

AREA TABULATION:

	SECTION 3	SECTION 4	SECTION 5	SECTION 3, 4 & 5	SECTION 5 PHASE 1	SECTION 5 PHASE 2
GROSS AREA:	87.39 AC ±	22.95 AC ±	83.05 AC ±	189.07 AC ±	31.09 AC ±	29.90 AC ±
AREA OF STEEP SLOPES:	13.20 AC ±	2.05 AC ±	11.44 AC ±	26.69 AC ±	6.28 AC ±	5.16 AC ±
AREA OF FLOODPLAIN:	6.19 AC ±	0	2.05 AC ±	8.27 AC ±	0.89 AC ±	0.81 AC ±
NET AREA:	68.00 AC ±	16.58 AC ±	69.56 AC ±	154.16 AC ±	23.92 AC ±	23.93 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFD:	16.46 AC ±	14.17 AC ±	32.64 AC ±	63.27 AC ±	9.71 AC ±	7.02 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFA:	0	0	1.12 AC ±	1.12 AC ±	0	0
TOTAL AREA OF PROPOSED BUILDABLE LOTS:	16.46 AC ±	14.17 AC ±	33.76 AC ±	64.39 AC ±	9.71 AC ±	7.02 AC ±
REQUIRED OPEN SPACE (25% OF GROSS AREA):	6.11 AC ±	2.80 AC ±	7.82 AC ±	16.53 AC ±	2.72 AC ±	2.55 AC ±
PROVIDED OPEN SPACE:	21.85 AC ±	4.66 AC ±	20.76 AC ±	47.27 AC ±	7.77 AC ±	7.48 AC ±
NON CREDITED OPEN SPACE:	60.50 AC ±	6.74 AC ±	41.67 AC ±	108.91 AC ±	18.66 AC ±	20.33 AC ±
NET OPEN SPACE:	60.44 AC ±	6.63 AC ±	41.47 AC ±	108.54 AC ±	18.66 AC ±	20.21 AC ±
REQUIRED RECREATIONAL OPEN SPACE (250 S.F. PER LOT):	18,000 S.F.	14,250 S.F.	44,500 S.F.	76,750 S.F.	11,500 S.F.	9,500 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	18,000 S.F.	14,250 S.F.	44,500 S.F.	76,750 S.F.	15,000 S.F.	19,000 S.F.
NUMBER OF BUILDABLE LOTS ALLOWED (NET AREA x 2):	136	33	139	308	49	47
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	72	57	156	285	49	38
NUMBER OF PROPOSED BUILDABLE LOTS (SFA):	0	0	22	22	0	0
NUMBER OF PROPOSED BUILDABLE LOTS:	72	57	178	307	49	38
NUMBER OF PROPOSED OPEN SPACE LOTS:	4	2	7	13	3	3
NUMBER OF PROPOSED DPW OWNED OPEN SPACE LOTS (PUMP STA.):	0	1	0	1	0	0
NUMBER OF BULK PARCELS:	1	0	0	1	0	0
TOTAL NUMBER OF PROPOSED LOTS:	76	60	185	321	49	41

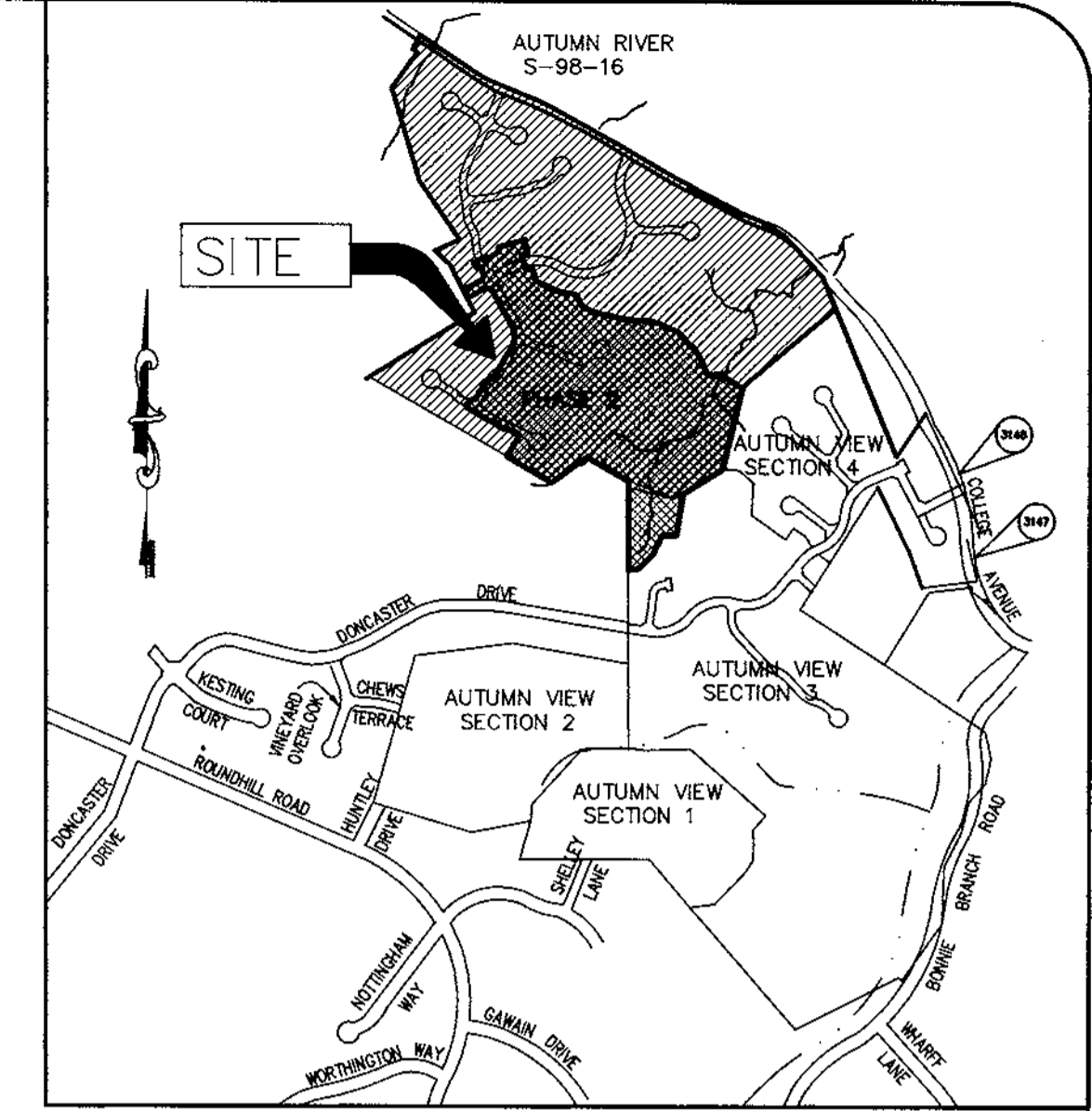
AREA OF BULK PARCEL "A": 4.32 AC ±  
 \*GROSS AREA OF PHASE 4 (EXCLUDING PARCEL "A"): 18.63 AC ±

