

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
15FA	595,906.955	1,325,627.710	486.95'	29.0' E OF S.B.L. MD RT. 32 22.8' NORTHEAST TRAFFIC SIGNAL POLE
15FC	595,354.551	1,327,142.598	570.235'	54' NORTHWEST OF CL OF CLOVER HILL RD. 6.8' NORTH OF EP OF MD RT. 144

FOREST CONSERVATION AREA CHART					
EASEMENT	RETENTION AREA (AC.)	AFFORESTATION AREA (AC.)	CREDIT AREA (AC.)	NON-CREDIT AREA (AC.)	TOTAL AREA (AC.)
1	1.8578	0	1.8578	0	1.8578
2	0	7.5265	7.5265	0	7.5265
3	0	0.9337	0.9337	0	0.9337

SITE ANALYSIS DATA CHART		
TOTAL PROJECT AREA 26.69 AC±	PRESENT ZONING RC-DEO	PROPOSED USE RESIDENTIAL / FOREST MITIGATION BANK
PRESERVATION EASEMENT AREA 26.69 AC±	TAX MAP, GRID, PARCEL TAX MAP 15, GRID 17, PARCEL 18	
FOREST RETENTION EASEMENT AREA 1.86 AC±	AFFORESTATION (PLANTING) EASEMENT AREA 8.46 AC±	FOREST CONSERVATION EASEMENTS TOTAL AREA 10.32 AC±
NUMBER OF BUILDABLE PARCELS 1		
ASSOCIATED FILE NUMBERS F-17-054, RE-16-004-S1		
APPROXIMATE STREAM BUFFER AREA 8.24 LF	APPROXIMATE WETLAND BUFFER AREA 1.38 AC±	APPROXIMATE FLOODPLAIN AREA 0.00
APPROXIMATE STREAM BUFFER AREA 3.86 AC±	APPROXIMATE WETLAND BUFFER AREA 2.53 AC±	APPROXIMATE STEEP SLOPES AREA 0.48 AC±

\* SEE GENERAL NOTE 15 - THIS SHEET

FCE BANK SALES ACREAGE CHART: RETENTION- 1.86 ACRES*				
SALE	CONSERVATION OBLIGATION	PROJECT NAME	HOWARD COUNTY FILE NUMBER	REMAINING ACREAGE
X	0.9337	Viceroy Solar, LLC.	SPP-21-049	0

\* 1.86 ACRES TOTAL OF FOREST CONSERVATION EASEMENT - RETENTION

FCE BANK SALES ACREAGE CHART: AFFORESTATION- 12.39 ACRES*				
SALE	CONSERVATION OBLIGATION	PROJECT NAME	HOWARD COUNTY FILE NUMBER	REMAINING ACREAGE
X	2.2	Waterloo Fire Station	SPP-18-014	10.19
X	0.4	Grace Meadows	F-20-076	9.79
X	0.49	GWWS Waverly Woods, Section 4, Area 1	F-96-173	9.30
X	3.23	SHA acquisition for Route 32 right-of-way	SHA PLAT 60765	6.57
X	0.20	DORSEY OVERLOOK	SPP-20-74	6.37
X	0.3	VICEROY SOLAR, LLC.	SPP-21-049	6.27
X	2.70	ELLIOTT GARDENS II	SPP-20-027	3.57
X	0.10	BOOSALIS PROPERTY	SPP-21-004	3.47

\* 12.39 ACRES TOTAL OF FOREST CONSERVATION EASEMENT - AFFORESTATION, PRIOR TO THE SHA ACQUISITION FOR ROUTE 32 RIGHT-OF-WAY.

EASEMENT LINE TABLE		
LINE	BEARING	DIST.
L1	S 38°25'12" W	57.89'
L2	N 51°34'48" W	167.18'
L3	S 76°09'40" W	158.84'
L4	S 64°43'54" W	75.41'
L5	N 77°35'30" W	100.38'
L6	S 57°16'59" W	122.38'
L7	N 87°45'42" W	22.32'
L8	N 47°57'59" W	41.44'
L9	N 01°56'33" W	35.61'
L10	N 35°08'49" E	235.31'
L11	S 08°53'02" E	240.21'
L12	N 79°25'02" E	123.04'
L13	N 48°02'39" E	78.58'
L14	S 42°03'02" E	41.90'
L15	S 08°46'53" E	50.94'
L16	S 36°31'24" E	73.24'
L17	S 46°38'42" E	75.14'
L18	S 09°25'11" E	48.05'
L19	S 14°33'47" W	228.99'
L20	S 16°20'49" W	50.40'
L21	N 83°44'22" W	213.78'
L22	N 83°52'58" W	162.02'
L23	N 16°20'49" E	47.14'
L24	N 14°33'47" E	196.98'
L25	S 37°04'43" E	242.37'
L26	S 65°16'07" E	69.97'
L27	S 83°40'46" E	177.37'
L28	N 08°50'06" E	560.95'
L29	S 83°16'25" E	289.63'
L30	S 50°28'45" E	5.65'
L31	S 89°57'28" W	63.56'
L32	S 00°00'00" E	256.98'
L33	S 05°23'43" E	10.72'
L34	S 83°46'48" W	48.46'
L35	S 06°14'12" E	20.00'
L36	N 83°45'48" E	48.15'
L37	S 05°20'43" E	47.63'
L38	S 05°10'23" W	125.21'

NOTE: A SURETY FOR THE 12.39 ACRES OF FOREST CONSERVATION PLANTING SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT. THE SURETY WILL BE BASED ON THE \$0.50 PER SQUARE FOOT OF PLANTING AND WILL BE \$269,855.00.

(FCE BANK SALES ACREAGE CHART CONTINUED)				
SALE	CONSERVATION OBLIGATION	PROJECT NAME	HOWARD COUNTY FILE NUMBER	REMAINING ACREAGE
X	1.30	9530 LYNN BUFF COURT	SPP-22-048	1.04

NOTE: NEW AFFORESTATION INFORMATION ADDED.

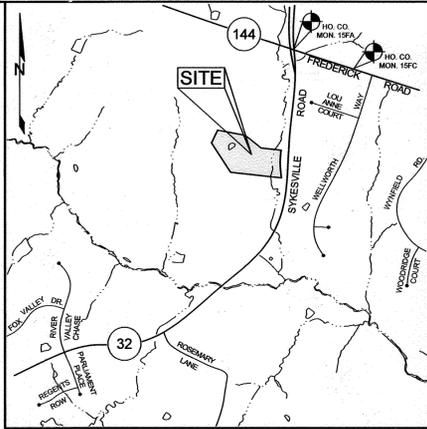
*M. Najib Roshan* 4/11/2023

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS.**  
 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 EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS (PARCELS). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO METERS 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 EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION 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.

