

SUPPLEMENTAL INFORMATION LANDSCAPE AND FOREST CONSERVATION PLAN

BETHANY BROOK II

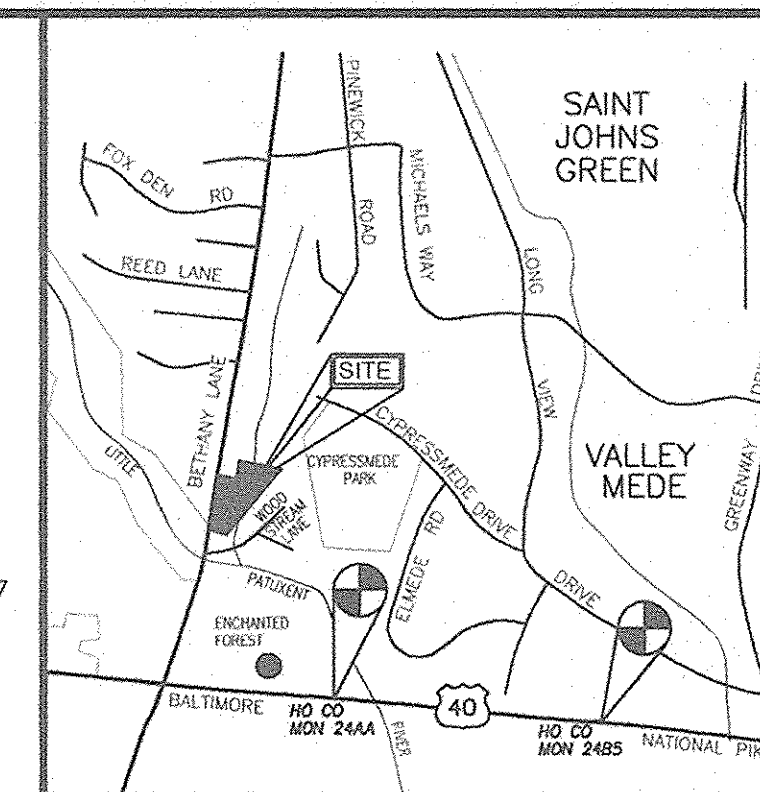
LOTS 6-11, OPEN SPACE LOT 12, AND NON-BUILDABLE BULK PARCEL 'A'

A RESUBDIVISION OF LOTS 1-4 OF THE CHILDS PROPERTY

SITE DATA

LOCATION: TAX MAP 17 PARCEL 138
DEED REFERENCE: 4864/462
2ND ELECTION DISTRICT
EXISTING ZONING: R-20
PER THE COMPREHENSIVE ZONING PLAN DATED 2/02/04.
GROSS AREA OF PARCEL: 303,613.2 SF (6.96955 AC)
AREA OF RIGHT OF WAY: 0.00 AC
AREA OF FLOODPLAIN: 0.59 AC
AREA OF STEEP SLOPES: 0.28 AC
NET AREA OF PROJECT: 6.12 AC
NUMBER OF RESIDENTIAL LOTS PROPOSED: 6 LOTS
AREA OF PROPOSED RESIDENTIAL LOTS: 2.84 AC
AREA OF SMALLEST BUILDABLE LOT PROPOSED: 20,002 SF
NUMBER OF PROPOSED OPEN SPACE LOTS: 1 LOT (LOT 12)
NUMBER OF NON-BUILDABLE BULK PARCELS: 1
O.S. REQUIRED UNDER PREVIOUSLY RECORDED SUBDIVISION, F-99-177
8.014 ACRES X 6% = 0.4808 ACRES
0.7108 ACRES

OPEN SPACE PROVIDED:
OPEN SPACE LOT 12: 1.2090 AC.
NON-BUILDABLE BULK PARCEL A: 2.91920 AC.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP= 17G6

BENCHMARK INFORMATION

NUMBER	NORTHING	EASTING
24AA	587380.458	1352603.488
24B5	586956.233	1356570.840

LEGEND:

- 24' EXISTING PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR LOT 6 TO 11 ADJACENT BY THIS PLAN
- 24' PROPOSED PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT FOR LOT 6 TO 11
- EXISTING WETLANDS PLAT NO. 14468
- EXISTING PUBLIC 20' RIGHT OF WAY FOR A SEWER, CONT. NO. 412.5
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT PLAT NO. 14468.
- FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION SIGN

