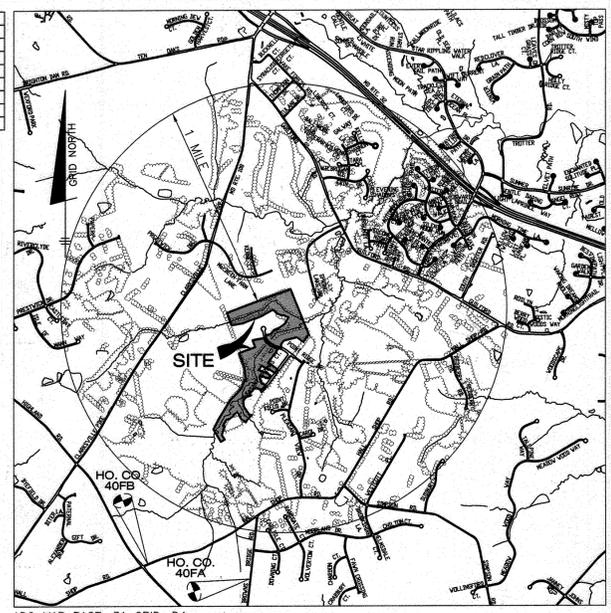


SHEET INDEX	
1-2	FOREST CONSERVATION PLAN AND FOREST MITIGATION BANK
3	FOREST CONSERVATION & MITIGATION BANK NOTES AND DETAILS



SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND				
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME
BAA*	YES	D		BALE SILT LOAM, 0 TO 3 PERCENT SLOPES
GDA		B		GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES
GDB		B		GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
GDC		B		GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
GMB*	YES	C		GLANVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
MAC		B		MANOR LOAM, 8 TO 15 PERCENT SLOPES
MAD		B		MANOR LOAM, 15 TO 25 PERCENT SLOPES

\* INDICATES HYDRIC SOILS  
 \*\* HIGHLY ERODIBLE, K>0.35, AND/OR 15% OR GREATER SLOPES TAKEN FROM THE NRC'S WEB SOIL SURVEY, JULY 2014, MAPS 22 & 23.



THE WATERSHED FOR THIS DRAINAGE AREA IS THE MIDDLE PATUXENT RIVER, DNR LISTING NUMBER 2111306.

LEGEND	
EXISTING CONTOURS	
LIMIT OF WETLANDS	
25' WETLANDS BUFFER	
CENTERLINE OF STREAM	
STREAM BUFFER	
EXISTING WOODS LINE	
EXISTING STRUCTURE	
SLOPES 25% OR GREATER	
SLOPES 15% TO 24.9%	
PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)	
EXISTING FOREST CONSERVATION EASEMENT (RETENTION)	
PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)	
EX. 100 YEAR FLOODPLAIN	
FCE PERMANENT SIGNAGE	
EXISTING FCE PERMANENT SIGNAGE	
EXISTING SEWAGE DISPOSAL AREA	
SOILS DESIGNATION	

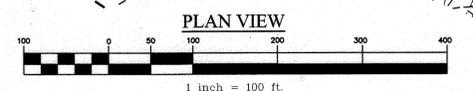
ADC MAP PAGE: 31 GRID: D4  
 VICINITY MAP  
 SCALE: 1" = 2000'

