

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, *David Stearns* 8/18/08
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE
 Chief, *William D. Williams* 8/18/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

REFORESTATION PLAN
 The reforestation area will be placed into a Forest Conservation Easement.

A. Planting Plan and Methods
 Plant species selection was based on our knowledge regarding plant communities in Maryland's Piedmont Plateau and information provided in the soil survey on typical vegetation for the soil type on the planting site. Species selection was also based on our knowledge of plant availability in the nursery industry.

Reforestation will be accomplished through a mixed planting of whip and branched transplants. Container grown stock is recommended but bare root stock may be used to help control afforestation costs. If bare root stock is used the root systems of all plants will be dipped in an anti-desiccant gel prior to planting to improve moisture retention in the root systems.

B. Planting and Soil Specifications
 Plant material will be installed in accordance with the Planting Detail and Planting Specifications shown on the Forest Conservation Plan. Soil disturbance will be limited to individual planting locations.

C. Maintenance of Plantings
 For information regarding maintenance of the reforestation plantings, see Section VIII B.

D. Survival Requirements
 A 50 percent survival rate of the reforestation plantings will be required after one growing season. All plant material below the 50 percent survival threshold will be replaced at the beginning of the second growing season. At the end of the second growing season, a 75 percent survival rate will be required. All plant material below the 75 percent survival threshold will be replaced by the beginning of the next growing season.

E. Security for Reforestation
 Section 16-109 of the Howard County Forest Conservation Act requires that a developer shall post a security bond, letter of credit, etc. with the County to insure that all work is done in accordance with the FCP.

F. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)
 The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 25 feet of the limit of disturbance.

2. Fencing and Signage
 Existing forest limits occurring within 25 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the disturbance area prior to plant installation as shown on the plan.

3. Pre-Construction Meeting
 Upon staking of limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County inspector. The purpose of the meeting will be to verify that all sediment control is in place and to notify the contractor of possible penalties for non-compliance with the FCP.

4. Sequence of Construction
 The following timetable represents the proposed timetable for development. The items outlined in the Forest Conservation Plan will be executed within two (2) years of subdivision approval.

5. Intend all signage and sediment control devices.

6. Hold pre-construction meeting between developer, contractor and County inspector.

7. Begin mulch/rose removal. Install permanent protective signage for easements and installed plantings in accordance with Forest Conservation Plan. Plantings will be completed within two (2) years of subdivision approval.

8. Remove sediment control.

9. Hold post-construction meeting with County inspectors to assure compliance with FCP. Submit certification of installation.

10. Monitor and maintain plantings for 2 years.

11. Post-Construction Meeting
 Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.

12. Final Inspection
 At the end of the two year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all reforestation/afforestation requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's bond.