SECTION 5 SUMMARY

TOTAL NUMBER OF BUILDABLE LOTS/UNITS ALLOWED: 178  
 TOTAL NUMBER OF BUILDABLE LOTS/UNITS - PHASE 1 & 2 - ALLOWED: 96  
 TOTAL NUMBER OF BUILDABLE LOTS/UNITS - PHASE 1 & 2 - PROPOSED: 84  
 TOTAL NUMBER OF BUILDABLE LOTS/UNITS REMAIN: 94

NOTE

- BULK PARCEL A AS SHOWN ON SECTION 3 (F-99-45) WILL BE RESUBDIVIDED UNDER AUTUMN VIEW SECTION 4 (SP-98-12).
- TABULATION FOR SECTION 3 BASED ON FINAL PLANS (F-99-45) WHICH DIFFER SLIGHTLY FROM THE APPROVED SKETCH PLAN.



VICINITY MAP  
 SCALE: 1"=1000'

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN GRANTED.
- PROJECT BACKGROUND:  
 LOCATION: TAX MAP 25 & 31, P/O PARCEL 4 & 75  
 ZONING: R-2D  
 ELECTION DISTRICT: 2ND  
 SECTION: 5  
 PHASE: 2  
 TOTAL AREA: 29.90 AC ±  
 AREA OF BUILDABLE LOTS: 7.02 AC ±  
 AREA OF R/W DEDICATION: 2.55 AC ±  
 AREA OF OPEN SPACE LOTS: 20.33 AC ±  
 AREA OF OPEN FLOODPLAIN: 5.16 AC ±  
 NUMBER OF BUILDABLE LOTS: 38  
 NUMBER OF OPEN SPACE LOTS: 3  
 TOTAL NUMBER OF LOTS: 41  
 DPZ FILES: S-99-01 APPROVED 7/1/99, PB-329
- TOPOGRAPHIC INFORMATION ARE BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON MARCH 25, 1995. VERTICAL DATUM IS NAD 83.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 3147 AND 3148  
 STA. 3147 N575598.0794, E137581.7684 EL. 335.987  
 STA. 3148 N576015.4313, E1375770.4364 EL. 379.248
- BOUNDARY INFORMATION IS BASED ON DEED PLAT AND AVAILABLE RECORDS.
- STORM WATER MANAGEMENT IS PRIVATE. IT WILL BE PROVIDED BY THE METHOD OF EXTENDED DETENTION.
- WETLANDS AND STREAM DELINEATION IS BY MILDMAN ENVIRONMENTAL SERVICES, DATED OCTOBER 1998.
- FLOODPLAIN STUDY PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. IN OCTOBER 1999.
- GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES ENGINEERING ASSOC. INC. IN OCTOBER 1998.
- DEED REFERENCE: P/O PARCEL 4, L.380, F. 426; P/O PARCEL 75, L. 530, F. 162. ADJOINED TRANSFER IS BEING PREPARED TO CREATE NEW PARCEL TO BE ENCOMPASS WITHIN THE PROPOSED SECTION 5.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- TRAFFIC STUDY BY TRAFFIC GROUP, DATED JUNE 4, 1998.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT WATER AND SEWER ARE PUBLIC. WATER CONTRACT NO. 266-W. SEWER PROVIDED VIA PROPOSED PUMP STATION.
- ON PROPOSED LOTS WHERE SLOPES EXCEED 10%, RETAINING WALLS, CUSTOM HOUSES AND/OR HOMES WITH WALK-OUT WILL BE PROPOSED AT THE SITE DEVELOPMENT PLAN STAGE.
- THE TWO PARKING SPACES PER SFA UNIT REQUIREMENT IS SATISFIED BY SINGLE CAR GARAGE AND ADEQUATE DRIVEWAY SPACE TO ACCOMMODATE THE SECOND PARKING SPACE.
- PROPOSED AUTUMN VIEW PUMP STATION WILL BE CONSTRUCTED BY THE DEVELOPER.
- P.B. CASE NO. 219, APPROVED ON SEPTEMBER, 1999.
- ALL LOTS WILL HAVE A MINIMUM OF 2 ON-SITE PARKING SPACES. NO STREET PARKING SPACES ARE REQUIRED.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBMISSION, HAS BEEN SATISFIED BY ON-SITE RETENTION OF 12.69 ACRES (including floodplain).