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED RR-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
  - THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - THE BOUNDARY SHOWN IS BASED ON A FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED JANUARY, 2012, AND PLAT NOS. 2301-2307.
  - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 40FA AND 40FB WERE USED FOR THIS PROJECT.
  - THERE ARE WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YR FLOODPLAIN, 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 S.F. OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT SITE.
  - A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
  - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT IS A FOREST CONSERVATION EASEMENT.
  - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
  - EXISTING TOPOGRAPHY FOR THIS PLAN IS BASED ON HOWARD COUNTY GIS, 2011 LIDAR FROM THE COUNTY WEBSITE, FIELD RUN TOPOGRAPHY BY BENCHMARK ENGINEERING, INC. DATED JANUARY, 2012 AND PROPOSED GRADES FROM CONSTRUCTION PLANS.
  - NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM, OR THEIR REQUIRED BUFFERS UNLESS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING.
  - A FOREST STAND DELINEATION WAS PREPARED BY ECO SCIENCE PROFESSIONALS, INC., DATED MARCH 14, 2012.
  - THERE IS NO FOREST CONSERVATION ACT OBLIGATION FOR THIS PLAN. THIS SITE WILL PROVIDE A REFORESTATION BANK FOR FOREST CONSERVATION OBLIGATIONS FOR OFF-SITE DISTURBANCES.
  - THE PREVIOUS DPZ FILES FOR THIS SITE ARE: SP-12-004, ECP-12-045, WP-13-025, WP-13-188, F-13-111, F-13-112, F-14-114, GP-15-008, F-16-026, F-16-026.
  - 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.
  - SURETY IN THE AMOUNT OF \$280,300.00 FOR 12.87 ACRES OF REFORESTATION SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE DEVELOPMENT PLAN, SDP-16-015.
  - FLOODPLAIN LIMITS ARE SHOWN PER THE CONSTRUCTION PLANS F-13-112.
  - THERE ARE NO EXISTING STRUCTURES ON THESE PARCELS.
  - BGE HAS REVIEWED AND APPROVED THIS PLAN WITH THE FOLLOWING CONDITIONS TO PROVIDE FOR ROUTINE AND EMERGENCY ACCESS AND FOR PERIODIC AERIAL AND GROUND INSPECTIONS TO ENSURE PUBLIC SAFETY:
    - NO PLANTING SHALL TAKE PLACE IN THE BGE EASEMENT WITHOUT THEIR APPROVAL.
    - LARGER TREES BE PLANTED 50' OR FURTHER AWAY FROM THE EDGE OF THE EASEMENT AND THAT ONLY SMALLER TREES BE PLANTED WITHIN 50' OF THE EASEMENT EDGE.
    - BGE ENSURES THAT THE EASEMENT ARE KEPT CLEAR (GROUND-TO-SKY) THROUGH VEGETATION MANAGEMENT PRACTICES THAT INCLUDE TRIMMING, MOWING AND TREE REMOVAL.
    - THE CONTRACTOR IS TO CONTACT MISS UTILITY @ 1-888-257-7777 OR 811 OR BY GOING TO WWW.MISSUTILITY.NET PRIOR TO ANY DIGGING.
  - ON OCTOBER 11, 2016, THE DIRECTOR OF PLANNING AND ZONING APPROVED ALTERNATIVE COMPLIANCE, WP-17-023, WHICH WAS A REQUEST TO WAIVE SECTIONS 16.144(p), 16.114(q) AND 16.156(m) RELATING TO THE MILESTONE DATES FOR THE PAYMENT OF FEES AND SUBMISSION OF MYLARS FOR PLAN APPROVAL. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
    - THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS FOR F-16-026 AND SDP-16-015 IS HEREBY REACTIVATED AND EXTENDED FOR 60-DAYS ON OR BEFORE DECEMBER 10, 2016.
    - THE ORIGINAL MYLAR OF THE FINAL PLAN, F-16-026, IS EXTENDED FOR 60-DAYS FOR COUNTY SIGNATURE ON OR BEFORE DECEMBER 10, 2016.
    - THE ORIGINAL MYLAR OF THE SITE DEVELOPMENT PLAN, SDP-16-015, IS EXTENDED FOR 60-DAYS FOR COUNTY SIGNATURE ON OR BEFORE DECEMBER 10, 2016.
    - ON THE FINAL PLAN (F-16-026) AND SITE DEVELOPMENT PLAN (SDP-16-015) ALL SUBSEQUENT PLANS AND/OR PLATS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-17-023, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTIONS AND DATE.

