

*THE EXACT NUMBER OF

DRYWELLS REQUIRED AND

THE LENGTH AND WIDTH

DOWNSPOUT DRAINAGE

WILL BE DETERMINED ONCE

PATTERNS ARE DETERMINED

SPECIMEN TREE

4-6 INCH PERFORATE

PVC PIPE ON CONCRETE FOOTPLATE

12" SAND, ROTOTILL 1'-0" BELOW TRENCH

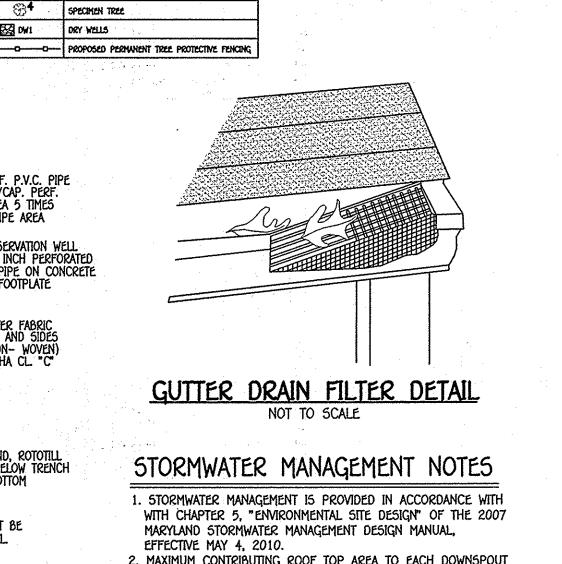
SHEET INDEX

SUPPLEMENTAL PLAN SOILS, FOREST CONSERVATION AND PERIMETER LANDSCAPING

MAPLE VIEW

LOTS 1 THRU 6, AND

NON-BUILDABLE PRESERVATION PARCEL 'A' TAX MAP No. 16 GRID No. 15 P/O PARCEL No. 88 ZONING: RC-DEO



DRY WELL DETAIL (M-5)

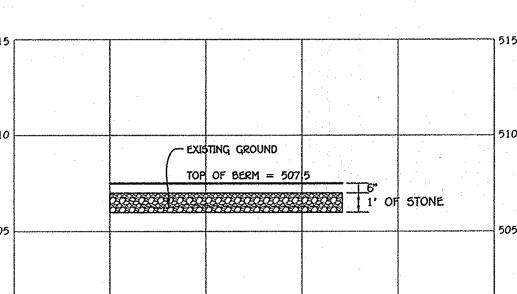
1					
	DRY WELL CHART				
DRYWELL NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L D W
DW1	875 SQ. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW2	875 SQ. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW3	<i>8</i> 75 5Q. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW4	875 SQ. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW5	875 5Q. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW6	875 SQ. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW7	875 SQ. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW8	875 SQ. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW9	875 SQ. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW10	875 5Q. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW11	075 5Q. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'
DW12	875 SQ. FT.	70 C.F.	98 C.F.	100%*	7' x 7' x5'

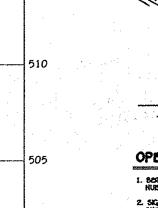
STONE ASTM D-440 SIZE #

GROUND WATER \

* AREA OF TREATMENT EXCEEDS THAT REQUIRED.

BUILDING FOUNDATION





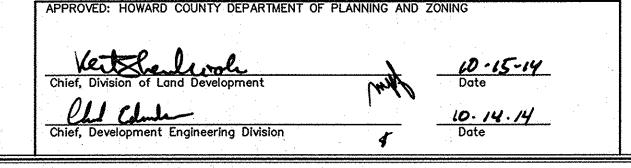
OPERATION AND MAINTENANCE SCHEDULE FOR BERM

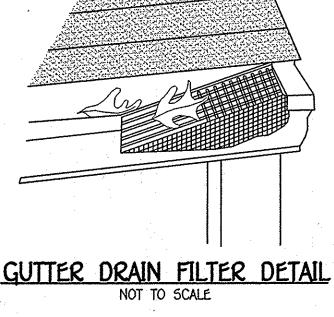
- 3. A DENSE MAT OF VEGETATION SHOULD BE PRESENT AT ALL TIMES. VEGETATION SHOULD E REPLACED AS NEEDED.

PROFILE ALONG TOP OF BERM HORIZONTAL SCALE: 1"=50"

VERTICAL SCALE: 1"=5"

FISHER. COLLINS & CARTER, INC.



