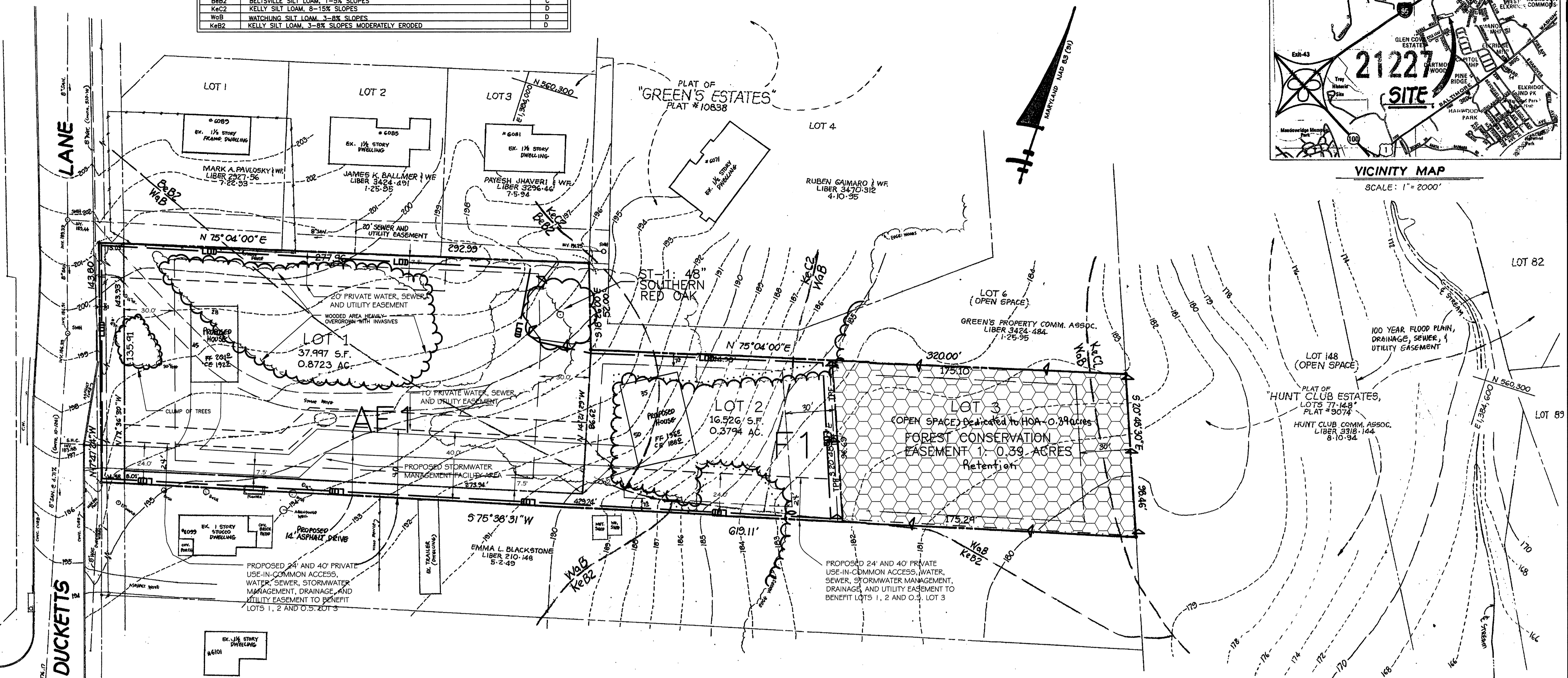
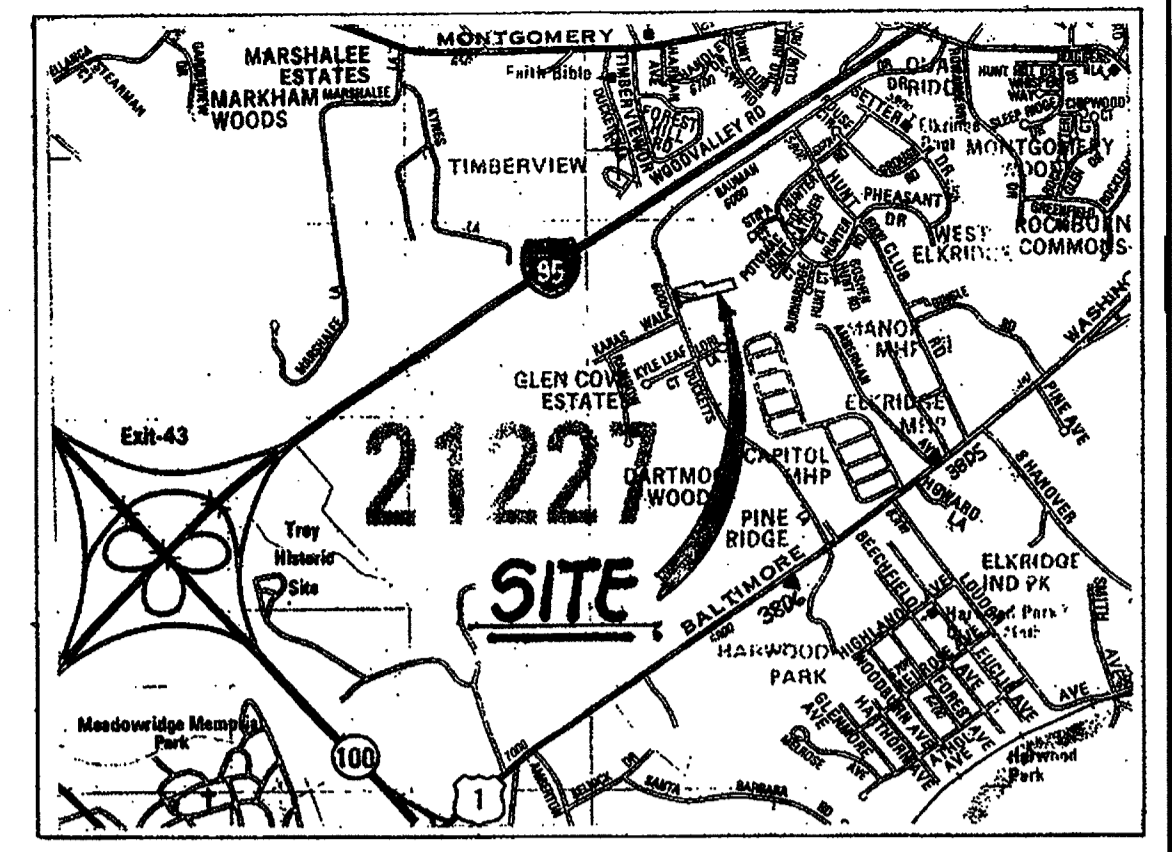


SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	TYPE
BeB2	BELTSVILLE SILT LOAM, 1-5% SLOPES	C
KeC2	KELLY SILT LOAM, 8-15% SLOPES	D
WaB	WATCHUNG SILT LOAM, 3-8% SLOPES	D
KeB2	KELLY SILT LOAM, 3-8% SLOPES MODERATELY ERODED	D

LEGEND

- TREELINE
- BRUSHLINE
- SPECIMEN TREE
- FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION SIGN
- TPF TREE PROTECTION FENCE
- COMMUNITY TYPE BOUNDARY
- LIMIT OF DISTURBANCE



FOREST CONSERVATION WORKSHEET

	Acres (1/100 ac.)
Net Tract Area	
A. Total Tract Area	1.69
B. Area Within 100 Year Floodplain	0
C. Other deductions	0
D. Net Tract Area	1.69
Zoning Use Category: High Density Residential	
Land Use Category	
E. Afforestation Minimum (15% x D)	0.25
F. Conservation Threshold (20% x D)	0.34
Existing Forest Cover	
G. Existing Forest on Net Tract Area	0.60
H. Forest Area Above Conservation Threshold	0.26
Break-even Point	
I. Forest Retention Above Threshold with no Mitigation	0.39
J. Clearing Permitted without Mitigation	0.21
Proposed Forest Clearing	
K. Forest Areas to be Cleared	0.21
L. Forest Areas to be Retained	0.39
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	0
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	0

No Surety Required

SPECIMEN TREE LIST

NUMBER	SCIENTIFIC NAME	COMMON NAME	SIZE	GENERAL CONDITION	COMMENTS
ST-1	Quercus falcata	Southern Red Oak	48.0" dbh	Fair	

FOREST STAND DELINEATION NARRATIVE

F-1 The stand is approximately 0.60 acres in size. The stand contains a wide variety of species in very small quantities while being dominated by white and pin oaks, American elm, black walnut, and Virginia pine. The understory is choked by a heavy invasive population of multiflora rose, grape, and honeysuckle. This is especially prevalent near the edges. Further towards the east end of the site the understory becomes more small trees. The invasives cause gaps in the canopy and have created a fragmented stand. Due to the fragmentation and invasives, and the lack of sensitive environments this stand would be considered low priority for retention, with the exception of the very east end which just reaches the top of a slope on an adjacent property.

