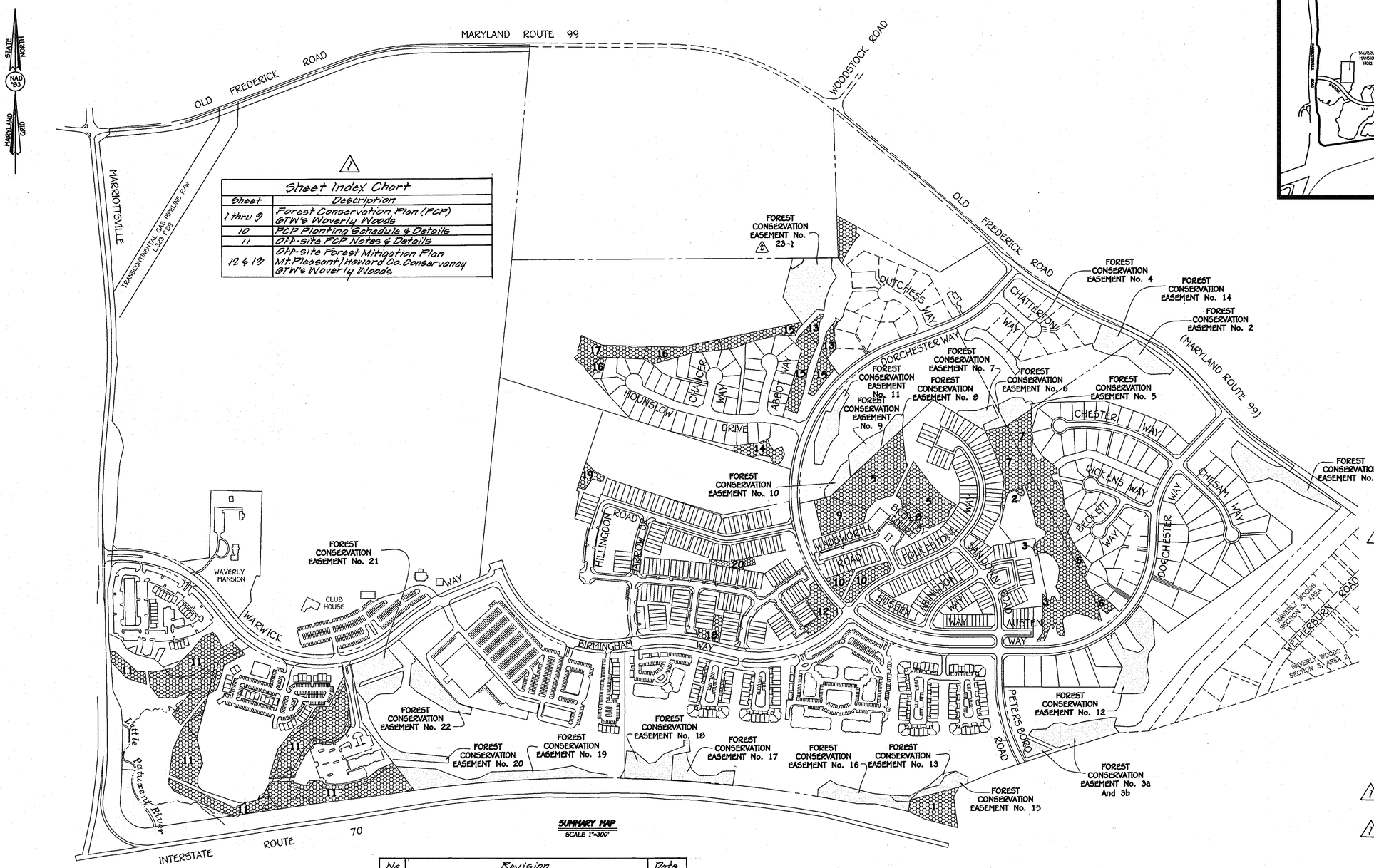
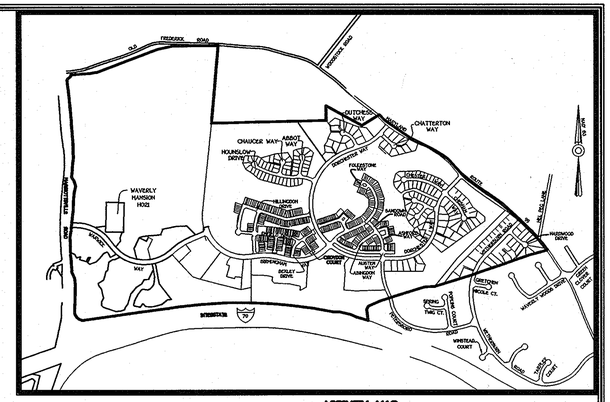


SUMMARY MAP
SCALE 1"=300'



VICINITY MAP
SCALE: 1"= 1200'

Sheet Index Chart	
Sheet	Description
1 thru 9	Forest Conservation Plan (FCP) GTW's Waverly Woods
10	FCP Planting Schedule & Details
11	Off-site FCP Notes & Details
12 & 13	Off-site Forest Mitigation Plan Mt. Pleasant/Howard Co. Conservancy GTW's Waverly Woods

No.	Revision	Date
1	Revise Sheet 1 to add General Notes 6,7 & 8 to explain the Off-site Forest Conservation Easements. Add Sheets 12 & 13; revise Sheet numbers; add Sheet Index Chart.	10-2-06
2	REMOVE 0.00 ACRES FOREST RETENTION FROM FCE NO.23 CREATING FCE NO.23-1	11/2/06

LEGEND

DENOTES EXISTING RECORDED FOREST CONSERVATION EASEMENTS.

DENOTES FOREST CONSERVATION EASEMENTS TO BE CREATED WITH AMENDED PLATS (F-04-105)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 11/29/06

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 11/17/06

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

OWNERS

WAVERLY WOODS OWNERS ASSOCIATION, INC.
C\O LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

GTW JOINT VENTURE
C\O LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

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DEVELOPER

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MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCPSMD0610044B

JOHN P. CANOLES

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

STATE OF MARYLAND — TERRELL A. FISHER — No. 10901 — PROFESSIONAL LAND SURVEYOR

General Notes: (SHEETS 1 THRU 10) AMENDED WAVERLY WOODS PLATS

1. THE PURPOSE OF THIS FOREST CONSERVATION PLAN IS TO IDENTIFY 23 FOREST CONSERVATION EASEMENTS CONTAINING 11.718 ACRES RETENTION AND 7.766 ACRES PLANTING.
2. THE FOREST CONSERVATION PROVIDED BY THIS AMENDED PLAT PROVIDES A TOTAL SURETY IN THE AMOUNT OF $382,744.30 BASED ON THE FOLLOWING:
   A. FOREST RETENTION = 11.718 ACRES WITH A SURETY IN THE AMOUNT OF $102,087.22 (11.718 AC. X 43,560 SQ. FT/AC X $0.20/SF) AND IS POSTED WITH THE DEVELOPER'S AGREEMENT.
   B. FOREST PLANTING = 7.766 ACRES ON SITE WITH A SURETY IN THE AMOUNT OF $ 169,143.48 (7.766 AC. X 43,560 SQ. FT./AC X $0.50/S.F.)
   C. SEE SHEET 17 OF THE FINAL RECORDED PLATS (F-04-105) FOR MASTER OVERALL FOREST CONSERVATION TOTAL.

General Notes: (SHEET 11) GAITHER HUNT, SECTION 1, AREA 1

3. THE PURPOSE OF THIS FOREST CONSERVATION PLAN IS TO IDENTIFY 2 FOREST CONSERVATION EASEMENTS CONTAINING 6.14 ACRES PLANTING.
4. THE FOREST CONSERVATION PROVIDED BY THE AMENDED PLAT FOR GAITHER HUNT, SECTION 1, AREA 1, NON-BUILDABLE PRESERVATION PARCEL 'B' PROVIDES A SURETY IN THE AMOUNT OF $133,729.20 (6.14 ACRES x 43560 S.F./ACRE x $0.50/S.F.)

General Notes: OVERALL WAVERLY WOODS

5. THE REMAINING FOREST OBLIGATION AFTER THE RECORDATION OF PLATS (F-04-105) AND F-04-31 TO PROVIDE THE TOTAL FOREST CONSERVATION OBLIGATION FOR GTW'S WAVERLY WOODS, IS 17.82 ACRES RETENTION OR (95.7ACRES - 77.88 ACRES) AND 91.33 ACRES AFFORESTATION OR (100.8 ACRES - 77.47 ACRES).

1 General Note: (Sheets 12 & 13) Mt. Pleasant/Howard County Conservancy, Inc. (Tax Map 10, Grid 24, Parcel 315)

6. The purpose of this Forest Conservation Plan is to identify five (5) Forest Conservation Easements containing 16.28 acres of planting.

EXISTING RECORDED FOREST CONSERVATION EASEMENT LEGEND

NO.	SECTION	FILE NO.	PLAT RECORDING REFERENCE
1	SECTION 4, AREA 1	F-99-79	PLAT NO. 13531
2	SECTION 4, AREA 1	F-95-173	PLAT NO. 12250
3	SECTION 5	F-95-179	PLAT NO. 12716
4	SECTION 5	F-95-179	PLAT NO. 12717
5	SECTION 5	F-95-179	PLAT NO. 12718
6	SECTION 6	F-98-88	PLAT NO. 13513
7	SECTION 6	F-98-88	PLAT NO. 13514
8	SECTION 6	F-98-88	PLAT NO. 13515
9	SECTION 6	F-98-88	PLAT NO. 13516
10	SECTION 6	F-00-114	PLAT NO. 14119
11	SECTION 7	F-97-180	PLAT NOS. 13439 & 13440
12	SECTION 10	F-00-06	PLAT NO. 14140
13	SECTION 11, AREA 3	F-01-147	PLAT NO. 15283
14	SECTION 11, AREA 4	F-01-93	PLAT NO. 15059
15	SECTION 11, AREA 4	F-01-93	PLAT NO. 15060
16	SECTION 11, AREA 4	F-01-93	PLAT NO. 15061
17	SECTION 11, AREA 4	F-01-93	PLAT NO. 15063
18	SECTION 12	F-01-31	PLAT NO. 14790
19	SECTION 12	F-01-31	PLAT NO. 14791
20	SECTION 12	F-01-31	PLAT NO. 14792

1 7. The Forest Conservation provided by the "Amended Plat for Forest Conservation Easement Property of Howard County Conservancy, Inc." provides a surety in the amount of $393,271.00 (16.22 ac. x 43,560 sq.ft. x $0.90/sq.ft.).

1 8. After the recording of the "Amended Plat for Forest Conservation Easement Property of Howard County Conservancy, Inc." remaining forest obligation is 17.82 acres retention or (95.7 ac. - 77.88 ac.) and 14.75 acres planting (100.8 ac. - 94.05 ac.)

