

GENERAL NOTES

- 1. SUBJECT PROPERTY ZONED RC-DEO PER 10/06/13 COMPREHENSIVE ZONING PLAN.
2. PROPERTY ADDRESS: CHAMBLIS DRIVE, CLARKSVILLE 21029
3. TOTAL AREA OF PROPERTY = 21.21 AC ±
4. PROPOSED NUMBER OF LOTS = 8
5. PROPOSED AREA OF LOTS = 9.16 AC ±
6. PROPOSED NUMBER OF BUILDABLE PRESERVATION PARCEL = 1
7. PROPOSED AREA OF BUILDABLE PRESERVATION PARCEL = 4.86 AC ±
8. PROPOSED NUMBER OF NON-BUILDABLE PRESERVATION PARCELS = 2
9. PROPOSED AREA OF NON-BUILDABLE PRESERVATION PARCEL = 5.70 AC ±
10. PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
11. THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL...

PRELIMINARY EQUIVALENT SKETCH PLAN
THE WOODLANDS
LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A
AND NON-BUILDABLE PRESERVATION PARCELS B & C
(RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)
HOWARD COUNTY, MARYLAND

LEGEND

- EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
DIRECTION OF FLOW
EXISTING TREELINE
SOIL BOUNDARY
EXISTING STREAM
100' STREAM BUFFER
PROPOSED WELL AREA

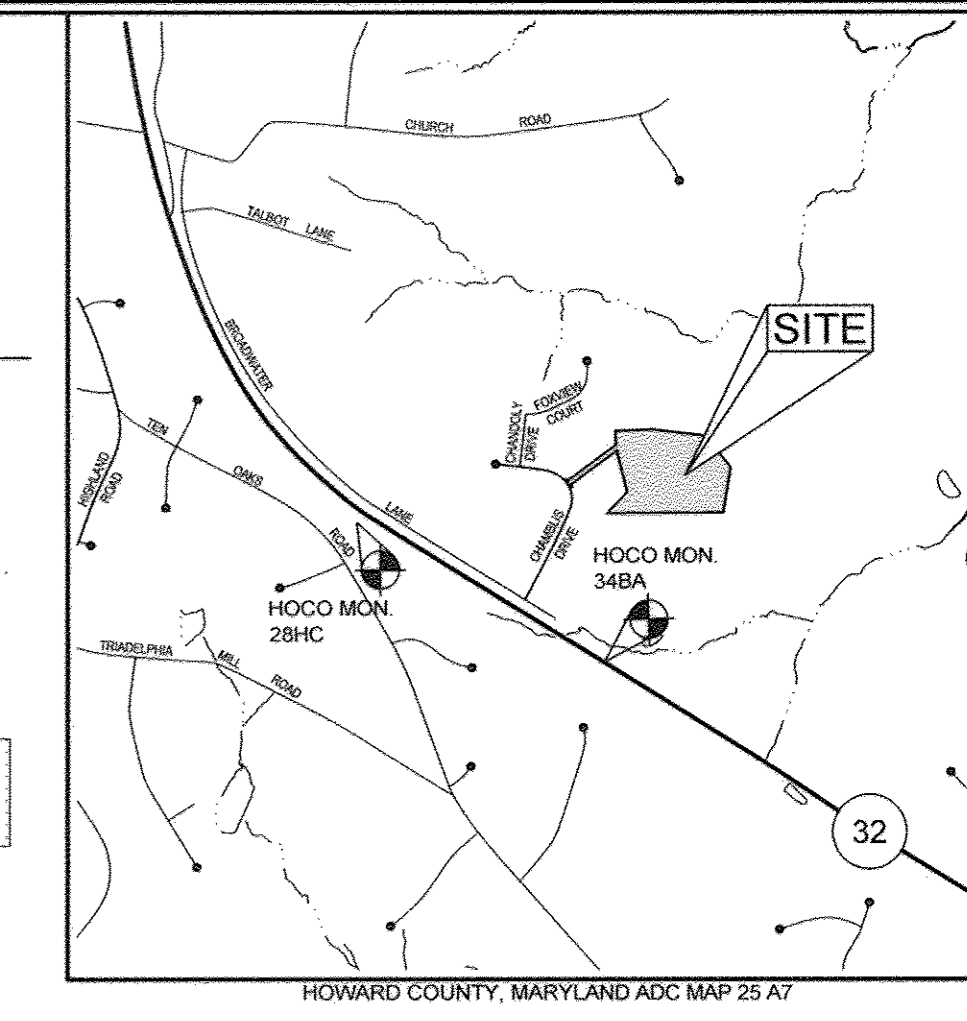


Table with 5 columns: NUMBER, NORTHING, EASTING, ELEVATION, DESCRIPTION. Lists benchmarks 28HC and 34BA.

Table titled STORMWATER MANAGEMENT DESIGN DATA with columns DA #, P/O OF PUBLIC ROAD, ESTD. PROPOSED, ESTD. CODE, BMP TREATMENT TYPE. Lists various bioretention facilities.

- NOTES:
HOUSE SIZE IS BASED ON A 3,750 SF FOOTPRINT.
DRIVEWAYS WILL BE TREATED BY NON-ROOFTOP DISCONNECTS WHERE POSSIBLE.

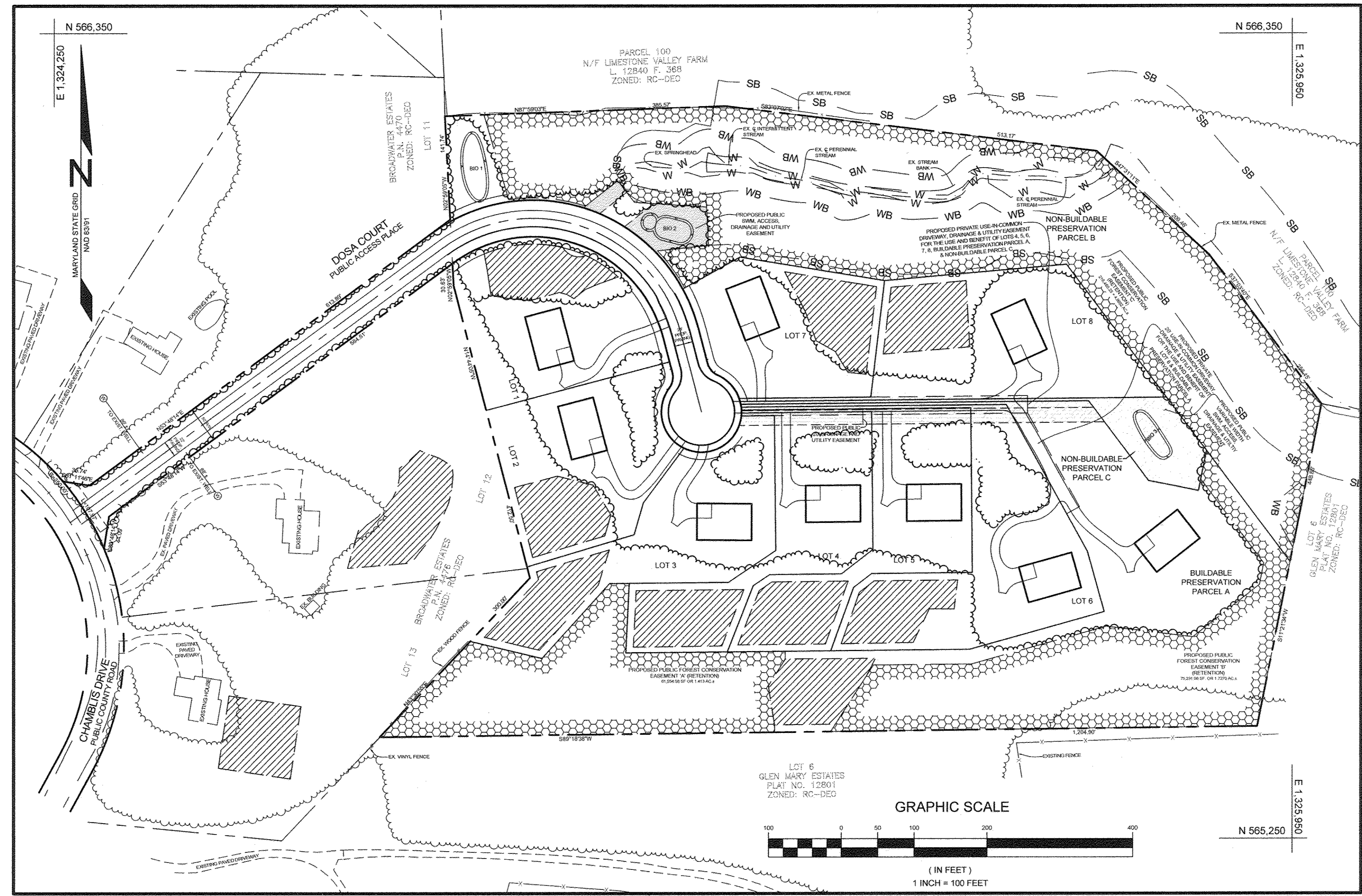
DENSITY TABULATION CHART showing total parcel computed acreage (21.21 AC), maximum density (21.21 AC/2 = 10 UNITS), total base density units allowed (21.21 AC/4.25 = 4 UNITS), total buildable lots/parcels (9), and total ceo sending units required (5 UNITS).

SHEET INDEX table with columns SHEET NO. and DESCRIPTION. Lists sheets 1 through 10 including cover sheet, road plan and profile, grading, drainage, and landscape.

OWNER/DEVELOPER: DOSA CLARKSVILLE, LLC, 5900 WHALE BOAT DRIVE UNIT #205, CLARKSVILLE MD, 21029

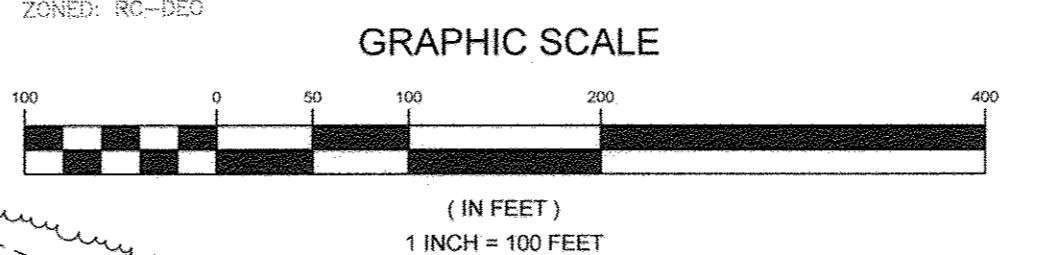
COVER SHEET: THE WOODLANDS, LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B AND C (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)

TAX MAP 34 GRID 23 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND. Includes SILL ENGINEERING GROUP, LLC logo and contact information.



LOCATION MAP

SCALE: 1"=100'



STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

- 1. ENVIRONMENTALLY SENSITIVE AREAS (STREAMS AND STEEP SLOPES) EXIST ON-SITE IN THE AREA OF DEVELOPMENT. IF NECESSARY, A WAIVER WILL BE SUBMITTED FOR THESE FEATURES TO REMAIN ON THE PROPOSED LOTS AND/OR BE DISTURBED.
2. STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY UTILIZING TWO MICRO-BIORETENTION FACILITIES AND A BIORETENTION FACILITY FOR THE PROPOSED ROAD AND NON-ROOFTOP DISCONNECTS FOR THE USE-IN-COMMON DRIVEWAYS WHERE FEASIBLE...

SITE ANALYSIS DATA SHEET

Table with 2 columns: ENVIRONMENTAL AREA, SIZE OR USE. Lists total project area (21.21 acres), limit of disturbance (10.78 acres), green open area (5.25 acres), etc.

- NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE...
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.

SOILS LEGEND

Table with 4 columns: SYMBOL, NAME / DESCRIPTION, GROUP, 'K' FACTOR. Lists soil types like GAIL LOAM, GLENGLE LOAM, etc.

- NOTES:
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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.

MINIMUM LOT SIZE CHART

Table with 4 columns: LOT NUMBER, GROSS AREA (AC), PIPESTEM AREA (AC), MINIMUM LOT SIZE. Lists requirements for lots 4 through 8.

