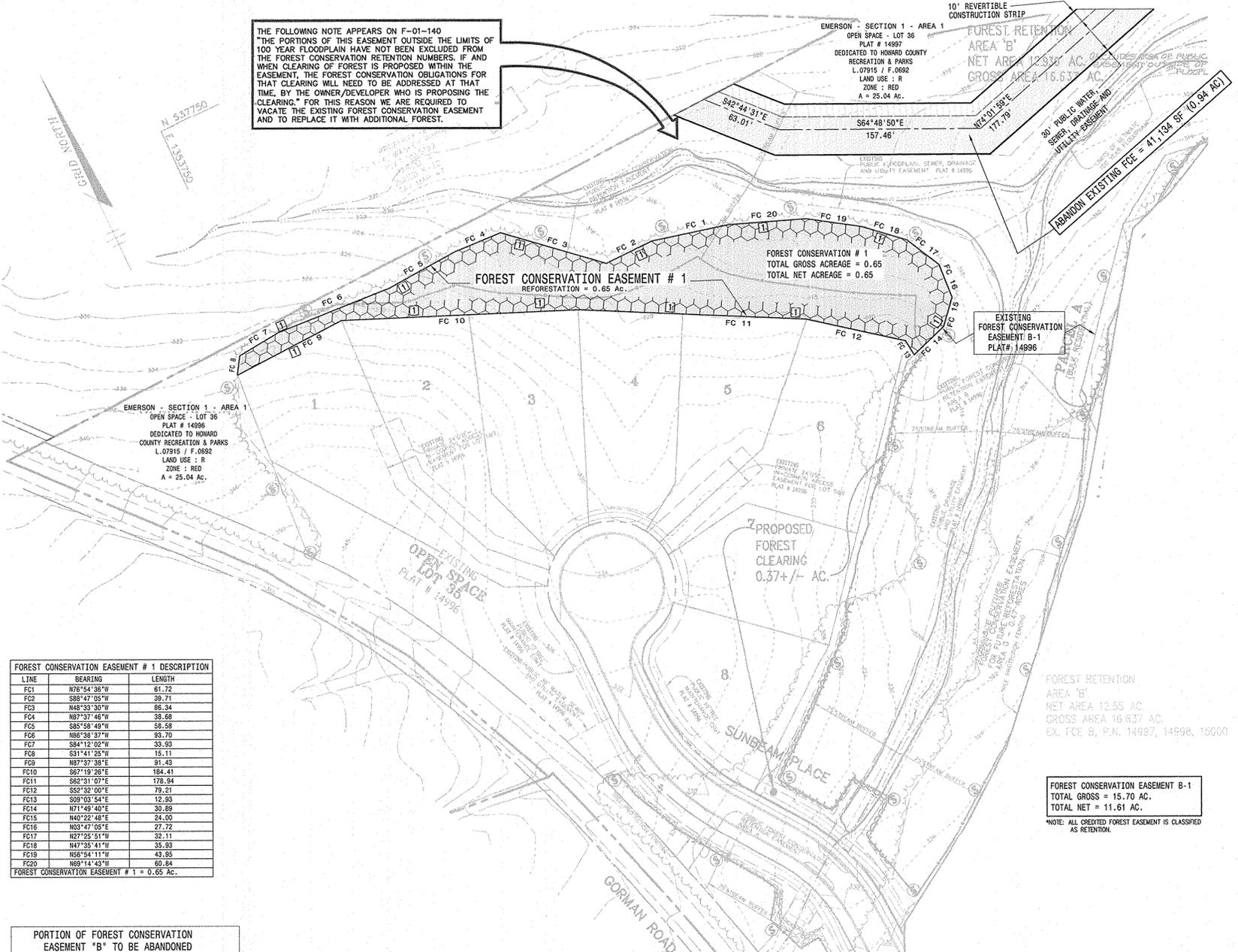


THE FOLLOWING NOTE APPEARS ON F-01-140
 "THE PORTIONS OF THIS EASEMENT OUTSIDE THE LIMITS OF
 100 YEAR FLOODPLAIN HAVE NOT BEEN EXCLUDED FROM
 THE FOREST RETENTION NUMBERS, F AND
 WHEN CLEARING OF FOREST IS PROPOSED WITHIN THE
 EASEMENT, THE FOREST CONSERVATION OBLIGATIONS FOR
 THAT CLEARING WILL NEED TO BE ADDRESSED AT THAT
 TIME BY THE OWNER/DEVELOPER WHO IS PROPOSING THE
 CLEARING." FOR THIS REASON WE ARE REQUIRED TO
 VACATE THE EXISTING FOREST CONSERVATION EASEMENT
 AND TO REPLACE IT WITH ADDITIONAL FOREST.