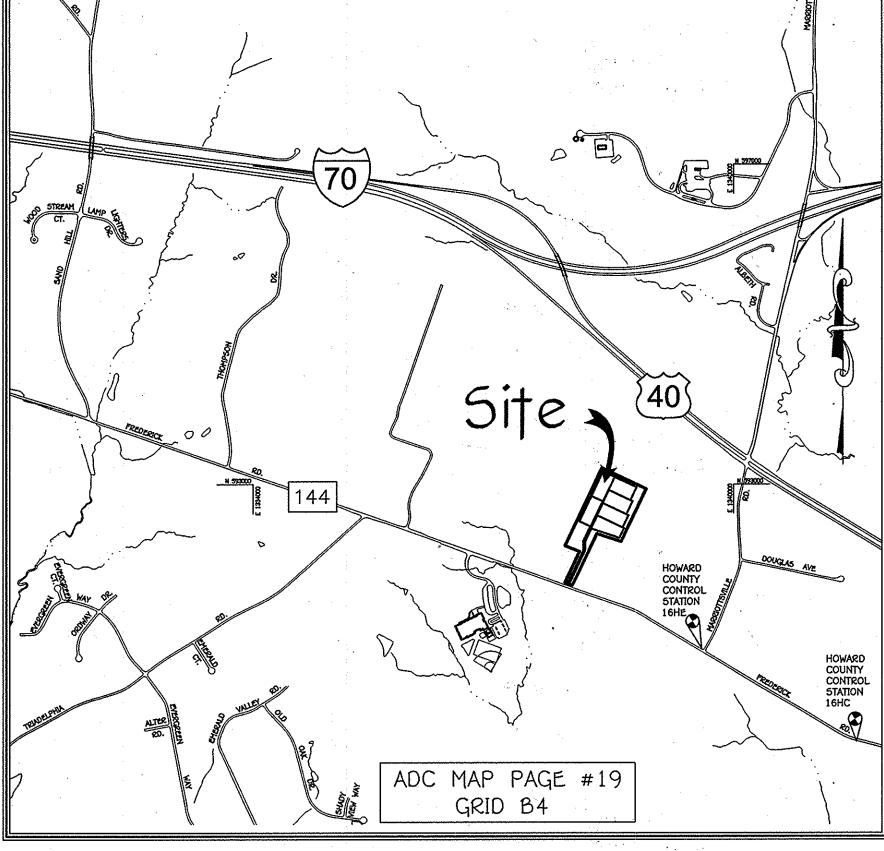


STORMWATER MANAGEMENT NOTES

- . STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH 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 1,000 SQ. 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. 4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.

OPERATION & 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 ENSURE 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 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.

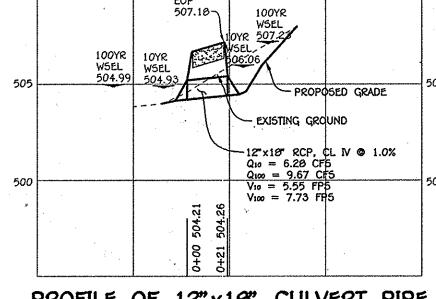


THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROADWAY INFORMATION CHART USE-IN-COMMON 15 MPH 36' - 40'

	STORMWATER	MANAGEME	NT PRACTIC	E 5
LOT No.	ADDRESS	DRY WELLS M-5 (NUMBER)	ROOFTOP DISCONNECTION N-1 (NUMBER)	NON-ROOFTO DISCONNECTION N-2 (NUMBER)
1	2911 MAPLE LEAF WAY	2	4	1
2	2921 MAPLE LEAF WAY	2	4	1
3	2922 MAPLE LEAF WAY	2	4	1
4	2918 MAPLE LEAF WAY	2	4	2
5	2914 MAPLE LEAF WAY	2	4	1
6	2910 MAPLE LEAF WAY	2	4	1
-	(COMMON DRIVEWAY)	0	0	3



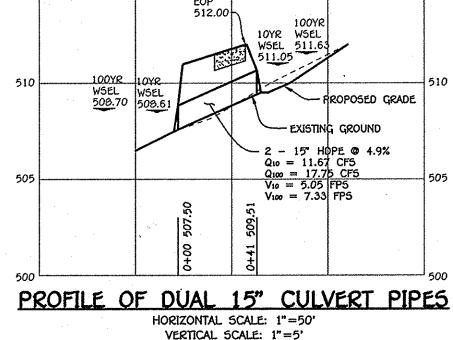


PROFILE OF 12"x18" CULVERT PIPE HORIZONTAL SCALE: 1"=50" VERTICAL SCALE: 1"=5"

OWNERS / DEVELOPER 6046 SEWELLS ORCHARD DRIVE COLUMBIA, MARYLAND 21045

- Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations
- Station No. 16HC North 509.780.9454 East 1.341.530.0901 Elev. = 448.633
- Station No. 16HE North 590,940,7095 East 1,339,596.5575 Elev. = 537.962
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 2013
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pipe Or Iron Bar Found. O Denotes Angular Change in Bearing Of Boundary Or Rights-Of-Way
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Set With Cap "F.C.C. 106"
- For Flag Or Pipe Stem Lots. Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or pipe Stem And Road Right—Of—Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any new Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (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 Turning Radius;
- 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 Clearance Minimum 12 Feet; g) Maintenance - Sufficient To Ensure All Weather Use.
- 12. All Lot Areas Are More Or Less (±).
- 13. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement 14. Traffic Study Dated June, 2013 Was Prepared By Mars Group And Approved On May 19, 2014.
- 15. No Cemeteries Exists On This Site Based On A By Visual Site Visit And Based On A Examination Of The Howard County Cemeter
- Inventory Map And No Historic Structures Sites Or Features Exist. 16. The Articles Of Incorporation For The Patuxent Woods Overlook Homeowners Association, Inc. Will Be Filed With MDAT For The HOA
- 17. [777] This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State
 Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until
- Public Sewerage Is 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.
- 18. Property Subject To Department Of Planning And Zoning File Numbers: F-76-053 (Plat #3413); F-98-65 (Plat #13163); 19. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department
- 20. This Property Is Located In The Public Water Only District Of The Master Water And Sewer Comprehensive Plan.
- 21. There Are No Disturbances To Environmental Features As There Are No Environmental Features Located On This Property 22. Wetland, Forest Stand Delineation And Preliminary Forest Conservation Report Dated October 11, 2013 Was Prepared By
- Eco-Science Professionals, Inc. No Wetlands Exist On-Site.

