

FCE/BANK SALES ACREAGE CHART (3.82 AC. TOTAL)				
SALE	RETENTION OBLIGATION	PROJECT NAME	HOWARD COUNTY FILE NO.	REMAINING ACREAGE
1	0.40	LONG GATE OVERLOOK LOTS 1-19, SDP-14-074		3.24

FOREST RETENTION MANAGEMENT NOTES

1. ANY PROPOSED FUTURE ACTIVITIES SHALL ADHERE TO THE CONDITIONS, SCHEDULES AND TERMS OF AN APPROVED SEDIMENT AND EROSION CONTROL PLAN.
2. 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 AT THE CONSTRUCTION SITE IN WHICH THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER AND APPROPRIATE COUNTY INSPECTORS SHALL ATTEND.
3. TREE PROTECTION FOR ALL RETAINED AREAS:
 - A. ALL RETENTION AREAS WITHIN 50 FEET OF PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROTECTED BY HIGHLY VISIBLE, WELL ANCHORED TEMPORARY PROTECTION DEVICES (SILT FENCE OR BLAZE ORANGE PLASTIC MESH).
 - B. ALL PROTECTION DEVICES SHALL BE IN PLACE PRIOR TO ANY GRADING OR LAND CLEARING.
 - C. ALL PROTECTION DEVICES SHALL BE PROPERLY MAINTAINED AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS CEASED.
 - D. ATTACHMENT OF SIGNS, FENCING OR OTHER OBJECTS TO TREES IS PROHIBITED.
 - E. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN PROTECTED AREAS.
4. IF THE CRITICAL ROOT ZONE IS AFFECTED BY ANY FUTURE CONSTRUCTION ACTIVITIES, SUCH AS GRADE CHANGE, DIGGING FOR FOUNDATIONS AND ROAD UTILITY INSTALLATION:
 - A. PRUNE ROOTS WITH A CLEAN CUT USING PROPER PRUNING EQUIPMENT
 - B. WATER AND FERTILIZE AS NEEDED.
5. DURING ANY FUTURE CONSTRUCTION ON THE SITE, MONITOR AND CORRECT CONDITION OF RETAINED TREES FOR SOIL COMPACTION ROOT INJURY, FLOOD CONDITIONS, DROUGHT CONDITIONS AND OTHER STRESS SIGNS.
 - A. 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.
 - B. INSPECT FOR DEAD OR DYING TREES OR LIMBS WHICH MAY POSE SAFETY HAZARD AND REMOVE.
 - C. NO BURIAL OF DISCARDED MATERIALS WILL OCCUR ONSITE WITHIN THE CONSERVATION AREAS.
 - D. NO BURNING WITHIN 100 FEET OF WOODED AREA.
 - E. ALL TEMPORARY FOREST PROTECTION STRUCTURES WILL BE REMOVED AFTER CONSTRUCTION.
 - F. FOLLOWING COMPLETION OF CONSTRUCTION, PRIOR TO USE, THE COUNTY INSPECTOR SHALL INSPECT THE ENTIRE AREA.

Forest Conservation Easement

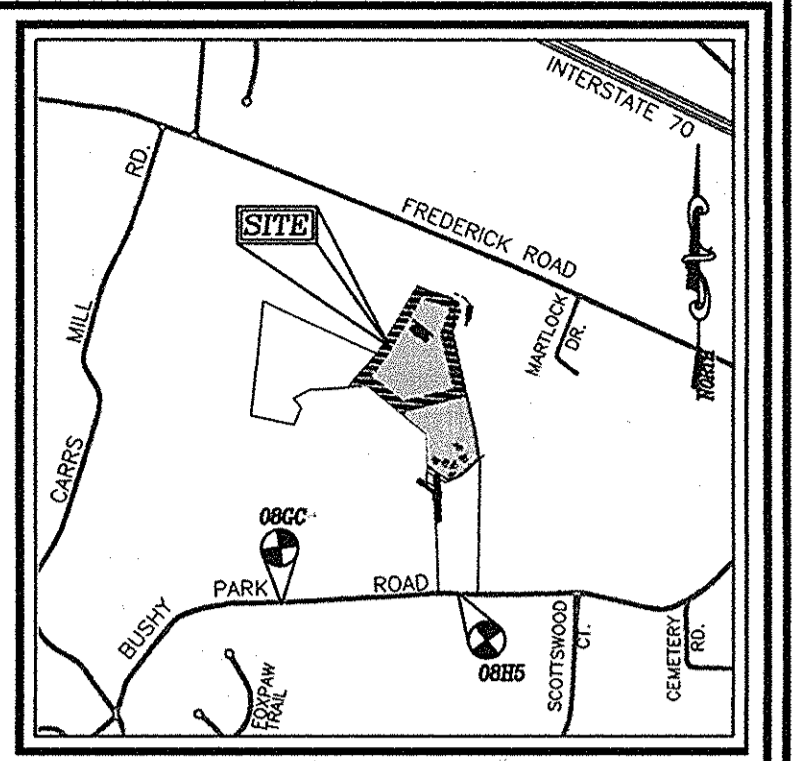
Unauthorized disturbance of vegetation is prohibited. Violators are subject to fines as imposed by the Maryland Forest Conservation Act of 1991.

