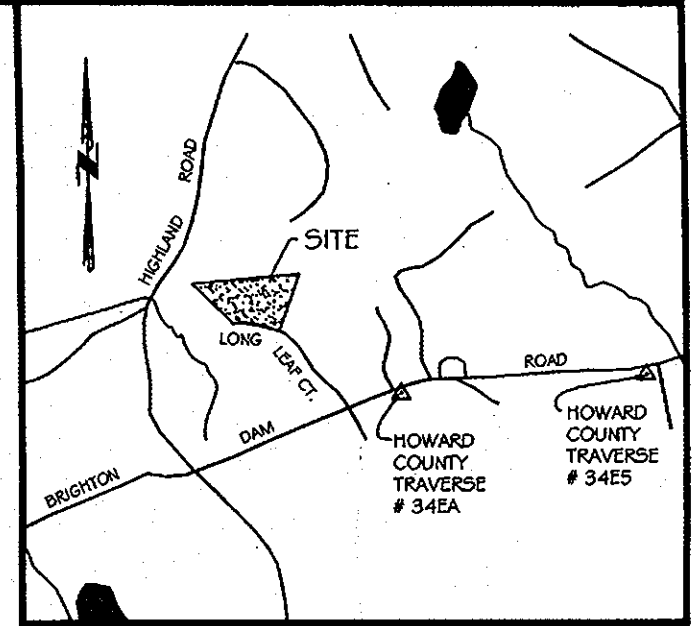
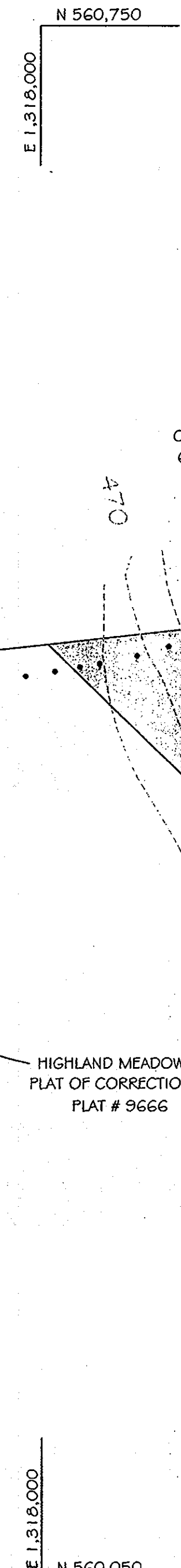


GENERAL NOTES:

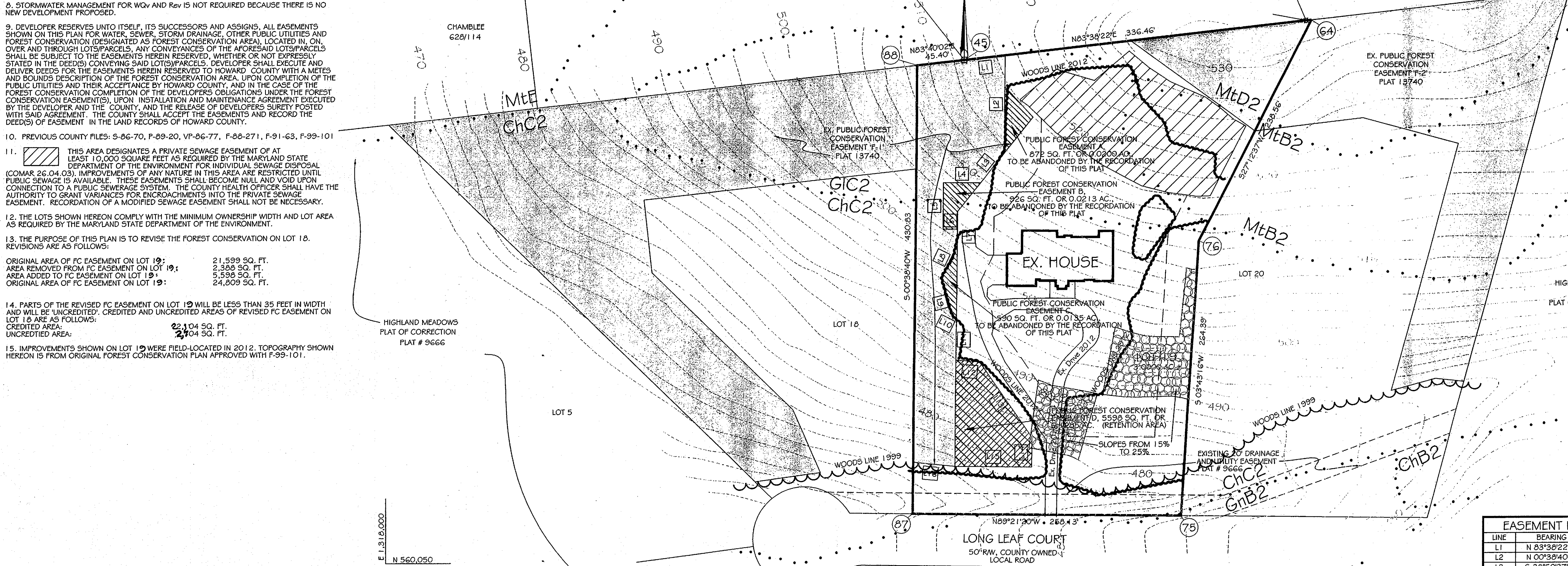
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 34EA & 34EB.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANBERGER & LANE IN PARIL, 1998.
- SUBJECT PROPERTY ZONED 'RR-DEO' PER 2/2/2004 COMPREHENSIVE ZONING PLAN, AND JULY 28, 2006 COMP LITE REZONING.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS PLAN ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED IN F-99-101.
- 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 IS A PREVIOUSLY-RECORDED LOT ON WHICH THERE WERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS.
- STORMWATER MANAGEMENT FOR WQv AND Rev IS NOT REQUIRED BECAUSE THERE IS NO NEW DEVELOPMENT PROPOSED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION EASEMENT(S), UPON INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- PREVIOUS COUNTY FILES: S-86-70, P-89-20, VP-86-77, F-88-271, F-91-63, F-99-101
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE PURPOSE OF THIS PLAN IS TO REVISE THE FOREST CONSERVATION ON LOT 18. REVISIONS ARE AS FOLLOWS:

ORIGINAL AREA OF FC EASEMENT ON LOT 19:	21,599 SQ. FT.
AREA REMOVED FROM FC EASEMENT ON LOT 19:	2,368 SQ. FT.
AREA ADDED TO FC EASEMENT ON LOT 19:	539 SQ. FT.
ORIGINAL AREA OF FC EASEMENT ON LOT 19:	24,809 SQ. FT.
- PARTS OF THE REVISED FC EASEMENT ON LOT 19 WILL BE LESS THAN 35 FEET IN WIDTH AND WILL BE 'UNCREDITED'. CREDITED AND UNCREDITED AREAS OF REVISED FC EASEMENT ON LOT 18 ARE AS FOLLOWS:

CREDITED AREA:	2,104 SQ. FT.
UNCREDITED AREA:	2,104 SQ. FT.
- IMPROVEMENTS SHOWN ON LOT 19 WERE FIELD-LOCATED IN 2012. TOPOGRAPHY SHOWN HEREON IS FROM ORIGINAL FOREST CONSERVATION PLAN APPROVED WITH F-99-101.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4933D6



FOREST CONSERVATION PLAN REVISION - OVERVIEW

The property owner is seeking to reconfigure the Forest Conservation Easement on Highland Meadows Lot 19. The easement was placed on the property as part of the original subdivision project, Highland Meadows Section 1. The original Forest Conservation Plan (FCP) was approved in February 1999, F-99-101.

