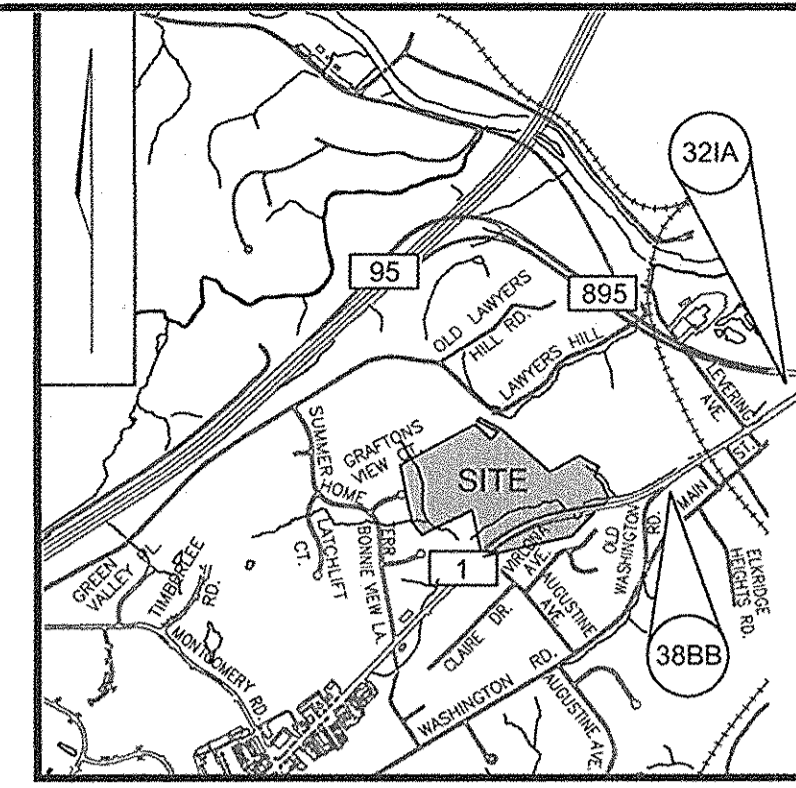


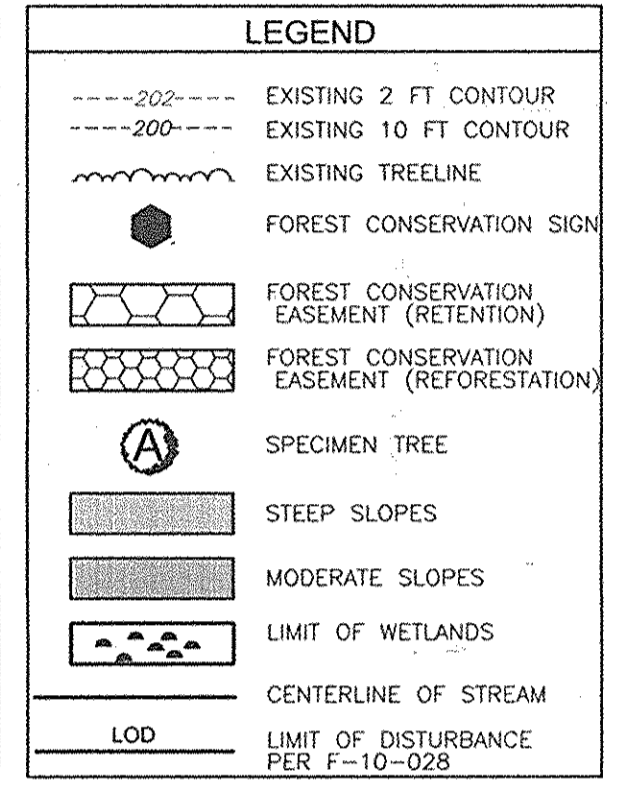
**GENERAL NOTES**

1. SITE ANALYSIS:  
 LOCATION: TAX MAP 38, GRID 3, PARCELS 42, 44, 45, AND 46  
 1ST ELECTION DISTRICT  
 GROSS AREA OF PROJECT: 33.10 AC  
 PRESENT ZONING: R-ED  
 EXISTING USE OF SITE: RESIDENTIAL  
 APPLICABLE DPZ FILE REFERENCES: PB-374, SP-05-06  
 PROJECT BACKGROUND: TAX MAP 43, GRID 8, PARCEL 407  
 DEED REFERENCE: 386/658, 8232/574, 8344/670, 4518/458  
 2. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING INC., DATED APRIL 2004.  
 3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY PREPARED BY POTOMAC AERIAL SURVEYS, DATED JANUARY 2004.  
 4. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.  
 5. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT HOWEVER THE DWELLING ON PARCEL 46 IS THE OLD GRACE CHURCH RECTORY LISTED ON THE HISTORIC SITES INVENTORY AS HO-449.  
 6. STREAMS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 2004.  
 7. LAWYERS HILL ROAD IS A SCENIC ROAD.  
 8. A FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 2004.  
 9. THIS PROJECT IS SUBJECT TO PLANNING BOARD CASE NO. 374, WHICH WAS APPROVED ON MAY 11, 2006.  
 10. ALL EXISTING HOUSES, SHEDS, DRIVEWAYS, FENCES, AND MISC. STRUCTURES LOCATED ON SITE ARE TO REMAIN.  
 11. THE COORDINATES SHOWN HERE ON ARE BASED UPON THE HOWARD COUNTY GEOMETRIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLACE COORDINATE SYSTEM, HOWARD COUNTY MONUMENTS NOS 321A AND 388B.  
 12. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE WORKING DAYS PRIOR TO THE START OF WORK.  
 13. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.  
 14. ANY DAMAGE TO COUNTY'S RIGHT OF WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.  
 15. NO SURETY IS REQUIRED FOR THIS PROPOSAL BECAUSE A FOREST RETENTION BANK IS BEING CREATED.  
 16. 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.  
 17. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.  
 18. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.  
