SHEET INDEX

1	TITLE SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	OFF-SITE FCE LOCATION PLAN
5	OFF-SITE FOREST MITIGATION PLAN

<u>MINIMUM</u> CELLAR ELEVATION

_	/ 1 	THE PROPERTY OF THE PROPERTY O	
	PAD #	MIN. CELLAR EL.	
	399	256.30	•
	400	256.30	
	401	255.83	
	402	255.83	
	403	255.33	
	404	255.33	

ADDRESS CHART

PAD #	ADDRESS
399	7030 HOLLY SPRING LANE
400	7026 HOLLY SPRINGSLANE
401	7022 HOLLY SPRINGSLANE
402	7018 HOLLY SPRINGLANE
403	7014 HOLLY SPRINGSLANE
404	7010 HOLLY SPRINGSLANE

PERMIT INFORMATION BLOCK									
SUBDIVISION N	SECTION/AREA PHASE 7			PARCEL 347, 670 & 47					
LIBER/FOLIO 4227/171	BLOCK(S)	ZONING R-MH	TAX MAP	NO.	ELECTION DIS	TRICT	CENSUS TRACT 6012.02		
WATER CODE	B-01			SEWER (20000			

OWNER/DEVELOPER

RTE 175 LLC

C/O ROCK REALTY, INC.

25 MAIN STREET

REISTERTOWN, MARYLAND 21136 (410) 526-4030

DEVELOPERS CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

SIGNATURE OF DEVELOPER / MM L. Levy PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD

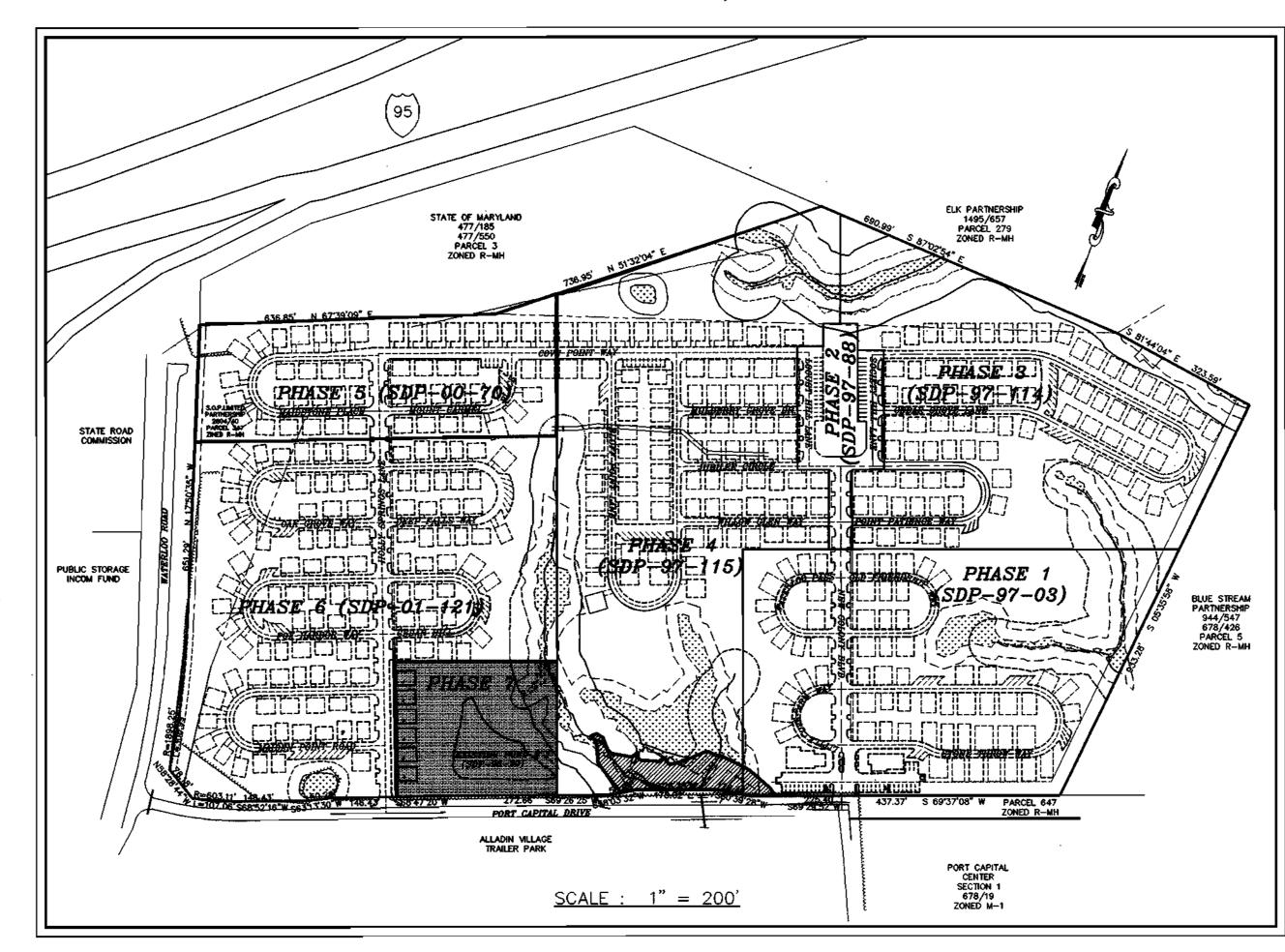
SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL CONSERVATION SERVICE

PPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ endy Hanne CHIEF, DIVISION OF LAND DEVELOPMENT 🎁

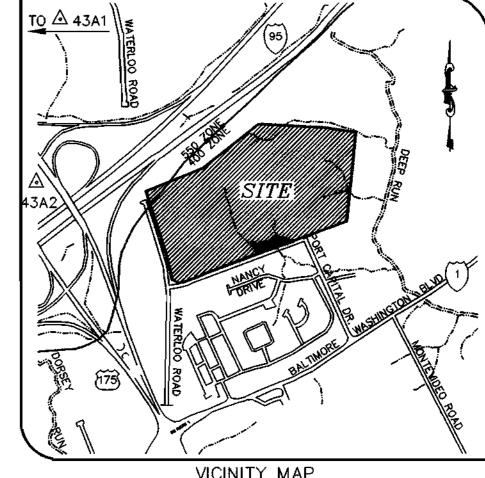
SITE DEVELOPMENT PLAN NEW COLONY VILLAGE PHASE 7

