

FINAL CONSTRUCTION PLAN PARK RIDGE ESTATES

LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE PRESERVATION PARCEL 'B'

TAX MAP 10, PARCEL 24, GRID 20 & 21, 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

LEGEND

- Existing Contour
- Proposed Contour
- Direction of Flow
- Existing Spot Elevation
- Proposed Spot Elevation
- Utility Pole
- Use-in-Common Access & Utility Easement
- Public Water and Utility Easement
- Entrance Sign Easement
- Existing Trees to Remain
- Proposed Septic Area
- Forest Conservation Easement
- Proposed House Site
- Storm Water Management Natural Conservation Easement

VICINITY MAP
SCALE: 1"=200'
ADC MAP # GRID 13 JK

GEODETIC SURVEY CONTROLS

Sta. 10HA	N 601,206.587	E 1,340,912.325	E1: 483,958 (feet)
Sta. 10H5	N 601,201.805	E 1,339,637.662	E1: 522,699 (feet)

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

KEY:

- Channelizing Devices
- Sign Support
- Direction of Traffic
- Work Site

**Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION**
STANDARD NO. MD 104.02-01

WATER EASEMENT ENLARGEMENT
SCALE: 1"=20'

WATER EASEMENT LINE TABLE

LINE	LENGTH	BEARING
K1	10.00	S18°06'32"W
K2	24.51	S82°42'40"E
K3	10.84	N23°16'08"E
K4	130.92	N12°40'31"E
K5	183.12	S01°25'34"W
K6	12.00	S88°34'26"E
K7	20.00	S01°25'34"W
K8	12.00	N83°24'24"W
K9	12.04	S01°25'34"W
K10	07.83	S33°58'45"W
K11	20.00	N56°20'41"W
K12	07.94	N83°24'24"W
K13	317.19	N01°25'34"E
K14	134.86	N12°40'31"E
K15	117.32	N23°16'08"E
K16	44.30	S82°42'40"E

COORDINATE TABLE

POINT	NORTHING	EASTING
300	603,400.0240	1,335,952.8424
302	602,934.7133	1,335,947.2636
350	602,175.8011	1,336,112.2269
351	602,330.5525	1,336,530.0486
352	602,735.9441	1,336,755.7226
353	602,707.9138	1,336,755.2698
354	602,563.5404	1,336,966.0044
355	602,404.4113	1,337,204.3368
356	602,155.7502	1,337,632.9510
357	602,458.6272	1,337,841.1836
358	602,257.8855	1,337,850.4143
359	603,089.0380	1,337,829.0104
360	603,163.4452	1,337,802.5182

PIPESTEM DETAIL
SCALE: 1"=50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD/CHORD LENGTH
C1	1085.42'	23.00'	1°12'51"	11.50'	S76°24'13"W 23.00'
C2	1085.42'	158.71'	8°22'40"	74.50'	S81°15'41"W 158.57'
C3	617.26'	439.40'	40°47'11"	224.48'	N73°25'21"W 439.19'
C4	985.42'	163.81'	6°31'28"	82.09'	S82°32'48"W 163.62'
C5	517.26'	362.57'	40°04'40"	181.09'	N73°16'38"W 365.19'
C6	65.00'	36.93'	32°33'10"	18.98'	N17°42'09"E 36.44'
C7	48.00'	25.57'	32°33'24"	13.14'	N17°42'09"E 25.22'
C8	30.00'	8.74'	16°41'32"	4.40'	S04°46'03"W 8.70'
C9	70.00'	39.77'	32°33'11"	20.44'	N17°42'09"E 39.24'
C10	30.00'	17.04'	32°33'11"	8.76'	N17°42'09"E 16.82'
C11	70.00'	20.38'	16°42'58"	10.26'	S04°46'03"W 20.31'
C12	506.02'	499.74'	49°47'26"	234.84'	N78°43'54"W 426.03'
C13	9802.78'	491.27'	2°52'17"	245.68'	S89°35'06"E 491.21'

LOCATION MAP
SCALE: 1"=200'

SHEET INDEX

DESCRIPTION	SHEET No.
Cover Sheet	1 of 9
Forest Conservation, Sediment & Erosion Control, and Grading Plan	2 of 9
Forest Conservation, Sediment & Erosion Control, and Grading Plan	3 of 9
Route 99 Road Widening Plan & Details	4 of 9
Route 99 Road Improvement Sections & Culvert Profiles	5 of 9
Landscape Plan, Notes and Details	6 of 9
Landscape Plan, Notes and Details	7 of 9
Sediment & Erosion Control and Miscellaneous Notes & Details	8 of 9
Forest Conservation Notes and Details	9 of 9

- GENERAL NOTES**
- This Subdivision Plan is subject to the Amended Fifth Edition of the Subdivision Regulations and Zoning Regulations Effective Jan. 8, 2002.
 - Subject property zoned RC-DEO per 02/02/04 Comprehensive Zoning Plan and the Comp-Lite Zoning Amendments dated July 25, 2005.
 - a. Gross area of tract: 27.317 ac.±
b. Area of Floodplain: 0.000 ac.
c. Area of 25% or Greater Slopes: 0.000 ac.
d. Net Area of Tract: 27.317 ac.±
 - a. Area of Proposed Road R/W: 1.254 ac.±
b. Area of Proposed Buildable Lots: 5.643 ac.±
c. Area of Proposed Non-Buildable Preservation Parcel: 8.769 ac.±
 - Number of Lots and Parcels Proposed:
a. Buildable Lots: 5
b. Non-Buildable Preservation Parcel: 1
 - Public water and private sewer shall be utilized within this development.
 - Soils Information taken from Soil Map No.8, Soil Survey, Howard County, Maryland, July 1968 Issue.
 - This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland 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 adjustments to the private sewage easement. Recordation of a modified easement shall not be necessary.
 - The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
 - Boundary outline based on Boundary Survey performed by FSH Associates on December 2006.
 - Topographic contours based on field survey prepared by Jack C. Hellman, Inc. on July 25, 2005.
 - 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.
 - Stormwater Management for this site is provided as follows:
a. This site is exempt from having to provide CPM management.
b. WQ and Rev are provided through sheet flow to buffer credits and grass channel treatment as approved under SP-06-004.
 - Forest Stand Delineation and Wetland Delineation was prepared by Exploration Research Inc. on July 18, 2005.
 - This property is located within the Alpha Ridge Metropolitan District Incorporation, effective date is 2/5/07.
 - The traffic study was prepared by Lee Cunningham and Associates on August 10, 2005 and was approved under SP-06-004. Improvements/fees are required to meet matching requirements.
 - 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 right-of-way line only and not onto the flag or pipestem lot driveway.
 - No cemeteries exist within this subdivision.
 - Horizontal and Vertical Control Datum is based on Howard County Geodetic Control Stations:

10HA	Northing (ft)	Easting (ft)	Elevation (ft)
10HA	60206.587	1340912.325	483.958
10H5	60201.805	1339637.662	522.699
 - No clearing, grading, or construction is permitted within the wetland, stream, or their required buffers.
 - Denotes Public Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed. This plot complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Rules for Forest Conservation on Cluster Subdivisions were utilized. There is no forest on site. The required afforestation of 3.71 Ac. will be planted in an easement of 3.71 Ac. on Preservation Parcel A. The total forest conservation obligation met on this site is 3.71 acres, with a total forest conservation security amount of \$80,803.80 for afforestation of 161,607.60 s.f. @ \$ 0.50/s.f. to be posted with the Developers Agreement.
 - 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.
 - No wells are required. Public water is available via water main contract #44-3480.
 - Buildable Preservation Parcel "A" and Non-Buildable Preservation Parcel "B" are privately owned and maintained with the easement holders being Howard County and the HOA.
 - There are no floodplains or wetlands located onsite.
 - Road improvements to SHA MD Route 99 consist of 15 Foot pavement widening for 150 feet in both directions and a 25 foot driveway apron.
 - 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. The 65dba line is shown on the plan.
- General Notes Continued See This Sheet*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/7/07
CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/10/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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. #22418, Expiration Date: 07/29/2009.

OWNER/DEVELOPER
Maryland Financial and Real Estate Trust, LLC
c/o Matt Decker
305 N. Rolling Road
Catonville, MD 21228
Tel: 443-621-0933

COVER SHEET
PARK RIDGE ESTATES
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A",
AND NON-BUILDABLE PRESERVATION PARCEL "B"
TAX MAP 10 GRID 20 & 21 PARCEL 24
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6338 Howard Lane, Ekridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1562
E-mail: info@fsh.com

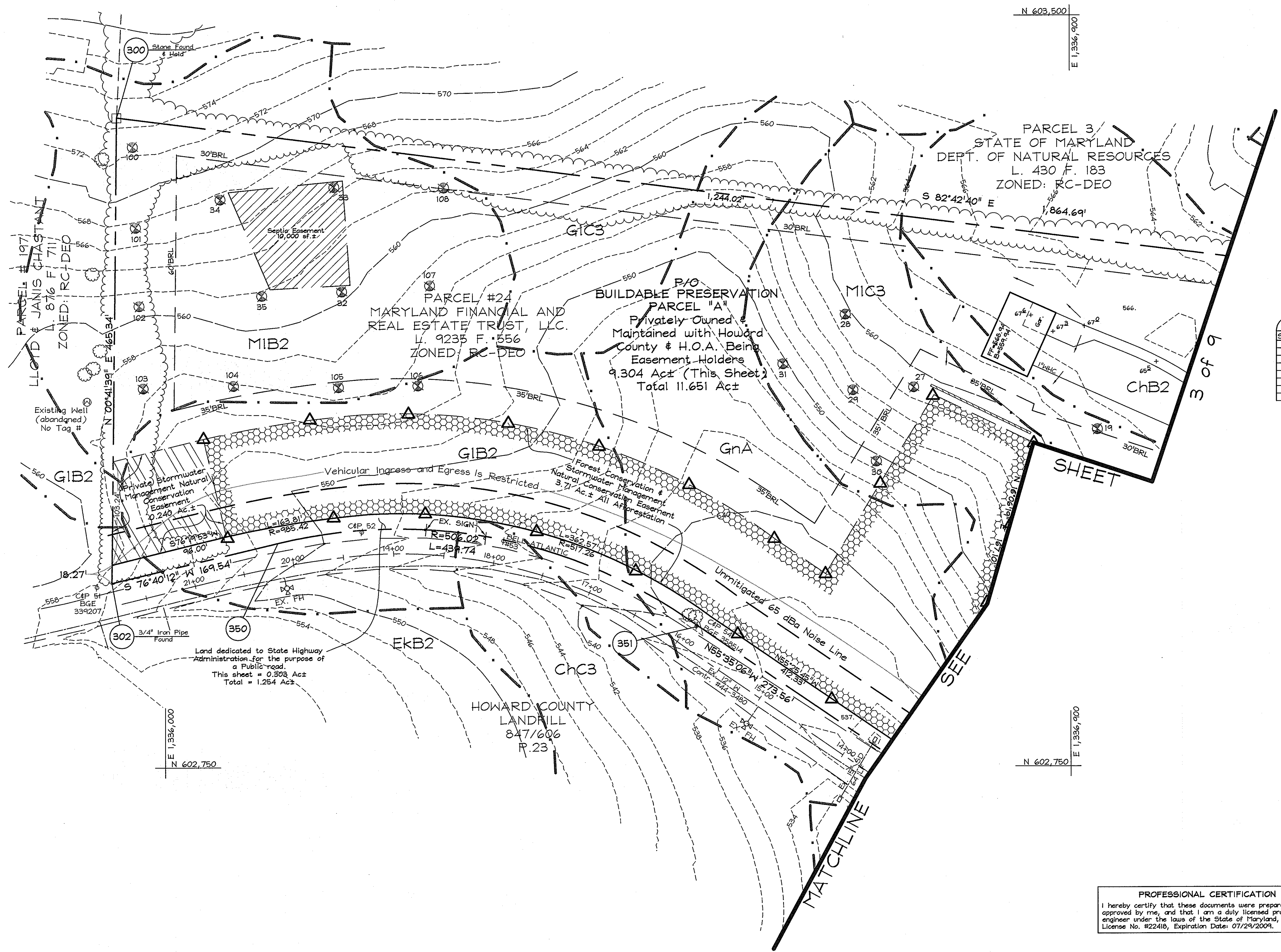
DESIGN BY: ZYF
DRAWN BY: RL
CHECKED BY: ZYF
SCALE: As Shown
DATE: Nov. 13, 2007
I.O. No.: 3446
SHEET No.: 1 OF 9

LEGEND

Existing Contour	-----382
Proposed Contour	-----382
Existing Spot Elevation	+66
Proposed Spot Elevation	+62.53
Direction of Flow	---
Existing Trees to Remain	
Limit of Disturbance	--- LOD ---
Soils	--- GIC3 ---
Proposed House	
Percolation Tests	⊕ 37
Existing Septic Easement	
Level Spreader	---
Existing Well	⊕
Forest Conservation Easement	
Forest Conservation Sign	△
Utility Pole	⊕
Ex. Sign	⊕
Soils Line	--- EkB2 ---
Channel Silt Fence	--- CSF ---

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC3	Chester silt loam, 8 to 15 percent slopes, severely eroded	B
EkB2	Elkton silt loam, 3 to 8 percent slopes, moderately eroded	C
GIB2	Glenelig loam, 3 to 8 percent slopes, moderately eroded	B
GIC3	Glenelig loam, 8 to 15 percent slopes, severely eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
MIB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MIC3	Manor loam, 8 to 15 percent slopes, severely eroded	B



NOTE:
SEE PIPESTEM DETAIL ON SHEET 1 (COVER) FOR PIPESTEM AND ASSOCIATED EASEMENT DETAILS.

OWNER/DEVELOPER
Maryland Financial and Real Estate Trust, LLC
c/o Matt Decker
305 N. Rolling Road
Catonsville, MD 21228
Tel: 443-621-0433

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. #22418, Expiration Date: 07/29/2009.

