

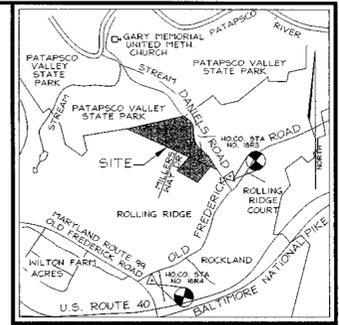
PRELIMINARY EQUIVALENT SKETCH PLAN

ROME/LONG PROPERTY

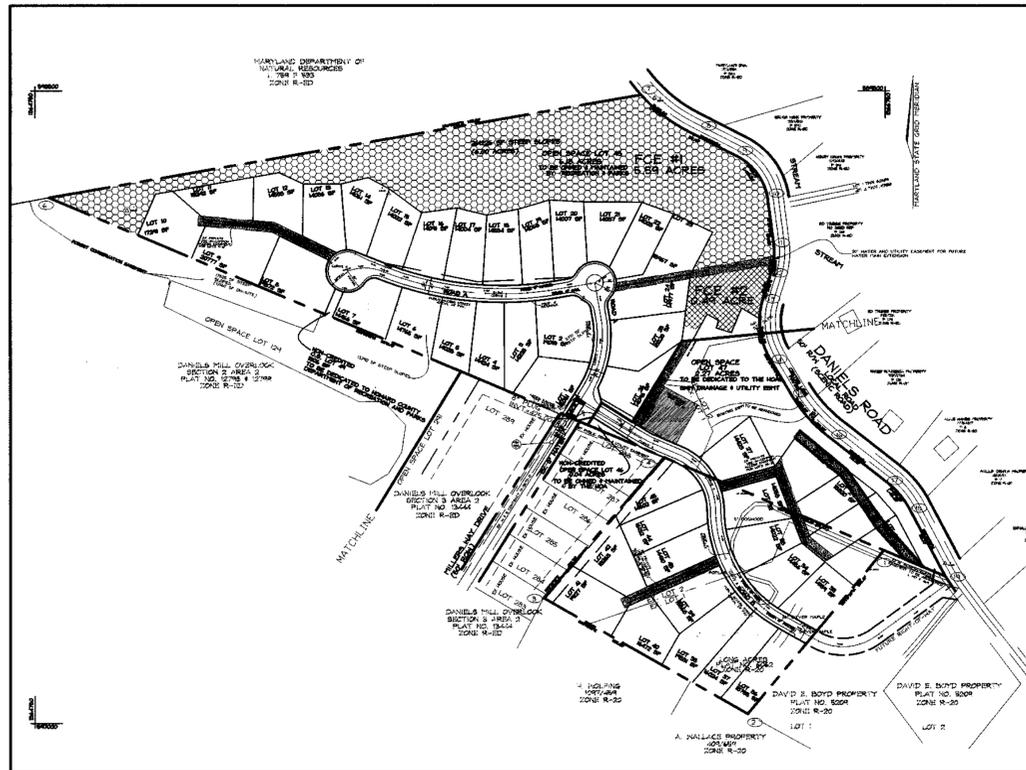
PARCELS 42 AND 43

HOWARD COUNTY, MARYLAND

SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
3 & 4	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
5	PRELIMINARY FOREST CONSERVATION PLAN
6	PRELIMINARY FOREST CONSERVATION PLAN DETAILS



VICINITY MAP
SCALE: 1"=2000'



LOCATION
SCALE: 1"=200'

SITE DATA

LOCATION: TAX MAP 17, PARCEL 42 & TAX MAP 18, PARCEL 43
 2ND ELECTION DISTRICT
 EXISTING ZONING: R-20
 GROSS AREA OF PROJECT: 26.41 AC.
 AREA OF STEEP SLOPES: 6.69 AC.
 AREA OF PROPOSED FLOODPLAIN: NONE
 NET AREA OF PROJECT: 19.72 AC.
 AREA OF PROPOSED RESIDENTIAL LOTS 1-45: 16.04 AC.
 OPEN SPACE AREA REQUIRED: 30% OR 7.92 AC.
 OPEN SPACE AREA PROVIDED: 8.45 AC. IN 2 CREDITED OS LOTS
 NON-CREDITED OPEN SPACE PROVIDED: 0.07 AC. IN 2 OS LOTS
 RECREATION OPEN SPACE REQUIRED: 2005SF/OU OR 9000 SF
 RECREATION OPEN SPACE PROVIDED: 9000 SF
 AREA OF PROPOSED ROADS: 1.85 AC.
 NUMBER OF BUILDABLE LOTS PROPOSED: 45
 NUMBER OF OPEN SPACE LOTS PROPOSED: 2 CREDITED AND 2 NON-CREDITED