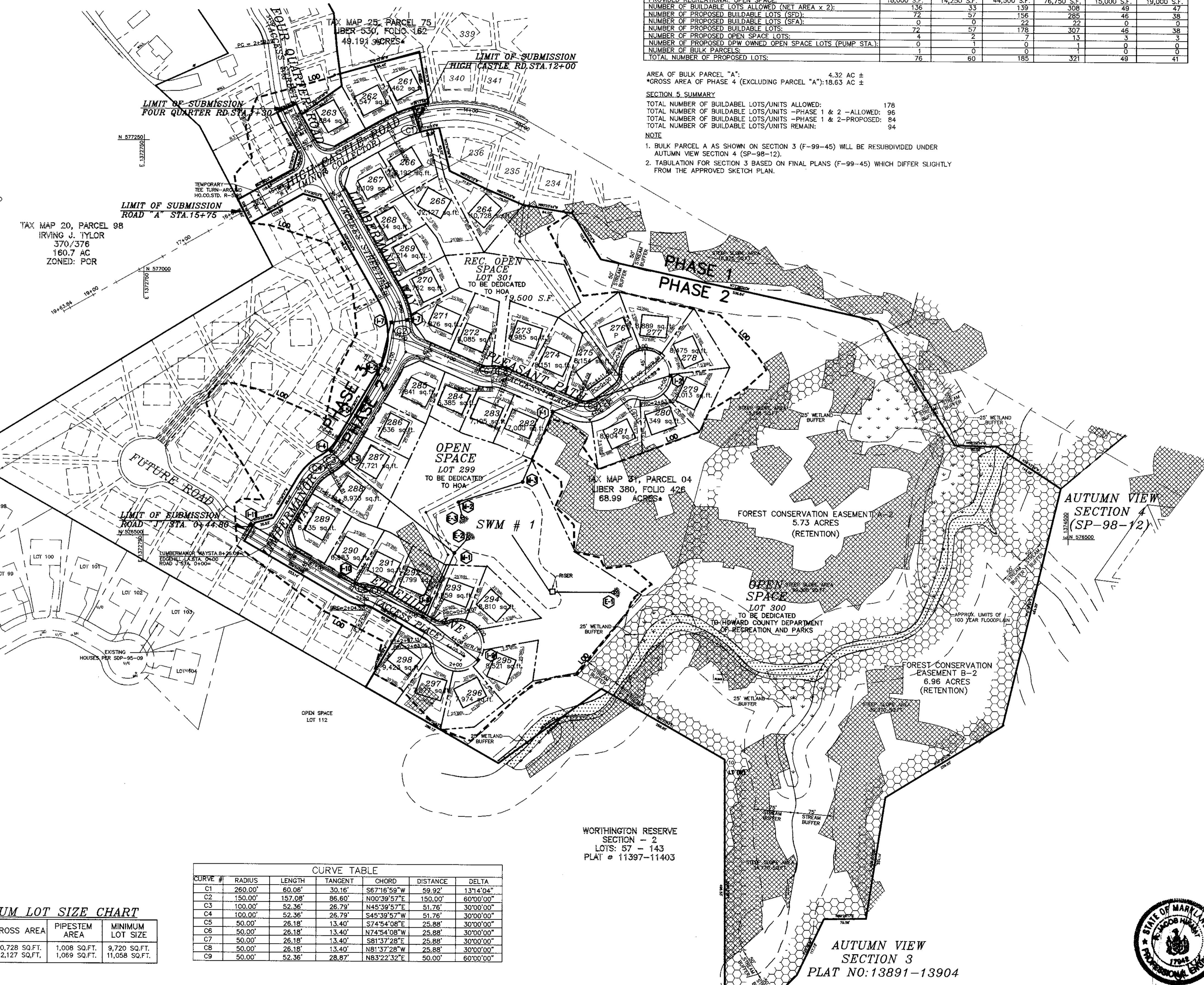
TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR DATE

LEGEND

- DENOTES AREA OF 25% SLOPES OR GREATER
- DENOTES AREA OF 100 YEAR FLOODPLAIN
- DENOTES AREA OF WETLANDS
- - - DENOTES LIMITS OF DISTURBANCE