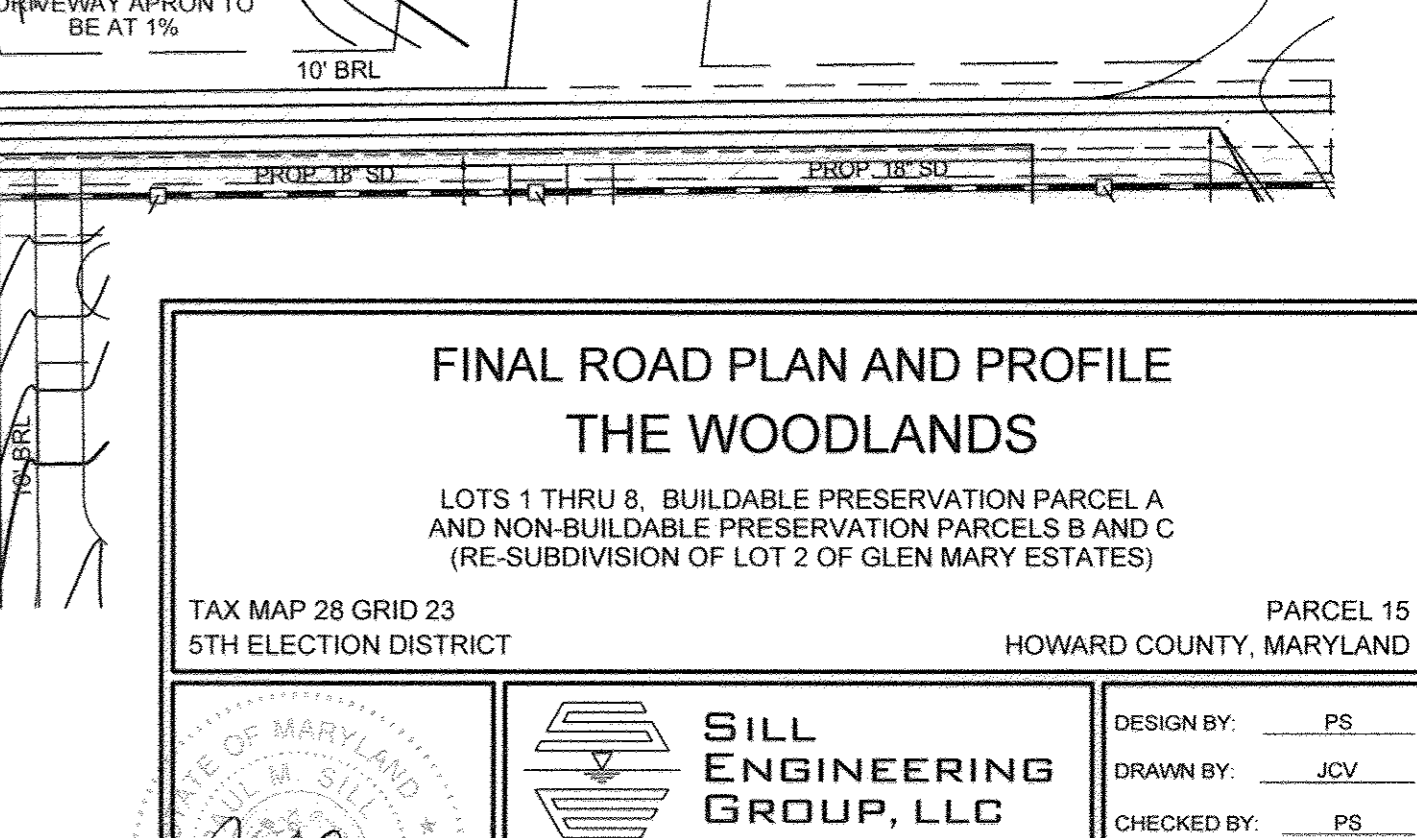
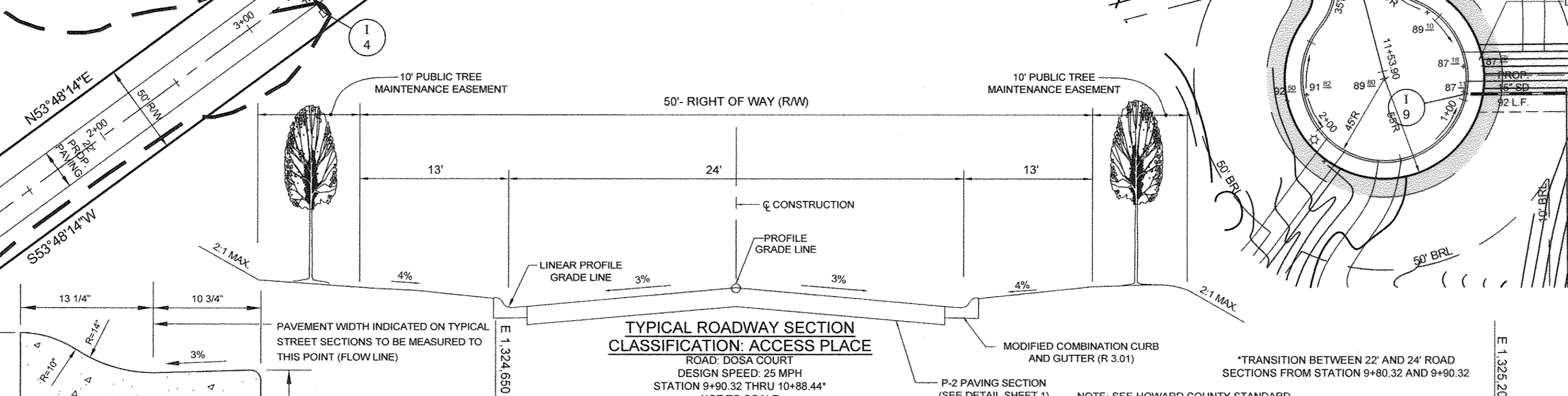
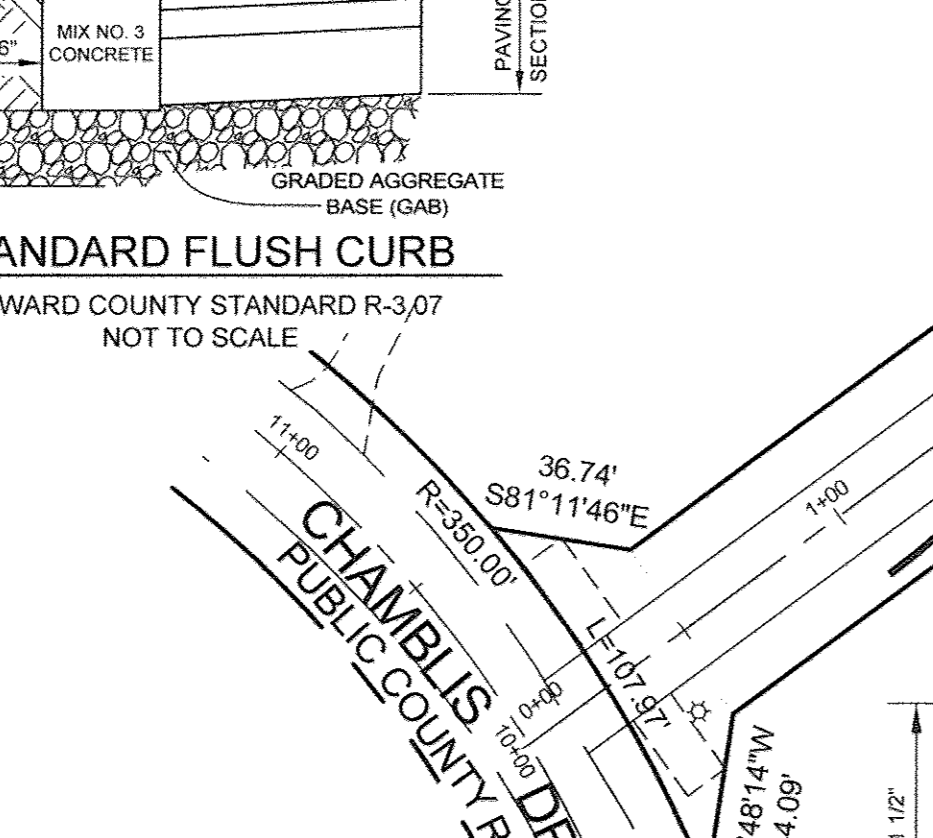
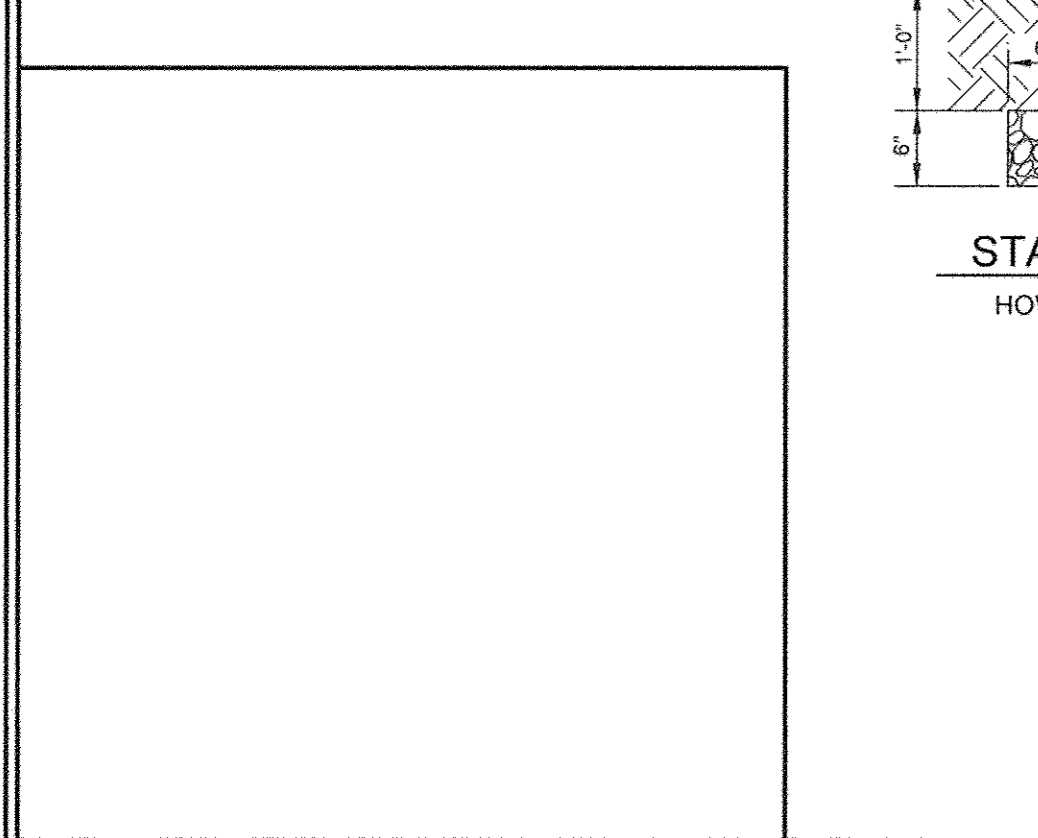
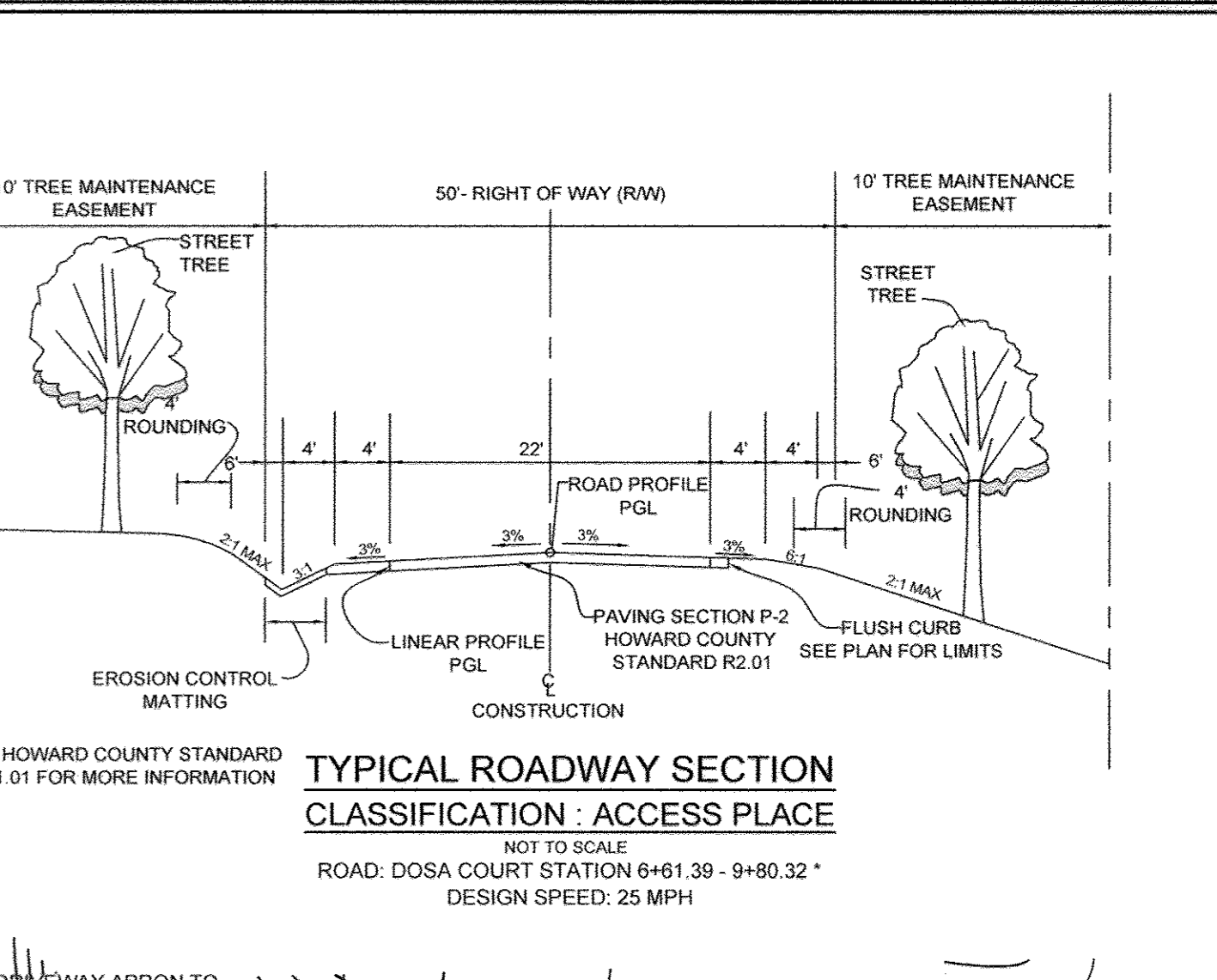
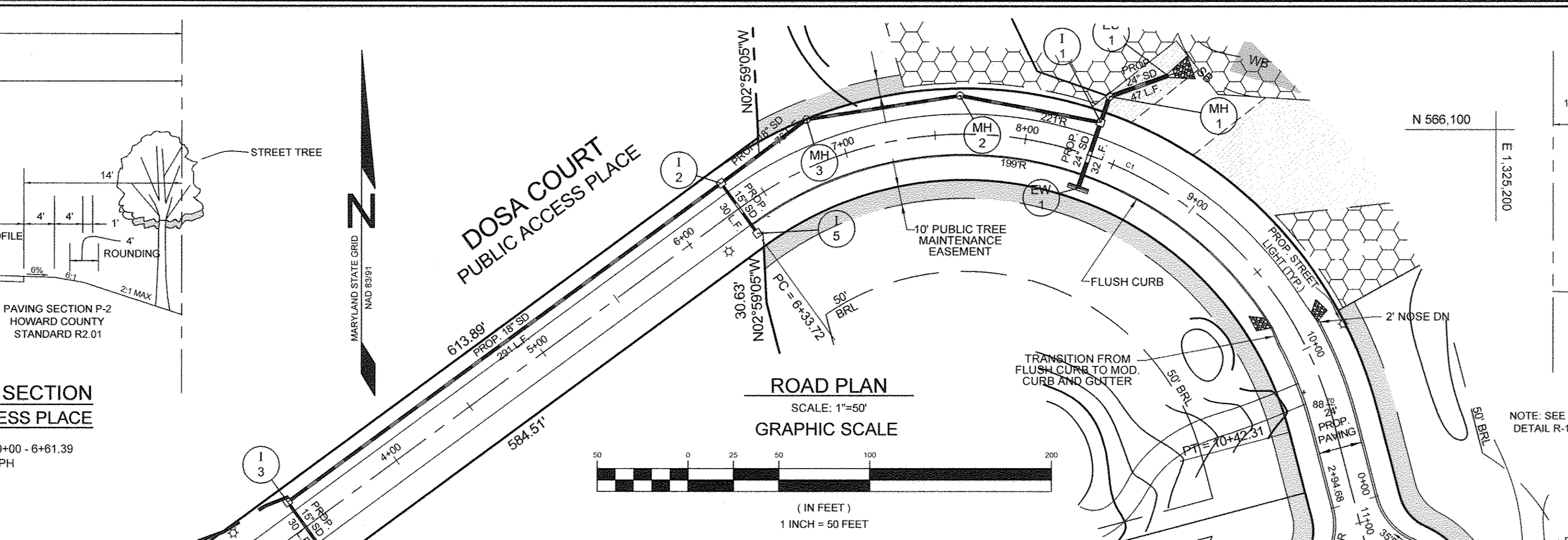
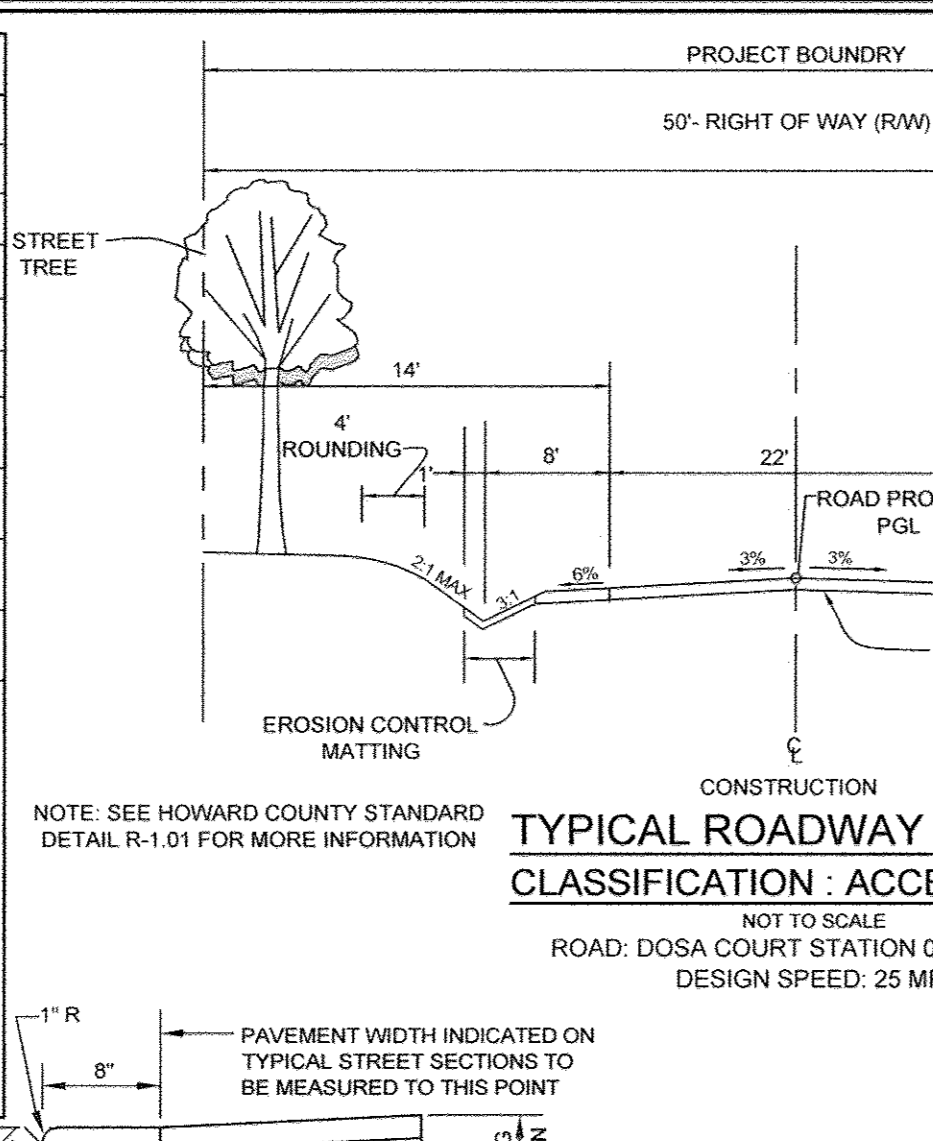
Approved by Planning Board on October 19, 2017.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY. Includes signatures of County Health Officer and Planning Director.

