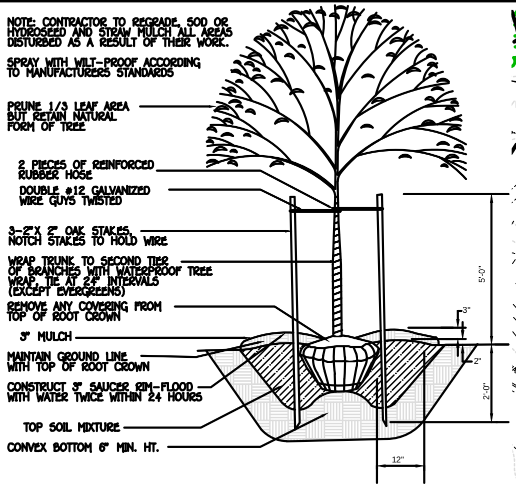
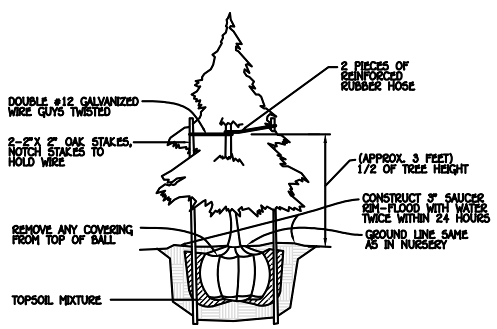
NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.

SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURERS STANDARDS



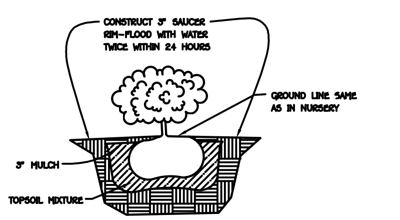
SHADE TREE PLANTING DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug; no healed-in plants from cold storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda. Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material. Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor. Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction. Bid shall be base on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans. Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows:

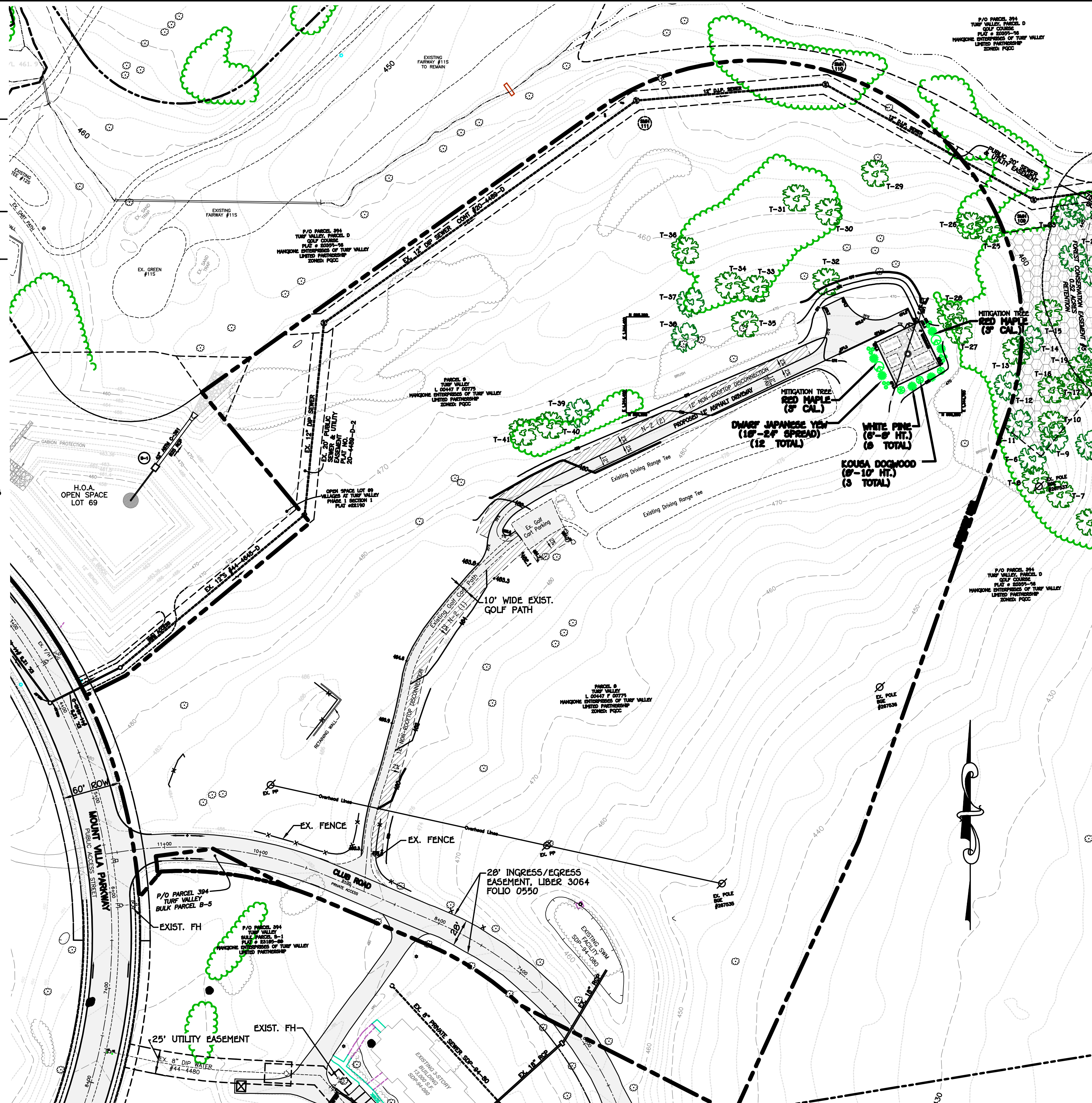
Deciduous Plants – Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix.

