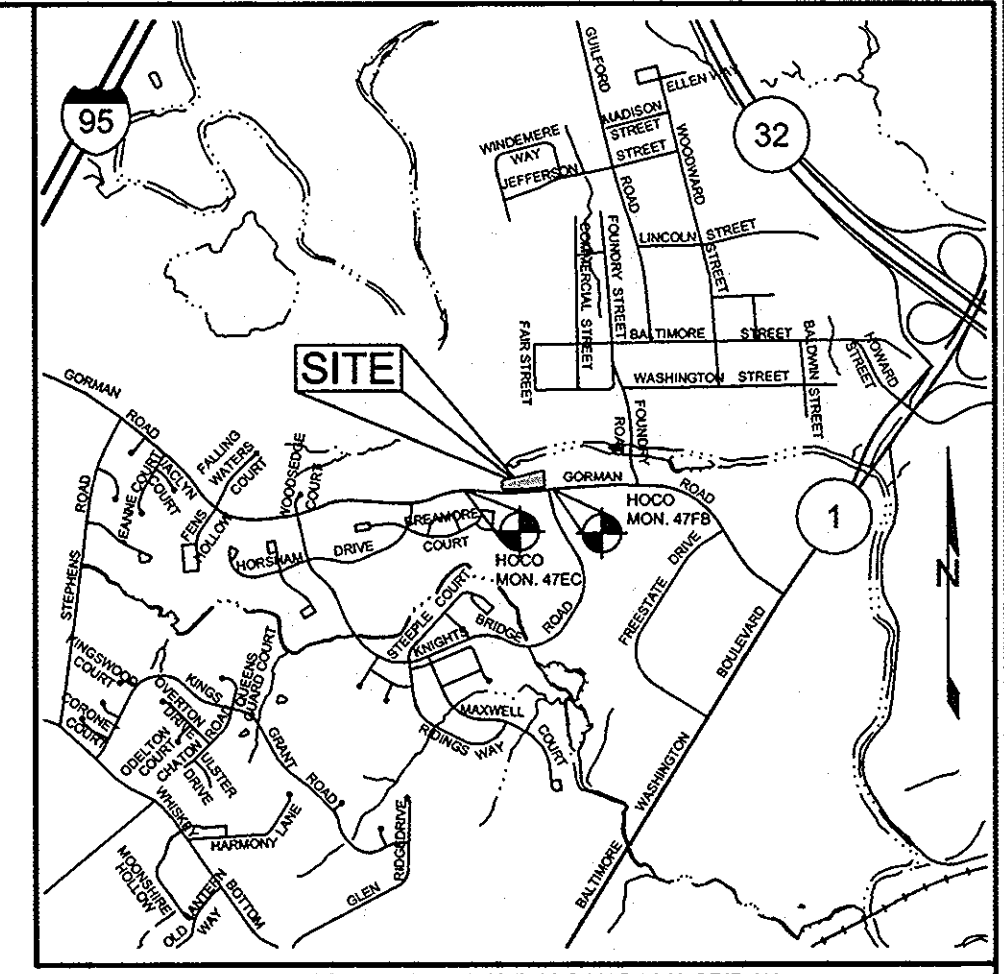


OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AMD MAINTAINED INFILTRATION BERM (M-4)

- THE OWNER SHALL INSPECT THE BERM REGULARLY TO ENSURE THAT PONDING WATER DOES NOT CREATE NUISANCE CONDITIONS.
- SIGNS OF CONCENTRATED FLOW AND OTHER SURFACE EROSION SHOULD BE REPAIRED TO PROMOTE SHEET FLOW.
- THE OWNER SHALL ENSURE A DENSE STAND OF VEGETATION IS PRESENT AT ALL TIMES. BERMS SHOULD BE PLANTED WITH MEADOW VEGETATION AND SHRUBS. TURF GRASS MAYBE USED ON BERMS THAT ARE TO BE MOWED. VEGETATION SHOULD BE REPLACED AS NEEDED.

