PERMIT INFORMATION BLOCK					SDP 10-104
SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL#
PROPERTY OF QUARTZ HILL			N/A		PARCEL #1 (PARCEL "D")
PLAT NO.	BLOCK	ZONE	TAX ZONE MAP	ELECTION DIST.	CENSUS TRACT
21308-21310	5	N/A	8	4	6040
WATER CODE			SEWER CODE		
N/A			N/A		

ADDRESS CHART	
LOT NO.	STREET ADDRESS
PARCEL #1	# 1000 ROUTE 97

GENERAL NOTES (CONTINUED)

12. The site is exempt from Forest Conservation requirement because there are no improvements and this SDP establishes a Forest Retention Bank.

Project Notes -

1. The proposed development project will create a 15.77 AC Forest Conservation (Retention) Bank.
2. The property is part of parcel 401 on Howard County tax map 8. The property is recorded in Liber 11773 f. 402.
3. The property is zoned RC-DEO.
4. 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.
5. Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
6. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
7. No stockpiles, parking areas, equipment-cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
8 Temporary fencing shall be used to protect forest resources during future construction projects. The fencing shall be placed along all FCE boundaries that occur within 50 feet of the proposed limits of disturbance.
9. Permanent protective signage shall be installed along the boundary of the Forest Conservation Easement. Signs shall be installed at 50-100 foot intervals and at angles along the outside perimeter of the easement.
10. No existing structures exist on site.
11. No debris, dumping etc. exists within the Forest Conservation Easement, or if it does, that it will be cleaned prior to the recordation of the easement.

Forest Conservation Easement

Unauthorized disturbances of vegetation is prohibited. Violators are subject to fines as imposed by the Maryland Forest Conservation Act of 1991

Trees for Your Future

▲ Denotes Signage Location

Forest Retention Management Notes

1. Any proposed future activities shall adhere to the conditions, schedules and terms of an approved sediment control and erosion plan.
2. After the boundaries of the retention area have been staked and flagged and before any disturbance has taken place on-site, any future construction on site will require a preconstruction meeting at the construction site in which the developer, contractor or project manager, and appropriate County Inspectors shall attend.
3. Tree protection for all retained areas:
   a. All retention areas within 50 feet of proposed construction activities shall be protected by highly visible, well anchored temporary protection devices (silt fence or blaze orange plastic mesh).
   b. All protection devises shall be in place prior to any grading or land clearing.
   c. All protection devices shall be properly maintained and shall remain in place until construction has ceased.
   d. Attachment of signs, fencing or other objects to trees is prohibited.
   e. No equipment, machinery, vehicles, materials or excessive pedestrian traffic shall be allowed within protected areas.
4. If the critical root zone is affected by any future construction activities, such as grade change, digging for foundations and roads or utility installation:
   - Prune roots with a clean cut using proper pruning equipment.
   - Water and fertilize as needed.
5. During any future construction on the site, monitor and correct condition of retained trees for soil compaction, root injury, flood conditions, drought conditions, and other stress signs.
6. After any future construction is completed, the following procedures and protections shall occur:
   a. Inspect existing trees around the perimeter of disturbed limits for evidence of soil compaction, root injury, limb injury or other stress signs and correct with proper management techniques such as root or limb pruning, soil aeration, fertilization, crown reduction, or watering. Inspection and evaluation shall be performed by a licensed arborist.
   b. Inspect for dead or dying trees or limbs, which may pose safety hazard and remove.
   c. No burial of discarded materials will occur onsite within the conservation areas.
   d. No burning within 100 feet of wooded area.
   e. All temporary forest protection structures will be removed after construction.
   f. Following completion of construction, prior to use, the County Inspector shall inspect the entire area.

