

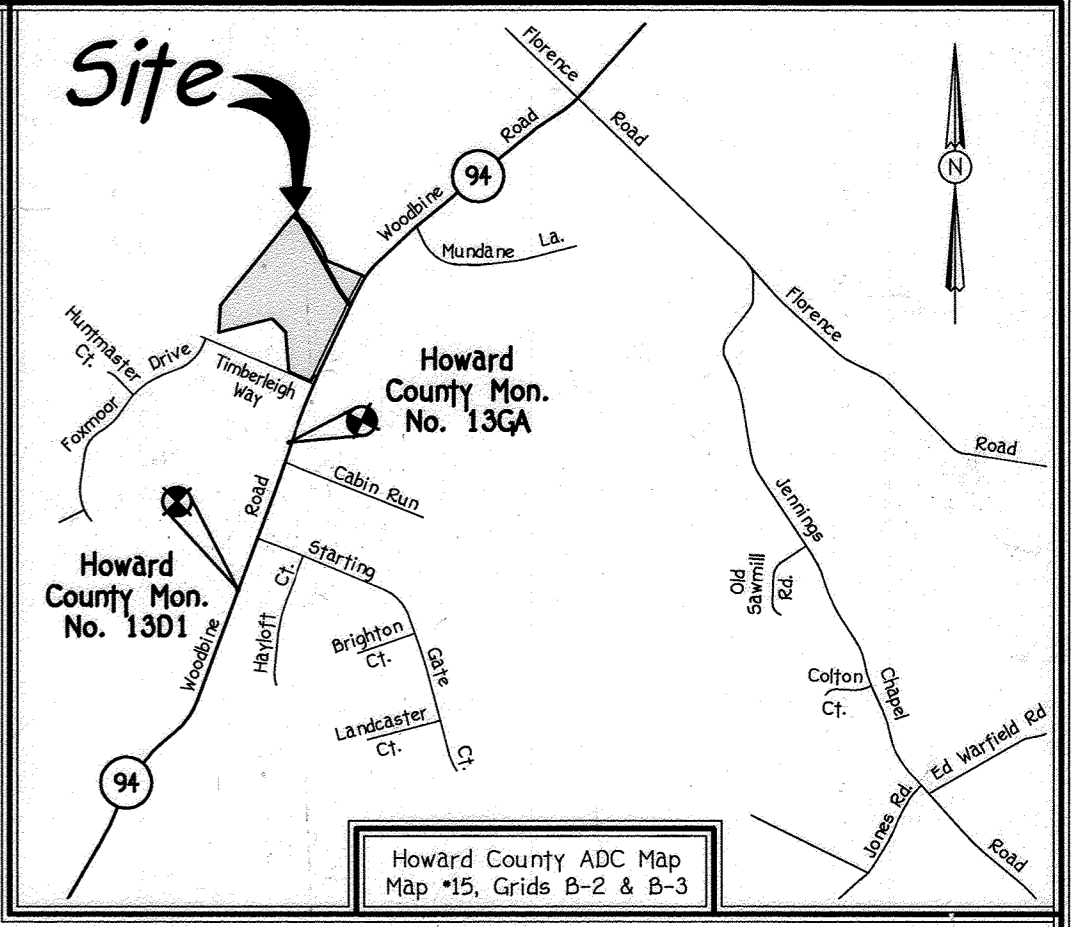
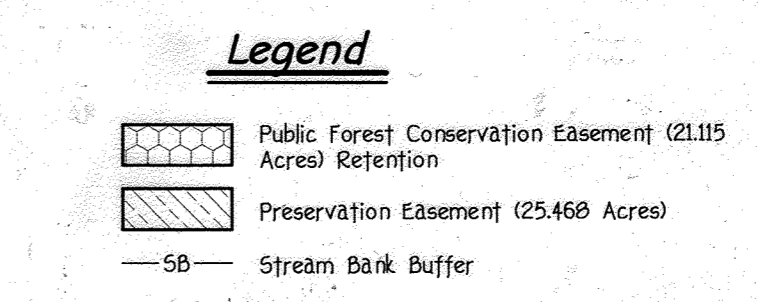
Permit Information Block SDP-14-005					
Subdivision Name: Property of Forever A Farm, LLC		Section/Area: N/A		Lot/Parcel No: Parcel 2	
Plot No: 22726-22728	Grid: 7	Zone: N/A	Tax Map: 13	Election District: 4	Census Tract: 6040.01
Water Code: N/A			Sewer Code: N/A		

