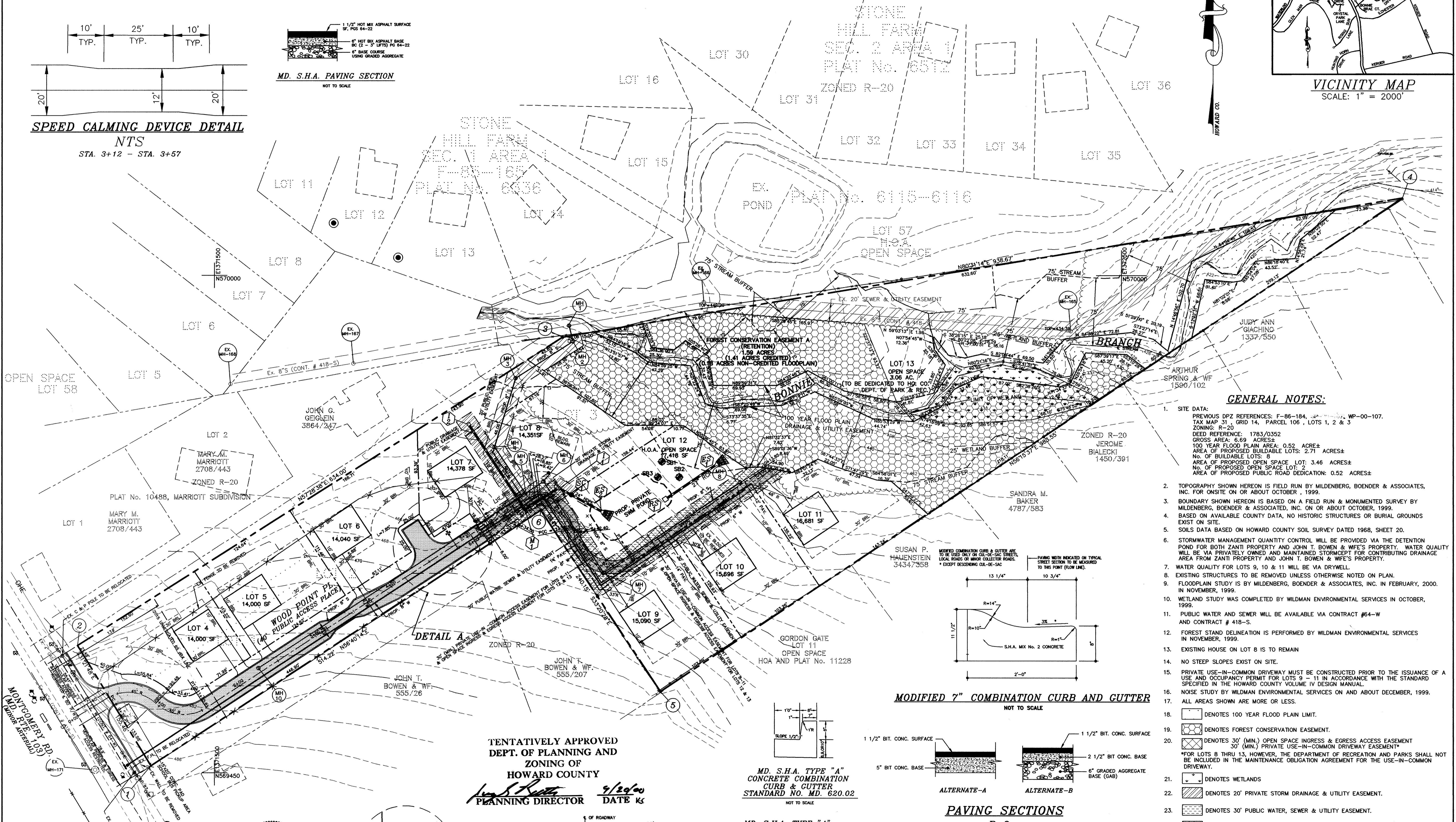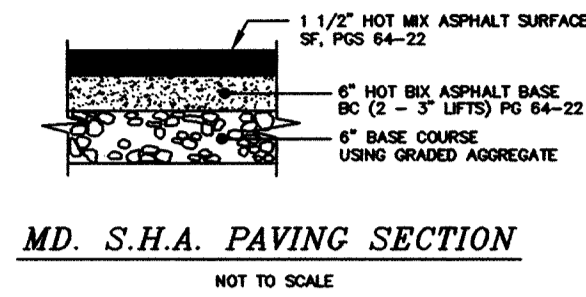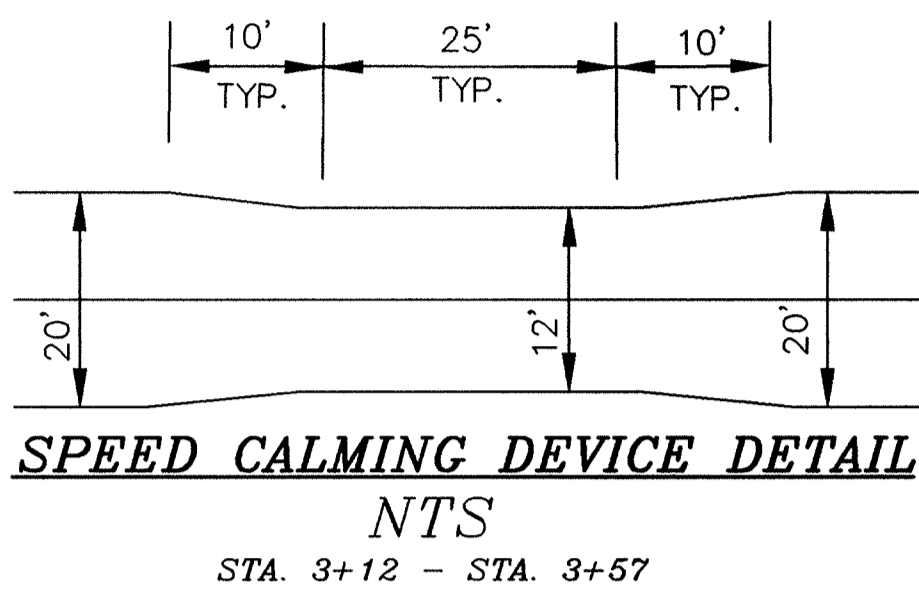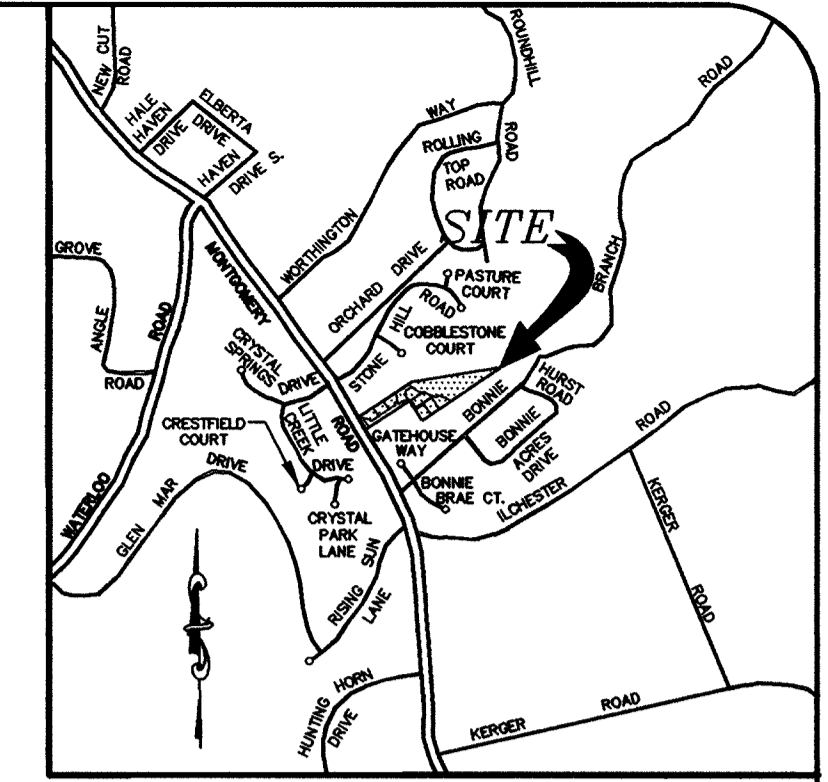## INDEX OF SHEETS