1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SITE TABULATION

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	ENTIRE SITE
AREA	9.80 Ac.	1.44 Ac.	9.36 Ac.	13.16 Ac.	4.68 Ac.	11.89 Ac.	2.28 Ac.	52.61 Ac.
ZONING	R-MH	R-MH	R-MH	R-MH	R-MH	R-MH	R-MH	Ř-MH
PROPOSED USE	MOBILE HOME PARK	RECREATION CENTER	MOBILE HOME PARK					
AREA OF 100 YEAR FLOODPLAIN	0.05 Ac.	0	0	0.5 Ac.	0	0	0	0.55 Ac.
AREA OF 25% OR GREATER SLOPES	0	0	0.04 Ac.	0	0	0	0	0.04 Ac.
NET AREA	9.75 Ac.	1.44 Ac.	9.32 Ac.	12.66 Ac.	4.68 Ac.	11.89 Ac.	2.28 Ac.	52.02 Ac.
							,	
NO. OF UNITS ALLOWED	78	11	75	101	38	95	18	416 UNITS
NO. OF UNITS PROPOSED	63	0	81	86	51	111	6	404 UNITS
OPEN SPACE REQUIRED	2.45 Ac.	0	2.3 Ac.	3.29 Ac.	1.17 Ac.	3.97 Ac.	0.57 Ac.	25% GROSS AREA=13.15 Ac
OPEN SPACE PROVIDED	2.61 Ac.	0	2.83 Ac.	6.52 Ac.	0.39 Ac.		0.57 Ac.	19.53 Ac.
RECREATION OPEN SPACE REQUIRED		0	0.34 Ac.	0.37 Ac.	0.21 Ac.		0.06 Ac.	175 S.F./UNIT=1.67Ac
RECREATION OPEN SPACE PROVIDED	0.50 Ac.	0	0.46 Ac.	0.80 Ac.	0.12 Ac.	0.65 Ac.	0.09 Ac.	2.58 Ac.
OPEN SPA. DEVOTED TO SQUARE & SMALL PARKS REQUIRED	0.49 Ac.	0	0.56 Ac.	0.66 Ac.	0.08 Ac.	0.70Ac.	0.14 Ac.	20% OPEN SPACE=2.63 Ac
OPEN SPA. DEVOTED TO SQUARE & SMALL PARKS PROVIDED	0.50 Ac.	0	0.46 Ac.	0.80 Ac.	0.12 Ac.	0.65 Ac.	0.09 Ac.	2.63 Ac.
RESIDENTIAL PARKING SPACES REQUIRED	126	0	166	180	102	222	12	2 SPA/UNIT = 808
RESIDENTIAL PARKING SPACES PROVIDED		19	174	181	107	223	12	848
PARKING SPACES FOR SWIMMING POOL REQUIRED		13						
PARKING SPACES FOR SWIMMING POOL PROVIDED		13						
PARKING SPACES FOR REC. CENTER REQUIRED		29						
PARKING SPACES FOR REC. CENTER PROVIDED		29						



GENERAL NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.

THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK.

ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE

BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY ON OR ABOUT MARCH 1995 BY MILDENBERG, BOENDER & ASSOCIATES, INC., AND ON APPROVED SDP-96-20. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE

MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 43A1 AND 43A2. STATION 43A2 STATION 43A1 NORTHING 550784.342654 NORTHING 552081.810532 EASTING 1372040.182420 EASTING 1370625.809590 ELEVATION 292.55

WATER AND SEWER TO BE PUBLIC. CONNECTION TO CONTRACT NO. 14-3900-D. SEE PUBLIC WATER & SEWER PLANS.

FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON JUNE 1995. APPROVED UNDER SDP 96-20.

WETLAND DELINEATION PERFORMED BY HILLIS-CARNES ASSOCIATES, INC. ON AUGUST 1996. APPROVED BY US ARMY CORPS

OF ENGINEERS. REF. NO. 1996-01042-3. TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 15, 1995. APPROVED UNDER S-94-39.

10. STORMWATER MANAGEMENT PROVIDED BY RETENTION POND UNDER SDP-96-20.

SWM FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED. EXISTING UTILITIES SHOWN HEREON ARE BASED ON HOWARD

COUNTY AS-BUILT. 12. DPZ REFERENCE NUMBERS:

S-94-39 APPROVED ON JULY 22, 1994. WITHIN WETLANDS AND STREAM BUFFERS, APPROVED ON NOVEMBER 6, 1995 SDP 96-20 MASS GRADING PLAN APPROVED ON MARCH 1996, SDP-97-03, SDP 97-88, SDP-97-114, SDP-97-115, SDP-00-70, SDP-01-121.

13. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK: MISS UTILITY C&P TELEPHONE COMPANY

393-3533 AT&T CABLE LOCATION DIVISION BALTIMORE GAS & ELECTRIC COMPANY 685-0123 531-5533 STATE HIGHWAY ADMINISTRATION HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION

14. REFUSE COLLECTION WILL BE PROVIDED BY PRIVATE CONTRACTORS.

15. ALL RETAINING WALLS INDICATED ON THIS PLAN ARE LESS THAN 3.0' HEIGHT AND SHALL BE "KEYSTONE" WALLS OR EQUIVALENT.

16. TREE PROTECTION MEASURES AND DETAILS ARE INDICATED ON

SDP-96-20, SDP-97-115 AND THIS PLAN.

17. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION.

18. FIVE ON SITE FOREST CONSERVATION EASEMENTS (RETENTION) TOTALING 6.52 AC. HAS BEEN ESTABLISHED BY NEW COLONY VILLAGE, PHASE 4 (SDP-97-115). AND F-00-168. A THIRD OF THE 20.67 AC.OF REFORESTATION REQUIRED (6.89 ACRES) HAS BEEN SATISFIED VIA OFF-SITE REFORESTATION ON ROSEBAR PROPERTY, PRESERVATION PARCEL A UNDER NEW COLONY VILLAGE, PHASE 4. THE REMAINING 13.78 ACRES OF REFORESTATION REQUIRED HAS BEEN DIVIDED BETWEEN THE REMAINING PHASES OF THE PROJECT. ONE-THIRD OR 4.593 ACRES OF REFORESTATION WAS REQUIRED AS PART OF EACH PHASE. THIS REQUIREMENT HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION OF \$60,021.33 FOR PHASE 5 (SDP-00-70), PAYMENT OF FEE-IN-LIEU OF REFORESTATION OF \$100,035.54 FOR PHASE 6 (SDP-01-121), AND FOR PHASE 7 OF SITE REFORESTATION IN THE AMOUNT OF 4.543 AC. IS PROVIDED AS PER SHEET 4 AND 5 OFF THIS SET.

19. PLAT OF FOREST CONSERVATION (FOR ON-SITE RETENTION) AND PUBLIC 100 YEAR FLOODPLAIN & UTILITY EASEMENT FOR NEW COLONY VILLAGE WAS RECORDED AS PLAT #14327-14328 (F-00-168). THE OFF-SITE REFORESTATION HAS BEEN RECORED AS REVISION PLAT FOR ROSEBAR PROPERTY, PRESERVATION PARCEL A, UNDER PLAT # 14344-14345 (F-01-11). THE OFF-SITE REFORESTATION FOR PHASE 7 PROVIDED ON THE ROMITI FARM POSICE, RECORDED PLAT NO. 15440

20. SEDIMENT CONTROL APPROVED UNDER SDP-96-20 21. ZONING AND SETBACK CRITERIA BASED ON R-MH WITH TRADITIONAL RESIDENTIAL NEIGHBORHOOD DESIGN. AS PER SECTION 128.G OF ZONING REGULATION.

