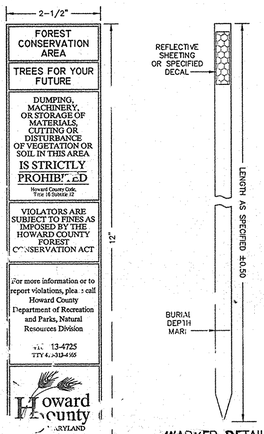
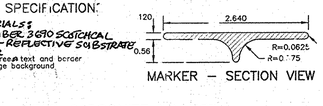


MARKER DETAIL

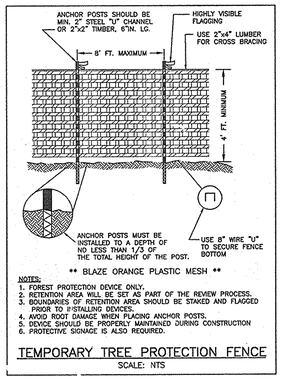
DECAL SPECIFICATION:
MATERIALS: NUMBER 3870 SCOTCHCAL NON-REFLECTIVE SUBSTRATE
COLOR: Dark green text and border on beige background



MARKER – SECTION VIEW

FCP CARSONITE MARKER
NOT TO SCALE

PERMANENT SIGNAGE
NOT TO SCALE



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 STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY TREE PROTECTION FENCE
SCALE: NTS

SOILS LEGEND

MAP SYMBOL	SOIL TYPE	MAPPING UNIT
GhB	B	GLENELG-URBAN LAND COMPLEX, 0 TO 8% SLOPES
GuB	C	GLENVILLE-URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8% SLOPES
MaD	B	MANOR LOAM, 15 TO 25% SLOPES
INFORMATION FROM NCRS WEB SOIL SURVEY 2.0, HOWARD COUNTY, MD (MD027)		

LEGEND

SOILS CLASSIFICATION	AbC1
SOILS DELINEATION	
EXISTING CONTOURS	999
EXISTING WOODS LINE	
PROPOSED WOODS LINE	
EXISTING STRUCTURE	
PROPOSED STRUCTURE	
STEEP SLOPES 15% TO 24.9%	
STEEP SLOPES 25% OR GREATER	
USE-IN-COMMON ACCESS AND UTILITY EASEMENT	
FOREST CONSERVATION EASEMENT	
FOREST MITIGATION BANK	
TREE PROTECTION FENCE	TF
FCE PERMANENT SIGNAGE	FCE

FOREST CONSERVATION WORKSHEET

Version 1.0

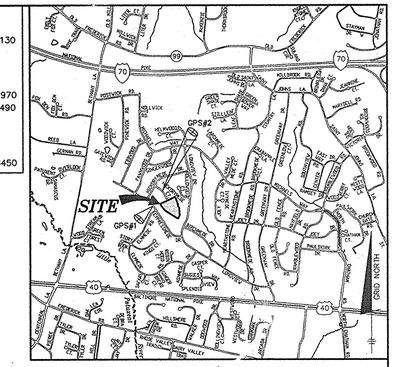
Project: Valley Mede, Section 14, Lots 71 & 72
Date: January 30, 2009

NET TRACT AREA			Acres
A. Total tract area			4.16
B. Area within 100 Year Floodplain			0
C. Area to included in overhead transmission line			0
D. Net Tract Area			4.16
LAND USE CATEGORY: (from table 3.2.1, page 40, Manual) ARA MDR IDA HDR MPD CIA X			
E. Afforestation Threshold	(percentage)	0.15	0.62
F. Conservation Threshold	(percentage)	0.20	0.83
EXISTING FOREST COVER:			
G. Existing forest cover (excluding floodplain)			3.54
H. Area of forest above afforestation threshold			2.92
I. Area of forest above conservation threshold			2.71
BREAK EVEN POINT:			
J. Forest retention above threshold with no mitigation			1.37
		Break-Even Point	1.4
K. Clearing permitted without mitigation			2.17
PROPOSED FOREST CLEARING			
L. Total area of forest to be Cleared or Retained Outside FCE			1.30
M. Total area of forest to be Retained in FCE			2.24
PLANTING REQUIREMENTS			
N. Reforestation for clearing above Conservation Threshold			0.33
P. Reforestation for clearing below Conservation Threshold			0
Q. Credit for retention above conservation threshold			1.41
R. Total reforestation required			0
S. Total afforestation required			0
T. Total reforestation and afforestation required			0

BENCH MARKS

GPS#1 (NAD '83) ELEV. 440.0130
REBAR AND CAP SET/FOUND
NORTHEAST SIDE OF HICKORYMEDE COURT
242.5' SOUTHEAST OF INTERSECTION
CYPRESSMEDE DRIVE
N 589,581.8220 E 1,354,614.9970

GPS#2 (NAD '83) ELEV. 445.0490
REBAR AND CAP SET/FOUND
SOUTHWEST SIDE OF CYPRESSMEDE DRIVE
108.5' NORTHWEST OF INTERSECTION
ELMMEDE ROAD
N 590,048.2970 E 1,354,869.8450



ADC MAP 11 / GRIDS J-6

VICINITY MAP
SCALE 1" = 2000'