Evergreen Plants – two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label.

Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only.

See other plan sheets for more information on grading, sediment control, layout, etc.



FOREST CONSERVATION WORKSHEET FOR: TowerCo

Net Tract Area

A.Total (Gross) Tract Area	A = 15.1
B.Area within 100-year Floodplain	B = 0.0
C.Other Deductions (Identify:)	C = 14.1 (OUTSIDE LOD)
D.Net Tract Area	D = 1.0 (LOD)

Land Use Category

Insert the number "1" under the appropriate land use (limit to only one entry)

Resid. Rural LD	Resid. Rural MD	Resid. Suburban	Inst./ Linear	Retail/Ind./ Office	Mixed Use/ PUD
0	0	0	1	0	0

E. Afforestation Threshold	(Net Tract Area x15%)	E = 0.1
F. Reforestation Threshold	(Net Tract Area x20%)	F = 0.2

Existing Forest Cover

G. Existing Forest Cover within the Net Tract Area	G = 0.0
H. Area of Forest above Afforestation Threshold	H = 0.0
I. Area of Forest above Reforestation Threshold	I = 0.0

Break Even Point

J. Break Even Point	J = 0.0
K. Forest Clearing Permitted without Mitigation	K = 0.0

Proposed Forest Clearing

L. Total Area of Forest to be Cleared	L = 0.0
M. Total Area of Forest to be Retained	M = 0.0

Planting Requirements Inside Watershed

N. Reforestation for Clearing above the Reforestation Threshold	N = 0.0
P. Reforestation for Clearing below the Reforestation Threshold	P = 0.0
Q. Credit for Retention above the Reforestation Threshold	Q = 0.0
R. Total Reforestation Required	R = 0.0
S. Total Afforestation Required	S = 0.1
T. Total Reforestation and Afforestation Requirement	T = 0.1
U. 75% of Total Obligation (Retention + Planting)	U= 0.1
V. Planting Required Onsite to meet 75% Obligation	V = 0.1

Planting Requirements Outside Watershed

W. Total Planting within Development Site Watershed	W = 0.0
X. Total Afforestation Required	X = 0.1
Y. Remaining Planting within Watershed for Reforestation Credit	Y = 0.0
Z. Reforestation for Clearing above the Reforestation Threshold	Z = 0.0
AA. Reforestation for Clearing below the Reforestation Threshold	AA = 0.0
BB. Credit for Retention above the Reforestation Threshold	BB = 0.0
CC. Total Reforestation Required	CC = 0.0
DD. Total Afforestation and Reforestation Requirement	DD = 0.1

