

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA SQ. FT.	PIPESTEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
12	225,661 SF 5.1825 AC	6,512 SF 0.1495 AC	219,149 SF 5.0330 AC
13	230,892 SF 5.3006 AC	5,538 SF 0.1271 AC	225,354 SF 5.1735 AC

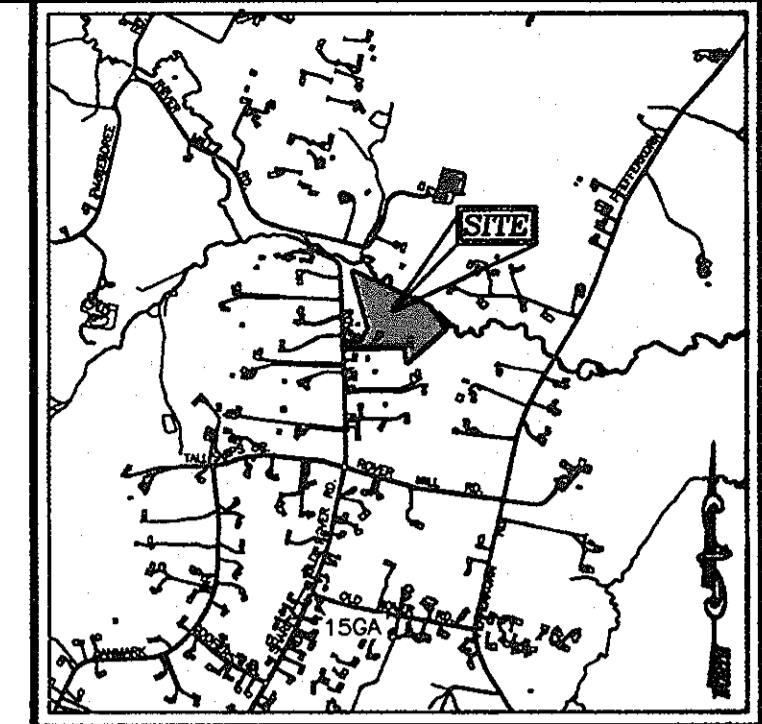
# SUPPLEMENTAL INFORMATION AND FOREST CONSERVATION PLAN

## ROVER MEADOWS

### LOTS 12 & 13

#### BENCHMARKS

HOWARD COUNTY BENCHMARK - 15GA (CONC. MONUMENT)  
 N 591743.5131 E 112790.7457 ELEV. 612.822  
 LOCATION: NEAR NORTH END OF SHARP ROAD (CUL-DE-SAC)  
 HOWARD COUNTY BENCHMARK - 21CA (CONC. MONUMENT)  
 N 588897.3806 E 1311235.7251 ELEV. 612.594  
 LOCATION: CORNER SHARP ROAD & OUR MILE CT.



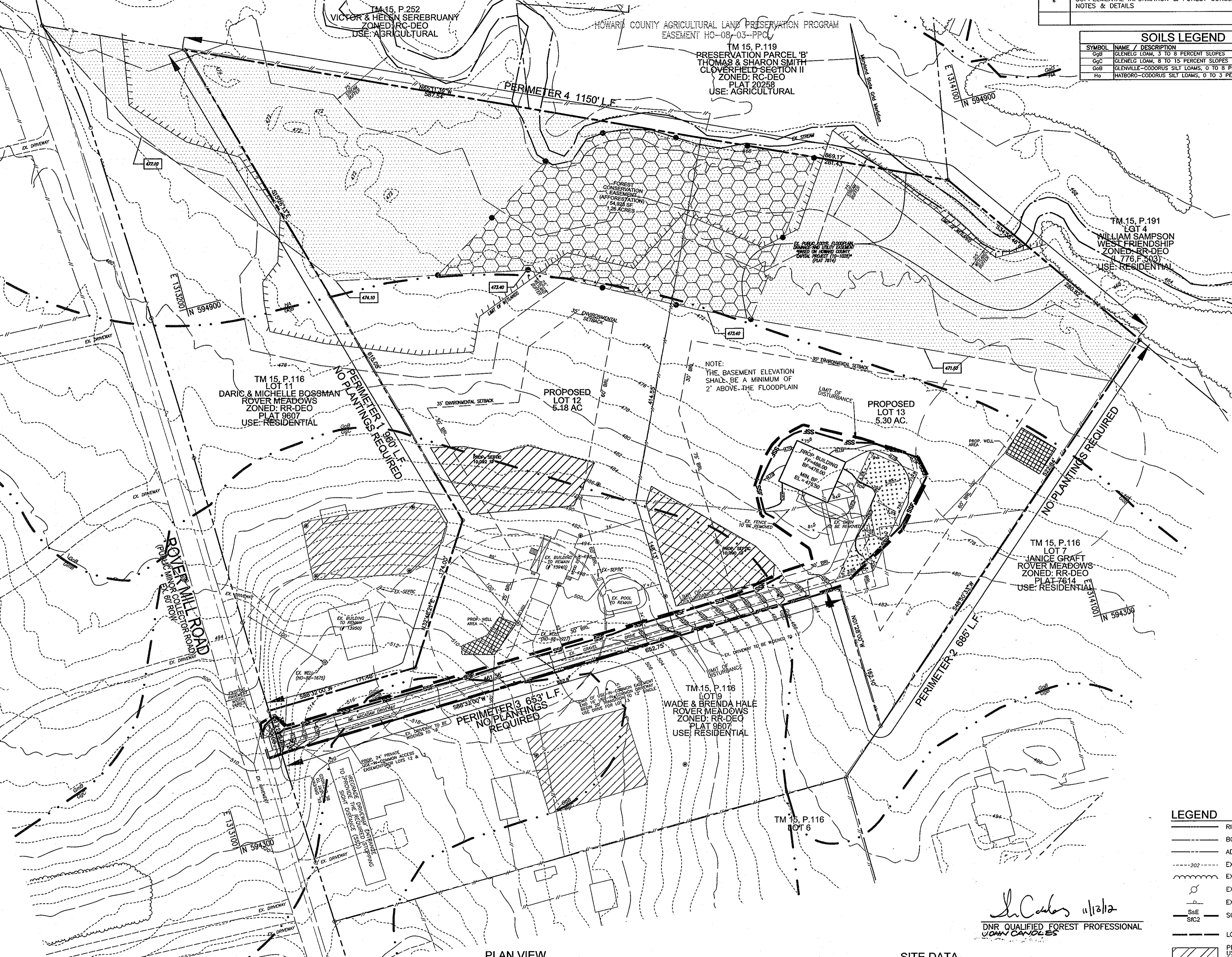
VICINITY MAP  
 SCALE: 1"=2000'  
 ADC MAP: 4813-A3

