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# SUPPLEMENTAL, FOREST CONSERVATION, LANDSCAPE, AND SOILS PLAN SABATELLI PROPERTY LOTS 1 THRU 4 & OPEN SPACE LOT 5 TAX MAP No. 50 GRID No. 2 PARCEL NO. 451 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	7,504 SQ.FT.	1,472 SQ.FT.	6,032 SQ.FT.
2	8,198 SQ.FT.	1,858 SQ.FT.	6,340 SQ.FT.
3	8,229 SQ.FT.	2,272 SQ.FT.	6,013 SQ.FT.

LOT No.	ADDRESS	MICRO-BIORETENTION (M-6) (NUMBER)
1	9300 OLD SCAGGSVILLE ROAD	0
2	9298 OLD SCAGGSVILLE ROAD	1
3	9296 OLD SCAGGSVILLE ROAD	1
4	9294 OLD SCAGGSVILLE ROAD	1
-	USE-IN-COMMON DRIVEWAY	

### DESIGN NARRATIVE

**Introduction:**  
This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes 1 and 2 (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "Woods in Good Condition" will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

**General Site Conditions:**  
Sabatelli Property is four lot single family lot subdivision including an existing house to remain. Property is zoned R-5C and located on Tax Map 50, Grid 2, Parcel No. 451 of the Howard County, Maryland Tax Map Database System. The property is an existing parcel of ground located at 9300 Old Scaggsville Road. Subdivision will utilize a proposed public water and sewer extension. The property is located in the Laurel area of Howard County in the watershed of an unnamed tributary of the Upper Patuxent River (02131104). This property is relatively rectangular in shape and runoff on-site is mainly from northeast to southwest where a stream meanders along the southwestern property line. The existing house sits at the high point / ridge of the property in the upper portion of the property along Old Scaggsville Road. A small amount of forested area exists on-site in the vicinity of the stream buffer with adjacent supplemental planting. Also, according to a field inspection conducted by Eco-Science Professionals (ESP) dated January 9, 2014, no wetlands are present on-site, but a stream and a 75 foot stream buffer exist on-site. The Web Soil Survey shows soils on the site consist of Fallston loam (Fa), Type "D" soils in the stream buffer area and Urban Land-Chillum-Beltville Complex (Ucb), Type "D" soils exist for the majority of the property which is located outside of the stream buffer area. The runoff from the roofs of the proposed houses is to be directed overland or through roof leaders to four (4) micro-bioretenment facilities to be located on the open space and one on each of Lots 2 thru 4 in the rear of the proposed houses. Runoff from the proposed driveways will flow overland to the micro-bioretenment facility located on the open space.

- Natural Resource Protection:**  
Environmentally sensitive areas do exist on-site (stream and stream buffer), therefore development has been proposed outside of the buffer area in an effort to protect this natural resource on-site.
- Maintenance of Natural Flow Patterns:**  
It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements.
- Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices:**  
The design of this project utilizes a common driveway and individual driveways for the three new lots. Non-structural practices as permitted in Chapter 5, four (4) Micro-bioretenment Areas (M-6) will be used to address ESD to the MEP requirements.
- Integration of Erosion and Sediment Controls into Stormwater Strategy:**  
Since this is a small drainage area (most of site sheet flows from northeast to the southwest toward the existing stream), silt fence, super silt fence, and erosion control matting will be utilized for erosion and sediment control. There is no direct discharge of runoff directly to a stream. All site runoff will discharge to the existing ground or prior to entering the existing stream channel and eventually to the Upper Patuxent River. No drainage easements will be required. It is anticipated that all cut will be utilized on-site for construction at time of Grading Plan.

**V. Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):**  
The full required ESD volume is being provided.

**VI. Request for a Design Manual Waiver:**  
No Waivers related to stormwater management are being requested in this project.

### SITE ANALYSIS DATA CHART

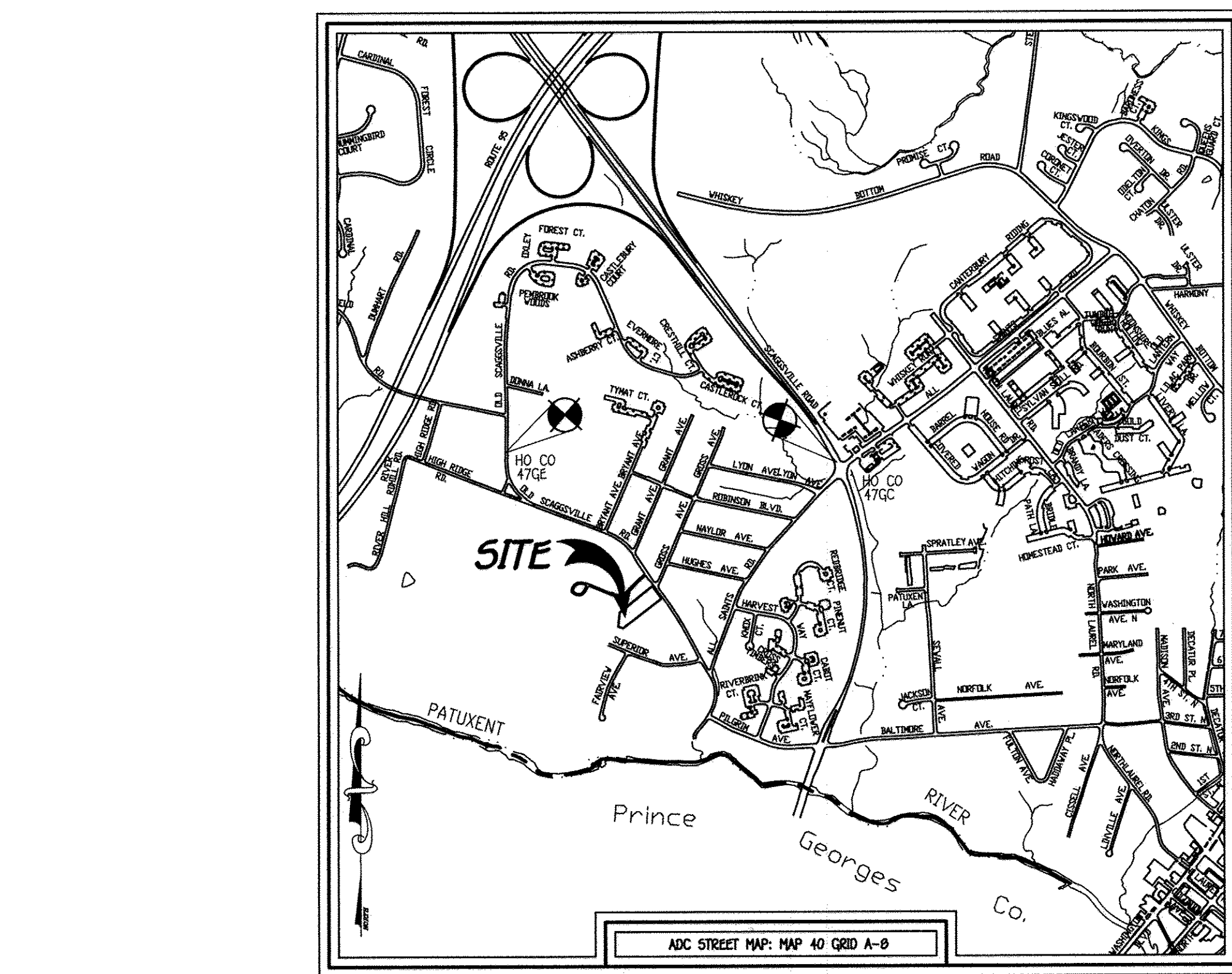
AREA ID.	ESDV REQUIRED CU.FT.	ESDV PROVIDED CU.FT.	REMARKS
SITE	526	+1,311	MICRO-BIORETENTION (M-6)
TOTAL	526	+1,311	

\* SINCE A SMALL PORTION OF DRIVEWAY PAVING WAS NOT ABLE TO BE CAPTURED BY ONE OF THE FACILITIES, THE MICRO-BIORETENTIONS WERE SIZED TO PROVIDE ADDITIONAL ESDV AND TREATMENT OF EXISTING IMPERVIOUS TO COMPENSATE FOR PROPOSED IMPERVIOUS THAT WAS NOT CAPTURED.