CONTROL POINT COORDINATES

POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING
1	589080.9460	1352409.7936	17	589116.2303	1352651.3929
2	589190.4438	1352429.0581	18	589091.8604	1352628.5278
3	589200.1343	1352430.9430	19	589078.0720	1352619.6462
4	589300.6890	1352450.5023	20	589048.0302	1352598.7821
5	589394.2655	1352468.7032	21	589143.4805	1352633.9414
6	589433.6555	1352476.3660	22	589164.4117	1352612.9275
7	589483.4689	1352486.9614	23	589260.6921	1352654.2622
8	589566.7963	1352504.6854	24	589352.5929	1352680.9778
9	589650.9249	1352522.5798	25	589440.5859	1352705.3728
10	589612.4028	1352708.8264	26	589486.2460	1352726.5289
11	589911.4669	1352783.6082	27	589517.9179	1352753.6911
12	589829.8622	1353259.6361	28	589600.8521	1352777.6702
13	589708.9571	1353179.1658	29	589578.8726	1352809.6426
14	589540.8559	1353022.3032	30	589485.6194	1352846.8578
15	589406.2192	1352912.5903	31	589424.5174	1352819.3723
16	589317.6725	1352840.3760	32	589440.5824	1352737.5310

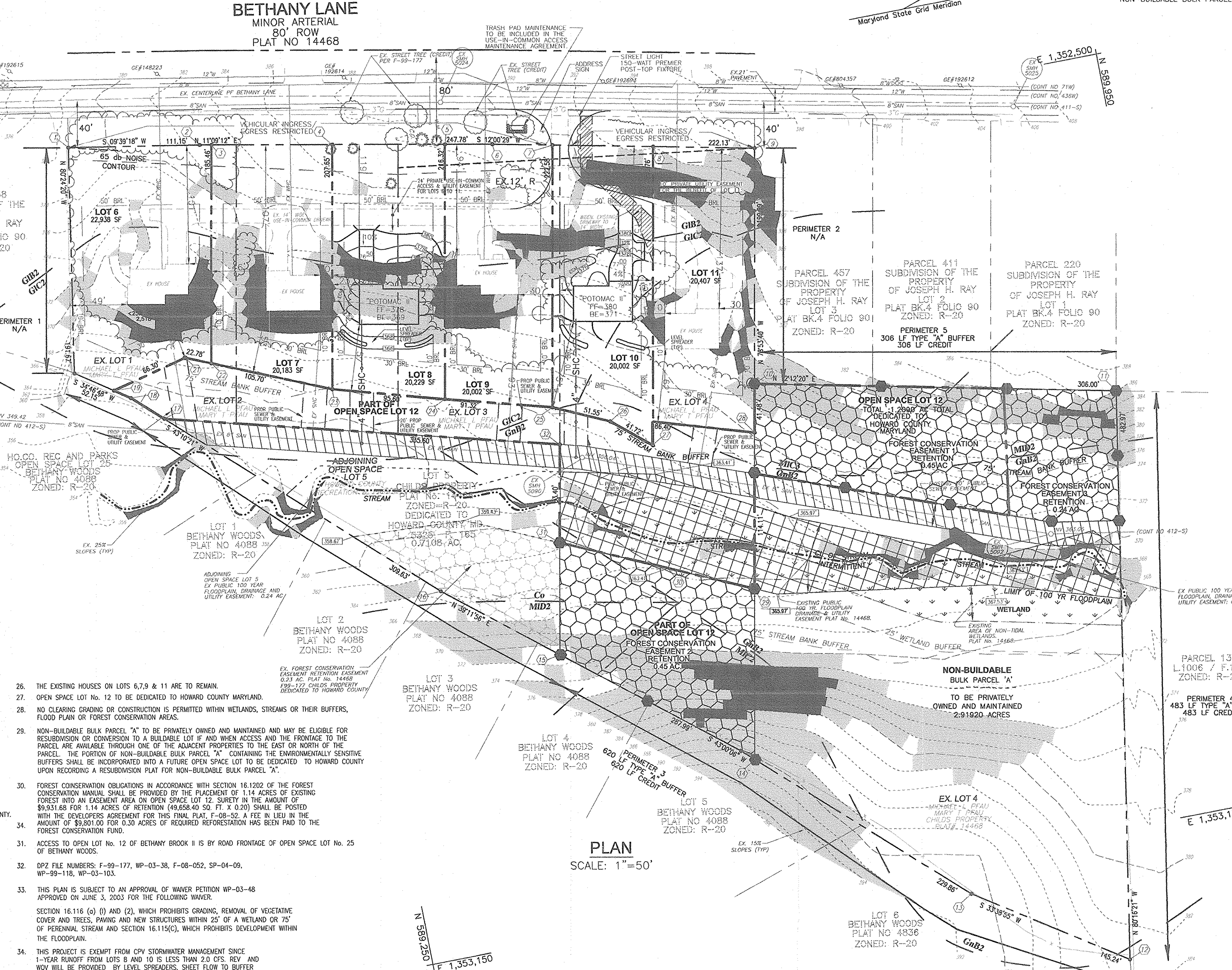
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	TYPE
Co	CORDORUS SILT LOAM	C
GnB2	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C
GIB2	GLENNVILLE LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIC2	GLENNVILLE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B
MIC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MIC3	MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED	B