 23. This Plan 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 And Per Zoning Regulations Dated Dated October 6, 2013.
- 24. This Plan Establishes A Private Use-In-Common Driveway Access, Stormwater Management And Drainage Easement And Maintenance Agreement That Is Recorded Simultaneously With The Recordation Of This Final Plat.
- 25. Noise Study Dated September, 2013 Was Prepared By MARS Group And Approved On May 19, 2014. The Unmitigated 65dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Located The 65dBA Noise Exposure. The Unmitigated 65dBA Noise Contour Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed
- Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development. 26. A Community Meeting Was Conducted On February 26, 2013 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make
- Comment, Per Section 16.120(d). Of The Subdivision Regulations. 27. Stormwater Management Requirements For Lots 1 Thru 6 Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Design Manual, Volumes I & II, Effective In May Of 2010. All Lots Will Utilize Dry Wells (M-5), Rooftop Disconnection (N-1), And Non-Rooftop Disconnection (N-2) And Use-In-Common Driveway Will Utilize Non-Rooftop Disconnection (N-2) For Stormwater Management.
- 28. This Property Is Adjacent To A Scenic Road (Frederick Road).
- 29. Property is Located Within The Metropolitan District. 30. On September 19, 2013 The Historic District Commission Removed This Subdivision From The October, 2013 Meeting Agenda Since
- They Felt The Building Did Not Offer Any Significant Historic Value. 31. This Plan Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation By The On-Site Retention Of 0.90 Acres Of Forest And Afforestation Planting Of 2.23 Acres (97,139 5q. Ft.) Of Forest. Surety In The Amount Of \$43,770 (07,556 Sq. Ft. x \$0.50) Has Been Posted As Part Of The DPW Developer's Agreement. Afforestation
- Surety Based On 2.01 Acres, Which Accounts For Landscape Credit Of 22 Shade Trees. 32. The Perimeter Landscape Obligation For Lots 1 Thru 6 Is Provided In Accordance With This Certified Landscape Plan On File With The Final Plat. In Accordance With Section 16.124 Of The Howard County Code and The Landscape Manual, A Landscape Surety ! The Amount Of \$14,100.00 Based On 36 Shade Trees @ \$300/Shade Tree And 22 Evergreen Trees @ \$150/Evergreen Tree Is
- Bonded With The Public Water Developer's Agreement. There Is An Existing House And Accessory Structure On This Site To Be Removed. 34. This Major Subdivision Plan Is Located In The Designated Tier III Growth Area Of Howard County, Per The PlanHoward 2030 Tier
- Map And Would Be Subject To The State's 58-236 Because The Property Owner Had Applied For A Soil Percolation Test Application And Had Submitted A Percolation Test Plan To The Howard County Health Department Prior To July 1, 2012. 35. Subdivision Is Required To Provide M.I.H.U. (Moderate Income Housing Unit).
- a. M.I.H.U. Required = 0.6 M.I.H.U. (6 Lots x 10% M.I.H.U./Lot)
- 36. Speed Study Dated July, 2013 Was Prepared By MARS Group. 37. There is No Floodplain On This Site.
- 39. Existing Intermittent Stream And 50' Top Stream Bank Buffer Located In Non-Buildable Preservation Parcel 'A' At Eastern Property
- 40. The Existing Topography Is Taken From Field Run Topographic Survey With (Maximum Two Foot) Contour Intervals Prepared By Field Run Topography By Fisher. Collins And Carter, Inc. Dated May, 2011 And Supplemented With Howard County GIS Topo.
- 41. The Existing Utilities Are Based On Field Location Of Utilities Marked By Miss Utility. 42. Water Is Public, Contract #44-4030-D. Private Septic Easements Will Be Utilized For Sewerage.
- 43. All Signs Posts Used For Traffic Control Signs Installed In The County Right-Of-Way Shall Be Mounted On A 2" Galvanized Steel, Perforated, Square Tube Post (14 Gauge) Inserted Into A 2.5" Galvanized Steel, Perforated, Square Tube Sleeve (12 Gauge) 3' Long. A Galvanized Steel Pole Cap Shall Be Mounted On Top Of Each Post.
- 44. The Contractor Shall Notify The Department Of Public Works / Bureau Of Engineering / Construction Inspection Division At (410)
- 313-1880 At Least (5) Working Days Prior To The Start Of Work. 45. The Contractor Shall Notify "Miss Utility" At 1-800-257-7777 At Least 48 Hours Prior To Any Excavation Work Being Done.
- 46. Traffic Control Devices, Markings, And Signing Shall Be In Accordance With The Latest Edition Of The Manual Of Uniform Traffic Control Devices (MUTCD). All Street And Regulatory Signs Shall Be In Place Prior To The Placement Of Any Asphalt. 47. All Construction Shall Be in Accordance With The Latest Standards And Specifications Of Howard County Plus MSHA Standards And
- Specifications, If Applicable. 48. A Private Road Street Name Sign (5N5) Assembly That Needs To Be Installed At The Intersection Of The Private Road Shall Be
- Fabricated And Installed By Howard County Bureau Of Highways At The Developers / Owners Expense. Contact Howard County Traffic Division At (410) 313-2430 For Details And Cost Estimates. 49. No Grading Or Removal Of Vegetative Cover Or Trees, Paving An New Structures Shall Be Permitted Within The Limits Of Wetlands
- Streams, Or Their Required Buffers, Floodplain, And Forest Conservation Easement Areas. 50. The Non-Buildable Preservation Parcel A Will Be Owned By Maple View Homeowners Association With Easement Held By Howard County. The Declaration Of Covenants Recorded Along With The Subdivision Plat Outlines The Use and Protective Covenants for
- Non-Buildable Preservation Parcel A. The Purpose Of Non-Buildable Preservation Parcel A Is To Provide Protection Of
- 51. Standard Sediment Control Plan May Not Be Utilized To Obtain Grading Permits For This Project 52. Should Groundwater or Significant Rock Be Encountered During Excavation To Install Dry Wells, Contract Is To Contact the Engineer To Redesign Or Relocate Dry Wells And Potentially Redline These Final Plan Drawings.