FOREST CONSERVATION PLAN
GTW'S WAVERLY WOODS
Lots 1, 6 And 8 - Section 4, Area 1 (Plat Nos. 12246 Thru 12251)
Lot 172 - Section 4, Area 1 (Plat Nos. 13529 Thru 13534)
Lots 137 And 168 - Section 5 (Plat Nos. 12711 Thru 12723)
Lot 173 - Section 5 (Plat Nos. 13859 Thru 13863)
Lots 2 And 3 - Section 7 (Plat Nos. 13432 Thru 13440)
Lots 12 Thru 20 - Section 11, Area 2 Plat Nos. (15190 Thru 15198)
Lot 11 - Section 11, Area 3 Plat Nos. (15221 Thru 15227)

Zoned: R-SC, R-20, R-SA-8 AND R-A-15

Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District, Howard County, Maryland

Date November 2, 2004

Sheet 1 Of 19 1

F.04.105

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OWNERS

WAVERLY WOODS OWNERS ASSOCIATION, INC.
C\O LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

GTW JOINT VENTURE
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Certification # WDCP93MD0610044B
JOHN P. CANOLES

DEVELOPER

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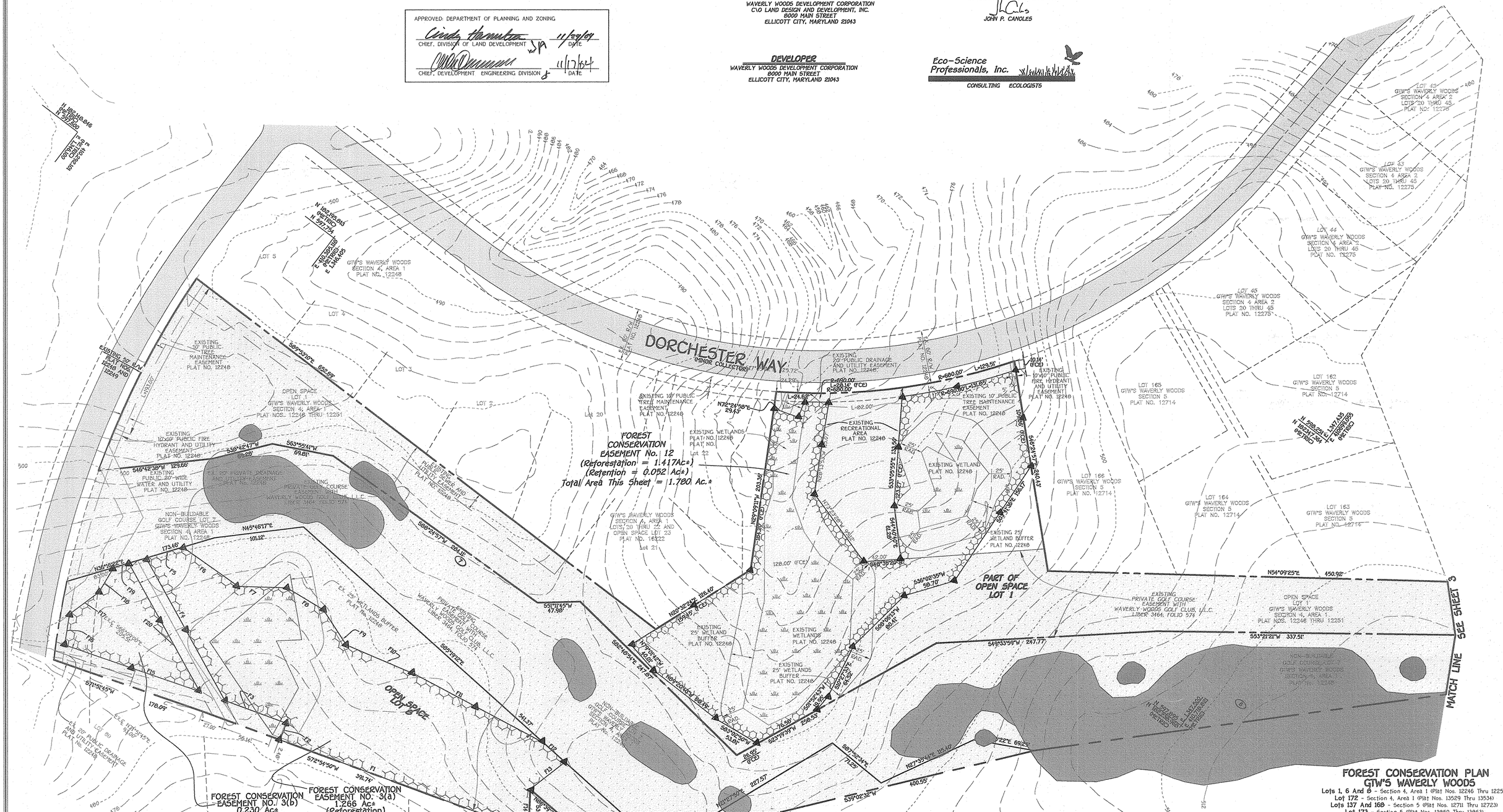
Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 11/29/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 11/17/04



FOREST CONSERVATION PLAN
GTW'S WAVERLY WOODS

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Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District Howard County, Maryland

Scale 1"=50'

Date November 2, 2004
Sheet 2 Of 19 1

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — PROFESSIONAL LAND SURVEYOR

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

No.	Revision	Date
1	Revise sheet number	10-2-06

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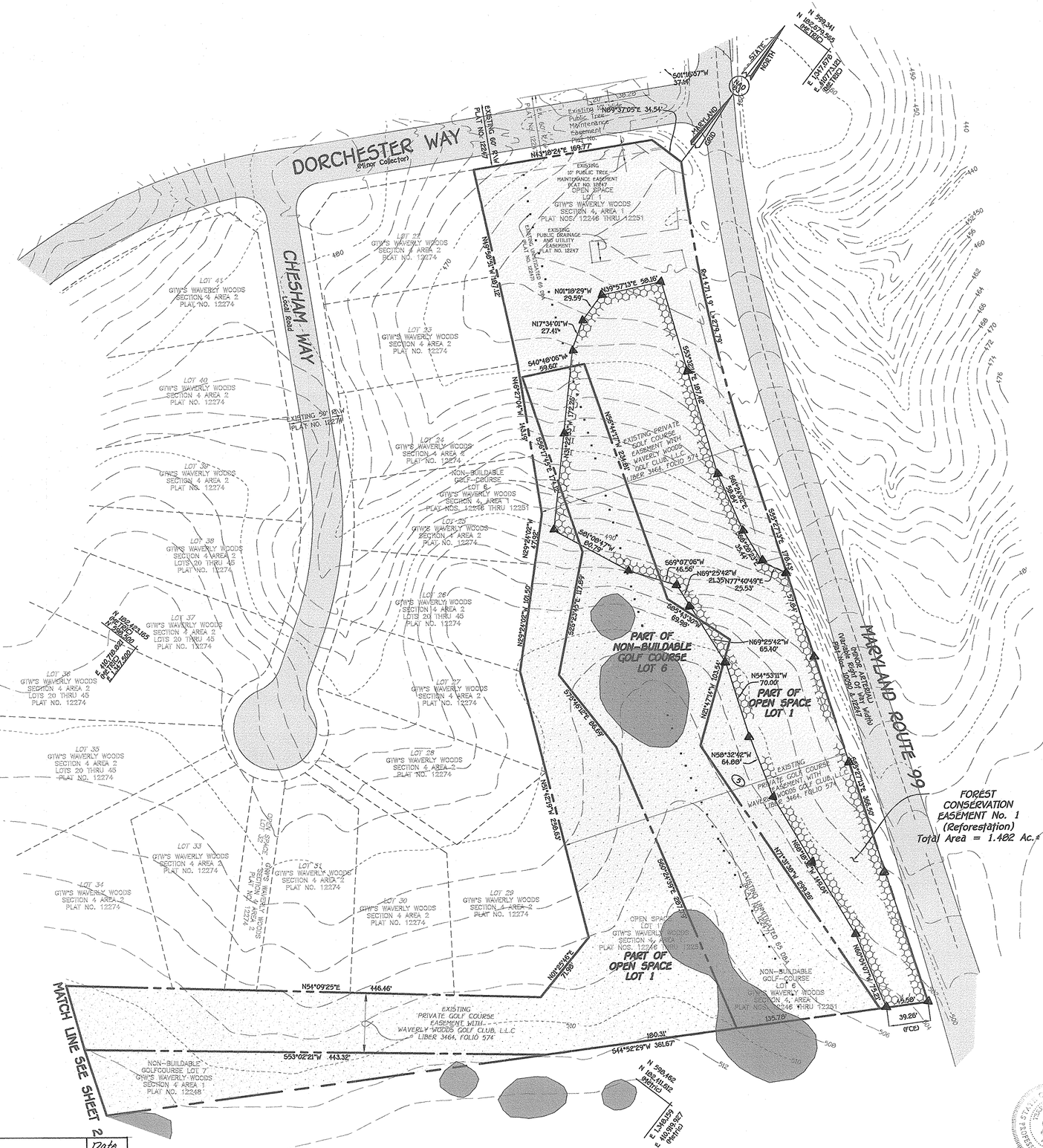

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 11/29/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 11/17/04

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification WDCP93MD0610014B
JOHN P. CANOLES

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

OWNERS

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GTW'S WAVERLY WOODS

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Zoned: R-SC, R-20, R-SA-8 AND R-A-15

Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District Howard County, Maryland

Scale 1"=50'

Date November 2, 2004
Sheet 3 Of 12

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

No.	Revision	Date
1	Revise Sheet number	10.2.06

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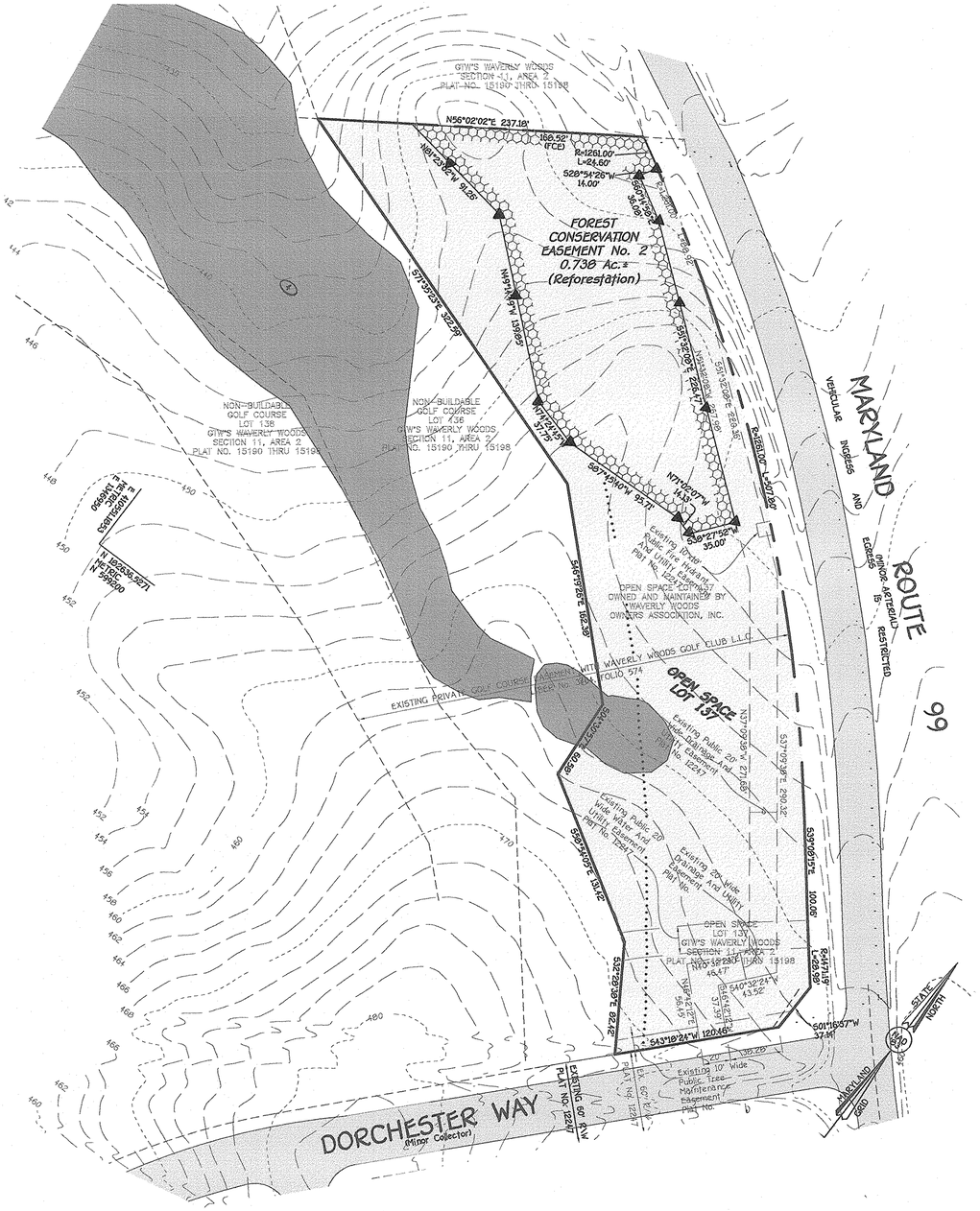

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MD DNR Qualified Professional
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Certification # WDCP93MD0610044B

JOHN P. CANOLES

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

STATE OF MARYLAND
TERRELL A. FISHER
No. 10692
PROFESSIONAL LAND SURVEYOR

FOREST CONSERVATION PLAN
GTW'S WAVERLY WOODS

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Zoned: R-SC, R-20, R-SA-8 AND R-A-15

Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District Howard County, Maryland

Scale 1"=50'

Date November 2, 2004
Sheet 4 Of 19 1

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 11/29/04
CHIEF, DIVISION OF LAND DEVELOPMENT JA DATE

11/17/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

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

No.	Revision	Date
1	Revise sheet number	10-2-06

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NON-BUILDABLE OPEN SPACE LOT 172 GTW'S WAVERLY WOODS SECTION 4, AREA 1 PLAT No. 13529 THRU 13534

NON-BUILDABLE GOLF COURSE LOT 9 GTW'S WAVERLY WOODS SECTION 4, AREA 1 LOTS 1 THRU 19, PARCELS A THRU E PLAT No. 12249

EXISTING 50' R/W PLAT NOS. 12246 AND 12249

PETERSBORO ROAD (LOCAL ROADWAY)

S88°44'56"W 410.00'

S64°59'58"W 134.76'

S88°44'56"W 725.99'

PART OF OPEN SPACE LOT 172

EXISTING PRIVATE GOLF COURSE EASEMENT WITH WAVERLY WOODS (TEST CUT) L.1864, F.0410 ETC.