# SITE DEVELOPMENT PLAN ROSHAN PROPERTY FOREST CONSERVATION MITIGATION BANK PARCEL 18 HOWARD COUNTY, MARYLAND

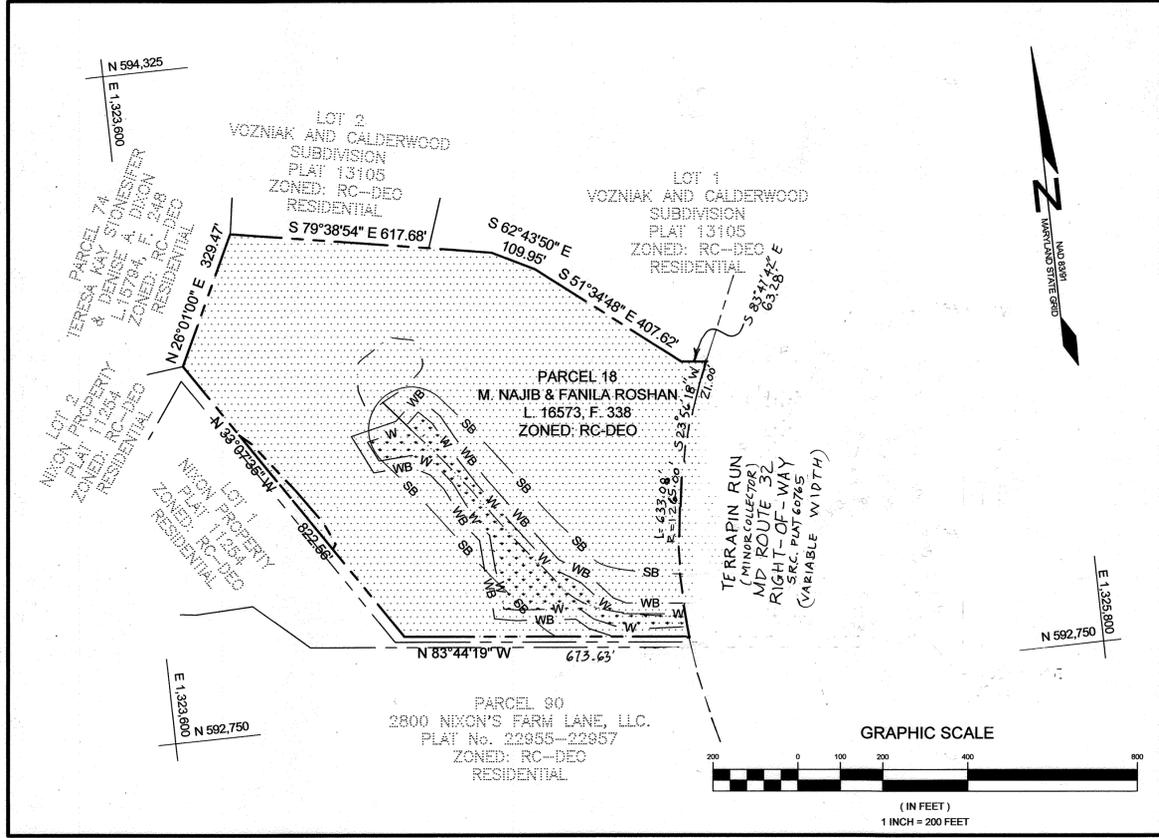
### LEGEND

LIMIT OF WETLANDS	— W —	W
WETLANDS BUFFER	— WB —	WB
EXISTING STREAM	— SB —	SB
STREAM BUFFER	— SB —	SB
EXITING WETLANDS	↓	↓



### GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED: RC-DEO PER THE 1008/2013 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: 2770 WEST FRIENDSHIP, WEST FRIENDSHIP, MARYLAND 21794.
- TOTAL AREA OF PROPERTY IS 53.27 AC±. R-171
- REFERENCE NO.: LIBER 16573, FOLIO 1308
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY OF 2015 BY NJR & ASSOCIATES, LLC.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 15FA AND 15FC WERE USED FOR THIS PROJECT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF 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 SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOOD PLAINS, STEEP SLOPES OR FOREST CONSERVATION EASEMENTS.
- THE ENTIRE 19.5327 ACRES OF THIS PARCEL IS ENCLUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY MARYLAND. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED IN A DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH RE-16-004(S)(FC1).
- PER SECTION 16.1202(a)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A SIMPLIFIED FOREST STAND DELINEATION HAS BEEN PROVIDED FOR THIS PROJECT.
- THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT SINCE THERE IS NO RETENTION CREDIT IN THE FLOODPLAIN AREA, AND THE NEAREST RETENTION AREA IS OVER 400 FEET AWAY FROM THE FLOODPLAIN AREA, A 100-YEAR FLOOD PLAIN DELINEATION IS NOT REQUIRED FOR THIS PROJECT. THE FLOODPLAIN SHOWN HEREON HAS BEEN APPROXIMATED BY USING THE ELEVATIONS FROM STUDIES COMPLETED FOR ADJACENT PROPERTIES IN CONJUNCTION WITH ARIEL TOPOGRAPHY.
- PER SECTION 16.116 (a)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A WETLAND DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
- ECO-SCIENCE PROFESSIONALS, INC. HAS PERFORMED AN APPROXIMATE DELINEATION OF THE WETLANDS AND ASSOCIATED BUFFERS ON-SITE. THE WETLANDS AND BUFFERS WILL NOT BE IMPACTED BY THIS PROJECT BECAUSE NO DEVELOPMENT IS PROPOSED. THE DELINEATION SHOWN HEREON SHALL NOT BE UTILIZED IN SUPPORT OF ANY LAND DEVELOPMENT OR IN SUPPORT OF ANY LAND DISTURBANCE ACTIVITY.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED UNDER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND 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.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THERE IS AN EXISTING DWELLING (CIRCA 1975), BARN (CIRCA 1955-1975) AND STRUCTURES (CIRCA 1975) LOCATED ON PARCEL 18 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- DENOTES THE AREA OF PRESERVATION EASEMENT WITH HOWARD COUNTY, MARYLAND AND M. NAJIB AND FANILA ROSHAN. THE EASEMENT AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THIS FOREST MITIGATION BANK IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE NO NEW LOTS ARE BEING CREATED.
- ANY ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORKING DONE.
- WATER AND SEWER ARE PRIVATE.
- NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS PROJECT.
- EXISTING UTILITIES ARE BASED ON FIELD LOCATION.
- THIS PLAN IS EXEMPT FROM REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(iv) OF HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS BECAUSE THE PROJECT IS A PLAN OF EASEMENT AND NO NEW LOTS ARE BEING CREATED. A FOREST CONSERVATION BANK IS BEING PROPOSED FOR THE SITE.
- THERE ARE NO CEMETERIES ON-SITE.
- THE HOWARD COUNTY PLANNING AND ZONING, RESOURCE CONSERVATION DISTRICT HAS ESTABLISHED THE EXISTING BARN AS A BARN (CIRCA 1955-1975), THAT WOULD REQUIRE A DEMOLITION PERMIT IF IT WERE TO BE REMOVED. THERE ARE NO OTHER HISTORIC STRUCTURES ON SITE.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- TOTAL AREA OF FOREST CONSERVATION MITIGATION BANK AREA IS 10.32 ACRES (1.86 ACRES OF RETENTION AND 8.46 ACRES OF AFFORESTATION) LOCATED WITHIN THREE FOREST CONSERVATION EASEMENTS. THE TOTAL SURETY REQUIRED FOR THE AFFORESTATION PORTION OF THE BANK IS \$269,855.00 WHICH WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS PLAN.