13. Final Inspection
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14. Final Inspection
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15. Final Inspection
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16. Final Inspection
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17. Final Inspection
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18. Final Inspection
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19. Final Inspection
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20. Final Inspection
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21. Final Inspection
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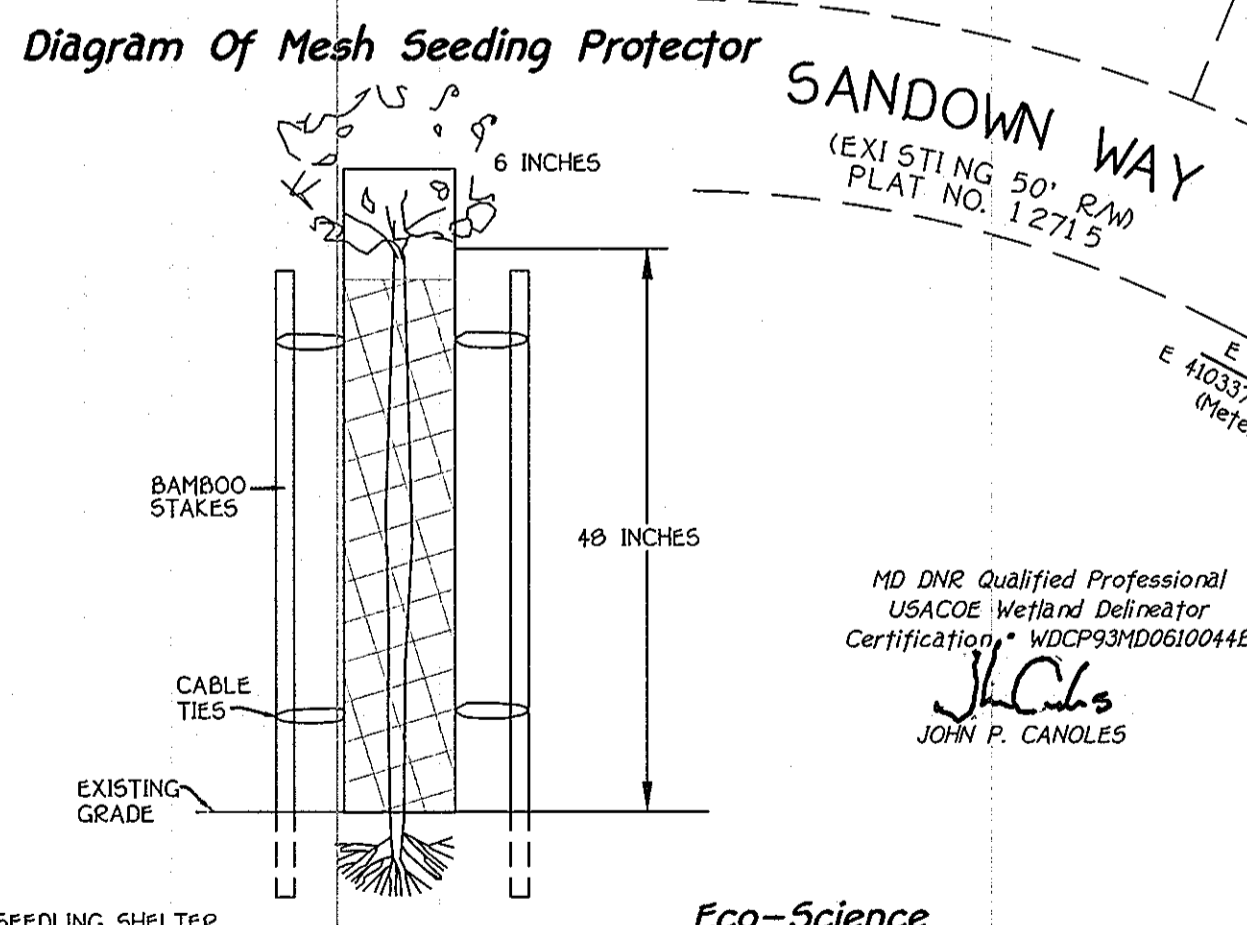
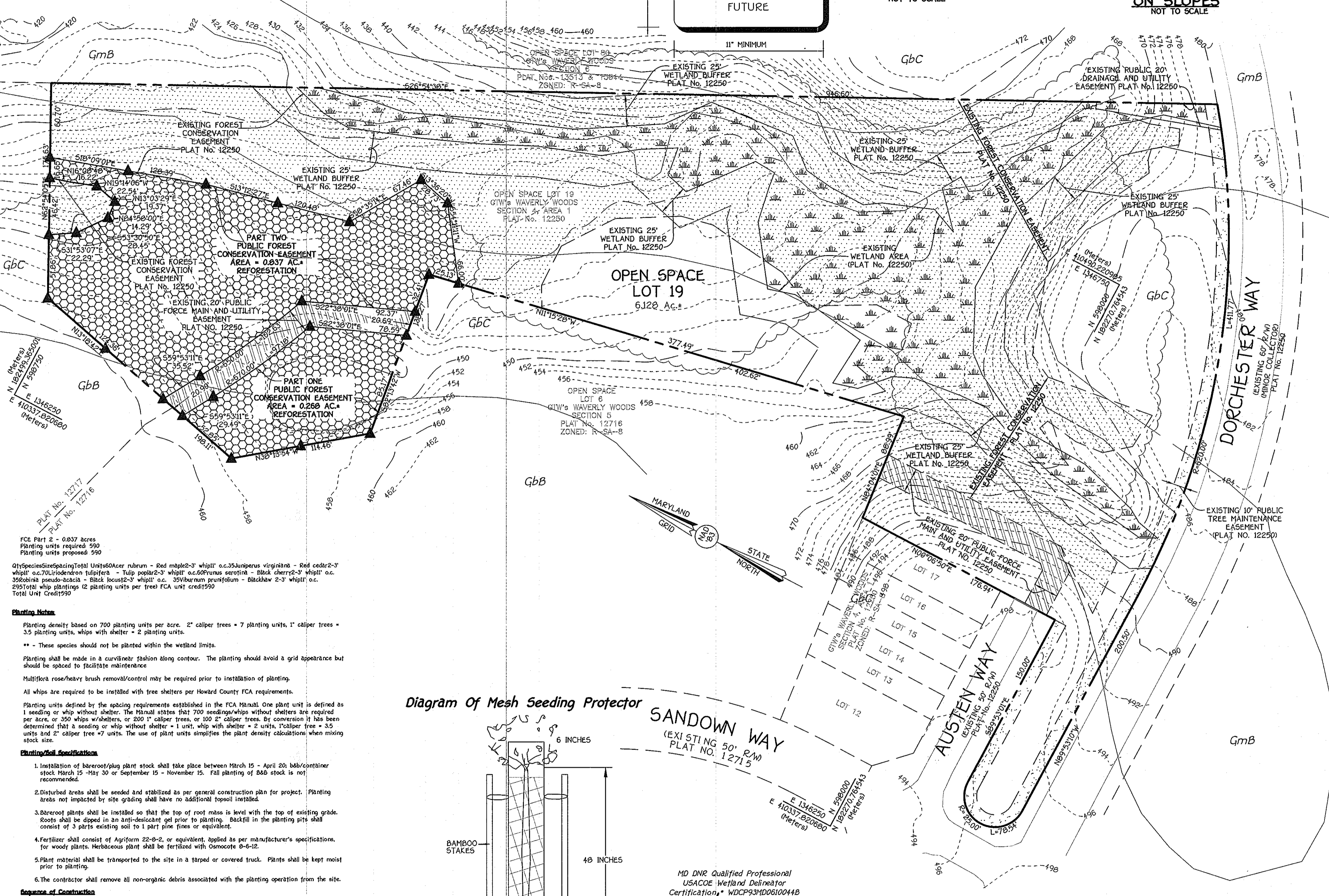
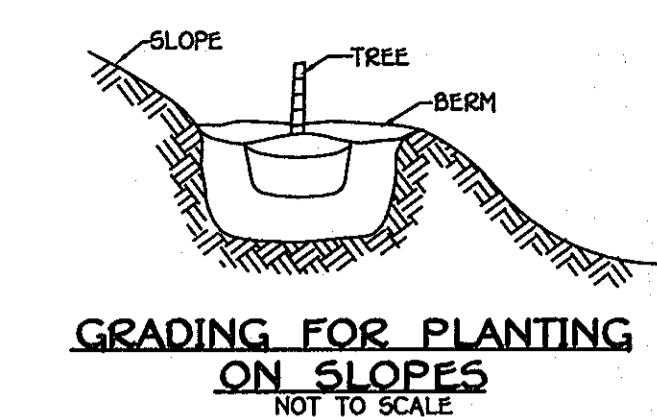
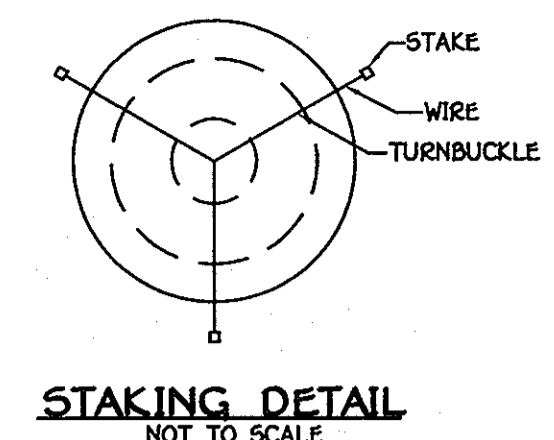
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FCE PART ONE - 0.268 ACRES					FCE PART TWO - 0.837 ACRES				
Qty	Species	Size	Spacing	Total Units	Qty	Species	Size	Spacing	Total Units