OWNER/DEVELOPER  
 BONNIE BRANCH, CORPORATION  
 P.O. BOX. 396  
 ELLICOTT CITY, MD 21041



CURVE TABLE

CURVE #	RADIUS	LENGTH	TANGENT	CHORD	DISTANCE	DELTA
C1	260.00'	60.06'	30.16'	S67°16'59"W	59.92'	13°14'04"
C2	150.00'	157.08'	86.60'	N00°39'57"E	150.00'	60°00'00"
C3	100.00'	52.36'	26.79'	N45°39'57"W	51.76'	30°00'00"
C4	100.00'	52.36'	26.79'	S45°39'57"W	51.76'	30°00'00"
C5	50.00'	26.18'	13.40'	S74°54'08"E	25.88'	30°00'00"
C6	50.00'	26.18'	13.40'	N74°54'08"W	25.88'	30°00'00"
C7	50.00'	26.18'	13.40'	S81°37'28"E	25.88'	30°00'00"
C8	50.00'	26.18'	13.40'	N81°37'28"W	25.88'	30°00'00"
C9	50.00'	52.36'	26.87'	N83°22'32"E	50.00'	60°00'00"

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
264	10,728 SQ.FT.	1,008 SQ.FT.	9,720 SQ.FT.
265	12,127 SQ.FT.	1,069 SQ.FT.	11,058 SQ.FT.

WORKINGTON RESERVE  
 SECTION - 2  
 LOTS: 57 - 143  
 PLAT # 11397-11403

AUTUMN VIEW  
 SECTION 3  
 PLAT NO: 13891-13904

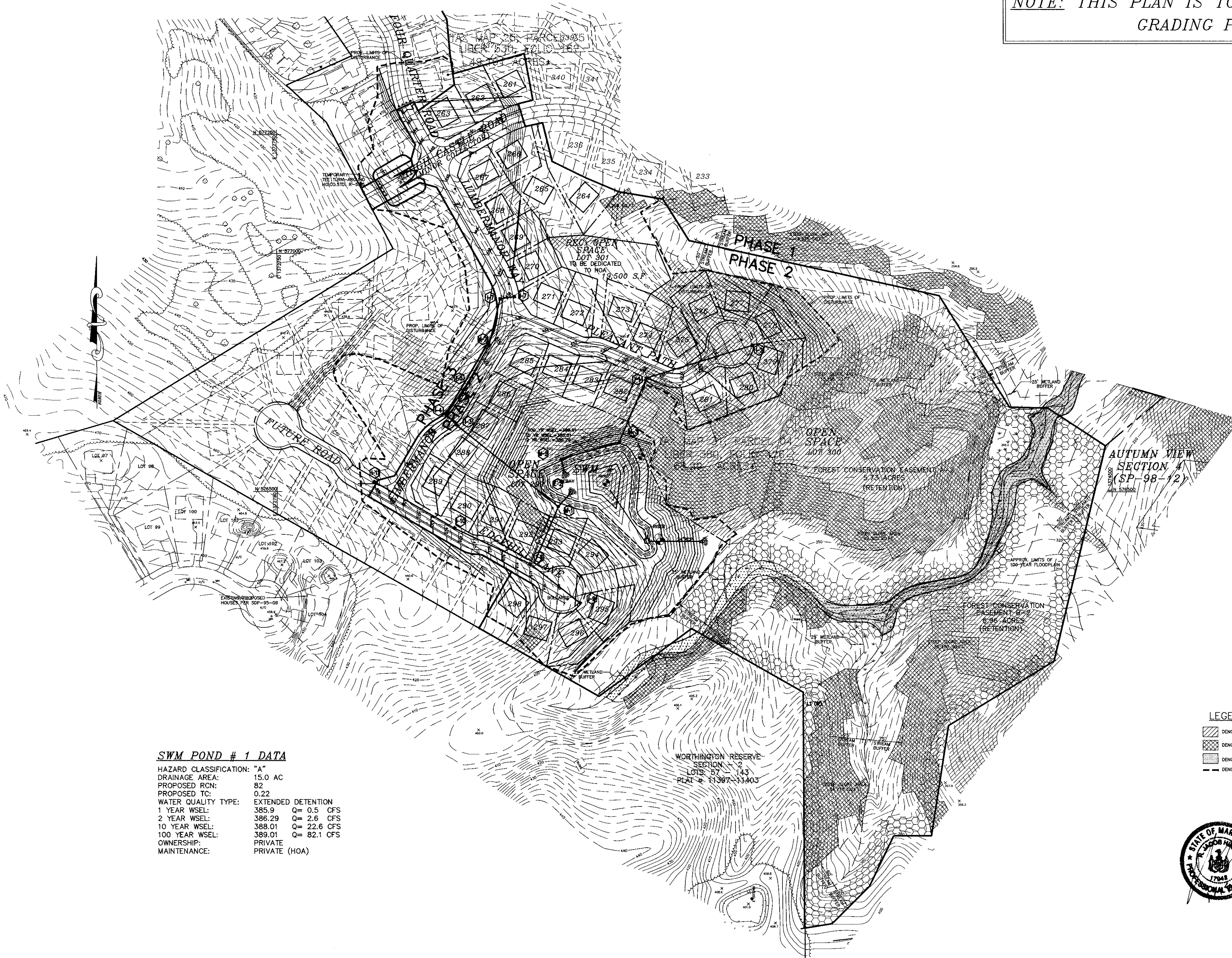
date	APR 2000	engineering	MMP	approval	RIH
project	99072	illustration	MMP	scale	1"=100'

date	
description	revisions
n.c.	

