

49-BUILT F-12-078

STORMWATER MANAGEMENT NOTES

DRY WELL CHART

8' x 5.5' x 5

- 1. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010. 2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1000
- SO, FT OR LESS. 3. DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED 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
- d. WHEN THE FACILITY BECOMES CLOGGED SO THAT 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 INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED

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

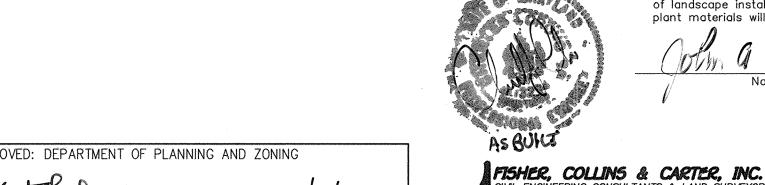
1. MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.

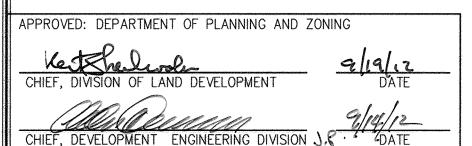
ERATION AND MAINTENANCE SCHEDULE RIVATELY OWNED AND MAINTAIN NNEL SYSTEMS GRASE

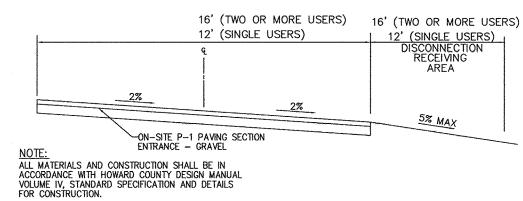
I SWALES

THE OPEN CHANNEL SYSTEM SHALL BE INSP LY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED D **FUNCTIONING PROPERLY** THE OPEN CHANNEL SHALL THE OPEN CHANNEL SYSTEM SHALL BE REPAIRED

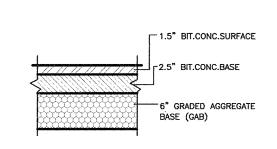
E OPEN CHANNEL SYSTEM WHEN IT EXCEEDS 25% OF THE ORIGINAL WQV DAMS TWICE A YEAR FOR STRUCTURAL INTEGRITY. RESTORE CHECK DAMS TO NDITION AS APPLICABLE.



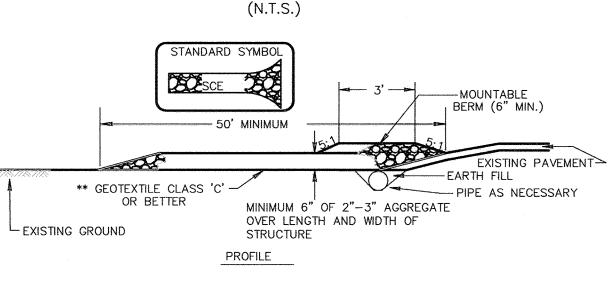


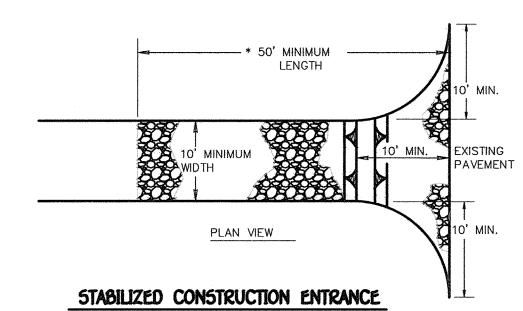


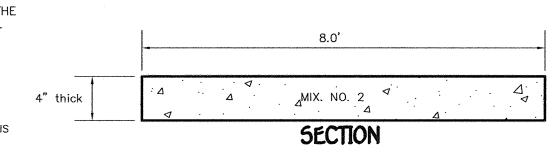
TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION

