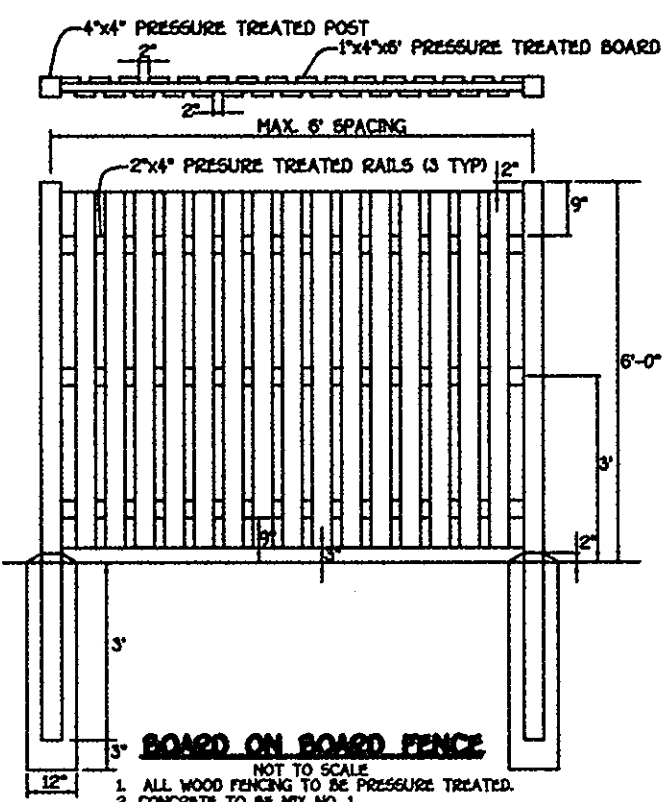


SOILS LEGEND

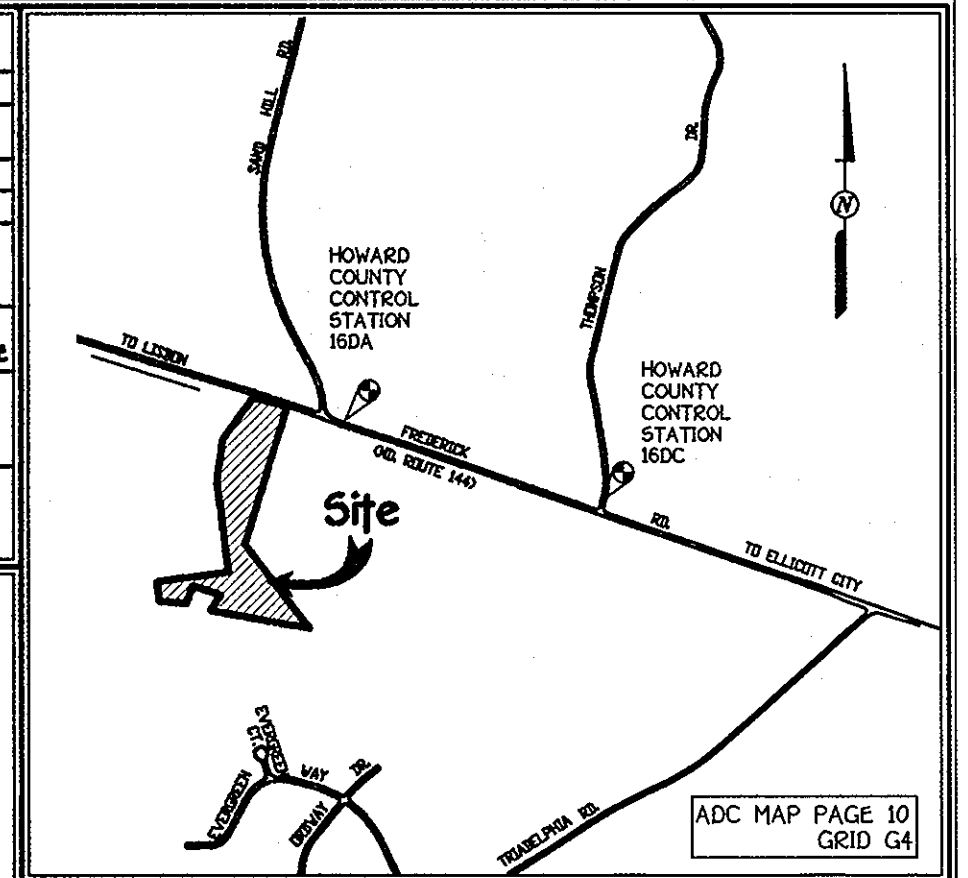
SOIL	NAME	CLASS
GoB	Glennville-Codorus silt loams, 0 to 8 percent slopes	C
GaC	Galla loam, 8 to 15 percent slopes	B
GcC	Glend loam, 8 to 15 percent slopes	B
Ha	Hartboro-Codorus silt loams, 0 to 3 percent slopes	D
HdD	Hälor loam, 15 to 25 percent slopes	B

- NOTES:**
- * Hydric soils and/or contains hydric inclusions
 - ** May contain hydric inclusions
 - † Generally only within 100-year floodplain areas



PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO PERIMETER PROPERTIES	P-5 ADJACENT TO PERIMETER PROPERTIES	P-6 ADJACENT TO PERIMETER PROPERTIES	P-7 ADJACENT TO PERIMETER PROPERTIES	P-8 ADJACENT TO PERIMETER PROPERTIES	P-9 ADJACENT TO PERIMETER PROPERTIES	LANDSCAPE BUFFER	TOTAL
LANDSCAPE TYPE	N/A	A	D	D	D	A	A	A	A	200-93 L.F.	200-93 L.F.
LINEAR FEET OF PERIMETER	253.16 L.F.	502.1 L.F.	120.00 L.F.	310.00 L.F.	134.72 L.F.	718.03 L.F.	183.63 L.F.	1967.52 L.F.	1967.52 L.F.	200-93 L.F.	200-93 L.F.
NUMBER OF PLANTS REQUIRED	N/A	362.1/60' = 6.035 = 10	120.00/60' = 2.0 = 2	0	(134.72/60' = 2.24 = 2	718.03/60' = 11.967 = 12	183.63/60' = 3.061 = 3	1967.52/60' = 32.79 = 33	1967.52/60' = 32.79 = 33	200-93/60' = 3.349 = 5	200-93
SHADE TREES	N/A	0	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	N/A	0	0	0	0	0	0	0	0	0	0
CREDIT FOR WALL, FENCE OR BERM	N/A	0	0	0	30' OF PRIVACY FENCE TO BE INSTALLED	0	0	0	0	0	30'
CREDIT FOR EXISTING VEGETATION	N/A	0	0	0	0	0	0	0	0	0	0
SHADE TREES	N/A	0	0	0	0	0	0	0	0	0	0
EVERGREEN TREES	N/A	0	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	N/A	0	2	12	0	2 REQUIRED - 2 CREDIT = 0	02 REQUIRED - 12 CREDIT = 0	03	33 REQUIRED - 33 CREDIT = 0	0	20
SHADE TREES	N/A	0	2	12	0	2 REQUIRED - 2 CREDIT = 0	02 REQUIRED - 12 CREDIT = 0	03	33 REQUIRED - 33 CREDIT = 0	0	20
EVERGREEN TREES	N/A	0	0	0	0	0	0	0	0	0	0