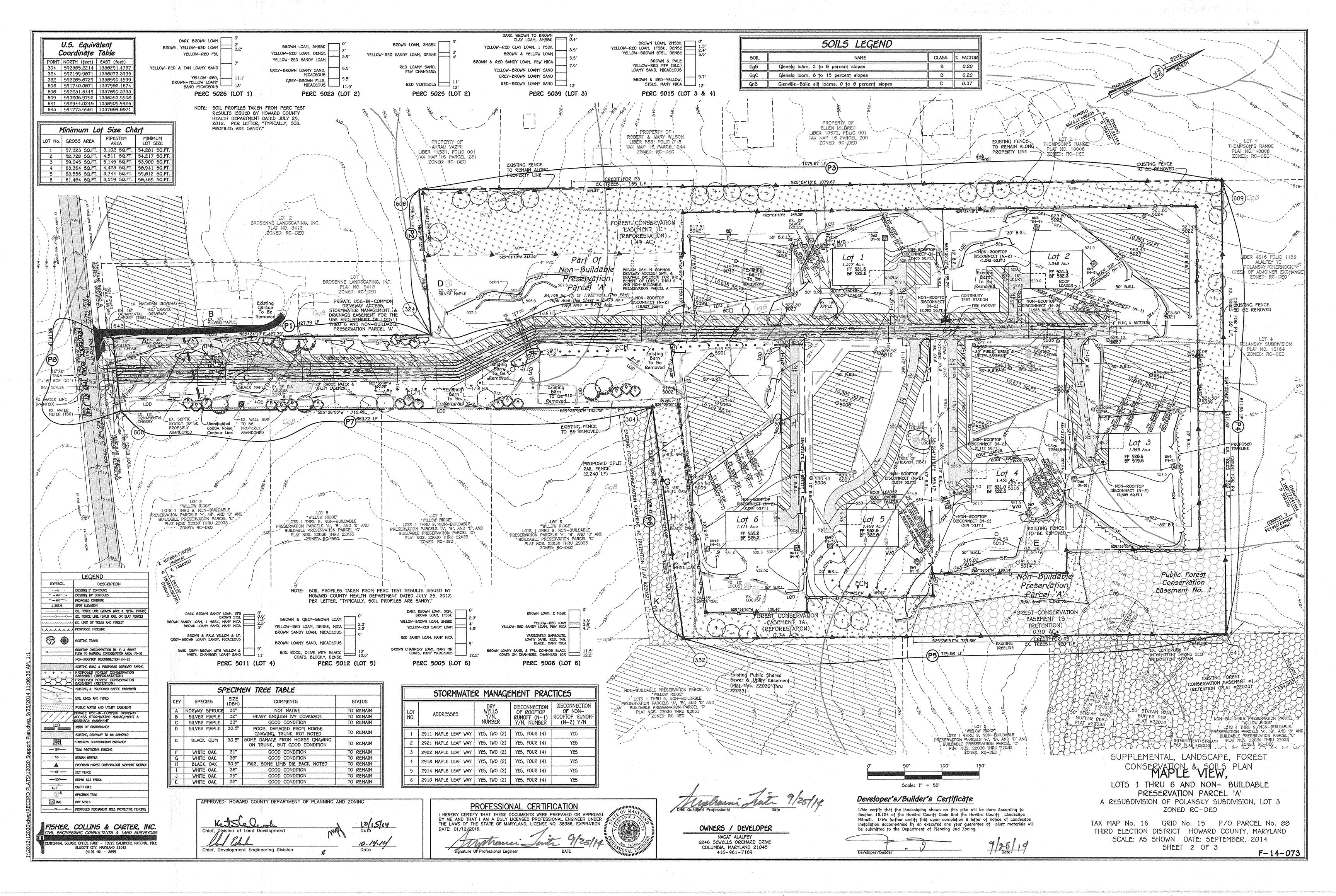


TITLE SHEET MAPLE VIEW,

LOTS 1 THRU 6 AND NON- BUILDABLE PRESERVATION PARCEL 'A' A RESUBDIVISION OF POLANSKY SUBDIVISION, LOT 3 ZONED RC-DEO

TAX MAP No. 16 GRID No. 15 P/O PARCEL No. 88 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: SEPTEMBER, 2014 SHEET 1 OF 3

