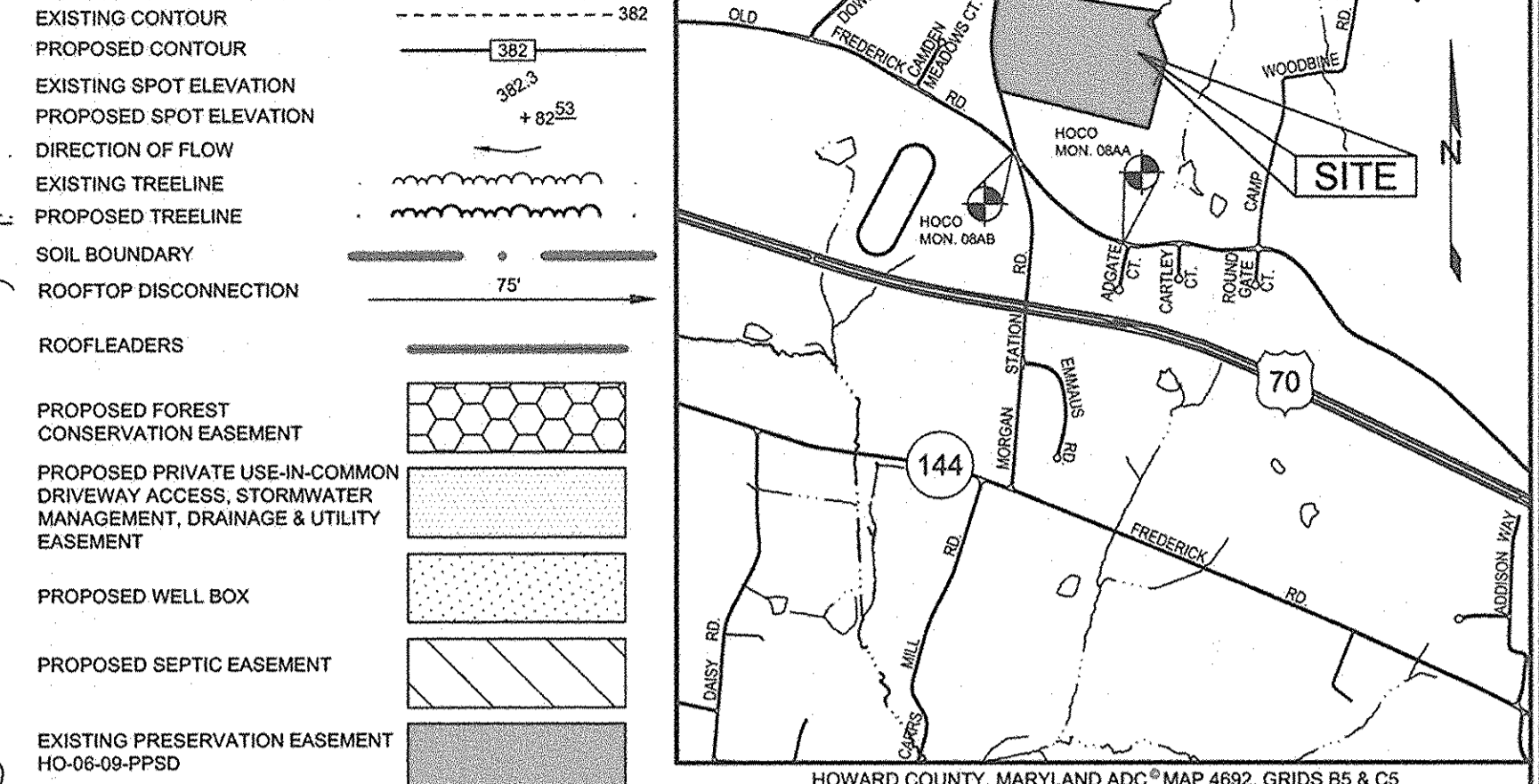


SHEET INDEX	
SHEET NO.	DESCRIPTION
1	ENVIRONMENTAL CONCEPT PLAN - STORMWATER MANAGEMENT
2	ENVIRONMENTAL CONCEPT PLAN - STORMWATER MANAGEMENT
3	PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
4	PRELIMINARY EROSION & SEDIMENT CONTROL PLAN
5	FOREST STAND DELINEATION
6	FOREST STAND DELINEATION

**LEGEND**



**GENERAL NOTES**

- SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 2020/04 COMPREHENSIVE ZONING PLAN AND THE "COMP. LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY CHARLES P. JOHNSON & ASSOCIATES, INC. IN MARCH 2005. TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY TOPOGRAPHIC MAPS.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08A AND NO. 08B.
  - STATION 08A: N 609.2150451 E 1.297.5471
  - STATION 08B: N 610.6022857 E 1.297.9121115
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT IS NOT NECESSARY. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWERAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- EXISTING BUILDINGS ARE TO REMAIN.
- THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY, BUT ARE NON-GRAPHIC IN NATURE:
  - EASEMENT TO CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE DATED JUNE 3, 1947 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER MWB 199 AT FOLIO 249.
  - EASEMENT TO BALTIMORE GAS AND ELECTRIC COMPANY DATED MAY 14, 1959 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 332 AT FOLIO 954.
- SEE SIMPLE TITLE TO PARCEL 7 IS NOW VESTED IN ROBERT DAVIS BY VIRTUE OF A DEED DATED MARCH 8, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9147 AT FOLIO 580. THE OWNER RESIDES AT 391 MORGAN STATION ROAD, WOODBINE, MARYLAND 21797 (THE SUBJECT PROPERTY). PARCEL 380 AS SHOWN ON TAX MAP NO. 8, GRID 2 IS MISPLACED, AND THE CORRECT LOCATION OF THE AFORESAID PARCEL IS SHOWN HEREON.
- THE SUBJECT PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PORTION OF THE PARCEL WITHIN THE EASEMENT AND OUTLINES THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT. AGREEMENT SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THE PLAT OF AGRICULTURAL EASEMENT, DENSITY SENDING, DAVIS PROPERTY, PLAT NO. 18889.
- ONE DENSITY UNIT (4.25 ACRES) HAS BEEN RETAINED FOR A RESIDENTIAL UNIT ON THE 38.25 ACRE PRESERVATION EASEMENT. THEREFORE, NO DENSITY REMAINS WITHIN THE EASEMENT AREA FOR EXCHANGE.
- DENSITY TABULATION FOR REMAINDER OF SITE:
 