GENERAL NOTES

- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL AND ASSOCIATES, ON OR ABOUT MAY 15, 1999.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY VOGEL AND ASSOCIATES, DATED APRIL, 1999.
- WATER AND SEWER FOR THIS PROJECT WILL BE PROVIDED THROUGH CONTRACT NO. 71W. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 412-5. THIS PROJECT IS EXEMPT FROM CITY STORMWATER MANAGEMENT SINCE 1-YEAR RUNOFF FROM LOTS 8 AND 10 IS LESS THAN 2.0 CFS. REV AND WOV ARE PROVIDED BY LEVEL SPREADERS. DETAILS FOR IT WILL BE PROVIDED UNDER FUTURE SITE DEVELOPMENT PLAN.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED AUGUST 2002.
- THE 100-YEAR FLOODPLAIN WAS ESTABLISHED BY THE STUDY APPROVED IN CONJUNCTION WITH F-99-177, CHILDS PROPERTY, LOTS 1-4.
- THE NOISE STUDY FOR THIS PROJECT WAS CONDUCTED BY FREDERICK WARD ASSOCIATES IN MARCH 2004. THE NOISE CONTOUR LINE SHOWN HEREON IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NON-BUILDABLE PARCEL 'A' IS SUBJECT TO RESUBDIVISION.
- WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES, INC., DATED AUGUST 2002.
- PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED 2/02/04.
- ON JUNE 18, 2003 A WAIVER PETITION FOR SECTIONS 16.120(C)(2) REQUIRING FRONTAGE ON A PUBLIC ROAD TO COINCIDE WITH ACCESS TO RESIDENTIAL LOTS AND 16.145 REQUIRING THE SUBMISSION OF THE SKETCH AND PRELIMINARY PLANS FOR A MAJOR SUBDIVISION, IN CONJUNCTION WITH WP 03-103, CHILDS PROPERTY WAS APPROVED.
- UNDER THE CONDITIONS OF THE APPROVAL RENDERED IN WP 03-103, AN OPEN SPACE LOT IS TO BE CREATED (OPEN SPACE LOT 12) THAT SHALL BE ACCEPTED BY AND DEDICATED TO RECREATION AND PARKS.
- NON-BUILDABLE BULK PARCEL 'A' MAY BE ELIGIBLE FOR RESUBDIVISION OR CONVERSION TO A BUILDABLE LOT IF AND WHEN ACCESS AND FRONTAGE TO THE PARCEL ARE AVAILABLE THROUGH ONE OF THE ADJACENT PROPERTIES TO THE EAST OR NORTH OF THE PARCEL.
- THE PORTION OF NON-BUILDABLE BULK PARCEL 'A' CONTAINING THE ENVIRONMENTALLY SENSITIVE BUFFERS TO BE INCORPORATED INTO AN OPEN SPACE WHICH WILL BE DEDICATED TO HOWARD COUNTY UPON REORDERING OF A RESUBDIVISION PLAT, RESUBDIVISION LOTS 1-4 SHOWN ON THE PLAT OF THE CHILDS PROPERTY RECORDED AS PLAT NO. 14468.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, LOTS 6 AND 11 ARE EXEMPT FROM PERIMETER LANDSCAPING SINCE THEY CONTAIN RESIDENCES WHICH ARE TO REMAIN. ALL OTHER LOTS CONTAIN EXISTING VEGETATION THAT QUALIFY AS CREDIT TOWARD THE LANDSCAPE PERIMETERS.
- FINANCIAL SURETY FOR TRASH PAD LANDSCAPING WILL BE REQUIRED FOR THIS PROJECT. POSTING OF LANDSCAPE SURETY IN THE AMOUNT OF \$450.00 FOR 15 SHRUBS IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS (COUNCIL BILL 45-2003).