AF-1 This area covers 1.09 acres on the site. There are small stands of trees which do not meet the 10,000 sq. ft. criteria. There is a heavy invasive population here, which has served to reduce the tree population. There is a wide variety of species, including the one specimen tree on site, a 48" Southern Red Oak in fair condition.

FOREST CONSERVATION PLAN NARRATIVE

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Manual and the 1991 Forest Conservation Act.

The existing site consists of 1.69 acres. The site has 0.60 acres of existing forest within the net tract area. 0.21 acres of existing forest will be cleared. Retention areas have been prioritized to provide protection to the largest area of forest possible. 0.39 acres of woodland will be retained under easement in these areas. This level of retention meets the break-even point so no mitigation is required.

FOREST CONSERVATION EASEMENT TABLE

Easement #1	0.39 ac
All retention	
Total	0.39 ac

FOREST STAND ANALYSIS TABLE

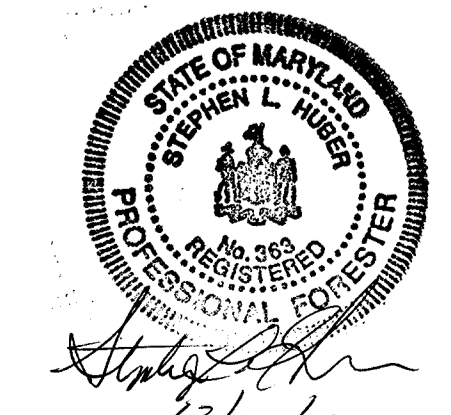
KEY	TYPE OF COMMUNITY	AREA	SOIL INFORMATION			EXISTING VEGETATION (Type and approx. %)	STAND CHARACTERISTICS			FOREST AREA IN SENSITIVE ENVIRONMENTS		
			SOIL TYPE	TYPICAL FOREST COVER	WOODLAND SUITABILITY INDEX		HABITAT VALUE	SIZE AVG. DIAM (Inches)	AGE		GENERAL CONDITIONS	
F-1	MIXED LOWLAND	0.60 ACRES	BeB2	MIXED UPLAND HARDWOOD	65-74 DAKS	GOOD	Black Walnut	20%	12-24	50-100	Fair condition.	None.
			KeC2	MIXED HARDWOOD	65-74 DAKS	FAIR	Honey Locust	5%	6-12	30-120	Heavy Invasives.	
			WaB	WATER TOLERANT HARDWOODS	85+ LOBLOLLY PINE	GOOD	White Oak	15%	6-24	30-120	Fragmented.	
AF-1	ABANDONED FIELD	1.09 ACRES					Dak Virginia Pine	10%	6-18			
							Pin Oak	10%	12-24	36-75		
							American Elm	20%	6-18	25-80		

THE FOREST CONSERVATION EASEMENTS WILL BE ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

Approved: Department of Planning And Zoning

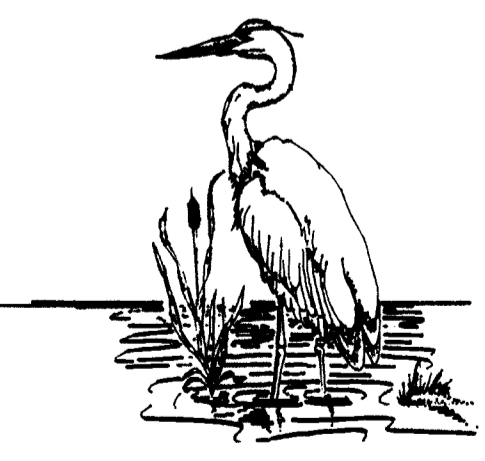
Charles Shambaugh
Chief, Division Of Land Development 88
Date: 12/17/01

John DeMunn
Chief, Development Engineering Division MAJ
Date: 12/14/01



COMBINED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN BLACKSTONE MANOR LOTS 1, 2, AND O.S. LOT 3

TAX MAP: 37 PARCEL: 351 BLOCK NO. 12
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: Nov 15, 2001
SHEET 1 OF 2