NET SITE AREA AFTER ROW DEDICATION	56.46 ACRES
DENSITY SECT OFF-SITE FROM PRESERVATION EASEMENT	- 34.00 ACRES
DENSITY REQUIRED FOR EXISTING DWELLING	- 4.25 ACRES
DENSITY REQUIRED FOR SUBDIVISION (4 LOTS)	- 17.00 ACRES
DENSITY REMAINING ON-SITE AFTER SUBDIVISION	1.21 ACRES
- THE DEPARTMENT OF PLANNING AND ZONING IS NOT APPROVING OR ENDORSING THE PROPOSED TENANT HOUSE AS SHOWN ON THIS PLAN. THE NEED AND LOCATION FOR A TENANT HOUSE LOCATED ON AN AGRICULTURAL PRESERVATION PARCEL MUST BE APPROVED BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION BOARD.
- NO WETLANDS EXIST ON-SITE IN THE AREA OUTSIDE OF THE EXISTING PRESERVATION EASEMENT PER SITE INVESTIGATION BY BILL ADCOCK & ASSOCIATES, LLC IN JUNE 2010. ASSESSMENT OF THE EXISTING PRESERVATION EASEMENT HAS BEEN EXCLUDED AS IS PERMITTED BY SECTION 18.16(a) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE AREA OUTSIDE OF THE PRESERVATION EASEMENT HAS BEEN INCLUDED IN THE ASSESSMENT DUE TO RETENTION OF "OFF-SITE" FOREST ON PRESERVATION PARCEL A.
- NO CEMETERIES, HISTORIC STRUCTURES, FLOOD PLAINS, WETLANDS, STREAMS OR OTHER BUFFERS, OR STEEP SLOPES EXIST ON-SITE IN THE AREA OUTSIDE OF THE EXISTING PRESERVATION EASEMENT. SEE ABOVE NOTE REGARDING EXCLUSION OF THE EXISTING PRESERVATION EASEMENT.
- APPROVAL OF THIS EOP DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLANS.
- REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SITE PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- THIS SITE IS SUBJECT TO WP-10-121 APPROVED ON JUNE 15, 2010 TO WAIVE SECTION 18.14(a) WHICH REQUIRES THE SUBMISSION OF A PRELIMINARY EQUIVALENT SKETCH (PES) PLAN FOR ALL MAJOR SUBDIVISIONS IN THE RC ZONING DISTRICT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COMMENTS IS REQUIRED AT THE FINAL PLAN STAGE.
  - COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE FINAL SUBDIVISION PLAN.
- DPZ FILE NUMBERS: RE-06-1154, RE-07-00154, WP-10-121.

**SITE ANALYSIS DATA CHART**

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	4.57 ACRES±
LIMIT OF DISTURBANCE	2.80 ACRES±
GREEN OPEN AREA (LAWN)	4.03 ACRES±
IMPERVIOUS AREA	0.54 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	0.00 ACRES±
SLOPES GREATER THAN 15%	0.00 ACRES±
ERODIBLE SOILS (TYPE C)	0.07 ACRES±

**STORMWATER MANAGEMENT**

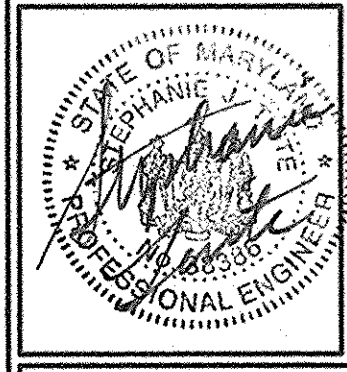
LOTS / PARCELS / AREA	TREATMENT
1	ROOFTOP DISCONNECTION AND GRASS CHANNEL FOR DRIVEWAY
2	ROOFTOP DISCONNECTION AND GRASS CHANNEL FOR DRIVEWAY
3	ROOFTOP DISCONNECTION AND GRASS CHANNEL FOR DRIVEWAY
4	ROOFTOP DISCONNECTION AND GRASS CHANNEL FOR DRIVEWAY
BUILDABLE PRESERVATION PARCEL A	NOT REQUIRED, EXISTING STRUCTURES AND DRIVEWAY
USE-IN-COMMON DRIVEWAY	GRASS CHANNEL

- NOTE:
- SINCE PRESERVATION PARCEL A CONTAINS AND WILL BE ENCUMBERED TOTALLY BY A PRESERVATION EASEMENT(S), THE TOTAL PROJECT AREA AND IMPERVIOUS AREA EXCLUDE PRESERVATION PARCEL A WHICH INCLUDES THE EXISTING FARM HOUSE, ACCESSORY STRUCTURES, AND DRIVEWAY.
  - HIGHLY ERODIBLE SOILS ARE ASSUMED TO BE A "C" VALUE OF 37 OR HIGHER.

**ENVIRONMENTAL CONCEPT PLAN  
STORMWATER MANAGEMENT  
DAVIS PROPERTY**

LOTS 1 THRU 4 & BUILDABLE PRESERVATION PARCEL A

TAX MAP 8 GRID 2 4TH ELECTION DISTRICT DPZ FILE # RE-06-1154; RE-07-00154; WP-10-121 PARCEL 7 HOWARD COUNTY, MARYLAND



**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
2300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

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. 33338, EXPIRATION DATE: JANUARY 12, 2012