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE 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 CLIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HQS 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 INSURE ALL WEATHER USE.
- THE APPROVAL CONDITIONS FOR WP-03-103 AS SPECIFIED IN THE LETTER DATED JUNE 18, 2003, HAVE BEEN MODIFIED BY THE DEPARTMENT OF PLANNING AND ZONING AS A CONSEQUENCE OF CHANGES TO THE DESIGN MANUAL. A PRIVATE ACCESS PLANE AND A "TURNAROUND" HAVE BEEN DETERMINED TO BE UNNECESSARY. TRASH PAD MAINTENANCE TO BE INCLUDED IN THE USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOT 6 TO 11 TO BE RECORDED SIMULTANEOUSLY WITH THE PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
- CHILDS PROPERTY WAS PREVIOUSLY RECORDED FOR LOTS 1-4 AND OPEN SPACE LOT 5 UNDER PLAT #14468.
- STREET LIGHTS ARE REQUIRED FOR THIS DEVELOPMENT AND WILL BE SHOWN ON THIS SUPPLEMENTAL PLAN.
- THE PURPOSE OF THIS PLAN IS TO RESUBDIVIDE LOTS 1-4 CHILDS PROPERTY INTO 6 SINGLE FAMILY LOTS AND PROVIDE 1 OPEN SPACE LOT AND 1 NON-BUILDABLE BULK PARCEL, WHICH ALSO CREATE SIX PUBLIC SEWER & UTILITY EASEMENTS, REVISE THE EXISTING 24' USE-IN-COMMON DRIVEWAY AND CREATES FOREST CONSERVATION EASEMENT AREAS.
- THE EXISTING HOUSES ON LOTS 6, 7, 9 & 11 ARE TO REMAIN.
- OPEN SPACE LOT NO. 12 TO BE DEDICATED TO HOWARD COUNTY MARYLAND.
- NO CLEARING GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS, FLOOD PLAIN OR FOREST CONSERVATION AREAS.
- NON-BUILDABLE BULK PARCEL 'A' TO BE PRIVATELY OWNED AND MAINTAINED AND MAY BE ELIGIBLE FOR RESUBDIVISION OR CONVERSION TO A BUILDABLE LOT IF AND WHEN ACCESS AND THE FRONTAGE TO THE PARCEL ARE AVAILABLE THROUGH ONE OF THE ADJACENT PROPERTIES TO THE EAST OR NORTH OF THE PARCEL. THE PORTION OF NON-BUILDABLE BULK PARCEL 'A' CONTAINING THE ENVIRONMENTALLY SENSITIVE BUFFERS SHALL BE INCORPORATED INTO A FUTURE OPEN SPACE LOT TO BE DEDICATED TO HOWARD COUNTY UPON REORDERING A RESUBDIVISION PLAT FOR NON-BUILDABLE BULK PARCEL 'A'.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL SHALL BE PROVIDED BY THE PLACEMENT OF 1.14 ACRES OF EXISTING FOREST INTO AN EASEMENT AREA ON OPEN SPACE LOT 12, SURETY IN THE AMOUNT OF \$9,831.68 FOR 1.14 ACRES OF RETENTION (49,658.40 SQ. FT. X 0.20) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAT, F-08-52. A FEE IN LIEU IN THE AMOUNT OF \$9,801.00 FOR 0.30 ACRES OF REQUIRED REFORESTATION HAS BEEN PAID TO THE FOREST CONSERVATION FUND.
- ACCESS TO OPEN LOT NO. 12 OF BETHANY BROOK II IS BY ROAD FRONTAGE OF OPEN SPACE LOT NO. 25 OF BETHANY WOODS.
- DP2 FILE NUMBERS: F-99-177, WP-03-38, F-08-052, SP-04-09, WP-99-118, WP-03-103.
- THIS PLAN IS SUBJECT TO AN APPROVAL OF WAIVER PETITION WP-03-48 APPROVED ON JUNE 3, 2003 FOR THE FOLLOWING WAIVER:

SECTION 16.116 (c) (1) and (2), WHICH PROHIBITS GRAZING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 25' OF A WETLAND OR 75' OF PERENNIAL STREAM AND SECTION 16.115(c), WHICH PROHIBITS DEVELOPMENT WITHIN THE FLOODPLAIN.
- THIS PROJECT IS EXEMPT FROM CITY STORMWATER MANAGEMENT SINCE 1-YEAR RUNOFF FROM LOTS 8 AND 10 IS LESS THAN 2.0 CFS. REV AND WOV WILL BE PROVIDED BY LEVEL SPREADERS, SHEET FLOW TO BUFFER CREDIT, UNDER SITE DEVELOPMENT PLAN.



PLAN
SCALE: 1"=50'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hunt
Chief, Division of Land Development
Date: 2/15/08

John P. ...
Chief, Development Engineering Division
Date: 2/15/08

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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Michael P. ...
SIGNATURE OF DEVELOPER
DATE: 2.5.08

PROFESSIONAL CERTIFICATION

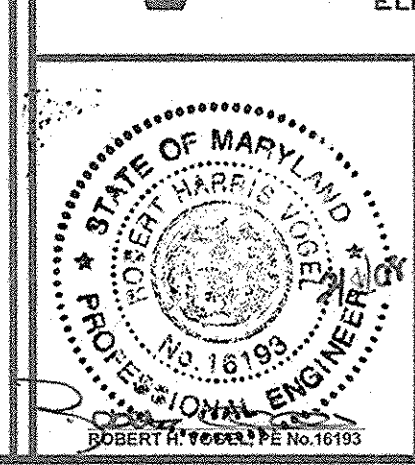
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2008."

Robert H. Vogel
DATE: 2.5.08

OWNER/DEVELOPER

MICHAEL L. PEAU
MARY T. PEAU
3675 PARK AVE., STE. 301
ELICOTT CITY, MARYLAND 21043
410-480-0023

**ROBERT H. VOGEL
ENGINEERING, INC.**
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961



DESIGN BY: RJ
DRAWN BY: RJ
CHECKED BY: RHV
DATE: 01-24-2008
SCALE: AS SHOWN
W.O. NO.: 99-30
99-30

1 SHEET OF 2

ZONED: R-20 HOWARD COUNTY
FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. TOTAL TRACT AREA (EXISTING LOT 4)	4.72 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN (EXISTING LOT 4)	0.59 AC
C. NET TRACT AREA	4.13 AC

LAND USE CATEGORY:

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R20

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

D. AFFOREST THRESHOLD 15% X D = 0.62 AC
E. CONSERVATION THRESHOLD 20% X D = 0.83 AC

EXISTING FOREST COVER:

F. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) = 3.59 AC
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 2.76 AC

BREAK EVEN POINT:

H. BREAK EVEN POINT = 1.38 AC
I. CLEARING PERMITTED WITHOUT MITIGATION = 2.21 AC

PROPOSED FOREST CLEARING:

J. TOTAL AREA OF FOREST TO BE CLEARED = 2.45 AC
K. TOTAL AREA OF FOREST TO BE RETAINED = 1.14 AC

PLANTING REQUIREMENTS:

L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD = 0.61 AC
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD = 0.00 AC
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 0.31 AC
P. TOTAL REFORESTATION REQUIRED = 0.30 AC
Q. TOTAL AFFORESTATION REQUIRED = 0.00 AC
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 0.30 AC

- PRE-CONSTRUCTION ACTIVITIES
- FOR RETENTION AREAS, INSTALL BLAZE ORANGE FENCE AND RETENTION SIGNS BEFORE CONSTRUCTION BEGINS.
 - FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
 - A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNE TREES AS REQUIRED. WATER ANY ROOT-PRUNED TREES IMMEDIATELY AFTER ROOT-PRUNING AND MONITOR FOR SIGNS OF STRESS DURING CONSTRUCTION.

