

GENERAL NOTES

- Subject property zoned "R-12" 2/2/04 Comprehensive Zoning Plan.
- This site is located within the Metropolitan District.
- Public water and sewer to be utilized.
- Soils map no. 26.
- Gross area of site: 12.776 ac.±
- Area of proposed public R/W: 0.906 ac.±
- Number of proposed buildable lots: 9
- Area of proposed buildable lots: 11,923 ac.±
- Number of proposed open space lots: 2
- Area of proposed open space lots: 5,509 ac.±
- Total number of bulk parcels: 1
- Total area of bulk parcels: 4.438 ac.±
- Open Space requirements:
 - Open Space required (40%-7,200sf minimum lot size): 12.776 ac.± x 0.40 = 5.110 ac.±
 - Open Space provided: 5,739 ac.± (0.054 ac.± non-credited)
- Topography is based on an Aerial Topographic Survey prepared by Kings Aerial Mapping Co., Inc. in 1993.
- Field run Boundary Survey prepared by Fisher, Collins & Carter, Inc.
- Stormwater Management & Water Quality is provided as necessary in accordance with the 2000 Stormwater Management Manual. Pond to be a micro pool extended detention pond hazard class 'A'. Facility to be owned by the Homeowners Association and jointly maintained with Howard County.
- A.P.F.O. Traffic Study prepared by Mars Group, and approved under Sketch Plan S-03-14.
- Wetlands Delineation and report prepared by Eco-Science Professionals, Inc. and by ESA, Inc. and approved under Sketch Plan S-03-14.
- Forest Stand Delineation and report prepared by Exploration Research, Inc. and approved under Sketch Plan S-03-14.
- There are no historic structures or cemeteries on-site.
- 100-Year Floodplain study prepared by FSH Associates.
- County file numbers: F-02-163; F-93-83; S-03-14
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers.
- All Existing Buildings, Structures, and Fencelines on site to be removed.
- Parking Requirements per Zoning Regulations, Section 135.B(1) and D(2)
 - Number of parking spaces required: 18 spaces (2.0 per unit x 9 units)
 - Parking spaces provided on private driveway pads and garages.
- Parking Requirements per Howard County Design Manual Volume III, Section 2.8.2.
 - Number of parking spaces required: 5 spaces (0.5 per unit x 9 units)
 - Parking spaces provided along one side of Road A per Howard County Design Manual Volume III, Table 2.11.
- Street trees and other landscaping will be shown on the Final Plans.
- Financial surety for the required landscaping will be posted as part of the Developer's Agreement at Final Plan Stage.
- The two Private Access Places, Road 'B' and Road 'C' on Non-Buildable Bulk Parcel 'A', are to be constructed with Phase I.
- This plan is subject to the 5th Edition Subdivision and Land Development Regulations and to the 1993 Zoning Regulations as amended by CB 50-2001.
- The Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Act of 1991 and has been met by 1.15 acres retention, 2.33 acres planting and 0.22 acres fee-in-lieu in the amount of \$4,791.50 (9,583 s.f. @ \$0.50/s.f.). Forest Conservation Surety in the amount of \$60,766.20 will be posted with the Developers Agreement.
- All existing wells and septic systems to be properly abandoned according to the Howard County Health Department.
- The back of proposed storm drain inlet 1-11 is to have a weir opening to allow collection of the stormwater runoff from the Winters Ridge stormwater quality management facility.
- At the site development plan stage, the BRL's effective at that time must be shown on the plan.
- The Maryland Aviation Administration (MAA) waterfowl deterrence requirements for stormwater management and sediment control structures will be met by the use of waterfowl exclusion fence (see typical detail this sheet), and it will utilize MAA approved species and seed mixtures for SWM facility landscaping.
- At Final Plan stage geotechnical subsurface investigation will be provided to verify the suitability to propose rain gardens at the rear of future lots 16, 17, and 18 shown in Phase II of this project.
- An additional 20' public drainage and utility easement shall be shown on the final plan across Open Space Lot 12 from the northeast property line of Lot 11 to the wetland boundary limit. The purpose of this easement will be to extend the proposed 20' public drainage and utility easement shown on Lot 11 to a location where existing slopes are less than 10%. On the final plan, 24 Forest conservation calculations shall be adjusted accordingly.

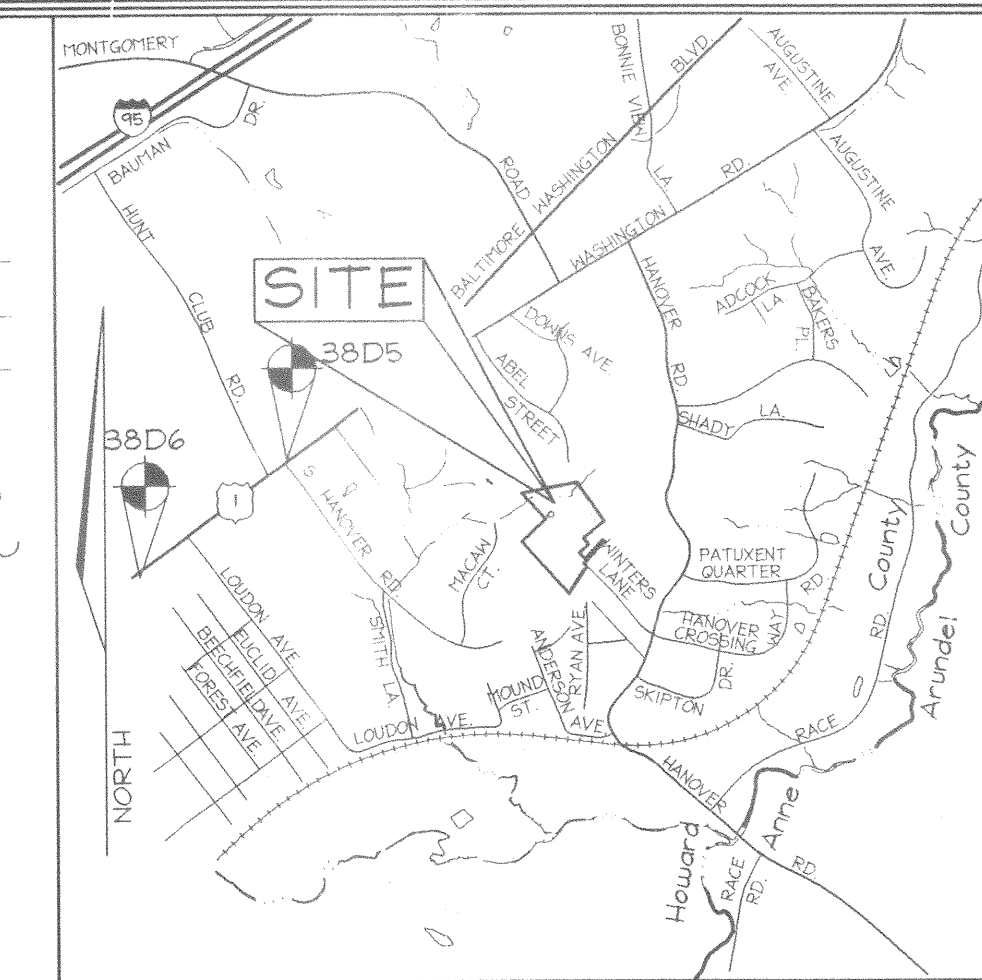
PRELIMINARY PLAN SUMMER HAVEN PHASE ONE

LOTS 3 THRU 11, OPEN SPACE LOTS 12 & 13 & NON-BUILDABLE BULK PARCEL 'A'

A Resubdivision of Summer Haven Lot 2, Plat #15439 HOWARD COUNTY, MARYLAND

LEGEND

- Existing Contour: --- 552
- Existing Spot Elevation: 352.3
- Existing Stream Buffer: --- SB --- SB ---
- Existing Wetland Buffer: --- WB --- WB ---
- Existing Wetland: --- W --- W ---
- Wetland: [Symbol]
- Existing Trees to Remain: [Symbol]
- 25% or greater slopes: [Symbol]
- 15% or greater slopes: [Symbol]
- Proposed Light Pole: [Symbol]



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

Sta. 38D5	N 170,144.1301	E 422,613.4088	El: 59,047.9 (meters)
	N 556,378.575	E 1,386,524.158	El: 193.726 (feet)
Sta. 38D6	N 169,821.3237	E 422,146.4658	El: 53.407 (meters)
	N 557,155.459	E 1,384,992.262	El: 175.226 (feet)

