

PRELIMINARY EQUIVALENT SKETCH PLAN PINE ACRES

LOTS 1 THRU 21, AND OPEN SPACE LOTS 22 THRU 27

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET INDEX

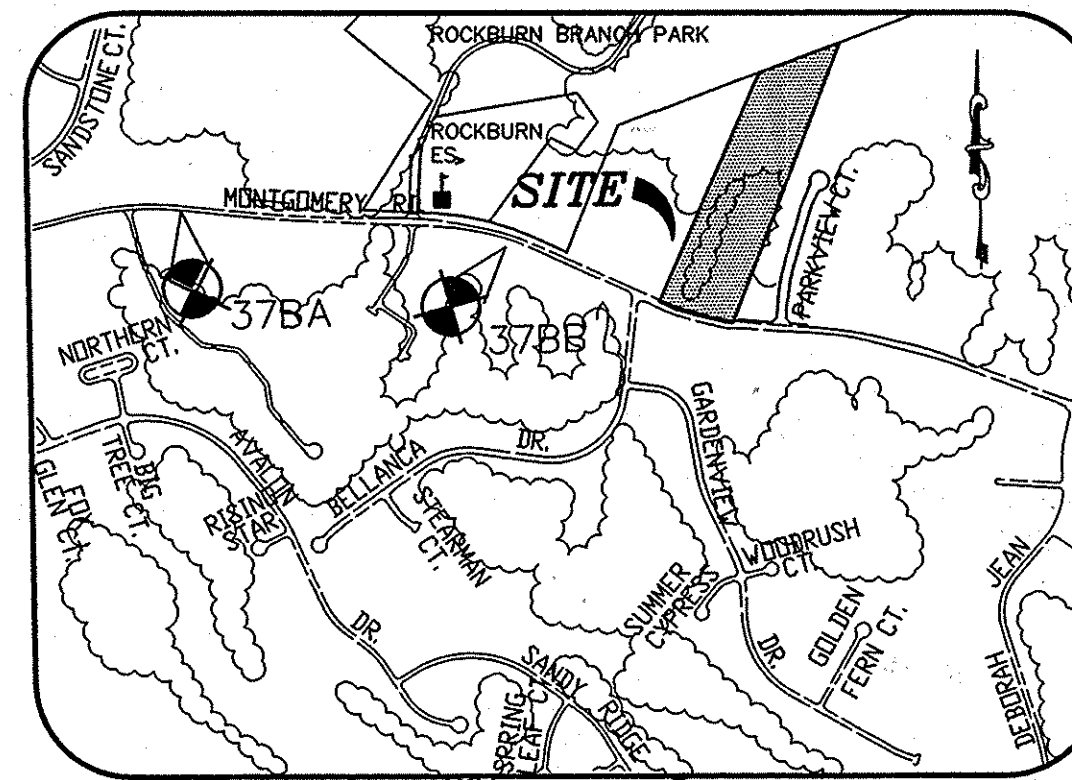
NO	TITLE
1	COVER SHEET
2	PRELIMINARY EQUIVALENT SKETCH PLAN
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MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
12	14,758 SQ.FT.	631 SQ.FT.	14,127 SQ.FT.

LEGEND

	SPECIMEN TREE
	EX. TREE LINE
	PROP. TREE LINE
	AREA OF 100 YEAR FLOODPLAIN
	AREA OF WETLANDS
	AREA OF 15%-25% SLOPES
	AREA OF FOREST CONSERVATION EASEMENT
	AREA OF RECREATIONAL OPEN SPACE
	EX. OVERHEAD POWER LINE



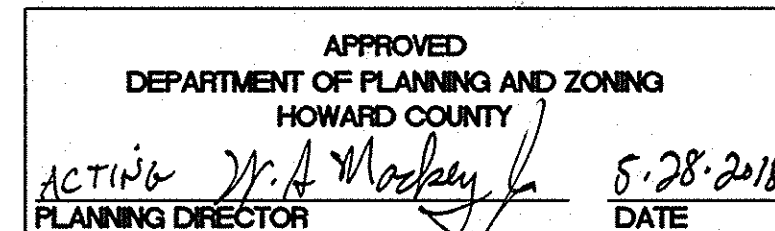
VICINITY MAP
SCALE: 1"=1000'
ADC MAP: 35 GRID A-1

GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- TOPOGRAPHY WITHIN 200' OF SITE BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOC., INC. ON OR ABOUT MARCH 2014. OTHER TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY GIS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2014 BY MILDENBERG, BOENDER AND ASSOC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '83 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
STA. No. 37BA N 563785.618 E 1376343.172 ELEV. 373.014
STA. No. 37BB N 563663.415 E 1378040.471 ELEV. 393.935
- PROJECT BACKGROUND:**
ADDRESS: 6249 MONTGOMERY ROAD, ELKRIDGE, MD 21075
LOCATION: TAX MAP: 37 PARCEL: 49 AND 50 GRID: 5
ELECTION DISTRICT: FIRST
DEED REFERENCE: PARCEL 49- 6776/184, PARCEL 50- 4043/703
PREVIOUS PROJECT NUMBERS: ECP-15-001
- SITE AREA TABULATION**
TOTAL AREA: 12.03 AC±
AREA OF 100 YEAR FLOODPLAIN: 0.1 AC±
TOTAL NET AREA: 11.93 AC±
MINIMUM LOT SIZE PROPOSED: 14,000 S.F.
NUMBER OF BUILDABLE LOTS: 21
NUMBER OF OPEN SPACE LOTS: 5
TYPE OF PROPOSED UNIT: SPD
AREA OF BUILDABLE LOTS: 6.77 AC±
AREA OF ROAD ROW: 1.13 AC±
AREA OF ROAD DEDICATION: 0.24 AC±
AREA OF OPEN SPACE REQUIRED: 3.61 AC±
AREA OF OPEN SPACE PROVIDED: 3.89 AC±
AREA OF RECREATIONAL OPEN SPACE REQUIRED: (200 S.F./UNIT) 4,200 S.F.
AREA OF RECREATIONAL OPEN SPACE PROVIDED: 4,200 S.F.±
- WATER IS PUBLIC.
- SEWER IS PUBLIC.
- STORMWATER MANAGEMENT IS PROVIDED BY N-2 NON-ROOFTOP DISCONNECTIONS, M-6 MICRO-BIORETENTION FACILITIES, AND M-5 DRYWELLS IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL.
- FLOODPLAIN EXISTS ON SITE AS CERTIFIED IN THE FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. IN JULY 2014.
- WETLANDS, STREAM AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2014.
- FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY, 2014. A TOTAL OF 11 SPECIMEN TREES EXIST ON SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE RETENTION OF 2.81 ACRES ON "EASEMENT A" AND A PAYMENT OF FEE-IN-LIEU FOR 0.30 ACRES OF REFORESTATION. FEE-IN-LIEU FOR 0.30 ACRES (13,068.0 SQ. FT.) OF REFORESTATION IN THE AMOUNT OF \$ 9,801.00 WILL BE POSTED AT FINAL PLAN STAGE. 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.
- ALL LANDSCAPING REQUIREMENTS SHALL BE FULFILLED AT THE FINAL PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- PER SECTION 16.121(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND USE REGULATIONS, OPEN SPACE FOR THIS SUBDIVISION HAS BEEN PROVIDED THROUGH THE CREATION OF OPEN SPACE LOTS 22 THRU 26.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JANUARY 10, 2014 AT 6:00 PM AT THE ELKRIDGE LIBRARY.
- THIS DEVELOPMENT PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING / GRADING PERMIT.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- APFO ROAD TEST PREPARED BY MARS GROUP IN MAY 2014.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE.
- SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHJ FEE-IN-LIEU 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.
- NO STEEP SLOPES EXIST ON-SITE.
- THIS PLAN IS SUBJECT TO WP-15-079, WAIVING SECTIONS 16.1205(c)97) AND 16.1205(c)10) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30" dbh OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS AS OUTLINED IN SECTION 16.1205(c)1-10). WAIVER WAS APPROVED ON FEBRUARY 2, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:
 - WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES 1-11 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER REQUEST.
 - A MINIMUM OF 22 ADDITIONAL, NATIVE 2-3" CALIPER TREES SHALL BE PROVIDED ON SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE PROJECT KNOWN AS "PINE ACRES" AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANTINGS. THE MITIGATION WILL BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE FINAL PLAN.
 - SOME OF ALL THE MITIGATION PLANTINGS SHOULD BE PLACED WITHIN THE REAR YARDS OF THE PROPOSED LOTS AFTER GRADING AND FILL OCCURS BUT PRIOR TO SALES OF INDIVIDUAL LOTS.
- AT FINAL PLAN THE OUTFALL AT E51 SHALL BE ANALYZED FOR IMPACTS TO MONTGOMERY ROAD.

OWNER / DEVELOPER

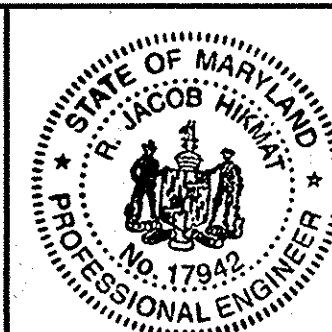
EARL W. STRAIN, JR.
DOUGLAS B. STRAIN, DENNIS STRAIN,
CHRISTINE LOWE
C/O DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200



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. 17942, EXP DATE 09/03/16

R. JACOB HIKMAT P.E.

5/14/15
DATE:



Project	date	illustration	scale	approval
14-013	MAY 2015	MMM	1"=60'	RJH

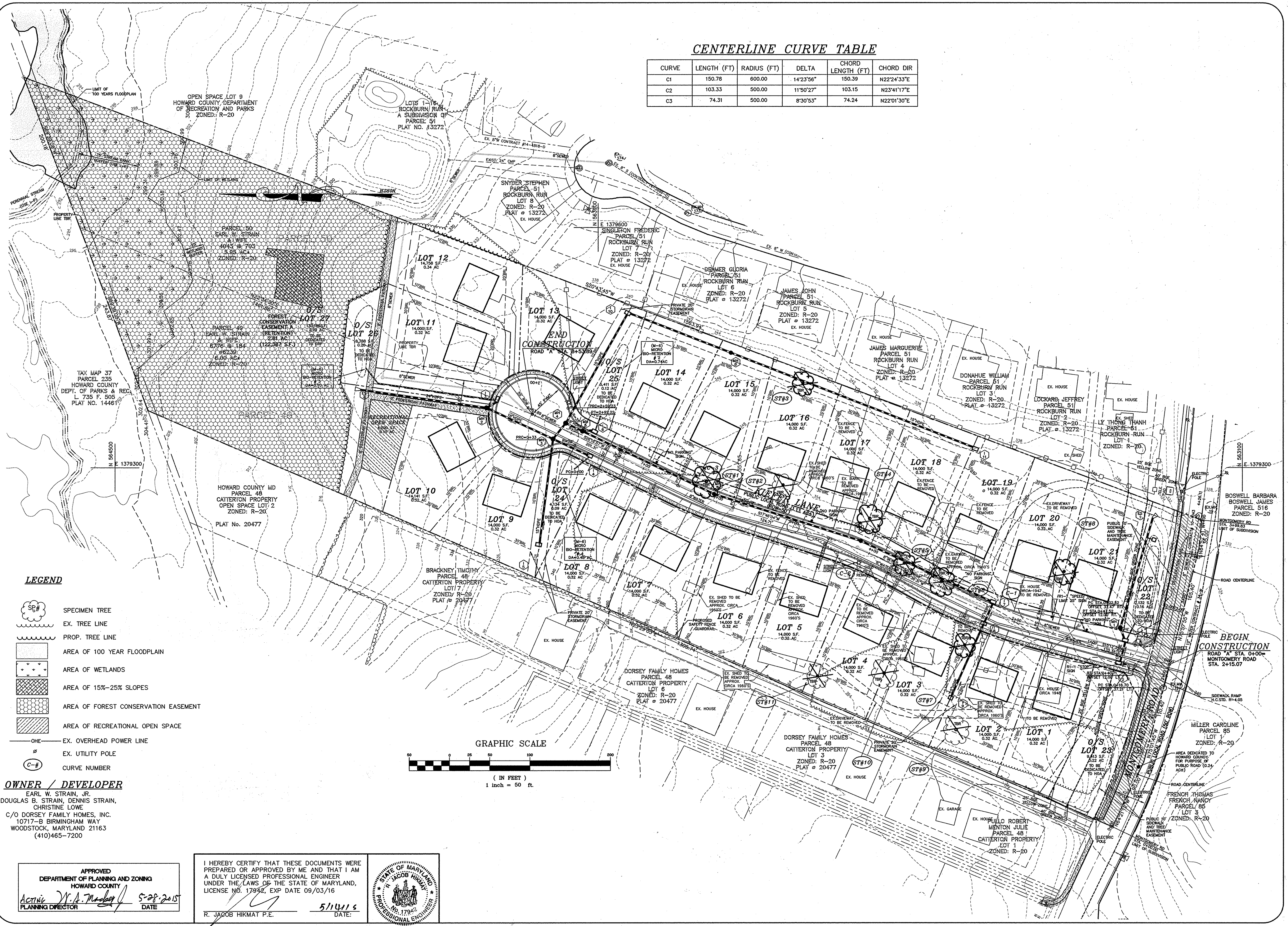
no.	description	date

PINE ACRES
LOTS 1-21 AND OPEN SPACE LOTS 22-27
TAX MAP 37, PARCEL 49 AND 50, GRID 5, ZONING: R-20
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Crace Drive, Columbia, Maryland, 21044
(410) 987-0298 Fax

