

SOILS LEGEND		
MAP SYMBOL	SOIL GROUP	SOIL TYPE
Brc2	A	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
Brc3	A	BRANDYWINE LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIB2	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
GIC2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
GIB2	C*	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED

\* INDICATES HYDRIC SOILS  
TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND (ISSUED JULY 1968) MAP NO. 9

**FOREST RETENTION AREA**

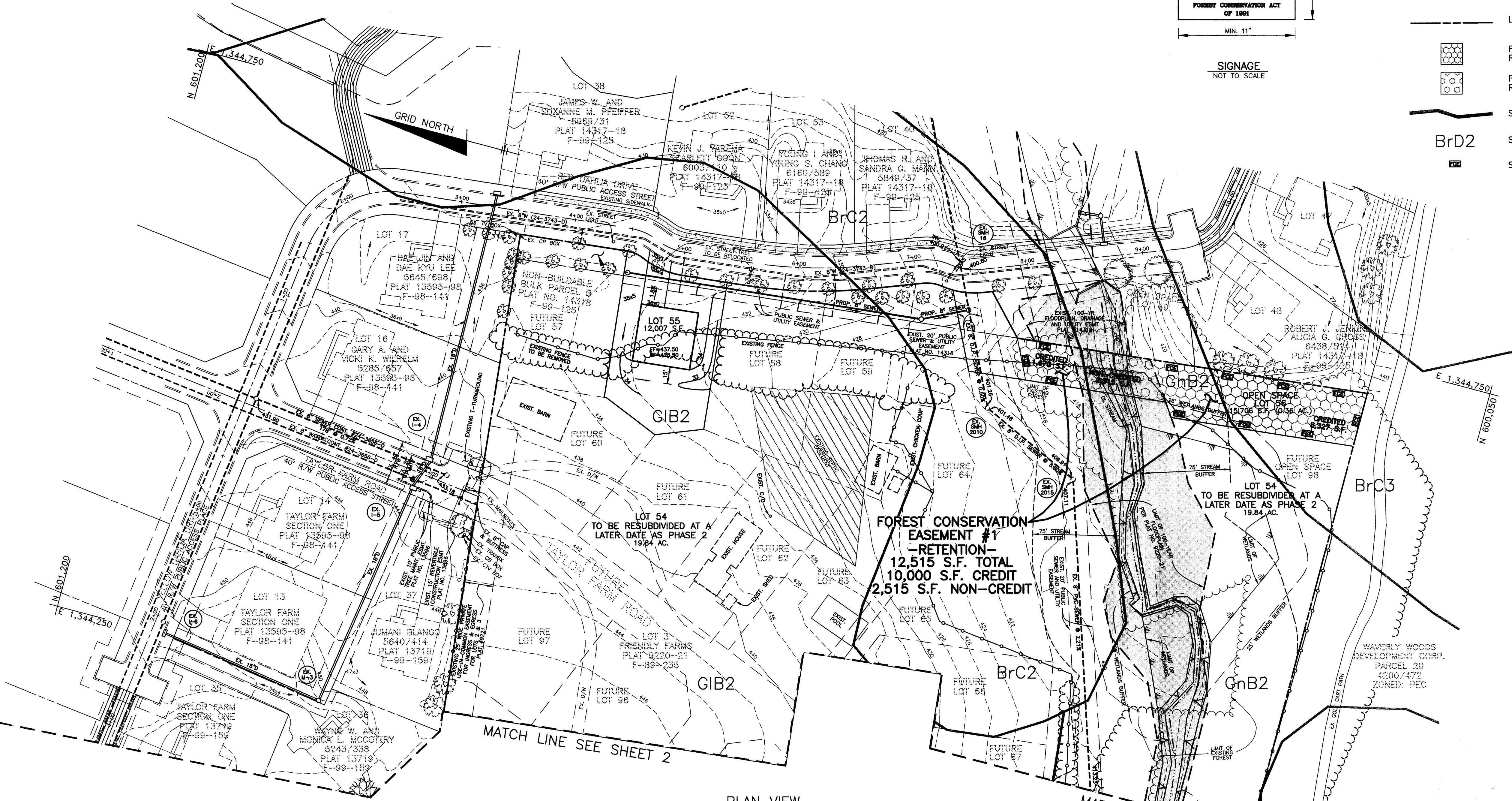
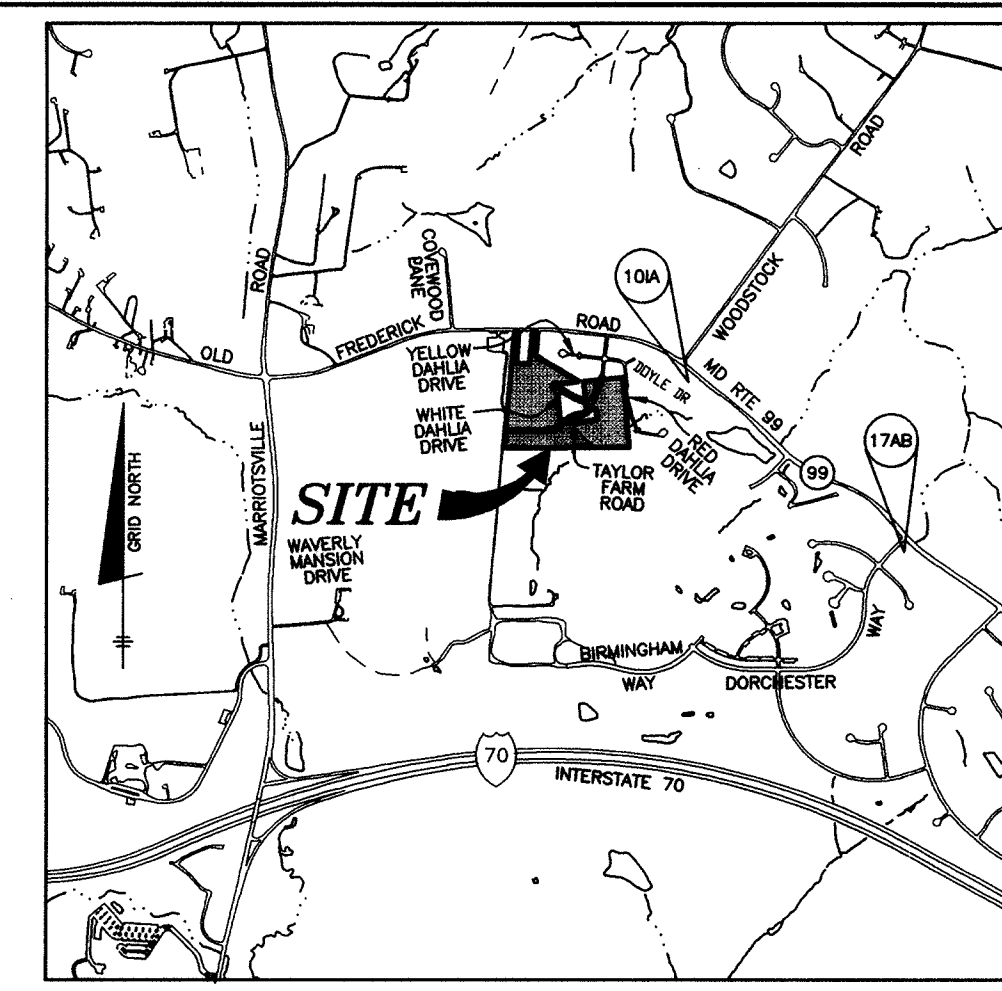
MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT OF 1991