SHEET INDEX

DESCRIPTION	SHEET No.
Cover Sheet	1 of 5
Preliminary Plan	2 of 5
Preliminary Grading, Landscape, Sediment and Erosion Control and Soils Plan	3 of 5
Preliminary Forest Conservation Plan	4 of 5
Preliminary Forest Conservation Notes & Details	5 of 5

CENTERLINE ROAD CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1000.00'	210.24'	12°02'55"	N37°21'21"W	209.40'	105.53'
C2	170.00'	240.18'	80°57'02"	N0°08'37"E	220.70'	145.07'

ROAD CLASSIFICATION

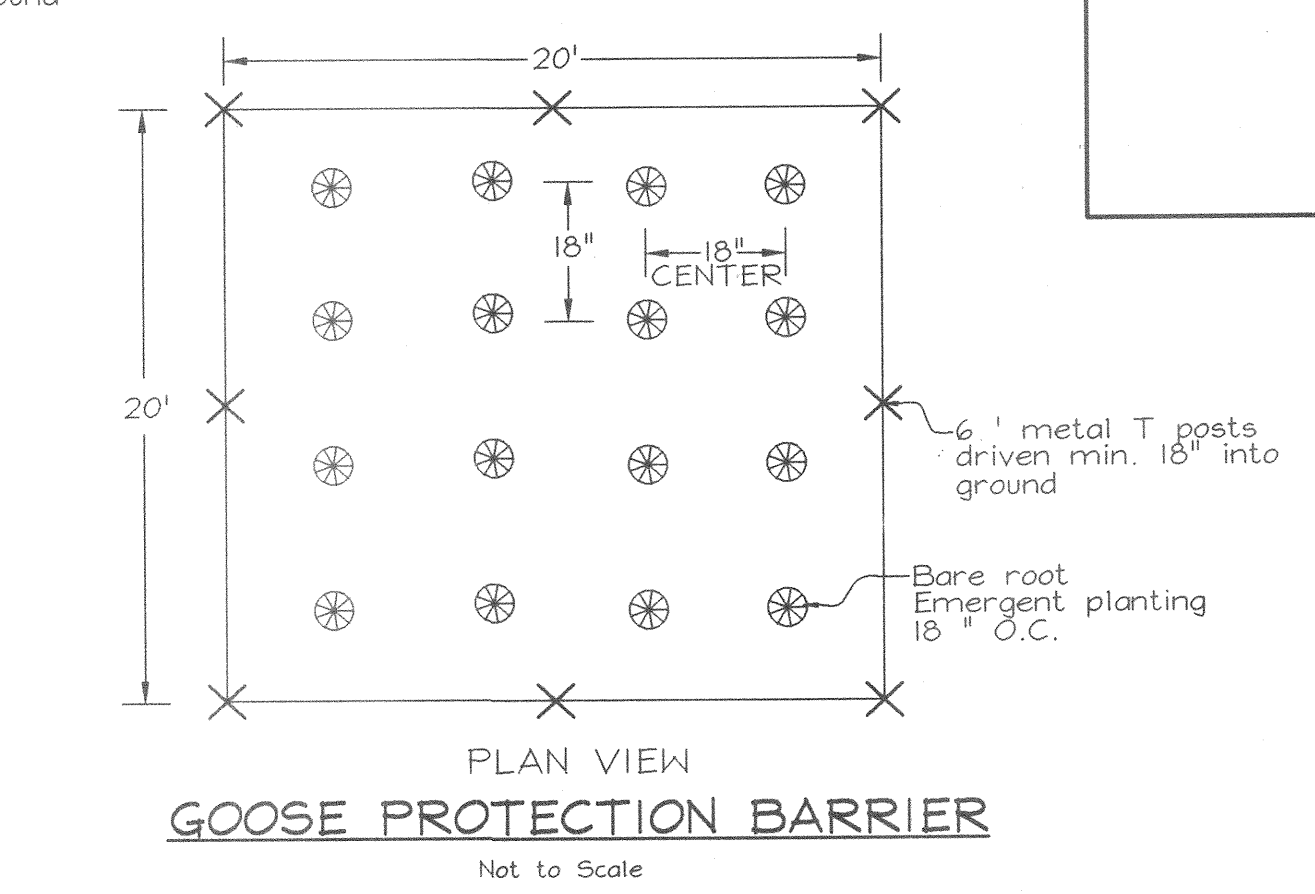
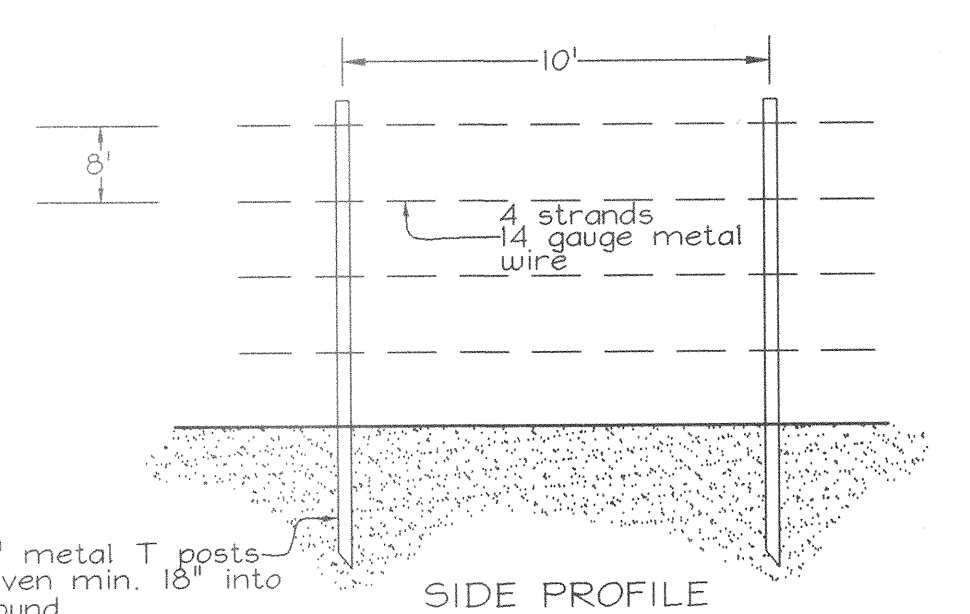
ROAD NAME	CLASSIFICATION	R/W
Road 'A'	Public Access Street	40'
Road 'B'	Private Access Place	24'
Road 'C'	Private Access Place	24'

MINIMUM LOT SIZE

LOT NO.	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE (sf)
7	7,469	269	7,200
8	6,301	532	7,769
9	7,745	470	7,275
11	11,644	2,099	9,545



LOCATION MAP
SCALE: 1"=200'



GOOSE PROTECTION BARRIER
Not to Scale

U.S. EQUIVALENT COORDINATE TABLE

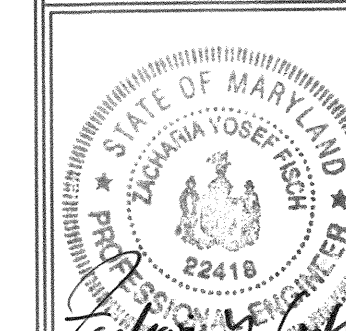
POINT	NORTHING	EASTING
20	558,116.3228	1,390,366.6828
21	557,935.2788	1,390,156.1816
22	557,873.9138	1,390,212.2019
23	557,782.4373	1,390,111.9978
24	557,722.5741	1,390,166.6471
25	557,649.0459	1,390,139.4424
26	557,636.5020	1,390,191.0610
27	557,517.0895	1,390,110.2363
28	557,359.1248	1,390,004.0734
29	557,543.7345	1,389,789.6194
30	557,901.4214	1,389,508.7833
31	558,124.9707	1,389,745.1367
32	558,139.9784	1,389,761.0110
33	558,413.1223	1,389,511.7820
34	558,526.9927	1,390,090.5669
35	558,513.2324	1,390,100.1719
36	558,512.0259	1,390,094.6133
37	558,300.9804	1,390,239.6049

PHASING SCHEDULE

PHASE	No. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PLAN SUBMISSION
1	9	2007	Preliminary due by 11/07/04
2	25	2008	preliminary due between 07/01/05 and 11/01/05

PROVISIONALLY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
David L. Long
PLANNING DIRECTOR
DATE: 6/16/05
JFL