NO	TITLE
1	PRELIMINARY EQUIVALENT SKETCH PLAN
2	PRELIMINARY GRADING , EROSION & SEDIMENT CONTROL PLAN
3	PRELIMINARY LANDSCAPE PLAN
4	PRELIMINARY FOREST CONSERVATION PLAN

COORDINATE CHART

POINT NO.	NORTHING	EASTING
1	N 569457.7034	E 1371429.9922
2	N 569590.4475	E 1371349.0812
3	N 569931.3088	E 1371883.6573
4	N 570085.9016	E 1372809.5120
5	N 569539.6179	E 1371991.6224
6	N 569740.2397	E 1371859.6321

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
11	16,681 SQ. FT.	2,118 SQ.FT.	14,563 SQ.FT.
10	15,696 SQ. FT.	1,696 SQ.FT.	14,000 SQ.FT.
9	15,090 SQ. FT.	1,090 SQ.FT.	14,000 SQ.FT.
8	14,351 SQ. FT.	351 SQ.FT.	14,000 SQ.FT.

VICINITY MAP
SCALE: 1" = 2000'

SITE

SPEED CALMING DEVICE DETAIL
NTS
STA. 3+12 - STA. 3+57

MD. S.H.A. PAVING SECTION
NOT TO SCALE

1 1/2" HOT MIX ASPHALT SURFACE
SF, PGS 64-22
6" HOT MIX ASPHALT BASE
BC (2 - 3" LIFTS) PG 64-22
6" BASE COURSE
USING GRADED AGGREGATE

GENERAL NOTES:

1. SITE DATA:
   PREVIOUS DPZ REFERENCES: F-86-184, ..., WP-00-107.
   TAX MAP 31, GRID 14, PARCEL 106, LOTS 1, 2 & 3
   ZONING: R-20
   GROSS AREA: 6.69 ACRES±
   100 YEAR FLOOD PLAIN AREA: 0.52 ACRE±
   NO. OF BUILDABLE LOTS: 8
   AREA OF PROPOSED BUILDABLE LOTS: 2.71 ACRES±
   NO. OF BUILDABLE LOTS: 8
   AREA OF PROPOSED OPEN SPACE LOT: 3.46 ACRES±
   NO. OF PROPOSED OPEN SPACE LOT: 2
   AREA OF PROPOSED PUBLIC ROAD DEDICATION: 0.52 ACRES±

2. TOPOGRAPHY SHOWN HEREON IS FIELD RUN BY MILDENBERG, BOENDER & ASSOCIATES, INC. FOR ONSITE ON OR ABOUT OCTOBER , 1999.

3. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT OCTOBER, 1999.

4. BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.

5. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 20.

6. STORMWATER MANAGEMENT QUANTITY CONTROL WILL BE PROVIDED VIA THE DETENTION POND FOR BOTH ZANTI PROPERTY AND JOHN T. BOWEN & WIFE'S PROPERTY. WATER QUALITY WILL BE VIA PRIVATELY OWNED AND MAINTAINED STORMCEPT FOR CONTRIBUTING DRAINAGE AREA FROM ZANTI PROPERTY AND JOHN T. BOWEN & WIFE'S PROPERTY.

7. WATER QUALITY FOR LOTS 9, 10 & 11 WILL BE VIA DRYWELL.

8. EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED ON PLAN.

9. FLOODPLAIN STUDY IS BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN FEBRUARY, 2000. IN NOVEMBER, 1999.

10. WETLAND STUDY WAS COMPLETED BY WILDMAN ENVIRONMENTAL SERVICES IN OCTOBER, 1999.

11. PUBLIC WATER AND SEWER WILL BE AVAILABLE VIA CONTRACT #64-W AND CONTRACT # 418-S.

12. FOREST STAND DELINEATION IS PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES IN NOVEMBER, 1999.

13. EXISTING HOUSE ON LOT 8 IS TO REMAIN.

14. NO STEEP SLOPES EXIST ON SITE.

15. PRIVATE USE-IN-COMMON DRIVEWAY MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR LOTS 9 – 11 IN ACCORDANCE WITH THE STANDARD SPECIFIED IN THE HOWARD COUNTY VOLUME IV DESIGN MANUAL.

16. NOISE STUDY BY WILDMAN ENVIRONMENTAL SERVICES ON AND ABOUT DECEMBER, 1999.

17. ALL AREAS SHOWN ARE MORE OR LESS.

18. ▢ DENOTES 100 YEAR FLOOD PLAIN LIMIT.