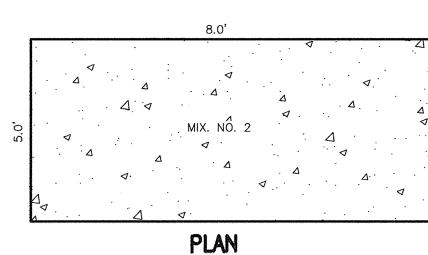


P-1 DRIVEWAY PAVING SECTION









CONCRETE REFUSE/RECYCLING PAD

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

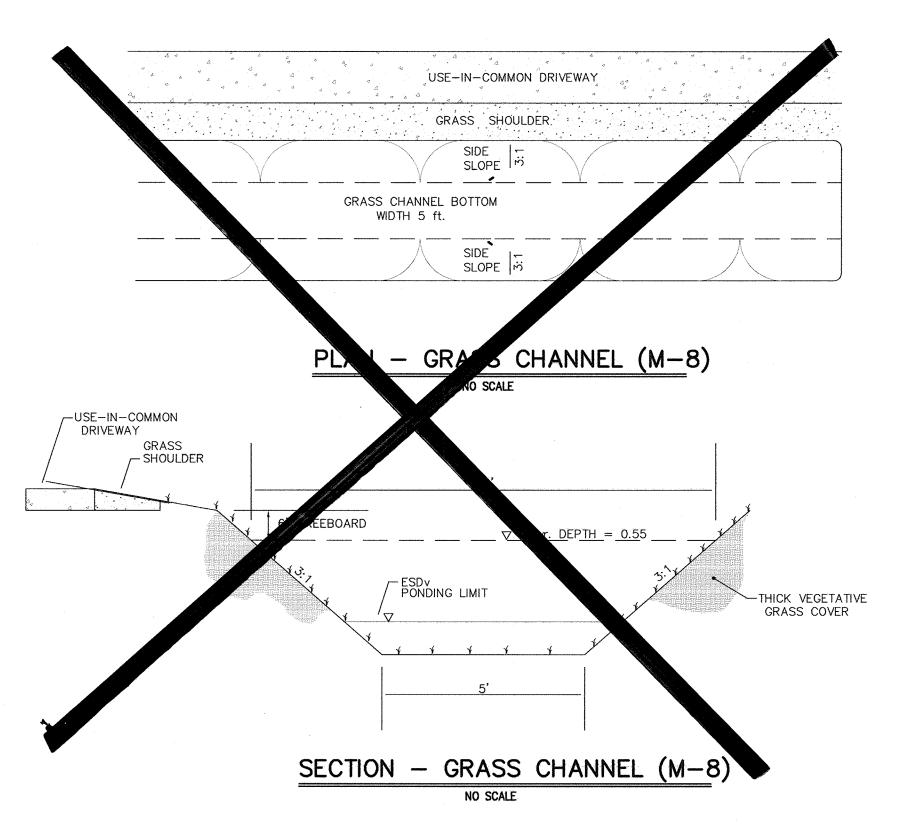


ware office park — 10272 Baltimore national Pi

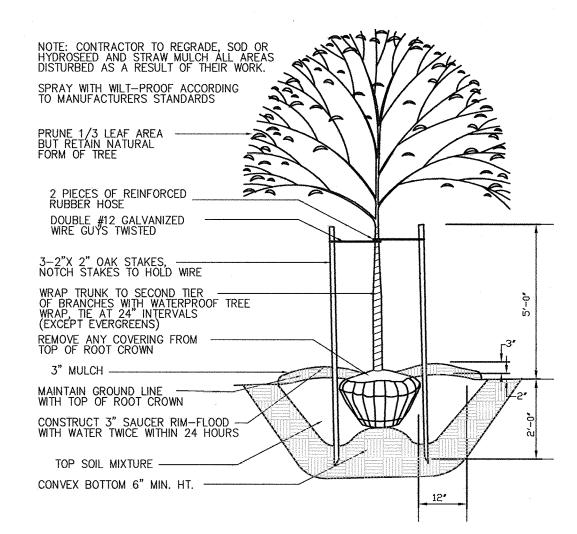
ELLICOTT CITY, MARYLAND 21042

AS-BUILT CERTIFICATION

I hereby certify, by my seal, that the facilities shown on this plan were constructed as shown on this "AS BUILT" plan meet the approved plans and CHARLEG J. EROVO, GR. NO. 13204



STORMWATER MANAGEMENT PRACTICES									
LOT No.	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	DRY WELLS M-5 (NUMBER)	SWALES M-8 (NUMBER)				
2	BROWNS BRIDGE ROAD	4	Y	1					
PAR. B	BROWNS BRIDGE ROAD	7	Υ						
PAR. A	BROWNS BRIDGE ROAD		Y						



