

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. PER SECTION 108.0.G.3 THIS PROJECT WILL BE DEVELOPED UTILIZING THE R-ED REGULATIONS.
- PROPERTY ADDRESS: 8600 DOVES FLY WAY, LAUREL, MD 20723
- GROSS AREA OF PROPERTY = 8,2834 AC.±
- NET AREA OF PROJECT = 8,2834 AC.±
- NUMBER OF PROPOSED LOTS = 16
- AREA OF PROPOSED BUILDABLE LOTS = 2,9866 AC.±
- NUMBER OF PROPOSED OPEN SPACE LOTS = 2
- AREA OF PROPOSED OPEN SPACE LOTS = 4,4422 AC.±
- AREA OF PROPOSED ROAD RIGHT-OF-WAY = 0,8546 AC.±
- RECREATIONAL OPEN SPACE REQUIRED AS PER 16.121 (a)(4)(vi): 16x 300 SF/UNIT (R-ED) = 4,800 SF.
- RECREATIONAL OPEN SPACE PROVIDED: 4,889 SF.
- OPEN SPACE REQUIRED: 8,2834 AC.± x 50% = 4,1417 AC.±
- TOTAL OPEN SPACE PROVIDED: 4,4422 AC.±
- REFERENCE: LIBER 3043, FOLIO 656
- PREVIOUS HOWARD COUNTY FILE NUMBERS: #142-W; #529-S; #850-D; ECP-14-064; WP-15-029; PB-410.
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC IN APRIL 2014.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PREPARED BY ADCOCK & ASSOCIATES, LLC IN APRIL 2014.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 46FC AND 47DB WERE USED FOR THIS PROJECT.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
- A WETLAND INVESTIGATION FOR THIS PROPERTY WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC DATED JANUARY 13, 2014. THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS LOCATED ON THIS SITE.
- THERE ARE NO FLOODPLAINS, HISTORIC RESOURCES, CEMETERIES OR CONTIGUOUS SLOPES OF 25% OR GREATER WITHIN THE PROJECT BOUNDARY.
- A NOISE STUDY HAS BEEN PREPARED BY MARS GROUP INC IN NOVEMBER 2013 AND APPROVED AS PART OF THE PRELIMINARY EQUIVALENT SKETCH PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PRELIMINARY GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE AND FIELD INVESTIGATIONS. A GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES WAS SUBMITTED UNDER REFERENCE AND ADDITIONAL SOIL INFORMATION CAN BE FOUND WITHIN THIS PROJECT'S STORMWATER MANAGEMENT REPORT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENTS UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PROJECT IS REQUIRED TO PROVIDE MODERATE INCOME HOUSING UNITS (MIHU) PER SECTION 13.402 OF THE HOWARD COUNTY CODE. PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
- PER THE FCP THE PROPOSED DEVELOPMENT WILL RESULT IN THE CLEARING OF 1.8 ACRES OF FOREST AND RETENTION OF 2.0 ACRES OF FOREST ON SITE WITHIN AN EASEMENT. THE FOREST CONSERVATION CALCULATIONS INDICATE THAT 0.15 ACRES OF REFORESTATION WILL BE REQUIRED. THIS PLANTING WILL BE PERFORMED ON SITE AND A SURETY OF \$3,267.00 (\$150/SQ.FT.) IS REQUIRED FOR THE ON SITE REFORESTATION. NO SURETY IS REQUIRED FOR THE FOREST RETENTION AREA.
- ALL SWALES TO HAVE STABILIZATION MATTING.
- THE PROJECT IS IN CONFORMANCE WITH THE CURRENT HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PER SECTION 108.0.G.2 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THIS PROJECT IS ABLE TO BE DEVELOPED AS A RECEIVING PARCEL UNDER THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION AT A BONUS OF UP TO 10% MORE DWELLING UNITS THAN WOULD BE ACHIEVABLE BASED ON NET DENSITY IN THE R-ED DISTRICT.
 - BASE DENSITY: 8.28 ACRES x 2 = 16 LOTS
 - BONUS DENSITY: 16 LOTS x 10% = 1 LOT
 - TOTAL DENSITY: 16 LOTS + 1 LOT = 17 LOTS
- COMMUNITY INPUT MEETINGS HAVE BEEN HELD ON APRIL 10, 2014 AND AUGUST 26, 2014.
- EXISTING WELLS ON SITE TO BE PROPERLY ABANDONED AS PER HOWARD COUNTY HEALTH DEPARTMENT REGULATIONS.
- A TRAFFIC STUDY WAS PREPARED BY MARS GROUP IN APRIL 2014.
- CONSTRUCTION MATERIALS SHALL BE PROVIDED TO ENSURE THE QUALITY OF THE INDOOR NOISE LEVEL TO NOT TO EXCEED 45 DBA. PRE-CONSTRUCTION INDOOR-TO-OUTDOOR STC BUILDING ELEMENT RATING WILL BE IDENTIFIED AND VERIFIED IN A POST-CONSTRUCTION SOUND INSULATION TEST REPORT.
- PRELIMINARY WATER AND SEWER CONTRACT NUMBER: 24-4874-D
- A WAIVER REQUEST WP-15-029 WAS SUBMITTED TO WAIVE SECTION 16.1205(A)(7) TO ALLOW REMOVAL OF UP TO 2 SPECIMEN TREES (TREES 30" IN DIAMETER OR LARGER) AND WAS APPROVED ON APRIL 16, 2015.
- THE ADMINISTRATIVE ADJUSTMENT PETITION AA-15-002 TO REDUCE THE REQUIRED SETBACK FROM THE PROPERTY LINE ON THE SOUTHERN SIDE OF THE PARCEL FROM 75 FEET TO 60 FEET TO PRESERVE FORESTED AND OPEN SPACE AREAS WAS GRANTED ON APRIL 20, 2015, SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
 - THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE SINGLE FAMILY DETACHED DWELLINGS SHOWN ON PROPOSED LOTS 5, 11, AND 12, AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING OR USE.
 - THIS DECISION AND ORDER SHALL BE MAINTAINED IN THE OWNERS' PROPERTY RECORDS AND SHALL BE TRANSFERRED TO ANY SUCCEEDING OWNER OF THE PROPERTY.
- PER SECTION 108.0.G.3. OF THE HOWARD COUNTY ZONING REGULATIONS, THIS PROJECT IS DEVELOPED PURSUANT TO THE R-ED ZONING REQUIREMENTS. THIS PLAN WAS PRESENTED TO THE HOWARD COUNTY PLANNING BOARD AS PER CASE #410 AND RECEIVED APPROVAL APRIL 16, 2015, SUBJECT TO THE FOLLOWING CONDITIONS:
 - ALL REMAINING DRAFTING COMMENTS IN PROJECTDOX MARKUPS ARE ADDRESSED.
 - IF APPROVED, THAT THE APPLICANT SHALL UTILIZE THE SETBACK REDUCTION FROM 75' TO 60' ON THE SOUTHWEST SIDE OF THE PROPERTY AS PROPOSED IN AA-15-002 TO MAXIMIZE THE AMOUNT OF EXISTING FOREST TO BE RETAINED ON THE NORTHEAST SIDE OF THE PROPERTY.
 - THE APPLICANT SHALL INCORPORATE A MORE AGGRESSIVE PLAN TO ADDRESS RUN-OFF AND SEDIMENT EROSION CONTROL DURING CONSTRUCTION.
 - THE APPLICANT SHALL WORK WITH THE DEPARTMENT OF PLANNING AND ZONING AND DEPARTMENT OF PUBLIC WORKS TO DESIGN STORMWATER MANAGEMENT FOR HIGHER INTENSITY STORM CLASSIFICATION.
- THE LAYOUT SHOWN HEREON IS TO BE MODIFIED AT THE FINAL PLAN STAGE TO PROVIDE A DRIVEWAY CONNECTION TO PARCEL 125. THIS CONNECTION WILL BE PER THE LAYOUT PROVIDED IN AN EMAIL SENT TO HOWARD COUNTY PLANNING AND ZONING ON JULY 17, 2015 FROM SILL ENGINEERING GROUP, LLC SHOWING NON-BUILDABLE BULK PARCEL A'. THIS PARCEL A' WILL BE CONVEYED TO THE OWNER OF PARCEL 125 AT THE TIME OF PLAT RECORDEATION FOR THE DOVES FLY SUBDIVISION. THE DRIVEWAY WILL NOT BE CONSTRUCTED UNTIL SUCH TIME THAT PARCEL 125 IS SUBDIVIDED AND IT WILL BE CONSTRUCTED AT THE EXPENSE OF PARCEL 125. UTILITY CONNECTIONS FOR PARCEL 125 WILL LIKELY BE MADE VIA SHADY ACRES DRIVE, BUT WILL BE FURTHER EVALUATED AT THE FINAL PLAN STAGE.