FOREST CONSERVATION EASEMENT No. 13 0.109 Ac.± (Reforestation)

FOREST CONSERVATION EASEMENT No. 15 0.426 Ac.± (Retention)

FOREST CONSERVATION EASEMENT No. 16 0.892 Ac.± (Retention)

EXISTING FOREST CONSERVATION EASEMENT PLAT No. 12249

EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT PLAT No. 12249

MATCH LINE SEE SHEET 6

N59°08'05"E 88.60'

S35°03'12"E 7.86'

43.50' (FCE)

S79°49'29"E 230.28'

L=234.76' R=7789.44'

L=234.76'

S84°39'35"E 98.88'

N87°00'56"W 118.65'

S45°00'17"E 50.91'

S66°37'38"E 83.10'

12.37'

57.25'

N83°19'10"W 104.03'

N77°05'39"W 204.44'

N07°47'24"E 69.42'

N64°53'05"W 104.03'

S61°22'31"W 129.03'

N60°32'10"E 43.54'

N46°18'14"E 59.69'

S75°27'50"W 295.71'

S46°47'31"W 166.45'

N75°25'47"E 195.38'

S07°47'24"W 184.54'

R=7789.44' L=202.25'

S79°22'12"W 78.40'

N63°59'24"E 71.51'

S63°06'18"E 78.78'

N30°38'01"E 28.47'

S66°38'01"W 216.00'

56.50'

S71°51'45"W 157.79'

LOT 79

LOT 78

LOT 77

LOT 76

LOT 75

LOT 74

WAVERLY WOODS SECTION 11 PLAT No. 10086

OPEN SPACE LOT 67

E 1,345,000 N 596,900 N 181,935.486 (METRIC)

E 1,345,200 N 597,000 N 181,965.963 (Meters)

VEHICULAR INGRESS AND EGRESS IS RESTRICTED

INTERSTATE 70

S.H.A. PLAT Nos. 31486, 31487 AND 31488

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 11/23/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 11/17/04

OWNERS

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STATE OF MARYLAND — JOHN PATRICK FISHER — No. 10662 — PROFESSIONAL LAND SURVEYOR

FOREST CONSERVATION PLAN
GTW'S WAVERLY WOODS

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Zoned: R-SC, R-20, R-SA-8 AND R-A-15

Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District Howard County, Maryland

Scale 1"=50'

Date November 2, 2004
Sheet 5 Of 13 (1)

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

No.	Revision	Date
1	Revise sheet number	10-2-06

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F-04-105

APPROVED: DEPARTMENT OF PLANNING AND ZONING

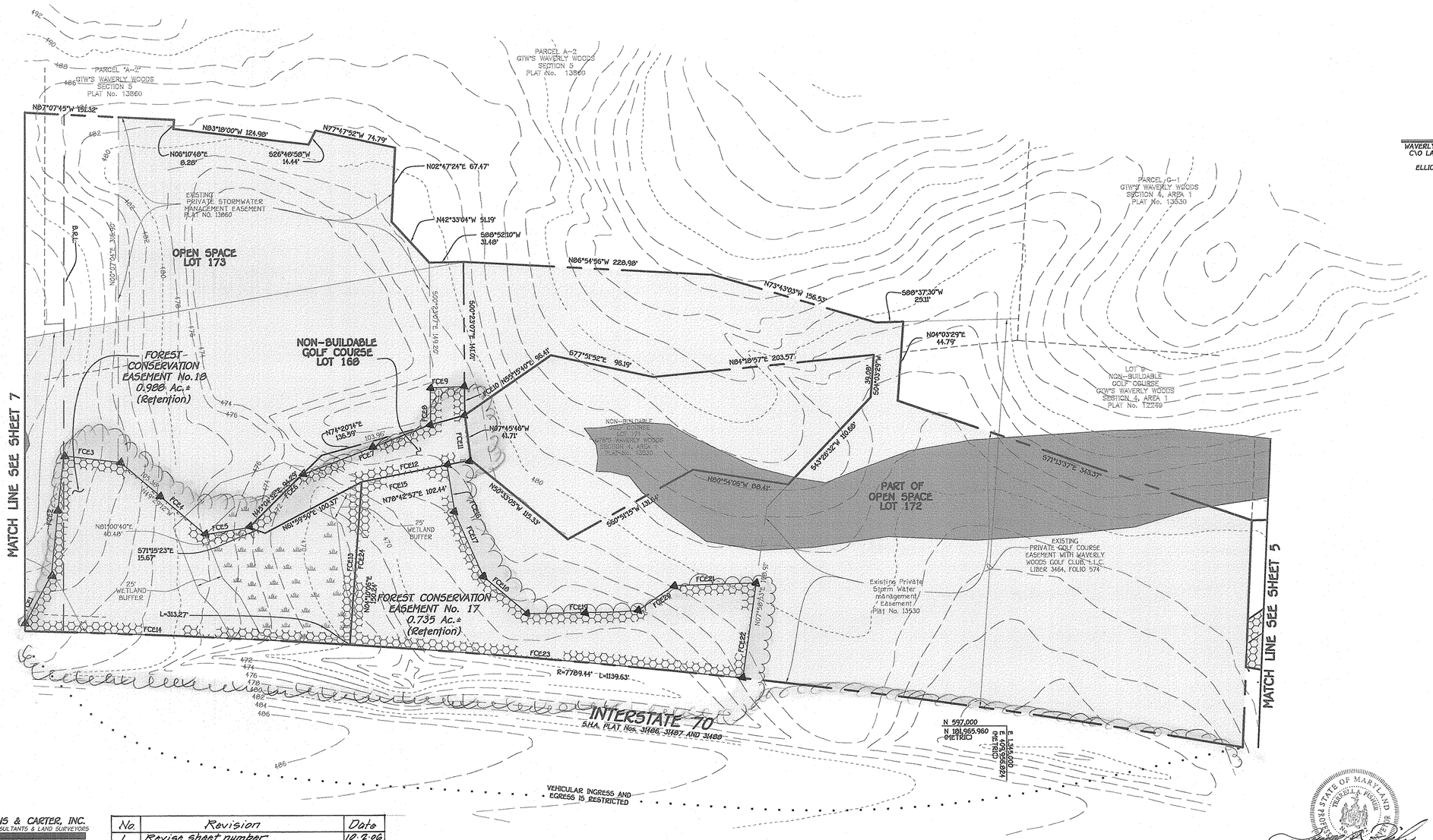
CHIEF, DIVISION OF LAND DEVELOPMENT, JA — DATE 11/29/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 11/17/04

Forest Conservation Tabulation Easement No. 18	
SYM.	BEARING AND DISTANCE
FCE1	N28°06'55"E 58.83'
FCE2	N05°56'10"E 109.85'
FCE3	S83°03'54"E 52.72'
FCE4	S49°29'12"E 102.34'
FCE5	N81°00'37"E 40.48'
FCE6	N45°04'32"E 68.66'
FCE7	N56°40'27"E 126.93'
FCE9	N00°23'07"E 33.66'
FCE9	N87°47'50"E 31.49'
FCE10	S00°23'07"E 26.26'
FCE11	N07°45'46"W 41.71'
FCE12	N78°42'57"E 102.44'
FCE13	N04°10'06"E 150.24'
FCE14	R=7789.44' L=302.05'

Forest Conservation Tabulation Easement No. 17	
SYM.	BEARING AND DISTANCE
FCE15	N78°42'57"E 79.97'
FCE16	N09°22'25"W 45.54'
FCE17	N24°13'54"W 63.76'
FCE18	N49°48'08"W 52.90'
FCE19	S88°13'55"E 101.33'
FCE20	S55°17'55"W 40.28'
FCE21	S88°13'55"W 75.76'
FCE22	N07°59'55"E 88.31'
FCE23	R=7789.44' L=362.55'
FCE24	N04°10'06"E 150.24'

EXISTING



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Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District Howard County, Maryland

Scale 1"=50'

Date November 2, 2004
Sheet 6 Of 19

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No.	Revision	Date
1	Revise sheet number	10-2-06

K:\SDSK\PROJ\30731\dwg\forest plates\30731 Forest Plan (02-07).dwg, 11/4/2004 8:58:22 AM

F.04.105

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 11/16/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 11/17/04

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93MD0810044B

JOHN P. CANOLES

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

PUBLIC FOREST CONSERVATION EASEMENT No. 19 (RETENTION)

SYM.	BEARING AND DISTANCE
F1	S86°10'15"E 234.40'
F2	S69°15'56"E 149.77'
F3	S76°27'54"E 43.54'
F4	N81°05'25"E 45.02'
F5	N84°58'36"E 25.16'
F6	N53°13'42"E 83.04'
F7	N82°19'49"E 330.86'
F8	N80°11'53"E 148.65'
F9	S70°19'48"E 110.64'
F10	S81°23'16"E 99.75'
F11	S03°47'44"W 19.39'
F12	R=7789.44' L=1334.82'
F13	N37°19'16"W 176.70'

PUBLIC FOREST CONSERVATION EASEMENT No. 20 (AFFORESTATION)

SYM.	BEARING AND DISTANCE
F14	S37°25'10"E 104.41'
F15	S09°44'14"E 49.77'
F16	S14°55'46"E 40.65'
F17	S26°04'41"E 55.36'
F18	S32°43'34"E 54.06'
F19	S34°10'07"E 39.74'
F20	S52°06'24"E 55.02'
F21	S61°36'46"E 67.29'
F22	S77°02'47"E 38.16'
F23	S85°06'16"E 70.66'
F24	S83°53'18"E 55.34'
F25	S84°35'04"E 102.15'
F26	S80°38'42"E 21.59'
F27	S03°49'45"W 35.09'
F28	N86°10'15"W 321.80'
F29	S71°17'07"W 15.49'
F30	N37°19'16"W 284.16'
F31	N10°41'16"W 194.60'

PUBLIC FOREST CONSERVATION EASEMENT No. 21 (RETENTION)

SYM.	BEARING AND DISTANCE
F32	S10°41'16"E 152.50'
F33	R=
F34	N40°55'42"W 134.98'
F35	N04°04'53"W 12.26'
F36	N49°28'00"E 1.30'
F37	N70°06'04"E 261.70'
F38	S21°15'18"W 26.56'
F39	S70°06'04"W 274.60'
F40	N04°04'53"W 28.32'
F41	N13°04'47"E 64.84'
F42	N67°47'32"E 63.39'
F43	N88°09'18"E 66.07'
F44	N77°27'33"E 27.06'
F45	N49°46'02"E 80.73'

