

SHEET INDEX	
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3	PRELIMINARY GRADING AND SEDIMENT CONTROL PLAN
4	FOREST STAND DELINEATION, FOREST CONSERVATION, & LANDSCAPE PLAN
5	FOREST CONSERVATION DETAILS

# PRELIMINARY EQUIVALENT SKETCH PLAN

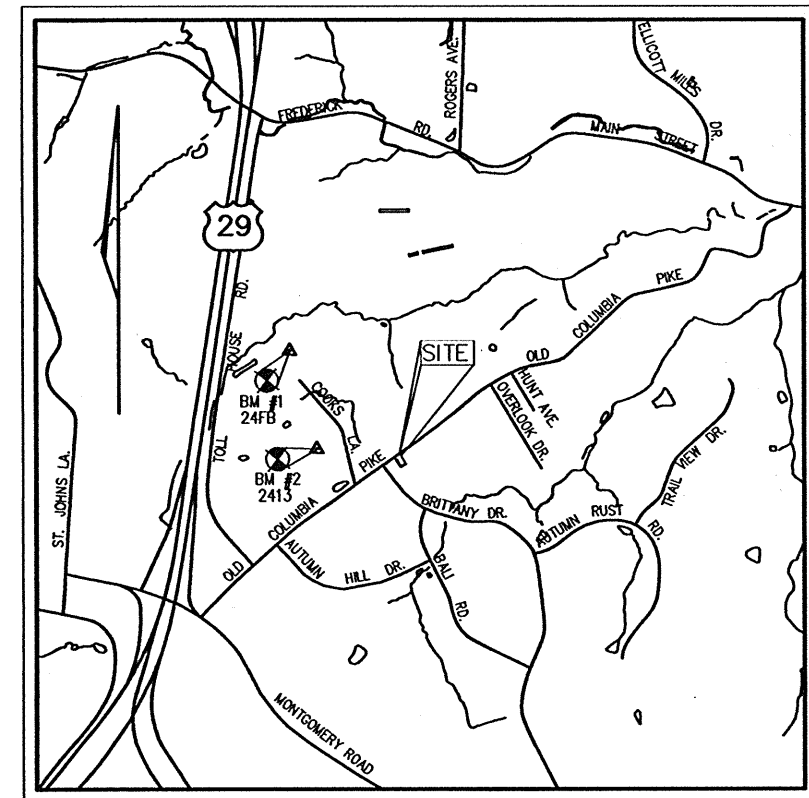
## TIBER BRANCH OVERLOOK

### LOTS 1-8 AND OPEN SPACE LOTS 9

### HOWARD COUNTY, MARYLAND

**BENCHMARK**  
 HOWARD COUNTY CONTROL STATION 24FB  
 NORTH 582,652.103'  
 EAST 1,364,255.930'  
 ELEVATION 423.282' (NAVD 1988)

HOWARD COUNTY CONTROL STATION 2413  
 NORTH 580,648.904'  
 EAST 1,364,974.471'  
 ELEVATION 404.481' (NAVD 1988)



VICINITY MAP  
 SCALE 1"=2000'

COORDINATE TABLE		
POINT	NORTHING	EASTING
10	580711.8128	1365957.5364
15	580474.7914	1366470.9940
22	580799.4312	1368588.9423
97	581034.3620	1366134.5773
98	580333.2798	1366235.9920

MINIMUM LOT SIZE CHART				
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	NET LOT SIZE
6	11,579 SF	1,475 SF	6,000 SF	10,104 SF
7	12,769 SF	1,482 SF	6,000 SF	11,287 SF