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PLAT REFERENCES: 8240 & 6062
- THE PROJECT BOUNDARY IS BASED ON A RECORD PLATS 8240 & 6062.
- DANIELS ROAD IS A SCENIC ROAD.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMETRIC BY AIR SURVEY CORPORATION DATED 4/00 AND HOWARD COUNTY PHOTOGRAMETRIC MAPS.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS SITE BY WET POND(P-2). THE EXISTING FACILITY ON SITE WILL BE UTILIZED AND UPDATED TO CURRENT MD 378 AND MDE STANDARDS. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. DATED 12/99 AND VOGEL & ASSOCIATES, INC. DATED 1/00.
- THERE IS NO FLOODPLAIN ONSITE.
- FOREST CONSERVATION PLAN PREPARED BY ENVIRONMENTAL SYSTEMS ANALYSIS DATED 1/00 AND VOGEL & ASSOCIATES, INC. DATED 1/00.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED 9/00.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS REQUIRED FOR THIS SITE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THE STORMWATER FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATION OF THEIR ULTIMATE SIZE AND SHAPE. IT IS UNDERSTOOD THAT THE FACILITIES HAVE NOT BEEN DESIGNED AND THEIR SIZE AND SHAPE MAY CHANGE PRIOR TO FINAL PLAN STAGE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OF THEIR BUFFERS AND IMPROVEMENTS TO THE EXISTING POND FACILITY PER SOIL CONSERVATION DISTRICT AND DPZ IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY A COMBINATION OF FOREST RETENTION IN FCE#1 (4.56 AC.) & #2 (0.09 AC), TOTAL OBLIGATION IS 6.88 ACRES.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
- ALL EXISTING STRUCTURES AND DRIVEWAYS WITHIN THE LIMITS-OF-DISTURBANCE ARE TO BE REMOVED.
- THIS DEVELOPMENT IS SUBJECT TO SECTION R310 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2000 EDITION WHICH REQUIRES EMERGENCY ESCAPE EXTERIOR WINDOWS OR DOORS FROM ALL BASEMENTS WITH HABITABLE SPACE.
- EXISTING WELL AND SEPTIC SYSTEMS TO BE PROPERLY ABANDONED PRIOR TO RECORDING OF RECORD PLAT.
- NO LANDSCAPING SHALL BE PLACED ALONG DANIELS ROAD WHICH WILL OBSTRUCT SIGHT LINES FROM THE INTERSECTION OF DANIELS ROAD AND THE FUTURE RIGHT-OF-WAY.
- THE PROPOSED DISTURBANCE TO THE 25% OR GREATER STEEP SLOPE AREA WITHIN LOTS 24 AND 25 HAS BEEN DETERMINED NECESSARY BY DPZ FOR THE CONSTRUCTION OF THE MILLER'S WAY DRIVE EXTENSION IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.

COORDINATE CHART		
NO.	NORTH	EAST
1	597411.5519	1366746.0227
2	597022.7328	1366426.1312
3	597298.1629	1365945.9467
4	597631.2205	1366229.6595
5	597725.6597	1366007.6680
6	598246.6484	1364783.0127
7	598490.6193	1366175.2999
8	598403.5659	1366288.0147
9	598345.0816	1366401.7946
10	598242.4013	1366474.0394
11	598138.7307	1366487.6182
12	598070.3113	1366481.8009
13	598008.3799	1366462.6406
14	597863.8082	1366479.3465
15	597781.1920	1366527.7663
16	597681.3484	1366614.9725
17	597572.9221	1366753.2339
18	597506.8128	1366808.2281
19	597349.8479	1366891.0652

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Richard R. Rupp
 PLANNING DIRECTOR DATE 5/25/01

DEVELOPER
 BRS DEVELOPERS
 8808 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045

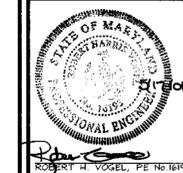
OWNER/ROME
 ERIC ROME
 c/o BUNRATTY INVESTMENTS LTD.
 8808 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045

OWNER/LONG
 BRS DEVELOPERS
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COVER SHEET ROME/LONG PROPERTY

LOTS 1 THRU 45 AND OPEN SPACE LOTS 46 THRU 49
 A RESUBDIVISION OF ROME PROPERTY LOTS 1 AND 2
 & LONG ACRES LOTS 1 AND 2
 TAX MAP #17 BLOCK 6/12 & MAP 18 BLOCK 1/7 PARCELS '42' & '43'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF: F-84-195, F-88-267, S-00-07

