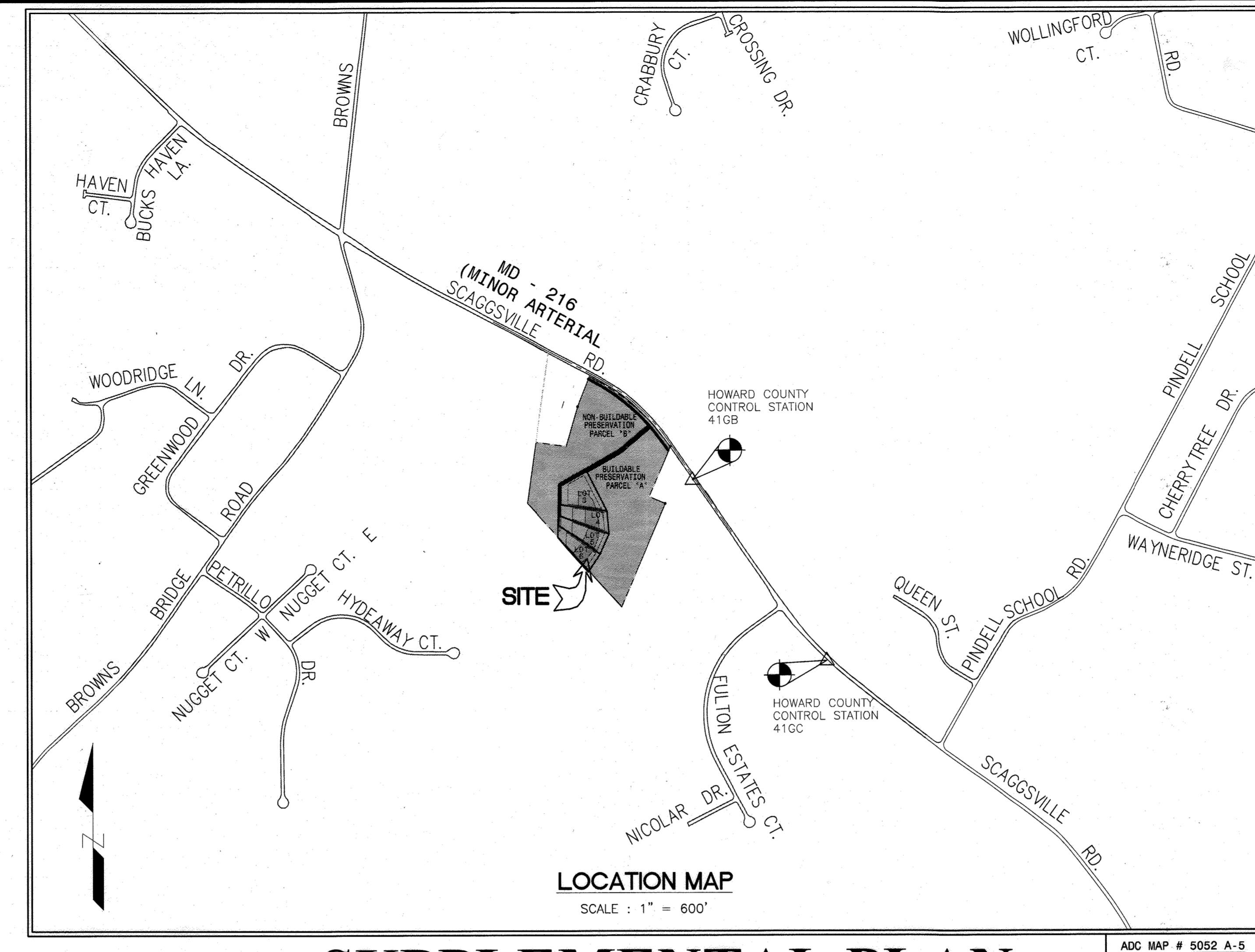
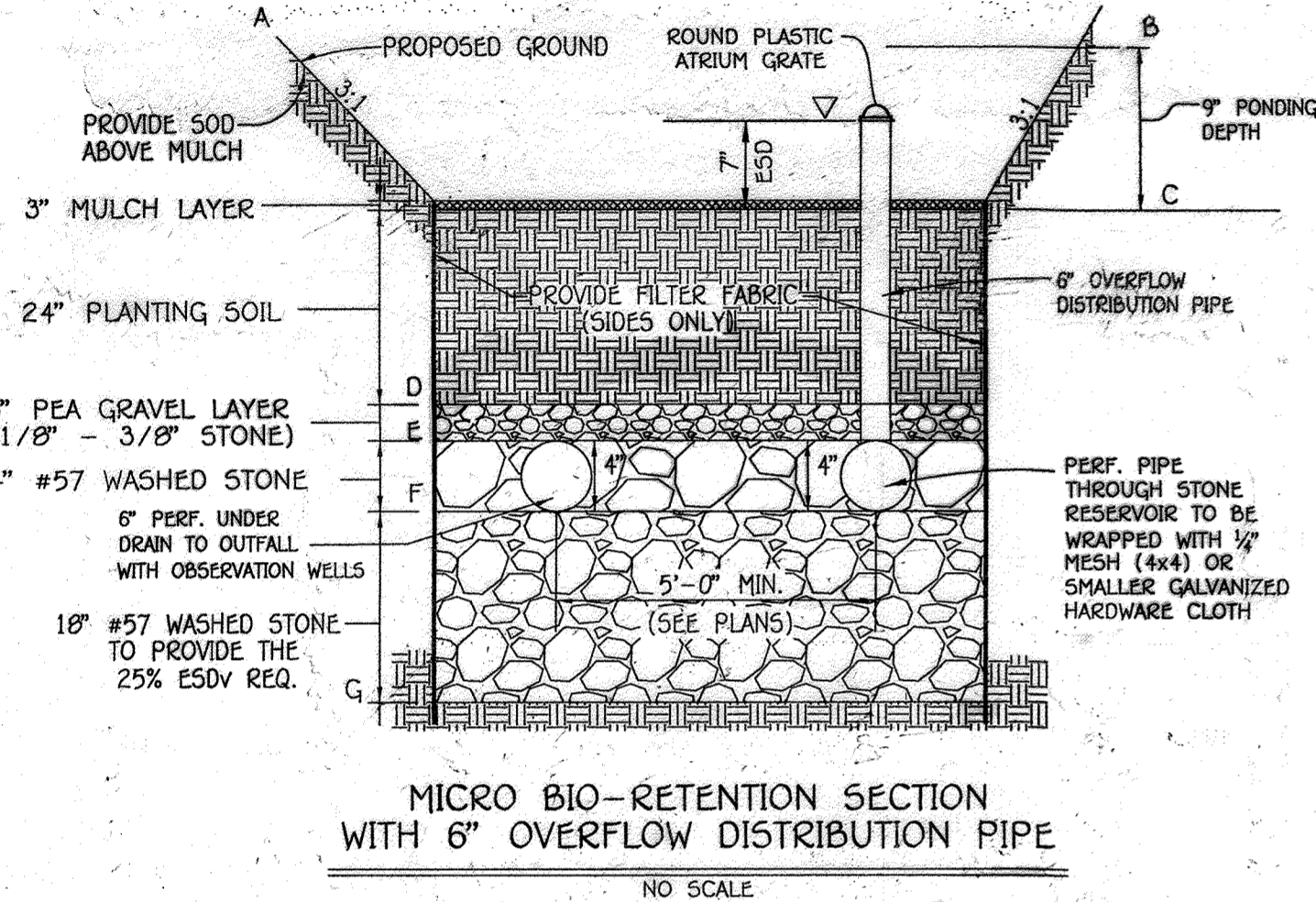


**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	SUPPLEMENTAL PLAN - COVER SHEET
2	SUPPLEMENTAL CONCEPTUAL GRADING & SEDIMENT CONTROL PLAN
3	SUPPLEMENTAL LANDSCAPE PLAN AND SOILS MAP
4	SUPPLEMENTAL FOREST CONSERVATION PLAN
5	SUPPLEMENTAL PLANTING PLAN & DETAILS <i>&amp; Forest Conservation Plan</i>
6	SUPPLEMENTAL CONCEPTUAL POND NOTES AND DETAILS
7	DRAINAGE AREA MAP AND GRADING, SEDIMENT & EROSION CONTROL PLAN
8	DRAINAGE AREA MAP AND GRADING, SEDIMENT & EROSION CONTROL PLAN



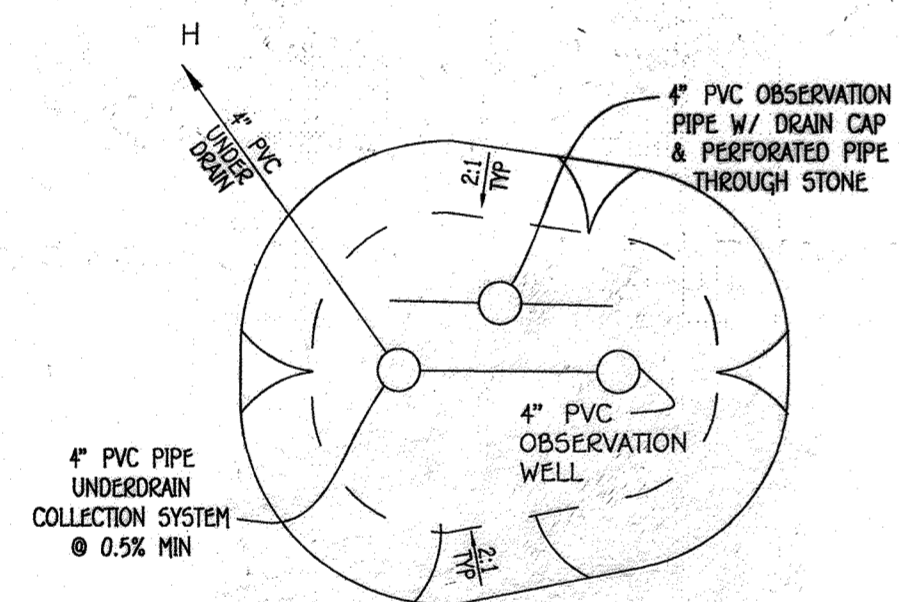
# SUPPLEMENTAL PLAN FULTON WOODS

## LOTS 3 THRU 6, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'

### A RESUBDIVISION OF FULTON WOODS, LOT # 2 PLAT #19301 TAX MAP 41, GRID 13, ZONED RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**GENERAL NOTES**

