

DENSITY EXCHANGE TABULATION	
TOTAL PARCEL ACREAGE	57.8154 ACRES
EXCHANGE	38.25 ACRES
AREA OF EXISTING PRESERVATION EASEMENT	19.0415 ACRES*
AREA REMAINING TO SUPPORT ON-SITE DENSITY	4.00 ACRES
DEO UNITS CREATED	4**
DEO UNITS SENT	4**
ACREAGE REMAINING FOR EXCHANGE	2.0415 ACRES***

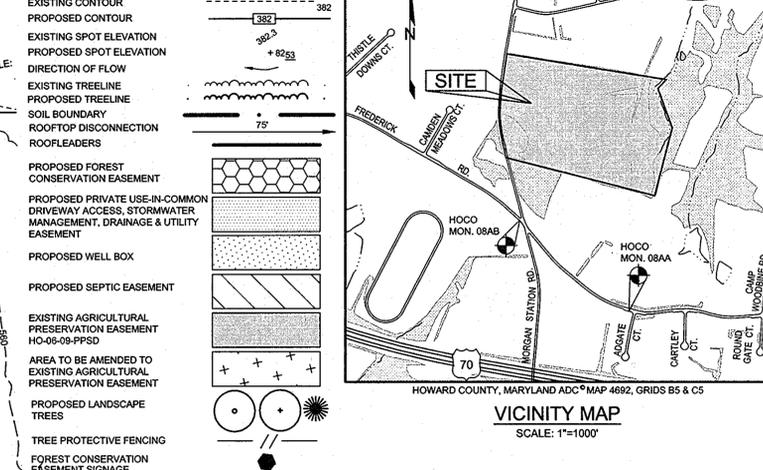
NOTE: * 0.8791 ACRES IS BEING DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD. AS IS ALLOWED, THIS ACREAGE HAS NOT BEEN EXCLUDED FROM THE AREA REMAINING ON-SITE FOR DENSITY.

** 4 UNITS ARE TO SUPPORT THE ON-SITE SUBDIVISION.

*** 1 UNIT (4.25 ACRES) REMAINS WITH THE EXISTING RESIDENCE ON PRESERVATION PARCEL A. SINCE THE MINIMUM ACREAGE FOR EXCHANGE IS 3 ACRES, NO ADDITIONAL DENSITY MAY BE SENT FROM THE PRESERVATION EASEMENT ON PRESERVATION PARCEL A.