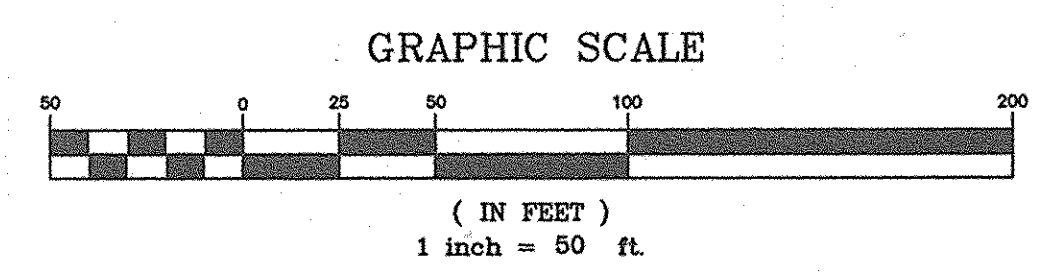
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Kurt Shalovich 1/23/11  
CHIEF, DIVISION OF LAND DEVELOPMENT  
1/5/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

**MATCHLINE, SHEET 2  
STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE**

- THIS SITE INCLUDES PROPOSED BUILDABLE PRESERVATION PARCEL A WITH EXISTING STRUCTURES AND EXISTING ENVIRONMENTALLY SENSITIVE AREAS (STREAM, STREAM BUFFERS, STEEP SLOPES, ETC.). SINCE THIS PRESERVATION PARCEL WITH EXISTING STRUCTURES IS INVOLVED, IT CAN BE EXCLUDED FROM STORMWATER MANAGEMENT CALCULATIONS. AN ENVIRONMENTAL ASSESSMENT AND STORMWATER MANAGEMENT ARE BEING COMPLETED ONLY FOR THE DEVELOPED AREA (4 LOTS) AS IS PERMITTED.
- NO ENVIRONMENTALLY SENSITIVE AREAS (FLOODPLAIN, STREAM, WETLANDS, STEEP SLOPES) EXIST ON-SITE IN THE AREA OF DEVELOPMENT (4 LOTS).
- STORMWATER MANAGEMENT OBLIGATIONS AND WILL BE TREATED BY ROOFTOP DISCONNECTION AND A GRASS CHANNEL.
- AN "OFF-SITE" FOREST RETENTION AREA IS BEING CREATED TO THE WEST OF THE PROPOSED FOUR LOTS ON BUILDABLE PRESERVATION PARCEL A TO SATISFY THE "ON-SITE" FOREST CONSERVATION REQUIREMENTS FOR THE FOUR (4) LOTS.

**SOILS LEGEND**

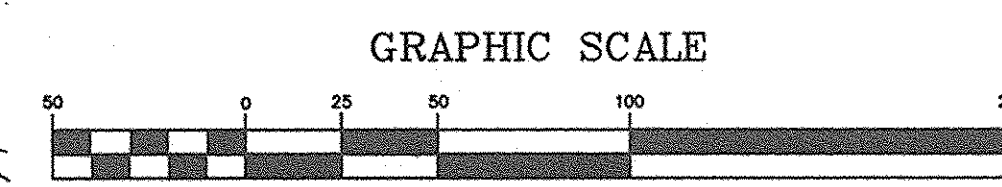
SYMBOL	NAME / DESCRIPTION	GROUP
Brd	BRINKLOW CHANNERY LOAM, 15 TO 25 PERCENT SLOPES	B
GgA	GLENNELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENNELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENNELG SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MfC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MfF	MANOR-BRINKLOW COMPLEX, 25 TO 55 PERCENT SLOPES, VERY ROCKY	B



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
Brd	BRINKLOW CHANNERY LOAM, 15 TO 25 PERCENT SLOPES	B
GpA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GpB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MkF	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- SOIL BOUNDARY
- EXISTING CLASS III STREAM (UNNAMED TRIBUTARY OF SOUTH BRANCH OF PATAPSCO RIVER)
- PROPOSED SEPTIC EASEMENT
- EXISTING PRESERVATION EASEMENT HO-06-09-PPSD



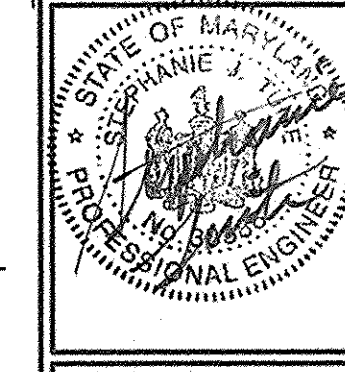
ENVIRONMENTAL CONCEPT PLAN  
STORMWATER MANAGEMENT  
DAVIS PROPERTY

LOTS 1 THRU 4 & BUILDABLE PRESERVATION PARCEL A  
TAX MAP 8 GRID 2 4TH ELECTION DISTRICT DPZ FILE # RE-06-1154; RE-07-00154; WP-10-121 PARCEL 7 HOWARD COUNTY, MARYLAND