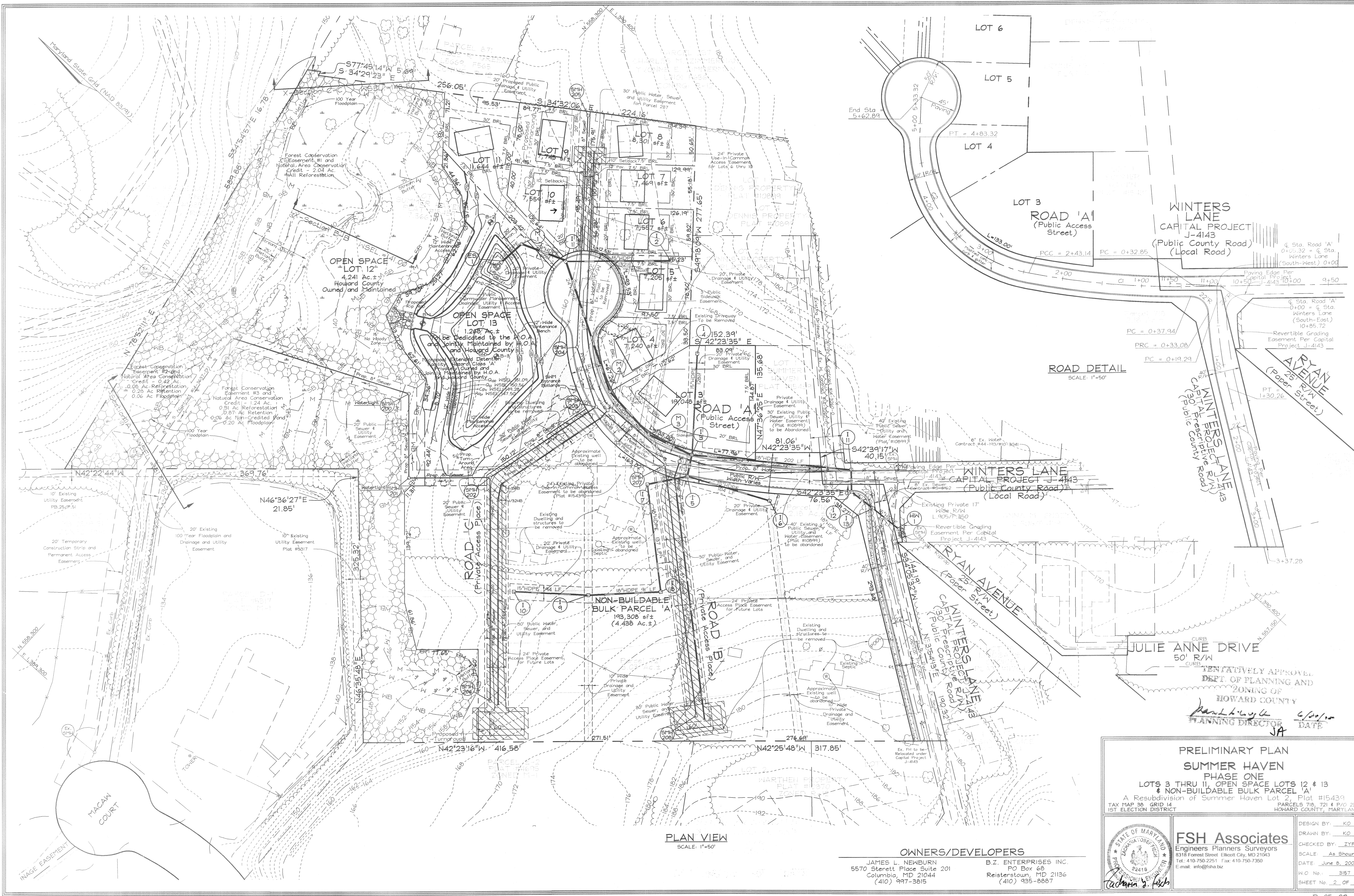
COVER SHEET
SUMMER HAVEN
PHASE ONE
LOTS 3 THRU 11, OPEN SPACE LOTS 12 & 13
& NON-BUILDABLE BULK PARCEL 'A'
A Resubdivision of Summer Haven Lot 2, Plat #15439
TAX MAP 38, GRID 14 PARCELS 718, 721 & P/O 233
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
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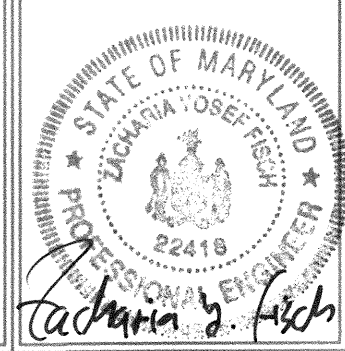
DESIGN BY: PS/KO
DRAWN BY: GS/KO
CHECKED BY: ZYF
SCALE: As Shown
DATE: June 8, 2005
W/O No.: 3157
SHEET No.: 1 OF 5

OWNERS/DEVELOPERS
JAMES L. NEWBURN
5570 Stettin Place Suite 201
Columbia, MD 21044
(410) 997-3815
B.Z. ENTERPRISES INC.
PO Box 68
Reisterstown, MD 21136
(410) 935-8887



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
Janet L. ...
 PLANNING DIRECTOR
 DATE 6/30/08
 JA

PRELIMINARY PLAN
SUMMER HAVEN
 PHASE ONE
 LOTS 3 THRU 11, OPEN SPACE LOTS 12 & 13
 & NON-BUILDABLE BULK PARCEL 'A'
 A Resubdivision of Summer Haven Lot 2, Plat #15439
 TAX MAP 88, GRID 14, PARCELS 718, 721 & PVO 233
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

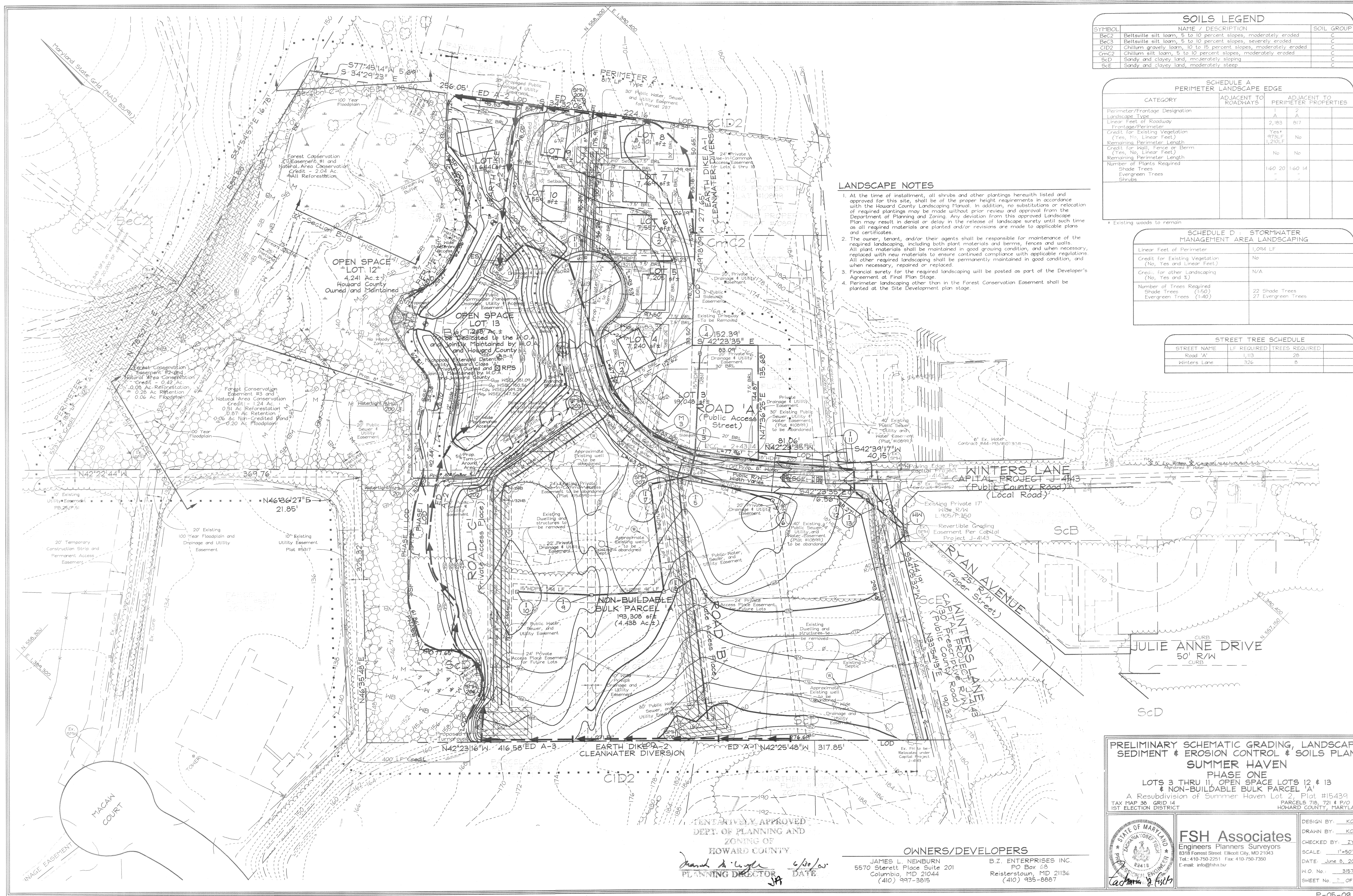


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DESIGN BY: KO
 DRAWN BY: JZF
 CHECKED BY: AS
 SCALE: As Shown
 DATE: June 8, 2008
 P.O. No.: 3157
 SHEET No. 2 OF 5