22. EXISTING CONTOURS SHOWN ARE BASED ON THE APPROVED SDP-96-20, FOR MASS GRADING, STORMWATER MANAGEMENT AND FOREST CONSERVATION EASEMENT. 23. NO DISTURBANCE CLEARING OR GRADING IS PERMITTED IN WETLAND, WETLAND & STREAM BUFFERS, FLOODPLAIN AND FOREST CONSERVATION

EASEMENT EXCEPT AS APPROVED BY WP-96-32. 24. THE ENTIRE DEVELOPMENT EXCLUDING THE UNITS WILL BE OWNED BY ONE (1) ENTITY. THE OPERATION AND MAINTENANCE OF THE COMMON

FEATURES/ELEMENTS WILL BE BY THAT SAME ENTITY. 25. WATER AND SEWER SERVICE TO THESE UNITS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE

OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. 26. PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL UNITS OFFERED FOR SALE.

27. HOWARD COUNTY STANDARD R-3.01-MODIFIED COMBINATION CURB AND GUTTER WILL BE USED, UNLESS OTHERWISE NOTED. 28. NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES DATED JANUARY

1997. NOISE BARRIER CONSISTS OF EARTH BERM AND/OR A 10.0'± HIGH WALL. PROVIDED UNDER PHASES 3-6.

29. ALL SHC ARE 4" DIAMETER, TSHC ARE 6" DIAMETER, ALL WHO ARE 3/4" DIAMETER, TWHC ARE 1"DIAMETER UNLESS OTHERWISE NOTED.

30. NO FLOODPLAIN EXISTS ON SITE.

31. STORMDRAINS WILL BE PRIVATELY OWNED AND MAINTAINED. 32. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

1. WIDTH - 10' (14' SERVING MORE THAN ONE RESIDENCE) 2. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2"MIN 3. GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS. 4. STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS

5. DRAINAGE ELÉMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE

THAN 1' DEPTH OVER DRIVEWAY SURFACE. 6. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