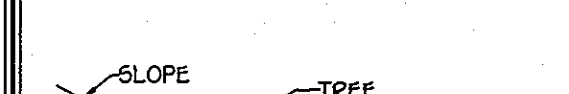
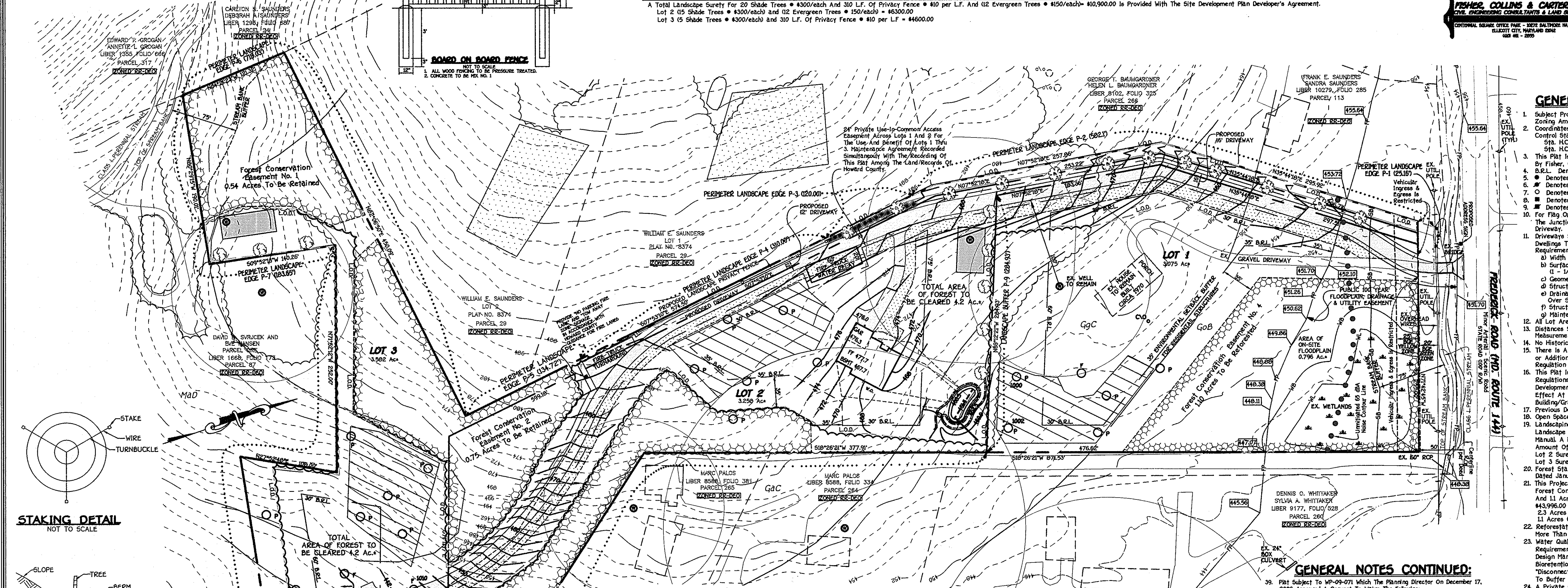
A Total Landscape Surety For 20 Shade Trees @ \$300/each And 310 L.F. Of Privacy Fence @ \$40 per L.F. And 12 Evergreen Trees @ \$150/each= \$10,900.00 Is Provided With The Site Development Plan Developer's Agreement.
 Lot 2 (5 Shade Trees @ \$300/each) And (12 Evergreen Trees @ \$150/each) = \$6300.00
 Lot 3 (5 Shade Trees @ \$300/each) And 310 L.F. Of Privacy Fence @ \$40 per L.F. = \$4600.00



