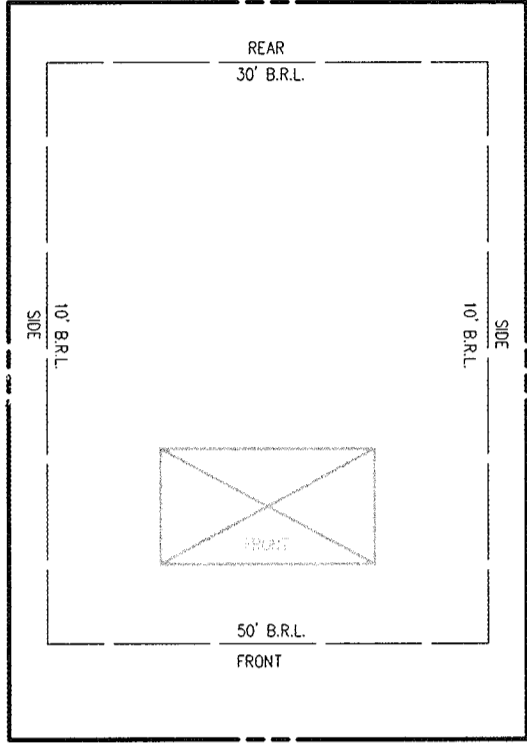


### SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN
5	LANDSCAPE PLAN
6	DIMENSION PLAN

### COORDINATE TABLE

POINT	NORTHING	EASTING
1	602190.3711	1337652.5801
2	602390.2016	1337308.7455
3	602522.9937	1337100.1550
4	602662.2829	1336890.9453
5	602896.2501	1336551.4193
6	603002.7697	1336205.7072
7	602975.9059	1336043.7214
8	602953.2474	1335950.5508
9	603392.4653	1335944.2020
10	603190.2779	1337797.7069
11	603096.4240	1337816.4690
12	603014.7710	1337836.0780
13	602942.7750	1337838.7120
14	602170.1464	1337647.5768
15	602373.0419	1337298.4686
16	602506.2856	1337089.1617
17	602645.7237	1336879.7285
18	602880.0839	1336539.6322
19	602982.8168	1336207.0978
20	602956.4942	1336048.5373
21	602932.7365	1335950.8473



BULK REGULATIONS : LOTS LESS THAN 3 ACRES

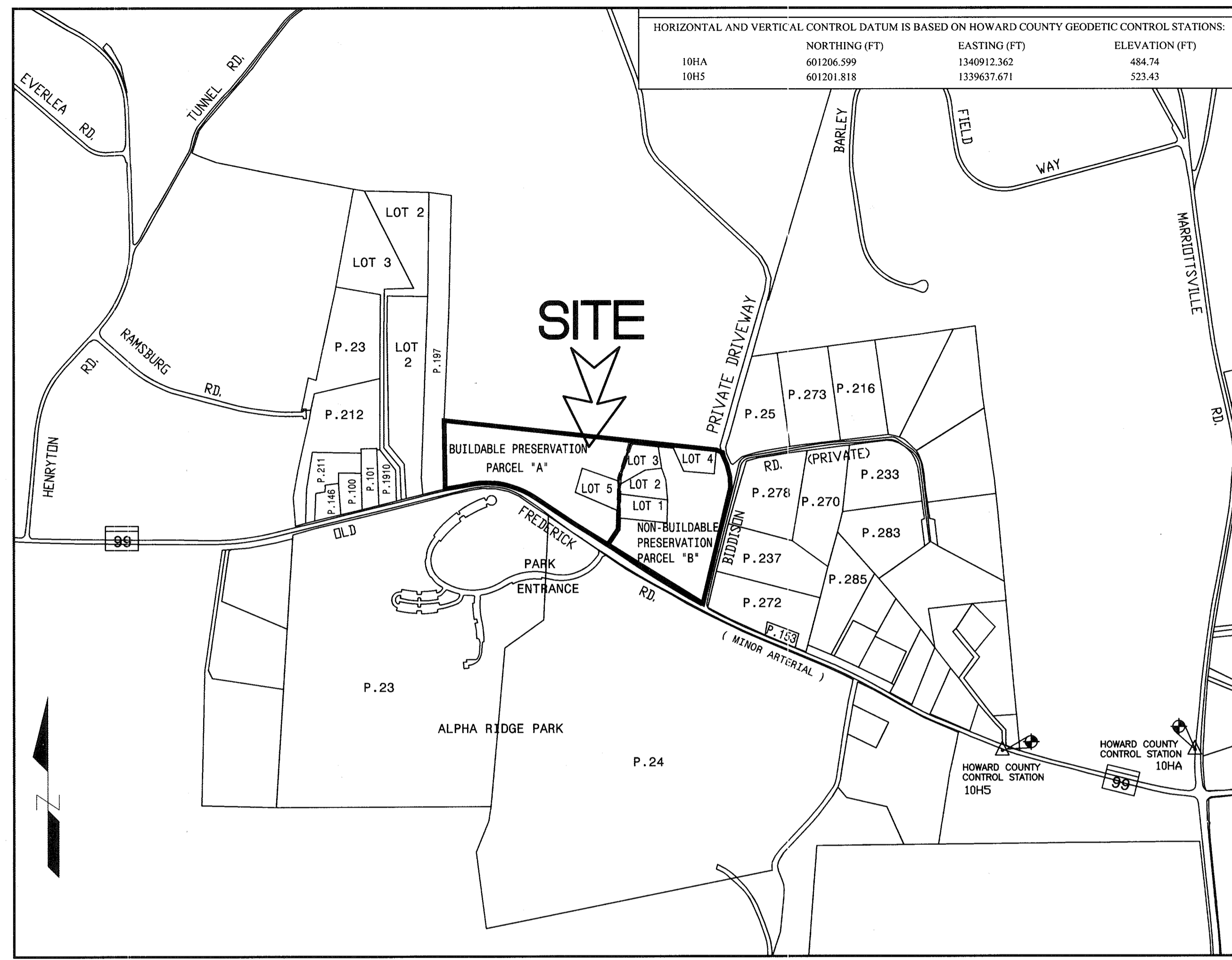
- A.) MINIMUM WIDTH AT FRONT B.R.L. = 100 FT.
- B.) SETBACK : FRONT = 50 FT.
- SIDE = 10 FT.
- SIDE = 10 FT.
- REAR = 30 FT.

### MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 1	47,086 S.F.	1,005 S.F.	46,081 S.F.
LOT 2	47,531 S.F.	1,759 S.F.	45,772 S.F.
LOT 3	45,421 S.F.	2,042 S.F.	43,379 S.F.
LOT 4	57,141 S.F.	12,739 S.F.	44,402 S.F.
LOT 5	49,957 S.F.	1,197 S.F.	48,760 S.F.

### DENSITY TABULATION

BY RIGHT YIELD	= (27.56 Ac. / 4.25 Ac. = 6 LOTS)
MAXIMUM ALLOWABLE YIELD	= 27.56 Ac. / 2 = 13 LOTS
TOTAL UNITS PROPOSED	= 6 LOTS
DEO UNITS REQUIRED BY SECT. 106	= 0



### LOCATION MAP

SCALE : 1" = 600'

# PRELIMINARY EQUIVALENT SKETCH PLAN PARK RIDGE ESTATES LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A", AND NON-BUILDABLE PRESERVATION PARCEL "B" PARCEL 24, TAX MAP 10, GRID 21 3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

### GENERAL NOTES

1. AS A CONSEQUENCE OF THIS PLAN'S SUBMISSION AFTER NOVEMBER 15, 2001, THIS SUBDIVISION PLAN WILL BE SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND ZONING REGULATIONS EFFECTIVE 1-8-02.
2. SUBJECT PROPERTY ZONED RC-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
3. a. GROSS AREA OF TRACT = 27.56 Ac.  
b. AREA OF FLOODPLAIN = 0 Ac.  
c. AREA OF 25% OR GREATER SLOPES = 0 Ac.  
d. NET AREA OF TRACT = 27.56 Ac.
4. a. AREA OF PROPOSED ROAD R/W = 1.04 Ac.  
b. AREA OF PROPOSED BUILDABLE LOTS = 5.67 Ac.  
c. AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL = 11.60 Ac.  
d. AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCEL = 9.25 Ac.
6. NUMBER OF LOTS PROPOSED:  
a. BUILDABLE LOTS = 5  
b. BUILDABLE PRESERVATION PARCEL = 1  
c. NON-BUILDABLE PRESERVATION PARCEL = 1
7. PRIOR CASE NUMBERS WITH THIS PROJECT AT THIS TIME ARE AS FOLLOWS: (NONE)
8. PUBLIC WATER AND PRIVATE SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
9. SOILS INFORMATION TAKEN FROM SOIL MAP No. 8, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1968 ISSUE.
10. THIS AREA DESIGNATES A PRIVATE EASEMENT OF 10,000 S.F. 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 EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT MODIFICATIONS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
11. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED TO THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
12. BOUNDARY OUTLINE BASED ON PRELIMINARY BOUNDARY SURVEY PERFORMED BY JACK C. MELLEMA INC. ON JULY 25, 2005.
13. TOPOGRAPHIC CONTOURS BASED FIELD RUN SURVEY PREPARED BY JACK C. MELLEMA INC. ON JULY 25, 2005.
14. THERE ARE NO AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116 b.
15. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. AND WILL BE ACHIEVED BY USING SHEET FLOW TO BUFFER AREAS AND DISCONNECTS OF HOMES.
16. FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PREPARED BY EXPLORATION RESEARCH INC. ON JULY 18, 2005.
17. THIS PROPERTY IS LOCATED WITHIN THE ALPHA RIDGE METROPOLITAN DISTRICT.
18. THE TRAFFIC STUDY WAS PREPARED BY THE LEE CUNNINGHAM AND ASSOCIATES ON AUGUST 10, 2005. THIS STUDY FOUND THAT THE INTERSECTION OF MARIOTTSVILLE RD. AND MD. ROUTE 99 IS CURRENTLY FUNCTIONING AT A LEVEL OF SERVICE "F". MR. CUNNINGHAM'S REPORT PROVIDES A MITIGATION PLAN TO MODIFY THIS INTERSECTION. THE DEVELOPER WILL BE REQUIRED TO FUND THE APPROPRIATE PORTION OF THIS YET TO BE DETERMINED IMPROVEMENT. THE REQUIRED IMPROVEMENTS WILL BE DETERMINED AT THE FINAL PLAN STAGE.
19. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE.
20. NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
21. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS:  