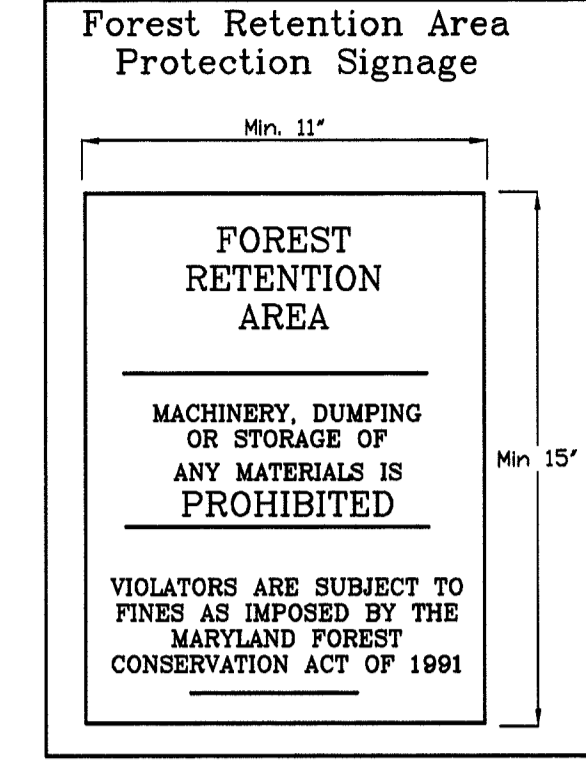
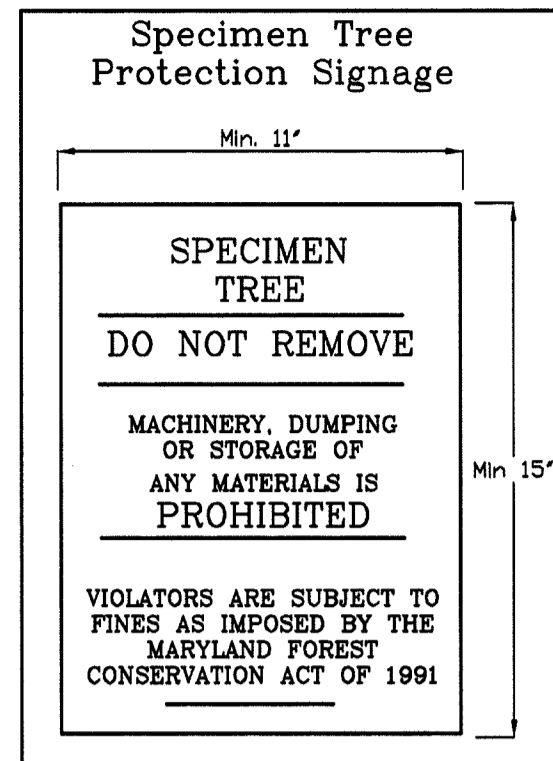
EXPLORATION RESEARCH INC.
ENVIRONMENTAL CONSULTANTS
8810 FOREST STREET
BELCOTT CITY, MARYLAND 21045
TEL: (410) 760-1150 FAX: (410) 760-7500

OWNER
Richard Randall
630 Bayberry Court
Elkridge, MD 21075

HOFFMAN and HOFFMAN
SURVEYORS • LAND PLANNERS
PHONE: (410) 448-0181 5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207

MANAGEMENT NOTES FOR FOREST RETENTION AREAS

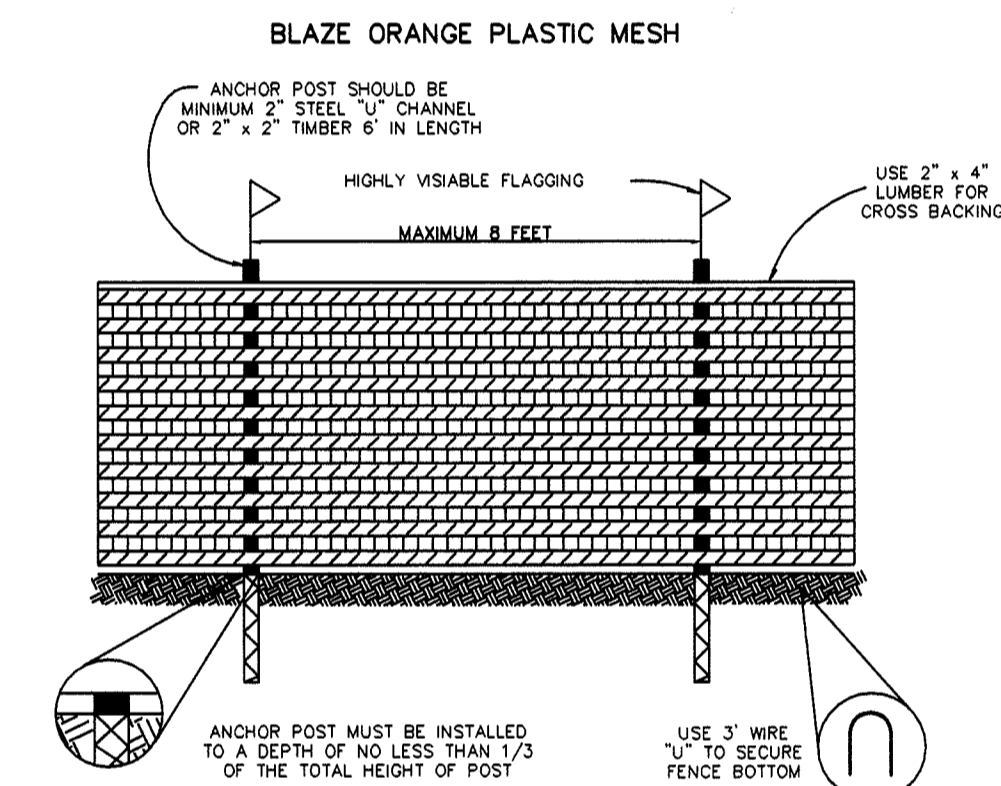
- All proposed activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, a preconstruction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate County inspectors shall attend.
- Prior to grading, the contractor shall arrange to meet with the forester to determine adequate protection measures for Specimen Trees located on buildable lots.
- Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- If the critical root zone (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail)
 - Water and fertilize as needed.
- During construction phase, monitor and correct condition of retained trees for soil compaction, root injury, flood conditions, drought conditions and other stress signs.
- Post-Construction Phase
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury, or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction or watering. Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded materials will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County Inspector shall inspect the entire area.