Trees for Your Future

▲ DENOTES SIGNAGE LOCATION

PROJECT NOTES

1. THE PROPOSED DEVELOPMENT PROJECT WILL CREATE A 3.82 ACRES OF FOREST CONSERVATION (RETENTION) BANK.
2. THE PROPERTY IS PART OF PARCEL 59 ON HOWARD COUNTY TAX MAP 8. THE PROPERTY IS RECORDED IN LIBER 12511, FOLIO 476.
3. THE PROPERTY IS ZONED RC-DEO.
4. 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.
5. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
6. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
7. NO STOCKPILES, PARKING AREAS, EQUIPMENT-CLEARING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
8. 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.
9. 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.
10. EXISTING STRUCTURES EXIST ON SITE SHALL REMAIN.
11. NO DEBRIS, DUMPING ETC. EXISTS WITHIN THE FOREST CONSERVATION EASEMENT, OR IF IT DOES, THAT IT WILL BE CLEANED PRIOR TO THE RECOGNITION OF THE EASEMENT.
12. THE SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENT BECAUSE THERE ARE NO IMPROVEMENTS AND THIS SDP ESTABLISHES A FOREST RETENTION BANK.
13. THIS PROJECT IS SUBJECT TO WP-09-234. THE PLANNING DIRECTOR APPROVED THE WAIVER SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. APPROVAL OF APPROVAL OF WP-09-234.
 - B. APPROVAL OF THIS WAIVER PETITION DOES NOT NEGATE THE REQUIREMENT TO ABATE ZONING VIOLATION CASE CE-08-008 AS REQUIRED BY THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION. THE PROPERTY OWNER MUST CLEAN UP THE DEBRIS AND/OR MOVE THE DEBRIS FURTHER AWAY FROM THE EXTERNAL PROPERTY LINE. THIS CLEAN-UP EFFORT MUST BE REVIEWED AND APPROVED BY THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION IN ORDER TO RESOLVE THE ZONING VIOLATIONS. ALSO, THIS CLEAN-UP MUST OCCUR BEFORE ANY RECORD PLATS FOR THE FURTHER DEVELOPMENT OF THIS SITE (SENDING OR SUBDIVISION) ARE RECORDED.
 - C. RECOGNITION OF THE FOLLOWING AGREED UPON DEEDS, EASEMENTS AND PLAN EXHIBIT:
 - i. DEEDS ADJUSTING THE BOUNDARY BETWEEN PARCELS 1 AND 3 AND PARCELS 1 AND 4.
 - ii. CONFIRMATORY DEEDS FOR EACH NEW TRACT.
 - iii. C. DEED OF EASEMENT TO THE PROPOSED PRIVATE INGRESS AND EGRESS EASEMENT TO SERVE PROPOSED TRACT #3 (OVER AND THROUGH PROPOSED TRACT #2).
 - D. PROVIDE THIS OFFICE WITH 2 COPIES OF THE WAIVER PETITION EXHIBIT WHICH REFLECT THE CHANGES - REQUIRED BY THE ENCLOSED COMMENTS FROM THE DIVISION OF LAND DEVELOPMENT, DPZ.
14. ALL OF THESE DOCUMENTS MUST BE RECORDED AND COPIES SUBMITTED TO THIS DEPARTMENT FOR FILE RETENTION PURPOSES WITHIN 60 DAYS OF THE DATE OF THIS WAIVER APPROVAL (ON OR BEFORE MARCH 22, 2010).
15. CLEARLY REFERENCE THIS WAIVER PETITION FILE NUMBER, WP-09-234 AND APPROVAL DATE WITH THE NEW DEED(S).
16. THE ENCLOSED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION, DPZ AND THE STATE HIGHWAY ADMINISTRATION.
17. ANY FUTURE RESUBMISSION OF TRACT #1 WILL REQUIRE FULL COMPLIANCE WITH THE ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS UNLESS WAIVERS ARE APPROVED.
18. THE PARCEL IS NON-BUILDABLE UNTIL A 10,000 SQUARE FOOT SEPTIC DISPOSAL AREA AND WELL LOCATION ARE ESTABLISHED AND APPROVED BY THE HEALTH DEPARTMENT ON THE PORTION OF THE PARCEL UNINCORPORATED BY FOREST CONSERVATION EASEMENT.



