

FCP NOTES

- Any Forest Conservation Easement (FCE) area shown hereon is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
- Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
- Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
- No stockpiles, parking areas, equipment clearing areas, etc. shall occur within areas designated as Forest Conservation Easements.
- The Forest Conservation Plantings shown hereon are being proposed to meet a portion of the Forest Conservation Act Obligation for the GTW's Waverly Woods Project.

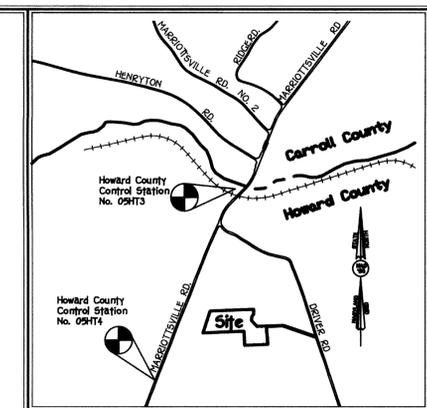
PLANTING SCHEDULE

FCE # 3 - 2.52 Acres
 Planting units Required: 1764
 Planting units Provided: 1770

QTY	Species	Size	Spacing	Total FCA Units
125	Acer rubrum - Red maple	2-3" whip	11' o.c.	
75	Cornus florida - Flowering dogwood	2-3" whip	11' o.c.	
175	Juniperus virginiana - Red Cedar	2-3" whip	11' o.c.	
120	Liriodendron tulipifera - Tulip poplar **	2-3" whip	11' o.c.	
75	Nyssa sylvatica - Black gum	2-3" whip	11' o.c.	
125	Prunus serotina - Black cherry **	2-3" whip	11' o.c.	
125	Quercus alba - White oak	2-3" whip	11' o.c.	
110	Robinia pseudo-acacia - Black locust	2-3" whip	11' o.c.	
75	Viburnum prunifolium - Blackhaw **	2-3" whip	11' o.c.	
Total whip plantings x 2 units / tree = FCA unit credit				1770
TOTAL UNIT CREDIT				1770



▲ - DENOTES PLAN VIEW SYMBOL



VICINITY MAP
 SCALE: 1" = 1200'

GENERAL NOTES:

- 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. 02012 And No. 02014.
- This Plan Is Based On The Plat Meridian Of A Plat Entitled "Antonis Property", Plat No. 17998.
- All Areas Are More Or Less 6' Or 3'.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Forest Conservation Easement Area.
- Previous Department Of Planning And Zoning File Number F-04-133, W-06-53 And F-05-125.
- = Wetland Area.
- TD - Top Of Existing Stream Bank.
- Denotes Existing Recorded Forest Conservation Easement For F-04-133. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.200 Of The Howard County Code Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement Area.
- Denotes Existing Recorded Forest Conservation Easement - Area 3 Containing 2.521 Acres To Satisfy Part Of The Overall Off-Site Forest Conservation Obligation For GTW's Waverly Woods.
- Non-Buildable Preservation Parcel 'A' Is Privately Owned And Maintained. This Preservation Parcel Is Encumbered By An Easement Agreement With Antonis Property Homeowner's Association, Inc. And Howard County, Maryland Which Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.
- This Plat Provides FCE No. 3 Which Contains A Total 2.521 Acres Of Afforestation To Satisfy Part Of The Overall Forest Conservation Obligation For GTW's Waverly Woods.
- After The Recording Of This Plat The Remaining Forest Obligation For GTW's Waverly Woods Is 17.52 Acres (Residential Or 095.7 Acres - 77.86 Acres) And 28.45 Acres (Afforestation Or 006.8 Acres - 80.35 Acres).
- The Forest Conservation Obligation (Remaining) By This Plat Provides A Total Surety In The Amount Of \$4,907.36 Based On 2.521 Acres X 43,560 Sq.Ft. / Acre X \$0.50 Sq.Ft.
- The Forest Conservation Surety For The Afforestation Easement Containing 2.521 Acres Will Be Posted With This Plat (F-06-53). Although The Obligation Is For GTW's Waverly Woods, The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.200 Of The Howard Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Dead Of Forest Conservation Easement Allowed.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Ensure Site Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet Or Feet Serving More Than One Residence
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 0-1/2" Minimum Geometry - Minimum 15% Grade, Minimum 10% Grade Change And 45-Foot Turning Radius
 - Structure (Culvert/Bridge) - Capable Of Supporting 25 Gross Tons 0-125-Loadings
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - Structure Clearances - Minimum 12 Feet
 - Maintenance - Sufficient To Ensure All Weather Use.
- Refuse Collection, Snow Removal And Road Maintenance For Lots 3 Through 6 And Non-Buildable Preservation Parcel A To Be Provided At The Junction Of The Private 24 Foot Use In Common Access Easement And The Road Right Of Way And Not Onto The Aforesaid Private 24 Foot Use-In-Common Easement.
- No Clearing, Grading Or Construction Is Permitted Within Any Floodplain Area, Wetland, Wetland Buffer, Stream Or Stream Buffer Unless Approved By The Department Of Planning And Zoning.
- This Plan Is Subject To The Amended Fifth Edition Of The Subdivision Regulations And The April 13, 2004 Zoning Regulations.
- The Homeowner's Association Documents Have Been Recorded With The Maryland State Department Of Assessments And Taxation As Recording Reference Number D10005780 On August 17, 2005.

