

PUBLIC FOREST CONSERVATION EASEMENT PART ONE
 (Formerly Area 'C')
 F-98-00
 0.28 Acres

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 VED...
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 2/13/08
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 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

PUBLIC FOREST CONSERVATION EASEMENT PART TWO
 (Formerly Area 'E')
 F-98-00
 0.61 Acres

Sym	Bearing & Distance
FCE 1-1	S67°07'58"E 137.48'
FCE 1-2	S09°33'14"W 69.23'
FCE 1-3	S35°27'17"W 83.55'
FCE 1-4	N29°25'50"W 40.12'
FCE 1-5	N11°02'24"E 35.00'
FCE 1-6	N67°07'23"W 38.40'
FCE 1-7	S85°29'37"W 56.68'
FCE 1-8	N23°38'55"E 69.23'

PUBLIC FOREST CONSERVATION EASEMENT PART THREE
 (Formerly Area 'D')
 F-98-00
 0.58 Acres

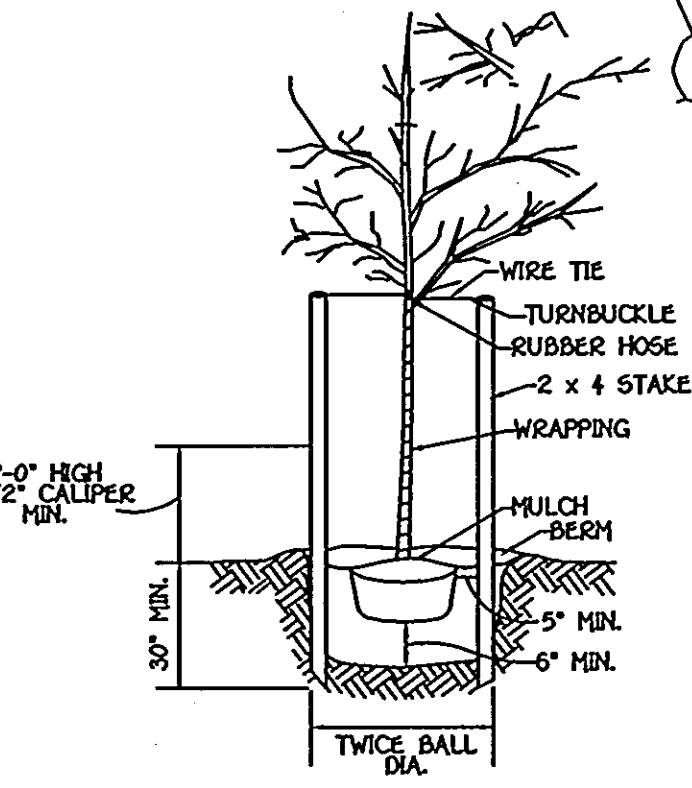
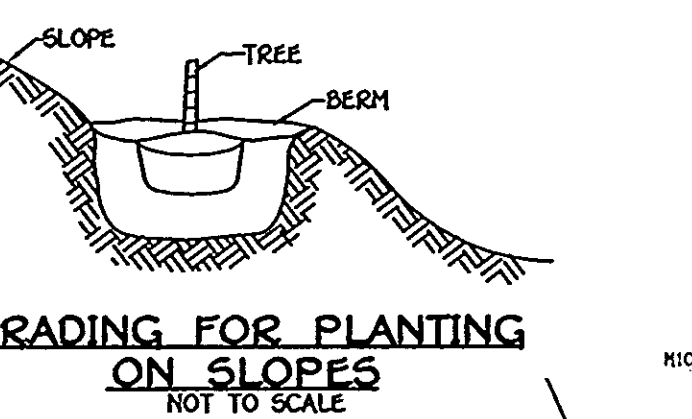
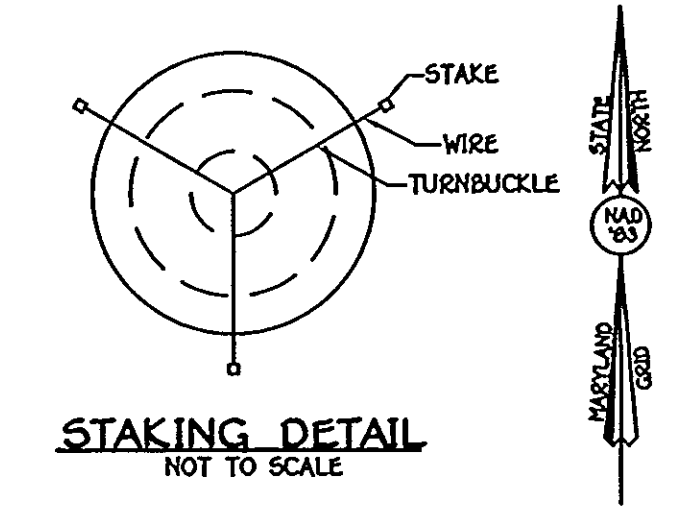
Sym	Bearing & Distance
FCE 3-1	S82°54'50"E 64.52'
FCE 3-2	S21°43'19"W 298.35'
FCE 3-3	S87°07'58"W 95.31'
FCE 3-4	N18°03'01"E 128.05'
FCE 3-5	N38°37'57"E 36.98'
FCE 3-6	N22°23'48"E 70.32'
FCE 3-7	N67°31'01"E 51.15'
FCE 3-8	N35°19'18"E 37.36'
FCE 3-9	N10°12'26"E 41.66'