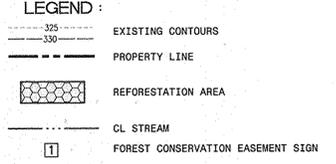
LINE	BEARING	LENGTH
FC1	N76°54'36"W	61.72
FC2	S88°47'05"W	39.71
FC3	N48°33'30"W	86.34
FC4	N87°37'42"W	38.68
FC5	S85°58'48"W	56.58
FC6	N86°38'37"W	93.70
FC7	S84°12'02"W	33.93
FC8	S31°44'25"W	15.11
FC9	N87°37'38"E	91.43
FC10	S67°19'26"E	184.41
FC11	S62°31'07"E	178.94
FC12	S52°30'00"E	79.21
FC13	S28°03'54"E	12.83
FC14	N71°48'40"E	30.89
FC15	N40°22'48"E	24.00
FC16	N03°47'05"E	27.72
FC17	N27°25'53"W	32.11
FC18	N47°35'41"W	35.83
FC19	N56°54'11"W	43.95
FC20	N69°14'43"W	60.84

FOREST CONSERVATION EASEMENT # 1 = 0.65 AC.

LINE	BEARING	LENGTH
FCE1	N 42°44'31" W	83.91
FCE2	N 64°48'50" W	168.87
FCE3	S 74°01'59" W	181.45
FCE4	N 84°17'38" W	175.26
FCE5	N 73°17'56" W	307.96
FCE6	N 68°22'45" W	34.88
FCE7	N 89°25'54" W	60.11
FCE8	N 61°10'21" W	69.74
FCE9	N 80°43'07" W	92.02
FCE10	S 66°22'45" E	251.46
FCE11	S 73°57'56" E	317.58
FCE12	S 84°11'39" E	186.53
FCE13	N 74°01'58" E	174.13
FCE14	S 64°48'50" E	146.05
FCE15	S 42°44'31" E	42.11
FCE16	N 67°37'34" E	52.50

AREA = 0.94 AC.

THE FOREST CONSERVATION PLAN AS APPROVED UNDER F-01-140, AND THE TOTAL EASEMENT ABANDONED AND THE RESULTING FOREST CONSERVATION "B-1", IS SHOWN IN ITS ENTIRETY ON SHEET 2 OF 2.



PLANTING PLAN

The tree species selected are consistent with the mixed upland oak association native to the upland soils, and the river birch association in the riparian areas (i.e. hydric soils). The County Manual recommends a planting density of 100 per acre with tree shelters, and the schedule below meets the recommendation. Species will be randomly mixed and planted approximately 20' apart from other plantings. Straight rows should be avoided to create a more natural arrangement. The total number of plants will be 65 trees based on 0.65 ac at 100 = 2' trees/ac.

UPLAND SPECIES	SIZE	QUANTITY/ACRE
Pioneer species		
Tally poplar <i>Liriodendron tulipifera</i>	2"	10
Black cherry <i>Prunus serotina</i>	2"	10
Sassafras <i>Sassafras albidum</i>	2"	3
Climax species		
White oak <i>Quercus alba</i>	2"	4
N. red oak <i>Q. rubra</i>	2"	5
Scarlet oak <i>Q. coccinea</i>	2"	3
Pignut hickory <i>Carya glabra</i>	2"	6
Flowering dogwood <i>Cornus florida</i>	2"	6
RPARIAN SPECIES (Hydric soils only)		
Red maple <i>Acer rubrum</i>	2"	8
River birch <i>Betula nigra</i>	2"	2
Pin oak <i>Quercus palustris</i>	2"	2
Black willow <i>Salix nigra</i>	2"	2
Sycamore <i>Platanus Occidentalis</i>	2"	4

Total Provided = 65

OTHER PLANTING INSTRUCTIONS

Plant material should be obtained from a reputable nursery and ordered 3 to 6 months before desired delivery. Delivery should be arranged to occur on dates that allow for planting and stock should be protected from direct sun and drying until planting. Planting dates are October through May, with spring months preferred. (Suggested supplier: Siva Native Nursery & Seed Co., New Freedom, PA, (717) 227-0486.