EXISTING SITE CONDITIONS

The property has been developed with a single family home, driveway and lawn, as was proposed. The forest retention and clearing limits that current exist, are not reflective of the approved plans. In some locations forest clearing exceeded what was proposed and in some locations forest retention occurred that was not anticipated by the plan. Based on field survey it has been determined that approximately 1,489 sq.ft. of the forest that was to be retained in the Forest Conservation Easement has been impacted by site development and is no longer forested. Conversely, forest areas that could have been cleared under the approved plans were retained.

The existing/retained forest community remains consistent with the conditions described in the Highlands Meadows Wetland and Forest Stand Delineation Report as prepared by Dennis J. LaBare, M.S. & Associates LLC. The existing forest community includes a mix of white oak, black oak, pignut hickory, black gum and flowering dogwood. The oaks and hickory create the canopy of the stand with oaks being 10-18" in diameter on average. The hickory are slightly smaller. Black gum and flowering dogwood create an understory in the stand. Overall canopy closure is roughly 70 percent. The shrub layer is open and some efforts to remove Japanese stilt grass from the ground layer were noted. Some seedling development of oaks and hickory was noted in this area.

In areas where the forest retention was proposed but did not occur the Forest Conservation Easement areas are maintained as lawn.

No specimen trees are present on the property. No wetlands, streams or buffers are present on the property.

PROJECT GOAL

The overall goal of the property owner is to revise the Forest Conservation Plan to abandon a total of 2,368 sq.ft. of previously recorded Forest Conservation Easement to better reflect the existing conditions and to accommodate desired site uses.

FCE REVISION PROPOSAL

The proposed reductions in the Forest Conservation Easement will be offset by expanding the Forest Conservation Easement limits to include 5,598 sq.ft. of existing forest that is not currently protected in a conservation easement. The forest to be placed into an easement is of similar type and retention priority as the forest, or previously forested areas, that are being requested for removal from the Forest Conservation Easement. The area of Forest Conservation to be added more than offsets the area of Forest Conservation Easement to be abandoned and therefore no additional Forest Conservation Act obligations will be generated.

- Amended FCP Notes -**
- This plan shall supercede the previous FCP that was processed with the original subdivision (F-99-101).
 - 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.
 - This subdivision is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a plat of revision.

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 83°38'22" E	39.61'	L9	N 15°10'39" W	39.67'
L2	N 00°38'40" E	93.94'	L10	S 63°41'07" E	4.42'
L3	S 38°50'37" W	36.61'	L11	S 00°39'36" W	39.36'
L4	S 89°34'25" E	35.75'	L12	N 85°48'21" W	22.98'
L5	N 00°25'35" E	45.00'	L13	N 34°31'31" W	88.41'
L6	N 89°34'25" W	13.85'	L14	N 00°38'40" E	28.21'
L7	S 00°38'40" W	15.47'	L15	N 89°21'20" W	73.86'
L8	N 26°21'53" E	34.10'	L16	S 84°24'13" E	40.15'

OWNER/DEVELOPER
 RANDALL D. SPECHT
 CATHERINE SPECHT
 13336 LONG LEAF DR.
 CLARKSVILLE, MD 21129
 (410) 381-4380

SURVEYOR
 SHANBERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 201
 ELLICOTT CITY, MD 21103
 (410) 461-9563

AMENDED FOREST CONSERVATION PLAN

FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN
 LOT 19
 HIGHLAND MEADOWS, SEC. 1
 SHEET 1 OF 1
 A REVISION TO PLAT #13740 F-99-101
 PREVIOUS COUNTY FILES: S-86-70, P-89-20, VP-86-77, F-88-271, F-91-63, F-99-101
 5TH ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 34 BLOCK 9 PARCEL 169
 ZONING: RR-DEO
 SCALE: 1"=50' DATE: 11/27/12

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING _____ DATE 1/8/13

DIRECTOR _____ DATE 1/8/13

Eco-Science Professionals, Inc.
 Consulting Ecologists
 P.O. Box 5006 Clon Aris, Maryland 21087 Telephone (410) 833-2400 Fax (410) 833-2408

MD DOR Qualified Professional USAC08 Wetland Delineator Certification # WD02SAM066604423
 John P. Censler