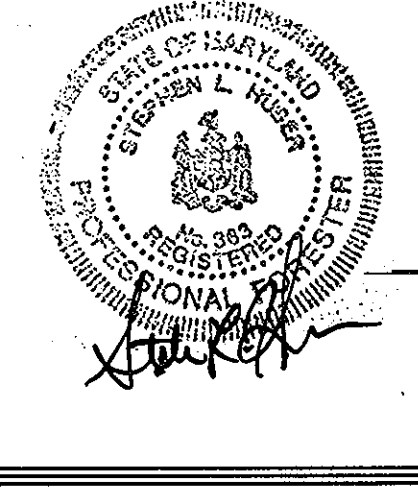
FOREST CONSERVATION SEDIMENT AND EROSION CONTROL AND GRADING PLAN
PARK RIDGE ESTATES
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A", AND NON-BUILDABLE PRESERVATION PARCEL "B",
TAX MAP 10 GRID 20 & 21 PARCEL 24
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
12/2/07
12/16/07

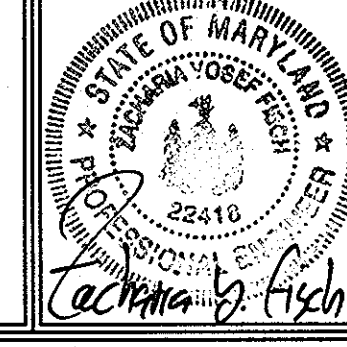
DEVELOPER'S CERTIFICATE
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
11-14-07
DATE

ENGINEERS CERTIFICATE
"I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
Zacharia Y. Fish
SIGNATURE OF ENGINEER
ZACHARIA Y. FISCH
11/20/07
DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
DATE
THESE PLANS FOR SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
DATE



EXPLORATION RESEARCH, INC.
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
6339 HOWARD LANE, ELKRIDGE, MD 21075
TEL: (410) 587-5200 FAX: (410) 798-1562



FSH Associates
Engineers Planners Surveyors
6339 HOWARD LANE, ELKRIDGE, MD 21075
Tel: 410-587-5200 Fax: 410-798-1562
E-mail: info@fsh.net

DESIGN BY: ZYF
DRAWN BY: RL
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: Nov. 13, 2007
I.O. No.: 3445
SHEET No.: 2 OF 9

LEGEND

- Existing Contour: --- 302
- Proposed Contour: --- 450
- Spot Elevation: 450.53
- Existing Trees to Remain: [Symbol]
- Silt Fence: --- SF --- SF
- Super Silt Fence: --- SSF --- SSF
- Erosion Control Matting: [Symbol]
- Limit of Disturbance: --- LOP --- LOP
- Direction of Flow: [Symbol]
- Existing Spot Elevation: 302.3
- Existing Utility Pole: [Symbol]
- Fire Hydrant: [Symbol]
- Proposed Check Dam: [Symbol]
- Proposed Level Spreader: [Symbol]
- Access Easement: [Symbol]
- Access and Utility Easement: [Symbol]
- Proposed Septic Area: [Symbol]
- Existing Septic Area: [Symbol]
- Forest Conservation Easement: [Symbol]
- Proposed House Site: [Symbol]
- Forest Conservation Sign: [Symbol]
- Percolation Tests: [Symbol]
- Soils: EKB2
- Ex. Sign: [Symbol]
- Channel Silt Fence: CSF

CENTERLINE DRIVEWAY CURVE DATA

CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	50.0'	26.4'	32°55'32"	14.60'	S17°42'09"W	28.03'
C2	50.0'	14.56'	16°48'28"	7.33'	S09°46'03"W	14.57'

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CHB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
CHC3	Chester silt loam, 8 to 15 percent slopes, severely eroded	B
EKB2	Elkton silt loam, 3 to 8 percent slopes, moderately eroded	B
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GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GnA	Glenelg silt loam, 0 to 3 percent slopes	C
MIB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MIC3	Manor loam, 8 to 15 percent slopes, severely eroded	B

CHECK DAM TABULATION

CHECK DAM NO.	± ROAD STATION	OFFSET
1	2+61.25	14.64 Left
2	3+11.27	13.95 Left
3	3+40.61	14.52 Left
4	3+41.32	14.78 Right
5	2+91.49	14.17 Right
6	2+41.32	14.01 Right
7	1+92.78	14.71 Right

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. #22418, Expiration Date: 07/29/2004.



OWNER/DEVELOPER
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 305 N. Rolling Road
 Caloverville, MD 21228
 Tel: 443-621-0933

EXPLORATION RESEARCH, INC.
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS
 6309 HOWARD LANE
 ELKRIKE, MARYLAND 21075
 TEL: (410) 587-5200 FAX: (410) 796-1562

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CONTROL: [Signature] 12/2/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 12/10/07
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

THESE PLANS HAVE BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE
 [Signature] 11/30/07
 HOWARD SOIL CONSERVATION DISTRICT DATE

DEVELOPER'S CERTIFICATE
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 11-14-07
 SIGNATURE OF DEVELOPER DATE

ENGINEERS CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 11/26/07
 SIGNATURE OF ENGINEER DATE
 ZACHARIA Y. FISCH

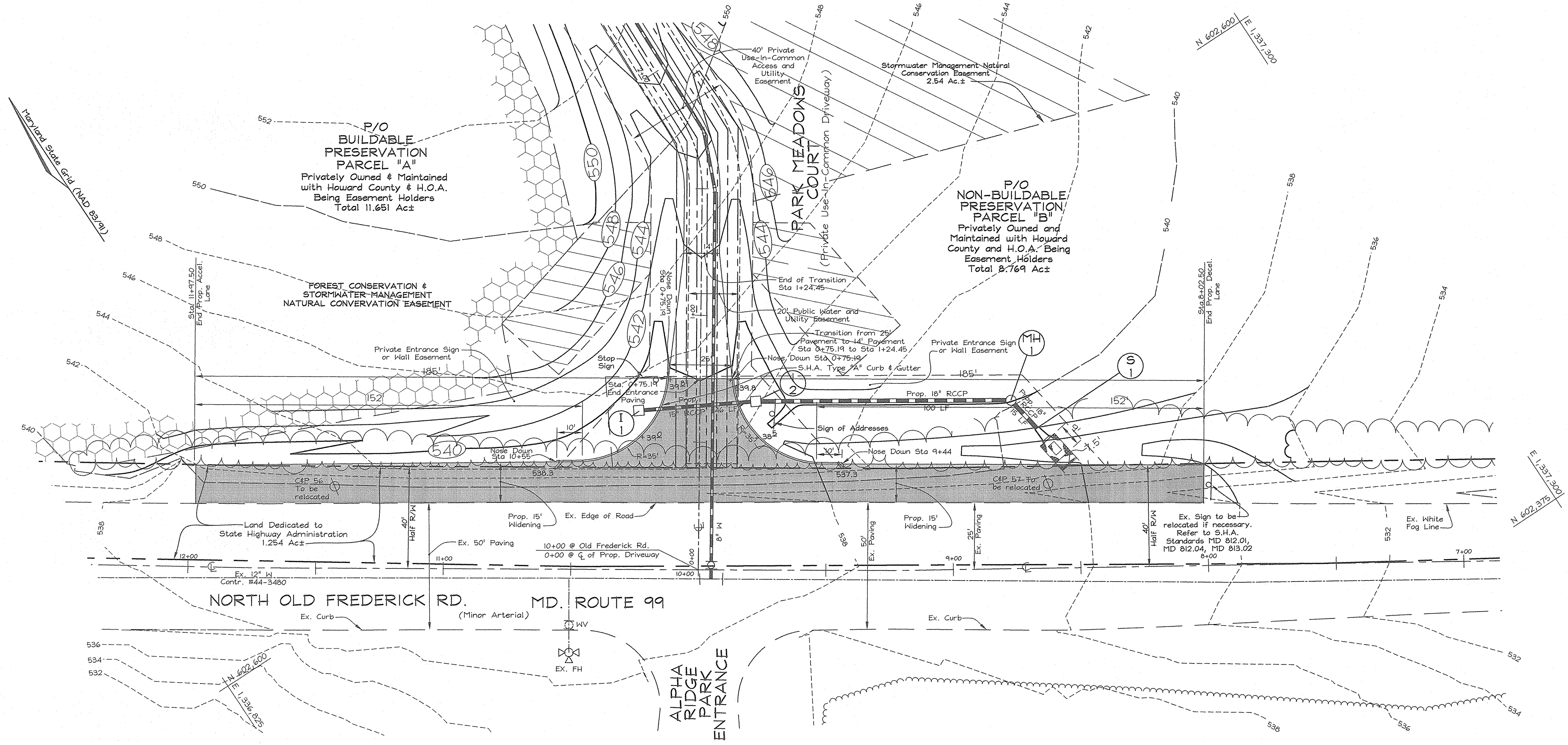
FOREST CONSERVATION SEDIMENT AND EROSION CONTROL AND GRADING PLAN PARK RIDGE ESTATES
 LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A", AND NON-BUILDABLE PRESERVATION PARCEL "B"
 TAX MAP 10 GRID 20 & 21 PARCEL 24
 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
 Engineers Planners Surveyors
 6339 HOWARD LANE, ELKRIKE, MD 21075
 TEL: 410-587-5200 FAX: 410-796-1562
 E-mail: info@fsher.com

DESIGN BY: ZYF
 DRAWN BY: RL
 CHECKED BY: ZYF
 SCALE: 1"=50'
 DATE: Nov. 13, 2007
 P.L.O. No.: 3445
 SHEET No.: 3 OF 4

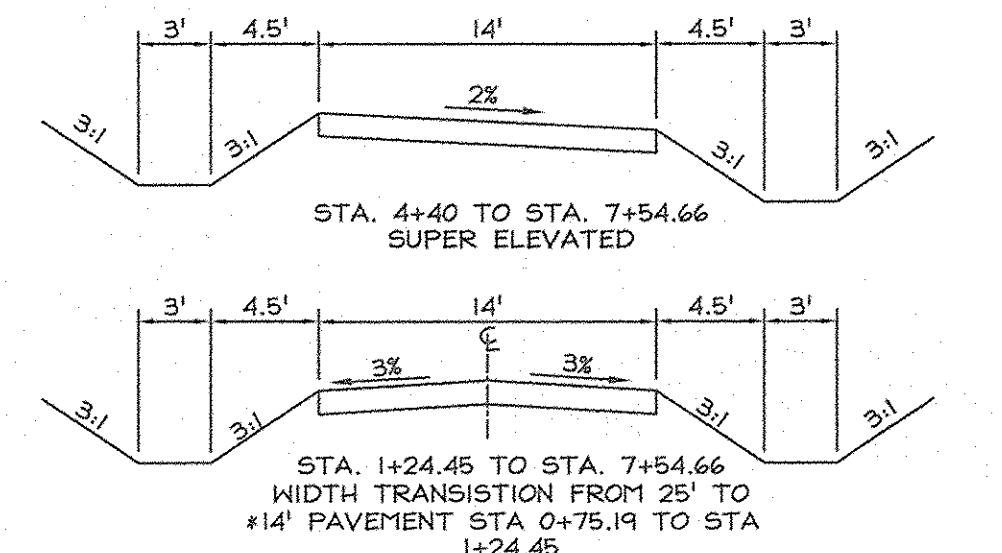
NOTE:
 SEE PIPESTEM DETAIL ON SHEET 1 (COVER) FOR PIPESTEM AND ASSOCIATED EASEMENT DETAILS.



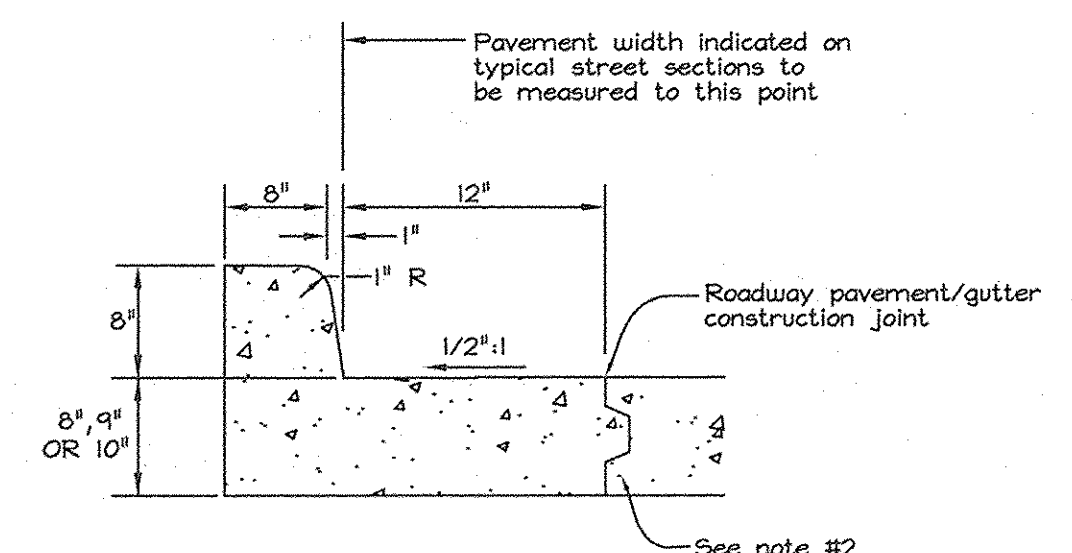


NORTH OLD FREDERICK RD. MD. ROUTE 99
(Minor Arterial)

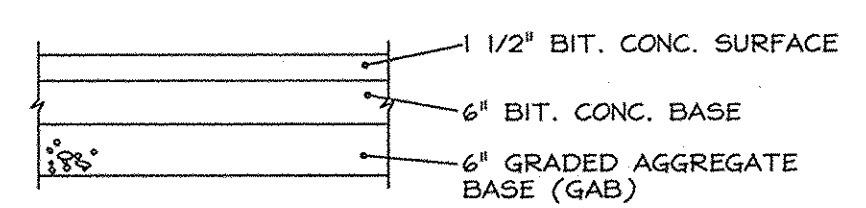
MD ROUTE 99 MARYLAND STATE HIGHWAY ROAD IMPROVEMENT DETAIL
SCALE: 1"=20'