PUBLIC FOREST CONSERVATION EASEMENT PART FOUR
 (Formerly Area 'B')
 F-98-00
 2.93 Acres

Sym	Bearing & Distance
FCE 4-1	S04°10'06"W 564.93'
FCE 4-2	S85°49'54"E 111.10'
FCE 4-3	S89°59'03"W 52.62'
FCE 4-4	S48°32'25"E 63.57'
FCE 4-5	N22°23'48"E 70.32'
FCE 4-6	N24°56'50"W 152.89'
FCE 4-7	N33°02'23"W 172.19'
FCE 4-8	N39°49'55"W 122.95'
FCE 4-9	N00°19'15"W 35.30'
FCE 4-10	N00°19'15"W 35.30'

PUBLIC FOREST CONSERVATION EASEMENT PART FIVE
 (Formerly Area 'A')
 F-98-00
 1.18 Acres

Sym	Bearing & Distance
FCE 5-1	N87°39'45"W 412.05'
FCE 5-2	N04°10'06"E 126.33'
FCE 5-3	S87°39'45"E 402.15'
FCE 5-4	S00°19'15"E 126.40'



REFORESTATION PART THREE
 (0.58 AC)

QTY	Species	Size	Spacing
53	Acer rubrum - Red Maple	3-4"	11' RAN
23	Acer saccharinum - Silver Maple	3-4"	11' RAN
13	Carpinus caroliniana - American Hornbeam	3-4"	11' RAN
13	Nyssa sylvatica - Black Gum	3-4"	11' RAN
33	Pinus occidentalis - American Shortleaf	3-4"	11' RAN
43	Quercus palustris - Pin Oak	3-4"	11' RAN
23	Salix nigra - Black Willow	3-4"	11' RAN

ALL PLANTING WILL REQUIRE TREE SHELTERS

REFORESTATION PART TWO
 (0.61 AC)

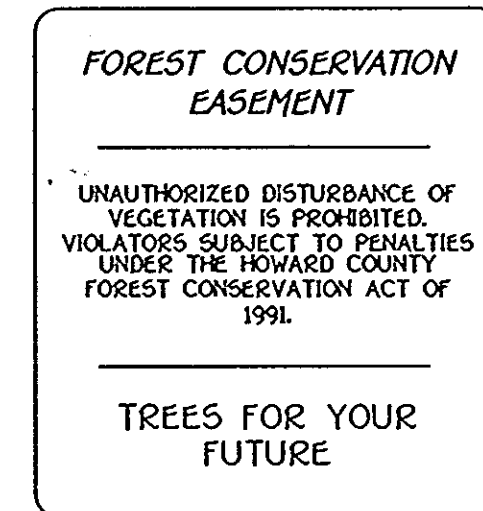
QTY	Species	Size	Spacing
45	Acer rubrum - Red Maple	3-4"	11' RAN
33	Acer saccharinum - Silver Maple	3-4"	11' RAN
15	Carpinus caroliniana - American Hornbeam	3-4"	11' RAN
15	Nyssa sylvatica - Black Gum	3-4"	11' RAN
35	Pinus occidentalis - American Shortleaf	3-4"	11' RAN
35	Quercus palustris - Pin Oak	3-4"	11' RAN
40	Salix nigra - Black Willow	3-4"	11' RAN