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



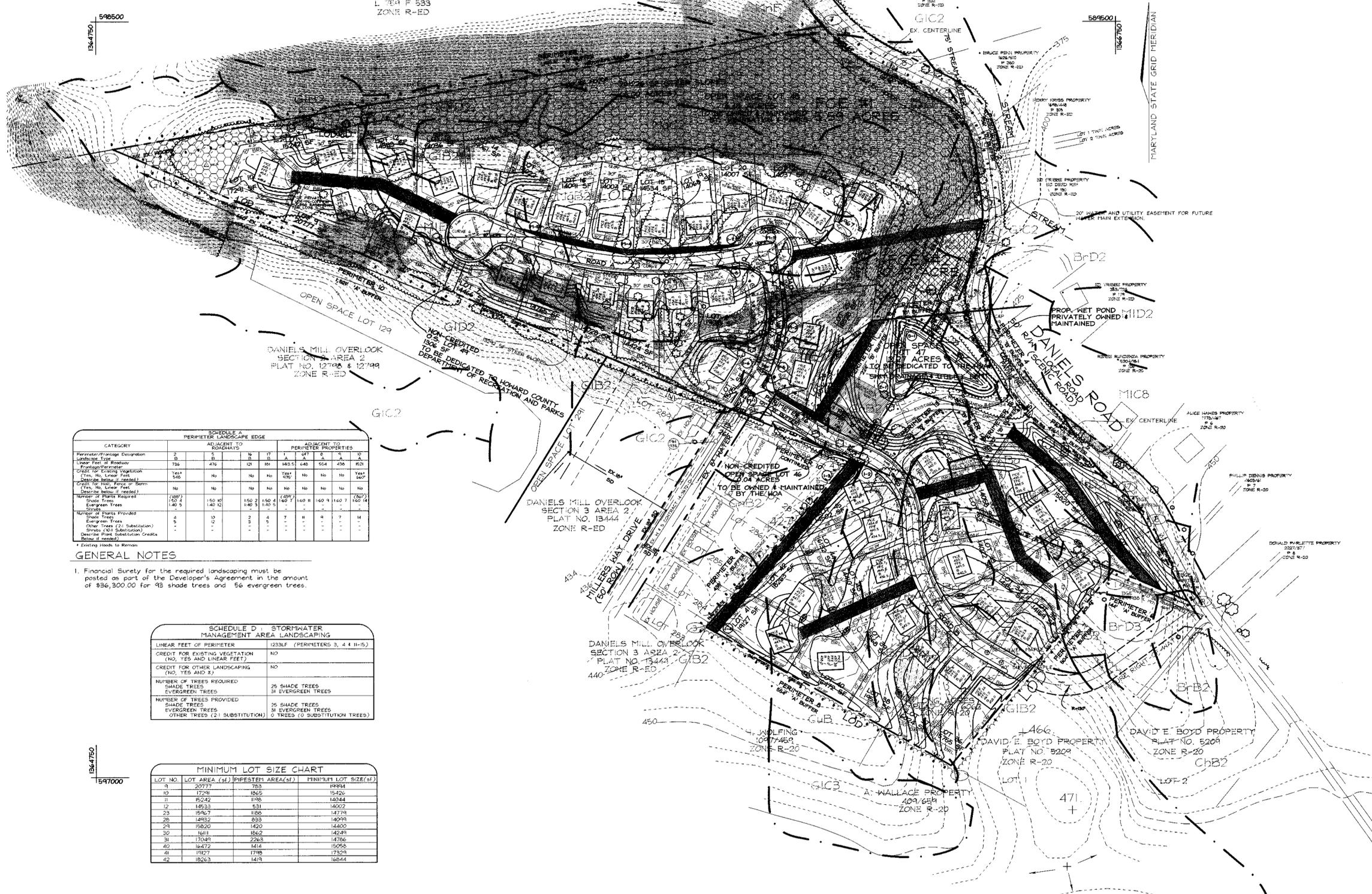
DESIGN BY: RHW
 DRAWN BY: MHP
 CHECKED BY: RHW
 DATE: MAY 13, 2001
 SCALE: AS SHOWN
 M.O. NO.: 00-049

1 SHEET OF 6

MARYLAND DEPARTMENT OF
NATURAL RESOURCES
L 784 F 533
ZONE R-ED

LEGEND

Forest Conservation Easement Retention	
Forest Conservation Easement Reforestation	
25% Steep Slopes	
15%-24.9% Steep Slopes	
Soils divide	
Existing Contour	
Proposed Contour	
Spot Elevation	
Direction of Flow	
Tree Protection Fence	
Existing Trees to Remain	
Stabilized Construction Entrance	
Silt Fence	
Super Silt Fence	
Earth Dike	
Limit of Disturbance	
Rip-Rap Inflow Protection	
Landscape Perimeter	



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	PERIMETER LANDSCAPE EDGE				ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROPERTIES			
	1	2	3	4	1	2	3	4	1	2	3	4
Perimeter/Frontage Designation	2	3	4	1	1	2	3	4	1	2	3	4
Linear Feet of Roadway	756	476	12	181	148.5	648	554	400	150	150	150	150
Credit for Existing Vegetation (Yes, No, Linear Feet, Describe below if needed)	Yes	No	No	No	Yes	No	No	No	Yes	No	No	Yes
Credit for New Planting (Yes, No, Linear Feet, Describe below if needed)	No	No	No	No	No	No	No	No	No	No	No	No
Number of Plants Required	1200	150	150	150	1200	150	150	150	1200	150	150	150
Shade Trees	120	15	15	15	120	15	15	15	120	15	15	15
Evergreen Trees	180	5	5	5	180	5	5	5	180	5	5	5
Number of Plants Provided	4	10	10	10	4	10	10	10	4	10	10	10
Shade Trees	4	10	10	10	4	10	10	10	4	10	10	10
Evergreen Trees	10	10	10	10	10	10	10	10	10	10	10	10
Other Trees (2) Substitution	10	10	10	10	10	10	10	10	10	10	10	10
Shrub (Full Substitution)	10	10	10	10	10	10	10	10	10	10	10	10
Describe Plant Substitution Credits (None if needed)												

* Existing Hoops to Remain

GENERAL NOTES

- Financial Surety for the required landscaping must be posted as part of the Developer's Agreement in the amount of \$36,300.00 for 93 shade trees and 56 evergreen trees.