AUTUMN VIEW, SECTION 5  
 PHASE 2  
 TAX MAP 25 & 31, P/O PARCEL 4 & 75  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 PRELIMINARY PLAN

MILDENBERG,  
 BOENDER & ASSOC., INC.  
 Engineers Surveyors  
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042  
 (410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax

**NOTE: THIS PLAN IS TO BE USED FOR GRADING PURPOSES ONLY**



**SWM POND # 1 DATA**

HAZARD CLASSIFICATION: "A"  
 DRAINAGE AREA: 15.0 AC  
 PROPOSED RCN: 82  
 PROPOSED TC: 0.22  
 WATER QUALITY TYPE: EXTENDED DETENTION  
 1 YEAR WSEL: 385.9 Q= 0.5 CFS  
 2 YEAR WSEL: 386.29 Q= 2.6 CFS  
 10 YEAR WSEL: 388.01 Q= 22.6 CFS  
 100 YEAR WSEL: 389.01 Q= 82.1 CFS  
 OWNERSHIP: PRIVATE  
 MAINTENANCE: PRIVATE (HOA)

**LEGEND**

- DENOTES AREA OF 15%-24.99% SLOPES
- DENOTES AREA OF 25% SLOPES OR GREATER
- DENOTES AREA OF 100 YEAR FLOODPLAIN
- DENOTES LIMITS OF DISTURBANCE



TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY

*James S. Boender*  
 PLANNING DIRECTOR DATE 5/12/00

project	99072	date	APR 2000
illustration	MMP	engineering	MMP
scale	1"=100'	approval	RJH

no.	description	date

**AUTUMN VIEW, SECTION 5**  
 PHASE 2  
 TAX MAP 25 & 31, P/O PARCEL 4 & 75  
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 PRELIMINARY GRADING PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Fittsford City, Maryland 21042  
 (410) 997-0286 Bldg. (301) 621-5621 Wash. (410) 997-0288 Fax.

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no.	description	date

**AUTUMN VIEW, SECTION 5**  
 PHASE 2  
 TAX MAP 25 & 31, P/O PARCEL 4 & 75  
 HOWARD COUNTY, MARYLAND  
 SECOND ELECTION DISTRICT  
 PRELIMINARY LANDSCAPE PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

**NOTES:**  
 1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.  
 2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS THE RESPONSIBILITY OF THE DEVELOPER AS PART OF THE DPW DEVELOPERS AGREEMENT.

**NOTE: THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY**

SWM PERIMETER	EDGE TYPE
SWM PERIMETER A - 211 LF CREDIT FOR EXISTING VEGETATION	B
SWM PERIMETER B - 253 LF CREDIT FOR EXISTING VEGETATION	B
SWM PERIMETER C - 320 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF	B
<b>TOTAL PLANTING OBLIGATION</b>	
SHADE TREES	6
EVERGREEN TREES	8
SHRUBS	0

**SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING**

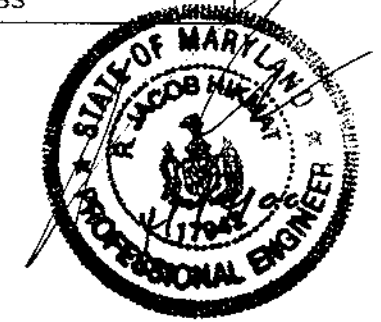
LINEAR FEET OF PERIMETER	784 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 464 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED	
SHADE TREES	6 SHADE TREES
EVERGREEN TREES	8 EVERGREEN TREES

PERIMETER	EDGE TYPE
PERIMETER 1 SFD TO SFD - 195 LF 1 SHADE TREE / 60 LF	A
SFD TO SFD - 63.7 LF CREDIT FOR EXISTING VEGETATION	A
PERIMETER 2 SFD TO SFD - 240.9 LF CREDIT FOR EXISTING VEGETATION	A
PERIMETER 3 SFD TO SFD - 288.9 LF CREDIT FOR EXISTING VEGETATION	A
PERIMETER 4 SFD TO SFD - 486.5 LF CREDIT FOR EXISTING VEGETATION	A
PERIMETER 5 ENTRANCE - 50 LF	N/A
<b>TOTAL PLANTING OBLIGATION</b>	
SHADE TREES	3

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJ. TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A (PERIMETERS 1 THRU 4)
LINEAR FEET OF PERIMETER	1,265.0 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 1,070 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	3 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR 5/4/00 DATE