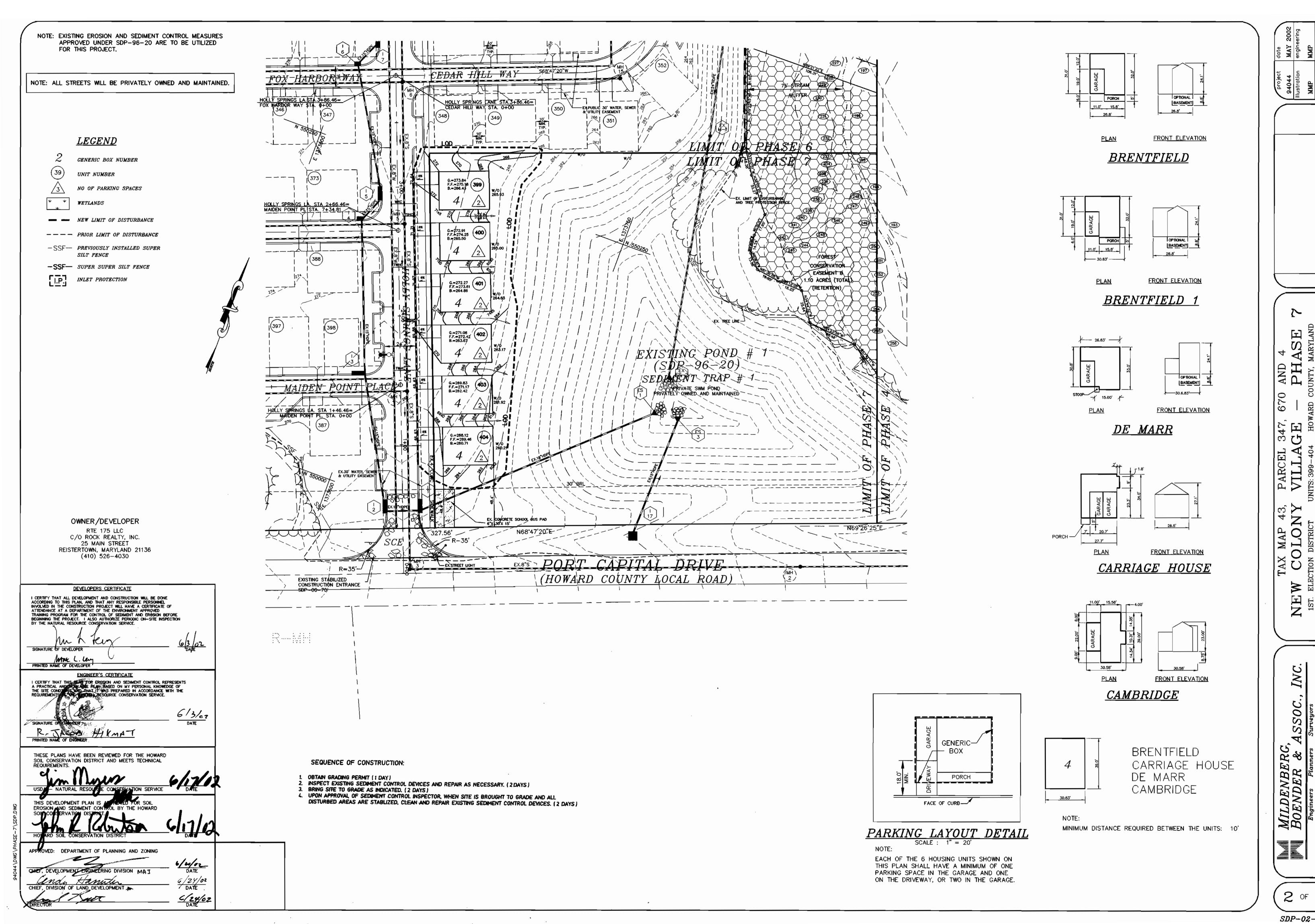
SDP-02-044

9

≥ O

ष्ट्र श्र

1 of 5

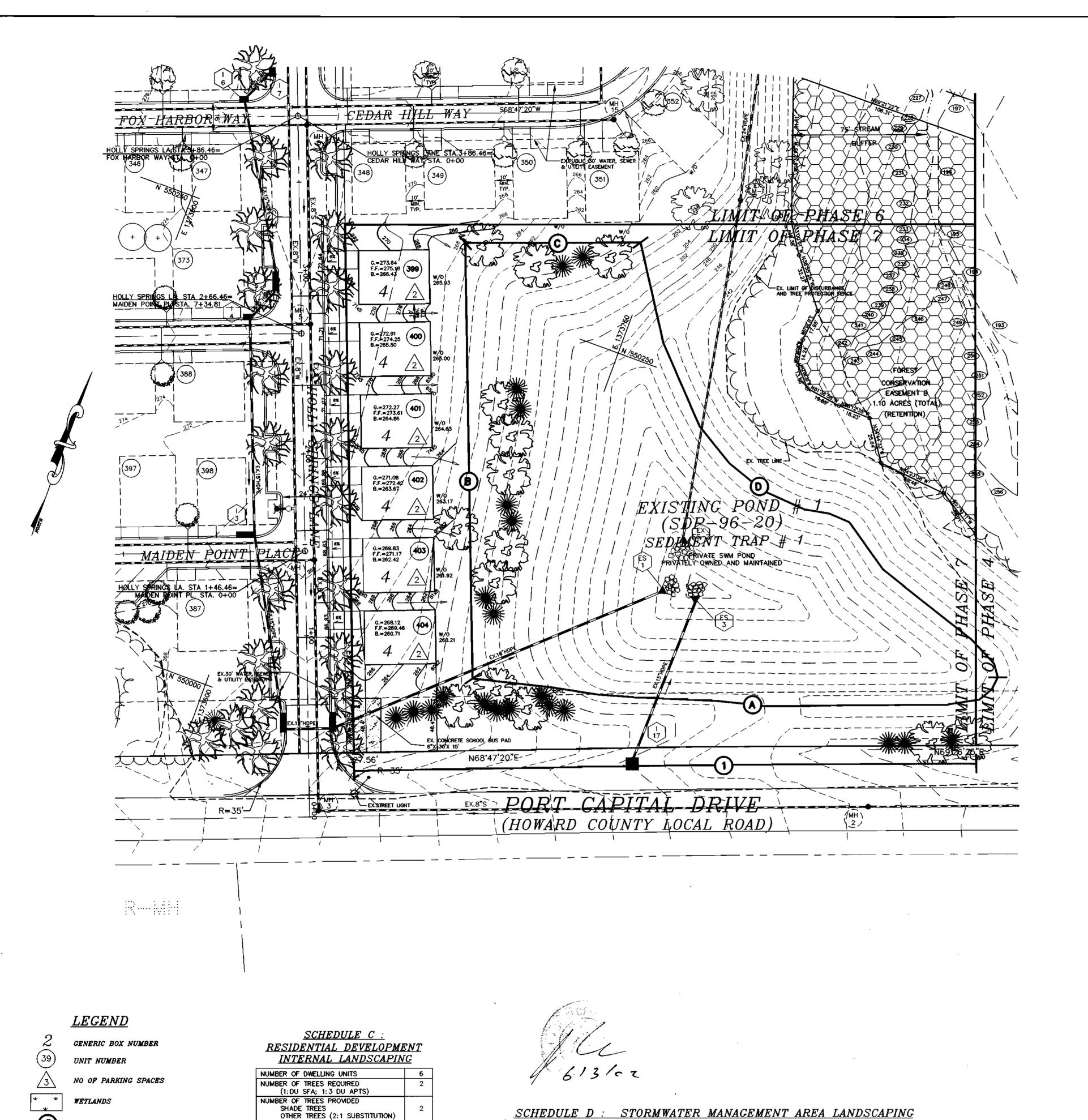


2 of 5

SDP-02-044

0

-



NOTE: THIS PLAN IS TO BE USED ONLY FOR THE PURPOSE OF A LANDSCAPE PLAN.

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 (16 SHADE TREES, 17 EVERGREENS) HAS BEEN POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$7,350.00.
- 3, NO STREET TREES ARE PROPOSED AS PART OF THIS PHASE. STREET TREES WERE PROVIDED UNDER SDP-01-121, NEW COLONY VILLAGE, PHASE 6.

R-MH SIDE/SWM TO ROAD - 342.77 LF B
1 SHADE TREE / 50 LF 7
1 EVERGREEN / 40 LF 9

EDGE TYPE

TOTAL PLANTING OBLIGATION
SHADE TREES
EVERGREEN TREES

SCHEDILE A . DEDIMETED LANDSCADED EDCE

CATEGORY	ADJACENT TO ROADWAY
LANDSCAPE TYPE	B (PERIMETER 1)
LINEAR FEET OF PERIMETER	342.77 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	7 SHADE TREES 9 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION)	5 SHADE TREES 9 EVERGREEN TREES 4 SUBSTITUTION TREES 0 SHRUBS

* 4 EVERGREEN TREES HAVE BEEN SUBSTITUTED FOR 2 REQUIRED SHADE TREES ALONG PORT CAPITAL DRIVE.

PLANTING SCHEDULE

		T TWITA T TIAC	DOITED OUD	
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON_NAME	SIZE
14	E	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
21		PINUS STROBUS	EASTERN WHITE PINE	6' - 8' HT.
TOTAL_				

