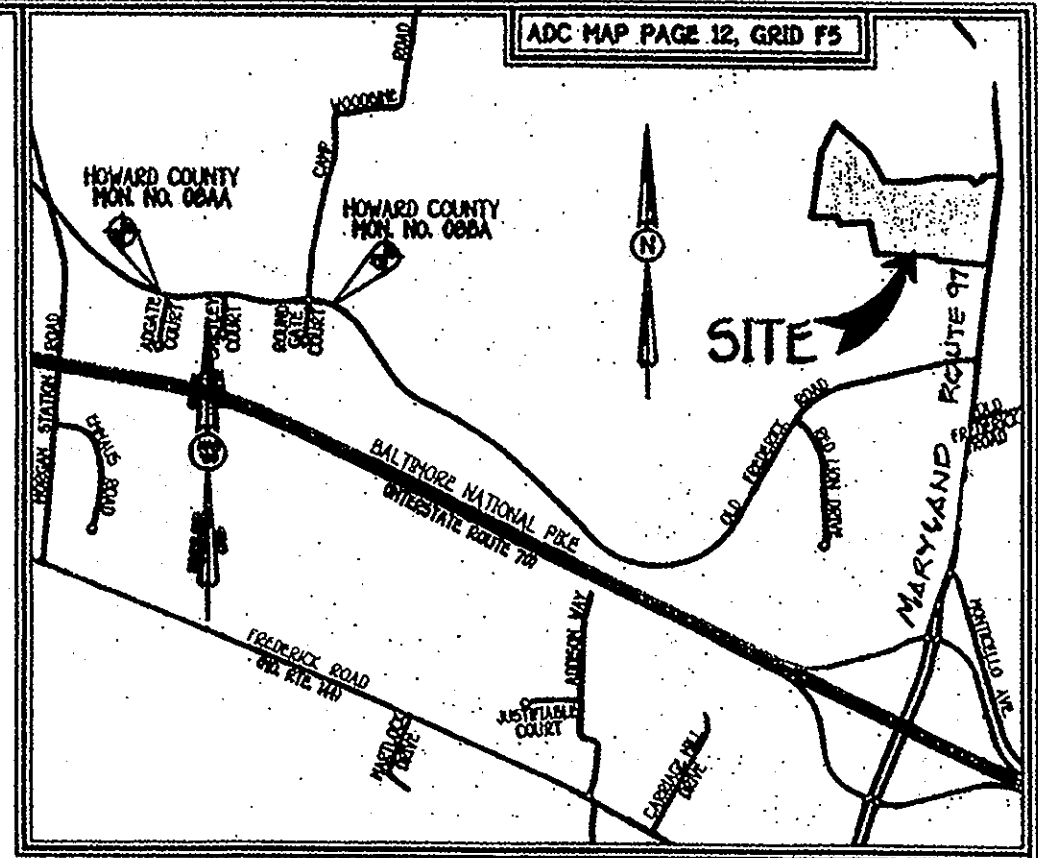


PERMIT INFORMATION BLOCK		SDP 10-104	
SUBDIVISION NAME	PROPERTY OF QUARTZ HILL	SECTION/AREA	N/A
LOT/Parcel #	PARCEL 401 (Parcel #1)	TAX MAP #	8
PLAT NO.	21308-21310	ELECTION DIST.	4
WATER CODE	N/A	SEWER CODE	N/A

ADDRESS CHART	
Lot No.	STREET ADDRESS
Parcel #1	#1000 ROUTE 97



- Project Notes**
- The proposed development project will create a 15.77 ac Forest Conservation (Retention) Bank.
 - The property is part of parcel 401 on Howard County tax map 8. The property is recorded in Liber 11773, Folio 402.
 - The property is zoned RC-DEC.
 - 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.
 - Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
 - No stockpiling, parking areas, equipment-storage areas, etc. shall occur within areas designated as Forest Conservation Easements.
 - Temporary fencing shall be used to protect forest resources during future construction projects. The fencing shall be placed along all FCE boundaries that occur within 50 feet of the proposed limits of disturbance.
 - Permanent protective signage shall be installed along the boundary of the Forest Conservation Easement. Signs shall be installed at 50-100 foot intervals and at angles along the outside perimeter of the easement.
 - No existing structures exist on site.
 - No debris, dumping, etc. exists within the Forest Conservation Easement, or if it does, that it will be cleaned prior to the recording of this easement.