ALL PLANTING WILL REQUIRE TREE SHELTERS

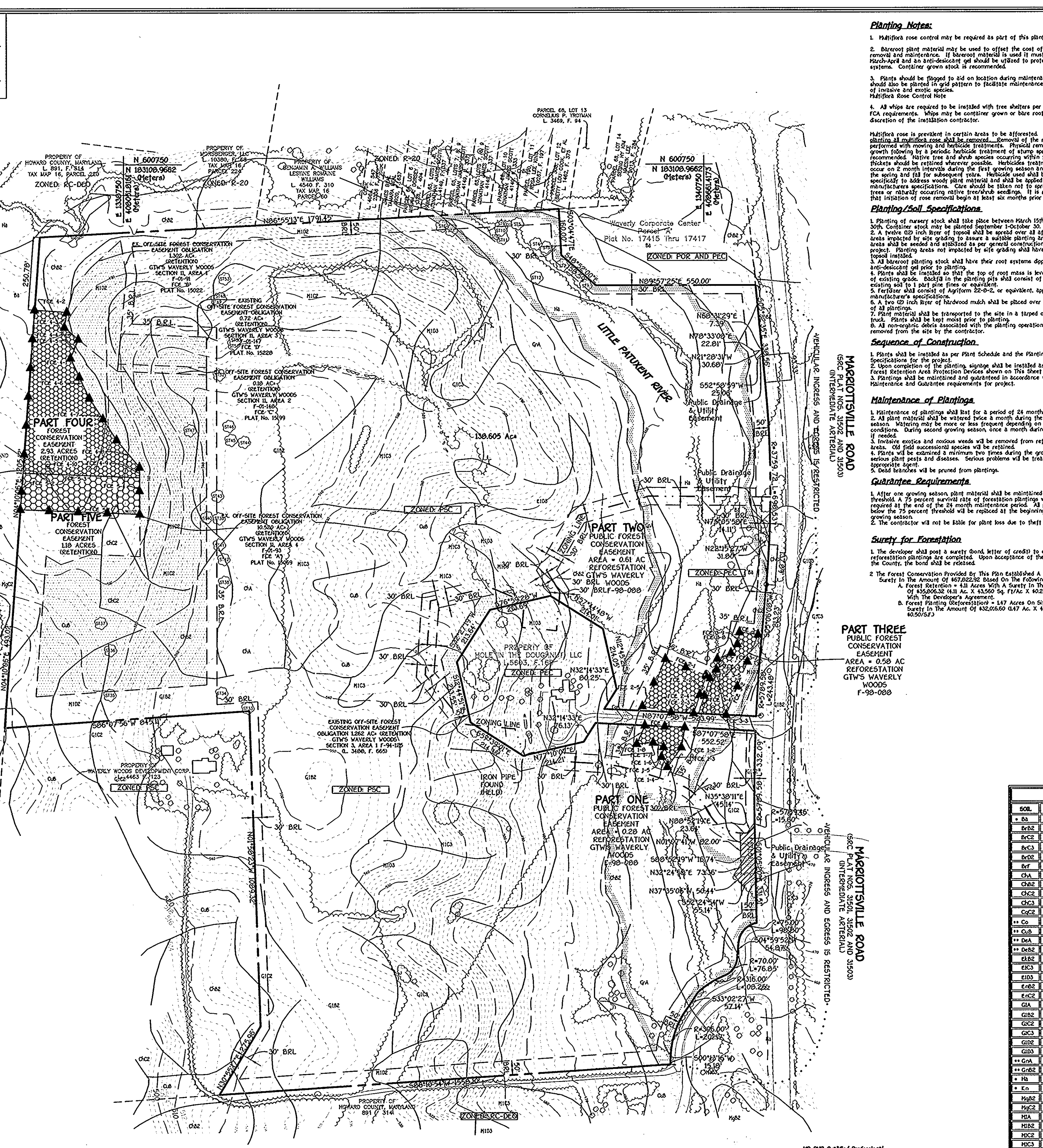
REFORESTATION PART ONE
 (0.28 AC)