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - DIRECTION OF FLOW
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - WALK OUT BASEMENT
 - SOIL BOUNDARY
 - SILT FENCE
 - LIMIT OF DISTURBANCE
 - EXISTING CONTIGUOUS STEEP SLOPES, 25% OR GREATER, ON-SITE AND OFF-SITE
 - ON-SITE AREA = 32,023 SF +/-
 - PROPOSED FOREST CONSERVATION EASEMENT
 - PROPOSED STEEP SLOPE DISTURBANCE
 - PROPOSED ENVIRONMENTAL BUFFER DISTURBANCE
 - PROPOSED PRIVATE SEWER EASEMENT
 - FOREST CONSERVATION SIGN
 - TREE PROTECTION FENCE
 - EXISTING SPECIMEN TREE
 - BUILDING RESTRICTION LINE (PER ZONING REGS)
 - ENVIRONMENTAL SETBACK REAR BUILDING RESTRICTION LINE (PER SUBDIVISION REGS)
 - 7.5' SIDE BRL
 - 35' ESR BRL



BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
47EC	534,261.2464	1,359,948.1215	233.710	GORMAN ROAD +/- 1/2 MILE WEST OF RT. 29
47FB	534,296.4029	1,361,228.6196	207.400	GORMAN ROAD +/- 3/4 MILE WEST OF RT. 29

- GENERAL NOTES**
- PROPERTY ADDRESS: 9100 GORMAN ROAD
 - DEED REFERENCE: LIBER 709 FOLIO 532
 - TOTAL AREA OF PROPERTY = 55,292 SF OR 1.2693 AC
 - SUBJECT PROPERTY ZONED R-SC & R-12 PER 2002/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - PUBLIC WATER AND SEWER WERE USED WITHIN THIS SITE.
 - PROPERTY SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES IN DECEMBER, 2008.
 - TOPOGRAPHY IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC, IN DECEMBER 2008. TOPOGRAPHY FOR THE AREAS OFF-SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 1993.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR THE START OF WORK.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. SEE GENERAL NOTE #34.
 - EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF THE CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 47EC AND 47FB WERE USED FOR THIS PROJECT.
 - IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS. OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH - 12 FEET (18 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HS2-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - DRIVEWAY ENTRANCE TO BE PER HOWARD COUNTY STANDARD DETAIL R-6.06
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOOD PLAINS.
 - THERE ARE NO CEMETERIES, HISTORIC STRUCTURES OR WETLANDS ON-SITE.
 - LANDSCAPING IS PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE HOWARD COUNTY SURETY WILL NOT BE REQUIRED FOR THIS PLAN. ALTHOUGH THIS PROJECT WILL NOT REQUIRE THAT THE DEVELOPER POST SURETY FOR THE FOREST CONSERVATION RETENTION EASEMENTS, IT WILL BE NECESSARY FOR THE DEVELOPER TO EXECUTE DEED OF FOREST CONSERVATION EASEMENT WITH THE COUNTY AND THE DEPARTMENT OF PLANNING AND ZONING WILL PERFORM AN INSPECTION TO VERIFY COMPLIANCE WITH THE APPROVED FOREST CONSERVATION PLAN.
 - THE FOREST CONSERVATION EASEMENT AREA LOCATED ON LOTS 1, 2 AND OPEN SPACE LOT 3 FOR THIS DEVELOPMENT HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. 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.
 - SEE GENERAL NOTES CONTINUED, THIS SHEET.

OWNER/DEVELOPER

JOHN M. GARBER & WIFE
9100 GORMAN ROAD
LAUREL, MARYLAND 20723
1.301.776.3941

FOREST CONSERVATION AND SUPPLEMENTAL INFORMATION PLAN GARBER PROPERTY

LOTS 1, 2 AND OPEN SPACE LOT 3
PREVIOUS HOWARD COUNTY FILE NO. S: WP-10-033, ECP-10-007
TAX MAP 47 GRID 17
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



Sill Adcock & Associates, LLC
Engineers - Surveyors - Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saadland.com

DESIGN BY: PS
DRAWN BY: JH
CHECKED BY: PS
SCALE: AS SHOWN
DATE: NOVEMBER 1, 2010
PROJECT#: 08-058
SHEET#: 1 of 2

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. 32025, EXPIRATION DATE: JUNE 20, 2011