**OWNER**  
ROBERT H. DAVIS  
991 E. MORGAN STATION ROAD  
WOODBINE, MARYLAND 21797

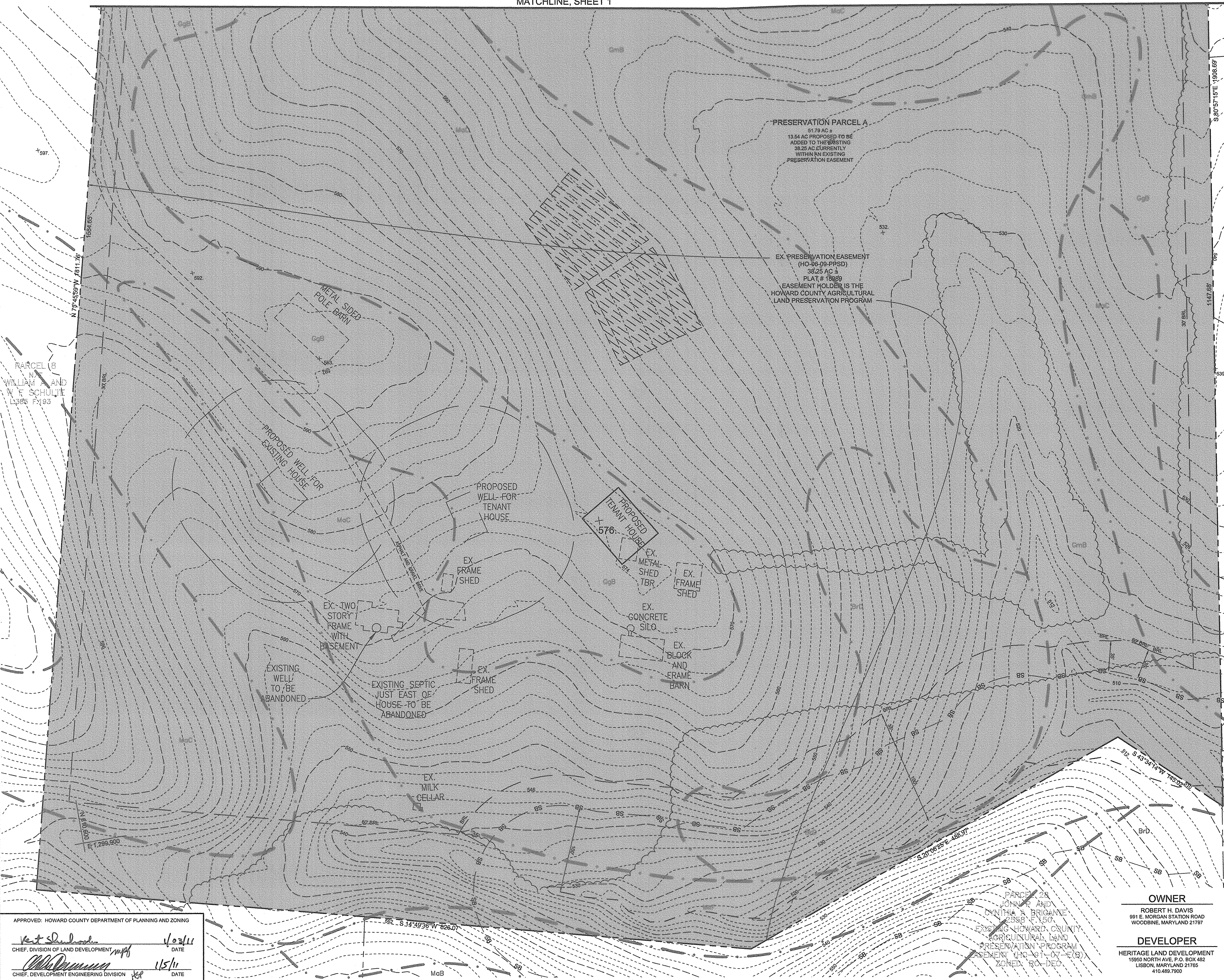
**DEVELOPER**  
HERITAGE LAND DEVELOPMENT  
15950 NORTH AVE., P.O. BOX 482  
LISBON, MARYLAND 21765  
410.466.7800

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@silladcock.com



DESIGN BY: SJT  
DRAWN BY: SJT  
CHECKED BY: PS  
SCALE: 1"=50'  
DATE: DECEMBER 21, 2010  
PROJECT #: 07-115  
SHEET #: 2 of 6

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. 38386, EXPIRATION DATE: JANUARY 12, 2012



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

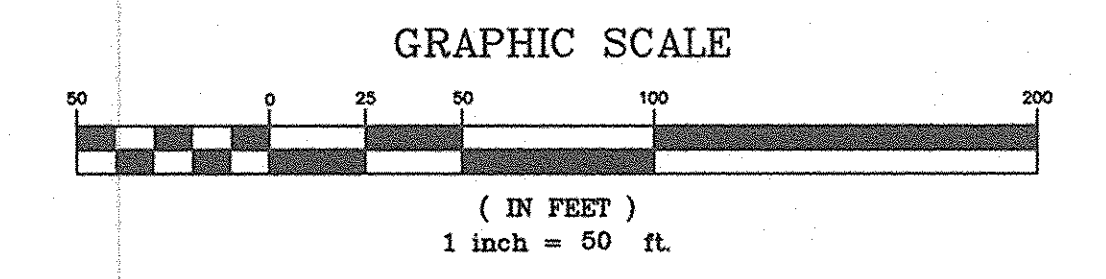
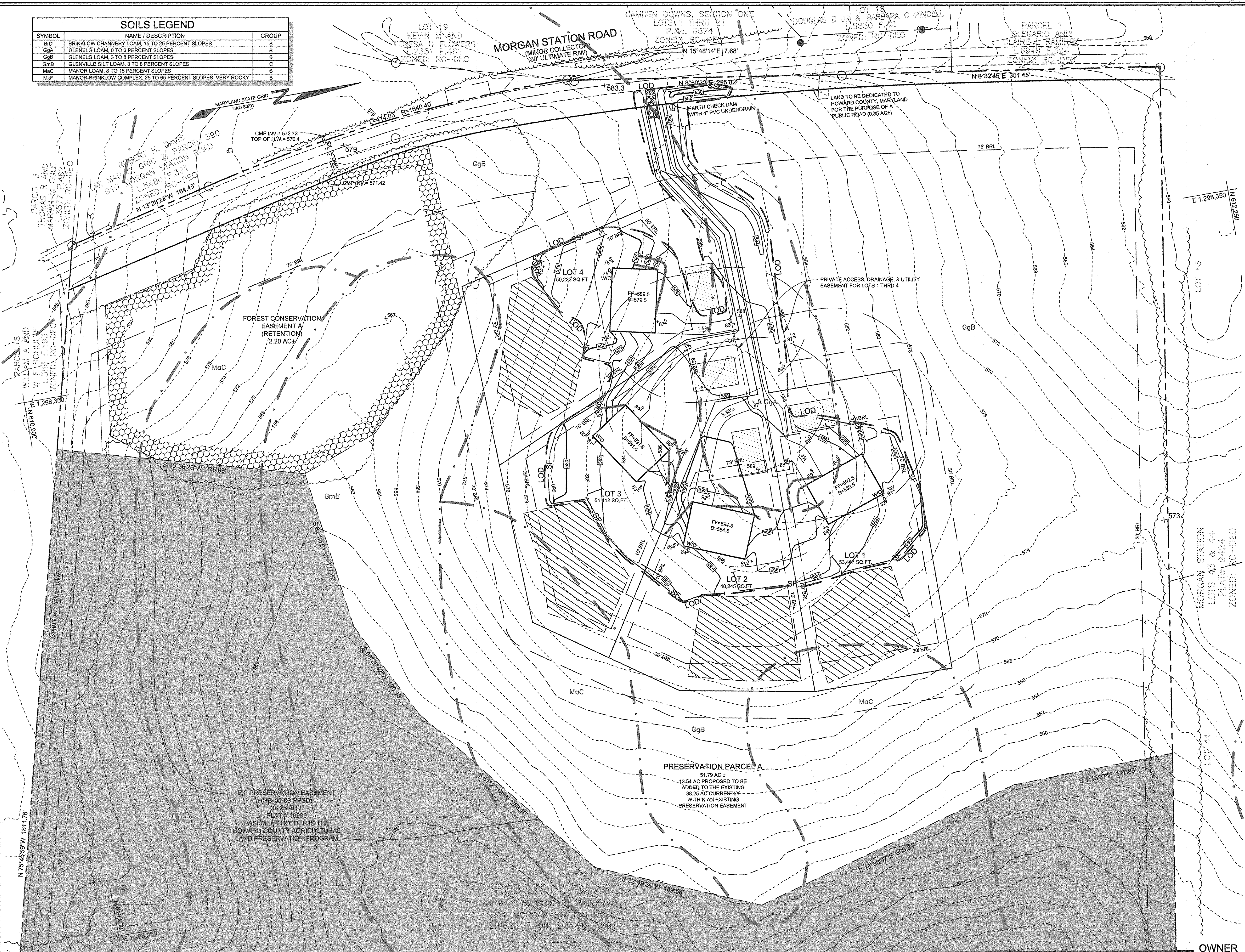
*Robert H. Davis* 1/23/11  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*Michael J. Schmitt* 1/15/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