**SITE ANALYSIS DATA CHART**

A.) TOTAL PROJECT AREA	48.30 AC.±
B.) AREA OF PLAN SUBMISSION	48.30 AC.±
C.) LIMIT OF DISTURBED AREA	0 AC.
D.) PRESENT ZONING:	RR-DEO
E.) PROPOSED USE OF SITE:	FOREST CONSERVATION EASEMENT
F.) FLOOR SPACE ON EACH LEVEL OF BLDG PER USE	N/A
G.) TOTAL NUMBER OF UNITS ALLOWED AS SHOWN ON FINAL PLAT(S)	N/A
H.) TOTAL NUMBER OF UNITS PROPOSED	N/A
I.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE	N/A
J.) NUMBER OF PARKING SPACES REQUIRED BY HO. CO. ZONING REGS AND DMW II	N/A
K.) NUMBER OF PARKING SPACES PROVIDED (INCLUDES 2 PER GARAGE AND 2 PER DRIVEWAY)	N/A
L.) OPEN SPACE ON-SITE	N/A
M.) AREA OF RECREATIONAL OPEN SPACE REQUIRED	N/A
AREA OF RECREATIONAL OPEN SPACE PROVIDED	N/A
N.) BUILDING COVERAGE OF SITE	N/A
PERCENTAGE OF GROSS AREA	N/A
O.) APPLICABLE DPZ FILE REFERENCES:	SP-12-004, ECP-12-045, WP-13-025, F-13-111, F-13-112, F-14-114, GP-15-008, WP-13-188, F-14-114, GP-15-008, SDP-16-015, F-16-026, WP-17-023

FOREST CONSERVATION EASEMENT G LINE TABLE			
LINE	BEARING	DISTANCE	
FC5	S86° 51' 07"W	10.00'	
FC6	S01° 33' 14"W	29.50'	
FC7	S70° 43' 47"E	26.60'	
FC8	S42° 47' 52"E	8.79'	
FC9	S44° 53' 44"W	8.31'	
FC10	N48° 07' 57"E	14.18'	
FC11	N60° 38' 26"E	34.43'	
FC12	S82° 23' 22"E	46.38'	
FC13	S75° 07' 23"E	9.97'	
FC14	S58° 57' 27"E	23.29'	
FC15	N40° 01' 08"E	40.62'	



FOREST BANK TRACKING TABULATIONS (12.87 AC±)				
RECEIVING LOCATION	HOWARD COUNTY FILE NUMBER	REFORESTATION OBLIGATIONS	FOREST BANK REFORESTATION RATIO 1:1	REMAINING REFORESTATION AREA
Green Meadows	SDP-16-016	0.2 ac	0.2 ac	12.67 ac
Locust United Methodist Church	SDP-16-047	0.1 ac	0.1 ac	12.57 ac
Hampton Solar	SDP-20-023	0.08 ac	0.08 ac	12.49 ac
High School #13	SDP-14-016	0.138 ac	0.138 ac	6.352 ac
Baltimore Washington Industrial Park	SDP-88-125	0.30 ac	0.30 ac	6.052 ac
Greenwood Village	F-19-051	3.675 ac	3.675 ac	2.377 ac
Patuxent Mitigation Bank	N/A	1.5 ac	1.5 ac	0.877 ac
Peters Place	SDP-20-004	0.30 ac	0.30 ac	0.577 ac
Lisbon Center	SDP-23-009	0.30 ac	0.30 ac	0.277 ac
Highland Professional Park, LLC	SDP-22-014	0.27 ac	0.27 ac	0.007 ac

SEAN McDONOUGH  
 DNR QUALIFIED PROFESSIONAL



SUPPLEMENTAL INFORMATION	
GROSS SITE AREA	48.30 ACRES±
ZONED	RR-DEO
PROPOSED USE	RESIDENTIAL
WATERSHED	MIDDLE PATUXENT
DNR NO.	2111306

FOREST BANK TABULATIONS	
FOREST CONSERVATION EASEMENT DESIGNATION	FOREST EASEMENT AREA
'F'	11.93 AC. REFORESTATION
'G'	0.94 AC. REFORESTATION

PERMIT INFORMATION CHART				
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #		
REGAN PROPERTY	N/A	PARCELS C & D		
PLAT No. 23063-23074	GRID No. 24	ZONE RR-DEO	TAX MAP No. 34	ELECTION DISTRICT 5
			CENSUS TRACT 605102	

NO.	DATE	REVISION
4	12/13/21	Rev. Forest Conservation bank table Peters Place
3	6/24/21	Rev Forest Conservation bank table until 1.5 ac
2	4/10/21	Rev Reforestation 2.675 ac
1	10/21/20	Revise Forest conservation bank table

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 301-710-5888 (T) 410-465-6844  
 WWW.BE-ONLINEENGINEERING.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. 45577, Expiration Date: 06-06-2018.