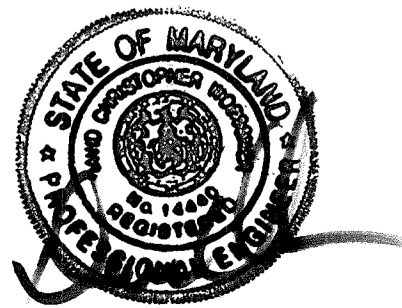
CONTROL STATION:	NORTHING (FT)	EASTING (FT)	ELEVATION (FT)
10HA	601206.599	1340912.362	484.74
10H5	601201.818	1339637.671	523.43
22. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND, STREAM OR THEIR REQUIRED BUFFERS.
23. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY 3.66 ACRES OF AFFORESTATION.
24. PER SEC. 16.121 OF THE SUBDIVISION REGULATION OPEN SPACE IS NOT REQUIRED.
25. ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
26. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
27. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION. PUBLIC WATER SERVICE HAS BEEN EXTENDED TO ALL ADJOINING PROPERTIES.
28. NO PROPOSED WELLS ARE REQUIRED. PUBLIC WATER IS AVAILABLE VIA WATER MAIN CONTRACT # 44-3480
29. NO STORM WATER MANAGEMENT STRUCTURES ARE PROPOSED IN THE STORM WATER MANAGEMENT CONSERVATION EASEMENT.
30. PERCOLATION TESTS WERE PERFORMED AND APPROVED ON JULY 21, 2005 AND THE PERCOLATION PLAT WAS SIGNED AUG. 8, 2005.
31. THE SPECIFICATIONS FOR THE DRAIN FIELDS WILL BE DESIGNED IN ACCORDANCE WITH HEALTH DEPARTMENT CRITERIA ADOPTED ON SEPTEMBER 1, 2002.
32. BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B" ARE TO BE PRIVATELY OWNED AND THE EASEMENT HOLDERS WILL BE HOWARD COUNTY. AND THE AUDOBON SOCIETY.
33. THERE ARE NO FLOODPLAINS OR WETLANDS LOCATED ONSITE.
34. ROAD IMPROVEMENTS TO SHA MD. ROUTE 99 CONSIST OF 15 FOOT PAVEMENT WIDENING FOR 150 FEET IN BOTH DIRECTIONS AND A 25 FOOT APRON.
35. A NOISE STUDY IS NOT REQUIRED WHEN PROPOSED HOUSES ARE 250 FEET OR GREATER FROM A MINOR ARTERIAL PER VOLUME II SECTION 5.2.9., HOWEVER A NOISE STUDY WAS PERFORMED BY WILSON T. BALLARD ON JULY 25, 2005 AS SHOWN ON THE PLANS.
36. COMMUNITY MEETINGS ARE NOT REQUIRED FOR THIS SITE.
37. BUILDABLE PRESERVATION PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B" HAVE NO FURTHER SUBDIVISION POTENTIAL.
38. NO PHASING IS PROPOSED.
39. LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
40. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW STRUCTURES AND PAVING IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT OR ITS BUFFER.
41. THE ANTICIPATED USE OF PRESERVATION PARCEL "A" IS RESIDENTIAL WITH NO AGRICULTURAL USES. THE DEPARTMENT OF RECREATION AND PARKS HAS REQUESTED THAT PRESERVATION PARCEL "B" BE DEDICATED IN FEE SIMPLE.
42. STATE HIGHWAY ADMINISTRATION WILL NOT GRANT ACCESS PERMIT UNTIL ALL ROAD DEDICATION DOCUMENTS HAVE BEEN APPROVED.
43. STREET LIGHTS WILL BE PROVIDED IN ACCORDANCE WITH THE DESIGN MANUAL.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Mark P. Wright*  
PLANNING DIRECTOR  
11/17/06  
DATE

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEM, FOR LOTS 1-5, AND BUILDABLE PRESERVATION PARCEL "A".  
HOWARD COUNTY HEALTH DEPARTMENT

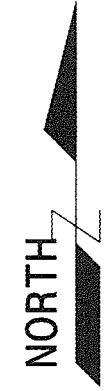
*Robert J. Wilson*  
HOWARD COUNTY HEALTH OFFICER  
11/14/06  
DATE

OWNER / DEVELOPER  
*David Woessner*  
DAVID WOESSNER  
10-24-05  
DATE  
AMERICAN LAND DEVELOPMENT & ENGINEERING INC.  
10749 BIRMINGHAM WAY  
WOODSTOCK MD, 21163



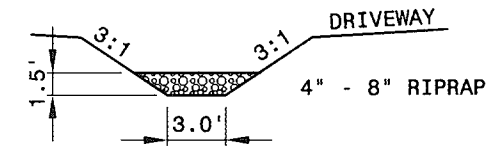
TITLE SHEET  
PARK RIDGE ESTATES  
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A",  
AND NON-BUILDABLE PRESERVATION PARCEL "B"  
PARCEL 24, TAX MAP 10, GRID 21  
3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREPARED BY :  
**American Land Development and Engineering, Inc.**  
10749 BIRMINGHAM WAY WOODSTOCK, MD, 21163  
TEL. (410) 465-7903 FAX. (410) 465-3845  
OWNERS : MARYLAND FINANCIAL AND REALTY TRUST, LLC  
C/O MATT DECKER  
305 NORTH ROLLING ROAD  
BALTIMORE, MD. 21228  
DEVELOPER : AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.  
10749 BIRMINGHAM WAY  
WOODSTOCK, MD. 21163

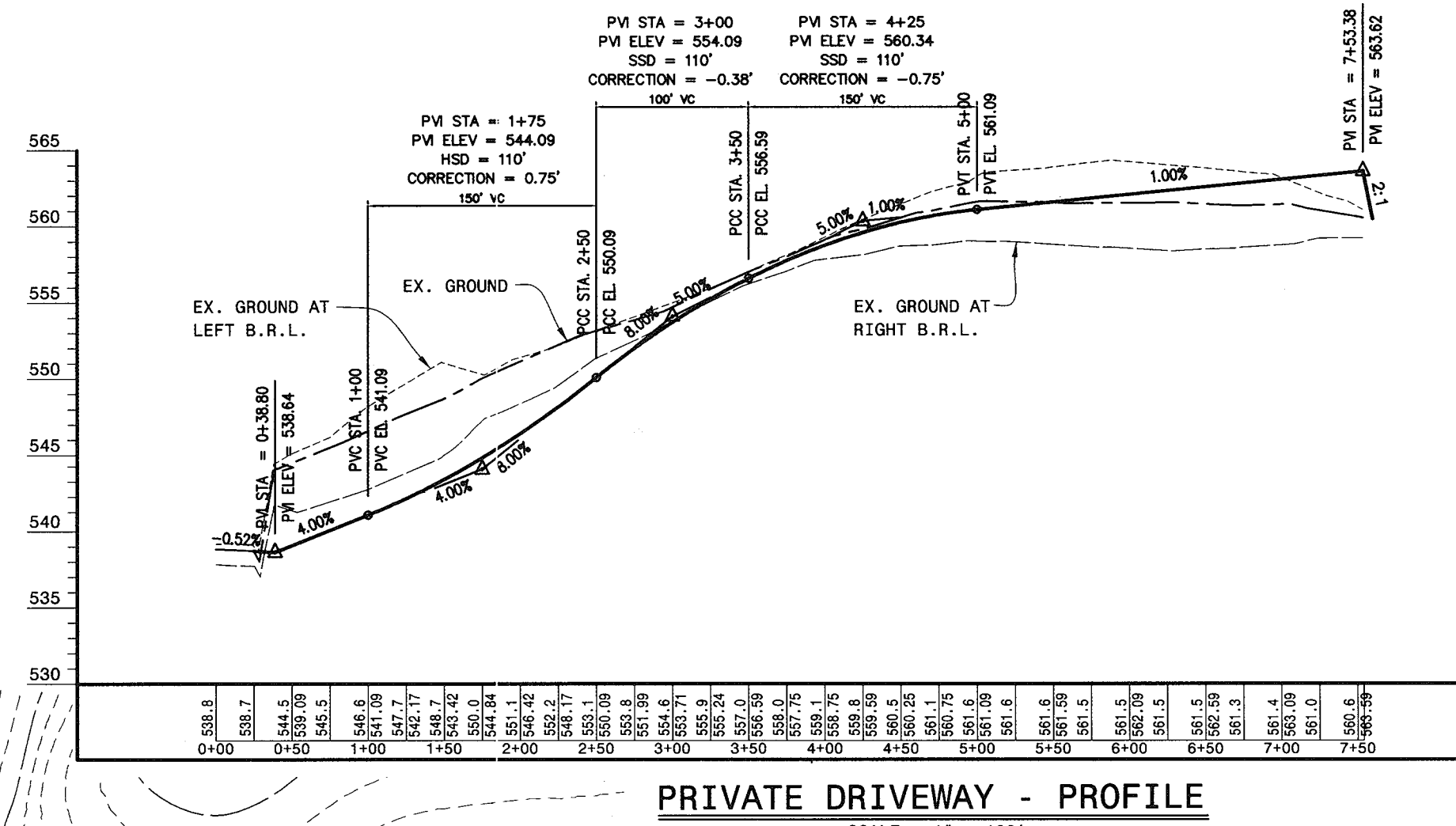


### TYPICAL GRASS CHANNEL SECTION WITH RIP-RAP CHECK DAM

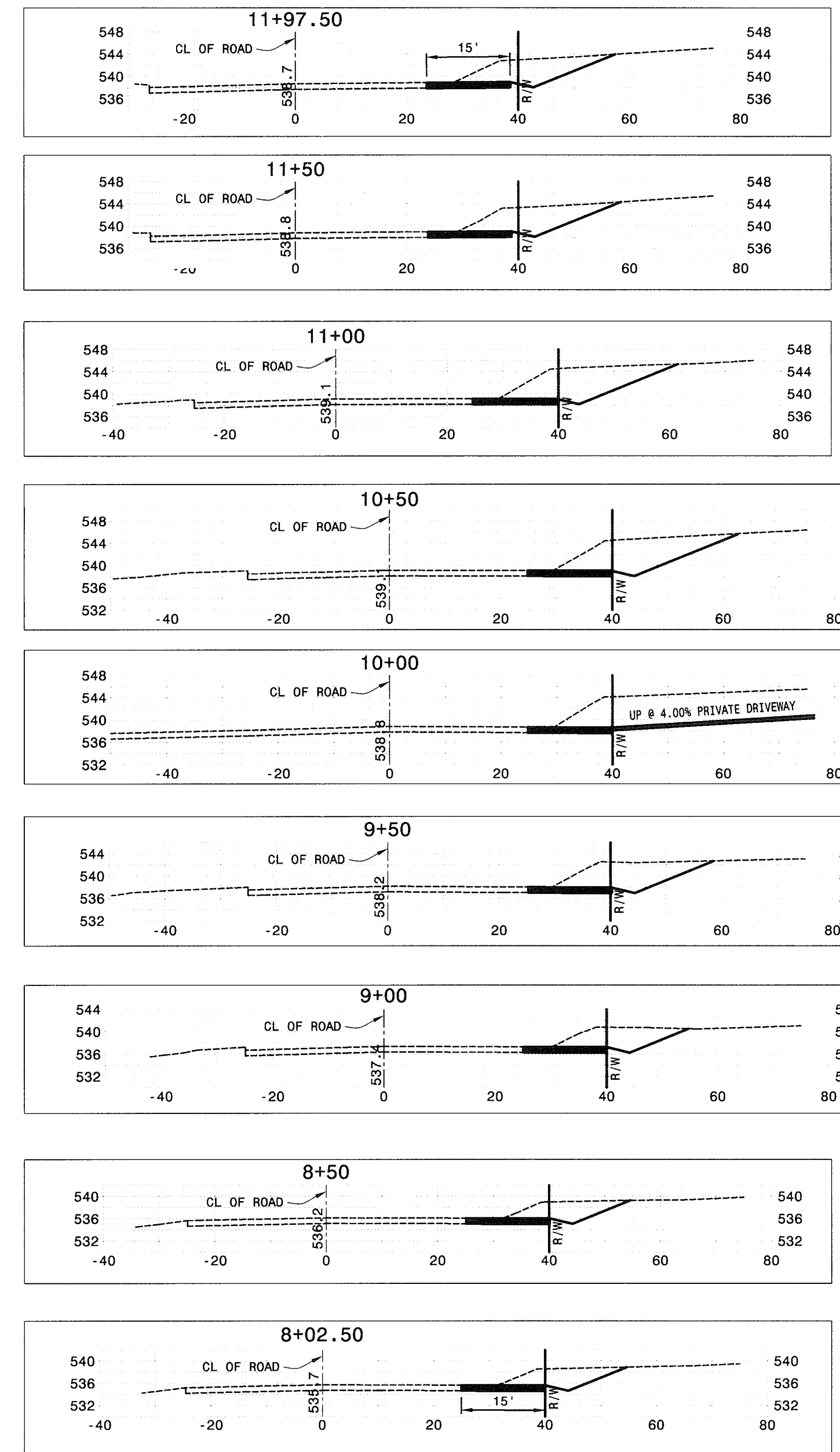
NOT TO SCALE  
INSTALL RIPRAP CHECK DAMS AT STA. 1+00, STA. 1+50, STA. 2+20 AND STA. 2+70