SITE AREA = 1.65 ACRES  
LOD AREA = 0.71 ACRES  
RCN = 77  
TARGET Pe = 1.0'

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE, FLOOR - 1072 BALTIMORE NATIONAL FEE  
ELIJAH CITY, MARYLAND 21042  
(410) 461 - 2895

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Katolich* 2-11-15  
Chief, Division of Land Development Date  
*Choi* 2-9-15  
Chief, Development Engineering Division Date



VICINITY MAP  
SCALE: 1" = 1200'

### BENCHMARK INFORMATION

B.M.#1 - HOWARD COUNTY CONTROL STATION 47GC - HORIZONTAL - NAD '83 N 528.939,724 E 1,354,223,558 ELEVATION = 226.306 - VERTICAL - (NAVD '83)	B.M.#2 - HOWARD COUNTY CONTROL STATION #47GE - HORIZONTAL - (NAD '27) N 528,939,724 E 1,350,854,953 ELEVATION = 335.756 - VERTICAL - (NAVD '83)
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SOIL	NAME	CLASS	K FACTOR
Fa	Fallston sandy loam, 0 to 2 percent slopes	D	0.02
Ucb	Urban land-Chillum-Beltville complex, 0 to 5 percent slopes	D	0.37

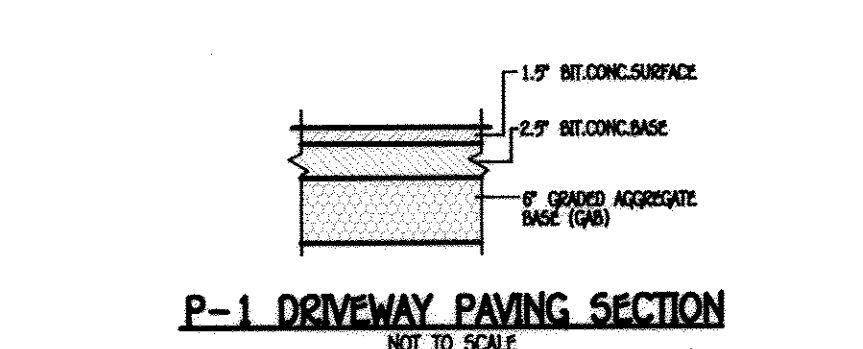
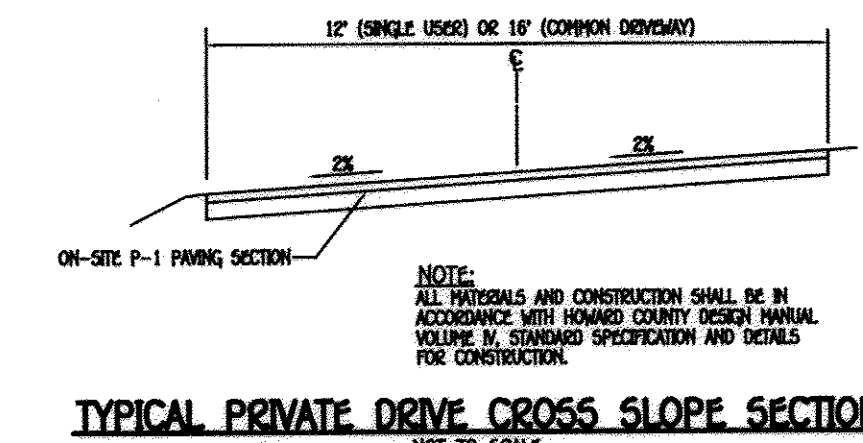
AS-BUILT CERTIFICATION FOR PAVING  
Note: There is no "AS BUILT" information provided on this sheet.  
*Stephen J. Jett* 11/25/14  
Professional Engineer

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE 01/12/2016.  
*Stephen J. Jett* 11/25/14  
Signature of Professional Engineer DATE

Owner  
*Richard Scott Sabatelli*  
9300 Old Scaggsville Road  
Laurel, Maryland 20723  
Phr 301-864-4043

KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS	STATUS
1	RED OAK	48.5"	72.75'	GOOD	TO REMAIN
2	RED OAK	44.5"	66.75'	POOR, HEAVILY TRIMMED, LIMB DIEBACK	TO BE REMOVED
3	SOUTHERN RED OAK	42.5"	63.75'	POOR, MAJOR TRUNK ROT	TO REMAIN
4	SOUTHERN RED OAK	47.5"	71.25'	GOOD	TO BE REMOVED
5	WHITE OAK	30.5"	45.75'	GOOD	TO REMAIN
6	RED MAPLE	30"	45'	GOOD	TO REMAIN
7	TULIP POPLAR	32"	48'	FAIR, SOME LIMB DIEBACK	TO REMAIN
8	LINDEN	32"	48'	GOOD	TO REMAIN
9	SILVER MAPLE	37"	55.5'	FAIR, SPLITS INTO MULTIPLE STEMS ABOVE BRUSTLE HEIGHT, SHORT WITH LIMITED CROWN, POSSIBLY THE RESULT OF HISTORICAL TRIMMING	TO REMAIN

SUPPLEMENTAL, FOREST CONSERVATION,  
LANDSCAPE, AND SOILS PLAN  
Sabatelli Property  
Lots 1 Thru 4 And Open Space Lot 5  
TAX MAP #50 GRID #2 PARCEL #451  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ZONED: R-5C  
SCALE: AS SHOWN DATE: NOVEMBER, 2014  
SHEET 1 OF 3



SYMBOL	DESCRIPTION
(Line with dots)	EXISTING CONTOUR 2' INTERVAL
(Line with dashes)	PROPOSED CONTOUR 2' INTERVAL
(Line with triangles)	EXISTING FENCE
(Line with squares)	SUPER SILT FENCE
(Line with circles)	LIMIT OF DISTURBANCE
(Line with crosses)	EXISTING FENCE LINE
(Line with stars)	EX. LIMIT OF TREES AND FOREST
(Circle with cross)	PROPOSED LANDSCAPING
(Circle with dot)	EXISTING TREES
(Circle with horizontal lines)	PROPOSED GRAVEL / RIPRAP
(Circle with vertical lines)	15% TO 25% SLOPES
(Circle with diagonal lines)	25% OR GREATER SLOPES
(Circle with wavy lines)	SOIL LINES AND TYPES
(Circle with diagonal lines)	PROPOSED FOREST CONSERVATION EASEMENT
(Circle with horizontal lines)	EXISTING STREAM BANKS