SHEET INDEX	
SHEET	DESCRIPTION
1	SUPPLEMENTAL INFORMATION & FOREST CONSERVATION PLAN
2	SUPPLEMENTAL INFORMATION & FOREST CONSERVATION PLAN NOTES & DETAILS

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GgD	GLENELG-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	D
Hs	HAYBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	D

#### GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- 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.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNALING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE EXISTING HOUSE AND LOCATED ON LOT 12 ARE TO REMAIN. THE POOL MEETS THE ZONING SETBACKS FOR 30' SIDE (OTHER) AND 10' REAR (ACCESSORY).
- COORDINATE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 150A AND NO. 21CA.
- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. IN SEPTEMBER 2011.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS TAKEN FROM HOWARD COUNTY GIS, AND IS VERIFIED TO ACCURATELY REPRESENT THE SUBJECT PROPERTY.
- WATER AND SEWER FOR THIS PROJECT WILL BE PROVIDED THROUGH WELL AND SEPTIC WATER AND SEWER SERVICE TO THESE LOTS WILL GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- FLOODPLAIN, AND WETLAND ON THIS SITE PER PLAT#7614.
- THIS PROJECT IS EXEMPT FROM Cpv STORM WATER MANAGEMENT SINCE THE SITE Pe IS 1.0".
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- SUBJECT PROPERTY ZONED RR-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/06.
- "DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).  
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT DEPTH TURNING RADIUS.  
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
 E) DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
 F) STRUCTURE CLEARANCES-MINIMUM 12 FEET.  
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE DRIVEWAY AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE LOT DRIVEWAY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROPOSED SUBDIVISION AND SUBSEQUENT CONSTRUCTION WILL NOT AFFECT ENVIRONMENTAL FEATURES OR BUFFERS.
- FOREST CONSERVATION OBLIGATION FOR THIS PROJECT ARE ADDRESSED ON THIS PLAN. FOREST CONSERVATION OBLIGATIONS FOR THIS SITE IS BY AFFORESTATION OF 1.26 ACRES ON-SITE. SURETY IN THE AMOUNT OF \$27,443.00 (54,885.50 SF X \$0.50) HAS BEEN POSTED BY THE DEVELOPER.
- STORM WATER MANAGEMENT WILL BE ADDRESSED FOR THIS SITE BY ROOFTOP DISCONNECTS (N-1), NON-ROOFTOP DISCONNECTS (N-2) AND SHEETFLOW TO CONSERVATION. THERE IS A DECLARATION OF COVENANTS FOR THE STORMWATER PRACTICES ON LOT 13.
- PERIMETER LANDSCAPING IS ADDRESSED AS SHOWN ON THIS PLAN.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003).
- THE LOTS PROPOSED HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS AND SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100 FEET OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWNGRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
- ANY CHANGE TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE HOWARD COUNTY HEALTH DEPARTMENT APPROVED THE PERCOLATION CERTIFICATION PLAN FOR THESE LOTS AUGUST 2010.
- THIS PROJECT IS SUBJECT TO WP 11-120. THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.120(G)(4)(II)(B) WHICH PROHIBITS FLOODPLAIN, WETLAND, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES IN SIZE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. FOREST CONSERVATION SIGNS MUST BE POSTED ALONG THE ENTIRE PERIMETER OF THE FOREST CONSERVATION EASEMENT.  
 2. THE EXISTING POOL ON PROPOSED LOT 12 MUST BE APPROVED.  
 3. AN ENVIRONMENTAL REPORT (LESS THAN 5 YEARS OLD) MUST BE SUBMITTED WITH THE PLAT OF RESUBDIVISION.  
 4. THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT.  
 5. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE WETLANDS, STREAMS, FLOODPLAIN, FOREST CONSERVATION EASEMENT AND REQUIRED BUFFERS.
- THIS AREA\* DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS SEWAGE REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BE VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCRoACHMENT INTO THE PRIVATE SEWAGE EASEMENT. HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- WELLS HAVE BEEN DRILLED AND FIELD LOCATED FOR LOT 12 (TAG # H0-88-1927).
- THE PURPOSE OF THIS PERCOLATION CERTIFICATION PLAN IS TO ESTABLISH SEPTIC RESERVES AND WELL LOCATIONS FOR A PROPOSED RESUBDIVISION OF EXISTING LOT 10 IN THE ROVER MEADOWS SUBDIVISION.
- THE WELL FOR LOT 13 MUST BE DRILLED AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO SUBMITTAL OF RECORD PLAT.
- THE SEPTIC SYSTEM SERVING THE RESIDENCE AT 13940 OLD ROVER MILL ROAD WILL BE ABANDONED AND REPLACED PRIOR TO SUBMITTAL OF RECORD PLAT.
- THE WELL PERMIT WILL BE CONDITIONED AS FOLLOWS: THE INITIAL WELL MUST HAVE STEEL CASING SET AT A MINIMUM OF 50 FEET OR TEN FEET INTO THE COMPETENT BEDROCK WHICHEVER IS DEEPER.
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE CIVIL ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS OR PAVED PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- THIS PROJECT IS SUBJECT TO WP 12-185. ON JULY 23, 2012, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.144(a) WHICH REQUIRES THE SUBMISSION OF FINAL ROAD CONSTRUCTION DRAWING ORIGINALS WITHIN 60 DAYS OF FINAL PLAT APPROVAL, SECTION 16.144(b) WHICH REQUIRES THE PAYMENT OF FEES, POSTING OF FINANCIAL OBLIGATIONS WITHIN 120 DAYS OF FINAL PLAT APPROVAL AND SECTION 16.144(c) WHICH REQUIRES THE SUBMISSION OF THE FINAL SUBDIVISION PLAN FOR APPROVAL WITHIN 180 DAYS FROM THE APPROVAL DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: REVISED DEADLINE DATES, COMPLIANCE WITH SRC COMMENTS AND THE ADDITION OF THIS NOTE ON THE PLANS.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER, ON NOVEMBER 5, 2012, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE THE REQUIREMENTS OF DMW III, 2.5.B.9. AND 2.2.D.1, REQUESTING THE HEIGHT OF EYE AND OBJECT TO BE LOCATED AT 3.5' AND REQUEST THE TURNING VEHICLE TO BE ASSUMED AT 16' BEHIND FACE OF CURB RESPECTIVELY.



#### LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- SOILS
- LOD
- PROPOSED 24' USE-IN-COMMON DRIVEWAY EASEMENT
- EXISTING WELL
- PERC. TEST
- LIMIT OF DISTURBANCE
- EXISTING FLOODPLAIN EASEMENT
- PROPOSED PRIVATE WELL AREA
- FOREST CONSERVATION SIGN
- PROPOSED SEPTIC EASEMENT
- FOREST CONSERVATION AREA
- EXISTING WETLANDS
- EXISTING 25' WETLAND BUFFER

*J. Carlos* 11/12/12  
 DNR QUALIFIED FOREST PROFESSIONAL  
 JOHN CARLOS

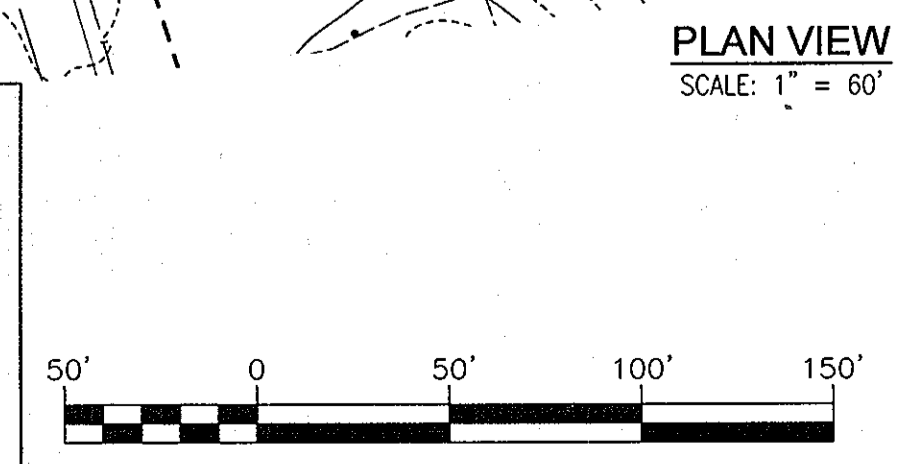
#### SITE DATA

- LOCATION: TAX MAP 15, BLOCK 13, PARCEL 116
- DEED REFERENCE: L 11857 F.00044
- 3RD ELECTION DISTRICT
- PRESENT ZONING: RR-DEO
- GROSS AREA OF PROJECT: 10.48 AC.
- TOTAL PROJECT AREA: 10.48 AC.
- LIMIT OF DISTURBANCE: 0.93 AC.
- PROPOSED IMPERVIOUS AREA: 0.14AC±
- PROPOSED USE OF SITE: RESIDENTIAL (SFA)
- NUMBER OF RESIDENTIAL LOTS PROPOSED: 2 LOTS
- AREA OF FLOODPLAIN: 4.19 AC±
- AREA OF WETLANDS/BUFFER: 3.42 AC±
- AREA OF STEEP SLOPES: 0.00 AC.
- PREVIOUS COUNTY NUMBERS: F-88-86, WP-89-112, F-90-14, WP-11-120, ECP 12-001, WP 12-185

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE: JULY 28, 2012.  
*Thomas M. Hoffman, Jr.* 11-15-12  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

OWNER  
 BRIAN G. ISAAC  
 13940 OLD ROVER MILL ROAD  
 WEST FRIENDSHIP, MD. 21794  
 410-465-2100

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 12/11/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 12/12/12  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE



DEVELOPER/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.  
*[Signature]* 11/13/12  
 SIGNATURE OF DEVELOPER DATE

NO.	REVISION	DATE

**SUPPLEMENTAL INFORMATION AND FOREST CONSERVATION PLAN**  
**ROVER MEADOWS**  
**LOTS 12 AND 13**  
**(L.11857/F.44, PLAT 9607)**

TAX MAP 15 GRID 13  
 3RD ELECTION DISTRICT

PARCEL 116, LOT 10  
 HOWARD COUNTY, MARYLAND

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

ZONED: RR-DEO  
 DESIGN BY: JCO / EDS  
 DRAWN BY: HS / EDS  
 CHECKED BY: RHW  
 DATE: OCTOBER 2012  
 SCALE: AS SHOWN  
 W.O. NO.: 09-08

PROFESSIONAL CERTIFICATE  
 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: 09-27-2014.  
*[Signature]*  
 ROBERT H. VOGEL, PE No.16193

1 SHEET OF 2

AFFORESTATION PLAN

A. PLANTING PLAN AND METHODS
PLANT SPECIES SELECTION WAS BASED ON OUR KNOWLEDGE REGARDING PLANT COMMUNITIES IN MARYLAND'S PIEDMONT PLATEAU AND INFORMATION PROVIDED IN THE SOIL SURVEY ON TYPICAL VEGETATION FOR THE SOIL TYPE ON THE PLANTING SITE.

AFFORESTATION WILL BE ACCOMPLISHED THROUGH A MIXED PLANTING OF WHIPS AND BRANCHED TRANSPLANTS. CONTAINER GROWN STOCK IS RECOMMENDED BUT BAREROOT STOCK MAY BE USED TO HELP CONTROL AFFORESTATION COSTS.