SOILS LEGEND

SOIL	NAME	CLASS
* Co	Codorus silt loam	C
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
GIB2	Glenelig loam, 3 to 8 percent slopes, moderately eroded	B
* GIB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GIC3	Glenelig loam, 8 to 15 percent slopes, severely eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B
MID2	Manor loam, 15 to 25 percent slopes, moderately eroded	B
Mrf	Manor very stony loam, 25 to 60 percent slopes	B
Mrd	Manor very stony loam, 3 to 25 percent slopes	B
MIE	Manor loam, 25 to 45 percent slopes	B

- NOTES:**
- * Hydric soils and/or contains hydric inclusions
 - ** May contain hydric inclusions
 - † Generally only within 100-year floodplain areas

Planting/Soil Specifications

- Installation of bareroot plant stock shall take place between March 15 - April 20; bbb/container stock March 15 - May 30 or September 15 - November 15. Fall planting of B&B stock is not recommended.
- 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

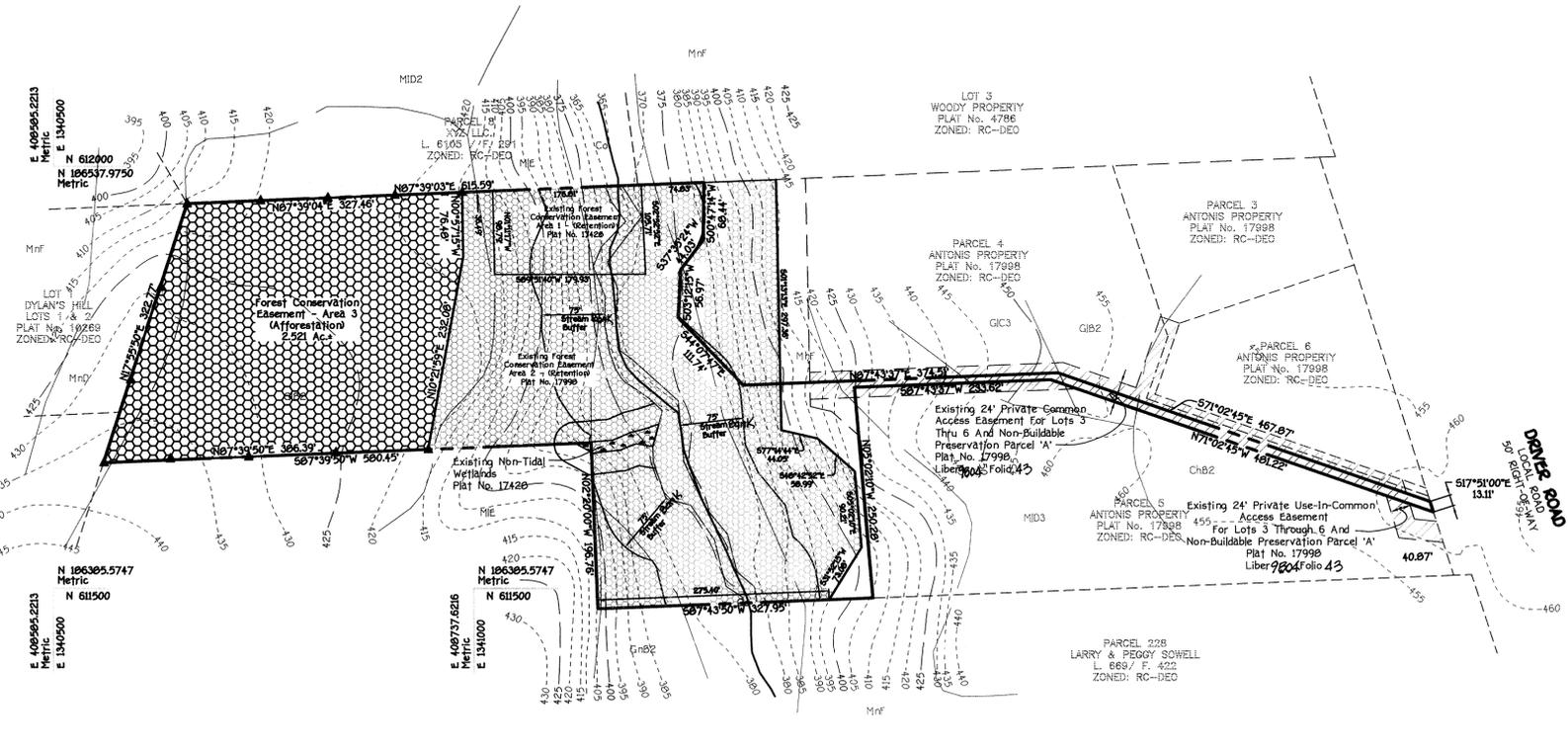
- Sediment control shall be installed in accordance with general construction plan for site.
- Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
- Upon completion of the planting, signage shall be installed as shown.
- Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.

Maintenance of Plantings

- Maintenance of plantings shall last for a period of (3) 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.



PLAN
 1"=100'