Stock should be inspected before planting for signs of damage, disease, or insect infestation, vigor, and size. Damaged or inferior plants should be replaced.

Upon planting container grown stock, plants should be removed from the container and the soil gently loosened from the roots. If roots encircle the root ball, or are J-shaped or knined, consider repotting. Do not trim roots on-site.

The planting field should be dug and backfilled with the native soil. Rake the surface and cover the disturbed area with approximately 4 inches of mulch, but avoid burying the base of the stem to prevent fungal rot. Water immediately to settle the soil around the roots.

MAINTENANCE AND PROTECTION OF PLANTED AREA

Soils should be tested to determine the need for fertilizer. If fertilizer is needed, it should be applied at the testing lab's recommended rates after the first growing season (late fall or early spring). Organic or slow-release fertilizers are preferred.

Watering should be planned to compensate for deficient rainfall. New plantings need water once a week for the first growing season. The second year, watering may only be necessary in July and August, and in subsequent years only water during drought periods. Watering should be done slowly enough to permit deep soaking of the root zone.

Monitor the young trees for several years for health, insect damage, and invasive vines. Replace dead manually, or by careful and selective use of appropriate herbicide.

Post protective signage that states that this area is a Forest Conservation Area and trees have been planted for reforestation. An effort should be made to inform and gain the cooperation of the adjacent residents to monitor and protect the plantings.

FOREST PROTECTION PLAN

The forest conservation and reforestation areas will need to be protected from injury during the land clearing and construction process, and from any future land use changes. Long-term protection will require placing the forest in a permanent, recorded, non-developable open space or conservation easement. The legal document establishing this protection will be required for final FCP approval.

CONSTRUCTION PHASE

Protective measures during the construction stage will focus on protecting the critical root zone of the retained trees along the new forest edge. The final LOD line will be staked in the field by a qualified professional who will determine which individual trees will be saved, and the extent of the critical root zone based on trees species and size. The resulting boundary will be fenced with approved fencing and posted as a tree preservation area, and no disturbance to the vegetation within the retention area will be allowed, except that which may be necessary to manage the health of the trees, such as thinning, pruning, or vine control. Any grading and construction that will occur uphill from the forest will require sediment control measures such as a silt fence or other device that will prevent siltation in the critical root zone of retained trees.

TWO-YEAR POST-CONSTRUCTION MANAGEMENT PROGRAM

Howard County requires the developer to commit to a minimum of two years of responsibility for the management of the Forest Conservation Area. The program must be supervised by a qualified professional. The obligations include: periodic (beginning and end of growing season) inspection of the condition of the forest, necessary management such as maintenance of fencing and signage, treatment or removal of damaged or dying trees, or invasive plant control; education of new land owners or occupants about allowable activities and future responsibilities for the forest, and a final inspection and certification that the forest is intact and the conditions of FCP have been met submitted to the County. Upon review of the final certification, the County will notify the developer of release from all future obligations, and their transferal to the owner.

FOREST CONSERVATION EASEMENT B-1
 TOTAL GROSS = 15.70 AC.
 TOTAL NET = 11.61 AC.
 NOTE: ALL CREDITED FOREST EASEMENT IS CLASSIFIED AS RETENTION.

FOREST CONSERVATION EASEMENT STANDARD NOTES:
 The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code, Forest Conservation Act. No Clearing, grading or construction is permitted within the Forest Conservation Easement, however forest management practices as defined in the Deed of Forest Conservation Easement are allowed.

Easement No.	Gross Forest Area *	Forest Area Non-Credited (Retained) and forest lost for Floodplain	Net Forest (Retained) (Credited)	Planted Area (Reforestation) (Credited)	Total Easement Area
FCE # 1	0 Ac.±	0 Ac.±	0 Ac.±	0.65 Ac.±	0.65 Ac.±
				0.65 Ac.±	0.65 Ac.±

FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY 0.65 ACRES REFORESTATION FCE 1, THE PAYMENT OF AN ABANDONMENT FEE OF \$12,632.40 TO HOWARD COUNTY FOREST CONSERVATION FUND, AND THE REMAINING FCE'S ON F-01-140. SURETY AMOUNT FOR REFORESTATION IS \$14,157 WILL BE POSTED FOR THE 0.65 ACRES REFORESTATION FCE 1 AS PART OF THE DEVELOPER'S AGREEMENT.