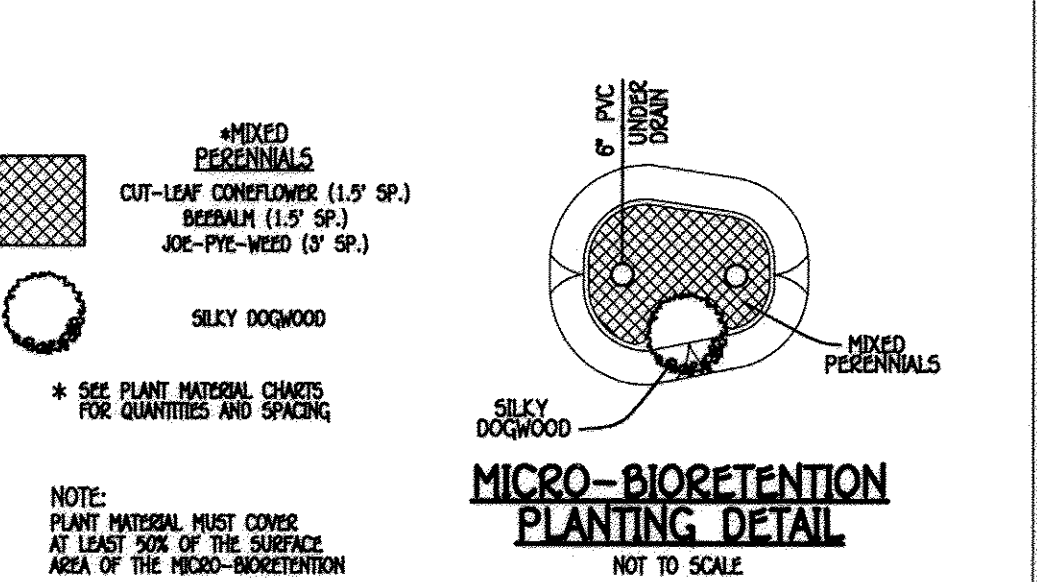
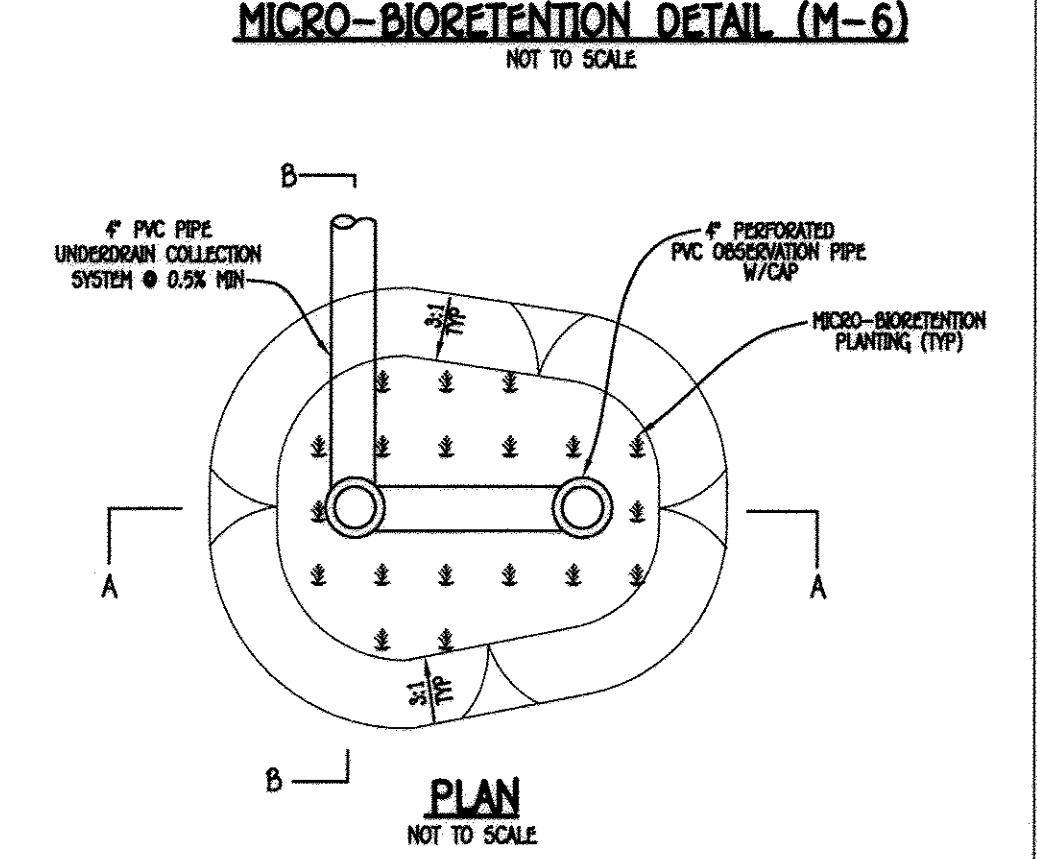
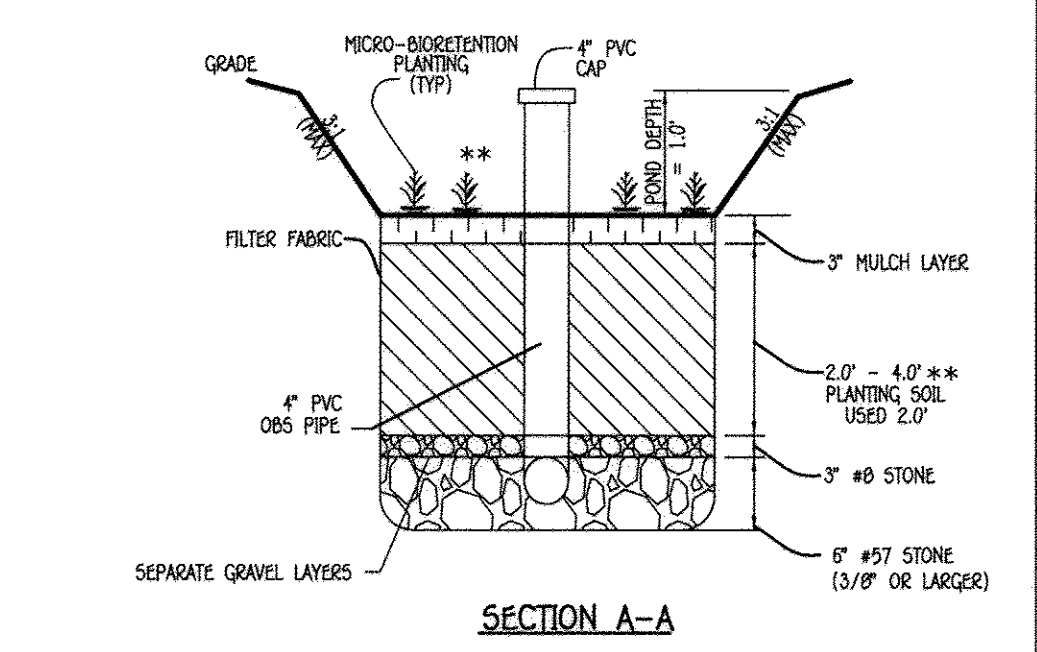
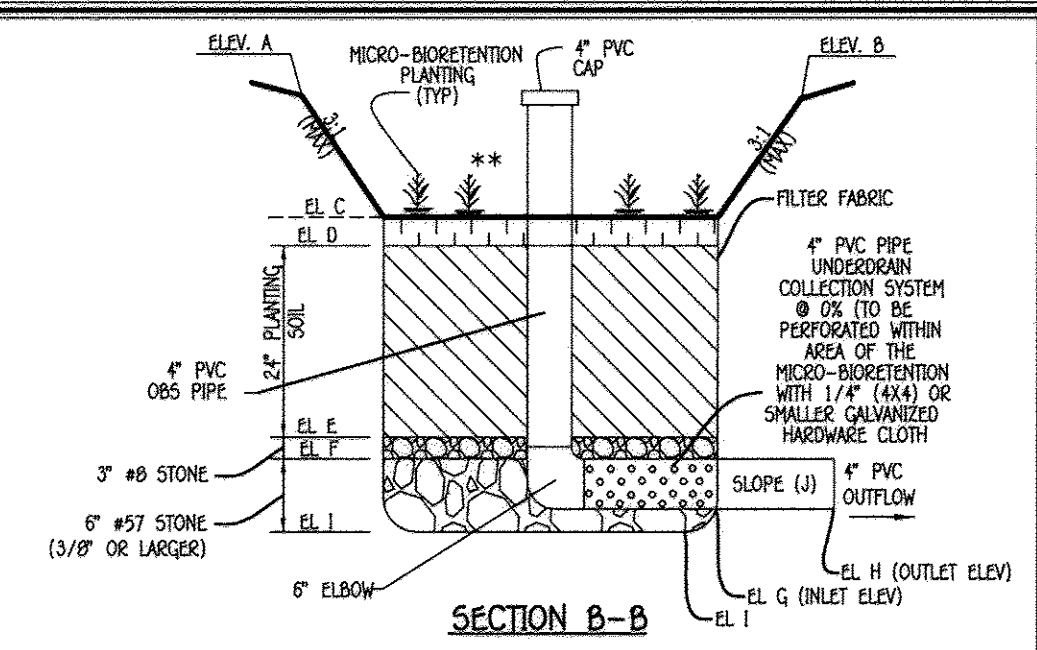
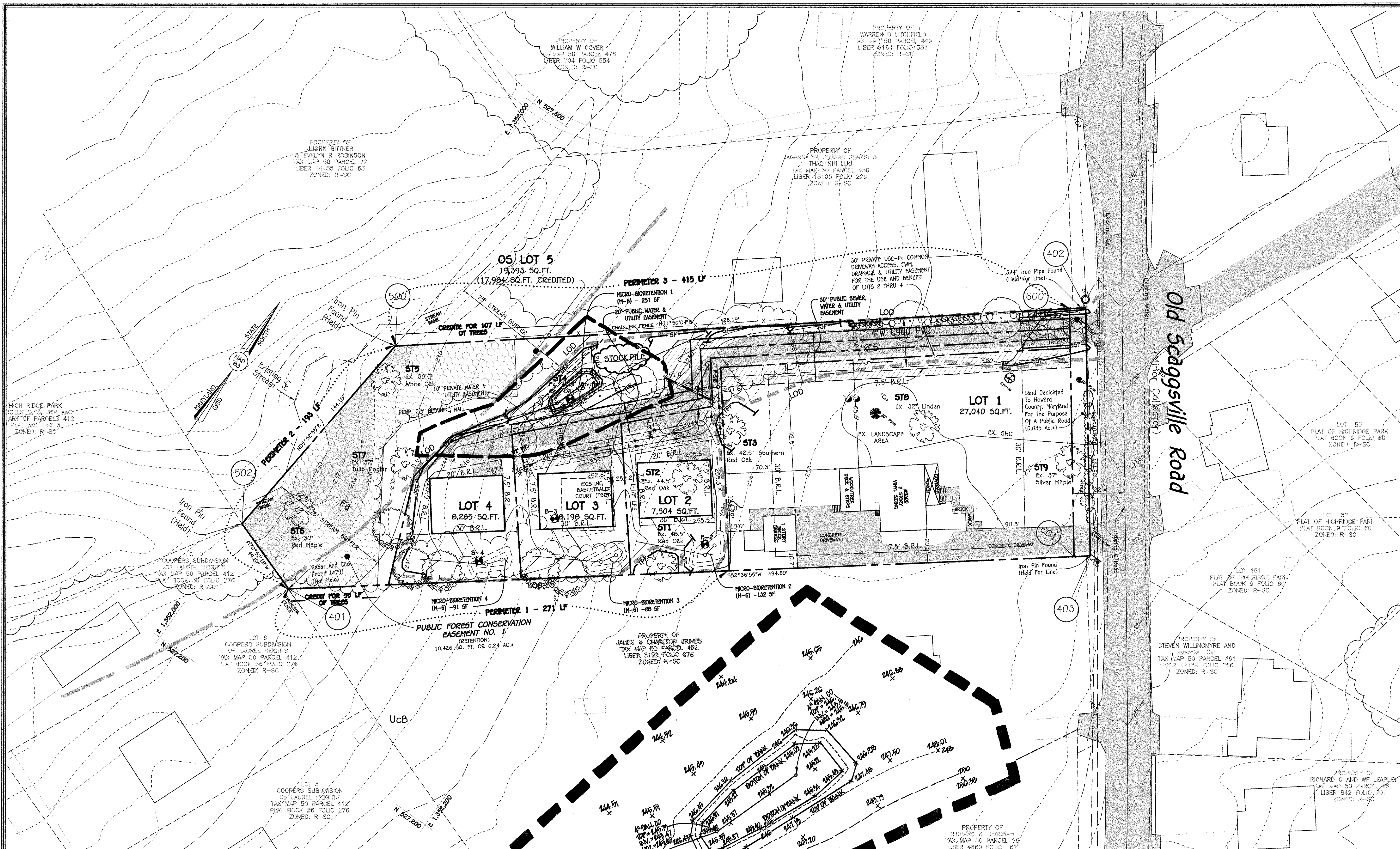
### General Notes:

- SUBJECT PROPERTY ZONED R-5C PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47GC AND NO. 47GE.
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2014 BY FISHER, COLLINS AND CARTER, INC. TOPOGRAPHY SHOWN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2014 AND SUPPLEMENTED WITH HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL, INTERPOLATED FOR 2' CONTOUR INTERVAL.
- B.E.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "F.C.C. 106".
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- ALL AREAS ARE MORE OR LESS (L).
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
- USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT TO INSURE 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.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.  
D) STRUCTURES (COLLECTORS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (TRES-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.  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: ECP-14-061; WP-15-041.
- STREAM AND ITS BUFFERS EXIST ON-SITE.
- NO WETLANDS OR WETLAND BUFFERS, STEEP SLOPES, 100 YEAR FLOODPLAIN, OR CEMETERIES EXIST ON-SITE.
- THIS PROPERTY IS LOCATED INSIDE THE METROPOLITAN DISTRICT.
- SITE IS NOT ADJACENT TO A SCENIC ROAD.
- NO CEMETERY OR HISTORIC STRUCTURES EXIST WITHIN THE LIMITS OF THIS PLAT SUBMISSION.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE NO STEEP SLOPES, WETLANDS, WETLAND BUFFERS, OR 100 YEAR FLOODPLAIN THAT EXISTS ON-SITE.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF STREAM BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- NO APPO TRAFFIC REPORT IS REQUIRED FOR THIS SUBDIVISION PLAT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE FOREST CONSERVATION EASEMENT AREAS WITHIN THIS SUBDIVISION HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1595 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION EASEMENT PER SECTION 16.1595 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE RETENTION OF 0.24 ACRES OF FOREST. THERE IS NO FOREST SURETY FOR RETENTION OF RESOURCES.
- THE PERIMETER LANDSCAPE OBLIGATION FOR LOTS 2 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$3,600.00 BASED ON (9) SHADE TREES @ \$300.00 SHADE TREE AND (30) SHRUBS @ \$30.00/SHRUB SHALL BE BONDED AS PART OF THE DRW DEVELOPERS AGREEMENT.
- A COMMUNITY MEETING WAS CONDUCTED ON FEBRUARY 25, 2014 FOR THE PURPOSE OF PROVIDING INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS. PER SECTION 16.1280(f) OF THE SUBDIVISION REGULATIONS.
- PUBLIC WATER AND SEWER WILL BE UTILIZED FOR THIS DEVELOPMENT.
- THERE IS AN EXISTING DWELLING(S)/STRUCTURE(S) ON LOTS 1 TO REMAIN KNOWN AS 9300 OLD SCAGGSVILLE ROAD.
- STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORMWATER DESIGN MANUAL, VOLUMES 1 & 2, REVISED 2009.
- NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED. FOUR (4) MICRO-BIORETENTION FACILITIES (M-6) ARE PROPOSED.
- ARTICLES OF INCORPORATION FOR THE SABATELLI PROPERTY HOMEOWNERS ASSOCIATION, INC. WILL BE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION PRIOR TO RECORDED OF THE FINAL PLAT.
- OPEN SPACE LOT 5 IS OWNED AND MAINTAINED BY THE SABATELLI PROPERTY HOMEOWNERS ASSOCIATION, INC.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF RESIDENTIAL LOTS 2, 3 AND 4 WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.1595 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A LETTER OF FINDINGS DATED APRIL 23, 2014 FOR THE FOREST STAND DELINEATION AND WETLAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC.
- THIS PLAT ESTABLISHES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1 THRU 5. MAINTENANCE AGREEMENT HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE RECORDING OF THE SUBDIVISION PLAT.
- THIS SUBDIVISION IS REQUIRED TO PROVIDE M.I.H.U. (MODERATE INCOME HOUSING UNIT). A FEE-IN-LIEU OF PROVIDING M.I.H.U. IS PROPOSED FOR THIS SUBDIVISION.  
A. M.I.H.U. REQUIRED = 0.3 M.I.H.U.  
(3 NEW LOTS X 10% M.I.H.U./LOT)
- 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 UNLESS 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 TREES, 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.
- NO GRADING OR PAVING 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.
- TRASH AND RECYCLABLES COLLECTION WILL BE AT DAILY ROAD WITHIN 5' OF THE COUNTY ROADWAY.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY THE COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-9792 FOR DETAILS AND COST ESTIMATE.
- SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED ("QUICK PUNCH" TYPE) SQUARE TUBE POST (1 1/2" DIA) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED, SQUARE TUBE SLEEVE (1 1/2" DIA) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO ("QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL "POLE CAP" SHALL BE MOUNTED ON TOP OF EACH POST.
- DRIVEWAYS FOR LOTS 2 THRU 4 SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOL. IV DESIGN MANUAL.
- SOILS INFORMATION BASED ON NRCS WEB SOIL SURVEY FOR HOWARD COUNTY, MARYLAND.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-297-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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.
- THIS PLAN IS SUBJECT TO WF-15-041 WHICH THE PLANNING DIRECTOR APPROVED ON OCTOBER 21, 2014 TO WARE SECTION 16.1229(a)(17) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH STATE THAT ON-SITE RETENTION OF 30% IN DIAMETER OR LARGER SPECIMEN TREES ARE CONSIDERED PRIORITY FOR ON-SITE RETENTION AND PROTECTION. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
(1) PROVIDE AT LEAST FOUR (4) REPLACEMENT TREES OF 3" TO 4" CALIPER ON-SITE AS ADDITIONAL LANDSCAPING TREES OR AS PART OF THE FOREST CONSERVATION EASEMENT AREA AS MITIGATION PLANTINGS FOR THE REMOVAL OF THE TWO (2) SPECIMEN TREES.  
(2) REPLACEMENT TREES SHALL BE BONDED AND SHOWN ON THE SUPPLEMENTAL PLAN AND SOP PLAN.  
(3) THE REMAINING SPECIMEN TREES THAT ARE LOCATED ON THIS SITE MUST BE PROTECTED WITH TREE PROTECTION DEVICES AND SUCH DEVICES MUST BE SPECIFIED ON BOTH THE SUPPLEMENTAL PLAN AND THE SITE DEVELOPMENT PLAN.  
(4) THE SEVEN REMAINING SPECIMEN TREES MUST REMAIN UNDISTURBED, UNLESS A MAJOR TREE PETITION IS FILED WITH ADEQUATE JUSTIFICATION.  
(5) PROVIDE A NOTE ON THE FINAL PLAN AND THE SITE DEVELOPMENT PLAN THAT INCLUDES THIS WAIVER'S FILE NUMBER, THE SECTION TO BE WAIVED, THE WAIVER DECISION, THE DATE OF THE DECISION AND CONDITIONS OF APPROVAL.
- SOILS SHOWN HEREON ARE BASED ON THE NRCS WEB SOIL SURVEY AND HOWARD COUNTY SOILS MAP #28.
- A FEE-IN-LIEU OF SIDEWALK WILL BE PAID AS PART OF THE DRW DEVELOPERS AGREEMENT.