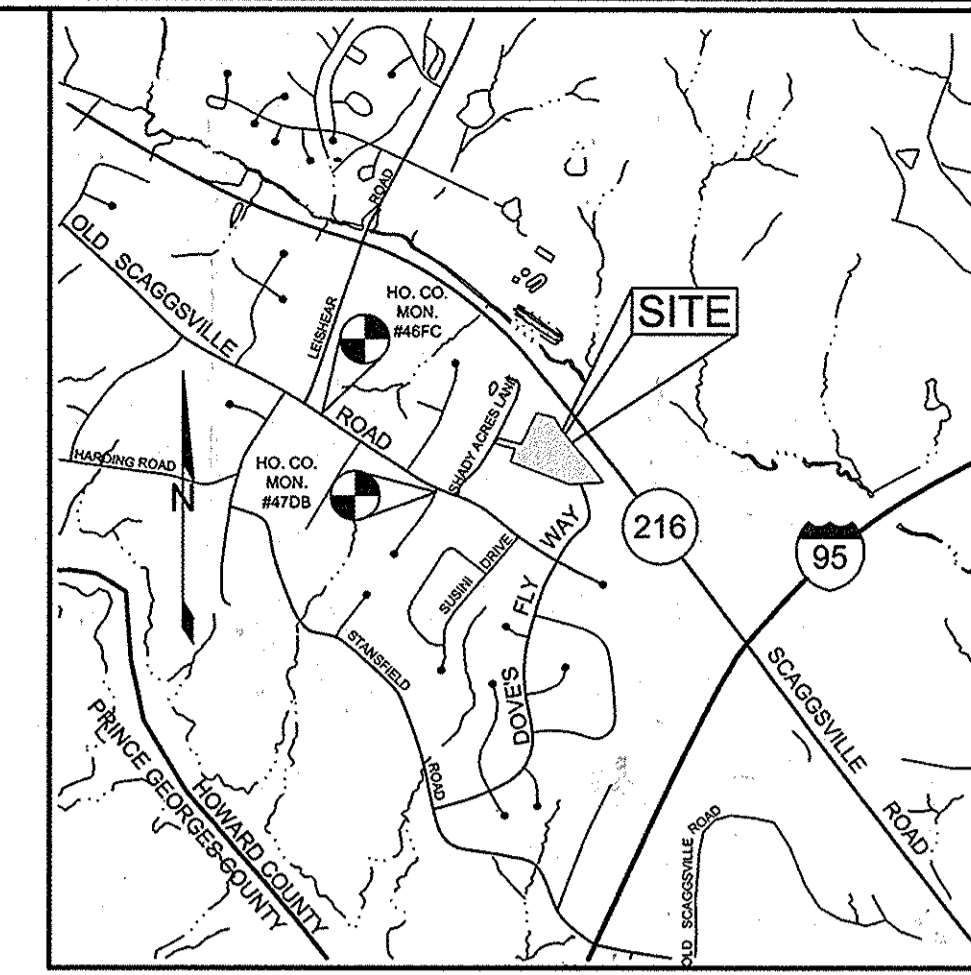
PRELIMINARY EQUIVALENT SKETCH PLAN

DOVES FLY

HOWARD COUNTY, MARYLAND

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING SPECIMEN TREE
- EXISTING FENCE
- PROPOSED STREET LIGHT
- FOREST CONSERVATION EASEMENT
- REFORESTATION AREA



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
46FC	535145.93	1346954.79	403.70	20.5' SE OF G&E POLE #640720, 175' SE OF E OF MAC DRIVE
47DB	534316.90	1348131.23	398.49	3' SW OF END OF CURB ON FELSVIEW DR., 2,603.7' SE FROM C OF LEISHEAR RD.

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	8.28 ACRES±
LIMIT OF DISTURBANCE	5.36 ACRES±
GREEN OPEN AREA (LAWN)	2.04 ACRES±
IMPERVIOUS AREA	1.91 ACRES±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	3.90 ACRES±
SLOPES GREATER THAN 15%	0.16 ACRES±
HIGHLY ERODIBLE SOILS	0.32 ACRES± (1)

NOTE: (1) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
4	9,181 ±	780 ±	8,401 ±
5	8,567 ±	1,359 ±	7,208 ±
6	8,339 ±	804 ±	7,469 ±
10	7,493 ±	389 ±	7,107 ±
11	8,054 ±	671 ±	7,383 ±
12	8,516 ±	719 ±	7,797 ±
13	7,975 ±	454 ±	7,521 ±
14	7,435 ±	190 ±	7,245 ±

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	ROAD PLAN AND PROFILE
4	PRELIMINARY LAYOUT PLAN
5	PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
6	PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
7	PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN

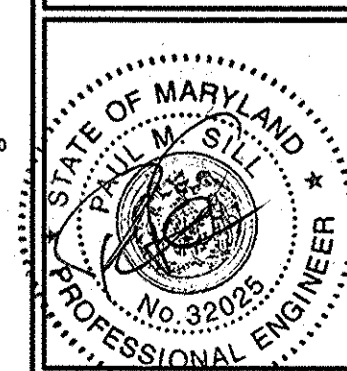
OWNER/DEVELOPER

WILLIAMSBURG GROUP
5485 HARRERS FARM ROAD, SUITE 200
COLUMBIA, MARYLAND 21044
410.997.8800

COVER SHEET

DOVES FLY
LOTS 1 THRU 7 AND LOTS 9 TO 17 AND
OPEN SPACES LOT 8 AND LOT 18

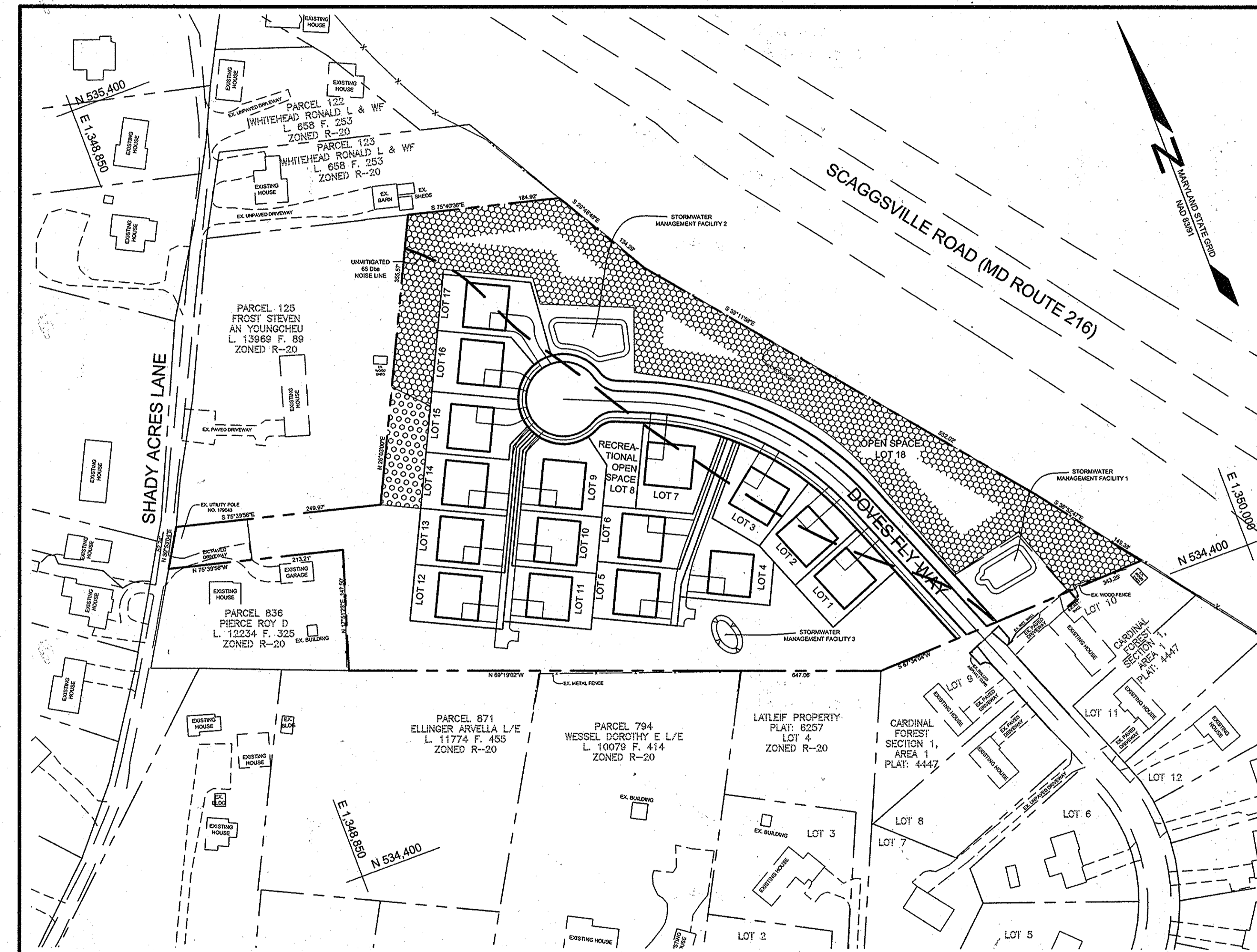
TAX MAP 47 GRID 7
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PARCEL 126



