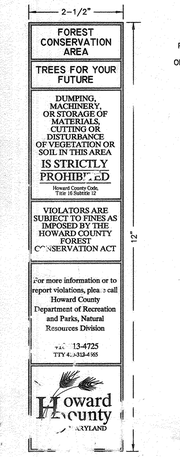
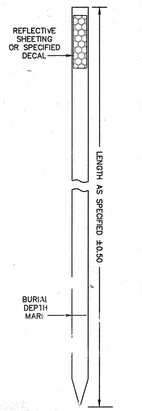
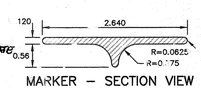



DECAL SPECIFICATION




MARKER DETAIL

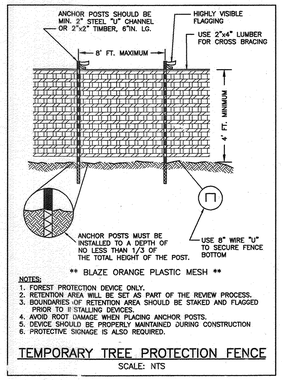
MATERIALS:
NUMBER 3270 SOSTICHAL NON-REFLECTIVE SUBSTRATE
COLOR:
Dark green text and border on beige background




MARKER – SECTION VIEW

FCE CAPSONITE MARKER
NOT TO SCALE

PERMANENT SIGNAGE
NOT TO SCALE




** BLAZE ORANGE PLASTIC MESH **

NOTES:
1. FOREST PROTECTION DEVICE ONLY.
2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
4. AVOID ROOT DAMAGE WHEN PLACING ANCHOR POSTS.
5. DEVICE SHOULD BE PROPERLY MAINTAINED DURING CONSTRUCTION
6. PROTECTIVE SIGNAGE IS ALSO REQUIRED.

TEMPORARY TREE PROTECTION FENCE
SCALE: NTS

## SOILS LEGEND

| M/P SYMBOL | SOIL TYPE | MAPPING UNIT |
|---|---|---|
| GhB | B | GLENELG–URBAN LAND COMPLEX, 0 TO 8% SLOPES |
| GlB | C | GLENVILLE–URBAN LAND–UDORTHENTS COMPLEX, 0 TO 8% SLOPES |
| MoD | B | MANOR LOAM, 15 TO 25% SLOPES |

INFORMATION FROM NCRS WEB SOIL SURVEY 2.0, HOWARD COUNTY, MD (MD027)

## LEGEND

| | |
|---|---|
| SOILS CLASSIFICATION | AbC1 |
| SOILS DELINEATION | |
| EXISTING CONTOURS | 999 |
| EXISTING WOODS LINE | |
| PROPOSED WOODS LINE | |
| EXISTING STRUCTURE | |
| PROPOSED STRUCTURE | |
| STEEP SLOPES 15% TO 24.9% | |
| STEEP SLOPES 25% OR GREATER | |
| USE-IN-COMMON ACCESS AND UTILITY EASEMENT | |
| FOREST CONSERVATION EASEMENT | |
| FOREST MITIGATION BANK | |
| TREE PROTECTION FENCE | TF |
| FCE PERMANENT SIGNAGE | FCE |

## FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Valley Mede, Section 14, Lots 71 & 72
Date: January 30, 2009

| NET TRACT AREA | | | Acres |
|---|---|---|---|
| A. Total tract area | | | 4.16 |
| B. Area within 100 Year Floodplain | | | 0 |
| C. Area to included in overhead transmission line | | | 0 |
| D. Net Tract Area | | | 4.16 |
| LAND USE CATEGORY: (from table 3.2.1, page 40, Manual) ARA MDR IDA HDR MPD CIA X | | | |
| E. Afforestation Threshold | (percentage) | 0.15 | 0.62 |
| F. Conservation Threshold | (percentage) | 0.20 | 0.83 |
| EXISTING FOREST COVER: | | | |
| G. Existing forest cover (excluding floodplain) | | | 3.54 |
| H. Area of forest above afforestation threshold | | | 2.92 |
| I. Area of forest above conservation threshold | | | 2.71 |
| BREAK EVEN POINT: | | | |
| J. Forest retention above threshold with no mitigation | | | 1.37 |
| | | Break-Even Point | 1.4 |
| K. Clearing permitted without mitigation | | | 2.17 |
| PROPOSED FOREST CLEARING | | | |
| L. Total area of forest to be Cleared or Retained Outside FCE | | | 1.30 |
| M. Total area of forest to be Retained in FCE | | | 2.24 |
| PLANTING REQUIREMENTS | | | |
| N. Reforestation for clearing above Conservation Threshold | | | 0.33 |
| P. Reforestation for clearing below Conservation Threshold | | | 0 |
| Q. Credit for retention above conservation threshold | | | 1.41 |
| R. Total reforestation required | | | 0 |
| S. Total afforestation required | | | 0 |
| T. Total reforestation and afforestation required | | | 0 |