SHADE TREE PLANTING DETAIL

LANDSCAPE NOTES:

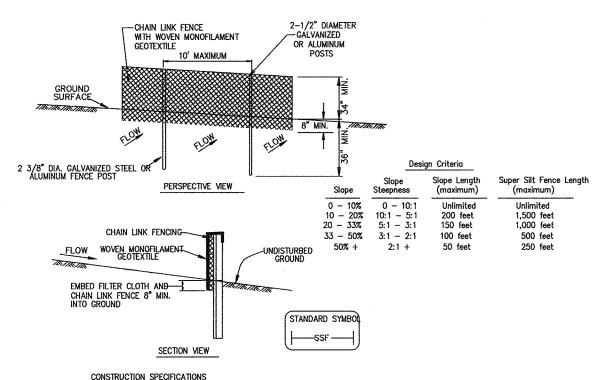
Should any tree designated for preservation for which landscaping credit is given, die prior to release of bonds, the owner will be required to replace the tree with the equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of 3 inches in caliper and installed as required in the Howard County landscape manual.

At the time of plant installation, all 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 subtitutions or relocations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviations 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 road drawing plans.

The Owner, tenants and/or their agents shall be responsible for maintenace of the required perimeter landscaping. 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 the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

Owner/Developer

And John A Korslund 7319 Browns Bridge Road Fulton, MD 20759-9743 Ph# (301) 854-3442



1. INSTALL 2 3/8" DIAMETER GALVANIZED STEEL OR ALUMINUM POSTS SIX FEET IN LENGTH, PLACED NO FURTHER THAN 10 FEET APART. DRIVE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.

2. FASTEN MINIMUM 9 GAUGE CHAIN LINK FENCE (2 3/8" MAX. DIAMOND) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.

3. FASTEN WOVEN MONOFILAMENT GEOTEXTILE AS SPECIFIED IN SECTION H—1 MATERIALS, SECURELY TO THE CHAIN LINK WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.

4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, OLDED, AND STAPLED TO PREVENT SEDIMENT BYPASS. 5. REMOVE ACCUMULATED SEDIMENTS WHEN "BULGES" DEVELOP IN THE SILT FENCE, OR WHEN SEDIMENTS REACH 25% OF THE FENCE HEIGHT. ERICAL 25% OF THE FENCE REIGHT. S. EXTEND BOTH ENDS OF THE SUPER-SILT FENCE A MINIMUM OF 5 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER-SILT 7. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS SET FORTH IN THE MATERIALS SPECIFICATION.

