

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	P-1	P-2	P-3	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	-
LANDSCAPE TYPE	C	A	A	-
LINEAR FEET OF PERIMETER	231.56 L.F.	536.76 L.F.	793.53 L.F.	-
NUMBER OF PLANTS REQUIRED	231.56/10' = 23	536.76/60' = 9	(793.53/60' = 13)	-
SHADE TREES	231.56/20' = 12	536.76/60' = 9	(793.53/60' = 13)	-
EVERGREEN TREES	-	-	-	-
CREDIT FOR EXISTING VEGETATION	N/A	N/A	FOREST CONSERVATION PLANTING CREDIT 70/60' = 1	-
NUMBER OF PLANTS PROVIDED	6	9	13-1 = 12	27
SHADE TREES	12	0	0	12
EVERGREEN TREES	-	-	-	-

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
27		ACER RUBRUM 'OCTOBER GLORY' / OCTOBER RED MAPLE	2 1/2" - 3" CALIPER FULL CROWN, B&B
12		PINUS STROBUS / EASTERN WHITE PINE	6'-8" HT

E 98925.5516
Metric
E 1276000
N 125256.9171
N 125256.9171

PLANTING SCHEDULE

FCS - 1 - 1.41 Acres
Planting units Required: 987
Planting units Provided: 996

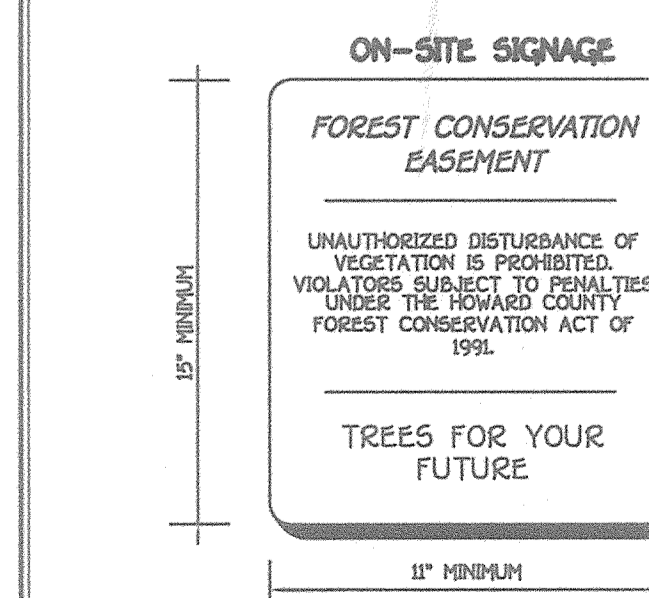
QTY	Species	Size	Spacing	Total FCA Units
4	Acer rubrum - Red maple	1" cal.	15' o.c.	15
4	Liriodendron tulipifera - Tulip poplar **	1" cal.	15' o.c.	15
4	Platanus occidentalis - Sycamore	1" cal.	15' o.c.	15
4	Quercus alba - White oak **	1" cal.	15' o.c.	15
16	Total 1" caliper trees x 3.5 units/tree FCA unit credit			56
69	Acer rubrum - Red maple	2-3" whip	11' o.c.	110
19	Diospyros virginiana - Persimmon **	2-3" whip	11' o.c.	33
10	Liriodendron tulipifera - Tulip poplar **	2-3" whip	11' o.c.	22
79	Nyssa sylvatica - Black gum	2-3" whip	11' o.c.	138
60	Platanus occidentalis - Sycamore	2-3" whip	11' o.c.	110
10	Prunus serotina - Black cherry **	2-3" whip	11' o.c.	22
10	Quercus alba - White oak	2-3" whip	11' o.c.	22
20	Ulmus rubra - Slippery Elm	2-3" whip	11' o.c.	44
25	Viburnum prunifolium - Blackhaw **	2-3" whip	11' o.c.	55
470	Total whip plantings x 2 units/tree = FCA unit credit			940
			Total Unit Credit	996

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 of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