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
LD	LEGORE-RELAY GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES, VERY STONY	B
LIF	LEGORE-RELAY GRAVELLY LOAMS, 25 TO 65 PERCENT SLOPES, VERY STONY	B
MoB	MOUNT LUCAS SILT LOAM, 3 TO 8 PERCENT SLOPES, STONY	C
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES, STONY	C

SHEET INDEX

SHEET NO.	DESCRIPTION
1	FOREST CONSERVATION AND SUPPLEMENTAL INFORMATION PLAN
2	FOREST CONSERVATION AND LANDSCAPING NOTES AND DETAILS

- GENERAL NOTES CONTINUED:**
- IN ACCORDANCE WITH DPZ POLICY, FOREST CONSERVATION AREAS OF 10,000 SQUARE FEET OR GREATER THAT ARE DIVIDED BY EASEMENTS 30' WIDE OR LESS (EVEN THOUGH THE "HALVES" ARE LESS THAN 10,000 SQUARE FEET) CAN BE RETAINED FOR CREDIT AND THE INDIVIDUAL "HALVES" ARE NOT REQUIRED TO MEET THE MINIMUM WIDTH REQUIREMENT OF 35'.
 - SEE THE RECORDED PLAN FOR THE BEARING AND DISTANCE DESCRIPTIONS OF THE FOREST CONSERVATION EASEMENTS.
 - THERE IS AN EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND ACCESSORY STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION AND SUBDIVISION BUFFER REQUIREMENTS.
 - A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT PER THE HOWARD COUNTY DESIGN MANUAL, VOLUME III.
 - IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL, THIS PROJECT REQUIRES WATER QUALITY AND RECHARGE VOLUME TREATMENT BUT IS EXEMPT FROM PROVIDING CHANNEL PROTECTION VOLUME TREATMENT. WATER QUALITY AND RECHARGE WILL BE TREATED BY THE SHEET FLOW TO BUFFER CREDIT, NATURAL AREA CONSERVATION CREDIT AND INFILTRATION BERMS. REFER TO NOTE #37 FOR A DECLARATION OF COVENANTS FOR THE MAINTENANCE OF THE INFILTRATION BERMS.
 - THE RECORDED 35' REAR BUILDING RESTRICTION LINE (BRL) FOR LOTS 1 AND 2 COINCIDE WITH THE BOUNDARY OF THE 30' ENVIRONMENTAL SETBACK FROM THE (STEEP SLOPE), THEREFORE THE DISTANCE FROM THE REAR PROPERTY LINES OF LOTS 1 AND 2 WILL VARY IN DISTANCE, NOT TO BE LESS THAN 30' PER THE ZONING REGULATIONS.
 - THE PROPOSED IMPACTS TO ENVIRONMENTALLY SENSITIVE FEATURES OR BUFFERS ON LOT 2 ARE CONSIDERED TO BE NECESSARY OR ESSENTIAL DISTURBANCE BY DPZ IN ACCORDANCE WITH SECTION 16.116 (c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND SHOULD BE IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF WAIVER PETITION, WP-10-003.
 - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2006 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
 - SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THE CONSTRUCTION OF A RESIDENTIAL DWELLING ON LOT 2.
 - TRASH AND RECYCLING WILL BE COLLECTED AT GORMAN ROAD WITHIN 5' OF THE COUNTY ROADWAY.
 - BRL REFERS TO BUILDING RESTRICTION LINE SETBACKS PER THE HOWARD COUNTY ZONING REGULATIONS. ESR BRL REFERS TO AN ENVIRONMENTAL SETBACK REAR BUILDING RESTRICTION LINE PER THE HOWARD COUNTY SUBDIVISION REGULATIONS. SEE NOTE 35 CONCERNING THE APPROVED WAIVER ALLOWANCE FOR DISTURBANCES WITHIN THE SETBACK FOR LOT 1.
 - THIS PLAN IS SUBJECT TO WP-10-033 TO WAIVE THE FOLLOWING SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS: SECTION 16.116(b)(1) - PROTECTION OF STEEP SLOPES; SECTION 16.117(b) - FOREST CONSERVATION AND PRESERVATION OF NATURAL COVER; SECTION 16.119(f)(3) - ACCESS RESTRICTIONS; SECTION 16.120(b)(4), (ii), (a) & (b); SECTION 16.120(b)(4), (v) - USEABLE LOT DESIGN. THIS WAIVER WAS APPROVED ON DECEMBER 22, 2009 SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED IN THE REVIEW OF THE SUBDIVISION AND SITE DEVELOPMENT PLAN.
 - ANY INCREASE IN THE SIZE OF THE PROPOSED HOUSE FOOTPRINT ON LOT 2, INCREASE IN THE LIMIT OF DISTURBANCE OR INCREASE IN THE NUMBER OF PROPOSED LOTS, AS SHOWN ON THE EXHIBIT ACCOMPANYING THE APPROVED WAIVER PETITION, WILL NEGATE THE CONDITIONAL APPROVAL OF WP-10-033.
 - RE-EVALUATION OF THE 75' STREAM BANK BUFFER AT THE FINAL SUBDIVISION PLAN STAGE. BASED ON THE FIELD EXAMINATION IN THE AREA JUST NORTH OF THE SHARED PROPERTY LINE OF LOTS 1 AND 2, WHERE THE RIVER FLOWS AROUND A SEDIMENT ISLAND, THE STREAM BANK APPEARS CLOSER THAN WHAT IS SHOWN ON THE PLAN.
 - THE APPLICANT SHALL FURTHER EVALUATE THE PROPOSED HOUSE LOCATION ON LOT 2 AT THE SITE DEVELOPMENT PLAN STAGE TO LESSEN THE IMPACT TO THE STEEP SLOPES BY RE-ORIENTING THE FRONT OF THE DWELLING TO AS CLOSE AS POSSIBLE TO THE FRONT 30' BUILDING RESTRICTION LINE (BRL). FOR EXAMPLE, IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS, THE FRONT PORCH CAN ENCRACH UP TO 10' INTO THE FRONT BRL.