LOCATION MAP  
SCALE: 1"=200'

PERMIT INFORMATION CHART					
PROJECT NAME		SECTION		PARCEL # / LOT #	
ROSHAN PROPERTY		NA		PARCEL # / LOT #	
LIBER/FOLIO 16573/338	GRID # 17	ZONING RC-DEO	TAX MAP # 15	ELECT. DIS. 3RD	CENSUS TRACT 605003.02
DPZ FINAL NUMBER RE-16-004-S1	PLAT NUMBER 24408	WATER CODE NA	SEWER CODE NA		

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN
3	SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN

**COVER SHEET**  
**ROSHAN PROPERTY**  
**FOREST CONSERVATION MITIGATION BANK**  
 L. 16573, F. 338  
 ZONED: RC-DEO  
 PARCEL 18, ZONED RC-DEO  
 HOWARD COUNTY, MARYLAND

**SILL ENGINEERING GROUP, LLC**  
 11130 Dovedale Court, Suite 200  
 Manassasville, Maryland 21104  
 Phone: 443.325.5076  
 Fax: 410.696.2022  
 Email: info@sillengineering.com  
 Civil Engineering for Land Development

DESIGN BY: PS  
 DRAWN BY: PS/AEA  
 CHECKED BY: PS  
 SCALE: AS SHOWN  
 DATE: JUNE 21, 2017  
 PROJECT #: 14-052  
 SHEET #: 1 of 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*J. Maerwald for KS* 1-17-18  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
*M. Najib Roshan* 1/12/2018  
 COUNTY HEALTH OFFICER DATE  
 HOWARD COUNTY HEALTH DEPARTMENT DATE

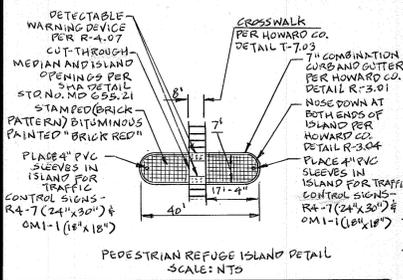
NO.	DESCRIPTION	DATE
5	ADDED MORE INFORMATION TO AFFOREST.	4/11/2023
4	ADDED MORE INFORMATION TO AFFORESTATION	1/26/2022
3	REFLECTING SHA R.O.W TAKING FCE SALE	8/14/2021
2	ADDED MORE INFORMATION TO AFFORESTATION	1/28/2021
1	ADDED INFORMATION TO THE AFFORESTATION	1/17/2020

NOTE:  
 THE PURPOSE OF REVISION NO.3 IS TO REFLECT THE PURPOSE OF THE RIGHT-OF-WAY TAKING AS PER THE NEW SHA PLAT NO. 60765 BY SHOWING THE REDUCED SIZE OF PARCEL-18 AND TO REVISE THE SITE ANALYSIS DATA CHART AND FOREST CONSERVATION EASEMENT CHARTS.

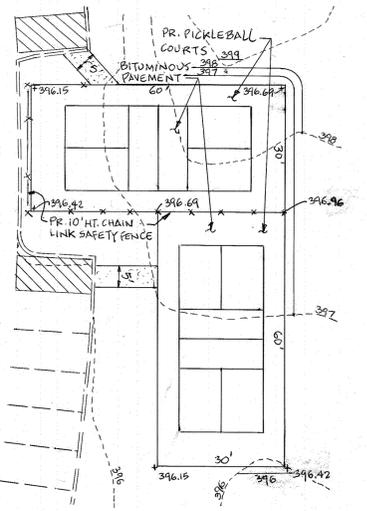
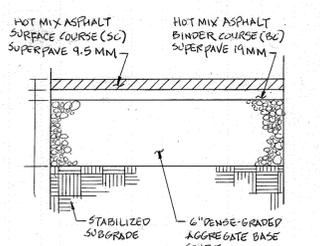
*M. Najib Roshan* 8/4/2021  
 M.N. ROSHAN DATE  
 MD PROF. LAND SURVEYOR-11049

**OWNER/DEVELOPER**  
 M. NAJIB ROSHAN AND FANILA ROSHAN  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MARYLAND 21794  
 240.508.3200

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. 11422 EXPIRATION DATE: 5-24-15



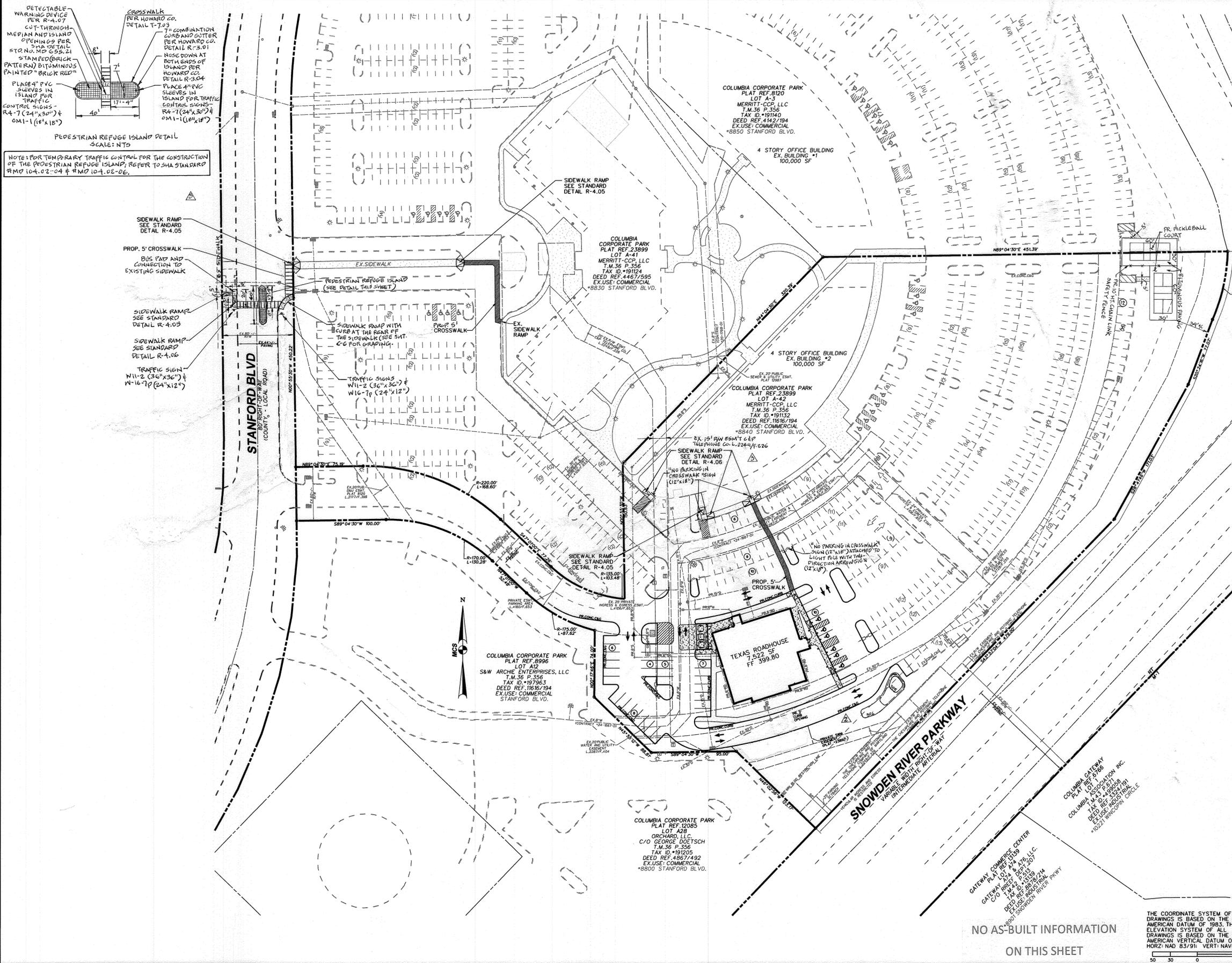
NOTE: FOR TEMPORARY TRAFFIC CONTROL FOR THE CONSTRUCTION OF THE PEDESTRIAN REFUGE ISLAND, REFER TO SHA STANDARD #M0 104.02-04 & #M0 104.02-06.



INSERT SCALE: 1" = 20'  
LIMIT OF DISTURBANCE NOTE  
REVISION #4 LIMIT OF DISTURBANCE = 4,800 SF  
WHEN CUMULATIVE LIMIT OF DISTURBANCE EXCEEDS 5,000 SF STORM WATER MANAGEMENT IS REQUIRED.