*John M. Ca...*  
 PROFESSIONAL ENGINEER  
 10/24/16

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Kristle O'Leary*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 1-17-17 DATE

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 11/16 DATE

*[Signature]*  
 DIRECTOR  
 1-8-17 DATE

OWNER:	MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511	PROJECT:	REGAN PROPERTY NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
DEVELOPER:	ECOTONE, INC. 2120 HIGH POINT ROAD FOREST HILL, MD 21050 410-420-2600	LOCATION:	TAX MAP No. 34, GRID No. 24, PARCEL No. 200 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN:	JMC	DRAFT:	EDD
TITLE:	FOREST CONSERVATION PLAN AND FOREST MITIGATION BANK	DATE:	NOVEMBER, 2015 OCTOBER, 2016
SCALE:	AS SHOWN	PROJECT NO.:	2884
		DRAWING:	1 OF 3



**LEGEND**

- EXISTING CONTOURS
- LIMIT OF WETLANDS
- 25' WETLANDS BUFFER
- CENTERLINE OF STREAM
- STREAM BUFFER
- EXISTING WOODS LINE
- EXISTING STRUCTURE
- SLOPES 25% OR GREATER
- SLOPES 15% TO 24.9%
- PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
- EX. 100 YEAR FLOODPLAIN
- FCE PERMANENT SIGNAGE
- EXISTING FCE PERMANENT SIGNAGE
- EXISTING SEWAGE DISPOSAL AREA
- SOILS DESIGNATION

*Sean McDonough*  
 SEAN McDONOUGH  
 DNR QUALIFIED PROFESSIONAL

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND			
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP NAME
BaA*	YES	D	BAILE SILT LOAM, 0 TO 3 PERCENT SLOPES
GbA		B	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES
GbB		B	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES
GbC		B	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES
Gmb*	YES	C	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
MaC		B	MANOR LOAM, 8 TO 15 PERCENT SLOPES
MaD		B	MANOR LOAM, 15 TO 25 PERCENT SLOPES

\* INDICATES HYDRIC SOILS  
 \*\* HIGHLY ERODIBLE, K>0.35, AND/OR 15% OR GREATER SLOPES  
 TAKEN FROM THE NRCS WEB SOIL SURVEY, JULY 2014, MAPS 22 & 23.

NO.	DATE	REVISION

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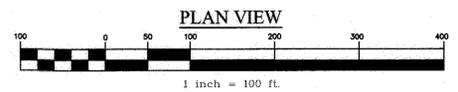
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expired Date: 06/16-2018.

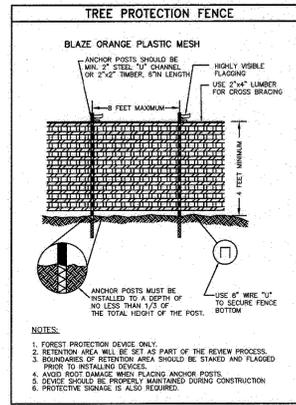
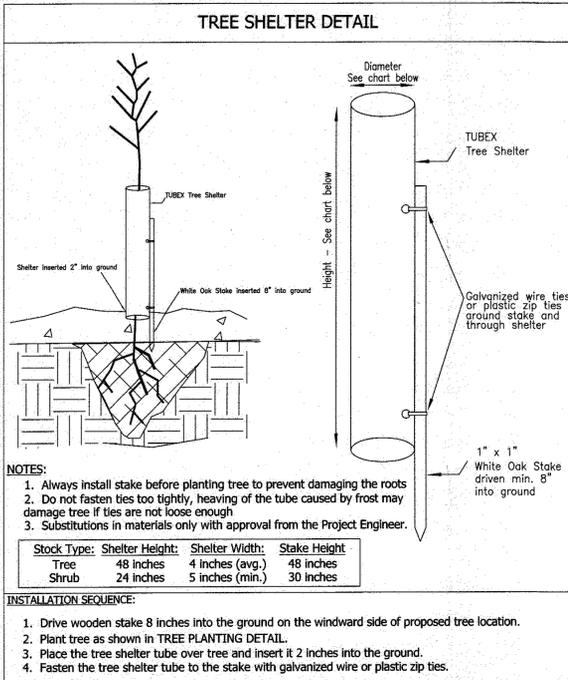
APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Kathleen Dush* 1-17-17  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 11/9/16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1-19-17  
 DIRECTOR DATE