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PLAN VIEW
 SCALE: 1"=50'



SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
Bec2	Beltsville silt loam, 5 to 10 percent slopes, moderately eroded	C
Bec3	Beltsville silt loam, 5 to 10 percent slopes, severely eroded	C
CID2	Chillum gravelly loam, 10 to 15 percent slopes, moderately eroded	C
CmC2	Chillum silt loam, 5 to 10 percent slopes, moderately eroded	C
ScD	Sandy and clayey land, moderately sloping	C
ScE	Sandy and clayey land, moderately steep	C

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	
Perimeter/Frontage Designation		1	2
Landscape Type		A	A
Linear Feet of Roadway Frontage/Perimeter		2,183	817
Credit for Existing Vegetation (Yes, No, Linear Feet)		Yes* 8731.F	No
Remaining Perimeter Length (Yes, No, Linear Feet)		1,210.F	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)		No	No
Remaining Perimeter Length			
Number of Plants Required		1:60	1:4
Shade Trees		20	14
Evergreen Trees		-	-
Shrubs		-	-

- LANDSCAPE NOTES**
- At the time of installation, all shrubs and other plantings hereunto listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
 - The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.
 - Financial surety for the required landscaping will be posted as part of the Developer's Agreement at Final Plan Stage.
 - Perimeter landscaping other than in the Forest Conservation Easement shall be planted at the Site Development plan stage.

SCHEDULE D - STORMWATER MANAGEMENT AREA LANDSCAPING	
Linear Feet of Perimeter	1,094 LF
Credit for Existing Vegetation (No, Yes and Linear Feet)	No
Credit for other Landscaping (No, Yes and %)	N/A
Number of Trees Required	
Shade Trees (1:50)	22 Shade Trees
Evergreen Trees (1:40)	27 Evergreen Trees

STREET TREE SCHEDULE		
STREET NAME	LF REQUIRED	TREES REQUIRED
Road 'A'	1,113	28
Winters Lane	326	8

PRELIMINARY SCHEMATIC GRADING, LANDSCAPE, SEDIMENT & EROSION CONTROL & SOILS PLAN

SUMMER HAVEN

PHASE ONE

LOTS 3 THRU 11, OPEN SPACE LOTS 12 & 13 & NON-BUILDABLE BULK PARCEL 1A

A Resubdivision of Summer Haven Lot 2, Plat #15439

TAX MAP 38, GRID 14 PARCELS 718, 721 & P/O 233 1ST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

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Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fshva.com

DESIGN BY: KO
DRAWN BY: KO
CHECKED BY: ZTF
SCALE: 1"=50'
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W.O. No.: 3157
SHEET No. 1 OF 5

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

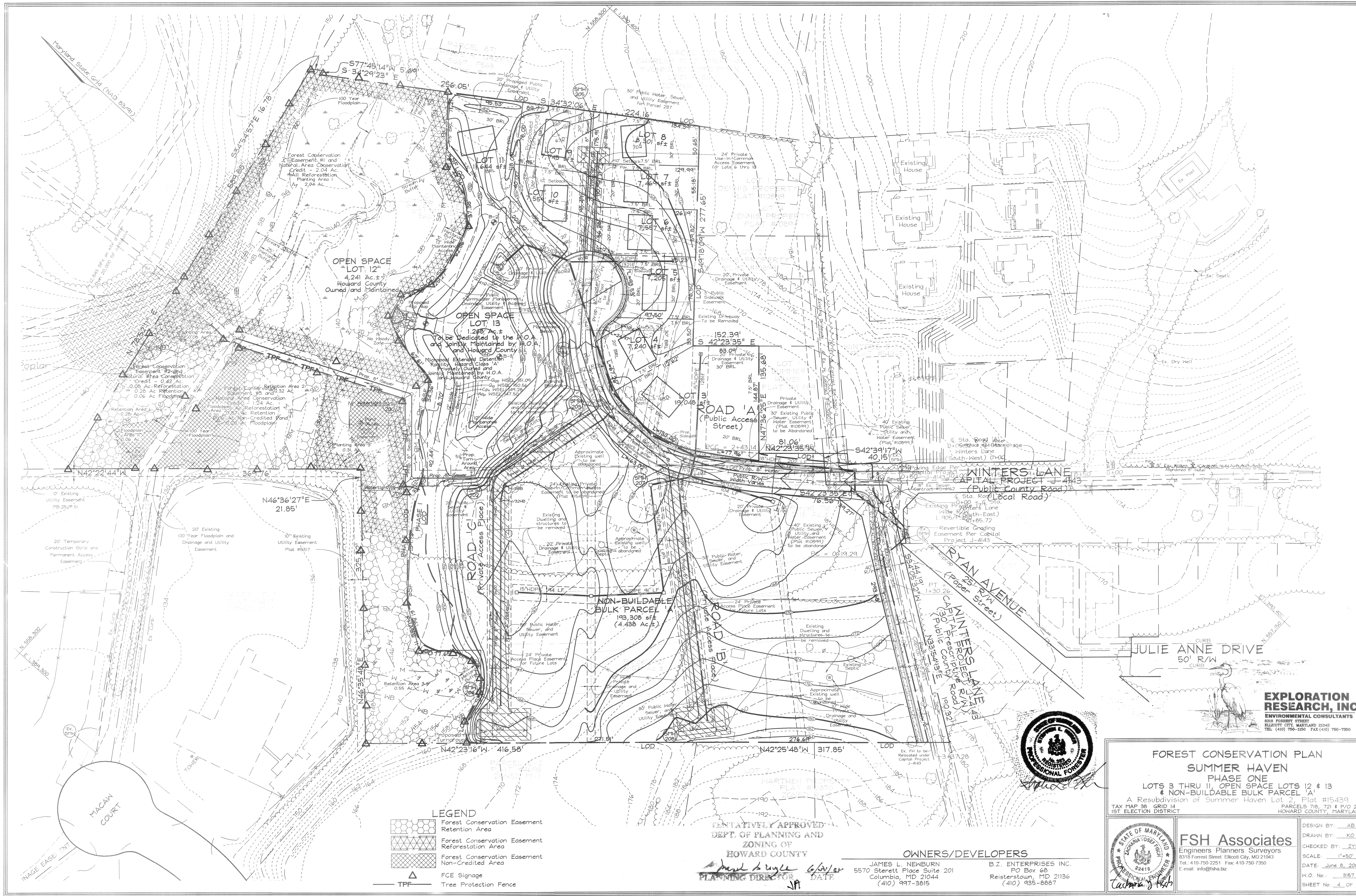
James L. Newburn
PLANNING DIRECTOR

6/8/05
DATE

OWNERS/DEVELOPERS

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- LEGEND**
- Forest Conservation Easement Retention Area
 - Forest Conservation Easement Reforestation Area
 - Forest Conservation Easement Non-Credited Area
 - FCE Signage
 - TPF Tree Protection Fence

DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

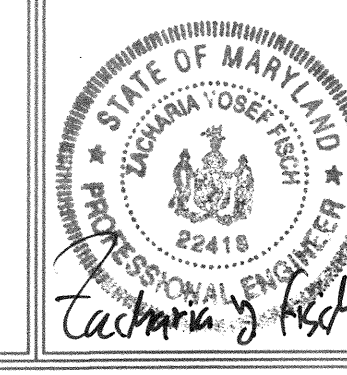
PLANNING DIRECTOR DATE

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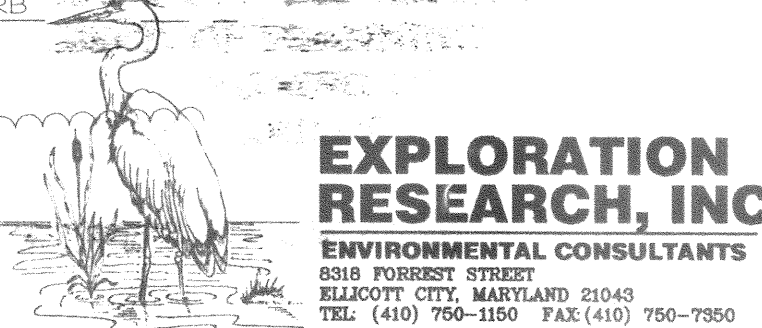
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**FOREST CONSERVATION PLAN
SUMMER HAVEN
PHASE ONE
LOTS 3 THRU 11, OPEN SPACE LOTS 12 & 13
& NON-BUILDABLE BULK PARCEL 'A'**
A Resubdivision of Summer Haven Lot 2, Plot #15439
TAX MAP 38, GRID 14
1ST ELECTION DISTRICT



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DESIGN BY: AB
DRAWN BY: KO
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: June 8, 2005
I.O. No.: 3157
SHEET No. 4 OF 5



FOREST CONSERVATION WORKSHEET

Net Tract Area	Acres
A. Total Tract Area	12.78
B. Area Within 100 Year Floodplain	0.82
C. Other deductions (Area p/o FCP for F-00-115)	0
D. Net Tract Area	11.96
Zone Use Category: Residential	
Land Use Category	
E. Afforestation Minimum (15 % x D)	1.79
F. Conservation Threshold (20 % x D)	2.39
Existing Forest Cover	
G. Existing Forest on Net Tract Area	2.66
H. Forest Area Above Conservation Threshold	0.27
Breakeven Point	
I. Forest Retention Above Threshold with no Mitigation	2.45
J. Clearing Permitted without Mitigation	0.21
Proposed Forest Clearing	
K. Forest Areas to be Cleared	1.51
L. Forest Areas to be Retained	1.15
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0.07
N. Reforestation for Clearing Below the Threshold	2.48
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	2.55
R. Total Afforestation Required	0
S. Total Reforestation and Afforestation Requirement	2.55

FOREST CONSERVATION NARRATIVE

This Forest Conservation Plan has been developed in accordance with the Howard County Forest Conservation Act of 1991. The total tract area consists of 12.78 acres of land, including a 0.82 Ac area of floodplain. This area was deducted for a net tract of 11.96 Ac. The site contains 2.66 acres of forest cover on the net tract.

Forest retained in easements will total 1.15 acres. A total of 2.43 acres of reforestation planting is proposed. Three forest conservation easements will be established. Total area contained within easements is 3.70 acres. The easements will contain floodplain areas, with Easement 1 being newly forested for credit. Easements 2 and 3 have uncredited existing forested floodplain, being retained to meet forest depth criteria in some locations. Additionally, Easement 3 contains an existing pond, which has been deducted from the credited area. All easements contain wetlands, streams and their buffers, floodplain, and steep slopes. For the remaining 0.12 acres of obligation, we propose a fee-in-lieu payment of \$2,613.50 (\$2,227 s.f. @ \$0.50/s.f.).

New on-site plantings will be 3" containerized whip stock planted at 350 stems/acre in tree shelters. Plant material will be chosen to create a forested floodplain area and wetlands as appropriate.

Forest Conservation Surety in the amount of \$62,944.20 will be posted with the Developers Agreement. Reforestation-2.43 Ac./105,850 s.f. @ \$0.50/s.f. = \$52,925.40 Retention-1.15 Ac./50,094.0 s.f. @ \$0.20/s.f. = \$10,018.80

FOREST CONSERVATION EASEMENT TABLE

EASEMENT	TYPE	AREA (ACRES)
1	Reforestation	2.04
2	Reforestation	0.08
	Uncredited	0.26
3	Reforestation	0.31
	Uncredited	0.87
TOTAL	Reforestation	3.70
	Uncredited	1.15

FOREST CONSERVATION EASEMENT #1
Reforestation Area 1 : 2.04 Ac. (714 trees @ 350 TPA)

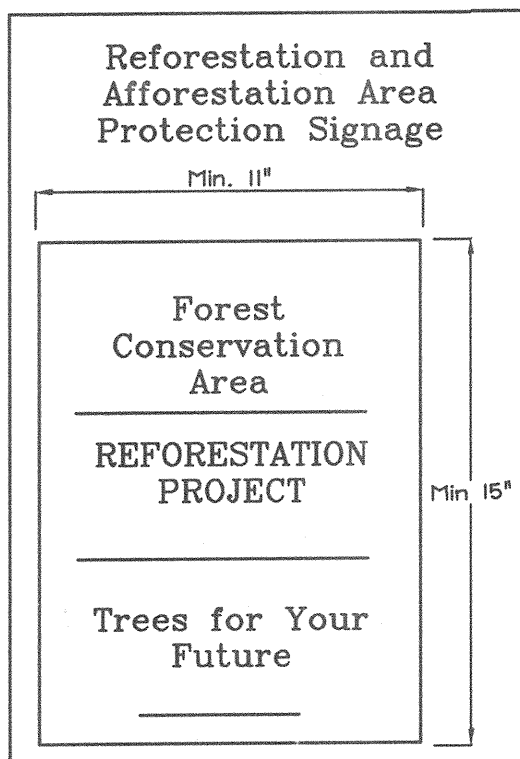
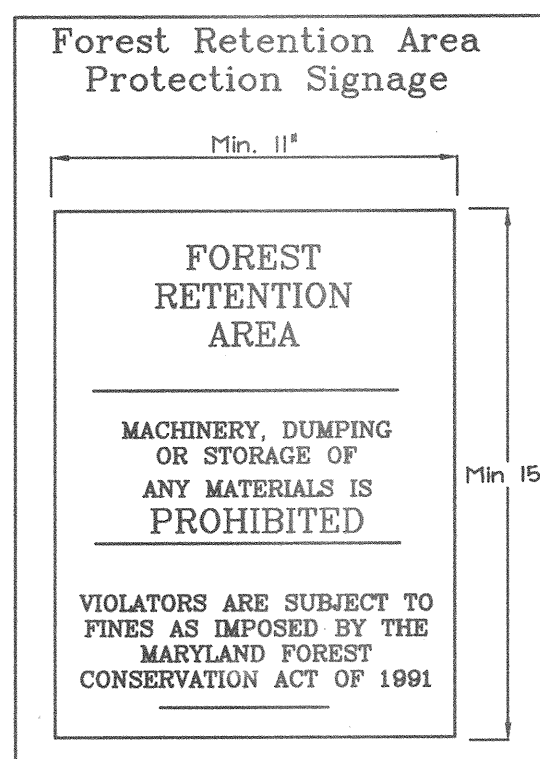
Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
119	Acer rubrum	Red Maple	WHIP 2'-3"	11' o.c.	1-3 Gallon Container Grown with tree shelters
119	Liriodendron tulipifera	Tulip Poplar	WHIP 2'-3"	11' o.c.	
119	Nyssa sylvatica	Black Gum	WHIP 2'-3"	11' o.c.	
119	Quercus rubra	Red Oak	WHIP 2'-3"	11' o.c.	
119	Amelanchier canadensis	Serviceberry	WHIP 2'-3"	11' o.c.	
119	Acer negundo	Box-elder	WHIP 2'-3"	11' o.c.	

FOREST CONSERVATION EASEMENT #2
Reforestation Area 2 : 0.08 Ac. (28 trees @ 350 TPA)

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
5	Acer rubrum	Red Maple	WHIP 2'-3"	11' o.c.	1-3 Gallon Container Grown with tree shelters
5	Liriodendron tulipifera	Tulip Poplar	WHIP 2'-3"	11' o.c.	
5	Nyssa sylvatica	Black Gum	WHIP 2'-3"	11' o.c.	
5	Quercus rubra	Red Oak	WHIP 2'-3"	11' o.c.	
4	Amelanchier canadensis	Serviceberry	WHIP 2'-3"	11' o.c.	
4	Acer negundo	Box-elder	WHIP 2'-3"	11' o.c.	