**STREET TREE CALCULATIONS**

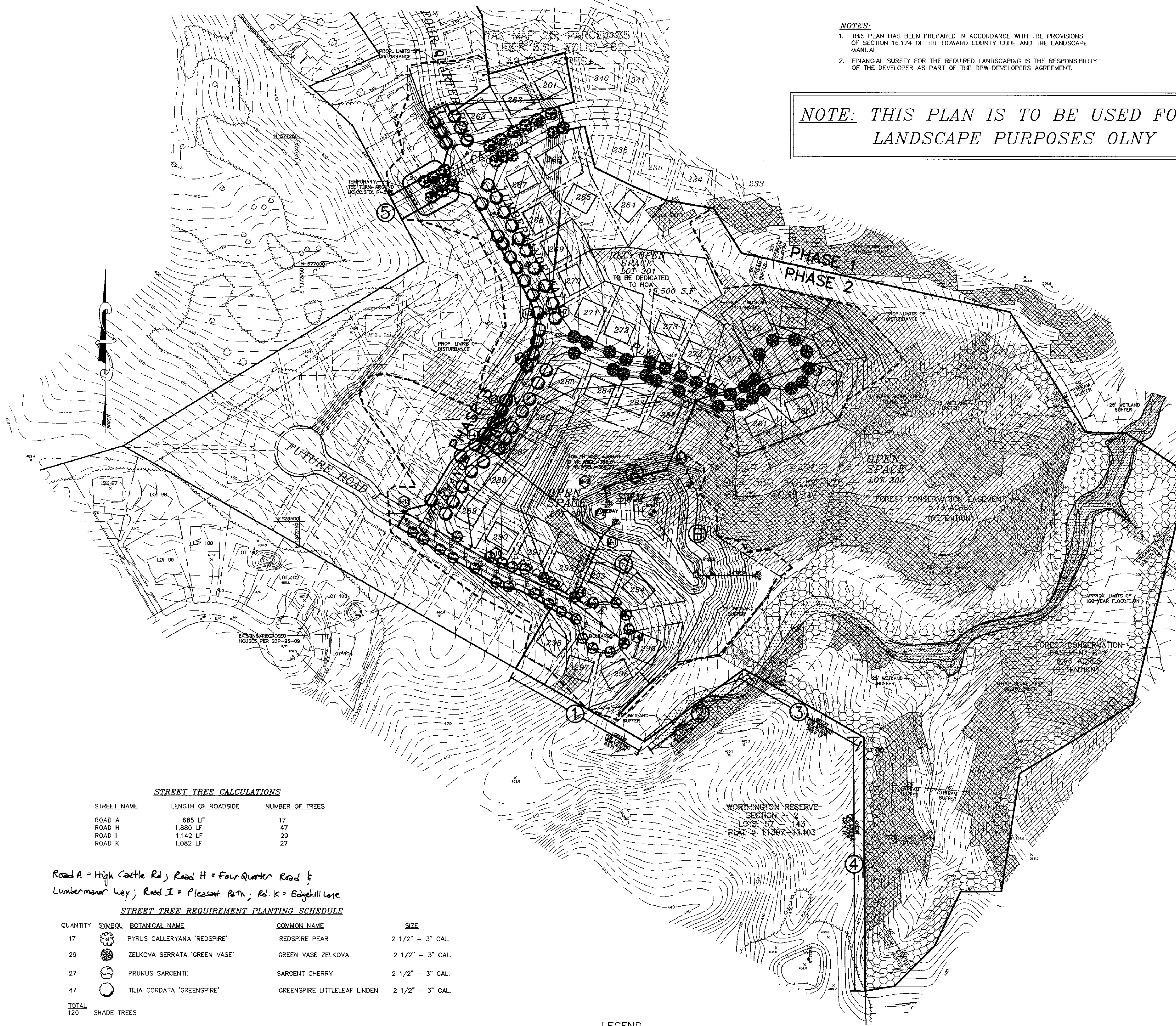
STREET NAME	LENGTH OF ROADSIDE	NUMBER OF TREES
ROAD A	685 LF	17
ROAD H	1,880 LF	47
ROAD I	1,142 LF	29
ROAD K	1,092 LF	27

Road A = High Castle Rd; Road H = Four Quarter Road & Lumberman Way; Road I = Pleasant Path; Rd. K = Edgehill Lane

**STREET TREE REQUIREMENT PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
17	●	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	2 1/2" - 3" CAL.
29	●	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2 1/2" - 3" CAL.
27	●	PRUNUS SARGENTI	SARGENT CHERRY	2 1/2" - 3" CAL.
47	●	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
<b>TOTAL</b>				
120		SHADE TREES		

**LEGEND**  
 DENOTES AREA OF 15%-24.99% SLOPES  
 DENOTES AREA OF 25% SLOPES OR GREATER  
 DENOTES AREA OF 100 YEAR FLOODPLAIN  
 DENOTES LIMITS OF DISTURBANCE



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NOTE: THIS PLAN IS TO BE USED FOR PRELIMINARY FOREST CONSERVATION PURPOSES ONLY.