PLANT MATERIAL WILL BE INSTALLED IN ACCORDANCE WITH THE PLANTING DETAIL AND PLANTING SPECIFICATIONS SHOWN ON THE FOREST CONSERVATION PLAN.

AMENDMENTS TO EXISTING SOIL WILL BE IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS SHOWN ON THE FOREST CONSERVATION PLAN. SOIL DISTURBANCE WILL BE LIMITED TO INDIVIDUAL PLANTING LOCATIONS.

C. MAINTENANCE OF PLANTINGS
FOR INFORMATION REGARDING MAINTENANCE OF THE AFFORESTATION PLANTINGS, SEE SECTION VIII B.

D. GUARANTEE REQUIREMENTS
A 90 PERCENT SURVIVAL RATE OF THE AFFORESTATION PLANTINGS WILL BE REQUIRED AFTER ONE GROWING SEASON. ALL PLANT MATERIAL BELOW THE 90 PERCENT SURVIVAL THRESHOLD WILL BE REPLACED AT THE BEGINNING OF THE SECOND GROWING SEASON.

E. SECURITY FOR AFFORESTATION
SECTION 16-1209 OF THE HOWARD COUNTY FOREST CONSERVATION ACT REQUIRES THAT A DEVELOPER SHALL POST A SECURITY (BOND, LETTER OF CREDIT, ETC.) WITH THE COUNTY TO INSURE THAT ALL WORK IS DONE IN ACCORDANCE WITH THE FCP.

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. FOREST PROTECTION TECHNIQUES

1. SOIL PROTECTION AREA (CRITICAL ROOT ZONE)

THE SOIL PROTECTION AREA, OR CRITICAL ROOT ZONE, OF A TREE IS THAT PORTION OF THE SOIL COLUMN WHERE MOST OF A ITS ROOTS WILL BE FOUND. THE MAJORITY OF ROOTS RESPONSIBLE FOR WATER AND NUTRIENT UPTAKE ARE LOCATED JUST BELOW THE SOIL SURFACE.

2. FENCING AND SIGNAGE

EXISTING FOREST LIMITS OCCURRING WITHIN 25 FEET OF THE LIMITS OF DISTURBANCE SHALL BE PROTECTED USING TEMPORARY PROTECTIVE FENCING. PERMANENT SIGNAGE SHALL BE PLACED AROUND THE AFFORESTATION AREA PRIOR TO PLANT INSTALLATION, AS SHOWN ON THE PLAN.

B. PRE-CONSTRUCTION MEETING

UPON STAKING OF LIMITS OF DISTURBANCE A PRE-CONSTRUCTION MEETING WILL BE HELD BETWEEN THE DEVELOPER, CONTRACTOR AND APPROPRIATE COUNTY INSPECTOR. THE PURPOSE OF THE MEETING WILL BE TO VERIFY THAT ALL SEDIMENT CONTROL IS IN ORDER, AND TO NOTIFY THE CONTRACTOR OF POSSIBLE PENALTIES FOR NON-COMPLIANCE WITH THE FCP.

C. STORAGE FACILITIES/EQUIPMENT CLEANING

ALL EQUIPMENT STORAGE, PARKING, SANITARY FACILITIES, MATERIAL STOCKPILING, ETC. ASSOCIATED WITH CONSTRUCTION OF THE PROJECT WILL BE RESTRICTED TO THOSE AREAS OUTSIDE OF THE PROPOSED FOREST CONSERVATION EASEMENT. CLEANING OF EQUIPMENT WILL BE LIMITED TO AREA WITHIN THE LOOP OF THE PROPOSED HOMESITES.

D. SEQUENCE OF CONSTRUCTION

THE FOLLOWING TIMETABLE REPRESENTS THE PROPOSED TIMETABLE FOR DEVELOPMENT. THE ITEMS OUTLINED IN THE FOREST CONSERVATION PLAN WILL BE ENACTED WITHIN TWO (2) YEARS OF SUBDIVISION APPROVAL.

BELOW FIND A PROPOSED SEQUENCE OF CONSTRUCTION.

- 1. INSTALL ALL SIGNAGE AND SEDIMENT CONTROL DEVICES.
2. HOLD MEETING BETWEEN DEVELOPER, CONTRACTOR AND COUNTY INSPECTOR.
3. BUILD ACCESS ROADS, INSTALL UTILITIES, AND CONSTRUCT HOME. STABILIZE ALL DISTURBED AREAS ACCORDINGLY.
4. BEGIN MULTIFLORA ROSE REMOVAL, AS NEEDED. INSTALL PERMANENT PROTECTIVE SIGNAGE FOR EASEMENTS AND INITIATE PLANTINGS IN ACCORDANCE WITH FOREST CONSERVATION PLAN. PLANTINGS WILL BE COMPLETED WITHIN TWO (2) YEARS OF SUBDIVISION APPROVAL.
5. REMOVE SEDIMENT CONTROL.
6. HOLD POST-CONSTRUCTION MEETING WITH COUNTY INSPECTORS TO ASSURE COMPLIANCE WITH FCP. SUBMIT CERTIFICATION OF INSTALLATION.
7. MONITOR AND MAINTAIN PLANTINGS FOR 2 YEARS.

E. CONSTRUCTION MONITORING

ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL MONITOR CONSTRUCTION OF THE PROJECT TO ENSURE THAT ALL ACTIVITIES ARE IN COMPLIANCE WITH THE FOREST CONSERVATION PLAN.

F. POST-CONSTRUCTION MEETING

UPON COMPLETION OF CONSTRUCTION, ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL NOTIFY THE COUNTY THAT CONSTRUCTION HAS BEEN COMPLETED AND ARRANGE FOR A POST-CONSTRUCTION MEETING TO REVIEW THE PROJECT SITE. THE MEETING WILL ALLOW THE COUNTY INSPECTOR TO VERIFY THAT AFFORESTATION PLANTINGS HAVE BEEN INSTALLED.

POST-CONSTRUCTION MANAGEMENT PLAN

HOWARD COUNTY REQUIRES A TWO YEAR POST-CONSTRUCTION MANAGEMENT PLAN BE PREPARED AS PART OF THE FOREST CONSERVATION PLAN. THE PLAN GOES INTO EFFECT UPON ACCEPTANCE OF THE CONSTRUCTION CERTIFICATION OF COMPLETION BY ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE POST-CONSTRUCTION MANAGEMENT PLAN.