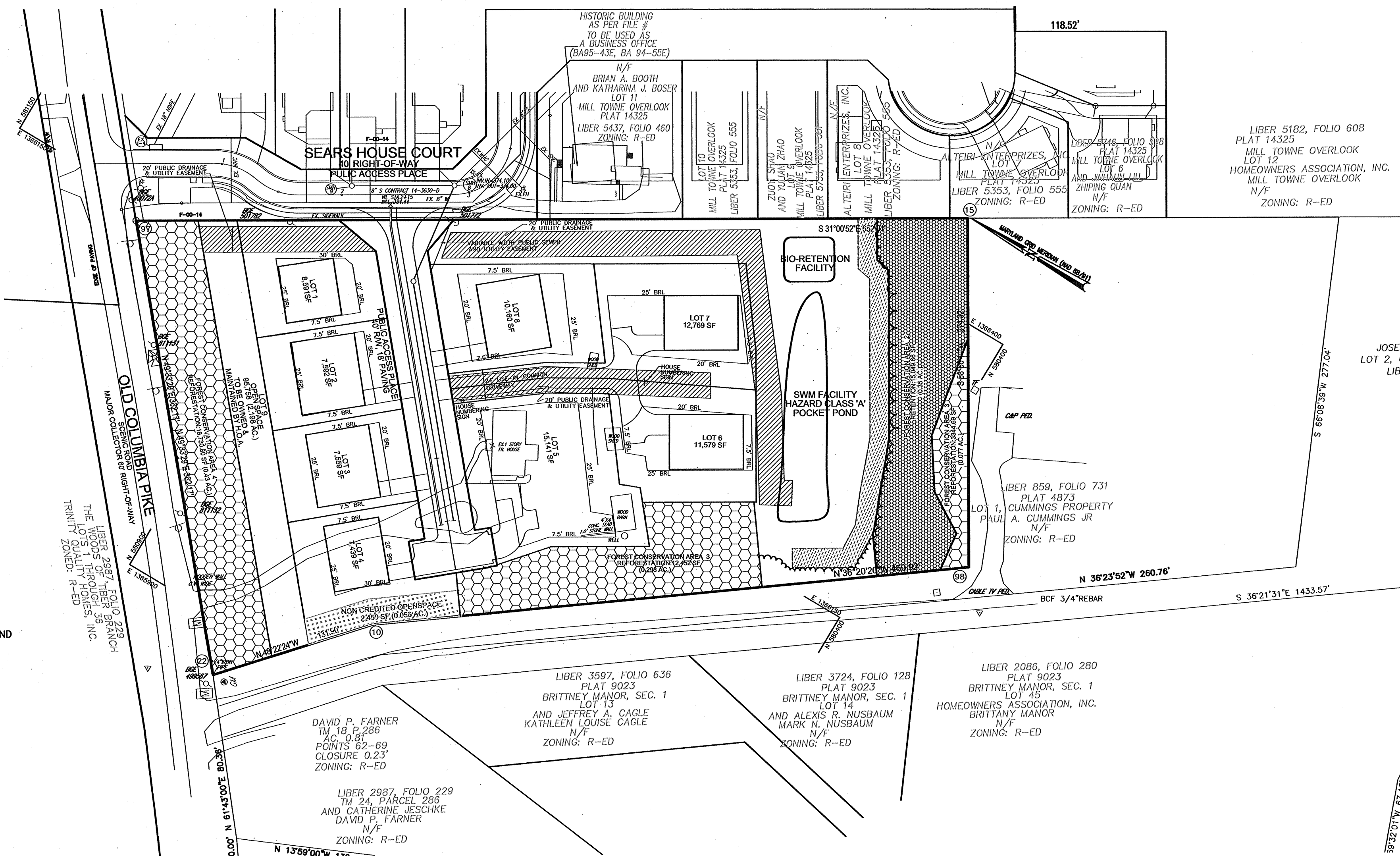
#### SITE DATA

LOCATION: TAX MAP 24, GRID 18, PARCEL 289  
 2ND ELECTION DISTRICT  
 EXISTING ZONING: R-ED  
 GROSS AREA OF PROJECT: 191,626 SF (4.39 AC.)  
 AREA OF 100-YEAR FLOODPLAIN: 0 AC.  
 AREA OF 25% OR GREATER STEEP SLOPES: 0 AC.  
 NET AREA OF PROJECT: 191,626 SF (4.39 AC.)  
 AREA OF PROPOSED BUILDABLE LOTS: 80,830 (1.855 AC.)  
 AREA OF OPEN SPACE REQUIRED: 50% OF GROSS AREA OF PARCEL (2.19 AC.)  
 AREA OF CREDITED OPEN SPACE PROVIDED: 95,759 (2.198 AC.)  
 AREA OF NON-CREDITED OPEN SPACE PROVIDED: 2,450 SF (0.056 AC.)

AREA ON RECREATIONAL OPEN SPACE: N/A  
 AREA OF PROPOSED RIGHT-OF-WAY: 12,587 SF (0.28 AC.)  
 NUMBER OF BUILDABLE LOTS ALLOWED: 8 LOTS (2 PER NET ACRE)  
 NUMBER OF BUILDABLE LOTS PROPOSED: 8 LOTS  
 NUMBER OF OPEN SPACE LOTS: 1 LOT  
 TOTAL APPROXIMATE LIMIT OF DISTURBANCE: 162,767 SF (3.74 AC.)

#### GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- DEED REFERENCE: 257/95
- THE PROJECT BOUNDARY IS BASED ON A SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2002.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY BY FREDERICK WARD ASSOCIATES, DATED DECEMBER 2002.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORM WATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY A DRY EXTENDED DETENTION POND FACILITY TO PROVIDE C<sub>v</sub> AND 10-YEAR MANAGEMENT AND THE FACILITY IS HAZARD CLASS 'A'. THE FACILITY IS LOCATED ON OPEN SPACE LOT 10 AND MAINTAINED BY THE H.O.A. W<sub>v</sub> IS PROVIDED BY GRASS CHANNEL AND BIO RETENTION FACILITY. REV IS PROVIDED BY GRASS CHANNEL CREDIT.
- NO STEEP SLOPES ARE LOCATED ON SITE.
- FOREST STAND DELINEATION PLAN PREPARED BY FREDERICK WARD ASSOCIATES, DATED FEBRUARY, 2003. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 0.35 AC., ON-SITE REFORESTATION IN THE AMOUNT OF 0.80 AC.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED APRIL 1, 2003.
- PLANNING AND ZONING FILE NUMBERS: SP-04-02
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS REQUIRED FOR THIS SITE IN ACCORDANCE WITH SECTION 16.135 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN STREET LIGHTS AND TREES.
- OPEN SPACE LOTS 9 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- EXISTING HOUSE ON LOT 5 IS TO REMAIN AND SHALL BE CONNECTED TO PUBLIC SEWER AND PUBLIC WATER. NO ADDITIONS OR EXPANSIONS ARE ALLOWED UNLESS IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS
- LOTS 7 AND 8 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO FOREST CONSERVATION RETENTION AREAS.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED BY COUNCIL BILL 45-2003.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- PARKING IS PROHIBITED ON THE 60' X 25' TEE TURNAROUND.