CENTERLINE CURVE TABLE

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LENGTH (FT)	CHORD DIR
C1	150.78	600.00	14°23'56"	150.39	N22°24'33"E
C2	103.33	500.00	11°50'27"	103.15	N23°41'17"E
C3	74.31	500.00	8°30'53"	74.24	N22°01'30"E

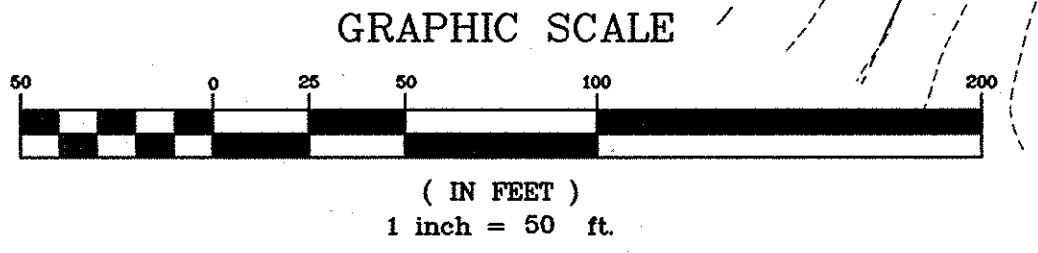


LEGEND

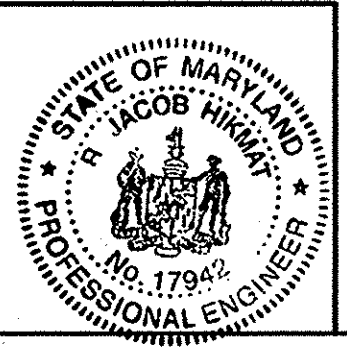
- SPECIMEN TREE
- EX. TREE LINE
- PROP. TREE LINE
- AREA OF 100 YEAR FLOODPLAIN
- AREA OF WETLANDS
- AREA OF 15%-25% SLOPES
- AREA OF FOREST CONSERVATION EASEMENT
- AREA OF RECREATIONAL OPEN SPACE
- EX. OVERHEAD POWER LINE
- EX. UTILITY POLE
- CURVE NUMBER

OWNER / DEVELOPER

EARL W. STRAIN, JR.
DOUGLAS B. STRAIN, DENNIS STRAIN,
CHRISTINE LOWE
C/O DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
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R. JACOB HIKMAT P.E. DATE: 5/11/15

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Acacia W.A. Mosley
PLANNING DIRECTOR DATE: 5-28-2015

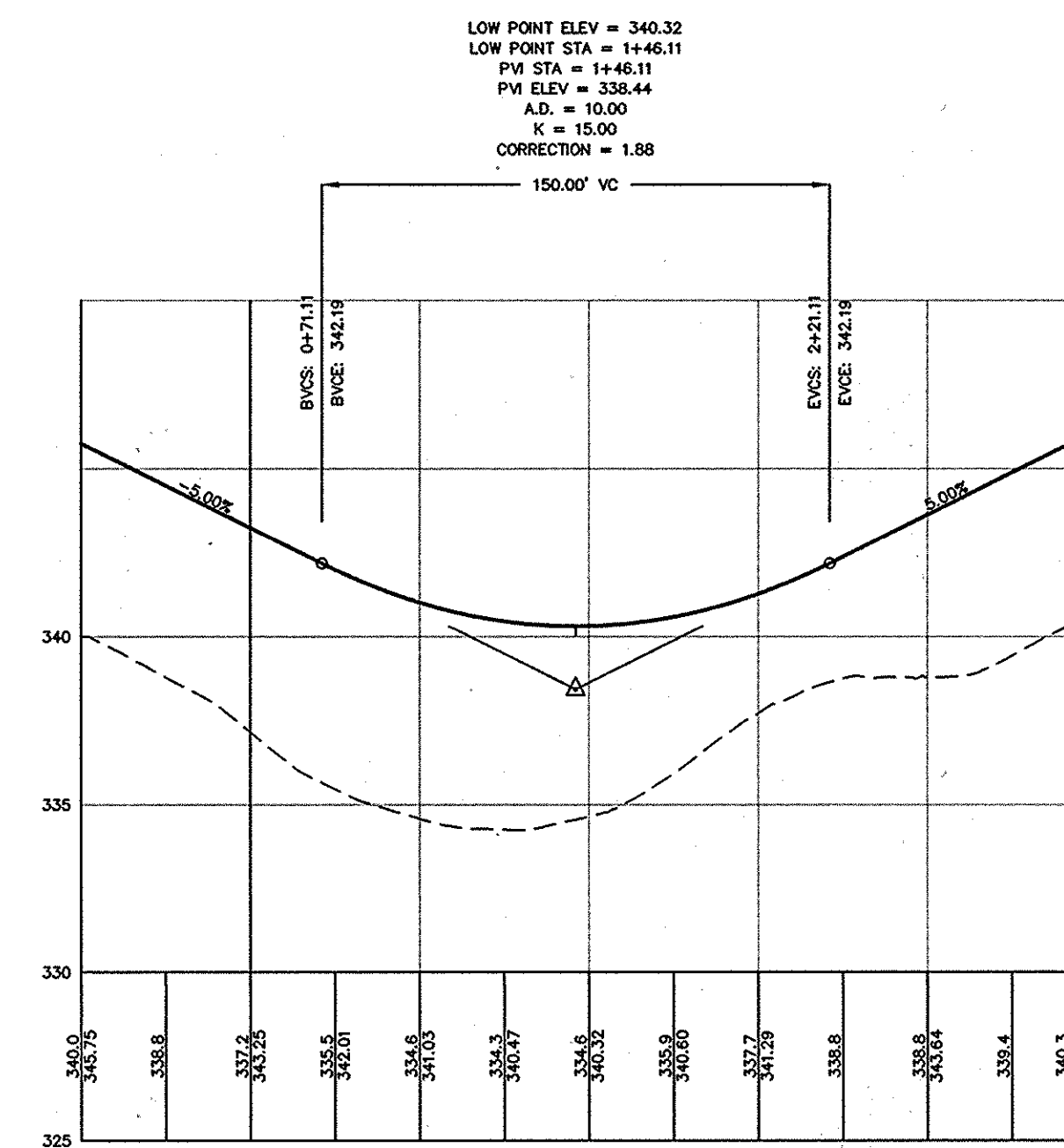
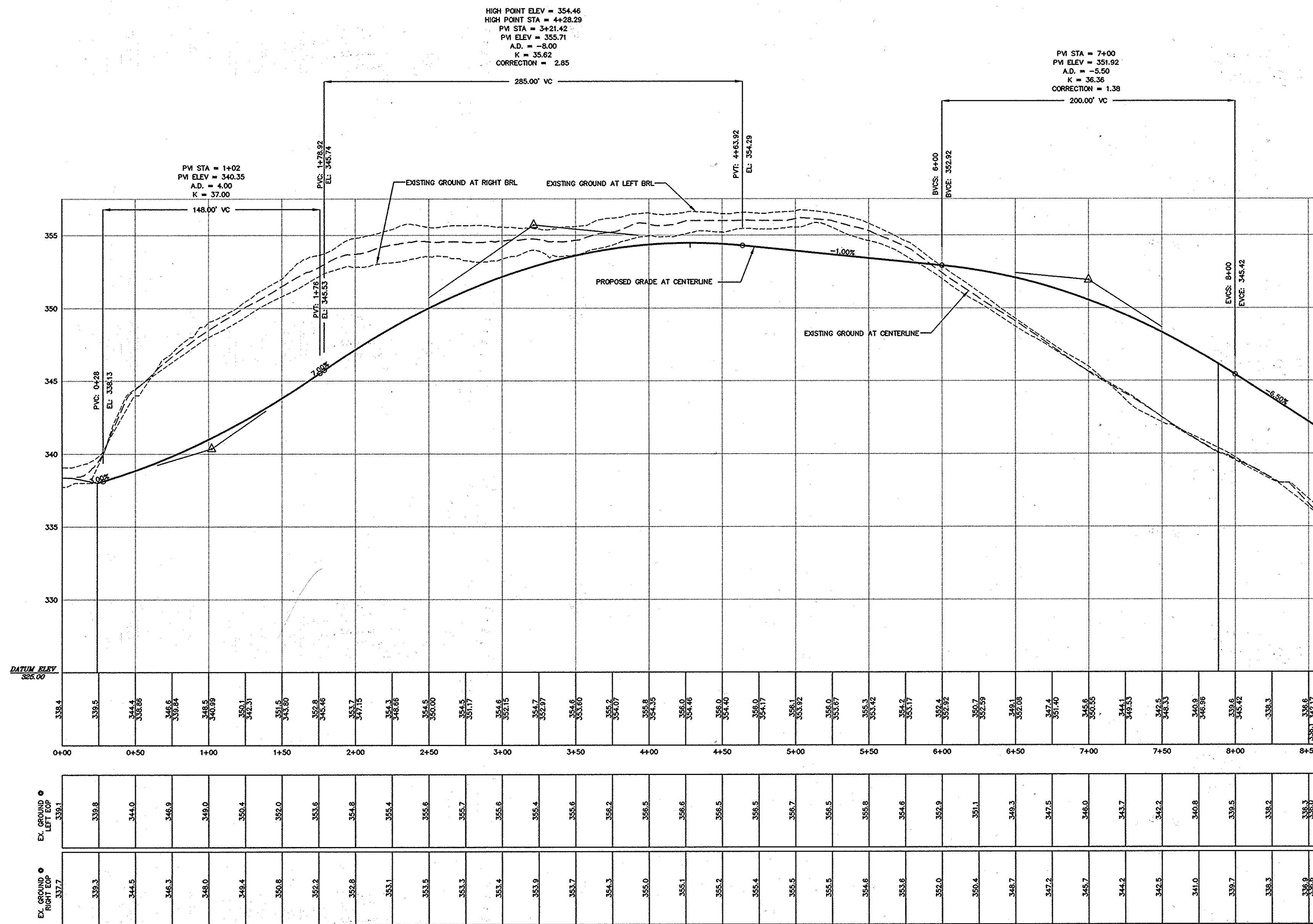
project	date	description	revisions
14-013	MAY 2015	engineering	MMM
		scale	1"=50'
		approval	RH

no.	date

PINE ACRES
LOTS 1-21 AND OPEN SPACE LOTS 22-27
TAX MAP 37, PARCEL 49 AND 50, GRID 5, ZONE: R-20
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