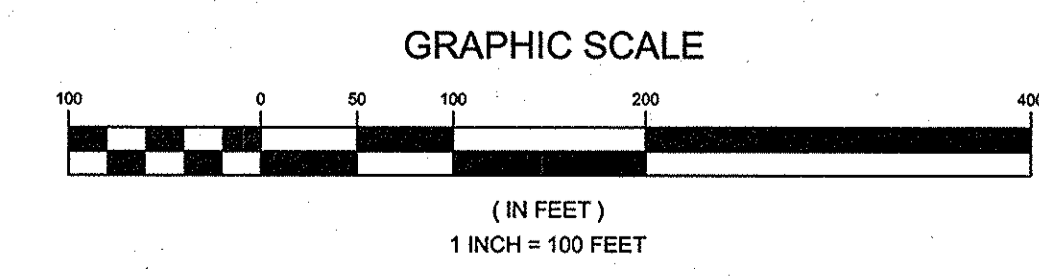
SILL ENGINEERING GROUP, LLC
11130 Dovedale, Suite 200
Marriottsville, Maryland 21104
Phone: 410.325.5076
Fax: 410.695.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

DESIGN BY: PS
DRAWN BY: KSZ
CHECKED BY: PS
SCALE: AS SHOWN
DATE: JUNE 18, 2015
PROJECT #: 14-010
SHEET #: 1 of 7

PROFESSIONAL CERTIFICATION: I 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. 32024, EXPIRATION DATE: JUNE 20, 2017



LOCATION MAP
SCALE: 1"=100'



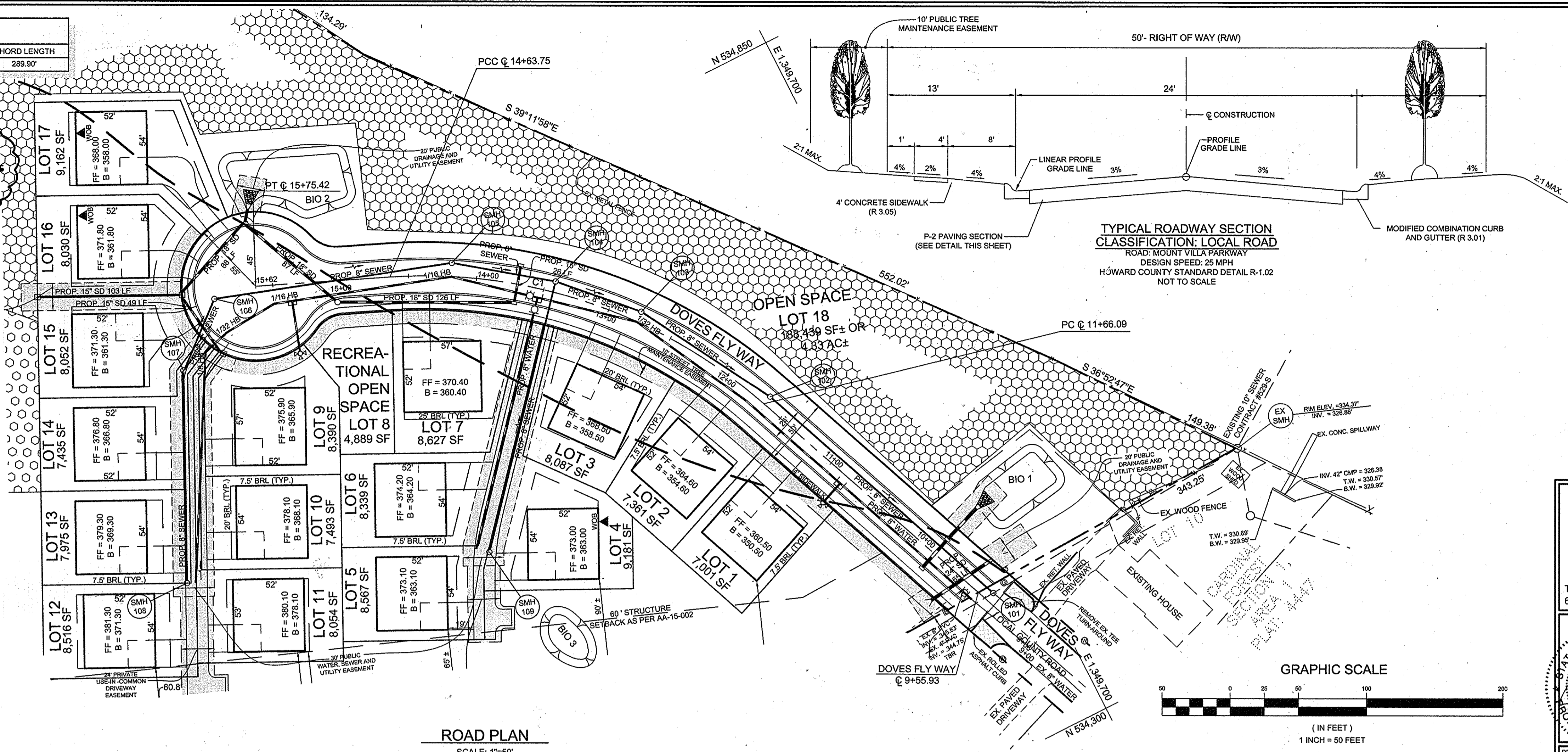
APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: March 19, 2015
D&O signed April 16, 2015

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
[Signature] 8-10-15
PLANNING DIRECTOR DATE

CENTERLINE ROAD CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	375.0'	287.66'	45°28'42"	157.17'	N44°19'39"W	289.99'

SEE GENERAL NOTE #4 ON SHEET ONE REGARDING ACCESS TO PARCEL 125

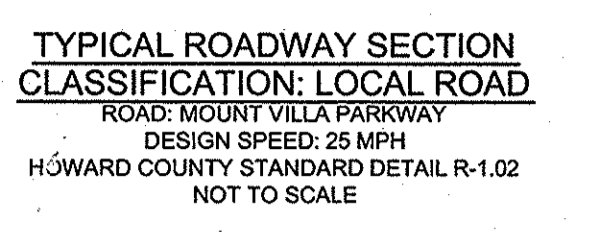


APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE March 19, 2015
DJO signed April 16, 2015

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
8-10-15
DATE

PAVING SECTIONS							
SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	MIN HMA WITH GAB				
			3 TO <5 TO <7	7 TO <9 TO <11	11 TO <13 TO <15	15 TO <17 TO <19	
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	2.0
P-2	LOCAL ROADS: ACCESS PLACES, ACCESS STREETS, CUL-DE-SACS, RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0
P-2	LOCAL ROADS: ACCESS PLACES, ACCESS STREETS, CUL-DE-SACS, RESIDENTIAL	HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	2.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0

NOTES:
1. HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.
2. HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.2" MAX).
3. GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 4" MAX COMPACTED THICKNESS LAYERS.
4. THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
5. IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL / INDUSTRIAL ENTRANCE APPROX WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
6. THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CRB VALUE FOR EACH ROADWAY.



ROAD PLAN AND PROFILE
DOVES FLY
LOTS 1 THRU 7 AND LOTS 9 TO 17 AND OPEN SPACES LOT 8 AND LOT 18

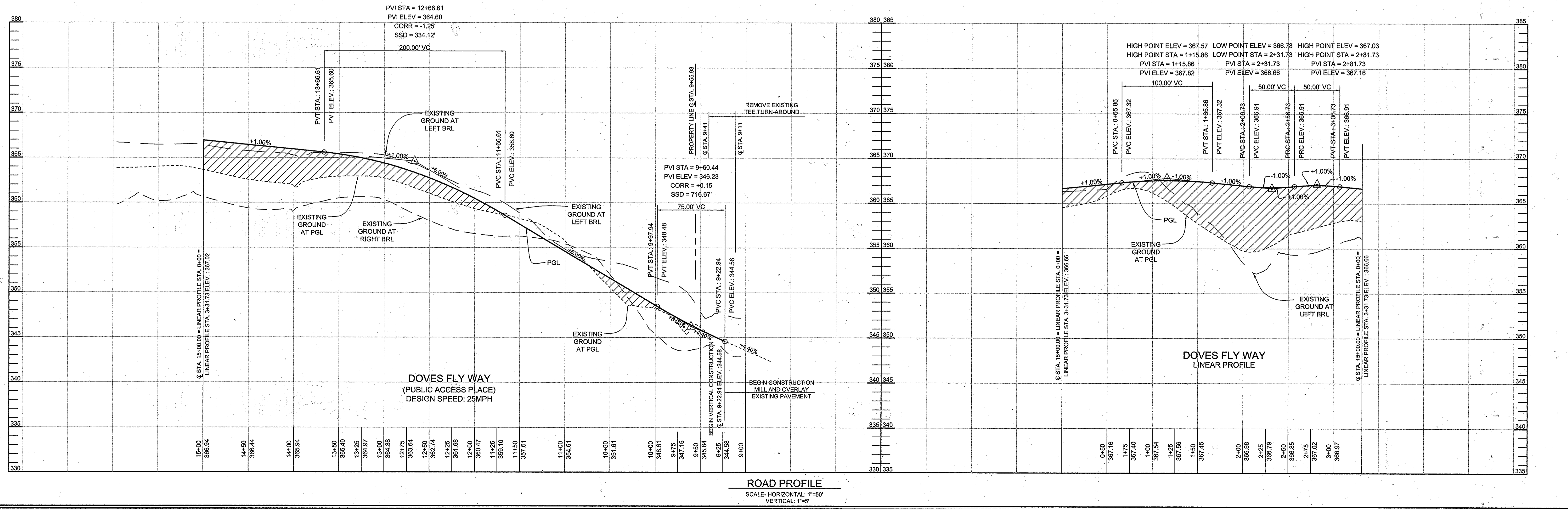
TAX MAP 47 GRID 7
6TH ELECTION DISTRICT

PARCEL 128
HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682
Fax: 443.325.7685
Email: info@sillengineering.com
Civil Engineering for Land Development