PARCEL 28  
JONNIE AND  
CYNTHIA A. BRIGANCE  
3558 F.150  
EXISTING HOWARD COUNTY  
AGRICULTURAL LAND  
PRESERVATION PROGRAM  
EASEMENT (HO-01-07-EOR)  
ZONED: RA-DEO

SYMBOL	NAME / DESCRIPTION	GROUP
B/D	BRINKLOW CHANNERY LOAM, 15 TO 25 PERCENT SLOPES	B
GgB	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 6 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MkF	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B

LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
PROPOSED TREELINE	
SOIL BOUNDARY	
PROPOSED FOREST CONSERVATION EASEMENT	
EXISTING PRESERVATION EASEMENT	
PROPOSED WELL BOX	
PROPOSED SEPTIC EASEMENT	
STABILIZED CONSTRUCTION ENTRANCE	
SILT FENCE	
SUPER SILT FENCE	
LIMIT OF DISTURBANCE	



**PRELIMINARY EROSION & SEDIMENT CONTROL PLAN**

**DAVIS PROPERTY**

**LOTS 1 THRU 4 & BUILDABLE PRESERVATION PARCEL A**

TAX MAP 8 GRID 2      DPZ FILE # RE-06-1154;      PARCEL 7  
 4TH ELECTION DISTRICT      RE-07-00154; WP-10-121      HOWARD COUNTY, MARYLAND

	<b>Sill · Adcock &amp; Associates · LLC</b>	DESIGN BY: <u>SJT</u>
	Engineers · Surveyors · Planners	CHECKED BY: <u>PS</u>
	3300 North Ridge Road, Suite 160 Ellicott City, Maryland 21043	SCALE: <u>1"=50'</u>
	Phone: 443.325.7682 Fax: 443.325.7685 Email: info@silladcock.com	DATE: <u>DECEMBER 21, 2010</u>
HERITAGE LAND DEVELOPMENT 15950 NORTH AVE, P.O. BOX 482 LISBON, MARYLAND 21765 410.489.7900		PROJECT #: <u>07-115</u> SHEET #: <u>3</u> of <u>5</u>

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. 38398, EXPIRATION DATE: JANUARY 12, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kent Dechow*      1/23/11  
 CHIEF, DIVISION OF LAND DEVELOPMENT      DATE

*Chris Dawson*      1/5/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION      DATE