BENCHMARKS

HOWARD COUNTY BENCHMARK 089C	N 601441.3680 E 1299254.0054	ELEV.: 566.52
HOWARD COUNTY BENCHMARK 08H5	N 601562.5672 E 1301087.2195	ELEV.: 612.42

LEGEND

	EXISTING CONTOURS
	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING TREES (FIELD LOCATED)
	EXISTING TREE LINE (FIELD LOCATED)
	EXISTING VEGETATION (APPROXIMATE LOCATION)
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SOILS BOUNDARY
	LIMIT OF DISTURBANCE
	MODERATE SLOPES (15% - 24.99%)
	STEEP SLOPE (>25%)
	EXISTING WETLANDS
	FOREST CONSERVATION EASEMENT (RETENTION, CREDITED)
	PRESERVATION EASEMENT
	STREAM
	STREAM BUFFER
	FOREST CONSERVATION SIGNS

DENSITY EXCHANGE TABULATION

RECEIVING PARCEL INFORMATION	WARRANT CREEK
1 M 28, 600 11, 700 PAR 49	RE-13-004(S1)
TOTAL PARCEL ACREAGE	31.0371 ACRES
PRESERVATION PARCEL EXCHANGE	21.2513 ACRES
DEO UNITS CREATED (1:3.00)	0
CEO UNITS CREATED (1:4.25)	5 (21.25 AC / 4.25) = 5 UNITS
CEO UNITS SENT (1:4.25)	5 CEO UNITS
CEO UNITS RETAINED (UNIT RETAINED FOR ON-SITE RESIDENCE)	2 (8.50 AC / 4.25) = 2 UNIT
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	31.0371 AC - 21.2513 AC = 8.50 AC = 1.2858 AC *

* DOES NOT QUALIFY FOR ADDITIONAL DENSITY BENDING

NOTES:

1. No rare, threatened, or endangered species were observed on the property.
2. Surrounding land use is low density residential and agricultural.
3. No specimen trees were noted during the field review.
4. This assessment has been prepared to support the creation of a Forest Retention Bank. Specific site assessment outside of the proposed retention areas was not performed. General site conditions are provided on this plan to provide overview of site conditions only.
5. Wetland, streams and buffers are present on the property. The location of these resources and their associated buffers is depicted approximately on this plan. This plan should not be used in support of any land disturbance activity.

RESERVATION OF FOREST CONSERVATION BANK EASEMENT

BANK EASEMENT: OWNER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION BANK EASEMENT AREA"), LOCATED IN AND ON THE PROPERTY, ANY CONVEYANCES OF THE AFORESAID PROPERTY SHALL BE SUBJECT TO THE EASEMENT HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PROPERTY. OWNER SHALL EXECUTE AND DELIVER A DEED OF EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION BANK EASEMENT AREA. UPON COMPLETION OF THE OWNER'S OBLIGATIONS UNDER THE FOREST CONSERVATION, INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE OWNER AND THE COUNTY, AND THE RELEASE OF OWNER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS.

SFSD/Existing Conditions Narrative

The subject property encompasses roughly 31.04 acres of land. The property is an oddly shaped parcel with no direct road access. Access to the site is gained from Old Frederick Road via dirt driveway. The property contains a home and several outbuildings. Much of the property has been used for storage of equipment, vehicles, building materials and other miscellaneous items. The storage areas are concentrated around the barn near the center of the site but extends across a large portion of the property.

The central portion of the site is dominated by an old field successional habitat. This area is impacted by storage activity and invasive species colonization. Multiflora rose and Autumn olive are common throughout this area. Some native woody successional species are present but the area is heavily influenced by the non-native species.