DESIGN BY: PS
DRAWN BY: KSZ
CHECKED BY: PS
SCALE: AS SHOWN
DATE: JUNE 18, 2015
PROJECT #: 14-010
SHEET #: 3 OF 7

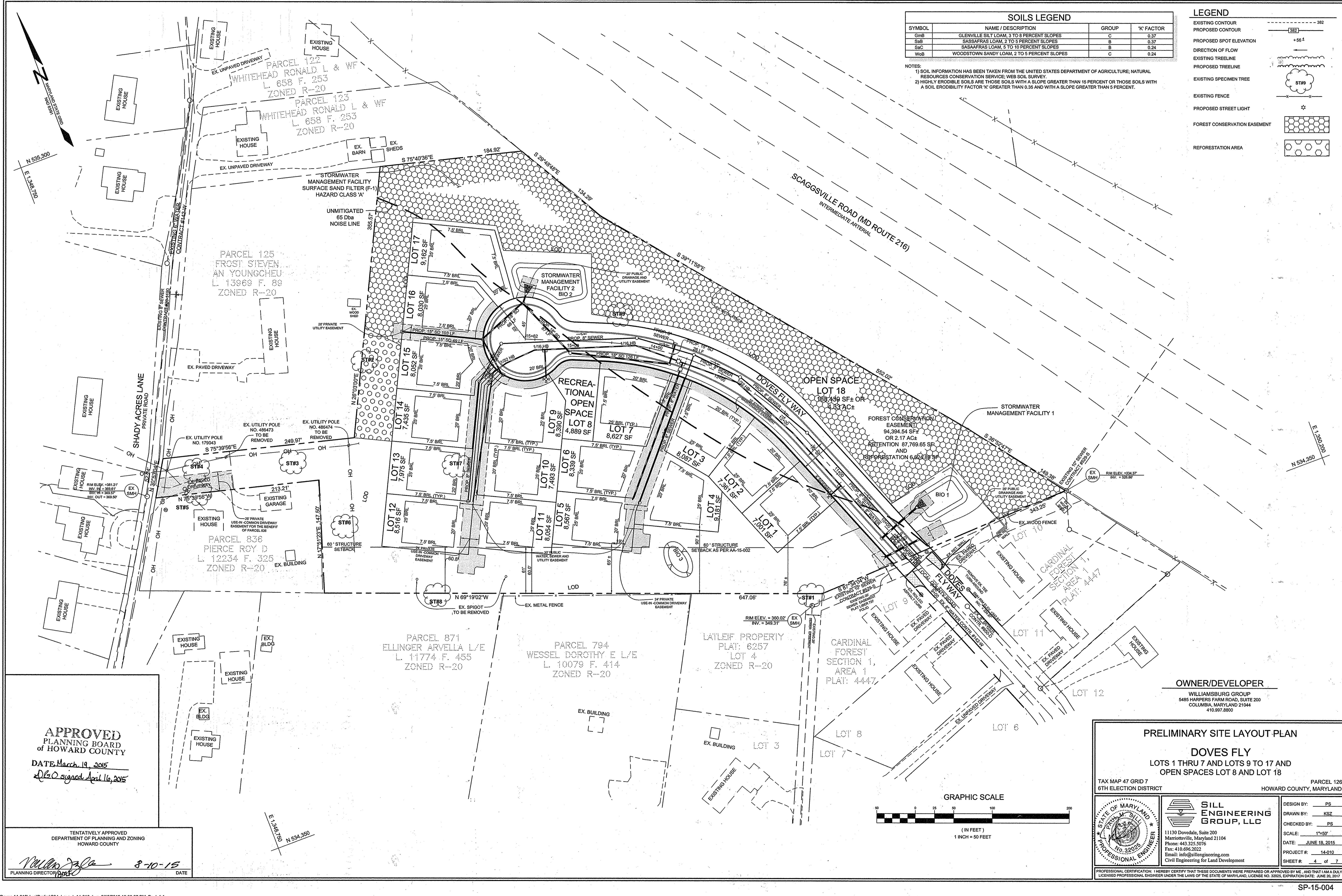
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2017



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GmB	GLENVILLE SILT LOAM, 3 TO 5 PERCENT SLOPES	C	0.37
SaB	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES	B	0.37
SaC	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES	B	0.24
WoB	WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES	C	0.24

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SPOT ELEVATION	+56.4
DIRECTION OF FLOW	→
EXISTING TREELINE	~
PROPOSED TREELINE	~
EXISTING SPECIMEN TREE	ST#
EXISTING FENCE	---
PROPOSED STREET LIGHT	*
FOREST CONSERVATION EASEMENT	▨
REFORESTATION AREA	▨

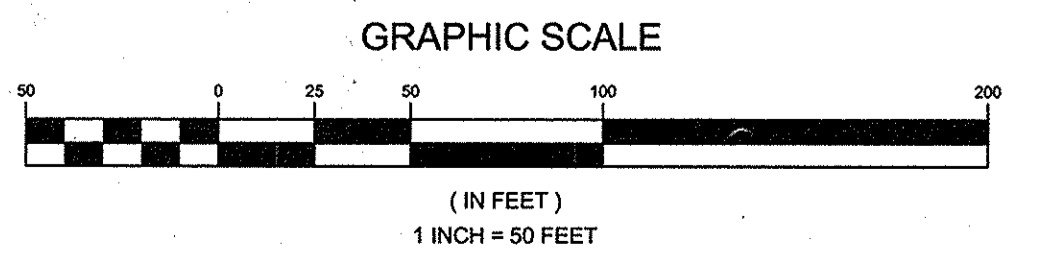


APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: March 19, 2015
DLB signed April 16, 2015

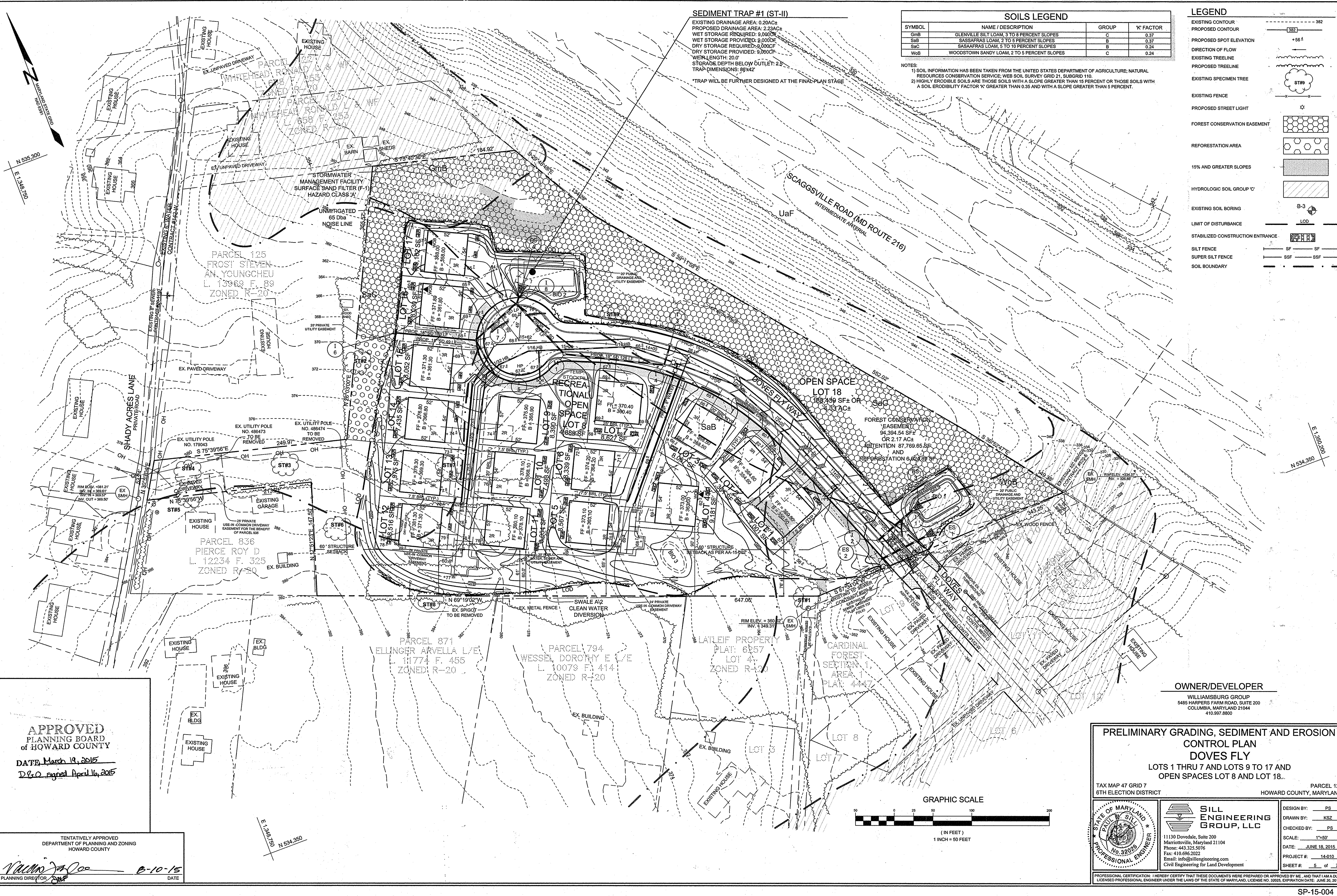
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
William Jala 8-10-15
 PLANNING DIRECTOR DATE