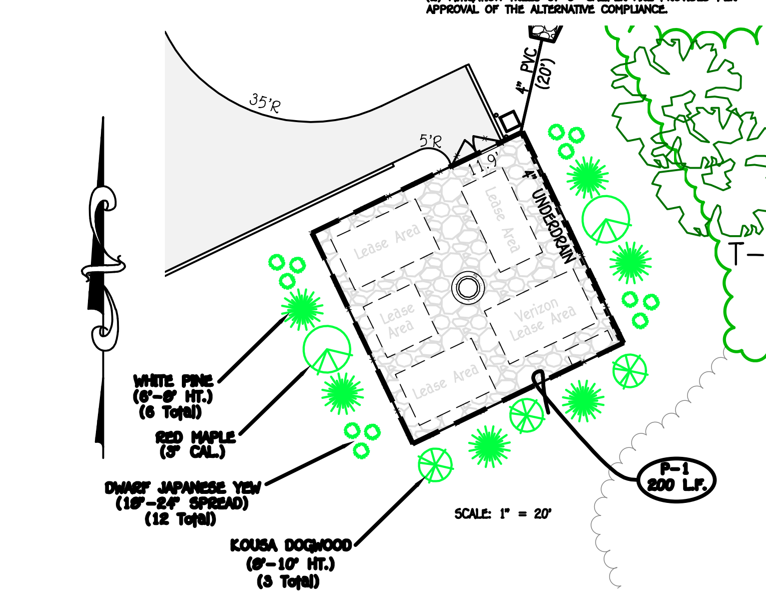
NOTE. THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT HAVE BEEN MET THROUGH A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF $5,445.00 (BASED ON 0.1 ACRES X 43,560 SQ. FT./ACRE X $1.25/SQ. FT.) AND POSTED WITH THE DEVELOPER'S AGREEMENT.

LEGEND

SYMBOL	DESCRIPTION
—100—	EXISTING CONTOUR 10' INTERVAL
---102---	EXISTING CONTOUR 2' INTERVAL
100	PROPOSED CONTOUR 10' INTERVAL
102	PROPOSED CONTOUR 2' INTERVAL
+14.72	PROPOSED SPOT SHOT
	EXISTING TREELINE
	PROPOSED TREELINE
	PROPOSED LANDSCAPING
	PROPOSED PERMEABLE PAVERS
T-38	SPECIMEN TREE
	EX. FOREST CONSERVATION EASEMENT

SCHEDULE A PERIMETER LANDSCAPE EDGE	
PERIMETER	P1
CATEGORY	Non-res. to Non-res.
LANDSCAPE TYPE	A
LINEAR FEET OF PERIMETER	200.00'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	–
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	–
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 3.33 0 –
NUMBER OF PLANTS PROVIDED SHADE TREES (3" Cal.) EVERGREEN TREES (2:1 SUBSTITUTION) OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	 *2 6 3 12 –

*(2) MITIGATION TREES OF 3" CALIPER ARE PROVIDED PER APPROVAL OF THE ALTERNATIVE COMPLIANCE.



SCALE: 1" = 20'

