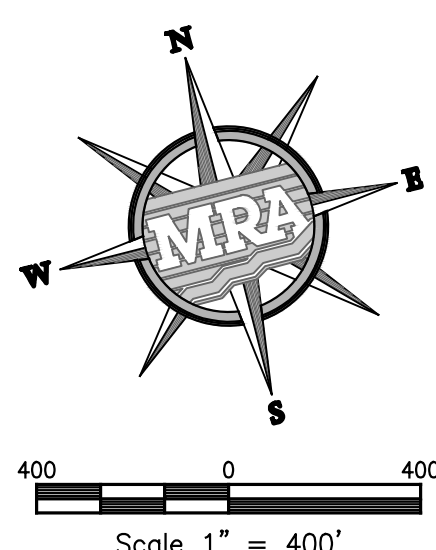


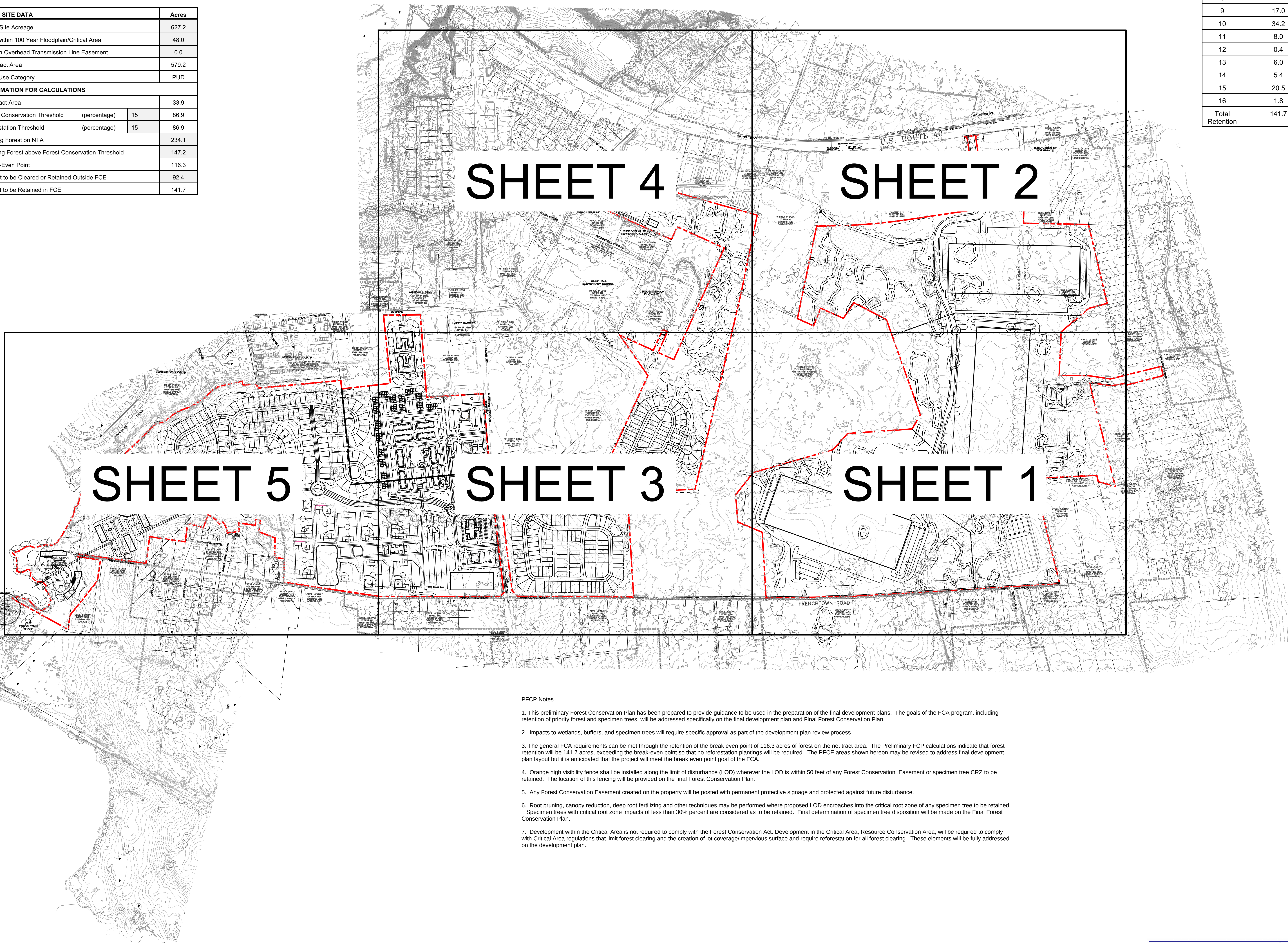


PRELIMINARY FOREST CONSERVATION WORKSHEET

Date: December 6, 2019

I. BASIC SITE DATA			Acres
1. Gross Site Acreage			627.2
2. Area within 100 Year Floodplain/Critical Area			48.0
3. Area in Overhead Transmission Line Easement			0.0
4. Net Tract Area			579.2
5. Land Use Category			PUD
II. INFORMATION FOR CALCULATIONS			
A. Net Tract Area			33.9
B. Forest Conservation Threshold	(percentage)	15	86.9
C. Afforestation Threshold	(percentage)	15	86.9
D. Existing Forest on NTA			234.1
E. Existing Forest above Forest Conservation Threshold			147.2
F. Break-Even Point			116.3
G. Forest to be Cleared or Retained Outside FCE			92.4
H. Forest to be Retained in FCE			141.7

PFCE #	Acres of Retention Proposed
1	1.1
2	5.9
3	5.1
4	1.4
5	23.0
6	8.4
7	2.1
8	1.4
9	17.0
10	34.2
11	8.0
12	0.4
13	6.0
14	5.4
15	20.5
16	1.8
Total Retention	141.7



PFCP Notes

1. This preliminary Forest Conservation Plan has been prepared to provide guidance to be used in the preparation of the final development plans. The goals of the FCA program, including retention of priority forest and specimen trees, will be addressed specifically on the final development plan and final Forest Conservation Plan.
2. Impacts to wetlands, buffers, and specimen trees will require specific approval as part of the development plan review process.
3. The general FCA requirements can be met through the retention of the break even point of 116.3 acres of forest on the net tract area. The Preliminary FCP calculations indicate that forest retention will be 141.7 acres, exceeding the break-even point so that no reforestation plantings will be required. The PFCF areas shown herein may be revised to address final development plan layout but it is anticipated that the project will meet the break even point goal of the FCA.
4. Orange high visibility fence shall be installed along the limit of disturbance (LOD) where the LOD is within 50 feet of any Forest Conservation Easement or specimen tree CRZ to be retained. The location of this fencing will be provided on the final Forest Conservation Plan.
5. Any Forest Conservation Easement created on the property will be posted with permanent protective signage and protected against future disturbance.
6. Root pruning, canopy reduction, deep root fertilizing and other techniques may be performed where proposed LOD encroaches into the critical root zone of any specimen tree to be retained. Specimen trees with critical root zone impacts of less than 30% percent are considered as to be retained. Final determination of specimen tree disposition will be made on the Final Forest Conservation Plan.
7. Development within the Critical Area is not required to comply with the Forest Conservation Act. Development in the Critical Area, Resource Conservation Area, will be required to comply with the Critical Area regulations that limit forest clearing and the creation of lot coverage/impermeous surface and require reforestation for all forest clearing. These elements will be fully addressed on the development plan.