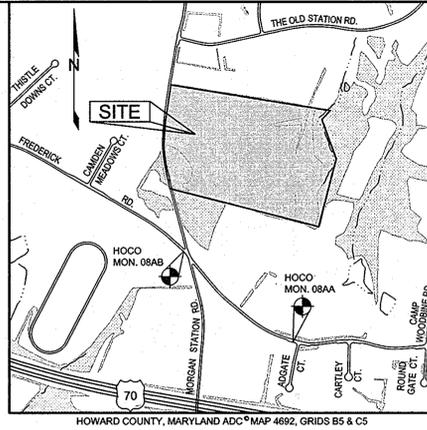


LEGEND



GENERAL NOTES

- SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 2002A COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/2006.
- BOUNDARY SHOWN HEREON BASED ON A FIELD RUN SURVEY PERFORMED BY CHARLES P. JOHNSON & ASSOCIATES, INC. IN MARCH 2005. TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY TOPOGRAPHIC MAPS.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08A AND NO. 08B.
- DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP).
- STATION 08A N 609.215 0140 E 1.229.547 551 STATION 08B N 610.822 2857 E 1.271.911 2115
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWERAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON PRESERVATION PARCEL 'A' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY, BUT ARE NON-GRAPHIC IN NATURE:
 - EASEMENT TO CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE DATED JUNE 3, 1947 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1048 FOLIO 249.
 - EASEMENT TO BALTIMORE GAS AND ELECTRIC COMPANY DATED MAY 14, 1959 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 332 AT FOLIO 564.
- FEED SIMPLE TITLE TO PARCEL 7 IS NOW VESTED IN ROBERT DAVIS BY VIRTUE OF A DEED DATED MARCH 8, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9147 AT FOLIO 580. THE OWNER RESIDES AT 991 MORGAN STATION ROAD, WOODBINE, MARYLAND 21797 (THE SUBJECT PROPERTY).
- THE SUBJECT PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT HELD BY HOWARD COUNTY DEPARTMENT OF ENVIRONMENT FOR HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PORTION OF THE PARCEL WITHIN THE EASEMENT AND OUTLINES THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT AGREEMENT SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THE PLAT OF AGRICULTURAL EASEMENT, DAVIS PROPERTY, PLAT NO. 18999.
- ONE DENSITY UNIT (4.25 ACRES) HAS BEEN RETAINED FOR A RESIDENTIAL UNIT ON THE 38.25 ACRE PRESERVATION EASEMENT, THEREFORE, NO DENSITY REMAINS WITHIN THE EASEMENT AREA FOR EXCHANGE.
- THE NEED AND LOCATION FOR A TENANT HOUSE LOCATED ON AN AGRICULTURAL PRESERVATION PARCEL MUST BE SHOWN BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION BOARD.
- WETLANDS EXIST ON THE AREA OUTSIDE OF THE EXISTING PRESERVATION EASEMENT PER SITE INVESTIGATION BY SILL, ADCOCK & ASSOCIATES, LLC IN JUNE 2010. ASSESSMENT OF THE EXISTING PRESERVATION EASEMENT HAS BEEN EXECUTED AS IS PERMITTED BY SECTION 16.116(A) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE AREA OUTSIDE OF THE PRESERVATION EASEMENT HAS BEEN INCLUDED IN THE ASSESSMENT OF OFF-SITE FOREST ON PRESERVATION PARCEL A.
- NO CEMETERIES, HISTORIC STRUCTURES, FLOODPLAINS, WETLANDS, STREAMS OR THEIR BUFFERS, OR STEEP SLOPES EXIST ON-SITE IN THE AREA OUTSIDE OF THE EXISTING PRESERVATION EASEMENT. SEE ABOVE NOTE REGARDING EXCLUSION OF THE EXISTING PRESERVATION EASEMENT.
- DEED REFERENCE: LIBER 1048, FOLIO 350.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - d) STRUCTURE (GULVERT/SURFIDES) - CAPABLE OF SUPPORTING 25 GROSS TONS (HOLDING);
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DRIVEWAY ENTRANCE TO BE PER HOWARD COUNTY STANDARD DETAIL R-6-06.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE OFF-SITE RETENTION OF 2.20 ACRES (95,822 SF) OF FOREST ON PRESERVATION PARCEL A. NO SURVEY IS REQUIRED FOR THE OFF-SITE RETENTION. HOWEVER, A DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED AND HAS BEEN EXECUTED WITH DPA.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. FOR FOREST CONSERVATION EASEMENT BEARINGS AND DISTANCES, SEE RECORD PLAT, F-11-055.
- LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURVEY FOR THE REQUIRED 35 PERIMETER SHADE TREES (12 SHADE TREES & 12 EVERGREENS FOR LOT 1 IN THE AMOUNT OF \$5,400, 3 SHADE TREES & 2 EVERGREENS FOR LOT 2 IN THE AMOUNT OF \$1,200, 3 SHADE TREES & 2 EVERGREENS FOR LOT 3 IN THE AMOUNT OF \$1,200, AND 7 SHADE TREES & 4 EVERGREENS FOR LOT 4 IN THE AMOUNT OF \$2,700) WILL BE PAID AT THE TIME OF ISSUANCE OF THE BUILDER'S GRADING PERMIT.
- A TRAFFIC STUDY WAS PREPARED BY MARS GROUP DATED DECEMBER 2009.
- BUILDABLE PRESERVATION PARCEL 'A' IS BEING PROPOSED AS A BUILDABLE PARCEL ONE (1) HOUSING ALLOCATION ALLOWING ONE (1) BUILDABLE UNIT SHALL BE UTILIZED. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN AGRICULTURAL EASEMENT HELD BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM, HO-06-09-PPSD. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. IT SHALL ENCOMPASS ALL THE ENVIRONMENTALLY SENSITIVE AREAS INCLUDING WETLANDS, STREAMS AND THEIR BUFFER, 100 YEAR FLOODPLAIN AND FOREST CONSERVATION, IF APPLICABLE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING GRADING PERMIT.
- THIS PROPERTY IS SUBJECT TO STORMWATER MANAGEMENT OBLIGATIONS AND WILL BE TREATED BY ROOFTOP AND NON-ROOFTOP DISCONNECTION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN, AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG ON PRESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PRESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PRESTEM LOT DRIVEWAY.
- THIS SITE IS SUBJECT TO WP-10-121 APPROVED ON JUNE 15, 2010 TO WAIVE SECTION 16.145(A) WHICH REQUIRES THE SUBMISSION OF A PRELIMINARY EQUIPMENT SECTH (PES) PLAN FOR ALL MAJOR SUBDIVISIONS IN THE RC ZONING DISTRICT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COMMENTS IS REQUIRED AT THE FINAL PLAN STAGE.
 - COMPLIANCE WITH ALL SRO AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE FINAL SUBDIVISION PLAN.
- DPZ FILE NUMBERS: RE-06-1154; RE-07-00154; WP-10-121; ECP-11-003.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kurt Sheehy 8/22/11
 CHIEF, DIVISION OF LAND DEVELOPMENT