SOIL CLASSIFICATION CHART

AdB2	(B)	ALDINO SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
AdC2	(C)	ALDINO SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
BrB2	(C)	BRANDYWINE LOAM, 3-8% SLOPES, MODERATELY ERODED
BrC3	(C)	BRANDYWINE LOAM, 8-15% SLOPES, SEVERELY ERODED
BrD3	(C)	BRANDYWINE LOAM, 15-25% SLOPES, SEVERELY ERODED
BrF	(C)	BRANDYWINE LOAM, 25-60% SLOPES
GnB2	(C)	CHILLUM-FAIRFAX LOAMS, 1-5% SLOPES, MODERATELY ERODED
LeB2	(B)	LEGORE SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
LeC2	(B)	LEGORE SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
LgC3	(B)	LEGORE SILTY CLAY LOAM, 8-15% SLOPES, SEVERELY ERODED
Mo	(C)	MIXED ALLUVIAL LAND
MpB2	(C)	MONTALTO SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
MpC2	(C)	MONTALTO SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
Me	(C)	MONTALTO AND RELAY SOILS, 15-45% SLOPES
MsD	(C)	MONTALTO AND RELAY VERY STONY SILT LOAMS, 3-25% SLOPES
MsF	(C)	MONTALTO AND RELAY VERY STONY SILT LOAMS, 25-60% SLOPES
NeB2	(B)	NESHAMINY SILT LOAM, 3-8% SLOPES, MODERATELY ERODED
NeC2	(B)	NESHAMINY SILT LOAM, 8-15% SLOPES, MODERATELY ERODED
WaB	(D)	WATCHUNG SILT LOAM, 3-8% SLOPES

LEGEND

- DENOTES AREA OF 15%-24.99% SLOPES
- DENOTES AREA OF 25% SLOPES OR GREATER
- DENOTES AREA OF 100 YEAR FLOODPLAIN
- DENOTES LIMITS OF DISTURBANCE
- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES FOREST CONSERVATION SIGNAGE

SPECIMEN TREE LIST

No.	COMMON NAME	SCIENTIFIC NAME	DIA.	CONDITION
1	Silver Maple	Acer saccharinum	36"	Excellent
2	Tulip Poplar	Liriodendron tulipifera	50"	Poor
3	Red Oak	Quercus rubra	33"	Excellent
4	American Elm	Ulmus americana	40"	Excellent
5	Tulip Poplar	Liriodendron tulipifera	36"	Excellent
6	...	...	53"	Good
7	...	...	51"	Excellent
8	...	...	49"	Excellent
9	...	...	42"	Good
10	...	...	46"	Excellent
11	White Oak	Quercus alba	44"	Good
12	Pignut Hickory	Carya glabra	31"	Excellent
13	American Beech	Fagus grandifolia	32"	Excellent
14	Tulip Poplar	Liriodendron tulipifera	39"	Excellent
15	Tulip Poplar	Liriodendron tulipifera	42"	Excellent
16	White Oak	Quercus alba	39"	Excellent
17	American Beech	Fagus grandifolia	38"	Excellent
18	...	...	31"	Excellent
19	...	...	32"	Excellent
20	...	...	36"	Excellent
21	Tulip Poplar	Liriodendron tulipifera	35"	Excellent
22	White Ash	Fraxinus americana	32"	Excellent
23	American Beech	Fagus grandifolia	39"	Excellent
24	White Ash	Fraxinus americana	54"	Excellent
29	American Sycamore	Platanus occidentalis	48"	Excellent
30	Tulip Poplar	Liriodendron tulipifera	58"	Excellent

AUTUMN VIEW, SECTIONS 3 THRU 5 (PHASES 1 & 2)