REVISION #6  
NOTE:  
THE PICKLEBALL COURTS WILL BE USED EXCLUSIVELY BY EMPLOYEES OF THE COLUMBIA CORPORATE PARK, AND ARE NOT OPEN FOR PUBLIC USE. IN ACCORDANCE WITH FOP-117-A-III, NO STRUCTURE SHALL BE LOCATED WITHIN 25' OF THE RIGHT-OF-WAY OF ANY PUBLIC ROAD. THE PICKLEBALL COURTS AND CHAIN LINK FENCE ARE PROPOSED 39' FROM THE PUBLIC ROAD RIGHT-OF-WAY.

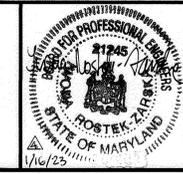
APPROVED: DEPARTMENT OF PLANNING AND ZONING					
Chief, Development Engineering Division	Date 12-12-16				
Chief, Division of Land Development	Date 12-15-16				
Director	Date 12-17-16				
ADDRESS CHART					
LOT / PARCEL NO.	STREET ADDRESS				
356 / A-42	RESTAURANT - 8820 STANFORD BOULEVARD				
PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION / AREA	LOT / PARCEL NO.			
COLUMBIA CORPORATE PARK	1 / 1	356 / A-42			
PLAT NO. or L/F	GRID NO.	ZONING	TAX MAP NO.	ELEC. DIST.	CENSUS TRACT
23898	24	NT	36	6	606707



NO AS-BUILT INFORMATION ON THIS SHEET

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZ: NAD 83/91; VERT: NAVD 88

**BLDG**  
Baltimore Land Design Group Inc.  
Consulting Engineers  
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031  
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



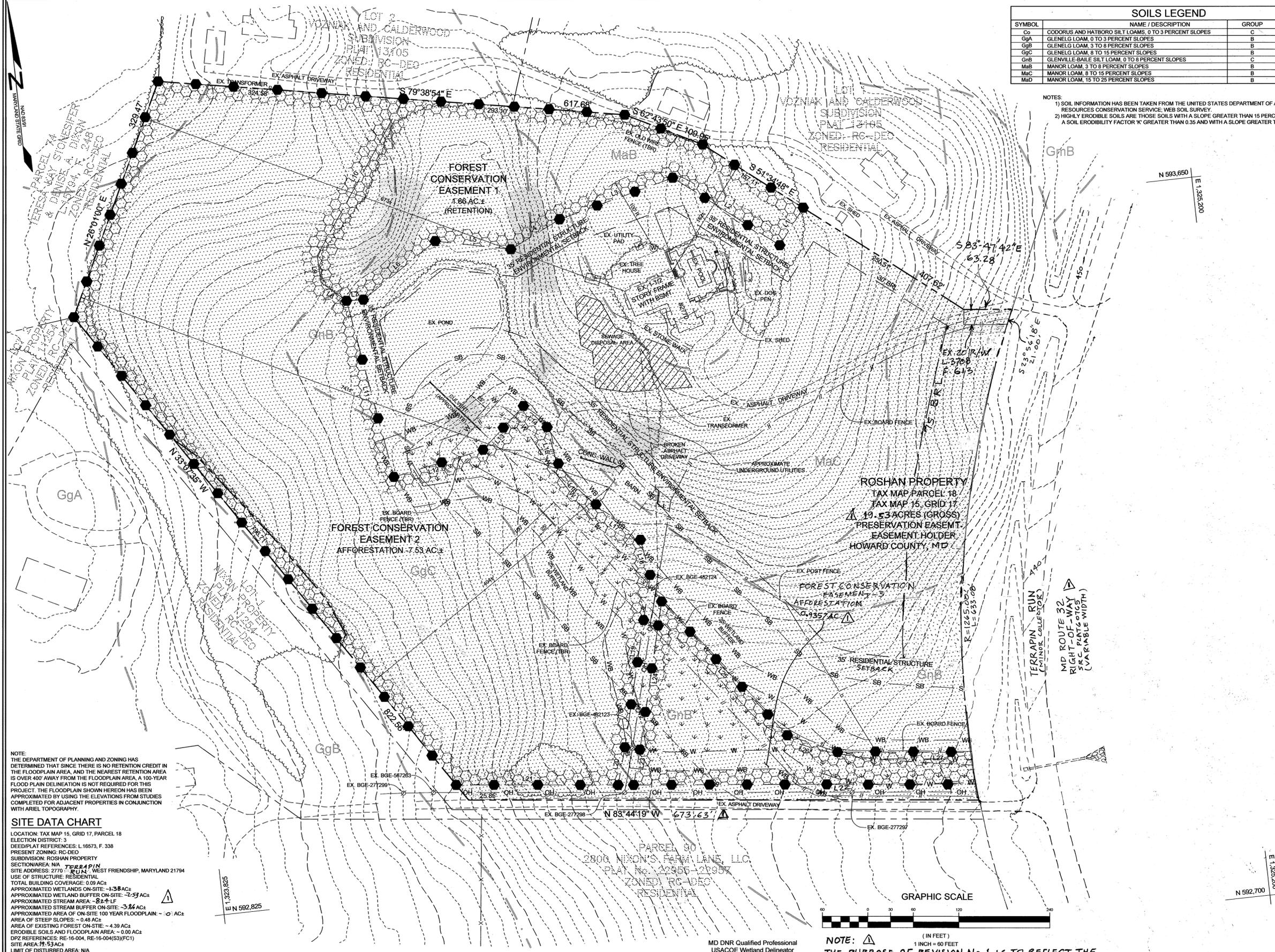
**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2024.

**OWNER**  
MERRITT-CCP, LLC  
2066 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
(410) 298-2600  
FAX: (410) 298-9644

**DEVELOPER / APPLICANT**  
TEXAS ROADHOUSE HOLDINGS LLC  
6040 DUTCHMANS LANE, SUITE 400  
LOUISVILLE, KY 40205  
(502) 426-9984  
FAX: (502) 515-7229

DATE	NO.	DESCRIPTION	BY
05/17/17	1	RELOCATION OF ESP PRACTICE	BLDG
06/26/17	2	ELIMINATION OF PROP. SIDEWALK ALONG EX. SIDEWALK AND RELOCATION OF PEDESTRIAN REFUGE ISLAND	BLDG
1/16/23	3	ADD PICKLEBALL COURTS; NO JUST CASING & SURFACE DATA	BLDG

**OVERALL PLAN**  
**COLUMBIA CORPORATE PARK**  
SECTION 1, AREA 1, PARCEL A-42 - TEXAS ROADHOUSE  
8820 STANFORD BOULEVARD  
COLUMBIA, MARYLAND 21045  
RESTAURANT  
DRAWING NO. **C-2**  
SHEET 2 OF 17  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' (NEW TOWN - EMPLOYMENT CENTER INDUSTRIAL, FDP-117-A-1) DATE: DECEMBER, 2016  
SDP-16-061



SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K' FACTOR	HYDRIC
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.32	YES
GgA	GLENELG LOAM, 0 TO 3 PERCENT SLOPES	B	0.28	NO
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.28	NO
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B	0.28	NO
GnB	GLENVILLE BAILE SILT LOAM, 0 TO 8 PERCENT SLOPES	C	0.43	YES
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	B	0.28	NO
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.28	NO
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28	NO