- GENERAL NOTES:**
- Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/29/06.
 - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 162A And 162C.
 - This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About May 10, 2007 By Fisher, Collins & Carter, Inc.
 - B.L. Denotes Building Restriction Line.
 - Denotes Iron Set Capped T.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Aluminum Pistle T.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - For Flag Or Pipestem Lots, Refuse Collection Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
 - Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - a) Width - 12 Feet (6 Feet) Serving More Than One Residence;
 - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating;
 - c) Geometry - Maximum 10% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Load);
 - e) Draining Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - f) Structure Clearances - Minimum 12 Feet;
 - g) Maintenance - Sufficient To Ensure All Weather Use.
 - All Of Structures Or Cemeteries Exist On The Subject Property.
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
 - No Historic Structures Or Cemeteries Exist On The Subject Property.
 - There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building Grading Permit And Per The Complete Zoning Regulations Dated July 28, 2006.
 - Previous Department Of Planning And Zoning File Numbers: W-09-071.
 - Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$3,000.00.
 - Landscape For Lots 2 And 3 On File With This Plan Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual A Landscape Surety For 20 Shade Trees, 12 Evergreen Trees And 310 L.F. Of Privacy Fence In The Amount Of \$10,900.00 Is Provided With The Grading Permit.
 - 20 Shade Trees @ \$300/each (Shade Tree) And 12 Evergreen Trees @ \$150/each (Evergreen Tree) = \$6300.00
 Lot 3 Surety (5 Shade Trees @ \$300/each) And 310 L.F. Of Privacy Fence @ \$40 per L.F. = \$4600.00
 Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-System Professionals, Inc. Dated January, 2009.
 - This Project Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation With An Obligation Of 34 Acres Provided By 2.3 Acres Of On-Site Retention And 11 Acres Of On-Site Afforestation (Planting Forest Conservation Surety In The Amount Of \$43,956.00) Shall Be Provided With The Developer's Agreement For The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed. Any Unauthorized Activities That Result In Additional Clearing, Or That Affect Proposed Planting/Retention Areas Shown On The Forest Conservation Plan May Result In A Request For Approval Subject To The Final Conditions:
 1. Compliance With All SEC Agency Comments Generated With The Review Of This Subdivision Plan: F-09-038.
 2. Compliance With The State Highway Administration Comments "Maintain 10' Right-Of-Way And Meet The Terms And Conditions Of Use And Common Access Permit".
 3. Final Plan: F-09-038, Shall Be Designed So That A 35-foot Environmental Residential Structure Setback Is Required From The Edge Of The Most Restrictive Environmental Buffer Or Feature Located Within The Subject Lot.
 4. To Fulfill The Forest Conservation Obligation Associated With The Subdivision, The Existing Qualifying Forest Located On Lots 2 And 3 Shall Be Encumbered Forest Conservation Retention Easements. These Easements Shall Not Be Necessary.
 5. The Approval Of This Petition Does Not Relieve The Developer From The Environmental Features, Or Their Restrictive Buffers Or Setbacks.
 6. On-site Planting Is Required On Lot 1 Of The Floodplain And Wetlands. This Planting Shall Be Done As "Priority Planting" Which Will Protect These Environmental Features As Well As Enhance The Scenic Views. Off-site Planting Shall Be Done Only For The Remainder Of FC Obligation If Needed.
 7. The approval of this petition does not alleviate any disturbance to the environmental features, or their restrictive buffers or setbacks.
 8. This Subdivision Is Subject To The Conditions Of Approval Of Waiver To The Design Manual III, Section 2.6(B), On Which The Planning Director On January 16, 2009 Approved To Waive The Request To Waive The Following: Section 2.6(B). If A Shared Residential Driveway Crosses A 100-Year Floodplain As Defined By Volume I Of The Howard County Design Manual, Then Approval Based On The Following:
 - 1. The Justification Provided By FCC In Their Letter Dated January 16, 2009.
 - 2. An Use In Common Driveway To Provide Ingress And Egress To The Three Lots Will Result In The Environmental Impact Of The Development.
 - 3. The Granting Of The Waiver Will Not Impact County's Infrastructure System.
 9. The Developer/Builder's Certificate: I/we certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion a letter of notice in accordance with the Environmental Impact of the Development. This Plan Shall Be Done As "Priority Planting" Which Will Protect These Environmental Features As Well As Enhance The Scenic Views. Off-site Planting Shall Be Done Only For The Remainder Of FC Obligation If Needed.
 10. The Justification Provided By FCC In Their Letter Dated January 16, 2009.
 11. An Use In Common Driveway To Provide Ingress And Egress To The Three Lots Will Result In The Environmental Impact Of The Development.
 12. The Granting Of The Waiver Will Not Impact County's Infrastructure System.
 13. The Floodplain Delineation Shown On This Plan Is Based On Floodplain Study Provided By Fisher, Collins & Carter Inc. Dated August 4, 2009 And Approved Under F-09-038. The On-site Floodplain Area Is 1.04 Acres.
 14. No Clearing, Excavating, Filling, Altering Driveway, Or Improving Paving, May Occur On Land Located In A Floodplain Unless Required Or Authorized By The Department Of Planning And Zoning Upon The Advice Of The Department Of Inspections, Licenses And Permits, The Department Of Public Works, The Department Of Parks, The Soil Conservation District, Or The Maryland Department Of The Environment. Any Proposed Construction Of A Structure Located Within A Floodplain Shall Be Subject To The Requirements Of The Howard County Code.
 15. In Accordance With The Structural Inspection Report Provided By Tracing Engineering Consultants, Inc. In April 2009, The Existing Bridge In In Need Of Repair Or Replacement. It Is Understood That The Bridge Will Be Updated To Meet A Load Rating Of H-20. The Design Shall Be Signed And Sealed By A Professional Engineer Prior To The Issuance Of Any Building Permit.

GENERAL NOTES CONTINUED:

1. Compliance With All SEC Agency Comments Generated With The Review Of This Subdivision Plan: F-09-038.
2. Compliance With The State Highway Administration Comments "Maintain 10' Right-Of-Way And Meet The Terms And Conditions Of Use And Common Access Permit".
3. Final Plan: F-09-038, Shall Be Designed So That A 35-foot Environmental Residential Structure Setback Is Required From The Edge Of The Most Restrictive Environmental Buffer Or Feature Located Within The Subject Lot.
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LEGEND

- 492- EXISTING 2' CONTOURS
- 490- EXISTING 10' CONTOURS
- 482- PROPOSED CONTOUR
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA

NOTE: UNIT SIZE SHOWN REFLECT NOMINAL BUILDING SIZE AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNSPOUT LOCATIONS SUBJECT TO FINAL ARCHITECTURE.

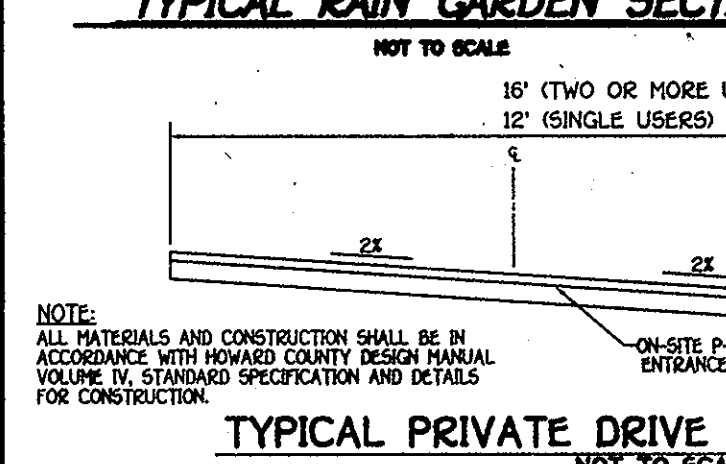
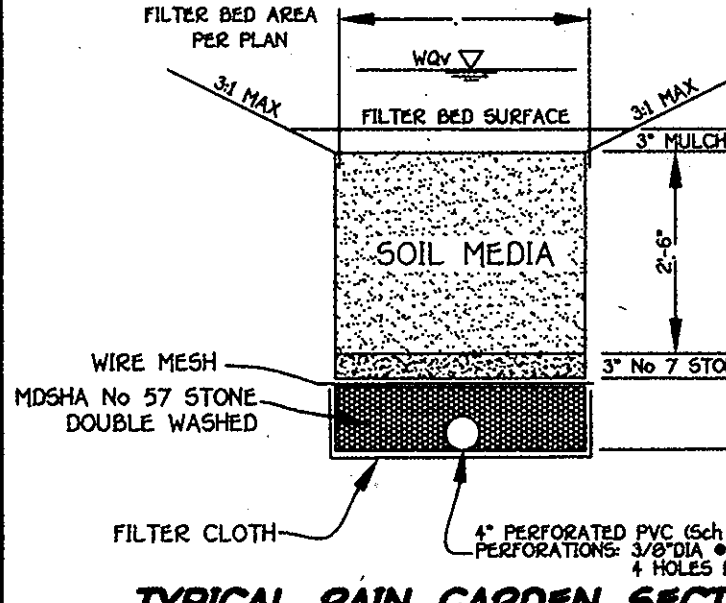
GLB2 SOILS LINES AND TYPE
 MLC2

L.O.D. LIMIT OF DISTURBANCE (L.O.D.)