SUPER SILT FENCE

NOT TO SCALE						
LEGEND						
SYMBOL	DESCRIPTION					
492	EXISTING 2' CONTOURS					
~ -490- ~	EXISTING 10' CONTOURS					
482	PROPOSED CONTOUR					
×362.5	SPOT ELEVATION					
LOD	LIMITS OF DISTURBANCE					
~~~~~	EXISTING TREELINE					
GLB2 MLC2	SOILS LINES AND TYPE					
SSF	SUPER SILT FENCE					
WL	LIMIT OF WETLANDS					
WB	25' WETLANDS BUFFER					
(h)	TREE PROTECTION FENCE					

#### SITE ANALYSIS DATA

- 1. TOTAL AREA OF SUBJECT PROPERTY = 15.852 ACRES
- 2. DEVELOPMENT AREA (EXCLUDING ROAD DEDICATION): 15.749 ACRES
- 3. WETLANDS AND BUFFERS: 7.10 ACRES 4. FLOODPLAIN: NONE
- 5. FOREST: 7.9 ACRES
- 6. STEEP SLOPES 25% OR GREATER: NONE
- 7. ERODABLE SOILS: 2.07 ACRES 8. LIMIT OF DISTURBANCE: 2.53 ACRES
- 9. PROPOSED SITE USE: RESIDENTIAL 10. STREAMS AND BUFFERS: 0.00 ACRES

## PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no healed-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

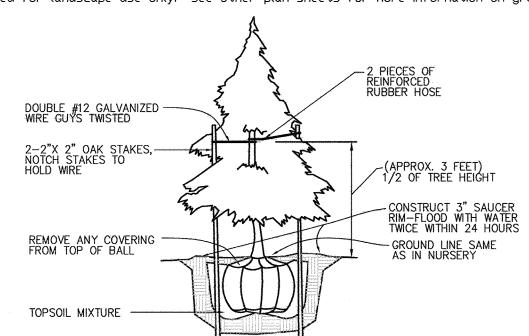
Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material. Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities.

Damage to existing structure and utilities shall be repaired at the expense of the Contractor. Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line. Contractor id responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be base on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take

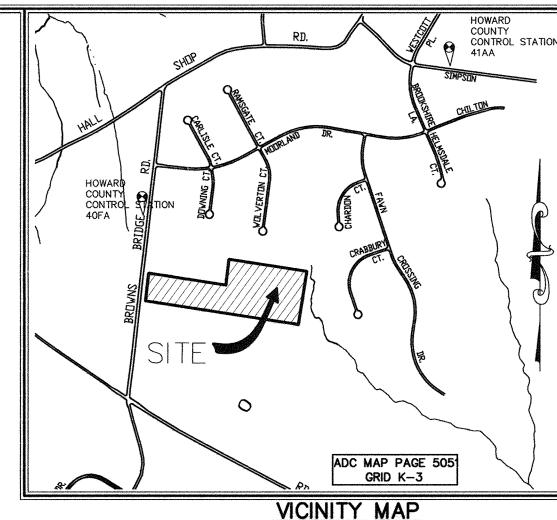
All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans. Positive drainage shall be maintained in planting beds 2 percent slope). Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control,



EVERGREEN TREE PLANTING DETAIL

8/8/12 "Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. <u>9757</u>, Expiration Date <u>3-3-</u>13."



## **GENERAL NOTES**

## SCALE : 1" = 1000"

- 1. Subject Property Zoned RR-DEO Per The 02/02/04 Zoning Regulations And The Comp-Lite Zoning Amendments Dated 07/28/06. Previous DPZ File Numbers: ECP-12-018
- Septic Easement Subject To Howard County Health Department Review. Length Of Trench To Be Determined At Time Of Septic Permit Issuance. Contractor/builder To Verify Elevation In The Field Before Beginning Any Construction. Field Run Topographic Survey Done By Fisher, Collins & Carter, Inc. June, 2011.
- stormwater Management (SWM) Requirements For This Site Will Be Met Using Environmental Site Design To The Maximum Extent Possible (ESD To The MEP) In Accordance With The Maryland Stormwater Design Manual, Volumes I & II, Effective May, 2010. It is To Be Noted That Lot 1 Contains An Existing House For Which SWM Is Not Required. Runoff From The Proposed Houses And Individual Driveways On Lot 2 And Buildable Preservation Parcel 'B' Along With The Use-in-common (UIC) Driveway Will Be Treated Using The Following Practices:
- Lot 2: Disconnection Of Rooftop Runoff (N-1) And One (1) Drywell (M-5) For The Proposed House And Disconnection Of Non-rooftop Runoff (n-2) For The Proposed Driveway. Buildable Preservation Parcel 'B': Disconnection Of Rooftop Runoff (N-1) For The Proposed House And Disconnection Of Non-rooftop
- Runoff (N-2) For The Proposed Driveway. Non-buildable Preservation Parcel 'A' Non-rooting discountation Warthe Proposed Driveway Adjacent To Lot 1 And Non-buildable Preservation Parcel "A". It is To Be Noted That Individual Declarations Of Covenants Are Required For This Project.
- 8. A Findings Of Fact Letter For The Wetlands From Eco-science Professionals Inc. Was Provided On November 1, 2011 And Wetlands And Their Buffers Will Not Be Disturbed By
- 9. The Existing Well Shown On This Plan, Tag No. Ho 73-2925 Has Been Field Located By Fisher, Collins & Carter, Inc., Professional Land Surveyors And Is Accurately Shown.

  10. This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet AS Required By The Maryland State Department Of The Environment For Individual Sewerag Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage I Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Sewerage
- Easement Shall Not Be Necessary. 11. Limit Of Disturbance Is 110,288 Sq.ft. Or 2.53 Acres. 12. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Required Wetlands, Stream(s) Or Buffers, Forest Conservation
- Easement Areas And 100 Year Floodplain 13. No Steep Slopes 25% Or Greater Exist On Subject Property. 14. Non-buildable Preservation Parcel 'A' And Buildable Preservation Parcel 'B' Will Be Privately
- Owned With Two Easement Holders (howard County, Maryland And The Homeowner's 15. For Flag Or Pipestern Lots, Refuse Collection, Snow Removal And Road Maintenance Are
- Provided To The Junction Of The Flag Or Pipestern And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway. 16. Driveways 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 - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
- c) Geometry Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot
- d) Structures (Culverts/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 Surface;
- f) Structure Clearances Minimum 12 Feet; a) Maintenance - Sufficient To Ensure All Weather Use
- 17. All Lot Areas Are More Or Less (±). 18. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- 19. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. 20. No 100 Year Floodplain Exists Within Property Boundary.
- . This Property Is Located Outside Of The Metropolitan District 22. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 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. 23. The Historic District Commission On July 5th 2012, Case No. 12-16, Has No Objection To The
- Proposed Subdivision And Recommends Trees Be Planted Along The Property Line And New Driveway. The 7 Existing Structures Consisting Of The Historic House And Outbuildings Will
- 24. The 28' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lot 2 And Buildable Preservation Parcel 'B' Is To Be Recorded Simultaneously With The Recordation C This Plat.
