

FOREST CONSERVATION EASEMENT 3 (4.99 ACRES)
PLAT NO. 21877-21881

FOREST CONSERVATION EASEMENT 4 (1.86 ACRES)
PLAT NO. 21877-21891

5.65 AC. - PROPOSED FUTURE WETLAND MITIGATION

FOREST CONSERVATION EASEMENT 5 (4.35 ACRES)
PLAT NO. 21877-21901

FOREST CONSERVATION EASEMENT 6 (0.24 ACRES)
PLAT NO. 21877-21981

SITE DEVELOPMENT PLAN FOR A FOREST BANK BRIGHTON MILL BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'D'

- GENERAL NOTES**
- Subject property zoned "RC-DEO" per the 2/2/04 Comprehensive Zoning Plat and per the Comp Lite Zoning Amendments effective on July 25, 2006.
 - The soils shown on this plan are derived from the Soil Survey Geographic (SSURGO) database for Howard County, Maryland. The data source for this product is the U.S. Department of Agriculture, Natural Resources Conservation Service.
 - Gross area of site 52.55 Ac.±
 - Topography shown hereon was prepared by Benchmark Engineering, Inc., Howard County top, and proposed grades (now existing) for the Brighton Oaks subdivision, F-06-067.
 - Wetland delineation and forest stand delineation prepared by ECO-Sciences Professionals, Inc., dated 2/03 and submitted under SP-03-013. Wetland delineation as shown, was confirmed in 2007 by MD DNR Qualified Professional USACOE Wetland Delineator John P. Canoles.
 - The Flood Plain Study for this project was prepared by Benchmark Engineering, Inc., Dated 2/03 and was submitted as part of SP-03-013.
 - Forest Stand Delineation was not provided. Eco-Science Professionals, Inc. determined that there were no forest resources on site. Forest Conservation Plan (F-06-067) prepared by Eco-Science Professionals, Inc. in May of 2007 and approved by Howard County in June of 2007. Post-construction, 2 Forest Conservation Easements have been recorded on site, were surveyed, and are shown on MDR PLAT NO. 19464 and MDR PLAT NO. 19463. Both of which were recorded on October 12, 2007.
 - The project is not within the metropolitan district.
 - Previous Howard County File Numbers: SP-03-013, WP-03-093, RE-06-01, F-06-067, WP-06-102.
 - The project is in conformance with the latest Howard County Standards unless waivers have been approved.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 28HA and 34AA were used for this project.
 - No clearing, grading or construction is permitted within the wetlands, streams or their required buffers, unless approved by Howard County.
 - As no development is proposed other than planting, no search was conducted for rare, threatened or endangered species or critical habitats for rare threatened or endangered species/ historic structures or other historic resources (including trees and cemeteries).
 - This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation under the original subdivision for Brighton Mills, F-06-067.

Note:
 The lot shown herein complies with the minimum ownership, width, and lot area required by the Maryland State Department of the Environment.

This area designates a private sewage area of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. These areas shall become null and void upon connection to a public sewerage system. The county Health Officer shall have the authority to grant adjustments to the private sewage area. Recordation of a modified sewage area shall not be necessary.

REVISIONS

DATE	REVISION BY	NOTE
3/23/17	SFM	ADDITION OF FDC W/RT ESTATES
4/10/14	SFM	ADDITION OF FOREST GREEN
11-3-14	BEI	ADD FOREST CON. ESMT # 12 & 13

- SITE ANALYSIS**
- Total area of site - 52.55 Ac.±
 - Area of 100 Year Floodplain - 8.30 Ac.±
 - Area of steep slopes (25% or greater) - 0.67 Ac.±
 - Area of steep slopes not in floodplain - 0.54 Ac.±
 - Net area of site - 51.79 Ac.±
 - Area of this submission - 52.55 Ac.±
 - Present Zoning Designation, RC-DEO
 - Proposed Uses for Site, Forest Conservation Easements
 - Total Number of Units Proposed on Submission, 0
 - Applicable DPZ File References, SP-03-013, WP-03-093, RE-06-01, WP-06-102, F-06-067

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.