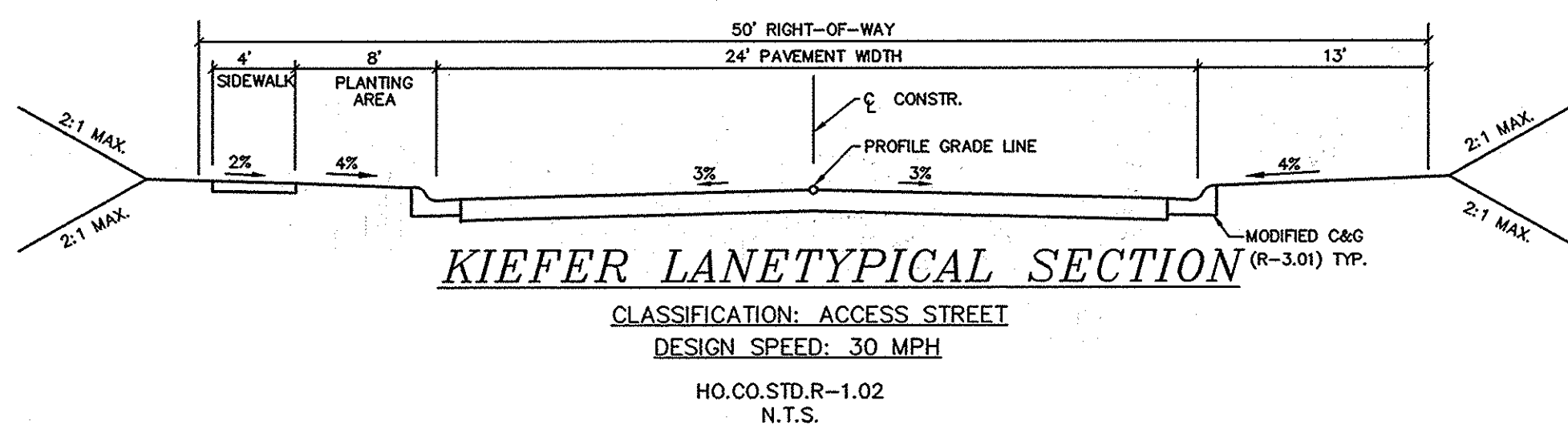
MILDENBERG, & ASSOC., INC.
Engineers Planners Surveyors
7350-B Craze Drive, Columbia, Maryland, 21044
(410) 997-0298 Fax

P:\2004\14-013\DWG\PRELIMINARY SKETCH 1



KIEFER LANE CUL-DE-SAC LINEAR PROFILE
SCALE: HOR. 1"=50'
VER. 1"=5'

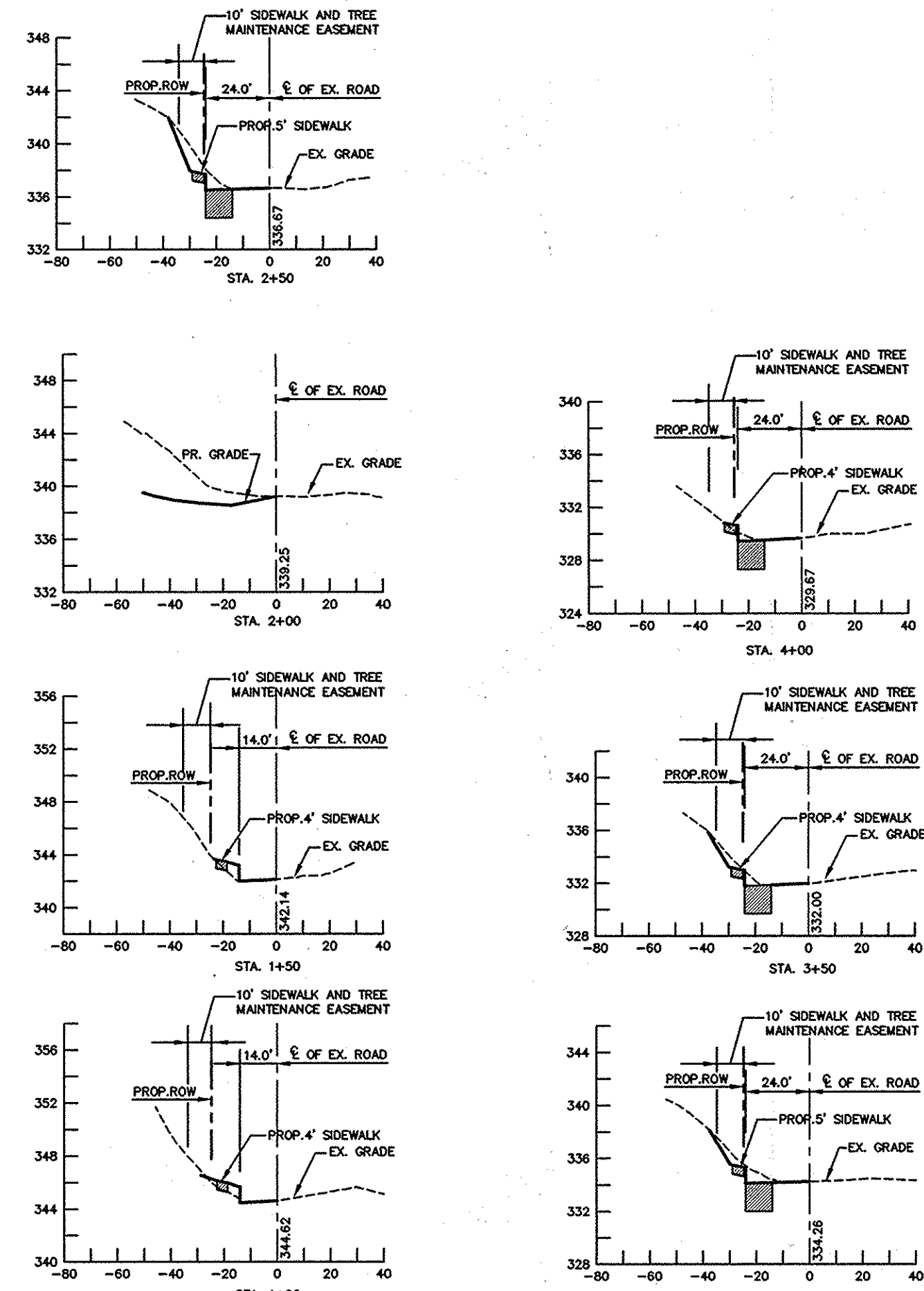
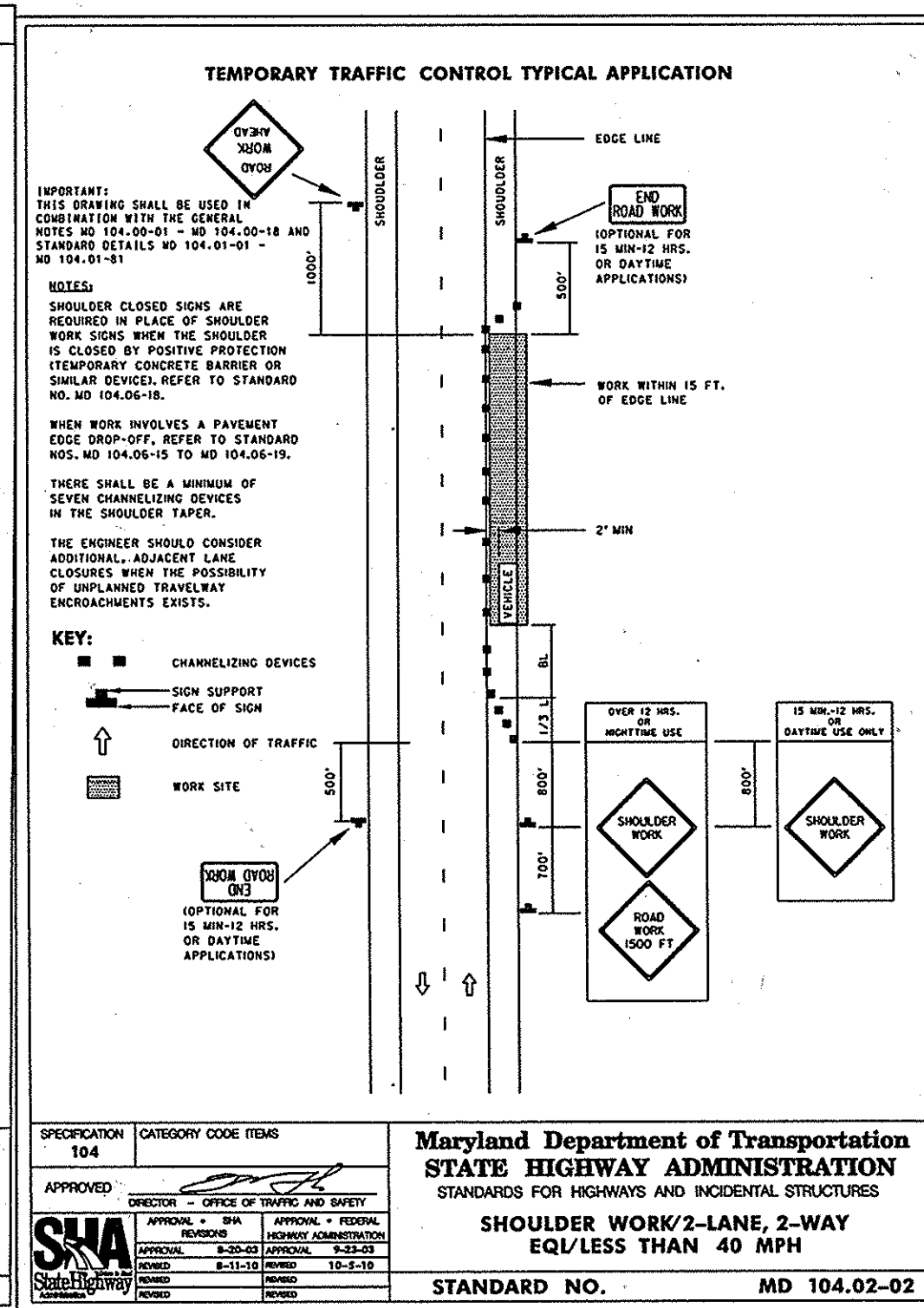
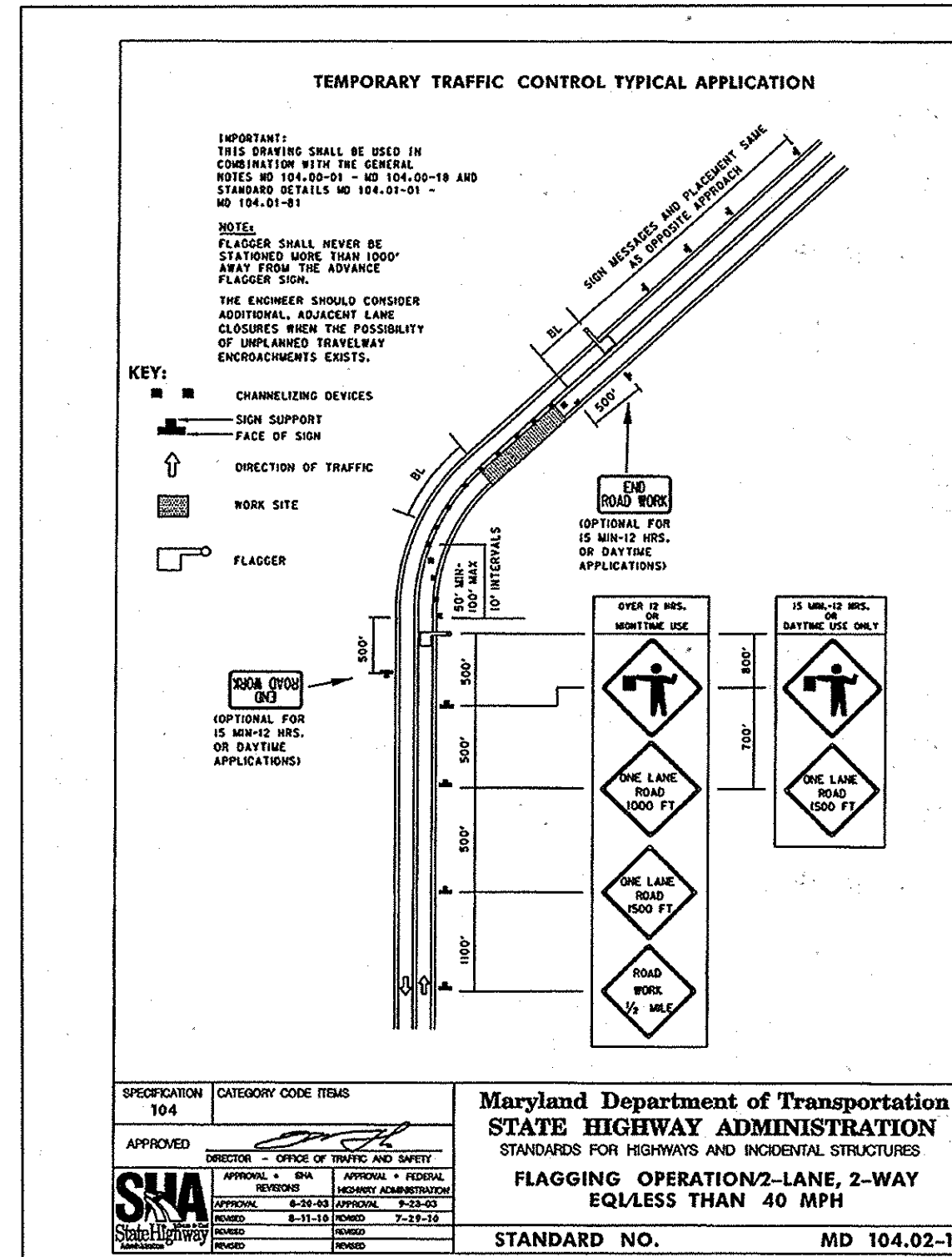
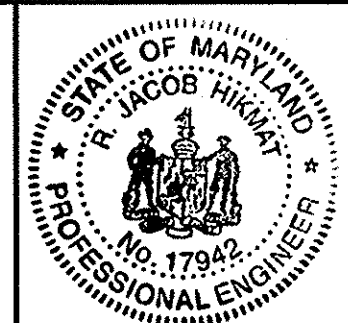
KIEFER LANE PROFILE
CLASSIFICATION: ACCESS STREET
DESIGN SPEED: 30 MPH
SCALE: HOR. 1"=50'
VER. 1"=5'