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	1231LF (PERIMETERS 3, 4 & 11-15)
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND X)	NO
NUMBER OF TREES REQUIRED	35 SHADE TREES 31 EVERGREEN TREES
NUMBER OF TREES PROVIDED	35 SHADE TREES 31 EVERGREEN TREES 0 TREES (0 SUBSTITUTION TREES)

MINIMUM LOT SIZE CHART

LOT NO.	LOT AREA (sq ft)	PIFESTER AREA (sq ft)	MINIMUM LOT SIZE (sq ft)
9	20777	783	18934
10	17291	1865	15425
11	15242	1193	14044
12	14533	531	14002
23	15657	1186	14774
28	18932	833	14094
29	15820	1420	14400
30	16111	1862	14249
31	17049	2264	14766
40	16472	1414	15058
41	19127	1798	17329
42	18263	1419	16844

CURVE DATA CHART

CURVE	RADIUS	LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	292.00	82.78	49.532°	46.874	N107°23'E	176.74
C2	742.00	426.81	37°27'30"	215.16	S84°00'00"E	412.93
C3	400.00	18.21	7.947°	6.41	S43°00'00"E	13.26
C4	148.00	68.47	66°34'09"	49.18	N37°00'00"E	68.48
C5	320.00	318.17	69°48'41"	172.55	S30°15'22"E	294.14
C6	106.37	49.12	37°39'40"	36.28	S67°40'50"E	46.67

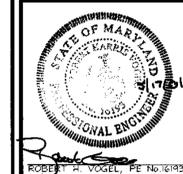
*SPEED CONTROL

TENTATIVELY APPROVED
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HOWARD COUNTY

James St. John *6/18/01*
PLANNING DIRECTOR DATE

**PRELIMINARY/EQUIVALENT SKETCH PLAN
ROME/LONG PROPERTY**
LOTS 1 THRU 45 AND OPEN SPACE LOTS 46 THRU 49
A RESUBDIVISION OF ROME PROPERTY LOTS 1 AND 2
+ LONG ACRES LOTS 1 AND 2
TAX MAP #17 BLOCK 6/12 + MAP 18 BLOCK 1/7 PARCELS '42' + '43'
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: F-84-195, F-88-267, 5-00-07

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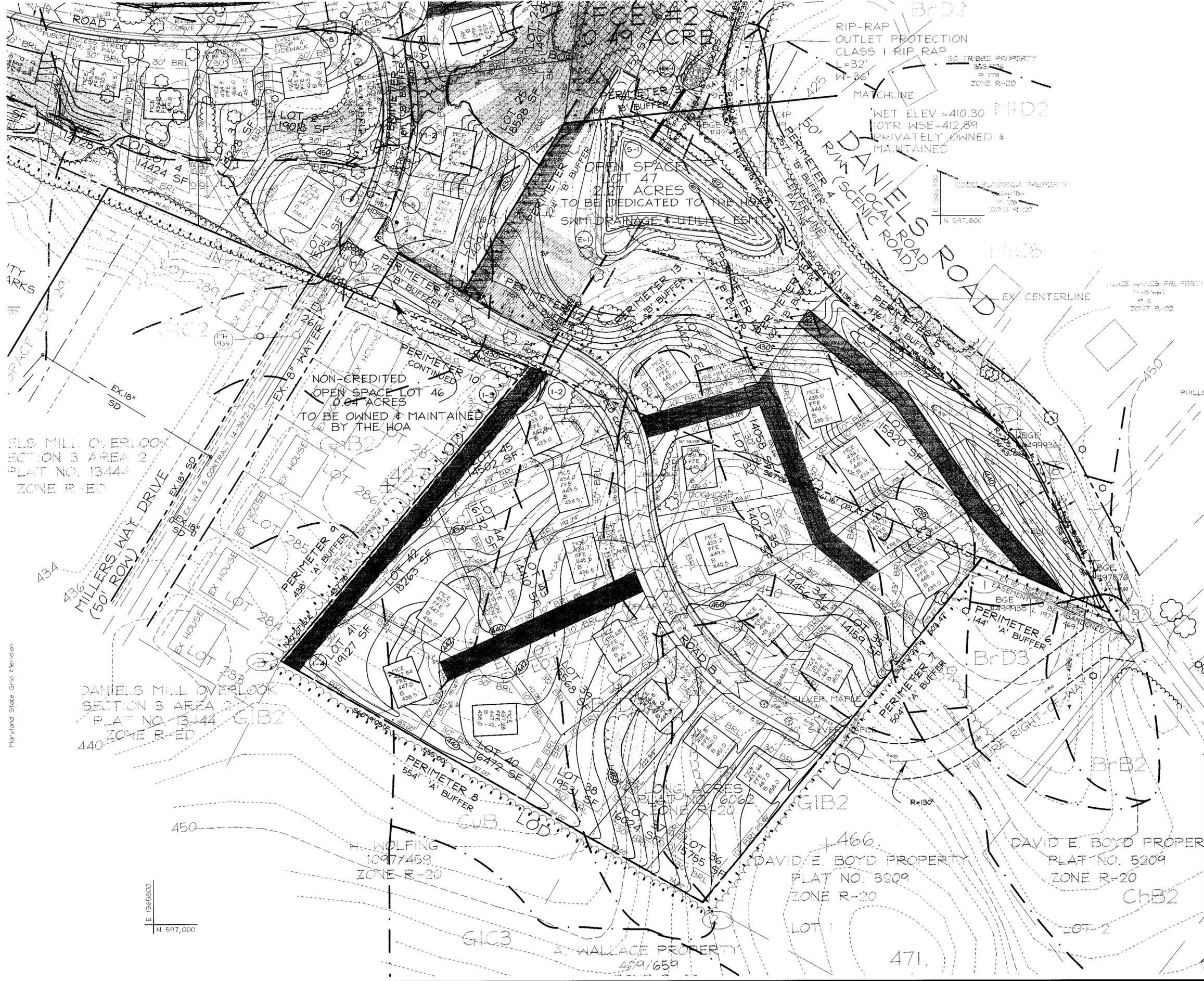
DESIGN BY: RHW
DRAWN BY: MHP
CHECKED BY: RHW
DATE: MAY 13, 2001
SCALE: 1"=100'
I.O. NO.: 00-049

