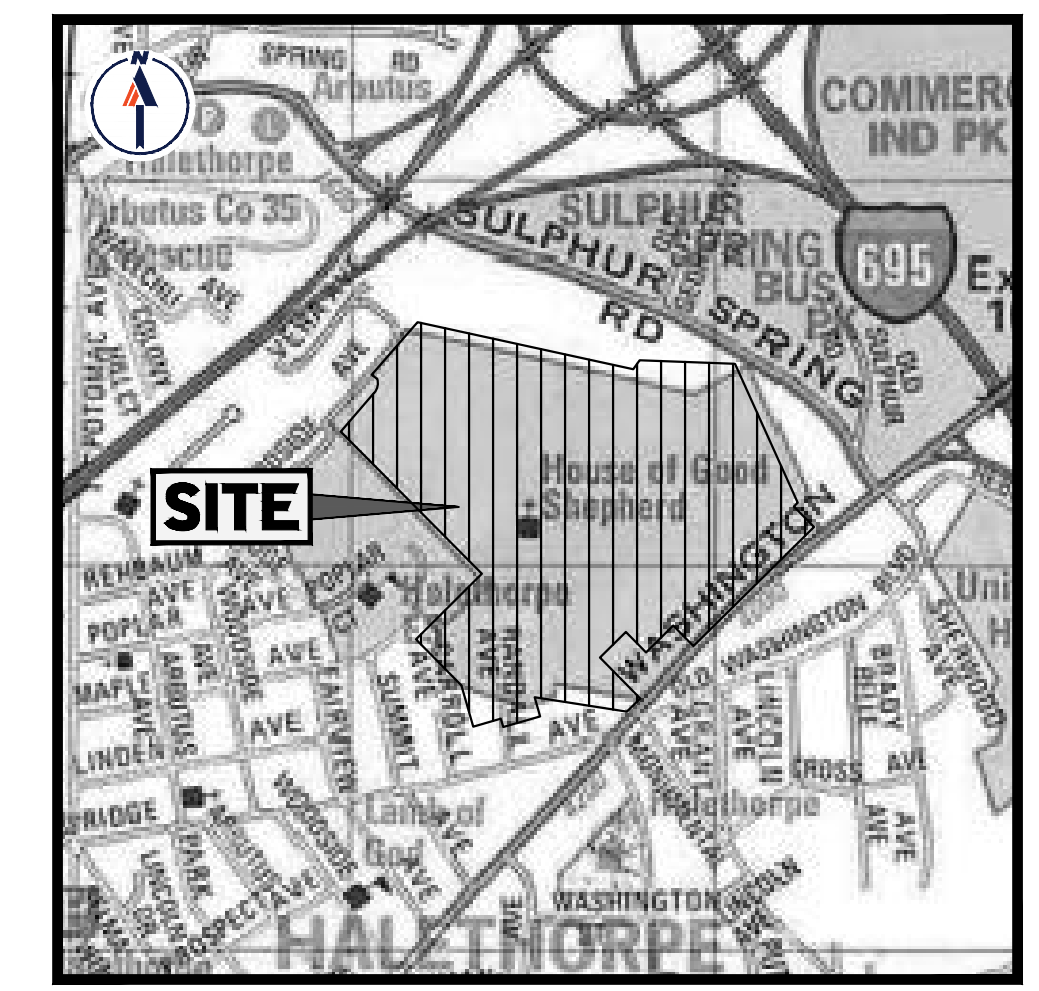
