

Permit Information Block 5DP-14-005					
Subdivision Name:		Section/Area:	Lot/Parcel No.:		
Property Of Forever A Farm, LLC		N/A	Parcel 2		
Plat No.:	Grid:	Zone:	Tax Map:	Election District:	Census Tract:
22726-22728	7	N/A	13	4	6040.01
Water Code:	Sewer Code:				
N/A	N/A				

Forest Stand Data Chart					
Key	Community Type	Acreage (NTA)	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

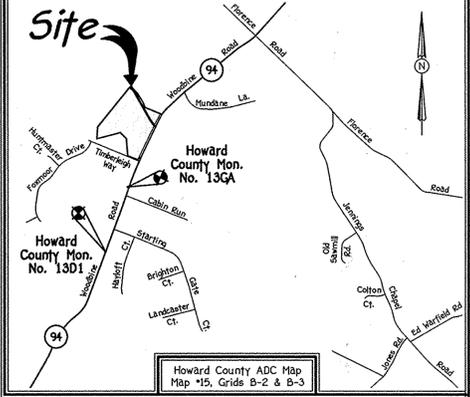
Soils Legend		
SOIL	NAME	CLASS
BrD	Brinklow channery loam, 15 to 25 percent slopes	B
Co	Codorus and Harboro silt loams, 0 to 3 percent slopes	C
GgB	Glenelg loam, 3 to 8 percent slopes	B
GgC	Glenelg loam, 8 to 15 percent slopes	B
GmB	Glenville silt loam, 3 to 8 percent slopes	C
McC	Manor-channery loam, 8 to 15 percent slopes	B
MkF	Manor-Brinklow complex, 25 to 65 percent slopes, very rocky	B
OcB	Occoquan 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.	Beginning Acreage	5DP-14-005	21.15 Ac.
2	0.240 Ac.	CRSLEY WOOD	90-90-107	20.915 Ac.
3	0.500 Ac.	CST TAIL CREEK COUNTRY CLUB	90-91-106	20.415 Ac.

Street Address Chart	
Lot/Parcel No.	Street Address
Parcel 2	2998 Woodbine Road

**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(s) Conveying Said Property. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved to Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. In The Case Of The Forest Conservation Easement(s), 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 The Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Easement in the Land Records Of Howard County."

**Legend**  
 [Symbol] Public Forest Conservation Easement (21.15 Acreal Retention)  
 [Symbol] Preservation Easement (25,468 Acres)  
 [Symbol] Stream Bank Buffer



**Vicinity Map**  
 Scale: 1" = 2000'

**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

1" MINIMUM

**On-Site Signage**

▲ DENOTES SIGN LOCATIONS

Density Exchange Tabulation	
Initial Exchange	
Receiving Parcel Information	Property Of: BV Business Trust Tax Map No. 28, Grid 11, Parcel No. 49 Liber 1276 At Folio 36 Walnut Creek Subdivision (06-06-007)
Total Parcel Acreage	29,576 Ac. (Parcel 2 = Road Dedication) (27,487 Ac. + 0.798 Ac. + 0.291 Ac.)
Preservation Parcel Acreage	25,468 Ac. (Part Of Parcel 2)
Preservation Available For Sending Density	26,266 Ac. (Part Of Parcel 2 + Road Dedication) (25,468 Ac. + 0.798 Ac.)
CEO Units Created (14.25)	26,266 Ac. + 1 CEO Unit/4.25 Ac. = 619 6 CEO Units + Note 1
CEO Units Sent (14.25)	5 CEO Units (Plat 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 Herein 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 Clearing 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.
  - All Retention Areas Within 50 Feet Of Proposed Construction Activities Shall Be Protected By Highly Visible, Well Anchored Temporary Protection Devices (Silt Fence Or Silted 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 Goals 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.

Timberleigh Way  
 Centerline of  
 20' (9' 6")



APPROVED: Howard County Department of Planning And Zoning.  
 [Signature] 4/14/14  
 Director  
 [Signature] 4-11-14  
 Chief, Division Of Land Development  
 [Signature] 3-17-14  
 Chief, Development Engineering Division

No.	Date	Revision
1	10/17/14	IDENTIFY 0.500 ACRE FOREST RETENTION TO F15-016
2	10/17/14	IDENTIFY 0.240 ACRE FOREST RETENTION TO F15-016
3	4/26/14	FOREST RETENTION TO 90-90-107

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 COUNTY HEALTH OFFICER [Signature] DATE 4/14/14

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 410 481-2899

**Owner/Developer**  
 Forever A Farm, LLC  
 P.O. Box 492  
 15950 North Avenue  
 Lisbon, Maryland 21765  
 Ph: 410-489-7900

**Eco-Science Professionals, Inc.**  
 CONSULTING ECOLOGISTS  
 MD DNR Qualified Professional  
 USACOE Wetland Delineator  
 Certification # WDCP93MD061004B  
 [Signature]  
 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

5DP-14-005