OWNER/DEVELOPER
 WILLIAMSBURG GROUP
 5485 HARRPERS FARM ROAD, SUITE 200
 COLUMBIA, MARYLAND 21044
 410.997.8800

PRELIMINARY SITE LAYOUT PLAN
DOVES FLY
 LOTS 1 THRU 7 AND LOTS 9 TO 17 AND
 OPEN SPACES LOT 8 AND LOT 18
 TAX MAP 47 GRID 7
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



		DESIGN BY: PS DRAWN BY: KSZ CHECKED BY: PS SCALE: 1"=50' DATE: JUNE 18, 2015 PROJECT #: 14-010 SHEET #: 4 of 7
	11130 Dovesdale, Suite 200 Marriottsville, Maryland 21104 Phone: 443.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering for Land Development	
	PROFESSIONAL CERTIFICATION: I 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. 32025, EXPIRATION DATE: JUNE 20, 2017	
	SILL ENGINEERING GROUP, LLC	
	PROFESSIONAL ENGINEER NO. 32025	



SEDIMENT TRAP #1 (ST-II)
 EXISTING DRAINAGE AREA: 0.20AC±
 PROPOSED DRAINAGE AREA: 2.23AC±
 WET STORAGE REQUIRED: 8,000CF
 WET STORAGE PROVIDED: 8,000CF
 DRY STORAGE REQUIRED: 8,000CF
 DRY STORAGE PROVIDED: 9,000CF
 WEIR LENGTH: 20.0'
 STORAGE DEPTH BELOW OUTLET: 2.0'
 TRAP DIMENSIONS: 89'x42'
 *TRAP WILL BE FURTHER DESIGNED AT THE FINAL PLAN STAGE

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
SaB	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES	B	0.37
SaC	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES	B	0.24
WbB	WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES	C	0.24

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY GRID 21, SUBGRID 110.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

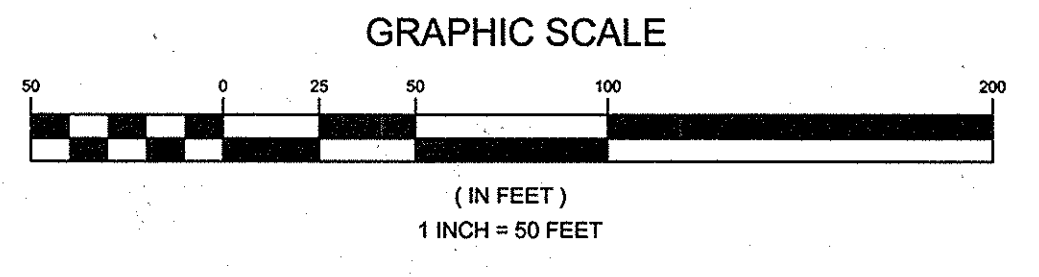
LEGEND	
EXISTING CONTOUR	--- 382
PROPOSED CONTOUR	--- 382
PROPOSED SPOT ELEVATION	+56.4
DIRECTION OF FLOW	→
EXISTING TREELINE	~
PROPOSED TREELINE	~
EXISTING SPECIMEN TREE	STR9
EXISTING FENCE	—
PROPOSED STREET LIGHT	☆
FOREST CONSERVATION EASEMENT	▨
REFORESTATION AREA	▨
15% AND GREATER SLOPES	▨
HYDROLOGIC SOIL GROUP 'C'	▨
EXISTING SOIL BORING	B-3
LIMIT OF DISTURBANCE	LOD
STABILIZED CONSTRUCTION ENTRANCE	▨
SILT FENCE	SF
SUPER SILT FENCE	SSF
SOIL BOUNDARY	---

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATED March 19, 2015
 D.P.O. signed April 16, 2015

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 [Signature]
 PLANNING DIRECTOR
 B-10-15
 DATE

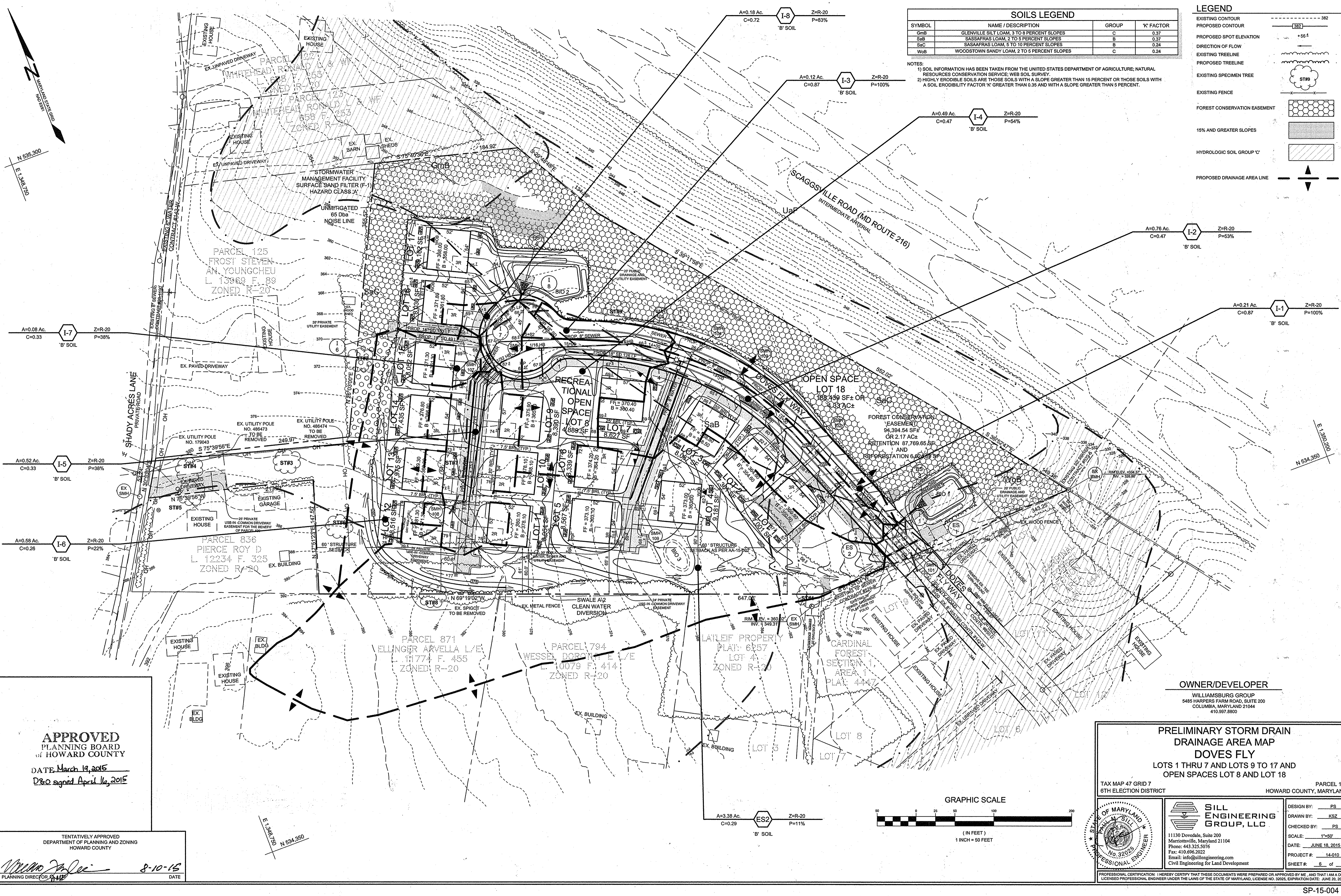
OWNER/DEVELOPER
 WILLIAMSBURG GROUP
 5485 HARPERS FARM ROAD, SUITE 200
 COLUMBIA, MARYLAND 21044
 410.997.8800

PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
DOVES FLY
 LOTS 1 THRU 7 AND LOTS 9 TO 17 AND OPEN SPACES LOT 8 AND LOT 18...
 TAX MAP 47 GRID 7
 6TH ELECTION DISTRICT
 PARCEL 126
 HOWARD COUNTY, MARYLAND



	DESIGN BY: PS
	DRAWN BY: KSZ
	CHECKED BY: PS
	SCALE: 1"=50'
	DATE: JUNE 18, 2015
PROJECT #: 14-010	
SHEET #: 5 of 7	

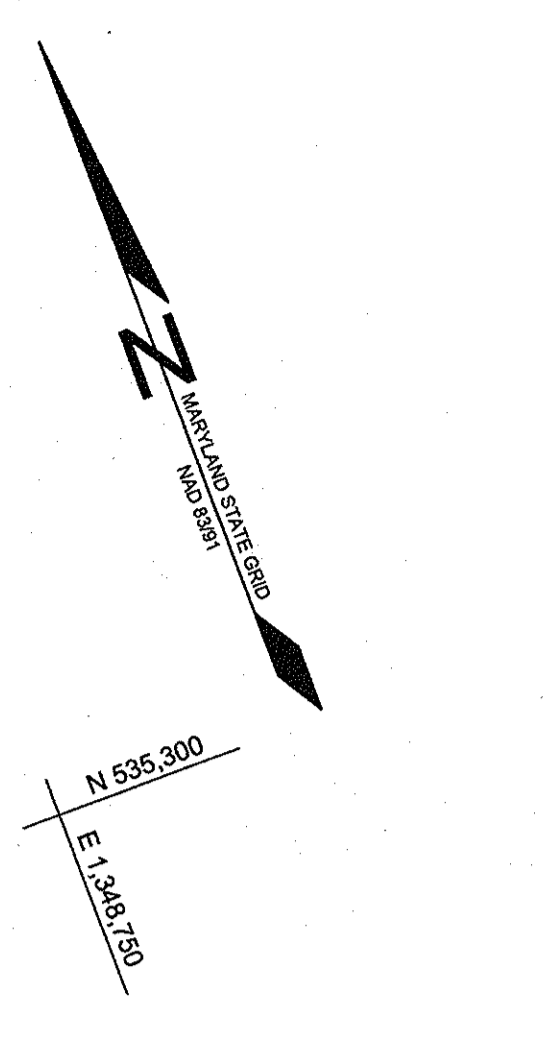
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2017



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
SaB	SASSAFRAS LOAM, 2 TO 5 PERCENT SLOPES	B	0.37
SaC	SASSAFRAS LOAM, 5 TO 10 PERCENT SLOPES	B	0.24
WoB	WOODSTOWN SANDY LOAM, 2 TO 5 PERCENT SLOPES	C	0.24

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING TREELINE	
PROPOSED TREELINE	
EXISTING SPECIMEN TREE	
EXISTING FENCE	
FOREST CONSERVATION EASEMENT	
15% AND GREATER SLOPES	
HYDROLOGIC SOIL GROUP 'C'	
PROPOSED DRAINAGE AREA LINE	



A=0.08 Ac. Z=R-20 P=38%
 C=0.33 'B' SOIL

A=0.52 Ac. Z=R-20 P=38%
 C=0.33 'B' SOIL

A=0.58 Ac. Z=R-20 P=22%
 C=0.26 'B' SOIL

A=0.18 Ac. Z=R-20 P=83%
 C=0.72 'B' SOIL

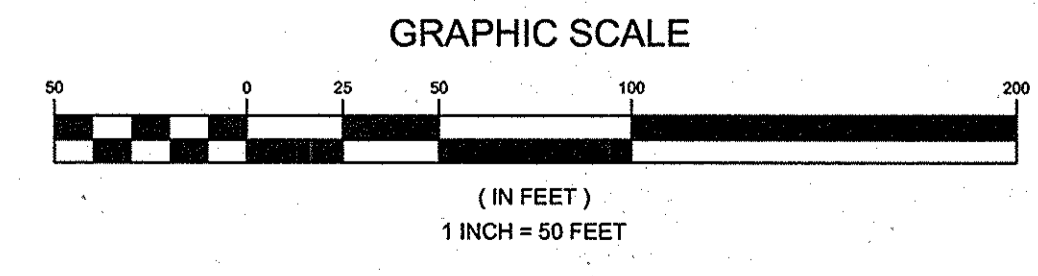
A=0.12 Ac. Z=R-20 P=100%
 C=0.87 'B' SOIL

A=0.49 Ac. Z=R-20 P=54%
 C=0.47 'B' SOIL

A=0.76 Ac. Z=R-20 P=53%
 C=0.47 'B' SOIL

A=0.21 Ac. Z=R-20 P=100%
 C=0.87 'B' SOIL

A=3.38 Ac. Z=R-20 P=11%
 C=0.29 'B' SOIL



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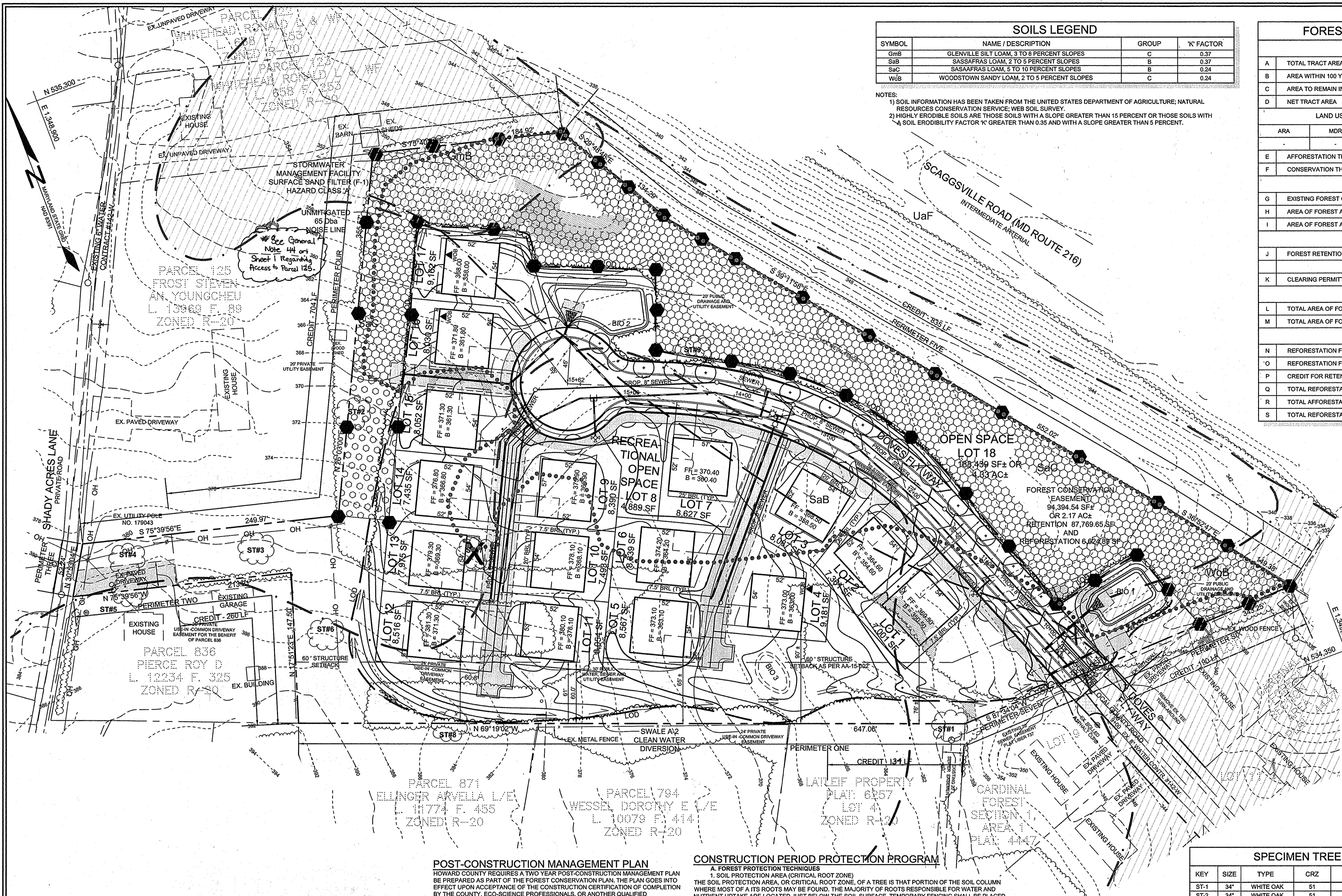
PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
DOVES FLY
 LOTS 1 THRU 7 AND LOTS 9 TO 17 AND OPEN SPACES LOT 8 AND LOT 18
 TAX MAP 47 GRID 7
 6TH ELECTION DISTRICT
 PARCEL 126
 HOWARD COUNTY, MARYLAND