SPECIMEN & SIGNIFICANT TREE DATA SHEET

NO.	COMMON NAME	SCIENTIC NAME	DIA	CONDITION	NOTES	CRZ Area (SF)
T-2	TULIP TREE	LIRIODENDRON TULIPIFERA	37	HEALTHY		9671.99
T-3	TULIP TREE	LIRIODENDRON TULIPIFERA	42	HEALTHY		12462.66
T-4	TULIP TREE	LIRIODENDRON TULIPIFERA	43	HEALTHY		13063.19
T-5	TULIP TREE	LIRIODENDRON TULIPIFERA	32	HEALTHY		7234.56
T-6	TULIP TREE	LIRIODENDRON TULIPIFERA	30	HEALTHY		6358.50
T-9	TULIP TREE	LIRIODENDRON TULIPIFERA	48.8	HEALTHY	MULTI TRUNK	16824.87
T-11	TULIP TREE	LIRIODENDRON TULIPIFERA	47	HEALTHY	MULTI TRUNK	15606.59
T-12	TULIP TREE	LIRIODENDRON TULIPIFERA	32	HEALTHY		7234.56
T-14	BLACK OAK	QUERCUS VELUTINA	47	HEALTHY		15606.59
T-20	TULIP TREE	LIRIODENDRON TULIPIFERA	45	HEALTHY		14306.63
T-21	TULIP TREE	LIRIODENDRON TULIPIFERA	30	HEALTHY		6358.50
T-22	TULIP TREE	LIRIODENDRON TULIPIFERA	66	HEALTHY	MULTI TRUNK	30775.14
T-23	TULIP TREE	LIRIODENDRON TULIPIFERA	36	HEALTHY	MULTI TRUNK	9156.24
T-24	TULIP TREE	LIRIODENDRON TULIPIFERA	54	HEALTHY	MULTI TRUNK	20601.54
T-38	RED MAPLE	ACER RUBRUM	41	HEALTHY	MULTI TRUNK	11876.27
T-39	RED MAPLE	ACER RUBRUM	30	HEALTHY		6358.50

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK – 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 – 2855

J. Brody McAllister
ISA Certified Arborist
Cert ID: MA6471A
MD DNR FCA Qualified Professional

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date
Chief, Division of Land Development	Date
Director	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. 27020, EXPIRATION DATE: 1/25/28.

PAUL G. CAVANAUGH — Date

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.

Name — Date

0' 60' 120' 240'

SCALE: 1" = 60'

OWNER

MANGIONE ENTERPRISES TURF VALLEY
C/O M. ROBIN POLEC
LUTHERVILLE, MD. 21093
PHONE: 240-825-8400

DEVELOPER

TOWERCO
5000 VALLEYSTONE DRIVE
CARY, NC 27519
PHONE: 502-552-9220

NO.	REVISION	DATE

SUBDIVISION			SECTION/AREA	PARCEL No.	
TURF VALLEY			N/A	PARCEL 8	
LIBER/FOLIO	GRID NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
L.00447/F.00775	17	PGCC	16	2nd./3rd.	602700