OWNER/DEVELOPER RTE 175 LLC C/O ROCK REALTY, INC. 25 MAIN STREET REISTERTOWN, MARYLAND 21136 (410) 526-4030

35 TREES (14 SHADE TREES, 21 EVERGREENS)

APPROVED: DEPARTMENT OF PLANNING AND ZONING EF, DIVISION OF LAND DEVELOPMENT 6/24/02 DATE

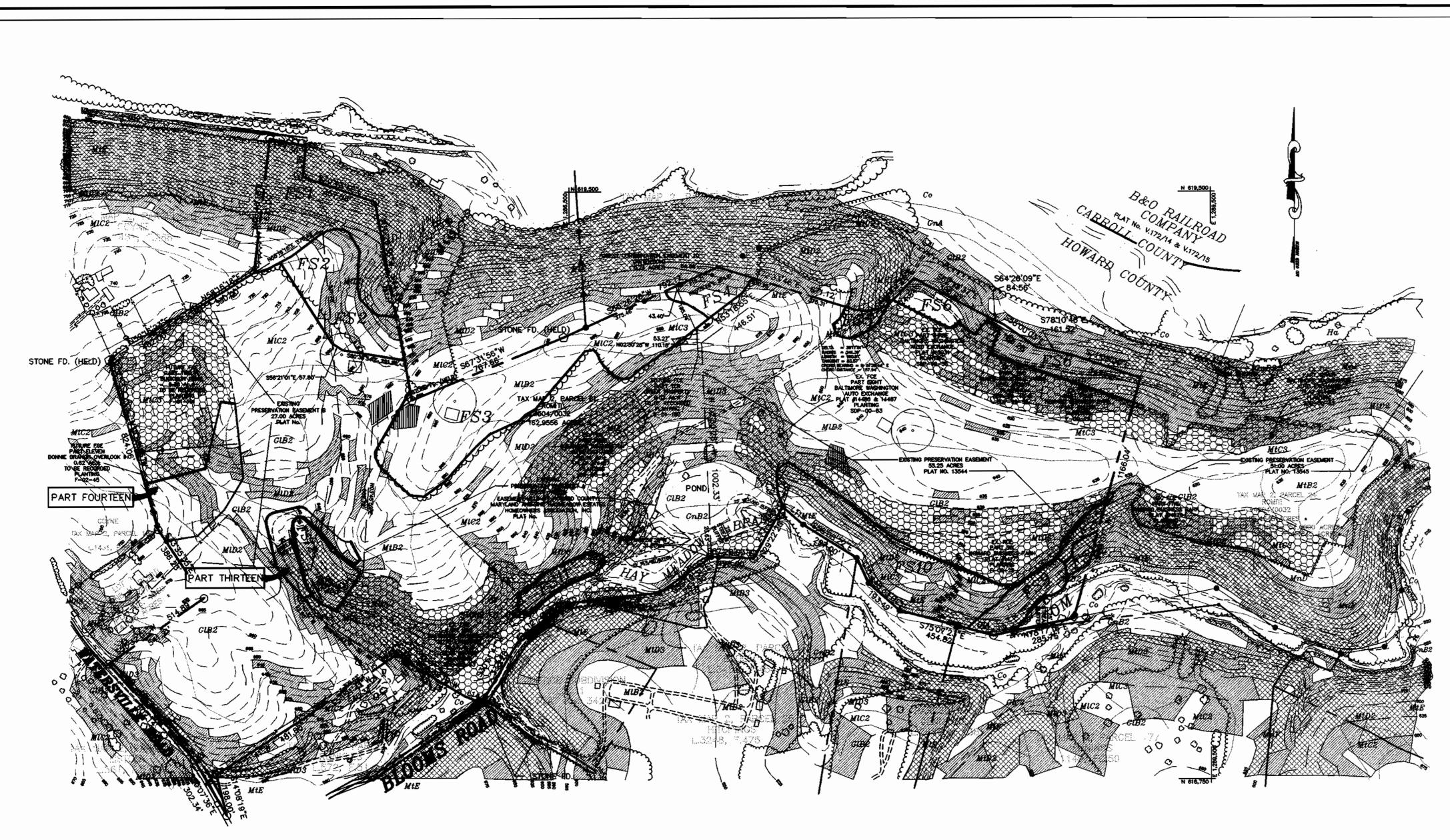
PERIMETER LANDSCAPE EDGE

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING

	1
LINEAR FEET OF PERIMETER	962 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	YES, 328 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	YES, 297 LF OF PERIMETER LANDSCAPING
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	7 SHADE TREES 8 EVERGREEN TREES
NUMBER OF TREES PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION)	7 SHADE TREES 8 EVERGREEN TREES 0 TREES (0 SUBSTITUTION EVERGREEN TREES)

SWM PERIMETER EDGE TYPE SWM PERIMETER A - 297 LF SWM PERIMETER B - 240 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF SWM PERIMETER C - 97 LF 1 SHADE TREE / 50 LF 1 EVERGREEN / 40 LF SWM PERIMETER D - 328 LF EXISTING TREES TO REMAIN TOTAL PLANTING OBLIGATION
SHADE TREES
EVERGREEN TREES
SHRUBS

3 of 5



LEGEND

FOREST CONSERVATION EASEMENT PART THIRTEEN = 1.382 Acres.± PART FOURTEEN = 3.211 Acres.± COMBINED ACREAGE = 4.593 Acres.± FOR METES AND BOUNDS SEE SHEET

PROPOSED

PUBLIC REFORESTATION

5 OF 5

DENOTES STEEP SLOPES 15% TO 24.99%

DENOTES STEEP SLOPES 25% OR GREATER

DENOTES WETLANDS

DENOTES FOREST STAND DELINEATION

SOILS DESCRIPTION

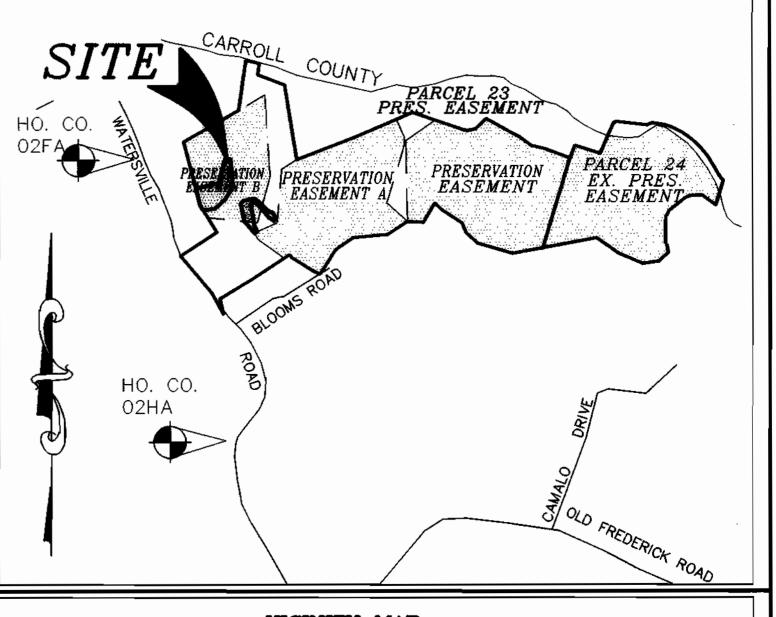
DESCRIPTION CODORUS SILT LOAM -- TYPE C GLENELG LOAM, 0% TO 3% SLOPES -- TYPE B GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B GLENELG LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE B GLENVILLE SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE C GnB2 HATBORO SILT LOAM -- TYPE D LINGANORE CHANNERY LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE B MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B MANOR LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE B MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE B MANOR LOAM, 15% TO 25% SLOPES, MODERATELY ERODED -- TYPE B MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED -- TYPE B MANOR LOAM, 25% TO 45% SLOPES -- TYPE B MANOR VERY STONY LOAM, 3% TO 25% SLOPES -- TYPE B MANOR VERY STONY LOAM, 25% TO 60% SLOPES -- TYPE B MT. AIRY CHANNERY LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE A MT. AIRY CHANNERY LOAM, 8% TO 15% SLOPES, MODERATELY ERODED -- TYPE A MT. AIRY CHANNERY LOAM, 8% TO 15% SLOPES, SEVERELY ERODED -- TYPE A MT. AIRY CHANNERY LOAM, 15% TO 25% SLOPES, MODERATELY ERODED -- TYPE A MtD2 MT. AIRY CHANNERY LOAM, 25% TO 45% SLOPES -- TYPE A