19. DENOTES FOREST CONSERVATION EASEMENT.

20. DENOTES 30' (MIN.) OPEN SPACE INGRESS & EGRESS ACCESS EASEMENT 30' (MIN.) PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT*
   *FOR LOTS 8 THRU 13, HOWEVER, THE DEPARTMENT OF RECREATION AND PARKS SHALL NOT BE INCLUDED IN THE MAINTENANCE OBLIGATION AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY.

21. DENOTES WETLANDS

22. DENOTES 20' PRIVATE STORM DRAINAGE & UTILITY EASEMENT.

23. DENOTES 30' PUBLIC WATER, SEWER & UTILITY EASEMENT.

24. DENOTES 20' PUBLIC SEWER & UTILITY EASEMENT.

25. DENOTES PUBLIC ACCESS PLACE & PRIATE USE-IN-COMMON DRIVEWAY PAVING LIMIT

26. DENOTES MD ROUTE 103 (NORTHWEST BOUND) PAVING LIMIT.

27. OPEN SPACE REQUIRED @ 30%:
   6.69 ACRES X 0.30 = 2.007 ACRES
   OPEN SPACE PROVIDED : 3.46 ACRES ±

28. CONTRACTOR MUST NOTIFY MR. SAM PORTS, PERMIT INSPECTOR, STATE HIGHWAY ADMINISTRATION, DAYTON MARYLAND (PHONE: 301 624-8119) 48 HOURS BEFORE THE COMMENCEMENT OF WORK WITHIN MONTGOMERY ROAD (MD. RTE. 103), AND PRIOR TO EACH SUCCESSIVE STAGE OF WORK.
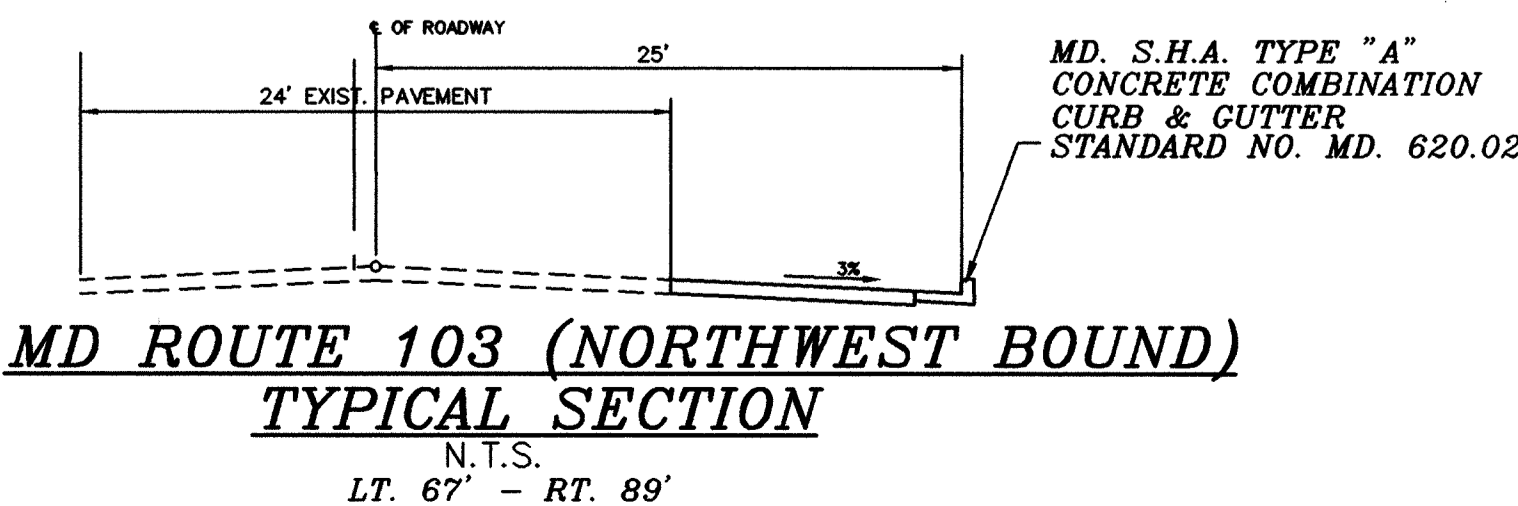
29. ● DENOTES BOLLARD.
   (TOTAL OF 8 TO BE INSTALLED AT CORNERS OF THE 30' OPEN SPACE INGRESS & EGRESS ACCESS EASEMENT)

30. THE PROPOSED SUBDIVISION DESIGN IS SUBJECT TO WAIVER WP-00-107 (APPROVED ON JUNE 14, 2000), A WAIVER TO THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENT FROM 40 FEET TO 0 FEET FOR OPEN SPACE LOTS 12 & 13.

31. THE PROPOSED DISTURBANCE TO INSTALL THE 8" SEWER LINE WITHIN THE ENVIRONMENTAL BUFFERS HAS BEEN DETERMINED A NECESSARY DISTURBANCE BY DPZ IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION REGULATIONS.

MODIFIED 7" COMBINATION CURB AND GUTTER
NOT TO SCALE

PAVING SECTIONS
P-2
N.T.S.

1 1/2" BIT. CONC. SURFACE
5" BIT CONC. BASE
ALTERNATE-A

1 1/2" BIT. CONC. SURFACE
2 1/2" BIT. CONC. BASE
6" GRADED AGGREGATE BASE (GAB)
ALTERNATE-B

MD. S.H.A. TYPE "A" CONCRETE COMBINATION CURB & GUTTER STANDARD NO. MD. 620.02
NOT TO SCALE

MD ROUTE 103 (NORTHWEST BOUND) TYPICAL SECTION
N.T.S.
LT. 67' - RT. 89'

DETAIL A
SCALE: 1" = 50'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR   DATE

OWNER/DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY MARYLAND 21043
PHONE No. (410) 740-2100

STATE OF MARYLAND

ZANTI PROPERTY, LOTS 4 – 11 & OPEN SPACE LOTS 12 & 13
A RESUBDIVISION OF ZANTI PROPERTY, LOTS 1 TO 3
TAX MAP 31, GRID 14, PARCEL 106
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
PRELIMINARY EQUIVALENT SKETCH PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers   Planners   Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0288 Fax
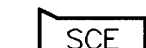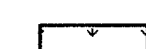
1 OF 4

SP-00-04

* THE PROPOSED STORMWATER POND AND STORMCEPTOR ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

LEGEND:

- SCE STABILIZED CONSTRUCTION ENTRANCE
- SF SILT FENCE
- SSF SUPER SILT FENCE
- A←1 EARTH DIKE
- WETLANDS
- FLOODPLAIN
- FOREST CONSERVATION EASEMENT
- LOD LIMIT OF DISTURBANCE
- AGIP AT GRADE INLET PROTECTION
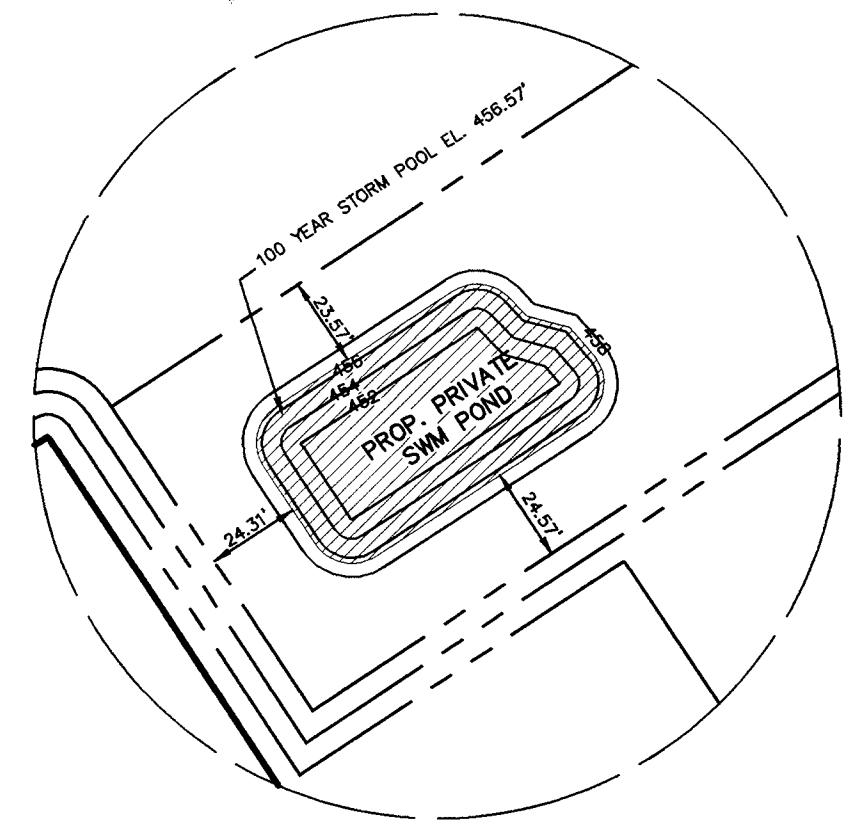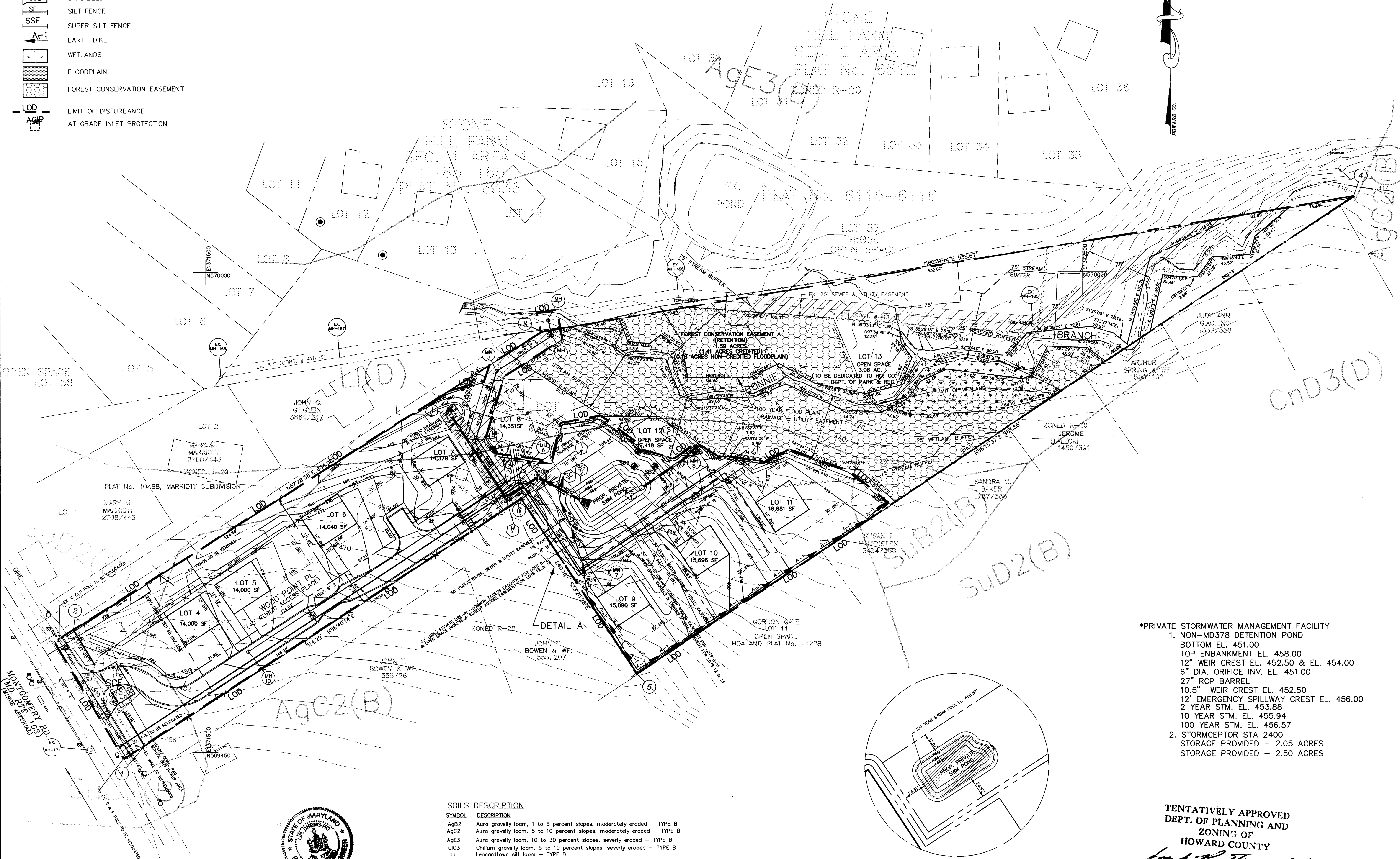
SOILS DESCRIPTION

SYMBOL	DESCRIPTION
AgB2	Aura gravelly loam, 1 to 5 percent slopes, moderately eroded – TYPE B
AgC2	Aura gravelly loam, 5 to 10 percent slopes, moderately eroded – TYPE B
AgE3	Aura gravelly loam, 10 to 30 percent slopes, severly eroded – TYPE B
ClC3	Chillum gravelly loam, 5 to 10 percent slopes, severely eroded – TYPE B
IuB	Iuka loam , local alluvium, 1 to 5 percent slopes – TYPE C
LI	Leonardtown silt loam – TYPE D
SuB2	SUNNYSIDE FINE SANDY LOAM, 1 TO 5% SLOPES, MODERATELY ERODED – TYPE B
SuD2	SUNNYSIDE FINE SANDY LOAM, 5 TO 15% SLOPES, MODERATELY ERODED – TYPE B

NOTE: THIS SOILS MAP IS PER SOIL SURVEY, HOWARD COUNTY, MARYLAND SHEET No. 20.