NOTES:  
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.  
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND	
EXISTING CONTOUR	--- 382.3 --- 382
EXISTING SPOT ELEVATION	382.3
EXISTING TREELINE	~~~~~
LIMIT OF WETLANDS	--- W --- W ---
WETLANDS BUFFER	--- WB --- WB ---
EXISTING STREAM	~~~~~
STREAM BUFFER	--- SB --- SB ---
EXISTING WOOD FENCE	
EXISTING UTILITY POLE	⊗
EXISTING OVERHEAD WIRES	--- OH --- OH ---
EXISTING WETLANDS	↓ ↓ ↓
PUBLIC FOREST CONSERVATION EASEMENT	[Pattern]
PHRILIC FOREST CONSERVATION EASEMENT (NON-CREDIT) 0.91 AC ±	[Pattern]
PRESERVATION EASEMENT BETWEEN HOWARD COUNTY, MD & M. NAJIB AND FANILA ROSHAN	[Pattern]
EXISTING MODERATE SLOPES 14% - 24.99%	[Pattern]
EXISTING STEEP SLOPES 25% OR GREATER (-0.48 AC ±)	[Pattern]
FOREST CONSERVATION SIGN	●
EXISTING WELL	⊗

NOTE:  
 THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT SINCE THERE IS NO RETENTION CREDIT IN THE FLOODPLAIN AREA, AND THE NEAREST RETENTION AREA IS OVER 400' AWAY FROM THE FLOODPLAIN AREA, A 100-YEAR FLOOD PLAIN DELINEATION IS NOT REQUIRED FOR THIS PROJECT. THE FLOODPLAIN SHOWN HEREON HAS BEEN APPROXIMATED BY USING THE ELEVATIONS FROM STUDIES COMPLETED FOR ADJACENT PROPERTIES IN CONJUNCTION WITH ARIEL TOPOGRAPHY.

**SITE DATA CHART**

LOCATION: TAX MAP 15, GRID 17, PARCEL 18
ELECTION DISTRICT: 3
DEPARTMENT REFERENCES: L 16573, F 338
PRESENT ZONING: RC-DEO
SUBDIVISION: ROSHAN PROPERTY
SECTION AREA: N/A
SITE ADDRESS: 2770 TERRAPIN WEST FRIENDSHIP, MARYLAND 21794
USE OF STRUCTURE: RESIDENTIAL
TOTAL BUILDING COVERAGE: 0.09 AC ±
APPROXIMATED WETLANDS ON-SITE: 1.38 AC ±
APPROXIMATED WETLAND BUFFER ON-SITE: 2.33 AC ±
APPROXIMATED STREAM AREA: 8.24 LF
APPROXIMATED STREAM BUFFER ON-SITE: 3.84 AC ±
APPROXIMATED AREA OF ON-SITE 100 YEAR FLOODPLAIN: ~ 0' AC ±
AREA OF STEEP SLOPES: ~ 0.48 AC ±
AREA OF EXISTING FOREST ON-SITE: ~ 4.39 AC ±
ERODIBLE SOILS AND FLOODPLAIN AREA: ~ 0.00 AC ±
DPZ REFERENCES: RE-16-004, RE-16-004(S)FC1
SITE AREA: 19.53 AC ±
LIMIT OF DISTURBED AREA: N/A



NOTE:  $\Delta$  (IN FEET)  
 1 INCH = 60 FEET  
 THE PURPOSE OF REVISION NO. 1 IS TO REFLECT THE EFFECT OF THE RIGHT-OF-WAY TAKING AS PER THE NEW SHA PLAT NO. 60765 BY SHOWING THE REDUCED SIZE OF PARCEL-18 AND TO REVISE THE SITE DATA CHART.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*J. Marshall for KS* 1-17-18  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
*Dr. Maria Roman* 1/12/2018  
 COUNTY HEALTH OFFICER DATE  
 HOWARD COUNTY HEALTH DEPARTMENT

NO.	DESCRIPTION	DATE
1	REFLECTING SHA R.O.W TAKING 6-9-2021	

MD DNR Qualified Professional  
 USA COE Wetland Delineator  
 Certification # MD093MD081004482  
*John P. Canoles* Date: 6/9/19

Eco-Science Professionals, Inc.  
 Consulting Biologists  
 P.O. Box 904 Glen Arden, Maryland 21027 Telephone (410) 833-5488 Fax (410) 833-5185

*M.N. Roshan*  
 M.N. ROSHAN  
 MD PROF. LAND SURVEYOR-110  
 08/04/2021  
 DATE

OWNER/DEVELOPER  
 M. NAJIB ROSHAN AND FANILA ROSHAN  
 2770 STATE ROUTE 32  
 WEST FRIENDSHIP, MARYLAND 21794  
 240.588.3200

**SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN**  
**ROSHAN PROPERTY**  
 FOREST CONSERVATION MITIGATION BANK  
 L. 16573, F. 338  
 TAX MAP 15 GRID 17 3RD ELECTION DISTRICT  
 ZONED: RC-DEO  
 PARCEL 18, ZONED RC-DEO HOWARD COUNTY, MARYLAND

	<b>SILL ENGINEERING GROUP, LLC</b> 11130 Dovedale Court, Suite 200 Marriottsville, Maryland 21104 Phone: 443.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering for Land Development	DESIGN BY: PS
		DRAWN BY: PS/AEA
		CHECKED BY: PS
		SCALE: 1"=60'
		DATE: JUNE 21, 2017
		PROJECT #: 14-052
		SHEET #: 2 of 3

**EXISTING CONDITIONS OVERVIEW**

THE SUBJECT PROPERTY IS A 5.1-ACRE PARCEL LOCATED AT 2770 MARYLAND ROUTE 32 IN THE WEST FRIENDSHIP SECTION OF HOWARD COUNTY, MARYLAND. THE PROPERTY INCLUDES A SINGLE FAMILY HOME THAT IS SURROUNDED BY LAWN AREA. ACCESSORY USES AROUND THE HOME INCLUDE PLAYSETS, STORAGE, A POOL AND GARDEN AREAS. THE MAJORITY OF THE SITE WAS PREVIOUSLY USED AS PASTURE THOUGH NO CURRENT PASTURE USES OCCURRING. A SMALL BARN IS LOCATED TO THE SOUTH OF THE HOUSE AND LAWN AREA. LANDSCAPING AROUND THE HOUSE AND YARD INCLUDES RED BUD, HYDRANGEA, AZALEAS, RHODODENDRON, JAPANESE MAPLE AND HOLLY. SCATTERED TREES ARE PRESENT WITHIN THE LAWN AREAS ALSO. RED MAPLE, WHITE OAK, PIGNUT HICKORY AND BLACK CHERRY ARE COMMONLY OBSERVED IN THE TREED LAWN.

THE HOUSE IS LOCATED ON A KNOLL THAT OVERLOOKS THE PROPERTY. FOREST AREAS ARE PRESENT AROUND THE HOME AND ALONG THE ADJACENT SLOPES. THE FOREST COMMUNITY IS COMPRISED OF A MIXED OAK STAND THAT INCLUDES WHITE OAK, BLACK OAK, AND TULIP POPLAR IN ITS CANOPY. FLOWERING DOGWOOD, BLACK CHERRY, BLACK WALNUT AND RED MAPLE WERE ALSO NOTED, MOST COMMONLY IN THE UNDERSTORY OF THE COMMUNITY. THE CANOPY TREES ARE GENERALLY 12-29 INCHES DIAMETER AT BREAST HEIGHT WITH SEVERAL LARGER INDIVIDUALS NOTED. SPECIMEN TREES ARE PRESENT WITHIN THE LAWN AROUND THE HOME AND WITHIN THE FOREST.

THE SHRUB LAYER OF THE FOREST IS LIMITED BUT DOES CONTAIN SPICEBUSH AND SHADBLUSH. ORIENTAL BITTERSWEET, JAPANESE STIL GRASS, AND VIRGINIA CREEPER WERE ALL NOTED IN THE HERBACEOUS LAYER. SOME VINE GROWTH EXTENDS INTO THE UPPER VEGETATIVE LAYERS.