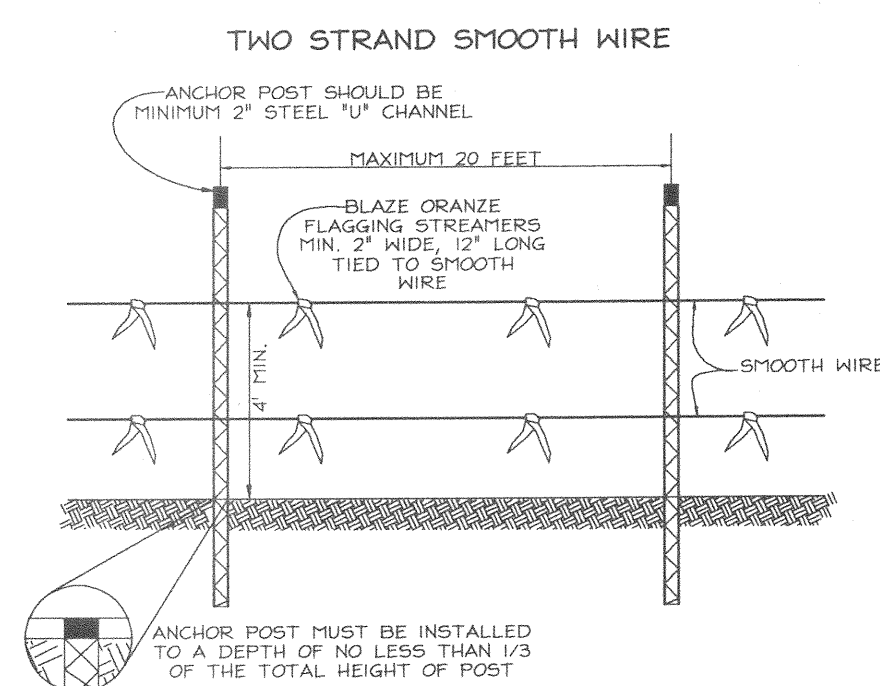
FOREST CONSERVATION EASEMENT #3
Reforestation Area 3 : 0.31 Ac. (103 trees @ 350 TPA)

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
18	Acer rubrum	Red Maple	WHIP 2'-3"	11' o.c.	1-3 Gallon Container Grown with tree shelters
18	Liriodendron tulipifera	Tulip Poplar	WHIP 2'-3"	11' o.c.	
19	Nyssa sylvatica	Black Gum	WHIP 2'-3"	11' o.c.	
18	Quercus rubra	Red Oak	WHIP 2'-3"	11' o.c.	
18	Amelanchier canadensis	Serviceberry	WHIP 2'-3"	11' o.c.	
18	Acer negundo	Box-elder	WHIP 2'-3"	11' o.c.	



SIGN DETAIL: PERMANENT SIGN

SIGNAGE NOTE: ALL TREE PROTECTION SIGNS SHALL BE PLACED ON METAL 1" POSTS OR PRESSURE TREATED WOOD POLES. NO ATTACHMENT OF SIGNS TO TREES IS PERMITTED.



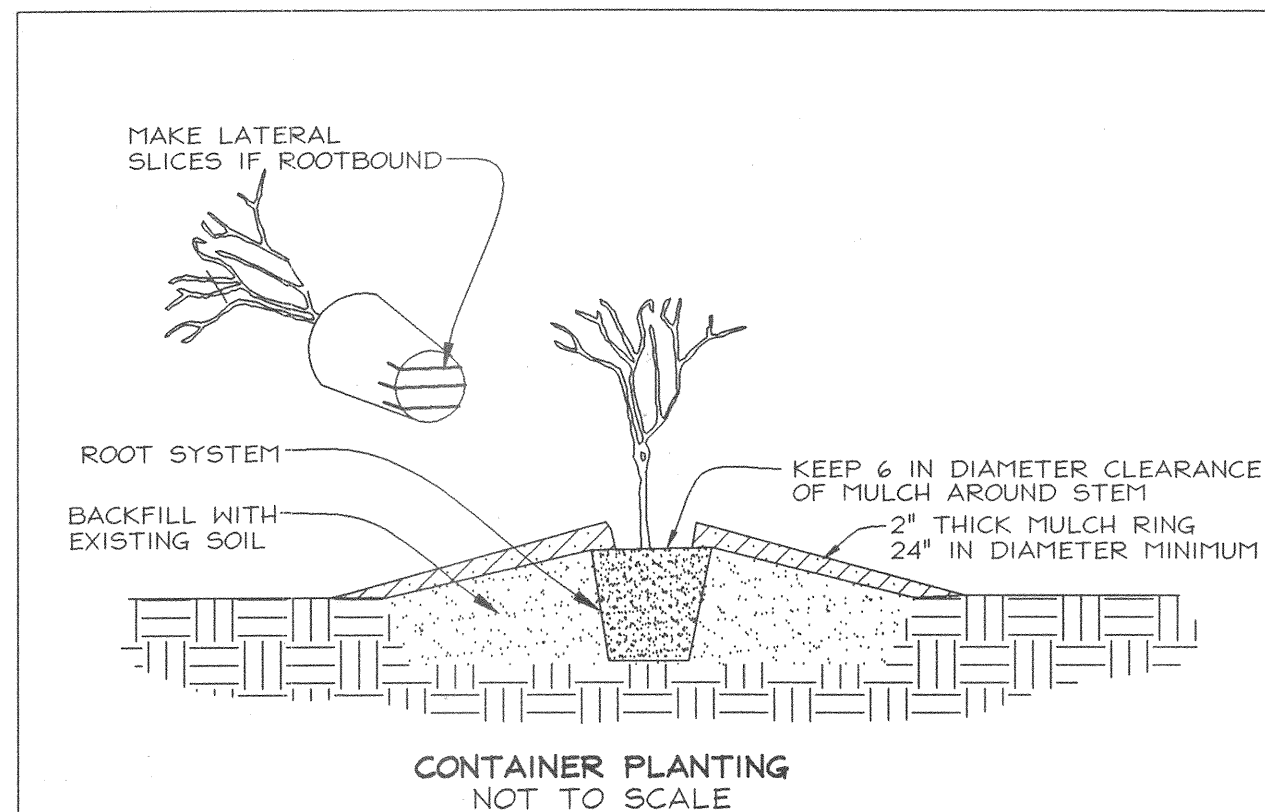
- NOTES:
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL

NOT TO SCALE

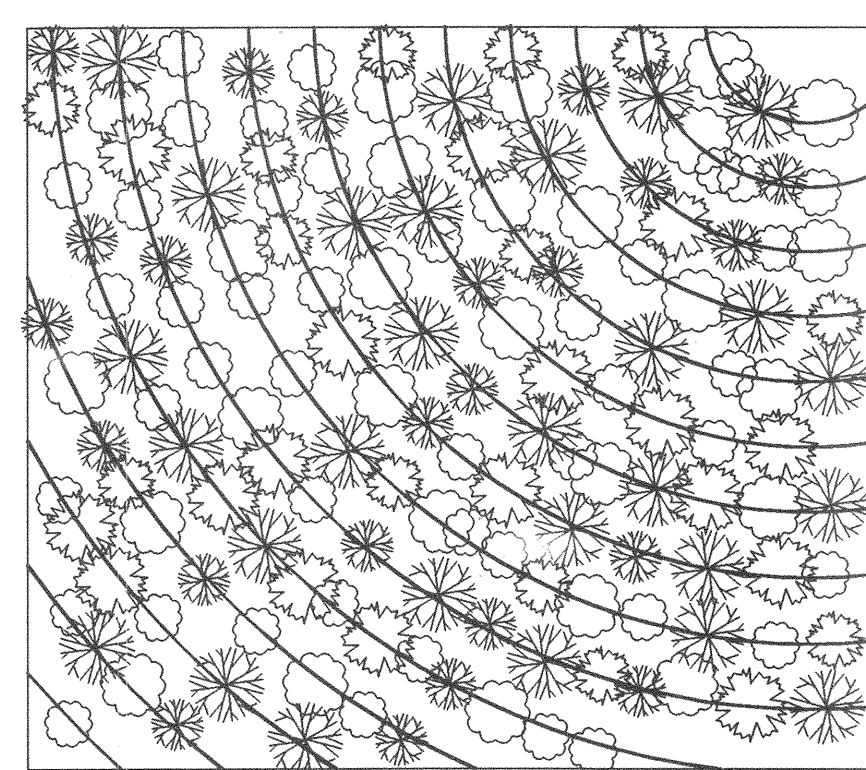
MANAGEMENT NOTES FOR FOREST RETENTION AREAS

- All proposed 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, a preconstruction meeting at the construction site shall take place. 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 (silt fence or blaze 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 (see detail) is affected by construction activities such as grade change, digging for foundations and roads or utility installation:
 - Prune roots with a clean cut using proper pruning equipment (see root pruning detail).
 - Water and fertilize as needed.
- During construction phase, monitor and correct condition of retained trees for: soil compaction, root injury, flood conditions, drought conditions and other stress signs.
- Post-Construction Phase:
 - 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 onsite within the conservation areas.
 - No burning within 100 feet of wooded area.
 - All temporary forest protection structures will be removed after construction. Temporary signage shall be replaced with permanent signage on posts in locations shown.
 - Following completion of construction, prior to use, the County inspector shall inspect the entire area.



