

**LINTHICUM OAKS, LOTS 1-5 AND BUILDABLE PRESERVATION PARCEL FOREST CONSERVATION WORKSHEET**

NET TRACT AREA  
 A. TOTAL TRACT AREA = 68.56  
 B. DEDUCTIONS = 61.6121  
 C. NET TRACT AREA = 6.9479

LAND USE CATEGORY  
 INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.  
 ARA MDR ISA HRM MPD CA D = 1.39  
 O O O O E = 1.73  
 D. AFFORESTATION THRESHOLD (NET TRACT AREA x 20%)  
 E. CONSERVATION THRESHOLD (NET TRACT AREA x 25%)

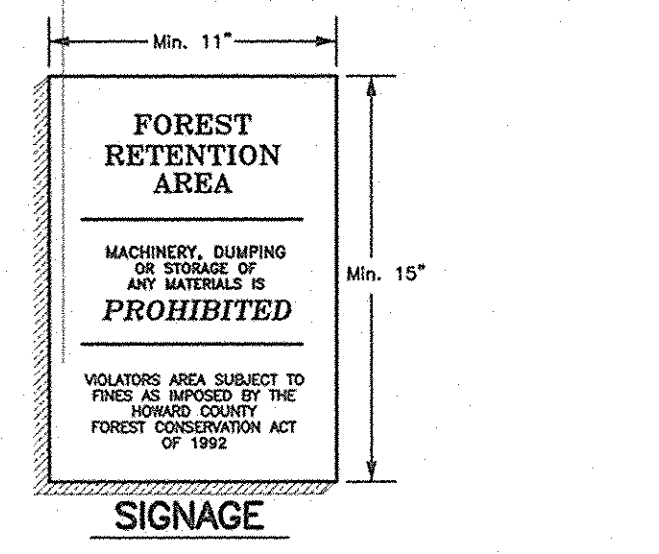
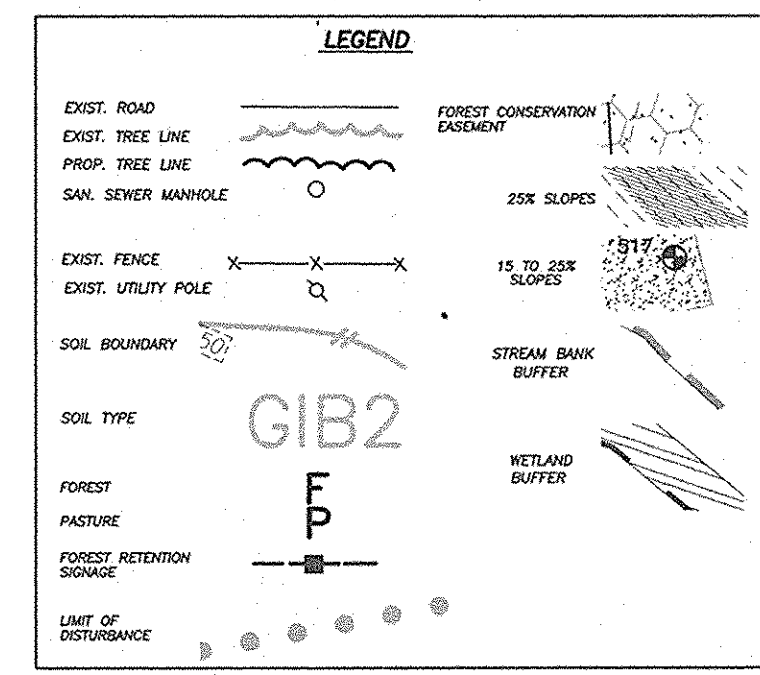
EXISTING FOREST COVER  
 F. EXISTING FOREST COVER WITHIN THE NET TRACT AREA = 0.98  
 G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0.00

BREAK EVEN POINT  
 H. BREAK EVEN POINT = 0.98  
 I. FOREST CLEARING PERMITTED WITHOUT MITIGATION = 0.00

PROPOSED FOREST CLEARING  
 J. TOTAL AREA OF FOREST TO BE CLEARED = 0.98  
 K. TOTAL AREA OF FOREST TO BE RETAINED = 0.00

PLANTING REQUIREMENTS  
 L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD = 0.00  
 M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD = 0.00  
 N. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD = 1.95  
 P. TOTAL REFORESTATION REQUIRED = 0.00  
 Q. TOTAL AFFORESTATION REQUIRED = 0.41  
 R. TOTAL PLANTING REQUIRED = 2.37

NOTE:  
 THE DEDUCTED AREA ABOVE IS THE PRESERVATION PARCEL.



