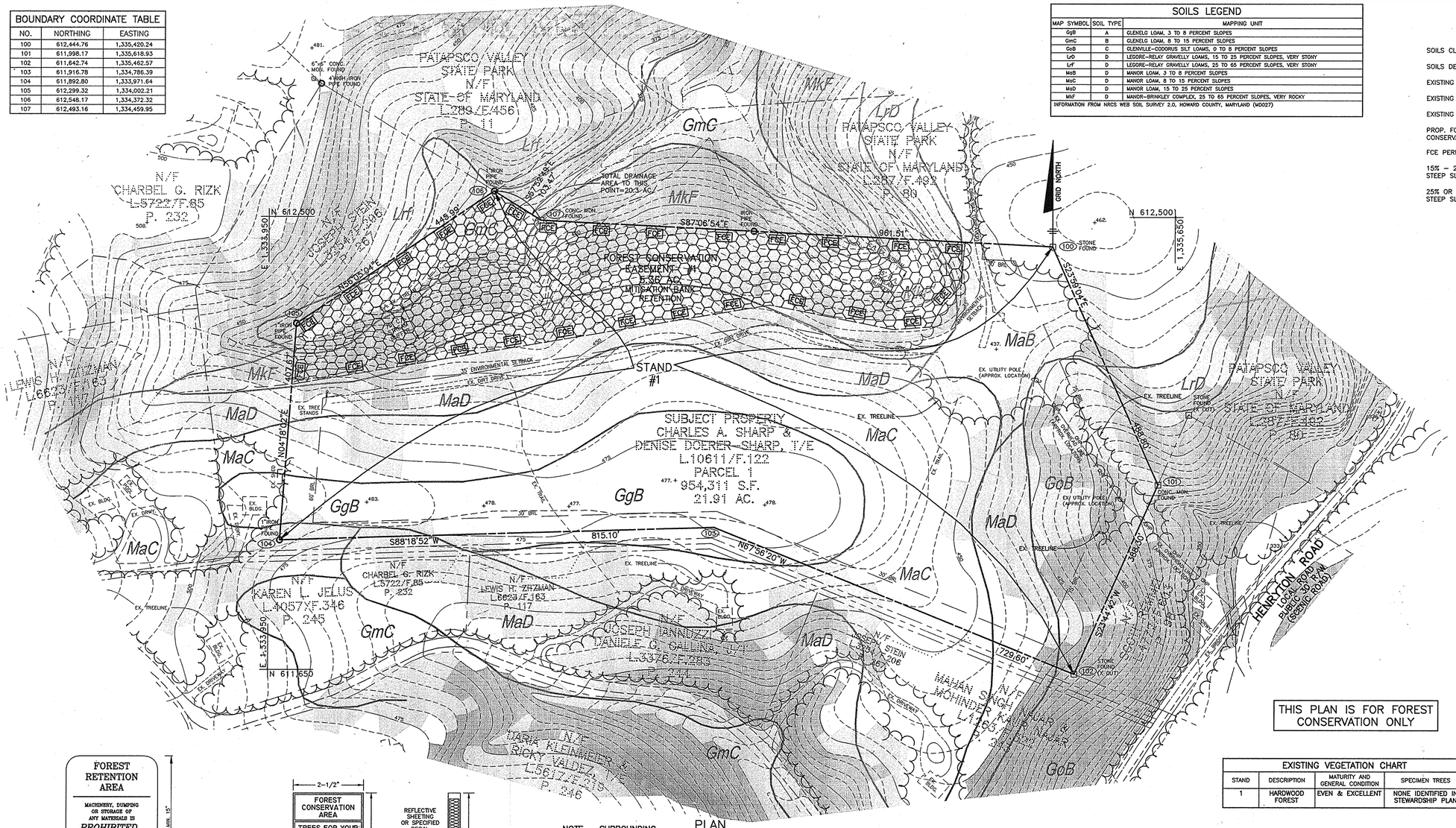
BOUNDARY COORDINATE TABLE		
NO.	NORTHING	EASTING
100	612,444.76	1,335,420.24
101	611,998.17	1,335,618.93
102	611,642.74	1,335,462.57
103	611,916.78	1,334,786.39
104	611,892.80	1,333,971.64
105	612,299.32	1,334,002.21
106	612,548.17	1,334,372.32
107	612,493.16	1,334,459.95