### FOREST CONSERVATION NOTES:

- 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.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16-1200 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
- TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. THE FENCING SHALL BE PLACED ALONG ALL FCE BOUNDARIES WHICH OCCUR WITHIN 15 FEET OF THE PROPOSED LIMITS OF DISTURBANCE.
- PERMANENT SIGNAGE SHALL BE PLACED 50-100' APART ALONG THE BOUNDARIES OF ALL AREAS INCLUDED IN FOREST CONSERVATION EASEMENTS.

### PLANTING SPECIFICATIONS

#### GENERAL

- The Contractor shall notify Ecotone, Inc. and the land owner's representative at least two (2) weeks prior to start of planting within the project area so that planting zones may be marked in the field and the land owner can make any necessary preparations related to the agricultural activities on the areas surrounding the project site.
- The Contractor is responsible for the location of all underground utilities prior to the start of construction. Any damages to utilities as a result of planting or other activities will be the sole responsibility of the Contractor and shall be repaired at the Contractors expense.

#### STANDARDS

- Planting material will conform to the current issue of the "American Standards for Nursery Stock", published by the American Association of Nurseryman.
- The root system of container-grown plant material shall be white, well-developed, and well-distributed throughout the growing media, with the roots extending to the inside face of the container, and the container size must conform to the size specified. Plants not meeting these criteria will be rejected.
- Foliage of non-dormant plants shall appear healthy, with no leaf spots, damage, discoloration, or wilting, and no evidence of insects on the plant. Plants not meeting these criteria will be rejected.
- Planting materials may be substituted upon written approval from Howard County Department of Planning and Zoning Division of Land Development.

#### STORAGE AND DELIVERY

- Seed shall be delivered in containers having labels reporting the origin, purity, and germination percentage of the seed, and the date of germination testing of the seed.
- All container-grown plants shall be clearly and correctly labeled to allow confirmation of species and quantities. At least 25% of each species in every shipment shall have legible labels securely attached prior to delivery to the site.
- All plants delivered to the project site must have thoroughly moist soil/root masses. Dry or light-weight plants shall be rejected.
- All rejected material shall be immediately removed from the project site.
- All plants delivered to the project site shall be stored in a cool, shaded location, and watered regularly so that roots are kept moist until time of planting.

#### PRODUCTS

- Straw shall be from small grain species such as wheat or barley, and shall be free of rot, mildew, and noxious weed seeds.

#### PLANTING PROCEDURES

- Planting shall be performed in accordance with the current edition of the Landscape Contractors Association "Landscape Specification Guidelines" and as specified below.
- Plants shall be randomly installed within the planting area, using the plant spacing specified in the plant schedule as a guide.
- Container-grown stock shall be planted during the periods of September 1 - November 15 or April 1 - May 15. Planting outside of these specified dates is not permissible without approval from Ecotone, Inc.
- Planting shall not occur during periods of sub-freezing temperatures, when the ground is frozen or excessively wet or dry, or when other conditions not generally accepted as suitable for planting persist.
- For each plant to be installed, excavate a planting hole at least 12 inches wider than the width of the root ball and to a depth which leaves approximately 1/8 of the root ball above existing grade.
- Remove the plant by cutting or inverting the container.
- Using a knife or sharp blade, make 4 to 5 one-inch deep vertical cuts along the root ball.
- Install plant in the center of the hole, with approximately 1/8 of the root ball above surrounding grade.
- Backfill planting hole with native soil. Any surplus soil remaining after planting shall be evenly scattered around plants.
- Water each plant thoroughly after backfilling until the backfilled soil is saturated.
- All woody material must be planted erect. Plants leaning greater than 10 degrees from perpendicular must be straightened or replanted by the Contractor.
- A minimum of five species shall be planted within each Forest Conservation Easement to provide diverse forest habitat.