OWNER / DEVELOPER
EARL W. STRAIN, JR.
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10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Active: *N.A. Madley*
PLANNING DIRECTOR
DATE: 5/11/15

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R. JACOB HIKMAT P.E.
DATE: 5/11/15



MONTGOMERY ROAD IMPROVEMENT CROSS SECTIONS
SCALE: HOR. 1"=50'
VER. 1"=10'

project	date	approval
14-013	MAY 2015	MMM
illustration	engineering	approval
MMM	MMM	RJH
scale	1"=50'	

no.	description	date

PINE ACRES
LOTS 1-21 AND OPEN SPACE LOTS 22-27
TAX MAP 37, PARCEL 49 AND 50, GRID 5, ZONE: R-20
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT
PRELIMINARY ROAD PROFILES, DETAILS AND SECTIONS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Cross Drive, Columbia, Maryland, 21044
(410) 997-0296 Tel.

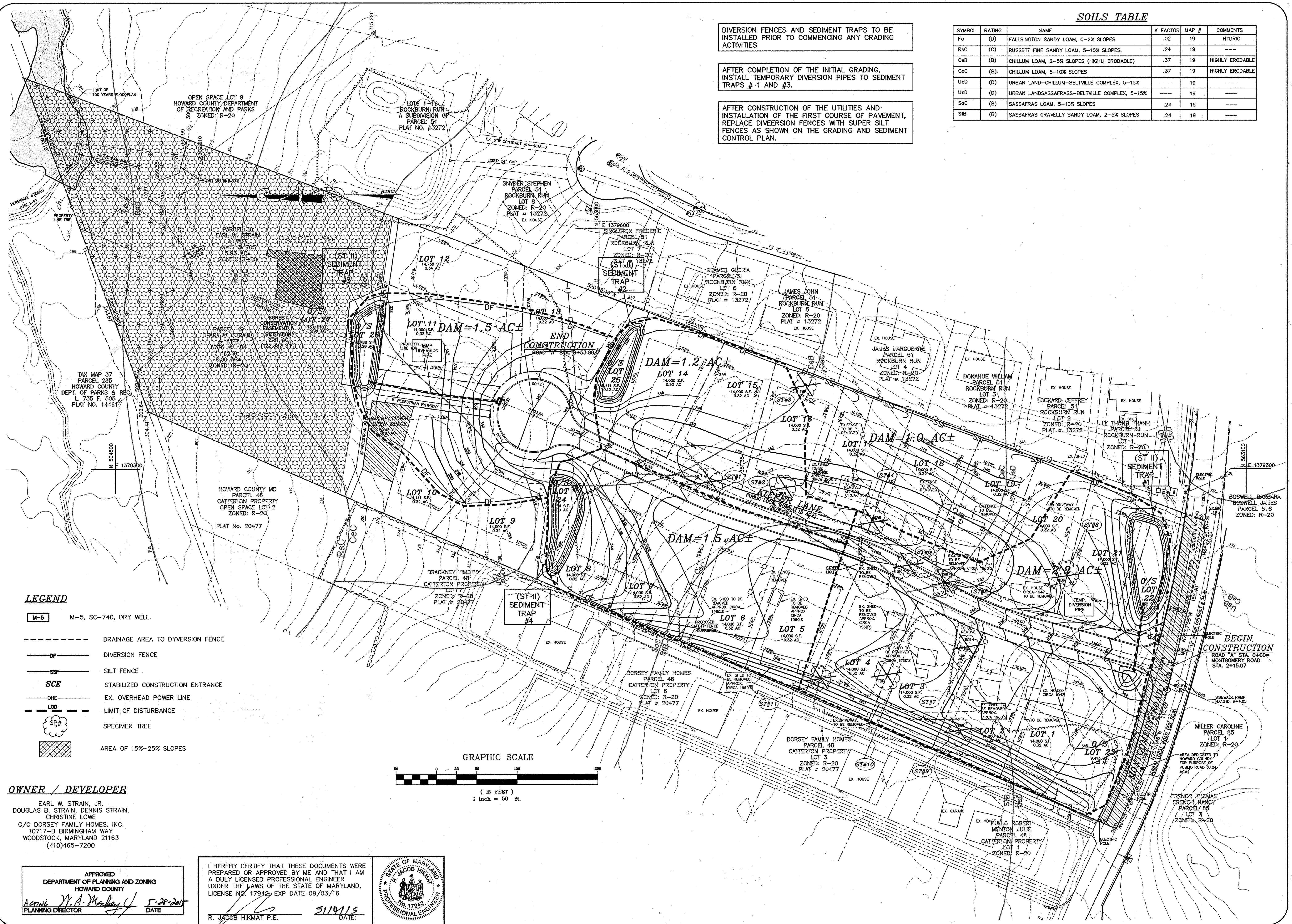
SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	MAP #	COMMENTS
Fd	(D)	FALLSINGTON SANDY LOAM, 0-2% SLOPES.	.02	19	HYDRIC
Rsc	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	19	----
CeB	(B)	CHILLUM LOAM, 2-5% SLOPES (HIGHLY ERODABLE)	.37	19	HIGHLY ERODABLE
CeC	(B)	CHILLUM LOAM, 5-10% SLOPES	.37	19	HIGHLY ERODABLE
Ucd	(D)	URBAN LAND-CHILLUM-BELVILLE COMPLEX, 5-15%	----	19	----
Ucd	(D)	URBAN LANDSASSAFRASS-BELVILLE COMPLEX, 5-15%	----	19	----
SoC	(B)	SASSAFRAS LOAM, 5-10% SLOPES	.24	19	----
SfB	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 2-5% SLOPES	.24	19	----

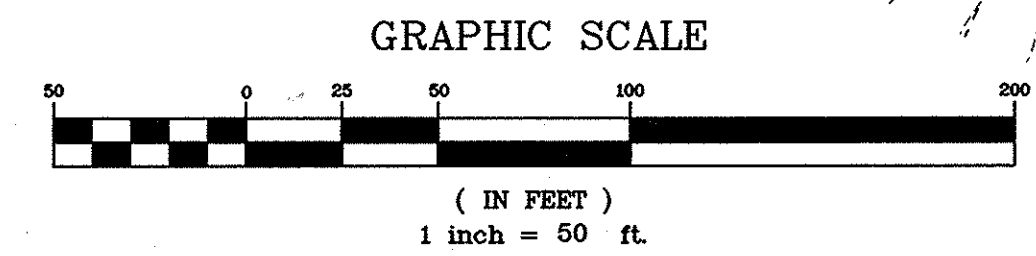
DIVERSION FENCES AND SEDIMENT TRAPS TO BE INSTALLED PRIOR TO COMMENCING ANY GRADING ACTIVITIES

AFTER COMPLETION OF THE INITIAL GRADING, INSTALL TEMPORARY DIVERSION PIPES TO SEDIMENT TRAPS # 1 AND #3.

AFTER CONSTRUCTION OF THE UTILITIES AND INSTALLATION OF THE FIRST COURSE OF PAVEMENT, REPLACE DIVERSION FENCES WITH SUPER SILT FENCES AS SHOWN ON THE GRADING AND SEDIMENT CONTROL PLAN.



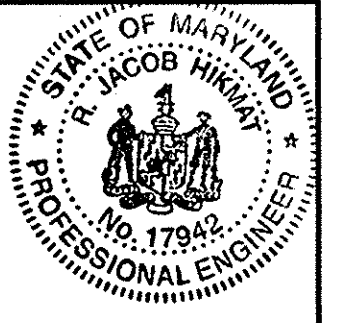
- LEGEND**
- M-5 M-5, SC-740, DRY WELL.
 - DRAINAGE AREA TO DIVERSION FENCE
 - DIVERSION FENCE
 - SILT FENCE
 - STABILIZED CONSTRUCTION ENTRANCE
 - EX. OVERHEAD POWER LINE
 - LIMIT OF DISTURBANCE
 - SPECIMEN TREE
 - AREA OF 15%-25% SLOPES



OWNER / DEVELOPER
EARL W. STRAIN, JR.
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APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
R. Jacob Hikmat
PLANNING DIRECTOR
DATE: 5-28-2015

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R. JACOB HIKMAT P.E. DATE: 5/14/15



project	date	approval
14-013	MAY 2015	MMM
illustration	engineering	MMM
scale	1"=50'	RH

no.	description	revisions

PINE ACRES
LOTS 1-21 AND OPEN SPACE LOTS 22-27
TAX MAP 37, PARCELS 49 AND 50, GRID 5, ZONE: R-20
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT
GRADING AND SEDIMENT CONTROL PLAN, STAGE 1

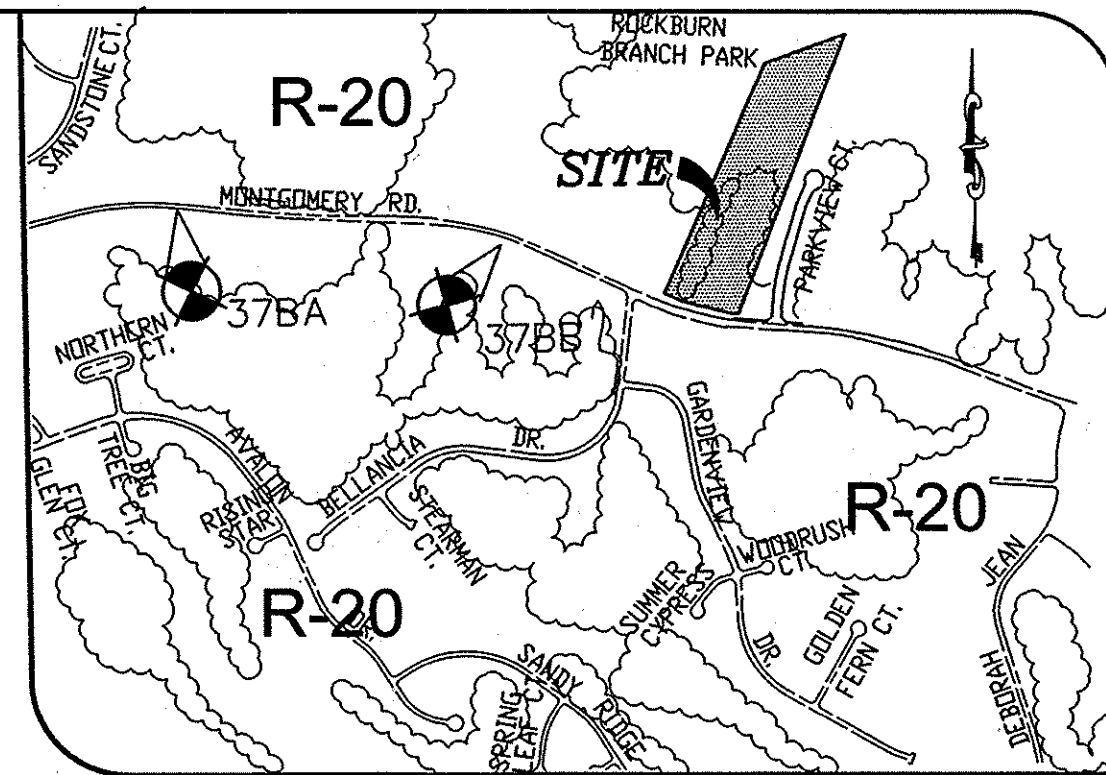
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland, 21044
(410) 997-0296 Tel. (410) 997-0296 Fax.

