

LOCATION MAP
SCALE: 1"=1000'

FCE #2
9.52 ACRES TO BE RETAINED

LEGEND

--- L00 L00 ---	LIMIT OF DISTURBANCE
--- FLO0 ---	FUTURE LIMIT OF DISTURBANCE
---	SOILS LINE
[]	SOILS LABEL
--- WB --- WB ---	WETLAND BUFFER
---	WETLANDS
---	STREAM CENTERLINE
---	FOREST BUFFER
---	EX. TREELINE
[]	WETLAND AREA
---	EX. CONTOURS
---	PROP. STORM DRAIN
---	PROP. ROOF DRAIN
---	PROP. WATER LINE
---	PROP. SANITARY SEWER
---	MICROWAVE PATH
---	FIRE HYDRANT
[]	FUTURE ROAD
[]	FUTURE USE AREAS

FOREST RETENTION BY ZONING TYPE LEGEND

[Green Box]	ML
[Grey Box]	BR
[Yellow Box]	DR

SPECIMEN TREE LEGEND

[Red Circle]	Specimen tree to be removed for Phase 1
[Yellow Circle]	Specimen tree to be removed for Phase 1 - Open Space
[Pink Circle]	Specimen tree to be removed for future Phase
[Green Circle]	Specimen tree to be Retained

FOREST CONSERVATION WORKSHEET

Project: Southern Crossroads		July 21, 2021	
I. BASIC SITE DATA			
1. Gross Site Acreage	45.9	26.1	
2. Area within 100 Year Floodplain	0.0	0.0	
3. Area in Overhead Transmission Line Easement	0.0	0.0	
4. Net Tract Area	45.9	26.1	
5. Land Use Category	DR	ML/BR	
II. INFORMATION FOR CALCULATIONS			
A. Net Tract Area	45.9	26.1	
B. Forest Conservation Threshold (percentage)	20/15	9.2	3.9
C. Afforestation Threshold (percentage)	15/15	6.9	3.9
D. Existing Forest on NTA	32.8	23.9	
E. Existing Forest above Forest Conservation Threshold	23.6	20.0	
F. Break-Even Point	13.9	7.9	
G. Forest to be Cleared or Retained Outside FCE	12.6	14.4	
H. Forest to be Retained in FCE	20.2	9.5	
III. REFORESTATION CALCULATIONS			
A. Net Tract Area	45.9	26.1	
B. Forest Conservation Threshold	9.2	3.9	
D. Existing Forest on Net Tract Area	32.8	23.9	
E. Existing Forest Above Forest Conservation Threshold	23.6	20.0	
G. Forest Areas to be Cleared	12.6	14.4	
H. Forest to be Retained	20.2	9.5	
I. Forest Areas to be Cleared Above Conservation Threshold	12.6	14.4	
J. Forest Areas Cleared Below Conservation Threshold	0.0	0.0	
K. Forest Areas Retained Above Conservation Threshold	11.0	5.6	
Clearing Above the Conservation Threshold			
Reforestation For Clearing Above Threshold 1 x 0.25	3.2	3.6	
Credit for Forest Retained Above Threshold	11.0	5.6	
Reforestation Required	0.0	0.0	