Forest Stand Data Chart					
Key	Community Type	Acreage (NTJ)	Dominant Vegetation	General Condition	Retention Priority
F1	Oak/Poplar	21.15 Ac.	Liriodendron tulipifera, Quercus alba, Quercus prinus, tulipifera, Acer rubrum, Carya glabra, Nyssa sylvatica	Good	Moderate-High Steep Slopes, Buffers, and Contiguous Forest Acreage

Soils Legend			
SOIL	NAME	CLASS	
BrD	Brinklow channery loam, 15 to 25 percent slopes	B	
Co	Codorus and Habboro silt loams, 0 to 3 percent slopes	C	
GgB	Glenely loam, 3 to 8 percent slopes	B	
GgC	Glenely loam, 8 to 15 percent slopes	B	
GmB	Glenville silt loam, 3 to 8 percent slopes	C	
McC	Minor-channery loam, 8 to 15 percent slopes	B	
MkF	Minor-Brinklow complex, 25 to 65 percent slopes, very rocky	B	
OcB	Ocoquan loam, 3 to 8 percent slopes	B	

FCE/Bank Sales Acreage Chart (21.15 Ac.) Total					
Sale	Retention Obligation	Project Name	Howard County File No.	Remaining Acreage	
1	0.180 Ac.	WOODBINE ROAD (MARIYLAND ROUTE 94) WOODBINE ROAD	SDP-14-005	21.15 Ac.	
2	0.240 Ac.	GREENWOOD	F-15-046	20.91 Ac.	
3	0.500 Ac.	COTTAGE CREEK	SDP-9-106	20.41 Ac.	
4	0.680 Ac.	FRISBERRY HILL	SDP-17-021	19.73 Ac.	
5	0.580 Ac.	FRISBERRY HILL	SDP-17-021	19.15 Ac.	
6	0.140 Ac.	FRISBERRY HILL	F-18-010	18.99 Ac.	
7	0.040 Ac.	BETHANY RIDGE	F-18-067	18.95 Ac.	
8	0.60 Ac.	CLARKSVILLE CROSSING	F-18-081	18.35 Ac.	
9	1.40 Ac.	EDEN BROOK	F-20-011	16.95 Ac.	
10	0.60 Ac.	McWalter Property	SDP-20-018	16.35 Ac.	
11	0.20 Ac.	Shapel Ridge Lot 3	F-21-010	16.15 Ac.	
12	0.20 Ac.	KINGS FOREST	F-19-014	15.95 Ac.	
13	2.80 Ac.	ELKRISE HILL	F-20-041	13.15 Ac.	
14	0.40 Ac.	DASH-IN STORE	SDP-21-009	12.75 Ac.	
15	2.20 Ac.	MEADOWRIDGE PAR E-2	SDP-21-050	10.55 Ac.	
16	0.33 Ac.	CARSTONE ESTATES	F-24-008	10.22 Ac.	

Reservation Of Forest Conservation Easements
 Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Forest Conservation Designated As "Forest Conservation Easement", Located In, On, Over, And Through Part Of Parcel 2 (Property Of Forever A Farm, LLC, Any Conveyances Of The Aforesaid Property Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed) Concerning Said Property. Developer Shall Execute And Deliver Deeds For The Easements Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. In The Case Of The Forest Conservation Easement, Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Bond With Said Agreement, The County Shall Accept The Easements And Record The Deed Of Easement In The Land Records Of Howard County.



FOREST CONSERVATION EASEMENT
 UNAUTHORIZED DISTURBANCE OF VEGETATION IS PROHIBITED. VIOLATORS SUBJECT TO PENALTIES UNDER THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991.