- PLANTING PROCEDURE FOR CONTAINER GROWN PLANTS
- REMOVE THE PLANT EITHER BY CUTTING OR INVERTING THE CONTAINER
 - USE A KNIFE TO CUT THROUGH BOTTOM HALF OF THE ROOT BALL
 - PLANT SHRUBS ON FORMED UP MOUNDS 4" ABOVE THE EXISTING GRADE WHEN HIGH WATER TABLE CONDITIONS EXIST, OTHERWISE PLANT FLUSH WITH EXISTING GRADE
 - PLANTING HOLE TO BE 2-3 TIMES THE DIAMETER OF THE CONTAINER.
 - INSERT FERTILIZER TABLET, BACKFILL 2/3 OF THE ROOT BALL AND WATER.
 - AFTER WATER PERCOLATES, BACKFILL HOLE TO TOP OF ROOT BALL AND GENTLY TAMP SOIL TO FIRM CONTACT WITH PLANT.
 - APPLY MULCH RING AROUND PLANT KEEPING A 6 IN CLEARANCE FROM STEM.

CURVEILINEAR RANDOMIZED PLANTING

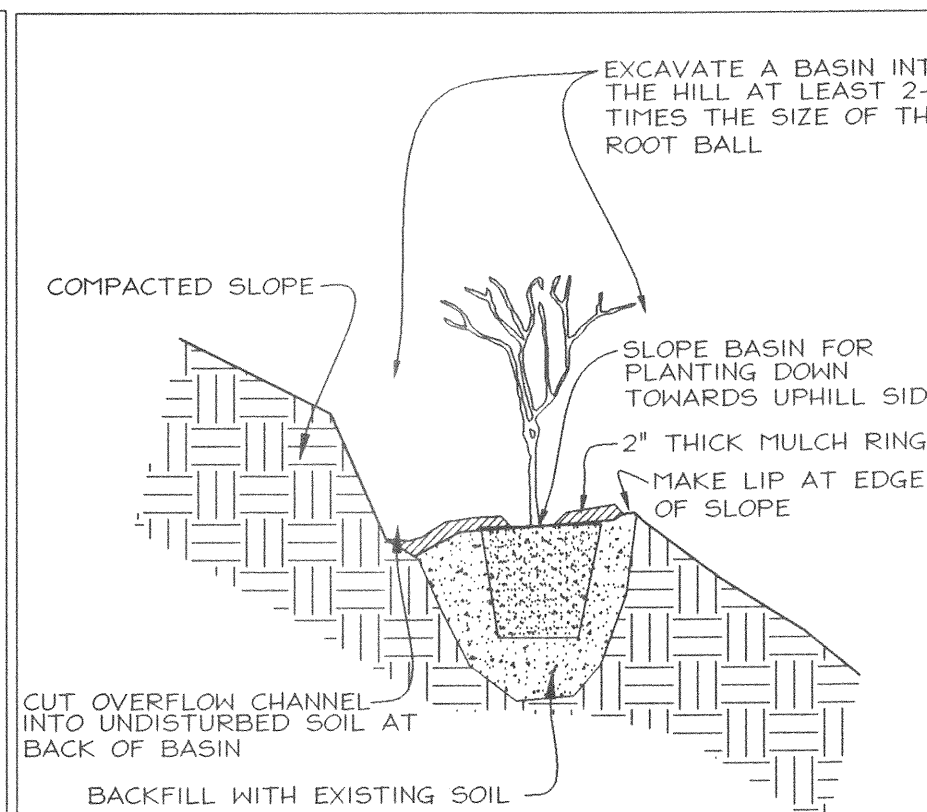


- MIX TREE AND SHRUB SPECIES IN THE STAGING AREA.
- SET THE GUIDE CURVILINEAR LINE AS CLOSE TO CONTOUR AS POSSIBLE

The forest conservation easements have been established to fulfill the requirements of Section 161200 of the Howard County Code and the Forest Conservation Manual. No clearing, grading or construction is permitted within the forest conservation easements. However, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.

Soil Protection Zone Notes

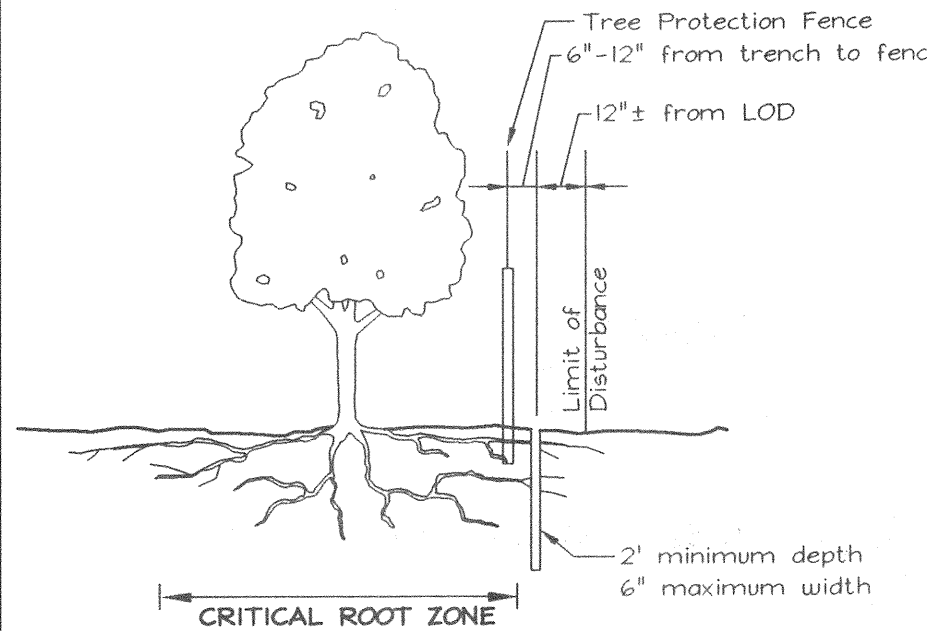
- The Soil Protection Zone shall include all areas contained inside the Limit of Disturbance.
- Where possible, the Soil Protection Zone shall extend to the drip line of specimen trees. For other groups of trees, the zone shall be the drip line or 40% of the height of the tree, whichever is greater.
- No construction activity is permitted within the Soil Protection Zone.
- If soil has been compacted or grading has taken place in the vicinity of the Soil Protection Zone, root pruning shall be implemented per Root Pruning detail, shown on this plan.
- Root pruning shall occur prior to the beginning of construction.
- Where the Soil Protection Zone must encroach inside the Critical Root Zone of a tree, soil disturbance shall be mitigated with vertical mulching, radial trenching, or another method approved by the ERI Forest Conservation Professional.
- Prior to construction, the Limits of Disturbance shall be marked and the ERI Professional shall determine which trees will need preventative treatment or removal.
- Tree maintenance and removal shall be undertaken by a qualified MID Tree Expert to ensure damage to surrounding trees is minimized.
- Brush and limbs removed for construction shall be chipped and spread at the edge of the Soil Protection Zone to a depth of 6 inches. This shall occur outside the Soil Protection Zone where compaction could impact otherwise unprotected Critical Root Zone.



- PLANTING ON STEEP SLOPES NOT TO SCALE
- PLANT AS PER CONTAINER PLANTING DETAIL EXCEPT PREP OF PLANTING AREA
 - A BASIN FOR PLANTING IS CUT INTO THE SLOPE WITH PLANT BEING PLACED NEAR THE DOWNHILL EDGE OF THE BASIN.
 - BASIN SHOULD SLOPE TOWARD UPHILL SIDE TO ALLOW RAIN TO BE CAPTURED AND INFILTRATE.
 - AN OVERFLOW CHANNEL SHALL BE CUT INTO UNDISTURBED SOIL AT THE REAR OF THE BASIN TO ALLOW EXCESS RUNOFF AND SEDIMENT TO ESCAPE WITHOUT DAMAGING THE BASIN.
 - MULCH AROUND PLANT IN BASIN.