Existing Forested Condition:

The Proposed Reforestation Area is Located On A Ridge Line In The Western End Of The Subject Property. The Area Is Maintained As Pasture And Is Dominated By Mixed Grasses And Wildflowers. Scattered Trees And A Narrow Hedgerow Are Present Along The Western Edge Of The Field. The Reforestation Area Is Surrounded By Mature Mixed Oak-poplar Forest Community. The Soils In The Reforestation Area Mapped As Glenelig Loam, 3-8 Percent Slopes, Moderately Eroded (GIB2)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cathy Smith 7/2/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John P. Canoles 7/14/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DEVELOPER
 Waverly Woods Development Corp.
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 Ellicott City, Maryland
 21042-7019

OWNER
 Enviroscapae Land Management, LLC
 5300 Dorsey Hall Drive, Suite 102
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 21042-7019

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

MD DNR Qualified Professional
 USACOE Wetland Designer
 Certification: WDCP93MD06100418
J.P. Canoles
 JOHN P. CANOLES

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

**PROPERTY OF
 ANTONIS PROPERTY**
 NON-BUILDABLE PRESERVATION PARCEL 'A'
 (PLAT NO. 17998)
 ZONING: RE-DEO
 TAX MAP No: 10 PARCEL: 271 GRID No: 4
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: MAY 10, 2006
 SHEET 1 OF 1

F-06-183

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