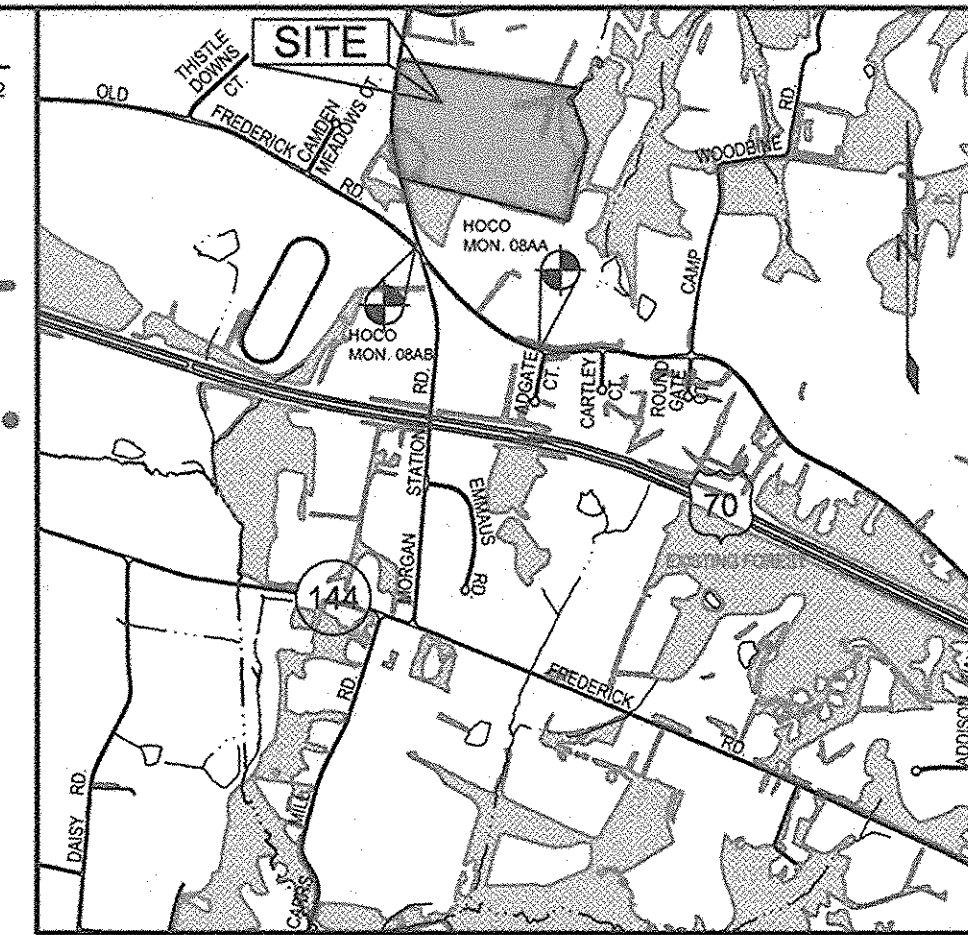
MATCHLINE, SHEET 4



SYMBOL	NAME / DESCRIPTION	GROUP
B/D	BRINKLOW CHANNERY LOAM, 15 TO 25 PERCENT SLOPES	B
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MkF	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B

**LEGEND**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- SOIL BOUNDARY
- EXISTING PRESERVATION EASEMENT
- FOREST STAND LINE



**VICINITY MAP**  
SCALE: 1"=200'

**GENERAL NOTES**

1. SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 2020/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
2. BOUNDARY SHOWN HEREON BASED ON A FIELD RUN SURVEY PERFORMED BY CHARLES P. JOHNSON & ASSOCIATES, INC. IN MARCH 2005. TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY TOPOGRAPHIC MAPS.
3. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08AA AND NO. 08AB.
4. DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP).  
STATION 08AA N 609,215.0148 E 1,299,547.5517  
STATION 08AB N 610,602.2857 E 1,297,911.2119
5. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
6. ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
7. EXISTING BUILDINGS ARE TO REMAIN.
8. THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY, BUT ARE NON-GRAPHIC IN NATURE:  
- EASEMENT TO CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE DATED JUNE 3, 1947 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER MWB 159 AT FOLIO 249.  
- EASEMENT TO BALTIMORE GAS AND ELECTRIC COMPANY DATED MAY 14, 1959 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 332 AT FOLIO 564.
9. FEE SIMPLE TITLE TO PARCEL 7 IS NOW VESTED IN ROBERT DAVIS BY VIRTUE OF A DEED DATED MARCH 8, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9147 AT FOLIO 580. THE OWNER RESIDES AT 991 MORGAN STATION ROAD, WOODBINE, MARYLAND 21797 (THE SUBJECT PROPERTY).
10. PARCEL 380 AS SHOWN ON TAX MAP NO. 8, GRID 2 IS MISPLACED, AND THE CORRECT LOCATION OF THE AFORESAID PARCEL IS SHOWN HEREON.
11. THE SUBJECT PROPERTY IS ENCOMBERED BY A PRESERVATION EASEMENT AGREEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PORTION OF THE PARCEL WITHIN THE EASEMENT AND OUTLINES THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT AGREEMENT. SPECIFIC WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THE DEED OF AGRICULTURAL EASEMENT, DENSITY SENSITIVE DAVIS PROPERTY, PLAT NO. 18898.
12. NO WETLANDS EXIST ON-SITE IN THE AREA OUTSIDE OF THE EXISTING PRESERVATION EASEMENT PER SITE INVESTIGATION BY SILL, ADCOCK & ASSOCIATES, LLC IN JUNE 2010. ASSESSMENT OF THE EXISTING PRESERVATION EASEMENT HAS BEEN EXCLUDED AS IS PERMITTED BY SECTION 15-116(b)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE AREA OUTSIDE OF THE PRESERVATION EASEMENT HAS BEEN INCLUDED IN THE ASSESSMENT DUE TO RETENTION OF "OFF-SITE" FOREST ON PRESERVATION PARCEL A.
13. NO CEMETERIES, HISTORIC STRUCTURES, FLOODPLAINS, WETLANDS, STREAMS OR THEIR BUFFERS, OR STEEP SLOPES EXIST ON-SITE IN THE AREA OUTSIDE OF THE EXISTING PRESERVATION EASEMENT. SEE ABOVE NOTE REGARDING EXCLUSION OF THE EXISTING PRESERVATION EASEMENT.

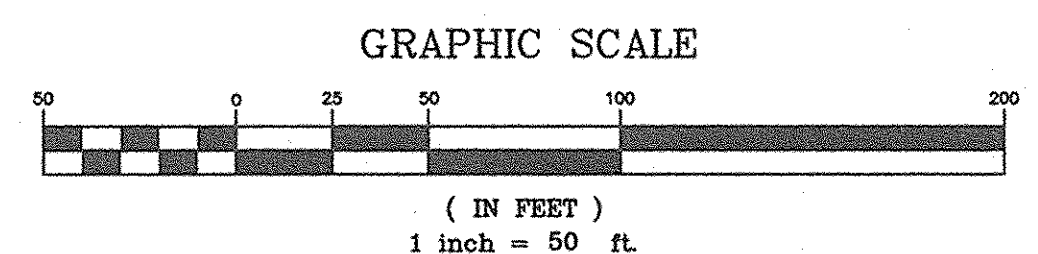
**FOREST STAND DELINEATION NARRATIVE**

FS1 - A MIDDLE SUCCESSIONAL MIXED OAK / MAPLE ASSOCIATION - THE STAND HAS A SOMEWHAT WELL-ESTABLISHED CANOPY DOMINATED BY WHITE OAKS, RED OAKS, AND RED MAPLES BETWEEN 12" AND 25" DBH AND SUB-DOMINATED BY HICKORIES, CHERRIES, AND TULIP POPLARS BETWEEN 10" AND 25" DBH. THE APPROXIMATE AGE OF THE STAND IS 40 TO 50 YEARS.

