

FOREST CONSERVATION NOTES :

- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS 162.96 ACRE SITE HAS BEEN FULFILLED BY THE PLACEMENT OF 8.87 ACRES OF FOREST RETENTION IN A FOREST CONSERVATION EASEMENT SHOWN ON THIS PLAN. SURETY FOR THE ON-SITE RETENTION IS NOT REQUIRED, BUT A DEED OF FOREST CONSERVATION EASEMENT WILL BE RECORDED AMONG THE LAND RECORDS AT THE TIME OF RECORDBOOKING OF THIS PLAN.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE. FOREST CONSERVATION ACT: NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- TREE PROTECTIVE FENCING SHALL BE INSTALLED IF CONSTRUCTION OCCURS IN VICINITY OF FOREST CONSERVATION EASEMENTS OR TREE SAVE AREAS.

GENERAL NOTES

- ALL FOREST RETENTION AREAS IN THE VICINITY OF CONSTRUCTION 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, GRUBBING, 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.

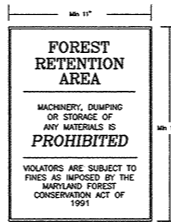
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS. INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 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.

- 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 STORAGE AREAS.
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES; MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

- 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.

FOREST CONSERVATION DATA

I. BASIC SITE DATA		ACRES
GROSS SITE AREA		162.96
AREA WITHIN 100 YEAR FLOODPLAIN		0.04
AREA WITHIN AGRICULTURAL USE OR PRESERVATION EASEMENT		128.50
NET TRACT AREA		34.42
LAND USE CATEGORY: RESIDENTIAL - MEDIUM DENSITY		
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY		
B. REFORESTATION THRESHOLD (25%)	8.61	
C. AFFORESTATION MINIMUM (25%)	8.61	
D. EXISTING FOREST ON NET TRACT AREA	9.82	
E. FOREST AREAS TO BE CLEARED	0.96	
F. FOREST AREAS TO BE RETAINED	8.86	
IV. REFORESTATION CALCULATIONS		
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	0.96	
H. CLEARED AREAS BELOW REFORESTATION THRESHOLD	0.00	
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.25	
REFORESTATION FOR CLEARING ABOVE THRESHOLD	0.24	
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD	0.25	
TOTAL REFORESTATION REQUIRED	0.00	



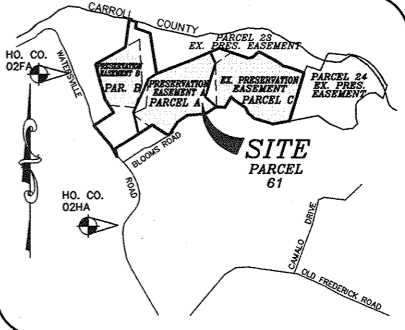
SIGNAGE DETAIL

LEGEND

- PROPOSED SEPTIC EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- PROPOSED WELL
- EXISTING TREETLINE
- FOREST CONSERVATION SIGNAGE
- TREE PROTECTIVE FENCING

GENERAL NOTES:

- SITE DATA: TAX MAP 2, PARCEL 61, BLOCKS 15, 16, & 17. GROSS REFERENCE: 4504/0032. ZONE: 162-2556 ACRES ±. EXISTING ZONING MAP DATED OCTOBER 18, 1993.
- TOPOGRAPHIC DATA BASED ON HOWARD COUNTY'S 200 SCALE MAPS. BOUNDARY BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 1998 BY MILDBERGER, BOENDER & ASSOCIATES, INC.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 2.
- WETLAND AND FOREST STAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES ON JULY 10, 2001.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- EXISTING WELLS AND SEPTIC EASEMENTS FOR THE ADJACENT LOTS OR PARCELS HAVE NOT BEEN SHOWN. THE MAJORITY OF THE SEPTIC EASEMENT FLOWS TOWARD NATURAL SWALES WHICH ARE INTERIOR TO THESE EXISTING PARCELS. THESE PROPOSED EASEMENTS WILL HAVE NO EFFECT ON THE EXISTING WELLS. ADJACENT SEPTIC SYSTEMS WILL HAVE NO EFFECT ON THE PROPOSED WELLS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA. RESTRICTIONS UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENFORCEMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDBOOKING OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- STORMWATER MANAGEMENT REQUIREMENTS ARE BEING SATISFIED ON-SITE VIA NON-STRUCTURAL STORMWATER MANAGEMENT CREDITS.
- THIS PROJECT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE THIS IS A PARCEL DIVISION.
- THIS PROJECT IS SUBJECT TO WP-02-03, APPROVED ON DECEMBER 3, 2001, WAIVING THE FOLLOWING SECTIONS OF THE SUBDIVISION REGULATIONS: SECTION 16.11(A) TO NOT REQUIRE A FLOODPLAIN DELINEATION SECTION 16.1202(C)(2) TO ALLOW FOR NO FEE SIMPLE FRONTAGE ON A PUBLIC ROAD FOR PARCELS A & C.