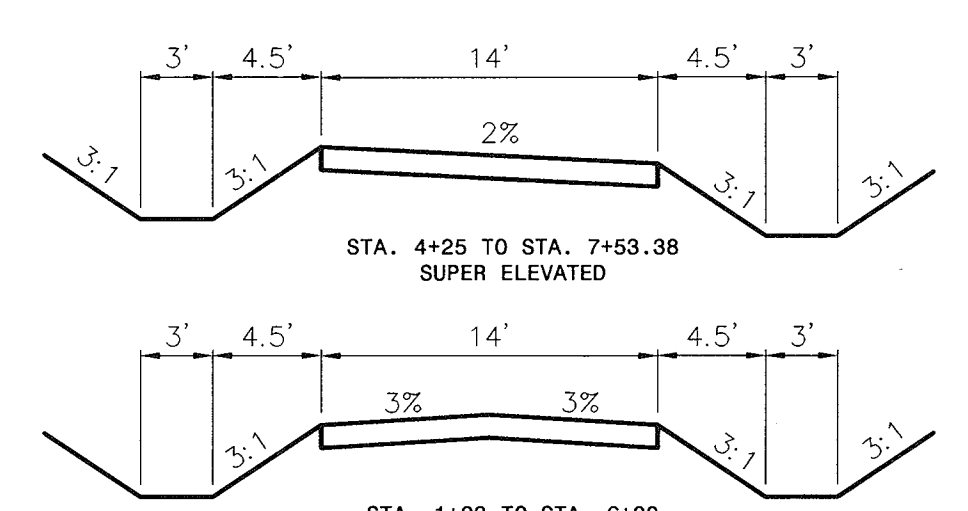
CURVE	LENGTH	RADIUS
C1	28.41	50.00
C2	14.58	50.00



PRIVATE DRIVEWAY - PROFILE  
SCALE: 1" = 100'



ROAD SECTION @ MD. RTE. 99  
SCALE: 1" = 20'

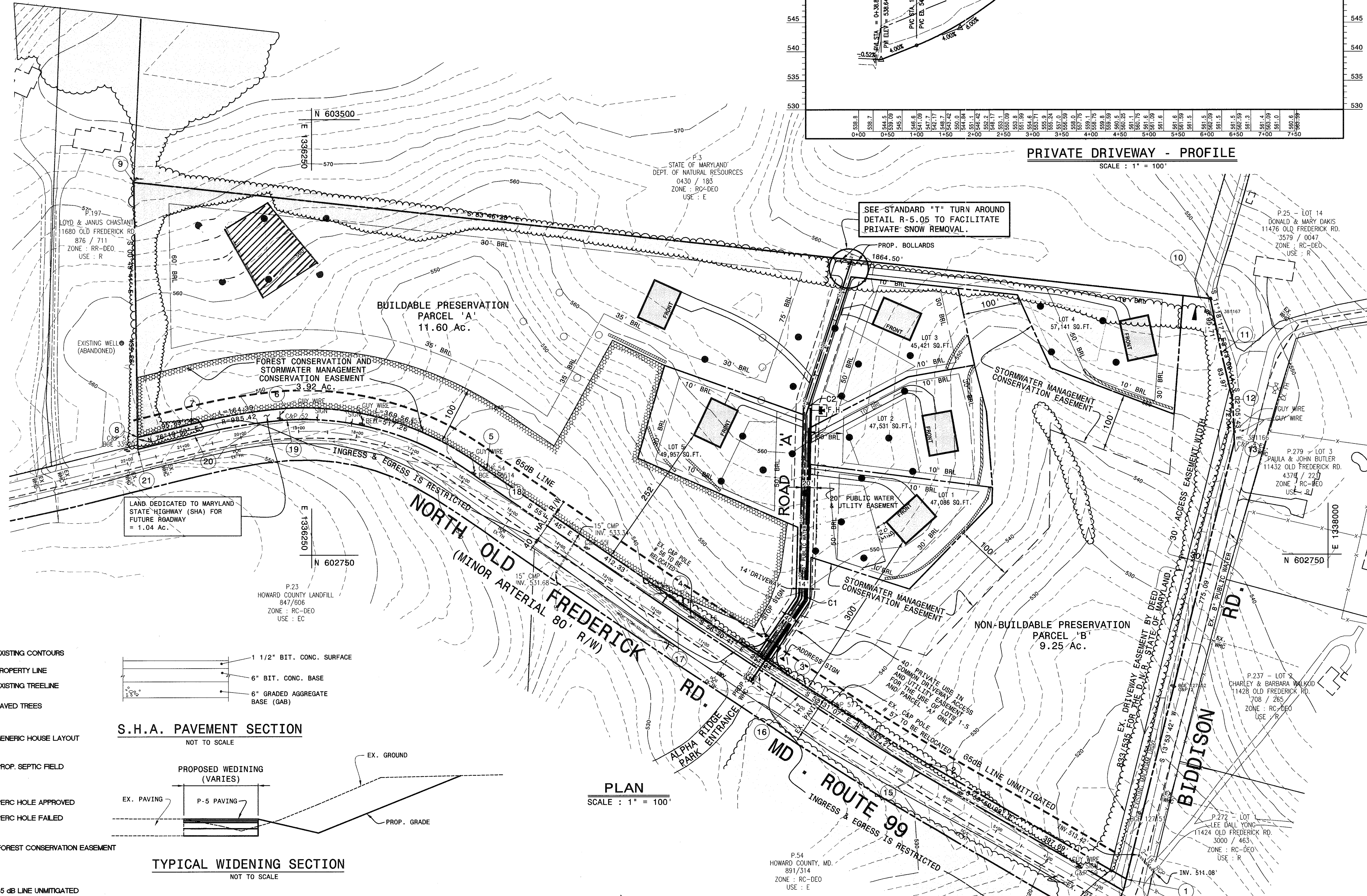


TYPICAL SECTION PRIVATE USE IN COMMON DRIVEWAY  
NOT TO SCALE

PRELIMINARY EQUIVALENT SKETCH  
**PARK RIDGE ESTATES**  
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A",  
AND NON-BUILDABLE PRESERVATION PARCEL "B"  
PARCEL 24, TAX MAP 10, GRID 21  
3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

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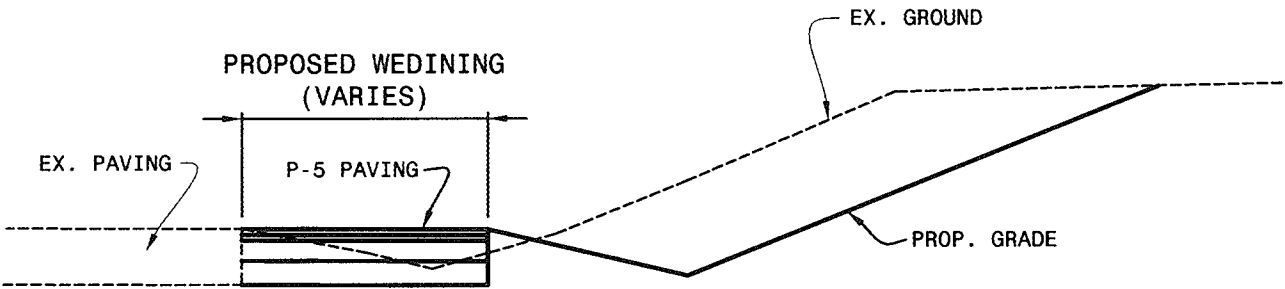
OWNERS: MARYLAND FINANCIAL AND REALTY TRUST, LLC  
C/O MATT DECKER  
305 NORTH ROLLING ROAD BALTIMORE, MD. 21228  
DEVELOPER: AMERICAN LAND DEVELOPMENT AND ENGINEERING, INC.  
10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163  
DATE: DEC. 19, 2005 SHEET 2 OF 6



PLAN  
SCALE: 1" = 100'