Preliminary Forest Conservation Plan Notes

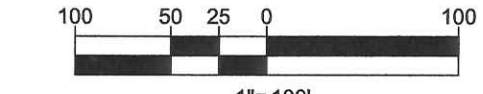
- The wetland delineation and steep slopes analysis were approved by Baltimore County DEPS July 31, 2020. The Forest Stand Delineation was approved by Baltimore County DEPS August 25, 2020.
- Any Forest Conservation Easement (FCE) and Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict the disturbance and use of these areas.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement and Forest Buffer Easement, except as permitted by Baltimore County DEPS.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements or as Forest Buffer Easements.
- Permanent signage shall be placed 100' apart along the boundaries of all areas included in Forest Conservation Easements. Sign locations will be shown on Final Forest Conservation Plan.
- Temporary protective fencing shall be installed along perimeter of all forest retention areas occurring within 50 feet of a proposed Limit of Disturbance boundary. Temporary fencing locations will be shown on Final Forest Conservation Plan.
- The proposed development of the site will be processed in phases. This plan addresses the proposed development plan and the anticipated future limit of disturbance to define the proposed Forest Conservation Easement limits. As designed, the project can meet the FCA obligations with onsite forest retention in excess of the calculated break-even point. Forest Conservation Easements will be created in priority retention areas including steep slopes, forest buffers and wetlands.
- A Forest Conservation Special Variance is required for the proposed removal of specimen trees. See Sheet C-203 for specimen tree chart. The variance request includes specimen trees to be removed in the current development phase and those anticipated for removal in future development phases.
- Impacts to the Forest Buffer will require specific approval from Baltimore County through the variance or alternative analysis process.

NOTE:
IMPROVEMENTS SHOWN IN FUTURE USE AREAS ARE CONCEPTUAL AND SHOWN FOR COORDINATION PURPOSES ONLY. THE "FUTURE USES" HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY FOR COMPLIANCE WITH ZONING OR OTHER REQUIREMENTS.

LIMIT OF DISTURBANCE = 1,099,805 SF OR 25.25 AC.

SOILS

SOIL TYPE	DESCRIPTION	HYDROLOGIC SOIL RATING
CdB	CHILLUM-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	D
CdD	CHILLUM-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES	C
KuB	KEYPORT-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	D
RsB	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	C
RsC	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	C
RsD	RUSSETT FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES	C
RuD	RUSSETT - URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES	C
Ur	URBAN LAND, 0 TO 8 PERCENT SLOPES	D
UuB	URBAN LAND-UDORHTHENS COMPLEX, 0 TO 8 PERCENT SLOPES	D



TRACKING NUMBER: MAJ-2020-00010
PAI NUMBER: 13-0239

OWNER/DEVELOPER
H & H ROCK COMPANIES
6800 DEERPATH ROAD, SUITE 100
ELKDRIDGE, MD 21075
CONTACT: MARK L. LEVY (PRESIDENT)
PHONE: 410-579-2442

PREPARER OF PLAN
BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MD 21284
PHONE: 410-821-7900
DATE: 6/26/20

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P.O. BOX 986 - GLEN HAVEN, MARYLAND 21037
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PLAN PREPARED BY:
JOHN CANOLES
MD OMT FCA QUALIFIED PROFESSIONAL