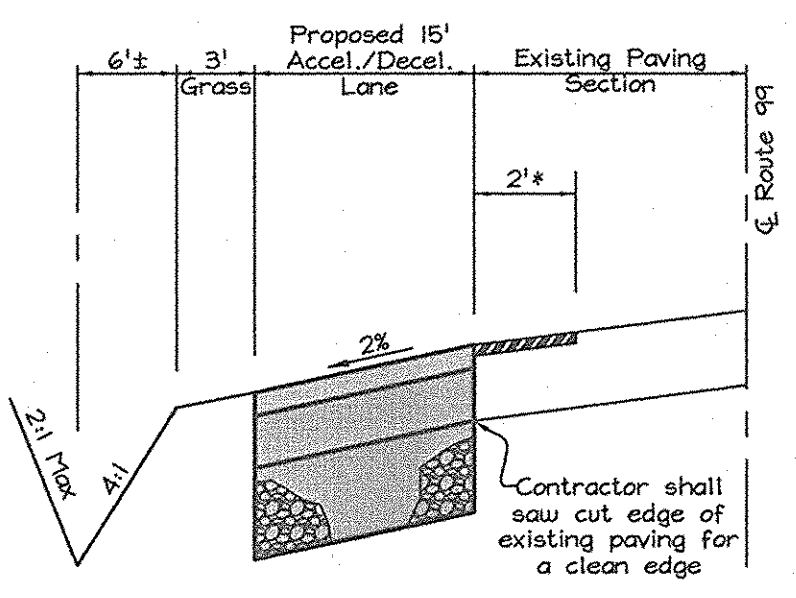
TYPICAL SECTION PRIVATE USE IN COMMON DRIVEWAY
NOT TO SCALE



MSHA TYPE 'A' CONCRETE COMBINATION CURB AND GUTTER
MD. NO. 620.02 NOT TO SCALE



S.H.A. PAVEMENT SECTION
NOT TO SCALE



WIDENING DETAIL MARYLAND ROUTE 99
NOT TO SCALE

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

NOTES:
 1. Slope gutter pan 1/2" per foot toward flow line on all roadways including super-elevated sections. Except interchange ramps.
 2. Provide key and longitudinal tie bar as required.
 3. Maximum joint spacing for concrete curb and gutter is 10'.
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. #2241B, Expiration Date: 07/29/2009.

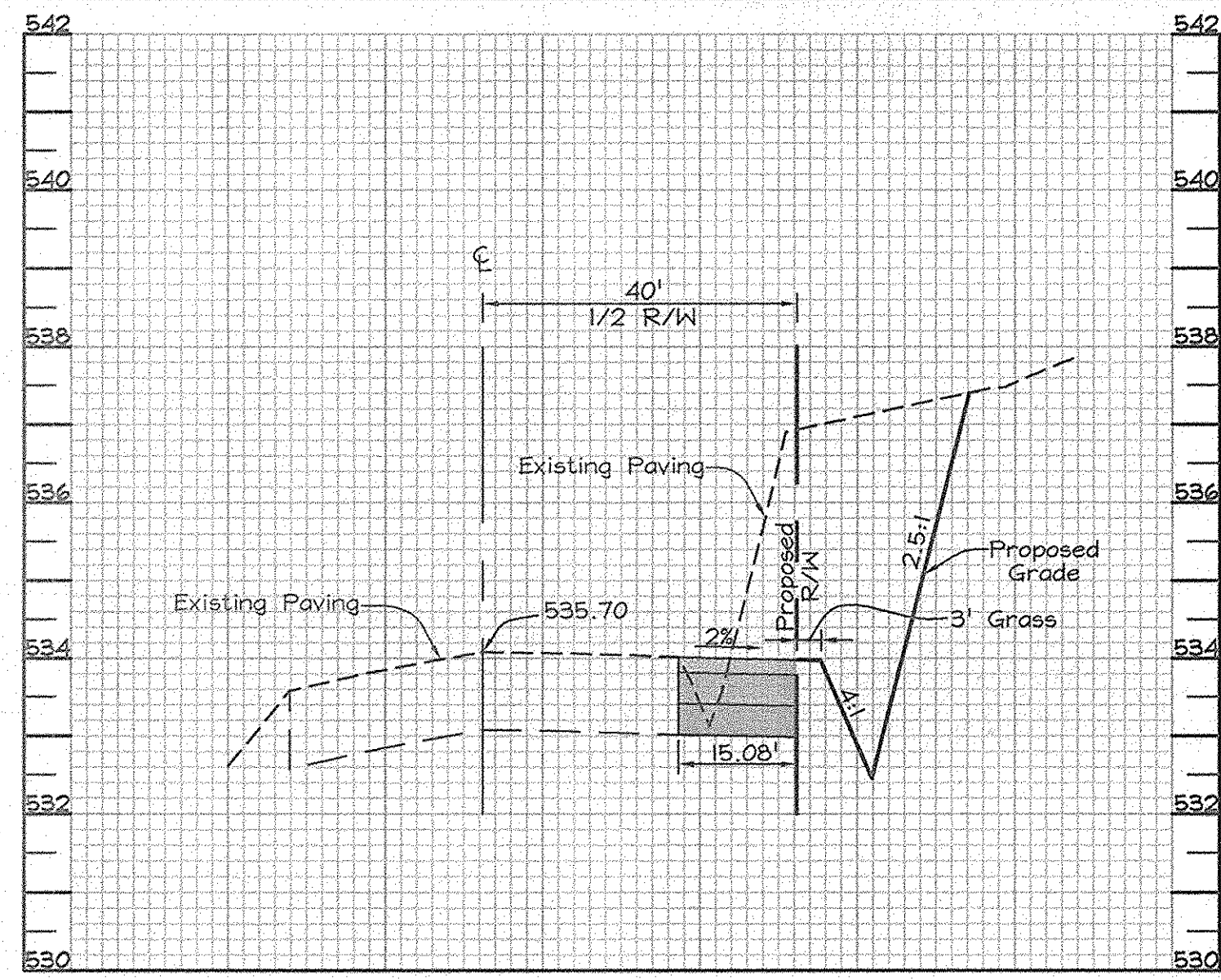
NOTE:
 SEE PIPESTEM DETAIL ON SHEET 1 (COVER) FOR PIPESTEM AND ASSOCIATED EASEMENT DETAILS.

OWNER/DEVELOPER
 Maryland Financial and Real Estate Trust, LLC
 c/o Matt Decker
 305 N. Rolling Road
 Catonsville, MD 21228
 Tel: 443-621-0933

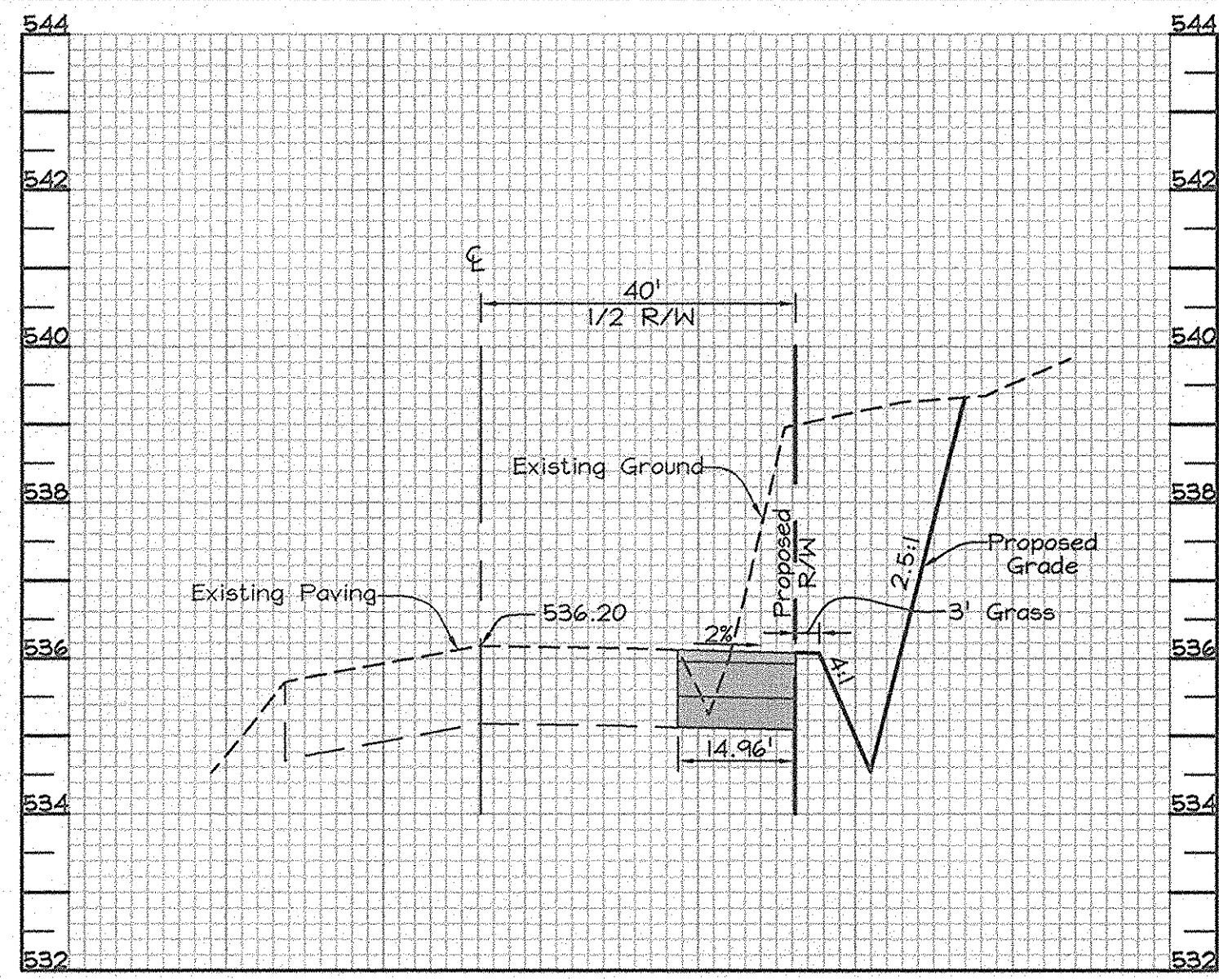
ROUTE 99 ROAD WIDENING PLAN & DETAILS
PARK RIDGE ESTATES
 LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A", AND NON-BUILDABLE PRESERVATION PARCEL "B", TAX MAP 10 GRID 20 & 21 PARCEL 24 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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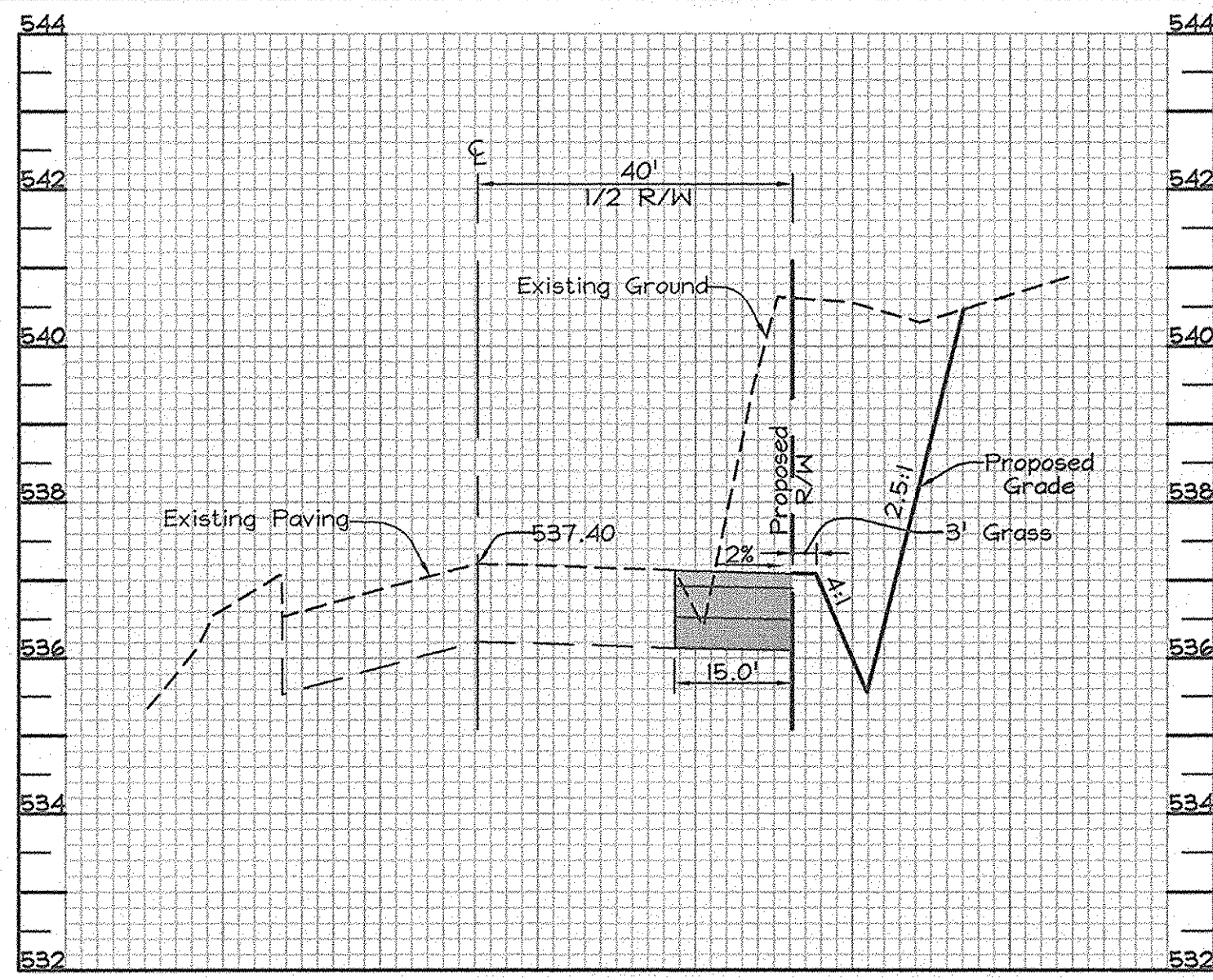
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 DRAWN BY: RL
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: Nov 13, 2007
 W.O. No.: 3445
 SHEET No.: 4 OF 9