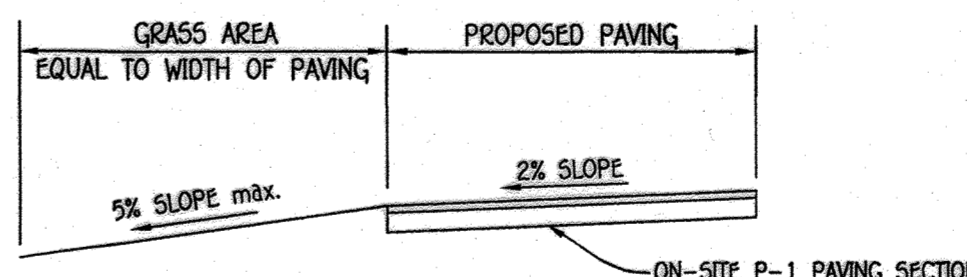
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND LAND DEVELOPMENT REGULATION PER COUNCIL BILL NO. 45-2003 AND THE 2004 ZONING REGULATIONS.
- THE SUBJECT PROPERTY ZONED "RR-DEO" PER 2-2-4 COMPREHENSIVE ZONING PLAN AND "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-06.
- GROSS AREA OF TRACT = 21.37 AC.  
D. AREA OF FLOODPLAIN = 0.20 AC.  
E. AREA OF 25% OR GREATER SLOPES = 0.0 AC.  
F. NET AREA OF TRACT = 21.17 AC.
- AREA OF PROPOSED ROAD R/W = 0 AC.  
A. AREA OF PROPOSED BUILDABLE LOTS = 4.57 AC.  
B. AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL "A" = 8.87 AC.  
C. AREA OF NON-BUILDABLE PRESERVATION PARCELS "B" = 7.94 AC.
- NUMBER OF LOTS PROPOSED:  
A. BUILDABLE = 4  
B. BUILDABLE PRESERVATION PARCEL "A" = 1  
C. NON-BUILDABLE PRESERVATION PARCEL "B" = 1
- PRIOR CASE NUMBERS ARE AS FOLLOWS: SP-06-011, WP-06-076 & F-06-096 (PLAT # 19301), ECP-11-041 & WP07-064, F-08-014, WP-08-070, WP-09-026, WP-09-182, WP-11-107, WP-11-175, WP-07-064, WP-11-107, ECP 11-041 AND WP 12-044, ~~F-15-064~~
- PRIVATE WATER AND PRIVATE SEPTIC SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- SOILS INFORMATION TAKEN FROM SOIL MAP NO. 13, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
- THIS AREA DESIGNATES A MINIMUM 80,000 SQ. FT. PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR SHARED SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. APPROVAL OF THE NUMBER OF LOTS/BEDROOMS IS SUBJECT TO PRELIMINARY PLAN APPROVAL.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY JACK C. MELLEMA INC. IN MARCH OF 2005.
- TOPOGRAPHIC CONTOURS BASED FIELD RUN SURVEY PREPARED BY JACK C. MELLEMA INC. IN MARCH OF 2005.
- THERE ARE NO AREAS OF STEEP SLOPES (25% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116 b.
- FOREST STAND DELINEATION AND WETLAND REPORT WERE PREPARED BY ECOSYSTEM PROFESSIONALS UNDER F-06-096 AND WERE APPROVED IN JUNE 2007. THE WETLANDS ARE DELINEATION BY THIS PLAT (F-12-044).
- THIS PROPERTY IS LOCATED OUTSIDE OF THE METROPOLITAN DISTRICT.
- THE TRAFFIC STUDY WAS PREPARED BY THE LEE CUNNINGHAM AND ASSOCIATES ON NOV. 15, 2005, AND UPDATED NOVEMBER 30, 2010.
- NO CEMETERIES OR HISTORIC SITE/BUILDING EXIST WITHIN THIS SUBDIVISION.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  
NORTHING (FT)      EASTING (FT)      ELEVATION (FT)  
41GB      544580.380      1330741.359      475.99  
41GC      543290.641      1331697.829      469.07
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN DEED OF THE FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FLOODPLAIN STUDY WAS PREPARED BY ALDE INC. FOR F-06-096, AND APPROVED BY THE COUNTY ON 08-20-06.
- PER SEC. 16.121 OF THE SUBDIVISION REGULATION OPEN SPACE IS NOT REQUIRED.
- ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT. IF A WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN SITE, THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO PLAT RECORDATION.
- A GROUND WATER APPROPRIATION PERMIT WILL NOT BE REQUIRED.
- PERCOLATION TESTS AND PLAT WAS APPROVED ON OCTOBER 2010.
- THE SPECIFICATIONS FOR THE DRAIN FIELDS WILL BE DESIGNED IN ACCORDANCE WITH HEALTH DEPARTMENT CRITERIA ADOPTED ON SEPTEMBER 1, 2002.
- A COMMUNITY MEETING WAS HELD ON JULY 19, 2005.
- THE PURPOSES OF PRESERVATION PARCEL "A" ARE:  
(1) RESIDENTIAL BUILDING; (2) FOREST CONSERVATION EASEMENT; (3) WETLAND PRESERVATION;  
THE PURPOSE FOR PRESERVATION PARCEL "B" IS FOR AGRICULTURE, ENVIRONMENTAL PROTECTION AND FOREST CONSERVATION.
- THERE ARE NO STRUCTURES ON THE SITE.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY STAIANO ENGINEERING INC. DATED OCTOBER 20, 2005 AND WAS APPROVED BY F-06-96. AN UPDATED LETTER WAS PROVIDED BY THE ENGINEER DATED 12/20/2011, AND SUBMITTED WITH THIS PLAT.
- NO PHASING IS PROPOSED.
- LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED PER SUPPLEMENTAL PLAN SHEET 3 OF 5 IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL. THE \$9000.00 LANDSCAPE SURETY WILL BE ADDRESS WITH A GRADING PERMIT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW STRUCTURES AND PAVING IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT OR ITS BUFFER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. THE DESIGN IS IN COMPLIANCE WITH MDE CHAPTER 5. OVERBANK FLOODPLAIN PROTECTION VOLUME AND EXTREME FLOOD VOLUMES ARE NOT REQUIRED FOR THIS SITE. PERMEABLE PAVEMENT IS PROPOSED FOR THE INDIVIDUAL AND SHARED DRIVEWAYS FOR LOTS 3 THRU 6. ONE (1) RAINGARDEN IS ALSO PROPOSED FOR PRESERVATION PARCEL "A" TO PROVIDE ADDITIONAL RWY & REV.
- A FOREST CONSERVATION SURETY IN THE AMOUNT OF \$11,979.00 WILL BE REQUIRED FOR THE ON SITE REFORESTATION OF 0.55 ACRES. THE TOTAL FOREST CONSERVATION EASEMENT IS 7.92 ACRES. THE FOREST RETAINED IS 7.37 ACRES.
- THE PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR THE FOREST CONSERVATION BY RECORDING A FOREST CONSERVATION EASEMENT OF 7.92 ACRES. THE FOREST RETAINED IS 7.37 ACRES. THE FOREST PLANTED IS 0.55 ACRES. THE FOREST CONSERVATION SURETY EQUALS \$11,979.00.



MICRO-BIORETENTION								
BIORETENTION FILTER	A	B	C	D	E	F	G	H
1 (LOT 3)	445.00	445.00	444.00	442.00	441.75	441.42	439.92	441.00
2 (LOT 4)	442.70	442.70	441.70	439.70	439.45	439.12	437.62	438.90
3 (LOT 5)	440.00	440.00	439.00	437.00	436.75	436.42	434.92	436.00
4 (LOT 6)	435.00	435.00	434.00	432.00	431.75	431.42	429.92	431.00
5 (PRES PARCEL A)	447.00	447.00	446.00	444.00	443.75	443.42	441.92	443.00

**OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED, DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)**

- MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTOR OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.



STORMWATER MANAGEMENT PRACTICES				
LOT NUMBER	ADDRESS	SHEET PLAN TO CONSTRUCTION AREA	MICRO-BIORETENTION (NUMBER)	GRASS SHADE (NUMBER)
1 (A)	12245 BLUE SKY EVENING WAY	N-3	1	1
3	12251 BLUE SKY EVENING WAY		1	1
4	12259 BLUE SKY EVENING WAY		1	1
5	12267 BLUE SKY EVENING WAY		1	1
6	12263 BLUE SKY EVENING WAY		1	1
USE-IN-COMMON DRIVE		4		3

SITE ANALYSIS DATA :	
GROSS AREA OF TRACT	= 21.37 AC.
LIMIT OF DISTURBANCE AREA	= 3.84 AC.
IMPERVIOUS AREA	= 0.93 AC.
GREEN OPEN AREA	= 20.45 AC.
PROPOSED SITE USE	= LOW DENSITY RESIDENTIAL
AREA OF FLOODPLAIN	= 0.20 AC.
AREA OF 25% OR GREATER SLOPES	= 0.000 AC.
FOREST AREA	= 14.20 AC.
WETLAND AND WETLAND BUFFER	= 3.90 AC.
WETLAND AREA	= 1.70 AC.
WETLAND BUFFER AREA	= 2.20 AC.
AREA OF ERODIBLE SOILS	= 5.74 AC.

FULTON WOODS LLC  
17701 HUNTMASTER CT.  
WOODBINE, MD. 21797  
TEL: 301.641.9800

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, LICENSED NO. 14440 EXPIRATION DATE: **5-19-2013**.

NO.      DATE      DESCRIPTION

1      4/7/10      REVISE SHEET INDEX, REMOVE DETAILS FOR PERMEABLE PAVEMENT, DRIVEWAY & LANDSCAPE IMPROVEMENT

REVISIONS

PROJECT NAME : **FULTON WOODS**  
LOTS 3 THRU 6, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' A RESUBDIVISION OF FULTON WOODS, LOT 2, PLAT # 19301 TAX MAP 41, GRID 13, ZONE RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE : **SUPPLEMENTAL PLAN**  
WP-06-076    SP-06-011    F-06-096    ECP-11-041    F-15-064

PREPARED BY : DWPR LLC, 7017 MEANDERING STREAM WAY, FULTON, MD. 20759, TEL. 301-317-4058

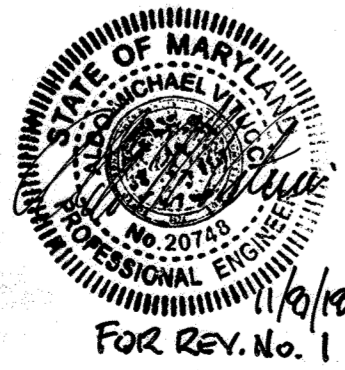
OWNERS : FULTON WOODS, LLC, 17701 HUNTMASTER CT., WOODBINE, MD. 21797, TEL. 301.641.9800

DEVELOPER : FULTON WOODS, LLC, 17701 HUNTMASTER CT., WOODBINE, MD. 21797, TEL. 301.641.9800

DES. : DW/AVG      JOB :  
DRW. : AVG      PRJ. :  
CHK. : DCW      DATE : 03-26-12      SCALE : AS SHOWN      SHEET 1 OF 8

C:\Users\jambino\Documents\drive\project\dwg\11-ECP-PLAN-REVIA.dwg

**OWNER/DEVELOPER**  
BHC  
6020 DANEBERG CIRCLE  
SUITE 100-103  
CLARKSVILLE, MARYLAND 21029  
443-310-1593



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
**David J. Schuchman**      4-5-12      DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT  
**David J. Schuchman**      4-5-12      DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION



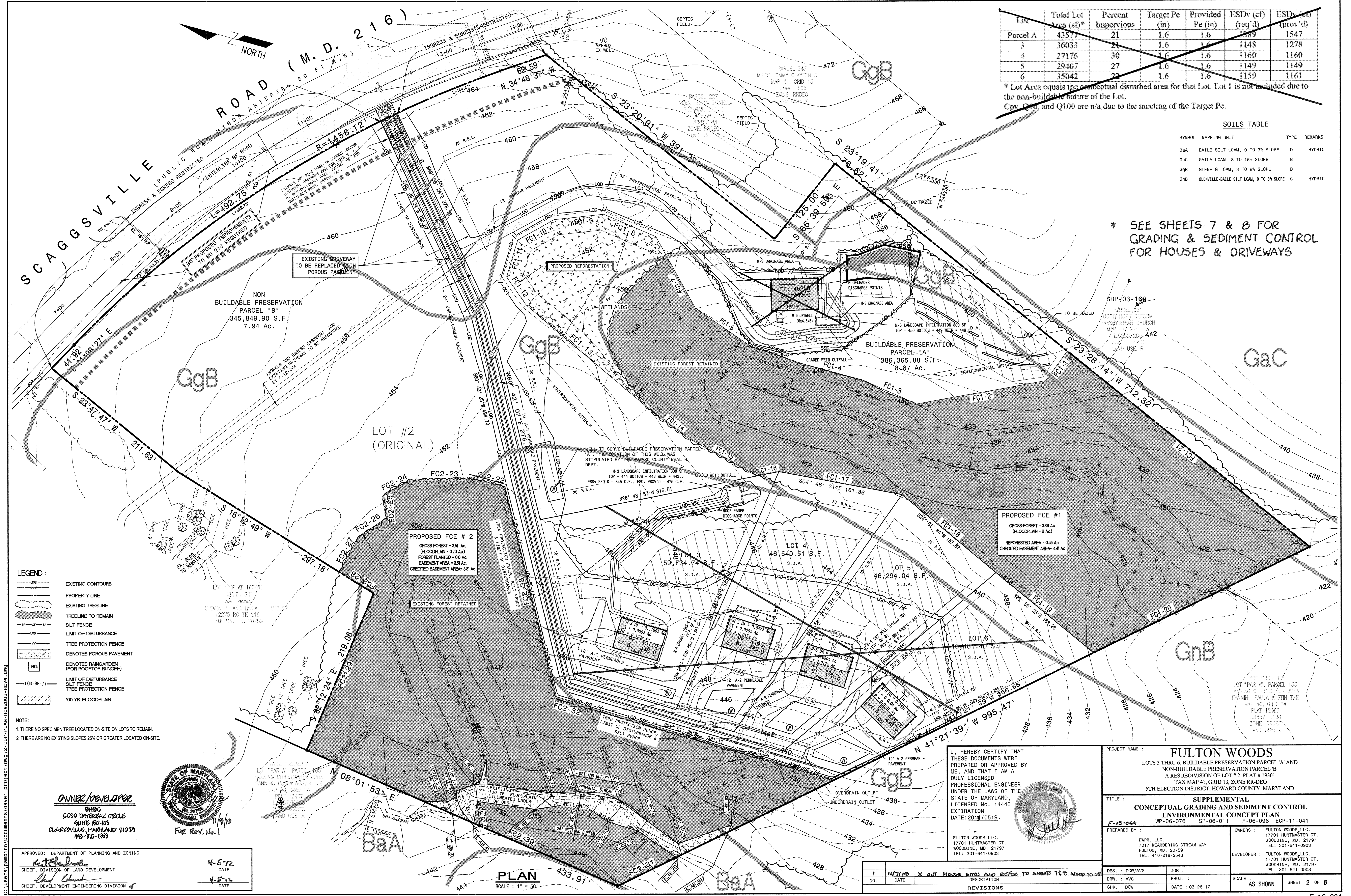
Lot	Total Lot Area (sf)*	Percent Impervious	Target Pe (in)	Provided Pe (in)	ESDv (cf) (req'd)	ESDv (cf) (prov'd)
Parcel A	43577	21	1.6	1.6	1389	1547
3	36033	21	1.6	1.6	1148	1278
4	27176	30	1.6	1.6	1160	1160
5	29407	27	1.6	1.6	1149	1149
6	35042	22	1.6	1.6	1159	1161

\* Lot Area equals the conceptual disturbed area for that Lot. Lot 1 is not included due to the non-buildable nature of the Lot.  
Cpy. Q10, and Q100 are n/a due to the meeting of the Target Pe.