15	Acer rubrum - Red Maple	2-3" WHP	11' o.c.	150	60	Acer rubrum - Red Maple	2-3" WHP	11' o.c.	600
10	Juniperus virginiana - Red Cedar	2-3" WHP	11' o.c.	100	35	Juniperus virginiana - Red Cedar	2-3" WHP	11' o.c.	350
20	Liriodendron tulipifera - Tulip Poplar	2-3" WHP	11' o.c.	200	70	Liriodendron tulipifera - Tulip Poplar	2-3" WHP	11' o.c.	700
15	Prunus serotina - Black Cherry	2-3" WHP	11' o.c.	150	60	Prunus serotina - Black Cherry	2-3" WHP	11' o.c.	600
15	Robinia pseudo-acacia - Black locust	2-3" WHP	11' o.c.	150	35	Robinia pseudo-acacia - Black locust	2-3" WHP	11' o.c.	350
20	Viburnum prunifolium - Blackhaw	2-3" WHP	11' o.c.	200	35	Viburnum prunifolium - Blackhaw	2-3" WHP	11' o.c.	350
95	Total whip plantings (2 planting units per tree)	FCA unit credit		190	295	Total whip plantings (2 planting units per tree)	FCA unit credit		590
TOTAL NUMBER OF REQUIRED PLANTS = 0.268 ACRES x 350 = 94					TOTAL NUMBER OF REQUIRED PLANTS = 0.837 ACRES x 350 = 293				