FOREST CONSERVATION DATA

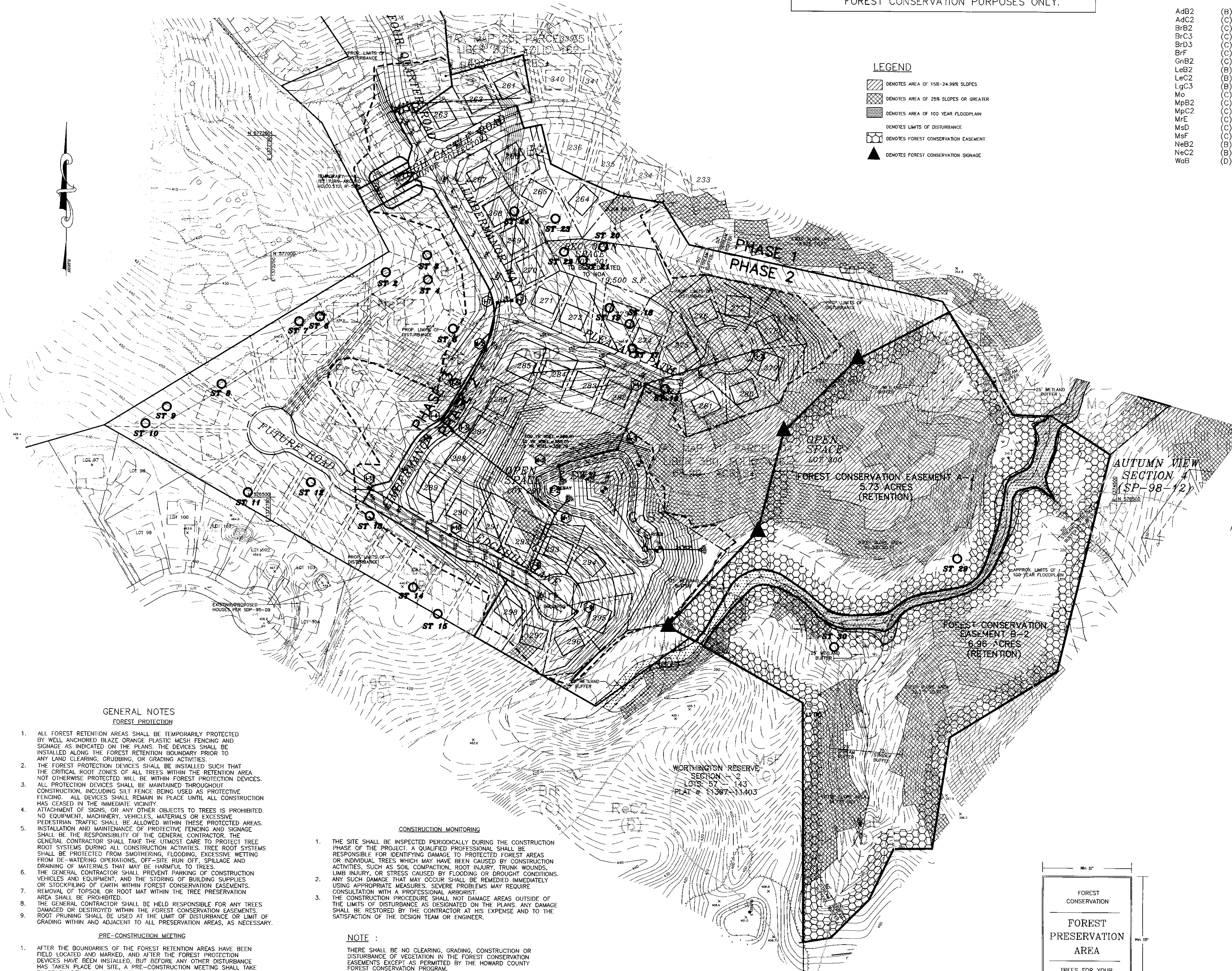
I. BASIC SITE DATA		ACRES
GROSS SITE AREA		167.67
AREA WITHIN 100 YEAR FLOODPLAIN		7.75
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL		0.00
NET TRACT AREA		159.92
LAND USE CATEGORY	RESIDENTIAL - SUBURBAN	
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY		
B. REFORESTATION THRESHOLD (20%)		31.98
C. AFFORESTATION MINIMUM (18%)		23.99
D. EXISTING FOREST ON NET TRACT AREA		144.69
E. FOREST AREAS TO BE CLEARED		83.13
F. FOREST AREAS TO BE RETAINED		61.56
IV. REFORESTATION CALCULATIONS		
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD		83.13
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD		0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD		29.58
REFORESTATION FOR CLEARING ABOVE THRESHOLD		
20.78		
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD		
29.58		
TOTAL REFORESTATION REQUIRED		0.00 (8.80 CREDIT)
TOTAL REFORESTATION PROVIDED		0.00
RETENTION PROVIDED UNDER AUTUMN VIEW, SECTION 3 (F-99-45)		
41.22		
RETENTION PROVIDED UNDER AUTUMN VIEW, SECTION 4 (PHASE 1)		
7.65		
RETENTION PROVIDED UNDER AUTUMN VIEW, SECTION 5 (PHASE 2)		
12.69		

Project	99072	date	APR. 2000
Illustration	MMP	engineering	
scale	1" = 100'	MMP	
approval		RH	

NO.	DESCRIPTION	DATE

SECOND ELECTION DISTRICT  
 TAX MAP 25 & 31, P/O PARCEL 4 & 75  
 HOWARD COUNTY, MARYLAND  
 PRELIMINARY FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.  
 Engineers Planners Surveyors  
 5072 Doves Hill Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0286 Bldg. (301) 621-5521 Wash. (410) 997-0286 Fax



GENERAL NOTES

- FOREST PROTECTION**
- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, CRUBBING, OR GRADING ACTIVITIES.
  - THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
  - ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
  - ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
  - INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
  - THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
  - REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
  - THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.
- PRE-CONSTRUCTION MEETING**
- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
    - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
    - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
    - MAKE ALL NECESSARY ADJUSTMENTS;
    - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

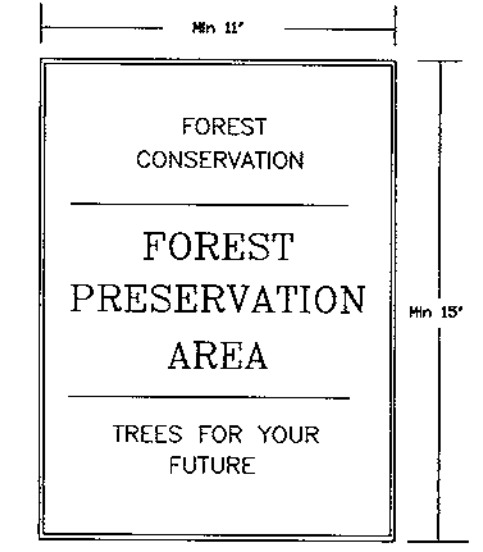
CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.
- FOR FOREST STAND DELINEATION INFORMATION, SEE PLAN PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.



SIGNAGE DETAIL  
 NOT TO SCALE

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF  
 HOWARD COUNTY  
 PLANNING DIRECTOR DATE  
 MD DNR QUALIFIED PROFESSIONAL  
 Stephanie Demchik 4/14/00  
 STEPHANIE DEMCHIK

OWNER/DEVELOPER  
 BONNIE BRANCH, CORPORATION  
 P.O. BOX. 396  
 ELlicott CITY, MD 21041