COMMON SPECIES WITHIN THE FOREST STAND WERE RED OAK (QUERCUS RUBRA), WHITE OAK (QUERCUS ALBA), RED MAPLE (ACER RUBRUM), PIGNUT HICKORY (CARYA), MOCKERNUT HICKORY (CARYA TOMENTOSA), CHERRY (PRUNUS SEROTINA), TULIP POPLAR (LIRIODENDRON TULIPIFERA) IN THE CANOPY LAYER, BLACK GUM (NYSSA SYLVATICA), SPICEBUSH (LINDERA BENZONI), HONEYLOCUST (GLEDTSIA TRIACANTHOS), TREE-OF-HEAVEN (AILANTHUS ALTISSIMA), RASPBERRIES (RUBUS SP.), HONEYSUCKLE (LONICERA SP.), ARROWWOOD (VIBURNUM DENTATUM), AND MULTIFLORA ROSE IN THE UNDERSTORY ALONG WITH SAPLING CANOPY SPECIES, POISON IVY, LACE-LEAF FERN, RUDEBECKIA, SOLOMON'S SEAL, MAYAPPLE, VIOLETS, WINTERKEEPER, AND SMALL CANOPY AND UNDERSTORY TREES IN THE GROUND LAYER. A SINGLE CATALPA TREE, SOME BARBERRY SHRUBS, RED MULBERRY, GREENBERRY, AND GRAPPE VINES WERE OBSERVED AT THE EDGES. THE STAND IS DOMINATED BY OAK AND MAPLE TREES. THE AVERAGE CANOPY TREES ARE 12" TO 25" IN DIAMETER. THERE ARE SOME DEAD AND DOWNED TREES WITHIN THE STAND AS WELL AS LEAF DEBRIS WITH SOME RATHER LARGE HOLES CREATED BY BURROWING ANIMALS THROUGHOUT THE MAJORITY OF THE STAND. NO CRITICAL HABITATS OF RARE, THREATENED, OR ENDANGERED SPECIES OR VEGETATION WERE OBSERVED.

THE OVERALL CONDITION OF THE STAND IS GOOD. THE EXISTENCE OF THE OAKS, HICKORY, AND BLACK CHERRY TREES MAKE THIS STAND A SUITABLE WILDLIFE HABITAT. DEER WERE OBSERVED ON-SITE DURING SITE VISIT. ALTHOUGH THERE IS LIMB DIEBACK ON SOME OF THE TREES, THERE IS NO EVIDENCE OF SIGNIFICANT INSECT INFESTATION OR DISEASE WITHIN THE STAND, WHICH WOULD REQUIRE TREATMENT OR MANAGEMENT. THIS STAND EXISTS AT THE EDGE OF AN ACTIVE FARM FIELD. THE MAJORITY OF THE SITE IS MADE UP OF ROLLING SLOPES. THE STAND SHOULD BE CONSIDERED OF MEDIUM PRIORITY FOR RETENTION DUE TO THE VALUE TO WILDLIFE AND BASED ON THE EXISTENCE OF INVASIVES PRESENT WITHIN THE STAND.

ACCORDING TO THE HOWARD COUNTY FOREST CONSERVATION PROGRAM, A SPECIMEN TREE IS DEFINED AS A TREE HAVING A DIAMETER MEASURED AT 4.5 FEET ABOVE THE GROUND OF 30 INCHES OR MORE, OR TREES HAVING 75% OR MORE OF THE DIAMETER OF THE CURRENT STAT. COUNTY, OR MUNICIPAL CHAMPION TREE OF THAT SPECIES. THERE ARE NO SPECIMEN TREES THAT EXIST ON-SITE.



**FOREST STAND DELINEATION**  
**DAVIS PROPERTY**  
LOTS 1 THRU 4 & BUILDABLE PRESERVATION PARCEL A

TAX MAP 8 GRID 2 4TH ELECTION DISTRICT DPZ FILE # RE-06-1154; RE-07-00154; WP-10-121 PARCEL 7 HOWARD COUNTY, MARYLAND

	<b>Sil·Adcock &amp; Associates · LLC</b> Engineers · Surveyors · Planners 3300 North Ridge Road, Suite 160 Ellicott City, Maryland 21043 Phone: 443.325.7682 Fax: 443.325.7685 Email: info@saaland.com	DESIGN BY: <u>SJT</u> DRAWN BY: <u>SJT</u> CHECKED BY: <u>PS</u> SCALE: 1"=50' DATE: <u>DECEMBER 21, 2010</u> PROJECT #: <u>07-115</u> SHEET #: <u>5</u> of <u>6</u>	
	<b>OWNER</b> ROBERT H. DAVIS 991 E. MORGAN STATION ROAD WOODBINE, MARYLAND 21797	<b>DEVELOPER</b> HERITAGE LAND DEVELOPMENT 15950 NORTH AVE, P.O. BOX 482 LIGON, MARYLAND 21755 410.488.7800	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. 38398, EXPIRATION DATE: JANUARY 12, 2012

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Division of Land Development  
 Chief, Development Engineering Division