ROOT PRUNING

- Retention areas shall be set prior to construction
- Boundaries of retention areas shall be flagged, and location of trench shall be specified by ERI Qualified Professional
- Roots shall be cut cleanly with root pruning equipment. Where roots 1" are found, trenching shall be done by air spade or hand tools. Roots 1" shall be cut with a hand saw.
- Trench shall be immediately backfilled with soil removed or high organic content soil.
- Any other techniques shall be approved by the ERI Qualified Professional before implementation.



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(410) 935-8887

Reforestation Area Monitoring Notes

- Monthly visits during the first growing season are to assess the success of the plantings and to determine if supplemental watering, pest control or other actions are necessary. Early spring visits will determine winter kill and autumn visits will document summer kill.
- The minimum survival rate shall be 75% of the total number of trees planted per acre at the end of the two year maintenance period. If total tree seedlings from natural regeneration on the planting site may be counted up to 50% toward the total survival number if they are healthy native species at least 12 inches tall. Certification at the end of the two-year post construction period must indicate that the survival rates will result in a 100 tree per acre ratio for a forest and the 3 to 4 foot height standard for limbs by the end of the two growing season post construction period, with at least 50% of those trees having the potential of attaining a 2" caliper DBH within 7 years.
- Survival will be determined by a stratified random sample of the plantings. The species composition of the sample population shall be proportionate to the amount of each species in the entire planting. 10% sampled.
- Effective monitoring will assess plant survivability during the first growing season and make recommendations for reinforcement or replanting if required at that time.

Reforestation Area Planting Notes

- Initial planting inspection and certification required. Planting contractor to notify ERI qualified professional 24 hours in advance of planting.
- Reforestation areas may be planted as soon as reasonable to do so. Late winter - early spring plantings are preferred. Earliest planting dates will vary from year to year but planting may generally begin as soon as the ground is no longer frozen. Alternate planting dates may be considered as conditions warrant.
- Soil amendments and fertilization recommendations will be made based upon the results of soil analysis for nitrogen, phosphorus, potassium, organic matter content and pH. If required, fertilizer will be provided using a slow release, soluble 16-8-16 analysis designed to last 5-8 years contained in polyethylene perforated bags such as manufactured by ADCO Works, P.O. Box 310 Hellins, N.Y. 11423 or approved local.
- Plant materials shall be planted in accordance with the planting diagram, planting details and planting schedule.
- Plant stock must be protected from desiccation at all times prior to planting. Materials held for planting shall be misted and placed in cool shaded areas until ready for placement.
- Planting materials shall be nursery grown and inspected prior to planting. Plants not conforming to the American Standards for Nursery Stock specifications for size, form, vigor, or roots, or due to trunk wounds, breakage, desiccation, insect or disease must be replaced.
- Newly planted trees may require watering at least once per week during the first growing season depending on rainfall in order to get established. The initial planting operation should allow for watering during installation to completely soak backfill materials.
- Mulch shall be applied in accordance with the diagram provided and shall consist of composted, shredded hardwood bark mulch, free of wood alcohol.
- Planting holes should be excavated to a minimum diameter of 2.5 to 3 times the diameter of the root ball or container. Mechanical angling is preferred with scarification of the sides of each hole.
- All nursery stock to be sprayed with deer repellent containing Biltrax such as Repellex. All nursery stock to be grown with deer repellent tablets in growing medium, such as Repellex Tablets.

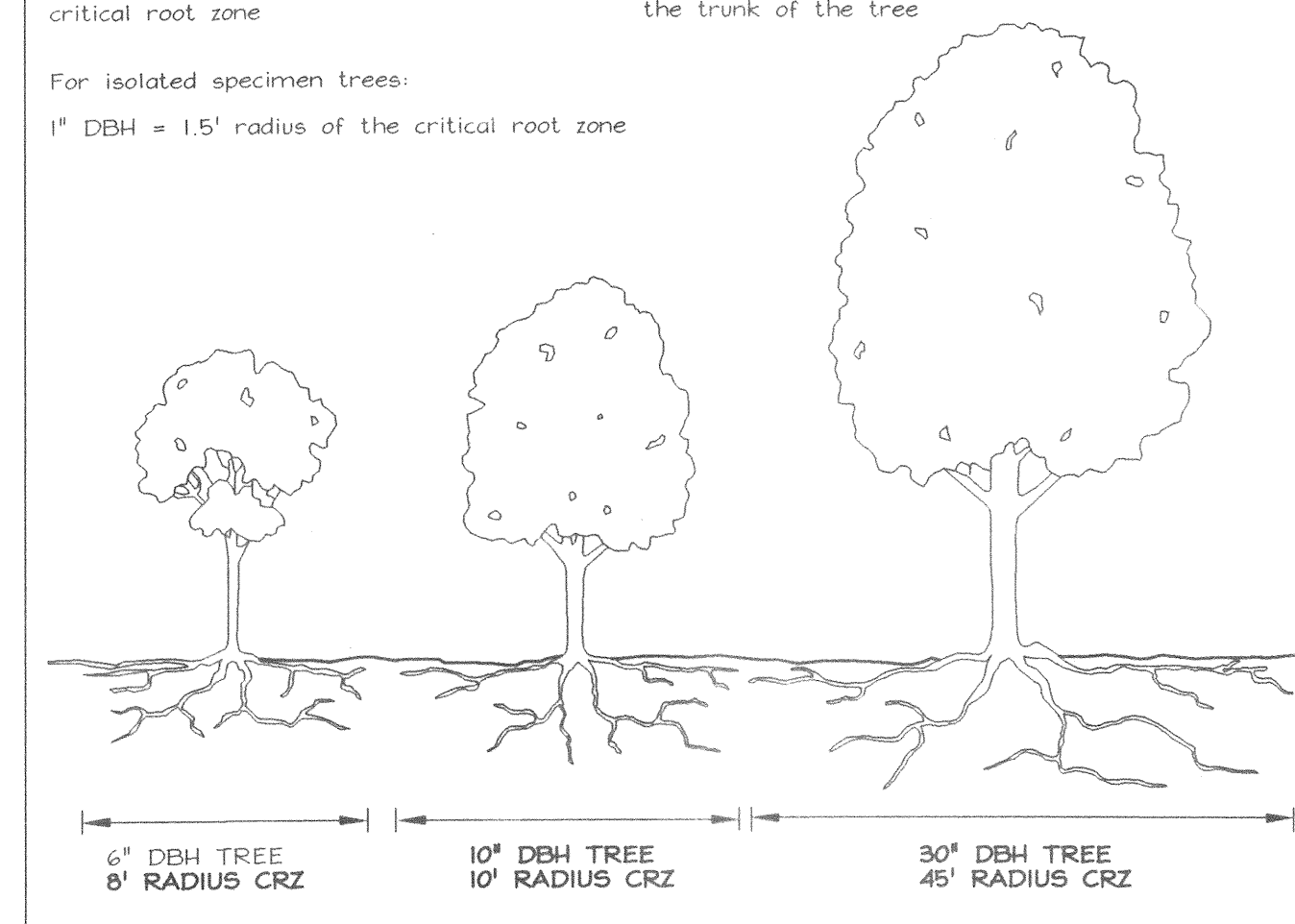
CRITICAL ROOT ZONE

For the edge of large areas, use the greater of the two choices below:

1" DBH of the tree = 1' radius of the critical root zone or 8 ft. radius circle around the trunk of the tree

For isolated specimen trees:

1" DBH = 15' radius of the critical root zone



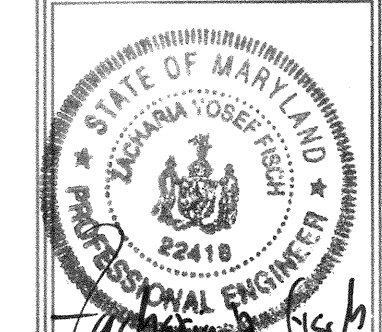
TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY
Mark A. Eagle
PLANNING DIRECTOR
6/11/07
DATE
JA

FOREST CONSERVATION PLAN

NOTES & DETAILS
SUMMER HAVEN
PHASE ONE

LOTS 3 THRU 11, OPEN SPACE LOTS 12 & 13
& NON-BUILDABLE BULK PARCEL 'A'

A Resubdivision of Summer Haven Lot 2, Plat #15439
TAX MAP 38 GRID 14 PARCELS 716, 721 & P/O 233
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



FSH Associates
Engineers Planners Surveyors
8318 Forest Street Elicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DESIGN BY: AB
DRAWN BY: KO
CHECKED BY: ZYF
SCALE: As Shown
DATE: June 8, 2005
N.O. No.: 3157
SHEET No. 5 OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
DIRECTOR DATE