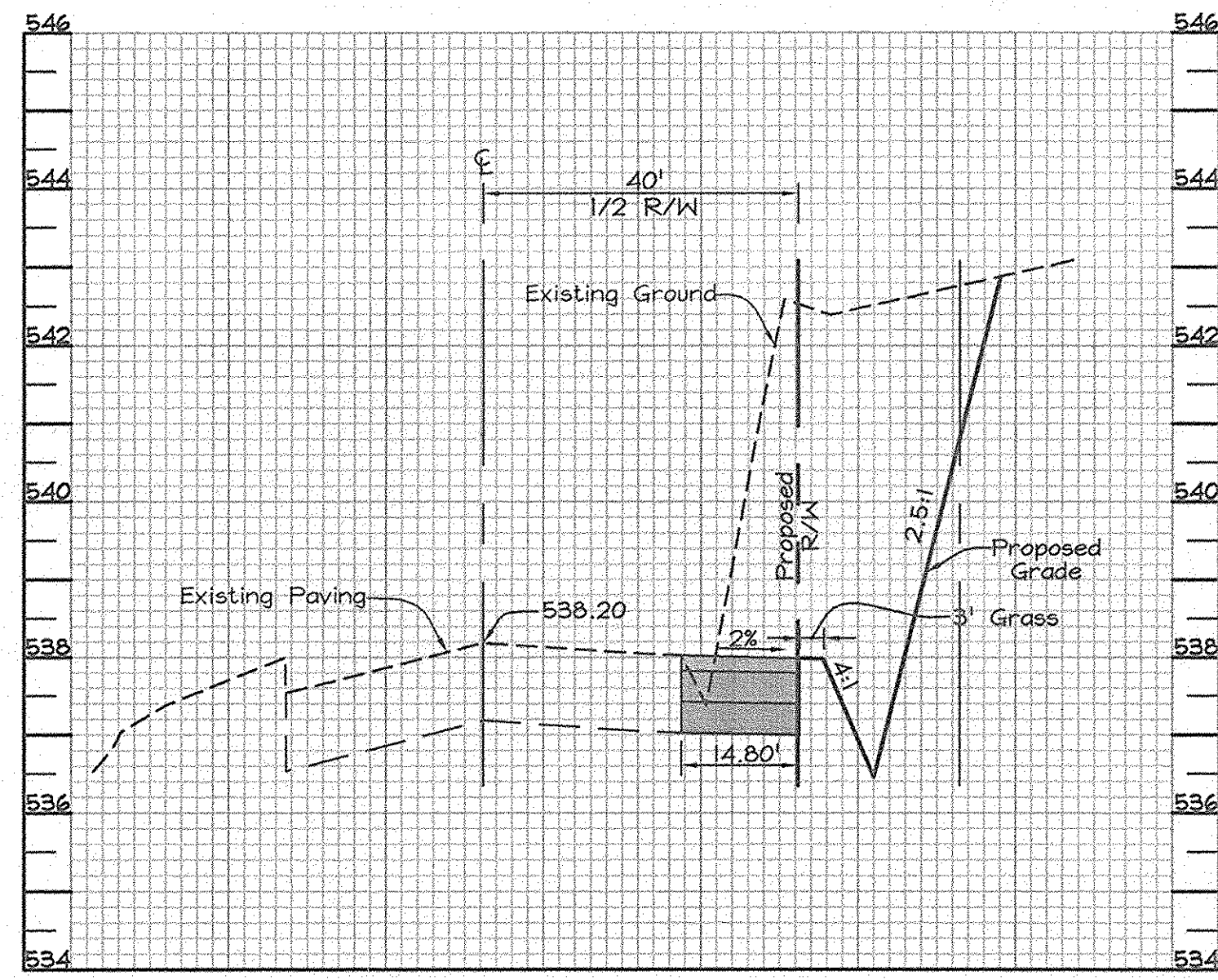
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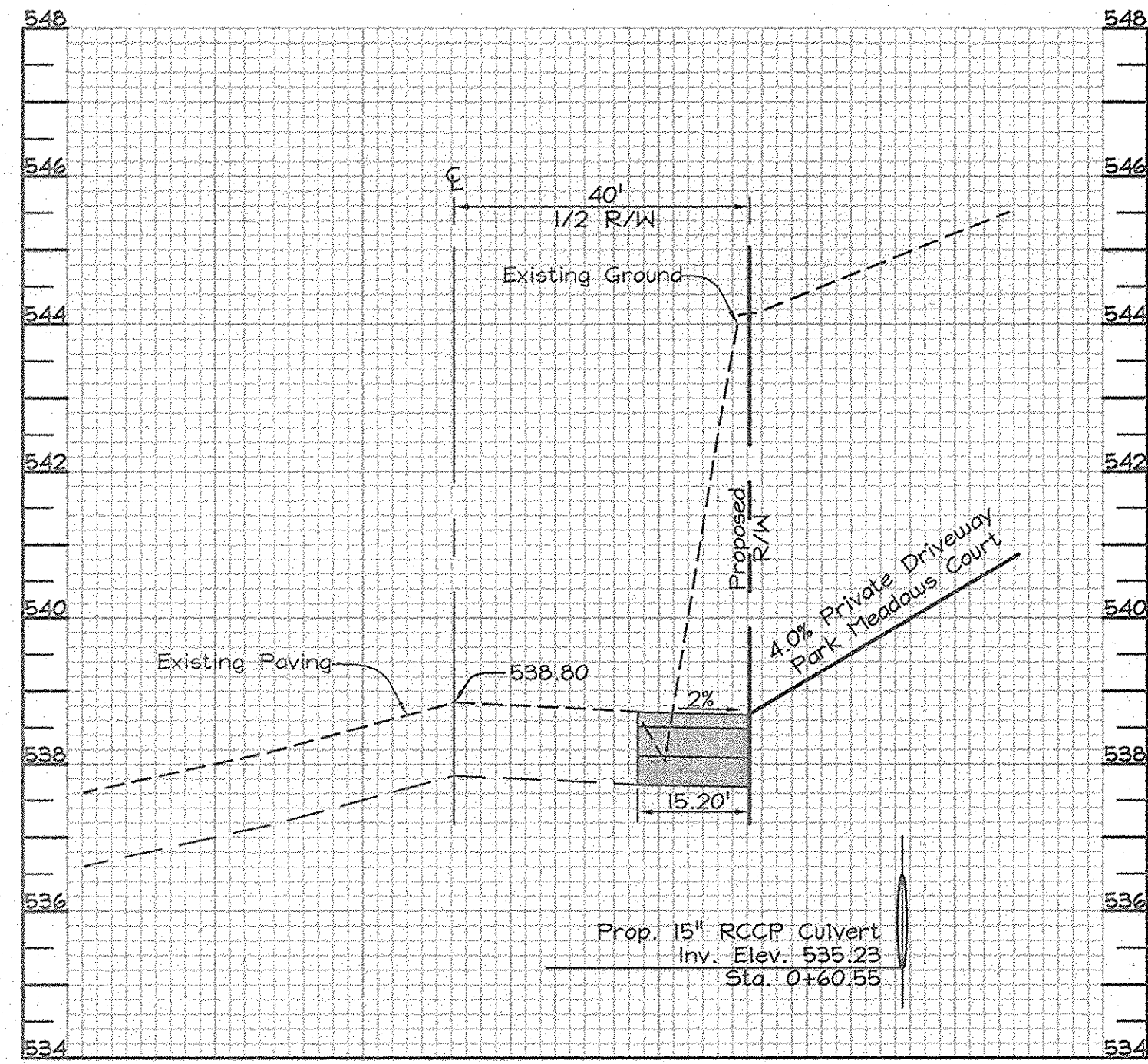
Sta. 8+50