ON-SITE SIGNAGE
 = DENOTES SIGN LOCATIONS

FOREST CONSERVATION EASEMENT
 UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991.

TREES FOR YOUR FUTURE



MD DNR Qualified Professional
 USACE Wetland Delimitation
 Certification # WDPC93MD06100448
John P. Canoles
 JOHN P. CANOLES

SOILS LEGEND

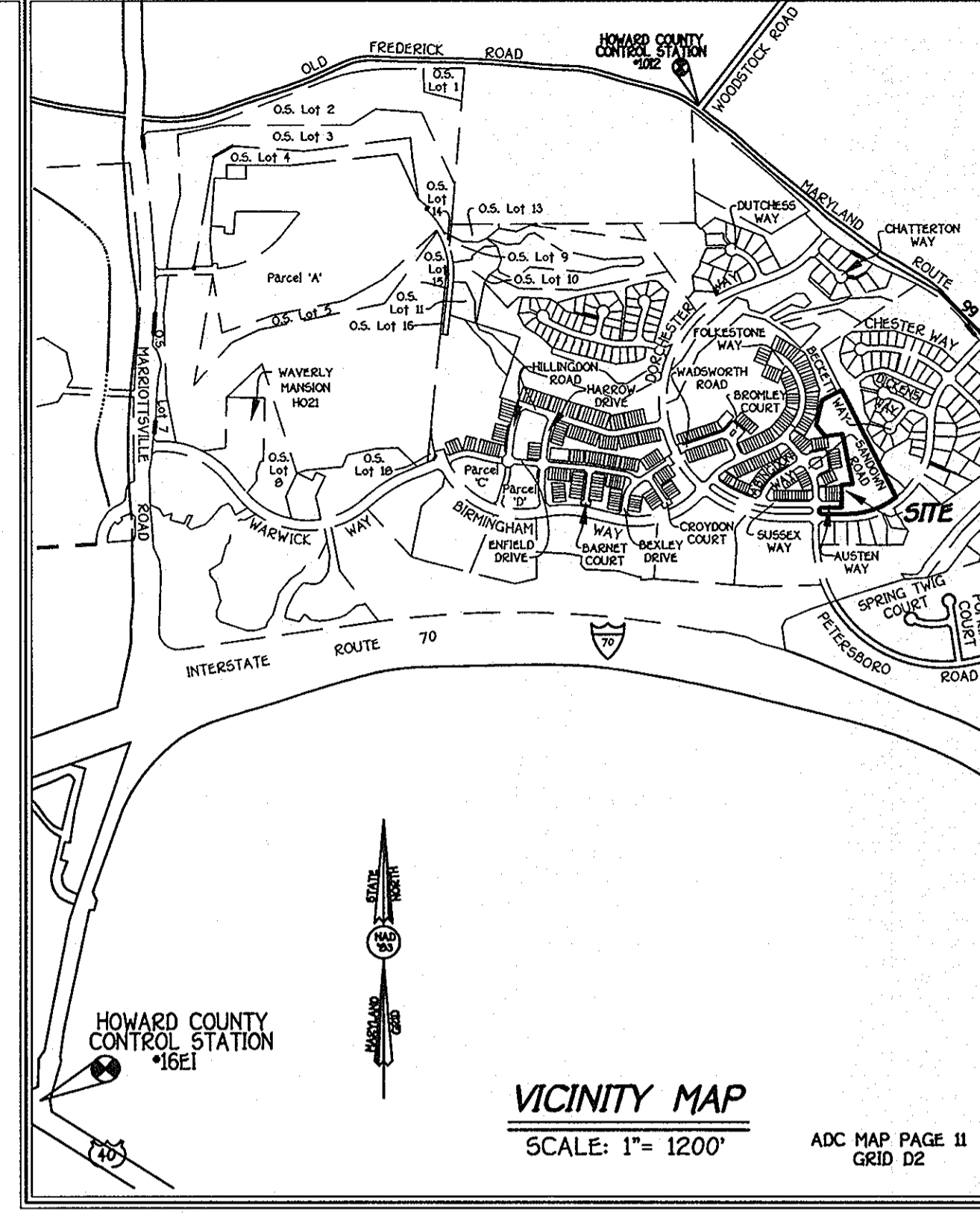
SOIL	NAME	CLASS
GbB	Gladstone loam, 3 to 8 percent slopes	B
GbC	Gladstone loam, 8 to 15 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C