QTY	Species	Size	Spacing
17	Acer rubrum - Red Maple	3-4"	11' RAN
17	Acer saccharinum - Silver Maple	3-4"	11' RAN
11	Carpinus caroliniana - American Hornbeam	3-4"	11' RAN
22	Pinus occidentalis - American Shortleaf	3-4"	11' RAN
10	Quercus palustris - Pin Oak	3-4"	11' RAN
20	Salix nigra - Black Willow	3-4"	11' RAN

ALL PLANTING WILL REQUIRE TREE SHELTERS



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Planting Notes:

- Multi-trunk rose control may be required as part of this planting plan.
- Bareroot plant material may be used to offset the cost of multi-trunk rose control and maintenance. If bareroot material is used it must be planted in March-April and an anti-desiccant gel should be applied to protect root systems. Container grown stock is recommended.
- Plants should be flagged to aid in locating during maintenance. Plantings should also be planted in grid pattern to facilitate maintenance and removal of invasive and exotic species.
- 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.

Planting/Soil Specifications:

- Planting of nursery stock shall take place between March 15th and April 30th. Container stock may be planted September 1-October 31.
- A twelve (12) inch layer of topsoil shall be spread over all reforestation areas. Topsoil shall be applied to a depth of 12 inches. Topsoil shall be applied to a depth of 12 inches. Topsoil shall be applied to a depth of 12 inches.
- Bareroot planting stock shall have their root systems dipped into an anti-desiccant gel prior to planting.
- 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.
- Fertilizer shall consist of Agriplan 22-0-2, or equivalent, applied as per manufacturer specifications.
- A two (2) inch layer of hardwood mulch shall be placed over the root area of all plantings.
- Plant material shall be transported to the site in a banded 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:

- Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
- Upon completion of the planting operation shall be installed as per the Forest Retention Area Protection Devices shown on this sheet.
- 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 24 months.
- All plant material shall be watered twice a month during the last 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.
- Invasive species and noxious weeds will be removed from reforestation areas. Old field succession species will be retained.
- Plants will be watered a minimum two times during the growing season for serious pest and disease. Serious problems will be treated with the appropriate agent.
- Dead branches will be pruned from plantings.

Guarantee Requirements:

- After one growing season plant material shall be maintained at 90% survival threshold. A 75 percent survival rate of reforestation plantings will be required at the end of the 24 month maintenance period.
- Plant material below the 75 percent threshold will be replaced at the beginning of the next growing season.
- Contractor will not be liable for plant loss due to theft or vandalism.

Surety for Reforestation:

- 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.
- The Forest Conservation Provided by This Plan Established A Total Surety in the Amount of \$47,022.00 Based On The Following:
 A. Forest Retention = 4.11 Acres With A Surety in the Amount of \$43,560.32 (4.11 Ac X \$10,599.54)
 B. Forest Planting (Reforestation) = 1.47 Acres On Site With A Surety in the Amount of \$3,461.68 (1.47 Ac X \$2,355.56)
 C. Forest Planting (Reforestation) = 1.47 Acres On Site With A Surety in the Amount of \$3,461.68 (1.47 Ac X \$2,355.56)