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	HYDRIC SOILS
Fo	(D)	FALLSINGTON SANDY LOAM, 0-2% SLOPES.	.02	YES
Rsc	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	NO
CeB	(B)	CHILLUM LOAM, 2-5% SLOPES	.37	NO
CeC	(B)	CHILLUM LOAM, 5-10% SLOPES	.37	NO
Ucd	(D)	URBAN LAND-CHILLUM-BELTVILLE COMPLEX, 5-15%	----	NO
Uad	(D)	URBAN LANDSASSAFRAS-BELTVILLE COMPLEX, 5-15%	----	NO
Sac	(B)	SASSAFRAS LOAM, 5-10% SLOPES	.24	NO
Sfb	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 2-5% SLOPES	.24	NO

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (35 SHADE TREES) AND AN ADDITIONAL (22 SHADE TREES) PROVIDED IN LIEU OF REMOVING 11 SPECIMEN TREES AS A CONDITION OF THE APPROVED WAIVER WP-15-079 IN THE AMOUNT OF \$17,100 IS TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT /GRADING PERMIT.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE RETENTION OF 2.81 ACRES ON EASEMENT "A" AND A PAYMENT OF FEE-IN-LIEU FOR 0.30 ACRES OF REFORESTATION FEE-IN-LIEU FOR 0.30 ACRES (13,068.0 SQ. FT.) OF REFORESTATION IN THE AMOUNT OF \$ 9,800.00 WILL BE POSTED AT FINAL PLAN STAGE. 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.
- SIGNAGE SHALL BE PLACED FOR PERPETUITY.
- THE OWNER, TENANT, 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.
- 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 LANDSCAPE 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.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH MEETS HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST MEET SIZE AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE LANDSCAPE MANUAL.
- A SURETY IN THE AMOUNT OF \$ 16,800 FOR (56 SHADE TREES) PUBLIC STREET TREES WILL BE ADDRESSED UNDER DEED'S COST ESTIMATE.
- THIS PLAN IS SUBJECT TO WP-15-079, WAIVING SECTIONS 16.1205(a)(97) AND 16.1205(a)(10) WHICH REQUIRE THE RETENTION OF SPECIMEN TREES (30" DBH OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS AS OUTLINED IN SECTION 16.1205(a)(10). WAIVER WAS APPROVED ON FEBRUARY 2, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:
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 - ALL OF ALL THE MITIGATION PLANTINGS SHALL BE PLACED WITHIN THE REAR YARDS OF THE PROPOSED LOTS 1-10 AND 12-21 AFTER GRADING AND FILL OCCURS BUT PRIOR TO SALES OF INDIVIDUAL LOTS.



VICINITY MAP

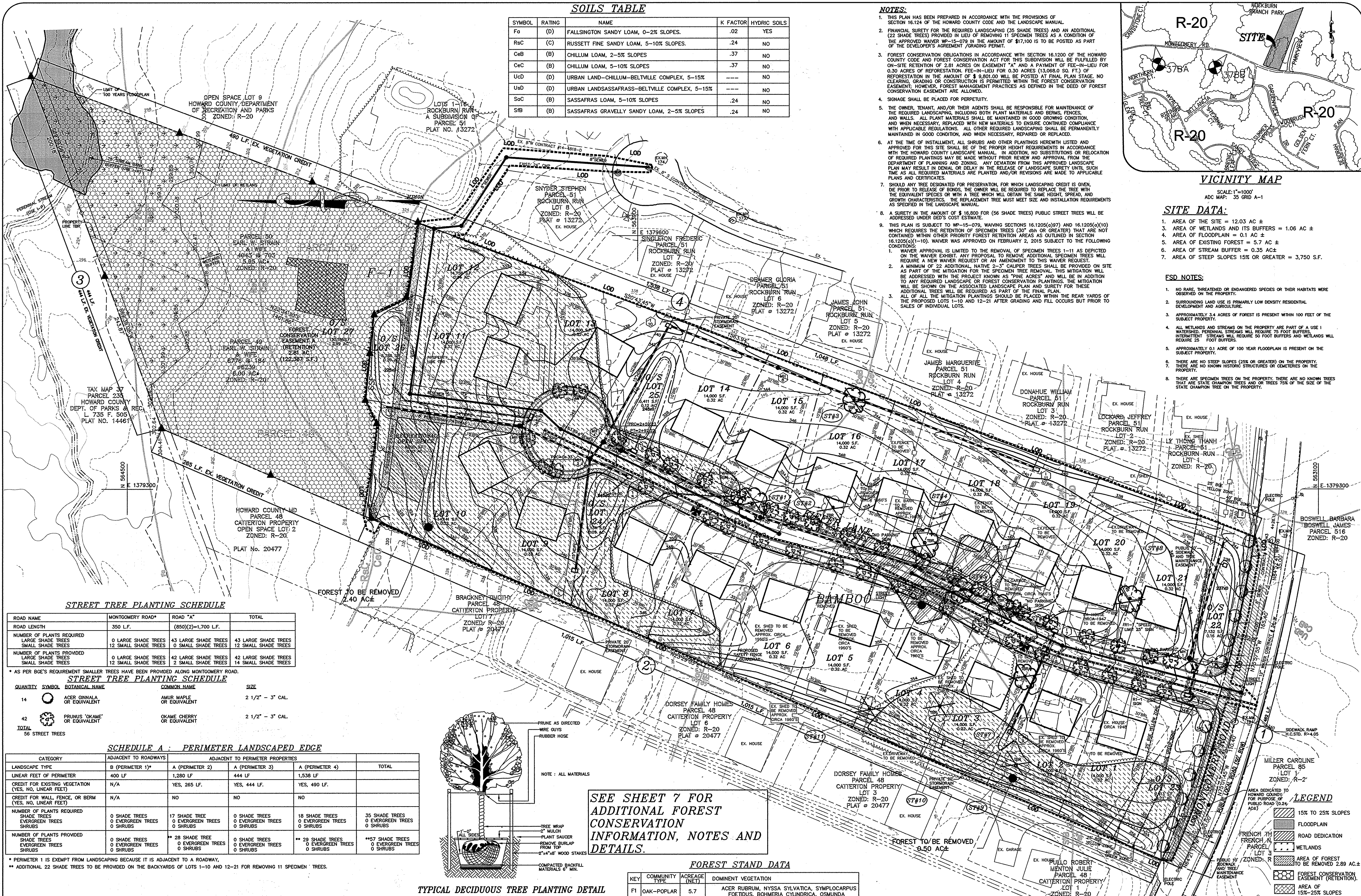
SCALE: 1"=1000'
ADC MAP: 35 GRID A-1

SITE DATA:

- AREA OF THE SITE = 12.03 AC ±
- AREA OF FLOODPLAIN AND ITS BUFFERS = 1.06 AC ±
- AREA OF FLOODPLAIN = 0.11 AC ±
- AREA OF EXISTING FOREST = 5.7 AC ±
- AREA OF STREAM BUFFER = 0.35 AC ±
- AREA OF STEEP SLOPES 15% OR GREATER = 3,750 S.F.

FSD NOTES:

- NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
- SURROUNDING LAND USE IS PRIMARILY LOW DENSITY RESIDENTIAL DEVELOPMENT AND AGRICULTURE.
- APPROXIMATELY 5.4 ACRES OF FOREST IS PRESENT WITHIN 100 FEET OF THE SUBJECT PROPERTY.
- ALL WETLANDS AND STREAMS ON THE PROPERTY ARE PART OF A USE 1 WATERSHED. PERMANENT STREAMS WILL REQUIRE 75 FOOT BUFFERS, INTERMITTENT STREAMS WILL REQUIRE 50 FOOT BUFFERS AND WETLANDS WILL REQUIRE 25 FOOT BUFFERS.
- APPROXIMATELY 0.1 ACRE OF 100 YEAR FLOODPLAIN IS PRESENT ON THE SUBJECT PROPERTY.
- THERE ARE NO STEEP SLOPES (25% OR GREATER) ON THE PROPERTY.
- THERE ARE NO KNOWN HISTORIC STRUCTURES OR CEMETERIES ON THE PROPERTY.
- THERE ARE SPECIMEN TREES ON THE PROPERTY. THERE ARE NO ANOMY TREES THAT STATE CHAMPION TREES AND OR TREES 75% OF THE SIZE OF THE STATE CHAMPION TREE ON THE PROPERTY.



STREET TREE PLANTING SCHEDULE

ROAD NAME	MONTGOMERY ROAD*	ROAD "A"	TOTAL
ROAD LENGTH	350 LF.	(850)(2)=1,700 LF.	
NUMBER OF PLANTS REQUIRED	0 LARGE SHADE TREES 12 SMALL SHADE TREES	43 LARGE SHADE TREES 12 SMALL SHADE TREES	43 LARGE SHADE TREES 12 SMALL SHADE TREES
NUMBER OF PLANTS PROVIDED	0 LARGE SHADE TREES 12 SMALL SHADE TREES	42 LARGE SHADE TREES 2 SMALL SHADE TREES	42 LARGE SHADE TREES 14 SMALL SHADE TREES

* AS PER DC'S REQUIREMENT SMALLER TREES HAVE BEEN PROVIDED ALONG MONTGOMERY ROAD.

