

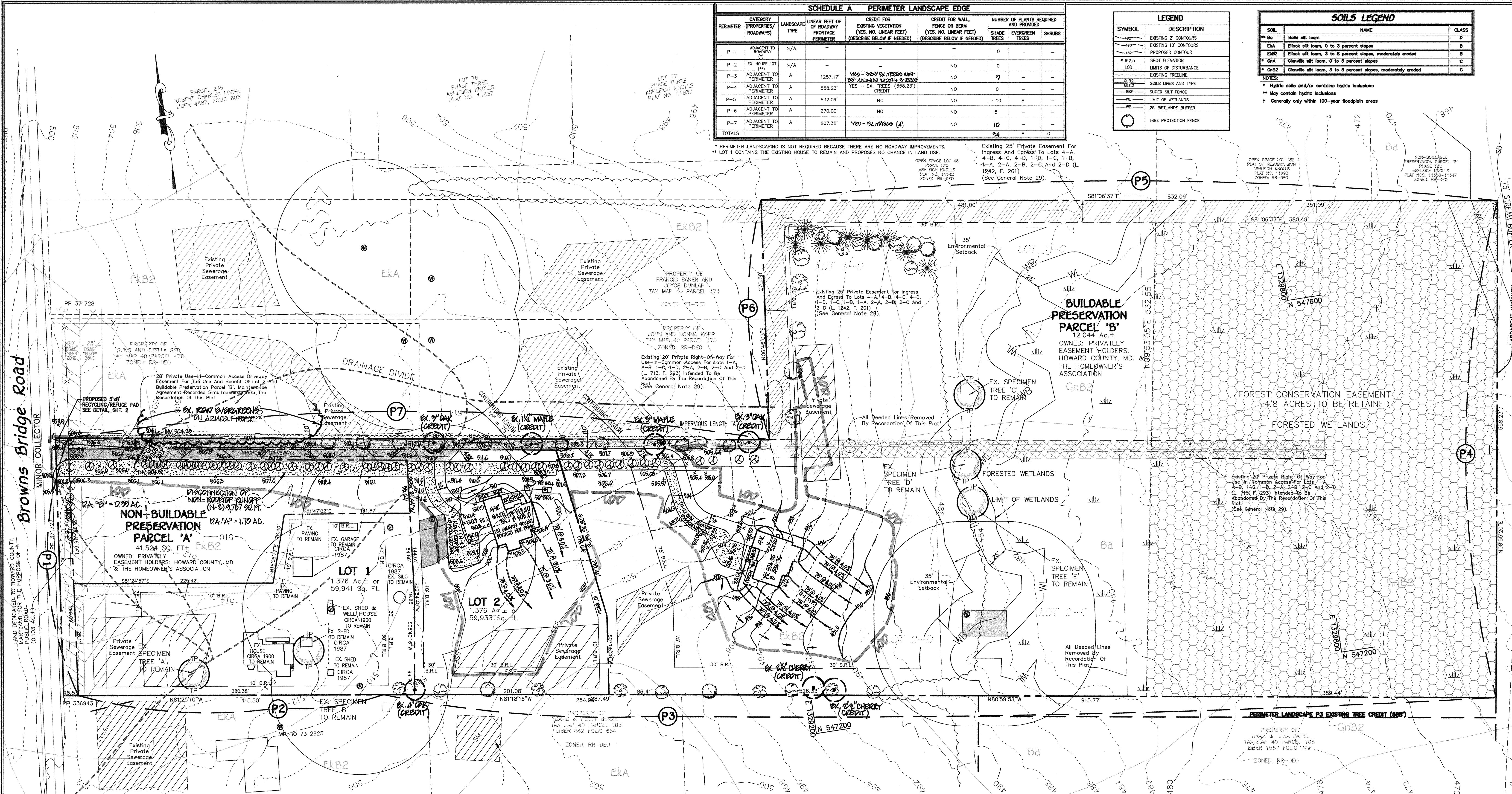
SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED AND PROVIDED
						SHADE TREES EVERGREEN TREES SHRUBS
P-1	ADJACENT TO ROADWAY (*)	N/A	-	-	-	0
P-2	EX. HOUSE LOT (*)	N/A	-	-	-	0
P-3	ADJACENT TO PERIMETER	A	1257.17'	YES - 500' EX. TREES WITH 50' MINIMUM WIDTH + 9 TREES	NO	2
P-4	ADJACENT TO PERIMETER	A	558.23'	YES - EX. TREES (558.23')	NO	0
P-5	ADJACENT TO PERIMETER	A	832.09'	NO	NO	10
P-6	ADJACENT TO PERIMETER	A	270.00'	NO	NO	5
P-7	ADJACENT TO PERIMETER	A	807.38'	YES - EX. TREES (A)	NO	10
TOTALS						24