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE PLAN:

A. FENCING AND SIGNAGE

PERMANENT SIGNAGE INDICATING THE LIMITS OF THE RETENTION/AFFORESTATION AREA SHALL BE MAINTAINED.

B. GENERAL SITE INSPECTIONS/MAINTENANCE OF PLANTINGS

SITE INSPECTIONS WILL BE PERFORMED A MINIMUM OF THREE TIMES DURING THE GROWING SEASON. THE PURPOSE OF THE INSPECTIONS WILL BE TO ASSESS THE HEALTH OF THE AFFORESTATION PLANTINGS. APPROPRIATE MEASURES WILL BE TAKEN TO RECTIFY ANY PROBLEMS WHICH MAY ARISE.

IN ADDITION, MAINTENANCE OF THE AFFORESTATION PLANTINGS WILL INVOLVE THE FOLLOWING STEPS:

- 1. WATERING - ALL PLANT MATERIAL SHALL BE WATERED TWICE A MONTH DURING THE 1ST GROWING SEASON, MORE OR LESS FREQUENTLY DEPENDING ON WEATHER CONDITIONS, DURING THE SECOND GROWING SEASON, ONCE A MONTH DURING MAY-SEPTEMBER, IF NEEDED.
2. REMOVAL OF INVASIVE EXOTICS AND NOXIOUS WEEDS. OLD FIELD SUCCESSIONAL SPECIES WILL BE RETAINED.
3. IDENTIFICATION OF SERIOUS PLANT PESTS AND DISEASES, TREATMENT WITH APPROPRIATE AGENT. PRUNING OF DEAD BRANCHES.
4. AFTER 12 AND 24 MONTHS, REPLACEMENT OF PLANTS, IF REQUIRED, IN ACCORDANCE WITH THE GUARANTEE REQUIREMENTS SHOWN ON THE FCP.

C. EDUCATION

THE DEVELOPER WILL PROVIDE APPROPRIATE MATERIALS TO PROPERTY OWNERS INFORMING THEM OF THE LOCATION AND PURPOSE OF THE AFFORESTATION AREA. MATERIALS MAY INCLUDE SITE PLANS AND INFORMATION EXPLAINING THE INTENT OF THE FOREST CONSERVATION LAW.

D. FINAL INSPECTION

AT THE END OF THE TWO YEAR POST-CONSTRUCTION MANAGEMENT PERIOD, ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL, WILL SUBMIT TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL RETENTION/AFFORESTATION REQUIREMENTS HAVE BEEN MET, UPON ACCEPTANCE OF THIS CERTIFICATION, THE COUNTY WILL RELEASE THE DEVELOPER FROM ALL FUTURE OBLIGATIONS AND RELEASE THE DEVELOPER'S BOND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division DATE 12/16/12

Chief, Division of Land Development DATE 12/12/12

PLANTING SCHEDULE

Table with columns: QTY, SPECIES, SIZE, SPACING, TOTAL FCA UNITS. Lists various tree species like Acer rubrum, Acer saccharinum, Betula nigra, etc.

PLANTING NOTES:

- PLANTING DENSITY BASED SPACING REQUIREMENTS WHIPS WITH SHELTER @ 11' ON CENTER.
- PLANTING MAY BE MADE IN A CURVILINEAR FASHION ALONG CONTOUR. THE PLANTING SHOULD AVOID A GRID APPEARANCE BUT SHOULD BE SPACED TO FACILITATE MAINTENANCE.
- MULTIFLORA ROSE/HEAVY BRUSH REMOVAL/CONTROL MAY BE REQUIRED PRIOR TO INSTALLATION OF PLANTING.

PLANTING/SOIL SPECIFICATIONS

- 1. INSTALLATION OF BAREROOT/PLUG PLANT STOCK SHALL TAKE PLACE BETWEEN MARCH 15 - APRIL 20; B&B/CONTAINER STOCK MARCH 15 - MAY 30 OR SEPTEMBER 15 - NOVEMBER 15. FALL PLANTING OF B&B STOCK IS NOT RECOMMENDED.
2. DISTURBED AREAS SHALL BE SEEDED AND STABILIZED AS PER GENERAL CONSTRUCTION PLAN FOR PROJECT. PLANTING AREAS NOT IMPACTED BY SITE GRADING SHALL HAVE NO ADDITIONAL TOPSOIL INSTALLED.

SEQUENCE OF CONSTRUCTION

- 1. SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE.
2. PLANTS SHALL BE INSTALLED AS PER PLANT SCHEDULE AND THE PLANTING/SOIL SPECIFICATIONS FOR THE PROJECT.
3. UPON COMPLETION OF THE PLANTING, SIGNAGE SHALL BE INSTALLED AS SHOWN.
4. PLANTINGS SHALL BE MAINTAINED AND GUARANTEED IN ACCORDANCE WITH THE MAINTENANCE AND GUARANTEE REQUIREMENTS FOR PROJECT.