## BENCH MARKS

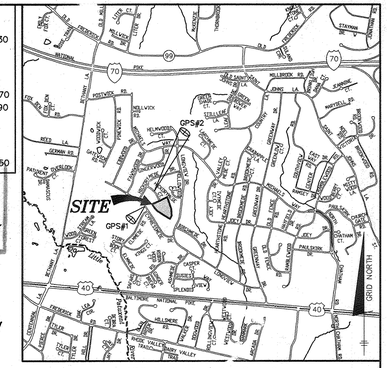
GPS#1 (NAD '83) ELEV. 440.0130
REBAR AND CAP SET/FOUND
NORTHEAST SIDE OF HICKORYMEDE COURT
242.5' SOUTHEAST OF INTERSECTION
CYPRESSMEDE DRIVE
N 589,581.8220 E 1,354,614.9970

GPS#2 (NAD '83) ELEV. 445.0490
REBAR AND CAP SET/FOUND
SOUTHWEST SIDE OF CYPRESSMEDE DRIVE
108.5' NORTHWEST OF INTERSECTION
ELMMEDE ROAD
N 590,048.2970 E 1,354,869.8450

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. 45577 Expiration Date: 06-08-24

STATE OF MARYLAND JOHN M. CARNEY No. 45577 PROFESSIONAL ENGINEER

11-1-23
FOR REVISION #2 ONLY




ADC MAP 11 / GRIDS J-6
VICINITY MAP
SCALE: 1" = 2000'

PLAN VIEW
SCALE: 1" = 40'

NOTE: CONTRACTORS TO EXERCISE EXTREME CAUTION WHEN WORKING IN THE AREAS OF EXISTING UNDERGROUND POWER LINES ALONG LOT 1 & EXISTING LOT 31 AND THE EXISTING OVERHEAD LINES ALONG THE SOUTHWESTERN PERIMETER OF THE PROJECT SITE

## FOREST CONSERVATION TABULATION

| DESIGNATION | TYPE | ACREAGE |
|---|---|---|
| 1 | RETENTION | 1.37 (4.16 NTA) |
| 2 | RETENTION | 0.87 (4.16 NTA) |
| TOTALS: | – | 2.24 AC.± |

## FOREST DATA

| | |
|---|---|
| GROSS AREA (INCL. ALL PROP. LOTS) | 4.16 AC.± |
| AREA PREVIOUSLY DEVELOPED | 0.00 AC.± |
| 100 YEAR FLOOD PLAIN | 0.00 AC.± |
| EX. APPLICABLE LOT AREA | 0.00 AC.± |
| NET TRACT AREA (NTA) | 4.16 AC.± |
| EXISTING FOREST (NTA) | 3.54 AC.± |
| AFFORESTATION THRESHOLD | 0.62 AC.± |
| CONSERVATION THRESHOLD | 0.83 AC.± |
| FOREST TO BE CLEARED (NTA) | 1.30 AC.± |
| FOREST TO BE RETAINED (NTA) | 2.24 AC.± |
| FOREST TO BE RETAINED IN FCE | 1.37 AC.± |
| FOREST TO BE RETAINED IN BANK | 0.87 AC.± |