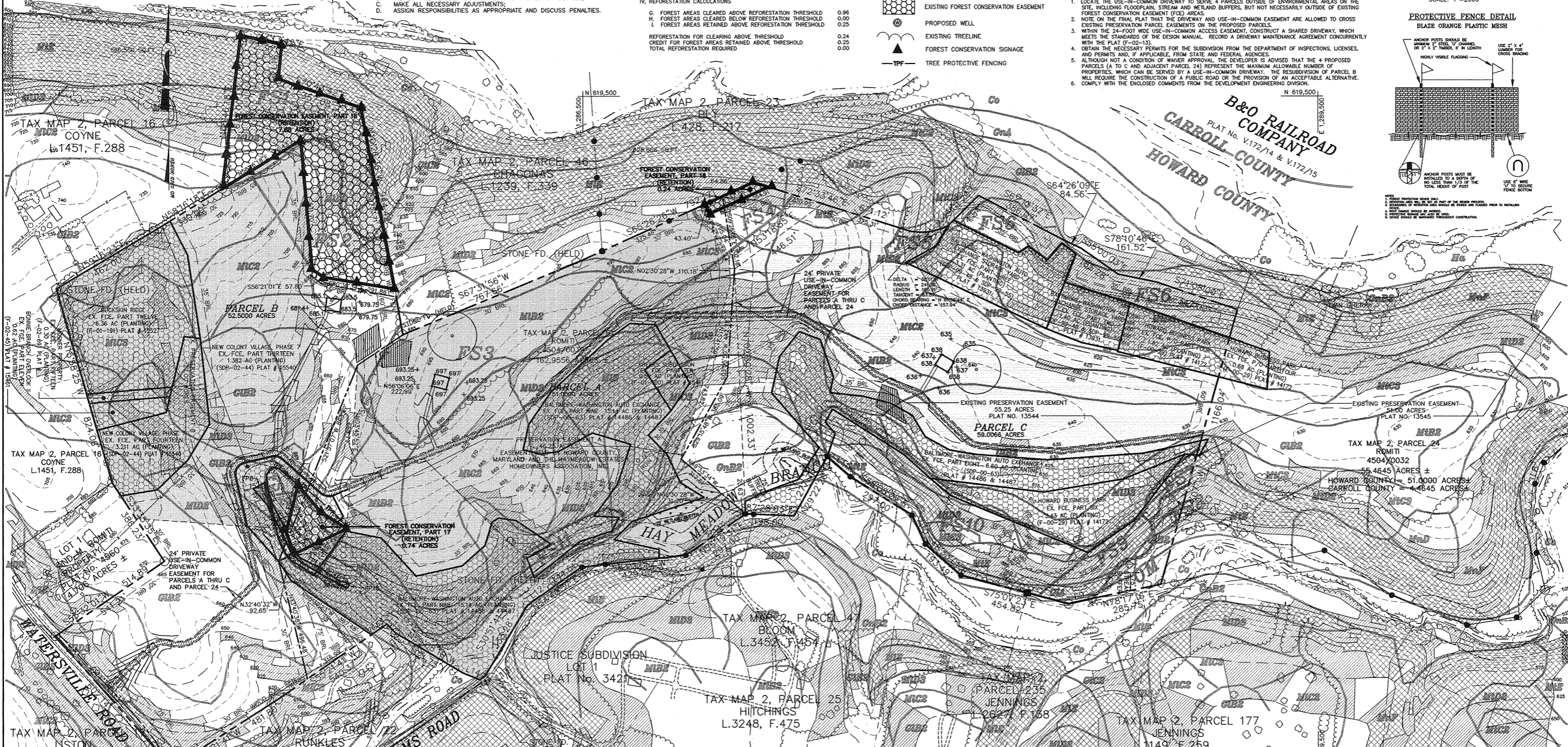
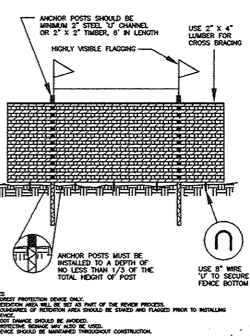