MAINTENANCE OF PLANTINGS

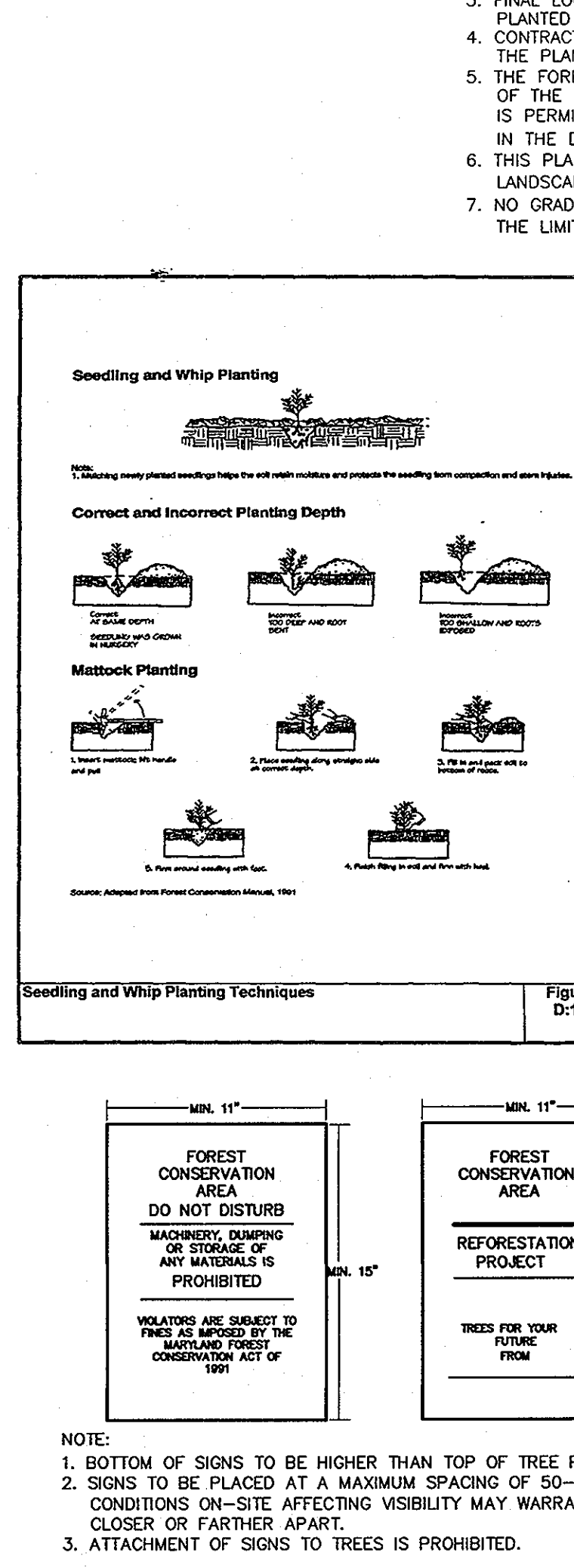
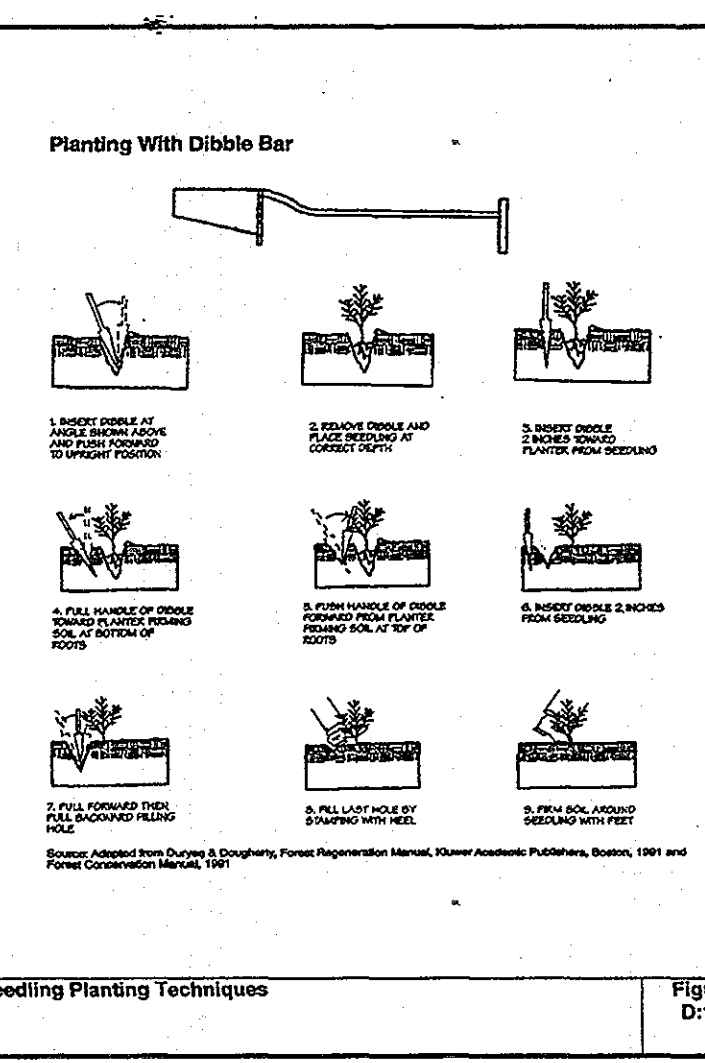
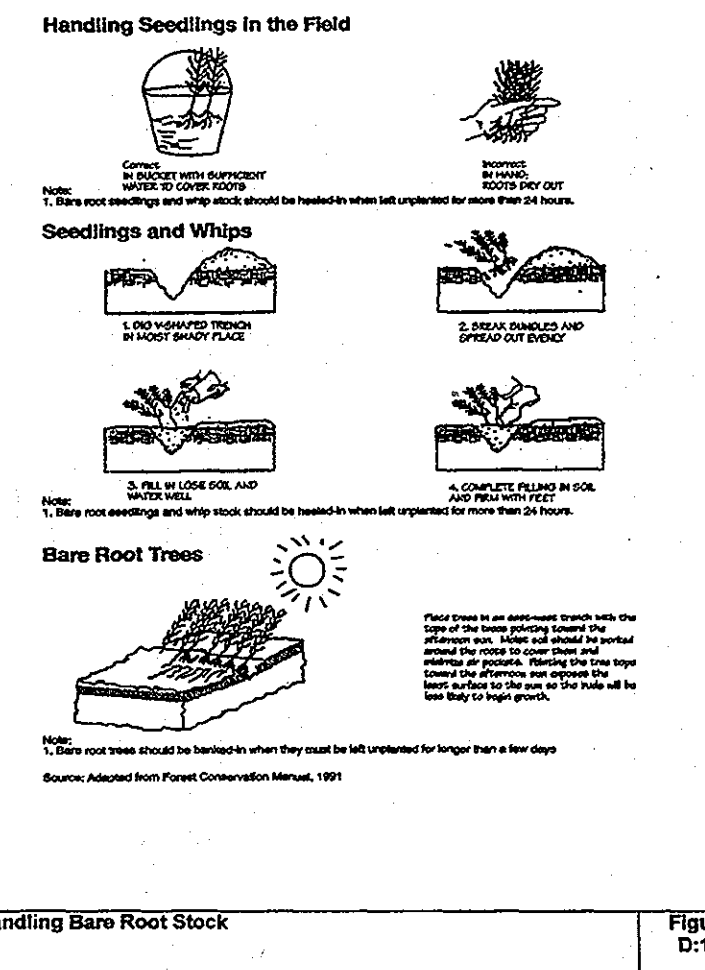
- 1. MAINTENANCE OF PLANTINGS SHALL LAST FOR A PERIOD OF TWO YEARS.
2. PLANTINGS MUST RECEIVE 2 GALLONS OF WATER, EITHER THROUGH PRECIPITATION OR WATERING, WEEKLY DURING THE 1ST GROWING SEASON, AS NEEDED. DURING SECOND GROWING SEASON, ONCE A MONTH DURING MAY-SEPTEMBER, IF NEEDED.
3. INVASIVE EXOTICS AND NOXIOUS WEEDS WILL BE REMOVED, AS REQUIRED, FROM PLANTING AREAS MECHANICALLY AND/OR WITH LIMITED HERBICIDE. OLD FIELD SUCCESSIONAL SPECIES WILL BE RETAINED.