**SOILS TABLE**

SYMBOL	MAPPING UNIT	TYPE	REMARKS
BaA	BATTLE SILT LOAM, 0 TO 3% SLOPE	D	HYDRIC
GaC	GATIA LOAM, 8 TO 15% SLOPE	B	
GgB	GLENELG LOAM, 3 TO 8% SLOPE	B	
GnB	GLENVILLE-BAILE SILT LOAM, 0 TO 8% SLOPE	C	HYDRIC

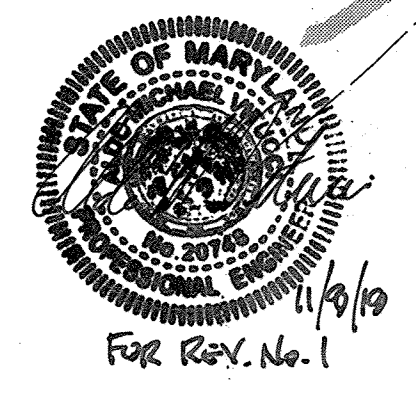
\* SEE SHEETS 7 & 8 FOR GRADING & SEDIMENT CONTROL FOR HOUSES & DRIVEWAYS



- LEGEND :**
- 325 --- EXISTING CONTOURS
  - 330 --- PROPERTY LINE
  - --- EXISTING TREELINE
  - --- TREELINE TO REMAIN
  - --- SILT FENCE
  - --- LIMIT OF DISTURBANCE
  - --- TREE PROTECTION FENCE
  - --- DENOTES POROUS PAVEMENT
  - --- DENOTES RANGARDEN (FOR ROOFTOP RUNOFF)
  - --- LIMIT OF DISTURBANCE SILT FENCE
  - --- TREE PROTECTION FENCE
  - --- 100 YR FLOODPLAIN

**NOTE:**  
 1. THERE NO SPECIMEN TREE LOCATED ON-SITE ON LOTS TO REMAIN.  
 2. THERE ARE NO EXISTING SLOPES 25% OR GREATER LOCATED ON-SITE.

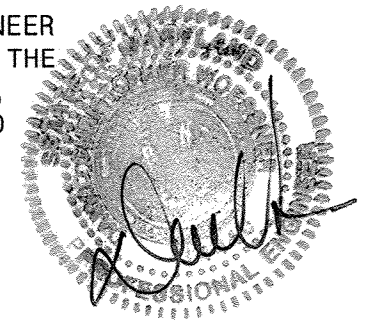
**OWNER/DEVELOPER**  
 B180  
 6050 DUNDRAK CIRCLE  
 SUITE 100-103  
 CLARKSVILLE, MARYLAND 21029  
 443-310-1993



For Rev. No. 1

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 4-5-12 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 4-5-12 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

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, LICENSED NO. 14440 EXPIRATION DATE: 2019/0519.



FULTON WOODS LLC,  
 17701 HUNTMASER CT.,  
 WOODBINE, MD. 21797  
 TEL: 301-641-0903

NO.	DATE	DESCRIPTION
1	11/11/10	X OUT HOUSE SITES AND REFER TO SHEETS 7 & 8

**PROJECT NAME :** FULTON WOODS  
 LOTS 3 THRU 6, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' A RESUBDIVISION OF LOT #2, PLAT # 19301 TAX MAP 41, GRID 13, ZONE RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**TITLE :** SUPPLEMENTAL CONCEPTUAL GRADING AND SEDIMENT CONTROL ENVIRONMENTAL CONCEPT PLAN  
 WP-06-076 SP-06-011 F-06-096 ECP-11-041

**PREPARED BY :** DWPR, LLC, 7017 MEANDERING STREAM WAY, FULTON, MD. 20759, TEL: 410-218-2543

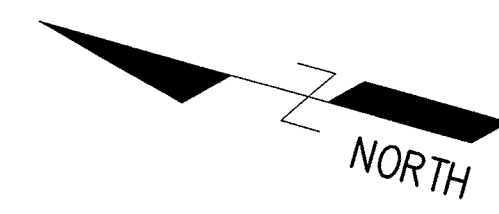
**OWNERS :** FULTON WOODS, LLC, 17701 HUNTMASER CT., WOODBINE, MD. 21797, TEL: 301-641-0903

**DEVELOPER :** FULTON WOODS, LLC, 17701 HUNTMASER CT., WOODBINE, MD. 21797, TEL: 301-641-0903

**DES. :** DCW/AVG **JOB :**  
**DRW. :** AVG **PROJ. :**  
**CHK. :** DCW **DATE :** 03-26-12

**SCALE :** AS SHOWN **SHEET 2 OF 8**





SCHEDULE "A" PERIMETER LANDSCAPE EDGE									
PERIMETER	CATEGORY P (Properties) R (Roadways)	Landscape Type	Linear Feet of Frontage/Perimeter	Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	Number of Plants Required		Number of Plants Provided	
						Evergreen Trees	Shade Trees	Evergreen Trees	Shade Trees
P 1	P	A	558	NO	0 FT.	0	10	0	10
P 2	P	A	798	* YES	511 FT.	0	5	0	5
P 3	P	A	357	* NO	0 FT.	0	6	0	6
P 4	P	A	1140	* YES	640 FT.	0	9	0	9
TOTAL						0	30	0	30

A = 1 SHADE TREE PER 60 FT.

\* CREDIT WAS TAKEN WHERE EXISTING TREE LINE WAS 25' THICK OR MORE

**SOILS TABLE**

SYMBOL	MAPPING UNIT	TYPE	REMARKS
G1B2	GLENELG LOAM, 3 TO 8% SLOPE MODERATELY ERODED	B	
EKB2	ELIOAK SILT LOAM, 3 TO 8% SLOPE MODERATELY ERODED	C	
Ba	BAILE SILT LOAM	D	HYDRIC
MID2	MANOR LOAM, 15 TO 25% SLOPE MODERATELY ERODED	B	
MIB2	MANOR LOAM, 3 TO 8% SLOPE MODERATELY ERODED	B	
G1B2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED	B	
GnA	GLENVILLE SILT LOAM, 0 TO 3% SLOPES	C	HYDRIC

**PERIMETER LANDSCAPING ANALYSIS**

LANDSCAPE LEGEND			
QUANTITY	SYMBOL	DESCRIPTION	MINIMUM SIZE
3	(A1)	Ace rubrum 'Red Sunset' Red Maple	2 1/2' cal.
12	(A2)	Quercus Rubra Red Oak	2 1/2' cal.
7	(A3)	Platanus xacrisifolia Broadleaf London Plane	2 1/2' cal.
8	(A4)	Sugar Maple Ace Saccharum	2 1/2' cal.

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 PLANNING AND ZONING. ANY DEVIATION FROM THE 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 THE APPLICABLE PLANS. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE.

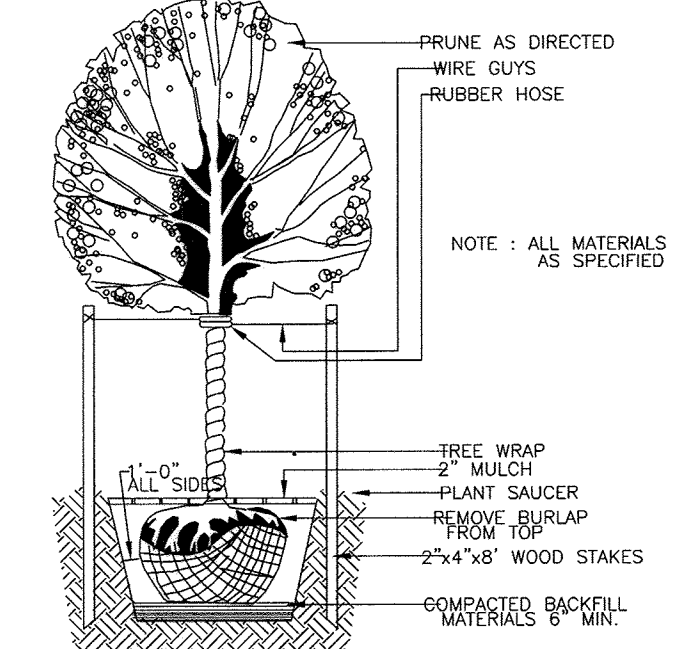
**LANDSCAPE SURETY**

Release of surety will not be granted until all landscaping shown on the approved supplemental plan has been completed in accordance with the approved landscape plan. Surety for landscaping shall be based on the total number of required new trees (shade, ornamental and evergreen) or comparable elements shown on the landscape plan. The unit prices to be used for establishing surety requirements shall be in accordance with the adopted County Fee Schedule which is \$300.00 per shade tree and \$150.00 per evergreen/ornamental tree.

Based on all the planting Schedule, the surety for required landscaping is the following:

30 shade trees x \$300.00 = \$9,000.00 (Schedule A)

- Note:
- No street trees are proposed along MD. RTE 216 due to no street improvement being required.
  - The \$9,000.00 Landscape surety will be addressed with a grading permit.



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

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, LICENSED No. 14440 EXPIRATION DATE: 2019/0519.



FULTON WOODS, LLC.  
17701 HUNTMASTER CT.  
WOODBINE, MD. 21797  
TEL. 301 641-0903

PROJECT NAME : <b>FULTON WOODS</b> LOTS 3 THRU 6, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' A RESUBDIVISION OF LOT # 2, PLAT # 19301 TAX MAP 41, GRID 13, ZONE RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE : <b>SUPPLEMENTAL LANDSCAPE PLAN AND SOILS MAP</b> WP-06-076 SP-06-011 F-06-096 ECP#11-041	
PREPARED BY : DWRP LLC. 7017 MEANDERING STREAM WAY FULTON, MD. 20759 TEL. 301-317-4058	OWNERS : FULTON WOODS, LLC. 17701 HUNTMASTER CT. WOODBINE, MD. 21797 TEL. 301 641-0903 DEVELOPER : 17701 HUNTMASTER CT. WOODBINE, MD. 21797 TEL. 301 641-0903
DES. : DCW/AVG DRW. : AVG CHK. : DCW	JOB : PROJ. : DATE : 03-26-12
SCALE : 1" = 100'	
SHEET 3 OF 8	

**NOTE:**  
The owner, tenant and or their agents shall be responsible for the 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.

DEVELOPER'S / OWNER'S LANDSCAPE 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 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 SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.	
Developer's / Owner's Name FULTON WOODS, LLC.	Date 3/28/2012

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Chief, Division of Land Development Date: 4-5-12	Chief, Development Engineering Division Date: 4-5-12

NO.	DATE	DESCRIPTION
REVISIONS		

**LEGEND :**

- 305 EXISTING CONTOURS
- 330 EXISTING CONTOURS
- PROPERTY LINE
- EXISTING TREELINE
- PROP. WELL LOCATION
- GENERIC HOUSE LAYOUT
- PROP. SEPTIC FIELD
- PERC HOLE APPROVED
- PERC HOLE FAILED
- STREET TREES



OWNER/DEVELOPER  
BWHC  
6090 WINDYBARK CIRCLE  
SUITE 150-103  
CLARKSVILLE, MARYLAND 21039  
443-910-1999

**PLAN**  
SCALE : 1" = 100'

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**FOREST PROTECTION PROCEDURES - Construction Phase**

Forest and tree conditions should be monitored during construction and corrective measures taken when appropriate.

- The following shall be monitored:
- Soil compaction
  - Root injury - prune and monitor; consider crown reduction
  - Limbs injury - prune and monitor
  - Flooded conditions - drain and monitor; correct problem
  - Drought conditions - water and monitor; correct problem
  - Other stress signs - determine reason, correct and monitor

**FOREST PROTECTION PROCEDURES - Post-Construction Phase**

The following measures shall be taken:

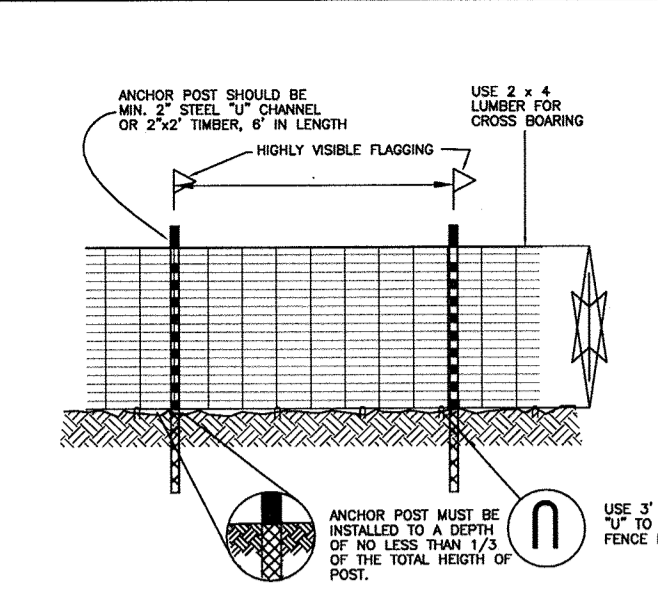
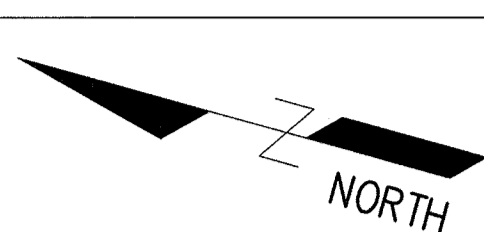
- Corrective measures if damages were incurred due to negligence:
  - Stress reduction
  - Removal of dead or dying trees. This may be done only if trees pose an immediate safety hazard.
- Removal of temporary structures:
  - No burial of discarded materials will occur on-site within the conservation area.
  - No open burning within 100 feet of a wooded area.
  - All temporary forest protection structures will be removed after construction.
  - Remove temporary roads by removing stone or broadcasting mulch; pre-construction elevation should be maintained.
  - Aerate compacted soil.
  - Replant disturbed sites with trees, shrubs and/or herbaceous plants.
  - Retain signs for retention areas or specimen trees.
  - A county official shall inspect the entire site.