PUBLIC FOREST CONSERVATION EASEMENT No. 22 (RETENTION)

SYM.	BEARING AND DISTANCE
F46	N42°19'52"W 365.49'
F47	N71°55'10"W 89.15'
F48	N14°05'55"E 39.45'
F49	S80°55'20"E 125.65'
F50	S58°52'36"E 224.10'
F51	S47°15'45"E 55.36'
F52	S04°20'02"W 122.75'
F53	S49°28'00"W 35.62'
F54	S40°32'00"E 15.18'
F55	S65°33'21"W 11.45'

ZONED PEC

MAJOR COLLECTOR
WARWICK WAY

EXISTING PRIVATE 20' WIDE DRAINAGE, UTILITY AND ACCESS EASEMENT PLAT No. 13434

25' Wetland Buffer

Existing 25' Wetland Buffer Plat No. 13434

Existing Private 20' Wide Drainage, Utility And Access Easement Plat No. 13434

FOREST CONSERVATION EASEMENT No. 21
1.356 Ac.±
(Retention)

FOREST CONSERVATION EASEMENT No. 22
0.953 Ac.±
(Retention)

OPEN SPACE LOT 2

OPEN SPACE LOT 2
SECTION 7
G'W'S WAVERLY WOODS
PLAT Nos. 13432 THRU 13440

PARCEL C-1
SECTION 9
G.T.W. WAVERLY WOODS
PLAT No. 14390
AND 14351

ZONED PEC

Existing Private Golf Course Parcel Lease Outline Liber 3464, Folio 493

NON-BUILDABLE GOLF-COURSE LOT 3

PRIVATE GOLF COURSE EASEMENT WITH WAVERLY WOODS GOLF COURSE LIBER 3464, FOLIO 574

NON-BUILDABLE GOLF COURSE OPEN SPACE LOT 3
G'W'S WAVERLY WOODS
SECTION 7
PLAT Nos. 13432 THRU 13440

PRIVATE GOLF COURSE EASEMENT WITH WAVERLY WOODS GOLF COURSE LIBER 3464, FOLIO 574

METRIC
N 102119.3561
N 597,500
E 1,312,500
E 1,051,394.8225
GRID NE

PARCEL C
SECTION 7
WAVERLY WOODS
No. 14270

ZONED PEC

FOREST CONSERVATION EASEMENT No. 20
0.726 Ac.±
(Reforestation)

OPEN SPACE LOT 8
SECTION 7
G.T.W. WAVERLY WOODS
PLAT No. 16024

HAMPTON ROAD

Existing Public 20' Sewer And Utility Easement Plat No. 13434

Existing Public 30' Sewer And Utility Easement Plat No. 13434 & 13435

Existing 25' Wetland Buffer Plat No. 13434

OPEN SPACE LOT 3 OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION

FOREST CONSERVATION EASEMENT No. 19
1.703 Ac.±
(Retention)

PRIVATE GOLF COURSE EASEMENT WITH WAVERLY WOODS GOLF CLUB, L.L.C. LIBER 3464, FOLIO 574

MATCH LINE SEE SHEET 6

VEHICULAR INGRESS AND EGRESS IS RESTRICTED

INTERSTATE 70
(S.H.A. PLAT No. 31486, 31487 AND 31488)

S71°55'10"E 164.36'
S54°29'24"E 204.86'
S71°55'10"E 192.51'
N37°29'25"E 65.00'
S75°49'26"E 709.17'
N77°07'38"E 175.04'
S40°07'00"W 257.00'
N37°19'16"W 386.00'
R=7789.44' L=1386.51'
140.29'
S14°47'45"E 251.45'
E N88°19'49"E 400.00'

No.	Revision	Date
1	Revise Sheet number	10.2.05

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

STATE OF MARYLAND — JAMES R. SCHOENBERGER — No. 10902 — REGISTERED PROFESSIONAL ENGINEER

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

OWNERS
WAVERLY WOODS OWNERS ASSOCIATION, INC.
C\O LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

GTW JOINT VENTURE
C\O LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

WAVERLY WOODS DEVELOPMENT CORPORATION
C\O LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

FOREST CONSERVATION PLAN
GTW'S WAVERLY WOODS

Lots 1, 6 And 8 - Section 4, Area 1 (Plat Nos. 12246 Thru 12251)
Lot 172 - Section 4, Area 1 (Plat Nos. 13529 Thru 13534)
Lots 137 And 169 - Section 5 (Plat Nos. 12711 Thru 12723)
Lot 173 - Section 5 (Plat Nos. 13859 Thru 13863)
Lots 2 And 3 - Section 7 (Plat Nos. 13432 Thru 13440)
Lots 12 Thru 20 - Section 11, Area 2 Plat Nos. (15190 Thru 15198)
Lot 11 - Section 11, Area 3 Plat Nos. (15221 Thru 15227)

Zoned: R-SC, R-20, R-5A-8 AND R-A-15

Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District Howard County, Maryland

Scale 1"=50'

Date November 2, 2004
Sheet 7 Of 13

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F.04.105

DORCHESTER WAY

MARYLAND ROUTE 99

CHATTERTON WAY

CHESTER WAY

OPEN SPACE LOT 14

PART OF OPEN SPACE LOT 14

OPEN SPACE LOT 20

OPEN SPACE LOT 20 OWNED AND MAINTAINED BY WAVERLY WOODS HOMEOWNER'S ASSOCIATION, INC.

OPEN SPACE LOT 18

OPEN SPACE LOT 12

OPEN SPACE LOT 137 (HOA) GTW'S WAVERLY WOODS SECTION 5 PLAT No. 12713

OPEN SPACE LOT 138 (HOA) GTW'S WAVERLY WOODS SECTION 5 PLAT No. 12713

OPEN SPACE LOT 134 GTW'S WAVERLY WOODS SECTION 6 PLAT No. 13516 AND REVISION PLAT No. 14120

NON-BUILDABLE GOLF COURSE OPEN SPACE LOT 13

NON-BUILDABLE GOLF COURSE LOT 19

NON-BUILDABLE GOLF COURSE OPEN SPACE LOT 17 PLAT No. 15194

NON-BUILDABLE GOLF COURSE LOT 19

NON-BUILDABLE GOLF COURSE OPEN SPACE LOT 16 PLAT No. 15192

NON-BUILDABLE GOLF COURSE LOT 19 GTW'S WAVERLY WOODS SECTION 5 PLAT No. 12713

FOREST CONSERVATION EASEMENT No. 4 (Retention) 0.47 Ac.±

FOREST CONSERVATION EASEMENT No. 14 0.586 Ac.± (AFFORESTATION)

FOREST CONSERVATION EASEMENT No. 5 0.474 Ac.± (Retention)

FOREST CONSERVATION EASEMENT No. 7 0.563 Ac.± (Reforestation)

FOREST CONSERVATION EASEMENT No. 6 0.164 Ac.± (Retention)

FOREST CONSERVATION EASEMENT No. 11 0.792 Ac.± (Retention)

FOREST CONSERVATION EASEMENT No. 9 0.566 Ac.± (Reforestation)

FOREST CONSERVATION EASEMENT No. 8 0.699 Ac.± (Retention)

FOREST CONSERVATION EASEMENT No. 10 0.551 Ac.± (Retention)

PART OF FOREST CONSERVATION EASEMENT No. 6 0.164 Ac.± (Retention)

ZONING R-5A-8

ZONING R-SA-8

GTW'S WAVERLY WOODS SECTION 5 PLAT No. 12717

GTW'S WAVERLY WOODS SECTION 6 PLAT No. 13514

GTW'S WAVERLY WOODS SECTION 5 PLAT No. 12712

LOT 150 GTW'S WAVERLY WOODS SECTION 5 PLAT No. 12712

LOT 149 GTW'S WAVERLY WOODS SECTION 5 PLAT No. 12712

LOT 151

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

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LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LOT 147

LOT 148

LOT 149

LOT 150

LOT 151

NOTE:
TREE PLANTING WITHIN FOREST CONSERVATION EASEMENT NO. 7 SHALL NOT BE LOCATED CLOSER THAN 10 FEET TO THE COMMON BOUNDARY LINE WITH EXISTING TOWNHOUSE LOTS 47 THRU 52.

N 102,804,167466 Metric
N 599,750
E 410,954,143439 Metric
E 1,346,750

N 599,500
N 102,787,587312 Metric
E 410,956,423504 Metric
E 1,347,000

N 599,400
N 102,787,487673 Metric
E 410,957,172744 Metric
E 1,347,500

N 599,250
N 102,651,767159 Metric
E 410,953,222521 Metric
E 1,346,750

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton — CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 11/29/04

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 11/17/04

STATE OF MARYLAND — JOHN P. CANOLES — No. 10857 — REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS
WAVERLY WOODS OWNERS ASSOCIATION, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

WAVERLY WOODS DEVELOPMENT CORPORATION
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

GTW JOINT VENTURE
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93M0060004B
JOHN P. CANOLES

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

No.	Revision	Date
1	Revise sheet number	10.2.06

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

FOREST CONSERVATION PLAN
GTW'S WAVERLY WOODS

Lots 1, 6 And 8 - Section 4, Area 1 (Plat Nos. 12246 Thru 12251)
Lot 172 - Section 4, Area 1 (Plat Nos. 13529 Thru 13534)
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Lots 12 Thru 20 - Section 11, Area 2 (Plat Nos. 15190 Thru 15198)
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Zoned: R-SC, R-20, R-SA-8 AND R-A-15

Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District Howard County, Maryland

Scale 1"=60'

Date November 2, 2004
Sheet 9 Of 13

F-04-105

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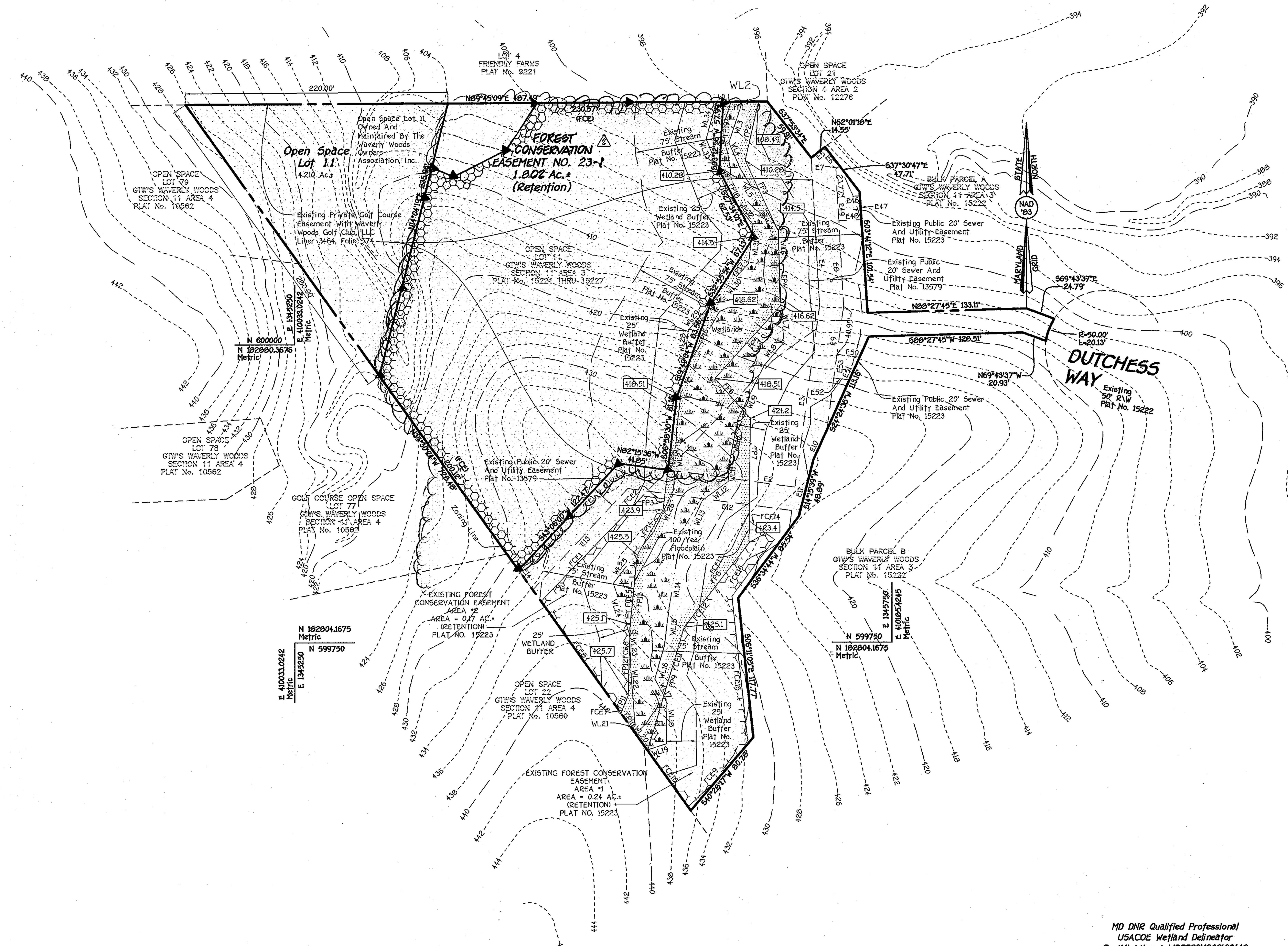
No.	Revision	Date
1	Revise sheet number	10.2.06
2	REMOVE 0.081 ACRES FOREST RETENTION FROM FCE NO. 23 CREATING FCE NO. 23-1	8/2/13