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
---	PROPOSED CONTOUR
X362.5	SPOT ELEVATION
LOD	LIMITS OF DISTURBANCE
---	EXISTING TREELINE
---	SOILS LINES AND TYPE
---	SUPER SILT FENCE
---	LIMIT OF WETLANDS
---	25' WETLANDS BUFFER
---	TREE PROTECTION FENCE

SOILS LEGEND		
SOIL	NAME	CLASS
Ba	Belle silt loam	D
Eka	Elk silt loam, 0 to 3 percent slopes	B
Ekb2	Elk silt loam, 3 to 8 percent slopes, moderately eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

\* PERIMETER LANDSCAPING IS NOT REQUIRED BECAUSE THERE ARE NO ROADWAY IMPROVEMENTS.  
 \*\* LOT 1 CONTAINS THE EXISTING HOUSE TO REMAIN AND PROPOSES NO CHANGE IN LAND USE.  
 † PERMITS 25' Private Easement For Ingress And Egress To Lots 4-A, 4-B, 4-C, 4-D, 1-D, 1-C, 1-B, 1-A, 2-A, 2-B, 2-C And 2-D (L. 1242, F. 201) (See General Note 29).  
 ‡ OPEN SPACE LOT 48 PHASE TWO ASHLEIGH KNOLLS PLAT NO. 11542 ZONED: RR-DEO  
 § OPEN SPACE LOT 132 PLAT OF REDEVELOPMENT ASHLEIGH KNOLLS PLAT NO. 11993 ZONED: RR-DEO



DRAINAGE AREAS			
A	B	S	F
812 sf	812 sf	406 sf	406 sf

1" = 30'

PLANT LIST			
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE
(Symbol)	14	CLADRASIS KENTUCKEA YELLOWWOOD	2 1/2 - 3" CAL.
(Symbol)	16	PRUNUS SARGENTII SARGENT CHERRY	2 1/2 - 3" CAL.
(Symbol)	11	* ACER CAMPESTRE HEDGE MAPLE (SEE NOTE 1)	2 1/2 - 3" CAL.
(Symbol)	8	* ILEX OPACA AMERICAN HOLLY	5' - 6' HT.

**SUPPLEMENTAL PLAN - TOPOGRAPHY, SOILS, STORMWATER MANAGEMENT AND PERIMETER LANDSCAPING 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 1 OF 4

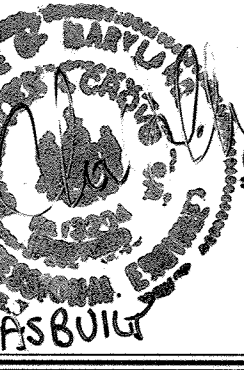
**LANDSCAPE DEVELOPER'S CERTIFICATE**  
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.  
 John J. Rosalino  
 Name  
 8/24/12  
 Date

**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 specifications.  
 Charles J. Crandall, Jr.  
 8/26/12  
 Date

**OWNER/DEVELOPER**  
 PATRICIA A. VANNOY AND JOHN A. KORSLUND  
 7319 BROWNS BRIDGE ROAD  
 FULTON, MARYLAND 20759  
 PHONE No. 515-851-8110  
 8/26/12  
 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development  
 8/26/12  
 DATE

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENAL SQUARE OFFICE PARK - 10272 BALDORNE NATIONAL  
 ELLOTT CITY, MARYLAND 21042  
 (410) 461-2855



**OWNER/DEVELOPER**  
 PATRICIA A. VANNOY AND JOHN A. KORSLUND  
 7319 BROWNS BRIDGE ROAD  
 FULTON, MARYLAND 20759  
 PHONE No. 515-851-8110  
 8/26/12  
 DATE

**TERRELL A. FISHER, P.E. 575**  
 8/26/12  
 DATE  
 \*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. 9252, Expiration Date 3-3-13."