	SILL ENGINEERING GROUP, LLC 11130 Dovetail, Suite 200 Marriottsville, Maryland 21104 Phone: 443.325.5076 Fax: 410.696.2022 Email: info@sillengineering.com Civil Engineering for Land Development	DESIGN BY: PS DRAWN BY: KSZ CHECKED BY: PS SCALE: 1"=50' DATE: JUNE 18, 2015 PROJECT #: 14-010 SHEET #: 8 of 7
	PROFESSIONAL CERTIFICATION: I 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. 32025, EXPIRATION DATE: JUNE 20, 2017	

APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE: March 19, 2015
 D&O signed April 16, 2015

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

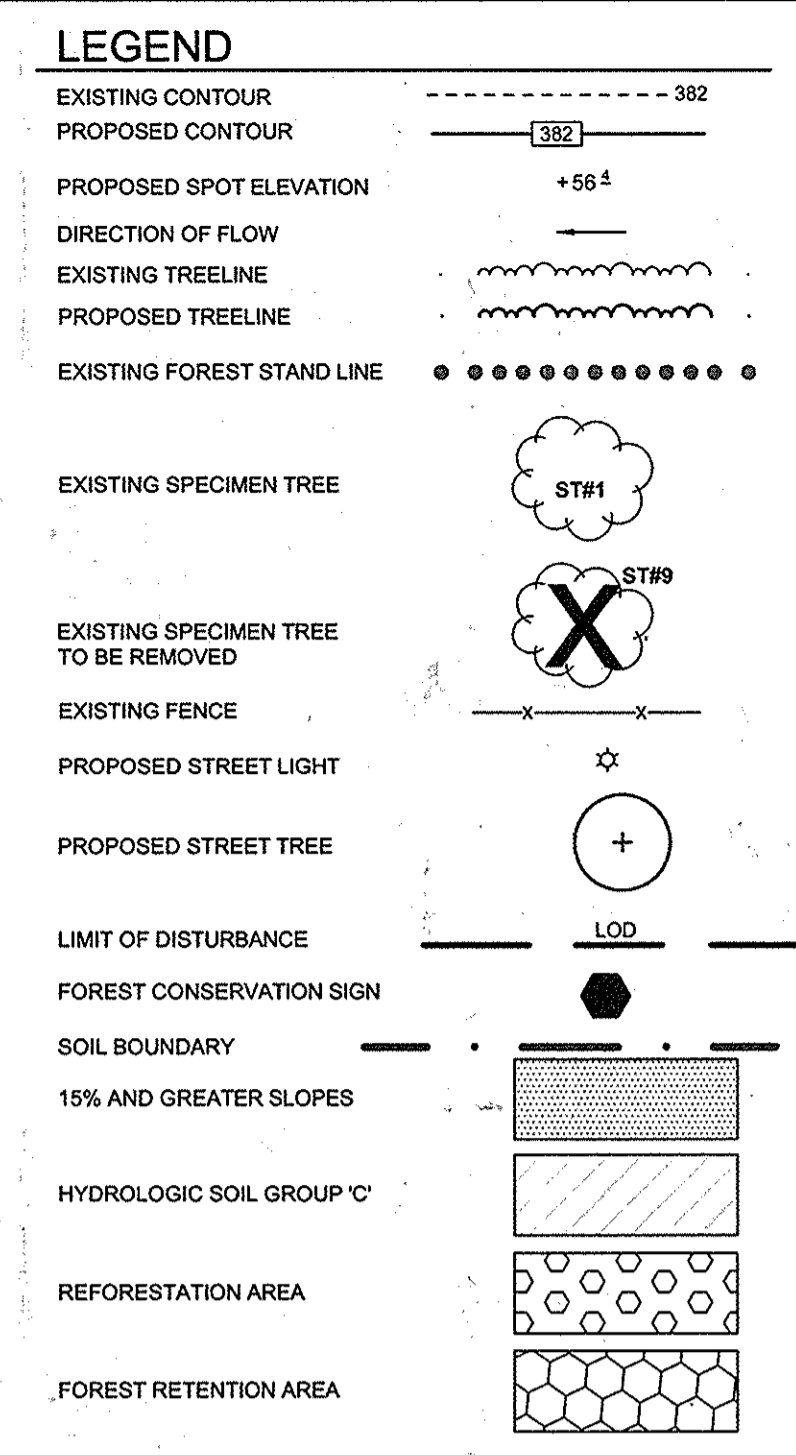
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 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

FOREST CONSERVATION WORKSHEET					
NET TRACT AREA					
A	TOTAL TRACT AREA 8.3 AC				
B	AREA WITHIN 100 YEAR FLOODPLAIN & UTILITY EASEMENT 0.0 AC				
C	AREA TO REMAIN IN AGRICULTURAL PRODUCTION 0.0 AC				
D	NET TRACT AREA 8.3 AC				
LAND USE CATEGORY (FROM TABLE 3.2.1 PAGE 40, MANUAL)					
ARA	MDR	IDA	HDR	MPD	CIA
			XX		
E	AFFORESTATION THRESHOLD (NET TRACT AREA x 15%) 1.2 AC				
F	CONSERVATION THRESHOLD (NET TRACT AREA x 20%) 1.7 AC				
EXISTING FOREST COVER					
G	EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) 3.8 AC				
H	AREA OF FOREST ABOVE AFFORESTATION THRESHOLD 2.6 AC				
I	AREA OF FOREST ABOVE CONSERVATION THRESHOLD 2.1 AC				
BREAK EVEN POINT					
J	FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION 0.4 AC				
	BREAK-EVEN POINT 2.1 AC				
K	CLEARING PERMITTED WITHOUT MITIGATION 1.7 AC				
PROPOSED FOREST CLEARING					
L	TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE 1.8 AC				
M	TOTAL AREA OF FOREST TO BE RETAINED IN FCE 2.0 AC				
PLANTING REQUIREMENTS					
N	REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD 0.45 AC				
O	REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD 0 AC				
P	CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD 0.3 AC				
Q	TOTAL REFORESTATION REQUIRED 0.15 AC				
R	TOTAL AFFORESTATION REQUIRED 0.0 AC				
S	TOTAL REFORESTATION AND AFFORESTATION REQUIRED 0.15 AC				



FOREST CONSERVATION PLAN NOTES

- ANY FOREST CONSERVATION EASEMENT (FCE) AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF HOWARD COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
- FORESTED AREAS OCCURRING OUTSIDE OF THE FCE SHALL NOT BE CONSIDERED PART OF THE FCE AND SHALL NOT BE SUBJECT TO PROTECTIVE LAND COVENANTS.
- LIMITS OF DISTURBANCE SHALL BE RESTRICTED TO AREAS OUTSIDE THE LIMIT OF TEMPORARY FENCING OR THE FCE BOUNDARY, WHICHEVER IS GREATER.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY HOWARD COUNTY DPZ.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS FOREST CONSERVATION EASEMENTS.
- TEMPORARY FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. FENCING SHALL BE INSTALLED ALONG LIMITS OF DISTURBANCE OCCURRING WITHIN 50 FEET OF THE PROPOSED FCE LIMITS. PERMANENT SIGNAGE WILL BE POSTED AT 50-100 FOOT INTERVALS ALONG ALL FCE LIMITS, AS SHOWN HEREON.
- THE FOREST CONSERVATION ACT REQUIREMENTS FOR THIS PROJECT WILL BE MET THROUGH THE 2.0 ACRES OF RETENTION AND 0.15 ACRES OF PLANTING.

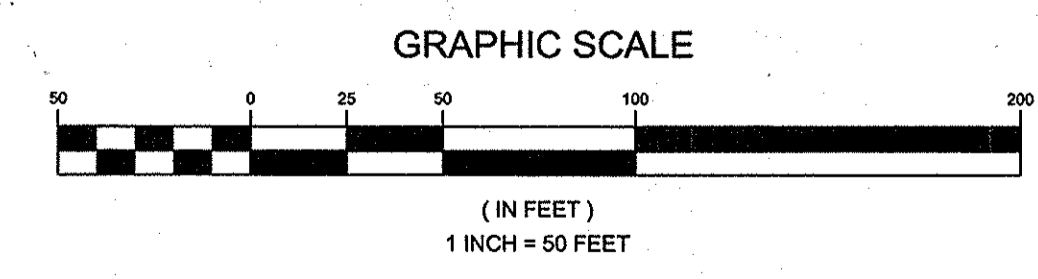
LANDSCAPE PLAN NOTES

- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, ARCHITECT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- LANDSCAPING IS PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY WILL BE CALCULATED AT THE FINAL PLAN.