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton JA — CHIEF, DIVISION OF LAND DEVELOPMENT — 11/29/04 DATE

[signature] — CHIEF, DEVELOPMENT ENGINEERING DIVISION — 11/17/04 DATE

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

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — PROFESSIONAL LAND SURVEYOR

DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

OWNERS

WAVERLY WOODS OWNERS ASSOCIATION, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

WAVERLY WOODS DEVELOPMENT CORPORATION
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

GTW JOINT VENTURE
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93MD0610044B
JOHN P. CANOLES

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

FOREST CONSERVATION PLAN
GTW'S WAVERLY WOODS

Lots 1, 6 And 8 - Section 4, Area 1 (Plat Nos. 12246 Thru 12251)
Lot 172 - Section 4, Area 1 (Plat Nos. 13529 Thru 13534)
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Lots 12 Thru 20 - Section 11, Area 2 Plat Nos. (15190 Thru 15198)
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Zoned: R-SC, R-20, R-SA-8 AND R-A-15

Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District Howard County, Maryland

Scale 1"=50'

Date November 2, 2004
Sheet 9 Of 13 (1)

F-04-105

K:\SDSKPROJ\30731\dwg\forest plats\30731 Section 11 area 3 Forest Plan.dwg, 11/2/2004 11:00:33 AM

Planting Notes:

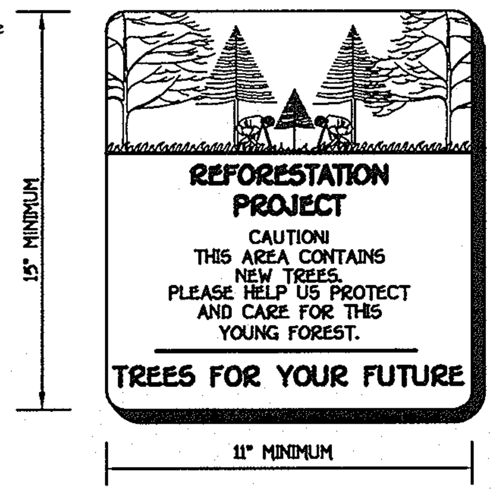
1. Multiflora rose control may be required as part of this planting plan.

2. Bareroot plant material may be used to offset the cost of multiflora rose removal and maintenance. If bareroot material is used it must be planted in March-April and an anti-desiccant gel should be utilized to protect root systems. Container grown stock is recommended.

3. Plants should be flagged to aid on location during maintenance. Plantings should also be planted in grid pattern to facilitate maintenance and removal of invasive and exotic species.
Multiflora Rose Control Note

4. All whips are required to be installed with tree shelters per Howard County FCA requirements. Whips may be container grown or bare root at the discretion of the installation contractor.

Multiflora rose is prevalent in certain areas to be afforested. Prior to planting all multiflora rose shall be removed. Removal of the rose may be performed with mowing and herbicide treatments. Physical removal of all top growth following 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. Herbicides treatments shall occur on 2 month intervals during the first growing season and once each in the spring and 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/shrub seedlings. It is recommended that initiation of rose removal begin at least six months prior to planting.



▲ - DENOTES PLAN VIEW SYMBOL

Planting/Soil Specifications

1. Planting of nursery stock shall take place between March 15th and April 30th. Container stock may be planted September 1-October 30.
2. A twelve (12) inch layer of topsoil shall be spread over all afforestation areas impacted by site grading to assure a suitable planting area. Disturbed areas shall be seeded and stabilized as per general construction plan for project. Planting areas not impacted by site grading shall have no additional topsoil installed.
3. All bareroot planting stock shall have their root systems dipped into an anti-desiccant gel prior to planting.
4. Plants shall be installed so that the top of 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.
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

1. Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
2. Upon completion of the planting, signage shall be installed as per the Forest Retention Area Protection Devices shown on Sheet 2 of the Forest Conservation Plan.
3. Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.

Maintenance of Plantings

1. Maintenance of plantings shall last for a period of 24 months.
2. All plant material shall be watered twice a month during the 1st growing season. Watering may be more or less frequent depending on weather conditions. During second growing season, once a month during May-September, if needed.
3. Invasive exotics and noxious weeds will be removed from reforestation areas. Old field successional species will be retained.
4. Plants will be examined a minimum two times during the growing season for serious plant pests and diseases. Serious problems will be treated with the appropriate agent.
5. Dead branches will be pruned from plantings.

Guarantee Requirements

1. After one growing season, plant material shall be maintained at 90% survival threshold. A 75 percent survival rate of forestation plantings will be required at the end of the 24 month maintenance period. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season.
2. The contractor will not be liable for plant loss due to theft or vandalism.

Surety for Forestation

1. The developer shall post a surety (bond, letter of credit) to ensure that reforestation plantings are completed. Upon acceptance of the plantings by the County, the bond shall be released.

2 The Forest Conservation Provided By This Plan Established A Total Surety In The Amount Of $404,959.90 Based On The Following:
- A. Forest Retention = 11.718 Acres With A Surety In The Amount Of $102,087.22 (11.718 Ac. X 43,560 Sq. Ft/Ac X $0.20/Sf) And Is Posted With The Developer's Agreement.
- B. Forest Planting (Reforestation) = 7.766 Acres On Site With A Surety In The Amount Of $ 169,143.48 (7.766 Ac. X 43,560 Sq. Ft./Ac X $0.50/S.F.)
- C. Forest Planting = 6.14 Acres Off Site Within Gaither Hunt, Section 1, Area 1, Non Buildable Preservation Parcel ' B ' With A Surety In The Amount Of $133,729.20 (6.14 Ac. x 43,560 Sq. Ft./ Ac. x $0.50 /Sq.Ft.)
- D. See Sheet 17 GTW'S Amended Forest Conservation Plats (F-04-105) For Master Overall Forest Conservation Total.
- E. The Remaining 30.53 Acres Of Forest Conservation Obligation Is Deferred Until Submission Of Plans For The Development Of The PSC Zoned Portion Of Gtw's Waverly Woods On The West Side Of Marriottsville Road.

FCE # 12 - 0.145 acres
Planting units Required: 102
Planting units Provided: 105

Qty	Species	Size	Spacing	Total FCA Units
3	Acer rubrum - Red maple	2"cal.	20' o.c.	
4	Liriodendron tulipifera	2"cal.	20' o.c.	
4	Quercus alba - White oak	2"cal.	20' o.c.	
4	Quercus rubra - Red oak	2"cal.	20' o.c.	
15	Total 2" caliper trees x 7 units/tree = FCA unit credit			105
	Total Unit Credit			105

FCE # 13 - 0.195 acres
Planting units Required: 137
Planting units Provided: 140

Qty	Species	Size	Spacing	Total FCA Units
10	Acer rubrum - Red maple	1" cal.	15' o.c.	
10	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
10	Quercus alba - White oak	1" cal.	15' o.c.	
10	Quercus rubra - Red oak	1" cal.	15' o.c.	
40	Total 1" caliper trees x 3.5 units/tree= FCA unit credit			140
	Total Unit Credit			140

FCE # 14 - 0.586 acres
Planting units Required: 410
Planting Units Provided: 414.5

Qty	Species	Size	Spacing	Total Units
6	Quercus alba - White oak	2"cal.	20' o.c.	
6	Quercus rubra - Red oak	2"cal.	20' o.c.	
12	Total 2" caliper trees x 7 units/tree = FCA unit credit			84
9	Acer rubrum - Red maple	1" cal.	15' o.c.	
11	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
15	Quercus alba - White oak	1" cal.	15' o.c.	
12	Quercus rubra - Red oak	1" cal.	15' o.c.	
47	Total 1" caliper trees x 3.5 = FCA unit credit			164.5
8	Acer rubrum - Red maple	2-3' whip	11' o.c.	
6	Cercis canadensis - Redbud	2-3' whip	11' o.c.	
5	Cornus florida - Flowering dogwood	2-3' whip	11' o.c.	
5	Diospyros virginiana - Persimmon	2-3' whip	11' o.c.	
15	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.	
8	Prunus serotina - Black cherry	2-3' whip	11' o.c.	
15	Quercus alba - White oak	2-3' whip	11' o.c.	
15	Quercus rubra - Red oak	2-3' whip	11' o.c.	
6	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.	
83	Total whip plantings x 2 = FCA unit credit			166
	Total Unit Credit			414.5

FCE # 20 - 0.726 acres
Planting units Required: 508
Planting units Provided: 508

Qty	Species	Size	Spacing	Total FCA Units
6	Acer rubrum - Red maple	2"cal.	20' o.c.	
4	Liriodendron tulipifera	2"cal.	20' o.c.	
4	Quercus alba - White oak	2"cal.	20' o.c.	
4	Quercus rubra - Red oak	2"cal.	20' o.c.	
18	Total 2" caliper trees x 7 units/tree = FCA unit credit			126
16	Acer rubrum - Red maple	1" cal.	15' o.c.	
12	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
20	Platanus occidentalis - Sycamore	1" cal.	15' o.c.	
20	Quercus rubra - Red oak	1" cal.	15' o.c.	
68	Total 1" caliper trees x 3.5 units/tree= FCA unit credit			238
14	Cercis canadensis - Redbud	2-3' whip	11' o.c.	
12	Cornus florida - Flowering dogwood	2-3' whip	11' o.c.	
12	Diospyros virginiana - Persimmon	2-3' whip	11' o.c.	
34	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.	
72	Total whip plantings x 2 units /tree = FCA unit credit			144
	Total Unit Credit			508

FCE # 3a - 1.266 acres
Planting units Required: 886
Planting units Provided: 887

Qty	Species	Size	Spacing	Total FCA Units
4	Acer rubrum - Red maple	2"cal.	20' o.c.	
6	Liriodendron tulipifera	2"cal.	20' o.c.	
7	Quercus alba - White oak	2"cal.	20' o.c.	
7	Quercus rubra - Red oak	2"cal.	20' o.c.	
24	Total 2" caliper trees x 7 units/tree = FCA unit credit			168
8	Acer rubrum - Red maple	1" cal.	15' o.c.	
10	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
10	Quercus alba - White oak	1" cal.	15' o.c.	
10	Quercus rubra - Red oak	1" cal.	15' o.c.	
38	Total 1" caliper trees x 3.5 units/tree= FCA unit credit			133
45	Acer rubrum - Red maple	2-3' whip	11' o.c.	
15	Cercis canadensis - Redbud	2-3' whip	11' o.c.	
15	Cornus florida - Flowering dogwood	2-3' whip	11' o.c.	
15	Diospyros virginiana - Persimmon	2-3' whip	11' o.c.	
55	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.	
30	Platanus occidentalis - Sycamore	2-3' whip	11' o.c.	
25	Prunus serotina - Black cherry	2-3' whip	11' o.c.	
30	Quercus alba - White oak	2-3' whip	11' o.c.	
30	Quercus rubra - Red oak	2-3' whip	11' o.c.	
33	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.	
293	Total whip plantings x 2 units /tree = FCA unit credit			586
				887