- SIGNAGE NOTES:**
1. Forest conservation easement signage to be installed using 2" x 2" timber, 6' in length and installed to a depth of no less than 1/3 of the total height of post.
  2. Signage may be installed on anchor posts used for support of Tree Protection Fence, and post may remain after construction is complete and mesh is removed.
  3. Boundaries of retention area should be staked and flagged prior to installing device.
  4. Space Signs 100' O.C.

- GENERAL NOTES:**
1. The number of trees in the existing woods exceeds the 100 stem per acre threshold as defined in the Forest Conservation Manual.
  2. These perpetual forest easements are established in accordance with the Howard County Forest Conservation Manual (FCM), as specifically set forth in the terms of the recorded FCM easement.
  3. Super Silt Fence protective fencing and signage to be installed at the perimeter of forest preservation areas as shown. This protective fencing is to remain in place and in good repair during the period of construction.
  4. Tree protection signs @ 100' o.c., with Super Silt Fence adjacent to 100 year flood plain, drainage and utility easement shall be installed as shown on plan and inspected prior to any grading or disturbance activities on-site.
  5. A forest conservation assessment will be placed around each forest preservation area and a deed of easement will be recorded specifying long-term protection for the area.
  6. The owner will execute a forest public works agreement for each section as development occurs.
  7. As each section is developed, a preconstruction meeting is to be arranged as follows:  
 After the boundaries of the forest preservation areas have been staked and flagged and the forest protection devices have been installed, and before any disturbance has taken place on site, a pre-construction meeting at the construction site shall take place. The developer, contractor or project manager, and appropriate local inspectors shall attend. The purpose of this meeting will be to:  
 A. Identify the locations of the forest retention areas, specimen trees, limits of construction, employee parking areas, and equipment staging areas on site plans.  
 B. Inspect all flagged boundaries, protection devices, and Sediment and Erosion control devices on site.  
 C. Make all necessary adjustments.  
 D. Assign responsibilities as appropriate and discuss penalties.
  8. This plan is for reforestation, tree protection and conservation measures only.
  9. All contractors performing work on this site shall notify "Miss Utility" 48 hours prior to any construction or grading by calling 1-800-257-7777 for the location of all utilities.
  10. The contractor performing work on the site are responsible for protecting existing native & noninvasive plantings during construction.
  11. For tree pruning and care methods please refer to the National Arborist Standards, latest edition.
  12. Surety in the amount of \$41,294.88 shall be posted with the developer's agreement under F-07-67, a final plat which resubdivides buildable bulk Parcel A. The deed of forest conservation easement shall be recorded under F-07-45.
  13. EXECUTION OF A DEVELOPER'S AGREEMENT FOR FOREST CONSERVATION OBLIGATIONS AND POSTING OF SURETY SHALL BE EXECUTED UNDER THIS FINAL PLAT, F-07-67 AND THE FOREST CONSERVATION DEED SHALL BE RECORDED WITH F-07-45/LINTHICUM OAKS CONSOLIDATION PLAT AND PLAT OF FOREST CONSERVATION. THE CONSOLIDATION PLAT (F-07-45) IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS BASED ON THE FILING OF A DOI FOR REAL ESTATE TRANSACTION, BUT SHALL ESTABLISH FOREST CONSERVATION OBLIGATIONS FOR LINTHICUM OAKS (50-25-11/F-07-67) IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL BY THE PLACEMENT OF 4.75 ACRES OF RETENTION INTO AN ON-SITE EASEMENT AREA TO SATISFY REQUIRED PLANTINGS OF 1.96 ACRES OF RETENTION AND 0.41 ACRES OF AFFORESTATION (2.37 ACRES TOTAL). ON SITE RETENTION OF 2:1 FOR REQUIRED PLANTINGS IS APPLIED SINCE THE PRESERVATION PARCEL WAS EXCLUDED FROM THE NET TRACT AREA AND THEREFORE REGARDED AS OFF-SITE. SURETY IN THE AMOUNT OF \$41,294.88 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT UNDER F-07-67, A FINAL PLAT WHICH RESUBDIVIDES BUILDABLE BULK PARCEL A. THE DEED OF FOREST CONSERVATION EASEMENT SHALL BE RECORDED UNDER F-07-45.

**SOIL LEGEND**

MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDROIC COMPONENTS	LOCATION OF HYDROIC SOILS
Co	CODORUS SILT LOAM	C	HATBORO INCLUSIONS	IN OLD STREAM CHANNELS AND DEPRESSIONS
GIB2, GIC2, GIC3, GID2 & GID3	GLENLEO LOAM, 0 TO 25 PERCENT SLOPES, MODERATELY TO SEVERELY ERODED	B		
GnB2	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B	BAILE INCLUSIONS	IN DRAINAGE AND SEEPAGE AREAS
MhF	MANOR VERY STONY LOAM, 25 PERCENT TO 40 PERCENT SLOPES	B		
Ho	HATBORO SILT LOAM	D	WHOLE MAP UNIT	

**EXHIBIT 3-2 FOREST STAND ANALYSIS TABLE**  
 Applicant: Lintthicum Oaks LLC. Project Name: Lintthicum Oaks Submission No.