APPROVED: DEPARTMENT OF PLANNING AND ZONING CHIEF, DIVISION OF LAND DEVELOPMENT



	DISTING AND FUTURE APPROVED PUBL	C REPORESTATION FORES	T CONSERVATION	EASEMENT TABL	JLATION	
EASEMENT NUMBER	SUBDIVISION NAME	FILE NUMBER(S)	ACREAGE	PLAT NUMBER	RETENTION	PLANTING
ONE	* SEE BELOW	N/A	N/A	N/A	N/A	N/A
TWO	MAIER INDUSTRIAL PARK	SDP-99-48, SDP-99-55	1.40 Ac.±	13931	NO	YES
THREE	BALTIMORE WASHINGTON AUTO EXCHANGE	SDP-99-55	3.31 Ac.±	13931	NO	YES
FOUR	HOWARD BUSINESS PARK	F-00-29	2.50 Ac.±	14172	NO	YES
FIVE	HOWARD BUSINESS PARK	F-00-29	3.80 Ac.±	14172	NO	YES
SIX	HOWARD BUSINESS PARK	F-00-29	3.43 Ac.±	14172	NO	YES
SEVEN	BALTIMORE WASHINGTON AUTO EXCHANGE	SDP-00-63	1.80 Ac.±	14485	NO	YES
EIGHT	BALTIMORE WASHINGTON AUTO EXCHANGE	SDP-00-63	6.60 Ac.±	14486, 14487	NO	YES
NINE	BALTIMORE WASHINGTON AUTO EXCHANGE	SDP-00-63	15.14 Ac.±	14487	NO	YES
TEN	GREER PROPERTY	F-01-180	0.52 Ac.±	TO BE RECORDED	NO	YES
ELEVEN	BONNIE BRANCH OVERLOOK II	F-02-45	0.62 Ac.±	TO BE RECORDED	NO	YES
TWELVE	BUCKSKIN RIDGE	F-01-191	6.36 Ac.±	TO BE RECORDED	NO	YES

* FORMER PART ONE WAS ABANDONED AND COMBINED WITH PART FOUR TO BECOME PART FOUR.



VICINITY MAP

General Notes

- 1) The Forest Conservation Easement Has Been Established As An Offsite Forest Mitigation Area, As Per The Howard County Forest Conservation Regulations And Manual. 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.
- 2) Financial Surety For Offsite Forest Conservation Obligations For This Development Is \$100,035.54 For 4.593 Acres of Reforestation Planting.
- 3) For Detailed Information on Existing Forest Stands, Refer to Forest Stand Delineation Report Prepared for The Romiti Property D.P.Z. file No. F-02-13.
- 4) 100 Year Floodplain Delineation was not provided by the Engineer for the Romiti Farm, and is therefore, not shown on this Plan. To the best of our knowledge, and based on existing available information, the two proposed Public Reforestation Forest Conservation Easements for New Colony Village Phase 7, located on the Romiti Farm, as shown on this Plan, do not lie within a 100 year floodplain.
- The Forest Conservation Worksheet shown on this Plan was provided by the Engineer and is based on the Site data and worksheet shown on the Supplemental Plan for Romiti Property, D.P.Z. File No. F-052-13.
- Denotes Proposed Public Reforestation Forest Conservation Easement.

NEW COLONY VILLAGE PHASE 7

PARCEL 347, 670 AND 4 TAX MAP 43 SDP-02-44

OWNER/GRANTOR

MR. ROBERT ROMITI MR. LORENZO ROMITI MS. THERESA ROMITI 6723 HOLIBIRD AVENUE BALTIMORE, MARYLAND 21222

RTE 175 LLC c/o ROCK REALTY, INC. 25 MAIN STREET REISTERSTOWN, MARYLAND 21136 (410) 526-4030

DEVELOPER

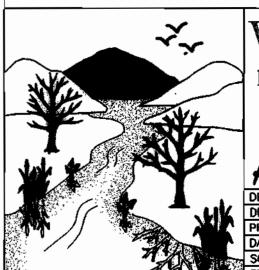
FOREST CONSERVATION DATA

NET TRACT AREA: A. Total tract area	AREA 162.96 Ac.±
B. Area within 100 year floodplain	0.00 Ac.±
C. Area to remain in agricultural production	128.50 Ac.±
D. Net tract area	34.46 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 CIA O 1 O O O O	
E. Afforestation Threshold 20%	6.89 Ac.±
F. Conservation Threshold 25%	8.62 Ac.±
I. Area of forest above conservation threshold	1.24 Ac.±
I. Area of forest above conservation threshold BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation	1.24 Ac.± Ac.± Ac.±
BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation	Ac.±
BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation PROPOSED FOREST CLEARING: (N/A)	Ac.±
BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation	Ac.±
BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation PROPOSED FOREST CLEARING: (N/A) L. Total area of forest to be cleared	Ac.±
BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation PROPOSED FOREST CLEARING: (N/A) L. Total area of forest to be cleared M. Total area of forest to be retained PLANTING REQUIREMENTS (N/A) N. Reforestation for clearing above conservation threshold	Ac.±
BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation PROPOSED FOREST CLEARING: (N/A) L. Total area of forest to be cleared M. Total area of forest to be retained PLANTING REQUIREMENTS (N/A) N. Reforestation for clearing above conservation threshold O. Reforestation for clearing below conservation threshold	Ac.± Ac.± Ac.± Ac.± Ac.±
BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation PROPOSED FOREST CLEARING: (N/A) L. Total area of forest to be cleared M. Total area of forest to be retained PLANTING REQUIREMENTS (N/A) N. Reforestation for clearing above conservation threshold O. Reforestation for clearing below conservation threshold P. Credit for retention above conservation threshold	Ac.± Ac.± Ac.± Ac.± Ac.± Ac.±
BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation PROPOSED FOREST CLEARING: (N/A) L. Total area of forest to be cleared M. Total area of forest to be retained PLANTING REQUIREMENTS (N/A) N. Reforestation for clearing above conservation threshold O. Reforestation for clearing below conservation threshold P. Credit for retention above conservation threshold Q. Total reforestation required	Ac.± Ac.± Ac.± Ac.± Ac.± Ac.± Ac.±
BREAK EVEN POINT: (N/A) J. Forest retention above threshold with no mitigation K. Clearing permitted without mitigation PROPOSED FOREST CLEARING: (N/A) L. Total area of forest to be cleared M. Total area of forest to be retained PLANTING REQUIREMENTS (N/A) N. Reforestation for clearing above conservation threshold O. Reforestation for clearing below conservation threshold P. Credit for retention above conservation threshold	Ac.± Ac.± Ac.± Ac.± Ac.± Ac.±