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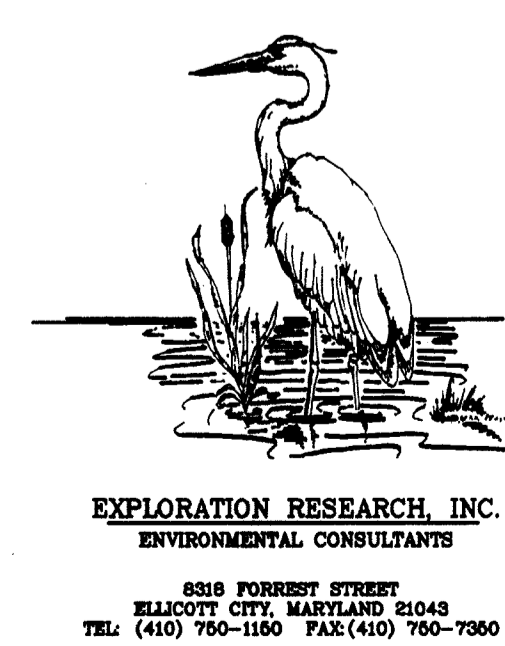
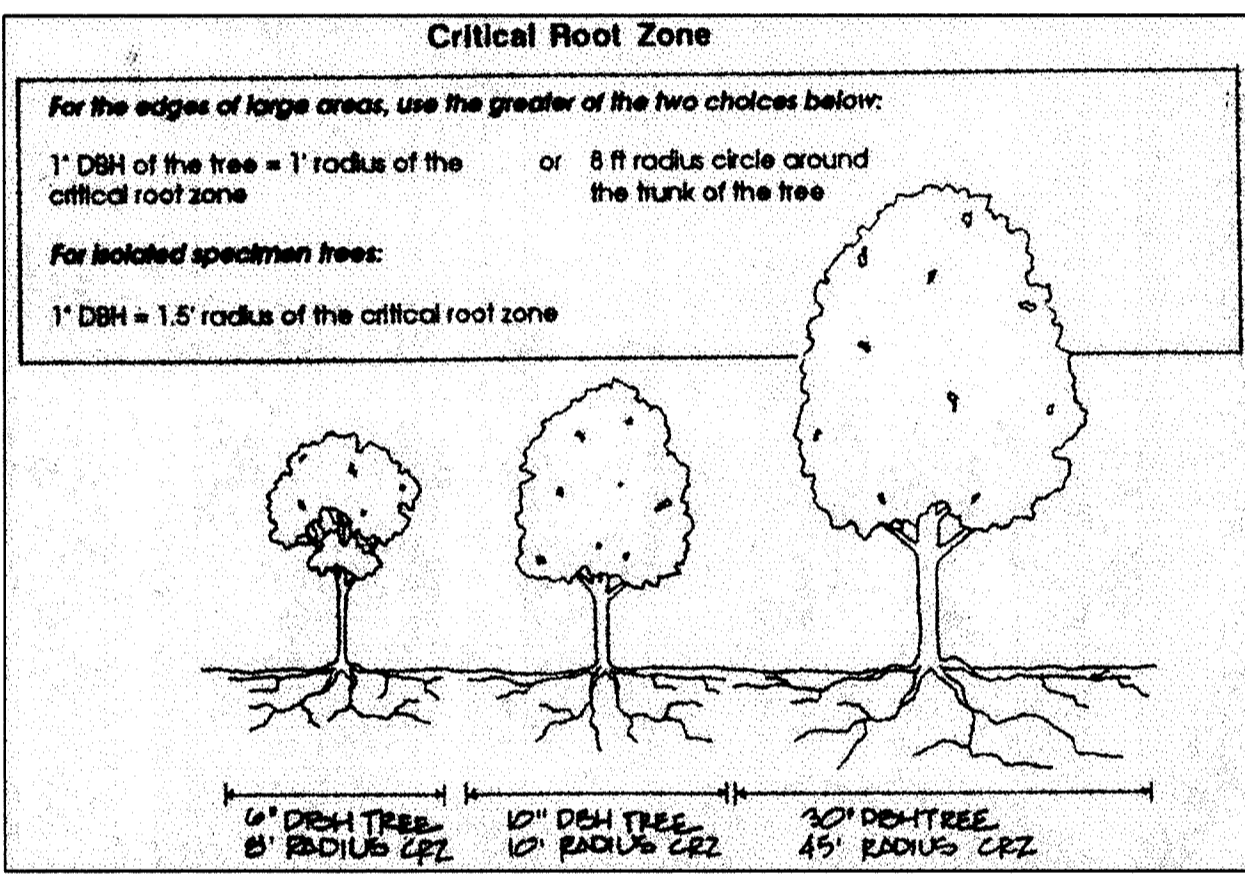
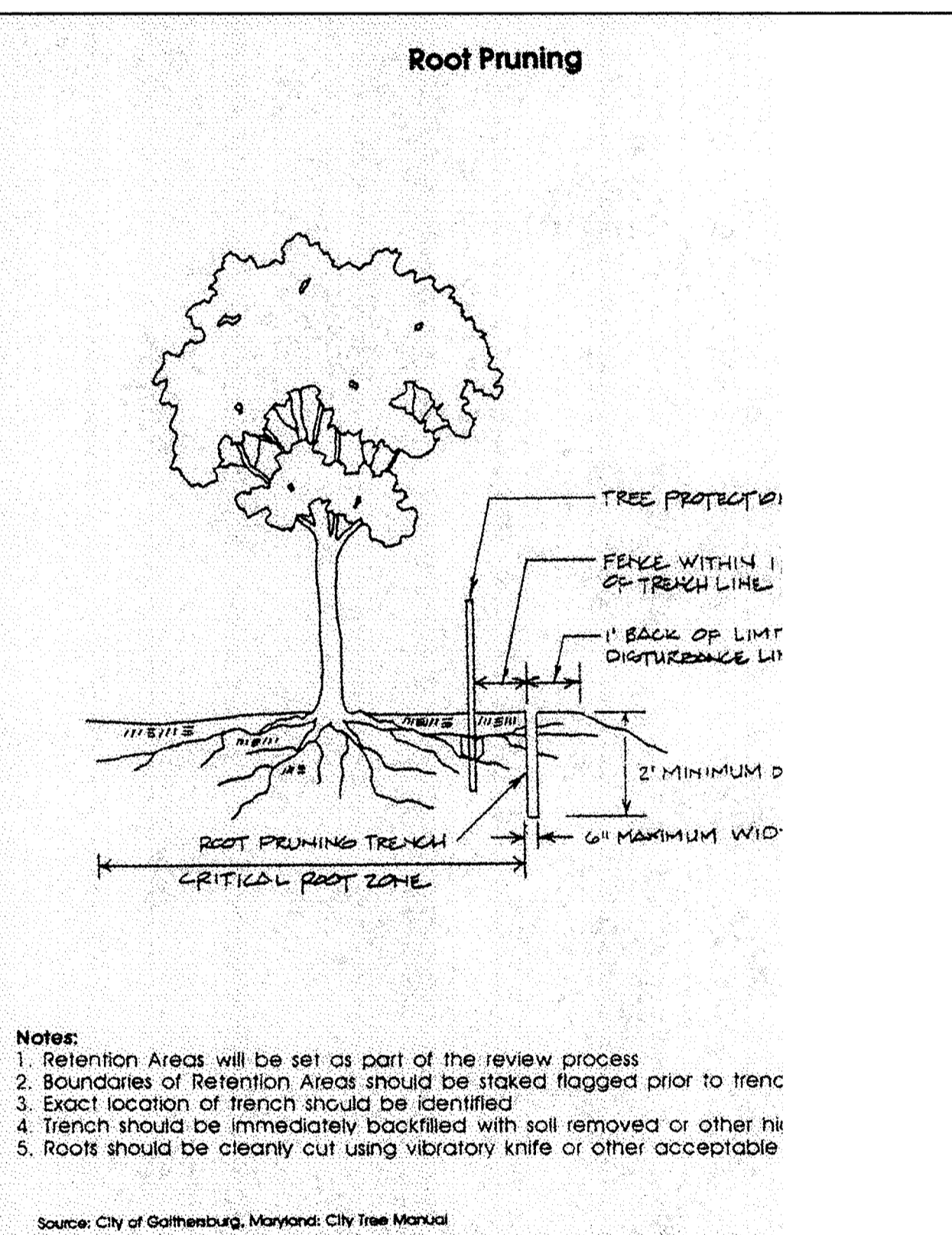