#### MAINTENANCE AND GUARANTEE

- Plant material shall be maintained by the Contractor for a period of two growing seasons from the date of final inspection and acceptance by Ecotone, Inc. Maintenance shall include the removal of all dead or diseased woody vegetation.
- The Contractor shall guarantee a 75% survival of all plants for the two year period stated above, except in the case of damage by fire, animal damage, vandalism, or other events beyond the Contractors ability to control.
- Plants which are 25% dead or more shall be considered dead.
- Replacement plants shall be of the same type, size, and variety as the plants specified herein, or substitutions approved in writing by the Howard County Department of Planning and Zoning Division of Land Development. Replacement plants shall be provided and installed subject to the requirements of these plans and specifications.
- At the end of the two year period all tree stakes and shelters may be removed from plantings.

### GENERAL REFORESTATION NOTES

- This Reforestation Bank has been prepared to meet the requirements of the Maryland Forest Conservation Act and Howard County for off-site Forest Conservation Obligations. The project provides a total of 13.21 acres of reforestation credit for potential buyers in Howard County. This plan was prepared according to the requirements of the State of Maryland Forest Conservation Technical Manual (3rd Edition, 1997), and the Howard County Forest Conservation Manual (June 7, 1999).
- Prior to final approval of the SDP, forest conservation easements are to be recorded on all areas specified in the planting plan.
- Site Selection - The plan representation for the reforestation site has been prepared by Ecotone, Inc. using Howard County mapping data. The topography of this site consists primarily riparian areas adjacent to headwater streams and associated wetlands.
- Current Land Use - The proposed reforestation sites are currently fallow fields. Completion of the reforestation will provide substantial buffering to the streams on site which feed into the Triadelphia Reservoir, and will add additional contiguous forest acreage to existing mature forest and to previously planted areas.
- The Owner/Developer has a written and signed agreement with Ecotone to utilize the proposed planting areas as forest conservation/planting areas and the owner agrees to the long term use restrictions on the reforestation areas.

### SIGNAGE

Appropriate Signage will be erected to mark the reforestation site and to warn the public of the requirements of the reforestation area. See detail.

### SURETY FOR REFORESTATION

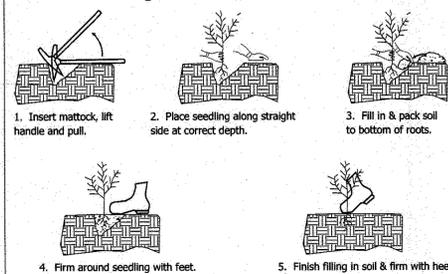
The developer shall post a surety (bond, letter of credit) to ensure that reforestation plantings are completed. Upon acceptance of the plantings by the county, the bond shall be released.

### Seedling and Whip Planting

#### Correct and Incorrect Planting Depth



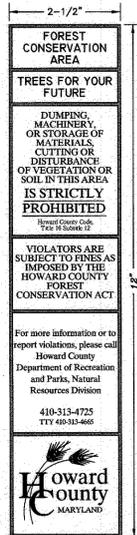
#### Mattock Planting



Note: Mulching newly planted seedlings helps the soil retain water and protects the seedling from compaction and stem injuries.

Source: Adapted from Forest Conservation Manual, 1991

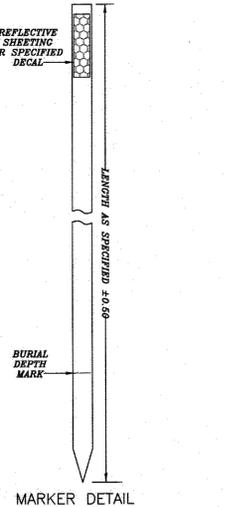
### Seedling and Whip Planting Techniques



### DECAL SPECIFICATIONS

Materials: Number 3690 Scotchcal non-reflective substrate.