- CONSTRUCTION PHASE
- NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.
 - NO EQUIPMENT SHALL BE OPERATED INSIDE THE TREE RETENTION AREA INCLUDING TREE CANOPIES.
 - IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.

- POST-CONSTRUCTION ACTIVITIES
- AT THE DIRECTION OF A QUALIFIED TREE CARE EXPERT, DAMAGES TO RETAINED TREES SHALL BE REPAIRED BY THE CONTRACTOR.
 - FENCE REMOVAL AND STABILIZATION SHALL BE AS PER THE SEDIMENT AND EROSION CONTROL PLAN.
 - DO NOT REMOVE SIGNS.

SEQUENCE OF CONSTRUCTION-FOREST CONSERVATION

- PRECONSTRUCTION MEETING /SITE WALK WITH CONTRACTORS AND OTHER RESPONSIBLE PARTIES TO DEFINE PROTECTION MEASURES TO BE UTILIZED AND TO POINT OUT PARTICULAR TREES TO BE SAVED.
- STAKE OUT LIMITS OF DISTURBANCE AND TREE PROTECTION FENCING LOCATIONS.
- INSTALL TREE PROTECTION FENCING: FENCING TO BE INSPECTED BY THE PROJECT ENGINEER OR THE PROJECT ECOLOGIST AND HOWARD COUNTY PLANNING AND ZONING.
- PROCEED WITH TREE REMOVAL AND SITE IMPROVEMENTS AS PER APPROVED SEDIMENT CONTROL PLAN - TO BE INSPECTED BY HOWARD COUNTY PLANNING AND ZONING.
- TEMPORARY TREE PROTECTION DEVICES SHALL BE REMOVED AFTER ALL FINISHED GRADING AND UTILITY CONSTRUCTION HAS OCCURRED AND WITH APPROVAL FROM THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

TRASH PAD LANDSCAPING

TYPE	KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
SHRUB	⊗	15	OSMANTHUS LUCIFOLIUS 'GULF TIDE' SWEET HOLLY OR EQUIVALENT	2 1/2'-3' HT.	B & B

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMW PLANTING SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

FOREST RETENTION AREAS AND NOTES

- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
- FORESTED AREAS ADJACENT TO FLOODPLAINS AND STREAM BUFFERS ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
- THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
- CHANGES IN GRADING AND RUNOFF WITHIN CONSTRUCTION/INSTALLATION AREAS WILL NOT ADVERSELY AFFECT THE SOILS WITHIN THE FOREST RETENTION AREA. SEDIMENT CONTROL MEASURES WILL REDIRECT CONCENTRATED FLOW RUNOFF TO STORMWATER MANAGEMENT FACILITIES. RETAIN SEDIMENT WITHIN THE CONSTRUCTION SITE, AND/OR REDIRECT CLEAN WATER AWAY FROM CONSTRUCTION AREAS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL SHALL BE PROVIDED BY THE PLACEMENT OF 1.14 ACRES OF EXISTING FOREST INTO AN EASEMENT AREA ON OPEN SPACE LOT 12. SURETY IN THE AMOUNT OF \$9,931.68 FOR 1.14 ACRES OF RETENTION (49,658.40 SQ. FT. X 0.20) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAT, F-08-52. A FEE IN LIEU OF THE AMOUNT OF \$9,801.00 FOR 0.30 ACRES OF REQUIRED REFORESTATION HAS BEEN PAID TO THE FOREST CONSERVATION FUND.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. 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.
- POSTING OF LANDSCAPE SURETY IN THE AMOUNT OF \$450.00 FOR 15 SHRUBS IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.