 19. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.  
 20. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENT.  
 21. 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.  
 22. 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.  
 23. FOREST STAND DELINEATION WAS SUBMITTED AND APPROVED UNDER SP-05-006.  
 24. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENTS AREAS AND 100 YEAR FLOODPLAIN.  
 25. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF 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.  
 26. FOR FOREST CONSERVATION EASEMENT BEARINGS AND DISTANCES, SEE PLAT OF FOREST CONSERVATION EASEMENT.  
 27. THE SALE OF FOREST CONSERVATION CREDITS MAY BEGIN UPON THE RECORDATION OF THE PLAT OF FOREST CONSERVATION EASEMENT, ESTABLISHING THE FOREST CONSERVATION BANK EASEMENTS.



**FOREST CONSERVATION**

| EASEMENT  | RETENTION | REFORESTATION |
|---|-----------|---------------|
| F-16-068 - TRINITY HOMES AT CYPRESS SPRING, LLC PROPERTIES    |           |               |
| 1   | 2.75      | -             |
| 2   | 4.22      | -             |
| 2B  | 0.04      | -             |
| 2C  | 0.23      | -             |
| 2D  | 0.14      | -             |
| 3   | 1.66      | -             |
| 4   | 2.25      | -             |
| 4B  | 0.05      | -             |
| 5   | -         | -             |
| CYPRESS SPRINGS - PH3 - (F-14-127)                            |           |               |
| 2A  | -         | 0.03          |
| 4A  | -         | 0.22          |
| F-16-069 TRINITY HOMES AT CYPRESS SPRINGS (REVISED PARCEL 46) |           |               |
| 5A  | 2.09      | -             |
| TOTALS  | 13.43     | 0.25          |



**REVISION PURPOSE:**  
 THE PURPOSE OF THIS PLAN IS TO:  
 (1) REDEFINE EASEMENT #5 (PARCEL 46).  
 (2) TO PROVIDE FOR THE DECREASE IN EASEMENT #5 BY CREATING ADDITIONAL RETENTION EASEMENTS 2B, 2C, 2D, & 4B AND REFORESTATION EASEMENTS 2A & 4A ADJACENT TO EXISTING FOREST CONSERVATION EASEMENTS #2 AND #4.