PAVING SECTIONS

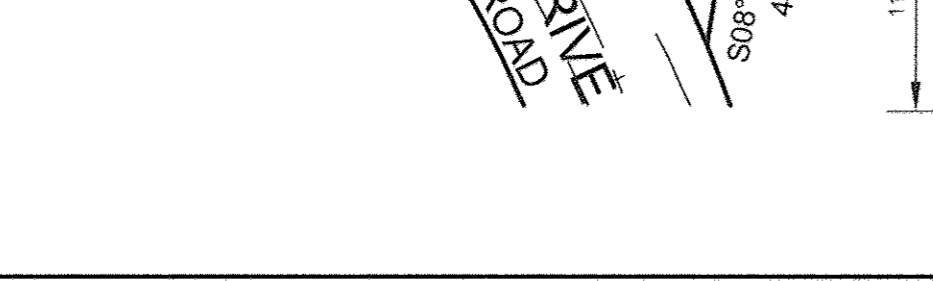
SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <55 TO <7	27	3 TO <55 TO <7	27
P-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE ADLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE (9.5 MM, PG 64-22, LEVEL 1 (ESA))	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (9.5 MM, PG 64-22, LEVEL 1 (ESA))	2.0	2.0	2.0	2.0
		GRADED AGGREGATE BASE (GAB)	8.5	7.0	5.0	4.0
P-2	PARKING DRIVE ADLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET, CUL-DE-SACS, RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE (9.5 MM, PG 64-22, LEVEL 1 (ESA))	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (9.5 MM, PG 64-22, LEVEL 1 (ESA))	1.0	1.0	1.0	1.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0

NOTES:
 1. HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARAGE TRUCKS.
 2. HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4" MAX), 12.5 MM SURFACE (1.5" MIN TO 3" 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 APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE ADJUNCT LINES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE ASPHALT LAYER.
 6. THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valerie J. Davis
 PLANNING DIRECTOR
 12-14-17
 DATE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	210.00'	408.59'	111°28'46"	308.31'	N 70°27'23" W	347.13'

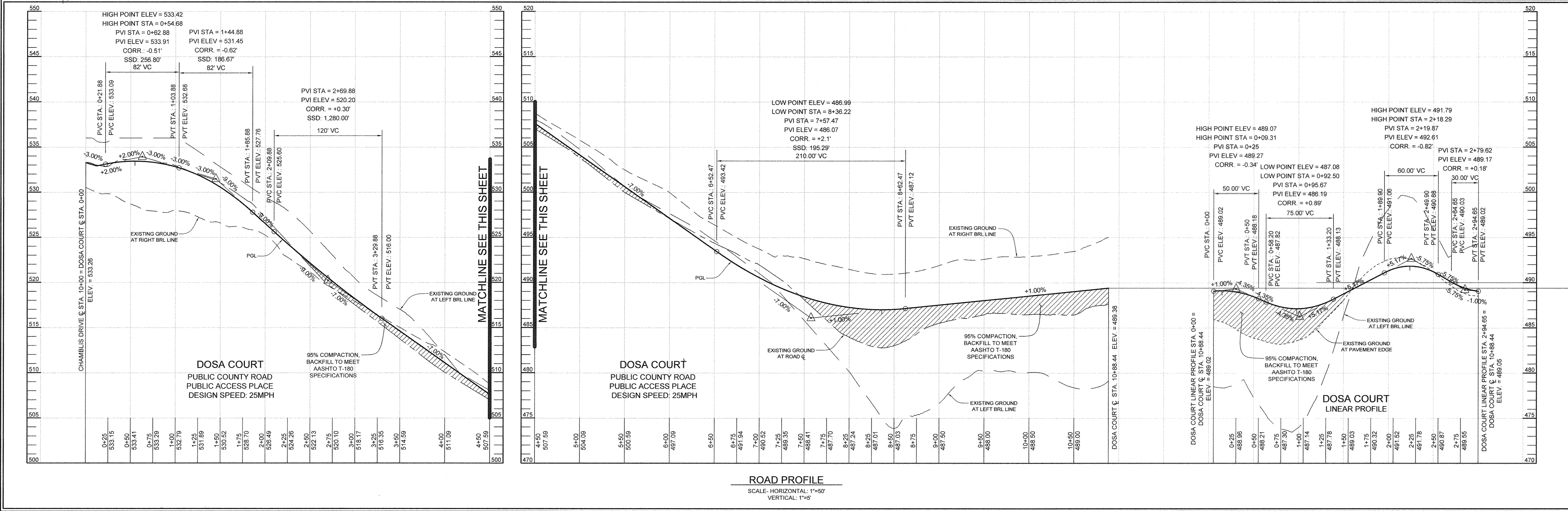
FINAL ROAD PLAN AND PROFILE
THE WOODLANDS
 LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B AND C (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)