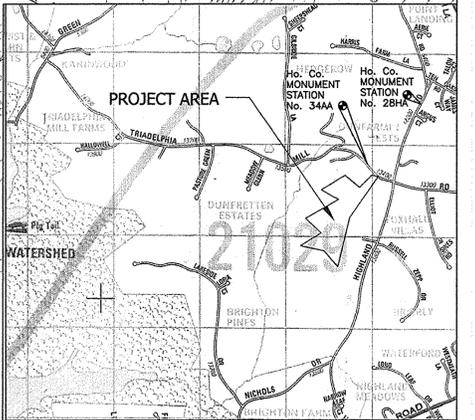
License No. 45577 Expiration Date: 06/08/2016

PLANTING AREAS DESCRIPTION
 The proposed planting and enhancement areas totaling 11.44 Ac. are proposed to be located on Buildable Preservation Parcel 'A' and Non-Buildable Preservation Parcel 'D'. There are no current land use on these parcels and existing Forest Conservation Easements already exist on site making this an ideal area to create a Forest Mitigation Bank. The plantings will fill in areas between existing forest conservation easements, existing forest, and several existing tree stands. Planting will utilize a variety of species as shown in the Reforestation Planting Table on Sheet 2 of this plan set. Stock will be randomly placed per the details on sheet 2. Trees planted within the proposed easement areas will utilize tree shelters.

OWNER
 RISE INVESTMENTS, LLC
 P.O. BOX 228
 CLARKSVILLE, MD 21029
 410-531-5539

PROFESSIONAL CERTIFICATION
 I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed professional Landscape Architect under the laws of the State of Maryland, License No. 3085 Expiration Date, 03/15/2013

UTILITY NOTIFICATION
 "Ecotone, Inc. makes no representation as to the existence or non-existence of any utilities at the construction site. Shown on these construction drawings are those utilities which have been identified. It is the responsibility of the landowners or operators and contractors to assure themselves that no hazards exist or damage will occur to utilities. It is suggested that Miss Utility be contacted at: 1-800-257-7777."



VICINITY MAP

SCALE (1" = 2000')

SOILS LEGEND

SYMBOL	SOIL DESCRIPTION
Co	Codorus silt loam
ChB2	Chester silt loam, 3-8% slopes, moderately eroded
GIB2	Glenelg loam, 3-8% slopes, moderately eroded
GIC2	Glenelg loam, 8-15% slopes, moderately eroded
GIC3	Glenelg loam, 8-15% slopes, severely eroded
GID3	Glenelg loam, 15-25% slopes, severely eroded
GnA	Glenville silt loam, 0-3% slopes
GnB2	Glenville silt loam, 3-8% slopes, moderately eroded
Ha	Hatboro silt loam
MIB2	Manor loam, 3-8% slopes, moderately eroded
MIC2	Manor loam, 8-15% slopes, moderately eroded
MID3	Manor loam, 15-25% slopes, severely eroded

LEGEND

---	PROPERTY BOUNDARY
---	EXISTING CONTOURS
---	SOIL BOUNDARY
---	EXISTING TREELINE
---	EXISTING STREAM CENTERLINE
---	100 YEAR FLOODPLAIN
---	STREAM BUFFER
---	EXISTING NONTIDAL WETLANDS
---	EXISTING WETLAND BUFFER
---	15-25% SLOPES
---	25% AND GREATER SLOPES
---	SEPTIC RESERVE AREA
---	BUILDABLE PRESERVATION PARCEL A
---	WETLAND MITIGATION AREA - 6.85 ACRES
---	SDP-11-056 - REFORESTATION PLANTING - 11.44 ACRES
---	EXISTING FOREST CONSERVATION EASEMENTS
---	FCE SIGNAGE (TYP.)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 DATE: 4-16-12

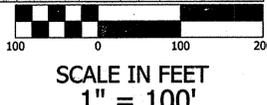
Chief, Division of Land Development
 DATE: 4/16/12

Director
 DATE:

The forest conservation easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code and the Forest Conservation Manual. No clearing, grubbing or construction (with the exception of moving to keep invasives and competing species in check) is permitted within the forest conservation easements, however, forest management practices defined in the Deed of Forest Conservation Easement are allowed.

Note:
 A surety for the 11.44 acre forest mitigation bank must be post in the amount of \$249,164.00, at the time of execution of the Developers Agreement.

Note:
 Planting areas will be accessed without equipment encroaching into the environmental areas on the project site.



Ecotone Inc.

ENVIRONMENTAL CONSULTING, PERMITTING, & DESIGN,
 FOREST & WETLAND CREATION, & STREAM RESTORATION

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**BRIGHTON MILL PROPERTY
 FOREST MITIGATION BANK**

TAX MAP-34 GRID 2 PARCELS 2
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

OVERALL SITE DEVELOPMENT PLAN

DRAWN BY: SFM	DATE OCTOBER 2011	MB-1 OF 2	SDP-11-056
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