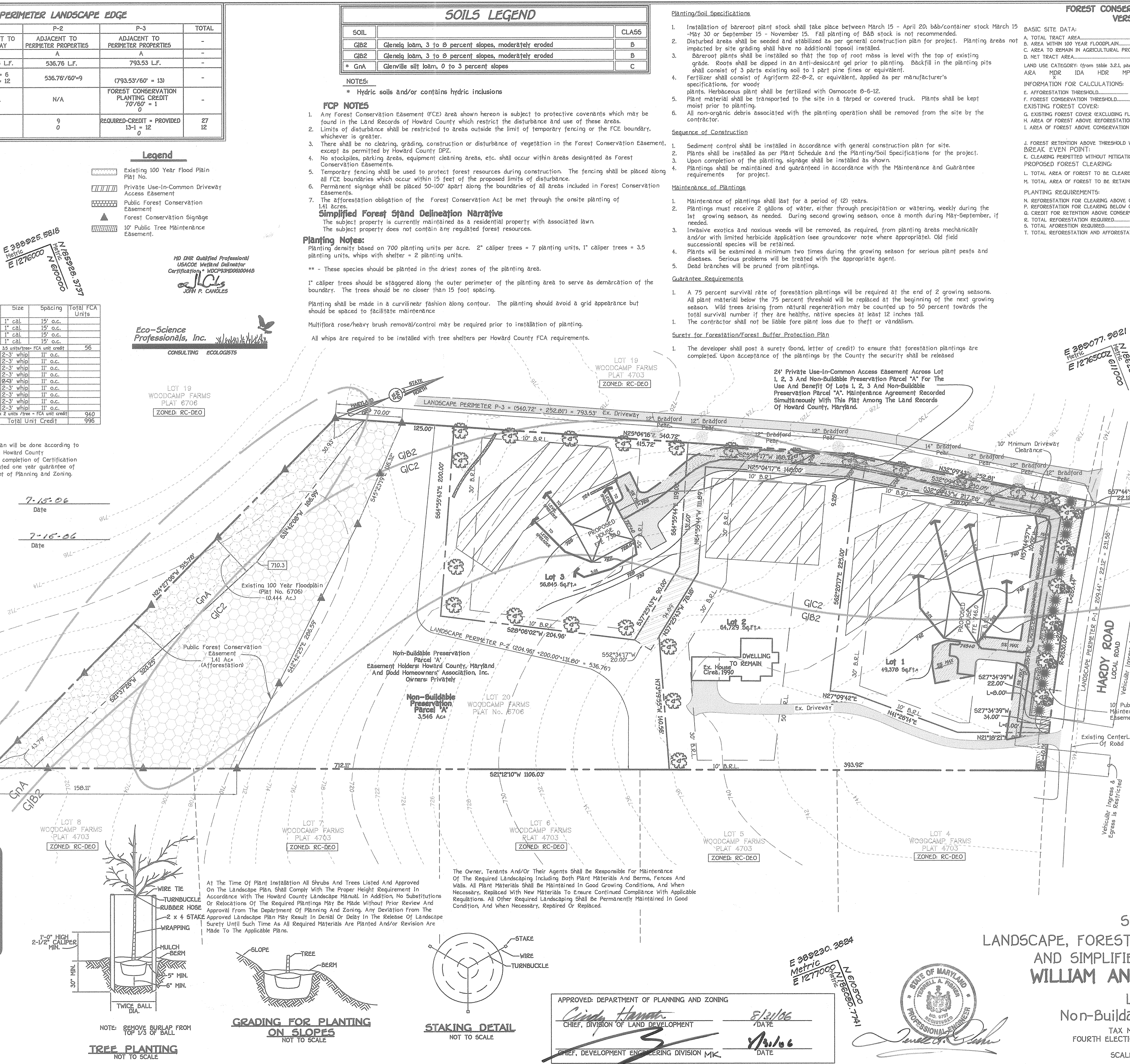
William L. Dodd 7-15-06
Date
Susan L. Dodd 7-16-06
Date

MARYLAND AGRICULTURAL LAND PRESERVATION EASEMENT #13-89-01-e

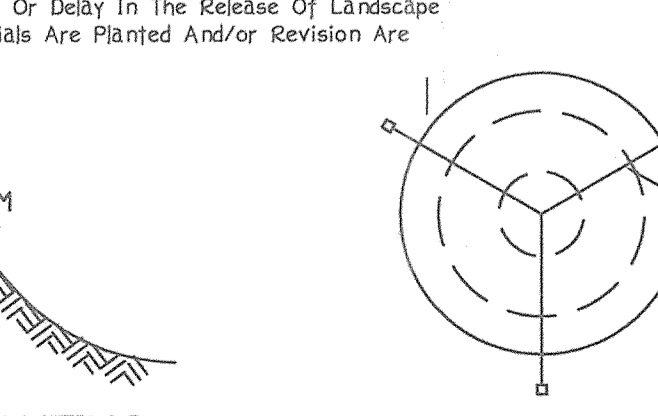


Owner And Developer
Mr. And Mrs. William Dodd
17545 Hardy Road
Mt. Airy, Maryland 21771-3224

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461 - 2895



The Owner, Tenants 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 Conditions, 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.



APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hanna 8/31/06
CHIEF, DIVISION OF LAND DEVELOPMENT
Mark 8/31/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION

- ### Planting/Soil Specifications
- Installation of bareroot plant stock shall take place between March 15 - April 20; b&b/container stock March 15 - May 30 or September 15 - November 15. Fall planting of B&B stock is not recommended. Planting areas not impacted by site grading shall have no additional topsoil installed.
 - 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.
 - Bareroot plants shall be installed so that the top of root mass is level with the top of existing grade. Roots shall be dipped in an anti-desiccant gel prior to planting. Backfill in the planting pits shall consist of 3 parts existing soil to 1 part pine fines or equivalent.
 - Fertilizer shall consist of Agriform 22-8-2, or equivalent, applied as per manufacturer's specifications, for woody plants. Herbaceous plant shall be fertilized with Osmocote 8-6-12.
 - 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 control shall be installed in accordance with general construction plan for site.
 - Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
 - Upon completion of the planting, signage shall be installed as shown.
 - Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.
- ### Maintenance of Plantings
- Maintenance of plantings shall last for a period of (2) years.
 - Plantings must receive 2 gallons of water, either through precipitation or watering, weekly during the 1st growing season, as needed. During second growing season, once a month during May-September, if needed.
 - Invasive exotics and noxious weeds will be removed, as required, from planting areas mechanically and/or with limited herbicide application (see groundcover note where appropriate). Old field successional species will be retained.
 - 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.
 - Dead branches will be pruned from plantings.
- ### Guarantee Requirements
- A 75 percent survival rate of forestation plantings will be required at the end of 2 growing seasons. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season. Wild trees arising from natural regeneration may be counted up to 50 percent towards the total survival number if they are healthy, native species at least 12 inches tall.
 - The contractor shall not be liable for plant loss due to theft or vandalism.

Surety for Forestation/Forest Buffer Protection Plan

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

2' Private Use-In-Common Access Easement Across Lot 1, 2, 3 And Non-Buildable Preservation Parcel 'A' For The Use And Benefit Of Lots 1, 2, 3 And Non-Buildable Preservation Parcel 'A'. Maintenance Agreement Recorded Simultaneously With This Plat Among The Land Records Of Howard County, Maryland.

LOT 19 WOODCAMP FARMS PLAT 4703 ZONED: RC-DEO
LOT 20 WOODCAMP FARMS PLAT 8708 ZONED: RC-DEO
LOT 8 WOODCAMP FARMS PLAT 4703 ZONED: RC-DEO
LOT 7 WOODCAMP FARMS PLAT 4703 ZONED: RC-DEO
LOT 6 WOODCAMP FARMS PLAT 4703 ZONED: RC-DEO
LOT 5 WOODCAMP FARMS PLAT 4703 ZONED: RC-DEO
LOT 4 WOODCAMP FARMS PLAT 4703 ZONED: RC-DEO

EXISTING 100 YEAR FLOODPLAIN (PLAT NO. 6708) (0.444 AC.)
PUBLIC FOREST CONSERVATION EASEMENT (1.41 AC.) (AFFORESTATION)
NON-BUILDABLE PRESERVATION PARCEL 'A' EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND, AND DODD HOMEOWNERS' ASSOCIATION, INC. OWNERS PRIVATELY
NON-BUILDABLE PRESERVATION PARCEL 'A' 3.516 AC.

LANDSCAPE PERIMETER P-1 = (540.72' + 252.81') = 793.53' Ex. Driveway
LANDSCAPE PERIMETER P-2 = (204.96' + 200.00' + 131.00' = 536.76')
LANDSCAPE PERIMETER P-3 = (540.72' + 252.81') = 793.53' Ex. Driveway

LOT 1 49,370 SQ.FT.
LOT 2 61,729 SQ.FT.
LOT 3 56,845 SQ.FT.
LOT 4 49,370 SQ.FT.
LOT 5 61,729 SQ.FT.
LOT 6 56,845 SQ.FT.
LOT 7 49,370 SQ.FT.
LOT 8 61,729 SQ.FT.

EXISTING HOUSE Circa 1950
TO DWELLING
EX. DRIVEWAY
EXISTING CENTERLINE OF ROAD
HARDY ROAD LOCAL ROAD

EXISTING 100 YEAR FLOODPLAIN BASED ON DELINEATION SHOWN ON WOODCAMP FARMS - PLAT NO. 6706.
LANDSCAPING FOR LOTS 1, 3 AND NON-BUILDABLE PRESERVATION PARCEL 'A' ON FILE WITH THIS PLAT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE LOT 2 CONTAINS AN EXISTING DWELLING TO REMAIN. LANDSCAPE SURETY PROVIDED IN THE AMOUNT OF \$9900.00 FOR 27 SHADE TREES @ \$300/EA AND 12 EVERGREEN TREES @ \$150/EA WILL BE POSTED WITH THE BUILDING PERMIT.