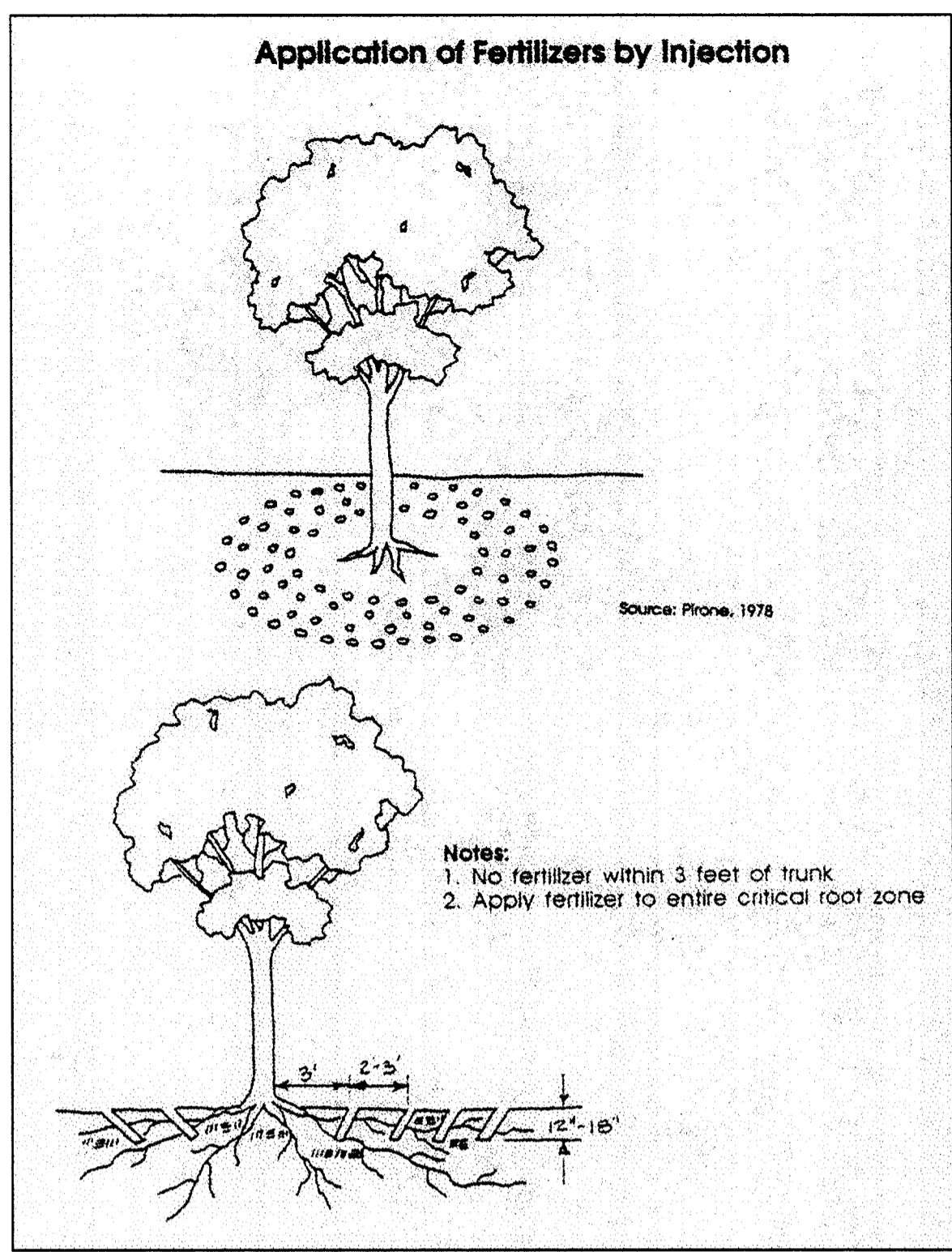
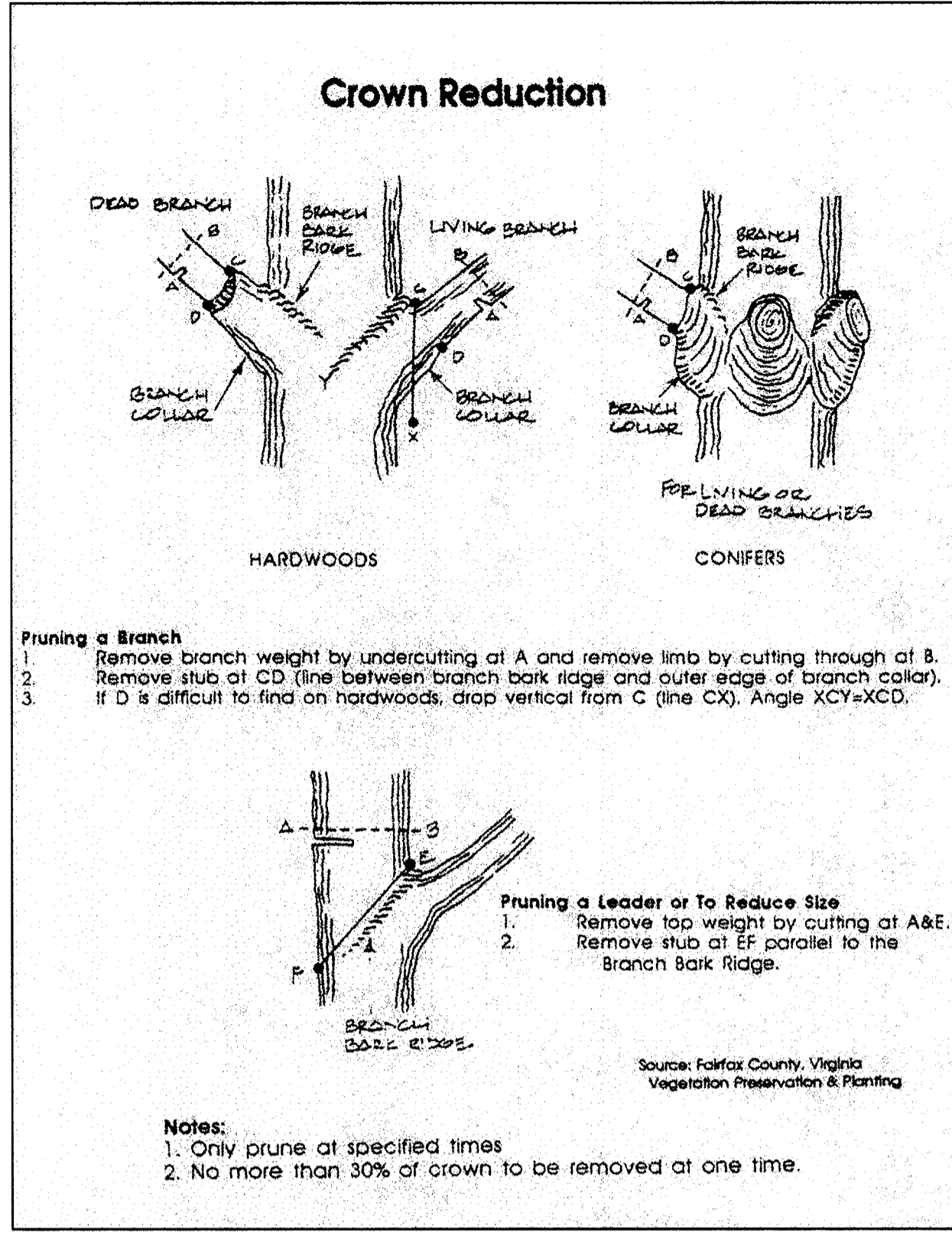
Approved: Department Of Planning And Zoning
 Chief, Division Of Land Development
 Chief, Development Engineering Division

12/17/01
 12/14/01



TREE PROTECTION DETAIL
 NOT TO SCALE

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



COMBINED FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN
BLACKSTONE MANOR
 LOTS 1, 2, AND O.S. LOT 3

TAX MAP #: 37 PARCEL #: 351 BLOCK NO. 12
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: NOV. 15, 2001
 SHEET 2 OF 2