## FCP 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. FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
3. LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
5. NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
6. TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE RETENTION BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE AND ARE NOT ALREADY PROTECTED WITH SUPER SILT FENCE.
7. PERMANENT SIGNAGE SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE RETENTION BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE AND ARE NOT ALREADY PROTECTED WITH SUPER SILT FENCE.
8. THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE SHALL BE MET BY: INDENTURE OF EASEMENT OF 1.37 AC. OF RETENTION INTO AN ON-SITE EASEMENT. SURETY IN THE AMOUNT OF $11,535.44 FOR 1.37 AC. OF RETENTION (1.37~59,677.2 S.F*0.20) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAN (F-09-051). SURETY FOR THE 0.87 AC. FOREST CONSERVATION RETENTION BANK (FCE #2) IS NOT REQUIRED.

## SEQUENCE OF CONSTRUCTION

1. SEDIMENT CONTROL AND TREE PROTECTION DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH GENERAL CONSTRUCTION PLAN FOR SITE. SITE SHALL BE GRADED IN ACCORDANCE WITH THE GENERAL CONSTRUCTION PLANS.
2. REMOVE HAZARDOUS TREES (DEAD, DISEASED OR THOSE SUBJECT TO WIND THROWS) ALONG THE EDGE OF THE FOREST RETENTION AREAS AS WELL AS WITHIN OTHER TREE SAVE AREAS.
3. SIGNAGE SHALL BE INSTALLED AS PER THE FOREST PROTECTION DEVICES SHOWN ON THE FOREST CONSERVATION PLAN.

FCE/BANK SALES NOTE:

THE SALE OF FOREST CONSERVATION CREDITS MAY BEGIN UPON ACCEPTANCE & APPROVAL OF THE FOREST CONSERVATION PLAN AND RECORDATION OF THE PLAT ESTABLISHING THE FOREST CONSERVATION/BANK EASEMENTS.

| FCE/BANK SALES ACREAGE CHART (0.87 AC. TOTAL) | | | | |
|---|---|---|---|---|
| SALE | RETENTION OBLIGATION | PROJECT NAME | HOWARD COUNTY FILE NO. | REMAINING ACREAGE |
| 5-29-14 | 0.6AC | Scarborough Est. | F-14-029 | 0.27 |
| 11-01-23 | 0.27 Ac | CAPSTONE EST. | F-24-008 | 0.00 |
| | | | | |


Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. Box 5006 Glen Arm, MD 21057 (410) 592-6752
MD DNR Qualified Professional
USACOE Wetland Delineator
Certification #WDP-MD06100-4D2
John F. Canoles 4/8/09


| NO. | DATE | REVISION |
|---|---|---|
| 2 | 11-01-2023 | REVISE FCE/BANK CHART FOR 0.27 Ac. FOREST TO CAPSTON EST. |
| 1 | 6-11-2014 | REVISE FCE/BANK CHART TO SHOW 0.6 AC OF OFF-SITE FC FROM SCARBOROUGH EST. |


BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
E-MAIL: bel@bel-civilengineering.com


PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559, Expiration Date: 7-22-2009
STATE OF MARYLAND BRIAN P. CLEARY PROFESSIONAL ENGINEER No. 28559
4/24/2009

OWNER/DEVELOPER:
RAINMAKER ASSOCIATES, LTD
8015 DORSEY RUN ROAD
SUITE C
JESSUP, MD 20794-9380
PHONE: 410-799-9415

PROJECT: VALLEY MEDE
SECTION 14
LOTS 71 AND 72

LOCATION: TAX MAP 17 – GRID 21
PARCEL 139
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: FINAL/CONSTRUCTION PLANS
FOREST CONSERVATION PLAN
NOTES, AND DETAILS

DATE: NOVEMBER 19, 2008 / MAY 1, 2009
PROJECT NO. 2163

Design: MCR/DAM | Draft: MCR/WEO | Check: BFC
SCALE: AS SHOWN
DRAWING 1 OF 1

F-09-051

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
CHIEF, BUREAU OF HIGHWAYS DATE:

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Harte 5/7/09
CHIEF, DIVISION OF LAND DEVELOPMENT DATE:
5/6/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE:

P:\2144 Valley Mede\dwg\7000B-F.dwg, FCP, 4/24/2009 8:38:25 AM, mcr