KEY	A. TYPE OF COMMUNITY	B. AREA* (1/10 Acre)	C. SOIL INFORMATION**	D. EXISTING VEGETATION (Dominant Species and Approx. %)
F	MIXED HARDWOODS	25.511AC±	Co GIB2 GIC2 GIC3 GID2 GID3 GnB2 MhF Ho	oaks, tulip poplar

E. STAND CHARACTERISTICS			F. FOREST AREA IN SENSITIVE ENVIRONMENTS (Acres)	G. HABITAT VALUE
1. Size (Dim)	2. Age	3. General Conditions		
10-20'	30-50YR.	GOOD	9.577 AC.± 7.403AC.± WETLAND, WETLAND BUFFER 2.174AC.± STEEP SLOPES	GOOD

\*AREA MEASURED TO THE NEAREST 1/10 ACRE  
 \*\* SOURCE: HOWARD COUNTY SOIL SURVEY, USDA

**CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT PROGRAM**

1. SIGNAGE WILL BE POSTED PRIOR TO BREAKING GROUND FOR THE USE IN COMMON DRIVEWAY.

**POST CONSTRUCTION PROTECTION AND MANAGEMENT PROGRAM**

1. SIGNAGE WILL BE MAINTAINED AND FOREST ANNUALLY INSPECTED FOR DISEASE.

**COST ESTIMATE**

1. FOREST RETENTION: 4.74 AC = 206,474.00 S.F. = \$2,900 PER S.F. = \$1,294,88

**ON-SITE FOREST CONSERVATION EASEMENT NOTE**  
 THE FOREST CONSERVATION EASEMENTS SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. ANY UNAUTHORIZED FOREST CONSERVATION ACT, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. ANY UNAUTHORIZED ACTIVITIES THAT RESULT IN ADDITIONAL CLEARING OR CONSTRUCTION PLANTING WITHIN THE FOREST CONSERVATION EASEMENT SHALL BE SUBJECT TO THE DEED OF FOREST CONSERVATION EASEMENT. THE DEED OF FOREST CONSERVATION EASEMENT AND THE DEED OF FOREST CONSERVATION EASEMENT SHALL BE SUBJECT TO THE DEED OF FOREST CONSERVATION EASEMENT. THE DEED OF FOREST CONSERVATION EASEMENT SHALL BE SUBJECT TO THE DEED OF FOREST CONSERVATION EASEMENT.

NOTE: EXISTING TOPOGRAPHY BASED ON 2' CONTROLLED AERIAL MAPPING AND SUPPLEMENTED WITH FIELD RUN MAPPING BY VANMAR ASSOCIATES, INC. FEBRUARY, 2005.

**OWNER:**  
 STEPHEN P. GRIFFIN  
 TRACY D. GRIFFIN  
 4074 LINTHICUM ROAD  
 DAYTON, MD 21036  
 (410) 531-3137

**CALL "MISS UTILITY" AT**  
 1-800-257-7777  
 48 HOURS BEFORE START OF CONSTRUCTION

**FOREST CONSERVATION PLAN, DRIVEWAY, CULVERT, GRADING AND LANDSCAPE PLANS**  
 RESUBDIVISION OF BUILDABLE BULK PARCEL "A" (OF F-07-45)

DATE	REVISIONS

**FOREST CONSERVATION PLAN LINTHICUM OAKS**  
 LOTS 1 TO 5, BUILDABLE PRESERVATION PARCEL "A"  
 SITUATED ON THE WEST SIDE OF LINTHICUM ROAD  
 FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 T.M. 22, GRID: 19, PARCEL: 50  
 SCALE: 1"=100'  
 NOVEMBER, 2004  
 WAIVER PETITION: WP-04-103  
 SP 05-11

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 110 South Main Street, Suite 200  
 Mount Airy, Maryland 21771  
 (301) 859-1850 (202) 301-5013 (410) 539-2753

**APPROVED:**  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cecilia Hamille* 5/9/07  
 CHIEF, DIVISION OF LAND DEVELOPMENT

*W. J. ...* 5/10/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

**PUBLIC RIGHT OF WAY**  
 ROAD DEDICATION P. 89 & P. 50  
 54,900 SF.± OR 1,2645 AC.±