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

F-14-098





MICRO-BIORETENTION										
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I	J
1	246.00	246.00	247.00	246.75	244.75	244.50	244.17	243.81	244.00	1.0%
2	252.20	252.00	254.40	254.15	252.15	251.90	251.57	251.35	251.35	0.5%
3	251.20	251.20	250.20	249.95	247.95	247.70	247.37	245.80	247.16	3.7%
4	245.50	245.50	244.50	244.25	242.25	242.00	241.67	240.60	241.50	2.5%

MICRO-BIORETENTION PLANT MATERIAL					
MICRO-BIO 1 QUANTITY	MICRO-BIO 2 QUANTITY	MICRO-BIO 3 QUANTITY	MICRO-BIO 4 QUANTITY	NAME	MAXIMUM SPACING (FT.)
30	15	10	12	MIXED PERENNIALS	1.5 TO 3.0 FT.
1	1	1	1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION

- NOTE:**
- THIS DRAWING MAY NOT BE USED TO OBTAIN PERMIT FOR CONSTRUCTION OF THE HOUSE OR DRIVEWAY.
  - THE STANDARD SEDIMENT AND EROSION CONTROL PLAN MAY NOT BE USED FOR THE HOUSE CONSTRUCTION.
  - SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE TIME FRAME REQUIRED BY THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL, WHICHEVER IS MORE RESTRICTIVE.

- OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)**
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
  - THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRES.
  - THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
  - THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

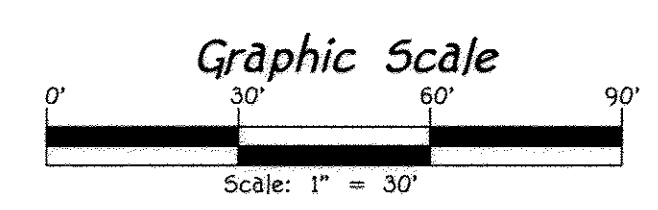
**AS-BUILT CERTIFICATION FOR PSWM**

I hereby certify that the facility shown on this plan was constructed as shown on the "AS-BUILT" plans and complies with the approved plans and specifications. I have verified that the contributing drainage area is sufficiently stabilized to prevent clogging of the undergound SWM Facility.

*Richard Scott Sabatelli*  
Date: 11/20/14

**SUPPLEMENTAL, FOREST CONSERVATION LANDSCAPE, AND SOILS PLAN**

**Sabatelli Property**  
Lots 1 Thru 4 And Open Space Lot 5  
TAX MAP #50 GRID #2 PARCEL #451  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ZONED: R-5C  
SCALE: 1" = 30'  
DATE: NOVEMBER, 2014  
SHEET 2 OF 3



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21042  
(410) 451-2000

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*W. J. ...* 2-11-15  
Chief, Division of Land Development Date

*W. J. ...* 2-9-15  
Chief, Development Engineering Division Date

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36306, EXPIRATION DATE: 01/12/2016.

*Richard Scott Sabatelli* 11/25/14  
Signature of Professional Engineer DATE

Richard Scott Sabatelli  
9300 Old Scaggsville Road  
Laurel, Maryland 20723  
Ph: 301-864-4043

**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.

*Richard Scott Sabatelli*  
Date: 11/20/14  
Developer/Builder

AS-BUILT



**PLANTING / SOIL SPECIFICATIONS**

- Planting of Nursery Stock shall Take Place Between March 15th and April 30th or September 15th and November 15th.
- A Twelve (12) Inch Layer of Topsoil Shall be Spread Over All Reforestation Areas Impacted by Site Grading To Assure A Suitable Planting Area. If Applicable, Backfill In The Planting Pits Shall Consist of 3 Parts Existing Soil to The Sediment & Erosion Control Plan For This Project. Planting Areas Not Impacted by Site Grading Shall Have No Additional Topsoil Installed.
- All Bare Root Planting Stock Shall Have Their Root System Dipped Into An Anti-Desiccant Gel Prior To Planting.
- 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 Fine Fines or Equivalent.
- Fertilizer Shall Consist of Agriform 22-0-2, Or Equivalent, Applied As Per Manufacturer's Specifications.
- A Two (2) Inch Layer of Hardwood Mulch Shall be Placed Over The Root Area Of All Plantings. See Planting Detail.
- Plant Material Shall be Transported To The Site In A Tarped Or Covered Truck. Plants Shall be Kept Moist Prior To Planting.
- All Non-Organic Debris Associated With The Planting Operation Shall be Removed From The Site By The Contractor.

**SEQUENCE OF CONSTRUCTION**

- 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.
- Proposed Reforestation Areas Impacted By The Site Grading Shall be Topsoiled And Stabilized As Per Note 2 Of The "Planting / Soil Specifications".
- Plants Shall be Installed And Maintained As Per Notes And Specifications For This Project.
- Upon Completion Of The Plantings, Signage Shall be Installed As Per The Signage Detail.
- Plantings Shall be Guaranteed And Maintained In Accordance With The "Guarantee Requirements" And "Maintenance Of Plantings" Associated With This Project.

**MULTIFLORA ROSE CONTROL NOTE:**

**BEFORE 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 Season And Once In The Spring And Once In The Fall For Subsequent Years. Herbicide Used Shall be Highly Specific To Address Woody Plant Material And Shall be Applied As Per Manufacturer's 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.

**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.
- 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.
- 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.
- 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.
- 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.
- 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.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

**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:
  - 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;
  - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
  - MAKE ALL NECESSARY ADJUSTMENTS;
  - 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 REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- 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.

**FOREST CONSERVATION WORKSHEET  
VERSION 1.0**

BASIC SITE DATA:

A. TOTAL TRACT AREA.....	1.85 Ac
B. AREA OF LOT 1 CONTAINING THE EXISTING STRUCTURE.....	0.82
C. NET TRACT AREA.....	1.03 Ac

LAND USE CATEGORY: (from table 3.2.1, page 10, Manual)

ARA MDR IDA HDR MPD CIA

INFORMATION FOR CALCULATIONS:

D. AFFORESTATION THRESHOLD.....	0.20% x 0 =	0.15
E. FOREST CONSERVATION THRESHOLD.....	0.25% x 0 =	0.21
F. EXISTING FOREST COVER WITHIN NET TRACT AREA.....		0.24
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....		0.03

BREAK EVEN POINT:

H. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	0.21
I. CLEARING PERMITTED WITHOUT MITIGATION.....	0.03

PROPOSED FOREST CLEARING:

J. TOTAL AREA OF FOREST TO BE CLEARED.....	0.00
K. TOTAL AREA OF FOREST TO BE RETAINED.....	0.24

PLANTING REQUIREMENTS:

L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	0.00
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	0.03
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0.00
O. TOTAL REFORESTATION REQUIRED.....	0.03
P. TOTAL AFFORESTATION REQUIRED.....	0.00
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	0.03
S. EXCESS FOREST CREDIT.....	0.03

**SCHEDULE A - PERIMETER LANDSCAPE EDGE**

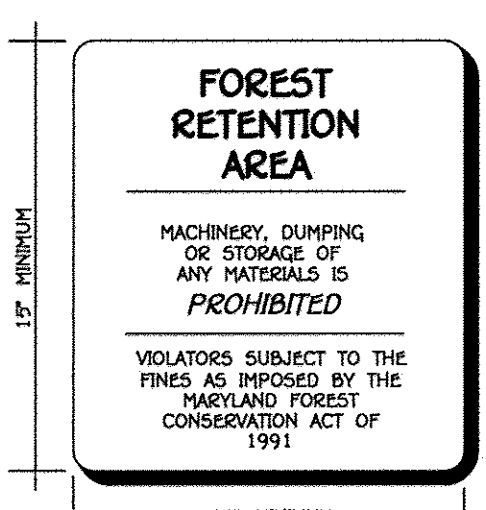
PERIMETER CATEGORY	P-1	P-2	P-3	SPECIMEN TREE REPLACEMENT	TOTAL
ADJACENT TO PERIMETER PROPERTIES					
LANDSCAPE TYPE	A	A	A		
LINEAR FEET OF PERIMETER	271 LF	193 LF	415 LF		
CREDIT FOR EXISTING VEGETATION LINEAR FEET (LF) OF CREDIT REMAINING PERIMETER (LF)	55 LF OF EX. TREES 216 LF REMAINING	193 LF OF EX. TREES 0 LF REMAINING	107 LF OF EX. TREES 308 LF REMAINING	0	0
NUMBER OF PLANTS REQUIRED	4	0	5	0	0
SHADE TREES					
EVERGREENS/SUBSTITUTION TREES(2:1) SHRUBS	(216/60" = 3.6 OR 4)	0	(308/60" = 5.1 OR 5)	0	0
CREDIT FOR EXISTING VEGETATION					
SHADE TREES	1	0	0	0	0
EVERGREENS/SUBSTITUTION TREES(2:1) SHRUBS	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	3	0	2	4	9
EVERGREENS/SUBSTITUTION TREES(2:1) SHRUBS	0	0	30	0	30

\* CREDIT FOR EXISTING TREES: PERIMETER 1 - CREDIT IS TAKEN FOR AN EXISTING 40.5" RED OAK.