A SMALL FARM POND IS PRESENT IN THE IN THE VALLEY BELOW THE HOMESTEAD, JUST WEST OF THE BARN. THIS POND APPEARS TO HAVE BEEN CREATED BY EXCAVATION OF A HEADWATER WETLAND. THE POND IS DOMINATED BY OPEN WATER BUT DOES HAVE CATTAILS AND BLACK WILLOWS GROWING ALONG THE OUTER FRINGE. THE POND OUTFALLS TO PERENNIAL STREAM CHANNEL THAT CUTS THROUGH THE PASTURE. THE STREAM DRAINS ACROSS THE SITE AND JOINS WITH A LARGER TRIBUTARY FLOWS FROM NORTH TO SOUTH THE EASTERN END OF THE SITE. A LARGE 100 YEAR FLOODPLAIN HAS BEEN MAPPED FOR THIS LARGER TRIBUTARY.

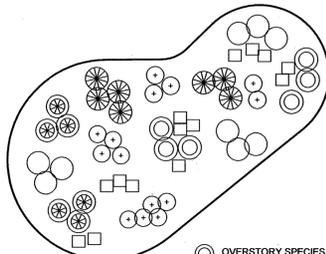
WETLAND DEVELOPMENT IS PRESENT ALONG THE STREAMSIDE TERRACES AND WITHIN THE 100 YEAR FLOODPLAIN. THE WETLANDS APPEAR TO HAVE BEEN MAINTAINED AS PART OF THE PASTURE COMPLEX THOUGH RECENTLY MAINTENANCE HAS BEEN LIMITED. VEGETATION WITHIN THE WETLANDS INCLUDES BLUE VERVAIN, SOFT RUSH, NEW YORK IRONWEED, FOXTAIL SEDGE, LURID SEDGE AND MANY HEADED SEDGE. RED MAPLE AND SYCAMORE ARE PRESENT WITHIN THE FLOODPLAIN WETLANDS ADJACENT TO THE MAINSTREAM CHANNEL.

A LARGE PERCENTAGE OF THE PROPERTY IS UPLAND OLD-FIELD/PASTURE. THOUGH THESE AREAS WERE PREVIOUSLY MAINTAINED AS PASTURE THEY HAVE NOT BEEN ROUTINELY MOWED THIS SEASON. NOTABLE VEGETATION WITHIN THE UPLAND OLD FIELDS INCLUDES COMMON MILKWEED, CURLED DOCK, KENTUCKY FESCUE, CANADA THISTLE, AGRIMONY, GOLDENROD, AND ASTERS. SOME MULTIFLORA ROSE AND RASPBERRY COLONIZATION IS OCCURRING WITHIN THE FIELDS.

**FOREST CONSERVATION BANK PROPOSAL**

THE PROPERTY OWNERS ARE SEEKING TO CREATE A FOREST CONSERVATION BANK THAT WILL INCLUDE APPROXIMATELY 1.86 ACRES OF FOREST RETENTION (OUTSIDE OF THE 100 YEAR FLOODPLAIN) AND 3.24 ACRES OF AFFORESTATION. THE PLANTING AREAS WILL CREATE A LARGE CONTIGUOUS FOREST BLOCK THAT WILL EXPAND THE ON-SITE FOREST RESOURCES. THE PLANTING AREAS WILL ALSO BE CONTIGUOUS WITH OFF-SITE FOREST EXPANDING THE OVERALL VALUE OF THE PLANTING. THE PLANTING WILL INCREASE FOREST RESOURCES AND HABITAT FUNCTION IN THE AREA OF THE SITE AND WILL PROVIDE ENHANCEMENT WATER QUALITY BENEFIT WHERE PLANTINGS OCCUR WITHIN WETLANDS, BUFFERS AND FLOODPLAIN.

THE PLANTING PLAN HAS BEEN DESIGNED TO CREATE A NATURAL COMMUNITY WITH A MIX OF SUCCESSIONAL ELEMENTS. EARLY SUCCESSIONAL SPECIES HAVE BEEN FAVORED TO PROMOTE NATURAL COMMUNITY DEVELOPMENT WHILE SOME LATER SUCCESSIONAL SPECIES HAVE BEEN INCLUDED TO INCREASE DIVERSITY AND PROMPT FUTURE SUCCESSION.



OVERSTORY SPECIES 1  
OVERSTORY SPECIES 2  
OVERSTORY SPECIES 3  
UNDERSTORY SPECIES 1  
UNDERSTORY SPECIES 2  
UNDERSTORY SPECIES 3

THIS DIAGRAM SHOWS A TYPICAL DISPERSAL OF SPECIES WITHIN PLANTING AREA. THE SPACING SHALL BE IN ACCORDANCE WITH THE APPROVED PLANTING SCHEDULE. WHERE THE SIZE OF THE PLANTING STOCK VARIES, THE PLANTING UNITS SHALL BE INSTALLED AT AVERAGE SPACING TO PROVIDE APPROXIMATELY UNIFORM COVERAGE.

**RANDOM PLANTING DISTRIBUTION PLAN**

NOT TO SCALE



**FOREST CONSERVATION SIGN DETAIL**

NOT TO SCALE

- NOTES:
- BOTTOM OF SIGN TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
  - SIGNS TO BE PLACED APPROXIMATELY 50' APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
  - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
  - SEE SDP 16-041 FOR SIGN LOCATIONS.
  - SIGNAGE SHALL BE IN PLACE FOR PERPETUITY.

**PLANTING SCHEDULE**

**FCE 2 - AFFORESTATION AREA - 7.53 ACRES**  
PLANTING UNITS REQUIRED: 5271  
PLANTING UNITS PROVIDED: 5272

QUANTITY	SPECIES	SIZE	SPACING	TOTAL FCA UNITS
225	ACER NEGUNDO - BOX ELDER	2-3' WHIP	11' O.C.	
331	ACER RUBRUM - RED MAPLE	2-3' WHIP	11' O.C.	
250	JUGLANS NIGRA - BLACK WALNUT *	2-3' WHIP	11' O.C.	
225	JUNIPERUS VIRGINIANA - RED CEDAR	2-3' WHIP	11' O.C.	
300	LIRIODENDRON TULIPIFERA - TULIP POPLAR *	2-3' WHIP	11' O.C.	
300	NYSSA SYLVATICA - BLACK GUM	2-3' WHIP	11' O.C.	
300	PLATANUS OCCIDENTALIS - SYCAMORE	2-3' WHIP	11' O.C.	
300	PRUNUS SEROTINA - BLACK CHERRY *	2-3' WHIP	11' O.C.	
155	QUERCUS PALUSTRIS - PIN OAK	2-3' WHIP	11' O.C.	
250	VIBURNUM PRUNIFOLIUM - BLACKHAW *	2-3' WHIP	11' O.C.	
2636	TOTAL WHIP PLANTINGS X 2 UNITS / TREE = FCA UNIT CREDIT			5272
	TOTAL UNIT CREDIT			5272

**FCE 3 - AFFORESTATION AREA - 4.9 ACRES**  
PLANTING UNITS REQUIRED: 3430  
PLANTING UNITS PROVIDED: 3430

QUANTITY	SPECIES	SIZE	SPACING	TOTAL FCA UNITS
150	ACER NEGUNDO - BOX ELDER	2-3' WHIP	11' O.C.	
250	ACER RUBRUM - RED MAPLE	2-3' WHIP	11' O.C.	
215	BETULA NIGRA - RIVER BIRCH	2-3' WHIP	11' O.C.	
50	JUGLANS NIGRA - BLACK WALNUT *	2-3' WHIP	11' O.C.	
50	LIRIODENDRON TULIPIFERA - TULIP POPLAR *	2-3' WHIP	11' O.C.	
200	NYSSA SYLVATICA - BLACK GUM	2-3' WHIP	11' O.C.	
200	PLATANUS OCCIDENTALIS - SYCAMORE	2-3' WHIP	11' O.C.	
50	PRUNUS SEROTINA - BLACK CHERRY *	2-3' WHIP	11' O.C.	
200	QUERCUS PALUSTRIS - PIN OAK **	2-3' WHIP	11' O.C.	
150	SALIX NIGRA - BLACK WILLOW **	2-3' WHIP	11' O.C.	
150	ULMUS RUBRA - SLIPPERY ELM	2-3' WHIP	11' O.C.	
50	VIBURNUM PRUNIFOLIUM - BLACKHAW *	2-3' WHIP	11' O.C.	
1715	TOTAL WHIP PLANTINGS X 2 UNITS / TREE = FCA UNIT CREDIT			3430
	TOTAL UNIT CREDIT			3430