Forest is present on the slopes area around the site and on the northern end of the property. The northern end of the site contains a old field successional area and a mixed evergreen successional stand. Forested slopes are present in the southern end of the site. These slopes are dominated by a mixed deciduous community but area heavily impacted by past storage activities.

Two areas are proposed for the creation of forest conservation easements. The forest resources present in these areas is described as follows:

FCE 1 is a 1.53 acre block of mixed oak forest that is present on a xeric slope along the western edge of the site. This forest stand is dominated by mid mature oaks that are generally in the 12-18" size range. Black oak, white oak, red oak and tulip poplar are the dominant canopy species. Red maple is a common understorey species as is pignut hickory, black gum and flowering dogwood. Shrub coverage in the stand is limited. Scattered groves of loblolly bayberry are present on the dry slopes. In the northern end of the proposed easement area the stand extends off the xeric slope and into a mesic/hydric valley. In this area the canopy is comprised exclusively of 8-12" red maple. This community is an extension of an offsite riparian community that abuts the property. Highbush blueberry was noted within this portion of the stand. This stand appears to have had minimal recent disturbance and there is limited invasive species colonization.

FCE 2 is a 2.29 acre patch of upland successional forest. This community has developed on moderate to steep slopes on the property. The forest community in this area is dominated by a mixed successional community that includes red cedar, red maple, tulip poplar and black cherry. The composition is generally equal between these four species. The red cedars are generally being overgrown by the deciduous species. Canopy closure in the stand is roughly 90 percent. Flowering dogwood and sassafras were also noted in lesser numbers. The shrub layer is fairly open, having roughly 20 percent coverage. Blackhaw, arrowwood, spicebush American holly and multiflora rose are common. Some Autumn olive has encroached into the edges of the stand and in canopy breaks. Japanese honeysuckle and grapevine are fairly common throughout.

The subject property is part of an overall forest/field complex that encompasses roughly 180 acres of area. This size forest block would be sufficient to provide forest interior breeding bird habitat. The actual interior habitat function provided by this resource block may be minimized by the irregular edge and internal fragmentation that results in an increased edge effect within the habitat. It is likely that less sensitive interior breeding birds may utilize the area, particularly the forested riparian and wetland areas.

Forest Stand Data

Key	Community Type	Acreage (NTA)	Dominant Vegetation	General Condition	Retention Priority
Proposed FCE 1	Oak/Poplar	1.53	Quercus velutina, Quercus alba, Quercus rubra, Liriodendron tulipifera, Acer rubrum	Good	Moderate - High steep slopes
Proposed FCE 2	Mixed Successional	2.29	Juniperus virginiana, Acer rubrum, Liriodendron tulipifera, Prunus serotina	Good	Moderate - High steep slopes

See accompanying narrative for stand descriptions

SITE DATA

LOCATION: TAX MAP 8, GRID 21 P/O 59
4TH ELECTION DISTRICT
DEED/PLAT REFERENCES: L12511, F.476
PRESENT ZONING: RC-DEO
SUBDIVISION: N/A
SECTION/AREA: N/A
SITE ADDRESS: OLD FREDERICK RD, WOODBINE, MD 21797
USE OF STRUCTURE: N/A
TOTAL BUILDING COVERAGE: N/A
WETLANDS ON SITE: 0.02 AC +/-
WETLAND BUFFERS ON SITE: 0.16 AC +/- (INCLUDES WETLANDS)
STREAM BUFFERS ON SITE: 0.81 AC +/-
AREA OF ON-SITE 100 YEAR FLOODPLAIN: 0.30 AC +/- (PLAT22003)
AREA OF EXISTING FOREST ON SITE: 23 AC +/-
AREA OF STEEP SLOPES: 1.3 AC +/-
ERODIBLE SOILS: 0.00 AC
DPZ REFERENCES: WP-09-234, F-11-091, RE13-004(S1)
SITE AREA: 31.04 AC
LIMIT OF DISTURBED AREA: 0.00 AC

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
Co	CODORUS AND HARBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C
GnB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GnC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GnB	GLENELG SILT, 3 TO 8 PERCENT SLOPES	C
MdM	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B
MfF	MANOR-BRINKLOW, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B