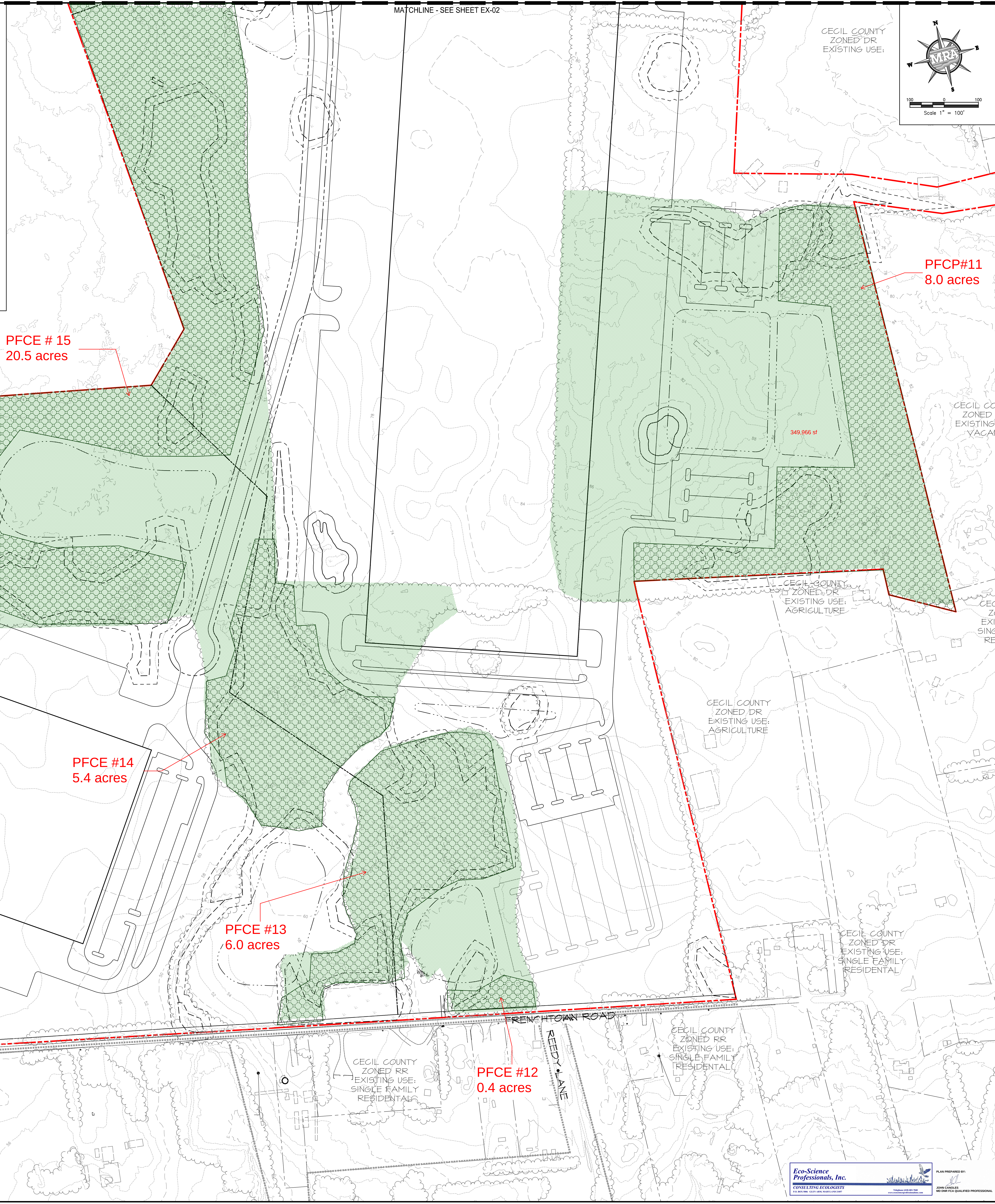