**PLANTING NOTES:**

PLANTING DENSITY BASED SPACING REQUIREMENTS: WHIPS WITH SHELTER @ 11' ON CENTER  
\* - THESE SPECIES SHOULD NOT BE PLANTED IN WETLANDS  
\*\* - THESE SPECIES SHOULD NOT BE PLANTED IN UPLANDS

PLANTING MAY BE MADE IN A CURVILINEAR FASHION ALONG CONTOUR. THE PLANTING SHOULD AVOID A GRID APPEARANCE BUT SHOULD BE SPACED TO FACILITATE MAINTENANCE. MULTIFLORA ROSE/HEAVY BRUSH REMOVAL/CONTROL MAY BE REQUIRED PRIOR TO INSTALLATION OF PLANTING. ALL WHIPS ARE REQUIRED TO BE INSTALLED WITH TREE SHELTERS PER HOWARD COUNTY FCA REQUIREMENTS.

PLANTING UNITS DEFINED BY THE SPACING REQUIREMENTS ESTABLISHED IN THE FCA MANUAL. ONE PLANT UNIT IS DEFINED AS 1 SEEDLING OR WHIP WITHOUT SHELTER. THE MANUAL STATES THAT 700 SEEDLINGS/WHIPS WITHOUT SHELTERS ARE REQUIRED PER ACRE. OR 350 WHIPS WITH SHELTERS, OR 200 1" CALIPER TREES, OR 100 2" CALIPER TREES. BY CONVERSION IT HAS BEEN DETERMINED THAT 1 SEEDLING OR WHIP WITHOUT SHELTER = 1 UNIT, WHIP WITH SHELTER = 2 UNITS, 1" CALIPER TREE = 3.5 UNITS AND 2" CALIPER TREE = 7 UNITS. THE USE OF PLANT UNITS SIMPLIFIES THE PLANT DENSITY CALCULATIONS WHEN MIXING STOCK SIZE.

**AFFORESTATION PLAN**

THE AFFORESTATION AREA WILL BE PLACED INTO A FOREST CONSERVATION EASEMENT.

**A. PLANTING PLAN AND METHODS**

PLANT SPECIES SELECTION WAS BASED ON OUR KNOWLEDGE REGARDING PLANT COMMUNITIES IN MARYLAND'S PIEDMONT PLATEAU AND INFORMATION PROVIDED IN THE SOIL SURVEY ON TYPICAL VEGETATION FOR THE SOIL TYPE ON THE PLANTING SITE. SPECIES SELECTION WAS ALSO BASED ON OUR KNOWLEDGE OF PLANT AVAILABILITY IN THE NURSERY INDUSTRY.

AFFORESTATION WILL BE ACCOMPLISHED THROUGH A MIXED PLANTING OF WHIPS AND BRANCHED TRANSPLANTS. CONTAINER GROWN STOCK IS RECOMMENDED BUT BARE ROOT STOCK MAY BE USED TO HELP CONTROL AFFORESTATION COSTS. IF BARE ROOT STOCK IS USED THE ROOT SYSTEMS OF ALL PLANTS WILL BE DIPPED IN AN ANTI-DESICCANT GEL PRIOR TO PLANTING TO IMPROVE MOISTURE RETENTION IN THE ROOT SYSTEMS.

PRIOR TO PLANTING THE PROPOSED FOREST CONSERVATION EASEMENTS ALL MULTIFLORA ROSE IN THE PLANTING AREA SHALL BE REMOVED. REMOVAL OF THE ROSE MAY BE PERFORMED WITH MOWING AND HERBICIDE TREATMENTS. PHYSICAL REMOVAL OF ALL TOP GROWTH FOLLOWING BY A PERIODIC HERBICIDE TREATMENT OF STUMP SPROUTS IS RECOMMENDED. NATIVE TREE AND SHRUB SPECIES OCCURRING WITHIN THE ROSE THICKETS SHOULD BE RETAINED WHEREVER POSSIBLE. HERBICIDES TREATMENTS SHALL OCCUR ON 2 MONTH INTERVALS DURING THE FIRST GROWING SEASON AND ONCE EACH IN THE SPRING AND FALL FOR SUBSEQUENT YEARS. HERBICIDE USED SHALL BE MADE SPECIFICALLY TO ADDRESS WOODY PLANT MATERIAL AND SHALL BE APPLIED AS PER MANUFACTURERS' SPECIFICATIONS. CARE SHOULD BE TAKEN NOT TO SPRAY PLANTED TREES OR NATURALLY OCCURRING NATIVE TREE/SHRUB SEEDLINGS. IT IS RECOMMENDED THAT INITIATION OF ROSE REMOVAL BEGIN AT LEAST SIX MONTHS PRIOR TO PLANTING.

**B. PLANTING AND SOIL SPECIFICATIONS**

PLANT MATERIAL WILL BE INSTALLED IN ACCORDANCE WITH THE PLANTING DETAIL AND PLANTING SPECIFICATIONS SHOWN ON THE FOREST CONSERVATION PLAN.

AMENDMENTS TO EXISTING SOIL WILL BE IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS SHOWN ON THE FOREST CONSERVATION PLAN. SOIL DISTURBANCE WILL BE LIMITED TO INDIVIDUAL PLANTING LOCATIONS.

**C. GUARANTEE REQUIREMENTS**

A 99 PERCENT SURVIVAL RATE OF THE AFFORESTATION PLANTINGS WILL BE REQUIRED AFTER ONE GROWING SEASON. ALL PLANT MATERIAL BELOW THE 50 PERCENT SURVIVAL THRESHOLD WILL BE REPLACED AT THE BEGINNING OF THE SECOND GROWING SEASON. AT THE END OF THE SECOND GROWING SEASON, A 75 PERCENT SURVIVAL RATE WILL BE REQUIRED. ALL PLANT MATERIAL BELOW THE 75 PERCENT SURVIVAL THRESHOLD WILL BE REPLACED BY THE BEGINNING OF THE NEXT GROWING SEASON.

**D. SECURITY FOR AFFORESTATION**

SECTION 16-1209 OF THE HOWARD COUNTY FOREST CONSERVATION ACT REQUIRES THAT A DEVELOPER SHALL POST A SECURITY (BOND, LETTER OF CREDIT, ETC.) WITH THE COUNTY TO INSURE THAT ALL WORK IS DONE IN ACCORDANCE WITH THE FCP.

NOTE: TOTAL AREA OF FOREST CONSERVATION MITIGATION BANK AREA IS 14.25 ACRES (1.86 ACRES OF RETENTION AND 12.39 ACRES OF AFFORESTATION) LOCATED WITHIN THREE FOREST CONSERVATION EASEMENTS. THE TOTAL SURETY REQUIRED FOR THE AFFORESTATION PORTION OF THE BANK IS \$289,855.00 WHICH WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS PLAN.