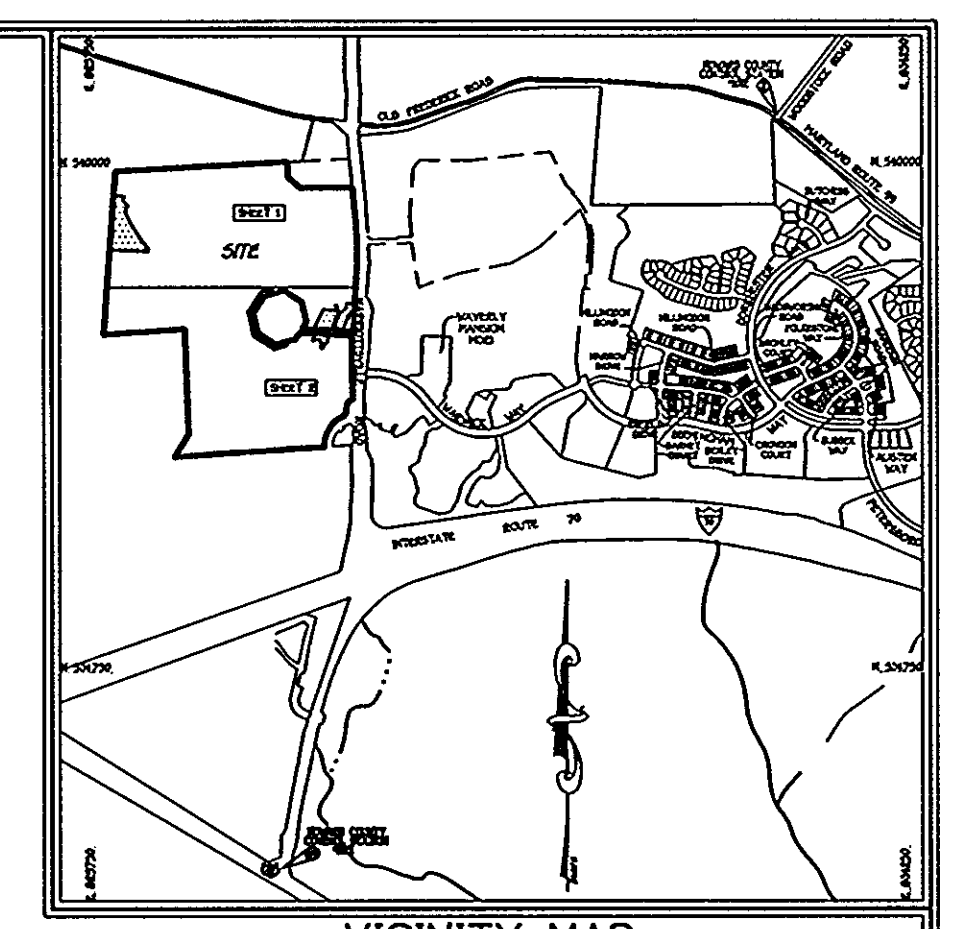
General Notes:

- Subject Property Zoned PSC and PSC Per 02/02/04 Comprehensive Zoning Plan And The Comp-Like Zoning Amendments Dated 07/28/05.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 1012 And No. 16E1.
 Sta. 1012 N 601,060.777' E 1,345,336.7580'
 Sta. 16E1 N 593,250.9322' E 1,340,922.7100'
- This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About August 1990, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "I.C.C. 106".
- 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 "I.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot Areas Are More Or Less As:
 11. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 12. Denotes New Forest Conservation Easement:
 A. Part One Contains 0.28 Acres Reforestation Approved Under GTW's Waverly Woods, Section 6, F-98-00B.
 B. Part Two Contains 0.61 Acres Reforestation Approved Under GTW's Waverly Woods, Section 6, F-98-00B.
 C. Part Three Contains 0.58 Acres Reforestation Approved Under GTW's Waverly Woods, Section 6, F-98-00B.
 D. Part Four Contains 2.93 Acres Forest Retention To Replace Forest Conservation Easement, Part Four Forest Planting Containing 1.46 Acres For GTW's Waverly Woods, Section 6, F-98-00B.
 E. Part Five Contains 1.18 Acres Forest Retention To Replace 0.59 Acres Forest Planting Removed From FCE Easement No. 9A And No. 11, GTW's Waverly Woods, Section 13, F-04-58, Plat Nos. 17217 Thru 17223.
- Plan Subject To Prior Department Of Planning And Zoning File Nos: 594-07, ZB 1027 M.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16122B Of The Howard County Code, Public Water And Public Sewer Allocation Will Be Granted At The Time Of The Issuance Of The Building Permit If Capacity Is Available At That Time.
- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 161200 Of The Howard County 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 Deed Of Forest Conservation Easement Are Allowed.
- This Plan Is Exempt From The Requirements Of Section 16124 Of The Howard County Code And The Landscape Manual Since It Is A Plan That Creates Easements Only And Does Not Create Any Additional Buildable Lots.
- This Subdivision Is Exempt From The Requirements Of Section 161200 Of The Howard County Code For Forest Conservation Because It Is A Plan Of Revision And No Additional Lots Are Being Created As Per Section 161202(b)(vii) Of The Howard County Code And Forest Conservation Manual.
- The Forest Conservation Provided By This Plan Established A Total Surety in the Amount of \$47,022.00 Based On The Following:
 A. Forest Retention = 4.11 Acres With A Surety in the Amount of \$43,560.32 (4.11 Ac X \$10,599.54)
 B. Forest Planting (Reforestation) = 1.47 Acres On Site With A Surety in the Amount of \$3,461.68 (1.47 Ac X \$2,355.56)
 C. Forest Planting (Reforestation) = 1.47 Acres On Site With A Surety in the Amount of \$3,461.68 (1.47 Ac X \$2,355.56)