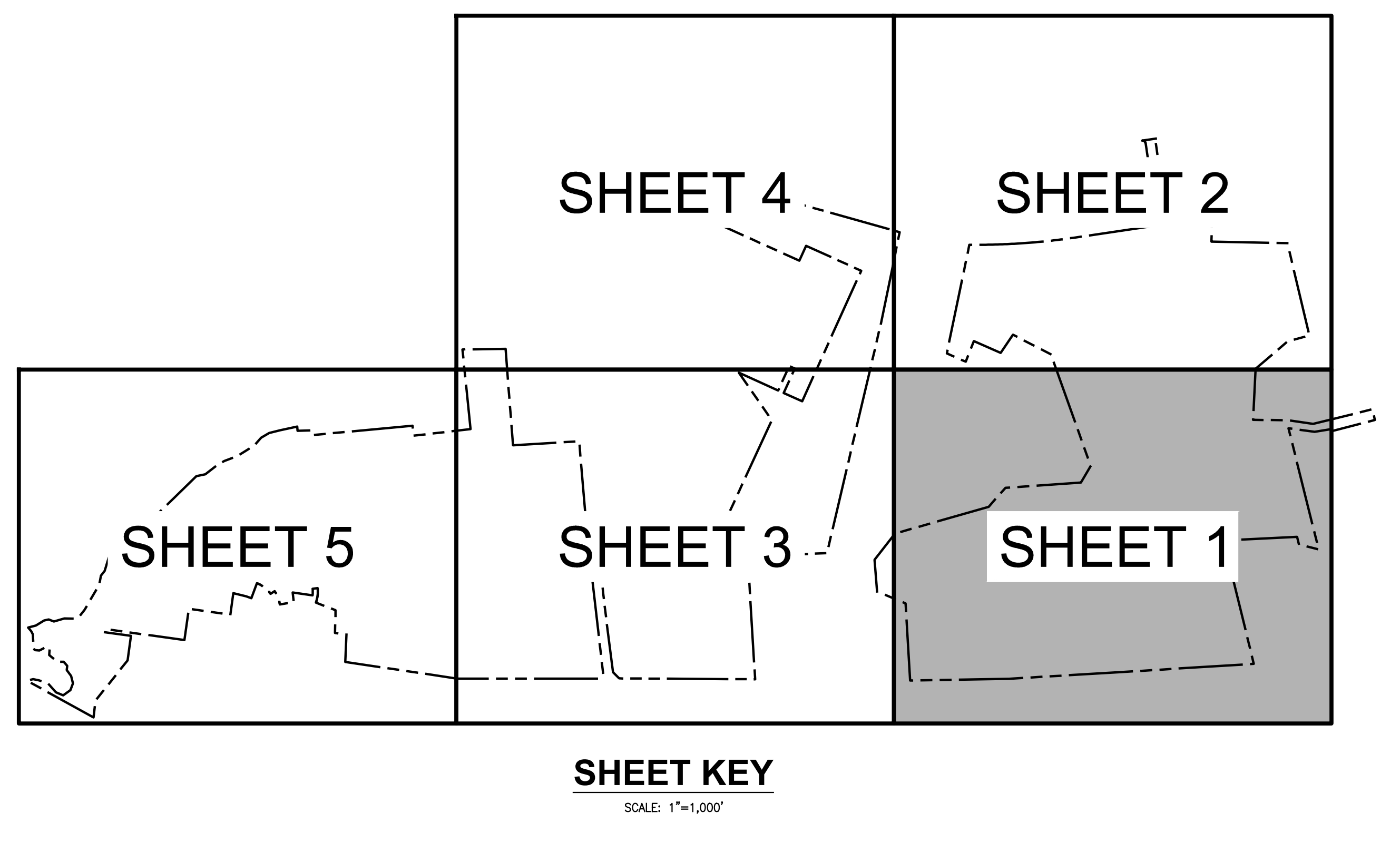