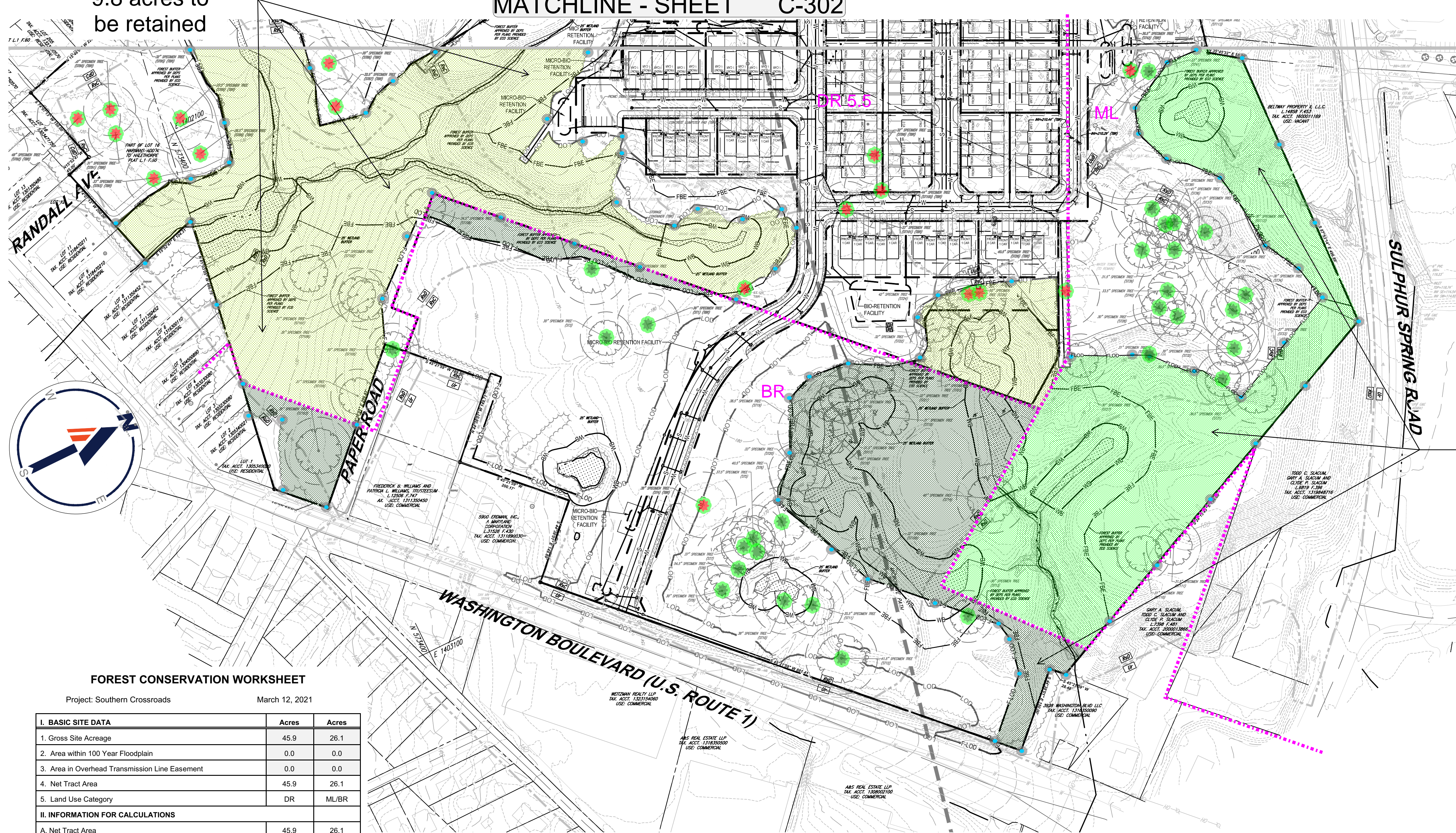