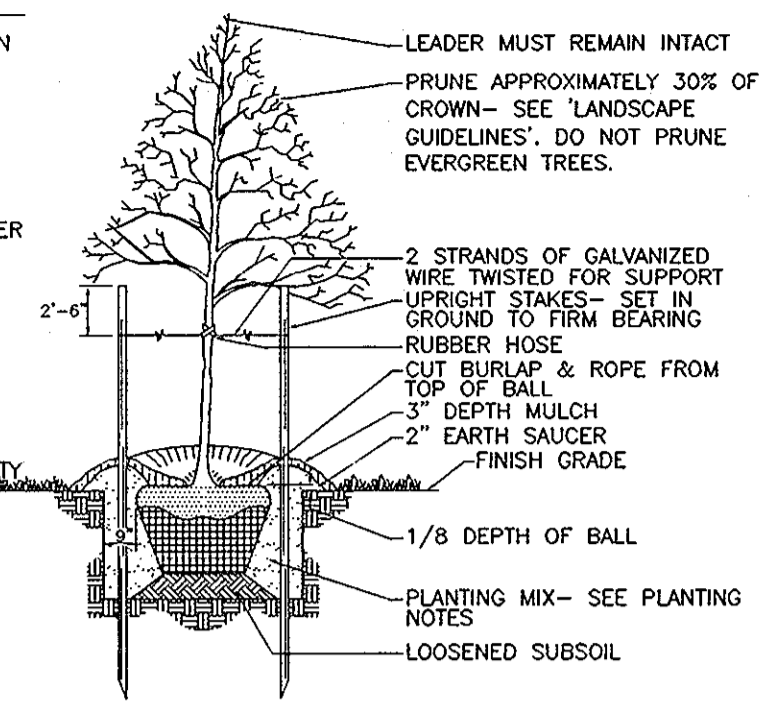
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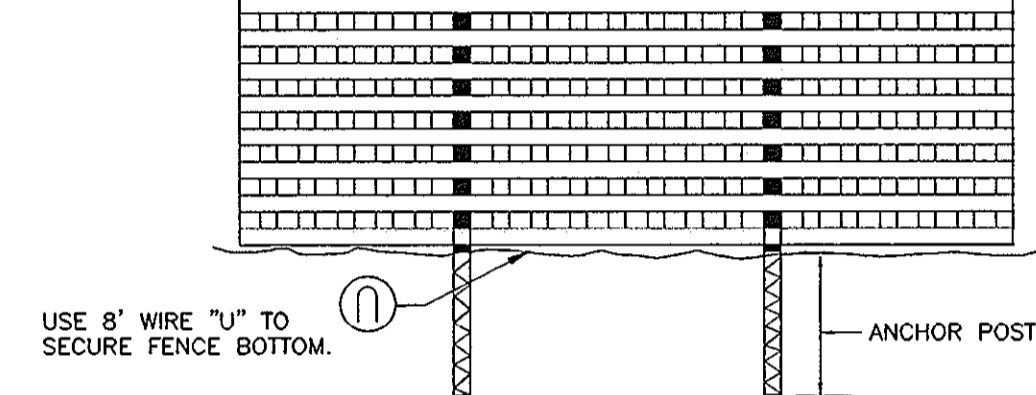
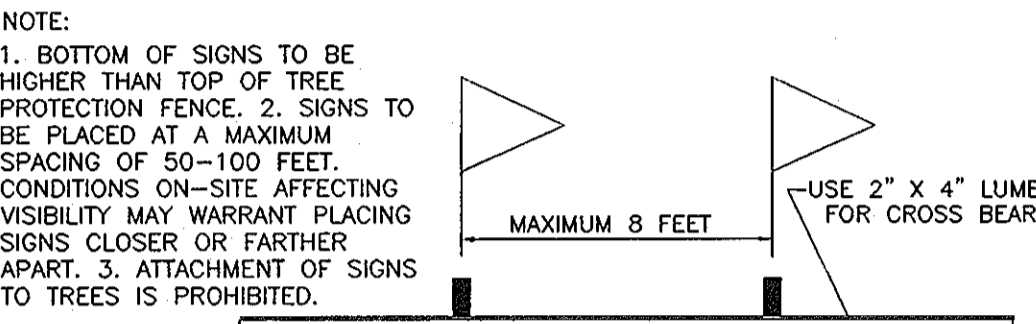
Michael Pfauf 2-5-08
SIGNATURE OF DEVELOPER DATE

NOTES

- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.