FCE/BANK SALES ACREAGE CHART (15.77 AC. TOTAL)				
SALE	RETENTION OBLIGATION	PROJECT NAME	HOWARD COUNTY FILE NO.	REMAINING ACREAGE
	BEGINNING ACREAGE:		SDP-10-104(FCS#)	15.77 AC
1	2.78	K.W. Dorsey Prop.	F-08-153	12.99
2	1.20	Shuster Prop.	F-08-180	11.79
3	1.92	Maryfield Lot Dockwods	F-12-043	9.87
4	4.38	Normandy Oaks	F-12-058	5.49
5	0.80	Bartro Property	F-13-040	4.69
6	0.83	QUARTZ HILL ESTATES (PAA 601)	SP-13-078	3.86
7	0.16	Hawksfield Estates, Lot 2	F-14-031	3.70

FOREST STAND ANALYSIS TABLE

Project Name: Quartz Hill LLC

F1	Mixed oak	11.3	GnC	upland hardwood	not available for soils	Good	Quercus alba	16-24	75-90	Good	1.0 Slopes
			MaD	upland hardwood		Fair	Quercus prinus				
			MaC	upland hardwood		Fair	Quercus velutina				
			MaB	upland hardwood		Fair	Liriodendron tulipifera				
F2	Successional	4.4	GnB	weedy hardwood		Good		6-14	10-30	Fair	1.5 Slopes buffer
			GgC	upland hardwood		Good	Acer rubrum				
			MaD	upland hardwood		Fair	Prunus serotina				
							Morus alba				
							Robinia pseudoacacia				