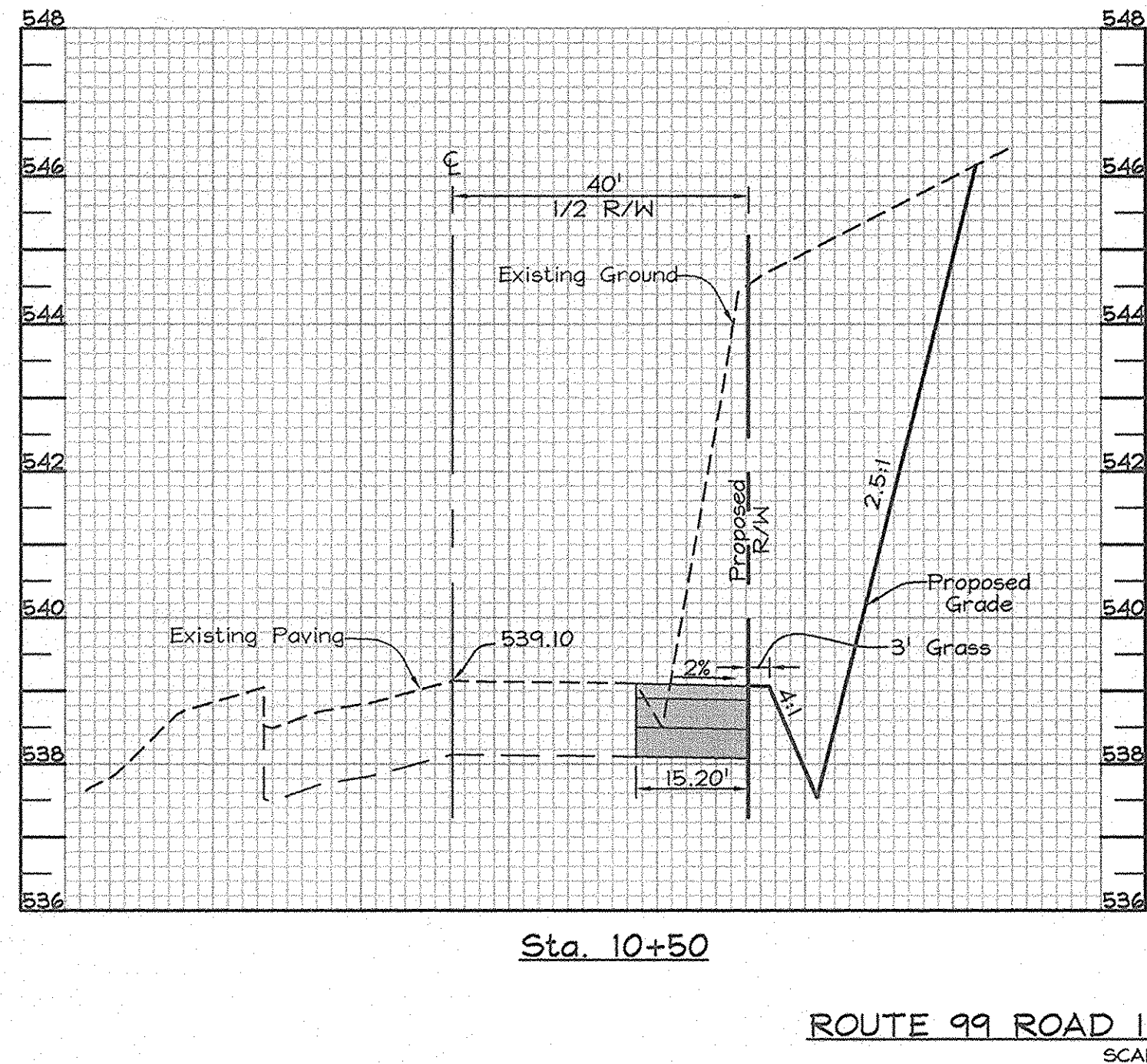
Sta. 9+00



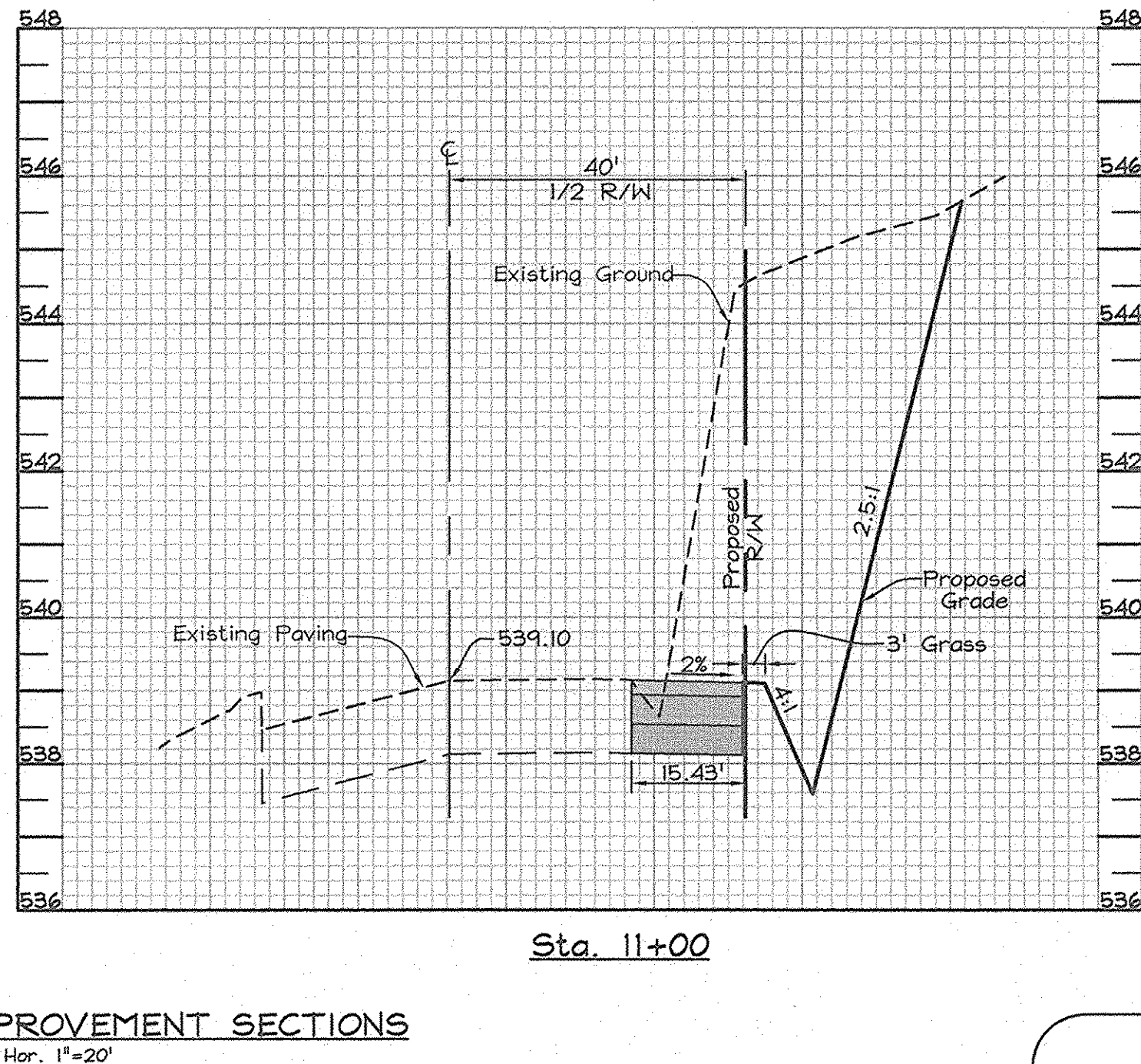
Sta. 9+50



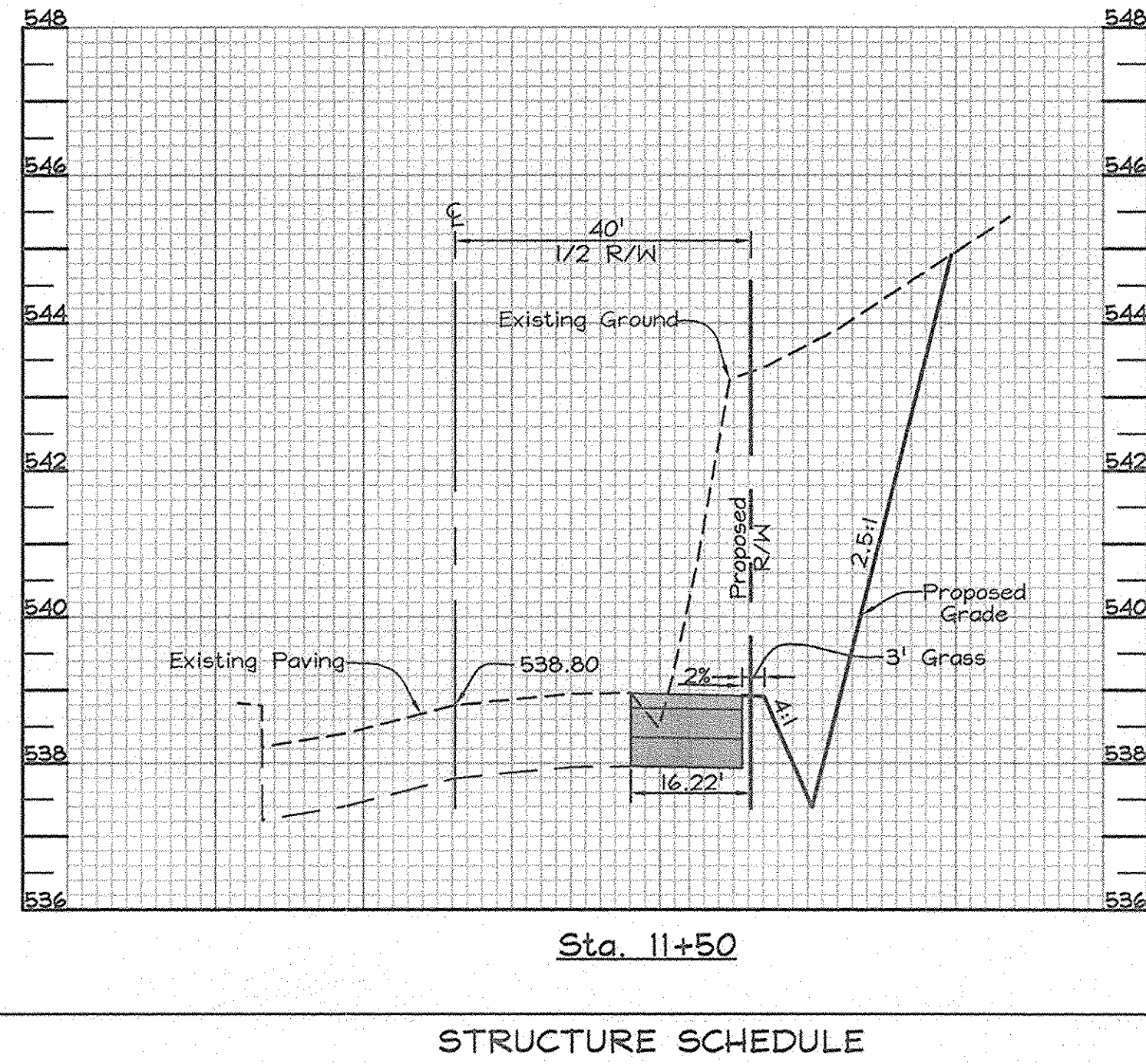
Sta. 10+00



Sta. 10+50



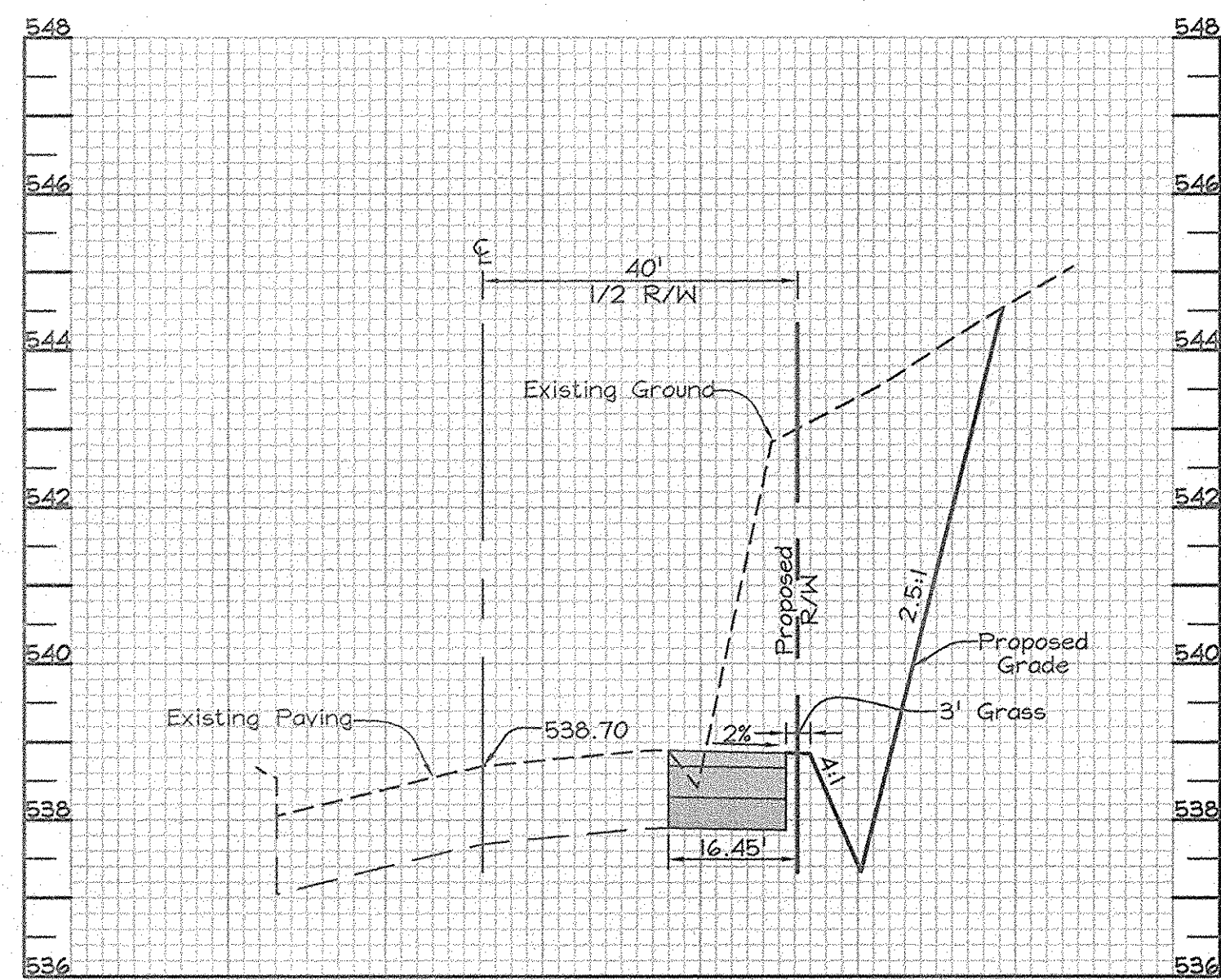
Sta. 11+00



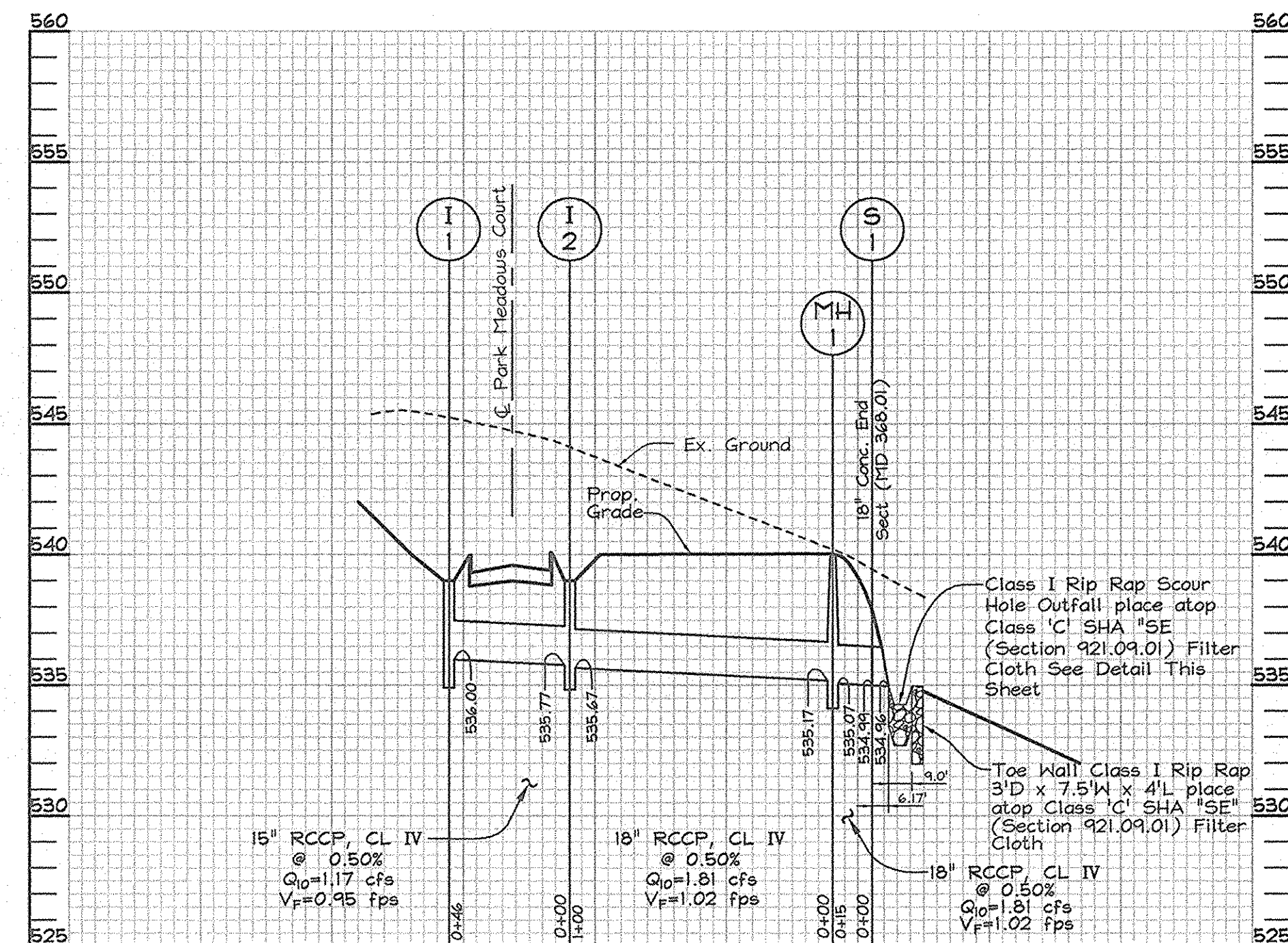
Sta. 11+50

ROUTE 99 ROAD IMPROVEMENT SECTIONS

SCALE: Hor. 1"=20'
Vert. 1"=2'