Chris Morrison 8/22/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

MATCHLINE, SHEET 2

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

- THIS SITE INCLUDES PROPOSED BUILDABLE PRESERVATION PARCEL A WITH EXISTING STRUCTURES AND EXISTING ENVIRONMENTALLY SENSITIVE AREAS (STREAM, STREAM BUFFERS, STEEP SLOPES, ETC.) SINCE THIS PRESERVATION PARCEL WITH EXISTING STRUCTURES IS INVOLVED, IT CAN BE EXCLUDED FROM STORMWATER MANAGEMENT CALCULATIONS. AN ENVIRONMENTAL ASSESSMENT AND STORMWATER MANAGEMENT ARE BEING COMPLETED ONLY FOR THE DEVELOPED AREA (4 LOTS) AS IS PERMITTED.
- NO ENVIRONMENTALLY SENSITIVE AREAS (FLOODPLAIN, STREAM, WETLANDS, STEEP SLOPES) EXIST ON-SITE IN THE AREA OF DEVELOPMENT (4 LOTS).
- STORMWATER MANAGEMENT OBLIGATIONS AND WILL BE TREATED BY ROOFTOP DISCONNECTION AND A GRASS CHANNEL.
- AN "OFF-SITE" FOREST RETENTION AREA IS BEING CREATED TO THE WEST OF THE PROPOSED FOUR LOTS ON BUILDABLE PRESERVATION PARCEL A, TO SATISFY THE "ON-SITE" FOREST CONSERVATION REQUIREMENTS FOR THE FOUR (4) LOTS.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
Brd	BRINKLOW CHANNERY LOAM, 15 TO 25 PERCENT SLOPES	B
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENNVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MkF	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B

STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)
1	851 MORGAN STATION ROAD	7	Y
2	857 MORGAN STATION ROAD	7	Y
3	863 MORGAN STATION ROAD	7	Y
4	869 MORGAN STATION ROAD	7	Y

OWNER

ROBERT H. DAVIS
 991 E. MORGAN STATION ROAD
 WOODBINE, MARYLAND 21797

DEVELOPER

HERITAGE LAND DEVELOPMENT
 16590 NORTH AVE, P.O. BOX 482
 LISBON, MARYLAND 21765
 410.489.7900

SHEET INDEX

SHEET NO.	DESCRIPTION
1	SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN
2	SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN
3	NOTES & DETAILS

SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN

AGRICULTURAL LAND PRESERVATION SUBDIVISION

ROBERT H. DAVIS PROPERTY

LOTS 1 THRU 4 & BUILDABLE PRESERVATION PARCEL A

DPZ FILE # RE-07-00154; WP-10-121; ECP-11-003

Sill · Adcock & Associates · LLC

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
 Ellittown, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

DESIGN BY: SJT
 DRAWN BY: SJT
 CHECKED BY: PS
 SCALE: 1"=50'
 DATE: JULY 22, 2011
 PROJECT #: 07-115
 SHEET #: 1 of 3

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. 38386, EXPIRATION DATE: JANUARY 15, 2011.

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
BrD	BRINKLOW CHANNERY LOAM, 15 TO 25 PERCENT SLOPES	B
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MkF	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- SOIL BOUNDARY
- EXISTING CLASS III STREAM (UNNAMED TRIBUTARY OF SOUTH BRANCH OF PATAPSCO RIVER)
- PROPOSED SEPTIC EASEMENT
- EXISTING PRESERVATION EASEMENT HO-06-09-PPSD
- STREAM BUFFER



PARCEL 2
N/F
WILLIAM A AND
W F SCHULTE
L385 F.03

EX. AGRICULTURAL PRESERVATION
EASEMENT (HO-06-09-PPSD)
38.25 AC ± (TOTAL BOTH SHEETS)
LIBER 18626, FOLIO 115 - PLAT # 18989
EASEMENT HOLDER IS THE
HOWARD COUNTY AGRICULTURAL
LAND PRESERVATION PROGRAM

BUIDABLE
PRESERVATION PARCEL A
51.74 AC ±
13.49 AC AREA PROPOSED TO
BE AMENDED TO THE
EXISTING
38.25 AC CURRENTLY WITHIN
AN EXISTING PRESERVATION
EASEMENT

MORGAN STATION
LOTS 5 - 42
PLAT # 7622
ZONED: RC-DEG



SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN
AGRICULTURAL LAND PRESERVATION SUBDIVISION
ROBERT H. DAVIS PROPERTY
LOTS 1 THRU 4 & BUIDABLE PRESERVATION PARCEL A
DPZ FILE # RE-07-001S4; WP-10-121; ECP-11-003

TAX MAP 8 GRID 2
4TH ELECTION DISTRICT
PARCEL 7
HOWARD COUNTY, MARYLAND

OWNER
ROBERT H. DAVIS
991 E. MORGAN STATION ROAD
WOODBINE, MARYLAND 21797

DEVELOPER
HERITAGE LAND DEVELOPMENT
16590 NORTH AVE, P.O. BOX 482
LISBON, MARYLAND 21765
410.489.7900

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Engineers · Surveyors · Planners
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Email: info@silladcock.com

DESIGN BY: SJT
DRAWN BY: SJT
CHECKED BY: PS
SCALE: 1"=50'
DATE: JULY 22, 2011
PROJECT #: 07-115
SHEET #: 2 of 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Neil Shalomon 8/2/11
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John Pennington 8/2/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

PARCEL 28
JOHN AND
CYNTHIA A BRIGANNE
2858 E. 85A
EXISTING HOWARD COUNTY
AGRICULTURAL LAND
PRESERVATION PROGRAM
EASEMENT (HO-01-07-EPD)
ZONED: RC-DEG



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. 36366, EXPIRATION DATE: JANUARY 12, 2011

NOTES

- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE OFF-SITE RETENTION OF 2.20 ACRES (95,832 SQ) OF FOREST ON PRESERVATION PARCEL A. NO SURETY IS REQUIRED FOR THE OFF-SITE RETENTION. HOWEVER, A DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED AND HAS BEEN EXECUTED WITH DPW.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 35 PERIMETER SHADE TREES (12 SHADE TREES & 12 EVERGREENS FOR LOT 1 IN THE AMOUNT OF \$5,400, 3 SHADE TREES & 2 EVERGREENS FOR LOT 2 IN THE AMOUNT OF \$1,200, 3 SHADE TREES & 2 EVERGREENS FOR LOT 3 IN THE AMOUNT OF \$1,200, AND 7 SHADE TREES & 4 EVERGREENS FOR LOT 4 IN THE AMOUNT OF \$2,700) WILL BE PAID AT THE TIME OF ISSUANCE OF THE BUILDERS GRADING PERMIT.