DEVELOPER
BRS DEVELOPERS
8808 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21045

OWNER/ROME
ERIC ROME
c/o BUNBATTY INVESTMENTS LTD.
8808 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21045

OWNER/LONG
BRS DEVELOPERS
8808 CENTRE PARK DRIVE
COLUMBIA, MARYLAND 21045

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LEGEND

- Forest Conservation Easement Retention
- Forest Conservation Easement Reforestation
- 25% Steep Slopes
- 15%-24.9% Steep Slopes
- Soils divide
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Tree Protection Fence
- Existing Trees to Remain
- Stabilized Construction Entrance
- Silt Fence
- Super Silt Fence
- Earth Dike
- Limit of Disturbance
- Rip Rap Inflow Protection

SOILS LEGEND

SYMBOL	SOIL NAME	HYDRIC SOILS/ HYDRIC INCLUSION	SLOPE QUALITIES	CLASS
G1C2	GLENELG LOAM	-	15%-25%	B
G1B2	GLENELG LOAM	-	35-55%	B
G1C2	GLENELG LOAM	-	85-154	B
BrB2	BRANDYHNE LOAM	-	35-55%	C
BrC2	BRANDYHNE LOAM	-	85-154	C
BrD2	BRANDYHNE LOAM	-	153-253	C
BrD3	BRANDYHNE LOAM	-	153-253	C
ChB	CHESTER SILT LOAM	-	35-55%	B
G1B2	GLENELG SILT LOAM	HYDRIC INCLUSIONS	35-55%	C
M1B2	MANOR GRAVELLY LOAM	-	35-55%	B
M1E	MANOR LOAM	-	253-403	B
M1C2	MANOR GRAVELLY LOAM	-	85-154	B
M1F	MANOR VERY STONY LOAM	-	253-403	B
M1D	MANOR VERY STONY LOAM	-	33-253	B
M1D3	MANOR LOAM	-	153-253	B
M1D2	MANOR LOAM	-	153-253	B
Bu	BAIL SILT LOAM	HYDRIC INCLUSIONS	-	D
ChB2	CHESTER SILT LOAM	-	-	B

HOWARD COUNTY SOILS MAP NO. 10

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

Small Print
 PLANNING DIRECTOR *Small Print* DATE

DEVELOPER
 BR5 DEVELOPERS
 8805 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045

OWNER/ROME
 ERIC ROME
 c/o SUNRATTY INVESTMENTS LTD.
 8805 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045

OWNER/LONG
 BR5 DEVELOPERS
 8805 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045

**PRELIMINARY GRADING PLAN
 ROME/LONG PROPERTY**

LOTS 1 THRU 45 AND OPEN SPACE LOTS 46 THRU 49
 A RESUBDIVISION OF ROME PROPERTY LOTS 1 AND 2
 & LONG ACRES LOTS 1 AND 2

TAX MAP #17 BLOCK 6/12 & MAP 18 BLOCK 1/7 PARCELS '42' & '43'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF: F-84-195, F-88-267, S-00-07

FREDERICK WARD ASSOCIATES, INC.
 7125 Riverwood Drive Columbia, Maryland 21046-2354
 Phone: 410-290-9550 Fax: 410-720-6226
 Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: RHW
 DRAWN BY: MHM
 CHECKED BY: RHW
 DATE: MAY 13, 2001
 SCALE: 1"=50'
 W.O. NO.: 00-049

4 SHEET OF 6

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MARYLAND DEPARTMENT OF NATURAL RESOURCES
PLAT NO. B33
ZONE R-ED

LEGEND

- Forest Conservation Easement Retention & Reforestation
- Forest Conservation Easement Reforestation & Retention
- 25% Steep Slopes
- 15%-24.9% Steep Slopes
- Soils divide
- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Tree Protection Fence
- Existing Trees to Remain
- Stabilized Construction Entrance
- Silt Fence
- Super Silt Fence
- Earth Dike
- Limit of Disturbance
- Rip-Rap Inflow Protection
- Forest Retention Area Sign
- Blaze Orange Fence

FOREST PROTECTION NOTES

- CONSTRUCTION PHASE**
1. Install blaze orange fence and retention signs before construction begins.
 2. Fencing shall be maintained in good condition and promptly repaired or restored if the situation warrants.
 3. No disturbance or dumping is allowed inside the tree retention area.
 4. No equipment shall be operated inside the tree retention area including tree canopies.
 5. In the event of drought, the protected trees shall be monitored for signs of stress and watered as needed.

- POST-CONSTRUCTION ACTIVITIES**
1. At the direction of a qualified tree care expert, damages to retained trees shall be repaired by the contractor.
 2. Fence removal and stabilization shall be as per the sediment and erosion control plan.
 3. Following construction, the applicant shall arrange a post-construction meeting with the Howard County DPZ Environmental Planner to address compliance with the Forest Conservation Plan. Signs are to remain for a period of two years after recording the final plat.

PRELIMINARY FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. TOTAL TRACT AREA	26.41 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.00 AC
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00 AC
D. NET TRACT AREA	26.41 AC

LAND USE CATEGORY (FROM TABLE 3.2.1, PAGE 40, MANUAL)

INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY.