Sta. 12+00



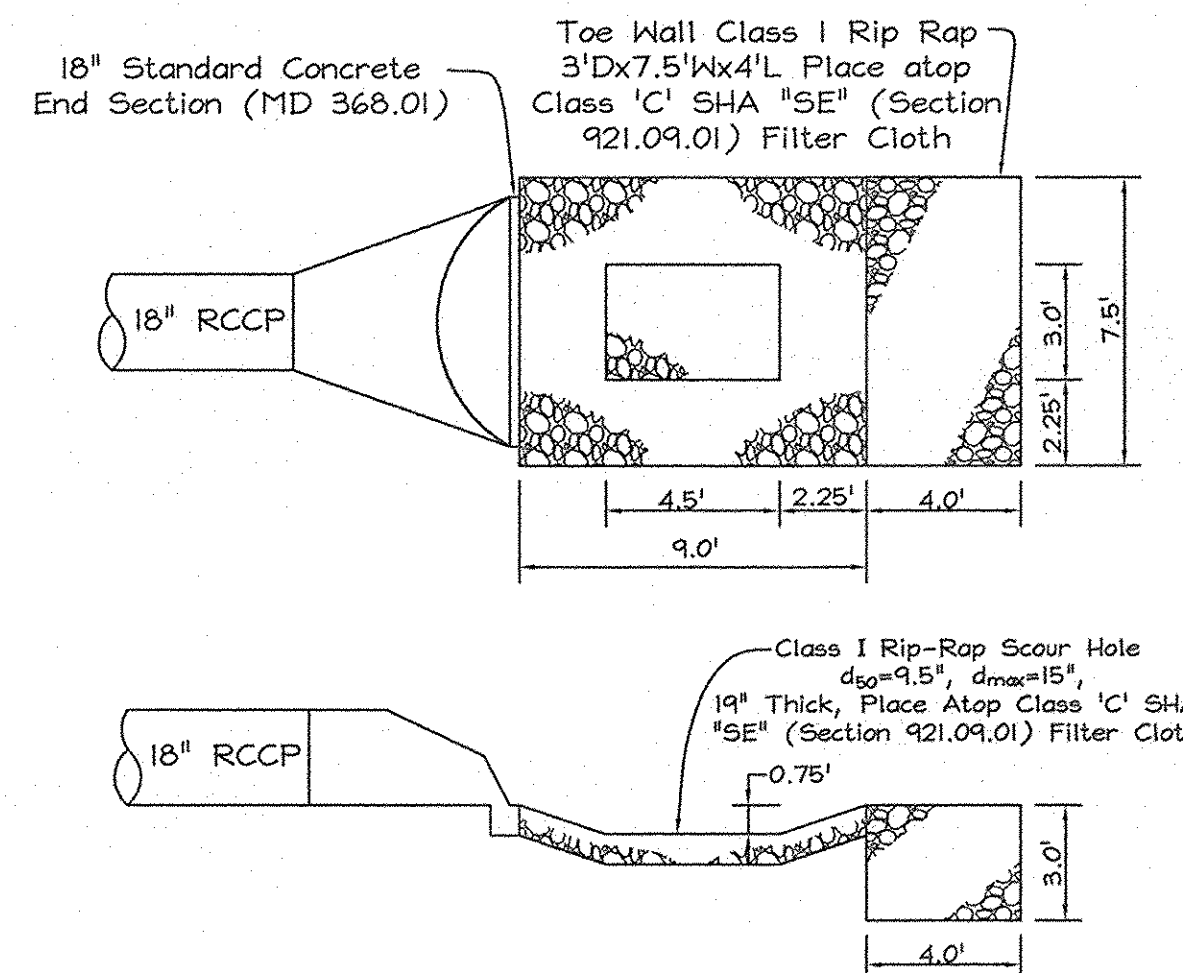
STORM DRAIN PROFILE

SCALE: Hor. 1"=50'
Vert. 1"=5'

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	TOP ELEV.	INV. IN.	INV. OUT.	REMARKS
I-1	Precast Yard Inlet	Northing=602,601.9022 Easting=1,337,019.1145	539.00	-	536.00	MD 381.02
I-2	Precast Yard Inlet	Northing=602,579.6652 Easting=1,337,059.3825	539.00	535.77	535.67	MD 381.02
M-1	48" Square Standard Shallow Manhole	Northing=602,524.9489 Easting=1,337,143.0851	540.50	535.17	535.07	MD 383.00
S-1	Standard Concrete End Section	Northing=602,510.1359 Easting=1,337,145.4463	-	534.99	534.96	MD 368.01

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15"	RCCP	46 LF
18"	RCCP	115 LF

OWNER/DEVELOPER
Maryland Financial and Real Estate Trust, LLC
c/o Matt Decker
305 N. Rolling Road
Catonsville, MD 21228
Tel: 443-621-0933



TYPICAL SCOUR HOLE OUTFALL DETAIL

NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

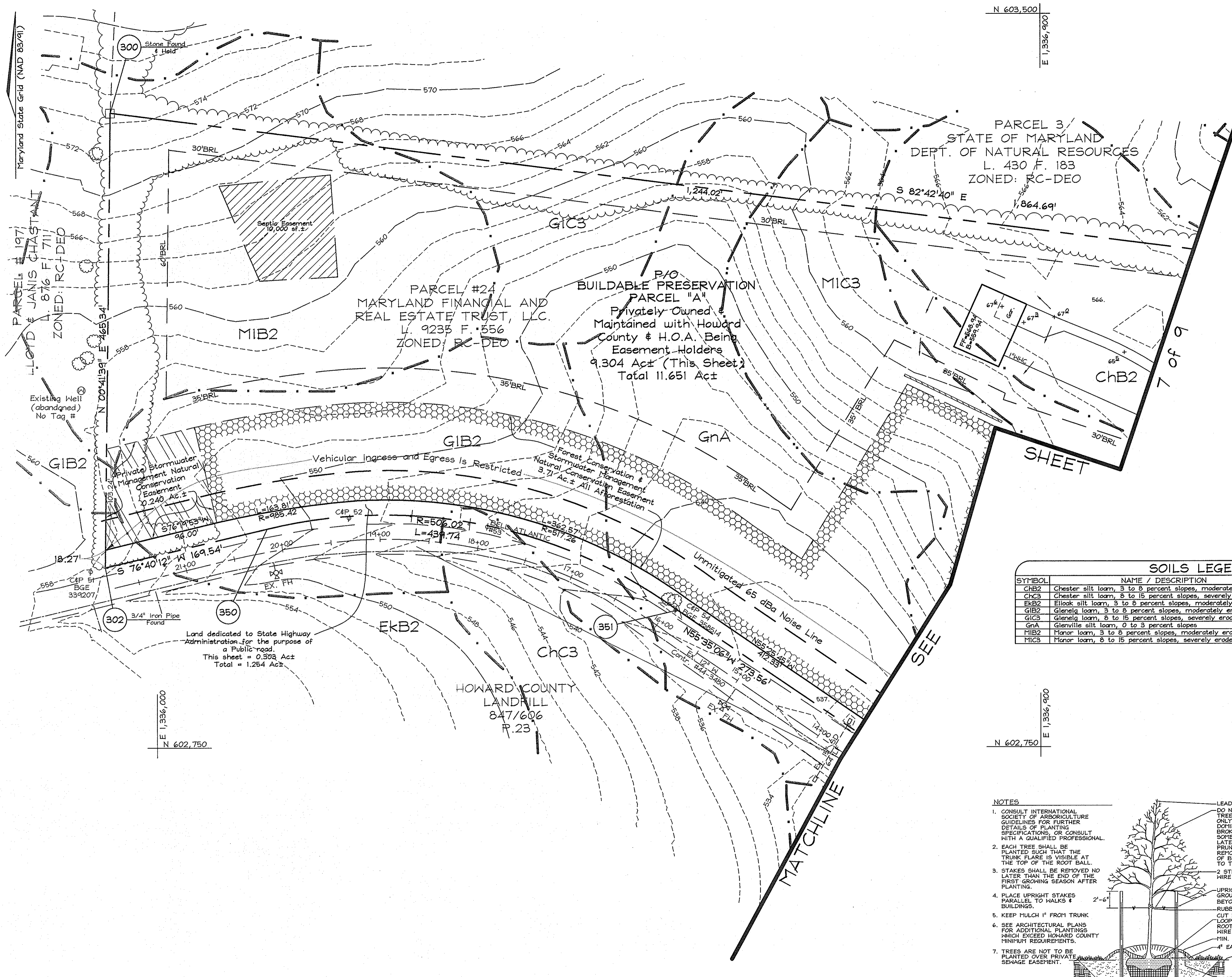
Chief, Development Engineering Division
Chief, Division of Land Development

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. 822418, Expiration Date: 07/29/2009.

ROUTE 99 ROAD IMPROVEMENT SECTIONS & CULVERT PROFILE PARK RIDGE ESTATES
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A", AND NON-BUILDABLE PRESERVATION PARCEL "B"
TAX MAP 10 GRID 20 & 21 PARCEL 24
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsh.com

DESIGN BY: ZYF
DRAWN BY: RL
CHECKED BY: ZYF
SCALE: As Shown
DATE: Nov. 13, 2007
P.O. No.: 3445
SHEET No.: 5 OF 9



SCHEDULE A PERIMETER LANDSCAPE EDGE				
CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		
		1	2	3
Perimeter/Frontage Designation				
Linear Feet of Roadway		1640	613	979
Credit for Existing Vegetation (Yes, No, Linear Feet)		-	-	-
Remaining Perimeter Length (Yes, No, Linear Feet)		-	-	-
Number of Plants Required		1:60	28	1:60
Shade Trees		-	-	-
Evergreen Trees		-	-	-
Shrubs		-	-	-
Number of Plants Provided		28	11	17
Shade Trees		-	-	-
Evergreen Trees		-	-	-
Shrubs (2:1 Substitution)		-	-	-
Shrubs (10:1 Substitution)		-	-	-
(Describe Plant Substitution Credits Below if needed)				

LANDSCAPE NOTES

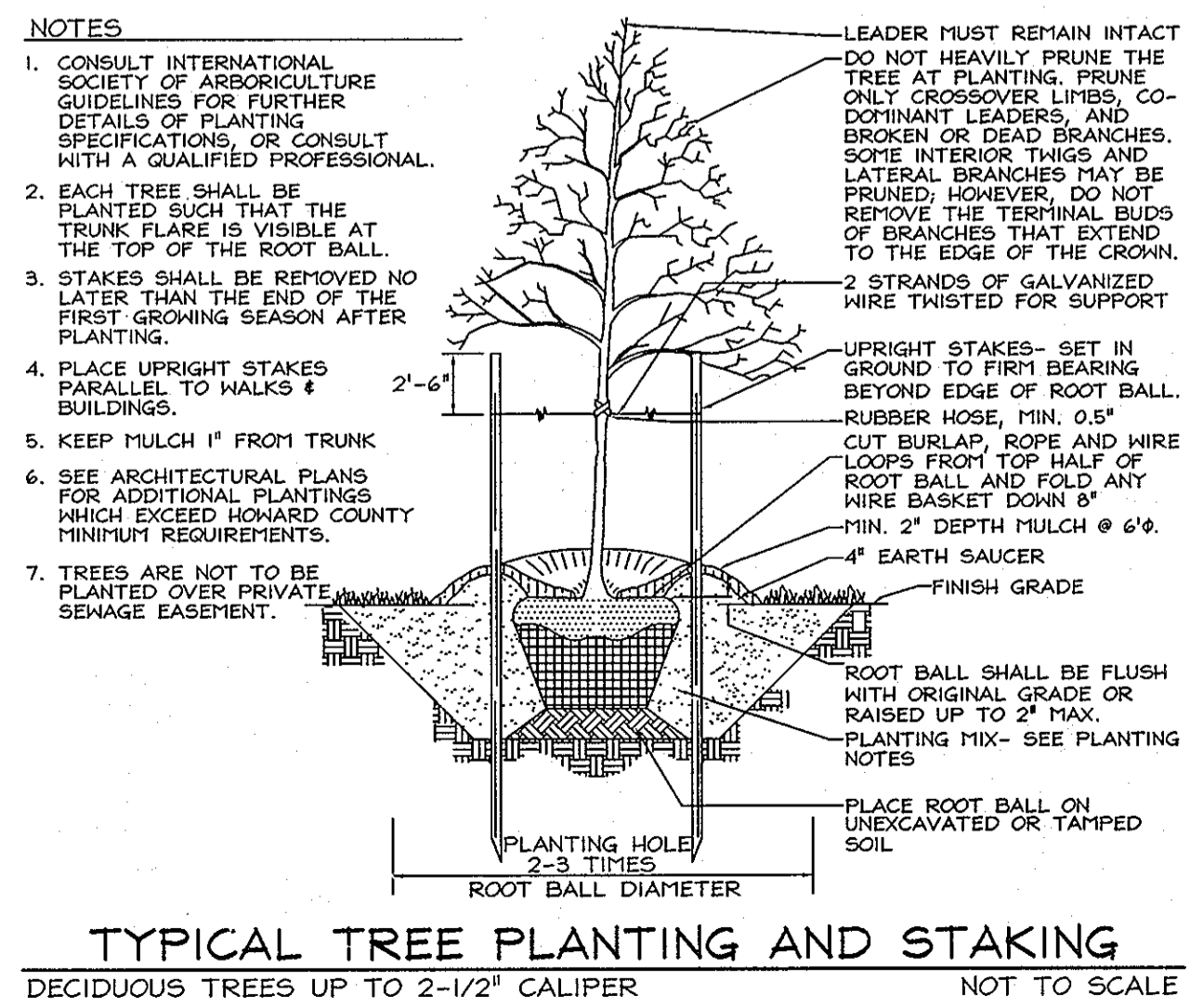
- At the time of installment, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review 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 Developers Agreement in the amount of \$16,800.00 (\$6 shade trees @ \$300.00 each).

LEGEND

- Existing Contour: ---382
- Proposed Contour: ---(44)
- Direction of Flow: --->
- Existing Spot Elevation: 382.3
- Proposed Spot Elevation: +825.3
- Utility Pole: Guy Wire Pole
- Ex. Sign: [Symbol]
- Existing Trees to Remain: [Symbol]
- Proposed Septic Area: [Symbol]
- Forest Conservation Easement: [Symbol]
- Proposed House Site: [Symbol]
- Landscape Perimeter: [Symbol]
- Soils: EkB2
- Forest Conservation Easement: [Symbol]
- Existing Water Line: [Symbol]
- Existing Utility Pole: φ

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC3	Chester silt loam, 8 to 15 percent slopes, severely eroded	B
EkB2	Elkton silt loam, 3 to 8 percent slopes, moderately eroded	C
GIB2	Glennville loam, 3 to 8 percent slopes, moderately eroded	B
GIC3	Glennville loam, 8 to 15 percent slopes, severely eroded	B
GnA	Glennville silt loam, 0 to 3 percent slopes	C
MIB2	Minor loam, 3 to 8 percent slopes, moderately eroded	B
MIC3	Minor loam, 8 to 15 percent slopes, severely eroded	B



NOTE:
SEE PIPESTEM DETAIL ON SHEET 1 (COVER) FOR PIPESTEM AND ASSOCIATED EASEMENT DETAILS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Allen Dumas
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12/7/07

Chad Kline
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 12/10/07

DEVELOPER'S BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature]
SIGNATURE OF DEVELOPER
DATE: 11-14-07

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. #22418, Expiration Date: 07/23/2009.