- 25. The Lots/Parcels Shown Hereon Comply With The Minimum Lot Width And Lot Areas Is Required By The Maryland State Department Of The Environment.
  26. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And 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. The Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation By Providing 4.7 Acres On-Site Forest Retention Within Buildable
- Preservation Parcel 'B'. No Forest Surety Is Required Since This Is A Minor Subdivision With On-Site Forest Retention Satisfying The Forest Conservation Obligation. 27. There Is An Existing Dwelling And Accessory Structures Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements. 28. Landscaping For Lots 1, 2 And Buildable Preservation Parcel 'B' Is Provided With A Certified
- Landscape Plan On File With This Plat in Accordance With Section 16.124 Of The Howard Count Code And Landscape Manual. Surety Is Based On & Shade Trees © \$300/Shade Tree And 8 Evergreen Trees @ \$150/Evergreen Tree. Landscape Surety will Be Addressed With Grading Permit Application. 29. Simultaneously With The Recordation Of This Final Subdivision Plat The Owner Will Record A Dec
- Abandoning And Relinquishing Their Rights To A Recorded 20 Foot Wide Private Right-Of-Way Recorded In Liber 713 At Folio 293 And Also Their Rights To A Recorded 25 Foot Wide Private Easement For Ingress And Egress Recorded In Liber 1242 At Folio 201.
- 30, Private stormwater management for Lot 2 and Parcel 'B' were approved under Grading Permits G14000154 and G16000054 respectively,

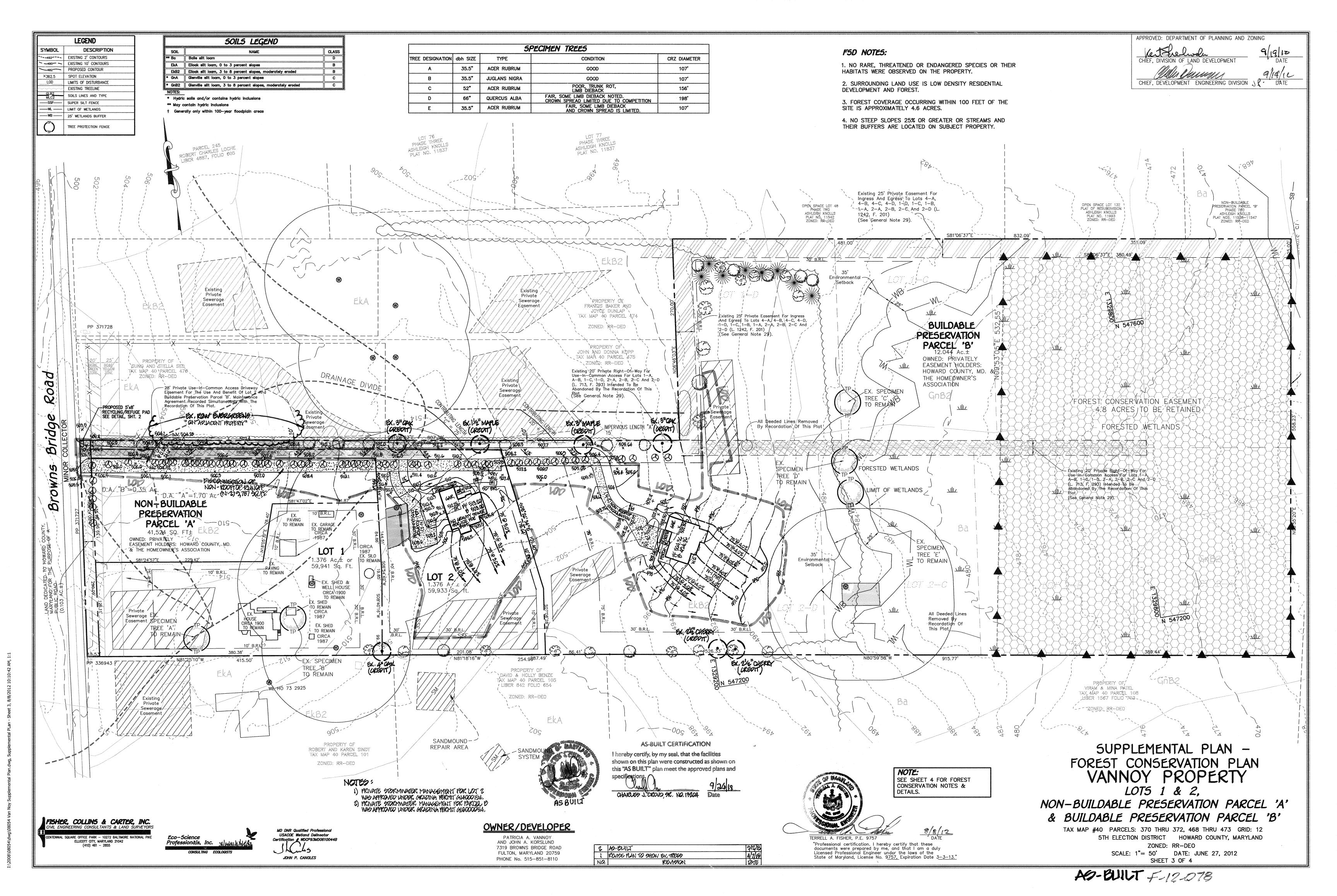
## SUPPLEMENTAL PLAN -DETAIL SHEET VANNOY PROPERTY LOTS 1 & 2,

NON-BUILDABLE PRESERVATION PARCEL 'A' & BUILDABLE PRESERVATION PARCEL 'B'

TAX MAP #40 PARCELS: 370 THRU 372, 468 THRU 473 GRID: 12 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND ZONED: RR-DEO

SCALE: 1"= 50' DATE: JUNE 27, 2012

SHEET 2 OF 4 AG- BUILT - 12-078



## 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 its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface.

The limit of disturbance (LOD) line depicted on the plan shows the proposed extent of construction activities. Eco-Science Professionals, or another qualified professional designated by the developer, will assist in the field flagging of the LOD to ensure that the Critical Root Zone for the Forest Retention Area is determined in accordance with the in—Field Edge Determination Guidelines in Appendix 8. Eco—Science Professionals, or another qualified professional, will also assess the condition of the new forest edge to determine if selective thinning or pruning is needed to improve the condition of the edge.