F-14-073



- 3. All Bare Rood Planting Stock Shall Have Their Root System Dipped Into An Anti-Desiccant Gel Prior To Planting.
- 4. Plants Shall Be installed So That The Top Of The Root Mass is Level With The Top Of Existing Grade. BackFill In The Planting Pits Shall Consist of 3 Parts Existing Soil to 1 Part Pine Fines Or Equivalent.
- 5. Fertilizer Shall Consist Of Agriform 22-8-2, Or Equivalent, Applied As Per Manufacturer's Specifications.
- 6. A Two (2) Inch Layer Of Hardwood Mulch Shall Be Placed Over The Root Area Of All Plantings. See Planting Detail.
- 7. Plant Material Shall Be Transported To The Site In A Tarped Or Covered Truck. Plants Shall Be Kept Moist Prior To Planting.
- 8. All Non-Organic Debris Associated With The Planting Operation Shall Be Removed From The Site By The Contractor.

SEQUENCE OF CONSTRUCTION FOR REFORESTATION AREAS

- 1. Sediment Controls And Tree Protective Devices Shall Be Installed In Accordance With Sediment & Erosion Control Plans For This Site, If Applicable. Site Shall Be Graded In Accordance With The Plans. (2 Days)
- 2. Proposed Reforestation Areas Impacted By The Site Grading Shall Be Topsoiled And Stabilized As Per Note 2 Of The "Planting / Soil Specifications". (1 Day)
- 3. Plants Shall Be Installed And Maintained As Per Notes And Specifications For This Project. (1 Week)
- 4. Upon Completion Of The Plantings, Signage Shall Be Installed As Per The Signage Detail. (1 Week)
- 5. Plantings Shall Be Guaranteed and Maintained In Accordance With The "Guarantee Requirements" And "Maintenance Of Plantings" Associated With This Project. (2 Years)

MAINTENANCE OF PLANTINGS

- 1. Maintenance Of Plantings Shall Last For A Period Of 26 Months.
- 2. All Plant Material Shall Be Generally Watered Twice A Month During The 1st Growing Season. Watering May Be More Or Less Frequent Depending On Weather Conditions.
- 3. During The 2nd Growing Season, Plant Material Shall Be Watered Once A Month From May To September, As Needed.
- 4. Invasive Exotics And Noxious Weeds Shall Be Removed From The Reforestation Area(s). Old Field Successional Species Shall Be
- 5. Plants Shall Be Examined A Minimum Of Two (2) Times During The Growing Season For Serious Plant Pests And Diseases With The
- 6. Dead Branched Shall Be Pruned From The Plantings.

GUARANTEE REQUIREMENTS

A 75% Survival Rate For The Reforestation Plantings Is Required At The End Of The 24 Month Maintenance Period. All Plant Material Below The 75% Threshold Is Required To Be Replaced At The Beginning Of The Next Growing Season.

MULTIFLORA ROSE CONTROL NOTE:

PRIOR TO PLANTING ALL MULTIFLORA ROSE WITHIN PLANTING AREAS SHALL BE REMOVED. Removal Of The Multiflora Rose May Be Performed With Mowing And Herbicide Treatments. Physical Removal Of All Top Growth Followed By A Periodic Herbicide Treatment Of Stump Sprouts Is Recommended. Native Tree And Shrub Species Occurring Within The Rose Thickets Should Be Retained Wherever Possible. Herbicide Treatments Shall Occur On Two (2) Month Intervals During The First Growing Seaseon And Once in The Spring And Once in the Fall For Subsequent Years. Herbicide Used Shall Be Made Specifically To Address Woody Plant Material And Shall Be Applied As Per Manufacturers Specifications. Care Should Be Taken Not To Spray Planted Trees Or Naturally Occurring Native Tree And Shrub Seedlings. It is Recommended That Initiation Of Rose Removal Begin At Least Six Months Prior To Planting So That New Growth OF Roses Is Able To Be More Successfully Managed.

REFORESTATION PLANTING NOTES

- 1. Plants, Related Material, And Operations Shall Meet The Detailed Description As Given On The Plans And As Described Herein.
- 2. Plant Material, Unless Otherwise Specified, Shall Be Nursery Grown, Uniformly Branched And Have A Vigorous Root System. Plant Material Shall Be Healthy. Vigorous Plants Free From Defects, Decay, Disfiguring Roots, Sunscald Injuries Abrasions Of The Bark, Plant Disease, Insect Pest Eggs, Boxers, 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. Plants Shall Be Freshly Dug; No Heeled-in Plants Or Plants From Cold Storage Will Be Accepted.
- 3. Unless Otherwise Specified, Plant Material Shall Conform To "American Standard For Nursery Stock" ANSI Z60.1-1990, Published By The American Association Of
- 4. Contractor Will be Required to Guarantee Plant Material For A Period of Two (2) Years After The Date Of Acceptance And Maintain A 75% Survivability At The End of
- 5. To Lessen The Chance Of Loss, The Plantings Should Be Checked From Time To Time To Insure That They Are Receiving Sufficient Water. See "Maintenance Of
- 6. The Location And Orientation Of All Plant Material Shall Be Randomly Planted In Designated Reforestation Areas By the Contractor. Contractor Shall Be Responsible For Moving Any Plant Material Installed Without Approval.
- 7. Mowing And Applying Herbicides To The Reforestation Area is Prohibited At Any An All Stages Of The Planting Process in Order To Encourage The Existing Saplings To
- 8. Contractor is Responsible For Installing And Pruning Plant Material in The Proper Planting Season For Each Plant Type, See Tree Planting & Maintenance Calendar.
- 9. Upon Completion Of Installation, Signage Shall Be Installed As Shown.