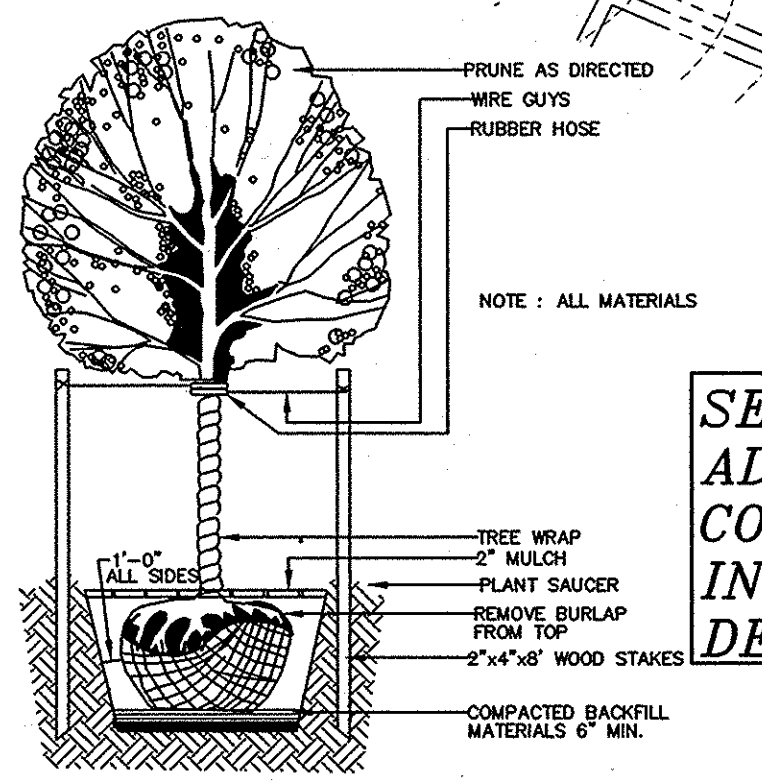
STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
14	(Symbol)	ACER GINNALA OR EQUIVALENT	AMUR MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
42	(Symbol)	PRUNUS 'OKAME' OR EQUIVALENT	OKAME CHERRY OR EQUIVALENT	2 1/2" - 3" CAL.
TOTAL				56 STREET TREES

SCHEDULE A - PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES	TOTAL		
LANDSCAPE TYPE	B (PERIMETER 1)*	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	TOTAL
LINEAR FEET OF PERIMETER	400 LF	1,280 LF	444 LF	1,536 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	YES, 265 LF.	YES, 444 LF.	YES, 490 LF.	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	N/A	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	17 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	18 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	35 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	** 28 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	** 28 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	**57 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

* PERIMETER 1 IS EXEMPT FROM LANDSCAPING BECAUSE IT IS ADJACENT TO A ROADWAY.
** ADDITIONAL 22 SHADE TREES TO BE PROVIDED ON THE BACKYARDS OF LOTS 1-10 AND 12-21 FOR REMOVING 11 SPECIMEN TREES.



SEE SHEET 7 FOR ADDITIONAL FOREST CONSERVATION INFORMATION, NOTES AND DETAILS.

FOREST STAND DATA

KEY	COMMUNITY TYPE	ACREAGE (NET)	DOMINANT VEGETATION
F1	OAK-POPLAR	5.7	ACER RUBRUM, NYSSA SYLVATICA, SYMLOCARPUS FOETIDUS, BOHMERIA CYLINDRICA, OSMUNDA CINNAMOMEA

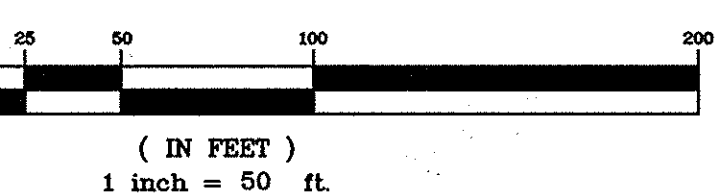
WETLAND DATA

WETLAND SYSTEM	COWARDIN CLASSIFICATION	DOMINANT VEGETATION	GENERAL CONDITION	PRIORITY ACREAGE
A	PE91A-E R3/4UB	LIRODENDRON TULIPIFERA, QUERCUS ALBA, NYSSA SYLVATICA, ACER RUBRUM, FAGUS GRANDIFOLIA, PRUNUS SEROTINA	GOOD	1.0

MD DNR QUALIFIED PROFESSIONAL

Masud Tringa 5/13/15
MASHID TRINGA

GRAPHIC SCALE



LEGEND

- 15% TO 25% SLOPES
- FLOODPLAIN
- ROAD DEDICATION
- WETLANDS
- AREA OF FOREST TO BE REMOVED 2.89 AC ±
- FOREST CONSERVATION EASEMENT
- AREA OF 15%-25% SLOPES
- FOREST CONSERVATION SIGNAGE
- SPECIMEN TREE TO BE REMOVED-TBR
- PROPOSED TREE LINE
- EXISTING TREE LINE
- LIMIT OF DISTURBANCE
- SUPER SILTENCE

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Active: K.A. ... DATE: 5-28-2015
PLANNING DIRECTOR

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. 17942, EXP DATE 09/03/16
R. JACOB HIKMAT P.E. DATE: 5/11/15



OWNER / DEVELOPER
EARL W. STRAIN, JR.
DOUGLAS B. STRAIN, DENNIS STRAIN, CHRISTINE LOWE
C/O DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

date	MAY 2015	approval	MMM	RH
project	14-013	illustration	MMM	scale
				1"=50'

description	revisions	date	no.

PINE ACRES
LOTS 1-21 AND OPEN SPACE LOTS 22-27
TAX MAP 37, PARCEL 49 AND 50, GRID 5, ZONE: R-20
FIRST ELECTION DISTRICT
PRELIMINARY LANDSCAPING & FOREST CONSERVATION PLAN
HOWARD COUNTY, MARYLAND

MILDENBERG & ASSOC., INC.
Engineers Planners Surveyors
7350-B Crace Drive, Columbia, Maryland, 21044
(410) 997-0298 Fax

POST CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT PROGRAM

- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
- ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
- VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY EFFECTING THE PLANTED STOCK.
- REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
- REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN ENTIRE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.
- A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.

SUPERVISION

ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

STANDARD SPECIMEN TREE NON-DISTURBANCE NOTE:

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY HOWARD COUNTY.

CONSTRUCTION PERIOD PROTECTION AND MANAGEMENT PROGRAM

- 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.
- SUPER SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN. BLAZE ORANGE PLASTIC MESH FENCING SHALL BE INSTALLED ALONG THE REFORESTATION BOUNDARY WHERE THERE IS NO SUPER SILT FENCE PROPOSED, AFTER THE PLANTING OF THE EASEMENT.
- 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.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- 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.
- 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.
- 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. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. 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

- 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:
 - 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;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- 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. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.

LIMITS OF WORK

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.

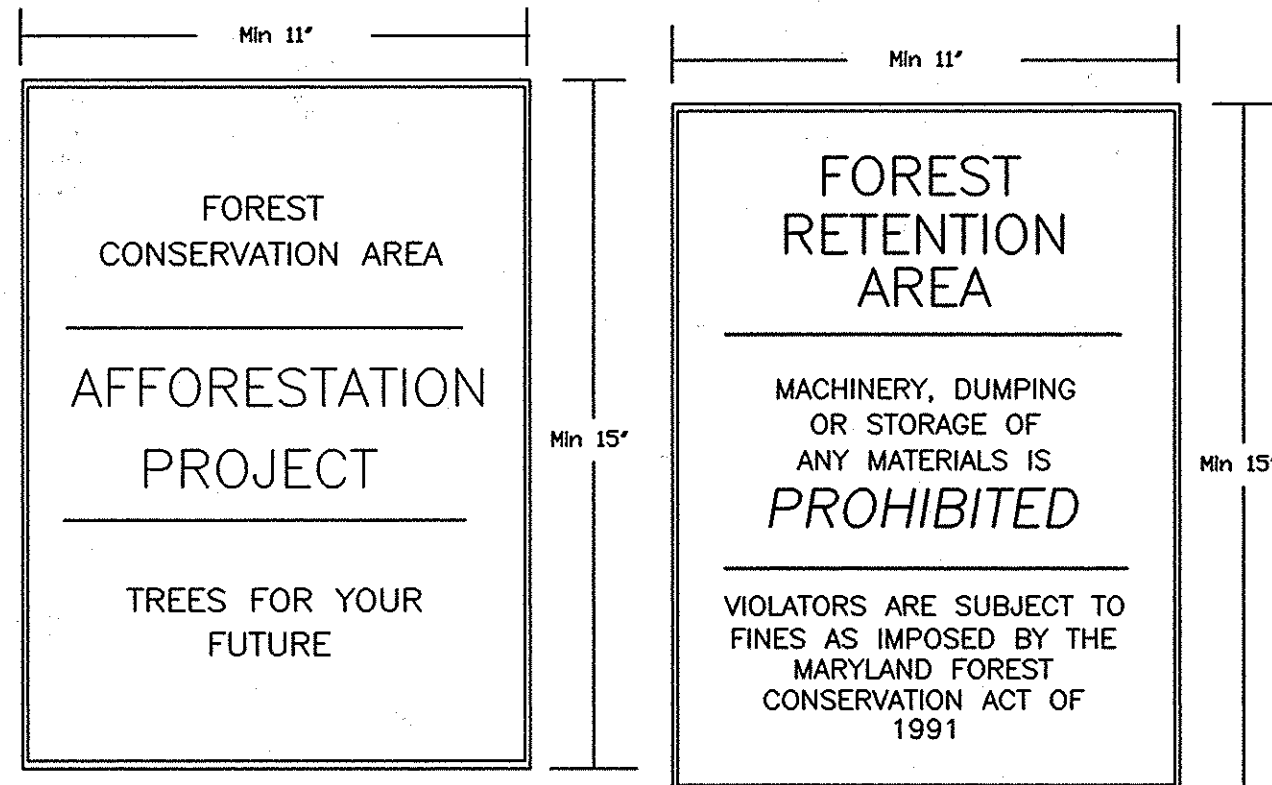
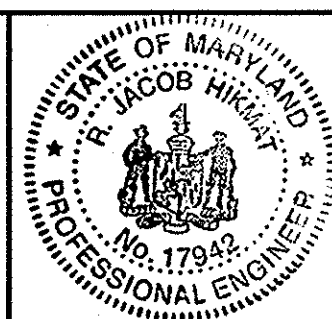
OWNER / DEVELOPER

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CHRISTINE LOWE
C/O DORSEY FAMILY HOMES, INC.
10717-B BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-7200

APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Scott M. A. Mearns
PLANNING DIRECTOR DATE 5/28/2015

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. 17942, EXP DATE 09/03/16

R. JACOB HIKMAT P.E. DATE 5/11/15



SIGNAGE DETAILS

NOT TO SCALE

SIGNAGE SHALL BE PLACED FOR PERPETUITY.

SPECIMEN TREE CHART

KEY	SPECIES	SIZE (IN. DBH)	DBH (FEET)	COMMENTS
1	BLACK CHERRY	48	72	MULTISTEM ABOVE BREAST HEIGHT
2	LINDEN	31	46.5	FAIR, ROOTS EXPOSED IN PASTURE
3	SILVER MAPLE	31	46.5	FAIR
4	SYCAMORE	35	52.5	
5	SILVER MAPLE	36	54	FAIR HEALTH, POOR SHAPE
6	SILVER MAPLE	42	63	FAIR HEALTH, POOR SHAPE
7	SILVER MAPLE	33.5	50.25	
8	TULIP POPLAR	36.5	54.75	
9	WHITE OAK	32.5	48.75	
10	WHITE OAK	32	48	POOR, LIMITED CROWN, WIRE FENCE BROWN INTO TRUNK
11	RED OAK	30	45	

TREE AND FOREST REMOVAL JUSTIFICATION

THIS PROPERTY IS 12.03 ACRES LOCATED ON MONTGOMERY ROAD. THE SURROUNDING LAND USE IS MEDIUM DENSITY RESIDENTIAL. OUR PROPOSED SUBDIVISION CONSISTS OF 21 BUILDABLE LOTS AND 6 OPEN SPACE LOTS. OPEN SPACE LOT 27 WILL INCLUDE A FOREST CONSERVATION RETENTION EASEMENT AND WILL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. ALL THE ENVIRONMENTALLY SENSITIVE FEATURES ON SITE SUCH AS STREAMS, WETLANDS AND THEIR BUFFERS AND FLOOD PLAIN EXISTS ON THIS OPEN SPACE LOT. WE ARE ALSO RETAINING 2.81 ACRES OF THE EXISTING FOREST ON THIS LOT. IN THE PROCESS OF THIS DEVELOPMENT, SOME PORTIONS OF THE EXISTING FOREST, ALONG WITH SEVERAL SPECIMEN TREES HAVE TO BE REMOVED. WE HAVE DESIGNED THIS PROJECT WITH CONSIDERATION IN SAVING AS MANY TREES AND FOREST AREAS AS POSSIBLE. THIS LAYOUT WILL ENSURE THE MAXIMUM PROTECTION FOR ALL THE ENVIRONMENTALLY SENSITIVE AREAS AND PRIORITY AREAS AS POSSIBLE. ALL THE LAND SURROUNDING OPEN SPACE LOT 27 HAS BEEN DEDICATED TO HCDRP. WITH LOT 27 DEDICATED, IT WILL CREATE A CONTIGUOUS AREA OF PROTECTED LAND. WE BELIEVE THAT EVEN THOUGH WE ARE REMOVING SOME FOREST AND TREES IN THE PROCESS OF THIS DEVELOPMENT, IN THE LONG RUN WE ARE PROVIDING A GREATER PROTECTION FOR ALL THE ENVIRONMENTALLY SENSITIVE AND PRIORITY AREAS ON SITE.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. Total tract area.....	=12.03
B. Area within 100 year floodplain.....	=0.10
C. Area to remain in agricultural production.....	=0.00
D. Net tract area.....	=11.93

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
Input the number "1" under the appropriate land use zoning, and limit to only one entry.