p/o FCE #1
9.8 acres to
be retained

MATCHLINE - SHEET C-302



LOCATION MAP
SCALE: 1"=1000'

p/o FCE #2
9.7 acres to
be retained



FOREST CONSERVATION WORKSHEET

Project: Southern Crossroads March 12, 2021

I. BASIC SITE DATA	Acres	Acres
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	12.4	14.1
H. Forest to be Retained in FCE	20.4	9.8
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	12.4	14.1
H. Forest to be Retained	20.4	9.8
I. Forest Areas to be Cleared Above Conservation Threshold	12.4	14.1
J. Forest Areas Cleared Below Conservation Threshold	0.0	0.0
K. Forest Areas Retained Above Conservation Threshold	11.2	5.9
Clearing Above the Conservation Threshold		
Reforestation For Clearing Above Threshold 1 x 0.25	3.1	3.5
Credit for Forest Retained Above Threshold	11.2	5.9
Reforestation Required	0.0	0.0

Preliminary Forest Conservation Plan Notes

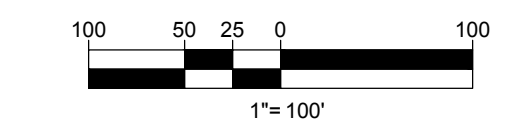
- The wetland delineation and steep slopes analysis were approved by Baltimore County DEPS July 31, 2020. The Forest Stand Delineation was approved by Baltimore County DEPS August 25, 2020.
- Any Forest Conservation Easement (FCE) and Forest Buffer Easement shown hereon is subject to protective covenants 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.
- Temporary protective fencing shall be installed along perimeter of all forest retention areas occurring within 50 feet of a proposed Limit of Disturbance boundary.
- 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.
- Impacts to the Forest Buffer will require specific approval from Baltimore County through the variance or alternative analysis process.

LEGEND

- LOD — LOD — LIMIT OF DISTURBANCE
SEE TEMPORARY PROTECTIVE FENCING NOTE 6
- FLOOD — FUTURE LIMIT OF DISTURBANCE
SEE TEMPORARY PROTECTIVE FENCING NOTE 4
- SOILS LINE —
- SOILS LABEL —
- WB — WB — WETLAND BUFFER
- WETLANDS —
- STREAM CENTERLINE —
- FBE — FBE — FOREST BUFFER
- EX. TREELINE —
- WETLAND AREA —
- EX. CONTOURS —
- PROP. STORM DRAIN —
- PROP. ROOF DRAIN —
- PROP. WATER LINE —
- PROP. SANITARY SEWER —
- MICROWAVE PATH —
- FIRE HYDRANT —
- SPECIMEN TREE TO BE REMOVED —
- PERMANENT PROTECTIVE SIGNAGE —

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
RdB	RUSSETT FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	C
RdC	RUSSETT FINE SANDY LOAM, 5 TO 10 PERCENT SLOPES	C
RdD	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-UDORTHERTS 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
ELK RIDGE, MD 21075
CONTACT: MARK L. LEVY (PRESIDENT)
PHONE: 410-979-2442

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

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

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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FOR CONCEPT PURPOSES ONLY

PROJECT No.: MD1921031
DRAWN BY: RLB
CHECKED BY: BRR
DATE: 2/24/21
CAD ID: SWC-0

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. 2500019832
TAX MAP 109, GRID 1, PARCEL 393
TAX ACCT. 1600007730
TAX MAP 109, GRID 1, PARCEL 578
TAX ACCT. 2500015833
ELECTION DISTRICT: 13TH
COUNCILMANIC DISTRICT: 1ST