LOCATION MAP  
 SCALE: 1"=60'

APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*Mark H. Angle 11/6/04*  
 PLANNING DIRECTOR

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: October 5, 2004  
 PB-367

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
 COVER SHEET  
 TIBER BRANCH OVERLOOK  
 LOTS 1-8 AND OPENSACE LOTS 9

TAX MAP #24 GRID 18 PARCEL 289  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

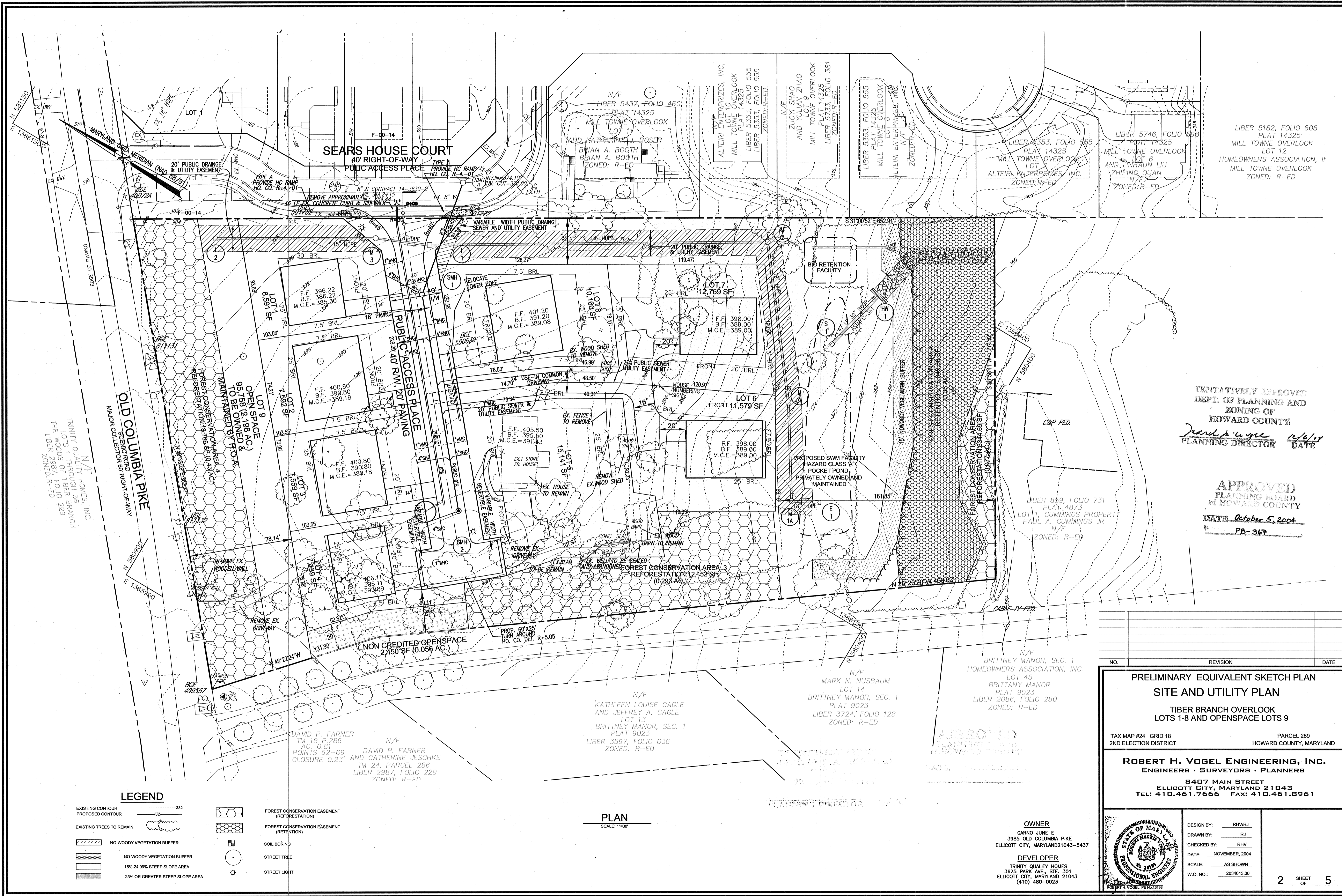
**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 TEL: 410.461.7666 FAX: 410.461.8961

**OWNER**  
 GARNO JUNE E  
 3985 OLD COLUMBIA PIKE  
 ELLICOTT CITY, MARYLAND 21043-5437

**DEVELOPER**  
 TRINITY QUALITY HOMES  
 3875 PARK AVE., STE. 301  
 ELLICOTT CITY, MARYLAND 21043  
 (410) 480-0023

DESIGN BY: RHR/RJ  
 DRAWN BY: RJ  
 CHECKED BY: RRV  
 DATE: NOVEMBER, 2004  
 SCALE: AS SHOWN  
 W.O. NO.: 2034013.00

1 SHEET OF 5



LIBER 5182, FOLIO 608  
 PLAT 14325  
 MILL TOWNE OVERLOOK  
 LOT 12  
 HOMEOWNERS ASSOCIATION, II  
 MILL TOWNE OVERLOOK  
 ZONED: R-ED

TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND  
 ZONING OF  
 HOWARD COUNTY  
*Janet A. Vogel*  
 PLANNING DIRECTOR *10/5/04*  
 DATE