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Project No.: 20528
Date: DEC. 10, 2019
Drawn By: AGD
Checked By: AGD
Scale: 1" = 400'

PRELIMINARY
FOREST
CONSERVATION
PLAN



**MORRIS & RITCHIE
ASSOCIATES, INC.**
ENGINEERS, ARCHITECTS, PLANNERS,
SURVEYORS & LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE
CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 515-9000
FAX (410) 515-9002

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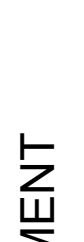
APPLICATION/DEVELOPER
SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E. MAIN STREET
ELKTON, MARYLAND 21921
ATTN: MR. RAY JACKSON

OWNERS
SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO INC.
755 WEST PULASKI HIGHWAY
EUKOT, MARYLAND 21034

PROPERTY INFORMATION			
TAX MAP	PARCEL	ACREAGE	ZONING
316	169	62.64±	R-3
319	2450	101.63±	R-3
320	2369	59.66±	R-3/C-2
320	2371	244.07±	R-3
320	2390	46.57±	R-3/C-2
323	79	68.13±	R-2/R-3
323	91	10.32±	RP
323	454	2.77±	RP
324	2394	37.69±	R-3

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CECIL COUNTY, MARYLAND



PLANNED UNIT DEVELOPMENT

SOUTHFIELDS

OF ELKTON

SECOND ELECTION DISTRICT

CE



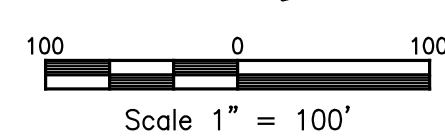
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Project No.: 20528
Date: DEC. 10, 2019
Drawn By: AGD
Checked By: AGD
Scale: 1" = 100'

PRELIMINARY
FOREST
CONSERVATION
PLAN

PFCP-1



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APPLICATION/DEVELOPER
SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT
C/O STONEWALL CAPITAL
117 E. MAIN STREET
ELKTON, MARYLAND 21921
ATTN: MR. RAY JACKSON

OWNERS
SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO INC.
755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21921

PROPERTY INFORMATION			
TAX MAP	PARCEL	ACREAGE	ZONING
316	169	62.84±	R-3
319	2450	101.63±	R-3
320	2389	59.66±	R-3/C-2
320	2371	244.07±	R-3
320	2390	46.57±	R-3/C-2
323	79	68.13±	R-2/R-3
323	91	10.32±	RP
323	454	2.77±	RP
324	2394	37.66±	R-3