MIN. 15'

MIN. 11'

- LEGEND**
- EXISTING CONTOURS
  - EXISTING FOREST
  - EXISTING HEDGEROW, SCATTERED TREES & BRUSH
  - EXISTING 100-YR FLOODPLAIN
  - EXISTING STREAM
  - EXISTING STREAM BANK
  - EXISTING WETLANDS
  - LIMIT OF SUBMISSION
  - FOREST CONSERVATION EASEMENT RETENTION (CREDITED)
  - FOREST CONSERVATION EASEMENT RETENTION (NON-CREDITED)
  - SOILS DELINEATION LINE
  - SOILS TYPE
  - SIGNAGE



PLAN VIEW  
SCALE: 1" = 50'

**(APPENDIX E) FOREST CONSERVATION WORKSHEET**

NET TRACT AREA	
A. TOTAL TRACT AREA (INCLUSIVE OF ALL PROPOSED LOTS)	0.64 AC.±
B. AREA WITHIN 100 YEAR FLOOD PLAIN	0.06 AC.±
C. AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00 AC.±
D. NET TRACT AREA	0.58 AC.±
LAND USE CATEGORY	
HDR ( ZONING = R-20 )	
E. AFFORESTATION THRESHOLD (15% x D =)	0.09 AC.±
F. CONSERVATION THRESHOLD (20% x D =)	0.12 AC.±
EXISTING FOREST COVER	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	0.23 AC.±
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0.14 AC.±
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	0.11 AC.±
BREAK EVEN POINT	
J. BREAK EVEN POINT	0.14 AC.±
K. CLEARING PERMITTED WITHOUT MITIGATION	0.09 AC.±
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED (CANNOT EXCEED EXIST.)	0.00 AC.±
M. TOTAL AREA OF FOREST TO BE RETAINED	0.23 AC.± FCE
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.00 AC.±
P. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0.00 AC.±
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.11 AC.±
R. TOTAL REFORESTATION REQUIRED	0.00 AC.±
S. TOTAL AFFORESTATION REQUIRED	0.00 AC.±
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.00 AC.±

NO CLEARING OF EXISTING FOREST IS PROPOSED AND EXISTING FOREST EXCEEDS THE AFFORESTATION MINIMUM; THEREFORE, NO REFORESTATION IS REQUIRED.

**FLOODPLAIN NOTE:**  
PORTIONS OF THE SITE OCCURRING WITHIN THE 100-YEAR FLOODPLAIN ARE NOT INCLUDED AS PART OF THE NET TRACT AREA OF THE SITE. AREAS OF FLOODPLAIN FOREST OCCURRING WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT WILL BE PROTECTED BY THE EASEMENT RESTRICTIONS BUT HAVE NOT BEEN CREDITED TOWARD THE PROJECTS FCA OBLIGATIONS.

- FCP 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.
  - THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION ACT. 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.
  - 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.
  - THE FOREST CONSERVATION OBLIGATION SHALL BE MET VIA THE ON-SITE RETENTION OF 0.23 ACRES OF NET TRACT AREA FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT. ONLY 0.12 ACRES OF RETENTION IS NEEDED TO SATISFY THE FOREST CONSERVATION OBLIGATION; HOWEVER, THE MINIMUM FOREST CONSERVATION EASEMENT SIZE IS 10,000 S.F. OR 0.23 ACRES. THUS, THE ADDITIONAL 0.11 ACRES OF RETENTION PROVIDED UNDER THIS PRELIMINARY PLAN SHALL BE CREDITED TOWARD THE FOREST CONSERVATION OBLIGATION FOR PHASE 2 (P-04-016) RESUBDIVISION OF THIS PROJECT. SURETY IN THE AMOUNT OF \$5,000.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
  - THIS PLAN PREVIOUSLY APPROVED UNDER P-04-016.
  - THE RESIDUE LOT 54 WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION PLAN, HOWEVER UPON FURTHER RESUBDIVISION OF THE LOT/PARCEL, THEN SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ITS ACREAGE SIZE.