TAX MAP 28 GRID 23
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PARCEL 15

SILL ENGINEERING GROUP, LLC
 11130 Dovesdale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 410.696.2022
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

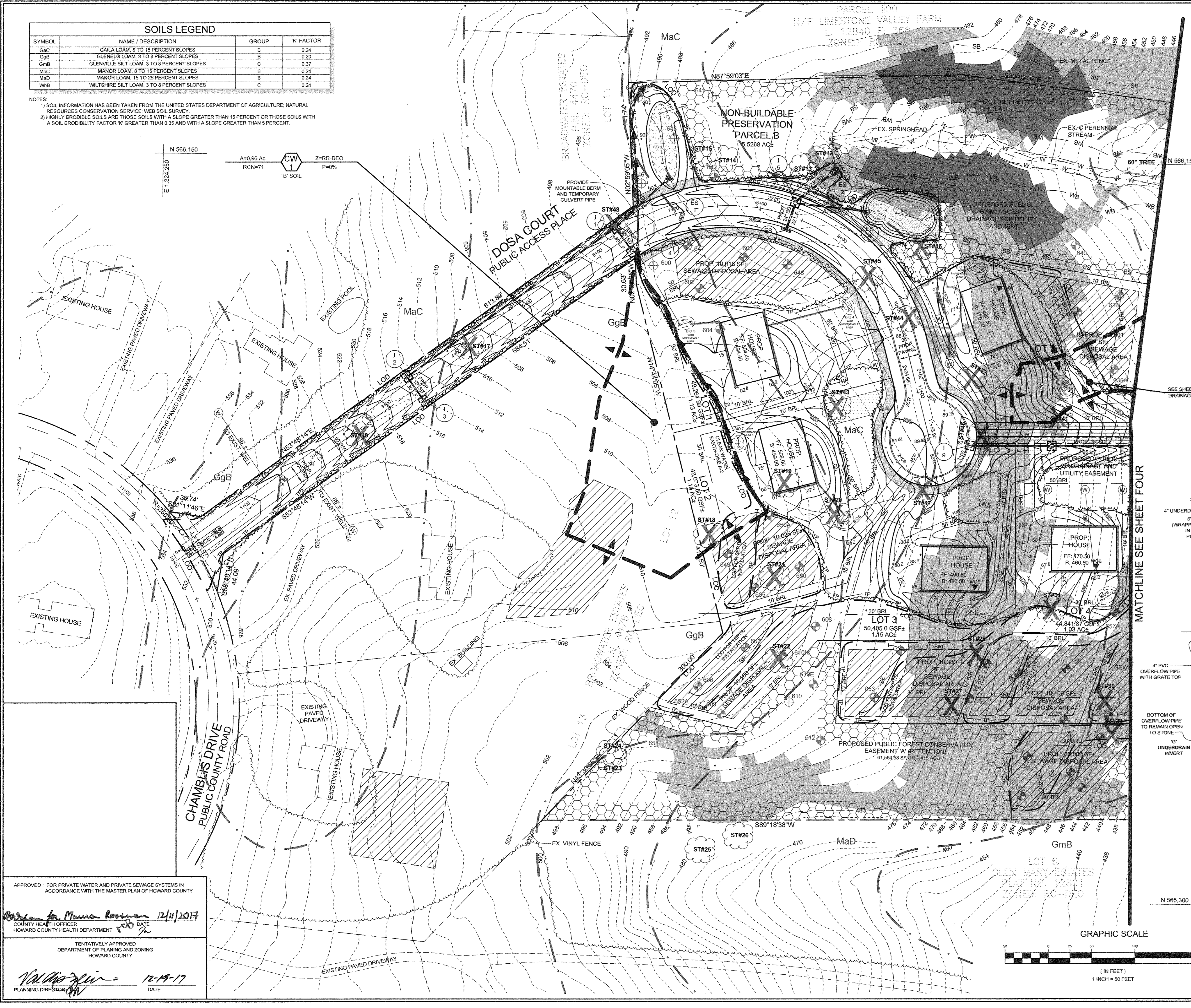
DESIGN BY: PS
 DRAWN BY: JCV
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: ~~NOVEMBER 20, 2017~~
 PROJECT #: 14-029
 SHEET #: 2 OF 10

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. 30225, EXPIRATION DATE: JUNE 20, 2017.

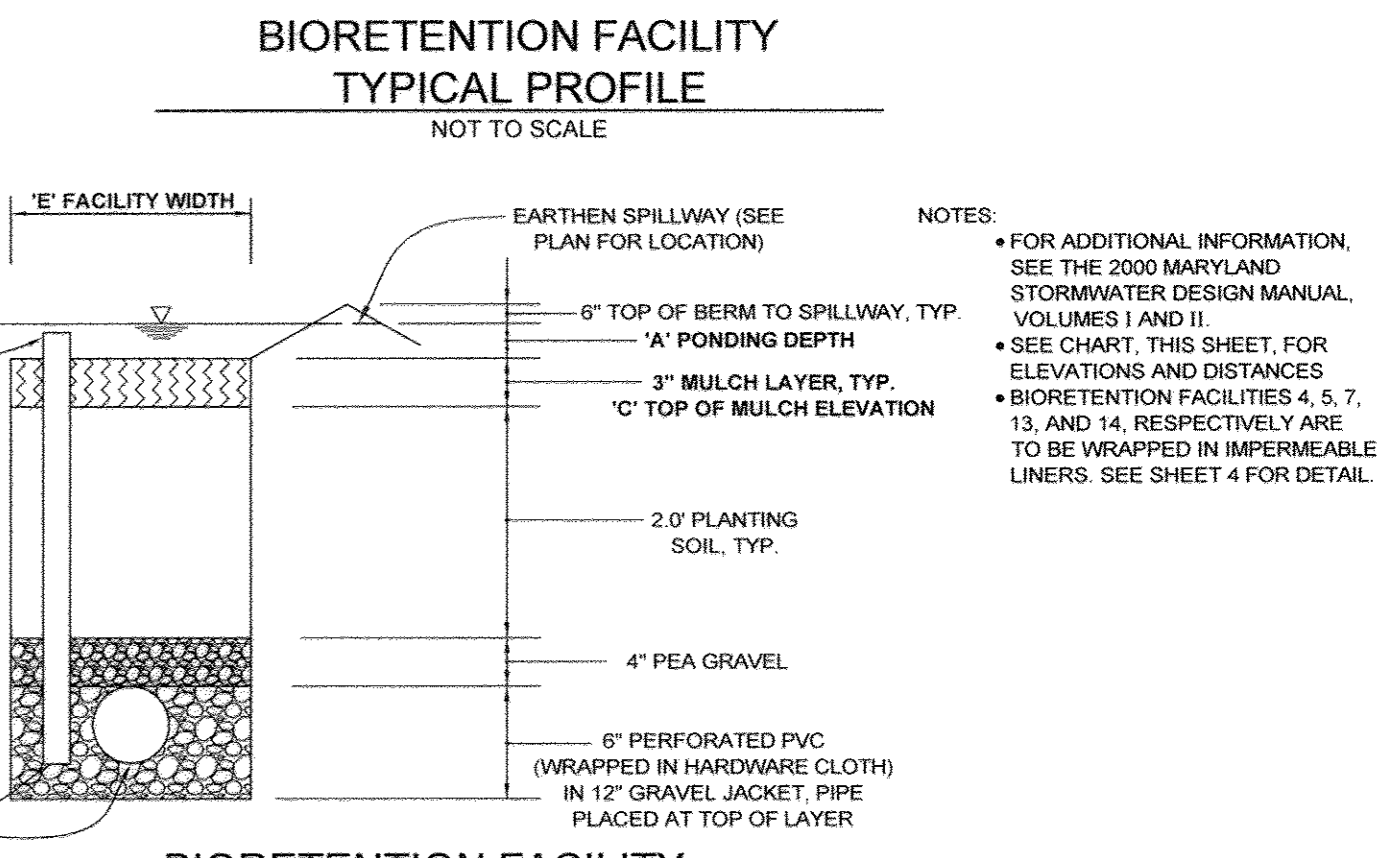
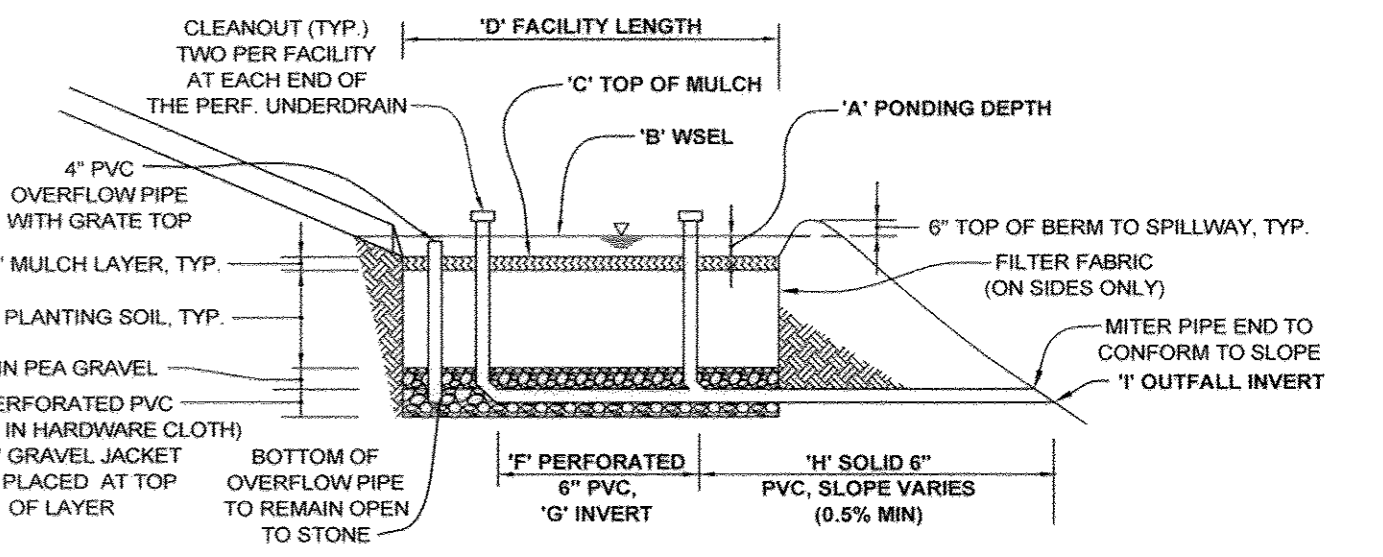


SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GaC	GALA LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GbB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24
WbB	WILTSHIRE SILT LOAM, 3 TO 8 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	---
EXISTING SPOT ELEVATION	382
PROPOSED SPOT ELEVATION	382.53
DIRECTION OF FLOW	→
EXISTING SPECIMEN TREE	ST#6
EXISTING TREELINE	---
PROPOSED TREELINE	---
STABILIZED CONSTRUCTION ENTRANCE	---
SILT FENCE	SF
SUPER SILT FENCE	SSF
LIMIT OF DISTURBANCE	LOD
WETLAND BUFFER	WB
STREAM BUFFER	SB
TREE PROTECTION FENCE	---
SOIL BOUNDARY	---
STANDARD INLET PROTECTION	SIP
PROPOSED MICRO-BIORETENTION FACILITY (M-6)	BIO 2
ROOF LEADERS	---
CLEAN WATER EARTH DIKE A-1	---
PERCOLATION TEST HOLE, PASSED	602
PERCOLATION TEST HOLE, FAILED	600
HYDROLOGIC SOIL GROUP 'C'	---
STEEP SLOPES 15% TO 25%	---
STEEP SLOPES >25%	---
FOREST CONSERVATION AREA	---
PROPOSED PUBLIC TREE MAINTENANCE EASEMENT	---



NOTES:
 • FOR ADDITIONAL INFORMATION, SEE THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II.
 • SEE CHART, THIS SHEET FOR ELEVATIONS AND DISTANCES.
 • BIORETENTION FACILITIES 4, 5, 7, 13, AND 14, RESPECTIVELY ARE TO BE WRAPPED IN IMPERMEABLE LINERS. SEE SHEET 4 FOR DETAIL.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Barbara M. Roan 12/11/2017
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valerie J. ... 12-19-17
 PLANNING DIRECTOR

PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN
THE WOODLANDS
 LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B AND C (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)

TAX MAP 34 GRID 23
 5TH ELECTION DISTRICT

PARCEL 15
 HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC

11130 Dovevale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 410.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: JCV
 CHECKED BY: PS
 SCALE: 1" = 50'
 DATE: NOVEMBER 20, 2017
 PROJECT #: 14-029
 SHEET #: 3 of 10

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 30, 2019.