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FOREST CONSERVATION WORKSHEET

VERSION 1.0

BASIC SITE DATA:

A. TOTAL TRACT AREA	7.47
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.41
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0
D. NET TRACT AREA	7.03

LAND USE CATEGORY (from Table 3.2.1, page 40, Maryland MDR 10A HDR MPD CIA)

INFORMATION FOR CALCULATIONS:

A. AFFORESTATION THRESHOLD	15% x D =	1.41
F. FOREST CONSERVATION THRESHOLD	20% x D =	1.56

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	0.00
H. AREA OF FOREST ABOVE RESTORATION THRESHOLD	0.00
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.00

FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION

J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.00
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BREAK EVEN POINT:

K. CLEARING PERMITTED WITHOUT MITIGATION	0.00
L. TOTAL AREA OF FOREST TO BE CLEARED	0.00
M. TOTAL AREA OF FOREST TO BE RETAINED	0.00

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.00
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.00
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00
R. TOTAL REFORESTATION REQUIRED	1.41
S. TOTAL AFFORESTATION REQUIRED	1.41
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	1.41

VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 07AA And No. 07AB. Sta. 07AA N 168177.3471 (meters), E 39177.8354 (meters) Sta. 07AB N 1095973.2065 (meters), E 399660.0193 (meters)
- This Plat Is Based On Field Run Monument Boundary Survey Performed On Or About December, 2005 By Fisher, Collins And Carter, Inc.
- B.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Clipped "C.C." 105'.
- Denotes Iron Pipe Or Iron Bar Found.
- 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.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence)
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum)
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading)
e) Drainage Elements - Capable Of Safety 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.
- All Lot Areas Are More Or Less (+ or -).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Cornerstones Exist On This Site Based On A By Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Wetlands Area Delineated By Eco-Science Professionals On April 15, 2003. No Non-Tidal Wetlands Exist Within Subdivision Limits.
- Articles Of Incorporation By The State Department Of Assessments And Taxation For The Dodd Homeowners' Association, Inc. Were Accepted And Approved.
- Plat Subject To Prior Department Of Planning And Zoning File Numbers: F-79-106 And F-86-67.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Of Construction On These Lots/Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building Or Grading Permit Application.
- Existing 100 Year Floodplain Based On Delineation Shown On Woodcamp Farms - Plat No. 6706.
- Landscaping For Lots 1, 3 And Non-Buildable Preservation Parcel 'A' On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 2 Contains An Existing Dwelling To Remain. Landscape Surety Provided In The Amount Of \$9900.00 For 27 Shade Trees @ \$300/EA And 12 Evergreen Trees @ \$150/EA Will Be Posted With The Building Permit.
- There Is An Existing Dwelling/Structure(s) Located On Lot 2 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- The Forest Conservation Requirements Per Section 16.200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Will Be Fulfilled By 1.41 Acres Afforestation. Forest Conservation Surety In The Amount Of \$30,709.80 (1.41 Acres x \$43,560 Sq.Ft. x \$40.50) Is Posted With The Developer's Agreement Under F-06-144.
- Quality And Quantity Stormwater Management Requirements Are Proposed To Be Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- The Purpose Of Non-Buildable Preservation Parcel 'A' Is To Contain Environmental Features Including Floodplain And Forest Conservation Easements. Non-Buildable Preservation Parcel 'A' Will Be Privately Owned And Is Encumbered By An Easement Agreement With Howard County, Maryland And The Dodd Homeowners' Association, Inc. This Agreement Prohibits Future Subdivision Of The Parcel; Outlines The Maintenance Responsibilities And Enumerates The Uses Permitted On The Property.
- Using The DEO/CEO Density Exchange Option Described In Section 106 Of The Zoning Regulations The Development Rights For 2 Lots Included On This Subdivision Plat Have Been Transferred From Harrison Property T&L 1 Grid 23 & 24 Parcel 9 & 45. The Creation Of These Lots Is Based On A Maximum Density Of One Residential Unit For Every Two Acres.
- Denotes A Public Tree Maintenance Easement, Ten (10) Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat. If Subdivision Is Reserved upon All Lots Fronting On The Said Public Road Right-Of-Way, This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
- Surety For Street Trees In The Amount Of \$2100.00 (7 Trees @ 300/Tree) Posted With Building Permit.

SUPPLEMENTAL PLAN

LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC, SOILS AND SIMPLIFIED FOREST STAND DELINEATION

WILLIAM AND SUSAN DODD PROPERTY

Lots 1, 2, 3 And
Non-Buildable Preservation Parcel 'A'

TAX MAP # 6 PARCEL #405 GRID #6
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED: RC-DEO
SCALE: 1" = 50' DATE: JUNE 21, 2006

E 98925.5516
Metric
E 1276000
N 125256.9171
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APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hanna 8/31/06
CHIEF, DIVISION OF LAND DEVELOPMENT
Mark 8/31/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION

STATE OF MARYLAND
DEPARTMENT OF PLANNING AND ZONING
PROFESSIONAL ENGINEER

F-06-144