**PERMIT INFORMATION CHART**

| PROJECT NAME                     | SECTION/AREA | PARCEL                 | LOT NUMBER             |
|----------------------------------|--------------|------------------------|------------------------|
| TRINITY HOMES AT CYPRESS SPRINGS | N/A          | PARCEL 42, 44, 45 & 46 |                        |
| PLAT REF. BLOCK NO.              | ZONE         | TAX MAP                | PARCEL                 |
| N/A                              | 3            | R-ED 38                | 42-44, 45-46           |
|                                  |              |                        | ELECT. DIST. CENSUS TR |
|                                  |              |                        | 1ST 601201             |

**ADDRESS CHART**

| PARCEL # | STREET ADDRESS         |
|----------|------------------------|
| 42       | 6085 LAWYERS HILL ROAD |
| 44       | 6071 LAWYERS HILL ROAD |
| 45       | 6061 LAWYERS HILL ROAD |
| 46       | 5970 LAWYERS HILL ROAD |

**SHEET INDEX**

| DESCRIPTION               | SHEET NO. |
|---------------------------|-----------|
| FOREST BANK PLANS & NOTES | 1 OF 1    |

| NO. | REVISION  | DATE     |
|-----|---|----------|
| 1   | REVISE FOREST CONSERVATION EASEMENT & CALCULATIONS (F-16-068) | 6 / 2015 |

**REVISED SITE DEVELOPMENT PLAN**  
**PLAN FOR FOREST RETENTION AND REFORESTATION BANK**  
 PROPERTY OF  
**TRINITY HOMES AT CYPRESS SPRINGS**  
 PARCEL 42, 44, 45 AND 46  
 TAX MAP 38, GRID 3, PARCELS 42, 44, 45 AND 46  
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET, ELLICOTT CITY, MD 21043  
 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY:            RJ  
 DRAWN BY:            RJ  
 CHECKED BY:            RHV  
 DATE:            FEBRUARY 2016  
 SCALE: 1"=100'  
 W.O. NO.:            04-30

PROFESSIONAL CERTIFICATE  
 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. 16193, EXPIRATION DATE: 09-27-2016.

1 SHEET OF 1



**FOREST CONSERVATION BANK TRACKING TABULATION**

| Project Name    | Howard County File Number | Retention Obligation | Retention Area Withdrawal From Forest Bank | Reforestation Obligation | Reforestation Area Withdrawal From Forest Bank | Remaining Retention Obligation | Forest Bank Retention Ratio ≥ 1 Obligation | Remaining Reforestation Area Balance | Remaining Retention Area Balance |
|-----------------|---------------------------|----------------------|--|--------------------------|--|--------------------------------|--|--------------------------------------|----------------------------------|
| CYPRESS SPRINGS | F-10-028                  | 9.00                 | 9.00                                       | -                        | -  | -                              | -  | -                                    | 4.43                             |
| EAST POINT      | F-09-087                  | -                    | -  | 2.10                     | 0  | 2.10                           | 4.20                                       | -                                    | 0.23                             |
| EAGLE VALLEY    | F-10-049                  | -                    | -  | 0.13                     | 0.13   | 0.00                           | -  | 0.12                                 | -                                |

**SOILS LEGEND**

| SYMBOL | NAME / DESCRIPTION  | GROUP |
|--------|---|-------|
| ScE    | SANDY AND CLAYEY LAND, MODERATELY STEEP                         | B     |
| BrC2   | BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED      | C     |
| BrC3   | BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED        | C     |
| BrD2   | BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED     | C     |
| BrD3   | BRANDYWINE LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED       | C     |
| BrF    | BRANDYWINE LOAM, 25 TO 60 PERCENT SLOPES, NORTH & SOUTH ASPECTS | C     |
| CnD3   | CHILLUM-FAIRFAX LOAMS, 5 TO 15 PERCENT SLOPES, SEVERELY ERODED  | B     |
| luB    | IUKA LOAM, LOCAL ALLUVIUM, 1 TO 5 PERCENT SLOPES                | C     |

**BENCHMARKS**

| NO.  | NORTHING     | EASTING       | ELEVATION |
|------|--------------|---------------|-----------|
| 321A | 565,065.463' | 1,395,212.248 | 27.696'   |
| 388B | 564,007.646' | 1,393,649.975 | 27.696'   |

**OWNER/DEVELOPER**  
 TRINITY HOMES AT CYPRESS SPRINGS LLC  
 3675 PARK AVE., STE. 301  
 ELLICOTT CITY, MARYLAND 21043-4511  
 (410) 480-0023

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

           3-9-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JP DATE

           5-16-16  
 CHIEF, DIVISION OF LAND DEVELOPMENT & DATE

           5-16-16  
 DIRECTOR DATE

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