- GENERAL NOTES CONTINUED:**
- (Cont'd) 5) THE EXACT DRIVEWAY LOCATION FOR THE 20' SINGLE USE UNRESTRICTED ACCESS POINT ONTO GORMAN ROAD IS CONTINGENT UPON THE APPROVAL OF THE SITE DISTANCE ANALYSIS AT THE FINAL SUBDIVISION PLAN STAGE.
 - COMPLIANCE TAKEN FOR EXISTING TREELINE TO BE RETAINED ON-SITE.
 - THE DEVELOPER WILL HAVE TO COMPLY WITH THE DEPARTMENT OF RECREATION AND PARKS, DATED SEPTEMBER 4, 2009.
 - DEDICATION OF OPEN SPACE LOT 3 TO HOWARD COUNTY
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE APPROVAL OF THE RIGHT OF ENTRY AGREEMENT TO CONNECT TO THE PUBLIC SEWER.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE 75' STREAM BANK BUFFER.
 - A WETLAND DELINEATION WAS PERFORMED BY SILL, ADCOCK & ASSOCIATES LLC, DATED APRIL, 2010. NO WETLANDS WERE LOCATED ON-SITE.
 - A DECLARATION OF COVENANTS FOR THE MAINTENANCE OF THE INFILTRATION BERMS WILL BE RECORDED CONCURRENTLY WITH THE RECORD PLAN (F-10-110) ASSOCIATED WITH THIS PLAN. REFER TO NOTE #28 FOR STORMWATER MANAGEMENT PRACTICES UTILIZED FOR THIS PROJECT. SEE OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED INFILTRATION BERM (M-4) - THIS SHEET.

NOTE:
REFER TO LEGEND AND GENERAL NOTE #34 FOR DEFINITION OF BRL AND ESR BRL SETBACKS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kurt Shindler 11/16/10
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

Chris Peterson 11/15/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

SEE GENERAL NOTES CONTINUED, THIS SHEET.