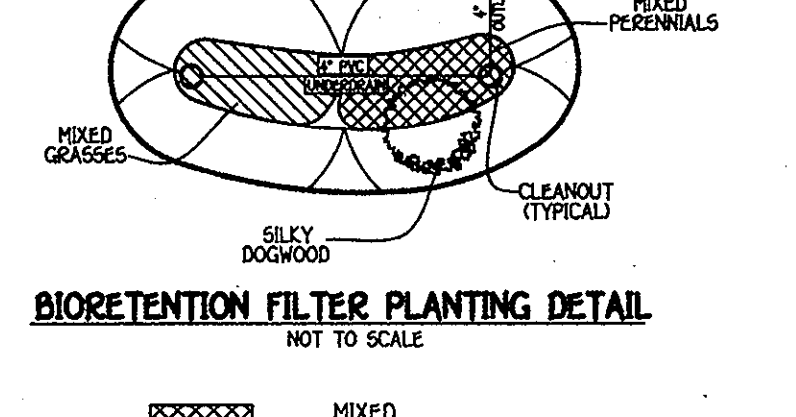
- FP LIMIT OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 35' ENVIRONMENTAL SETBACK
- STREAM AND TOP OF BANK
- 75' STREAM BANK BUFFER
- WL LIMIT OF WETLANDS
- W2 WETLANDS AREA
- 25' WETLANDS BUFFER
- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- UNMITIGATED 65 dBA NOISE CONTOUR LINE

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
12		ACER RUBRUM OCTOBER RED MAPLE	2 1/2" - 3" CALIPER FULL CROWN, BAB
8		FAGUS GRANDIFOLIA AMERICAN BEECH	2 1/2" - 3" CALIPER FULL CROWN, BAB
12		JUNIPERUS CHINENSIS SPARTAN CHINESE JUMPED	6'-8" HGT.



BIORETENTION FILTER PLANTING DETAIL



LANDSCAPE NOTES

- The Owner, Tenants 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 Growth Conditions. 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, Replaced.
- No Clearing Of Existing Vegetation Is Permitted Within The Landscape Edge For Which Credit Is Being Taken. However, Landscape Maintenance Is Authorized.
- At The Time Of Plant Installation All Berms And Trees Listed And Approved On The Landscape Plan Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without The Review And Approval From The Department Of Planning And Zoning. Any Deviation From The Approved Landscape Plan May Result In Denial Or Delays In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/or Section Are Made To Applicable Plans Or Certificates.

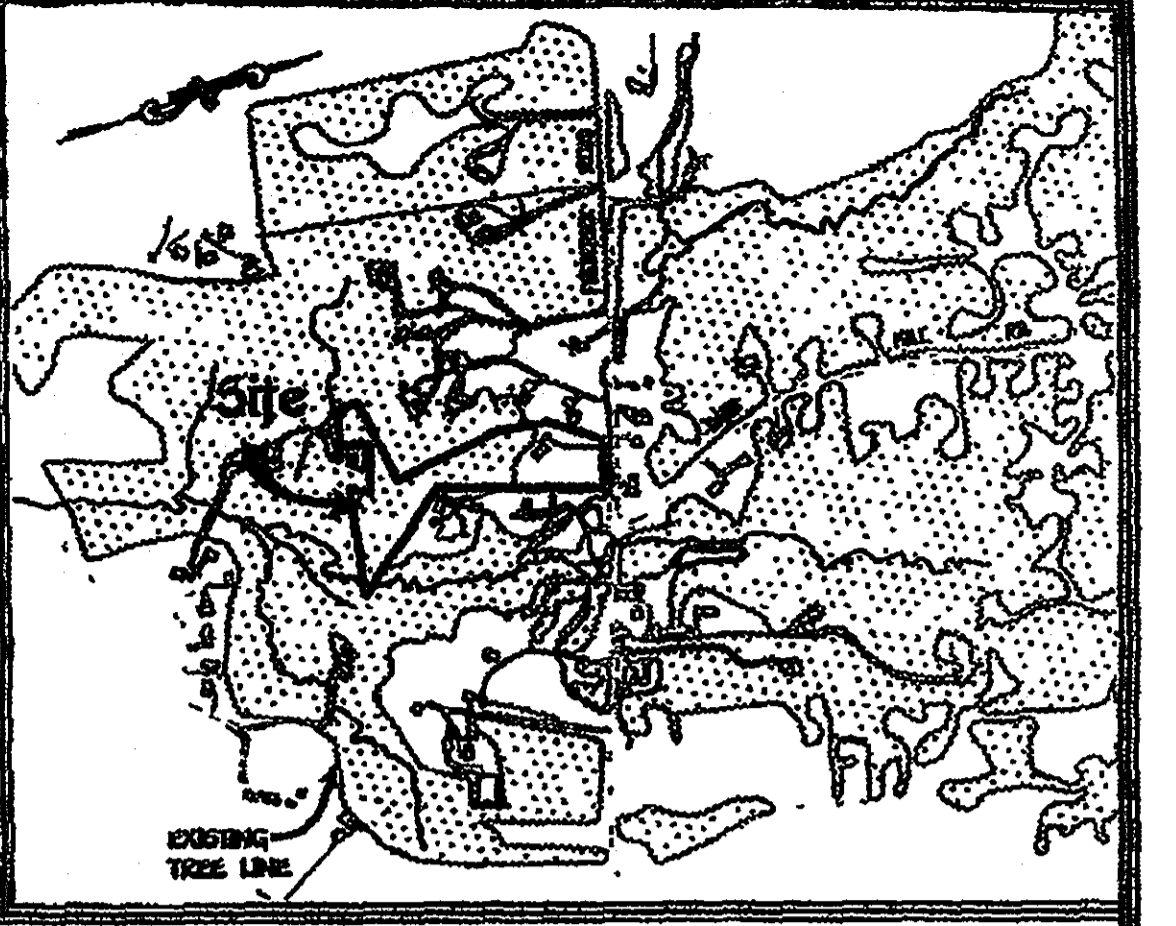
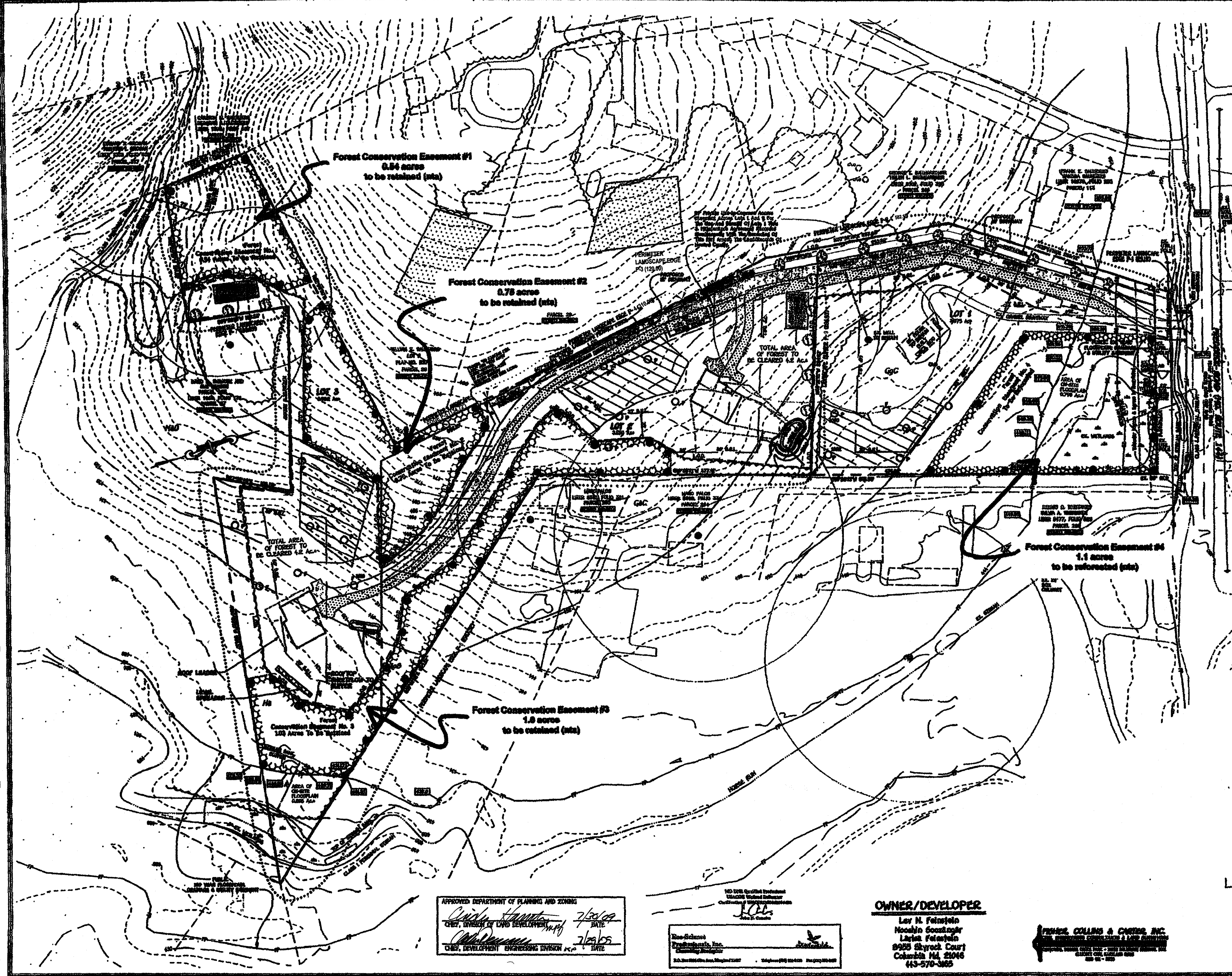
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development: *[Signature]* DATE: 7/26/09
 Chief, Development Engineering Division: *[Signature]* DATE: 7/26/09