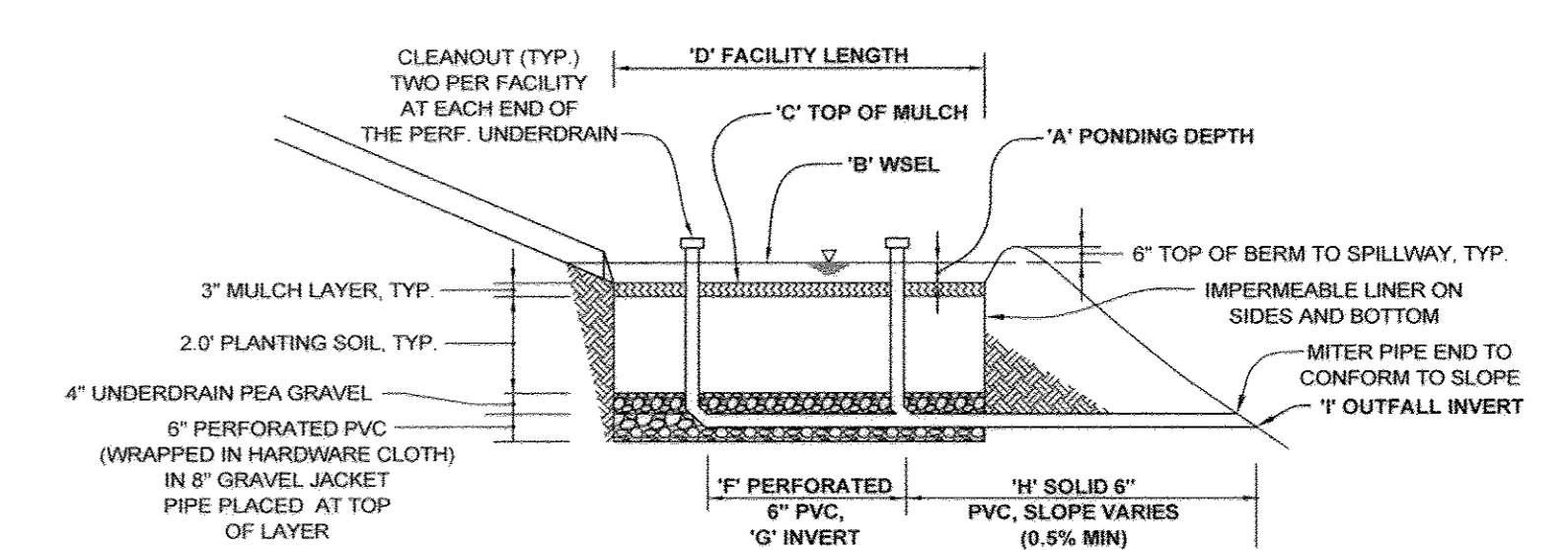
SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24
WhB	WILTSHIRE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.24

NOTES:
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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.



WELL BOX AREA	
LOT NUMBER	AREA
1	1,596.0 SF
2	1,501.0 SF
3	1,520.0 SF
4	1,500.0 SF
5	1,503.0 SF
6	1,501.0 SF
7	-
8	-

* LOT HAS THREE DISCRETE WELL LOCATIONS



BIORETENTION FACILITY WITH IMPERMEABLE LINER PROFILE
 NOT TO SCALE

NOTES:
 • FOR ADDITIONAL INFORMATION, SEE THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II.
 • SEE CHART ON SHEET 3, FOR ELEVATIONS AND DISTANCES.
 • BIORETENTION FACILITIES 3, 4, 5, 7, 8, 14, AND 17 ARE TO BE WRAPPED IN IMPERMEABLE LINERS.

OWNER/DEVELOPER
 DOSA CLARKSVILLE LLC
 5500 WAHLE BOAT DRIVE UNIT #206
 CLARKSVILLE, MD 21029
 301.370.8866

PRELIMINARY GRADING, SEDIMENT AND EROSION CONTROL PLAN THE WOODLANDS
 LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B AND C (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)

TAX MAP 34 GRID 23
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PARCEL 15

DESIGN BY: PS
 DRAWN BY: JCV
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: ~~12/14/17~~ 12/19/17
 PROJECT #: 14-029
 SHEET #: 4 of 10

SILL ENGINEERING GROUP, LLC
 11130 Dovedale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 443.325.5076
 Fax: 410.696.2022
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 Civil Engineering for Land Development

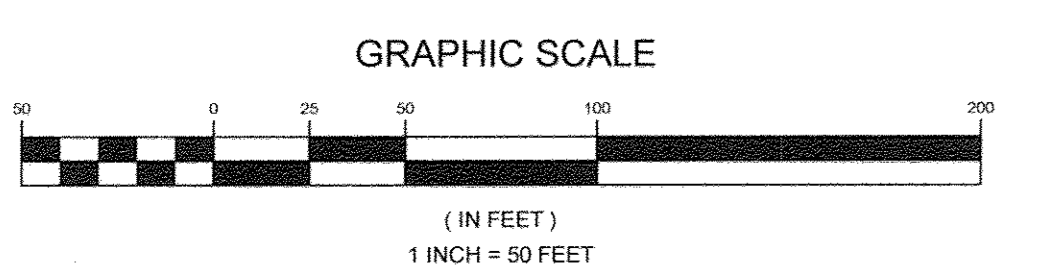
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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

Michelle M. Rossman 12/11/2017
 COUNTY HEALTH OFFICER DATE
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valerie J. Jui 12-19-17
 PLANNING DIRECTOR DATE

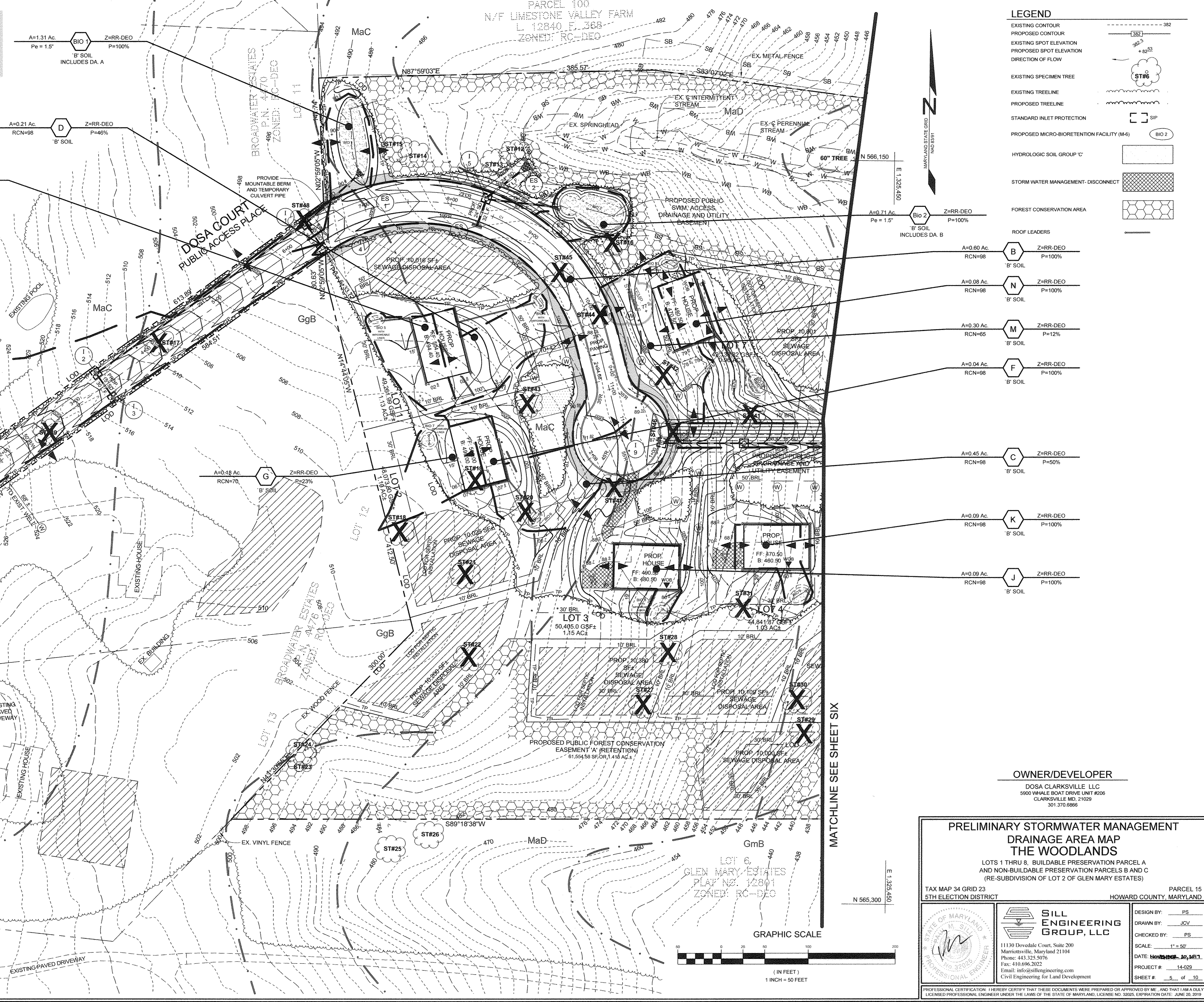


MATCHLINE SEE SHEET THREE

PLAN
 SCALE: 1"=50'

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
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LEGEND	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING SPECIMEN TREE	
EXISTING TREELINE	
PROPOSED TREELINE	
STANDARD INLET PROTECTION	
PROPOSED MICRO-BIORETENTION FACILITY (M-6)	
HYDROLOGIC SOIL GROUP 'C'	
STORM WATER MANAGEMENT- DISCONNECT	
FOREST CONSERVATION AREA	
ROOF LEADERS	

A=0.60 Ac. RCN=98		Z=RR-DEO P=100%
A=0.08 Ac. RCN=98		Z=RR-DEO P=100%
A=0.30 Ac. RCN=65		Z=RR-DEO P=12%
A=0.04 Ac. RCN=98		Z=RR-DEO P=100%
A=0.45 Ac. RCN=98		Z=RR-DEO P=50%
A=0.09 Ac. RCN=98		Z=RR-DEO P=100%
A=0.09 Ac. RCN=98		Z=RR-DEO P=100%

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 12-19-17
 DATE

OWNER/DEVELOPER
 DOSA CLARKSVILLE LLC
 5900 WHALE BOAT DRIVE UNIT #206
 CLARKSVILLE, MD. 21029
 301.370.8866

PRELIMINARY STORMWATER MANAGEMENT DRAINAGE AREA MAP THE WOODLANDS
 LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCELS A AND NON-BUILDABLE PRESERVATION PARCELS B AND C (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)

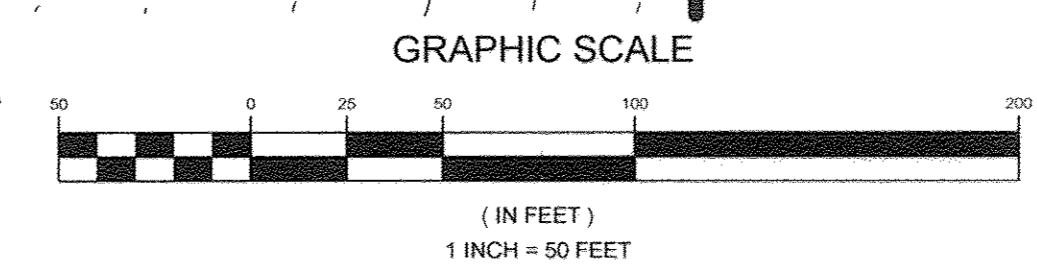
TAX MAP 34 GRID 23
 5TH ELECTION DISTRICT

PARCEL 15
 HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
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 Phone: 443.325.5076
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 Email: info@sillengineering.com
 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: JCV
 CHECKED BY: PS
 SCALE: 1" = 50'
 DATE: November 12, 2017
 PROJECT #: 14-029
 SHEET #: 5 of 10

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. 33065, EXPIRATION DATE: JUNE 30, 2019