*Acres rounded to nearest 0.10 acre
** Source: Howard County Soil Survey, USDA

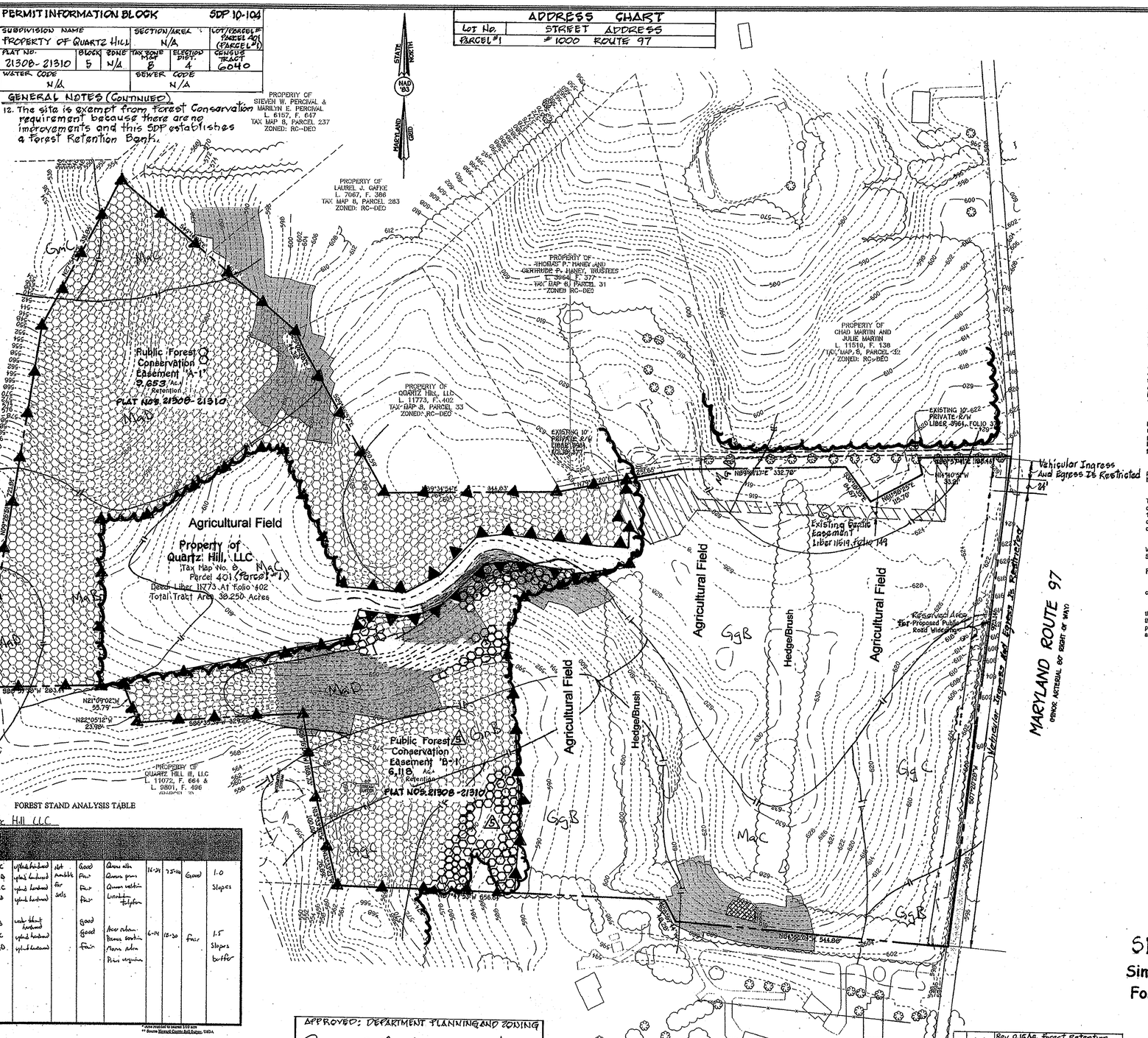
Map Unit Legend

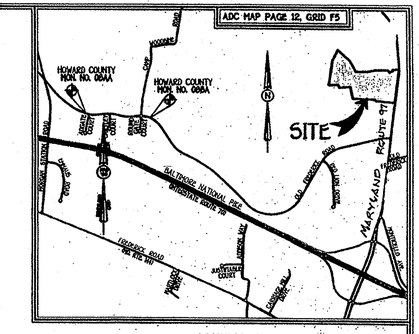
Map Unit Symbol	Map Unit Name
GgB	Glenelg loam, 3 to 8 percent slopes
GgC	Glenelg loam, 8 to 15 percent slopes
GmC	Glenville silt loam, 8 to 15 percent slopes
GnB	Glenville-Baile silt loams, 0 to 8 percent slopes
MaB	Manor loam, 3 to 8 percent slopes
MaC	Manor loam, 8 to 15 percent slopes
MaD	Manor loam, 15 to 25 percent slopes

MD DNR Qualified Professional
USACOE Wetland Delineator
Certification # WDCP93ID651004422
John F. Cappler

Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 1066 Glen Arm, Maryland 21057 Telephone (410) 833-2460 Fax (410) 833-2438

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855





VICINITY MAP
SCALE 1" = 2000'

Quartz Hill LLC FCA Bank Project -

Simplified FSD Narrative

The subject property is 38.2 acres located off of Hoods Mill Road in the Woodbine section of Howard County, Maryland. The property has no improvements but is partially farmed. Approximately 20.8 acres of the site are forested or trees and brush, the balance of the site is field or farm.

The forest resources on the site are mixed and include a mixed oak stand and a successional stand. Stand F1 is a mixed oak stand that is dominated by white oak, black oak and chestnut oak with tulip poplar also being a common canopy associate. The canopy trees are typically 16-24 inches diameter at breast height. The understory includes black cherry, flowering dogwood, red maple and pignut hickory. The shrub layer is variable and includes spicebush, arrowwood and multiflora rose. This stand occupies approximately 11.3 acres of the site.

Stand F 2 is a successional stand that occurs along mesic slopes in the southern portion of the site. This stand is dominated by 6-14 inch black cherry, tulip poplar, red maple, red cedar and Virginia pine. The shrub layer is dense with multiflora rose being prevalent. The shrub layer also contains spicebush, Japanese barberry, blackhaw, bush honeysuckle and young cherry and maple. This stand occupies approximately 4.4 acres of the site.