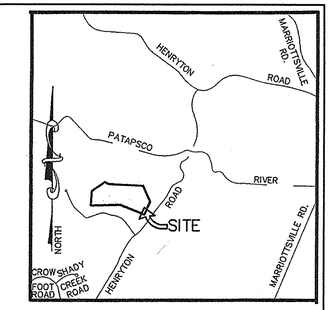
SOILS LEGEND		
MAP SYMBOL	SOIL TYPE	MAPPING UNIT
GgB	A	GLENELG LOAM, 3 TO 8 PERCENT SLOPES
GmC	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES
GoB	C	GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES
LrD	D	LEGORE-RELAY GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES, VERY STONY
LrF	D	LEGORE-RELAY GRAVELLY LOAMS, 25 TO 65 PERCENT SLOPES, VERY STONY
MaB	D	MANOR LOAM, 3 TO 8 PERCENT SLOPES
MaC	D	MANOR LOAM, 8 TO 15 PERCENT SLOPES
MaD	D	MANOR LOAM, 15 TO 25 PERCENT SLOPES
MaF	D	MANOR-BRINKLEY COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY
INFORMATION FROM NRCS WEB SOIL SURVEY 2.0, HOWARD COUNTY, MARYLAND (MD027)		

LEGEND

- SOILS CLASSIFICATION — AbC1
- SOILS DELINEATION
- EXISTING CONTOURS — 999 / 999
- EXISTING STREAM
- EXISTING WOODS LINE
- PROP. FOREST CONSERVATION AREA
- FCE PERMANENT SIGNAGE — FCE
- 15% – 24% STEEP SLOPES
- 25% OR GREATER STEEP SLOPES



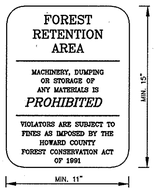
THIS PLAN IS FOR FOREST CONSERVATION ONLY



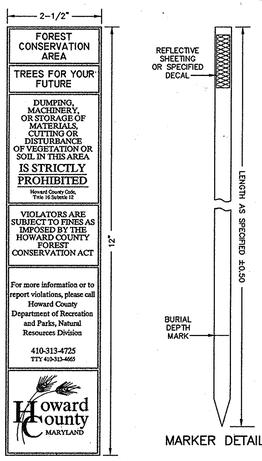
VICINITY MAP
SCALE: 1"=2000'
ADC MAP 5; GRID H-8

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND PER COMP. LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
2. THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND THE AMMENDED HOWARD COUNTY ZONING REGULATIONS.
3. PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE: N/A
4. THE BOUNDARY IS BASED ON A FIELD-RUN SURVEY BY PATTON, HARRIS, RUST & ASSOCIATES PC ON FEBRUARY 15, 2007 AND SEALED MARCH 6, 2007.
5. THE BEARINGS SHOWN ON THE SURVEY ARE IN MARYLAND COORDINATE PLANE SYSTEM NAD 83/91.
6. NO TITLE REPORT WAS FURNISHED. THIS SURVEY IS NOT A COMPREHENSIVE RECORD OF APPURTENANACES OR ENCUMBRANCES OF RECORD OR IN USE.
7. TOPOGRAPHY PURCHASED FROM HOWARD COUNTY GEOGRAPHICAL INFORMATION SYSTEMS. CONTOUR INTERVAL IS 5 FEET.
8. THERE ARE NO EXISTING STRUCTURES ON-SITE. NO STRUCTURES ARE PROPOSED UNDER THIS SDP.
9. THE EXISTING CONDITIONS ARE BASED ON HOWARD COUNTY GIS PLAN AND FIELD OBSERVATIONS
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
11. THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, OR 100-YR. FLOODPLAIN ON-SITE; THERE ARE EXISTING STREAMS AND RELATED STREAM BUFFERS ON-SITE AS PER A FOREST STEWARDSHIP PLAN PREPARED BY PARKTON WOODLAND SERVICES DATED JUNE 10, 2008.
12. FOREST STAND DELINEATION PLAN WAS PREPARED BY PARKTON WOODLAND SERVICES DATED JUNE 10, 2008 AND SUBMITTED UNDER SDP-09-031
13. FOREST CONSERVATION PLAN WAS PREPARED BY PARKTON WOODLAND SERVICES DATED JUNE 10, 2008 AND SUBMITTED UNDER SDP-09-031
14. 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, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
15. FOR FCE BEARINGS AND DISTANCES SEE PLAT OF FOREST CONSERVATION EASEMENT RECORDED UNDER SDP-09-031.
16. UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
17. EXISTING UTILITIES SHOWN WERE LOCATED BY RECORD DRAWINGS AND GIS INFORMATION.
18. THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT. EXISTING WATER AND SEWER IS PRIVATE. DRAINAGE AREA IS WITHIN THE PATAPSCO RIVER WATERSHED.
19. STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT
20. LANDSCAPING IS NOT REQUIRED FOR THIS PROJECT.
21. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
22. AN A.P.F.O. TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
23. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(s) CONVEYING SAID LOT(s)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(s), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(s) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
24. BRL INDICATES BUILDING RESTRICTION LINE.
25. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
26. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
27. ACCESS TO THE SITE IS PROVIDED FROM HENRYTON ROAD VIA AN EXISTING ROAD (L.87/F.194) THROUGH THE PATAPSCO VALLEY STATE PARK OVER AN EXISTING BRIDGE WITH A 7-TON WEIGHT LIMIT.