All forest retention areas will be protected from unauthorized intrusion by appropriate signage and fencing. Signage and fencing will be installed prior to any construction activity. Installation of these devices will be supervised by Eco-Science Professionals or another qualified professional. Fencing will placed along all LOD lines that occur within 35 feet of existing treelines. Signage will be placed along the edge of the FCE every 100 feet. Fencing will consist of blaze orange mesh fence or super silt fence. See Forest Conservation Plan for standard specifications.

B. Pre-Construction Meeting

Upon staking of limits of disturbance and installation of all signage, 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 tree protection measures outlined in the FCP are in place, 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 shown within the limit of disturbance. Meaning of equipment will be prohibited from all forest retention areas. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into wetlands, streams and other environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for construction of the proposed project. The construction start date for this project has not been formalized. The actual project start date is predicated on the issuance of all necessary permits and approvals for the project. The items outlined in the Forest Conservation Plan will

Below find a sequence of construction. 1. Install all tree protection signage, fencing, and sediment control devices.

2. Hold pre-construction meeting between developer, contractor and County inspector.

3. Grade site and construct improvements. Stabilize all disturbed areas in accordance with grading plan.

4. Remove sediment control. Replace any forest retention signage in poor condition. 5. Hold post-construction meeting with County inspectors to assure compliance with FCP.

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. This will include inspections to ensure that signage is properly maintained and that no unauthorized intrusions have been made into forest retention areas.

F. Activities Permitted During Construction

The forest conservation plan will allow the following activities within forest resources during the construction phase of the project:

1. Passive recreation (birdwatching, hiking, etc.)

These activities will not damage or negatively impact the forest resources on the property.

G. 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 all Forest Conservation Easement areas have been properly retained and that all post construction

## Post-Construction Management Plan

The post-construction management plan will further ensure that all Forest Conservation Easement Areas are maintained. The developer will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan for the subject property:

A. Signage

Signage indicating the limits of the forest retention areas shall be maintained in place for perpetuity.

# ON-SITE SIGNAGE FOREST CONSERVATION EASEMENT UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF TREES FOR YOUR **FUTURE** 11" MINIMUM

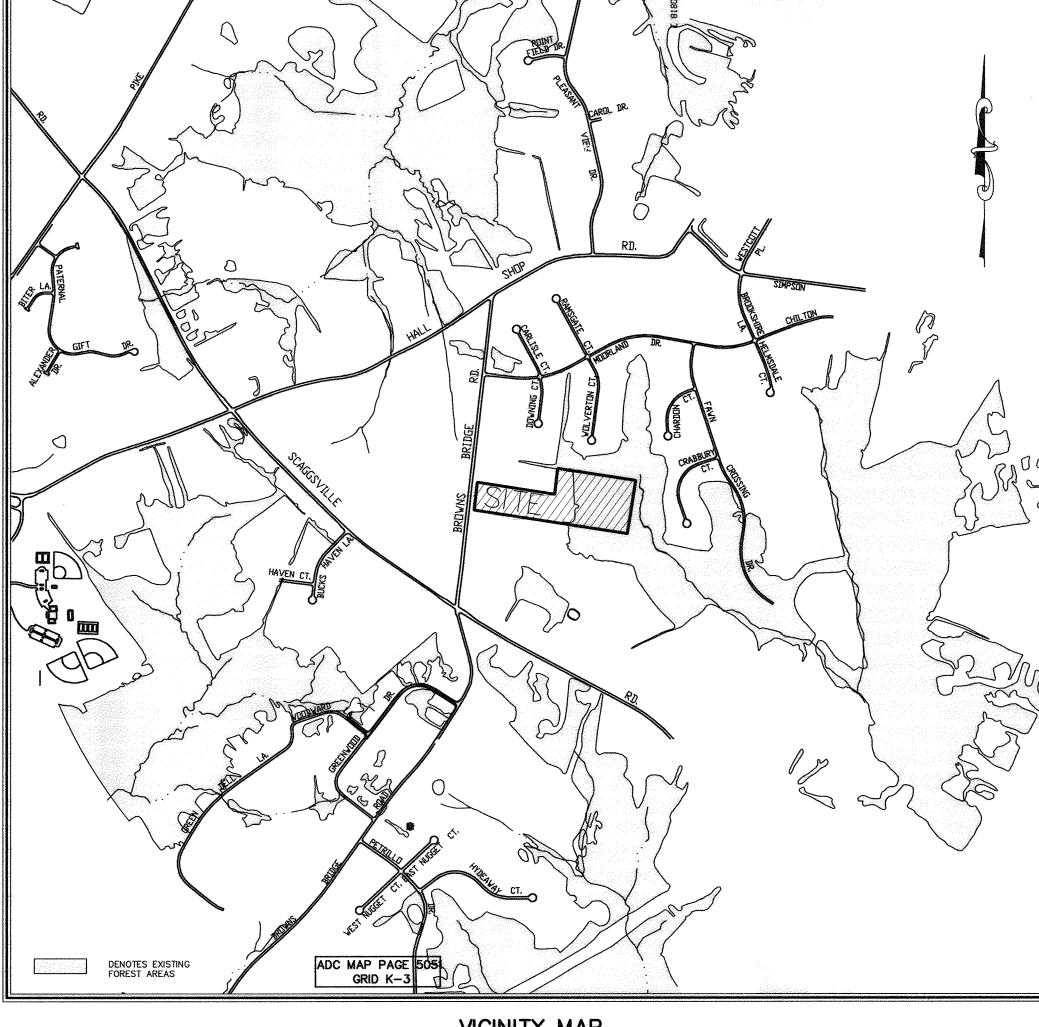