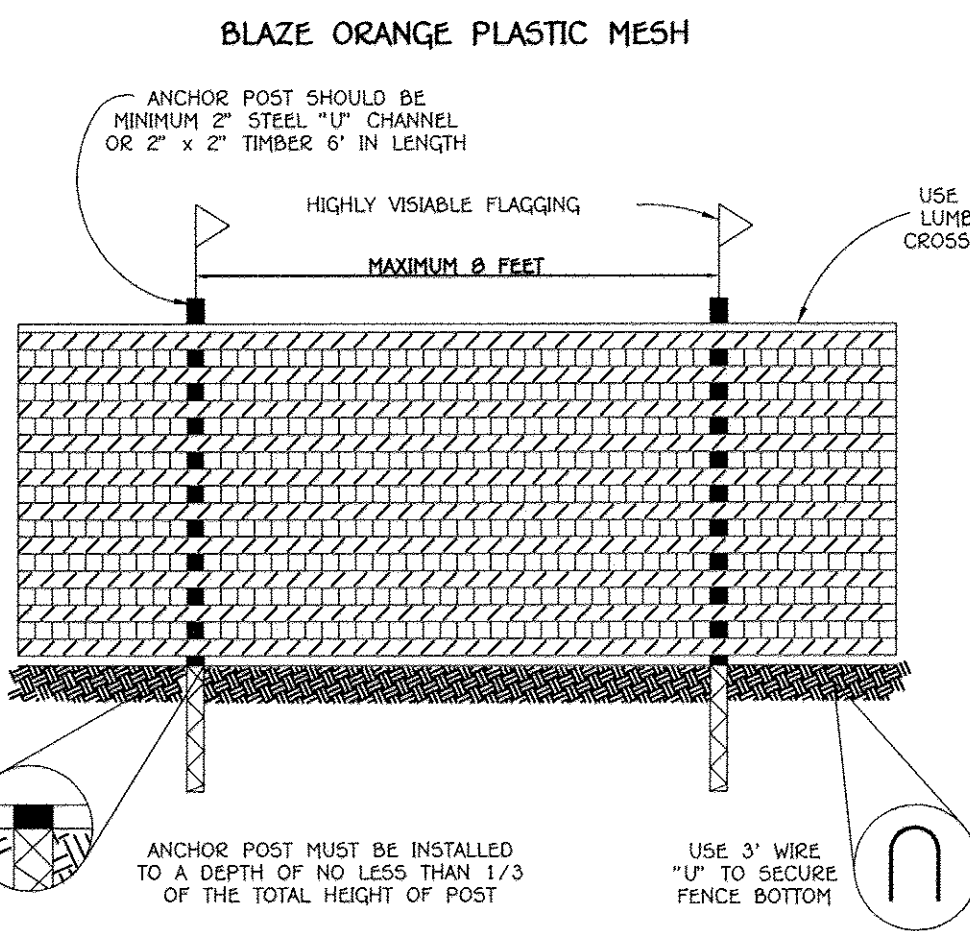
**LANDSCAPING PLANT LIST**

QTY.	KEY	NAME	SIZE
4	●	ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE)	2.5"-3" CAL. FULL CROWN, B&B
5	○	TILIA CODATA 'GREENSPIRE' (GREENSPIRE LITTLELEAF LINDEN)	2.5"-3" CAL. FULL CROWN, B&B
18	⊗	ABELIA x GRANDIFLORA (GLOSSY ABELIA)	2.5"-3" HT. CONT.
12	○	ILEX x CRENATA 'COMPACTA' (COMPACT JAPANESE HOLLY)	2.5"-3" HT. CONT.

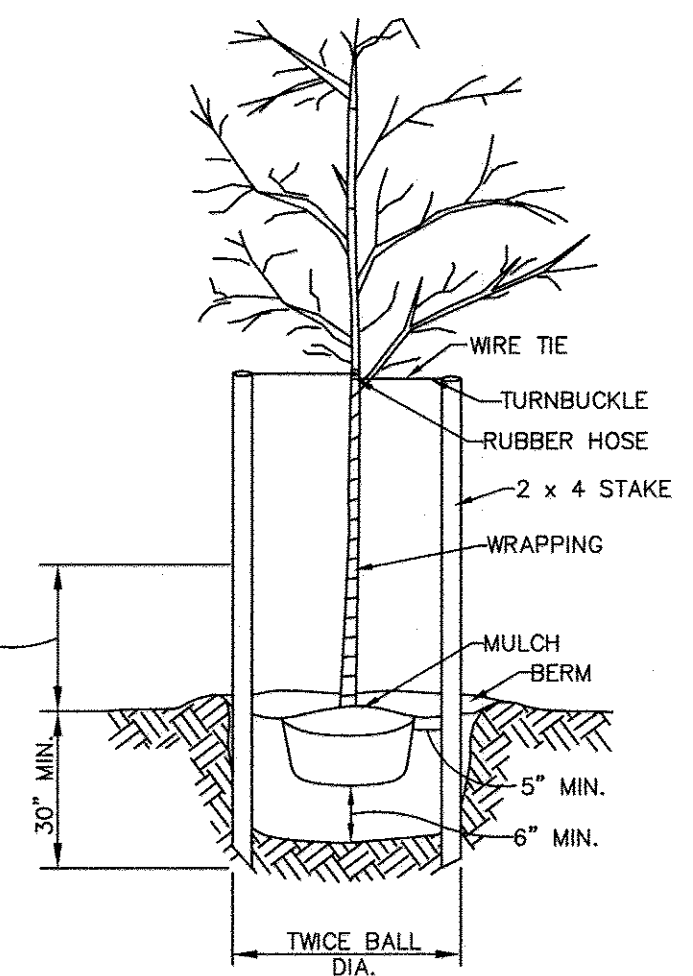
TOTAL: 9 SHADE TREES & 30 SHRUBS  
(INCLUDES 4 SHADE TREES THAT ARE REPLACING TWO SPECIMEN TREES PER WP-15-041)



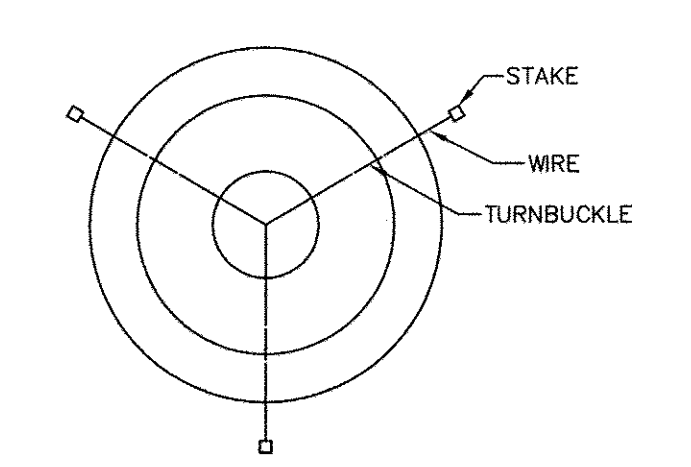
**FOREST CONSERVATION SIGN DETAIL**  
NOT TO SCALE