OWNER/DEVELOPER
Maryland Financial and Real Estate Trust, LLC
c/o Matt Decker
305 N. Rolling Road
Catonsville, MD 21228
Tel: 443-621-0933

LANDSCAPE PLAN NOTES AND DETAILS
PARK RIDGE ESTATES
LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A", AND NON-BUILDABLE PRESERVATION PARCEL "B"
TAX MAP 10 GRID 20 & 21 PARCEL 24
3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsh.com

DESIGN BY: ZYF
DRAWN BY: RL
CHECKED BY: ZYF
SCALE: 1"=50'
DATE: Nov. 13, 2007
N.O. No.: 3445
SHEET No. 6 OF 9

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	SOIL GROUP
CB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
CB3	Chester silt loam, 8 to 15 percent slopes, severely eroded	B
EB2	Eliak silt loam, 3 to 8 percent slopes, moderately eroded	C
GIB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	C
GNA	Glenville silt loam, 0 to 3 percent slopes	C
MIB2	Minor loam, 3 to 8 percent slopes, moderately eroded	B
MIC3	Minor loam, 8 to 15 percent slopes, severely eroded	B

LANDSCAPE PLANT LIST				
KEY	QUAN	BOTANICAL/Common NAME	SIZE	NOTE
⊙	20	Acer saccharum 'Green Mountain' 'Green Mountain' Sugar Maple	2 1/2"-3" Cal.	B & B
⊕	18	Fagus grandifolia American Beech	2 1/2"-3" Cal.	B & B
⊖	18	Quercus coccinea Scarlet Oak	2 1/2"-3" Cal.	B & B

NOTE:
SEE PIPESTEM DETAIL ON SHEET 1 (COVER) FOR PIPESTEM AND ASSOCIATED EASEMENT DETAILS.

Landscaping for Lots 1-5 is provided in accordance with a certified Landscape Plan included with the Final Construction Plan set in accordance with section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$16,800.00 (\$6 shade trees @ \$300.00 each).

LEGEND	
Existing Contour	--- 302
Proposed Contour	--- 302
Spot Elevation	+253
Existing Trees to Remain	⊙
Silt Fence	SF
Super Silt Fence	SSF
Erosion Control Matting	ECM
Limit of Disturbance	LOD
Direction of Flow	→
Existing Spot Elevation	302.3
Existing Utility Pole	⊕
Fire Hydrant	⊕
Proposed Check Dam	⊕
Proposed Level Spreader	⊕
Access Easement	▨
Access and Utility Easement	▨
Proposed Septic Area	▨
Existing Septic Area	▨
Forest Conservation Easement	▨
Proposed House Site	⊕
Forest Conservation Sign	⊕
Percolation Test	⊕
Soils	EKB2
Ex. Sign	⊕
Channel Silt Fence	CSF

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. #22418, Expiration Date: 07/24/2009.

OWNER/DEVELOPER
Maryland Financial and Real Estate Trust, LLC
c/o Matt Decker
305 N. Rolling Road
Catonsville, MD 21228
Tel: 443-621-0933

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 12/7/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 12/10/07
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

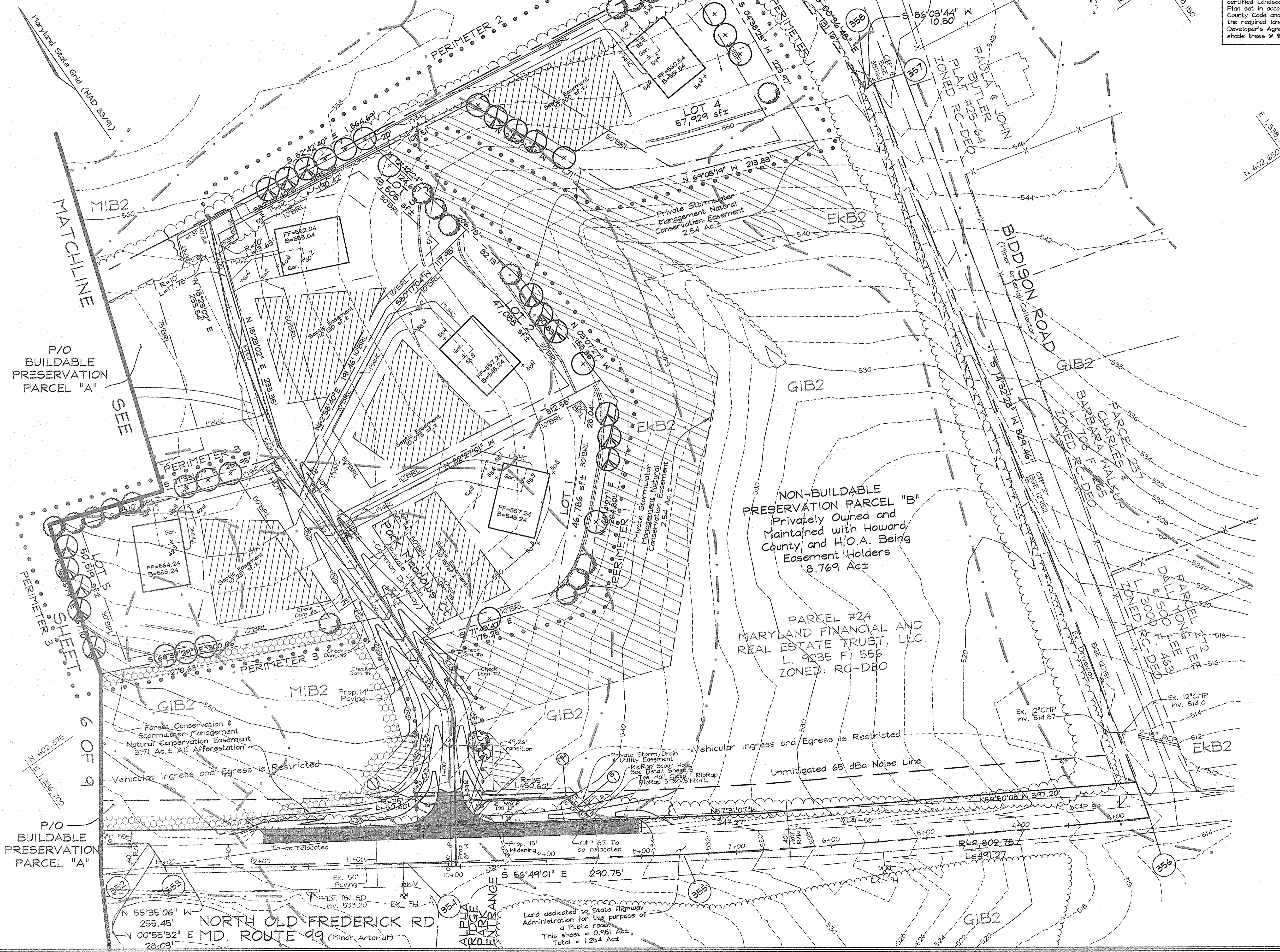
DEVELOPER'S BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 11-14-07
 SIGNATURE OF DEVELOPER DATE

ENGINEERS CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 [Signature] 11/26/07
 SIGNATURE OF ENGINEER DATE
 ZACHARIA Y. FISCH

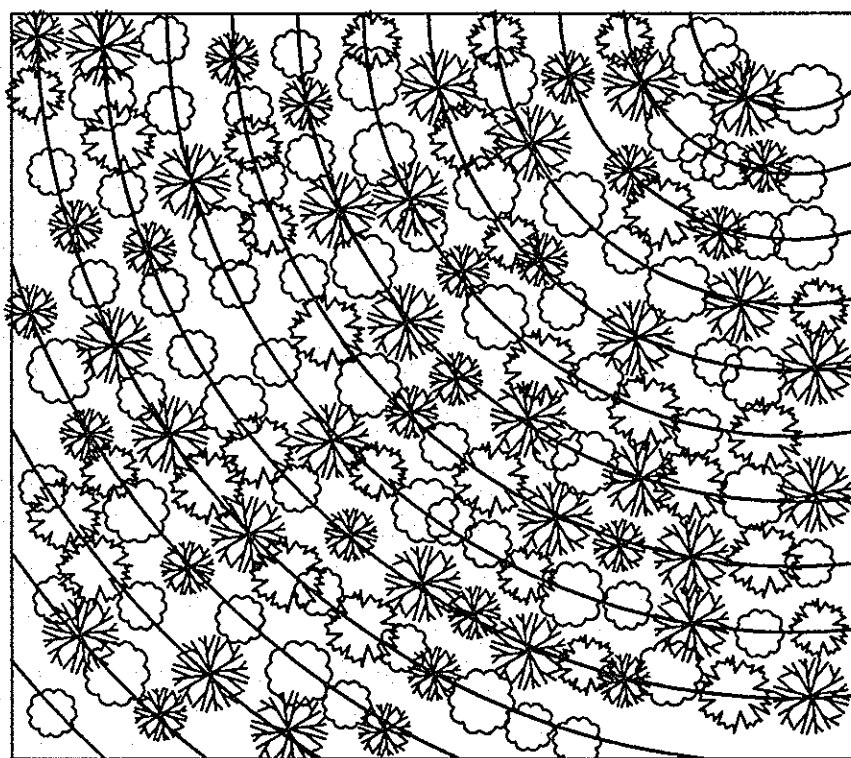
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DESIGN BY: ZYF
 DRAWN BY: RL
 CHECKED BY: ZYF
 SCALE: 1"=50'
 DATE: Nov. 13, 2007
 P.L.O. No.: 3445
 SHEET No.: 7 OF 9

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
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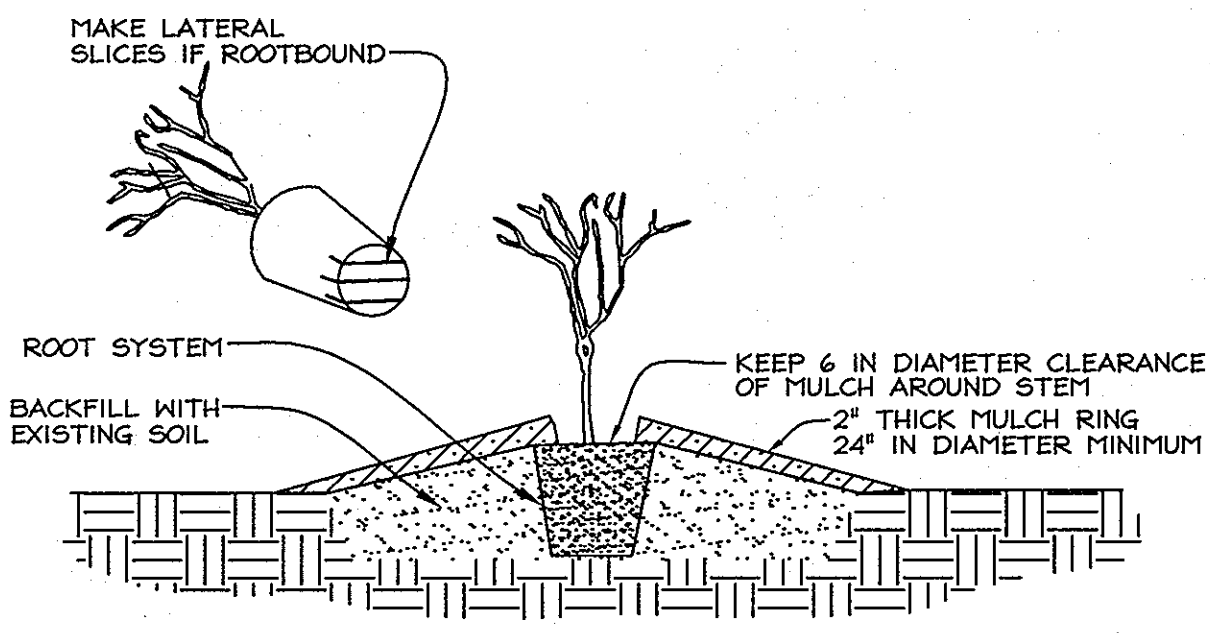


CURVILINEAR RANDOMIZED PLANTING
PLANT LOCATIONS WILL BE DETERMINED BY AN
ECOLOGIST AT EXPLORATION RESEARCH, INC.
UTILIZING THE FOLLOWING METHODOLOGY



PLANT PLACEMENT DETAIL
NOT TO SCALE

- MIX TREE AND SHRUB SPECIES IN THE STAGING AREA.
- THE PROJECT MANAGER WILL SET THE GUIDE CURVILINEAR LINE AS CLOSE TO CONTOUR AS POSSIBLE.
- SEE FOREST CONSERVATION NARRATIVE, THIS SHEET, FOR PLANT PLACEMENT SPECIFICATIONS.



CONTAINER PLANTING
NOT TO SCALE

- 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.

PLANTING PLAN

Plant material will be installed such that the larger stock is located along the lot line between Lot 5 and Preservation Parcel A and along the edge of the easement that fronts the proposed location for the house site on Parcel A.

Plant Material Size Table

Material Size	Spacing	TPA	Sq. Ft. per Plant	Credit	Comments
2" caliper trees	20' x 20'	100	435.6	B & B	
1" caliper trees	15' x 15'	200	217.8	B & B	
seedlings or whips	11' x 11'	350	125		Container 1-3 gal w/tree shelters
seedlings or shrubs	8' x 8'	700	62		Bare root

2" Caliper Trees = $\frac{435.6 \text{ sq. ft.}}{435.6 \text{ sq. ft.}} = 435.6 \text{ Sq.Ft. Credit per Plant}$
 1" Caliper Trees = $\frac{217.8 \text{ sq. ft.}}{217.8 \text{ sq. ft.}} = 217.8 \text{ Sq.Ft. Credit per Plant}$
 Seedlings or Whips = $\frac{125 \text{ sq. ft.}}{125 \text{ sq. ft.}} = 125.0 \text{ Sq.Ft. Credit per Plant}$
 Seedling or Shrubs = $\frac{62 \text{ sq. ft.}}{62 \text{ sq. ft.}} = 62 \text{ Sq.Ft. Credit per Plant}$

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: Silva Native Nursery & Seed Co., New Freedom, PA. (717) 227-0486.