The onsite forest occurs on gentle to moderate slopes that extend onto offsite properties. The forest may contribute to forest interior habitat but is not likely to provide that habitat onsite.

Hedgerows and tree/brush areas are present within the farmed portions of the site. These naturally vegetated areas extend along old fencelines between fields. These areas do not generally meet the minimum contiguous size requirements of 35 feet in width and 10,000 sq.ft. area. Vegetation in these areas includes successional species include black cherry, box elder, Osage orange, and tree of heaven. The shrub/brush layers area dominated by multiflora rose and Japanese honeysuckle.

A small intermittent channel is present in the southwestern corner of the site. Wetland development was not noted in association with the channel. The channel requires a 50 foot buffer.

Forest Conservation

The proposed project will create a 15.77 AC. forest retention bank. The retention credit provided in this bank will be transferred to other projects as approved by the County.

No other development on the site is currently proposed. Any future development on the property would require compliance with the Forest Conservation Act as the creation of the retention bank will not address any Forest Conservation Act obligation for the subject property, unless credited to do so as part of the bank process with appropriate County approval.

LEGEND

- PRIVATE SEWERAGE EASEMENT
- STEEP SLOPES GREATER THAN 25%
- STEEP SLOPES 15% TO 25%
- —SB— STREAM TOP BANK BUFFER
- PUBLIC FOREST CONSERVATION EASEMENT
- FOREST LIMITS

Reservation of Forest Conservation Bank Easement: Owner reserves unto itself, its successors and assigns, all easements shown on this plan for forest conservation (designated as "Forest Conservation Bank Easement Area"), located in and on the property. Any conveyances of the aforesaid property shall be subject to the easement herein reserved, whether or not expressly stated in the deed conveying said property. Owner shall execute and deliver a deed of easement to Howard County with a metes and bounds description of the Forest Conservation Bank Easement Area. Upon completion of the owner's obligations under the forest conservation installation and maintenance agreement executed by the owner and the County, and the release of owner's surety posted with said agreement, the County shall accept the easements and record the deed of easement in the Land Records

APPROVED: DEPARTMENT PLANNING AND ZONING

DIRECTOR	10/20/10
CHIEF, DIVISION OF LAND DEVELOPMENT	10/19/10 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	10/8/10 DATE

Developer	Owner
Heritage Land Development, Inc.	Quartz Hill, LLC
15950 North Avenue	c/o Goodier Builders
P.O. Box 402	Suite 350
Lisbon, Maryland 21765	10705 Charter Drive
(410) 489-7900	Columbia, Maryland 21044-2995
	(410) 977-7501

NO.	DATE	REVISION
7	9/19/13	Rev. 0.16 Ac. Forest Retention for Hawksfield Estates, Lot 2 (F-14-031)
6	7/1/13	REV. 0.83 AC FOREST RETENTION FOR QUARTZ HILL ESTATES (SP-13-078)
5	4/29/13	Rev. Outline of FCE "A" and "B" to Create SDP A-1 and B-1
4	2/20/13	Rev. 0.80 Ac. Forest Retention
3	11/29/12	Rev. 1.92 Ac. Forest Retention
2	11-10-12	Rev. 1.92 Ac. Forest Retention
1	9-2-11	REV. 1.2 Ac. Forest Retention

TAX MAP #8 ZONED: RC-DEO
FOURTH ELECTION DISTRICT
SHEET 1 OF 1

SITE DEVELOPMENT PLAN
Simplified Forest Stand Delineation & Forest Retention Bank Creation Plan

Property Of Quartz Hill, LLC

LIBER 11773, FOLIO 402

PARCEL: 401 (Parcel #1)
HOWARD COUNTY, MARYLAND
DATE: July 23, 2010

SDP-10-104

30097