**FCE NOTES**

- ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
- FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
- LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
- TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 50 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
- PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.

**FOREST CONSERVATION EASEMENT STANDARD NOTES:**

The forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code, Forest Conservation Act. 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.



- NOTES:**
- FOREST PROTECTION DEVICE ONLY
  - RETENTION AREA WILL BE SHOWN PART OF THE REVIEW PROCESS. BOUNDARIES OF RETENTION AREA SHOULD BE STAKE AND FLAGGED
  - ROOT DAMAGE SHOULD BE AVOIDED
  - PROTECTIVE SIGNAGE MUST ALSO BE USED
  - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

**BLAZE ORANGE PLASTIC MESH TREE PROTECTION DEVICE NOT TO SCALE**

THE TREE PROTECTION FENCING SHOWN ON THIS PLAN IS TEMPORARY AND SHALL REMAIN IN PLACE DURING CONSTRUCTION ACTIVITY, BUT THE FOREST CONSERVATION SIGNAGE IS PERMANENT AND SHALL REMAIN IN PLACE AROUND THE FCE AFTER THE REMOVAL OF THE TREE PROTECTION FENCING.

FCE # 1 Table		
Line #	Length	Direction
FC1-1	47.442	N69° 29' 04.63"W
FC1-2	169.767	N25° 30' 31.28"W
FC1-3	77.424	N8° 39' 13.70"E
FC1-4	79.755	N0° 21' 45.10"W
FC1-5	69.805	N3° 02' 18.34"E
FC1-6	87.280	N18° 58' 30.64"E
FC1-7	105.187	N45° 32' 29.40"E
FC1-8	73.513	N07° 40' 28.94"W
FC1-9	64.508	N21° 43' 54.65"W
FC1-10	54.061	N49° 46' 38.35"W
FC1-11	49.686	S88° 37' 01.81W
FC1-12	43.865	S39° 21' 52.47"W
FC1-13	224.138	S24° 37' 24.89"W
FC1-14	46.105	S20° 28' 51.66"W
FC1-15	102.611	S13° 17' 15.29"W
FC1-16	28.808	S26° 48' 56.96"E
FC1-17	161.860	S4° 48' 31.06"E
FC1-18	157.672	S24° 07' 34.01"W
FC1-19	163.229	S23° 55' 25.14"W
FC1-20	310.972	S41° 21' 38.96"E
FC1-21	403.198	N23° 28' 12.31"E
TOTAL AREA = 4.41 Ac.		

FCE # 2 TABLE		
Line #	Length	Direction
FC2-22	36.135	N1° 15' 54.33"W
FC2-25	31.105	N69° 00' 24.78"E
FC2-23	88.135	N15° 49' 51.19"W
FC2-24	38.131	N43° 41' 53.63"W
FC2-26	43.536	N48° 42' 50.56"W
FC2-27	51.584	S77° 20' 27.85"E
FC2-28	52.199	N16° 12' 48.85"E
FC2-29	219.055	N82° 12' 24.38"W
FC2-30	438.206	S8° 01' 53.46"W
FC2-31	313.012	S41° 01' 39.79"E
FC2-32	375.887	N1° 01' 37.83"E
FC2-33	278.084	N60° 42' 23.14"E
TOTAL AREA = 3.51 Ac.		

**Forest Clearing Justification**  
 Forest clearing is required to allow for the creation of five (5) building sites. The existing soils the would be approved by the Health Department were in wooded areas. Clearing has been held to the minimum required.

**Forest Stand Data**

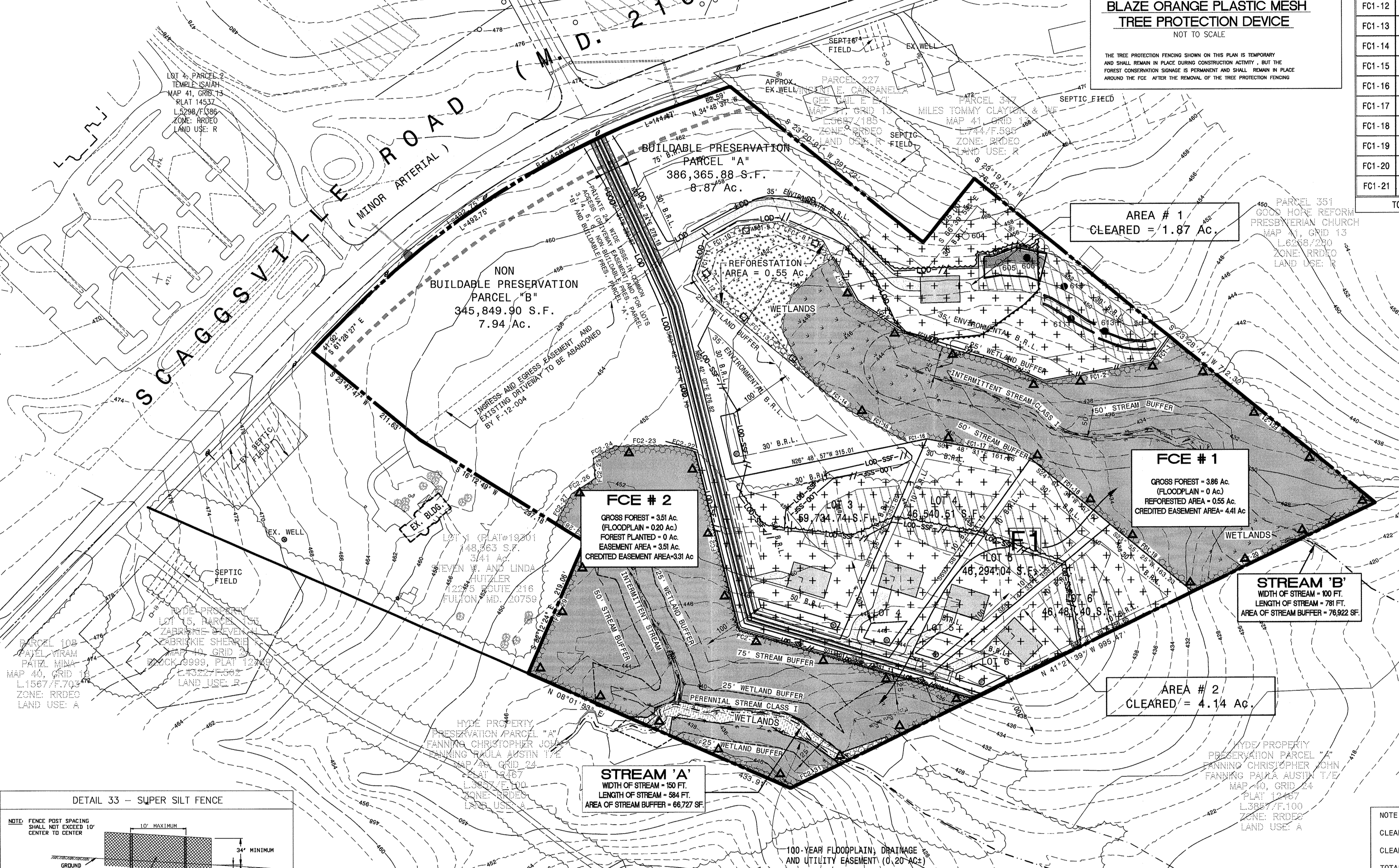
Key	Community Type	Acreage	Dominant Vegetation	General Condition	Priority Acreage
FI	Oak-Poplar	13.3 (ria)	Liriodendron tulipifera, Quercus alba, Quercus rubra, Acer rubrum, Liriodendron benzoin	Good	20± wetlands/buffers

See accompanying report for complete stand descriptions

\* AMENDED TO REFLECT ACTUAL FOREST MEETING THE DEFINITION OF FOREST WITHIN THIS RESUBDIVISION AND FIELD SURVEYED FOR ACCURACY.

**NOTES:**

- No rare, threatened or endangered species were observed on the property.
- Surrounding land use is low density residential and agricultural.
- All forest on the site is within Stand F-1.
- Watershed Number 213107 - Rocky Gorge Dam
- Total area of existing forest on site = 13.18 Acres
- 100 year Flood Plain = 0.20 Acres
- There are no slopes 25% or greater on site.
- No State Champion trees exist on site.
- No Specimen tree 30 in dbh or greater were found on the site.





**PLANTING PLAN**

**PLANTING PLAN**  
The tree species selected are consistent with the mixed upland oak association native to the upland soils, and the river birch association in the riparian areas (i.e. hydric soils). The County Manual recommends a planting density of 350 per acre with tree shelters, and the schedule below meets the recommendation. Species will be randomly mixed and planted approximately 11' apart from other plantings. Straight rows should be avoided to simulate a more natural arrangement. The total number of plants will be 4078 trees based on 0.55 ac at 350 whips/acre.

RIPIARIAN SPECIES (Hydric soils only)	SIZE	QUANTITY/ACRE
Sugar maple <i>Acer saccharum</i>	whip	30
River birch <i>Betula nigra</i>	whip	30
Pin oak <i>Pinus strobus</i>	whip	30
Black willow <i>Quercus palustris</i>	whip	30
Sycamore <i>Salix nigra</i>	whip	30
<i>Platanus Occidentalis</i>	whip	30
		<b>Total Provided = 198</b>

**OTHER PLANTING INSTRUCTIONS**  
Plant material should be obtained from a reputable nursery and ordered 3 to 6 months before desired delivery. Delivery should be arranged to occur as close to planting time possible, and stock should be protected from direct sun and drying until planting. Planting dates are October through May, with spring months preferred. (Suggested supplier: Silva Native Nursery & Seed Co., New Freedom, PA, (717) 227-0486.

Stock should be inspected before planting for signs of damage, disease, or insect infestation, vigor, and size. Damaged or inferior plants should be replaced.

Upon planting container grown stock, plants should be removed from the container and the soil gently loosened from the roots. If roots encircle the root ball, or are J-shaped or kninked, consider replacement. Do not trim roots on-site.

The planting field should be dug and backfilled with the native soil. Rake the surface and cover the disturbed area with approximately 4 inches of mulch, but avoid burying the base of the stem to prevent fungal rot. Water immediately to settle the soil around the roots.

**MAINTENANCE AND PROTECTION OF PLANTED AREA**  
Soils should be tested to determine the need for fertilizer. If fertilizer is needed, it should be applied at the testing lab's recommended rates after the first growing season (late fall or early spring). Organic or slow-release fertilizers are preferred.

Watering should be planned to compensate for deficient rainfall. New plantings need water once a week for the first growing season. The second year, watering may only be necessary in July and August, and in subsequent years only water during drought periods. Watering should be done slowly enough to permit deep soaking of the root zone.

Monitor the young trees for several years for health, insect damage, and invasive vines. Replace dead manually, or by careful and selective use of appropriate herbicide.

Post protective signage that states that this area is a Forest Conservation Area and trees have been planted for reforestation. Signs should be made to inform and gain the cooperation of the adjacent residents to monitor and protect the plantings.

**FOREST PROTECTION PLAN**  
The forest conservation and reforestation areas will need to be protected from injury during the land clearing and construction process, and from any future land use changes. Long-term protection will require placing the forest in a permanent, recorded, non-developable open space or conservation easement. The legal document establishing this protection will be required for final FCP approval.

**CONSTRUCTION PHASE**  
Protective measures during the construction stage will focus on protecting the critical root zone of the retained trees along the new forest edge. The final LOD line will be staked in the field by a qualified professional who will determine which individual trees will be saved, and the extent of the critical root zone based on tree species and size. The resulting boundary will be fenced with approved fencing and posted as a tree preservation area, and no disturbance to the vegetation within the retention area will be allowed, except that any work necessary to manage the health of the trees, such as thinning, pruning, or vine control. Any grading and construction that will occur uphill from the forest will require sediment control measures such as a silt fence or other device that will prevent siltation in the critical root zone of retained trees.