Color: Dark green text and border on beige background.



### FCE CARSONITE MARKER

NOT TO SCALE

Forest Conservation Easement 'F' 11.93 acres - Plant Schedule						
Quantity	Scientific Name	Common Name	Size	Condition	Spacing	
***	1798 Platanus occidentalis	American Sycamore	2-4'	Bare-root	11'x11' Random Spacing	
***	799 Robinia pseudoacacia	Black Locust	2-4'	Bare-root	11'x11' Random Spacing	
***	350 Liquidambar styraciflua	Sweet Gum	2-4'	Bare-root	11'x11' Random Spacing	
***	350 Prunus serotina	Black Cherry	2-4'	Bare-root	11'x11' Random Spacing	
***	350 Prunus americana	American Plum	2-4'	Bare-root	11'x11' Random Spacing	
***	350 Liriodendron tulipifera	Tulip Poplar	2-4'	Bare-root	11'x11' Random Spacing	
	87 Cercis canadensis	Eastern Redbud	2-4'	Bare-root	11'x11' Random Spacing	
	87 Cornus florida	Flowering Dogwood	2-4'	Bare-root	11'x11' Random Spacing	
<b>Total:</b>	<b>4,171</b>	*** NOT TO BE PLANTED IN THE 50' SELECTIVE PLANTING AREA ADJACENT TO THE EXISTING BGE EASEMENT				

Forest Conservation Easement 'G' 0.94 acres - Plant Schedule						
Quantity	Scientific Name	Common Name	Size	Condition	Spacing	
100	Platanus occidentalis	American Sycamore	2-4'	Bare-root	11'x11' Random Spacing	
100	Robinia pseudoacacia	Black Locust	2-4'	Bare-root	11'x11' Random Spacing	
33	Quercus alba	White Oak	2-4'	Bare-root	11'x11' Random Spacing	
32	Prunus serotina	Black Cherry	2-4'	Bare-root	11'x11' Random Spacing	
32	Prunus americana	American Plum	2-4'	Bare-root	11'x11' Random Spacing	
32	Liriodendron tulipifera	Tulip Poplar	2-4'	Bare-root	11'x11' Random Spacing	
<b>Total:</b>	<b>329</b>					

TREE SHELTERS ARE REQUIRED FOR ALL TREE PLANTINGS WITHIN THE FOREST CONSERVATION EASEMENTS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Karl DeLoach* 1-17-17  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 11/9/16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1-19-17  
DIRECTOR DATE

*Sean McDonough*  
SEAN McDONOUGH  
DNR QUALIFIED PROFESSIONAL

**Ecotone Inc.**  
FORESTS • WETLANDS • RIVERS • WILDLIFE

THE WATERSHED FOR THIS DRAINAGE AREA IS THE MIDDLE PATUXENT RIVER, DNR LISTING NUMBER 2111306.

NO.	DATE	REVISION

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: 06-09-2018.

**BENCHMARK**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**  
8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 301-710-6586 (T) 410-465-6544  
WWW.BEI-CVLENGINEERING.COM

*[Signature]* 1/24/16  
PROFESSIONAL ENGINEER

OWNER: MB HIGHLAND RESERVE, LLC  
1686 EAST GUDE DRIVE  
ROCKVILLE, MD 20850  
301-762-9511

DEVELOPER: ECOTONE, INC.  
2120 HIGH POINT ROAD  
FOREST HILL, MD 21050  
410-420-2600

PROJECT: **REGAN PROPERTY**  
NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'

LOCATION: TAX MAP No. 34, GRID No. 24, PARCEL No. 200  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: **FOREST CONSERVATION & FOREST MITIGATION BANK NOTES AND DETAILS**

DATE: NOVEMBER, 2015  
OCTOBER, 2016 PROJECT NO. 2684

DESIGN: JMC DRAFT: EDD SCALE: AS SHOWN DRAWING 3 OF 3