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
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- A=0.09 Ac. Z=RR-DEO
RCN=98 P=100%
B' SOIL
- A=0.35 Ac. Z=RR-DEO
RCN=98 P=100%
B' SOIL
- A=0.09 Ac. Z=RR-DEO
RCN=98 P=100%
B' SOIL
- A=0.09 Ac. Z=RR-DEO
RCN=98 P=100%
B' SOIL
- A=0.09 Ac. Z=RR-DEO
RCN=98 P=100%
B' SOIL
- A=0.09 Ac. Z=RR-DEO
RCN=98 P=100%
B' SOIL
- A=0.09 Ac. Z=RR-DEO
RCN=98 P=100%
B' SOIL

A=0.41 Ac. Z=RR-DEO
Pe = 1.6' P=100%
B' SOIL
INCLUDES DA, C

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 Planning Director: *Walter J. J. J.* 12-19-17
 DATE

OWNER/DEVELOPER
 DOSA CLARKSVILLE LLC
 5900 WHALE BOAT DRIVE UNIT #206
 CLARKSVILLE MD, 21029
 301.370.8866

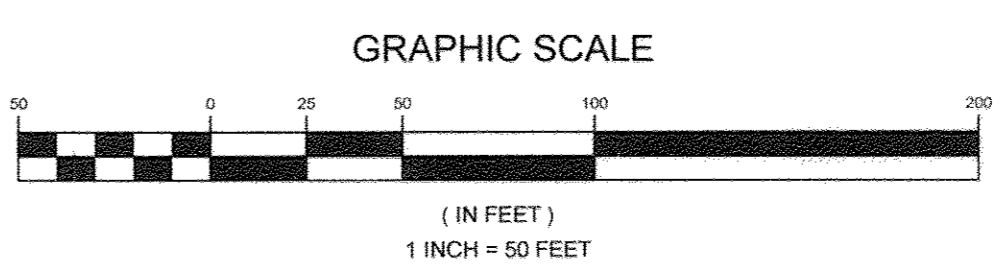
PRELIMINARY STORMWATER MANAGEMENT DRAINAGE AREA MAP THE WOODLANDS
 LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B AND C (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)

TAX MAP 34 GRID 23 PARCEL 15
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
 11130 Dovedale Court, 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: JCV
 CHECKED BY: PS
 SCALE: 1" = 50'
 DATE: November 16, 2017
 PROJECT #: 14-029
 SHEET #: 6 of 10

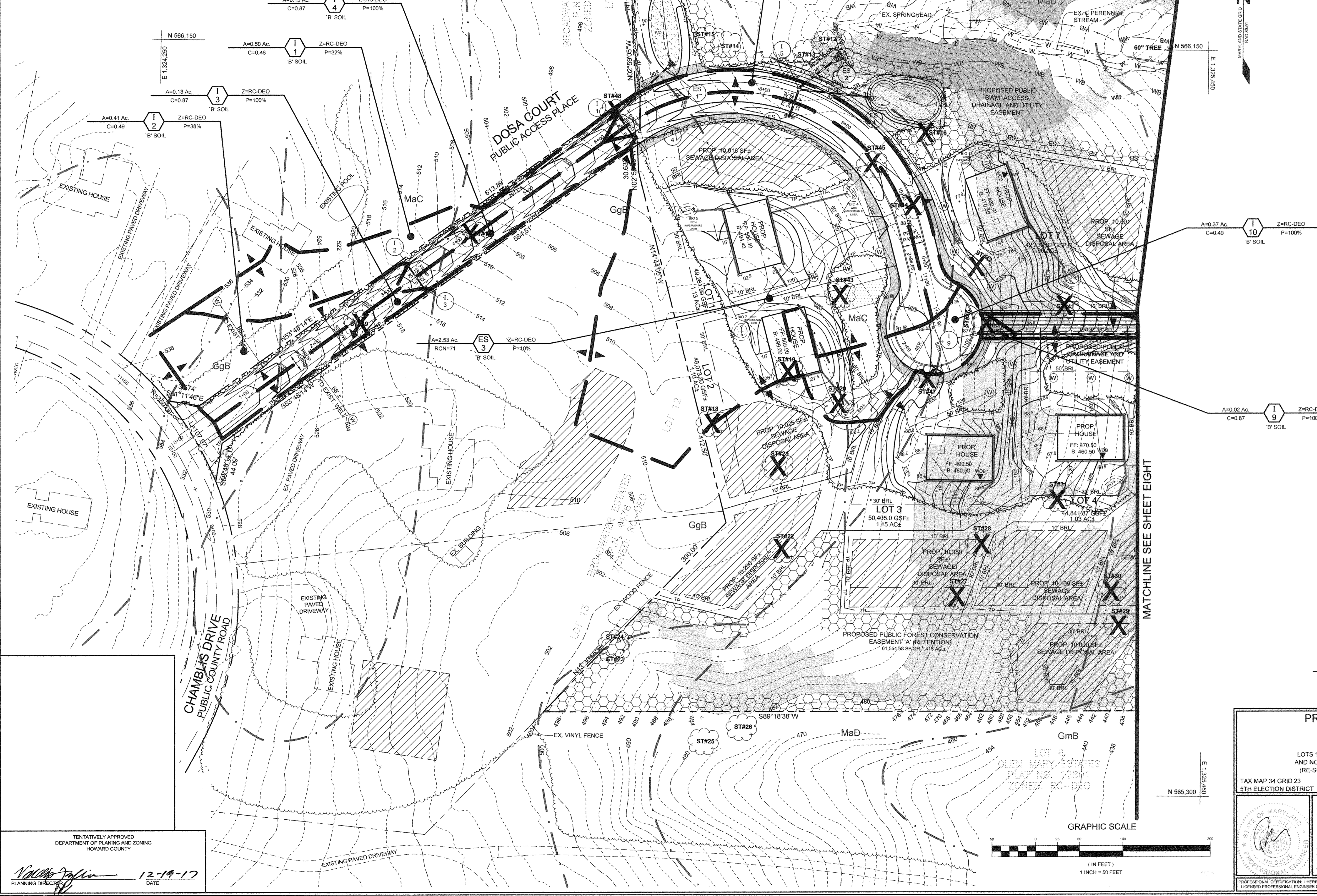
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 30, 2019.



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24
WmB	WILTSHIRE SILT LOAM, 3 TO 8 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	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING SPECIMEN TREE	
EXISTING TREELINE	
PROPOSED TREELINE	
PROPOSED MICRO-BIORETENTION FACILITY (M-6)	
ROOF LEADERS	
PROPOSED DRAINAGE DIVIDE	
SOIL BOUNDARY	
HYDROLOGIC SOIL GROUP 'C'	
FOREST CONSERVATION AREA	



OWNER/DEVELOPER
 DOSA CLARKSVILLE LLC
 5900 WHALE BOAT DRIVE UNIT #206
 CLARKSVILLE MD, 21029
 301.370.6886

PRELIMINARY STORM DRAIN DRAINAGE AREA MAP THE WOODLANDS
 LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B AND C (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)
 TAX MAP 34 GRID 23 5TH ELECTION DISTRICT PARCEL 15 HOWARD COUNTY, MARYLAND

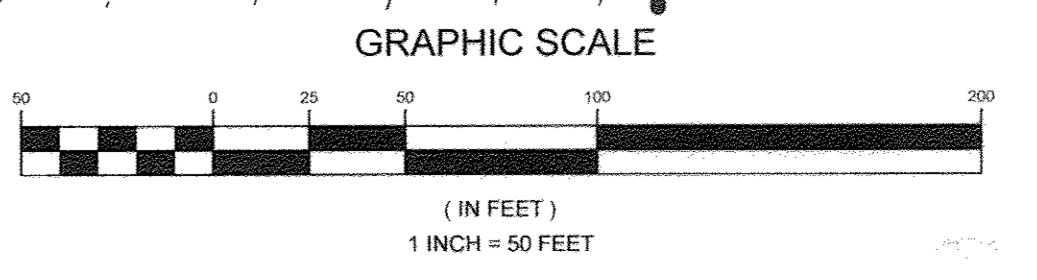
SILL ENGINEERING, LLC
 11130 Dovedale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 443.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: JCV
 CHECKED BY: PS
 SCALE: 1" = 50'
 DATE: November 20 2011
 PROJECT #: 14-029
 SHEET #: 7 of 10

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. 30025, EXPIRATION DATE: JUNE 20, 2019

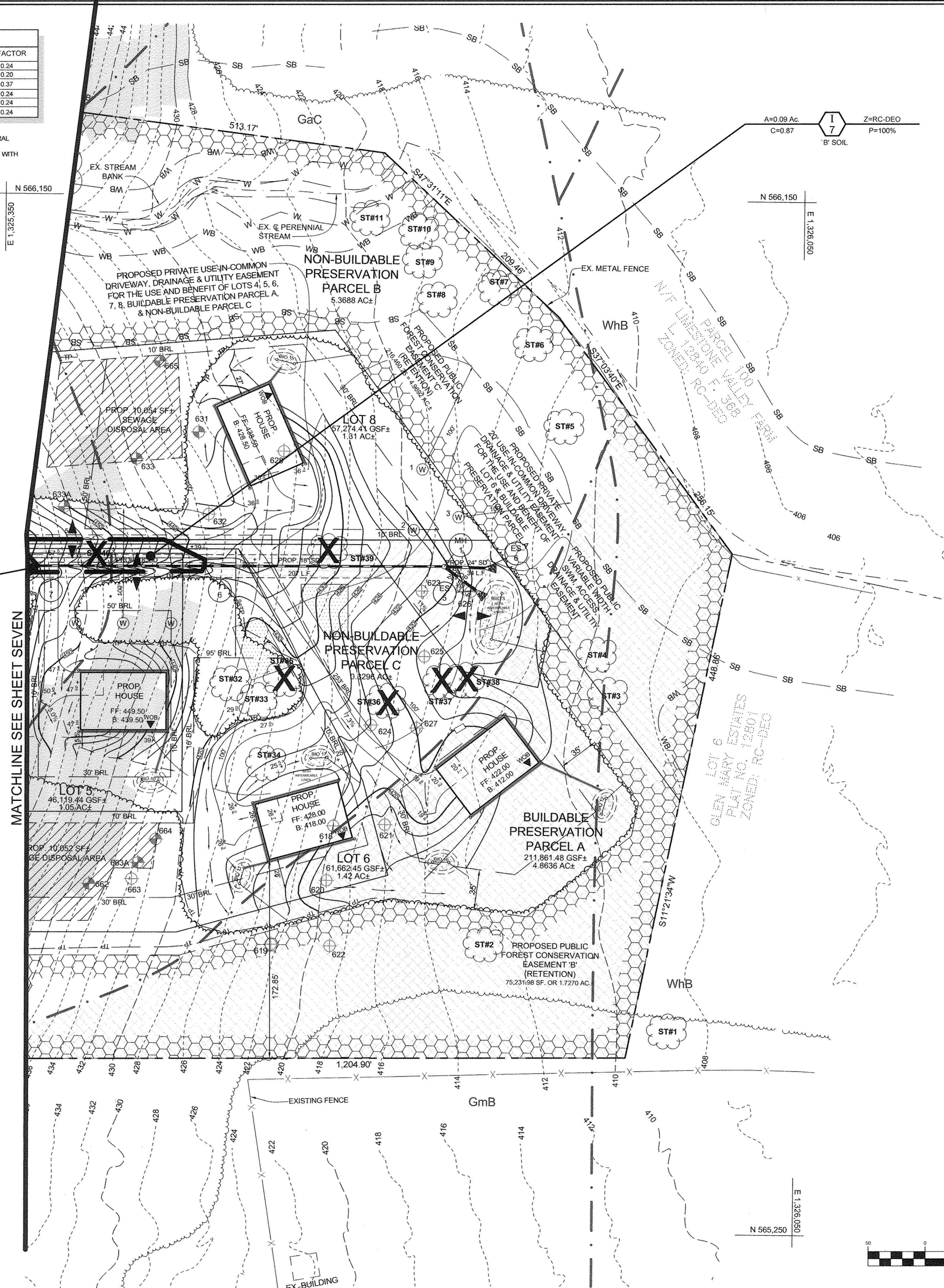
TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valerie J. Jolin
 12-19-17
 PLANNING DIRECTOR DATE



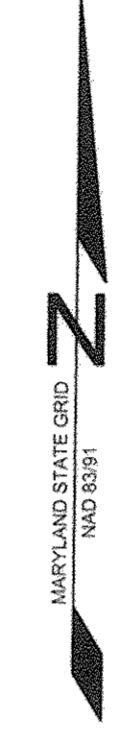
SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GaC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GgB	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24
WhB	WILTSHIRE SILT LOAM, 3 TO 8 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.