**LEGEND**

SYMBOL	DESCRIPTION
[Symbol]	EXISTING 2' CONTOURS
[Symbol]	EXISTING 10' CONTOURS
[Symbol]	PROPOSED CONTOUR
[Symbol]	SPOT ELEVATION
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	EXISTING TREELINE
[Symbol]	SOILS LINES AND TYPE
[Symbol]	SUPER SILT FENCE
[Symbol]	LIMIT OF WETLANDS
[Symbol]	25' WETLANDS BUFFER
[Symbol]	TREE PROTECTION FENCE

**SOILS LEGEND**

SOIL	NAME	CLASS
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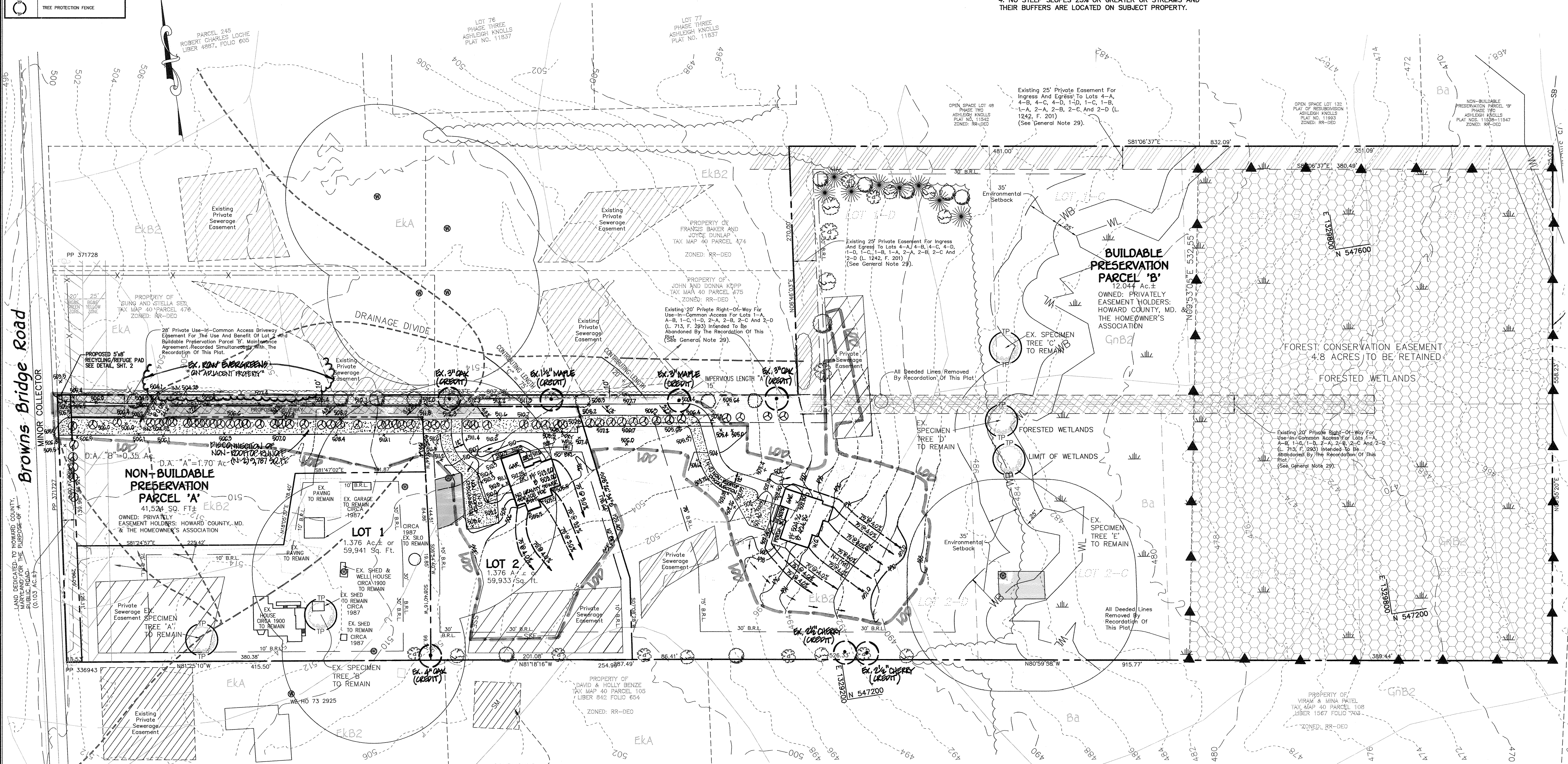
NOTES:  
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 \* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas

**SPECIMEN TREES**

TREE DESIGNATION	dbh SIZE	TYPE	CONDITION	CRZ DIAMETER
A	35.5"	ACER RUBRUM	GOOD	107'
B	35.5"	JUGLANS NIGRA	GOOD	107'
C	52"	ACER RUBRUM	POOR, TRUNK ROT, LIMB DIEBACK	156'
D	66"	QUERCUS ALBA	FAIR, SOME LIMB DIEBACK NOTED, CROWN SPREAD LIMITED DUE TO COMPETITION	198'
E	35.5"	ACER RUBRUM	FAIR, SOME LIMB DIEBACK AND CROWN SPREAD IS LIMITED.	107'

**FSD NOTES:**

- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
- SURROUNDING LAND USE IS LOW DENSITY RESIDENTIAL DEVELOPMENT AND FOREST.
- FOREST COVERAGE OCCURRING WITHIN 100 FEET OF THE SITE IS APPROXIMATELY 4.6 ACRES.
- NO STEEP SLOPES 25% OR GREATER OR STREAMS AND THEIR BUFFERS ARE LOCATED ON SUBJECT PROPERTY.



Browns Bridge Road

MINOR COLLECTOR

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSES OF A

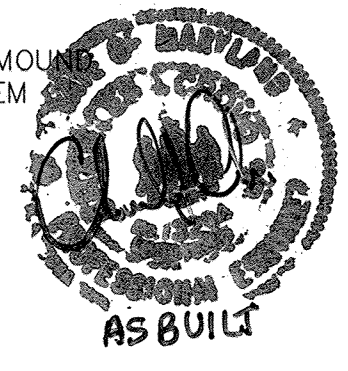
**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 481-2000

**Eco-Science Professionals, Inc.**  
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional  
 USACE Wetland Delimitator  
 Certification # R00P3000010040  
 [Signature]  
 JOHN P. CANGLES

**OWNER/DEVELOPER**  
 PATRICIA A. VANNOY  
 AND JOHN A. KORSUND  
 7319 BROWNS BRIDGE ROAD  
 FULTON, MARYLAND 20759  
 PHONE No. 515-851-8110

**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 specifications.  
 [Signature]  
 CHARLES J. CROWD, P.E., No. 19104  
 9/24/10  
 Date



**TERRELL A. FISHER, P.E. 9757**  
 DATE: 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. 9757, Expiration Date 3-3-13."

**NOTE:**  
 SEE SHEET 4 FOR FOREST CONSERVATION NOTES & DETAILS.

**SUPPLEMENTAL PLAN - FOREST CONSERVATION PLAN VANNOY PROPERTY**  
**LOTS 1 & 2, NON-BUILDABLE PRESERVATION PARCEL 'A' & BUILDABLE PRESERVATION PARCEL 'B'**  
 TAX MAP #40 PARCELS: 370, 242, 468 THRU 473 GRID: 12  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: RR-DEO  
 SCALE: 1"= 50' DATE: JUNE 27, 2012  
 SHEET 3 OF 4

AS-BUILT F-12-07B

*Vest Delwiche* 9/19/12  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*Charles J. Proko, Jr.* 9/14/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

**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 B. 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.

**2. Fencing and Signage**  
 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 be placed along all LOD lines that occur within 35 feet of existing trees. 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 be enacted upon commencement of the project.

- 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 protection measures (permanent signage) have been installed.