OWNER/DEVELOPER

LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY MARYLAND 21043
PHONE No. (410) 740-2100

*PRIVATE STORMWATER MANAGEMENT FACILITY
1. NON-MD378 DETENTION POND
   BOTTOM EL. 451.00
   TOP ENBANKMENT EL. 458.00
   12" WEIR CREST EL. 452.50 & EL. 454.00
   6" DIA. ORIFICE INV. EL. 451.00
   27" RCP BARREL
   10.5" WEIR CREST EL. 452.50
   12' EMERGENCY SPILLWAY CREST EL. 456.00
   2 YEAR STM. EL. 453.88
   10 YEAR STM. EL. 455.94
   100 YEAR STM. EL. 456.57
2. STORMCEPTOR STA 2400
   STORAGE PROVIDED – 2.05 ACRES
   STORAGE PROVIDED – 2.50 ACRES

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR   DATE

DETAIL A
SCALE: 1" = 50'

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

ZANTI PROPERTY, LOTS 4 – 11 & OPEN SPACE LOTS 12 & 13
A RESUBDIVISION OF ZANTI PROPERTY, LOTS 1 TO 3
TAX MAP 31, GRID 14, PARCEL 106
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
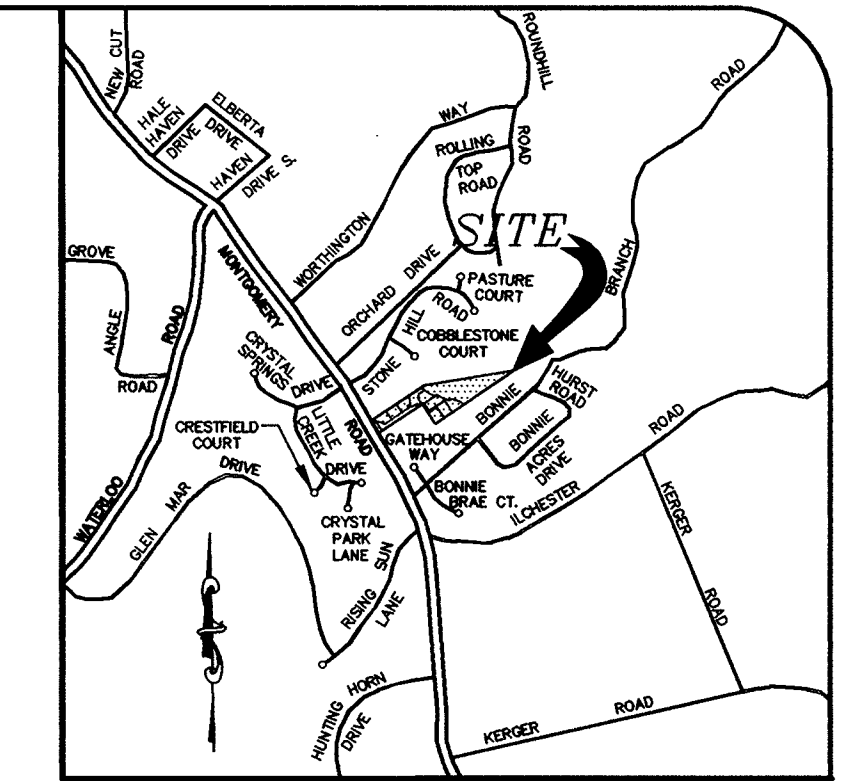PRELIMINARY GRADING, EROSION & SEDIMENT CONTROL PLAN

engineering   date 9/8/00
Project 99026
illustration   scale 1"=50'

NOTE: THIS DRAWING IS TO BE USED FOR PRELIMINARY LANDSCAPE PLAN PURPOSES ONLY.

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.