▲ - DENOTES SIGN PLACEMENT

#### FCP 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
- 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 15 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.
- 8. The Forest Conservation Act requirements will be met through the onsite retention of 4.8 acres of forest.

BLAZE ORANGE PLASTIC MESH ANCHOR POST SHOULD BE MINIMUM 2" STEEL "U" CHANNEL OR 2" x 2" TIMBER 6' IN LENGTH HIGHLY VISIABLE FLAGGING 2227 ANCHOR POST MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 FOREST PROTECTION DEVICE ONLY.
 RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE. ROOT DAMAGE SHOULD BE AVOIDED.
PROTECTIVE SIGNAGE MAY ALSO BE USED.
DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL



CONSERVATION EASEMENT.

## FOREST CONSERVATION WORKSHEET

ET TRACT AREA	Acres	
. TOTAL TRACT AREA=	15.85	
AREA WITHIN 100 YEAR FLOODPLAIN=	0	
. AREA TO REMAIN IN AGRICULTURE PRODUCTION=	0	
. NET TRACT AREA	<u>15.85</u> _	
AND USE CATEGORY: (from table 3.2.1, page40, Manual)		
RA MDR IDA HDR MPD CIA		
VFORMATION FOR CALCULATIONS:		
. AFFORESTATION THRESHOLD	3.2	
FOREST CONSERVATION THRESHOLD	4.0	
XISTING FOREST COVER:	AAAA AAAA COO GOOG CAAAA	
EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)=	7.9	
. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	4.7	
AREA OF FOREST ABOVE CONSERVATION THRESHOLD:	3.9	
REAK EVEN POINT:		
FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.8	
BREAK-EVEN POINT	4.8	
. CLEARING PERMITTED WITHOUT MITIGATION	3.1	
ROPOSED FOREST CLEARING:		
. TOTAL AREA OF FOREST TO BE RETAINED OUTSIDE FCE=	3.1 SEE NOTE 1 BELOW	
. TOTAL AREA OF FOREST TO BE RETAINED IN FCE	4.8	
LANTING REQUIREMENTS:		
. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	<u> </u>	
. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0	
. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD=		
. TOTAL REFORESTATION REQUIRED	= 0	
TOTAL AFFORESTION REQUIRED	•	
TOTAL REFORESTATION AND AFFORESTATION REQUIRED=		
TE 1: THE 3:1 ACRES OF "CLEARING" IS FOREST CONSIDERED "CLEARED"		
BECAUSE IT WILL BE LOCATED OUTSIDE OF A RESTRICTED FOREST		

SUPPLEMENTAL PLAN -FOREST CONSERVATION NOTES & DETAILS VANNOY PROPERTY LOTS 1 & 2,

NON-BUILDABLE PRESERVATION PARCEL 'A'

ZONED: RR-DEO

SHEET 4 OF 4

SCALE: 1"= 50' DATE: JUNE 27, 2012

& BUILDABLE PRESERVATION PARCEL 'B' TAX MAP #40 PARCELS: 370 THRU 372, 468 THRU 473 GRID: 12 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**AS-BUILT CERTIFICATION** Note: There is no "AS BUILT" information provided on this sheet.

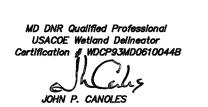
"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly

Licensed Professional Engineer under the laws of the State of Maryland, License No. 9757, Expiration Date 3—3—13."

CHARLES J. CROVO, 9R. NO. 19204







OWNER/DEVELOPER

AND JOHN A. KORSLUND 7319 BROWNS BRIDGE ROAD FULTON, MARYLAND 20759 PHONE No. 515-851-8110