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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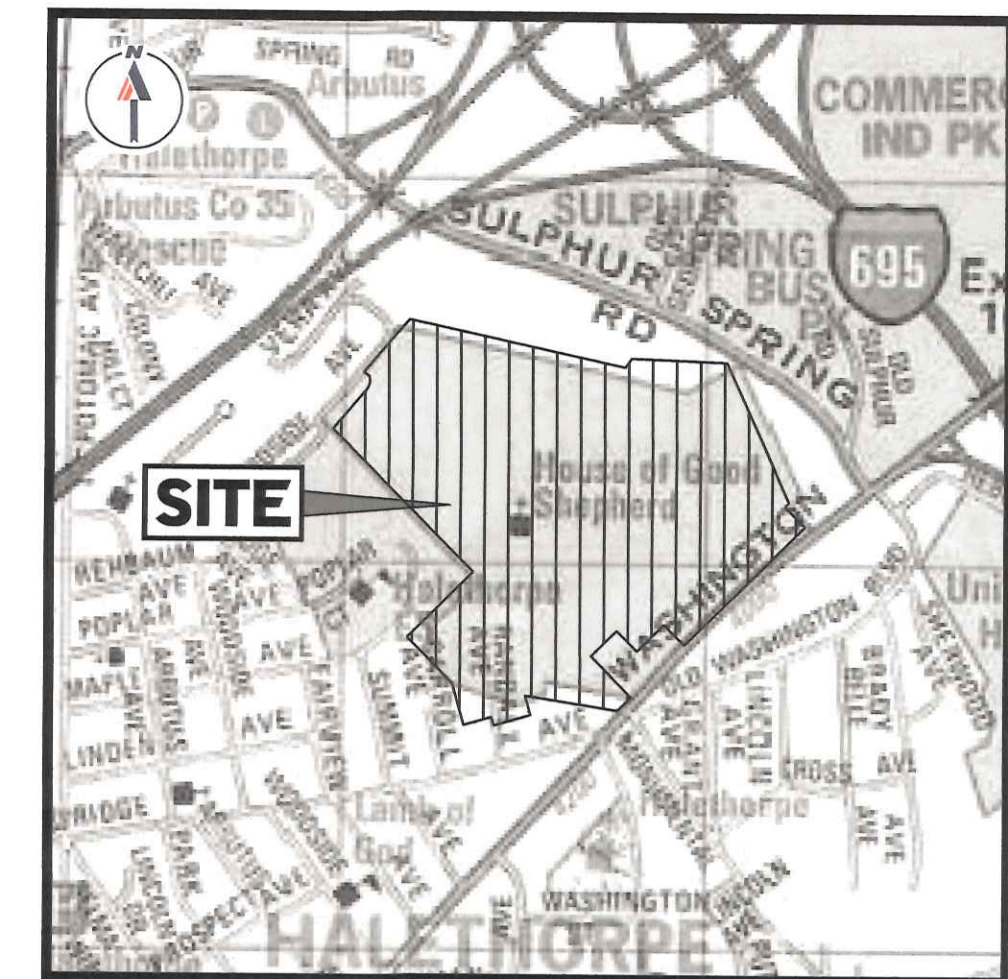
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PROJECT No.:	MD1921031
DRAWN BY:	RLB
CHECKED BY:	GRB
DATE:	7/20/21
CAD I.D.:	FCP-1

FOREST CONSERVATION PLANS
FOR
SOUTHERN CROSSROADS
SITE LOCATION
4100 MAPLE AVENUE
BALTIMORE COUNTY
HALETHORPE, MD 21227
TAX MAP 108, GRID 6, PARCEL 861
TAX ACCT. 2500015832
TAX MAP 109, GRID 1, PARCEL 393
TAX ACCT. 1600007730
TAX MAP 109, GRID 1, PARCEL 578
TAX ACCT. 2500015833
GROWTH TIER 1
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 15T

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

SHEET TITLE:
PRELIMINARY FOREST CONSERVATION PLAN
SHEET NUMBER:
1 of 3
ORG. DATE - 7/20/21



LOCATION MAP
SCALE: 1"=1000'

P/O FCE #3
10.35 ACRES TO
BE RETAINED

P/O FCE #1
9.72 ACRES TO
BE RETAINED

MATCHLINE - SHEET 1 of 2

- SPECIMEN TREE LEGEND**
- Specimen tree to be removed for Phase 1
 - Specimen tree to be removed for Phase 1 - Open Space
 - Specimen tree to be removed for future Phase
 - Specimen tree to be Retained