**Eco-Science Professionals, Inc.**  
CONSULTING ECOLOGISTS

M/D ENV. Qualified Professional  
USACOE #100010000000  
Certification # 300031MD061004402

P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752

*John F. Canale*  
8/3/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William M. [Signature]* 8/3/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Horvath* 8/12/05  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

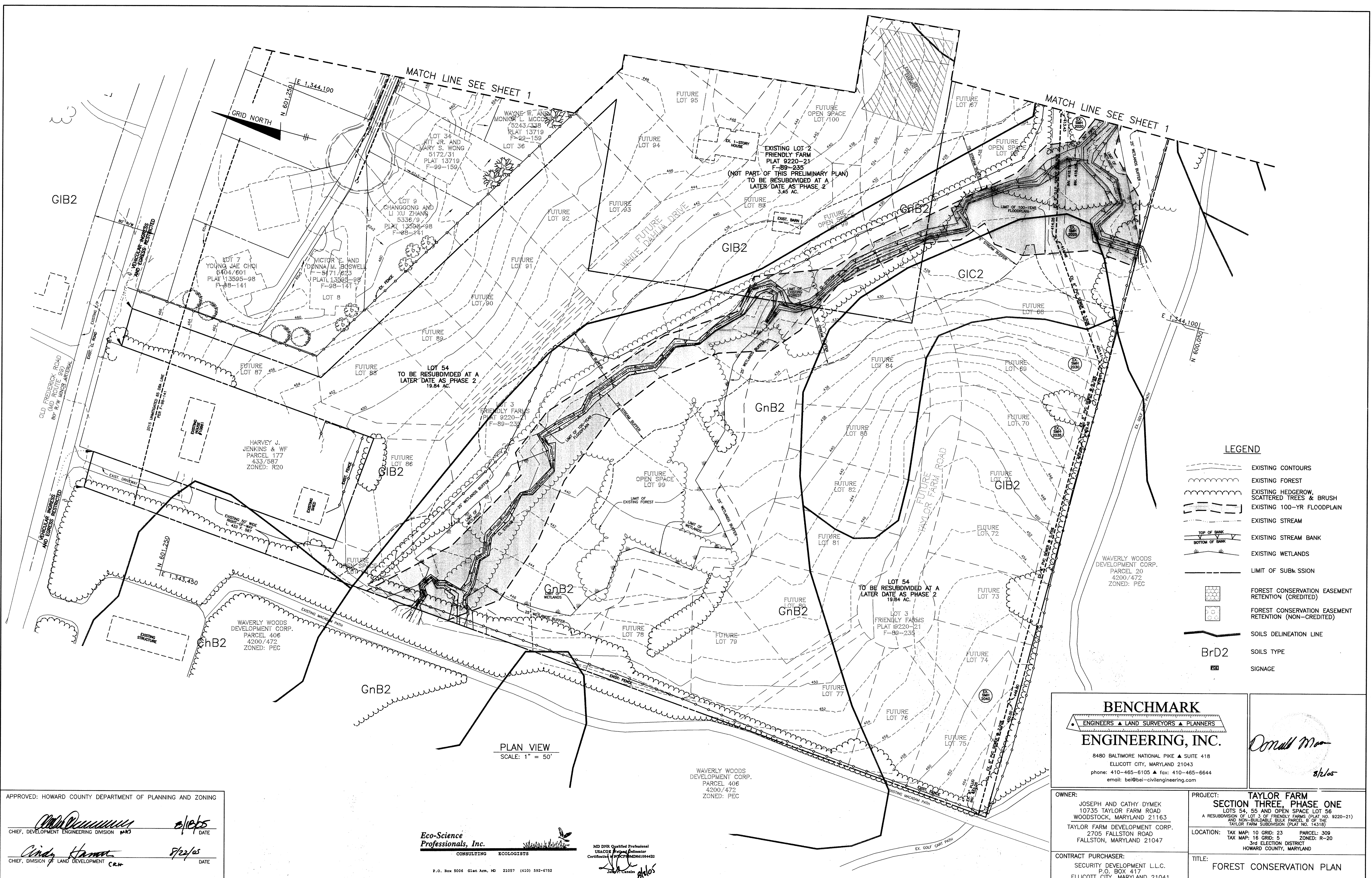
**BENCHMARK**  
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