FCE # 3b- 0.23 acres
Planting units Required: 161
Planting units Provided: 161

Qty	Species	Size	Spacing	Total FCA Units
5	Acer rubrum - Red maple	2"cal.	20' o.c.	
5	Liriodendron tulipifera	2"cal.	20' o.c.	
8	Quercus alba - White oak	2"cal.	20' o.c.	
5	Quercus rubra - Red oak	2"cal.	20' o.c.	
23	Total 2" caliper trees x 7 units/tree = FCA unit credit			161
	Total Unit Credit			161

FCE # 7 - 0.399 acres
Planting units Required: 280
Planting units Provided: 280

Qty	Species	Size	Spacing	Total FCA Units
2	Acer rubrum - Red maple	2"cal.	20' o.c.	
4	Liriodendron tulipifera	2"cal.	20' o.c.	
4	Quercus alba - White oak	2"cal.	20' o.c.	
2	Quercus rubra - Red oak	2"cal.	20' o.c.	
12	Total 2" caliper trees x 7 units/tree = FCA unit credit			84
7	Acer rubrum - Red maple	1" cal.	15' o.c.	
7	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
4	Quercus alba - White oak	1" cal.	15' o.c.	
6	Quercus rubra - Red oak	1" cal.	15' o.c.	
24	Total 1" caliper trees x 3.5 units/tree= FCA unit credit			84
8	Acer rubrum - Red maple	2-3' whip	11' o.c.	
5	Cornus florida - Flowering dogwood	2-3' whip	11' o.c.	
5	Diospyros virginiana - Persimmon	2-3' whip	11' o.c.	
15	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.	
5	Prunus serotina - Black cherry	2-3' whip	11' o.c.	
15	Quercus alba - White oak	2-3' whip	11' o.c.	
5	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.	
58	Total whip plantings x 2 units /tree = FCA unit credit			116
				284

FCE # 9 - 0.582 acres
Planting units Required: 408
Planting units Provided: 408

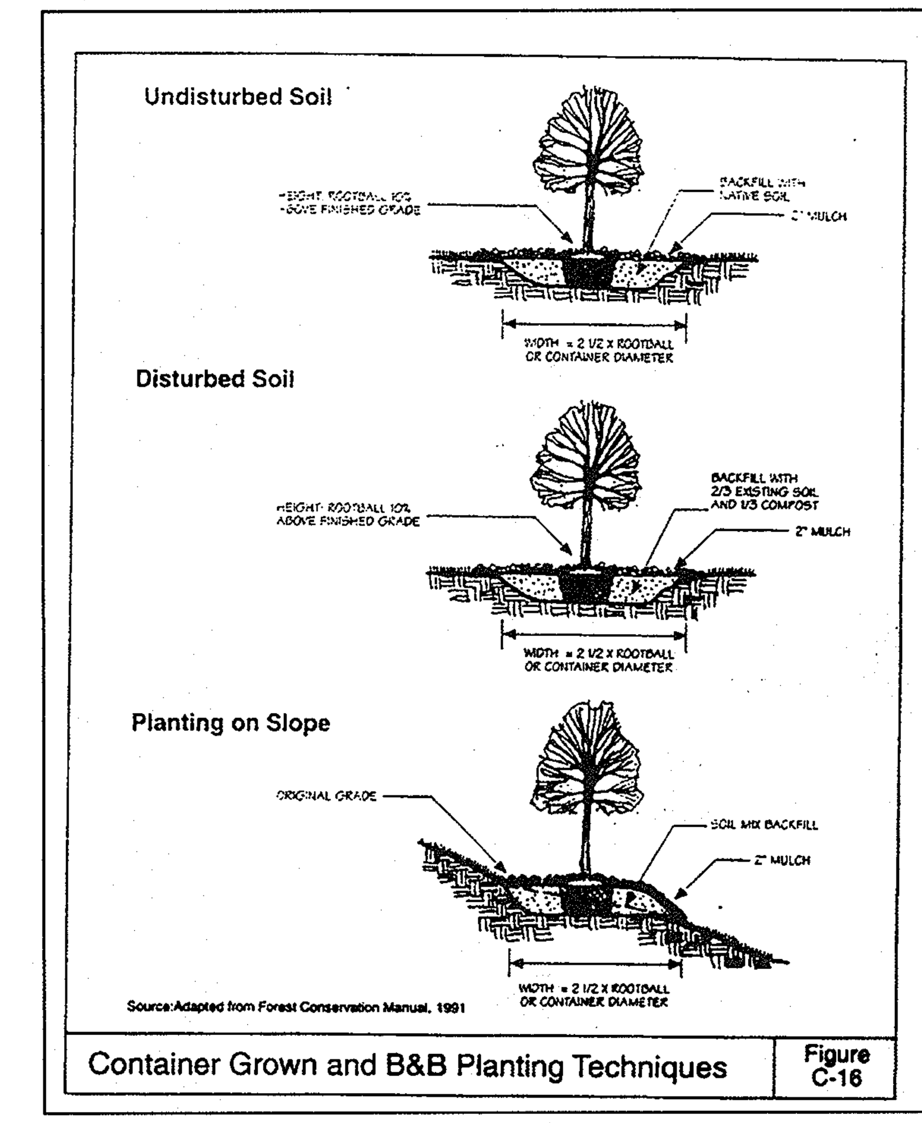
Qty	Species	Size	Spacing	Total FCA Units
3	Acer rubrum - Red maple	2"cal.	20' o.c.	
3	Liriodendron tulipifera	2"cal.	20' o.c.	
6	Quercus alba - White oak	2"cal.	20' o.c.	
6	Quercus rubra - Red oak	2"cal.	20' o.c.	
18	Total 2" caliper trees x 7 units/tree = FCA unit credit			126
10	Acer rubrum - Red maple	1" cal.	15' o.c.	
12	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
12	Quercus alba - White oak	1" cal.	15' o.c.	
10	Quercus rubra - Red oak	1" cal.	15' o.c.	
44	Total 1" caliper trees x 3.5 units/tree= FCA unit credit			154
6	Acer rubrum - Red maple	2-3' whip	11' o.c.	
5	Cercis canadensis - Redbud	2-3' whip	11' o.c.	
5	Cornus florida - Flowering dogwood	2-3' whip	11' o.c.	
16	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.	
5	Platanus occidentalis - Sycamore	2-3' whip	11' o.c.	
5	Prunus serotina - Black cherry	2-3' whip	11' o.c.	
8	Quercus alba - White oak	2-3' whip	11' o.c.	
8	Quercus rubra - Red oak	2-3' whip	11' o.c.	
6	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.	
64	Total whip plantings x 2 units /tree = FCA unit credit			128
				408

FCE # 1 - 1.482 acres
Planting units Required: 1038
Planting units Provided: 1040

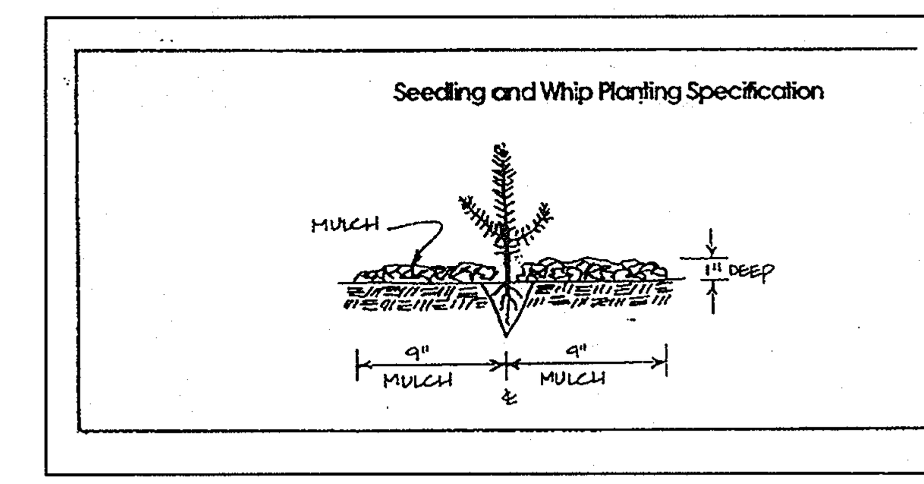
Qty	Species	Size	Spacing	Total FCA Units
7	Acer rubrum - Red maple	2"cal.	20' o.c.	
15	Liriodendron tulipifera	2"cal.	20' o.c.	
15	Quercus alba - White oak	2"cal.	20' o.c.	
8	Quercus rubra - Red oak	2"cal.	20' o.c.	
45	Total 2" caliper trees x 7 units/tree = FCA unit credit			315
15	Acer rubrum - Red maple	1" cal.	15' o.c.	
35	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
20	Quercus alba - White oak	1" cal.	15' o.c.	
20	Quercus rubra - Red oak	1" cal.	15' o.c.	
90	Total 1" caliper trees x 3.5 units/tree= FCA unit credit			315
20	Acer rubrum - Red maple	2-3' whip	11' o.c.	
12	Cercis canadensis - Redbud	2-3' whip	11' o.c.	
12	Cornus florida - Flowering dogwood	2-3' whip	11' o.c.	
5	Diospyros virginiana - Persimmon	2-3' whip	11' o.c.	
35	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.	
6	Platanus occidentalis - Sycamore	2-3' whip	11' o.c.	
30	Prunus serotina - Black cherry	2-3' whip	11' o.c.	
35	Quercus alba - White oak	2-3' whip	11' o.c.	
25	Quercus rubra - Red oak	2-3' whip	11' o.c.	
20	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.	
200	Total whip plantings x 2 units /tree = FCA unit credit			400
	Total Unit Credit			1040

FCE # 2 - 0.738 acres
Planting units Required: 517
Planting units Provided: 519

Qty	Species	Size	Spacing	Total FCA Units
6	Quercus alba - White oak	2"cal.	20' o.c.	
6	Quercus rubra - Red oak	2"cal.	20' o.c.	
12	Total 2" caliper trees x 7 units/tree = FCA unit credit			84
10	Liriodendron tulipifera - Tulip poplar	1" cal.	15' o.c.	
16	Quercus alba - White oak	1" cal.	15' o.c.	
16	Quercus rubra - Red oak	1" cal.	15' o.c.	
42	Total 1" caliper trees x 3.5 units/tree= FCA unit credit			147
15	Cercis canadensis - Redbud	2-3' whip	11' o.c.	
15	Cornus florida - Flowering dogwood	2-3' whip	11' o.c.	
10	Diospyros virginiana - Persimmon	2-3' whip	11' o.c.	
35	Liriodendron tulipifera - Tulip poplar	2-3' whip	11' o.c.	
15	Prunus serotina - Black cherry	2-3' whip	11' o.c.	
22	Quercus alba - White oak	2-3' whip	11' o.c.	
22	Quercus rubra - Red oak	2-3' whip	11' o.c.	
10	Viburnum prunifolium - Blackhaw	2-3' whip	11' o.c.	
144	Total whip plantings x 2 units /tree = FCA unit credit			288
	Total Unit Credit			519



Container Grown and B&B Planting Techniques — Figure C-16



Residential And Golf Use
FOREST CONSERVATION WORKSHEET
VERSION 1.0

BASIC SITE DATA:

GROSS SITE AREA.......................=		497.2
AREA WITHIN 100 YEAR FLOODPLAIN.......................=		10.0
AREA TWITHIN AGRICULTURAL USE OR PRESERVATION PARCEL..........=		-----
AREA WITHIN OVERHEAD TRANSMISSION LINES.......................=		-----
NET TRACT AREA (NTA):.......................=		487.2
LAND USE CATEGORY: Residential And Golf Use		