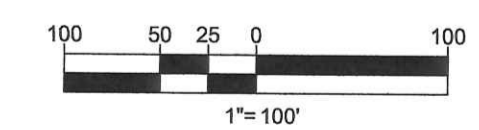
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- ML
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- LEGEND**
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SHEET NUMBER:
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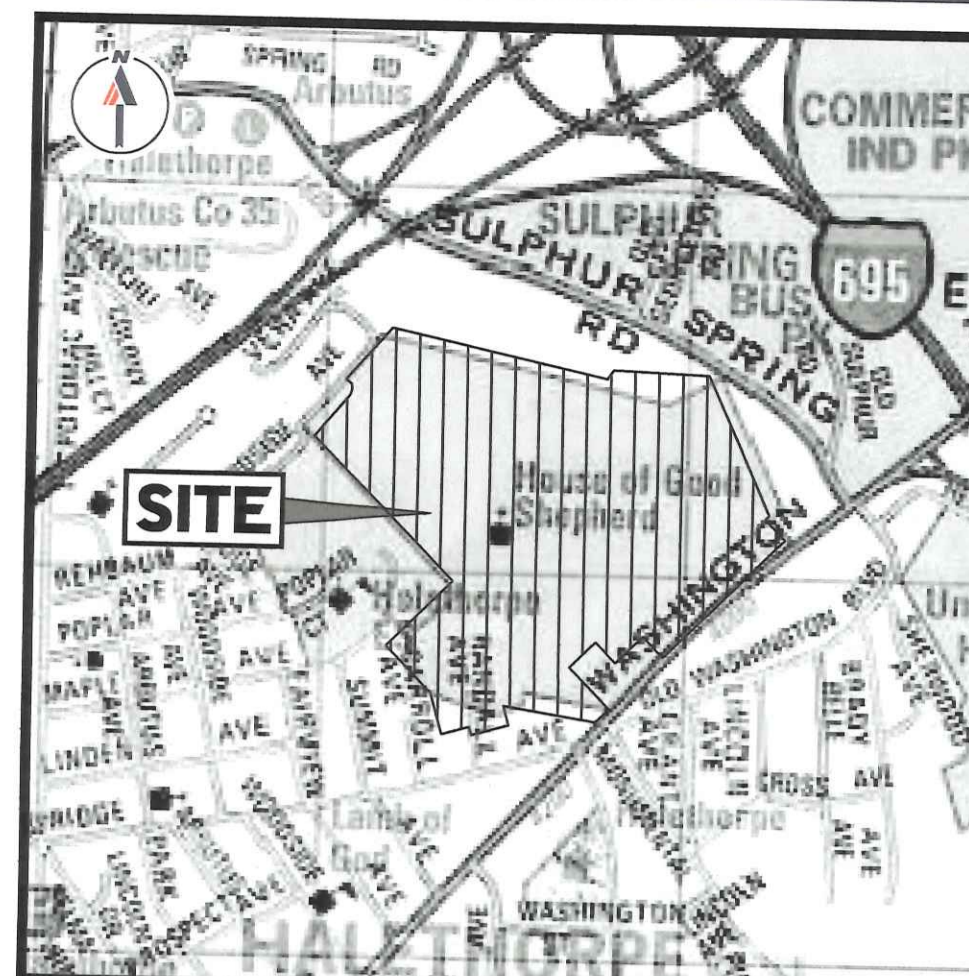
ORG. DATE - 7/20/21