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

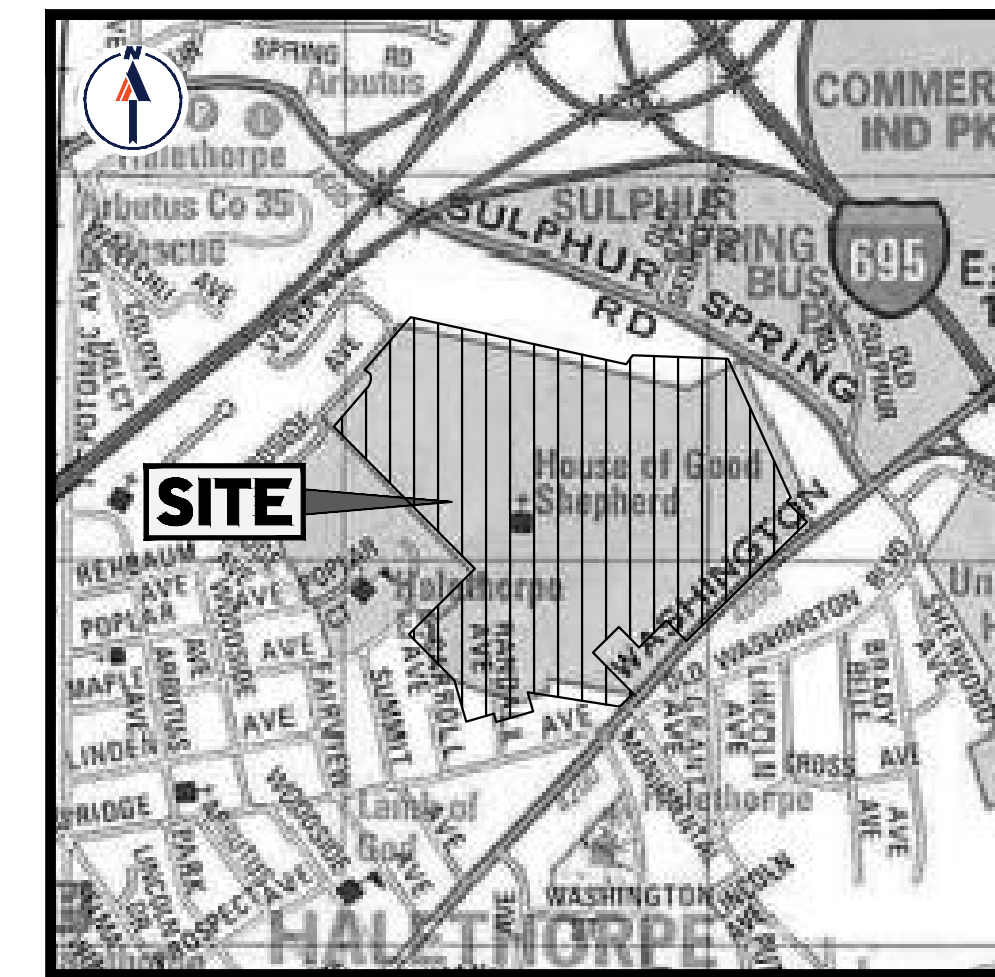
SHEET TITLE:
PRELIMINARY FOREST CONSERVATION PLAN
SHEET NUMBER:
C-201
MARCH 12, 2021