OWNER/DEVELOPER
 Lev N. Feinstein
 Nooshin Soozangar
 Larisa Feinstein
 8955 Skyrock Court
 Columbia Md, 21046
 443-570-3165



FRIENDSHIP MEADOWS SUPPLEMENTAL PLAN
 LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHY AND SOILS
 Lots 1 Thru 3
 TAX MAP #18 PARCEL #270
 FORTH ELECTION DISTRICT #2013 HOWARD COUNTY, MARYLAND
 ZONED RR-DEO
 SCALE: 1"=60'
 DATE: JUNE 5, 2009
 SHEET 1 OF 3

F-09-038



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

- - - EXISTING 2' CONTOURS
- - - EXISTING 10' CONTOURS
- - - PROPOSED CONTOUR
- [Pattern] DISCONNECTED IMPERVIOUS AREA
- [Pattern] DISCONNECTION RECEIVING AREA

NOTE: LIMIT SIZE SHOWN REFLECTS NOMINAL BUILDING SIZE AND IS SUBJECT TO FINAL ARCHITECTURE. FINAL DOWNDRAFT LOCATIONS SUBJECT TO FINAL ARCHITECTURE.

- GLB2 SOILS LINES AND TYPE
- MLC2
- LOD LIMIT OF DISTURBANCE (LOD)
- 100' LIMIT OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 30' ENVIRONMENTAL SETBACK
- STREAM AND TOP OF BANK
- 75' STREAM BANK BUFFER
- LIMIT OF WETLANDS
- WETLANDS AREA
- 25' WETLANDS BUFFER
- EXISTING TREELINE
- PROPOSED TREELINE
- [Pattern] FOREST CONSERVATION EASEMENT
- [Pattern] FOREST CONSERVATION EASEMENT

TOTAL AREA OF ON-SITE FLOODPLAIN = 1,002 AC.

- Notes**
- See Sheet 3 for FCP details, specifications, and notes.
 - Temporary protective fencing shall be installed along all limit of disturbance lines within 60 feet of the existing forest limits.
 - Permanent protective signage shall be posted at 60-100 foot intervals along the limits of all easement. Where angle breaks occur within the FCE limits, the signage shall be posted to accurately depict the easement limits. Approximate signage locations are shown by - ●. The FCE signage shall be kept in place for perpetuity.