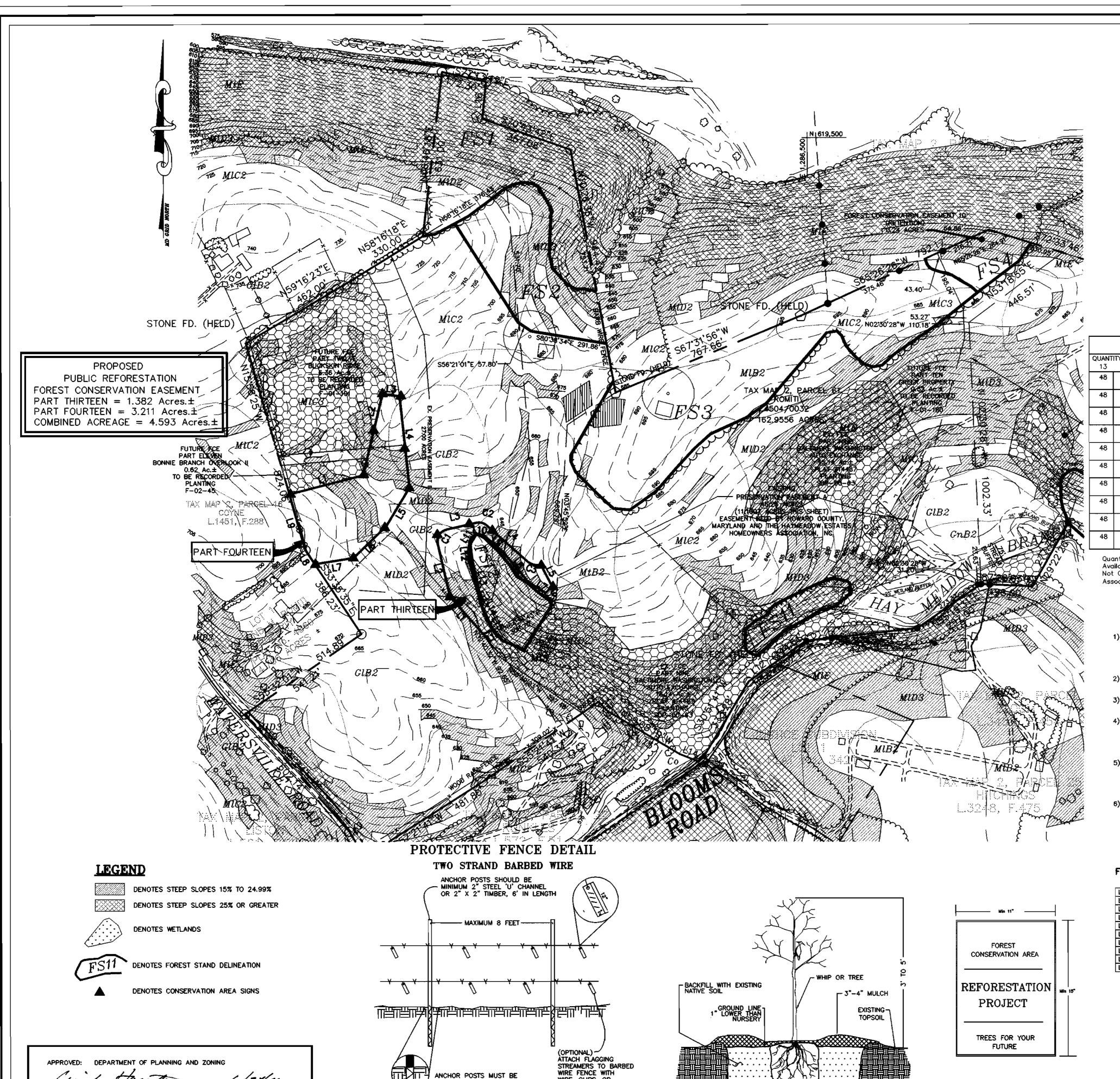
REVISION NEW COLONY VILLAGE PHASE 7 PARCEL 347, 670 AND 4 TAX MAP 43 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND OFF-SITE FCE LOCATION PLAN ROMITI FARM TAX MAP 2-PARCEL 61-BLOCK 15,16, & 17

REFORESTATION PLANTING PLAN COVER SHEET

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



4747 BONNIE BRANCH RD. ELLICOTT CITY, MD. 21043 PHONE: (410) 869-9999 FAX: (410) 869-9901 SCALE: 1"= 300



WIRE, CLIPS, OR

INSTALLED TO A DEPTH OF

TOTAL HEIGHT OF POST

PROTECTIVE SIGNAGE MAY ALSO BE USED.
 DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

. BARBED WIRE SHOULD BE ATTACHED SECURELY TO POSTS.

4. ROOT DAMAGE SHOULD BE AVOIDED.

NO LESS THAN 1/3 OF THE

1. FOREST PROTECTION DEVICE ONLY. 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS. 3. BOUNDARIES OF AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING

CHIEF, DIVISION OF LAND DEVELOPMENT TO

AUTOCAD FILE NAME C:\DRAWINGS\Land Projects\dwg\Romiti Property\New Colony Village REF2.dwg

PLANTING SPECIFICATIONS AND NOTES

SITE PREPARATION AND SOILS

- PROTECTION FENCING AND SILT FENCES FOR SEDIMENT AND EROSION CONTROL ARE TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE
- PLAN FOR LOCATIONS. 2. DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF RADIUS = 5 X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
- 3. SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL
- THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE
 4. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
- 5. ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

PLANT STORAGE AND INSPECTION

- . FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR
- within 2 weeks after delivery to the site.

 The site of the site of the site.

 Within three days after delivery to the site.

 Hanting should occur of the site.

 Hanting stock should be inspected prior to planting. Plants not conforming to standard nurseryman specifications for size, form, vigor, roots, trunk wounds, insects and disease should be pediaged. SHOULD BE REPLACED.
- 4. UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT .

W/TREE SHELTER

	REFORESTATION PLANT LIST												
Q	UANT 13	ITY PER 14	ESMT. TOT.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACING	SIZE & REMARKS				
	48	112	160	Prunus serotina Wild Black Cherry	4	М	FACU	11'	SEEDLING/WHIP W/TREE SHELTER				
	48	112	160	Robinia pseudoacacia Black Locust	VI	D-M	FACU-	11'	SEEDLING/WHIP W/TREE SHELTER				
	48	112	160	Quercus prinus Chestnut Oak	MT	D-M	FACU-	11'	SEEDLING/WHIP W/TREE SHELTER				
	48	112	160	Quercus rubra Red Oak	МТ	D-M	UPL	11'	SEEDLING/WHIP W/TREE SHELTER				
	48	112	160	Fraxinus americana White Ash	МТ	D-M	FACU	11'	SEEDLING/WHIP W/TREE SHELTER				
	48	112	160	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	SEEDLING/WHIP W/TREE SHELTER				
	48	112	160	Juglans nigra Black Walnut	VT	М	FACU	11'	SEEDLING/WHIP W/TREE SHELTER				
	48	112	160	Acer rubrum Red Maple	Vī	D-W	FAC	11'	SEEDLING/WHIP W/TREE SHELTER				
	48	112	160	Cercis canadensis Eastern Redbud	Т	М	UPL	11'	SEEDLING/WHIP W/TREE SHELTER				
	48	112	160	Diospyros virginiana	1	D-M	ŲPŁ	11'	SEEDLING/WHIP				

Quantities Of Individual Species And Species Composition May Change Depending On Availability At Time Of Planting. Total Quantity Of Trees For Entire Easement Area Will Not Change. Any Species Substitution Must Be Listed On The Howard County Forest Association List. If Quantities Are Changed, A Minimum Of Five (5) Species Must Be Planted.

