



LEGEND

- COORDINATE POINT
- STREAM
- EXISTING PRESERVATION EASEMENT
- EX. RESERVATION EASEMENT
- EX. COMMON-DRIVEWAY
- EX. FLOODPLAIN LIMIT
- FOREST CONSERVATION EASEMENT

VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4814 GRID HS

BENCHMARKS - NAD83 HORIZONTAL

NO. CO. #29CA	NO. CO. #29C
3/4" REBAR W/ CAP	3/4" REBAR W/ CAP
N 274426.135	N 272323.559
E 134533.820	E 134112.255
ELEV.=423.53	ELEV.=468.79

FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Carroll/Ziegler Bulk Parcel Subdivision - Lot 8, Pres. Parcel O
Date: September 22, 2010

NET TRACT AREA		Acre
A. Total tract area		57.2
B. Area within 100 Year Floodplain		0
C. Area to remain in agricultural production		54.0
D. Net Tract Area		3.2

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
ARA: MDR IDA: HDR MPO CIA: DEO

E. Afforestation Threshold	(percentage)	20%	0.6
F. Conservation Threshold	(percentage)	25%	0.8

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain)	0
H. Area of forest above afforestation threshold	0
I. Area of forest above conservation threshold	0

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	Break-Even Point	NA
K. Clearing permitted without mitigation	Break-Even Point	0

PROPOSED FOREST CLEARING

L. Total area of forest to be Cleared or Retained Outside FCE	0
M. Total area of forest to be Retained in FCE	0

PLANTING REQUIREMENTS

N. Reforestation for clearing above Conservation Threshold	0
O. Reforestation for clearing below Conservation Threshold	0
P. Credits for retention above conservation threshold	0
R. Total reforestation required	0
S. Total afforestation required	0.6
T. Total reforestation and afforestation required	0.6

*an afforestation obligation of 0.2 acres was previously addressed for this property during the creation of the original Lot 1. This obligation was met through payment of a fee-in-lieu.

- ESD NOTES:**
- No rare, threatened or endangered species or their habitats were observed on the property.
 - Surrounding land use is primarily low density residential development, agricultural land and forest.
 - No wetlands, streams or buffers have been identified on Lot 8. Wetlands, streams and buffers are present on Preservation Parcel O.
- PEFC NOTES:**
- The Forest Conservation obligation for lot 8 (3.2 acres) is 0.6 acres. A portion of the obligation was previously addressed through the payment of a fee-in-lieu in the amount of \$5,540.00 for 0.2 acres under F-07-185 for Lot 1 (1.23 acres). The additional obligation for the added acreage to lot 1 (now known as Lot 8) will be met by 0.8 acres of off-site retention on Bulldoze Preservation Parcel O. This project will not require that the developer post security, but will be necessary for the developer to execute a Deed of Forest Conservation Easement.
 - 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.
 - There shall be no clearing, grading, construction or disturbance of vegetation beyond the depicted limits of disturbance, except as permitted by Howard County DEP.
 - No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as non-disturbance areas.
 - Temporary fencing shall be installed to protect forest resources during construction. Fencing shall be installed along limits of disturbance occurring within 50 feet of the proposed forest retention limits.

FOREST CONSERVATION LINE TABLE

LINE	BEARING	LENGTH
FC 1	S88°24'19"E	349.00'
FC 2	N14°24'28"E	102.55'
FC 3	N88°24'19"W	349.00'
FC 4	S14°24'28"W	102.55'

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS

8450 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BE-CVLENGINEERING.COM

OWNER/DEVELOPER:
JOHN LEE CARROLL, JR.
3855 MANOR LANE
ELLICOTT CITY, MD 21042
410-490-2069

PROJECT:
CARROLL-ZIEGLER PROPERTY LOT 8 AND BULDOZE PRESERVATION PARCEL O AND BULDOZE A RESUBDIVISION OF LOT 8 AND BULDOZE B BULK PARCEL O

LOCATION:
TAX MAP: 23, GRID: 23
PARCEL: 48
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN

DATE: DECEMBER, 2010 PROJECT NO. NA
SCALE: 1" = 100' SHEET 1 OF 1

DRAFT: JC DES: JC CK: DAM

Eco-Science Professionals, Inc.
CONSULTING EC01001213

100% Qualified Professional
ASACOE Wetland Delimitator
Licenses # WDCP0006004183

P.O. Box 5056 Glen Arm, MD 21057 (410) 592-0752
John P. Casarin

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
CgB2	B	CHESTER GRAVELLY SILT LOAM, 3 TO 8 PERCENT SLOPES MODERATELY ERODED
CgC2	B	CHESTER GRAVELLY SILT LOAM, 8 TO 15 PERCENT MODERATELY ERODED
ChA	B	CHESTER SILT LOAM, 0 TO 3 PERCENT SLOPES
ChB2	B	CHESTER SILT LOAM, 3 TO 8 PERCENT, MODERATELY ERODED
ChC2	B	CHESTER SILT LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
Ch	B	COMUS SILT LOAM
G1C2	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
G1D2	B	GLENELG LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED
*G1A	C	GLENVILLE SILT LOAM, 0 TO 3 PERCENT SLOPES
*G1B2	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
*H1	D	HATBORO SILT LOAM

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1988, MAP NO. 15

APPROVED: DEPARTMENT OF PLANNING AND ZONING

John P. Casarin
CHIEF, DIVISION OF LAND DEVELOPMENT

John P. Casarin
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 10/11

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

- Soil Protection Area (Critical Root Zone)
The soil protection area, or critical root zone, of a tree is that portion of the soil column where 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 disturbance will occur.
- 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 retention area prior to inspection.
- Pre-Construction Meeting
Upon staking of 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 end-user control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.
- 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 LCD of the proposed forest site. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.
- Sequence of Construction
The following timetable represents the proposed timetable for development of the subject property. The items outlined in the Forest Conservation Plan will be enacted within two (2) years of project approval. Below find a proposed sequence of construction.
1. Initial signage.
2. Hold pre-construction meeting between developer, contractor and County Inspector.
3. Hold post-construction meeting with County Inspectors to assure compliance with FCP. Seasonal Certification of Retention.
4. 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.

EX. PRESERVATION EASEMENT PLAT NUMBERS 18641 AND 18642 TOTAL AREA 21.25 AC ± (F-06-228)

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Forest Stand Data - Preservation Parcel O

Key	Community Type	Acreage	Dominant Vegetation	General Condition	Priority Acreage
F1	Oak-Poplar	22.7	Liriodendron tulipifera, Quercus rubra, Quercus petraea, Acer rubrum, Robinia pseudo-acacia, Prunus serotina, Juglans nigra, Rosa multiflora, Lindera benzoin	Good	7.0 ac. wetlands and buffers

* Approximately 0.7 acres of off-site forest area is present within 100 feet of the property.