FOREST PROTECTION GENERAL NOTES

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING, AS NECESSARY, AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- 2. THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES. UNLESS ROOT PRUNING IS PROPOSED.
- 3. ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING, ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- 4. ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- 5. INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- 6. THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- 7. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- 8. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR
- DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. 9. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING

WITHIN AND ADJACENT TO ALL PRESERVATION AREAS. AS NECESSARY.

FOREST CONSERVATION WORKSHEET VERSION 1.0

NET TRACT AREA	ACRES
a. Total tract area	13.64
8. DEDUCTIONS (AREA WITHIN 100 YEAR FLOODPLAIN)	0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0
D. NET TRACT AREA	13.64
LAND USE CATEGORY: MEDIUM DENSITY RESIDENTIAL	
e. Afforestation threshold (net tract area [C] x 20%)	2.73
F. CONSERVATION THRESHOLD (NET TRACT AREA [C] x 25%)	3.41
EXISTING FOREST COVER	
G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA	1.30
H. AREA OF FOREST ABOVE AFFORESTATION TRESHOLD	0
1. AREA OF FOREST ABOVE CONSERVATION TRESHOLD	0
BREAKEVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	1.30
Breakeven Point	1.30
K. CLEARING PERMITTED WITHOUT MITIGATION	0
PROPOSED FOREST CLEARING	
L TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE	0.40
M. TOTAL AREA OF FOREST TO BE RETAINED	0.90
PLANTING REQUIREMENTS	
n. Reforestation for clearing above the conservation treshold	0
P. REFORESTATION FOR CLEARING BELOW THE CONSERVATION TRESHOLD	0.80
Q. CREDIT FOR RETENTION ABOVE THE CONSERVATION TRESHOLD	0
r. total reforestation required	0.80
A PARTY AND A CONTROL OF A CONT	1.43
5. TOTAL AFFORESTATION REQUIRED	

LANDSCAPING PLANT LIST				
QTY.	KEY	NAME	SIZE	
15	0	ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE)	2.5"-3" CAL. FULL CROWN, B&B	
~ 6		TILIA CODATA 'GREENSPIRE' (GREENSPIRE LITTLELEAF LINDEN)	2.5"-3" CAL. FULL CROWN, B&B	
15	+	QUERCUS ALBA (WHITE OAK)	2.5"-3" CAL. FULL CROWN, B&B	
11	32 Are	ILEX 'NELLIE R. STEVENS' (NELLIE R. STEVENS HOLLY)	5' – 6' HT. B&B	
11	AN BAR	THUJA PLICATA (GIANT ARBORVITAE 'GREEN GIANT')	5' – 6' HT. B&B	

1

PIMETER PROPERT

ADJACENT TO

428 L.F.

(428'/60' = 7.1 OR 7)(197'/60' = 3.3 OR 3)

2

ADJACENT TO

IMETER PROPERTIE

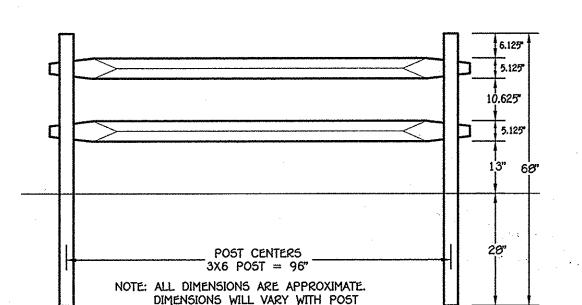
197 L.F.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
- A. TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
- B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES; C. MAKE ALL NECESSARY ADJUSTMENTS:
- D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIED IMMEDIATELY USING APPROPRIATE
- MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST. 3. THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.



PROPOSED PERMANENT TREE PROTECTIVE FENCING -TWO-RAIL SPLIT RAIL FENCE DETAIL

INSTALLATION DEPTH.

FCE # 1A - 0.74 acres PLANTING REQUIRED: 74 = 510 UNITS
PLANTING PROVIDED: 69 = 403 + 35 UNITS (LANDSCAPE CREDIT)

भ	Species	Size (Spacing)
11	Acer rubrum - Red maple	2 cal. (20'o.c.)
Ø	Carya tomentosa – Mockernut Hickory	2"cal. (20'o.c.)
10	Carya olabra - Pionut Hickory	2"cal. (20'o.c.)
8	Cornus florida - Flowering Dogwood	2"cal. (20"o.c.)
8	Populus grandidentata — Biotooth Aspen	2"cal. (20'o.c.)
10	Quercus alba - White oak	2 cal. (20'o.c.)
7	Quercus prinus - Chestnut Oak	2"cal. (20'o.c.)
7	Quercus rubra - Red Oak	2 cal. (20 o.c.)
3	Viburnum prunifolium - Blackhaw	2 qa].
3	Viburnum dentātum - Arrowwood Viburnum	2 qa].