A=0.10 Ac.
C=0.87
Z=RC-DEO
P=100%
8
'B' SOIL

A=0.09 Ac.
C=0.87
Z=RC-DEO
P=100%
7
'B' SOIL



MATCHLINE SEE SHEET SEVEN

OWNER/DEVELOPER

DOSA CLARKSVILLE LLC
 5900 WHALE BOAT DRIVE UNIT #206
 CLARKSVILLE MD, 21029
 301.370.6866

PRELIMINARY STORM DRAIN DRAINAGE AREA MAP THE WOODLANDS

LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B AND C (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)

TAX MAP 34 GRID 23 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

	SILL ENGINEERING GROUP, LLC 11130 Dovedale Court, 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: JCV CHECKED BY: PS SCALE: 1" = 50' DATE: NOVEMBER 20, 2017 PROJECT #: 14-029 SHEET #: 8 of 10
	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. 32068, EXPIRATION DATE: JUNE 20, 2019.	
	GRAPHIC SCALE (IN FEET) 1 INCH = 50 FEET	
	TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY 12-19-17 DATE	
	SP-16-008	

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K' FACTOR
GwC	GAILA LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
GwB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37
MwC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.24
MsD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24
WmB	WILTSHIRE SILT LOAM, 3 TO 8 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.

N 566.150

E 1,324,250

MARYLAND STATE GRID
 NAD 83

CHAMBERS DRIVE
 PUBLIC COUNTY ROAD

DOSA COURT
 PUBLIC ACCESS PLACE

PARCEL 100
 N/F LIMESTONE VALLEY FARM
 L. 12840 E. 383
 ZONED: RC-DEO

NON-BUILDABLE
 PRESERVATION
 PARCEL B

PROPOSED PUBLIC
 SWM ACCESS,
 DRAINAGE AND UTILITY
 EASEMENT

11' MIN.
 FOREST
 RETENTION
 AREA
 MACHINERY, DUMPING,
 OR STORAGE OF
 ANY MATERIALS IS
 PROHIBITED
 VIOLATORS ARE SUBJECT TO
 FINES AS IMPOSED BY THE
 MARYLAND FOREST
 CONSERVATION ACT OF
 1991

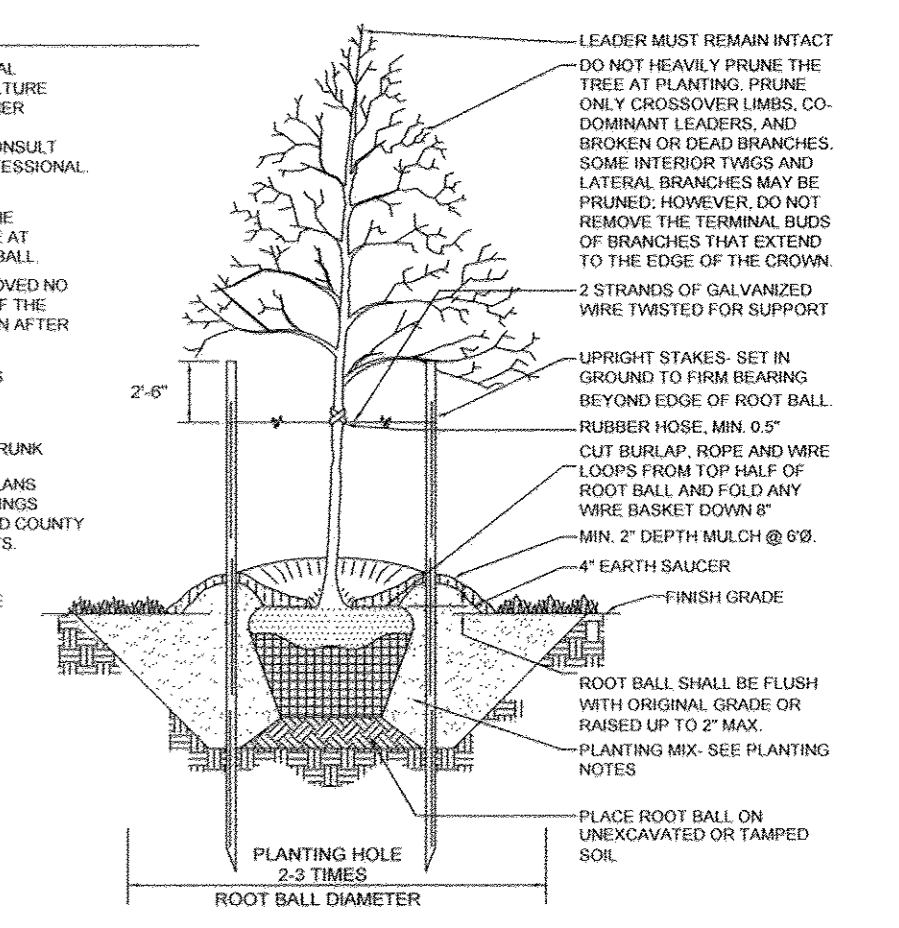
FOREST
 CONSERVATION
 SIGN DETAIL
 NOT TO SCALE

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	+
PROPOSED SPOT ELEVATION	+
DIRECTION OF FLOW	→
EXISTING SPECIMEN TREE	ST#6
EXISTING SPECIMEN TREE TO BE REMOVED	ST#6
EXISTING TREELINE	---
PROPOSED TREELINE	---
SILT FENCE	--- SF --- SF ---
SUPER SILT FENCE	--- SSF --- SSF ---
LIMIT OF DISTURBANCE	--- LOD ---
WETLAND BUFFER	--- WB --- WB ---
STREAM BUFFER	--- SB --- SB ---
TREE PROTECTION FENCE	--- TP --- TP ---
SOIL BOUNDARY	---
PROPOSED MICRO-BIORETENTION FACILITY (M-B)	(BIO 2)
ROOF LEADERS	→
CLEAN WATER EARTH DIKE A-1	→
FOREST CONSERVATION SIGN	⊙
LANDSCAPE PERIMETER INDICATOR	LANDSCAPE PER. 2
EXISTING VEGETATION INDICATOR	286 L.F. 20'
HYDROLOGIC SOIL GROUP 'C'	□
STEEP SLOPES 15% TO 25%	▨
STEEP SLOPES >25%	▩
FOREST CONSERVATION AREA	▨

* TREE PROTECTION FENCE
 SHOWN FOR SPECIMEN
 TREES 18, 21, 22, 27, 28, 29,
 33, 35, AND 43 MAY OR
 MAY NOT BE NEEDED,
 DEPENDING ON THE FINAL
 LOCATION OF THE WELL
 AND SEPTIC FOR THE
 LOTS THESE TREES ARE
 ON.

NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTING WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE AREA.



TYPICAL TREE PLANTING AND STAKING
 DECIDUOUS TREES UP TO 2-1/2" CALIPER
 NOT TO SCALE

MD DNR Qualified Professional
 USACOE Wetland Delineator
 Certification # WD0P93M061004482
 John P. Canoles Date:

Eco-Science
 Professionals, Inc.
 Consulting Ecologists
 770 New York Ave., Maryland 207
 Telephone: 410.696.3022 Fax: 410.696.3022

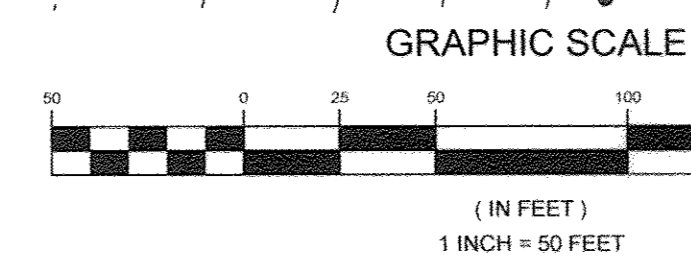
OWNER/DEVELOPER
 DOSA CLARKSVILLE, LLC
 5900 WHALE BOAT DRIVE UNIT #205
 CLARKSVILLE, MD. 21029
 301.370.6866

PRELIMINARY LANDSCAPE AND FOREST
 CONSERVATION PLAN
 THE WOODLANDS

LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A
 AND NON-BUILDABLE PRESERVATION PARCELS B AND C
 (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)

TAX MAP 34 GRID 23
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

	SILL ENGINEERING GROUP, LLC 11130 Dovedale Court, Suite 200 Marriottsville, Maryland 21104 Phone: 413.325.5076 Fax: 410.696.3022 Email: info@sillengineering.com Civil Engineering for Land Development	DESIGN BY: PS DRAWN BY: JCV CHECKED BY: PS SCALE: 1" = 50' DATE: November 29, 2017 PROJECT #: 14-029 SHEET #: 9 of 10
	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. 20205, EXPIRATION DATE: JUNE 20, 2019.	



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY
 John P. Canoles 12-19-17
 PLANNING DIRECTOR DATE

SOILS LEGEND				
SYMBOL	NAME / DESCRIPTION	GROUP	K' FACTOR	
GaC	GALLA LOAM, 8 TO 15 PERCENT SLOPES	B	0.24	
GpB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.20	
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C	0.37	
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES	B	0.24	
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24	
WhB	WILTSHIRE SILT LOAM, 3 TO 8 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.

SPECIMEN TREE TABLE

KEY	SIZE	CRZ	TYPE	CONDITION	REMARKS
ST-1	41"	61.5'	BLACK OAK	GOOD	
ST-2	35"	52.5'	BLACK OAK	GOOD	
ST-3	31"	46.5'	BLACK OAK	GOOD	
ST-4	32"	49.5'	AMERICAN BEECH	GOOD	
ST-5	33"	49.5'	PIGMY HICKORY	FAIR	SOME DIEBACK
ST-6	42"	63'	TULIP POPLAR	GOOD	
ST-7	40"	60'	TULIP POPLAR	GOOD	
ST-8	34"	51'	TULIP POPLAR	GOOD	
ST-9	35"	52.5'	TULIP POPLAR	GOOD	
ST-10	41"	61.5'	BLACK OAK	POOR	DIEBACK
ST-11	36"	54'	BLACK OAK	POOR	
ST-12	30"	45'	TULIP POPLAR	GOOD	
ST-13	31.5"	47.25'	TULIP POPLAR	GOOD	
ST-14	36"	54'	BLACK OAK	GOOD	
ST-15	35"	52.5'	TULIP POPLAR	GOOD	
ST-16	34.5"	51.75'	TULIP POPLAR	GOOD	
ST-17	33"	49.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-18	34"	51'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-19	31"	46'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-20	32"	48'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-21	31"	46.5'	BLACK OAK	GOOD	TO BE REMOVED
ST-22	45"	67.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-23	31"	46.5'	TULIP POPLAR	GOOD	
ST-24	31"	46.5'	TULIP POPLAR	FAIR	TRUNK ROT
ST-25	33"	49.5'	BLACK OAK	GOOD	
ST-26	39"	58.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-27	32"	48'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-28	31"	46.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-29	35"	52.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-30	32"	48'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-31	31"	46.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-32	33"	49.5'	BLACK OAK	GOOD	TO BE REMOVED
ST-33	33"	49.5'	TULIP POPLAR	GOOD	
ST-34	34"	51'	TULIP POPLAR	GOOD	
ST-35	41"	61.5'	TULIP POPLAR	GOOD	TWIN ABOVE BREAST HEIGHT - TO BE REMOVED
ST-36	41"	61.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-37	30"	45'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-38	31"	46.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-39	31"	46.5'	TULIP POPLAR	GOOD	TP BE REMOVED
ST-40	39.5"	59.25'	TULIP POPLAR	GOOD	TWIN ABOVE BREAST HEIGHT - TO BE REMOVED
ST-41	40"	55'	TULIP POPLAR	POOR	TWIN STEMS, ONE ROTTING - TO BE REMOVED
ST-42	31"	46.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-43	35"	52.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-44	30"	45'	TULIP POPLAR	POOR	TRUNK ROT - TO BE REMOVED
ST-45	31"	55.5'	CHESTNUT OAK	FAIR	TRUNK WOUND - TO BE REMOVED
ST-46	31"	46.5'	TULIP POPLAR	GOOD	TO BE REMOVED
ST-47	30"	45'	TULIP POPLAR	POOR	SUBSTANTIAL DIEBACK - TO BE REMOVED
ST-48	37"	55.5'	TULIP POPLAR	POOR	MAJOR DIEBACK - TO BE REMOVED
ST-49	31"	46.5'	TULIP POPLAR	FAIR	LIMS DIEBACK - TO BE REMOVED

STREET TREE SCHEDULE				
SYMBOL	STREET NAME	LF REQUIRED	TREES REQUIRED	TREES PROVIDED
○	DOSA DRIVE	2308	58	52*

*WE ARE REQUESTING AN ALTERNATIVE COMPLIANCE FOR THE REQUIRED STREET TREES ALONG THE NORTH SIDE OF DOSA COURT BETWEEN STATIONS 7+00 AND 10+00 DUE TO THE FOREST CONSERVATION AREAS AND THE PROPOSED PUBLIC ACCESS SWM DRAINAGE AND UTILITY EASEMENT. WE ARE REQUESTING THAT THE PLANTINGS USED AT THE BIORETENTION AREA SATISFY THE REQUIREMENT FOR THE REMAINING SIX STREET TREES.