FEB 24, 2021 C:\PROGRAMS\DRAWING\PROJECTS\2020\TEMP\AC\PUBLISH\7640\MD1921031\FCP-0-1-A\JOBOUT\C301 - SITE PLAN.rvt

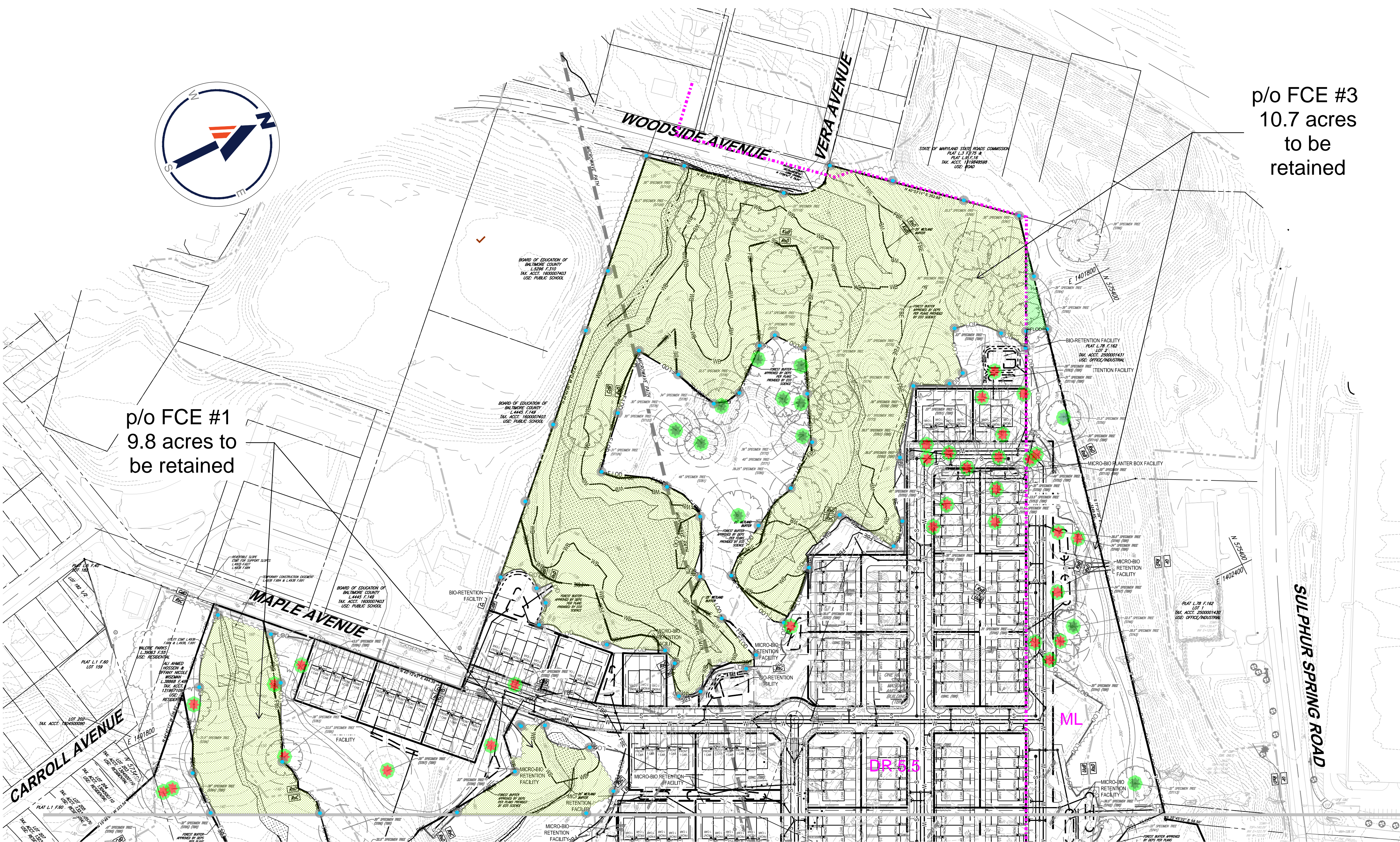


p/o FCE #3
10.7 acres
to be
retained

p/o FCE #1
9.8 acres
to be retained



LOCATION MAP
SCALE: 1"=100'

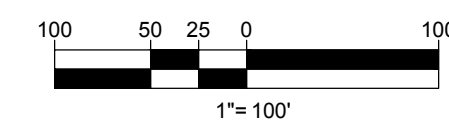


MATCHLINE - SHEET C-301

- LEGEND**
- L00 --- L00 --- LIMIT OF DISTURBANCE
SEE TEMPORARY PROTECTIVE FENCING NOTE #
 - F-L00 --- FUTURE LIMIT OF DISTURBANCE
SEE TEMPORARY PROTECTIVE FENCING NOTE #
 - SOILS LINE ---
 - [L] SOILS LABEL
 - WD --- WD --- WETLAND BUFFER
 - WETLANDS ---
 - STREAM CENTERLINE ---
 - FBE --- FBE --- FOREST BUFFER
 - EX. TREELINE ---
 - [WETLAND AREA] WETLAND AREA
 - EX. CONTOURS ---
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 - PROP. ROOF DRAIN ---
 - PROP. WATER LINE ---
 - PROP. SANITARY SEWER ---
 - MICROWAVE PATH ---
 - [FIRE HYDRANT] FIRE HYDRANT
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BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

SHEET TITLE
PRELIMINARY FOREST CONSERVATION PLAN

SHEET NUMBER:
C-202

MARCH 12, 2021

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
F.A. BOX 506, CLEON, MARYLAND 21037

PLAN PREPARED BY:
JOHN CANALES
MD DNR FCA QUALIFIED PROFESSIONAL

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

FEB 24, 2021 C:\PROGRAMS\BTL\BOHLER\PROJECTS\2020\TEMP\AC\PUBLISH\7840\MD1921031\FCP-0-1-JAY\OUT_C-202_SITE.PLAN