GENERAL CONSTRUCTION NOTES

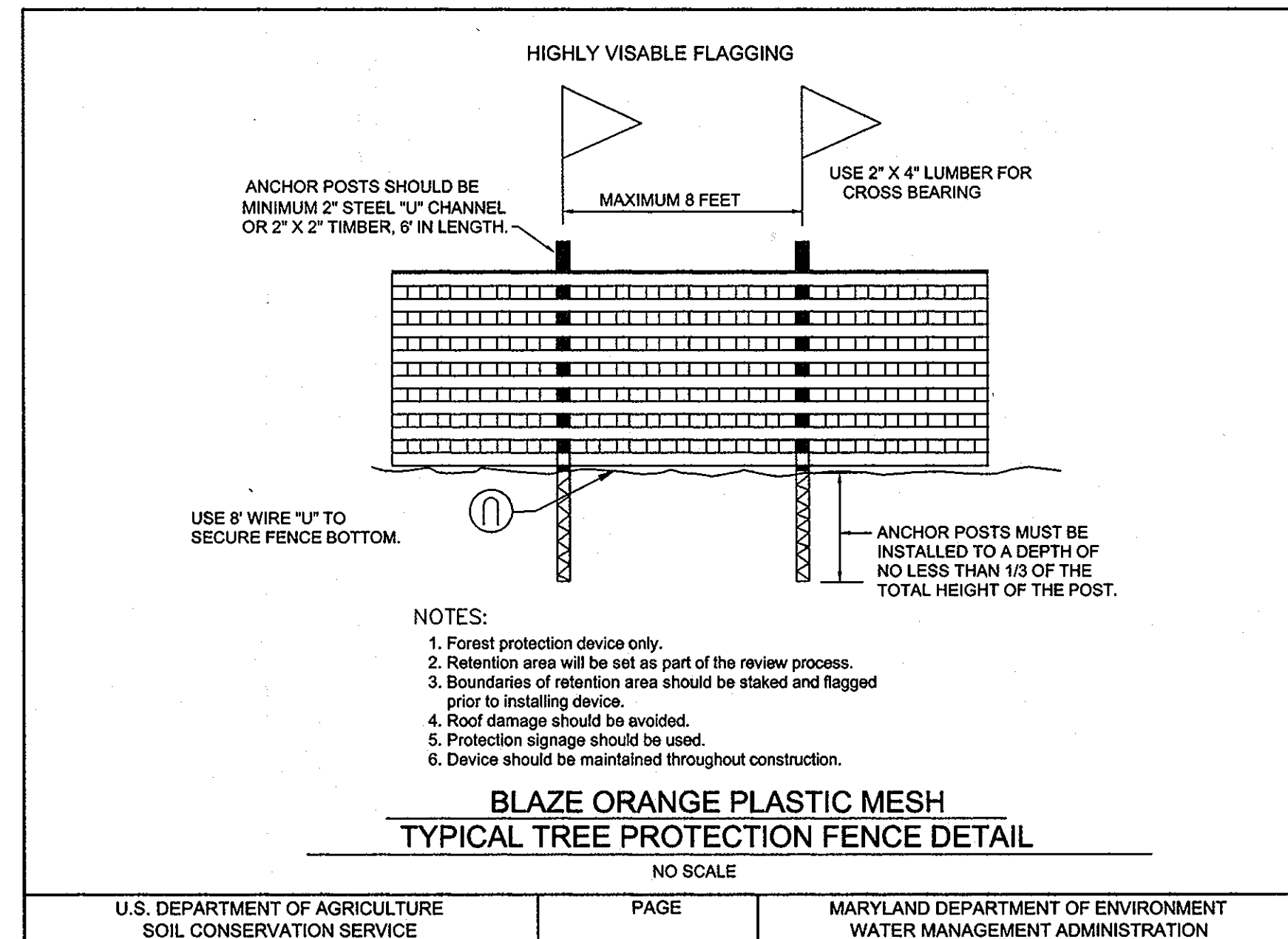
- FOREST PROTECTION**
1. ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
 2. 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.
 3. 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.
 4. 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.
 5. 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 SMOOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
 6. 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.
 7. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
 8. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
 9. 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

1. 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:
 - A. 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;
 - B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - C. MAKE ALL NECESSARY ADJUSTMENTS;
 - D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

1. 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.
2. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
3. 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.