ARA	MDR	IDA	HDR	MPD	GIA
0	0	0	1	0	0

E. AFFOREST THRESHOLD 15% X D = 3.96 AC
F. CONSERVATION THRESHOLD 20% X D = 5.28 AC

EXISTING FOREST COVER:

G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	+ 9.15 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	+ 5.18 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	+ 3.87 AC

BREAK EVEN POINT: (2X3.97+0.774) + 5.28 = 6.05

PROPOSED FOREST CLEARING:

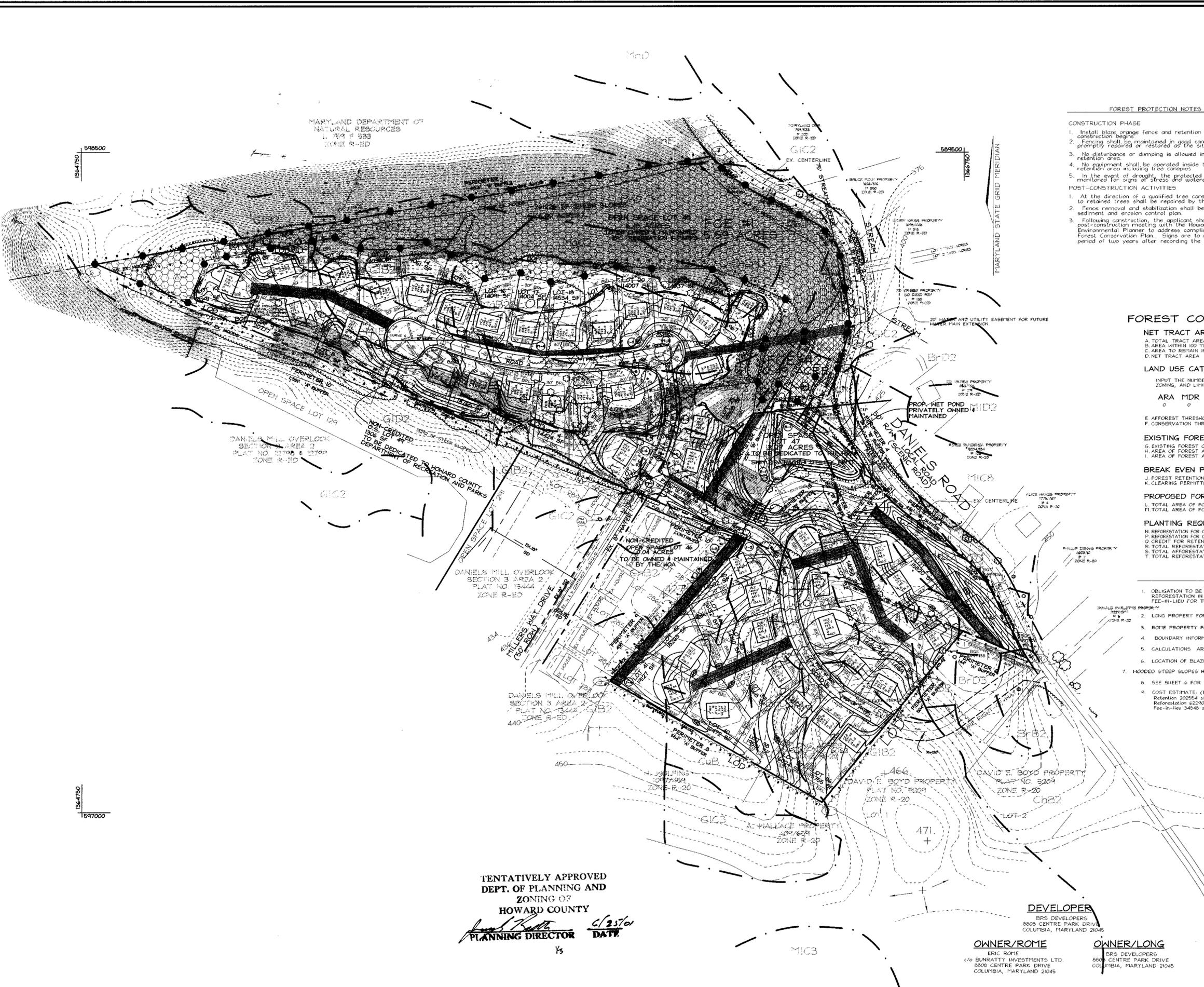
L. TOTAL AREA OF FOREST TO BE CLEARED	+ 4.50 AC
M. TOTAL AREA OF FOREST TO BE RETAINED IN EASEMENT	+ 4.65 AC

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	+ 0.97 AC
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	+ 1.26 AC
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	+ 0.00 AC
R. TOTAL REFORESTATION REQUIRED	+ 2.23 AC
S. TOTAL AFFORESTATION REQUIRED	+ 0.00 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	+ 2.23 AC