**CONSTRUCTION PERIOD PROTECTION PROGRAM**

A. FOREST PROTECTION TECHNIQUES

1. 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 LIMITS OCCUR WITHIN 25 FEET OF THE LIMIT OF DISTURBANCE.

2. FENCING AND SIGNAGE  
EXISTING FOREST LIMITS OCCURRING WITHIN 25 FEET OF THE LIMITS OF DISTURBANCE SHALL BE PLACED AROUND THE AFFORESTATION AREA PRIOR TO PLANT INSTALLATION, AS SHOWN ON THE PLAN.

B. 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 SEDIMENT CONTROL IS IN ORDER, AND TO NOTIFY THE CONTRACTOR OF POSSIBLE PENALTIES FOR NON-COMPLIANCE WITH THE FCP.

C. 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 LOD OF THE PROPOSED HOMESITES. WASTEWATER RESULTING FROM EQUIPMENT CLEANING WILL BE CONTROLLED TO PREVENT RUNOFF INTO ENVIRONMENTALLY SENSITIVE AREAS.

D. SEQUENCE OF CONSTRUCTION  
THE FOLLOWING TIMETABLE REPRESENTS THE PROPOSED TIMETABLE FOR THE PROJECT. BELOW FIND A PROPOSED SEQUENCE OF CONSTRUCTION.

- BEGIN MULTIFLORA ROSE REMOVAL. INSTALL PERMANENT PROTECTIVE SIGNAGE FOR EASEMENTS AND INITIATE PLANTINGS IN ACCORDANCE WITH FOREST CONSERVATION PLAN.
- HOLD POST-CONSTRUCTION MEETING WITH COUNTY INSPECTORS TO ASSURE COMPLIANCE WITH FCP. SUBMIT CERTIFICATION OF INSTALLATION.
- MONITOR AND MAINTAIN PLANTINGS FOR 2 YEARS.

**E. 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.

**F. POST-CONSTRUCTION MEETING**

UPON COMPLETION OF CONSTRUCTION, ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL NOTIFY THE COUNTY THAT CONSTRUCTION HAS BEEN COMPLETED AND ARRANGE FOR A POST-CONSTRUCTION MEETING TO REVIEW THE PROJECT SITE. THE MEETING WILL ALLOW THE COUNTY INSPECTOR TO VERIFY THAT AFFORESTATION PLANTINGS HAVE BEEN INSTALLED.

**POST-CONSTRUCTION MANAGEMENT PLAN**

HOWARD COUNTY REQUIRES A TWO YEAR POST-CONSTRUCTION MANAGEMENT PLAN BE FOLLOWED AS PART OF THE FOREST CONSERVATION PLAN. THE PLAN GOES INTO EFFECT UPON ACCEPTANCE OF THE CONSTRUCTION CERTIFICATION OF COMPLETION BY THE COUNTY. ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE POST-CONSTRUCTION MANAGEMENT PLAN.

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE PLAN:

- FENCING AND SIGNAGE**  
PERMANENT SIGNAGE INDICATING THE LIMITS OF THE RETENTION/AFFORESTATION AREAS TO BE PLACED IN FOREST CONSERVATION AREAS SHALL BE MAINTAINED.
- GENERAL SITE INSPECTIONS/MAINTENANCE OF PLANTINGS**  
SITE INSPECTIONS WILL BE PERFORMED A MINIMUM OF THREE TIMES DURING THE GROWING SEASON. THE PURPOSE OF THE INSPECTIONS WILL BE TO ASSESS THE HEALTH OF THE AFFORESTATION PLANTINGS. APPROPRIATE MEASURES WILL BE TAKEN TO RECTIFY ANY PROBLEMS WHICH MAY ARISE.

IN ADDITION, MAINTENANCE OF THE AFFORESTATION PLANTINGS WILL INVOLVE THE FOLLOWING STEPS:

- WATERING** - ALL PLANT MATERIAL SHALL BE WATERED TWICE A MONTH DURING THE 1ST GROWING SEASON, MORE OR LESS FREQUENTLY DEPENDING ON WEATHER CONDITIONS. DURING THE SECOND GROWING SEASON, ONCE A MONTH DURING MAY-SEPTEMBER, IF NEEDED.
- REMOVAL OF INVASIVE EXOTICS AND NOXIOUS WEEDS** - OLD FIELD SUCCESSIONAL SPECIES WILL BE RETAINED.
- IDENTIFICATION OF SERIOUS PLANT PESTS AND DISEASES**, TREATMENT WITH APPROPRIATE AGENT.
- PRUNING OF DEAD BRANCHES**.
- AFTER 12 AND 24 MONTHS**, REPLACEMENT OF PLANTS, IF REQUIRED, IN ACCORDANCE WITH THE GUARANTEE REQUIREMENTS SHOWN ON THE FCP.

**C. EDUCATION**

THE BANK DEVELOPER WILL PROVIDE APPROPRIATE MATERIALS TO SUBSEQUENT PROPERTY OWNERS INFORMING THEM OF THE LOCATION AND PURPOSE OF THE FOREST CONSERVATION EASEMENTS ON THE PROPERTY. MATERIALS MAY INCLUDE SITE PLANS AND INFORMATION EXPLAINING THE INTENT OF THE FOREST CONSERVATION LAW.

**D. FINAL INSPECTION**

AT THE END OF THE TWO YEAR POST-CONSTRUCTION MANAGEMENT PERIOD, ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL, WILL SUBMIT TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL RETENTION/AFFORESTATION REQUIREMENTS HAVE BEEN MET. UPON ACCEPTANCE OF THIS CERTIFICATION, THE COUNTY WILL RELEASE THE DEVELOPER FROM ALL FUTURE OBLIGATIONS AND RELEASE THE DEVELOPER'S BOND.

**OWNER/DEVELOPER**

M. NAJIB ROSHAN AND FANILA ROSHAN  
2770 STATE ROUTE 32  
WEST FRIENDSHIP, MARYLAND 21794  
240.508.3200

**SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN**  
**ROSHAN PROPERTY**  
**FOREST CONSERVATION MITIGATION BANK**

TAX MAP 15 GRID 17  
3RD ELECTION DISTRICT

L. 16573, F. 338  
ZONED: RC-DEO

PARCEL 18, ZONED RC-DEO  
HOWARD COUNTY, MARYLAND

**SILL ENGINEERING GROUP, LLC**  
11130 Dovedale Court, Suite 200  
Marriottsville, Maryland 21104  
Phone: 443.325.5076  
Fax: 410.696.2022  
Email: info@sillengineering.com  
Civil Engineering for Land Development

DESIGN BY: JC / PS  
DRAWN BY: PS/AEA  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: JUNE 21, 2017  
PROJECT #: 14-052  
SHEET #: 3 of 3

MD DNR Qualified Professional  
USACOE Wetland Delineator  
Certification # WDCP93MD0610044B2  
John P. Canoles Date: 8/4/2017

Eco-Science Professionals, Inc.  
Consulting Ecologists  
P.O. Box 288, Glen Burnie, Maryland 21061  
Telephone (410) 832-2888 Fax (410) 832-2888

NO.	DESCRIPTION	DATE
1	reflecting SHA R.O.W taking	8/4/2017

NOTE:  
THE PURPOSE OF REVISION NO. 1 IS TO REFLECT THE EFFECT OF THE RIGHT-OF-WAY TAKING AS PER THE NEW SHA PLAT NO. 60765 BY SHOWING THE REDUCED ACREAGE OF PARCEL-18 AND FOREST CONSERVATION EASEMENT.

M.N. ROSHAN  
MD R.O.F. LAND SURVEYOR-11049  
DATE: 08/04/2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
1. Maerker for KS 1-17-18  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
12/6/17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY  
11/2/2018  
HOWARD COUNTY HEALTH DEPARTMENT DATE