EDUCATION OF NEW OCCUPANTS

- 1. THE DEVELOPER SHALL PROVIDE EDUCATIONAL INFORMATION TO ALL PROPERTY OWNERS WITHIN THE NEW DEVELOPMENT/HOME ABOUT THE PROPER USE OF FOREST CONSERVATION AREAS.

FINAL INSPECTION AND RELEASE OF OBLIGATIONS

- 1. AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD THE DEVELOPER SHALL SUBMIT A CERTIFICATION TO THE COUNTY THAT ALL FOREST CONSERVATION AREAS HAVE REMAINED INTACT OR HAVE BEEN RESTORED TO APPROPRIATE CONDITION, THAT THE STIPULATED SURVIVAL RATES HAVE BEEN ACHIEVED, AND THAT ANY PERMANENT PROTECTION MEASURES REQUIRED BY THE PLAN ARE IN PLACE. UPON REVIEW AND ACCEPTANCE, THE COUNTY WILL INFORM THE DEVELOPER OF THEIR RELEASE OF THE DEVELOPMENT OF FUTURE OBLIGATIONS RELATED TO THE FOREST CONSERVATION ACT.



SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

Table with columns: CATEGORY, ADJACENT TO PERIMETER PROPERTIES, and TOTAL. Lists perimeter designations like 'PERIMETER/FRONTAGE DESIGNATION' and 'LANDSCAPE TYPE'.

NOTES

- 1. SEE 'LANDSCAPE SPECIFICATION' FOR THE BAREROOT/WASHINGTON METROPOLITAN AREA FOR ALL MATURING PLANTS.
2. SEE 'LANDSCAPE GUIDELINES' FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
3. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BALCONIES.
4. KEEP MULCH 1" FROM TRUNK.
5. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTING WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.

TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

LANDSCAPE AND FOREST CONSERVATION NOTES

- 1. 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 LOCAL PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. FINAL LOCATION OF PLANT MATERIAL MAY VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL HAS BEEN POSTED AS PART OF THE BUILDER'S GRADING PERMIT FOR LOT 13 IN THE AMOUNT OF \$6,000.00 FOR THE REQUIRED 20 SHADE TREES.

Table with columns: NET TRACT AREA, LAND USE CATEGORY, EXISTING FOREST COVER, PROPOSED FOREST CLEARING, PLANTING REQUIREMENTS. Includes calculations for area and requirements.

THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN SATISFIED BY THE CREATION OF A 1.26 ACRE AFFORESTATION PLANTING AREA. SURETY IN THE AMOUNT OF \$27,443.00 (\$4,885.60 SQ FT X \$0.50) HAS BEEN POSTED BY THE DEVELOPER.

LANDSCAPE SCHEDULE

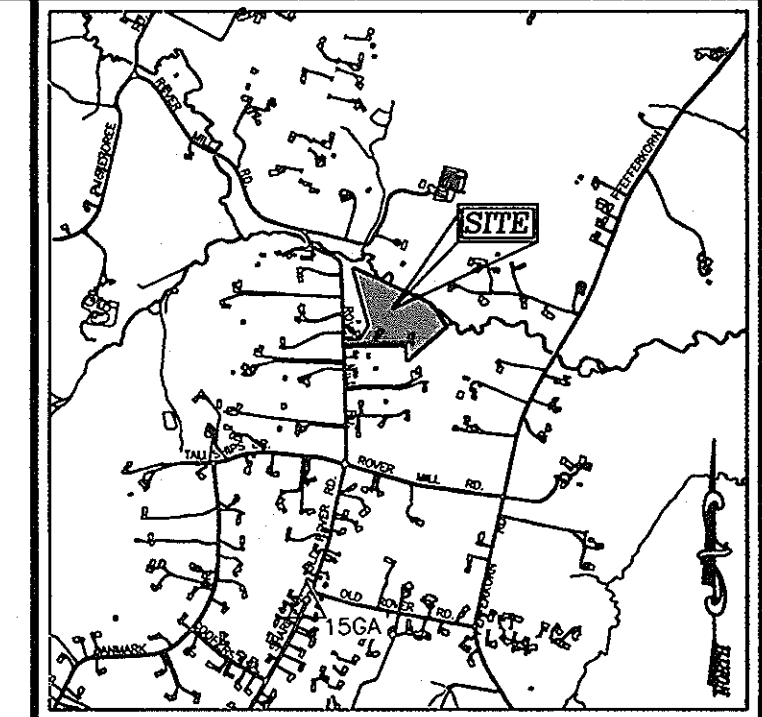
Table with columns: KEY, QUAN., BOTANICAL NAME, SIZE, REM. Lists landscape items like Quercus rubra and Red Oak.