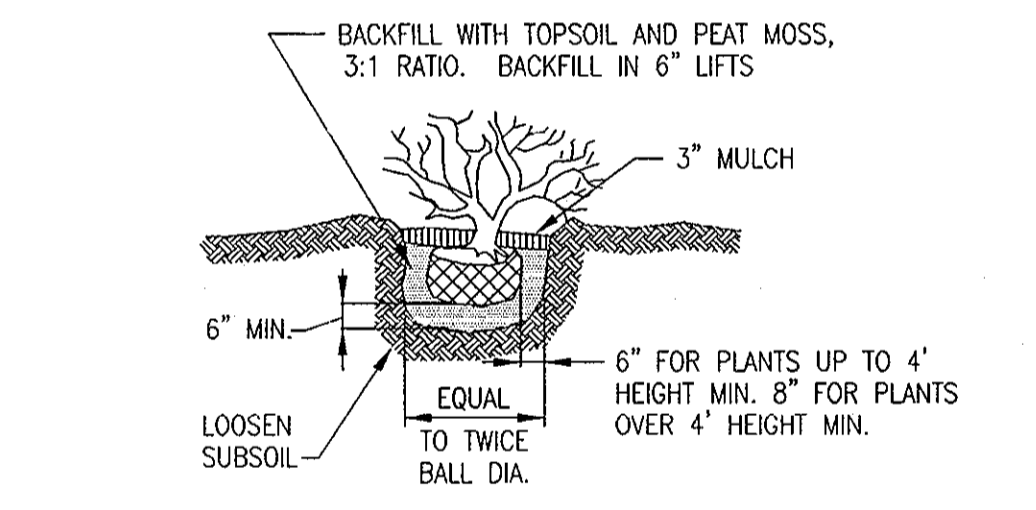


TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

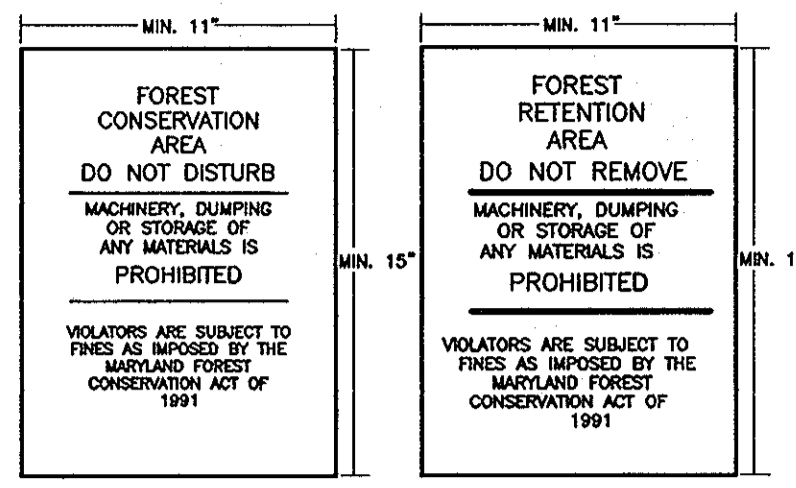


- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOF DAMAGE SHOULD BE AVOIDED.

BLAZE ORANGE PLASTIC MESH
TYPICAL TREE PROTECTION FENCE DETAIL
HIGHLY VISABLE FLAGGING



SHRUB PLANTING DETAIL
NOT TO SCALE



FOREST CONSERVATION SIGN

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Quincy Hamer 2/15/08
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Michael Pfauf 2/15/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193 EXPIRATION DATE: 09-27-2008.

SUPPLEMENTAL INFORMATION, LANDSCAPE & FOREST CONSERVATION PLAN
BETHANY BROOK II
LOTS 6-11,
OPEN SPACE LOT 12, AND
NON-BUILDABLE BULK PARCEL A
A RESUBDIVISION OF LOTS 1-4 OF THE CHILDS PROPERTY
TAX MAP 17 GRID 20 PARCEL 138
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.461.7666
ELLCOTT CITY, MD 21043 FAX: 410.461.8961

DESIGN BY: RJ
DRAWN BY: RJ
CHECKED BY: RHV
DATE: 01-24-2008
SCALE: AS SHOWN
W.O. NO.: 99-30

OWNER/DEVELOPER
MICHAEL L. PFAU
MARY T. PFAU
3675 PARK AVE., STE. 301
ELLCOTT CITY, MARYLAND 21043
410-480-0023

2 SHEET OF 2

R. Joshi
ROMA JOSHI
DNR QUALIFIED PROFESSIONAL