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RECIL COUNTY, MARYLAND

PLANNED UNIT DEVELOPMENT

SOUTHFIELDS

OF ELKTON

3RD ELECTION DISTRICT



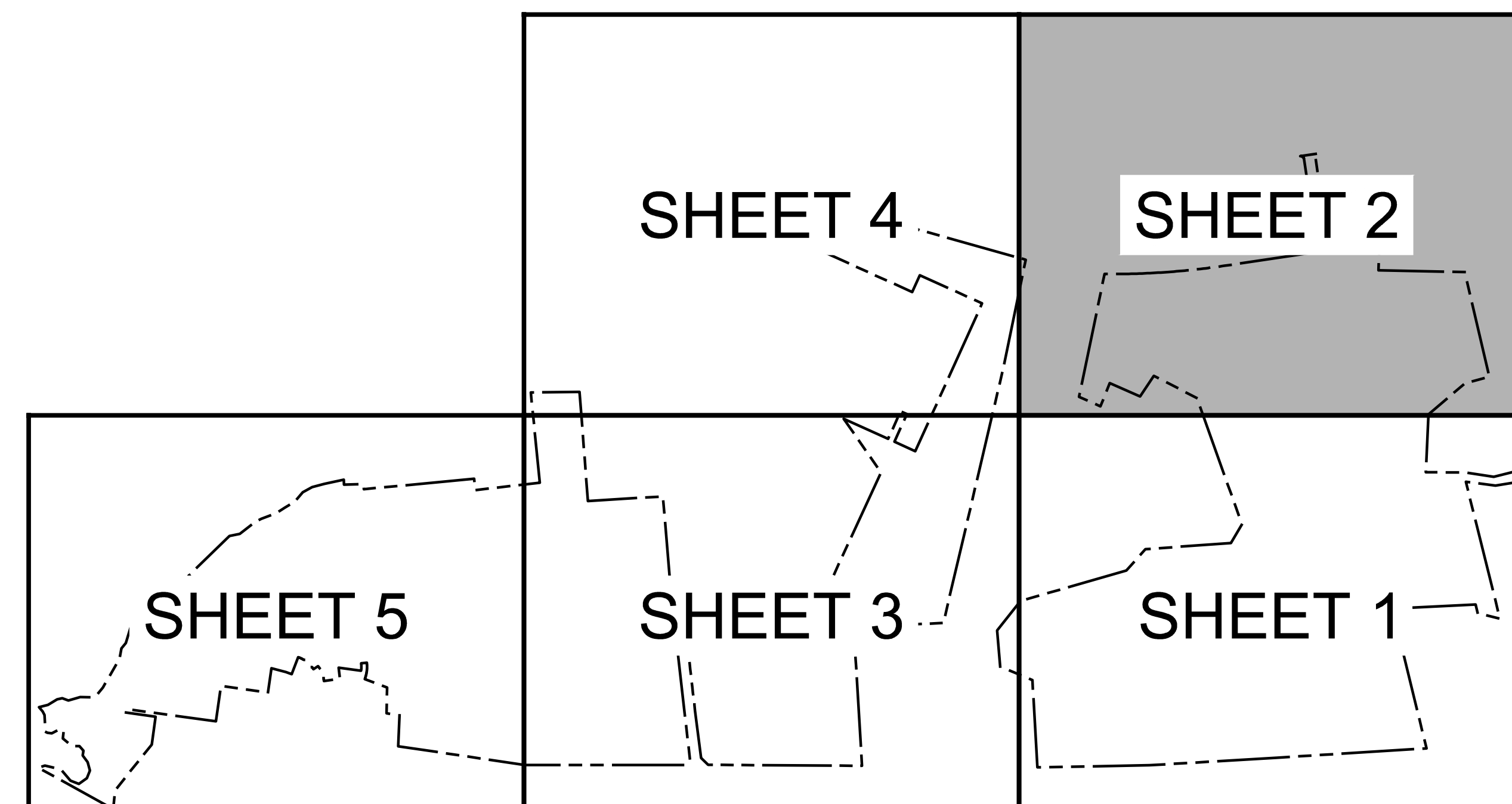
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Project No.: 20528
Date: DEC. 10, 2019
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Scale: 1" = 100'