**ENGINEERING, INC.**

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*Donald Maer*  
elias

<p>OWNER: JOSEPH AND CATHY DYMEK 10735 TAYLOR FARM ROAD WOODSTOCK, MARYLAND 21163</p> <p>TAYLOR FARM DEVELOPMENT CORP. 2705 FALLSTON ROAD FALLSTON, MARYLAND 21047</p>	<p>PROJECT: <b>TAYLOR FARM SECTION THREE PHASE ONE</b> LOTS 54, 55 AND OPEN SPACE LOT 56 A RESUBDIVISION OF LOT 3 OF FRIENDLY FARMS (PLAT NO. 9220-21) AND NON-BUILDABLE BULK PARCEL B OF THE TAYLOR FARM SUBDIVISION (PLAT NO. 14319)</p> <p>LOCATION: TAX MAP: 10 GRID: 23 PARCEL: 309 TAX MAP: 16 GRID: 5 ZONED: R-20 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p>
<p>CONTRACT PURCHASER: SECURITY DEVELOPMENT L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244</p>	<p>TITLE: <b>FOREST CONSERVATION PLAN</b></p> <p>DATE: AUGUST 2, 2005 PROJECT NO. 1585</p> <p>DESIGN: DBT DRAFT: DBT CHECK: CAM SCALE: AS SHOWN SHEET 1 OF 2</p>



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Howard County Seal*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION **HW** DATE **8/16/05**

*Cindy Hamer*  
 CHIEF, DIVISION OF LAND DEVELOPMENT **CRH** DATE **8/22/05**

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MD DNR Qualified Professional  
 USACE Registered Engineer  
 Certified Professional  
*delos*

PLAN VIEW  
 SCALE: 1" = 50'

WAVERLY WOODS DEVELOPMENT CORP.  
 PARCEL 406  
 4200/472  
 ZONED: PEC

- LEGEND**
- EXISTING CONTOURS
  - EXISTING FOREST
  - EXISTING HEDGEROW, SCATTERED TREES & BRUSH
  - EXISTING 100-YR FLOODPLAIN
  - EXISTING STREAM
  - EXISTING STREAM BANK
  - EXISTING WETLANDS
  - LIMIT OF SUBDIVISION
  - FOREST CONSERVATION EASEMENT RETENTION (CREDITED)
  - FOREST CONSERVATION EASEMENT RETENTION (NON-CREDITED)
  - SOILS DELINEATION LINE
  - SOILS TYPE **BrD2**
  - SIGNAGE

**BENCHMARK**  
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*Donald Moore*  
 8/2/05

<p><b>OWNER:</b>          JOSEPH AND CATHY DYMEK          10735 TAYLOR FARM ROAD          WOODSTOCK, MARYLAND 21163          TAYLOR FARM DEVELOPMENT CORP.          2705 FALLSTON ROAD          FALLSTON, MARYLAND 21047</p>	<p><b>PROJECT:</b>  <b>TAYLOR FARM SECTION THREE, PHASE ONE</b>          LOTS 54, 55 AND OPEN SPACE LOT 56          A RESUBDIVISION OF LOT 3 OF FRIENDLY FARMS (PLAT NO. 9220-21) AND NON-BUILDABLE BULKY PARCEL 9 OF THE TAYLOR FARM SUBDIVISION (PLAT NO. 14318)</p> <p><b>LOCATION:</b> TAX MAP: 10 GRID: 23 PARCEL: 309          TAX MAP: 16 GRID: 5 ZONED: R-20          3rd ELECTION DISTRICT          HOWARD COUNTY, MARYLAND</p>
<p><b>CONTRACT PURCHASER:</b>          SECURITY DEVELOPMENT L.L.C.          P.O. BOX 417          ELLICOTT CITY, MARYLAND 21041          410-465-4244</p>	<p><b>TITLE:</b>  <b>FOREST CONSERVATION PLAN</b></p>
<p><b>DESIGN:</b> DBT <b>DRAFT:</b> DBT <b>CHECK:</b> CAM</p>	<p><b>DATE:</b> AUGUST 2, 2005 <b>PROJECT NO.:</b> 1585  <b>SCALE:</b> AS SHOWN <b>SHEET</b> 2 <b>OF</b> 2</p>