NOTES:
 1. PER THE NOTE RECORDED ON THE EMERSON FINAL PLAN F-01-140 AND RECORD PLAT #14998-15001, THE UTILIZATION OF THE EXISTING UTILITY EASEMENT REQUIRES 1:1 MITIGATION.
 2. THE DEVELOPER OF THE ADJACENT, WASKEY PROPERTY LOTS 1-4 (SEE SDP-06-039) IS PROVIDING 0.65 AC. OF REFORESTATION/FCE 1 NORTH OF LOTS 1-6 OF EMERSON, 1/7 TO PARTIALLY COMPENSATE FOR THE 0.94 AC. OF ABANDONMENT OF PART OF EXISTING FCE B IN ORDER TO CREATE THE SHOWN 30' PUBLIC WATER, SEWER, DRAINAGE AND UTILITY EASEMENT AND 10' REVERTIBLE CONSTRUCTION EASEMENT THAT WILL PROVIDE SEWER TO THE SDP-06-039 DEVELOPMENT, AND PROVIDE ADDITIONAL SCREENING TO LOTS 1-6.
 3. THIS PLAN AND RELATED PLAT ABANDONS 0.94 AC. OF EXISTING FCE B AND CREATES NEW FCE 1 WHICH IS 0.65 (0.94 AC. - 0.65 AC. = 0.29 AC./12,632.40 SQ. FT.) AN ABANDONMENT FEE OF \$ 12,632.40 WILL BE PAID TO THE HOW. CO. FOREST CONSERVATION FUND FOR THE 0.29 AC. OF FCE ABANDONMENT NOT REPLACED BY FCE 1. SURETY IN THE AMOUNT OF \$ 14,157.00 WILL BE POSTED FOR THE 0.65 AC. REFORESTATION FCE 1 AS PART OF THE DEVELOPER'S AGREEMENT.
 4. NO OTHER PORTION OF LOT 36 IS SUITABLE FOR REFORESTATION.

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF ENGINEER: DAVID E. WESSNER
 DATE: 11-29-06

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF DEVELOPER: DALE THOMPSON
 DATE: 11-29-06

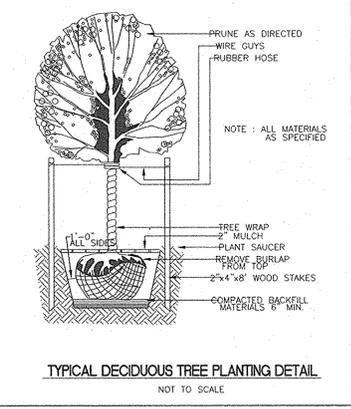
FOREST PROTECTION PROCEDURES - Construction Phase

Forest and tree conditions should be monitored during construction and corrective measures taken when appropriate.

The following shall be monitored:
 a) Soil compaction
 b) Root injury - prune and monitor; consider crown reduction
 c) Limb injury - prune and monitor
 d) Flooded conditions - drain and monitor; correct problem
 e) Drought conditions - water and monitor; correct problem
 f) Other stress signs - determine reason, correct and monitor

FOREST PROTECTION PROCEDURES - Post-Construction Phase

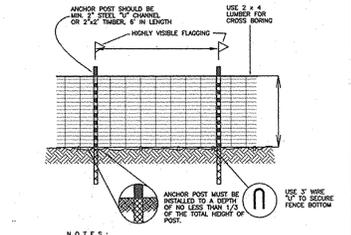
The following measures shall be taken:
 1.) Corrective measures if damages were incurred due to negligence:
 a) Stress reduction
 b) Removal of dead or dying trees. This may be done only if trees pose an immediate safety hazard.
 2.) Removal of temporary structures:
 a) No burial of discarded materials will occur on-site within the conservation area.
 b) No open burning within 100 feet of a wooded area.
 c) All temporary forest protection structures will be removed after construction.
 d) Remove temporary roads by removing stone or broadcasting mulch; pre-construction elevation should be maintained.
 e) Aerate compacted soil.
 f) Replant disturbed sites with trees, shrubs and/or herbaceous plants.
 g) Retain signs for retention areas or specimen trees.
 h) A county official shall inspect the entire site.