SOILS LEGEND

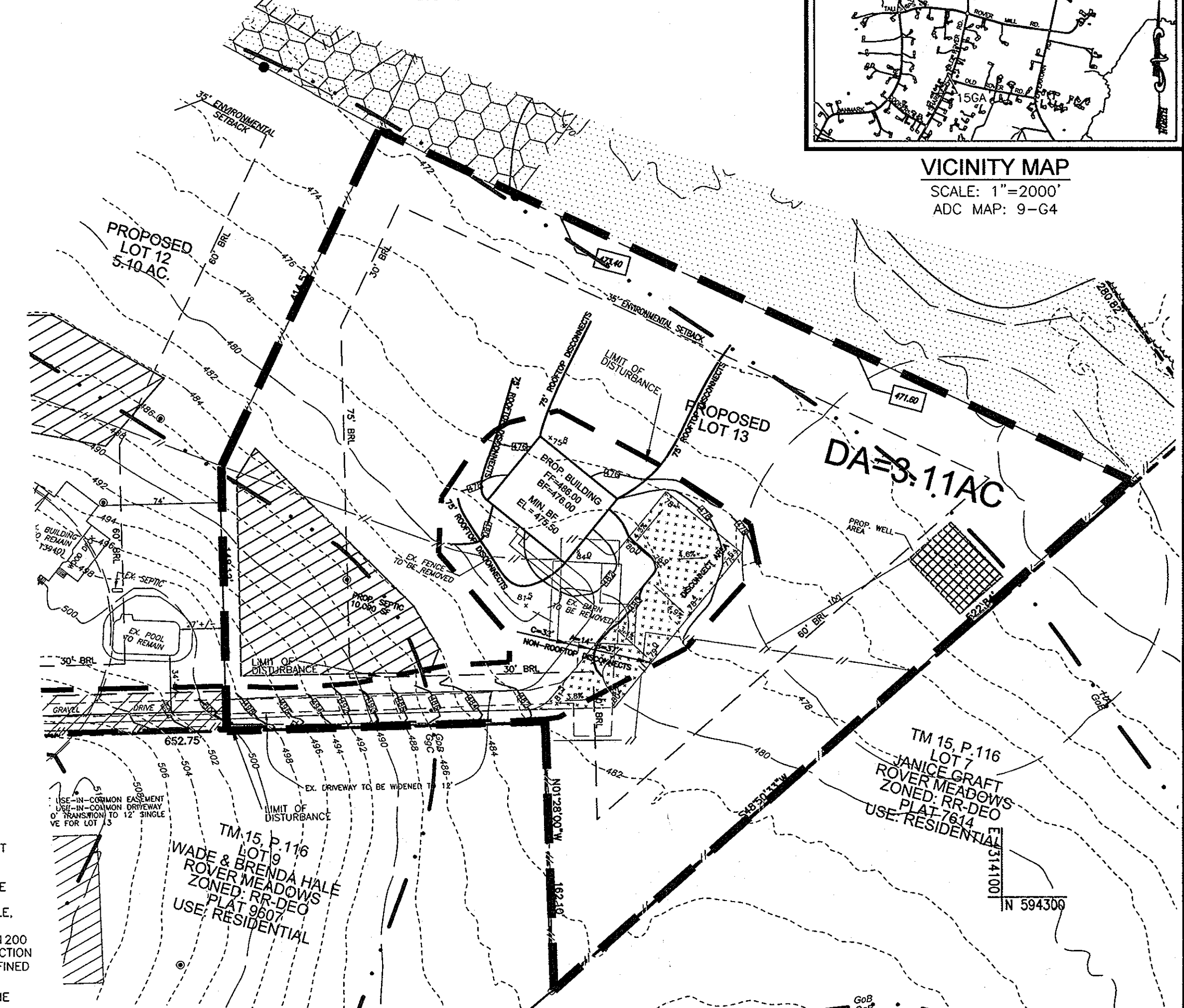
Table with columns: SYMBOL, NAME, DESCRIPTION, GROUP. Lists soil types like GcB and GcC.

SWM NARRATIVE

STORMWATER MANAGEMENT FOR THIS PROJECT IS DESIGNED TO PRESERVE THE NATURAL RESOURCES OF THIS SITE TO THE MAXIMUM EXTENT POSSIBLE. STRUCTURAL PRACTICES HAVE BEEN MINIMIZED WHILE DISCONNECTS AND SHEETFLOW TO CONSERVATION HAVE BEEN UTILIZED THROUGHOUT THE SITE.



VICINITY MAP SCALE: 1"=2000' ADC MAP: 9-G4



SWM PLAN VIEW

SCALE: 1"=60'

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2)

- a. Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The Owner shall ensure that the areas receiving runoff are protected from future compaction or development of impervious area. In commercial areas, foot traffic should be discouraged as well.

LEGEND

- RIGHT-OF-WAY LINE
BOUNDARY LINE
ADJACENT BOUNDARY LINE
EXISTING CONTOUR
EXISTING TREELINE
EXISTING UTILITY POLE
EXISTING SIGN
SOILS
LOD
PROPOSED 24" USE-IN-COMMON DRIVEWAY EASEMENT
EXISTING WELL
PERC. TEST

Table with columns: NO., REVISION, DATE. Shows a revision history.

SUPPLEMENTAL INFORMATION AND FOREST CONSERVATION PLAN - NOTES & DETAILS ROVER MEADOWS LOTS 12 AND 13 (L.11857/F.44, PLAT 9607)

TAX MAP 15 GRID 13 3RD ELECTION DISTRICT PARCEL 116, LOT 10 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS. 8407 MAIN STREET, ELLICOTT CITY, MD 21043. TEL: 410.461.7866 FAX: 410.461.8961

STATE OF MARYLAND PROFESSIONAL ENGINEER. DESIGN BY: JCO / EDS. DRAWN BY: HS / EDS. CHECKED BY: RHW. DATE: OCTOBER 2012. SCALE: AS SHOWN. W.O. NO.: 09-08. 2 SHEET OF 2

PROFESSIONAL CERTIFICATE. 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. EXPIRATION DATE: 09-27-2014.