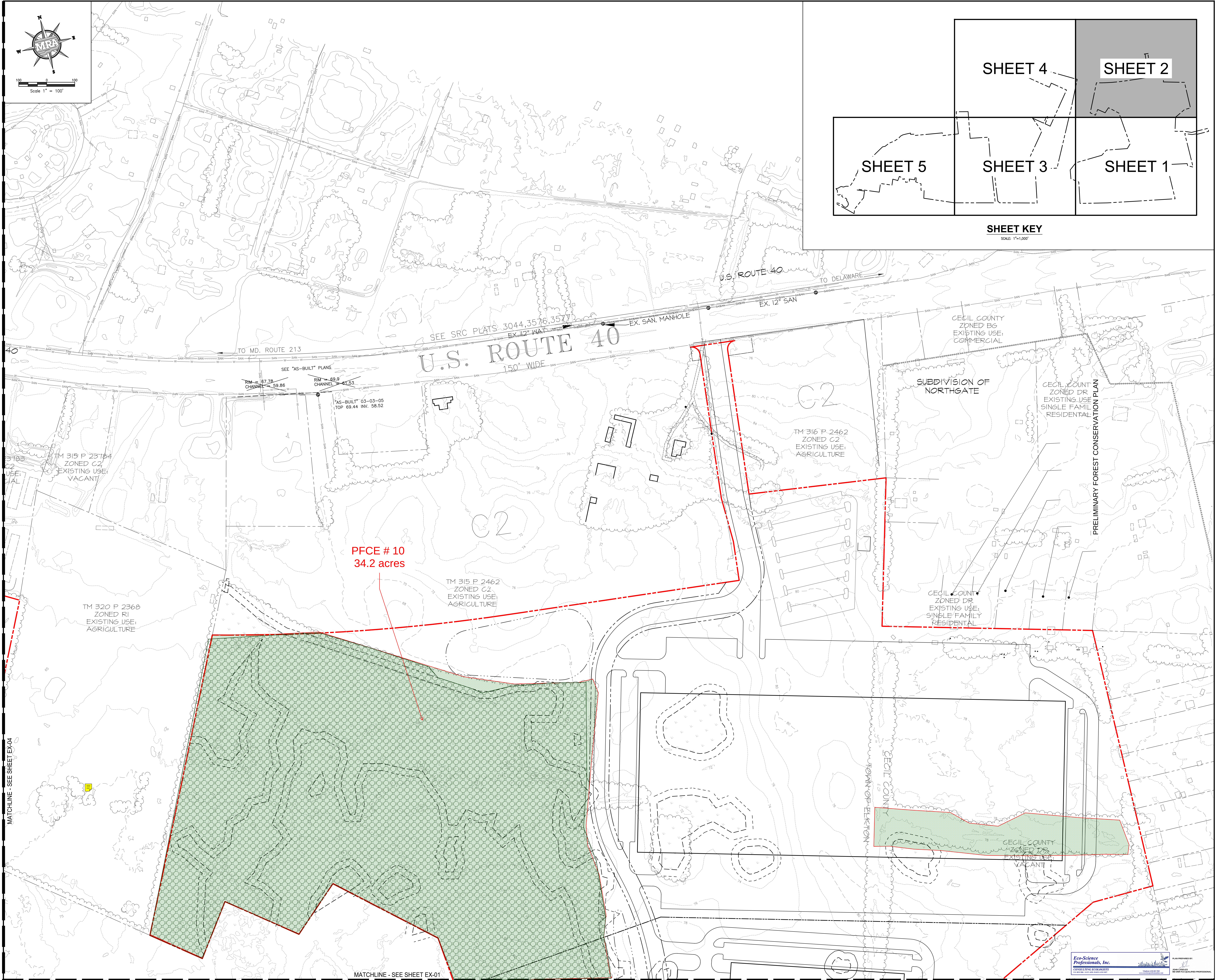
PRELIMINARY
FOREST
CONSERVATION
PLAN

PFCP-2



SHEET KEY

SCALE: 1"=1,000





OWNERS
SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO II
755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21821

PROPERTY INFORMATION			
AX MAP	PARCEL	ACREAGE	ZONING
316	169	62.84±	R-1
319	2450	101.63±	R-1
320	2369	59.66±	R-1
320	2371	244.07±	R-1
320	2390	46.57±	R-1
323	79	68.13±	R-1
323	91	10.32±	R-1
323	454	2.77±	R-1
324	2394	37.69±	R-1