VICINITY MAP

SCALE: 1"=2000'

PROTECTIVE FENCE DETAIL

BLAZE ORANGE PLASTIC MESH



FOREST STAND DATA

FOREST STAND	TOTAL AREA	AREA NOT IN PRES. EASEMENT
FS1	5.32 Ac. ±	5.16 Ac. ±
FS2	4.00 Ac. ±	2.72 Ac. ±
FS3	9.83 Ac. ±	0.13 Ac. ±
FS4	1.17 Ac. ±	1.10 Ac. ±
FS5	0.53 Ac. ±	0 Ac. ±
FS6	3.07 Ac. ±	0 Ac. ±
FS7	0.49 Ac. ±	0 Ac. ±
FS8	0.36 Ac. ±	0 Ac. ±
FS9	1.17 Ac. ±	0 Ac. ±
FS10	1.64 Ac. ±	0 Ac. ±
FS11	1.62 Ac. ±	0 Ac. ±
FS12	1.64 Ac. ±	0.75 Ac. ±
TOTAL	35.17 Ac. ±	9.86 Ac. ±

FLOODPLAIN

LINE	BEARING & DISTANCE
FP1	N67°24'41"W 37.91'
FP2	N80°12'00"W 93.82'
FP3	N88°21'26"W 100.88'
FP4	N41°08'28"W 46.50'
FP5	N23°28'27"W 46.86'
FP6	N28°28'04"W 108.14'
FP7	N40°20'22"W 97.56'
FP8	N62°14'58"E 55.72'
FP9	S18°13'07"E 96.33'
FP10	S22°11'10"E 103.52'
FP11	S19°13'46"E 98.86'
FP12	S45°07'53"E 44.90'
FP13	S62°40'57"E 95.70'
FP14	N88°10'19"W 74.25'
FP15	N43°38'19"W 49.50'
FP16	N19°23'31"E 19.37'

EX. FOREST CONSERVATION EASEMENTS

BALTIMORE-WASHINGTON AUTO EXCHANGE STORAGE YARD	4.71 ACRES
HOWARD BUSINESS PARK EASEMENT, PARTS 4 & 6 (REFORESTATION) F-00-29 (PLAT #14172)	5.25 ACRES
BALTIMORE-WASHINGTON AUTO EXCHANGE EASEMENT, PARTS 8 & 9 (REFORESTATION) SDP-00-63 (PLAT #14486 & 14487)	21.74 ACRES
GREYS SUBDIVISION EASEMENT, PART 10 (REFORESTATION) F-01-180 (PLAT #15411)	0.52 ACRES
BROWNE BRANCH OVERLOOK II EASEMENT, PART 11 (REFORESTATION) F-02-45 (PLAT #15461)	0.62 ACRES
BROWNE BRANCH OVERLOOK II EASEMENT, PART 12 (REFORESTATION) F-01-181 (PLAT #15440)	6.36 ACRES
NEW COLONY VILLAGE, PHASE 7 EASEMENT, PARTS 13 & 14 (REFORESTATION) SDP-02-44 (PLAT #15540)	4.593 ACRES
MOSHER PROPERTY EASEMENT, PARTS 15 (REFORESTATION) F-02-69 (PLAT #)	0.30 ACRES