LEGEND:
- WETLANDS
- FLOODPLAIN
- FOREST CONSERVATION EASEMENT
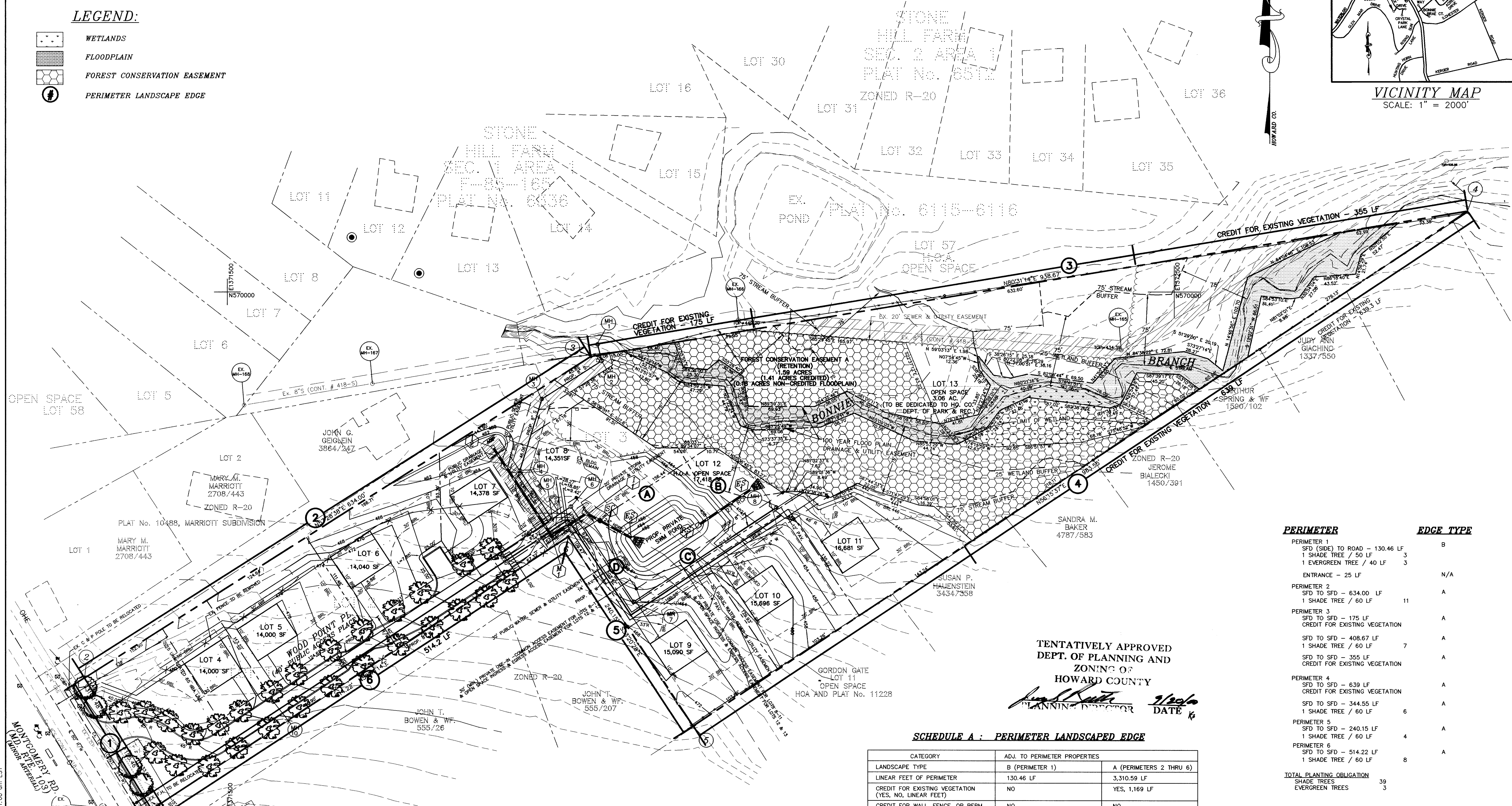- PERIMETER LANDSCAPE EDGE

VICINITY MAP
SCALE: 1" = 2000'

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR   DATE

STREET TREE CALCULATIONS

STREET NAME	LENGTH OF ROADSIDE	NUMBER OF TREES
PUBLIC ACCESS PLACE	1,060 LF	27
MONTGOMERY ROAD	130 LF	4
TOTAL		31 STREET TREES

STREET TREE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
27		ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
4		ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
TOTAL 31 SHADE TREES				

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJ. TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	B (PERIMETER 1)	A (PERIMETERS 2 THRU 6)
LINEAR FEET OF PERIMETER	130.46 LF	3,310.59 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 1,169 LF
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	3 SHADE TREES 3 EVERGREEN TREES 0 SHRUBS	36 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

SCHEDULE D : STORMWATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	325 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	YES, 60 LF
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	N/A
NUMBER OF TREES REQUIRED SHADE TREES EVERGREEN TREES	6 SHADE TREES 7 EVERGREEN TREES

PERIMETER — **EDGE TYPE**

PERIMETER 1
SFD (SIDE) TO ROAD - 130.46 LF — B
1 SHADE TREE / 50 LF   3
1 EVERGREEN TREE / 40 LF   3

ENTRANCE - 25 LF — N/A

PERIMETER 2
SFD TO SFD - 634.00 LF — A
1 SHADE TREE / 60 LF   11

PERIMETER 3
SFD TO SFD - 175 LF — A
CREDIT FOR EXISTING VEGETATION

SFD TO SFD - 408.67 LF — A
1 SHADE TREE / 60 LF   7

SFD TO SFD - 355 LF — A
CREDIT FOR EXISTING VEGETATION

PERIMETER 4
SFD TO SFD - 639 LF — A
CREDIT FOR EXISTING VEGETATION

SFD TO SFD - 344.55 LF — A
1 SHADE TREE / 60 LF   6

PERIMETER 5
SFD TO SFD - 240.15 LF — A
1 SHADE TREE / 60 LF   4

PERIMETER 6
SFD TO SFD - 514.22 LF — A
1 SHADE TREE / 60 LF   8

TOTAL PLANTING OBLIGATION
SHADE TREES   39
EVERGREEN TREES   3

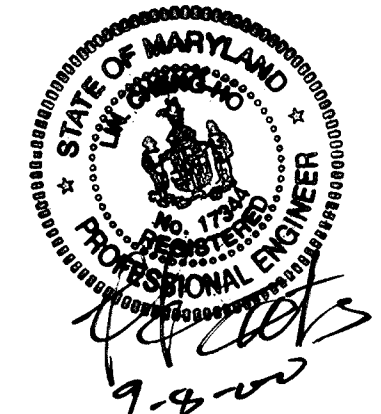**SWM PERIMETER** — **EDGE TYPE**

SWM PERIMETER A - 80 LF — B
1 SHADE TREE / 50 LF   2
1 EVERGREEN / 40 LF   2

SWM PERIMETER B - 60 LF — B
EXISTING TREES TO REMAIN

SWM PERIMETER C - 115 LF — B
1 SHADE TREE / 50 LF   2
1 EVERGREEN / 40 LF   3

SWM PERIMETER D - 70 LF — B
1 SHADE TREE / 50 LF   2
1 EVERGREEN / 40 LF   2

TOTAL PLANTING OBLIGATION
SHADE TREES   6
EVERGREEN TREES   7
SHRUBS

OWNER/DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY MARYLAND 21043
PHONE No. (410) 740-2100

STATE OF MARYLAND
PROFESSIONAL ENGINEER

ZANTI PROPERTY, LOTS 4 - 11 & OPEN SPACE LOTS 12 & 13
A RESUBDIVISION OF ZANTI PROPERTY, LOTS 1 TO 3
TAX MAP 31, GRID 14, PARCEL 106
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
PRELIMINARY LANDSCAPE PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers   Planners   Surveyors
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SP-00-04

FOREST CONSERVATION DATA

SITE DATA		ACRES
A. TOTAL TRACT AREA		6.69
B. AREA WITHIN 100 YEAR FLOODPLAIN		0.52
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION		0.00
D. NET TRACT AREA		6.17
LAND USE CATEGORY		HDR
E. AFFORESTATION THRESHOLD (15%)		0.93
F. CONSERVATION THRESHOLD (20%)		1.23
EXISTING FOREST COVER		
G. EXISTING FOREST COVER		2.10
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD		1.17
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD		0.87
BREAK EVEN POINT		
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION		1.41
K. CLEARING PERMITTED WITHOUT MITIGATION		0.69
PROPOSED FOREST CLEARING		
L. TOTAL AREA OF FOREST TO BE CLEARED		0.68
M. TOTAL AREA OF FOREST TO BE RETAINED		1.41
PLANTING REQUIREMENTS		
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.		0.17
P. REFORESTATION FOR CLEARING BELOW THRESHOLD		0.00
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD		0.18
R. TOTAL REFORESTATION REQUIRED		0.00
S. TOTAL AFFORESTATION REQUIRED		0.00
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED		0.00

NOTES:

1. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 1.41 ACRES REQUIRED WITH 1.41 ACRES OF CREDITED EASEMENT AND 0.18 ACRES OF NON-CREDITED (FLOODPLAIN) EASEMENT FOR A TOTAL FOREST CONSERVATION EASEMENT AREA OF 1.59 ACRES.

2. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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.

VICINITY MAP
SCALE: 1" = 2000'

SITE
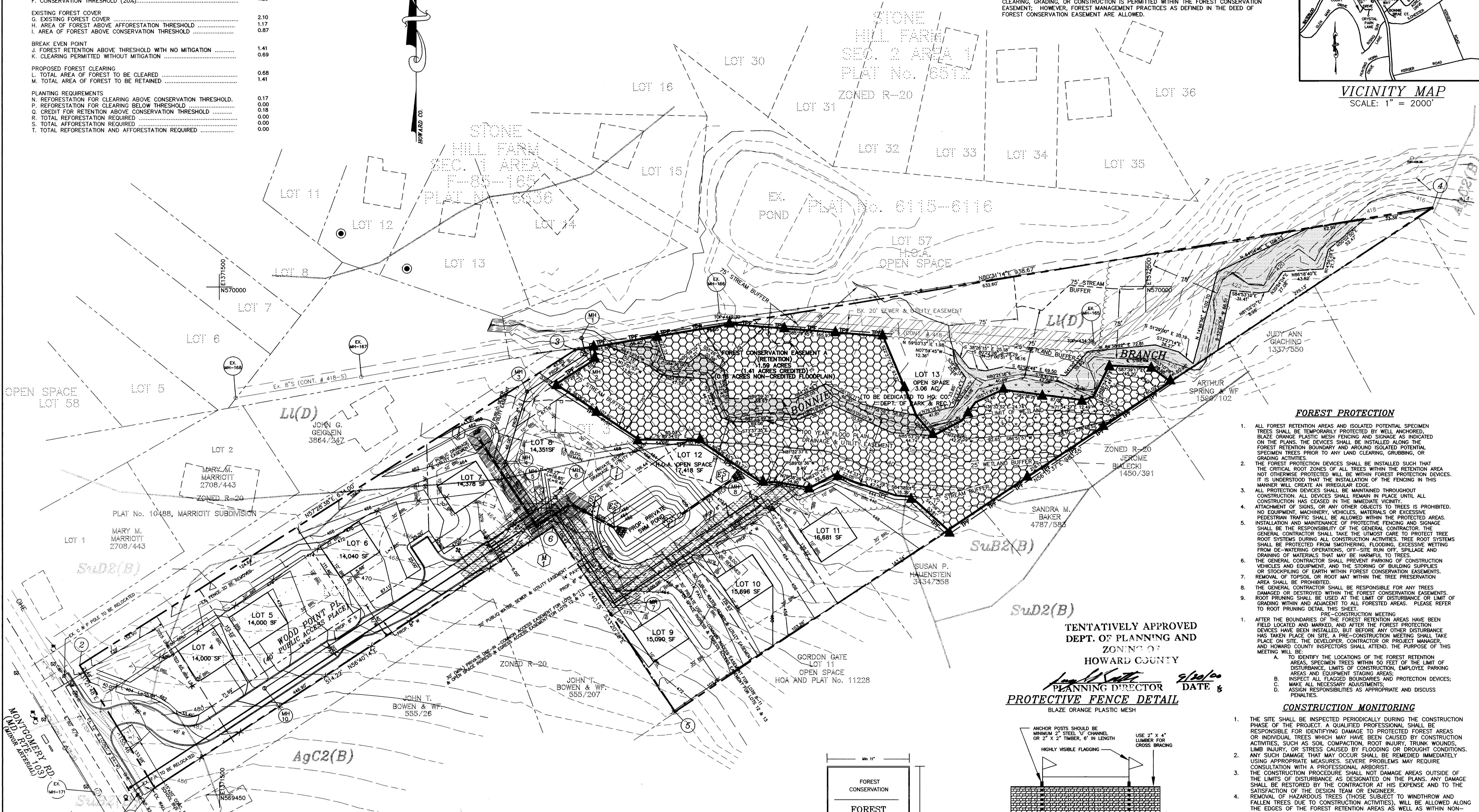
FOREST PROTECTION

1. ALL FOREST RETENTION AREAS AND ISOLATED POTENTIAL SPECIMEN TREES 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 AND AROUND ISOLATED POTENTIAL SPECIMEN TREES PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
2. 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. IT IS UNDERSTOOD THAT THE INSTALLATION OF THE FENCING IN THIS MANNER WILL CREATE AN IRREGULAR EDGE.
3. ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
4. ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THE PROTECTED AREAS.
5. 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.
6. 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.
7. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
9. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL FORESTED AREAS. PLEASE REFER TO ROOT PRUNING DETAIL THIS SHEET.

PRE-CONSTRUCTION MEETING
1. 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:
   A. 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;
   B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
   C. MAKE ALL NECESSARY ADJUSTMENTS;
   D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

1. 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.
2. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
3. 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.
4. REMOVAL OF HAZARDOUS TREES (THOSE SUBJECT TO WINDTHROW AND FALLEN TREES DUE TO CONSTRUCTION ACTIVITIES), WILL BE ALLOWED ALONG THE EDGES OF THE FOREST RETENTION AREAS AS WELL AS WITHIN NON-CREDITED TREE SAVE AREAS. ALL SUCH REMOVALS ALONG THE EDGE OF THE FOREST RETENTION AREAS SHOULD BE NOTED AS PART OF THE SITE DEVELOPMENT PLAN OR FINAL PLAN CONSTRUCTION DRAWINGS.