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PRELIMINARY FOREST CONSERVATION PLAN
SOUTHFIELDS
OF ELKTON



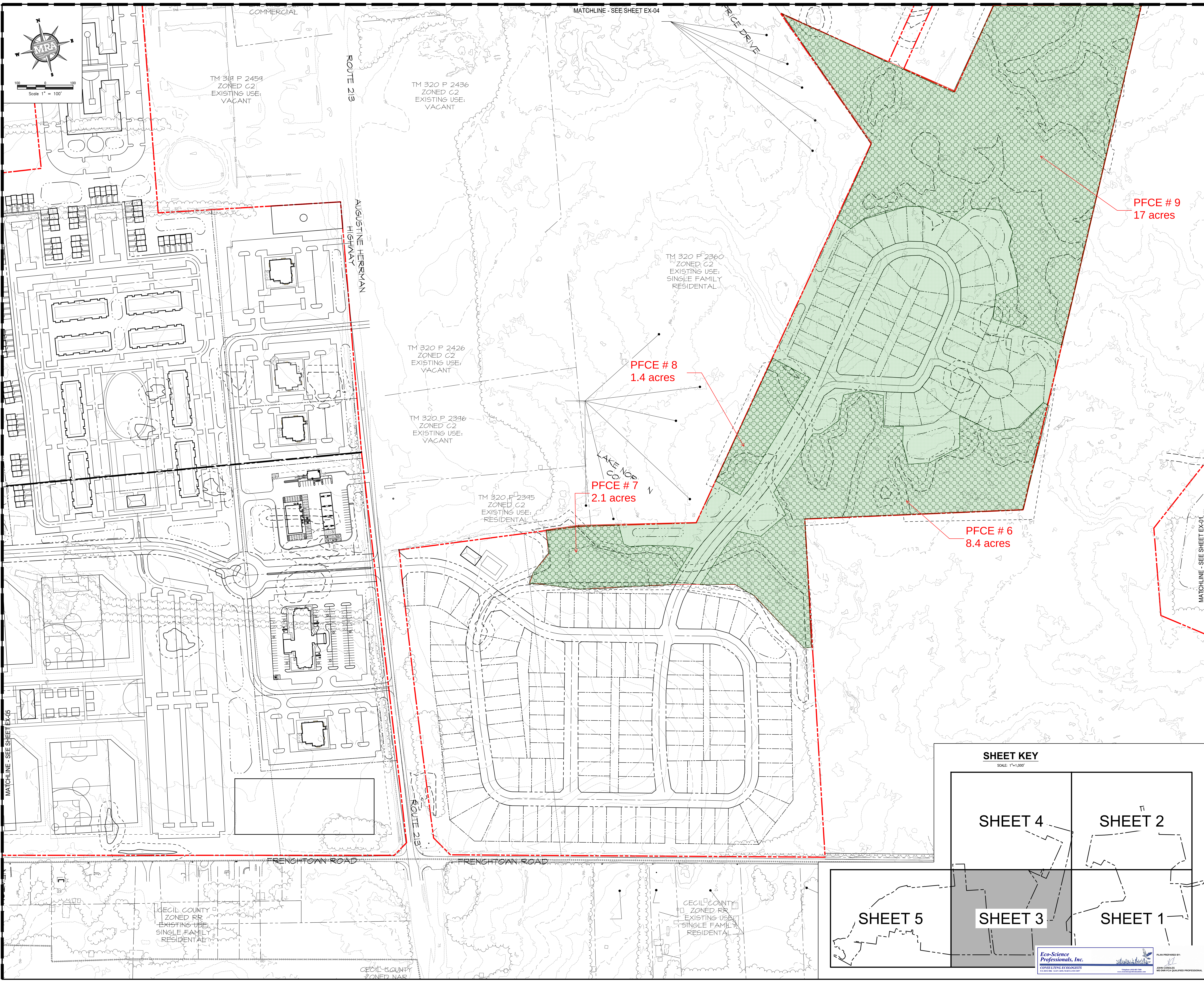
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Project No.: 205
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Checked By: AC
Scale: 1" = 10'

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OWNERS
SOUTHSIDE LLC &
GRAY'S HILL DEVELOPMENT CO II
755 WEST PULASKI HIGHWAY
ELKTON, MARYLAND 21901