TREES FOR YOUR FUTURE

On-Site Signage
 ▲ = DENOTES SIGN LOCATIONS

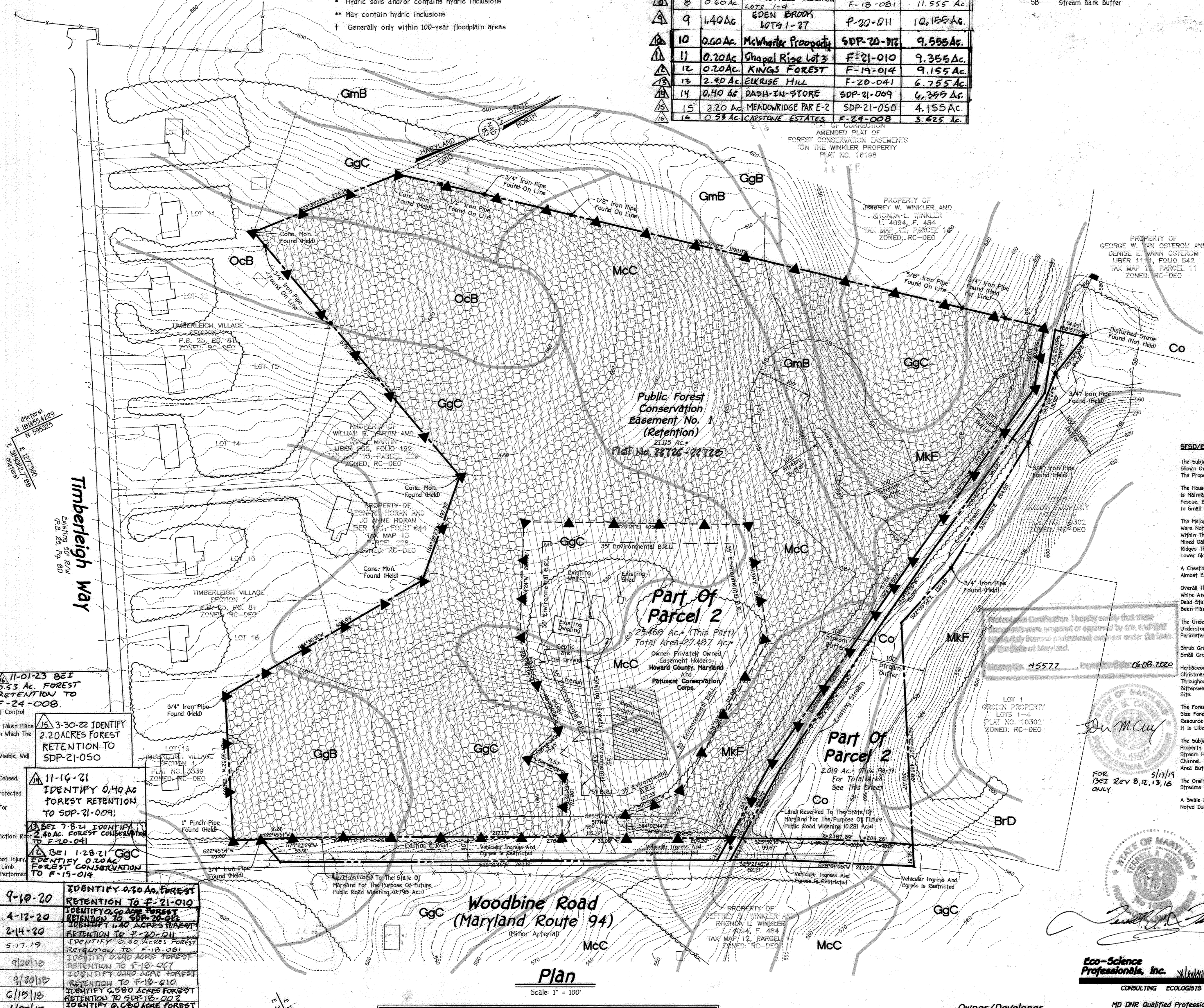
Density Exchange Tabulation	
Receiving Parcel Information	Initial Exchange
Total Parcel Acreage	25,468 Ac. (Part of Parcel 2)
Preservation Available For Sending Density	26,266 Ac. (Part of Parcel 2 + Road Deduction) (25,468 Ac. + 0,798 Ac.)
CEO Units Created (4-25)	26,266 Ac. * 1 CEO Unit/1.25 Ac. = 6.18 CEO Units
CEO Units Sent (4-25)	5 CEO Units (Plot No. 22726-22728)
Acreage Of Preservation Easement Remaining To Be Sent	5,016 Ac. (26,266 Ac. - 21,250 Ac.)