**FRIENDSHIP MEADOWS
SUPPLEMENTAL PLAN
LANDSCAPE, FOREST CONSERVATION,
TOPOGRAPHY AND SOILS
Lots 1 Thru 3**

APPROVED DEPARTMENT OF PLANNING AND ZONING
Cindy Stewart 7/30/09 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
Michael... 7/29/09 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

100 Days Qualified Subcontractor
 100 Days Qualified Subcontractor
 100 Days Qualified Subcontractor
 100 Days Qualified Subcontractor
 100 Days Qualified Subcontractor

OWNER/DEVELOPER
 Lev H. Feinstein
 Nooshin Gooding
 Larisa Feinstein
 8925 Skyrock Court
 Columbia, MD, 21046
 410-570-3665

FRENCH COLLINS & CHERRY, INC.
 ENGINEERS, ARCHITECTS & LANDSCAPE ARCHITECTS
 10000 WOODBURN ROAD, SUITE 100
 GREENBELT, MARYLAND 20818
 301-441-1100

TAX MAP #18 PARCEL #270
 FOURTH ELECTION DISTRICT ZONED RSP-200
 HOWNARD COUNTY, MARYLAND
 SCALE: 1"=60' DATE: JUNE 5, 2009
 SHEET 2 OF 3

FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Friendship Meadows
Date: January 19, 2009

NET TRACT AREA	Acres
A. Total tract area	10.7
B. Area within 100 Year Floodplain	1.1
C. Area to remain in agricultural production	0
D. Net Tract Area	9.0
LAND USE CATEGORY: (from table 3 2.1, page 40, Manual)	
ARA MDR IDA HDR MPD CIA	X
E. Afforestation Threshold (percentage)	0.20 1.8
F. Conservation Threshold (percentage)	0.25 2.3
EXISTING FOREST COVER	
G. Existing forest cover (excluding floodplain)	6.6
H. Area of forest above afforestation threshold	4.7
I. Area of forest above conservation threshold	4.2
BREAK EVEN POINT:	
J. Forest retention above threshold with no mitigation	0.8
K. Clearing permitted without mitigation	Break-Even Point 3.1 3.4
PROPOSED FOREST CLEARING	
L. Total area of Forest to be Cleared or Retained Outside FCE	4.2
M. Total area of Forest to be Retained	2.3
PLANTING REQUIREMENTS	
N. Reforestation for clearing above Conservation Threshold (4.2 x 0.25)	1.1
O. Reforestation for clearing below Conservation Threshold	0
P. Credit for retention above conservation threshold	0
Q. Total reforestation required	1.1
R. Total afforestation required	0.0
T. Total reforestation and afforestation required	1.1

REFORESTATION PLAN

A. Planting Plan and Methods
Plant species selection was based on our knowledge regarding plant communities in Maryland's Piedmont Plateau and information provided in the soil survey on typical vegetation for the soil type on the planting site. Species selection was also based on our knowledge of plant availability in the nursery industry.
Reforestation will be accomplished through a mixed planting of whip and branched transplants. Container grown stock is recommended but bare-root stock may be used to help control reforestation costs. If bare-root stock is used the root systems of all plants will be dipped in an anti-desiccant gel prior to planting to improve moisture retention in the root system.

Prior to planting the proposed Forest Conservation Easement all multiflora rose in the planting area shall be removed. Removal of the rose may be performed with mowing and herbicide treatments. Physical removal of all top growth following by a periodic herbicide treatment of stumps appears to be recommended. Native tree and shrub species occurring within the rose thicket should be retained wherever possible. Herbicide treatments shall occur on 2 month intervals during the first growing season and once each in the spring and fall for subsequent years. Herbicide used shall be made specifically to address woody plant material and shall be applied as per manufacturer specifications. Care should be taken not to spray planted trees or naturally occurring native tree/shrub seedlings. It is recommended that tillation of rose removal begin at least six months prior to planting.

B. Planting and Gell Specifications
Plant material will be installed in accordance with the Planting Detail and Planting Specifications shown on the Forest Conservation Plan.
Amendments to existing soil will be in accordance with the Planting Specifications shown on the Forest Conservation Plan. Soil disturbances will be limited to individual planting locations.

C. Maintenance of Plantings
For information regarding maintenance of the reforestation plantings, see Post Construction Management Plans.

D. Guarantees Requirements
A 60 percent survival rate of the reforestation plantings will be required after one growing season. All plant material below the 50 percent survival threshold will be replaced at the beginning of the second growing season. At the end of the second growing season, a 75 percent survival rate will be required. All plant material below the 75 percent survival threshold will be replaced by the beginning of the next growing season.

E. Security for Reforestation/Retention
Section 16-1009 of the Howard County Forest Conservation Act requires that a developer shall post a security (bond, letter of credit, etc.) with the County to insure that all work is done in accordance with the FCP.

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques
1. Soil Protection Area (Critical Root Zone)
The soil protection area, or critical root zone, of a tree is that portion of the soil column whose most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest trees occur within 25 feet of the limit of disturbance.

2. Fencing and Signage
Existing forest limits occurring within 25 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to plant installation, as shown on the plan.

B. Pre-Construction Meeting
Upon existing limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County Inspector. The purpose of the meeting will be to verify that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning
All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to areas within the LID of the proposed easement. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.

D. Sequence of Construction
The following timetable represents the proposed timetable for development. The items outlined in the Forest Conservation Plan will be completed within two (2) years of subdivision approval.

- Below find a proposed sequence of construction.
1. Install all signage and sediment control devices.
 2. Hold pre-construction meeting between developer, contractor and County Inspector.
 3. Build access roads, install well and septic systems, and construct houses. Stabilize all disturbed areas accordingly.
 4. Begin multiflora rose removal. Install permanent protective signage for Easements and install plantings in accordance with Forest Conservation Plan. Plantings will be completed within two (2) years of subdivision approval.
 5. Remove sediment control.
 6. Hold post-construction meeting with County Inspectors to ensure compliance with FCP. Submit Certification of Installation.
 7. Monitor and maintain plantings for 2 years.
- E. Construction Monitoring**
Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.
- F. Post-Construction Meeting**
Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County Inspector to verify that afforestation plantings have been installed.

POST-CONSTRUCTION MANAGEMENT PLAN
Howard County requires a two year post-construction management plan be prepared as part of the forest conservation plan. The plan goes into effect upon acceptance of the construction certificate of completion by the County. Eco-Science Professionals, or another qualified professional designated by the developer, will be responsible for implementation of the post-construction management plan.

- The following items will be incorporated into the plan:
- A. Fencing and Signage**
Permanent signage (indicating the limits of the retention/reforestation area) shall be maintained.
- B. General Site Inspections/Maintenance of Plantings**
Site inspections will be performed a minimum of three times during the growing season. The purpose of the inspections will be to assess the health of the afforestation plantings. Appropriate measures will be taken to rectify any problems which may arise. In addition, maintenance of the afforestation plantings will involve the following steps:
1. Weeding - All plant material shall be weeded twice a month during the 1st growing season, more or less frequently depending on weather conditions. During the second growing season, once a month during May-September, if needed.
 2. Removal of invasive exotics and noxious weeds. Old field successional species will be retained.
 3. Identification of serious plant pests and diseases, treatment with appropriate agent.
 4. Pruning of dead branches.
 5. After 12 and 24 months, replacement of plants, if required, in accordance with the Guarantees Requirements shown on the FCP.
- C. Education**
The developer will provide appropriate materials to property owners informing them of the location and purpose of the afforestation area. Materials may include site plans and information explaining the intent of the forest conservation law.
- D. Final Inspection**
At the end of the two year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all retention/reforestation requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's bond.