INFORMATION FOR CALCULATIONS:

NET TRACT AREA (NTA):.......................		487.2
FOREST CONSERVATION THRESHOLD.......................	20% X NTA	97.4
AFFORESTATION THRESHOLD.......................	15% X NTA	73.1

EXISTING FOREST COVER:

EXISTING FOREST ON NTA:.......................=	193.6
EXISTING FOREST ABOVE CONSERVATION THRESHOLD.......................=	96.2
BREAK EVEN POINT: (IF APPLICABLE) (96.2x0.2) + 97.4	116.6
FOREST TO BE CLEARED:	135.3
FOREST TO BE RETAINED.......................=	58.3

REFORESTATION CALCULATIONS

CLEARING ABOVE THRESHOLD
CLEARED ABOVE THRESHOLD X1/4: ACRES
FOREST RETAINED ABOVE THRESHOLD: ACREA
REFORESTATION REQUIRED (a-b)

CLEARING BELOW THRESHOLD
a. FOREST CLEARED ABOVE THRESHOLD - 96.2 x 1/4: 24.1 ACRES
b. FOREST CLEARED BELOW THRESHOLD - 39.1 x 2: 78.2 ACRES

REFORESTATION REQUIRED (a-b) 102.3

Commercial And Golf Use
FOREST CONSERVATION WORKSHEET
VERSION 1.0

BASIC SITE DATA:

GROSS SITE AREA.......................=		208.2
AREA WITHIN 100 YEAR FLOODPLAIN.......................=		37.9
AREA TWITHIN AGRICULTURAL USE OR PRESERVATION PARCEL..........=		-----
AREA WITHIN OVERHEAD TRANSMISSION LINES.......................=		-----
NET TRACT AREA (NTA):.......................=		170.3
LAND USE CATEGORY: Commercial And Golf Use		

INFORMATION FOR CALCULATIONS:

NET TRACT AREA (NTA):.......................		170.3
FOREST CONSERVATION THRESHOLD.......................	15% X NTA	25.5
AFFORESTATION THRESHOLD.......................	15% X NTA	25.5

EXISTING FOREST COVER:

EXISTING FOREST ON NTA:.......................=	110.9
EXISTING FOREST ABOVE CONSERVATION THRESHOLD.......................=	85.4
BREAK EVEN POINT: (IF APPLICABLE) (85.4X0.2) + 25.5	42.6
FOREST TO BE CLEARED:	73.5
FOREST TO BE RETAINED.......................=	37.4

REFORESTATION CALCULATIONS

CLEARING ABOVE THRESHOLD
CLEARED ABOVE THRESHOLD 73.5 X1/4: 18.4 ACRES
FOREST RETAINED ABOVE THRESHOLD: 11.9 ACREA
REFORESTATION REQUIRED (a-b) 6.5

CLEARING BELOW THRESHOLD
a. FOREST CLEARED ABOVE THRESHOLD
b. FOREST CLEARED BELOW THRESHOLD

REFORESTATION REQUIRED (a-b)

General Notes:

A. THIS PLAN PROVIDES ON-SITE RETENTION OF 11.718 ACRES; ON-SITE REFORESTATION OF 7.766 ACRES.
B. THE REMAINING FOREST OBLIGATION AFTER THE RECORDATION OF THE AMENDED PLATS - GTW'S WAVERLY WOODS (F-04-105) IS 17.82 ACRES RETENTION OR (95.7ACRES - 77.88 ACRES) AND 31.33 ACRES AFFORESTATION OR (108.8ACRES - 77.47 ACRES)
C. THE 63.01 ACRES FOREST RETENTION IDENTIFIED ON F-04-105, PLAT SHEET 17 IS THE REQUIREMENT ASSOCIATED WITH RECORDING SECTION 4 THRU 13 OF THE WAVERLY WOODS SUBDIVISION PLATS. THE ROAD DRAWINGS, WORKSHEET ON SHEET 10 ARE CONSISTENT IDENTIFYING A TOTAL RETENTION REQUIREMENT OF 96.1 ACRES FOR THE ENTIRE WAVERLY WOODS PROJECT (EAST AND WEST SIDES OF MARRIOTTSVILLE ROAD).
D. THE 40.8 ACRES FOREST PLANTING IDENTIFIED ON F-04-105, PLAT SHEET 17 IS THE REQUIREMENT ASSOCIATED WITH SECTION 4 THRU 13 OF THE WAVERLY WOODS SUBDIVISION PLATS. THE ROAD DRAWINGS, WORKSHEET ON SHEET 10 ARE CONSISTENT IDENTIFYING A TOTAL PLANTING REQUIREMENT OF 108.0 ACRES FOR THE ENTIRE WAVERLY WOODS PROJECT (EAST AND WEST SIDES OF MARRIOTTSVILLE ROAD).
E. THE "AREA OF SURPLUS RETENTION" AND "AREA OF SURPLUS PLANTING" IN THE TABULATION CHART IDENTIFY THE REPECTIVE ACREAGES PROVIDED BEYOND THE RETENTION AND PLANTING REQUIRED TO SUPPORT THE FINAL PLAN DEVELOPMENT OF SECTION 4 THRU SECTION 13, INCLUSIVE.

OWNERS
WAVERLY WOODS OWNERS ASSOCIATION, INC.
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

WAVERLY WOODS DEVELOPMENT CORPORATION
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

GTW JOINT VENTURE
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 11/2/04
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

[signature] 11/17/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

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

No.	Revision	Date
1	Revise sheet number	10.2.06

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93MD0610044B
JOHN P. CANOLES

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

FOREST CONSERVATION PLANTING SCHEDULE AND DETAILS
GTW'S WAVERLY WOODS
Lots 1, 6 And 8 - Section 4, Area 1 (Plat Nos. 12246 Thru 12251)
Lot 172 - Section 4, Area 1 (Plat Nos. 13529 Thru 13534)
Lots 137 And 168 - Section 5 (Plat Nos. 12711 Thru 12723)
Lot 173 - Section 5 (Plat Nos. 13859 Thru 13863)
Lots 2 And 3 - Section 7 (Plat Nos. 13432 Thru 13440)
Lots 12 Thru 20 - Section 11, Area 2 Plat Nos. (15190 Thru 15198)
Lot 11 - Section 11, Area 3 Plat Nos. (15221 Thru 15227)

Zoned: R-SC, R-20, R-SA-8 AND R-A-15

Tax Map: 16, Grids 5 And 10, Parcels 417, 418, 424 & 435

Third Election District Howard County, Maryland

Scale As Shown

Date November 2, 2004
Sheet 10 Of 13 △1

F.04.105

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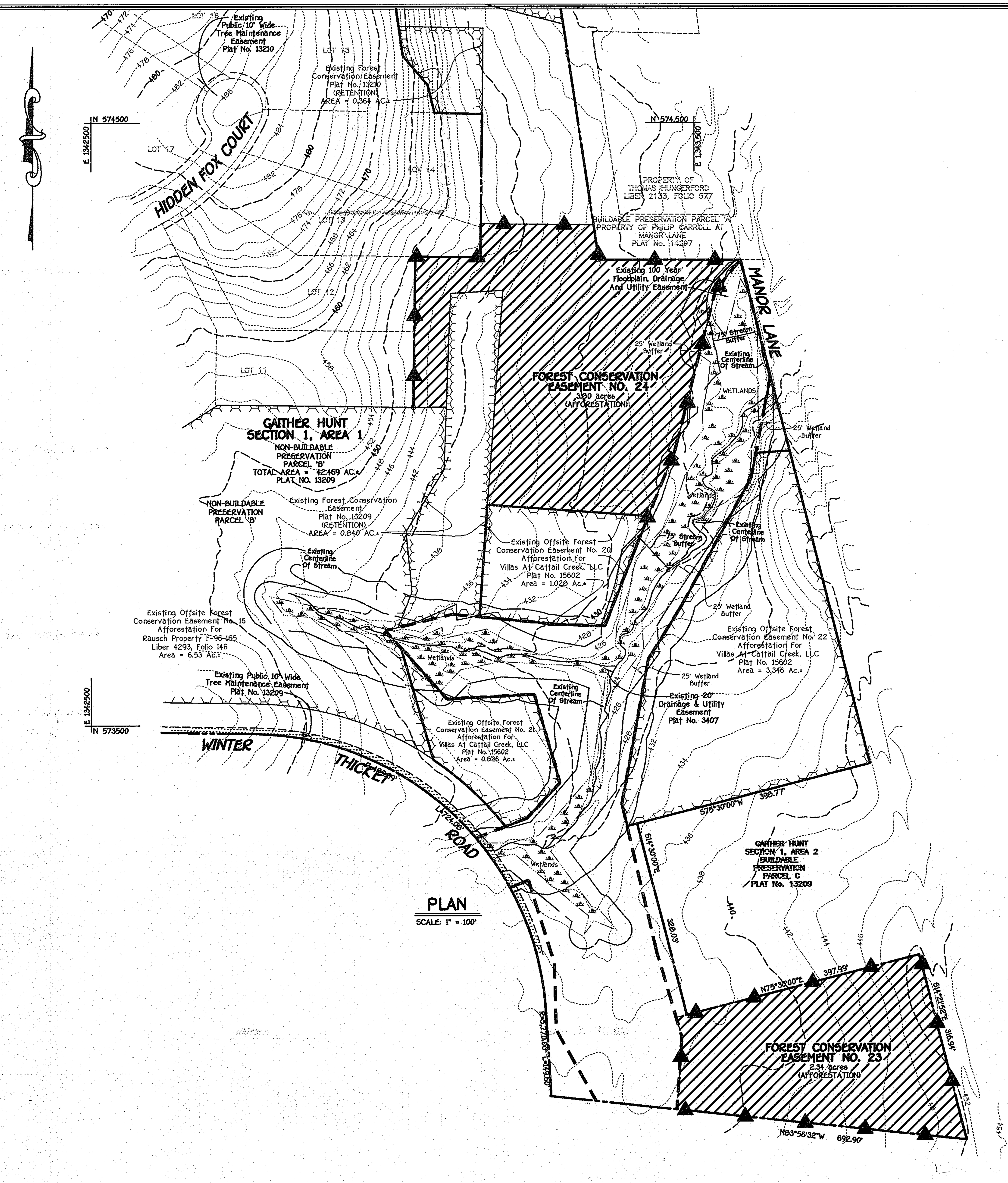


Planting Schedule

FCE #24 (3.8 +/ acres)

Qty.	Species Spacing	Size
170	Acer rubrum - Red maple	2-3' whip **
75	Cornus florida - Flowering dogwood	2-3' whip **
200	Fraxinus pennsylvanica - Green ash	2-3' whip **
75	Juniperus virginiana - Red cedar	2-3' whip **
175	Liriodendron tulipifera - Poplar	2-3' whip **
125	Nyssa sylvatica - Black gum	2-3' whip **
150	Prunus serotina - Black cherry	2-3' whip **
150	Quercus alba - White oak	2-3' whip **
150	Quercus rubra - Red oak	2-3' whip **
75	Viburnum prunifolium - Blackhaw	2-3' whip **
1345	Total	

FCE #23 (2.3 +/ acres)

Qty.	Species Spacing	Size
100	Acer rubrum - Red maple	2-3' whip **
40	Cornus florida - Flowering dogwood	2-3' whip **
120	Fraxinus pennsylvanica - Green ash	2-3' whip **
50	Juniperus virginiana - Red cedar	2-3' whip **
100	Liriodendron tulipifera - Poplar	2-3' whip **
80	Nyssa sylvatica - Black gum	2-3' whip **
80	Prunus serotina - Black cherry	2-3' whip **
100	Quercus alba - White oak	2-3' whip **
100	Quercus rubra - Red oak	2-3' whip **
50	Viburnum prunifolium - Blackhaw	2-3' whip **
820	Total	