**TWO-YEAR POST-CONSTRUCTION MANAGEMENT PROGRAM**  
Howard County requires the developer to commit to a minimum of two years of responsibility for the management of the Forest Conservation Area. The program must be supervised by a qualified professional. The obligations include: periodic (beginning and end of growing season) inspection of the condition of the forest; necessary management such as maintenance of fencing and signage, treatment or removal of damaged or dying trees, or invasive plant control; education of new land owners or occupants about allowable activities and future responsibilities for the forest; and a final inspection and certification that the forest is intact and the conditions of FCP have been met submitted to the County. Upon review of the final certification, the County will notify the developer of release from all future obligations, and their transferal to the owner.

Prepared by: *[Signature]*  
**MD DNR Qualified Professionals, Inc.**  
John Canales  
MD DNR Qualified Professional

**FOREST PROTECTION PROCEDURES - Construction Phase**  
Forest and tree conditions should be monitored during construction and corrective measures taken when appropriate.  
The following shall be monitored:  
a.) Soil compaction  
b.) Root injury - prune and monitor; consider crown reduction  
c.) Limb injury - prune and monitor  
d.) Flooded conditions - drain and monitor; correct problem  
e.) Drought conditions - water and monitor; correct problem  
f.) Other stress signs - determine reason, correct and monitor

**FOREST PROTECTION PROCEDURES - Post-Construction Phase**  
The following measures shall be taken:  
1.) Corrective measures if damages were incurred due to negligence:  
a.) Stress reduction  
b.) Removal of dead or dying trees. This may be done only if trees pose an immediate safety hazard.  
2.) Removal of temporary structures:  
a.) No burial of discarded materials will occur on-site within the conservation area.  
b.) No open burning within 100 feet of a wooded area.  
c.) All temporary forest protection structures will be removed after construction.  
d.) Remove temporary roads by removing stone or broadcasting mulch; pre-construction elevation should be maintained.  
e.) Aerate compacted soil.  
f.) Replant disturbed sites with trees, shrubs and/or herbaceous plants.  
g.) Retain signs for retention areas or specimen trees.  
h.) A county official shall inspect the entire site.

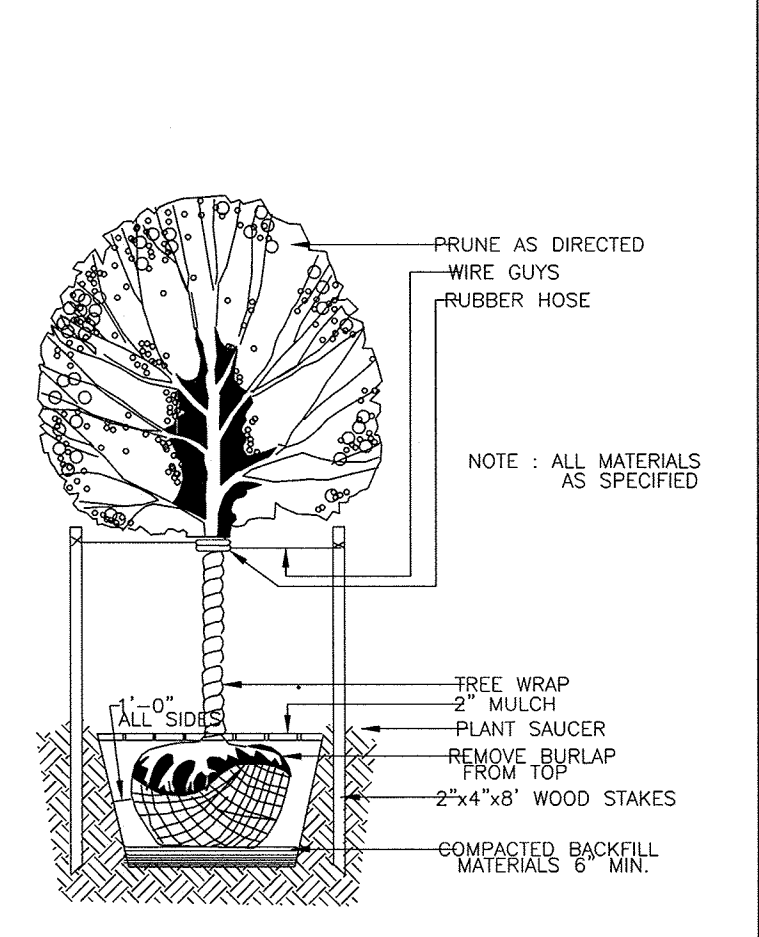
The area of stream buffer/reforestation planting shall be protected during construction per the following:

**FOREST PROTECTION PROCEDURES - Pre-construction Phase**  
Stress Reduction and Protection of Specimen Trees Isolated from Forest Retention Areas and General Forest Retention Areas (As They May Apply)  
1.) The edge of the woods to be protected will be marked (staked or flagged) in the field per the limits of disturbance shown in the approved final construction plan prior to the start of construction activities. All areas within protective fences are to be considered "off limits" to any construction activities. The protective fencing shall be installed at the outside edge of forested areas and specimen trees to be retained and should be combined with sediment control devices when possible. The limit of the critical root zone and therefore the location of the protective devices is to be determined as follows:  
Isolated Specimen Trees - 1.5 feet of protective radius per inch of DBH  
Edge of Forested Area - 1 foot of protective radius/inch of DBH or an eight foot protective radius, whichever is greater.

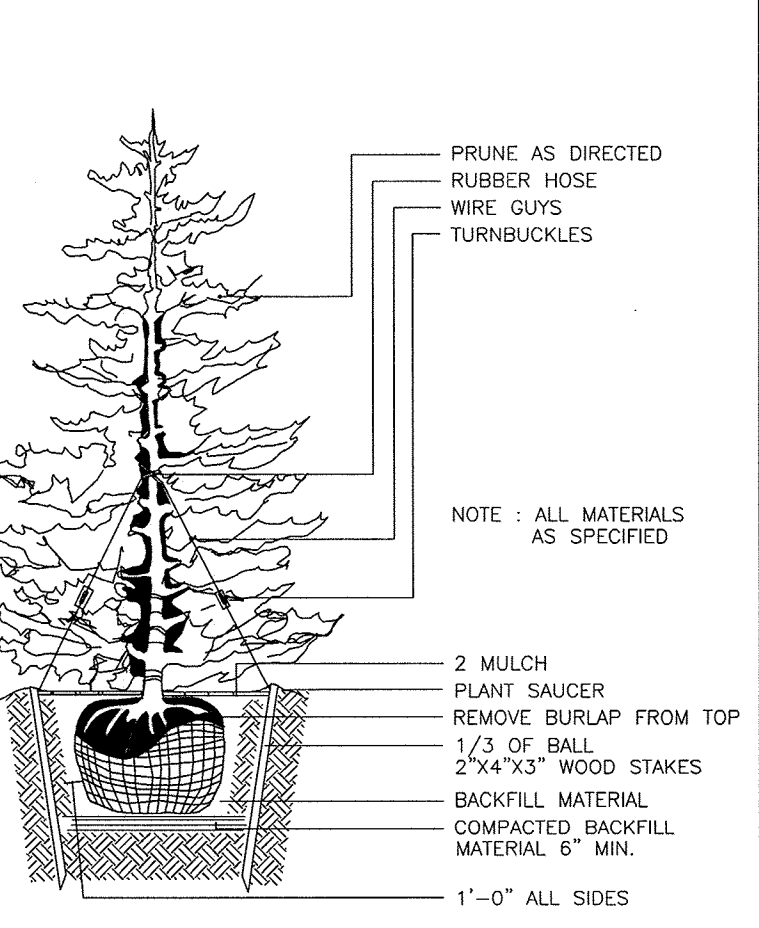
2.) Construction activities expressly prohibited within the preservation areas are:  
Placing or stockpiling backfill or top soil in protected areas  
Felling trees into protected areas  
Driving construction equipment into or through protected areas  
Burning in or in close proximity to protected areas  
Staking or storing supplies of any kind  
Concrete wash-off areas  
Conducting trenching operations  
Grading beyond the limits of disturbance  
Parking vehicles or construction equipment  
Removal of root mat or topsoil  
Siting and construction of: utility lines  
Access roads  
Impervious surfaces  
Water management devices  
Staging Areas

3.) Protective fencing (see Figure "Protective Fencing") shall be the responsibility of the general contractor. The general contractor shall affix signs to the fencing at 25' minimum intervals indicating that these areas are "Forest Retention Area" or "Specimen Trees" (see Figure "Signage"). The general contractor shall take great care to ensure the restricted areas are not violated and that root systems are protected from smothering, flooding, excessive wetting from de-watering operations, off-site run-off, spillage and drainage or solutions containing materials hazardous to tree roots.  
4.) The general contractor shall be responsible for any tree damaged or destroyed within the preservation areas whether caused by the contractor, his agents, employees, sub-contractors, or licensees.  
5.) Foot traffic shall be kept to a minimum in the protective areas.  
6.) All trees which are not to be preserved within fifty feet of any tree preservation area are to be removed in a manner that will not damage those trees that are designated for preservation. It is highly recommended that tree stumps within this fifty foot area be ground out with a stump grinding machine to minimize damage.  
7.) The general contractor shall designate a "wash out" area on-site for concrete trucks which will not drain toward a protected area.  
8.) A pre-construction meeting shall be held with local authorities before any disturbance has taken place on site.

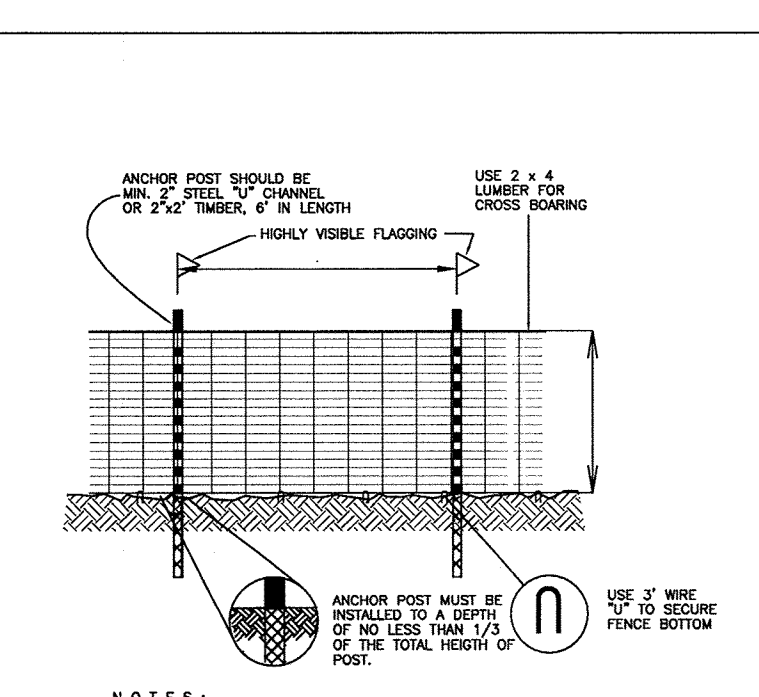
**FCE NOTES**  
1. ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.  
2. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.  
3. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.  
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.  
5. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.  
6. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 50 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.  
7. PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.



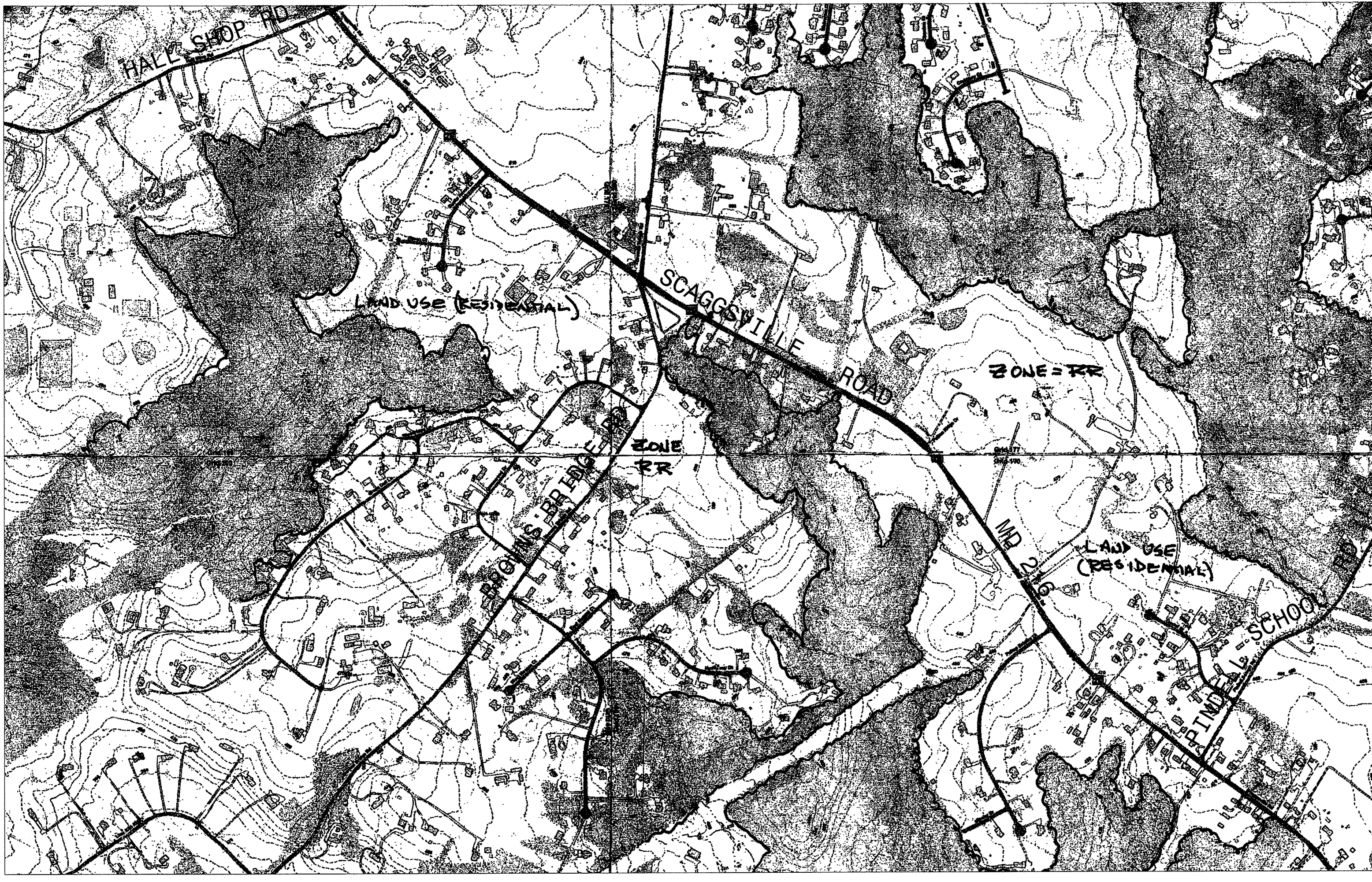
TYPICAL DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