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE *October 5, 2004*  
 PB-367

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
 SITE AND UTILITY PLAN  
 TIBER BRANCH OVERLOOK  
 LOTS 1-8 AND OPENSACE LOTS 9

TAX MAP #24 GRID 18 PARCEL 289  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS

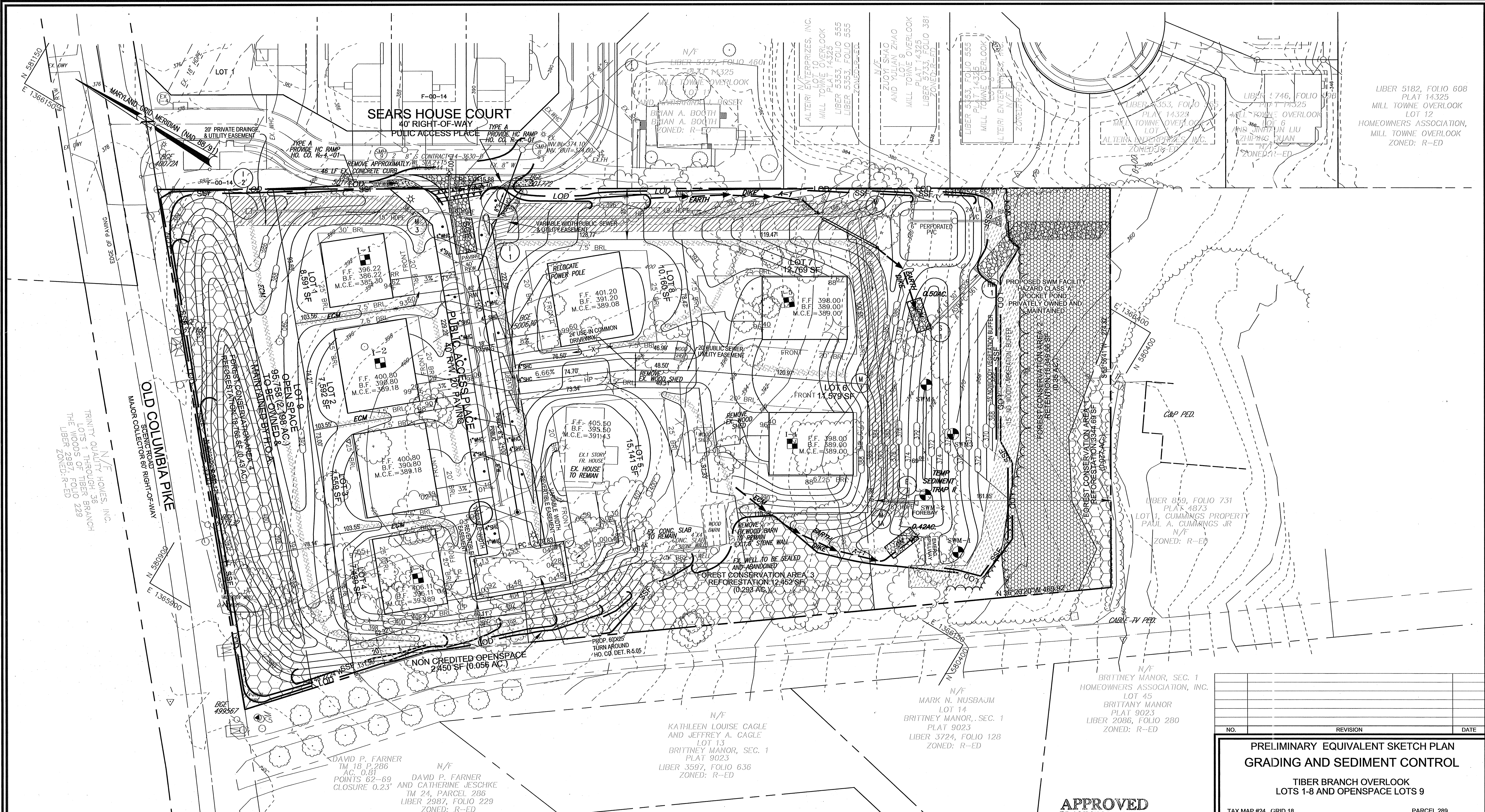
8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 TEL: 410.461.7666 FAX: 410.461.8961

	DESIGN BY: RHV/RJ	<p>2 SHEET OF 5</p>
	DRAWN BY: RJ	
	CHECKED BY: RHV	
	DATE: NOVEMBER, 2004	
<p><b>DEVELOPER</b>          TRINITY QUALITY HOMES          3675 PARK AVE., STE 301          ELLICOTT CITY, MARYLAND 21043          (410) 480-0023</p>		<p>OWNER          GARNO JUNE E          3985 OLD COLUMBIA PIKE          ELLICOTT CITY, MARYLAND 21043-5437</p>

PLAN  
 SCALE: 1"=30'

**LEGEND**

EXISTING CONTOUR	PROPOSED CONTOUR	FOREST CONSERVATION EASEMENT (REFORESTATION)
EXISTING TREES TO REMAIN	NO-WOODY VEGETATION BUFFER	FOREST CONSERVATION EASEMENT (RETENTION)
NO-WOODY VEGETATION BUFFER	NO-WOODY VEGETATION BUFFER	SOIL BORING
15%-24.99% STEEP SLOPE AREA	25% OR GREATER STEEP SLOPE AREA	STREET TREE
		STREET LIGHT