FCE # 1C - 1.49 acres PLANTING REQUIRED: 149 = 1043 UNITS PLANTING PROVIDED: 132 = 924 + 119 UNITS (LANDSCAPE CREDIT)

QIY	Species	Size (Spacing)
20	Acer rubrum - Red maple	2 cal. (20 o.c.
15	Carya tomentosa – Mockernut Hickory	2°cal. (20°o.c.
20	Carya glabra - Pignut Hickory	2"cal. (20'o.c.
15	Cornus florida - Flowering Dogwood	2 cal. (20 o.c.
15	Populus grandidentata — Bigtooth Aspen	2"cal. (20"o.c.
20	Quercus alba - White oak	2° cal. (20° o.c.
14	Quercus prinus - Chestnut Oak	2"cal. (20'o.c.
14	Quercus rubra - Red Oak	2 cal. (20 o.c.
5	Viburnum prunifolium – Blackhaw	2 qal.
5	Viburnum dentatum - Arrowwood Viburnum	2 qal.
	es & 10 shrubs	

Note: (1) Size proposed to be utilized and planted at 100 trees per acre (100 trees/acre x 1.49 acres = 149 trees). Shrubs (viburrims) not included in total quantity.

(1) Planting units:
7 units = 1 - 2° Cal. tree
(2) Credit taken for landscape plantings (17 trees) = 119 planting units
(3) surely to be based on 1.32 acres due to landscape credit.

ADJACENT TO

315 L.F.

315 LF OF EX. TREES

ADJACENT TO

869 L.F.

N/A

 $(869^{\circ}/60^{\circ} = 14.5 \text{ OR})$

erimeter properties|Perimeter properties

FOREST RETENTION area MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED VIOLATORS SUBJECT TO THE FINES AS IMPOSED BY TH MARYLAND FOREST

11" MINIMUM NOTE: THE PROTECTIVE SIGNAGE SHALL BE IN PLACE FOR PERPETUITY.

FOREST CONSERVATION SIGN DETAIL

NOT TO SCALE

REFORESTATION

PROJECT

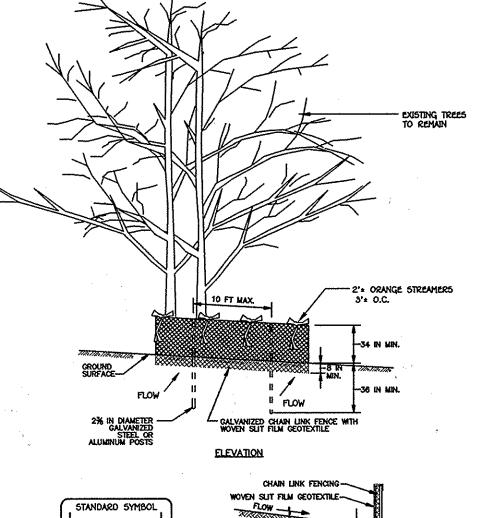
CAUTIONI THIS AREA CONTAINS

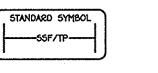
NEW TREES.
PLEASE HELP US PROTECT
AND CARE FOR THIS

YOUNG FOREST.

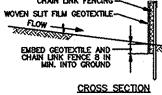
TREES FOR YOUR FUTURE

11" MINIMUM





TOTAL

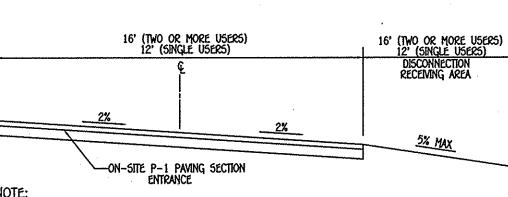


CONSTRUCTION SPECIFICATIONS

- 1. INSTALL 2% INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
- OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE 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.
- WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- 6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION

 REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE. SUPER SILT FENCE TREE PROTECTION FENCE

NOT TO SCALE



LL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL OLUME IV. STANDARD SPECIFICATION AND DETAILS

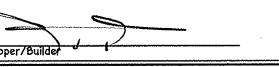
TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION

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.

Developer's/Builder's Certificate

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



THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST

CONSERVATION BY THE ON-SITE RETENTION OF 0.90 ACRES OF FOREST AND AFFORESTATION PLANTING OF 2.23 ACRES (97,139 SF) OF FOREST. SURETY IN THE AMOUNT OF \$43,770 (07,556 x \$0.50) HAS BEEN POSTED AS PART OF THE DPW

DEVELOPER'S AGREEMENT. AFFORESTATION SURETY BASED ON 2.01 ACRES, WHICH ACCOUNTS FOR LANDSCAPE CREDIT OF 22 2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE

MANUAL A LANDSCAPE SURETY FOR 36 SHADE TREES AND 22 EVERGREENS IN THE AMOUNT OF (\$14,100.00) HAS BEEN

POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. 3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL IN ADDITION. NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS 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 APPLICABLE PLANS AND CERTIFICATES.