LANDSCAPE & FOREST CONSERVATION PLAN

TowerCo

2700 Turf Valley Road

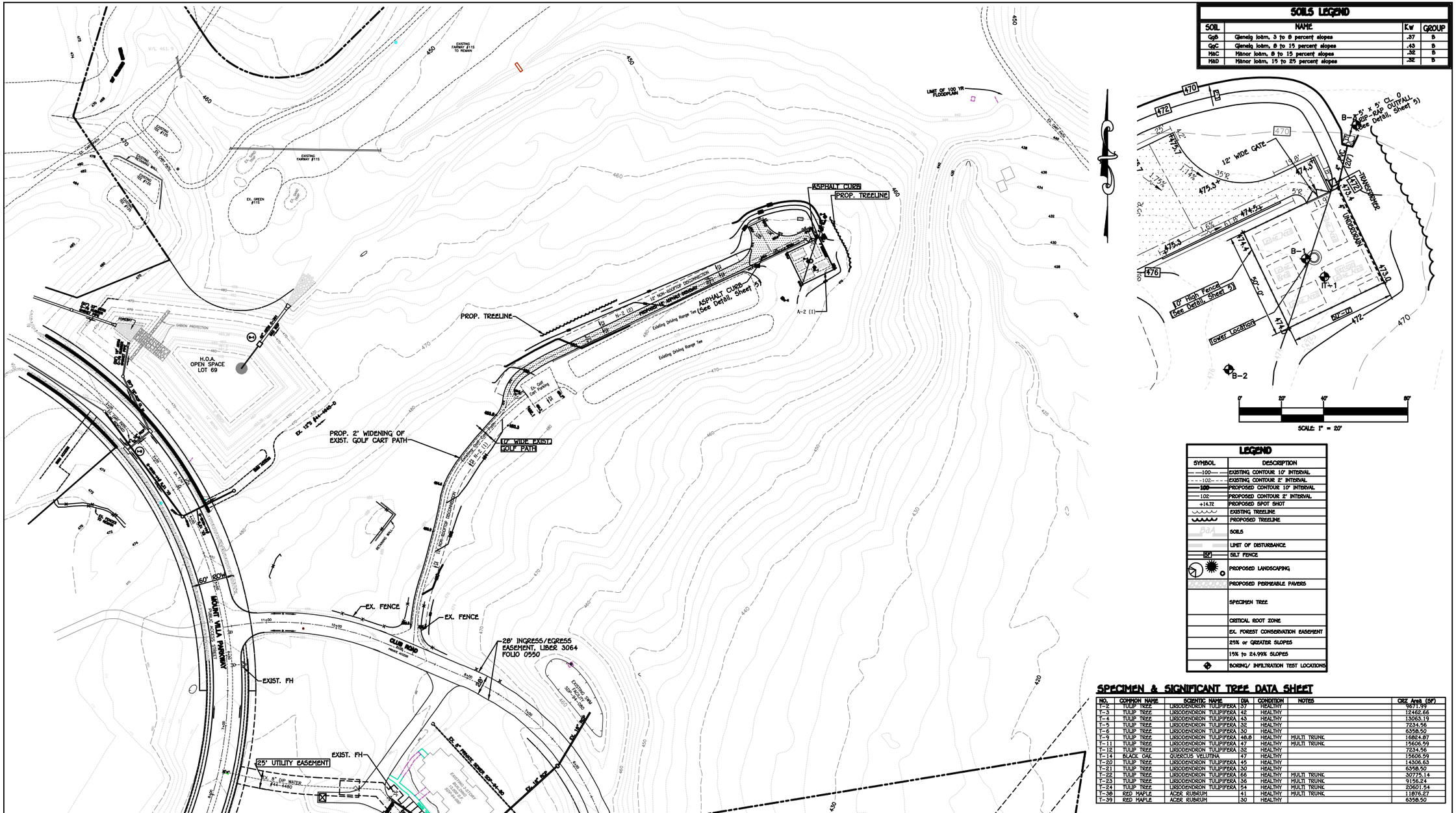
Tax Map No: 16 GRID No: 17 Parcel: 8

L. 00447 F. 00775

2nd & 3rd Election District, Howard County, Maryland

Scale: As Shown Date: February 2, 2026

Sheet 7 Of 7



SOILS LEGEND

SOIL	NAME	K-W	GROUP
GgB	Glenelg loam, 3 to 8 percent slopes	.37	B
GgC	Glenelg loam, 8 to 15 percent slopes	.43	B
MaC	Manor loam, 8 to 15 percent slopes	.32	B
MaD	Manor loam, 15 to 25 percent slopes	.32	B

LEGEND

SYMBOL	DESCRIPTION
—100—	EXISTING CONTOUR 10' INTERVAL
—102—	EXISTING CONTOUR 2' INTERVAL
100	PROPOSED CONTOUR 10' INTERVAL
102	PROPOSED CONTOUR 2' INTERVAL
+14.72	PROPOSED SPOT SHOT
	EXISTING TREELINE
	PROPOSED TREELINE
	SOILS
	LIMIT OF DISTURBANCE
SF	SILT FENCE
	PROPOSED LANDSCAPING
	PROPOSED PERMEABLE PAVERS
	SPECIMEN TREE
	CRITICAL ROOT ZONE
	EX. FOREST CONSERVATION EASEMENT
	25% or GREATER SLOPES
	15% to 24.99% SLOPES
	BORING/ INFILTRATION TEST LOCATIONS

SPECIMEN & SIGNIFICANT TREE DATA SHEET

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date

Chief, Division of Land Development — Date

Director — Date

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TURF VALLEY		N/A		PARCEL B	
LIBER/FOLIO	GRID NO.	ZONE	TAX MAP	ELEC. DIST.	CENSUS TR.
L.00447/F.00775	17	PGCC	16	2nd./3rd.	602700

SITE DEVELOPMENT PLAN

TowerCo

2700 Turf Valley Road

Tax Map No: 16 GRID No: 17 Parcel: B

L. 00447 F. 00775

2nd & 3rd Election District, Howard County, Maryland

Scale: As Shown Date: February 2, 2026

Sheet 2 Of 7