**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- NO WOODY VEGETATION BUFFER
- NO WOODY VEGETATION BUFFER
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- FOREST CONSERVATION EASEMENT (RETENTION)
- EARTH DIKE
- SOIL BORING
- SSF SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- SCB STABILIZED CONSTRUCTION ENTRANCE
- RRP RIP-RAP INFLOW PROTECTION
- ERM EROSION CONTROL MATTING
- MB MOUNTABLE BERM

**PLAN**  
SCALE: 1"=30'

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*Mark N. Nusbaum* 1/26/04  
PLANNING DIRECTOR DATE

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE October 5, 2004  
PB-367

**OWNER**  
GARNO JUNE E  
3985 OLD COLUMBIA PIKE  
ELLCOTT CITY, MARYLAND 21043-5437

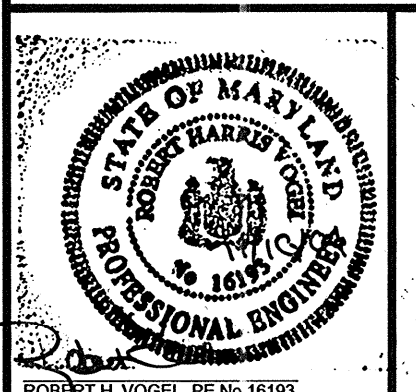
**DEVELOPER**  
TRINITY QUALITY HOMES  
3675 PARK AVE., STE. 301  
ELLCOTT CITY, MARYLAND 21043  
(410) 480-0023

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**GRADING AND SEDIMENT CONTROL**  
TIBER BRANCH OVERLOOK  
LOTS 1-8 AND OPENSACE LOTS 9

TAX MAP #24 GRID 18 PARCEL 289  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
TEL: 410.461.7666 FAX: 410.461.8961



DESIGN BY: RHW/RJL  
DRAWN BY: RJL  
CHECKED BY: RHW  
DATE: NOVEMBER, 2004  
SCALE: AS SHOWN  
W.O. NO.: 2034013.00

3 SHEET OF 5



**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREES TO REMAIN
- NO-WOODY VEGETATION BUFFER
- 15%-24.99% STEEP SLOPE AREA
- 25% OR GREATER STEEP SLOPE AREA
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- FOREST CONSERVATION EASEMENT (RETENTION)
- SOIL BORING
- TREE PROTECTION FENCE
- TYPE OF COMMUNITY DIVIDE LINE FOR FOREST STAND ANALYSIS
- GIB2 SOIL TYPE
- SPECIMEN TREE

**SCHEDULE A: PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	1	2	3	4
PERIMETER/FRONTAGE DESIGNATION	B	A	A	A
LANDSCAPE TYPE	1	2	3	4
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	362'	276'	337'	274'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	YES* 75'	YES* 74'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS PROVIDED (F REMAINING)	362'	276'	282'	161'
SHADE TREES	1:50 8	1:50 6	1:60 4	1:60 0
EVERGREEN TREES	1:40 9	1:40 7	-	1:60 9
SHRUBS	-	-	-	-
NUMBER OF PLANTS PROVIDED	3	6	4	0
SHADE TREES	9*	7	-	9
EVERGREEN TREES	10*	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-	-	-

**SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING**

LANDSCAPE TYPE	TYPE B
LINEAR FEET OF PERIMETER	447 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	218
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO
NUMBER OF TREES REQUIRED	4 SHADE TREES 4 EVERGREEN TREES
SHADE TREES (1:50)	4 SHADE TREES
EVERGREEN TREES (1:40)	4 EVERGREEN TREES
NUMBER OF TREES PROVIDED	4 SHADE TREES 4 EVERGREEN TREES 0 TREES
SHADE TREES (1:50)	4 SHADE TREES
EVERGREEN TREES (1:40)	4 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 (SUBSTITUTION TREES)

NOTE:  
 1. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

**STREET TREE CALCULATIONS**

STREET NAME	LINEAR FEET	REQUIRED TREES	PROVIDED TREES
PUBLIC ACCESS PLACE	278'	14	14

**STREET TREE PLANT LIST**

SYMBOL	QTY	BOTANICAL NAME	SIZE	REMARKS
○	14	SHADE TREES ACER RUBRUM RED MAPLE	2.5-3" CAL.	B & B

NOTE:  
 1. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS A PART OF THE DPV DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$ 12,300 THE SURETY AMOUNT IS SUBJECT TO THE FINAL PLAN APPROVAL.  
 2. BOND FOR THE 1.11 ACRES WILL BE PAID IN THE AMOUNT OF \$19,602.20 \$3,049.20 (RETENTION - 15,246 SF X 0.20) \$17,424 (REFORESTATION - 34,848 SF X 0.50)