GENERAL NOTES

FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCES AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

FOREST STAND DELINEATION NARRATIVE

FS1 - A MIDDLE SUCCESSIONAL MIXED OAK / MAPLE ASSOCIATION - THE STAND HAS A SOMEWHAT WELL-ESTABLISHED CANOPY DOMINATED BY WHITE OAKS, RED OAKS, AND RED MAPLES BETWEEN 12" AND 25" DBH AND SUB-DOMINATED BY HICKORIES, CHERRIES, AND TULIP POPLARS BETWEEN 10" AND 25" DBH. THE APPROXIMATE AGE OF THE STAND IS 40 TO 50 YEARS.

COMMON SPECIES WITHIN THE FOREST STAND WERE RED OAK (QUERCUS RUBRA), WHITE OAK (QUERCUS ALBA), RED MAPLE (ACER RUBRUM), PIGNUT HICKORY (CARYA), MOCKERNUT HICKORY (CARYA TOMENTOSA), CHERRY (PRUNUS SEROTINA), TULIP POPLAR (LIRIODENDRON TULIPIFERA) IN THE CANOPY LAYER; BLACK GUM (NYSSA SYLVATICA), SPICEBUSH (LINDERA BENZOIN), HONEYLOCUST (GLIEDITSIA TRIACANTHOS), TREE-OF-HEAVEN (AILANTHUS ALTISSIMA), RASBERRIES (RUBUS SP.), HONEYBUCKLE (LONICERA SP.), ARROWWOOD (VIBURNUM DENTATUM), AND MULTIFLORA ROSE IN THE UNDERSTORY ALONG WITH SAPLING CANOPY SPECIES; POISON IVY, LACE-LEAF FERN, RUDEBECKIA, SOLOMONS SEAL, MAYAPPLE, VIOLETS, WINTERCREEPER, AND SMALL CANOPY AND UNDERSTORY TREES IN THE GROUND LAYER. A SINGLE CATALPA TREE, SOME RASBERRY SHRUBS, RED MULLBERRY, GREENBRIER, AND GRAPE VINES WERE OBSERVED AT THE EDGES. THE STAND IS DOMINATED BY OAK AND MAPLE TREES. THE AVERAGE CANOPY TREES ARE 12" TO 25" IN DIAMETER. THERE ARE SOME DEAD AND DOWNED TREES WITHIN THE STAND AS WELL AS LEAF DEBRIS WITH SOME RATHER LARGE HOLES CREATED BY BURROWING ANIMALS THROUGHOUT THE MAJORITY OF THE STAND. NO CRITICAL HABITATS OF RARE, THREATENED, OR ENDANGERED SPECIES OR VEGETATION WERE OBSERVED.

THE OVERALL CONDITION OF THE STAND IS GOOD. THE EXISTENCE OF THE OAKS, HICKORY, AND BLACK CHERRY TREES, MAKE THIS STAND A SUITABLE WILDLIFE HABITAT. DEER WERE OBSERVED ON-SITE DURING SITE VISIT. ALTHOUGH THERE IS LIMB DIEBACK ON SOME OF THE TREES, THERE IS NO EVIDENCE OF SIGNIFICANT INSECT INFESTATION OR DISEASE WITHIN THE STAND, WHICH WOULD REQUIRE TREATMENT OR MANAGEMENT. THIS STAND EXISTS AT THE EDGE OF AN ACTIVE FARM FIELD. THE MAJORITY OF THE SITE IS MADE UP OF ROLLING SLOPES. THE STAND SHOULD BE CONSIDERED OF MEDIUM PRIORITY FOR RETENTION DUE TO THE VALUE TO WILDLIFE AND BASED ON THE EXISTENCE OF INVASIVES PRESENT WITHIN THE STAND.