SOILS LEGEND

SOIL	NAME	CLASS
Ba	Bellefonte silt loam	D
BvBz	Bellefonte silt loam	C
BvCz	Bellefonte silt loam	C
BvDz	Bellefonte silt loam	C
BvEz	Bellefonte silt loam	C
ChA	Chester silt loam	B
ChBz	Chester silt loam	B
ChCz	Chester silt loam	B
ChDz	Chester silt loam	B
ChEz	Chester silt loam	B
Co	Codorus silt loam	C
CoB	Codorus silt loam	C
CoC	Codorus silt loam	C
CoD	Codorus silt loam	C
CoE	Codorus silt loam	C
CoF	Codorus silt loam	C
CoG	Codorus silt loam	C
CoH	Codorus silt loam	C
CoI	Codorus silt loam	C
CoJ	Codorus silt loam	C
CoK	Codorus silt loam	C
CoL	Codorus silt loam	C
CoM	Codorus silt loam	C
CoN	Codorus silt loam	C
CoO	Codorus silt loam	C
CoP	Codorus silt loam	C
CoQ	Codorus silt loam	C
CoR	Codorus silt loam	C
CoS	Codorus silt loam	C
CoT	Codorus silt loam	C
CoU	Codorus silt loam	C
CoV	Codorus silt loam	C
CoW	Codorus silt loam	C
CoX	Codorus silt loam	C
CoY	Codorus silt loam	C
CoZ	Codorus silt loam	C

Hydric soils and/or contain hydric inclusions
 May contain hydric inclusions
 Generally only within 100-year floodplain areas



LEGEND

- Forest Conservation Retention Easement, Parts One Thru Five.
- Existing Forest Conservation Easements.
- Public Drainage And Utility Easements.

OWNER
 GTW JOINT VENTURE
 14451 TRIADAPHA ROAD
 GLENELG, MARYLAND 21737-0030
 (410-442-2337)

DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORP.
 SUITE 102
 DORSEY HALL DRIVE
 ELLICOTT CITY, MARYLAND 21042
 443-367-0422

NO DISE Qualified Professional
 LUSACOE Wetland Designer
 Certification # 1002392000048
 J.C.S.
 JOHN P. CHAVES
 CONSULTING ECOLOGIST

SUPPLEMENTAL PLAN FOREST CONSERVATION, TOPOGRAPHIC AND SOILS
 Property of
GTW JOINT VENTURE
 Zoned: PSC AND PEC
 Tax Map 16, Part Of Parcel 249, Grids: 3 & 4
 Third Election District
 Howard County, Maryland
 Scale: 1" = 200'
 Date: May 20, 2008
 Sheet 1 of 1

F-02-159