GENERAL NOTES (CONTINUED)

- The site is exempt from Forest Conservation requirements because there are no improvements and this SDP establishes a Forest Retention Bank.

Forest Conservation Easement

Unauthorized disturbances of vegetation is prohibited. Violators are subject to fines as imposed by the Maryland Forest Conservation Act of 1991.

Trees for Your Future

Forest Retention Management Notes

- Any proposed future activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
- After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, any future construction on site will require a preconstruction meeting in the construction site in which the developer, contractor or project manager, and appropriate County Inspectors shall attend.
- Tree protection for all retained areas:
 - All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (tall fence or blue orange plastic mesh).
 - All protection devices shall be in place prior to any grading or land clearing.
 - All protection devices shall be properly maintained and shall remain in place until construction has ceased.
 - Attachment of signs, fencing or other objects to trees is prohibited.
 - No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
- If the critical root zone is affected by any future construction activities, such as grade change, digging for foundations and/or other activities:
 - Frame roots with a clean cut using proper pruning equipment.
 - Water and fertilize as needed.
- During any future construction on the site, monitor and correct condition of retained trees for soil compaction, root injury, food conditions, drought conditions, and other stress signs.
- After any future construction is completed, the following procedures and protections shall occur:
 - Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction, or watering. Inspection and evaluation shall be performed by a licensed arborist.
 - Inspect for dead or dying trees or limbs which may pose safety hazard and remove.
 - No burial of discarded material will occur onsite within the conservation areas.
 - No burning within 100 feet of wooded areas.
 - All temporary forest protection structures will be removed after construction.
 - Following completion of construction, prior to use, the County Inspector shall inspect the entire area.

FCE/BANK SALES ACREAGE CHART (15.77 AC. TOTAL)						
SALE	RETENTION OBLIGATION	PROJECT NAME	HOWARD COUNTY FILE NO.	REMAINING ACREAGE	REMAINING ACREAGE	REMAINING ACREAGE
1	2.78	K.W. Dorsey Prop.	F-08-169	12.99		
2	1.20	Slusher Prop.	F-08-180	11.79		
3	1.92	Abbeyfield And Backwoods	F-12-243	9.87		
4	4.38	Norstand Oaks	F-18-028	5.49		
5	0.80	Benito Property	F-13-040	4.69		

FOREST STAND ANALYSIS TABLE
Project Name: Quartz Hill LLC

Map Unit Symbol	Map Unit Name	Soil	Tree Species	DBH	Height	Condition	Slope	Notes
F1	Wood Oak	11.3	Qc	10-14	7.5-10	Good	1.0	Areas with open grass
F2	Scattered	4.4	Qc	4-6	15-20	Fair	1.5	Areas with open grass, some trees

Map Unit Legend

GgB	Glenelg loam, 3 to 8 percent slopes
GgC	Glenelg loam, 8 to 15 percent slopes
GmC	Glenelg silt loam, 8 to 15 percent slopes
GnB	Glenelg-Sable silt loams, 0 to 6 percent slopes
MaB	Manor loam, 3 to 8 percent slopes
MaC	Manor loam, 8 to 16 percent slopes
MaD	Manor loam, 16 to 25 percent slopes



Quartz Hill LLC FCA Bank Project - Simplified FSD Narrative

The subject property is 38.2 acres located off of Hoods Mill Road in the Woodbine section of Howard County, Maryland. The property has no improvements but is partially farmed. Approximately 20.8 acres of the site are forested or trees and brush, the balance of the site is field or farm.

The forest resources on the site are mixed and include a mixed oak stand and a successional stand. Stand F1 is a mixed oak stand that is dominated by white oak, black oak and chestnut oak with tulip poplar also being a common canopy associate. The canopy trees are typically 18-24 inches diameter at breast height. The understory includes black cherry, flowering dogwood, red maple and pinus history. The shrub layer is variable and includes spicewood, arrowwood and multiflora rose. This stand occupies approximately 11.3 acres of the site.