**FOREST STAND ANALYSIS TABLE**

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOILS INFORMATION			D. EXISTING VEGETATION	E. STAND CHARACTERISTICS			F. FOREST AREA IN SEN. ENV.	G. HABITAT
			1. SOILS TYPES	2. TYPICAL FOREST COVER FOR SOILS TYPE	3. WOODLAND SUITABILITY INDEX		1. SIZE (DIA)	2. AGE (YRS)	3. GENERAL CONDITION		
L-2	LAWN	0.90 Ac			2		22"	25	GOOD	0.00 Ac	FAIR
H-3	HEDGE ROW	0.03 Ac	BrC3 LgC3		2		18"	25	GOOD	0.00 Ac	FAIR
F-1	WOODS	0.75 Ac			2		18"	25	GOOD TO FAIR	0.00 Ac	G
H-2	HEDGE ROW	0.53 Ac	LgC3	MIXED UPLAND HARDWOODS MAINLY OAKS	40	WHITE AND PIN OAK, RED MAPLE, TULIP POPLAR, HICKORY MULTIFLORA ROSE, VIRGINIA CREEPER, FLOWERING DOGWOOD	18"	25	GOOD	0.00 Ac	G FAIR
L-1	LAWN WITH BARN SHEDS AND DRIVEWAY	2.07 Ac	BrF LeB2 LgC3		12		18"	25	GOOD	0.00 Ac	FAIR G FAIR
H-1	HEDGE ROW	0.12 Ac	LgC3		40		18"	25	GOOD	0.00 Ac	G

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
BrC3	Bandywine loam, 8 to 15 percent slopes, severely eroded	C
BrF	Bandywine loam, 25 to 60 percent slopes, severely eroded	C
LeB2	Legore Silt Loam, 3 to 8 percent slopes, moderately eroded	B
LgC3	Legore Silty Clay Loam, 8 to 15 percent slopes, moderately eroded	B
LgC3	Legore Silty Clay Loam, 8 to 15 percent slopes, moderately eroded	B

**FOREST STAND TOTALS**

STAND L-1	2.07 ACRES
STAND L-2	0.90 ACRES
STAND H-1	0.12 ACRES
STAND H-2	0.53 ACRES
STAND H-3	0.03 ACRES
STAND F-1	0.75 ACRES
TOTAL	4.40 ACRES

**SUPPLEMENTAL INFORMATION**  
 GROSS SITE AREA 4.40 ACRES  
 ZONED: RED  
 PROPOSED USE RESIDENTIAL DEVELOPMENT

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 TENTATIVELY APPROVED  
 DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
 DATE: October 5, 2004  
 PB-367

**PLAN**  
 SCALE: 1"=30'

**Zany A. [Signature]**  
 LARRY J. [Signature]  
 DNR QUALIFIED PROFESSIONAL

**OWNER**  
 GARNO JUNE E  
 3985 OLD COLUMBIA PIKE  
 ELLICOTT CITY, MARYLAND 21043-5437

**DEVELOPER**  
 TRINITY QUALITY HOMES  
 3673 PARK AVE., STE. 301  
 ELLICOTT CITY, MARYLAND 21043  
 (410) 480-0023

NO.	REVISION	DATE

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
 FOREST STAND DELINEATION, FOREST CONSERVATION & LANDSCAPING PLAN  
 TIBER BRANCH OVERLOOK  
 LOTS 1-8 AND OPENSACE LOTS 9

TAX MAP #24 GRID 18 PARCEL 289  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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DESIGN BY: RHR/RJ  
 DRAWN BY: RJ  
 CHECKED BY: RHW  
 DATE: NOVEMBER, 2004  
 SCALE: AS SHOWN  
 W.O. NO.: 2034013.00

4 SHEET OF 5

ZONED R-ED

NET TRACT AREA:  
A. TOTAL TRACT AREA 4.3991 AC. (191617.95 SF)  
B. AREA WITHIN 100 YEAR FLOODPLAIN 0.00 AC  
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION 0.00 AC  
D. NET TRACT AREA 4.3991 AC (191617.95 SF)

LAND USE CATEGORY  
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-ED

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

E. AFFOREST THRESHOLD 15% X 4.3991 = 0.66 AC  
F. CONSERVATION THRESHOLD 20% X 4.3991 = 0.879 AC

EXISTING FOREST COVER:  
G. EXISTING FOREST COVER = 32670 SF (0.75 AC)  
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD = 0.09 AC  
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD = 0.00 AC

BREAK EVEN POINT:  
(2 X I) + F = BREAK EVEN POINT (0 AC)  
J. FOREST RETENTION WITH NO MITIGATION = 0.75 AC  
K. CLEARING PERMITTED WITHOUT MITIGATION = 0.00 AC

PROPOSED FOREST CLEARING:  
L. TOTAL AREA OF FOREST TO BE CLEARED = 0.40 AC  
M. TOTAL AREA OF FOREST TO BE RETAINED = 0.35 AC

PLANTING REQUIREMENTS:  
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD (L X 25) = 0.00 AC  
O. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = 0.80 AC  
P. CREDIT FOR RETENTION ABOVE AFFORESTATION THRESHOLD (M-F) = 0.00 AC  
R. TOTAL REFORESTATION REQUIRED (N+P-Q) = 0.80 AC  
S. TOTAL AFFORESTATION REQUIRED = 0.00 AC  
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED = 0.80 AC

THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. TOTAL FOREST CONSERVATION OBLIGATION IS 0.80 AC AREA OF RETENTION EASEMENT WILL BE 0.35 AC. AND 0.80 ACRES WILL BE PLANTED IN REFORESTATION EASEMENTS.

- NOTES
1. THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN APRIL, 2002.
  2. THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN APRIL, 2002. FIELD LOCATION OF SPECIMEN TREES AND HOWARD COUNTY PHOTOGRAMMETRIC.

DEFINITELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
*David A. Wolfe* 11/6/04  
PLANNING DIRECTOR DATE

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: October 5, 2004  
PB-367

NO.	REVISION	DATE

PRELIMINARY EQUIVALENT SKETCH PLAN  
FOREST CONSERVATION DETAILS  
TIBER BRANCH OVERLOOK  
LOTS 1-8 AND OPENSACE LOTS 9  
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	DESIGN BY: RJ	5 SHEET OF 5
	DRAWN BY: RJ	
	CHECKED BY: RHW	
	DATE: NOVEMBER, 2004	
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OWNER  
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DEVELOPER  
TRINITY QUALITY HOMES  
3675 PARK AVE., STE. 301  
ELLCOTT CITY, MARYLAND 21043  
(410) 480-0023

*James A. Thompson* 11/10/04  
DNR Qualified Forest Professional

FOREST RETENTION AREAS AND NOTES

1. FORESTED STREAM BUFFERS ARE RETAINED IN OPEN SPACE LOTS.
2. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THIS SITE.
3. THE WOODED STEEP SLOPES ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
4. FORESTED AREAS ADJACENT TO FLOODPLAINS AND STREAM BUFFERS ARE SUBSTANTIALLY RETAINED IN OPEN SPACE LOTS.
5. THERE ARE NO ISOLATED FOREST STANDS ON THIS SITE.
6. CHANGES IN GRADING AND RUNOFF WITHIN CONSTRUCTION/INSTALLATION AREAS WILL NOT ADVERSELY AFFECT THE SOILS WITHIN THE FOREST RETENTION AREA. SEDIMENT CONTROL MEASURES WILL REDIRECT CONCENTRATED FLOW RUNOFF TO STORMWATER MANAGEMENT FACILITIES, RETAIN SEDIMENT WITHIN THE CONSTRUCTION SITE, AND/OR REDIRECT CLEAN WATER AWAY FROM CONSTRUCTION AREAS.
7. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE, DPZ, AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 5.11 AC, REFORESTATION OF 0.33 AC., AND FEI-IN-LIEU FOR THE REMAINING 0.89 AC.
8. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE. 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.

FOREST PROTECTION NOTES

PRE-CONSTRUCTION ACTIVITIES

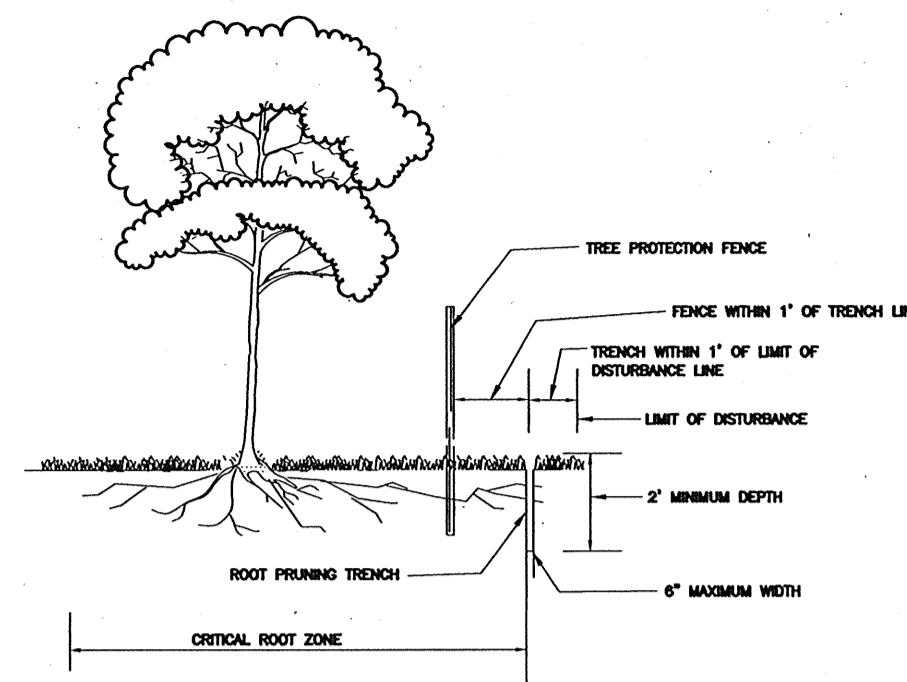
1. FOR RETENTION AREAS, INSTALL BLAZE ORANGE FENCE AND RETENTION SIGNS BEFORE CONSTRUCTION BEGINS.
2. FENCING SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED OR RESTORED AS THE SITUATION WARRANTS.
3. A QUALIFIED TREE CARE EXPERT SHALL DETERMINE IF ROOT PRUNING IS REQUIRED ALONG THE LIMIT OF DISTURBANCE. ROOT PRUNE TREES AS REQUIRED. WATER ANY ROOT-PRUNED TREES IMMEDIATELY AFTER ROOT-PRUNING AND MONITOR FOR SIGNS OF STRESS DURING CONSTRUCTION.

CONSTRUCTION PHASE

1. NO DISTURBANCE OR DUMPING IS ALLOWED INSIDE THE TREE RETENTION AREA.
2. NO EQUIPMENT SHALL BE OPERATED INSIDE THE TREE RETENTION AREA INCLUDING TREE CANOPIES.
3. IN THE EVENT OF DROUGHT, THE PROTECTED TREES SHALL BE MONITORED FOR SIGNS OF STRESS AND WATERED AS NEEDED.