Specimen Tree Chart

Key (X#)	Species	Size (in.dbh)	CRZ (feet radius)	Comments (Good condition unless otherwise noted)	Proposed Impacts (less than 30% unless to be removed)
1	Chestnut oak	36	54	fair, splits above bh	Within Future LOD - to be retained in Phase 1
2	Black oak	41.5	62.25	poor, notable dieback	Within Future LOD - to be retained in Phase 1
3	Chestnut oak	30	45	fair, splits above bh	Within Future LOD - to be retained in Phase 1
4	Black oak	38	57	poor, trunk rot	To be Removed
5	White oak	37.5	56.25		Within Future LOD - to be retained in Phase 1
6	White oak	40.5	60.75	poor major rot	Within Future LOD - to be retained in Phase 1
7	Black oak	37	55.5	poor, major rot	Within Future LOD - to be retained in Phase 1
8	White oak	54.5	81.75	poor, splits above bh, dieback	Within Future LOD - to be retained in Phase 1
9	Black oak	30	45	fair, minor dieback in canopy	Within Future LOD - to be retained in Phase 1
10	Pin oak	38	57	poor, major dieback	Within Future LOD - to be retained in Phase 1
11	Pin oak	35.5	53.25		Within Future LOD - to be retained in Phase 1
12	Red oak	41.5	62.25	poor, dieback in canopy	Within Future LOD - to be retained in Phase 1
13	Red oak	30	45	poor, major dieback	Within Future LOD - to be retained in Phase 1
14	White oak	40	60	poor, sever dieback, vine cover	
15	Pin oak	31	46.5	fair, some dieback	
16	Black Gum	32	48		
17	Red maple	31.5	47.25	fair, some dieback	
18	Red maple	40	60	fair, heavy trunk sprouting	
19	Chestnut oak	38.5	57.75	poor, major dieback	
20	Black oak	33	49.5	poor, hollow trunk	
21	White oak	32	48	poor, weak root attachment	
22	Southern red oak	32	48		
23	Tulip poplar	37	55.5		
24	Chestnut oak	42	63	fair, broken twin stem	To be Removed
25	Black oak	50	75	poor, rot at ground	To be Removed
26	Tulip poplar	40.5	60.75		To be Removed
27	Black oak	30	45	fair, dieback noted	
28	White oak	30	45		Within Future LOD - to be retained in Phase 1
29	Southern red oak	31	46.5	fair, some dieback	Within Future LOD - to be retained in Phase 1
30	Black oak	30.5	45.75	poor, trunk rot	Within Future LOD - to be retained in Phase 1
31	White oak	36.5	54.75		Within Future LOD - to be retained in Phase 1
32	White oak	30	45		Within Future LOD - to be retained in Phase 1
33	White oak	37	55.5		Within Future LOD - to be retained in Phase 1
34	Black oak	30	45	fair, one sided	Within Future LOD - to be retained in Phase 1
35	Red oak	33	49.5	fair, minor dieback	Within Future LOD - to be retained in Phase 1
36	White oak	41	61.5	fair, trunk damage	Within Future LOD - to be retained in Phase 1
37	White oak	31	46.5		Within Future LOD - to be retained in Phase 1
38	Red oak	46	69	fair, buttressed trunk, some rot	Within Future LOD - to be retained in Phase 1
39	Black oak	31.5	47.25		Within Future LOD - to be retained in Phase 1
40	White oak	33.5	50.25	poor, cavity and trunk rot	Within Future LOD - to be retained in Phase 1
41	White oak	33	49.5	fair, odd shape, narrow canopy	Within Future LOD - to be retained in Phase 1
42	White oak	36.5	54.75	poor, cavity and rot in trunk	To be Removed