Note: 1 Density Unit (4,250 Acres) Retained For Dwelling On Tax Parcel 2

- Project Notes:**
- The Proposed Development Project Will Create A 21.15 Acre Forest Conservation (Retention) Bank On Part Of Parcel 2.
 - The Property Is Recorded In Liber 15021 At Folio 214.
 - The Property Is Zoned RC-DEO.
 - 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 Stockpiles, Parking Areas, Equipment Cleaning 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.
 - An Existing Dwelling Exists On Site.
 - No Debris, Dumping, Etc. Exists Within The Forest Conservation Easement, Or If It Does, That It Will Be Cleared Prior To The Recordation Of The Easement.

- 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 Pre-Construction Meeting At 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 (Styl 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.
 - All 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 Roads Or Utility Installations:
 - Prune 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, Flood Conditions, Drought Conditions, And Other Stress Signs.
 - After Any Future Construction Is Completed, The Following Procedures And Protection 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 Materials Will Occur On-Site 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.

Street Address Chart
 WOODBINE ROAD
 Parcel 2 4990 Woodbine Road



No.	Date	Revision
1	9-10-20	IDENTIFY 0.180 AC. FOREST RETENTION TO SDP-14-005
2	4-12-20	IDENTIFY 0.240 AC. FOREST RETENTION TO SDP-14-005
3	2-14-20	IDENTIFY 0.500 AC. FOREST RETENTION TO SDP-14-005
4	5-17-19	IDENTIFY 0.680 AC. FOREST RETENTION TO SDP-14-005
5	9/20/18	IDENTIFY 0.580 AC. FOREST RETENTION TO SDP-14-005
6	3/20/18	IDENTIFY 0.140 AC. FOREST RETENTION TO SDP-14-005
7	6/19/18	IDENTIFY 0.040 AC. FOREST RETENTION TO SDP-14-005
8	6/19/18	IDENTIFY 0.60 AC. FOREST RETENTION TO SDP-14-005
9	10/17/14	IDENTIFY 1.40 AC. FOREST RETENTION TO SDP-14-005
10	10/17/14	IDENTIFY 0.60 AC. FOREST RETENTION TO SDP-14-005
11	9/20/14	IDENTIFY 0.20 AC. FOREST RETENTION TO SDP-14-005

APPROVED: Howard County Department Of Planning And Zoning

Frank A. Weyler 4/1/14
 Director

West Schaefer 4-11-14
 Chief, Division Of Land Development

Chad Eshbach 9-17-14
 Chief, Development Engineering Division

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER: _____ DATE: 7/10/18

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARES OFFICE PARK • 15272 BALTIMORE NATIONAL PRZ
 ELLETT CITY, MARYLAND 21832
 410-491-7995

Owner/Developer
 Forever A Farm, LLC
 P.O. Box 492
 15959 North Avenue
 Lisbon, Maryland 21765
 Ph: 410-493-7900

Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS
 MD DNR Qualified Professional
 USACE Wetland Delineator
 Certification # WDCP93MD001004H
John P. Canoles
 JOHN P. CANOLES

**Site Development Plan
 Simplified Forest Stand
 Delineation & Forest Retention
 Bank Creation Plan**

**Parcel 2
 Property Of
 Forever A Farm, LLC
 Liber 14807 At Folio 305**

Zoned: RC-DEO

Tax Map: 13, Grid: 7, Parcel 2
 Fourth Election District - Howard County, Maryland

Date: October 17, 2013 Scale: 1" = 100' Sheet 1 Of 1

SFSD/Existing Conditions Narrative

The Subject Property Is Located At 4990 Woodbine Road In The Woodbine Section Of Howard County, The Property, Which Includes 29.7 Acres, Is Shown On Howard County Tax Map 13 As Parcel 2. The Property Includes A Single Family Home, Lawn, Field And Forest Resources. A Small Part Of The Property Is Separated From The Bulk Of The Property By An Existing Driveway.

The House Is Located Somewhat Centrally On The Property With A Small Surrounding Lawn Area. The Area Between The House And Woodbine Road Is Maintained As A Field. This Area Includes A Mix Of Grasses And Other Herbaceous Species. Notable Species Within The Field Include Kentucky Bluegrass, Bromegrass, Japanese Honeysuckle, Violets, Pansy Trees, Butterflies And Periwinkles. Scattered Trees Are Present Within The Field, Generally In Small Groupings. Tulip Poplar, Red Cedar, Black Cherry And Flowering Dogwood Are All Present In This Area.