LANDSCAPE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
○	74	PLATANUS X ACERIFOLIA 'COLUMBIA'	2.5" - 3" CAL.	B & B
○	18	CERCIS CANADENSIS 'RED BUD'	3" CAL.	B & B

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO PERIMETER PROPERTIES		
	1 (1) A	2 A	3 (1) A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	629	2900	1013
CREDIT FOR EXISTING VEGETATION (YES/NO LINEAR FEET)	NO	YES (2)	NO
REMAINING PERIMETER LENGTH	-	1296	-
CREDIT FOR WALL, FENCE OR BERM (YES/NO LINEAR FEET)	NO	NO	NO
REMAINING PERIMETER LENGTH	-	-	-
NUMBER OF PLANTS REQUIRED	1,601	1,602	1,601
SHADE TREES	-	-	-
EVERGREEN TREES	-	-	-
SHRUBS	-	-	-

- NOTE:
 1. SEE LANDSCAPE NOTE 4 THIS SHEET
 2. CREDIT TAKEN FOR EXISTING TREES

FOREST CONSERVATION WORKSHEET

NET TRACT AREA			
A	TOTAL TRACT AREA		22.1 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		22.1 AC
LAND USE CATEGORY (FROM TABLE 3.2.1 PAGE 40, MANUAL)			
ARA	MDR	IDA	HDR
X			
E	AFFORESTATION THRESHOLD (NET TRACT AREA x 20%)		4.4 AC
F	CONSERVATION THRESHOLD (NET TRACT AREA x 25%)		5.5 AC
EXISTING FOREST COVER			
G	EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)		22.1 AC
H	AREA OF FOREST ABOVE AFFORESTATION THRESHOLD		17.7 AC
I	AREA OF FOREST ABOVE CONSERVATION THRESHOLD		16.6 AC
BREAK EVEN POINT			
J	FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION		3.3 AC
			BREAK-EVEN POINT
			8.8 AC
K	CLEARING PERMITTED WITHOUT MITIGATION		13.3 AC
PROPOSED FOREST CLEARING			
L	TOTAL AREA OF FOREST TO BE CLEARED OR RETAINED OUTSIDE FCE		14.1 AC
M	TOTAL AREA OF FOREST TO BE RETAINED IN FCE		8.0 AC
PLANTING REQUIREMENTS			
N	REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD		3.5 AC
P	REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD		0.0 AC
Q	CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD		2.5 AC
R	TOTAL REFORESTATION REQUIRED		1.0 AC
S	TOTAL AFFORESTATION REQUIRED		0.0 AC
T	TOTAL REFORESTATION AND AFFORESTATION REQUIRED		1.0 AC

LANDSCAPE NOTES

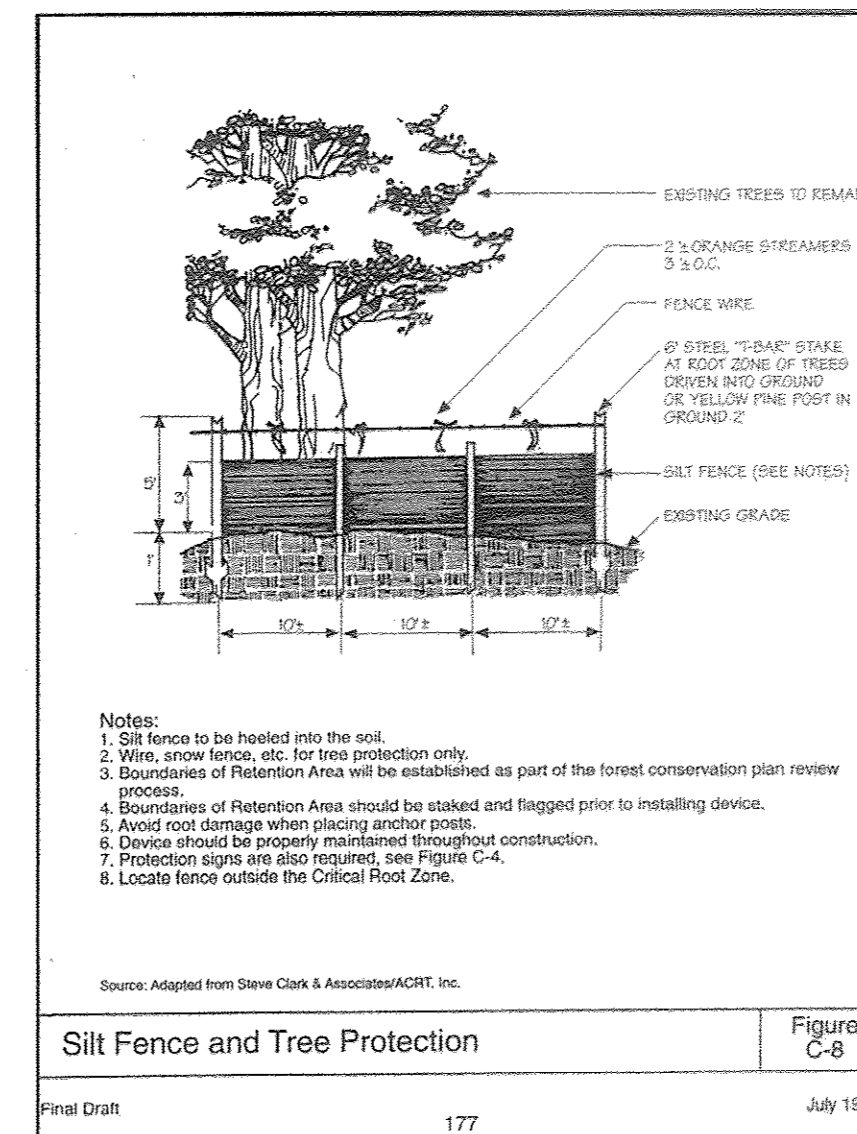
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED LANDSCAPING (40 SHADE TREES) WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$12,000.00 FOR THE REQUIRED LANDSCAPING (40 SHADE TREES).
- 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 SURVEY UNITS. SUCH THINGS AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- 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.
- WE ARE REQUESTING AN ALTERNATIVE COMPLIANCE FOR THE PLANTING REQUIREMENTS AT PERIMETERS 1 AND 3. WE ARE PROPOSING TO UTILIZE THE STREET TREES BEING PROVIDED AS THE PERIMETER LANDSCAPE (15 SHADE TREES ALONG PERIMETER 1 AND 16 SHADE TREES ALONG PERIMETER 3). WE ARE RESTRICTED BY THE PROPERTY BOUNDARY IN THESE LOCATIONS, AND DO NOT HAVE THE ADEQUATE DEPTH TO PROVIDE A DEEPER BUFFER. WE PROPOSE TO SPACE TREES AT 40' C.C. RATHER THAN THE 30' C.C. REQUESTED TO ALLOW SPACING FOR THE TREES AT MATURITY, BUT A MORE DENSE COVERAGE AT THE TIME OF PLANTING. THE ALLEY OF TREES WILL LINE THE ENTIRE LENGTH OF DOSA COURT.
- SEVENTEEN (17) ADDITIONAL TREES HAVE BEEN ADDED TO THE SOUTHERN PROPERTY LINE OF BUILDABLE PRESERVATION PARCEL 'A'.

FOREST CONSERVATION NOTE

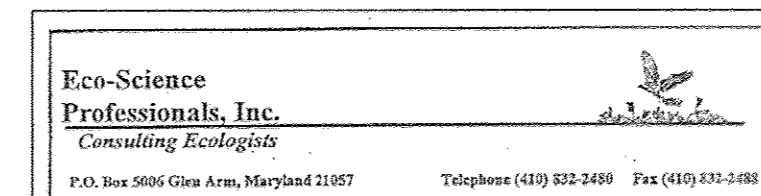
- THIS PLAN COMPLES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 8.0 ACRES OF FOREST AND 1.0 ACRES OF REFORESTATION. THE REFORESTATION OBLIGATION WILL BE ADDRESSED THROUGH THE PURCHASE OF CREDIT IN AN APPROVED CONSERVATION BANK OR THROUGH PAYMENT OF THE COUNTY FEE-IN-LIEU.
- NO RARE, THREATENED OR ENDANGERED SPECIES, OR THEIR HABITATS, WERE OBSERVED ON THE PROPERTY.
- SURROUNDING LAND USE IS PRIMARILY MEDIUM DENSITY RESIDENTIAL DEVELOPMENT.
- APPROXIMATELY 8 ACRES OF FOREST IS PRESENT WITHIN 100 FEET OF THE SUBJECT PROPERTY.
- THIS SECTION OF THE WATERSHED IS CLASSIFIED AS A USE IV-P.
- NO HISTORIC ELEMENTS OR CEMETERIES ARE KNOWN TO OCCUR ON THE PROPERTY.
- NO 100 YEAR FLOODPLAIN IS PRESENT ON THE PROPERTY.
- 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 EASEMENT AREAS, UNLESS ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITH AREAS DEFINED AS FOREST CONSERVATION EASEMENTS.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS NON-DISTURBANCE AREAS.
- IF GRADING, PAVING, SUPER SILT FENCING SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION, SUPER SILT FENCE SHALL BE INSTALLED ALONG LIMITS OF DISTURBANCE OCCURRING WITHIN 50 FEET OF THE PROPOSED FOREST RETENTION LIMITS. PERMANENT SIGNAGE SHALL BE INSTALLED ALONG THE FOREST CONSERVATION EASEMENT BOUNDARY TO PREVENT FUTURE ENCROACHMENT INTO THE AREA. SIGNAGE SHALL BE PLACED AT 50-100 FOOT INTERVALS ALONG THE BOUNDARY.

FOREST PROTECTION GENERAL NOTES

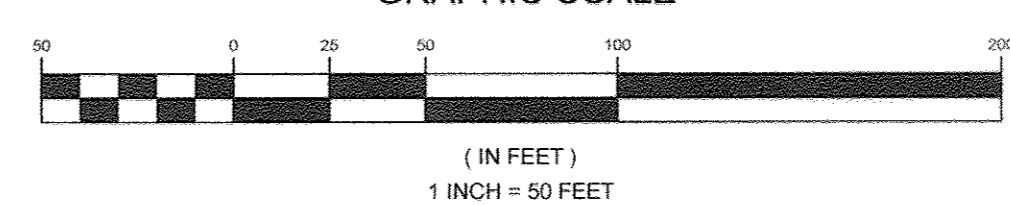
- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY DEMOLITION, LAND CLEARING, GRUBBING OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN PROTECTIVE DEVICES.
- ALL PROTECTIVE DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. 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 THESE 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 STOCKPILES 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 HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE. LIMIT OF GRADING, OR TREE PROTECTIVE FENCING WITHIN AND ADJACENT TO ALL FOREST TREES AND EASEMENT LIMITS TO BE PRESERVED, AS NECESSARY, ALL POSSIBLE PRECAUTIONS SHALL BE TAKEN TO NOT DAMAGE ROOTS ADJACENT TO DEMOLITION AREAS WHEN BUILDING WALLS OR FOUNDATIONS ARE BEING REMOVED, AND ESPECIALLY WITH PAVEMENT REMOVAL, WHERE ROOTS LIKELY EXIST WITHIN SUBBASE GRAVEL.



MD DNR Qualified Professional
 USACOE Wetland Delineator
 Certification # WDCPS3MD0610044B2
 John P. Canoles Date: 12/19/17



GRAPHIC SCALE



OWNER/DEVELOPER

DOSA CLARKSVILLE LLC
 5900 WHALE BOAT DRIVE UNIT #205
 CLARKSVILLE MD 21029
 301.370.6866

PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN THE WOODLANDS

LOTS 1 THRU 8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B AND C (RE-SUBDIVISION OF LOT 2 OF GLEN MARY ESTATES)

TAX MAP 34 GRID 23	5TH ELECTION DISTRICT	PARCEL 15
HOWARD COUNTY, MARYLAND		
DESIGN BY: PS	DRAWN BY: JCV	
CHECKED BY: PS	SCALE: 1" = 50'	
DATE: 12-19-17	PROJECT #: 14-029	
SHEET #: 10 OF 10	SHEET #	

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, 2019.