43	White oak	38.5	57.75	fair, storm damage	To be Removed
44	White oak	35	52.5		To be Removed
45	White oak	31	46.5		To be Removed
46	White oak	32.5	48.75		Within Future LOD - to be retained in Phase 1
47	White oak	34	51		To be Removed
48	Chestnut oak	34	51		To be Removed
49	Black oak	38.5	57.75	poor, trunk rot, wind damaged	To be Removed
50	White oak	31.5	47.25		Within Future LOD - to be retained in Phase 1
51	Chestnut oak	37	55.5	very poor	To be Removed
52	White oak	49	73.5	very poor, large cavity	To be Removed
53	Chestnut oak	33.5	50.25		To be Removed
54	White oak	31.5	47.25		To be Removed
55	Chestnut oak	40	60	poor, trunk rot	To be Removed
56	Chestnut oak	38	57	poor, trunk rot	To be Removed
57	White oak	30.5	45.75	fair, storm damage	To be Removed
58	Black oak	35	52.5		To be Removed
59	Chestnut oak	36	54	fair, dieback	To be Removed
60	Chestnut oak	36.5	54.75	poor, major dieback	To be Removed
61	White oak	38.5	57.75		To be Removed
62	White pine	33	49.5		To be Removed
63	Norway maple	36	54	poor, exposed roots, suckering	To be Removed
64	Black oak	39	58.5	fair, on steep slope	
65	Red oak	38	57		
66	White oak	39	58.5	fair, some dieback	
67	Red oak	38	57		
68	Slippery elm	35.5	53.25	fair, heavy vine cover	
69	White oak	36	54		
70	White oak	37	55.5		To be Removed
71	White oak	40	60	fair, leaning and dieback	Within Future LOD - to be retained in Phase 1
72	White oak	36	54		Within Future LOD - to be retained in Phase 1
73	White oak	31	46.5		
74	Chestnut oak	36	54		
75	White oak	35	52.5		Within Future LOD - to be retained in Phase 1
76	White oak	32.5	48.75		Within Future LOD - to be retained in Phase 1
77	White oak	31	46.5		Within Future LOD - to be retained in Phase 1
78	White oak	34	51		Within Future LOD - to be retained in Phase 1
79	White oak	30	45		Within Future LOD - to be retained in Phase 1
80	Pin oak	39.25	58.875		
81	Pin oak	46	69		Within Future LOD - to be retained in Phase 1
82	Black oak	30	45		To be Removed
83	White oak	38	57		To be Removed
84	White oak	43.5	65.25	fair, multi-stemmed, some rot	To be Removed

85	Tulip poplar	33.5	50.25		To be Removed
86	Tulip poplar	30	45	fair, has smaller twin stem	To be Removed
87	Tulip poplar	32.5	48.75		To be Removed
88	Red maple	38.5	57.75		To be Removed
89	Chestnut oak	37.5	56.25		To be Removed
90	Tulip poplar	30	45		To be Removed
91	Red oak	31	46.5		To be Removed
92	Red maple	48	72	fair, multi-stem with suckering	To be Removed
93	Black oak	33	49.5		To be Removed
94	White oak	38	57	poor major dieback	To be Removed
95	Black oak	32	48		To be Removed
96	White oak	31.5	47.25		To be Removed
97	Black oak	30	45	poor, major dieback	To be Removed
98	White oak	33	49.5		To be Removed
99	White oak	32	48		To be Removed
100	White oak	44	66	fair, dieback	To be Removed
101	Black Gum	33	49.5	poor, major rot in trunk	To be Removed
102	White oak	32	48	fair, splits above bh	
103	White oak	39	58.5	fair, some dieback	
104	Black oak	31	46.5		
105	White oak	30	45		Within Future LOD - to be retained in Phase 1
106	White oak	35	52.5	fair, splits above bh	
107	White oak	31	46.5	fair, splits above bh	
108	White oak	34.5	51.75	poor, major trunk rot	
109	Red oak	32	48		
110	Red oak	31	46.5	poor, dieback and trunk rot	
111	Black Gum	31.5	47.25	fair, some dieback	
112	White oak	30	45	fair, dieback in canopy	Within Future LOD - to be retained in Phase 1
113	White oak	32	48		Within Future LOD - to be retained in Phase 1
114	White oak	30	45		To be Removed
115	White oak	30	45		To be Removed
116	Black oak	31	46.5		To be Removed
117	Chestnut oak	37	55.5	fair, some dieback	
118	Tulip poplar	33	49.5		
119	Red maple	30	45	poor, trunk rot	
120	White oak	36.5	54.75	fair, splits above bh	
121	White oak	42	63	fair, storm damage twin stem	
122	Red oak	31.5	47.25	fair, some dieback	
123	White oak	30	45		Within Future LOD - to be retained in Phase 1
124	White oak	31	46.5		
125	White oak	30	45		To be Removed
126	Tulip poplar	34	51		Within Future LOD - to be retained in Phase 1
127	White oak	30	45		Within Future LOD - to be retained in Phase 1



LOCATION MAP
SCALE: 1"=1000'