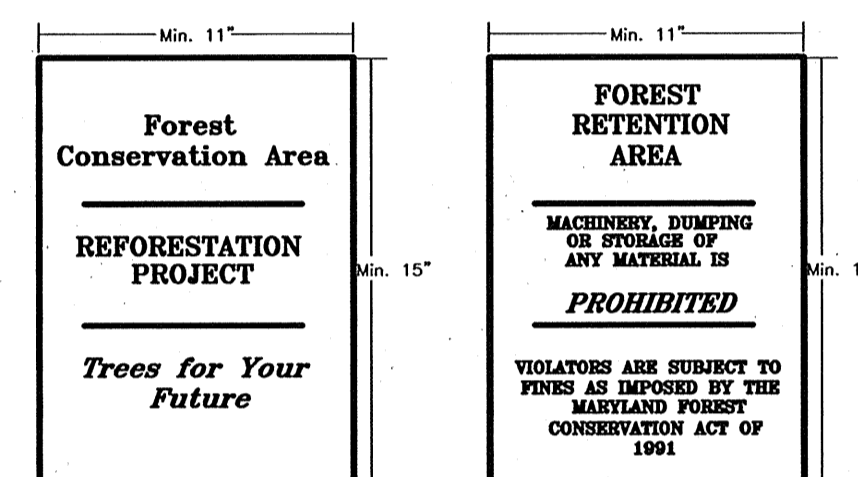
POST-CONSTRUCTION ACTIVITIES

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. DO NOT REMOVE SIGNS.



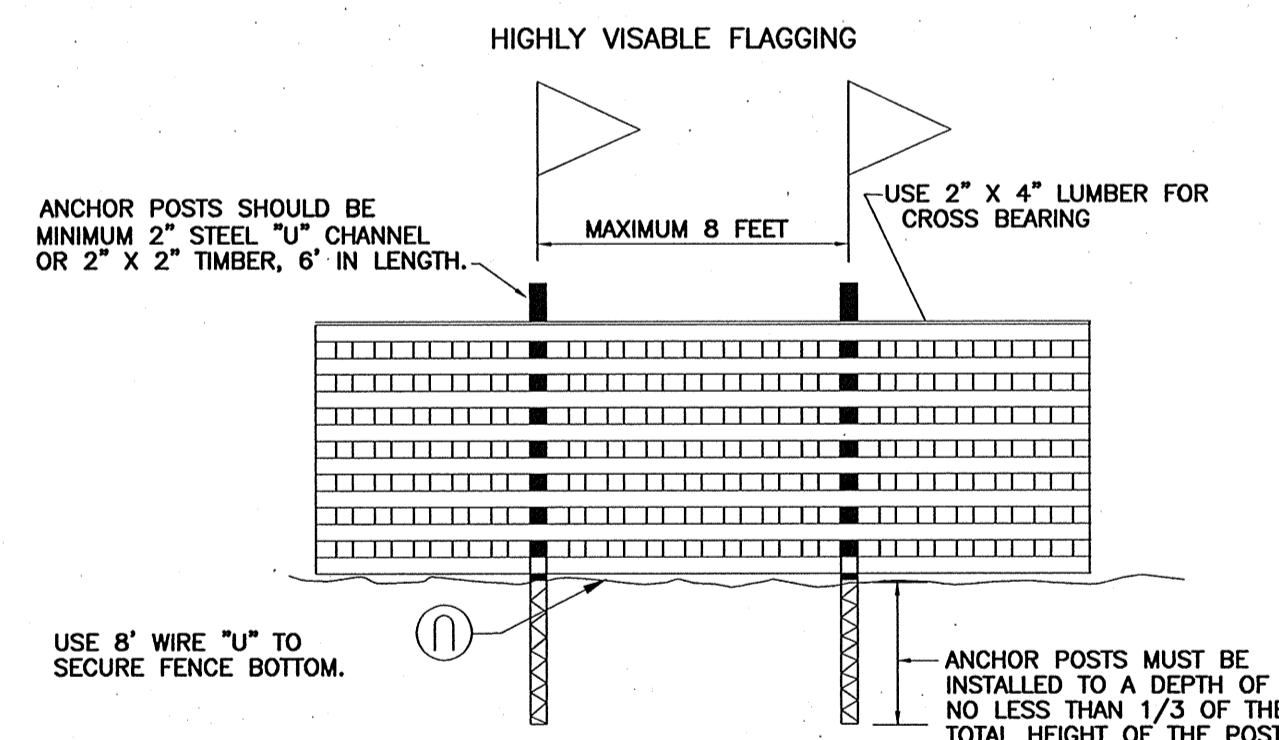
- NOTES:
1. RETENTION AREAS TO BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
  2. BOUNDARIES OF RETENTION AREAS TO BE STAKED, FLAGGED AND/OR FENCED PRIOR TRENCHING.
  3. EXACT LOCATION OF TRENCH SHOULD BE IDENTIFIED.
  4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH SOIL REMOVED OR ORGANIC SOIL.
  5. ROOTS SHOULD BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.

ROOT PRUNING



REFORESTATION AND AFFORESTATION AREA PROTECTION SIGNAGE

- NOTE:
1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
  2. SIGNS TO BE PLACED APPROXIMATELY 100' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
  3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.



- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
  2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
  4. ROOT DAMAGE SHOULD BE AVOIDED.
  5. PROTECTION SIGNAGE SHOULD BE USED.
  6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

BLAZE ORANGE PLASTIC MESH  
TYPICAL TREE PROTECTION FENCE DETAIL