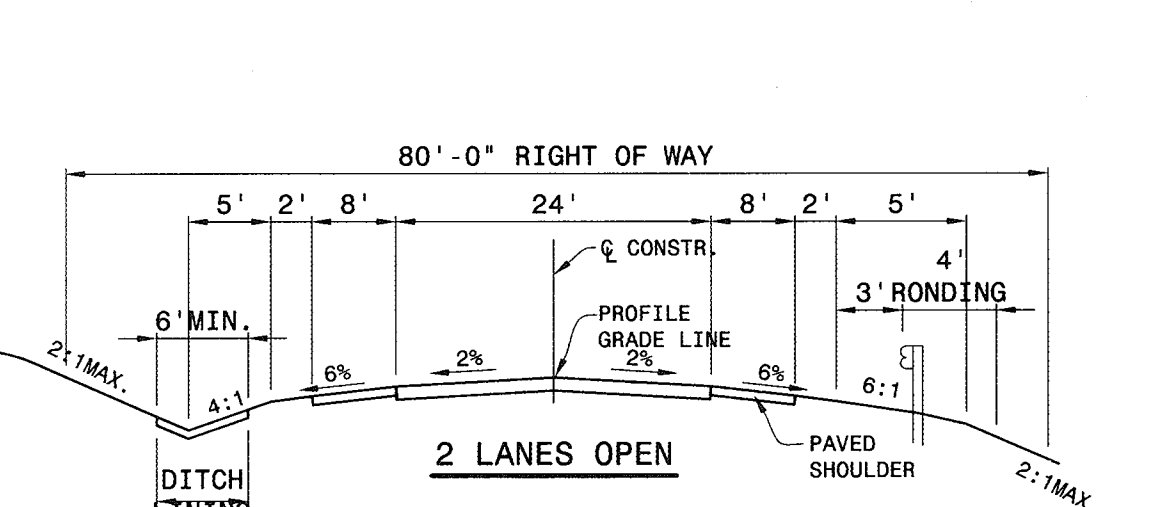
### S.H.A. PAVEMENT SECTION

NOT TO SCALE

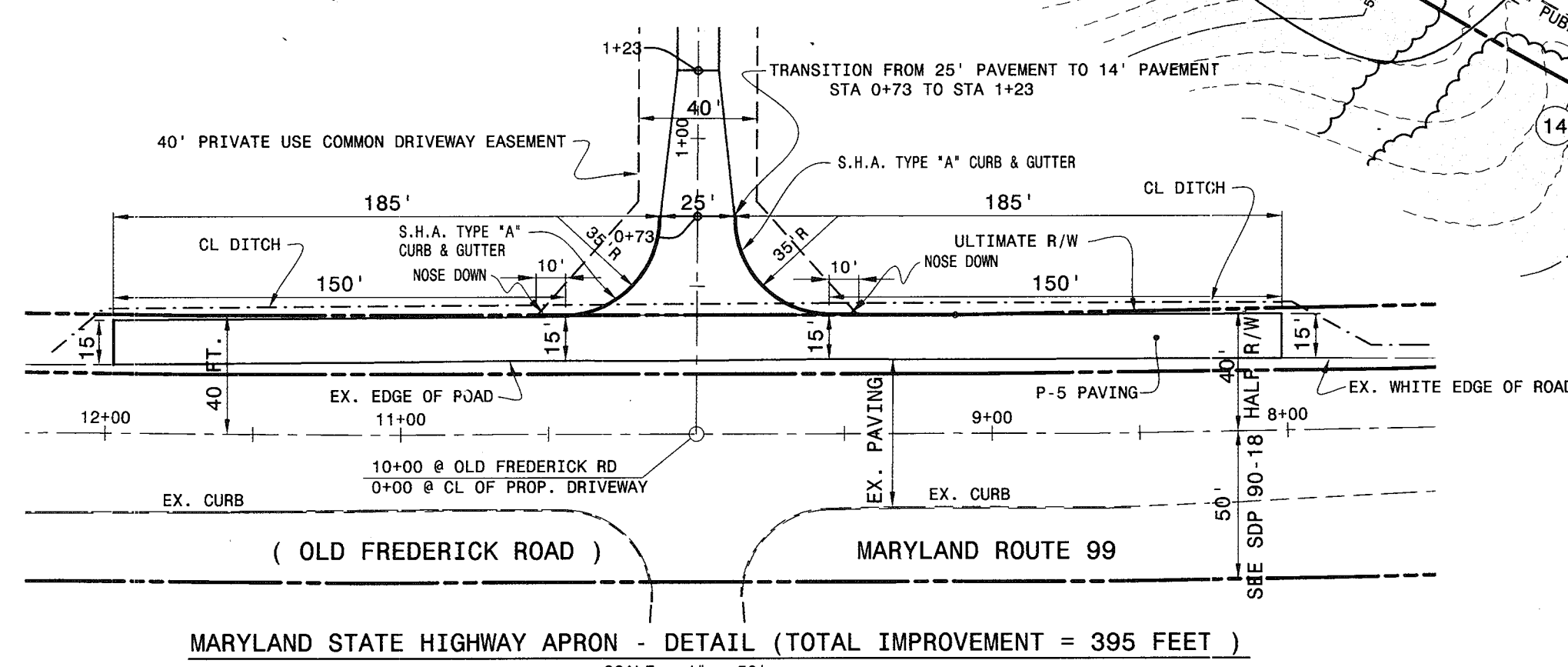


### TYPICAL WIDENING SECTION

NOT TO SCALE



- NOTES:
- SEE STANDARD DETAILS FOR PAVING SECTIONS.
  - SELECTION TYPICAL SECTION SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
  - USE GUARDRAIL WHERE INDICATED BY FIGURE 2.14



MARYLAND STATE HIGHWAY APRON - DETAIL (TOTAL IMPROVEMENT = 395 FEET)  
SCALE: 1" = 50'

- LEGEND:
- EXISTING CONTOURS
  - PROPERTY LINE
  - EXISTING TREELINE
  - SAVED TREES
  - GENERIC HOUSE LAYOUT
  - PROP. SEPTIC FIELD
  - PERC HOLE APPROVED
  - PERC HOLE FAILED
  - FOREST CONSERVATION EASEMENT
  - 65 DB LINE UNMITIGATED
  - LEVEL SPREADER
  - SIGN

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Frank DeLuca*  
PLANNING DIRECTOR  
DATE: 1/5/06

OWNER / DEVELOPER  
*David Woessner*  
DAVID WOESSNER  
AMERICAN LAND DEVELOPMENT & ENGINEERING, INC.  
10749 BIRMINGHAM WAY WOODSTOCK MD. 21163  
DATE: 10-24-05

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS, LOTS 1 THRU 5, AND BUILDABLE PARCEL "A" HOWARD COUNTY HEALTH DEPARTMENT.  
*Robert J. Walker*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 1/4/06