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

E. Afforestation Threshold..... 15% x D = 1.79
F. Conservation Threshold..... 20% x D = 2.39

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain).....	=5.70
H. Area of forest above afforestation threshold.....	=3.91
I. Area of forest above conservation threshold.....	=3.31

BREAK EVEN POINT:

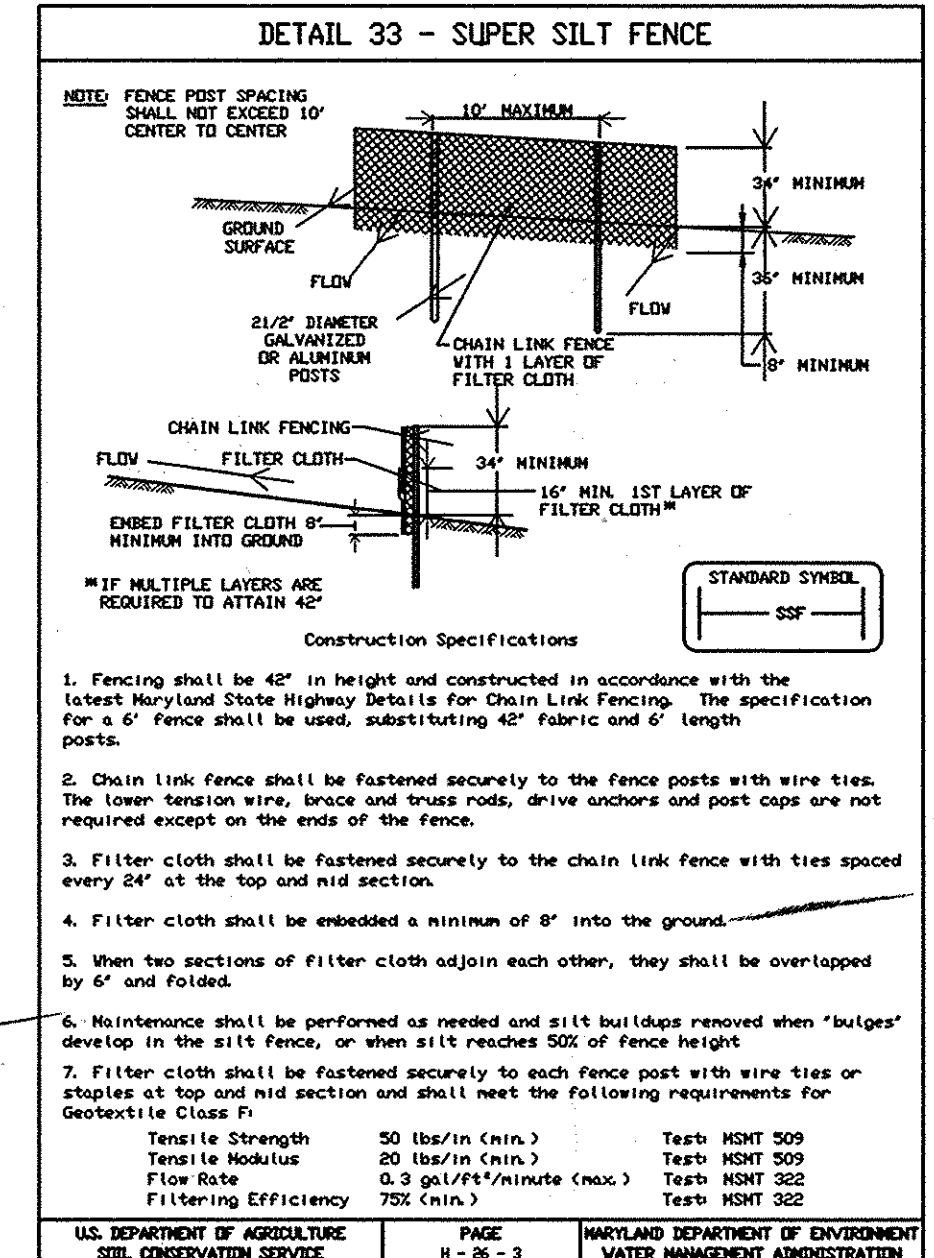
J. Forest retention above threshold with no mitigation.....	=3.05
K. Clearing permitted without mitigation.....	=2.65

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared.....	=2.89
M. Total area of forest to be retained.....	=2.61

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold.....	=0.72
P. Reforestation for clearing below conservation threshold.....	=0.00
Q. Credit for retention above conservation threshold.....	=0.42
R. Total reforestation required.....	=0.30
S. Total afforestation required.....	=0.00
T. Total reforestation and afforestation required.....	=0.30



date	MAY 2015	approval	RJH
project	14-013	illustration	MMM
scale	1"=50'		

description	revisions
date	
no.	

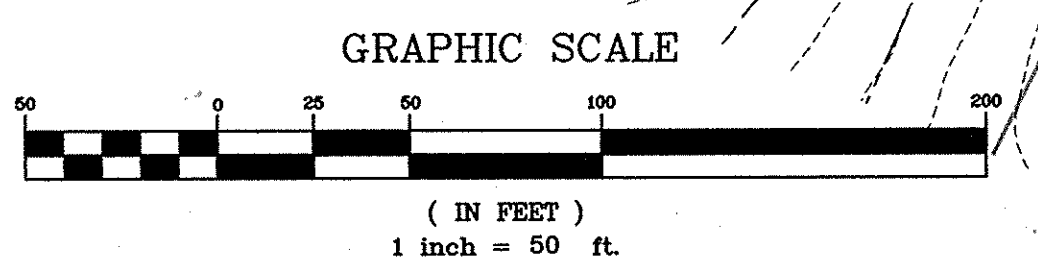
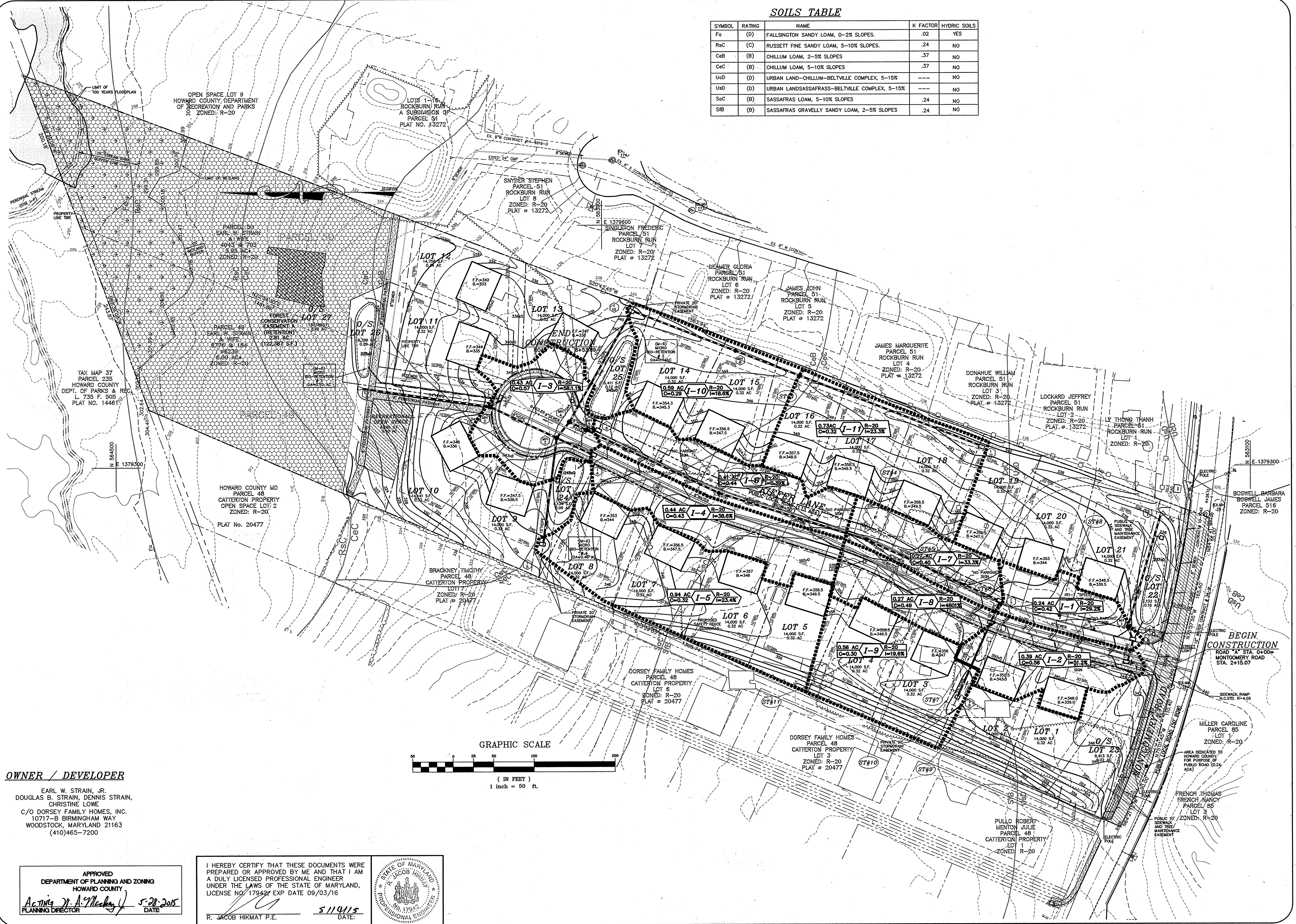
PINE ACRES
LOTS 1-21 AND OPEN SPACE LOTS 22-27
TAX MAP 37, PARCEL 49 AND 50, GRID 5, ZONE: R-20
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT
PRELIMINARY FOREST NOTES AND DETAILS

MILDENBERG, & ASSOC., INC.
Boender & Assoc., Inc.
Engineers Planners Surveyors
7350-B Crase Drive, Columbia, Maryland, 21044
(410) 997-0298 Fax
(410) 997-0298 Tel.

MD DNR QUALIFIED PROFESSIONAL
Mashid Tringa
MASHID TRINGA
5/13/15

SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	HYDRIC SOILS
Fo	(D)	FALLSINGTON SANDY LOAM, 0-2% SLOPES.	.02	YES
Rsc	(C)	RUSSETT FINE SANDY LOAM, 5-10% SLOPES.	.24	NO
CeB	(B)	CHILLUM LOAM, 2-5% SLOPES	.37	NO
CeC	(B)	CHILLUM LOAM, 5-10% SLOPES	.37	NO
Ucd	(D)	URBAN LAND-CHILLUM-BELVILLE COMPLEX, 5-15%	----	NO
Ucd	(D)	URBAN LANDSASSAFRASS-BELVILLE COMPLEX, 5-15%	----	NO
SoC	(B)	SASSAFRAS LOAM, 5-10% SLOPES	.24	NO
SIB	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 2-5% SLOPES	.24	NO



OWNER / DEVELOPER
 EARL W. STRAIN, JR.
 DOUGLAS B. STRAIN, DENNIS STRAIN,
 CHRISTINE LOWE
 C/O DORSEY FAMILY HOMES, INC.
 10717-B BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (410)465-7200

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. 17942 EXP DATE 09/03/16

R. JACOB HIKMAT P.E. 5/14/15 DATE:



APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
Anthony J. A. Meeky 5-28-2015
 PLANNING DIRECTOR DATE

project	date	description	revisions	no.	date
14-013	MAY 2015	illustration	MM	approval	RJH

no.	date
-----	------

PINE ACRES
 LOTS 1-21 AND OPEN SPACE LOTS 22-27
 TAX MAP 37, PARCEL 49 AND 50, GRID 5, ZONE: R-20
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SOIL AND DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7850-B Grace Drive, Columbia, Maryland, 21044
 (410) 997-0286 Tel. (410) 997-0288 Fax.