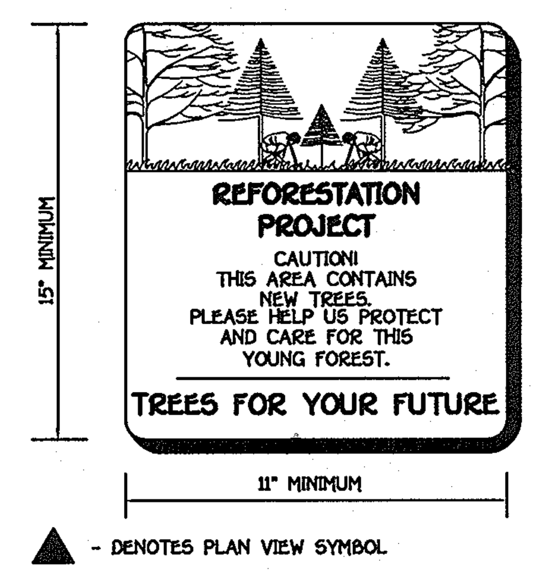
Key:

** Plantings to be spaced on 11 foot centers - plantings should be installed in rows to facilitate future maintenance. Where possible rows should be made along contour.
Per County requirements, tree shelters should be used

b.t. - branched transplant

NOTE:

1. The Requirement For Planting Is 350 whips with shelters per acre.
   FCE 23 = 350 Whips / Acre x 2.34 Acres Or 819 Whips
   FCE 24 = 350 Whips / Acre x 3.80 Acres Or 1,330 Whips
2. Total Number Of Plants Required is 2,149 Whips
   Total Number Of Plants Provided Is 2,165 Whips



▲ - DENOTES PLAN VIEW SYMBOL

Planting Notes:

1. Multiflora rose control may be required as part of this planting plan.

2. Bareroot plant material may be used to offset the cost of multiflora rose removal and maintenance. If bareroot material is used it must be planted in March-April and an anti-desiccant gel should be utilized to protect root systems. Container grown stock is recommended.

3. Plants should be flagged to aid on location during maintenance. Plantings should also be planted in grid pattern to facilitate maintenance and removal of invasive and exotic species.
Multiflora Rose Control Note

Multiflora rose is prevalent in certain areas to be afforested. Prior to planting all multiflora rose shall be removed. Removal of the rose may be performed with mowing and herbicide treatments. Physical removal of all top growth following 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. Herbicides treatments shall occur on 2 month intervals during the first growing season and once each in the spring and 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/shrub seedlings. It is recommended that initiation of rose removal begin at least six months prior to planting.

Planting/Soil Specifications

1. Planting of nursery stock shall take place between March 15th and April 30th. Container stock may be planted September 1-October 30.
2. A twelve (12) inch layer of topsoil shall be spread over all afforestation areas impacted by site grading to assure a suitable planting area. Disturbed areas shall be seeded and stabilized as per general construction plan for project. Planting areas not impacted by site grading shall have no additional topsoil installed.
3. All bareroot planting stock shall have their root systems dipped into an anti-desiccant gel prior to planting.
4. Plants shall be installed so that the top of 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.
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

1. Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
2. Upon completion of the planting, signage shall be installed as per the Forest Retention Area Protection Devices shown on Sheet 2 of the Forest Conservation Plan.
3. Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.

Maintenance of Plantings

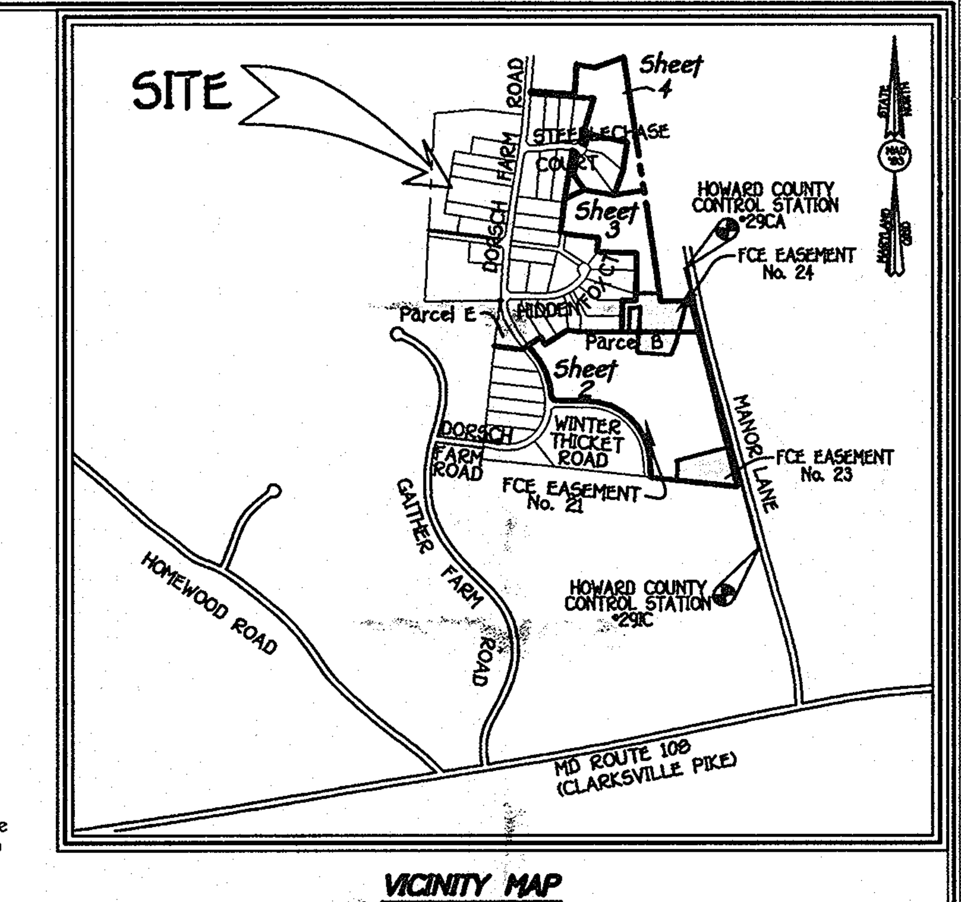
1. Maintenance of plantings shall last for a period of 24 months.
2. All plant material shall be watered twice a month during the 1st growing season. Watering may be more or less frequent depending on weather conditions. During second growing season, once a month during May-September, if needed.
3. Invasive exotics and noxious weeds will be removed from reforestation areas. Old field successional species will be retained.
4. Plants will be examined a minimum two times during the growing season for serious plant pests and diseases. Serious problems will be treated with the appropriate agent.
5. Dead branches will be pruned from plantings.

Guarantee Requirements

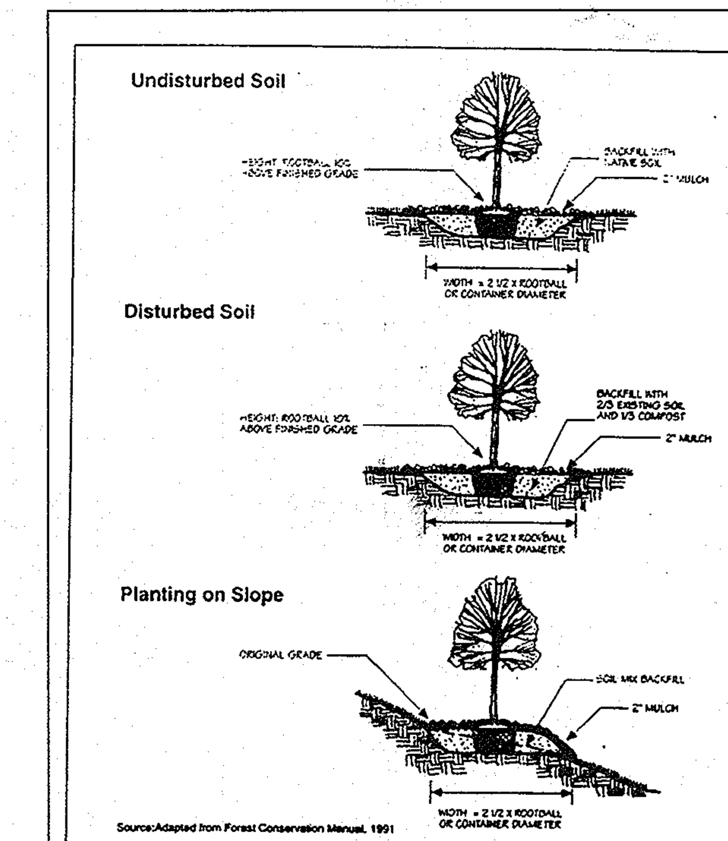
1. After one growing season, plant material shall be maintained at 90% survival threshold. A 75 percent survival rate of forestation plantings will be required at the end of the 24 month maintenance period. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season.
2. The contractor will not be liable for plant loss due to theft or vandalism.

Surety for Forestation

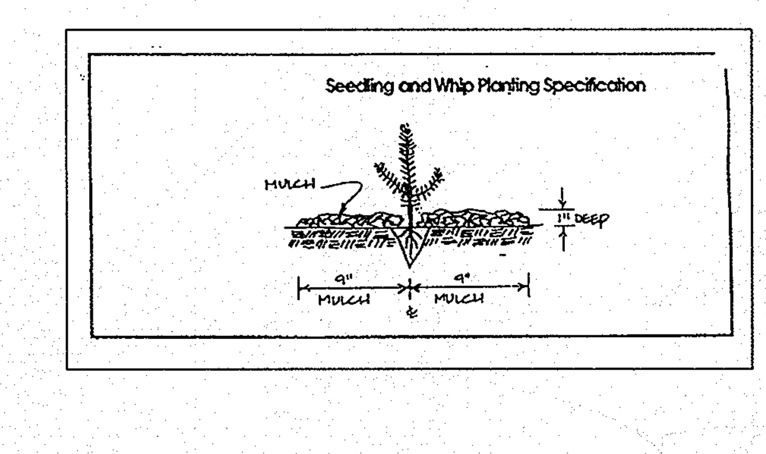
1. The developer shall post a surety (bond, letter of credit) to ensure that reforestation plantings are completed. Upon acceptance of the plantings by the County, the bond shall be released.
2. The forest conservation planting by the amended plat for Gaither Hunt, Section 1, Area 1, Non-Buildable Preservation Parcel 'B' provides a total surety in the amount of $133,729.20 based on 6.14 acres x 43,560 Sq.Ft/ Acres x $0.50/Sq.Ft.
3. The forest conservation surety is included in the developer's agreement for F-04-105.

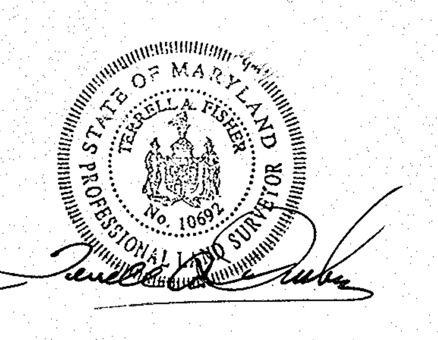


VICINITY MAP
SCALE: 1" = 1200'



Container Grown and B&B Planting Techniques — Figure C-16





GTW'S WAVERLY WOODS
OFF-SITE FOREST CONSERVATION PLAN, FOREST CONSERVATION NOTES AND DETAILS

PROPERTY OF MANOR LANE GOLF, LLC

(GAITHER HUNT, SECTION 1, AREA 1, NON-BUILDABLE AR PERSERVATION PARCEL - PLAT NOS. 13208 THRU 13211)
ZONING: RE-DEO
TAX MAP No: 29 PARCEL: 21 GRID No: 11
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: NOVEMBER 2, 2004
SHEET 11 OF 13 △1

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton JA 11/29/04
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

11/17/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

No.	Revision	Date
1	Revise sheet number	10.2.06

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

OWNER
MANOR LANE GOLF, LLC
c/o MR. J. THOMAS SCRIVENER
SUITE 209
8808 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21045

DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o MR. DONALD REUWER
8000 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93MD0610044B
JOHN P. CANOLES

F.04.105

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