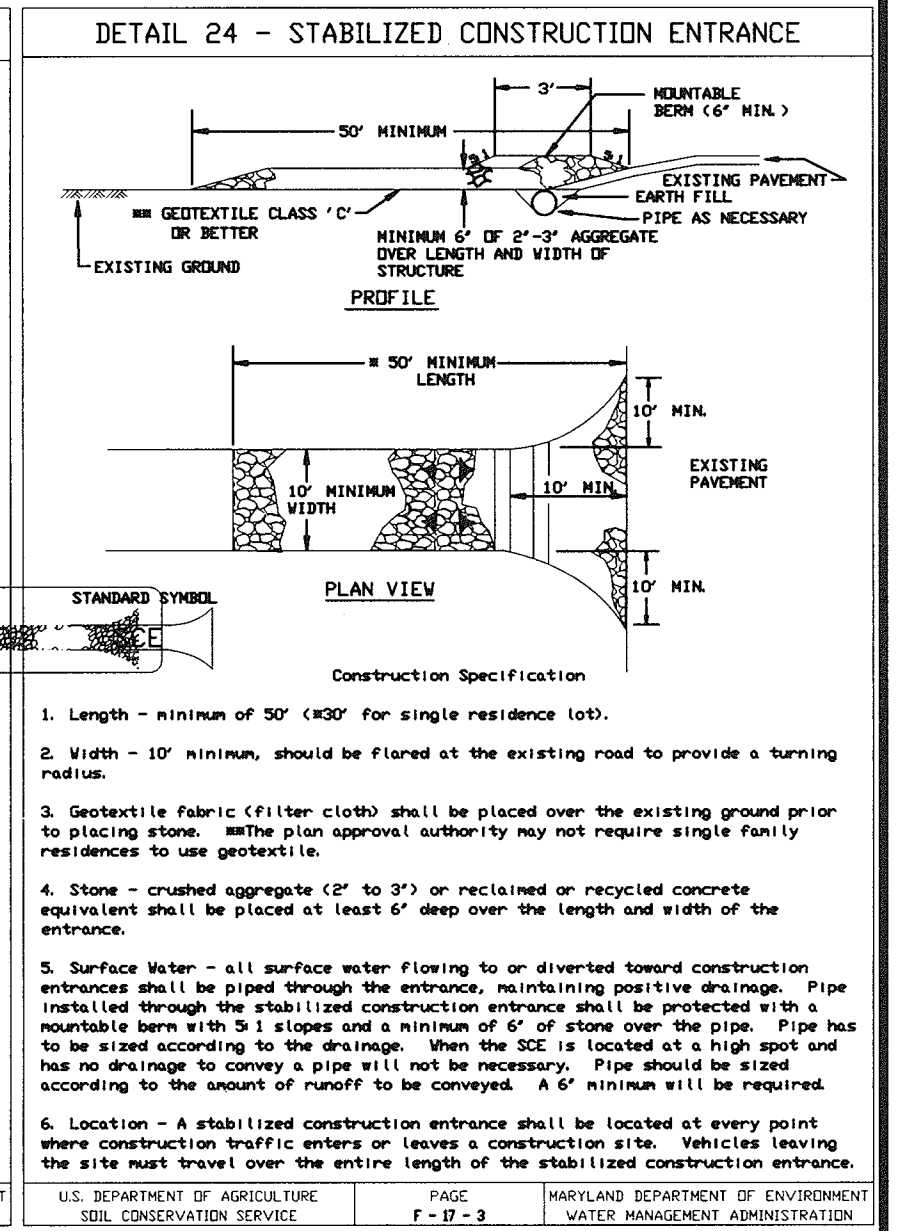
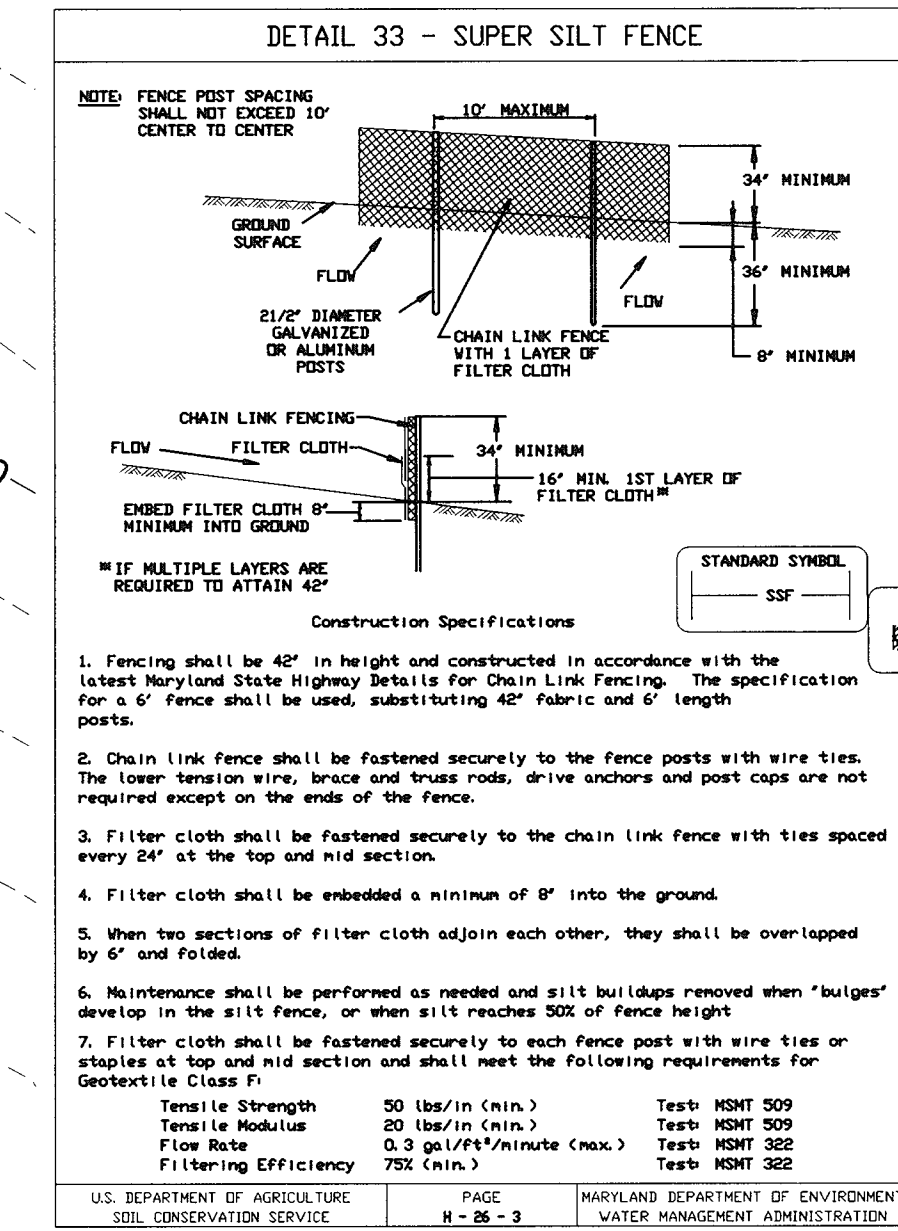
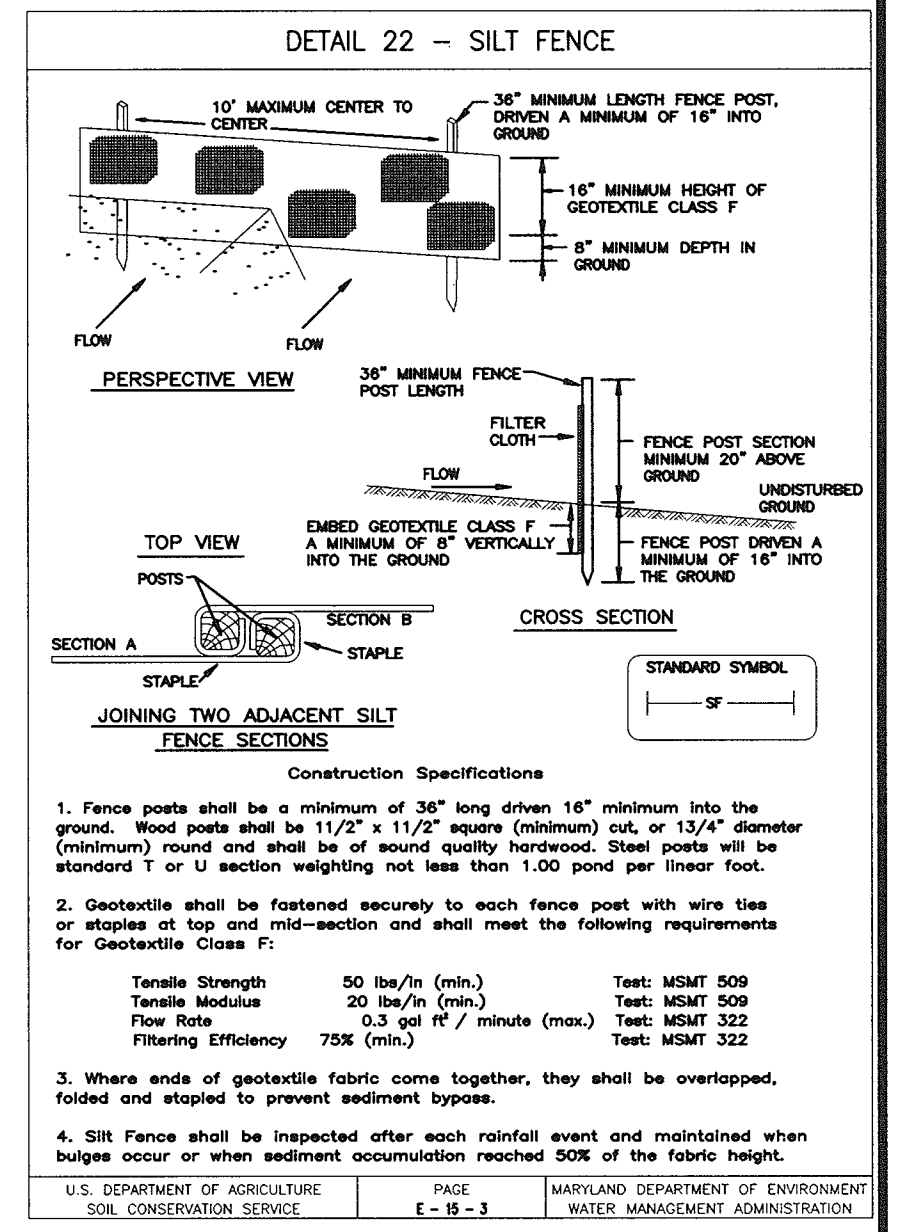
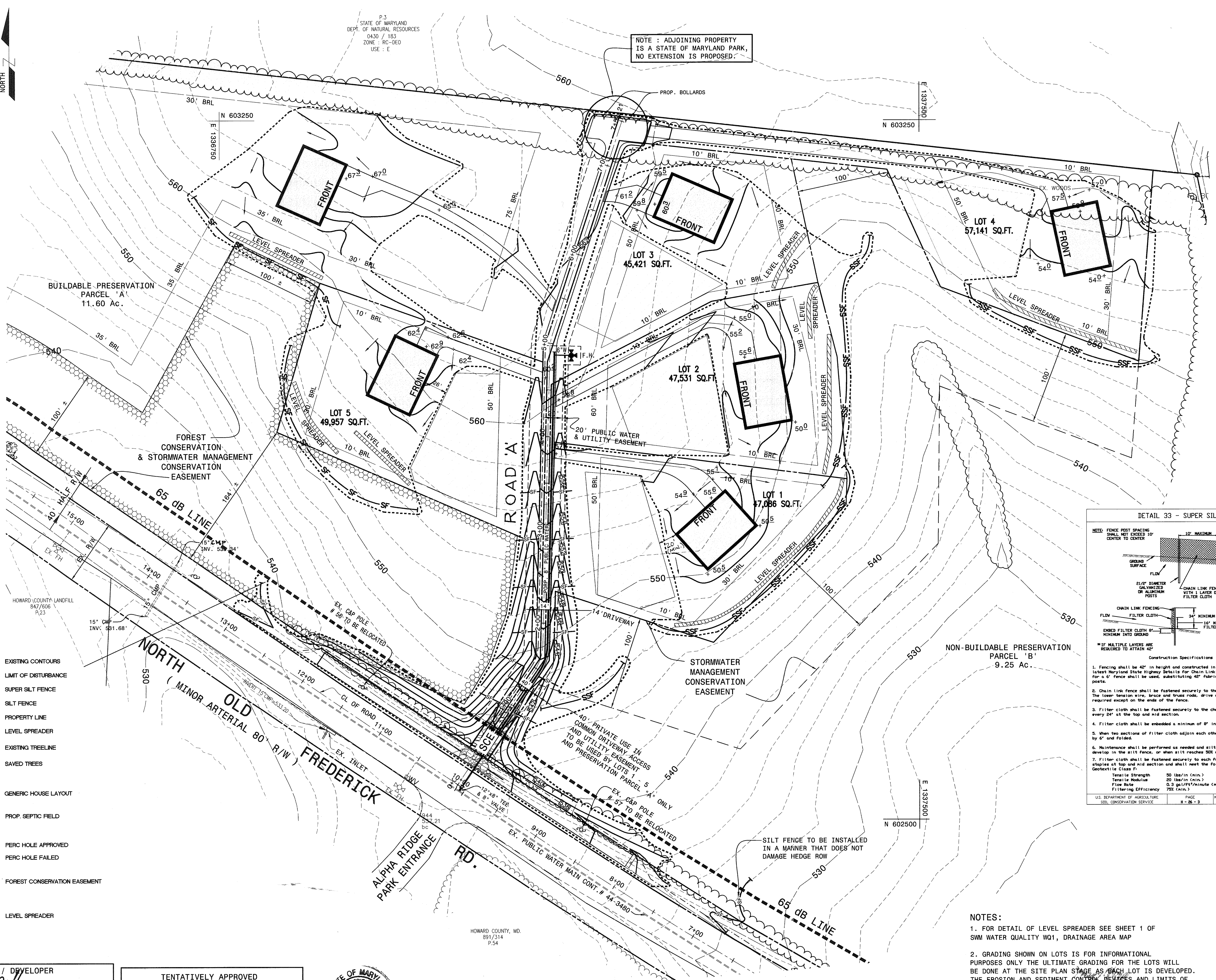


P.3  
STATE OF MARYLAND  
DEPT. OF NATURAL RESOURCES  
0430 / 183  
ZONE : RC-DEO  
USE : E

NOTE : ADJOINING PROPERTY IS A STATE OF MARYLAND PARK, NO EXTENSION IS PROPOSED.

SEQUENCE OF CONSTRUCTION  
(USE IN COMMON DRIVEWAY AND MD. RT. 99 IMPROVEMENTS)

- OBTAIN GRADING PERMIT AND MDE PERMIT.
- NOTIFY HOWARD COUNTY CONSTRUCTION DIVISION (410-313-1880) AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING WORK.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE 1 DAY
- INSTALL SILT FENCE AND SUPER SILT FENCE WHERE SHOWN. 3 DAYS
- AFTER OBTAINING PERMISSION FROM SEDIMENT CONTROL INSPECTOR, CLEAR GRUB AND GRADE ROAD WITHIN LIMIT OF DISTURBANCE SHOWN. 7 DAYS
- CONSTRUCT S.H.A. APRON AND CONSTRUCT COMMON-USE DRIVEWAY. 14 DAYS
- STABILIZE BY PERMANENT SEED & MULCH ALL DISTURBED AREAS. 2 DAYS
- UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL EROSION AND SEDIMENT CONTROL DEVICES. 3 DAYS
- ON LOT GRADING WILL BE PERFORMED PER APPROVED SITE PLANS AS EACH HOUSE IS BUILT.



**NOTES:**

- FOR DETAIL OF LEVEL SPREADER SEE SHEET 1 OF SWM WATER QUALITY WQ1, DRAINAGE AREA MAP
- GRADING SHOWN ON LOTS IS FOR INFORMATIONAL PURPOSES ONLY THE ULTIMATE GRADING FOR THE LOTS WILL BE DONE AT THE SITE PLAN STAGE AS EACH LOT IS DEVELOPED. THE EROSION AND SEDIMENT CONTROL DEVICES AND LIMITS OF DISTURBANCE SHOWN ON EACH LOT IS CONCEPTUAL. FINAL SEDIMENT CONTROL WILL BE DONE AT SITE PLAN STAGE ONCE THE ACTUAL ARCHITECTURAL INFORMATION IS AVAILABLE.

PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN  
**PARK RIDGE ESTATES**  
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A",  
PARCEL 24, TAX MAP 10, GRID 21  
3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREPARED BY:  
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DEVELOPER: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.  
10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163

DATE: DEC. 19, 2005 SHEET 3 OF 6

OWNER / DEVELOPER  
*David Woessner*  
DAVID WOESSNER  
AMERICAN LAND DEVELOPMENT & ENGINEERING INC.  
10749 BIRMINGHAM WAY  
WOODSTOCK MD. 21163

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

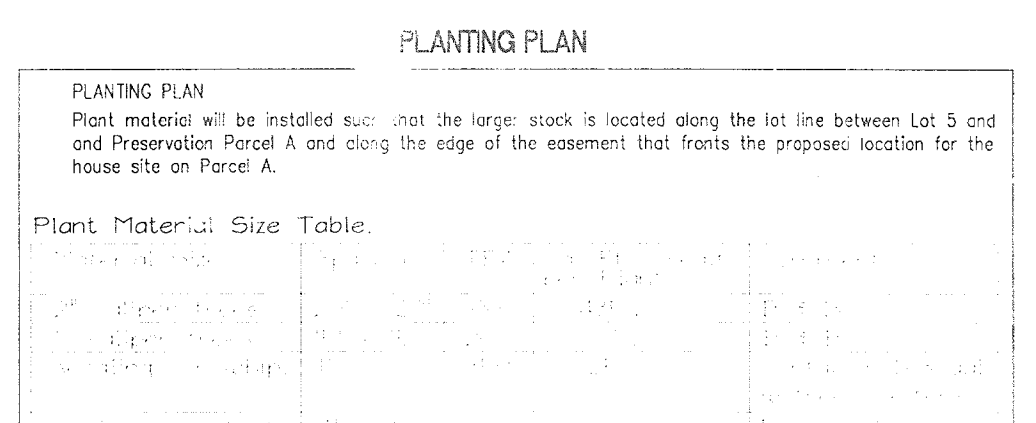
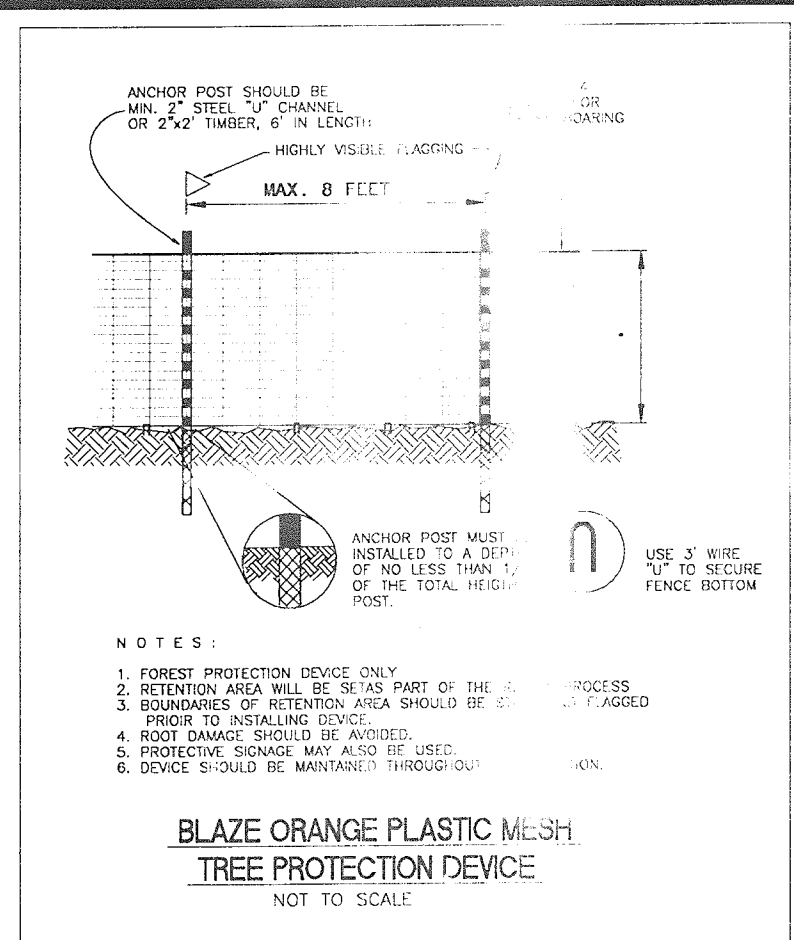
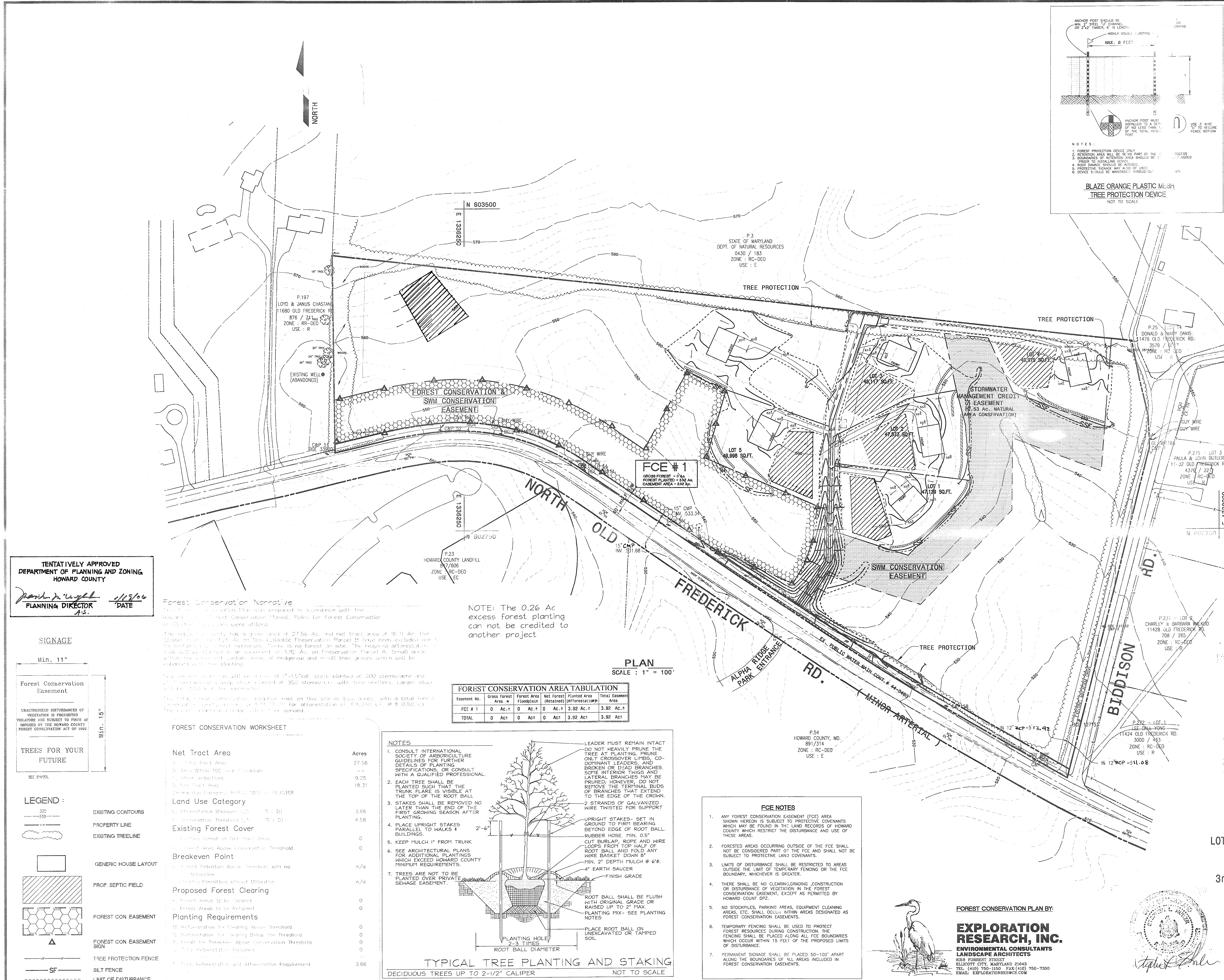
*Wanda J. Lytle*  
PLANNING DIRECTOR  
DATE: 1/5/06



**PLAN**  
SCALE: 1" = 50'

HOWARD COUNTY, MD.  
891/314  
P-54

I:\SUBDIVISION\PROJECTS\PARBRIDGE\ParkRidge\SP-06.dwg, PRELIM GRADING, 12/19/2005 2:20:48 PM, Dennis



**Plant Material Size Table:**

**OTHER PLANTING INSTRUCTIONS:**  
Plant material should be obtained from a reputable nursery and ordered 3 to 6 months before desired delivery. Delivery should be arranged to occur as close to planting time possible, and stock should be protected from direct sun and drying until planting. Planting dates are October through May, with spring months preferred. (Suggested supplier: Siva Native Nursery & Seed Co., New Treedom, PA. (717) 227-0466)

Stock should be inspected before planting for signs of damage, disease, or insect infestation, vigor, and size. Damaged or inferior plants should be replaced.

Upon planting container grown stock, plants should be removed from the container and the soil gently loosened from the roots. If roots encircle the root ball, or are U-shaped or knined, consider replacement. Do not trim roots on site.

The planting field should be dug and aerified with the native soil. Rake the surface and cover the disturbed area with approximately 4 inches of mulch, but avoid burying the base of the stem to prevent fungal rot. Water immediately to settle the soil around the roots.

**MAINTENANCE AND PROTECTION OF PLANTED AREA:**  
Soils should be tested to determine if need for fertilizer. If fertilizer is needed, it should be applied at the testing job's recommended rates after the first growing season (late fall or early spring). Organic or slow-release fertilizers are preferred.

Watering should be planned to compensate for deficient rainfall. New plantings need water once a week for the first growing season. The second year, watering may be necessary in July and August, and in subsequent years only water during drought periods. Watering should be done slowly enough to permit deep soaking of the root zone.

Maintain the young trees for several years for health, insect damage, and invasive vines. Replace dead manually, or by careful and selective use of appropriate herbicide.

Post-protective signage that states that this area is a Forest Conservation Area and trees have been planted for reforestation. An effort should be made to inform and gain the cooperation of the adjacent residents to monitor and protect the plantings.

**FOREST PROTECTION PLAN:**  
The forest conservation and afforestation areas will need to be protected from injury during the land clearing and construction process, and from any future land use changes. Long-term protection will require placing the forest in a permanent, recorded, non-developable open space or conservation easement. The legal document establishing this protection will be required for final FCP approval.

**CONSTRUCTION PHASE:**  
Protective measures during the construction phase will focus on protecting the critical root zone of the retained trees along the new forest edge. The final LOD line will be staked in the field by a qualified professional who will determine which individual trees will be saved, and the extent of the critical root zone based on tree species and size. The resulting boundary will be fenced with approved fencing and posted as a tree preservation area, and no disturbance to the vegetation within the retention area will be allowed, except that which may be necessary to manage the health of the trees, such as thinning, pruning, or site control. Any grading and construction that will occur uphill from the forest will require sediment control measures such as a silt fence or other device that will prevent siltation in the critical root zone of retained trees.