PROPERTY INFORMATION			
AX MAP	PARCEL	ACREAGE	ZONING
316	169	62.84±	R-1
319	2450	101.63±	R-1
320	2369	59.66±	R-1
320	2371	244.07±	R-1
320	2390	46.57±	R-1
323	79	68.13±	R-1
323	91	10.32±	R-1
323	454	2.77±	R-1
324	2394	37.69±	R-1

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PLANNED UNIT DEVELOPMENT I

SOUTHFIELDS

OF ELKTON



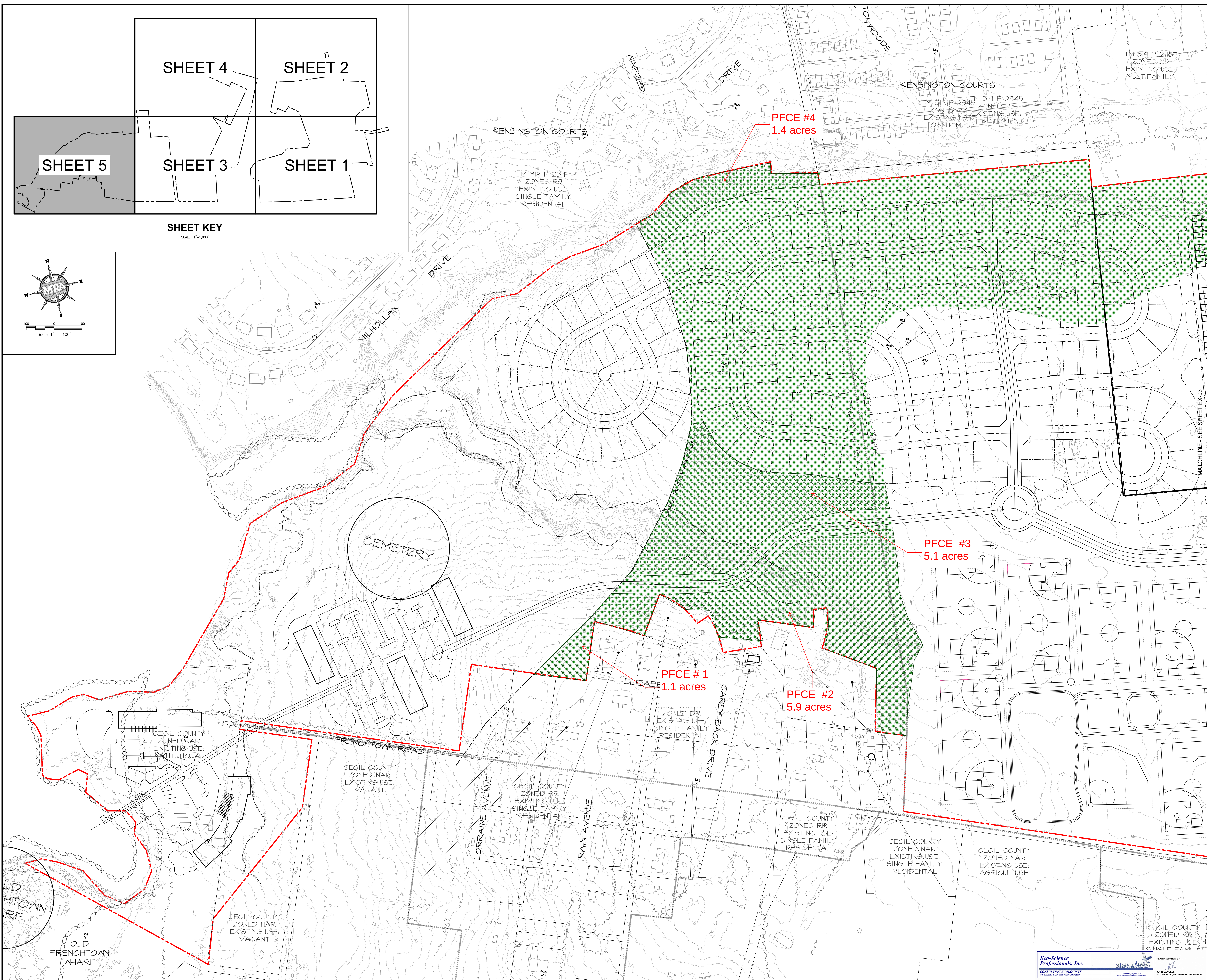
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Project No.: 205
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Checked By: AC
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Professionals, Inc.**
CONSULTING ECOLOGISTS

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