ACCORDING TO THE HOWARD COUNTY FOREST CONSERVATION PROGRAM, A SPECIMEN TREE IS DEFINED AS A TREE HAVING A DIAMETER MEASURED AT 4.5 FEET ABOVE THE GROUND OF 30 INCHES OR MORE, OR TREES HAVING 75% OR MORE OF THE DIAMETER OF THE CURRENT STAT, COUNTY, OR MUNICIPAL CHAMPION TREE OF THAT SPECIES. THERE ARE NO SPECIMEN TREES THAT EXIST ON-SITE.

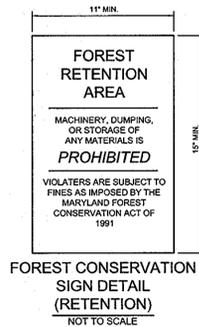
FOREST CONSERVATION WORKSHEET							
NET TRACT AREA							
A	TOTAL TRACT AREA						57.3 AC
B	DEDUCTIONS (PRESERVATION PARCEL A)						51.7 AC
C	NET TRACT AREA						5.6 AC
LAND USE CATEGORY							
ARA	MDR	IDA	HDR	MPD	CIA		
0	1	0	0	0	0		
D	AFFORESTATION THRESHOLD (NET TRACT AREA x 20%)					1.1 AC	
E	CONSERVATION THRESHOLD (NET TRACT AREA x 25%)					1.4 AC	
EXISTING FOREST COVER							
F	EXISTING FOREST COVER WITHIN THE NET TRACT AREA					0.0 AC	
G	AREA OF FOREST ABOVE CONSERVATION THRESHOLD					0.0 AC	
BREAK EVEN POINT							
H	BREAK EVEN POINT					0.0 AC	
I	FOREST CLEARING PERMITTED WITHOUT MITIGATION					0.0 AC	
PROPOSED FOREST CLEARING							
J	TOTAL AREA OF FOREST TO BE CLEARED					0.0 AC	
K	TOTAL AREA OF FOREST TO BE RETAINED					0.0 AC	
PLANTING REQUIREMENTS							
L	REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD					0.0 AC	
M	REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD					0.0 AC	
N	CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD					0.0 AC	
P	TOTAL REFORESTATION REQUIRED					0.0 AC	
Q	TOTAL AFFORESTATION REQUIRED					1.1 AC	
R	TOTAL PLANTING REQUIRED					1.1 AC	

* NOTE: THE AFFORESTATION OBLIGATION HAS BEEN MET OFF-SITE BY RETENTION OF 2.2 ACRES OF FOREST (2:1) ON PRESERVATION PARCEL A TO SATISFY THE FOREST CONSERVATION REQUIREMENTS FOR LOTS 1 THRU 4.

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						
	1	2	3	4	5	6	7
PERIMETER/FRONTAGE DESIGNATION	A	A	A	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	98	254	380	482	336	147	352
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO
REMAINING PERIMETER LENGTH CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO
REMAINING PERIMETER LENGTH	1:80 = 2	1:80 = 4	1:80 = 6	1:80 = 8	1:80 = 6	1:80 = 3	1:80 = 6
NUMBER OF PLANTS PROVIDED	-	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED (SHRUBS)	2	3	4	6	4	2	4
OTHER TREES (2:1 SUBSTITUTION) (SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED))	-	-	-	-	-	-	-