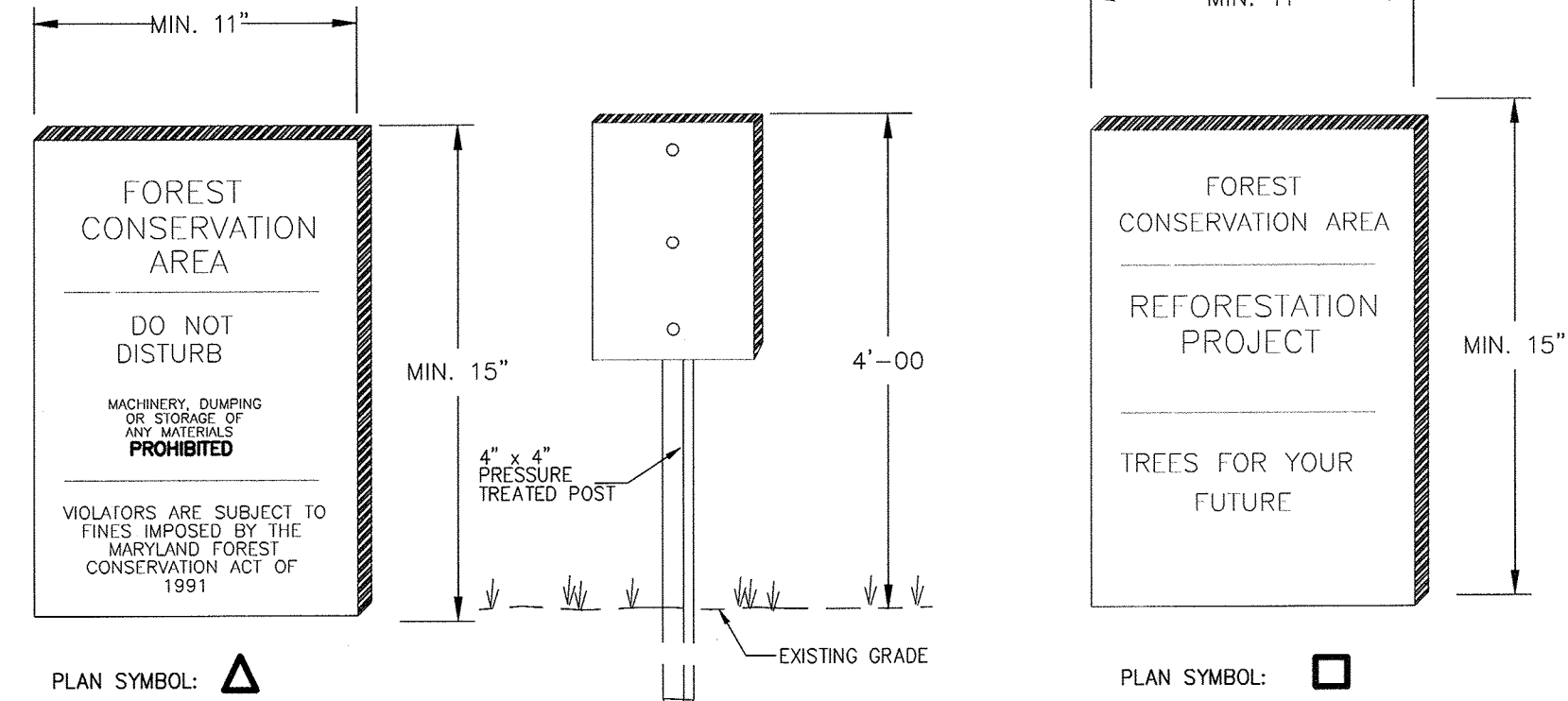
TYPICAL EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



BLAZE ORANGE PLASTIC MESH TREE PROTECTION DEVICE  
NOT TO SCALE



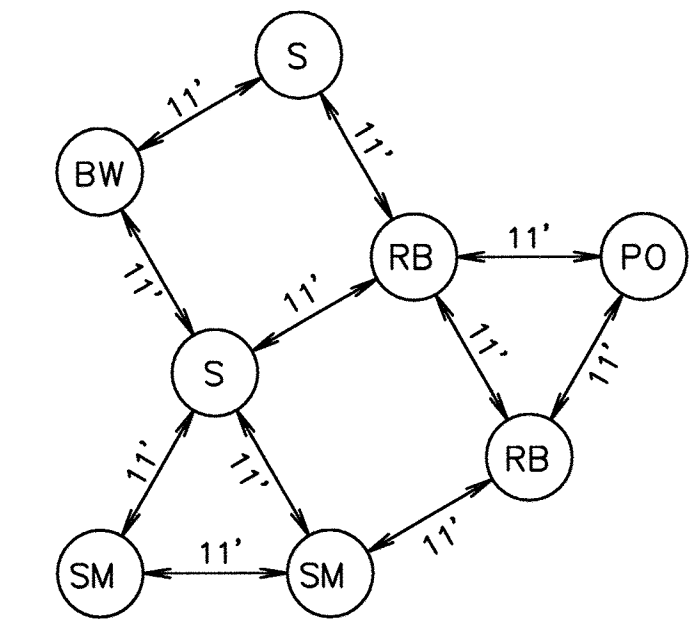
LOCATION MAP  
SCALE: 1" = 1000'



FOREST CONSERVATION & REFORESTATION SIGN DETAIL  
NOT TO SCALE

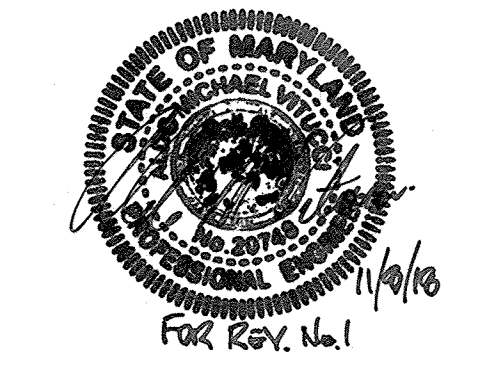
I, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSED NO. 14440 EXPIRATION DATE: 2019/05/19.  
*[Signature]*  
FULTON WOODS, LLC  
17701 HUNTMASER CT.  
WOODBINE, MD. 21797  
TEL. 301-641-0903

**TYPICAL PLANTING DIAGRAM**



PO = PIN OAK  
SM = SUGAR MAPLE  
RB = RIVER BIRCH  
BW = BLACK WILLOW  
S = SYCAMORE

**NOTE TO CONTRACTOR:**  
1. FOR DEAD OR DISTRESSED TREES, THE CONTRACTOR MAY REMOVE THE SAME.  
2. TREES ARE TO BE PLACED IN A RANDOM PATTERN TO CREATE A NATURAL EFFECT. THEY ARE TO BE MIXED IN THE RATIOS DESCRIBED ABOVE AND THEY ARE TO BE SPACED APPROXIMATELY 20 FEET APART.



*[Signature]*  
OWNER/DEVELOPER  
D1180  
6090 UNIVERSITY CIRCLE  
SUITE 150-109  
CLARKVILLE, MARYLAND 21029  
443-310-1999

**DEVELOPER'S/OWNER'S LANDSCAPE 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 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 SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]*  
DEVELOPER'S / OWNER'S NAME  
FULTON WOODS, LLC.

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 4-5-12 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT  
*[Signature]* 4-5-12 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

PROJECT NAME: <b>FULTON WOODS</b>		LOT 3 THRU 6, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' A RESUBDIVISION OF LOT #2, PLAT # 19301 TAX MAP #1, GRID 13, ZONE RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE: <b>SUPPLEMENTAL FOREST CONSERVATION PLAN PLANTING PLAN AND DETAILS</b>			
PREPARED BY: WP-06-076	SP-06-011	F-06-096	ECP-11-041
OWNERS: FULTON WOODS, LLC 17701 HUNTMASER CT. WOODBINE, MD. 21797 TEL. 301-641-0903	DEVELOPER: 17701 HUNTMASER CT. WOODBINE, MD. 21797 TEL. 301-641-0903	DES.: DCW/AVG JOB: FULTON WOODS, LLC PROJ.: 17701 HUNTMASER CT. DATE: 03-26-12	
SCALE: 1" = 100'		SHEET 5 OF 8	



CONSTRUCTION SPECIFICATIONS

These specifications are appropriate to all ponds within the scope of the Standard for practice MD-378. All references to ASTM and AASHTO specifications apply to the most recent version.

Site Preparation

Areas designated for borrow areas, embankment, and structural works shall be cleared, grubbed and stripped of topsoil. All trees, vegetation, roots and other objectionable material shall be removed. Channel banks and sharp breaks shall be sloped to no steeper than 1:1. All trees shall be cleared and grubbed within 15 feet of the toe of the embankment.

Areas to be covered by the reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush, and stumps shall be cut approximately level with the ground surface. For dry stormwater management ponds, a minimum of a 25-foot radius around the inlet structure shall be cleared.

Earth Fill

Material - The fill material shall be taken from approved designated borrow areas. It shall be free of rocks, stumps, wood, rubbish, stones greater than 6", frozen or other objectionable materials. Fill material for the center of the embankment, and cut-off trench shall conform to Unified Soil Classification GC, CH, or CL and must have at least 30% passing the #200 sieve. Consideration may be given to the use of other materials in the embankment if designed by a geotechnical engineer. Such special designs must have construction supervised by a geotechnical engineer.

Materials used in the outer shell of the embankment must have the capability to support vegetation of the quality required to prevent erosion of the embankment.

Placement - Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in maximum 8 inch thick (before compaction) layers which are to be continuous over the entire length of the fill. The most permeable borrow material shall be placed in the downstream portions of the embankment. The principal spillway must be installed concurrently with fill placement and not excavated into the embankment.

Compaction - The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of heavy equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction will be obtained with the equipment used. The fill material shall contain sufficient moisture so that if formed into a ball it will not crumble, yet not be so wet that water can be squeezed out.

When required by the reviewing agency the minimum required density shall not be less than 95% of maximum dry density with a moisture content within +2% of the optimum. Each layer of fill shall be compacted as necessary to obtain that density, and is to be certified by the Engineer at the time of construction. All compaction is to be determined by AASHTO Method T-99 (Standard Proctor).

Excavation - The cutoff trench shall be excavated into impervious material along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet below existing grade or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill shall be compacted with construction equipment, rollers,

ers, or hand tampers to assure maximum density and minimum permeability.

Structure Backfill - Backfill adjacent to pipes or structures shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a concrete structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe.

Structure backfill may be flowable fill meeting the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 313 as modified. The mixture shall have a 100-200 psi, 28 day unconfined compressive strength. The flowable fill shall have a minimum pH of 4.0 and a minimum resistivity of 2,000 ohm-cm. Material shall be placed such that a minimum of 6" (measured perpendicular to the outside of the pipe) of flowable fill shall be under (bedding), over and, on the sides of the pipe. It only needs to extend up to the spring line for rigid conduits. Average slump of the fill shall be 7" to assure flowability of the material. Adequate measures shall be taken (sand bags,

etc.) to prevent floating the pipe. When using flowable fill, all metal pipe shall be bituminous coated. Any adjoining soil fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other manually directed compaction equipment. The material shall completely fill all voids adjacent to the flowable fill zone. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall equipment be driven over any part of a structure or pipe, unless there is a compacted fill of 24" or greater over the structure or pipe. Backfill material outside the structural backfill (flowable fill) zone shall be of the type and quality conforming to that specified for the core of the embankment or other embankment materials.