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.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR   DATE

PROTECTIVE FENCE DETAIL
BLAZE ORANGE PLASTIC MESH

ANCHOR POSTS SHOULD BE MINIMUM 2" STEEL 'U' CHANNEL OR 2" X 2" TIMBER, 6' IN LENGTH
HIGHLY VISIBLE FLAGGING
USE 2" X 4" LUMBER FOR CROSS BRACING
ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/3 OF THE TOTAL HEIGHT OF POST
USE 8" WIRE 'U' TO SECURE FENCE BOTTOM

SIGNAGE DETAIL
NOT TO SCALE

FOREST CONSERVATION
FOREST PRESERVATION AREA
TREES FOR YOUR FUTURE

NOTE: SIGNS ARE PERMANENT AND TO BE MOUNTED ON DURABLE POSTS OR POLES (4"X4" PRESSURE TREATED LUMBER OR 2 1/2" DIAMETER GALVANIZED OR ALUMINUM POST, OR EQUIVALENT).

LEGEND

	100 YEAR FLOOD PLAIN
	FOREST CONSERVATION EASEMENT (RETENTION)
	WETLANDS
—TPF—	FOREST PROTECTION FENCE
—LOD—	LIMIT OF DISTURBANCE
▲	FOREST CONSERVATION SIGNAGE

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
AgC2	AURA GRAVELLY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED - TYPE B
Ll	LEONARDTOWN SILT LOAM - TYPE D
SuB2	SUNNYSIDE FINE SANDY LOAM, 1 TO 5% SLOPES, MODERATELY ERODED - TYPE B
SuD2	SUNNYSIDE FINE SANDY LOAM, 5 TO 15% SLOPES, MODERATELY ERODED - TYPE B

NOTE: THIS SOILS MAP IS PER SOIL SURVEY, HOWARD COUNTY, MARYLAND SHEET No. 20.

OWNER/DEVELOPER
LAND DESIGN AND DEVELOPMENT, INC.
8000 MAIN STREET
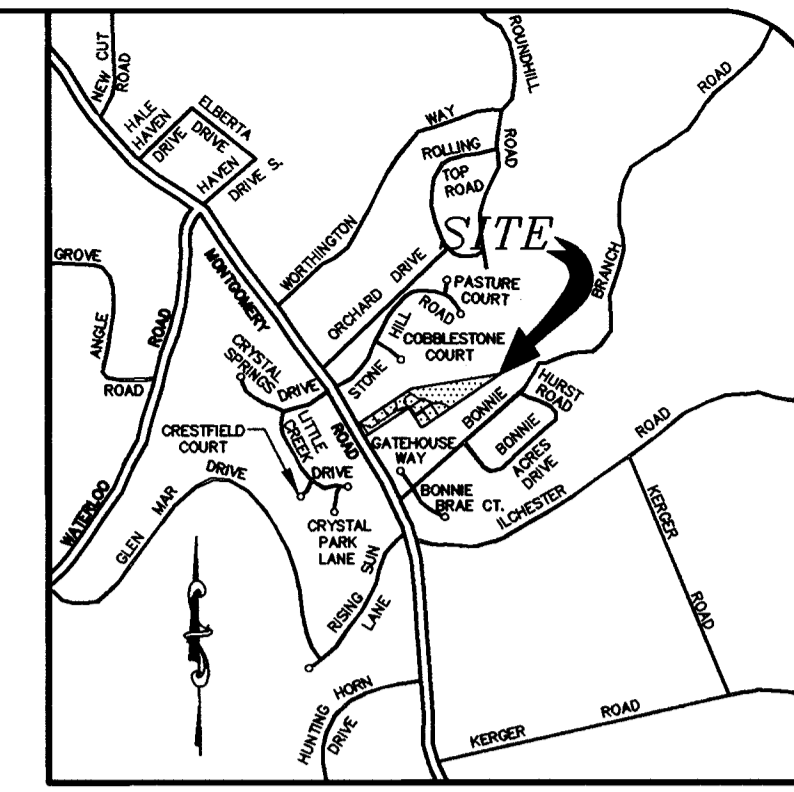ELLICOTT CITY MARYLAND 21043
PHONE No. (410) 740-2100

Drawing title block
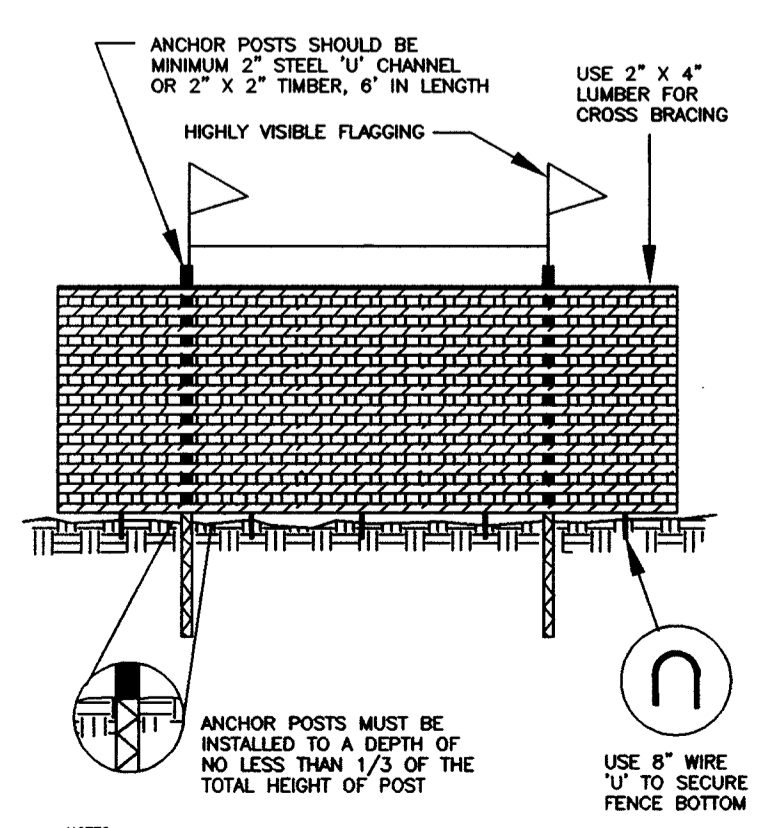
ZANTI PROPERTY, LOTS 4 - 11 & OPEN SPACE LOTS 12 & 13
A RESUBDIVISION OF ZANTI PROPERTY, LOTS 1 TO 3
TAX MAP 31, GRID 14, PARCEL 106
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
PRELIMINARY FOREST CONSERVATION PLAN

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

MD DNR QUALIFIED PROFESSIONAL
STEPHANIE DEMCHIK

project 99026
date 9/8/00
scale 1"=50'

4 OF 4

SP-00-04