**TWO-YEAR POST-CONSTRUCTION MANAGEMENT PROGRAM:**  
Howard County requires the developer to submit to a minimum of two years of responsibility for the management of the Forest Conservation Area. The program must be supervised by a qualified professional. The obligations include: periodic (beginning and end of growing season) inspection of the condition of the forest; necessary management such as maintenance of fencing and signage, treatment or removal of damaged or dying trees, or invasive plant control; education of new land owners or occupants about allowed activities and future responsibilities for the forest; and a final inspection of the forest, and their transferal to the owner.

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY

*Mark D. Light*  
PLANNING DIRECTOR  
DATE: 1/19/06

**Forest Conservation Narrative**  
This Forest Conservation Plan was prepared in accordance with the Howard County Forest Conservation Manual, Rules for Forest Conservation on Cluster Developments using utilities.

The subject property has a gross area of 27.56 Ac. and net tract area of 18.11 Ac. The Cluster consists of 4.25 Ac. of Non-Buildable Preservation Parcel B, three buildable parcels, and 13.61 Ac. of Forest Conservation Area. The required afforestation of 0.26 Ac. will be achieved by an easement on 0.92 Ac. of Forest Conservation Area. Certain areas within the easement contain trees of heritage and small tree groves which will be enhanced with the planting.

Management plans will include a 1" x 1/2" cal. stock planted at 200 stems/acre and 2" x 1/2" cal. stock planted at 350 stems/acre with tree shelters. Larger stock will be 1 1/2" x 1/2" cal. stock.

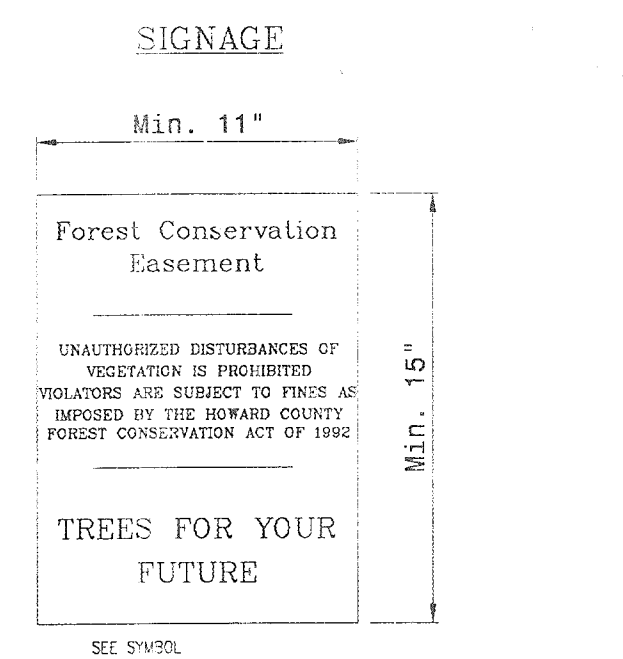
The net forest conservation obligation met on this site is 0.26 acres, with a total forest conservation area of 0.92 Ac. for afforestation of 0.26 Ac. at 0.50 Ac./Ac. The net forest conservation obligation is 0.26 Ac.

NOTE: The 0.26 Ac. excess forest planting can not be credited to another project.

**PLAN**  
SCALE: 1" = 100'

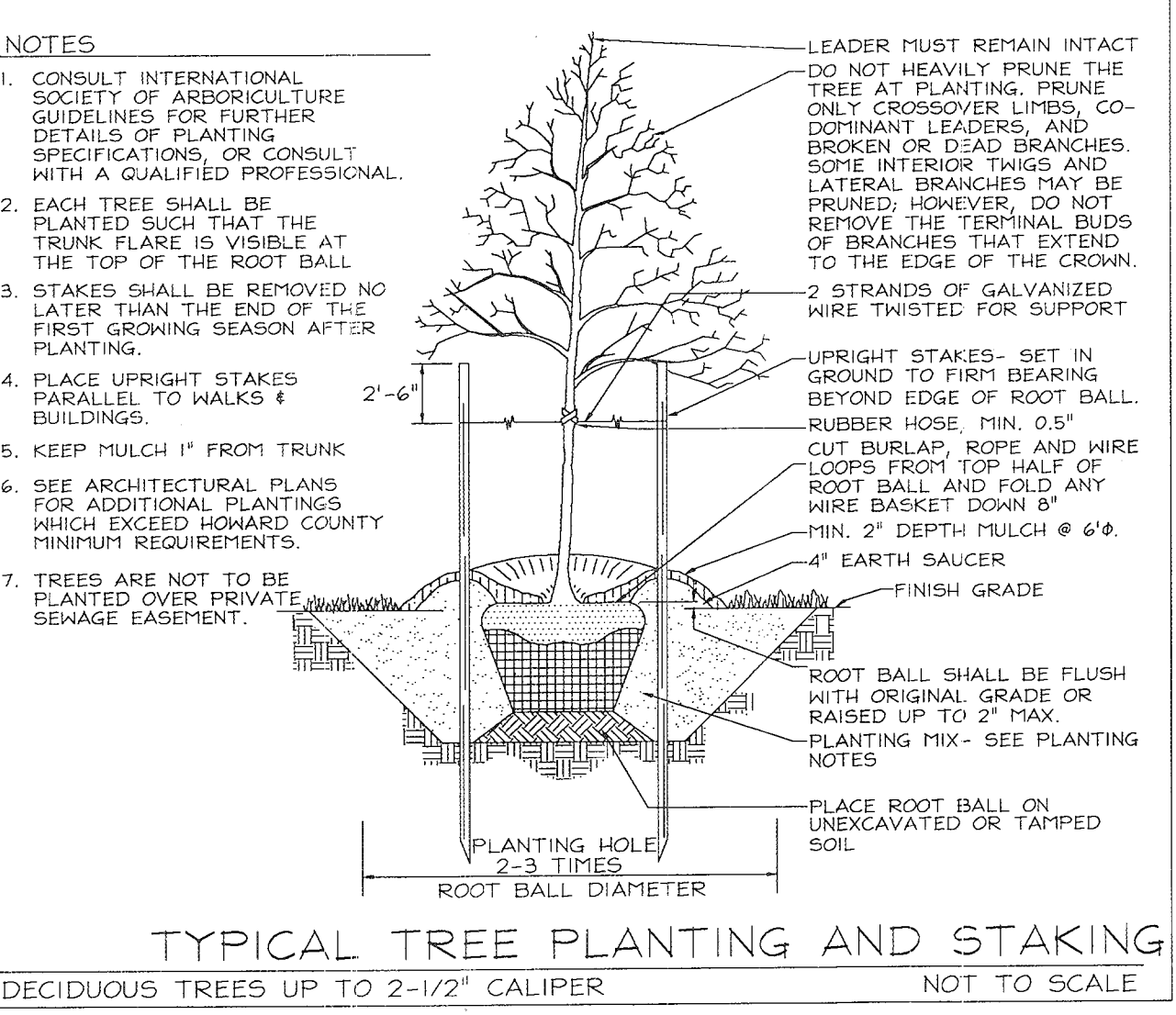
**FOREST CONSERVATION AREA TABULATION**

Easement No.	Gross Forest Area (Ac.)	Forest Area (Ac.)	Net Forest Area (Ac.)	Planted Area (Ac.)	Total Easement Area (Ac.)
FCE # 1	0	0	0	0.26	0.26
TOTAL	0	0	0	0.26	0.26



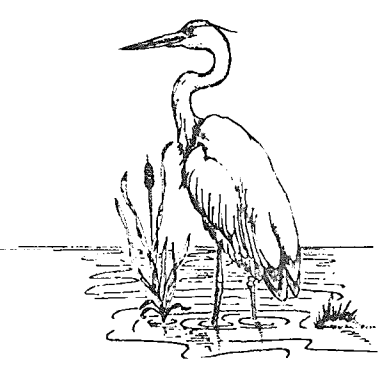
**FOREST CONSERVATION WORKSHEET**

Net Tract Area	Acres
A. Total Tract Area	27.56
B. Area Within 100' Top Threshold	—
C. Other Subtractions	9.25
D. Net Tract Area	18.31
Zoning Use Category: RR-DEO - CLUSTER	
Land Use Category	Acres
1. Preservation Minimum (0.50' x D)	3.66
2. Preservation Threshold (0.50' x D)	4.58
Existing Forest Cover	Acres
1. Existing Forest on Net Tract Area	0
2. Forest Area Above Preservation Threshold	0
Breakeven Point	Acres
1. Forest Retention Above Preservation with no Mitigation	n/a
2. Forest Retention Above Mitigation	n/a
Proposed Forest Clearing	Acres
1. Forest Areas to be Cleared	0
2. Forest Areas to be Retained	0
Planting Requirements	Acres
1. Reforestation for Clearing Above Threshold	0
2. Reforestation for Clearing Below Threshold	0
3. Credit to Retention Above Conservation Threshold	0
4. Net Reforestation Required	0
5. Total Reforestation	0
6. Total Reforestation and Afforestation Requirement	0.26

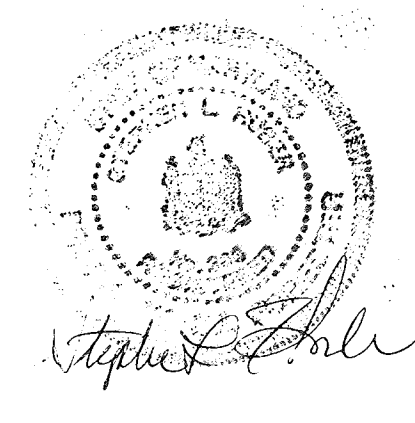


**FCE NOTES**

- 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.
- LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- 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 CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
- PERMANENT SIGNAGE SHALL BE PLACED 50'-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.