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1	7/11/21	updated for DEPS Comment letter dated 6.17.21		

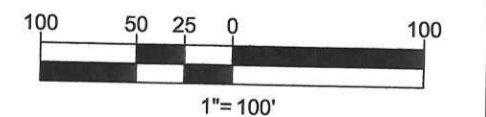
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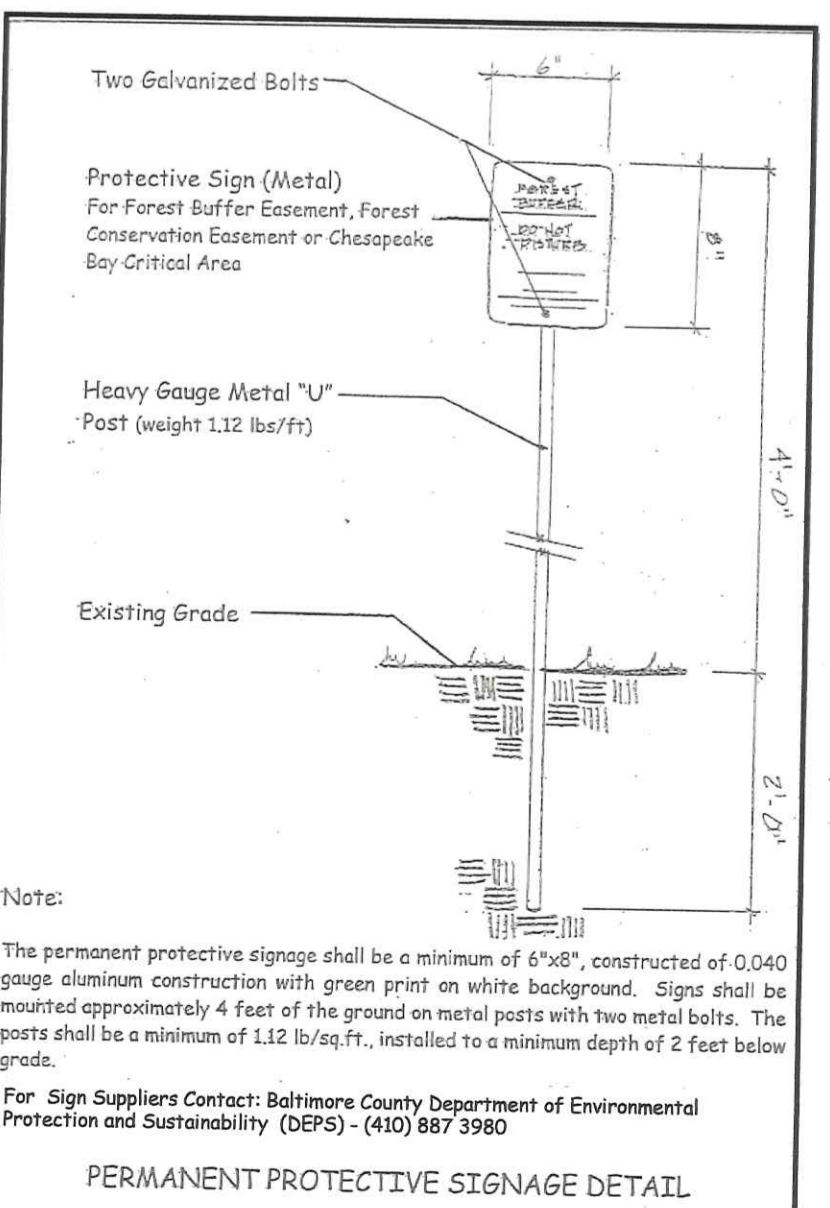
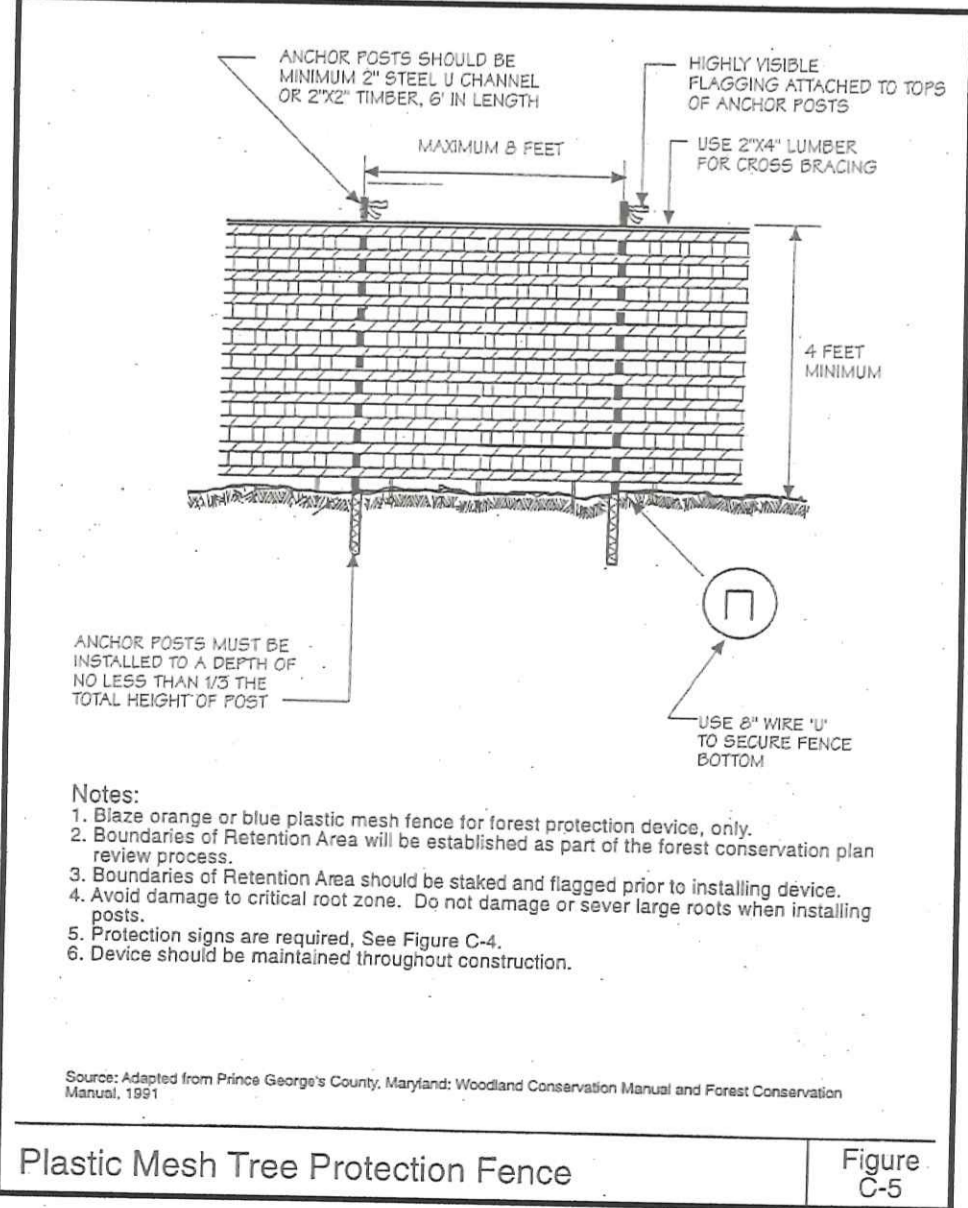
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B.R. ROWE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4008
PROFESSIONAL CERTIFICATION
I, BRANDON B. ROWE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 4008, EXPIRATION DATE: 7/30/21



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PRELIMINARY FOREST CONSERVATION PLAN
SHEET NUMBER:
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