The Majority Of The Site, 22.8 Acres, Is Forested. This Forest Is Composed Of A Mixed Oak/Poplar Community Through Variations In The Stand Were Noted. In General Tulip Poplar, White Oak, Chestnut Oak, Red Maple, Pignut Hickory And Black Gum Are The Most Commonly Occurring Species Within The Stand. On The Lower Slopes And Valleys The Poplar And Alder Are Most Common. On The Higher Slopes And Upper Slopes Poplar And Mixed Oak Dominate. In The Valley And Lower Slopes The Trees Are More Mature With An Average Size Of 20-25" DBH. On The Upper Slopes And Edges The Trees Are 12-20" In Diameter Most Commonly. It Is Possible That The Trees In These Areas Are Of Comparable Age But That The Lower Slopes And Valleys Are More Conducive To Growth, Allowing The Trees To Gain More Size.

A Chestnut Oak dominated Area Is Present In The Western Edge Of The Property, Along The Ridge Top. This Area Has A Canopy Composed Almost Exclusively Of Chestnut Oak. The Understory Is Composed Of Black Gum And Pignut Hickory. Shrub Growth Is Minimal In This Area.

Overall The Canopy Closure In The Stand Is Healthy 80 Percent. The Canopy Trees Are Healthy And Show No Sign Of Falling. Though A Number Of White And Virginia Pine That Were Once Common In The Woods Are Not Dead Or Have Fallen Down, Wooded Debris Is Common In The Stand. Dead Standing Timber Is Also Present. White Pine And Virginia Pine Continue To Be A Minor Part Of The Community. White Pine Screening Has Been Planted Along The Road Frontage. These Trees Are Of Good Size And Health.

The Understory Of The Forest Includes A Diverse Mix Of Species. Young Canopy Associates, Primarily Red Maple And Poplar, Are Common In The Understory. Flowering Dogwood, Black Gum, Hackberry, Black Cherry Are Also Common. Scattered Black Locust Were Noted Along The Perimeter Of The Stand.

Shrub Growth In The Stand Is Mixed. Spicewood Is Common Throughout The Stand. Japanese Barberry Is Also Common. Scattered Alder In Colonies. Small Groves Of Lowbush Blueberry Were Noted In The Drier Portions Of The Forest And Blackhaw, Arrowwood And Multiflora Rose Were Also Noted.

Herbaceous Species Development In The Stand Is Variable. New York Fern And Cinnamon Fern Were Noted On The Lower Slopes And Valleys. Christmas Fern Was Observed Throughout The Stand, Though Not In Large Colonies. Garlic Mustard And Japanese Honeysuckle Are Common Throughout And Spiny Redstart, Violets, And Solomon's Seal Were Also Noted. Virginia Creeper And Poison Ivy Are Common Throughout And Oriental Bittersweet And Green Briar Were Also Noted. An Extensive Periwinkle Colony Has Developed Within In A Swale In The Southeastern Corner Of The Site.

The Forest On The Property On The Subject Property Is Part Of An Overall Forested Complex That Encompasses Over 250 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 Mitigated 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.

The Subject Property Contains An Intermittent/Perennial Stream Channel. This Resource Is Present In The Valley At The Northern End Of The Property. A Deep Neck Point Is Present About 2/3 Of The Way Up The Slope. At This Location A Broad Treated Stream Head Is Present. The Stream Head Is Approximately 5 Feet Below The Top Of Bank On Its Upstream Side. A Small Pooled Area Is Present In The Upstream Stream Channel. Tadpoles Were Swimming In The Pooled Section Of The Stream Head. Groundwater Discharge Was Noted From The Stream Banks In This Area But No Vegetative Wetland Development Was Observed. Slightly Downslope Of This Location Is A Small Nuisance Where Perennial Flow Begins.

The On-site Stream Is Unimpaired Tributary In The Cabin Branch Watershed. Streams In This Watershed Are Classified As Use III-P. Intermittent Streams Require 90 Foot Buffers And Perennial Streams Require 100 Foot Buffers.

A Swale Is Present In The Southeastern Corner Of The Property. The Swale Appears To Carry Surface Water Only. No Channel Development Was Noted Due To The Dense Colonization Of Periwinkle. There Is Some Evidence Of Past Dumping Of Household Waste In This Portion Of The Property.

FOR SET REV 8/2, 13/16
 ONLY

John P. Canoles
 JOHN P. CANOLES