PERMANENT SIGNAGE
NOT TO SCALE

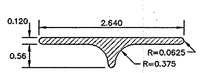


DECAL SPECIFICATIONS

Materials:
Number 3690 Scotchcal non-reflective substrate.

Color:
Dark green text and border on beige background.

MARKER DETAIL



MARKER – SECTION VIEW

FCE CARSONITE MARKER
NOT TO SCALE

NOTE – SURROUNDING PROPERTIES DEPICTED ON THIS PLAN ARE ZONED RR-DEO UNLESS OTHERWISE INDICATED

PLAN
SCALE: 1" = 100'

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.

EXISTING VEGETATION CHART			
STAND	DESCRIPTION	MATURITY AND GENERAL CONDITION	SPECIMEN TREES
1	HARDWOOD FOREST	EVEN & EXCELLENT	NONE IDENTIFIED IN STEWARDSHIP PLAN

FCE/BANK SALES ACREAGE CHART (5.36 AC. TOTAL)				
SALE	RETENTION OBLIGATION	PROJECT NAME	HOWARD COUNTY FILE NO.	REMAINING ACREAGE
A	2.80 AC.	CEDAR GROVE	F-08-045	2.56 AC.
B	0.92 AC.	TERRAPIN ADVENTURES @ SAVAGE MILL	SDP-07-076	1.64 AC.

SITE ANALYSIS DATA/TABULATION

1) GENERAL SITE DATA
- o. PRESENT ZONING: RR-DEO
- b. LOCATION: TAX MAP 10 – GRID 2 – PARCEL 1
- c. APPLICABLE DPZ FILE REFERENCES: N/A
- d. DEED REFERENCE: L.10611/F.122
- e. PROPOSED USE OF SITE: FCE BANK
- f. PROPOSED WATER AND SEWER SYSTEMS: PRIVATE

2) AREA TABULATION
- a. TOTAL AREA OF SITE ..... 21.91 Ac.±
- b. AREA OF 100 YEAR FLOODPLAIN ..... 0.00 Ac.
- c. NET AREA OF SITE ..... 21.91 Ac.±
- d. AREA OF THIS PLAN SUBMISSION ..... 21.91 Ac.±
- e. LIMIT OF DISTURBANCE ..... 0.00 Ac.
- f. AREA OF PROPOSED BUILDABLE LOTS ..... 0.00 Ac.
- g. AREA OF OPEN SPACE LOTS ..... 0.00 Ac.
- h. AREA OF PROPOSED PUBLIC ROAD ..... 0.00 Ac.
- i. AREA OF PROPOSED PUBLIC R/W DEDICATION ..... 0.00 Ac.

3) DENSITY TABULATION
- a. NET AREA OF SITE ..... 21.91 Ac.±
- b. ALLOWABLE RESIDENTIAL LOT YIELD ..... N/A

4) UNIT/LOT TABULATION
- a. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION 1
- b. TOTAL NUMBER OF OPEN SPACE LOTS PROPOSED ON THIS SUBMISSION ..... N/A

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.

ADDRESS CHART	
BLDG.	STREET ADDRESS
EXIST.	890 HENRYTON ROAD

SHEET INDEX	
NO.	DESCRIPTION
-1	COVER SHEET AND FOREST CONSERVATION PLAN, NOTES & DETAILS

WILLIAM H. BOND, JR.
PROFESSIONAL FORESTER
MD. REG. No. 324
PARKTON WOODLAND SERVICES
301-293-2727

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL	
SHARP/FERGUSON PROPERTY		N/A		1	
REC. REF.	BLOCK No.	ZONING	TAX MAP	ELEC. DIST.	CENSUS
L.10611 F.122	2	RR-DEO	10	3rd	6030.00

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 6/23/09
DIRECTOR	DATE 6/24/09

NO.	DATE	REVISION

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
5/14/2009

DEVELOPER:
SDC CEDAR GROVE, L.L.C.
8480 BALT. NAT. PIKE
SUITE 415
ELLICOTT CITY, MD 21043
PHONE: 410-465-4244

OWNER:
CHARLES A. & DENISE D. SHARP
4003 JENNINGS CHAPEL ROAD
BROOKVILLE, MD 20833-2404

PROJECT:
SHARP/FERGUSON PROPERTY
L.10611 / F.122

LOCATION: TAX MAP 10 – GRID 2, PARCEL 1, 3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: COVER SHEET AND FOREST CONSERVATION/STAND PLAN, NOTES, & DETAILS

DATE: NOVEMBER 10, 2008 / MAY 18, 2009 | PROJECT NO. 2174

Design: MCR/DAM | Draft: MCR/WEO | Check: BFC | SCALE: AS SHOWN | DRAWING 1 OF 1

SDP-09-031

P:\2174\dwg\8000-F.dwg, BASE, 5/14/2009 2:37:45 PM, mcr