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREAS OF EXISTING UNDERGROUND POWER LINES ALONG LOT 1 & EXISTING LOT 31 AND THE EXISTING OVERHEAD LINES ALONG THE SOUTHWESTERN PERIMETER OF THE PROJECT SITE

FOREST CONSERVATION TABULATION		
DESIGNATION	TYPE	ACREAGE
1	RETENTION	1.37 (4.16 NTA)
2	RETENTION	0.87 (4.16 NTA)
TOTALS:	–	2.24 AC.±

FOREST DATA

GROSS AREA (INCL. ALL PROP. LOTS)	4.16 AC.±
AREA PREVIOUSLY DEVELOPED	0.00 AC.±
100 YEAR FLOOD PLAIN	0.00 AC.±
EX. APPLICABLE LOT AREA	0.00 AC.±
NET TRACT AREA (NTA)	4.16 AC.±
EXISTING FOREST (NTA)	3.54 AC.±
AFFORESTATION THRESHOLD	0.62 AC.±
CONSERVATION THRESHOLD	0.83 AC.±
FOREST TO BE CLEARED (NTA)	1.30 AC.±
FOREST TO BE RETAINED (NTA)	2.24 AC.±
FOREST TO BE RETAINED IN FCE	1.37 AC.±
FOREST TO BE RETAINED IN BANK	0.87 AC.±

FCP NOTES:

1. 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.
2. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
3. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
5. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
6. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE RETENTION BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE AND ARE NOT ALREADY PROTECTED WITH SUPER SILT FENCE.
7. PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS. SIGNS SHALL BE MOUNTED ON A PERMANENT WOOD POST OR METAL STAKE. FCE SIGNS SHALL NOT BE ATTACHED TO TREES.
8. THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE SHALL BE MET BY: [illegible] EMENT OF 1.37 AC. OF RETENTION INTO AN ON-SITE EASEMENT. SURETY IN THE AMOUNT OF $11,935.44 FOR 1.37 AC. OF RETENTION (1.37*59,677.2 SF*0.20) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAN (F-09-051). SURETY FOR THE 0.87 AC. FOREST CONSERVATION RETENTION BANK (FCE #2) IS NOT REQUIRED.

SEQUENCE OF CONSTRUCTION

1. SEDIMENT CONTROL AND TREE PROTECTION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE. SITE SHALL BE GRADED IN ACCORDANCE WITH THE GENERAL CONSTRUCTION PLANS.
2. REMOVE HAZARDOUS TREES (DEAD, DISEASED OR THOSE SUBJECT TO WIND THROWS) ALONG THE EDGE OF THE FOREST RETENTION AREAS AS WELL AS WITHIN OTHER TREE SAVE AREAS.
3. SIGNAGE SHALL BE INSTALLED AS PER THE FOREST PROTECTION DEVICES SHOWN ON THE FOREST CONSERVATION PLAN.

FCE/BANK SALES NOTE:

THE SALE OF FOREST CONSERVATION CREDITS MAY BEGIN UPON ACCEPTANCE & APPROVAL OF THE FOREST CONSERVATION PLAN AND RECORDATION OF THE PLAT ESTABLISHING THE FOREST CONSERVATION/BANK EASEMENTS.

FCE/BANK SALES ACREAGE CHART (0.87 AC. TOTAL)			
SALE	RETENTION OBLIGATION	PROJECT NAME	HOWARD COUNTY FILE NO.	REMAINING ACREAGE
5-27-14	0.6AC	Scarborough Est.	F-14-029	0.27

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752
MD DNR Qualified Professional
USACOE Wetland Delineator
Certification #WDP-23, MD0610044D2
4/6/09
John F. Candiles

NO.	DATE	REVISION
1	6-11-2014	REVISE FCE/BANK CHART TO SHOW 0.6AC OF OFF-SITE FC FROM SCARBOROUGH EST.

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: bei@bei-civilengineering.com

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559; Expiration Date: 7-22-2009
STATE OF MARYLAND — BRIAN K. CLEARY — PROFESSIONAL ENGINEER
4/24/2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
CHIEF, BUREAU OF HIGHWAYS DATE:

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Harris 5/7/09
CHIEF, DIVISION OF LAND DEVELOPMENT DATE:
5/6/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE:

OWNER/DEVELOPER:
RAINMAKER ASSOCIATES, LTD
8015 DORSEY RUN ROAD
SUITE C
JESSUP, MD 20794-9380
PHONE: 410-799-9415

PROJECT: VALLEY MEDE
SECTION 14
LOTS 71 AND 72

LOCATION: TAX MAP 17 – GRID 21
PARCEL 139
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: FINAL/CONSTRUCTION PLANS
FOREST CONSERVATION PLAN NOTES, AND DETAILS

DATE: NOVEMBER 19, 2008 / MAY 1, 2009
PROJECT NO. 2163
Design: MCR/DAM Draft: MCR/WEO Check: BFC
SCALE: AS SHOWN
DRAWING 1 OF 1

THIS PLAN IS FOR FOREST CONSERVATION ONLY

F-09-051

P:\2144 Valley Mede\dwg\7000B-F.dwg, FCP, 4/24/2009 8:38:25 AM, mcr