11' MIN.
15' MIN.

FOREST RETENTION AREA

MACHINERY, DUMPING, OR STORAGE OF ANY MATERIALS IS **PROHIBITED**

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

FOREST CONSERVATION SIGN DETAIL
NOT TO SCALE

SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		
		2 A	3 A	4 A
PERIMETER/FRONTAGE DESIGNATION	NA (1)			
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	430	84	433	167
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NA	YES (2) 84 LF	YES (2) 433 LF	YES (2) 167 LF
REMAINING PERIMETER LENGTH (YES, NO, LINEAR FEET)				
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
REMAINING PERIMETER LENGTH				
NUMBER OF PLANTS REQUIRED				
SHADE TREES	-	-	-	-
EVERGREEN TREES	-	-	-	-
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	-	-	-	-
EVERGREEN TREES	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)				

1. HOUSES FRONT ON ROAD.
2. CREDIT TAKEN FOR EXISTING WOODS, REDUCING THE PERIMETER TO 0 LF.

FOREST CONSERVATION WORKSHEET						
NET TRACT AREA						
A	TOTAL TRACT AREA	1.27 AC				
B	DEDUCTIONS	0.00 AC				
C	NET TRACT AREA	1.27 AC				
LAND USE CATEGORY						
ARA	MDR	IDA	HDR	MPD	CIA	
0	0	0	1	0	0	
D	AFFORESTATION THRESHOLD (NET TRACT AREA x 15%)					0.19 AC
E	CONSERVATION THRESHOLD (NET TRACT AREA x 20%)					0.25 AC
EXISTING FOREST COVER						
F	EXISTING FOREST COVER WITHIN THE NET TRACT AREA					1.07 AC
G	AREA OF FOREST ABOVE CONSERVATION THRESHOLD					0.82 AC
BREAK EVEN POINT						
H	BREAK EVEN POINT					0.42 AC
I	FOREST CLEARING PERMITTED WITHOUT MITIGATION					0.65 AC
PROPOSED FOREST CLEARING						
J	TOTAL AREA OF FOREST TO BE CLEARED					0.61 AC
K	TOTAL AREA OF FOREST TO BE RETAINED					0.46 AC
PLANTING REQUIREMENTS						
L	REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD					0.15 AC
M	REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD					0.00 AC
N	CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD					0.21 AC
P	TOTAL REFORESTATION REQUIRED					0.00 AC
Q	TOTAL AFFORESTATION REQUIRED					0.00 AC
R	TOTAL PLANTING REQUIRED					0.00 AC

SPECIMEN TREE TABLE					
KEY	SIZE	TYPE	CONDITION	LOCATION	REMARKS
ST-1	32"	SHAGBARK HICKORY	GOOD	FS1	
ST-2	37"	RED OAK	DEAD	FS1	TO BE DOWNED
ST-3	42"	RED OAK	GOOD	FS1	
ST-4	30"	RED OAK	GOOD	FS1	
ST-5	30"	CHESTNUT OAK	GOOD	FS1	TWIN STEM

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kit Dalwood 11/16/10
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William 11/15/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



OWNER/DEVELOPER

JOHN M. GARBER & WIFE
9100 GORMAN ROAD
LAUREL, MARYLAND 20723
1.301.776.3941

FOREST CONSERVATION AND LANDSCAPING NOTES AND DETAILS
GARBER PROPERTY
LOTS 1, 2 AND OPEN SPACE LOT 3
PREVIOUS HOWARD COUNTY FILE NO.s: WP-10-033, ECP-10-007
TAX MAP 47 GRID 17 PARCEL 898
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saatlnd.com

DESIGN BY: SJS
DRAWN BY: JH
CHECKED BY: PS
SCALE: AS SHOWN
DATE: NOVEMBER 1, 2010
PROJECT #: 08-056
SHEET #: 2 of 2

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. 32025, EXPIRATION DATE: JUNE 30, 2011