FOREST CONSERVATION TABULATION

EASEMENT, PART 16 (RETENTION)	0.24 ACRES
EASEMENT, PART 17 (RETENTION)	0.74 ACRES
EASEMENT, PART 18 (RETENTION)	7.88 ACRES
TOTAL EASEMENT AREA	8.86 ACRES

LINE TABLE

LINE	BEARING & DISTANCE
L9	N77°22'37"E 99.00'
L10	S24°14'04"E 130.16'
L11	S48°45'03"E 124.69'
L12	S54°30'03"W 125.67'
L13	S51°51'41"W 30.00'
L14	N68°08'19"W 74.25'
L15	N43°38'19"W 49.50'
L16	S05°46'18"W 141.40'

FOREST CONSERVATION EASEMENT, PART 17

LINE	BEARING & DISTANCE
F1	N64°34'43"E 232.21'
F2	S45°07'53"E 16.30'
F3	S11°34'47"E 62.87'
F4	N85°52'18"W 6.62'
F5	S14°16'39"W 185.42'
F6	S39°57'25"W 145.72'
F7	48.62'
F8	97.10'
F9	N5°45'25"W 78.56'
F10	N57°31'44"W 46.90'

FOREST CONSERVATION EASEMENT, PART 16

LINE	BEARING & DISTANCE
F18	N65°06'18"E 43.40'
F20	N24°33'34"W 43.40'
F21	S65°26'26"W 216.71'
F22	S72°33'46"E 64.86'

FOREST CONSERVATION EASEMENT, PART 18

LINE	BEARING & DISTANCE
F11	S80°38'34"E 291.86'
F12	S64°10'01"E 67.82'
F13	S04°55'33"E 531.70'
F14	N08°16'18"E 378.43'
F15	N06°46'18"E 631.00'
F16	S71°13'27"E 172.30'
F17	S04°48'18"W 141.40'
F18	S70°43'42"E 357.08'
F19	N10°28'36"W 753.71'

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
Co	COGOURG SILT LOAM -- TYPE C
Gc2	CLENGLEH LOAM, 3% TO 8% SLOPES -- TYPE B
Gc2	CLENGLEH LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
Gc2	CLENGLEH LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE B
Gc2	CLENGLEH LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B
Gc2	CLENGLEH LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C
Gc2	CLENGLEH LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C
Ha	HARBORO SILT LOAM -- TYPE D
Lnc2	LANGHORE CHANNERY LOAM, 2% TO 8% SLOPES, MODERATELY ERODED -- TYPE B
Mb2	MANOR LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE B
Mb2	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B
Mb2	MANOR LOAM, 15% TO 25% SLOPES, MODERATELY ERODED -- TYPE B
Mb2	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE B
Mb2	MANOR LOAM, 25% TO 45% SLOPES -- TYPE B
Mb2	MANOR VERY STONY LOAM, 3% TO 25% SLOPES -- TYPE B
Mb2	MANOR VERY STONY LOAM, 25% TO 45% SLOPES -- TYPE B
Mb2	MT. AIRY CHANNERY LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE A
Mb2	MT. AIRY CHANNERY LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE A
Mb2	MT. AIRY CHANNERY LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE A
Mb2	MT. AIRY CHANNERY LOAM, 15% TO 25% SLOPES, MODERATELY ERODED -- TYPE A
Mb2	MT. AIRY CHANNERY LOAM, 25% TO 45% SLOPES -- TYPE A

MD DNR QUALIFIED PROFESSIONAL

Mashid Gringa
MASHID GRINGA

OWNERS

LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI
6723 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21222

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Sveneth Anders for CH
12.29.05
DATE
DATE

Project	date	illustration	scale	approval
99020-1	JULY 2003	Engineering	1"=200'	IBM

date	description	revisions

ROMITI PROPERTY
PARCELS A THRU C
TAX MAP 2 - PARCEL 61 - BLOCK 15, 16, & 17
FOURTH ELECTION DISTRICT
FOREST CONSERVATION & SUPPLEMENTAL PLAN

MILDBERGER, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Beltsville, Maryland 21042
(410) 997-0266 Fax: (301) 621-5521 Wash. (410) 997-0268 Fax.