General Notes

Persimmon

- Area, As Per The Howard County Forest Conservation Regulations And Manual. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation
- 2) Financial Surety For Offsite Forest Conservation Obligations For This Development Is \$100,035.54 For 4.593 Acres of Reforestation Planting.
- 3) For Detailed Information on Existing Forest Stands, Refer to Forest Stand Delineation Report Prepared for The Romiti Property D.P.Z. file No. F-02-13.
- 4) 100 Year Floodplain Delineation was not provided by the Engineer for the Romiti Farm, and is therefore, not shown on this Plan. To the best of our knowledge and based on existing available information, the two proposed Public Reforestation Forest Conservation Easements for New Colony Village Phase 7, located on the Romiti Farm, as shown on this plan, do not lie within a 100 year floodplain.
- The Forest Conservation Worksheet shown on this Plan was provided by the Engineer and is based on the Site data and worksheet shown on the Supplemental Plan for Romiti Property, D.P.Z. File No. F-052-13.

Denotes	Proposed	Public	Reforestation	Forest	Conservation	Easement.

PUBLIC REFORESTATION

LINE	BEARING	DISTANCE
L1	N 75'33'16" E	291.60
L2	N 13'24'55" E	319.73
L3	S 82°51'54" E	66.21
L4	S 06'05'58" E	352.21
L5	S 31"10"14" W	172.36
L6	S 45'58'16" W	174.70
L7	S 80'49'20" W	149.75
L8	N 33'35'35" W	65.00
L9	N 15*58'24" W	221.90

SIGNAGE DETAIL

NOT TO SCALE

TREE PLANTING DETAIL

CONTAINER GROWN

PUBLIC REFORES	STATION	LINE	BEARING	DISTANCE
T CONSERVATION	n easement	L1	N 41'31'50" W	191.26
3.211 Acd	E	L2	N 13'02'41" W	208.51
		L3	N 76°57'19" E	116.93
BEARING	DISTANCE	L4	S 48'25'01" E	206.71
N 75'33'16" E	291.60	L5	S 27"25'51" E	94.27
N 13'24'55" E	319.73	L6	S 45°22'12" W	35.00
S 82'51'54" E	66.21			
S 06'05'58" E	352.21	<u>L7</u>	N 57'45'25" W	78.56
S 3110'14" W	172.36	L8	N 39*57*25" W	147.37
		L9	N 49'05'21" W	101.93
S 45'58'16" W	174.70	L10	N 8410'38" W	29.64
S 80'49'20" W	149.75	L11	S 34'05'00" W	38.12
N 33'35'35" W	65.00			
N 15'58'24" W	221.90	L12	S 07°29'15" E	<u>67.57</u>
11 13 36 24 11	221.90	L13	S 11°53'24" E	192.57
		L14	S 2216'47" E	45.69
		L15	S 30'31'34" E	41.17
		L16	S 64'34'43" W	40.96

PUBLIC REFORESTATION FOREST CONSERVATION EASEMENT

1.382 Ac.±

CURVE TABULATION 1.382 Ac.±									
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH			
C1	70.69	90,00,00,	45.00	63.64	N 31°57'19" E	45.00			
C2	42.90	54'37'41"	45.00	41.30	S 75'43'51" E	23.24			
C3	56,14	54'31'15"	59.00	54.05	S 75'40'38" E	30.40			

THIS PLAN IS FOR FOREST CONSERVATION EASEMENT PLANTING PURPOSES ONLY

PLANT INSTALLATION

- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL
- BACKFILLED AROUND TREES. PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
- CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THRU LARGER EXISTING ROOTS FROM EXISTING MATURE TREES. IF ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST
- CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENCIRCLE
 THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED.
 J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF
- SOIL BORNE DISEASES. 5. FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL. THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL
- WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.

 FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FOUR (4), PER SPECIES, OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RADIO BALL LIST.
- PROPER SPACING INDICATED ON PLANT LIST. AVOID PLANTING IN A STRAIGHT GRID PATTERN. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
- NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE WELL DRAINED NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

- 1. DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
- 2. NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST
- TO DETERMINE ITS NEEDS.

 3. IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALLY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

MAINTENANCE SCHEDULE

- 1. ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR 2. ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY
- DEAD OR DISEASED PLANTINGS. 3. VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS
- NEGATIVELY EFFECTING THE PLANTED STOCK.
 REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING)
 AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS
- VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED woody nursery stock. REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN ENTIRE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS
- SMOTHERING PLANTING STOCK. 6. A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.

1. ALL FOREST CONSERVATION ACTIVITIES SHALL BY DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

NEW COLONY VILLAGE PHASE 7

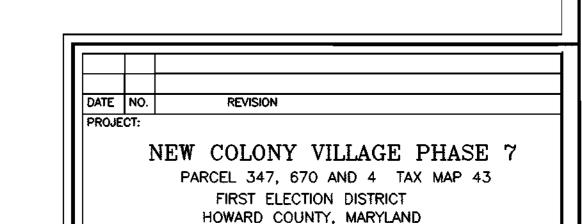
PARCEL 347, 670 AND 4 TAX MAP 43 SDP-02-44

DEVELOPER OWNER/GRANTOR

RTE 175 LLC c/o ROCK REALTY, INC. 25 MAIN STREET REISTERSTOWN, MARYLAND 21136 (410) 526-4030

MR. ROBERT ROMITI MR. LORENZO ROMITI MS. THERESA ROMITI 6723 HOLIBIRD AVENUE

BALTIMORE, MARYLAND 21222

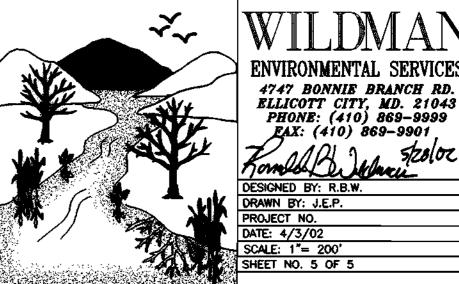


OFF-SITE FOREST MITIGATION PLAN

ROMITI FARM

TAX MAP 2-PARCEL 61-BLOCK 15,16, & 17 (P.O.F.C.E., PLAT NO. 15440)

REFORESTATION PLANTING PLAN COVER SHEET



SDP-02-44