TOTAL NUMBER OF PLANTS PROVIDED = 25 SHADE TREES, 20 EVERGREEN TREES

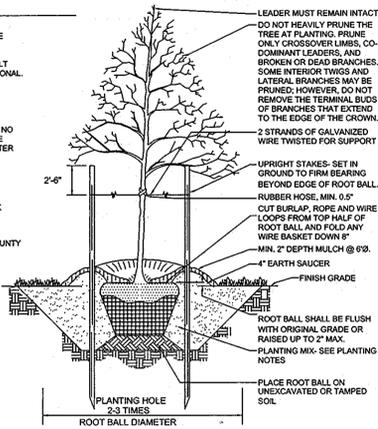
PLANT LIST				
KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
⊕	9	ACER RUBRUM 'OCTOBER GLORY' 'OCTOBER GLORY RED MAPLE'	2 1/2"-3" CAL.	B & B
⊕	16	ACER RUBRUM 'RED SUNSET' 'RED SUNSET RED MAPLE'	2 1/2"-3" CAL.	B & B
⊕	20	ILEX 'NELLIE STEVENS' 'NELLIE STEVENS HOLLY'	8'-10' HT.	B & B



FOREST CONSERVATION SIGN DETAIL (RETENTION) NOT TO SCALE

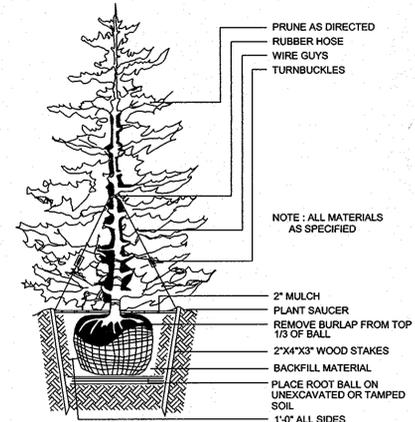
NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



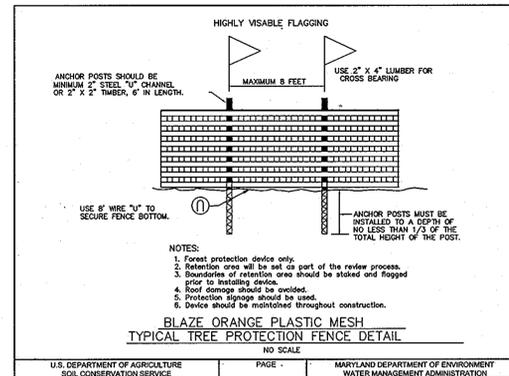
TYPICAL TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL

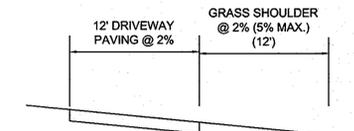
NOT TO SCALE



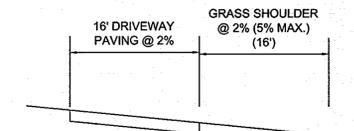
TYPICAL TREE PROTECTION FENCE DETAIL NOT TO SCALE

(OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2))

- Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The Owner shall ensure the areas receiving runoff are protected from future compaction or development of impervious areas. In commercial areas, foot traffic should be discouraged as well.



INDIVIDUAL DRIVEWAY CROSS SECTION TREATED BY NON-ROOFTOP DISCONNECT NOT TO SCALE



USE-IN-COMMON DRIVEWAY CROSS SECTION TREATED BY NON-ROOFTOP DISCONNECT NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 8/02/11

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 8/2/11



OWNER
 ROBERT H. DAVIS
 991 E. MORGAN STATION ROAD
 WOODBINE, MARYLAND 21797

DEVELOPER
 HERITAGE LAND DEVELOPMENT
 15590 NORTH AVE., P.O. BOX 482
 LISBON, MARYLAND 21765
 410.489.7900

NOTES & DETAILS
 AGRICULTURAL LAND PRESERVATION SUBDIVISION
ROBERT H. DAVIS PROPERTY
 LOTS 1 THRU 4 & BUILDABLE PRESERVATION PARCEL A
 DPZ FILE # RE-07-001S4; WP-10-121; ECP-11-003

TAX MAP 8 GRID 2
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saaand.com

DESIGN BY: SJT
 DRAWN BY: SJT
 CHECKED BY: SJT
 SCALE: NOT TO SCALE
 DATE: JULY 22, 2011
 PROJECT #: 07-115
 SHEET #: 3 of 3

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. 3038, EXPIRATION DATE: JANUARY 12, 2011