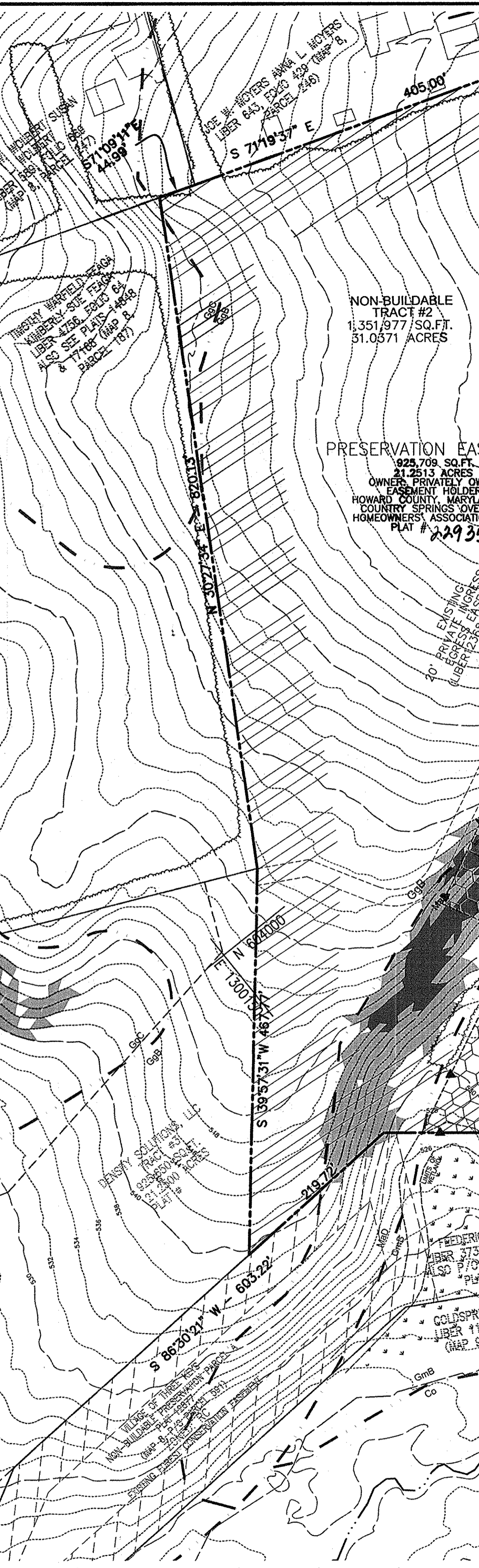
NOTE: BASED ON HOWARD SOIL SURVEY

ADDRESS CHART

LOT NO	STREET ADDRESS
TRACT #2	15101 FREDERICK ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOTS/PARCEL #
PROPERTY OF FREDERICK W. RAULIN TRUSTEES UNDER THE VOLLAND-RAULIN TRUST	N/A	TRACT 2/PARCEL 59
PLAT # OR L/F	BLOCK NO.	ZONE TAX MAP NO. ELEC. DIST.
22936	21	RC-DEO 8 4TH
L12511, F.476		6040.01



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 8-13-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kate Deane 9-09-14
CHIEF, DIVISION OF LAND DEVELOPMENT

Robert H. Vogel 9/3/14
DIRECTOR

OWNER

FREDERICK W. RAULIN, TRUSTEE
THE VOLLAND-RAULIN TRUST
15101 FREDERICK ROAD
WOODBINE, MD 21797
C/O TIM FEAGA
410-489-7900

DEVELOPER

LAND MARKETING CONSULTANTS, INC.
T/A HERITAGE LAND DEVELOPMENT
15950 NORTH AVENUE
P.O. BOX 4832
LISBON, MD 21765
410-489-7900

NO.	REVISION	DATE
1	REVISE FCE/BANK CHART FOR LONG GATE OVERLOOK SDP-14-074	6/15/15

SITE DEVELOPMENT PLAN

SIMPLIFIED FOREST STAND DELINEATION PLAN AND FOREST RETENTION BANK CREATION PLAN

PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST L12511 F.476

TAX MAP 8 BLOCK 21
4TH ELECTION DISTRICT

ZONING RC-DEO, PARCEL 59
HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS • SURVEYORS • PLANNERS

8407 MAIN STREET
ELICOTT CITY, MD 21043 TEL: 410.461.7666
FAX: 410.461.8961

DESIGN BY: JC
DRAWN BY: JER/EDS
CHECKED BY: JC
DATE: REV. JULY 2014
DATE: SEPTEMBER, 2013
SCALE: 1"=100'
W.D. NO.: 08-15

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: 09-27-2014.

1 SHEET OF 1