GENERAL NOTES

1. OBLIGATION TO BE FULFILLED BY A COMBINATION OF FOREST RETENTION IN FCE #1 (4.56 AC) & #2 (0.09 AC), REFORESTATION IN FCE #1 (1.03 AC), FCE #2 (0.40 AC), AND FEE-IN-LIEU FOR THE BALANCE OF 0.80 AC.
2. LONG PROPERTY FOREST INFORMATION BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY.
3. HOME PROPERTY FOREST INFORMATION PREPARED BY ENVIRONMENTAL SYSTEMS ANALYSIS, INC. IN JANUARY, 2000.
4. BOUNDARY INFORMATION BASED ON DEED PLOTS.
5. CALCULATIONS ARE PRELIMINARY. OBLIGATION REQUIREMENT MAY CHANGE AT FINAL STAGE.
6. LOCATION OF BLAZE ORANGE FENCE TO BE DETERMINED AT FINAL PLAT STAGE.
7. HOODED STEEP SLOPES HAVE BEEN SUBSTANTIALLY RETAINED AND PROTECTED WITHIN FOREST CONSERVATION EASEMENTS.
8. SEE SHEET 6 FOR DETAILS AND PRELIMINARY REFORESTATION PLAN.
9. COST ESTIMATE: (For bonding purposes, only)
Retention 20255.4 sf x 0.10 = \$2025.54
Reforestation 62290.8 sf x 0.30 = \$18687.24
Fee-in-lieu 34849.0 sf x 0.30 = \$10454.70



TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR

[Signature]
DATE

DEVELOPER
BRS DEVELOPERS
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COLUMBIA, MARYLAND 21045

OWNER/ROME
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**PRELIMINARY FOREST CONSERVATION PLAN
ROME/LONG PROPERTY**

LOTS 1 THRU 45 AND OPEN SPACE LOTS 46, THRU 49,
A RESUBDIVISION OF ROME PROPERTY LOTS 1 AND 2
& LONG ACRES LOTS 1 AND 2

TAX MAP #17 BLOCK 6/12 & MAP 18 BLOCK 1/7 PARCELS '42' & '43'
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REF: F-84-195, F-88-267, S-00-07

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Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: FWH
DRAWN BY: FWH
CHECKED BY: RHV
DATE: MAY 13, 2001
SCALE: 1"=100'
H.O. NO.: 00-049

5 SHEET OF 6



FOREST CONSERVATION EASEMENT #1

SCALE: 1"=100'

FCE-1	FCE-2	BOTANICAL NAME	SIZE	REMARKS
56	24	Acer Rubrum Red Maple	3/4"-1" Cal.	Tree Wet Areas
50	20	Carya glabra Pignut Hickory	3/4"-1" Cal.	Tree Dry Areas
50	20	Liriodendron tulipifera Tulip Poplar	3/4"-1" Cal.	Tree Dry Areas
50	20	Quercus Rubra Red Oak	3/4"-1" Cal.	Tree Dry Areas
40	10	Aronia arbutifolia Red Chokeberry	2'-3' Ht.	Shrub Dry Areas
40	10	Ilex glabra 'Compacta' Inkberry	2'-3' Ht.	Shrub Dry Areas
10	10	Lindera benzoin Spice Bush	2'-3' Ht.	Shrub Wet Areas
10	10	Viburnum dentatum Arrowwood	2'-3' Ht.	Shrub Wet Areas

WITHIN FCE-1, 1" CALIPER TREES SHALL BE INSTALLED IN A RANDOM PATTERN AT AN AVERAGE OF 15 FEET ON CENTER, AVOIDING THE EXISTING TREES. SHRUBS SHALL BE CLUSTERED NEAR PROPOSED LOT REAR PROPERTY LINES.

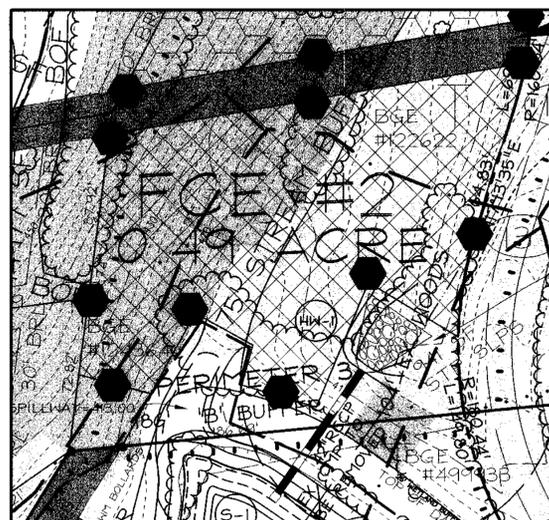
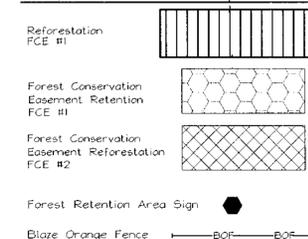
WITHIN FCE-2, 1" CALIPER TREES SHALL BE INSTALLED IN A RANDOM PATTERN AT AN AVERAGE OF 15 FEET ON CENTER, AVOIDING THE EXISTING TREES. SHRUBS SHALL BE CLUSTERED NEAR EXISTING TREES.

USE LOCAL GENETIC STOCK UP TO 100 MILE RADIUS.