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of 1/2 inch greater than the corrugation depth. Pipes 24 inches in diameter and larger shall be connected by a 24 inch long annular corrugated band using a minimum of 4 (four) rods and lugs, 2 on each connecting pipe end. A 24-inch wide by 3/8-inch thick closed cell neoprene gasket will be installed with 12 inches on the end of each pipe. Flanged joints with 3/8 inch closed cell gaskets the full width of the flange is also acceptable.

Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

Reinforced Concrete Pipe - All of the following criteria shall apply for reinforced concrete pipe: 1. Materials - Reinforced concrete pipe shall have bell and spigot joints with rubber gaskets and shall equal or exceed ASTM C-361. 2. Bedding - Reinforced concrete pipe conduits shall be laid in a concrete bedding / cradles for their entire length. This bedding / cradle shall consist of high slump concrete placed under the pipe and up the sides of the pipe at least 50% of its outside diameter with a minimum thickness of 6 inches. Where a concrete cradle is not needed for structural reasons, flowable fill may be used as described in the "Structure Backfill" section of this standard. Gravel bedding is not permitted.

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

Rock Riprap - Rock riprap shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 311.

Geotextile shall be placed under all riprap and shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 921.09, Class C.

Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

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Concrete shall meet the requirements of Maryland Department of Transportation, State Highway Administration Standard Specifications for Construction and Materials, Section 414, Mix No. 3.

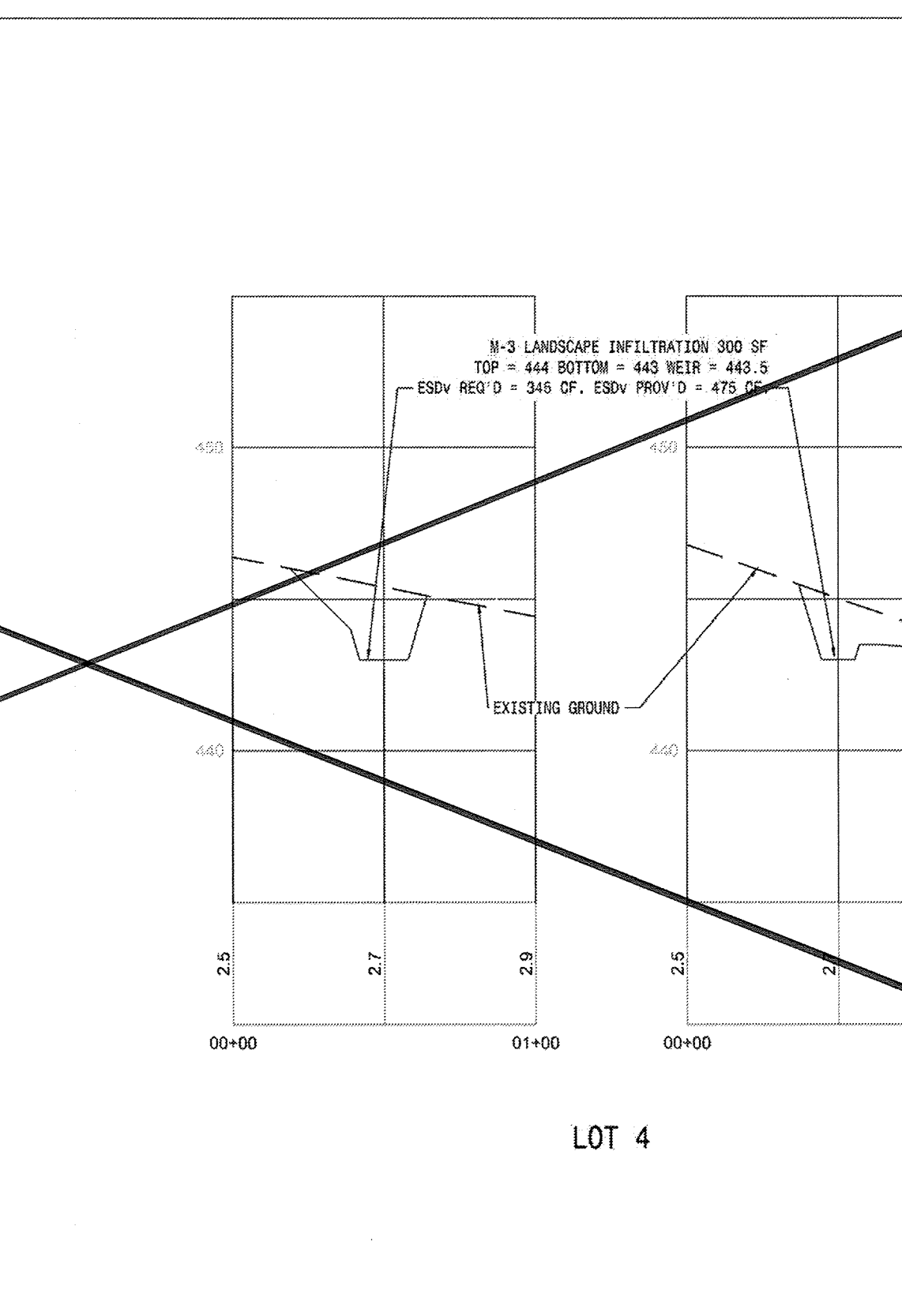
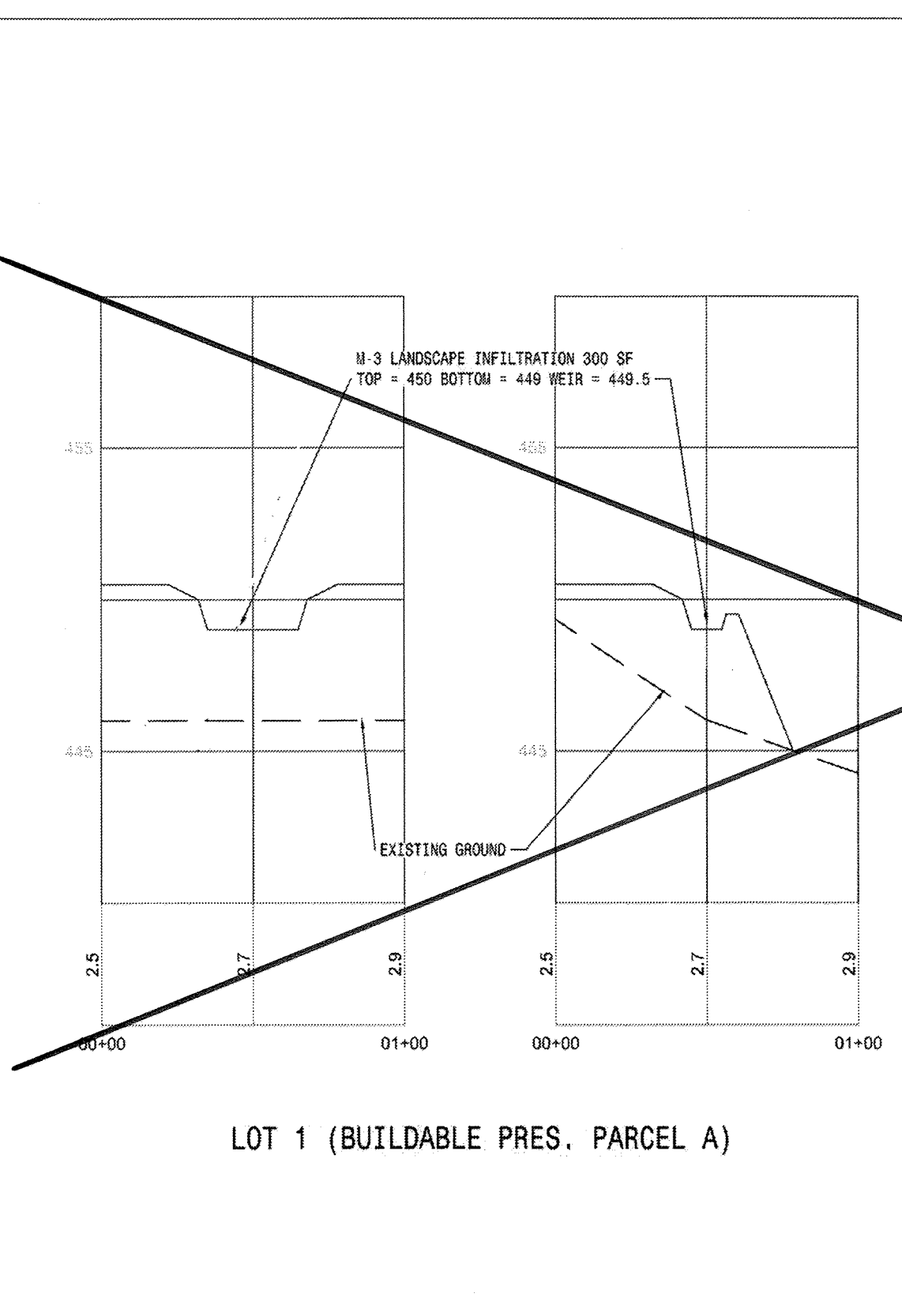
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(INSERT TO § 4) OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)

- a. The Owner shall periodically sweep (or vacuum porous concrete pavement) the pavement surfaces to reduce sediment accumulation and ensure continued surface porosity. Sweeping shall be performed at least twice annually with a commercial vacuum sweeper. Washing or compressed air blasts shall not be used to perform surface cleaning.
- b. The Owner shall periodically clean drainage pipes, inlets, stone edge drains and other structures within or draining to the pavement.
- c. The Owner shall use deicers in moderation. Deicers should be non-toxic and be applied either as calcium magnesium acetate or as pretreated salt.
- d. The Owner shall ensure snow plowing is performed carefully with blades set one inch above the surface. Plowed snow piles and snowmelt should not be directed to permeable pavement.

(Insert to § 4) OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3) MICRO-BIOTRETION (M-6) RAIN GARDENS (M-7) BIOTRETION SWALE (M-8) ENHANCED FILTERS (M-9)

- a. The Owner shall maintain the plant material, mulch layers and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater Design Manual Volume II, Table A.4.1 and 2.
- b. The Owner shall perform a plant inspection in the spring and in the fall of each year. During the inspection, the Owner shall remove dead or diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs, and replace all deficient stakes and wires.
- c. The Owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied.
- d. The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMWATER INFILTRATION TRENCHES (I-1), DRY WELLS (M-5)

- a. The Owner shall inspect the monitoring wells and structures on a quarterly basis and after every heavy storm event.
- b. The Owner shall record the water levels and sediment build up in the monitoring wells over a period of several days to insure trench drainage.
- c. The Owner shall maintain a log book to determine the rate at which the facility drains.
- d. When the facility becomes clogged or it does not drain down within a seventy-two (72) hour time period, corrective action shall be taken.
- e. The maintenance log book shall be available to Howard County for inspection to insure compliance with operation and maintenance criteria.
- f. Once the performance characteristics of the infiltration facility have been verified, the monitoring schedule can be reduced to an annual basis unless the performance data indicate that a more frequent schedule is required.