The area of stream buffer/forestation planting shall be protected during construction per the following:
 FOREST PROTECTION PROCEDURES - Preconstruction Phase
 Stress Reduction and Protection of Specimen Trees Isolated from Forest Retention Areas and General Forest Retention Areas (As They May Apply)
 1.) The edge of the woods to be protected will be marked (staked or flagged) in the field per the limits of disturbance shown in the approved final construction plan prior to the start of construction activity. All areas within protective fences are to be considered "off limits" to any construction activities. The protective fencing shall be installed at the outside edge of forested areas and specimen trees to be retained and should be combined with sediment control devices when possible. The limit of the critical root zone and therefore the location of the protective devices is to be determined as follows:
 Isolated Specimen Trees - 1.5 feet of protective radius per inch of DBH
 Edge of Forested Area - 1 foot of protective radius/inch of DBH or an eight foot protective radius, whichever is greater.

2.) Construction activities expressly prohibited within the preservation areas are:
 Placing or stockpiling backfill or top soil in protected areas
 Falling trees into protected areas
 Driving construction equipment into or through protected areas
 Burning in or in close proximity to protected areas
 Stacking or storing supplies of any kind
 Concrete wash-off areas
 Conducting trenching operations
 Grading beyond the limits of disturbance
 Parking vehicles or construction equipment
 Removal of root mat or topsoil
 Siting and construction of:
 Utility lines
 Access roads
 Impervious surfaces
 Storm water management devices
 Staging Areas
 3.) Protective fencing (see Figure "Protective Fencing") shall be the responsibility of the general contractor. The general contractor shall affix signs to the fencing at 25' minimum intervals indicating that these areas are "Forest Retention Area" or "Specimen Tree" (see Figure "Signage"). The general contractor shall take great care to ensure the protected areas are not violated and that root systems are protected from smothering, flooding, excessive watering, or de-watering operations, off-site run-off, spillage and drainage or solutions containing materials hazardous to tree roots.

4.) The general contractor shall be responsible for any tree damaged or destroyed within the preservation areas whether caused by the contractor, his agents, employees, sub-contractors, or licensees.
 5.) Foot traffic shall be kept to a minimum in the protective areas.



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 STAKE AND FLAGGED
 4. APPROX. 10' SPACING
 5. FENCE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION
 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

SIGNAGE

Forest Conservation Easement

TREES FOR YOUR FUTURE

FCE 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 CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
- TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
- PERMANENT SIGNAGE SHALL BE PLACED 50'-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.

PREPARED BY:
American Land Development and Engineering, Inc.
 10749 BIRMINGHAM WAY, WOODSTOCK, MD 21163
 TEL. (410) 465-7903 FAX. (410) 465-3845