**FOREST CONSERVATION PLAN BY:**  
**EXPLORATION RESEARCH, INC.**  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS  
6319 FOREST STREET  
BELLICOTT CITY, MARYLAND 21164  
TEL: (410) 750-1100 FAX: (410) 750-7850  
EMAIL: EXPLORATIONRES@CS.COM



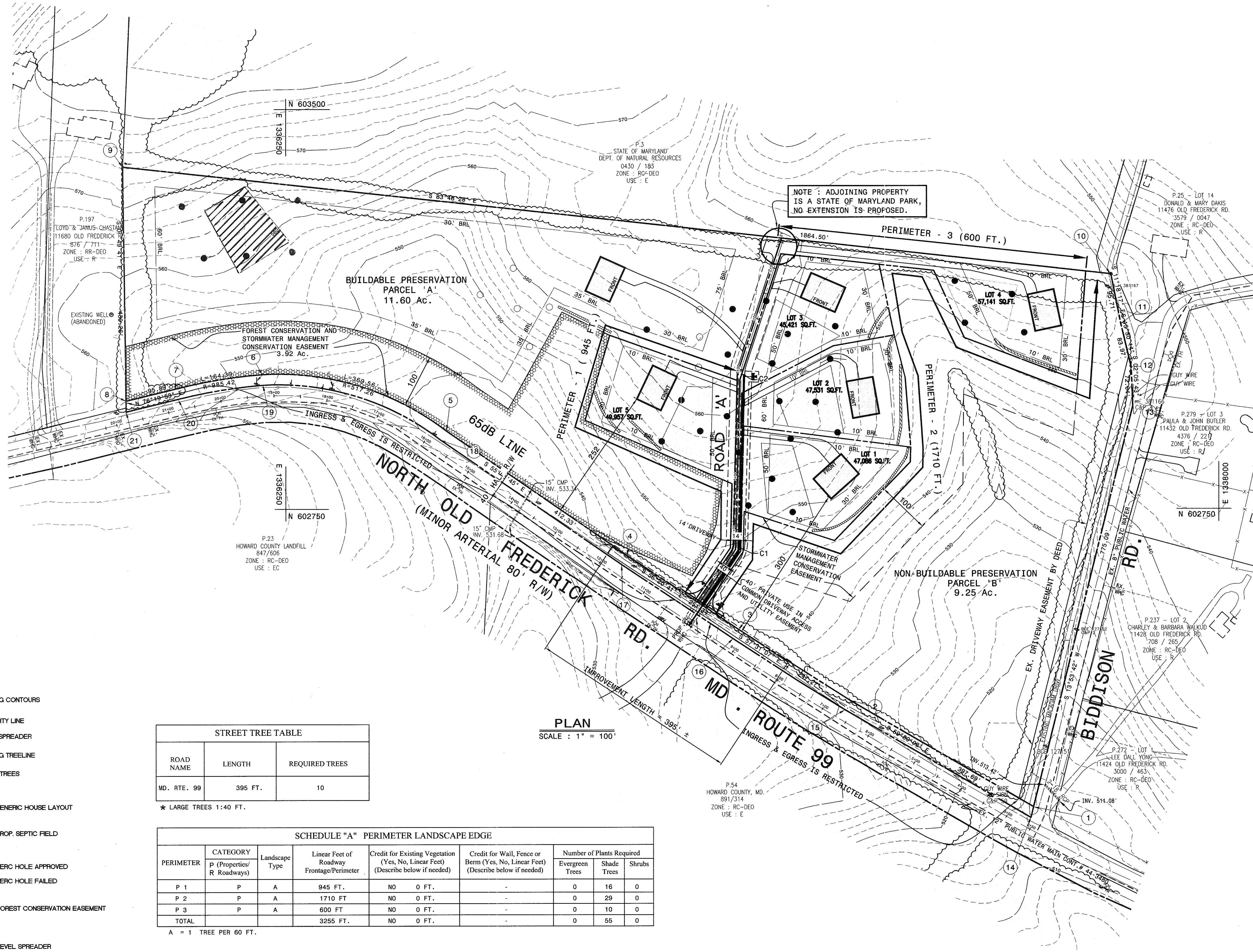
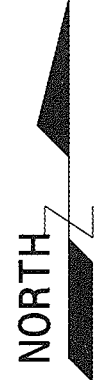
**FOREST CONSERVATION PLAN**  
**PARK RIDGE ESTATES**  
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A",  
AND NON-BUILDABLE PRESERVATION PARCEL "B"  
PARCEL 24, TAX MAP 10, GRID 21  
3rd. ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

PREPARED BY:  
**American Land Development and Engineering, Inc.**  
10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163  
TEL. (410) 465-7903 FAX. (410) 465-3845

OWNERS: MARYLAND FINANCIAL AND HEALTH TRUST  
670 WATT BECK RD  
305 NORTH BAYVIEW ROAD  
BALTIMORE, MD

DEVELOPER: AMERICAN LAND DEVELOPMENT AND ENGINEERING, INC.  
10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163

DATE: OCT. 21, 2005 SHEET 4 OF 6



NOTE: ADJOINING PROPERTY IS A STATE OF MARYLAND PARK, NO EXTENSION IS PROPOSED.

LEGEND:

- EXISTING CONTOURS
- PROPERTY LINE
- LEVEL SPREADER
- EXISTING TREELINE
- SAVED TREES
- GENERIC HOUSE LAYOUT
- PROP. SEPTIC FIELD
- PERC HOLE APPROVED
- PERC HOLE FAILED
- FOREST CONSERVATION EASEMENT
- LEVEL SPREADER

STREET TREE TABLE		
ROAD NAME	LENGTH	REQUIRED TREES
MD. RTE. 99	395 FT.	10

\* LARGE TREES 1:40 FT.

SCHEDULE "A" PERIMETER LANDSCAPE EDGE								
PERIMETER	CATEGORY P (Properties) R (Roadways)	Landscape Type	Linear Feet of Roadway Frontage/Perimeter	Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	Number of Plants Required		
						Evergreen Trees	Shade Trees	
P 1	P	A	945 FT.	NO 0 FT.	-	0	16	0
P 2	P	A	1710 FT	NO 0 FT.	-	0	29	0
P 3	P	A	600 FT.	NO 0 FT.	-	0	10	0
TOTAL			3255 FT.	NO 0 FT.	-	0	55	0

A = 1 TREE PER 60 FT.

PLAN  
SCALE: 1" = 100'

OWNER / DEVELOPER  
*David Woessner*  
DAVID WOESSNER  
AMERICAN LAND DEVELOPMENT &  
ENGINEERING INC.  
10749 BIRMINGHAM WAY  
WOODSTOCK, MD. 21163

TENTATIVELY APPROVED  
DEPARTMENT OF PLANNING AND ZONING  
HOWARD COUNTY  
*Mark J. Wright*  
PLANNING DIRECTOR  
DATE: 1/19/10

LANDSCAPE PLAN  
**PARK RIDGE ESTATES**  
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A",  
AND NON-BUILDABLE PRESERVATION PARCEL "B"  
PARCEL 24, TAX MAP 10, GRID 21  
3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

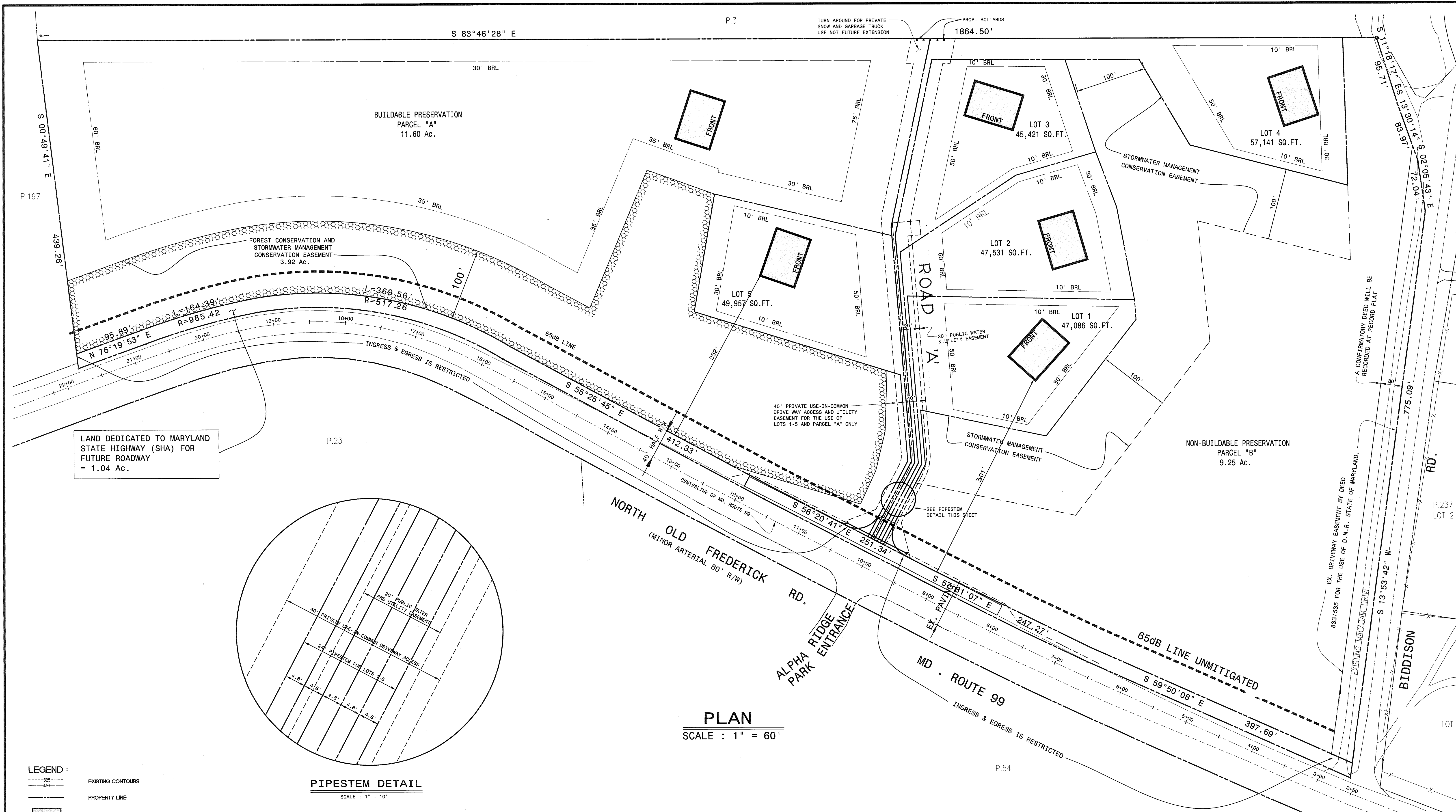


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OWNERS: MARYLAND FINANCIAL AND REALTY TRUST, LLC  
C/O MATT DECKER  
305 NORTH ROLLING ROAD  
BALTIMORE, MD. 21228

DEVELOPER: AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.  
10749 BIRMINGHAM WAY  
WOODSTOCK, MD. 21163

DATE: DEC. 19, 2005 SHEET 5 OF 6



**PLAN**  
SCALE : 1" = 60'

**DIMENSION PLAN**

**PARK RIDGE ESTATES**  
 LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A",  
 AND NON-BUILDABLE PRESERVATION PARCEL "B"  
 PARCEL 24, TAX MAP 10, GRID 21  
 3rd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

- LEGEND :**
- EXISTING CONTOURS
  - PROPERTY LINE
  - GENERIC HOUSE LAYOUT
  - PROP. SEPTIC FIELD
  - FOREST CONSERVATION EASEMENT

OWNER / DEVELOPER  
*David Woessner*  
 DAVID WOESSNER  
 AMERICAN LAND DEVELOPMENT & ENGINEERING INC.  
 10749 BIRMINGHAM WAY  
 WOODSTOCK MD. 21163

TENTATIVELY APPROVED  
 DEPARTMENT OF PLANNING AND ZONING  
 HOWARD COUNTY

*Denise D. Lyle*  
 PLANNING DIRECTOR  
 10/18/06  
 DATE



PREPARED BY :  
**American Land Development and Engineering, Inc.**  
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DEVELOPER : AMERICAN LAND DEVELOPMENT AND ENGINEERING INC.  
 10749 BIRMINGHAM WAY  
 WOODSTOCK, MD. 21163

DATE : OCT. 24, 2005 SHEET 6 OF 6