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE					
	ADJACENT TO ROADS	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES
PERIMETER FRONTAGE DESIGNATION	3	7	5	1	2	6
FRONTAGE PERIMETER TYPE	3	7	5	1	2	6
LINEAR FEET OF ROADWAY	B	N/A	B	A	A	A
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	YES (1)	YES (1)	YES (1)	YES (1)
REMAINING PERIMETER LENGTH (YES, NO, LINEAR FEET)	02LF	02LF	835LF	124LF	280LF	704LF
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO
REMAINING PERIMETER LENGTH (NUMBER OF PLANTS REQUIRED)	NO	NO	NO	NO	NO	NO
SHADE TREES	1:50=1	-	1:50=0	1:60=0	1:60=2	1:60=1
EVERGREEN TREES	1:40=1	-	1:40=0	-	-	-
SHRUBS	-	-	-	-	-	-

1. CREDIT TAKEN FOR EXISTING WOODS. IDENTIFICATION OF APPROPRIATE LANDSCAPING CREDIT WILL BE FINALIZED AT THE FINAL PLAN.

SPECIMEN TREE TABLE				
KEY	SIZE	TYPE	CRZ	REMARKS
ST-1	34"	WHITE OAK	51	FAIR, SOME CANOPY DIEBACK
ST-2	34"	WHITE OAK	51	POOR CONDITION, TRUNK ROT
ST-3	38"	WHITE OAK	57	FAIR HEAVY VINES SOME LMB DIEBACK
ST-4	37"	BLACK OAK	55.5	POOR CONDITION MAJOR LMB DIEBACK
ST-5	30"	CHESTNUT OAK	45	GOOD CONDITION
ST-6	30"	CHESTNUT OAK	45	GOOD CONDITION
ST-7	39"	BLACK OAK	58.5	POOR CONDITION, TRUNK ROT, TO BE REMOVED
ST-8	37"	RED OAK	55.5	FAIR CONDITION, LMB DIEBACK, DAMAGE TO TRUNK
ST-9	37"	RED OAK	55.5	POOR STRUCTURE, LMB DIEBACK



POST-CONSTRUCTION MANAGEMENT PLAN

HOWARD COUNTY REQUIRES A TWO YEAR POST-CONSTRUCTION MANAGEMENT PLAN TO BE PREPARED AS PART OF THE FOREST CONSERVATION PLAN. THE PLAN GOES INTO EFFECT UPON ACCEPTANCE OF THE CONSTRUCTION CERTIFICATION OF COMPLETION BY THE COUNTY. ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE POST-CONSTRUCTION MANAGEMENT PLAN. THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE PLAN FOR THE SUBJECT PROPERTY:

A. FENCING AND SIGNAGE
 PERMANENT SIGNAGE INDICATING THE LIMITS OF THE RETENTION/PLANTING AREA SHALL BE MAINTAINED.

B. GENERAL SITE INSPECTIONS
 SITE INSPECTIONS WILL BE PERFORMED TO INSURE THAT RETENTION OF THE FOREST IS MET IN ACCORDANCE WITH THIS PLAN AND THAT THE FOREST EDGE REMAINS HEALTHY AND STABLE.

C. EDUCATION
 THE DEVELOPER WILL PROVIDE APPROPRIATE MATERIALS TO PROPERTY OWNERS INFORMING THEM OF THE LOCATION AND PURPOSE OF THE FOREST CONSERVATION EASEMENT. MATERIALS MAY INCLUDE SITE PLANS AND INFORMATION EXPLAINING THE INTENT OF THE FOREST CONSERVATION LAW.

D. FINAL INSPECTION
 AT THE END OF THE TWO YEAR POST-CONSTRUCTION MANAGEMENT PERIOD, ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL, WILL SUBMIT TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL RETENTION/AFFORESTATION REQUIREMENTS HAVE BEEN MET. UPON ACCEPTANCE OF THIS CERTIFICATION, THE COUNTY WILL RELEASE THE DEVELOPER FROM ALL FUTURE OBLIGATIONS AND RELEASE THE DEVELOPER'S BOND.

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. FOREST PROTECTION TECHNIQUES
 1. SOIL PROTECTION AREA (CRITICAL ROOT ZONE)
 THE SOIL PROTECTION AREA, OR CRITICAL ROOT ZONE, OF A TREE IS THAT PORTION OF THE SOIL COLUMN WHERE MOST OF ITS ROOTS MAY BE FOUND. THE MAJORITY OF ROOTS RESPONSIBLE FOR WATER AND NUTRIENT UPTAKE ARE LOCATED JUST BELOW THE SOIL SURFACE. TEMPORARY FENCING SHALL BE PLACED AROUND THE CRITICAL ROOT ZONE OF THE FOREST IN AREAS WHERE THE FOREST LIMITS OCCUR WITHIN 25 FEET OF THE LIMIT OF DISTURBANCE.

2. FENCING AND SIGNAGE
 EXISTING FOREST LIMITS OCCURRING WITHIN 25 FEET OF THE LIMITS OF DISTURBANCE SHALL BE PROTECTED USING TEMPORARY PROTECTIVE FENCING. PERMANENT SIGNAGE SHALL BE PLACED AROUND THE AFFORESTATION AREA PRIOR TO PLANT INSTALLATION, AS SHOWN ON THE PLAN.

B. PRE-CONSTRUCTION MEETING
 UPON STAKING OF LIMITS OF DISTURBANCE A PRE-CONSTRUCTION MEETING WILL BE HELD BETWEEN THE DEVELOPER, CONTRACTOR AND APPROPRIATE COUNTY INSPECTOR. THE PURPOSE OF THE MEETING WILL BE TO VERIFY THAT ALL SEDIMENT CONTROL IS IN ORDER, AND TO NOTIFY THE CONTRACTOR OF POSSIBLE PENALTIES FOR NON-COMPLIANCE WITH THE FCP.

C. STORAGE FACILITIES/EQUIPMENT CLEANING
 ALL EQUIPMENT STORAGE, PARKING, SANITARY FACILITIES, MATERIAL STOCKPIILING, ETC. ASSOCIATED WITH CONSTRUCTION OF THE PROJECT WILL BE RESTRICTED TO THOSE AREAS OUTSIDE OF THE PROPOSED FOREST CONSERVATION EASEMENT. CLEANING OF EQUIPMENT WILL BE LIMITED TO AREA WITHIN THE LOO OF THE PROPOSED HOMESITES. WASTEWATER RESULTING FROM EQUIPMENT CLEANING WILL BE CONTROLLED TO PREVENT RUNOFF INTO ENVIRONMENTALLY SENSITIVE AREAS.

D. SEQUENCE OF CONSTRUCTION
 THE FOLLOWING TIMETABLE REPRESENTS THE PROPOSED TIMETABLE FOR DEVELOPMENT OF THE SUBJECT PROPERTY. THE ITEMS OUTLINED IN THE FOREST CONSERVATION PLAN WILL BE ENACTED WITHIN TWO (2) YEARS OF SUBDIVISION APPROVAL.

BELOW FIND A PROPOSED SEQUENCE OF CONSTRUCTION.

- INSTALL ALL SIGNAGE AND SEDIMENT CONTROL DEVICES.
- HOLD PRE-CONSTRUCTION MEETING BETWEEN DEVELOPER, CONTRACTOR AND COUNTY INSPECTOR.
- BUILD ACCESS ROADS, INSTALL WATER AND SEWER, AND CONSTRUCT HOUSES. STABILIZE ALL DISTURBED AREAS ACCORDINGLY.
- REMOVE SEDIMENT CONTROL.
- HOLD POST-CONSTRUCTION MEETING WITH COUNTY INSPECTORS TO ASSURE COMPLIANCE WITH FCP. SUBMIT CERTIFICATION OF RETENTION.

E. CONSTRUCTION MONITORING
 ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL MONITOR CONSTRUCTION OF THE PROJECT TO ENSURE THAT ALL ACTIVITIES ARE IN COMPLIANCE WITH THE FOREST CONSERVATION PLAN.

F. POST-CONSTRUCTION MEETING
 UPON COMPLETION OF CONSTRUCTION, ECO-SCIENCE PROFESSIONALS, OR ANOTHER QUALIFIED PROFESSIONAL DESIGNATED BY THE DEVELOPER, WILL NOTIFY THE COUNTY THAT CONSTRUCTION HAS BEEN COMPLETED AND ARRANGE FOR A POST CONSTRUCTION MEETING TO REVIEW THE PROJECT SITE. THE MEETING WILL ALLOW THE COUNTY INSPECTOR TO VERIFY THAT FOREST RETENTION REQUIREMENTS HAVE BEEN MET.

FOREST CONSERVATION EASEMENTS

EASEMENTS ARE A LEGAL MEANS OF PROVIDING PERMANENT PROTECTION OF FORESTS, FARMLAND AND OPEN SPACE. IN ACCORDANCE WITH THE CRITERIA OUTLINED IN THE HOWARD COUNTY FOREST CONSERVATION MANUAL, A FOREST CONSERVATION EASEMENT WILL BE RECORDED FOR THE RETENTION AREAS OF THE SUBJECT PROPERTY. SUBMISSION OF THE EASEMENTS FOR RECORDATION WILL OCCUR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE March 19, 2015
 DBO signed April 16, 2015

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY
 8-10-15
 DATE

PRELIMINARY FOREST CONSERVATION AND LANDSCAPE PLAN
DOVES FLY
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TAX MAP 47 GRID 7
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