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 J-shaped or kninked, consider replacement. Do not trim roots on-site.

The planting field should be dug and backfilled 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 the need for fertilizer. If fertilizer is needed, it should be applied at the testing lab'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 only 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.

Monitor 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 trees 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 vine 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 commit 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 allowable activities and future responsibilities for the forest; and a final inspection and certification that the forest is intact and the conditions of FCP have been met submitted to the County. Upon review of the final certification, the County will notify the developer of release from all future obligations, and their transfer to the owner.

FOREST CONSERVATION EASEMENT 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 WORKSHEET

Net Tract Area	Acres
A. Total Tract Area	27.32
B. Area Within 100 Year Floodplain	--
C. Other deductions	8.77
D. Net Tract Area	18.55
E. Afforestation Minimum (20' x D)	3.71
F. Conservation Threshold (25' x D)	4.64
Existing Forest Cover	
G. Existing Forest on Net Tract Area	0
H. Forest Area Above Conservation Threshold Breakeven Point	0
I. Forest Retention Above Threshold with no Mitigation	n/a
J. Clearing Permitted without Mitigation	n/a
Proposed Forest Clearing	
K. Forest Areas to be Cleared	0
L. Forest Areas to be Retained	0
Planting Requirements	
M. Reforestation for Clearing Above Threshold	0
N. Reforestation for Clearing Below the Threshold	0
P. Credit for Retention Above Conservation Threshold	0
Q. Total Reforestation Required	0
R. Total Afforestation Required	3.71
S. Total Reforestation and Afforestation Requirement	3.71

Forest Conservation Narrative

This Forest Conservation Plan was prepared in accordance with the Howard County Forest Conservation Manual. Rules for Forest Conservation on Cluster Subdivisions were utilized.
 The subject property has a gross area of 27.32 Ac. and net tract area of 17.90 Ac. Per Cluster rules the 8.77 Ac on Non-Buildable Preservation Parcel B have been excluded due to the fact that the parcel contains no forest resources. There is no forest on site. The required afforestation of 3.71 Ac. will be planted in an easement of 3.71 Ac. on Preservation Parcel A. Small areas within the easement contain areas of hedgerow and small tree groups which will be enhanced with the planting.

New on-site plantings will be a mix of 1"-1.5" cal. stock planted at 200 stems/acre and 2"-3" containerized whip stock planted at 350 stems/acre with tree shelters. Larger stock will be utilized at the perimeter adjacent to lot 5 and Preservation Parcel A. Understory trees only (Cercis, Cornus, Amelanchier, Chionanthus) shall be planted within 45' of EGE utility lines along North Old Frederick Road, roughly within the first 30' of the easement along said road.

The total forest conservation obligation met on this site is 3.71 acres, with a total forest conservation surety amount of \$80,803.60 for afforestation of 161,607.60 a.f. @ \$ 0.50/a.f.

FOREST CONSERVATION EASEMENT #1

Afforestation Area : 3.71 Ac.
 (42 trees @ 200 TPA & 1225 trees @ 350 TPA)

Qty	Botanical Name	Common Name	Min. Size	Spacing	Notes
184	Acer rubrum	Red Maple	WHIP 2-3'	11' o.c.	1-3 Gallon Container
184	Juniperus virginiana	Redcedar	WHIP 2-3'	11' o.c.	Group with tree shelters
183	Liriodendron tulipifera	Tulip Poplar	WHIP 2-3'	11' o.c.	
183	Prunus serotina	Black Cherry	WHIP 2-3'	11' o.c.	
183	Quercus rubra	Red Oak	WHIP 2-3'	11' o.c.	
77	Cercis canadensis	Eastern Redbud	WHIP 2-3'	11' o.c.	
77	Cornus florida	Flowering Dogwood	WHIP 2-3'	11' o.c.	
77	Amelanchier canadensis	Servicberry	WHIP 2-3'	11' o.c.	
77	Chionanthus virginicus	White Fringetree	WHIP 2-3'	11' o.c.	
14	Acer rubrum	Red Maple	1"-1.5" cal.	15' o.c.	Ball and Burlap
14	Liriodendron tulipifera	Tulip Poplar	1"-1.5" cal.	15' o.c.	
14	Quercus rubra	Red Oak	1"-1.5" cal.	15' o.c.	

FOREST CONSERVATION AREA TABULATION

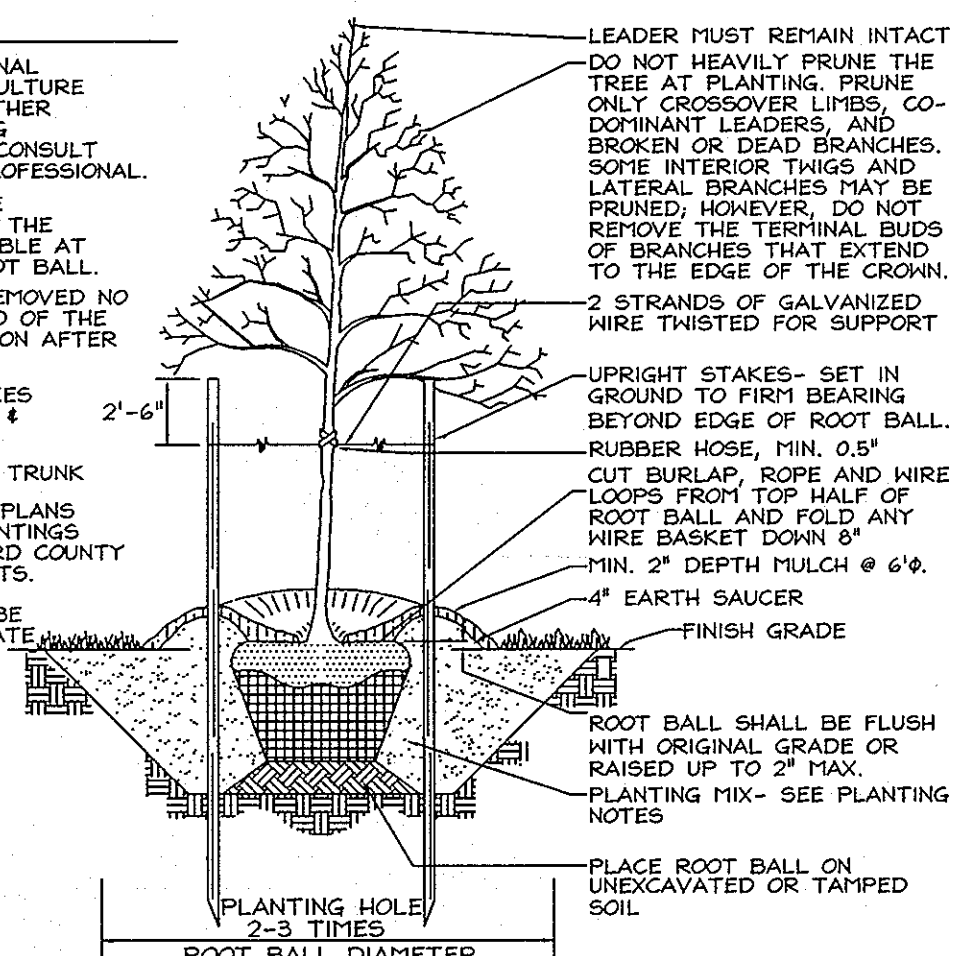
Easement No.	Gross Forest Area	Forest Area (Retained)	Net Forest Area (Afforestation)	Total Easement Area
FCE # 1	0 Ac.±	0 Ac.±	0 Ac.±	3.71 Ac.±
TOTAL	0 Ac.±	0 Ac.±	0 Ac.±	3.71 Ac.±

Forest Tree Protection and Management Notes

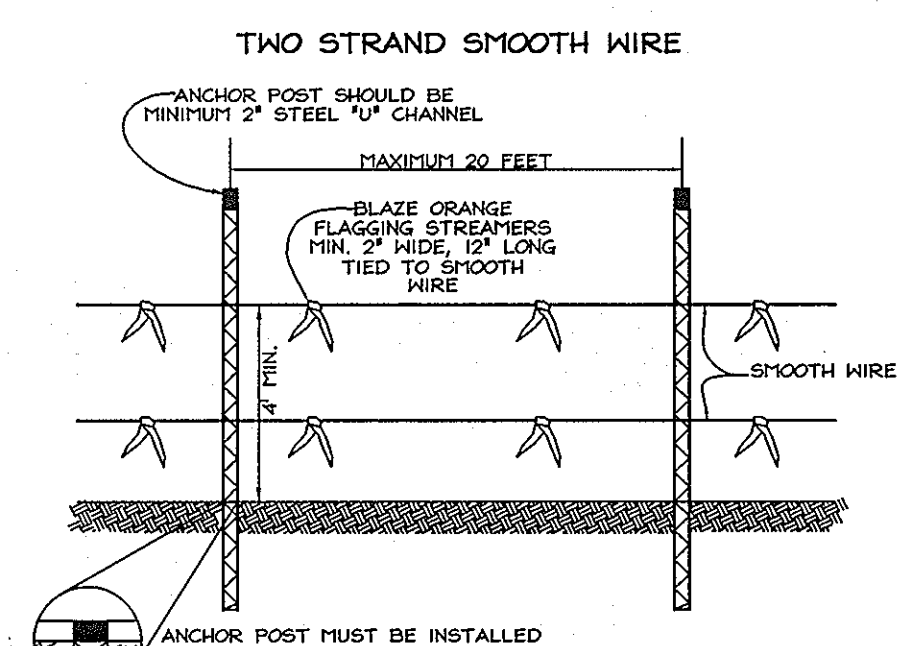
- Tree protection devices shall be installed prior to any grading or land clearing.
- After the boundaries of the retention areas have been staked and flagged and before any disturbance has taken place a pre-construction meeting with the Howard County Inspector is required.
- Provide maintenance to tree protection devices and signage to maintain their integrity throughout the duration of the project.
- Attachment of signs to tree protection devices to maintain their integrity throughout the duration of the project.
- Any significant changes made to the Forest Conservation Plan shall be made with the prior approval if the Howard County Dept. Of Planning and Zoning.
- No burial of discarded material is permitted within the Forest Conservation and Planting areas.
- No open burning within 100 feet of wooded areas is permitted.
- Post construction phase.
 - Inspect existing trees around the perimeter of the site for signs of root or trunk damage and excessive soil compaction.
 - Remove dead or dying trees and evaluate for hazard tree removal.
 - All temporary forest protection devices will be removed after construction.
- Following completion of construction, prior to use, the county inspector shall inspect the entire site for compliance with this Forest Conservation Plan.
- A licensed Arborist or Forester should be retained for this service as needed.
- Future tree maintenance for Utility Line safety including pruning and removals of hazardous trees shall be permitted within the scope of the Forest Conservation Agreement. This shall be applicable up to 45' from the Utility Pole Line along North Old Frederick Road.

NOTES

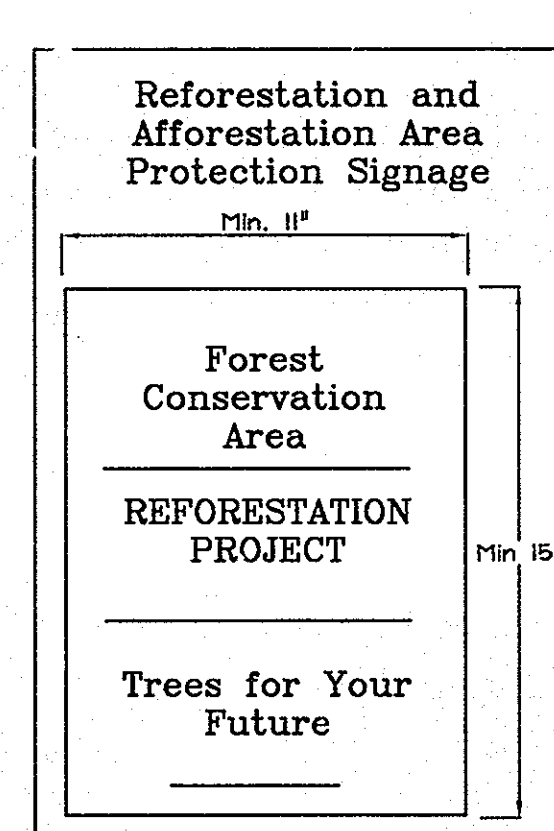
- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TYPICAL TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER
NOT TO SCALE



TREE PROTECTION DETAIL
NOT TO SCALE



SEE SYMBOL Δ
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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION

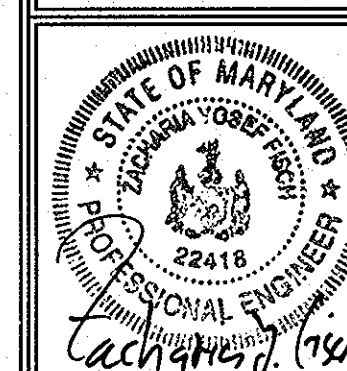
 CHIEF, DIVISION OF LAND DEVELOPMENT

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. #22418, Expiration Date: 07/29/2009.

OWNER/DEVELOPER
 Maryland Financial and Real Estate Trust, LLC
 c/o Matt Decker
 305 N. Rolling Road
 Catonsville, MD 21228
 Tel: 443-621-0933

FOREST CONSERVATION NOTES AND DETAILS
PARK RIDGE ESTATES
 LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL "A", AND NON-BUILDABLE PRESERVATION PARCEL "B"
 TAX MAP 10 GRID 20 & 21 PARCEL 24
 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGN BY: ZYF
 DRAWN BY: RL
 CHECKED BY: ZYF
 SCALE: As Shown
 DATE: Nov. 13, 2007
 P.L.O. No.: 3445
 SHEET No.: 9 OF 9



FSH Associates
 Engineers Planners Surveyors
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 E-mail: info@shen.com