OWNER: HOWARD COUNTY, MARYLAND
 c/o REAL ESTATE SERVICES
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MD 21043

DEVELOPER: DALE THOMPSON BUILDERS
 6300 WOODSIDE COURT
 COLUMBIA, MD 21046
 TEL. 410-995-6736
 FAX. 410-381-8747

DATE: _____ BY: _____
 REVISION: _____

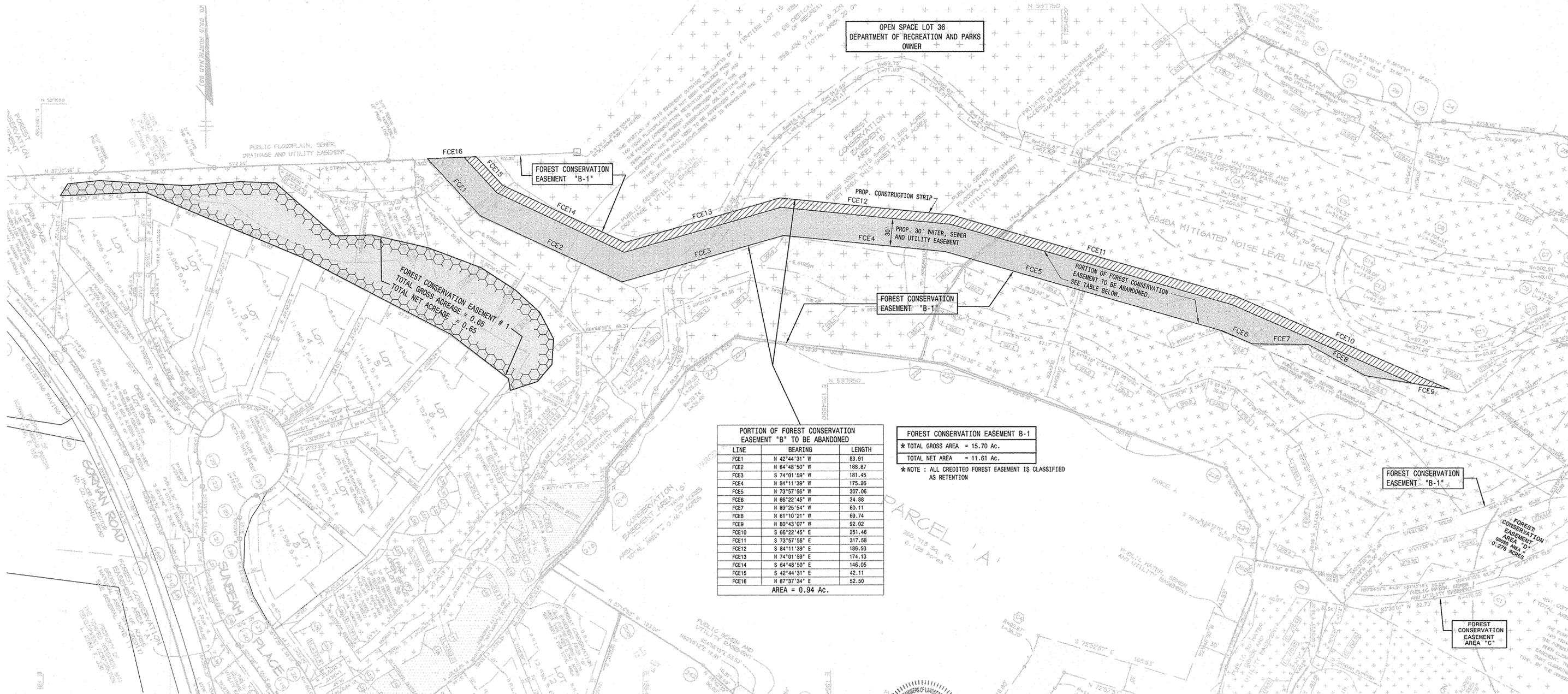
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 DATE: 12/11/06
 DATE: 12/18/06

TITLE: **FOREST CONSERVATION PLAN**
 PROJECT NAME: **EMERSON, SECTION 1, AREA 1 OPEN SPACE LOT 36**
 P-01-16, WP-01-39 & WP-01-99
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP NO. 47 P/O PARCEL 837 GRID NOS. 3, 8, & 9 ZONED R-E D

DES.: AVG JOB.: PROJ.: DATE: 11-29-06
 DRAW.: AVG CHK.: D.C.W. SCALE: 1" = 50' SHEET 1 OF 2

GENERAL NOTES

1. A PORTION OF FOREST CONSERVATION EASEMENT "B" AS PREVIOUSLY APPROVED UNDER F-01-140 WAS ABANDONED TO ALLOW FOR THE CREATION OF THE UTILITY EASEMENT AND CONSTRUCTION STRIP SHOWN ON THIS SHEET. THE RESULTING FOREST CONSERVATION EASEMENT HAS BEEN DESIGNATED "B-1"
2. TO MITIGATE THE REDUCTION OF FCE "B-1", F.C.E. #1 HAS BEEN CREATED AND A FEE LIEU HAS BEEN PAID.



1098
 STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 [Signature]

PREPARED BY :
American Land Development and Engineering, Inc.
 10749 BIRMINGHAM WAY, WOODSTOCK, MD 21163
 TEL. (410) 465-7903 FAX. (410) 465-3845

DATE	DESCRIPTION	BY

OWNER : HOWARD COUNTY, MARYLAND C/O REAL ESTATE SERVICES 3430 COURT HOUSE DRIVE ELLIOTT CITY, MD 21043	DEVELOPER : DALE THOMPSON BUILDERS 6300 WOODSIDE COURT COLUMBIA, MD 21046 TEL. 410-995-6736 FAX. 410-381-8747
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ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 11-29-06
 DAVID C. WOODSNER DATE

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 11-29-06
 DALE THOMPSON DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/11/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/15/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DEPARTMENT OF PLANNING AND ZONING DATE

TITLE : FOREST CONSERVATION PLAN

PROJECT NAME : EMERSON, SECTION 1, AREA 1
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DES. : AVG	JOB :	PROJ. :	DATE : 11-29-06
DRW. : AVG	CHK. : D.C.W.	SCALE : 1" = 50'	SHEET 2 OF 2