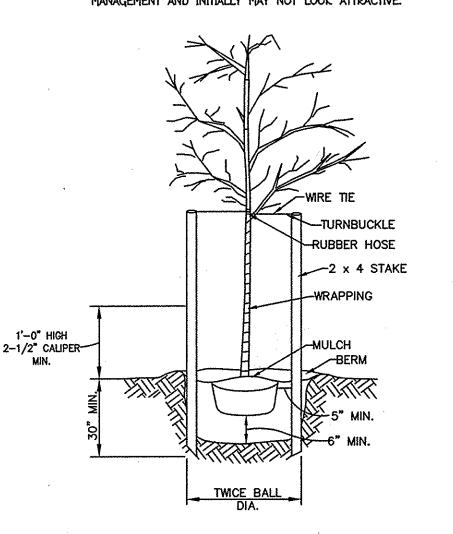
THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY. REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

5. SEE THE RECORD PLAT FOR THE BEARING AND DISTANCE DESCRIPTIONS OF THE FOREST CONSERVATION EASEMENTS.

6. NO GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES. PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.

7. 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. SHOULD DISTURBANCE OCCUR IN THE FOREST CONSERVATION EASEMENT AREAS DURING OR AFTER CONSTRUCTION, CIVIL PENALTIES OR MITIGATION MAY BE IMPOSED.

8. THE FOREST CONSERVATION REFORESTATION EASEMENT PLANTINGS ARE NOT TO BE CONSIDERED LANDSCAPING, AS IT IS USUALLY PRACTICED. THE AFFORESTATION PLANTINGS ARE TO CREATE NEW FOREST COMMUNITIES THAT WILL REPLACE TO SOME DEGREE THE FOREST RESOURCES THAT HAVE BEEN LOST DURING RECENT DECADES OF FARMING AND LAND DEVELOPMENT. THEIR PRIMARY PURPOSE IS ENVIRONMENTAL AND NOT AESTHETIC. THESE REFORESTATION STANDS WILL REQUIRE SPECIAL MANAGEMENT AND INITIALLY MAY NOT LOOK ATTRACTIVE.



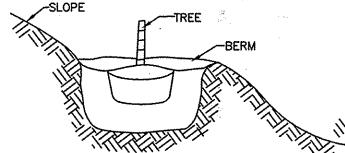
NOTE: REMOVE BURLAP FROM

TOP 1/3 OF BALL

TREE PLANTING

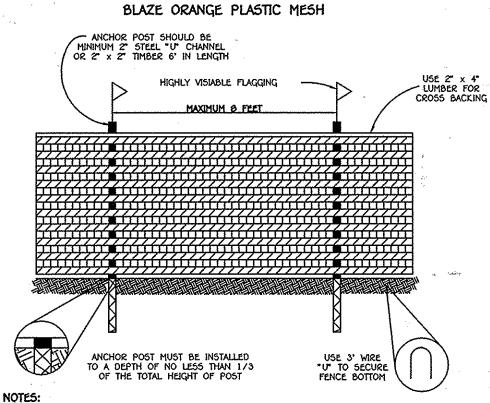


STAKING DETAIL



TURNBUCKLE

GRADING FOR PLANTING ON SLOPES



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. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

> TREE PROTECTION DETAIL NOT TO SCALE

SUPPLEMENTAL, LANDSCAPE, FOREST

LOTS 1 THRU 6 AND NON- BUILDABLE PRESERVATION PARCEL 'A' A RESUBDIVISION OF POLANSKY SUBDIVISION. LOT 3

ZONED RC-DEO TAX MAP No. 16 GRID No. 15 P/O PARCEL No. 88 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: SEPTEMBER, 2014

SHEET 3 OF 3 F-14-073

FISHER, COLLINS & CARTER, INC. IL ENGINEERING CONSULTANTS & LAND SURVEYOR nial square office park — 10272 Baltimore national piki

ELLICOTT CITY, MARYLAND 21042

Chief. Development Engineering Division

PERIMETER

CATEGORY

LANDSCAPE TYPE

SHADE TREES

SHADE TREES

SMALL/MEDIUM

SUBSTITUTION)

SHADE TREES

SUBSTITUTION)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

LINEAR FEET OF PERIMETER

CREDIT FOR EXISTING VEGETATION
LINEAR FEET (LF) OF CREDIT
REMAINING PERIMETER (LF)

NUMBER OF PLANTS REQUIRED

CREDIT FOR EXISTING VEGETATION

NUMBER OF PLANTS PROVIDED

SMALL/MEDIUM DECIDUOUS TREES (2:1

DECIDUOUS TREES (2:1

10/15/14 10 · 14 · 14 Date

PROFESSIONAL CERTIFICATION 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. 38386, EXPIRATION DATE: 01/12/2016

SCHEDULE A - PERIMETER LANDSCAPE EDGE

ADJACENT TO

612 L.F.

165 LF OF EX. TREES 330 LF OF EX. TREES 410 LF OF EX. TREES

915 LF REMAINING 272 LF REMAINING 320 LF REMAINING

(915'/60' = 15.3 OR 15) (272'/60' = 4.5 OR 5) (320'/60' = 5.2 OR 5)

FRIMFTER PROPERTIES

ADJACENT TO

PERIMETER PROPERTIES

730 L.F.

ADJACENT TO

*NOTE: PERIMETER 1 CREDIT - EXISTING TREES - 32" SILVER MAPLE, 24" EASTERN RED CEDAR, AND 30" NORWAY SPRUCE; PERIMETER 2 CREDIT - 30.5" SILVER MAPLE

RIMETER PROPERTIES

1,080 L.F.

OWNERS / DEVELOPER NAGAT ALALFEY 6846 SEWELLS ORCHARD DRIVE COLUMBIA, MARYLAND 21045 410-961-7169

ADJACENT TO

ROADWAY

N/A

98 L.F.

N/A