NOTES:

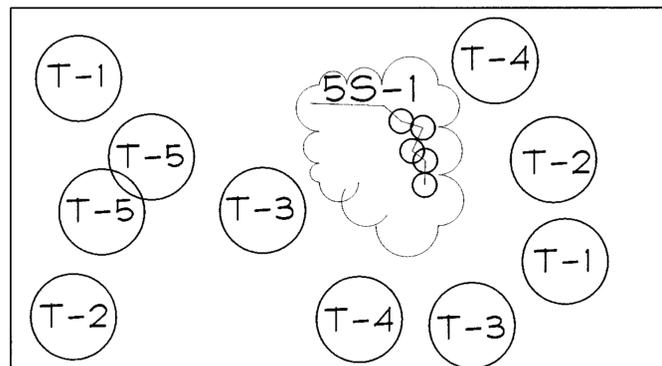
- RANDOMLY SPACE SHRUBS / TREES SO THAT NO MORE THAN 5 OF ANY PARTICULAR SPECIES ARE PLANTED IN SUCCESSION. PLANT LARGER TREES AROUND PERIMETER OF REFORESTATION AREA.
- ALL PROPOSED PLANT MATERIAL TO BE NATIVE PLANT SPECIES. NO ORNAMENTAL CULTIVARS TO BE USED.
- REFORESTATION MANAGEMENT RECORDS SHOULD BE KEPT FOR HOWARD COUNTY REVIEW.
- YEAR 1: INSPECT TREES FOR HEALTH AND VIGOR AT: A. BEGINNING OF GROWING SEASON, B. MIDSUMMER AND C. FALL. ADJUST WATERING, PEST CONTROL, WEEDING AND FEEDING AS NEEDED. AFTER ONE-YEAR REPLACE ANY TREES THAT DID NOT SURVIVE DURING THE NEXT PLANTING SEASON.
- YEAR 2: INSPECT TREES FOR HEALTH AND VIGOR IN APRIL & OCTOBER. ADJUST WATERING, PEST CONTROL, WEEDING AND FEEDING AS NEEDED. WITHIN FCE 1 AND 2, REPLACE ANY TREES THAT DID NOT SURVIVE YEAR 2 DURING THE NEXT PLANTING SEASON UP TO 75% OF ORIGINAL INSTALLATION.
- CONTRACTOR TO FOLLOW ALL STATE AND COUNTY GUIDELINES FOR AFFORESTION & REFORESTATION.
- OBLIGATION TO BE FULFILLED BY A COMBINATION OF FOREST RETENTION IN FCE #1 (4.56 AC) & #2 (0.09 AC), REFORESTATION IN FCE #1 (1.03 AC), FCE #2 (0.40 AC), AND FEE-IN-LIEU FOR THE BALANCE OF 0.80 AC.

LEGEND



FOREST CONSERVATION EASEMENT #2

SCALE: 1"=40'



TYPICAL RANDOM PLANT SPACING DETAIL & CHART

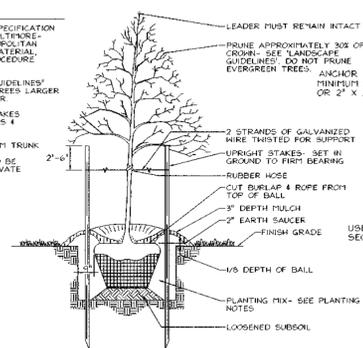
- NOTE: 1). Plant mix to be 1/3 pioneer & 2/3 mid to late successional species
 2). Plant larger stock and evergreens around perimeter to protect interior smaller stock.
 3). When shrubs are specified, plant them in clusters
 4). Do not plant trees in a grid pattern.

DENSITY CHART

SIZE	QTY. PER ACRE	AVERAGE SPACING
2" CALIPER	100	20'x20'
1" CALIPER	200	15'x15'
WHIPS	350	11'x11'
SEEDLINGS	700	8'x8'

NOTES:

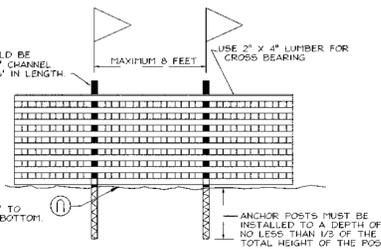
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" FOR ALL MATERIAL, PROJECT, AND PROCEDURE SPECIFICATIONS.
- SEE "LANDSCAPE GUIDELINES" FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP PULCH 1" FROM TRUNK.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TREE PLANTING AND STAKING

TREES UP TO 2-1/2" CALIPER NOT TO SCALE

HIGHLY VISIBLE FLAGGING



BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL NO SCALE



Note:

- Bottom of signs to be higher than top of tree protection fence.
- Signs to be placed approximately 100' feet apart. Conditions on site affecting visibility may warrant placing signs closer or farther apart.
- Attachment of signs to trees is prohibited.

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 PLANNING DIRECTOR

DEVELOPER
 BRS DEVELOPERS
 8808 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045

OWNER/ROME
 ERIC ROME
 c/o BUNRATTY INVESTMENTS LTD.
 8808 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045

OWNER/LONG
 BRS DEVELOPERS
 8808 CENTRE PARK DRIVE
 COLUMBIA, MARYLAND 21045

PRELIMINARY FOREST CONSERVATION PLAN DETAILS
ROME/LONG PROPERTY
 LOTS 1 THRU 45 AND OPEN SPACE LOTS 46 THRU 49
 A RESUBDIVISION OF ROME PROPERTY LOTS 1 AND 2
 & LONG ACRES LOTS 1 AND 2
 TAX MAP #17 BLOCK 6/12 & MAP 18 BLOCK 1/7 PARCELS '42' & '43'
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 REF: F-84-196, F-88-267, S-00-07

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: MHM
 DRAWN BY: MHM
 CHECKED BY: RHV
 DATE: MAY 13, 2001
 SCALE: AS SHOWN
 W.O. NO.: 00-049

STATE OF MARYLAND
 LANDSCAPE ARCHITECT
 No. 2097
 9-15-01

6 SHEET OF 6