FCFP NOTES

1. 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.
2. Limits of disturbance shall be restricted to areas outside the limit of temporary fencing.
3. There shall be no clearing, grading, construction or disturbance of vegetation beyond the depleted limits of disturbance, except as permitted by Howard County DPZ.
4. No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as non-disturbance areas.
5. Temporary fencing shall be used to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed forest retention limits.
6. The Forest Conservation Act requirements for this project will be met through the retention of 2.3 acres of forest in an easement on Lots 2 and 3 and onsite reforestation of 1.1 acres on Lot 1. A waiver to allow for the creation of forest conservation easement on lots less than 10 acres have been submitted for approval.
7. No Specimen trees are located on this property.
8. There are no slopes 15%-25% or greater on this site.
9. No rare, threatened or endangered species or critical habitats were observed on this property.
10. Perennial streams and their required buffers are located on this property.
11. Non-tidal wetlands and their required buffers are located on this property.
12. No cemeteries or historic features are located on this property.

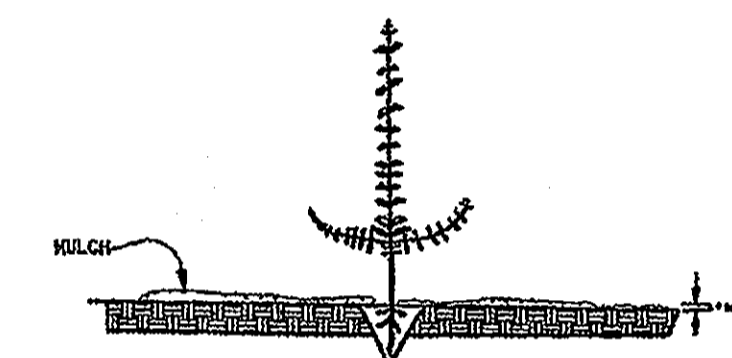
PLANTING SCHEDULE

FCE # 4 - 1.1 acres
Planting units Required: 770
Planting units Provided: 771

Qty	Species	Size	Spacing	Total FCA Units
10	Acer rubrum - Red maple	1" cal.	15' o.c.	
6	Liriodendron tulipifera - Tulip poplar **	1" cal.	15' o.c.	
10	Platanus occidentalis - Sycamore	1" cal.	15' o.c.	
28	Total 1" caliper trees x 3.6 units/tree = FCA unit credit			91
70	Acer rubrum - Red maple	2-3' whip	11' o.c.	
10	Diospyros virginiana - Persimmon **	2-3' whip	11' o.c.	
70	Liriodendron tulipifera - Tulip poplar **	2-3' whip	11' o.c.	
40	Nyssa sylvatica - Black gum	2-3' whip	11' o.c.	
25	Platanus occidentalis - Sycamore	2-3' whip	11' o.c.	
30	Prunus serotina - Black cherry **	2-3' whip	11' o.c.	
20	Quercus alba - White oak **	2-3' whip	11' o.c.	
20	Quercus palustris - Pin oak	2-3' whip	11' o.c.	
10	Salix nigra - Black willow	2-3' whip	11' o.c.	
20	Ulmus rubra - Slippery Elm	2-3' whip	11' o.c.	
25	Viburnum prunifolium - Blackhaw **	2-3' whip	11' o.c.	
340	Total whip plantings x 2 units/tree = FCA unit credit			680
Total Unit Credit				771

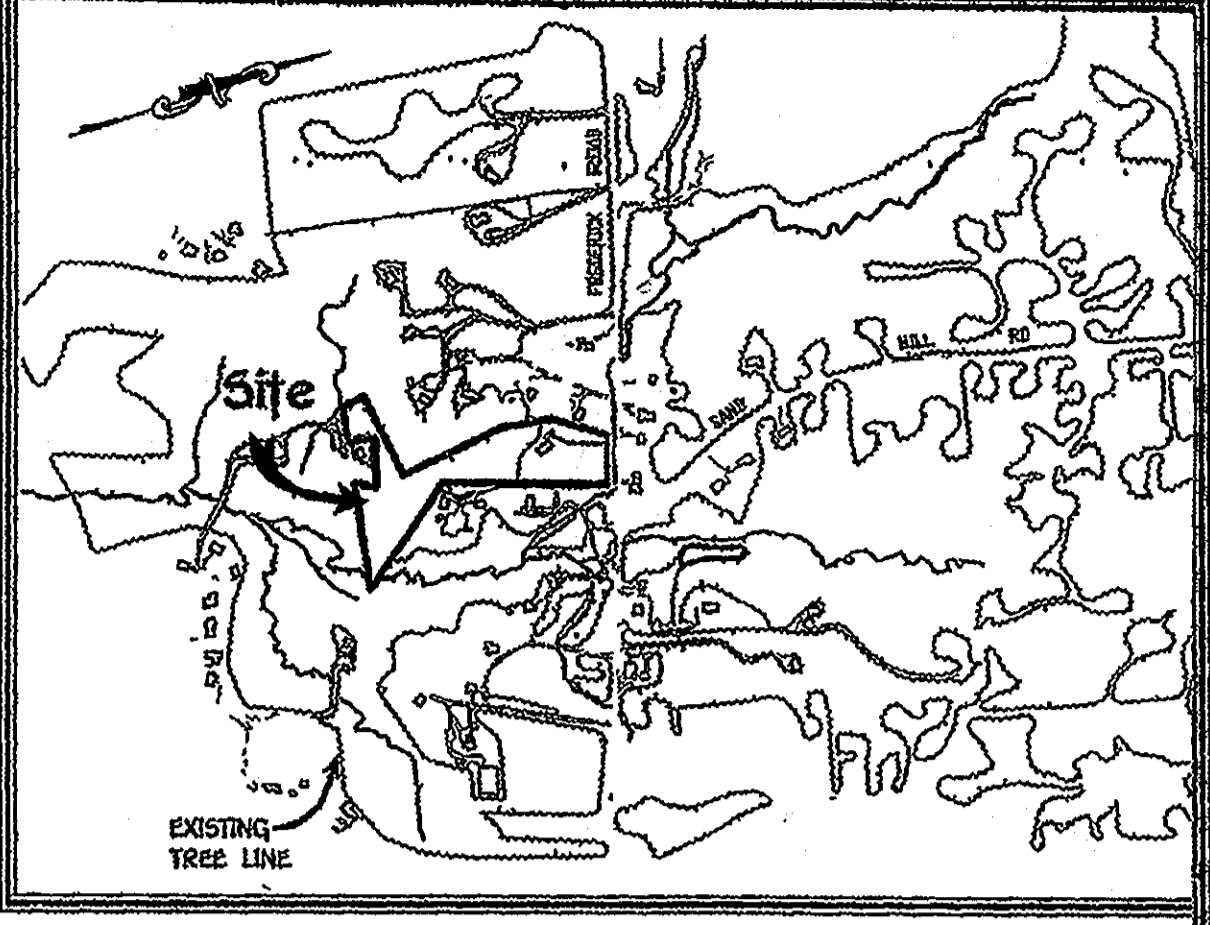
Planting Notes:

- Planting density based on 700 planting units per acre. 2" caliper trees = 7 planting units, 1" caliper trees = 3.6 planting units, whips with shelter = 2 planting units.
- ** - These species should not be planted within the wetland limits.
- 1" caliper trees should be staggered along the outer perimeter of the planting area to serve as demarcation of the boundary. The trees should be no closer than 15 foot spacing.
- Planting shall be made in a curvilinear fashion along contour. The planting should avoid a grid appearance but should be spaced to facilitate maintenance.
- Multiflora rose/heavy brush removal/control may be required prior to installation of planting.
- All whips are required to be installed with tree shelters per Howard County FCA requirements.

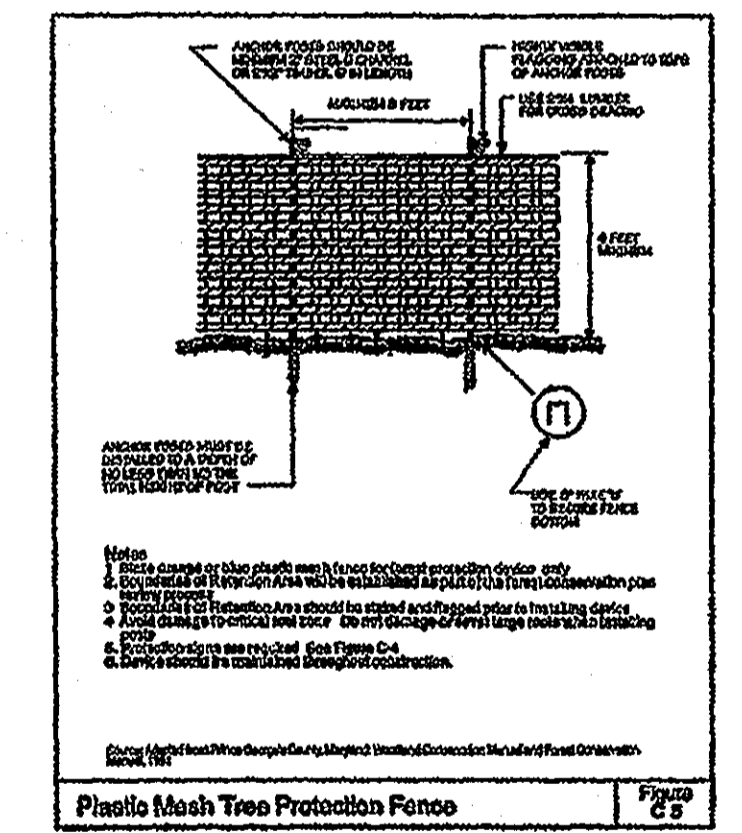
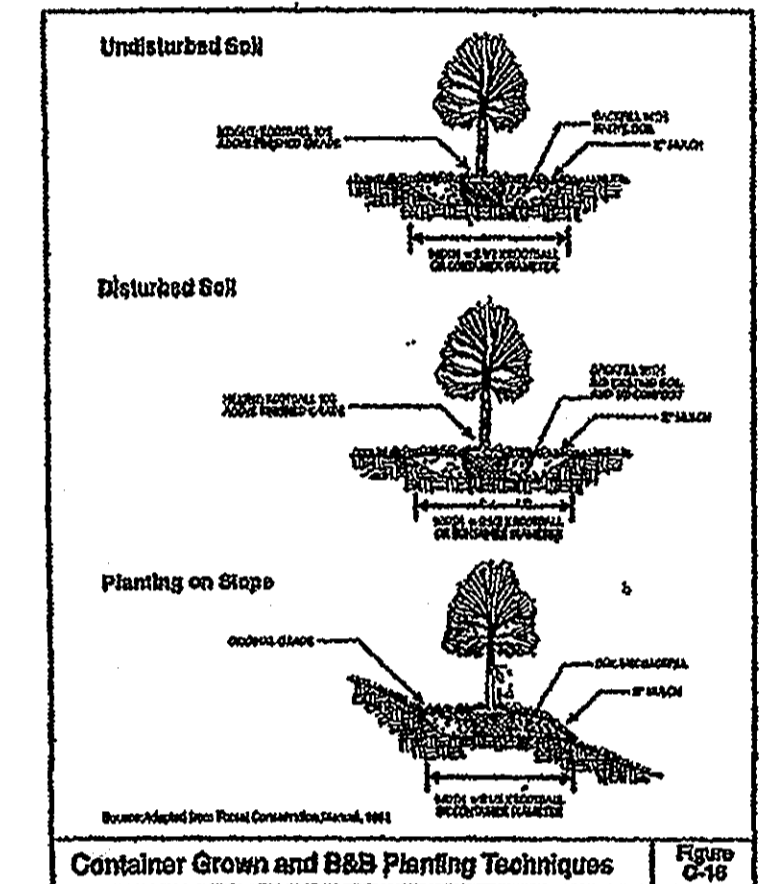


Seeding and Whip Planting Specification

Forest Conservation Easement
Unauthorized disturbances of vegetation is prohibited. Violators are subject to fines as imposed by the Howard County Forest Conservation Act of 1992.
Trees for Your Future!



VICINITY MAP
SCALE: 1" = 1000'



APPROVED DEPARTMENT OF PLANNING AND ZONING
Carole A. Hays 7/30/09
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
William J. Danner 7/26/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Eco-Science Professionals, Inc.
 Consulting Ecologists
 P.O. Box 6055 Glen Arden, Maryland 20837
 Telephone (410) 833-2460 Fax (410) 833-2458

OWNER/DEVELOPER
 Lev N. Feinstein
 Nooshin Soozangar
 Larica Feinstein
 8955 Skyrock Court
 Columbia Md. 21046
 443-570-3165

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL OFFICE: 1075 W. BALTIMORE AVENUE, SUITE 200
 ELICOTT CITY, MARYLAND 21043
 410-991-2555

FRIENDSHIP MEADOWS
 SUPPLEMENTAL PLAN
 LANDSCAPE, FOREST CONSERVATION,
 TOPOGRAPHY AND SOILS
 Lots 1 Thru 3
 TAX MAP #15 PARCEL #270
 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: RE-DEO
 SCALE: 1"=50' DATE: JUNE 5, 2009
 SHEET 3 OF 3

F-09-038