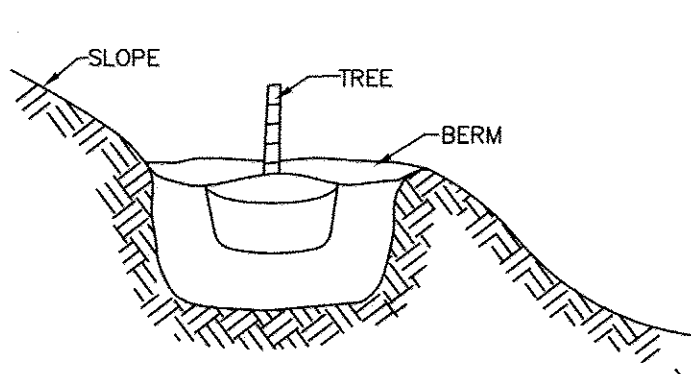
**TREE PROTECTION DETAIL**  
NOT TO SCALE



**TREE PLANTING**  
NOT TO SCALE



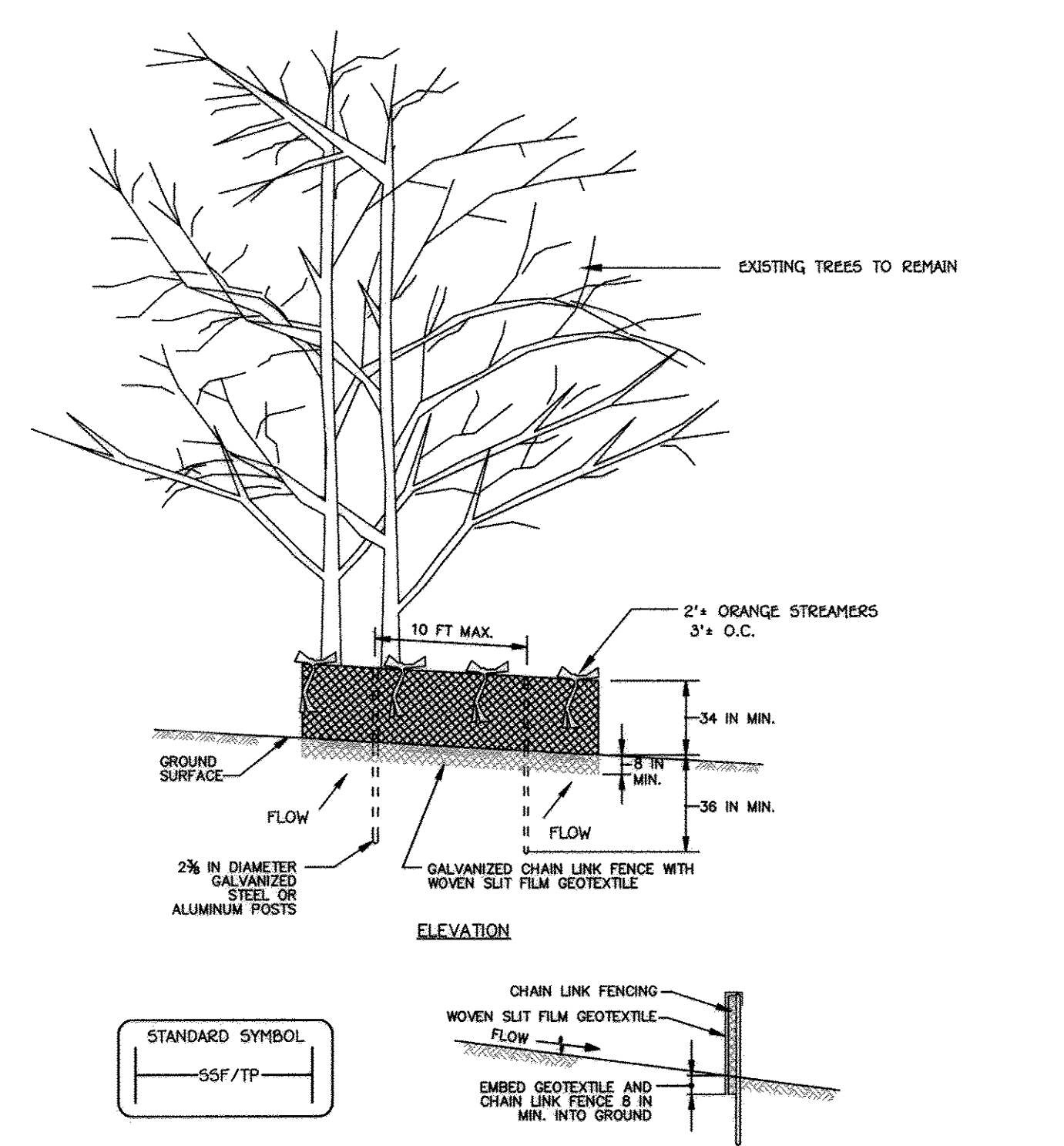
**STAKING DETAIL**  
NOT TO SCALE



**GRADING FOR PLANTING ON SLOPES**  
NOT TO SCALE

**NOTES**

- THE FOREST CONSERVATION EASEMENT AREAS WITHIN THIS SUBDIVISION HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE RETENTION OF 0.24 ACRES OF FOREST. THERE IS NO FOREST SURETY FOR RETENTION OF RESOURCES.
- THE PERIMETER LANDSCAPE OBLIGATION FOR LOTS 2 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$3,600.00 BASED ON (9) SHADE TREES @ \$400/SHADE TREE AND (30) SHRUBS @ \$30/SHRUB SHALL BE BONDED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- 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 OMISSION 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.
- SHOULD DISTURBANCE OCCUR IN THE FOREST CONSERVATION EASEMENT AREAS DURING OR AFTER CONSTRUCTION, CIVIL PENALTIES OR MITIGATION MAY BE IMPOSED.
- SEE THE RECORDED PLAT FOR THE BEARING AND DISTANCE DESCRIPTIONS OF THE FOREST CONSERVATION EASEMENTS.
- TWO SPECIMEN TREES SHALL BE REMOVED FROM THIS SUBDIVISION; A TOTAL OF 4 TREES HAVE BEEN SHOWN ON LOT 3, 4, AND OPEN SPACE LOT 5 TO REPLACE THESE TWO SPECIMEN TREES, PER WP-15-041.



**CONSTRUCTION SPECIFICATIONS**

- INSTALL 2 1/2 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.085 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.
- FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 1/2 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
- FASTEN WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH THIS 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 SEEDING BY WIND.
- EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
- PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- 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

**SUPPLEMENTAL, FOREST CONSERVATION LANDSCAPE, AND SOILS PLAN NOTES & DETAILS**

**Sabatelli Property**  
Lots 1 Thru 4 And Open Space Lot 5

TAX MAP #50 GRID #2 PARCEL #451  
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ZONED: R-5C  
SCALE: AS SHOWN DATE: NOVEMBER, 2014  
SHEET 3 OF 3

**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.

*Richard S. Sabatelli* 11/20/14  
Developer/Builder Date

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36365, EXPIRATION DATE: 01/12/2016.

*Stephen J. Suite* 11/25/14  
Signature Of Professional Engineer DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Keith S. Smith* 2-11-15  
Chief, Division of Land Development Date

*Neil Smith* 2-9-15  
Chief, Development Engineering Division Date

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLSWORTH CITY, MARYLAND 21142  
(410) 461-2099

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