. Water: All plant material planted shall be watered throughout the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
17. Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
18. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, gross seed planted, and covered with straw mulch.



**SCHEDULE A - PERIMETER LANDSCAPE EDGE ADJACENT TO PERIMETER PROPERTIES**

PERIMETER	1	2
LANDSCAPE TYPE *	B	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	793.6	361.1
CREDIT FOR EXISTING VEGETATION (YES/NO/IN PARTIAL) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE, BERM OR DRIVE ASIDE (YES/NO/LINEAR FEET)	NO	NO
LINEAR FEET REMAINING	793.6	361.1
MEASUREMENT OF PLANTS REQUIRED	16	6
SHRUBS/TREES	---	---
MEASUREMENT OF PLANTS PROVIDED	---	---
SHRUBS/TREES	28	6
FLOWERING TREES	---	---

\* A= 1 SHADE TREE/50 LF 1 EVERGREEN/40 LF

**PLANT LIST**

SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT
AR 28	28	Acer rubrum 'Autumn Flame'	2 1/2 - 3" cal.	B&B
QP 6	6	Quercus douglasii Pin oak	2 1/2 - 3" cal.	B&B
PS 17	17	Pinus strobus Eastern white pine	6" - 8" h.t.	B&B

**FORCON WORKSHEET FOR PROPOSED LOT 2 & PARCEL 200**

Project Name: Boorman Property  
Site File #: 12/16/08  
Date: June 28, 2007

Net Treat Area	Acres
Total Treat Area	A = 3.80
Other Disturbance	B = 0.00
Net Treat Area - Net Disturbance (A-B) = C	C = 3.80
Land Use Category: Residential - Rural Medium Density	
A. Afforestation Threshold (Net Treat Area X .20%)	D = 0.76
E. Conservation Threshold (Net Treat Area X .25%)	E = 0.95
Existing Forest Cover	
F. Existing Forest Cover within the Net Treat Area	F = 0.00
G. Area of Forest Above Conservation Threshold (G) is greater than Afforestation Threshold (D), then G - Existing Forest Cover (F); Conservation Threshold (E), Otherwise G = 0	G = 0.00
Break Even Point	
H. Break Even Point (Amount of forest that must be retained so no mitigation is required) (1) If the area of forest above the Conservation Threshold (G) is greater than zero, then H = (G - 2.0%) area of forest above Conservation Threshold (E); the Conservation Threshold (E); (2) If the area of forest above the Conservation Threshold (G) is equal to zero, then H = Existing Forest Cover (F)	H = FALSE
I. Forest Clearing Permitted Without Mitigation (1) Existing Forest Cover (F); Break Even Point (H)	I = 0.00
Proposed Forest Clearing	
J. Total Area of Forest to be Cleared	J = 0.00
K. Total Area of Forest to be Retained (K = Existing Forest Cover (F) - forest to be cleared (J))	K = 0.00
Planting Requirements	
L. Total Area of Forest to be Retained (K) is less than the Break Even Point (H), no planting is required and no further calculations are necessary (L=H, M=0, N=0, P=0); If not, calculate the planting requirement below	L = 0.00
M. Afforestation for Clearing Above the Conservation Threshold (1) If the total area of forest to be retained (K) is greater than the Conservation Threshold (E), then M = (K - E) area of forest to be cleared (J) X 2.0% (2) If the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then M = (L - area of forest above Conservation Threshold (D)) X 2.0% Afforestation for Clearing Below the Conservation Threshold (1) If Existing Forest Cover (F) is greater than Conservation Threshold (E) and the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then M = 2.0 X (K - Conservation Threshold (E)) - the forest to be retained (K) (2) If Existing Forest Cover (F) is less than or equal to the Conservation Threshold (E), then M = 2.0 X (K - Forest to be retained (K))	M = 0.00
N. Credit for Retention Above the Conservation Threshold (1) If the Afforestation Threshold (D) is less than the Conservation Threshold (E), then N = H + K - E (2) Total Afforestation Required (P) = M + L - N	N = 0.00
P. Total Afforestation Required (P)	P = 0.00
Q. Total Afforestation Required (P) is less than the Afforestation Threshold (D) then Q = the Afforestation Threshold (D) - the Existing Forest Cover (F)	Q = 0.76
R. Total Planting Requirement (R) = P + Q	R = 0.72

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

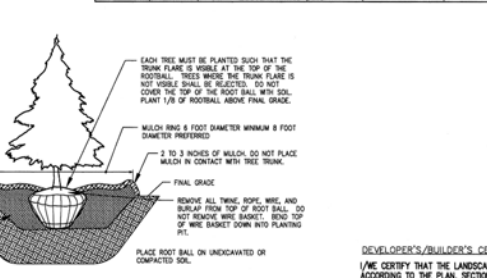
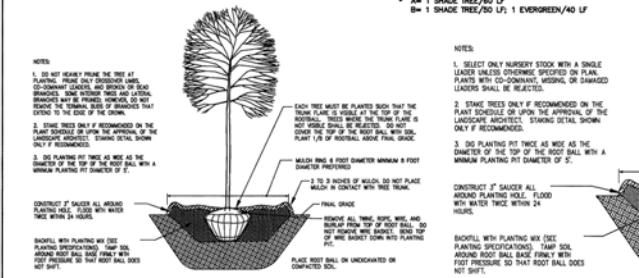
*John Boorman* 12/16/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*John Boorman* 12/16/08  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

**OWNERS:**  
PARCEL 200  
FLORENTINE J. & ROSSETTE A. BOARMAN  
12124 N. ROUTE 218 FULTON, MD 20799  
PHONE: 301-725-1894

**DEVELOPER:**  
12124 N. ROUTE 218 FULTON, MD 20799  
PHONE: 301-725-0855



**DECIDUOUS BAG TREE PLANTING DETAIL**  
NOT TO SCALE

**EVERGREEN BAG TREE PLANTING DETAIL**  
NOT TO SCALE

**DEVELOPER'S/BUILDER'S CERTIFICATE:**  
I/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, 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.



**AB CONSULTANTS, INC.**  
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FAX: (301) 306-3092

**PROJECT: BOARMAN PROPERTY MINOR SUBDIVISION LOTS 2, 3 & 4 LANDSCAPE & FOREST CONSERVATION PLANS, NOTES, & DETAILS**

5TH ELECTION DISTRICT, HOWARD COUNTY, MD  
TAX MAP 41, PARCELS 200 & 62, GRID 13. ZONE:RR-DE

CONTACT: DAVID T. DOWS PHONE: 301-306-3091 x125