Stand F2 is a successional stand that occurs along meadow slopes in the southern portion of the site. This stand is dominated by 6-14 inch black cherry, tulip poplar, red maple, red cedar and Virginia pine. The shrub layer is dense with multiflora rose being prevalent. The shrub layer also contains spicewood, Japanese barberry, blackhaw, bush honeysuckle and young cherry and maple. This stand occupies approximately 4.4 acres of the site.

The onsite forest occurs on gentle to moderate slopes that extend onto offsite properties. The forest may contribute to forest interior habitat but is not likely to provide that habitat onsite.

Hedge/brush areas are present within the farmed portions of the site. These areas do not generally meet the minimum contiguous size requirements of 35 feet in width and 10,000 sq. ft. area. Vegetation in these areas includes successional species including black cherry, box elder, Osage orange, and tree of heaven. The shrub/brush layers are dominated by multiflora rose and Japanese honeysuckle.

A small intermittent channel is present in the southwestern corner of the site. Wetland development was not noted in association with the channel. The channel requires a 50 foot buffer.

Forest Conservation

The proposed project will create a 15.77 ac forest retention bank. The retention credit provided in this bank will be transferred to other projects as approved by the County.

No other development on the site is currently proposed. Any future development on the property would require compliance with the Forest Conservation Act as the creation of the retention bank will not address any Forest Conservation Act obligation for the subject property, unless credited to do so as part of the bank process with appropriate County approval.

LEGEND

- PRIVATE SEWERAGE EASEMENT
- STEEP SLOPES GREATER THAN 25%
- STEEP SLOPES 15% TO 25%
- STREAM TOP BANK BUFFER
- PUBLIC FOREST CONSERVATION EASEMENT
- FOREST LIMITS

SITE DEVELOPMENT PLAN
Simplified Forest Stand Delineation &
Forest Retention Bank Creation Plan

Property Of
Quartz Hill, LLC
LIBER 11773, Folio 402

APPROVED: DEPARTMENT PLANNING AND ZONING

[Signature] 10/6/10
DIRECTOR

[Signature] 10/9/10
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 10/8/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Developer
Heritage Land Development, Inc.
15950 North Avenue
P.O. Box 482
Lisbon, Maryland 21765
(410) 489-7500

Owner
Quartz Hill LLC
c/o Goodier Builders
Suite 350
10705 Charter Drive
Columbia, Maryland 21044-2995
(410) 977-7501

NO.	DATE	REVISION
1	10/20/10	REV. 0.20 AC Forest Retention
2	11/24/10	REV. 4.38 AC Forest Retention
3	11/10/10	REV. 1.92 AC Forest Retention
4	11/11/10	REV. 1.38 AC Forest Retention
5	11/24/10	REV. 1.20 AC Forest Retention
6	11/24/10	REV. 1.92 AC Forest Retention
7	11/24/10	REV. 1.92 AC Forest Retention
8	11/24/10	REV. 1.92 AC Forest Retention
9	11/24/10	REV. 1.92 AC Forest Retention
10	11/24/10	REV. 1.92 AC Forest Retention
11	11/24/10	REV. 1.92 AC Forest Retention
12	11/24/10	REV. 1.92 AC Forest Retention
13	11/24/10	REV. 1.92 AC Forest Retention
14	11/24/10	REV. 1.92 AC Forest Retention
15	11/24/10	REV. 1.92 AC Forest Retention
16	11/24/10	REV. 1.92 AC Forest Retention
17	11/24/10	REV. 1.92 AC Forest Retention
18	11/24/10	REV. 1.92 AC Forest Retention
19	11/24/10	REV. 1.92 AC Forest Retention
20	11/24/10	REV. 1.92 AC Forest Retention

TAX MAP #8 ZONED: RC-DEC PARCEL: 401 (Parcel #1)
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: July 23, 2010
SHEET 1 OF 1

SDP-10-104