OWNER/DEVELOPER  
BHPDC  
6030 DUNDAS CIRCLE  
SUITE 150-103  
CLARKVILLE, MARYLAND 21029  
443-310-1929

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
4-5-12  
DATE  
4-5-12  
DATE

LOT 1 (BUILDABLE PRES. PARCEL A)

LOT 4

DEVELOPER'S/OWNER'S LANDSCAPE 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 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 SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

EMERSON S. GAN  
DEVELOPER / OWNER'S NAME  
FULTON WOODS, LLC

3/28/2012  
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

DATE

NO.	DATE	DESCRIPTION
1	1/17/10	X OUT PROFILE & NOTES
		REVISIONS

PROJECT NAME: FULTON WOODS

LOTS 3 THRU 6, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' A RESUBDIVISION OF LOT # 2, PLAT # 19301 TAX MAP 41, GRID 13, ZONE RR-DEO 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: SUPPLEMENTAL POND NOTES AND DETAILS

F-15-044 WP-06-076 SP-06-011 F-06-096 ECP-11-041

PREPARED BY: DWRP LLC, 7017 MEANDERING STREAM WAY, FULTON, MD. 20759 TEL. 301-317-4058

OWNERS: FULTON WOODS, LLC 17701 HUNTMASER CT. WOODBINE, MD. 21797 TEL. 301-641-0903

DEVELOPER: 17701 HUNTMASER CT. WOODBINE, MD. 21797 TEL. 301-641-0903

DES.: DCW/AVG JOB: SCALE: 1" = 100'

DRW.: AVG PROJ.: SHEET 6 OF 8

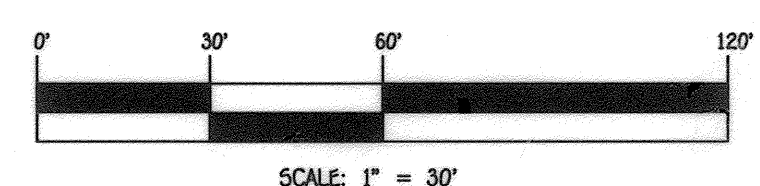
CHK.: DCW DATE: 2-27-12

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STORMWATER MANAGEMENT PRACTICES					
LOT NO.	STREET ADDRESS	ROOFTOP DISCONNECT (Y/N)	NON-ROOFTOP DISCONNECT (Y/N)	MICRO BIO-RETENTION (Y/N)	GRASS SWALE (Y/N)
4	18355 SCAGGVILLE ROAD	Y(7)	Y(1)	N	N
6	18363 SCAGGVILLE ROAD	N	Y(1)	Y(1)	N
PARCEL A	18365 SCAGGVILLE ROAD	N	N	Y(1)	Y(1)

LEGEND	
SYMBOL	DESCRIPTION
(Dashed line)	EXISTING 2' CONTOURS
(Dashed line)	EXISTING 10' CONTOURS
(Dotted line)	SOILS LINES AND TYPE
(Dashed line)	EXISTING TREELINE
(Circle with dot)	FAILED PERC HOLE
(Circle with dot)	GOOD PERC HOLE
(Thick dashed line)	100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
(Hatched area)	WETLAND AREA
(Hatched area)	25' WETLAND BUFFER
(Hatched area)	STREAM BANK BUFFER
(Dashed line)	100 YEAR FLOODPLAIN LINE
(Dashed line)	PROPOSED CONTOUR
(Dot)	SPOT ELEVATION
(Dashed line)	LIMITS OF DISTURBANCE
(Dashed line)	PROPOSED TREELINE
(Hatched area)	FOREST CONSERVATION EASEMENT
(Dashed line)	SILT FENCE
(Hatched area)	SEPTIC FIELD
(Dashed line)	SUPER SILT FENCE
(Hatched area)	STABILIZED CONSTRUCTION ENTRANCE
(Hatched area)	PAVING
(Dashed line)	TREE PROTECTION



**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. 38396, EXPIRATION DATE: 01/15/2020  
*Amtran Jantz* 11/6/18  
 Signature Of Professional Engineer DATE

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
BaA	Baile silt loam, 0 to 3 percent slopes	D	0.32
GbB	Gladstone loam, 3 to 8 percent slopes	B	0.20
GnB	Glenville-Baile silt loams, 0 to 8 percent slopes	C	0.37

Soil Map Number: 23 (Clarksville, SE)

REVISED FINAL ROAD CONSTRUCTION PLAN  
 GRADING, SEDIMENT, & EROSION CONTROL PLAN  
**FULTON WOODS**  
 LOTS 3 THRU 6 &  
 BUILDABLE PRESERVATION PARCEL A  
 ZONED RR-DEO  
 TAX MAP No. 41 GRID No. 13 PARCEL No. 199  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: OCTOBER, 2018  
 SHEET 7 OF 8



APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 11-15-18 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 11-13-18 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 6030 DAYBREAK CIRCLE  
 SUITE 150-103  
 CLARKSVILLE, MARYLAND 21042  
 410-461-2895

**DEVELOPER**  
 818C  
 6030 DAYBREAK CIRCLE  
 SUITE 150-103  
 CLARKSVILLE, MARYLAND 21042  
 443-310-1953

4. REVISE LOTS 4, 5, 6 PER SEPTIC INSTALL PLAN  
 5. REVISE LOTS 4, 5, 6 PER WETLANDS & SWM PLAN  
 6. REVISE PERC HOLES & PREVIOUS LOTS 3 & 4  
 7. REVISE HOUSE FOOTPRINT LOT 5 TO ADD BURIED UTILITY

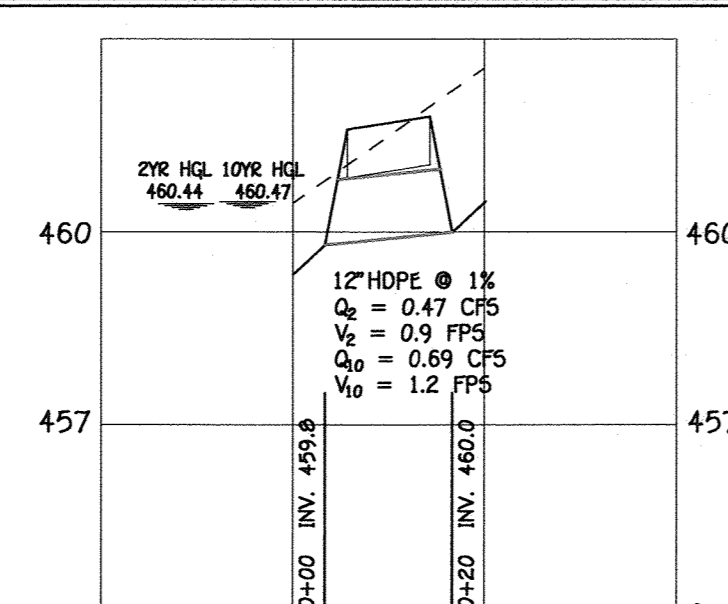
NO. 1  
 DATE: 11/17/18

PLAN VIEW  
 SCALE: 1" = 30'

PROPERTY OF CHRISTOPHER JOHN AND PAULA AUSTIN FANNING PRESERVATION PARCEL 'A' L. 3057 F. 100 PLAT 12467

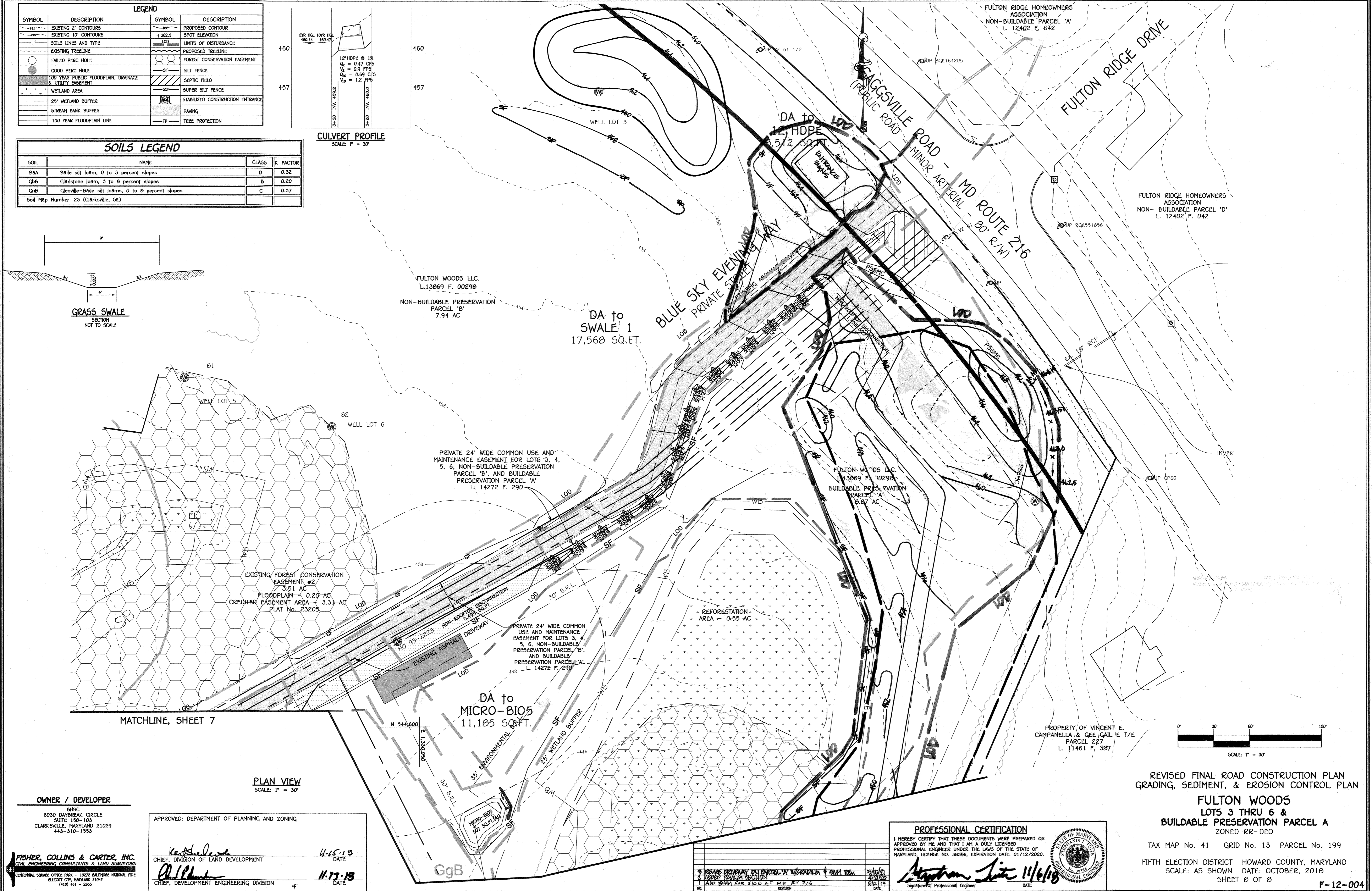
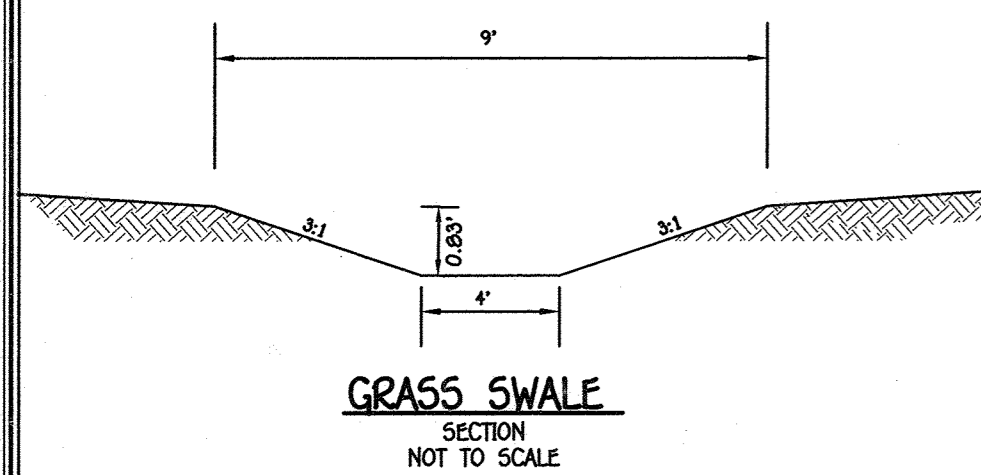


LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING 2' CONTOURS		PROPOSED CONTOUR
	EXISTING 10' CONTOURS		SPOT ELEVATION
	SOILS LINES AND TYPE		LIMITS OF DISTURBANCE
	EXISTING TREE LINE		PROPOSED TREE LINE
	FAILED PERC HOLE		FOREST CONSERVATION EASEMENT
	GOOD PERC HOLE		SILT FENCE
	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE & UTILITY EASEMENT		SEPTIC FIELD
	WETLAND AREA		SUPER SILT FENCE
	25' WETLAND BUFFER		STABILIZED CONSTRUCTION ENTRANCE
	STREAM BANK BUFFER		PAVING
	100 YEAR FLOODPLAIN LINE		TREE PROTECTION



SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
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Soil Map Number: 23 (Clarksville, SE)



PLAN VIEW  
SCALE: 1" = 30"

OWNER / DEVELOPER  
BHC  
6030 DAYBREAK CIRCLE  
SUITE 150-103  
CLARKSVILLE, MARYLAND 21029  
443-310-1553

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Karl Schuler*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 11-15-18

*Chris Plunk*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 11-17-18

FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 481-8999

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. 36306, EXPIRATION DATE: 01/12/2020.

*Stephen Lutz* 11/6/18  
Signature of Professional Engineer  
DATE

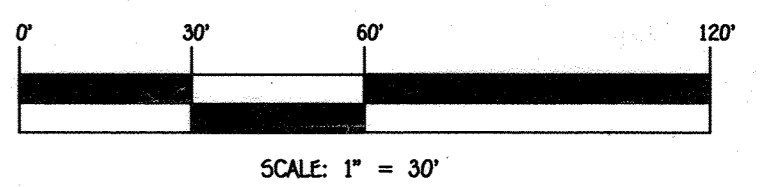
REVISED FINAL ROAD CONSTRUCTION PLAN  
GRADING, SEDIMENT, & EROSION CONTROL PLAN

FULTON WOODS  
LOTS 3 THRU 6 &  
BUILDABLE PRESERVATION PARCEL A  
ZONED RR-DEO

TAX MAP No. 41 GRID No. 13 PARCEL No. 199

FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: OCTOBER, 2018  
SHEET 8 OF 8

F-12-004



PROPERTY OF VINCENT E. CAMPANELLA & GEE GAIL E T/E  
PARCEL 227  
L 11461 F, 387

11/13/18 11:02:51 Engineering\Drawings\18025 Final Plan Sheets 7-8.dwg, Sheet 8, 11