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

LEGEND

- [Symbol] DENOTES EXISTING WETLAND AREA (PLAT No. 12250)
- [Symbol] DENOTES EXISTING PUBLIC FOREST CONSERVATION EASEMENT AREA (1105 AC.)
- [Symbol] DENOTES EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT No. 12250)
- [Symbol] EXISTING 20' PUBLIC FORCE MAIN & UTILITY EASEMENT (PLAT No. 12250)

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 14451 TRIADDELPHIA ROAD
 P.O. BOX 30
 GLENELG, MARYLAND 21737-0030
 PH: (410) XXX-XXXX



GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-5A-B PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COUNTY ZONING AMENDMENTS EFFECTIVE 07-28-05.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 102 AND NO. 16E1.
- THIS PLAT 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 LINES ESTABLISHED BY ZONING.
- DENOTES IRON PIN SET CAPPED "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 "C.C. 106".
- DENOTES STONE MONUMENT FOUND.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE 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, (1 1/2" MINIMUM).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 55-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (450,000 LBS).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- ALL LOT AREAS ARE MORE OR LESS (4).
- DENOTES PUBLIC TREE MAINTENANCE EASEMENT. A PUBLIC TREE MAINTENANCE EASEMENT, A PUBLIC TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF 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.
- ALL DISTANCES SHOWN ARE BASED ON NAD 83 SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- OPEN SPACE LOT 19 SHOWN HEREON WAS CONVEYED TO WAVERLY WOODS OWNERS ASSOCIATION, INC. BY DEED RECORDED IN LIBER 6088 AT FOLIO 351 FOR THE RESIDENTS OF THIS SUBDIVISION AND THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION IS REFERENCED IN GENERAL NOTE NO. 16.
- ARTICLES OF INCORPORATION OF WAVERLY HOMEOWNERS ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON FEBRUARY 8, 1995 AS ACCOUNT NO. D 42007.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16-102 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- WETLAND LOCATIONS DETERMINED BY ENVIRONMENTAL SYSTEMS ANALYSIS ON FEBRUARY, 1995. APPROVED ON NOV. 30, 1995.
- THE 100 YEAR FLOODPLAIN DETERMINED BY MILDENBURG ASSOCIATES, INC. APPROVED ON NOV. 30, 1995.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NO. 5-94-07, P-94-04, WP-95-23, F-94-125, F-95-27, F-95-173, F-98-08B AND F-08-159.
- THIS PLAN IS SUBJECT TO WAIVER PETITION NO. WP-95-23 FROM SECTION 15.06A(4) AND SECTION 16.05.2 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH RESTRICTS GRADING AND REMOVAL OF VEGETATIVE COVER FROM WETLANDS AND STREAM BUFFER AND FROM SECTION 16.05B, WHICH RESTRICTS GRADING OF STEEP SLOPES OF 25% OR GREATER AND SECTION 16.05A, WHICH RESTRICTS DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 15.024 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, SINCE IT IS A PLAT THAT CREATES EASEMENTS ONLY AND DOES NOT CREATE ANY ADDITIONAL BUILDABLE LOTS.
- THIS PROJECT COMPLES WITH THE REQUIREMENTS OF SECTION 16.020 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 424,665.90 ACRES OF REFORESTATION WITH A FOREST CONSERVATION SURETY AMOUNT OF 424,665.90 PROVIDED WITH THE DPM, DEVELOPER'S AGREEMENT.
- WHIP PLANTINGS SHOULD BE INSTALLED IN A CURVILINEAR PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. TREE SHELTERS SHOULD BE INSTALLED ON ALL WHIP PLANTINGS.

SUPPLEMENTAL PLAN
FOREST CONSERVATION, TOPOGRAPHIC AND SOILS
GTW'S WAVERLY WOODS
 SECTION 4, AREA 1
 OPEN SPACE LOT 19
 TAX MAP #16 PART OF PARCEL #417 GRID 5
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: R-5A-B
 SCALE: 1"=50' DATE: JULY 22, 2008

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10721 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 22042
 410-481-2855

K:\Drawings\310025\GTW's Waverly Woods\Forest Conservation Plan\310025 Section 4 - Open Space Lot 19 Support Planning.dwg, 8/17/2008 11:10:07 AM, 100%

F-08-202