**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.

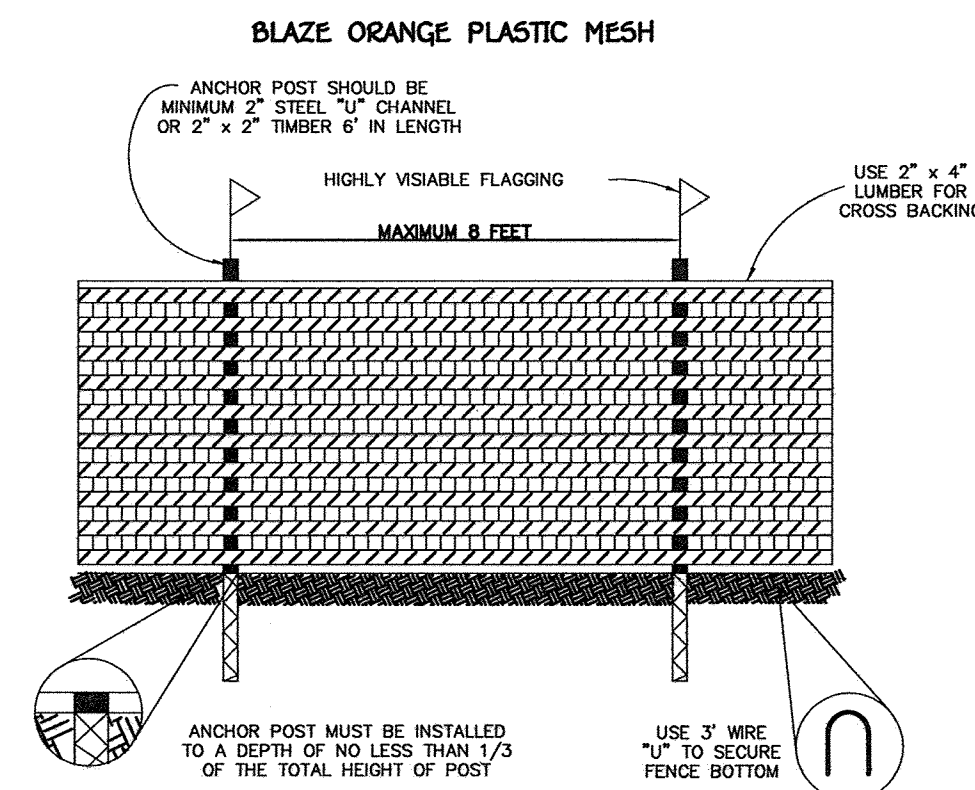
The following items will be incorporated into the plan for the subject property:

**A. Signage**

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

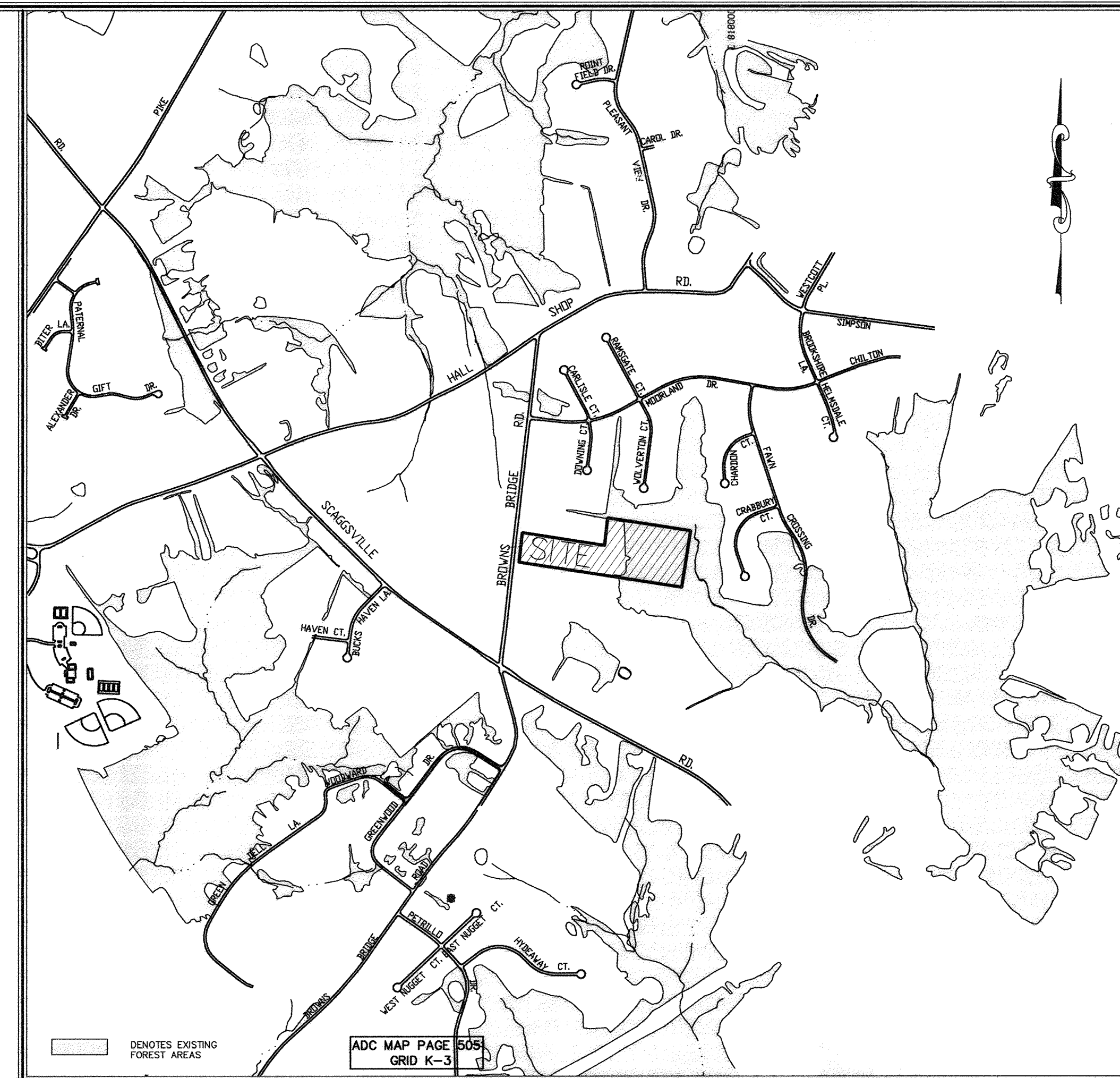
**FCP NOTES**

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 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 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.



- NOTES:**
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  4. ROOT DAMAGE SHOULD BE AVOIDED.
  5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
  6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

**TREE PROTECTION DETAIL**  
 NOT TO SCALE



**VICINITY MAP**  
 SCALE : 1" = 1000'

**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA	Acres
A. TOTAL TRACT AREA.....	15.85
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0
C. AREA TO REMAIN IN AGRICULTURE PRODUCTION.....	0
D. NET TRACT AREA.....	15.85
LAND USE CATEGORY: (from table 3.2.1, page40, Manual)	
ARA MDR IDA HDR MPD CIA	x
INFORMATION FOR CALCULATIONS:	
E. AFFORESTATION THRESHOLD..... 20% x D =	3.2
F. FOREST CONSERVATION THRESHOLD..... 25% x D =	4.0
EXISTING FOREST COVER:	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN).....	7.9
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD.....	4.7
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....	3.9
BREAK EVEN POINT:	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	0.8
BREAK-EVEN POINT	4.8
K. CLEARING PERMITTED WITHOUT MITIGATION.....	3.1
PROPOSED FOREST CLEARING:	
L. TOTAL AREA OF FOREST TO BE RETAINED OUTSIDE FCE.....	3.1 SEE NOTE 1 BELOW
M. TOTAL AREA OF FOREST TO BE RETAINED IN FCE.....	4.8
PLANTING REQUIREMENTS:	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	0
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	0
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0
R. TOTAL REFORESTATION REQUIRED.....	0
S. TOTAL AFFORESTATION REQUIRED.....	0
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	0

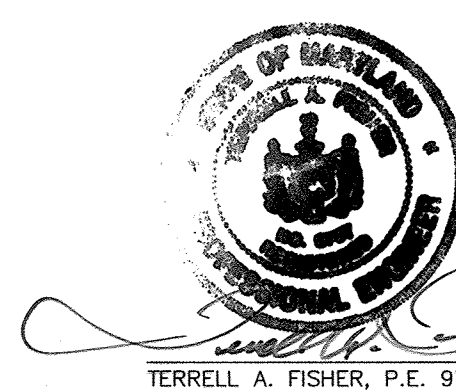
NOTE 1: THE 3.1 ACRES OF "CLEARINGS" IS FOREST CONSIDERED "CLEARED" BECAUSE IT WILL BE LOCATED OUTSIDE OF A RESTRICTED FOREST CONSERVATION EASEMENT.

**SUPPLEMENTAL PLAN -  
 FOREST CONSERVATION NOTES & DETAILS  
 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  
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 ZONED: RR-DEO  
 SCALE: 1"= 50' DATE: JUNE 27, 2012  
 SHEET 4 OF 4

**AS-BUILT CERTIFICATION**

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

*Charles J. Proko, Jr.* 9/26/12  
 CHARLES J. PROKO, JR. NO. 1970A Date



*Terrell A. Fisher* 8/8/12  
 TERRELL A. FISHER, P.E. 9757 DATE  
 "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."

**OWNER/DEVELOPER**

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

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 (410) 461-2925

**Eco-Science Professionals, Inc.**  
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional  
 USACOE Wetland Designer  
 Certification # W009334005100448  
*John P. Canoles*  
 JOHN P. CANOLES

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET F-12-078