MATCHLINE, SHEET 6

*Stephanie J. Jule* 12/21/10  
 DNR QUALIFIED PROFESSIONAL DATE

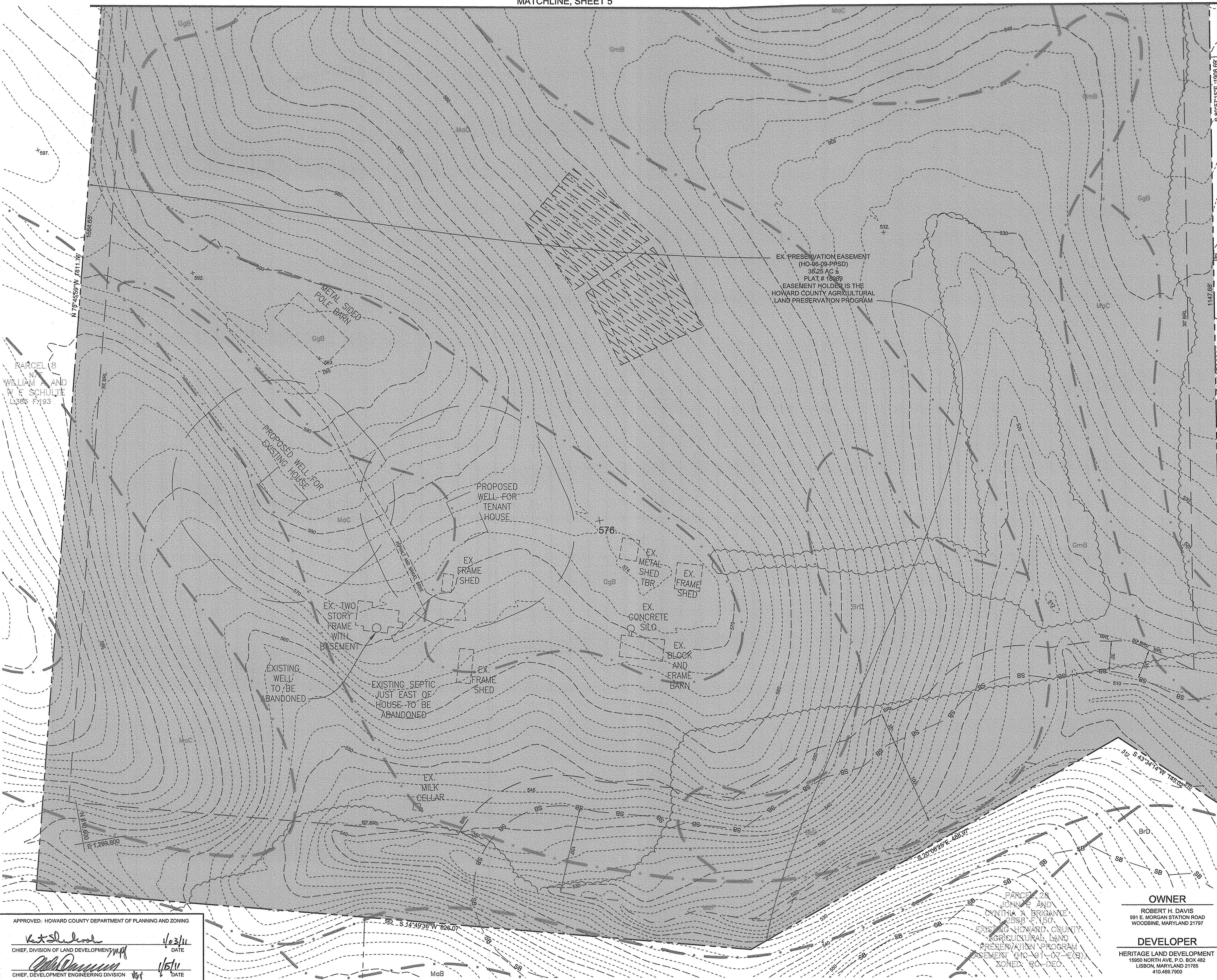
SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
B/D	BRINKLOW CHANNERY LOAM, 15 TO 25 PERCENT SLOPES	B
GqA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B
GqB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B
MkF	MANOR-BRINKLOW COMPLEX, 25 TO 65 PERCENT SLOPES, VERY ROCKY	B

E 1,299,300  
N 612,200



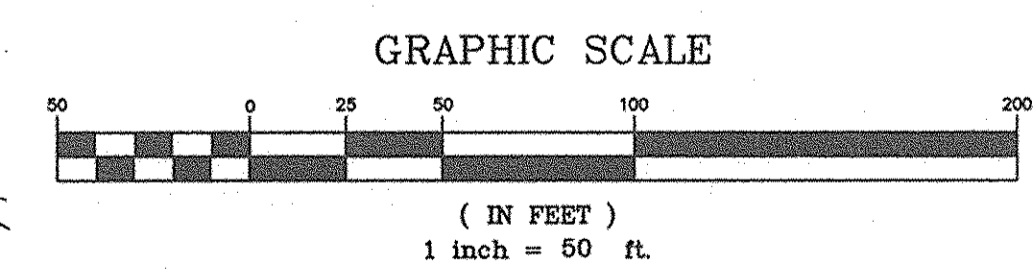
**LEGEND**

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREELINE
- SOIL BOUNDARY
- EXISTING CLASS III STREAM (UNNAMED TRIBUTARY OF SOUTH BRANCH OF PATAPSCO RIVER)
- PROPOSED SEPTIC EASEMENT
- EXISTING PRESERVATION EASEMENT HO-06-09-PPSD



E 1,299,900  
N 612,200

*Stephen J. Jurek* 12/21/10  
DNR QUALIFIED PROFESSIONAL ENGINEER DATE



**FOREST STAND DELINEATION**  
**DAVIS PROPERTY**  
LOTS 1 THRU 4 & BUILDABLE PRESERVATION PARCEL A

TAX MAP 8 GRID 2 4TH ELECTION DISTRICT DPZ FILE # RE-06-1154; RE-07-00154; WP-10-121 PARCEL 7 HOWARD COUNTY, MARYLAND

	<b>Sill · Adcock &amp; Associates · LLC</b> Engineers · Surveyors · Planners 3300 North Ridge Road, Suite 160 Elkton City, Maryland 21043 Phone: 443.325.7682 Fax: 443.325.7685 Email: info@saaland.com	DESIGN BY: <u>SJT</u> DRAWN BY: <u>SJT</u> CHECKED BY: <u>PS</u> SCALE: 1"=50' DATE: <u>DECEMBER 21, 2010</u> PROJECT #: <u>07-115</u> SHEET #: <u>6 of 6</u>
	<p><b>OWNER</b> ROBERT H. DAVIS 891 E. MORGAN STATION ROAD WOODBINE, MARYLAND 21797</p> <p><b>DEVELOPER</b> HERITAGE LAND DEVELOPMENT 15950 NORTH AVE., P.O. BOX 482 LISBON, MARYLAND 21785 410.489.7900</p>	<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING</p> <p><i>Robert H. Davis</i> 1/6/11 DATE <i>John D. ...</i> 1/5/11 DATE</p>

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert H. Davis* 1/6/11 DATE  
*John D. ...* 1/5/11 DATE