P:\2004\14-013\DWG\PRELIMINARY SKETCH 1

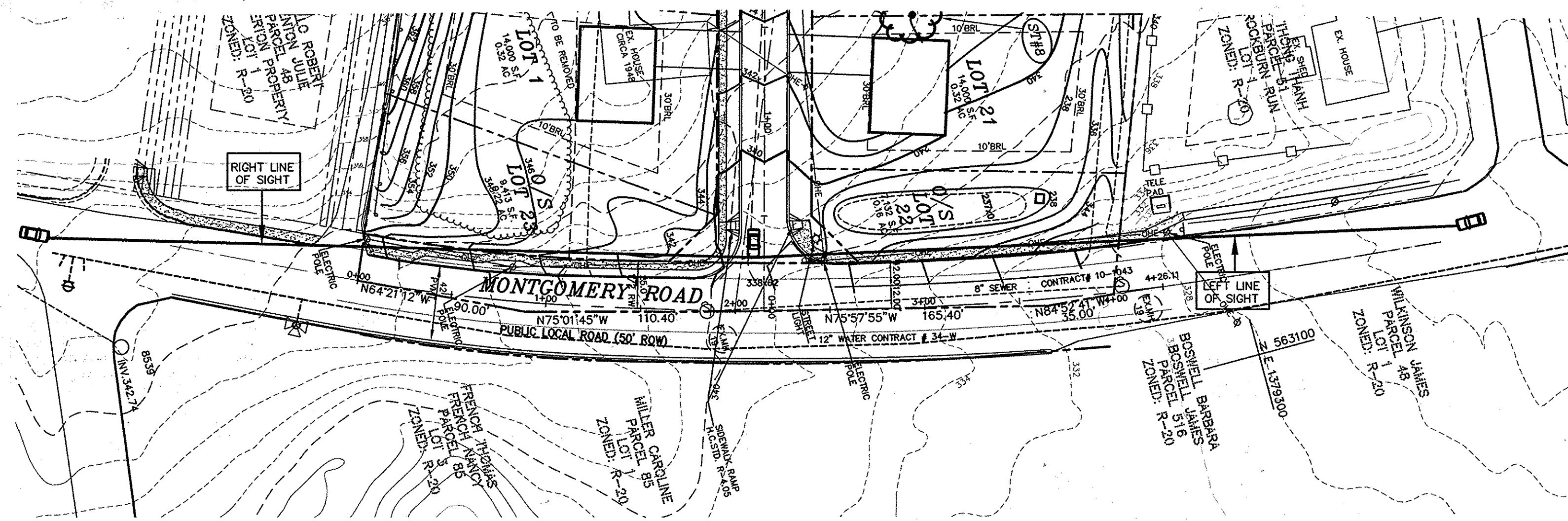
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APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY
Acting Planning Director *[Signature]* DATE

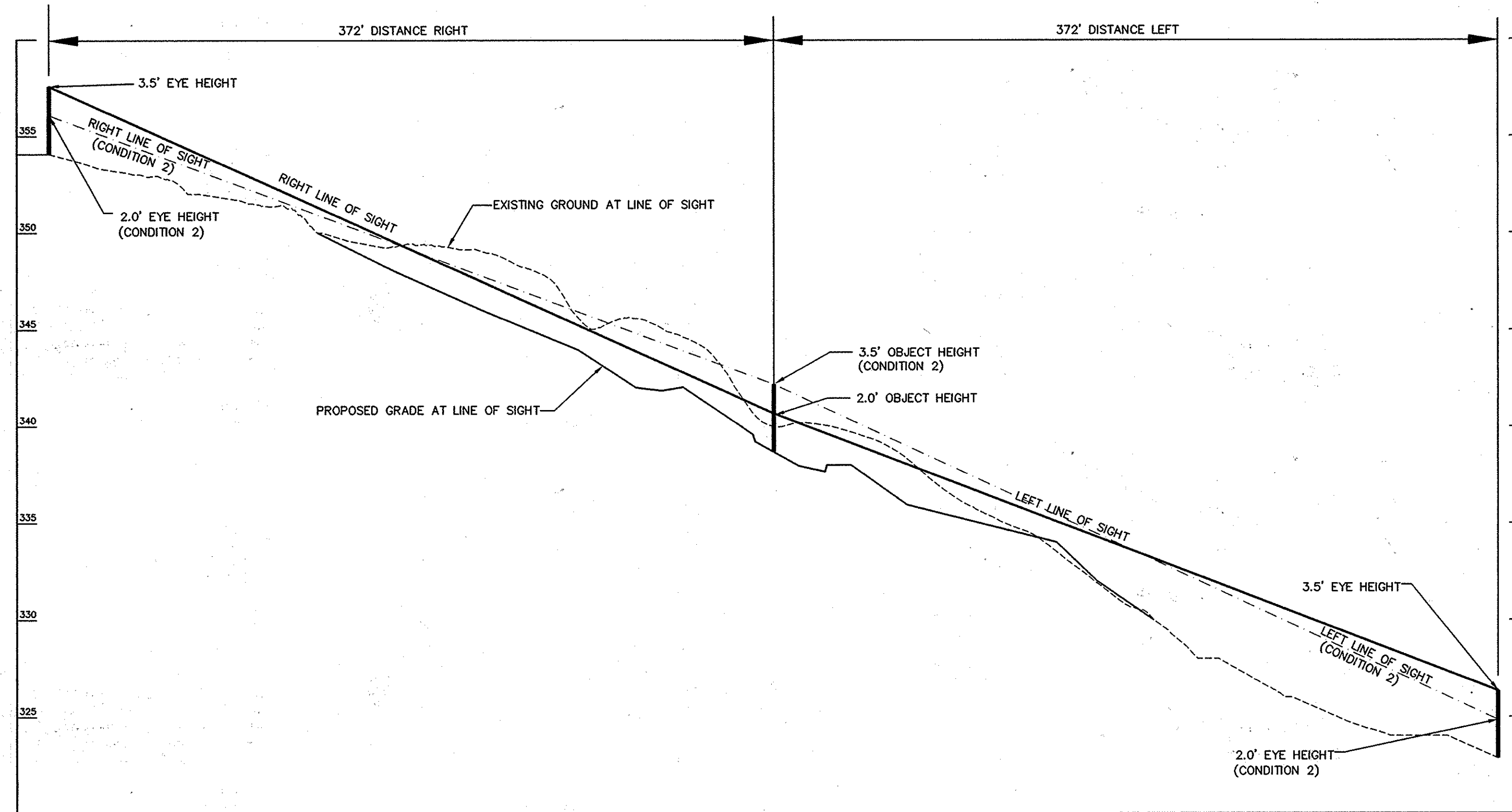
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A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 17924, EXP DATE 09/03/16

R. JACOB HIKMAT P.E. 511415 DATE



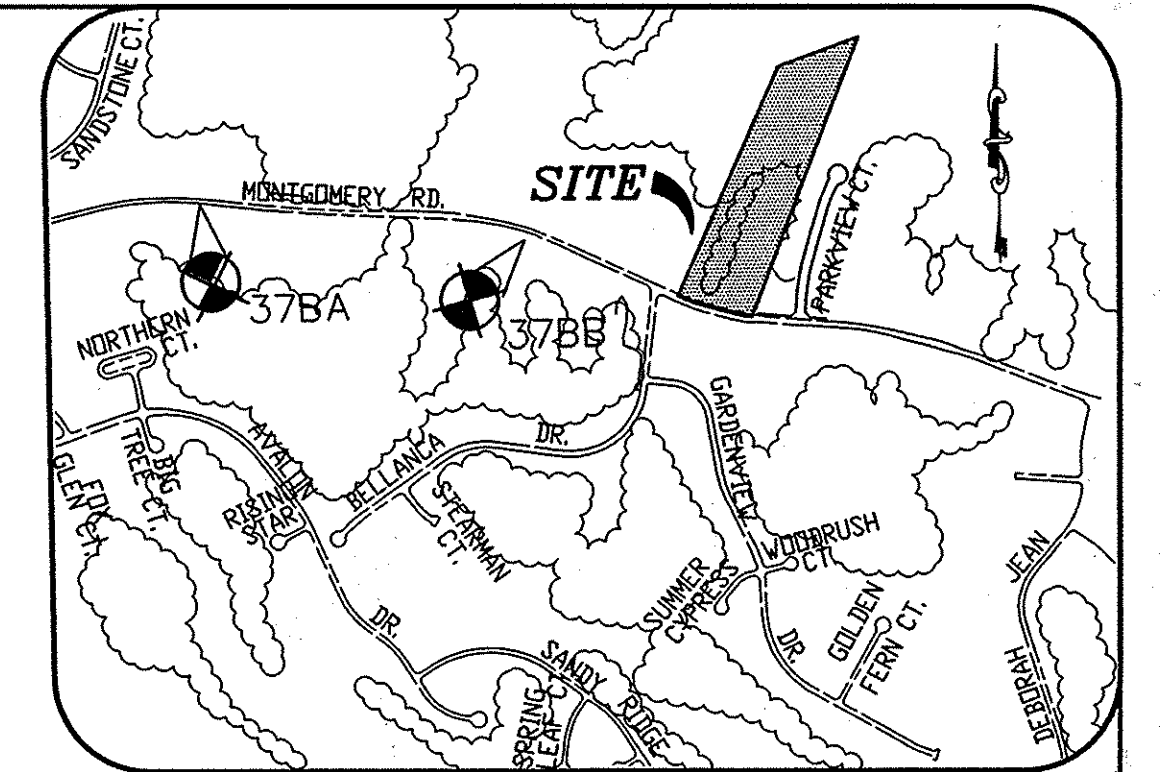
STOPPING SIGHT DISTANCE PLAN

SCALE: 1"=50'



STOPPING SIGHT DISTANCE PROFILE

SCALE: HOR. 1"=50' VER. 1"=2'



VICINITY MAP

SCALE: 1"=1000'
ADC MAP: 35 GRID A-1

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
TAX MAP : 37, PARCEL : 49 AND 50, GRID 5.
ELECTION DISTRICT : FIRST.
ZONING: R-20
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2014.
- OPERATING SPEED STUDY PERFORMED BY MARS GROUP, DATED MARCH 2005.

NOTES

OPERATING SPEED (EASTBOUND) = 44.7 MPH
OPERATING SPEED (WESTBOUND) = 41.6 MPH
ANALYSIS SPEED = 45 MPH (EASTBOUND)
ANALYSIS SPEED = 45 MPH (WESTBOUND)
HEIGHT OF EYE = 3.5'
HEIGHT OF OBJECT = 2.0' LOCATED 10' FROM THE EDGE OF PAVEMENT

EASTBOUND
GRADE = -2% ±
STOPPING SIGHT DISTANCE = 372'

WESTBOUND
GRADE = 2% ±
STOPPING SIGHT DISTANCE = 372'

NOTES

- BASED ON THIS ANALYSIS, THE DRIVEWAY HAS ADEQUATE STOPPING SIGHT DISTANCE

project	14-013	date	MAY 2015
illustration	MM	engineering	MM
scale	1"=50'	approval	MM
		approval	RH

no.	description	date
	revisions	

PINE ACRES
LOTS 1-21 AND OPEN SPACE LOTS 22-27
TAX MAP 37, PARCEL 49 AND 50, GRID 5, ZONE R-20
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SIGHT DISTANCE ANALYSIS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland, 21044
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