

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED RR-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: 11986 HALL SHOP ROAD
- TOTAL AREA OF PROPERTY = 26.02 AC.±
- PROPOSED NUMBER OF LOTS = 8
- PROPOSED AREA OF LOTS = 26.02 AC.±
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.03.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC ON FEBRUARY 27, 2012.
- THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN BY SILL, ADCOCK & ASSOCIATES, LLC ON APRIL 13, 2012. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004.
- REFERENCE: LIBER 672, FOLIO 161
- PREVIOUS HOWARD COUNTY FILE NUMBERS: NONE
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC IN MAY 2012.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN FIELD LOCATED.
- 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 CONTRACTOR'S 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. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 355C AND 414C WERE USED FOR THIS PROJECT.
- 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 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.
- FOREST CONSERVATION OBLIGATIONS WILL BE MET FOR THIS PROJECT WITH THE RETENTION OF FOREST ON-SITE AND THE USE OF AN OFF-SITE FOREST BANK OR PAYMENT OF A FEE-IN-LIEU.
- ALL SWALES TO HAVE A MINIMUM 3% SLOPE.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT AND ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION OR SITE DEVELOPMENT PLAN STAGES OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- THIS PROJECT IS SUBJECT TO WF-13-005 FROM THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON OCTOBER 12, 2012. THE DIRECTOR APPROVED THE REQUEST TO WAIVE SECTIONS 16.120(b)(4)(ii)(B) WHICH PROHIBITS DIRECTOR, WETLAND, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES IN SIZE, AND SECTION 16.1205(a)(7) AND (10) FOR THE REMOVAL OF ONE (1) SPECIMEN TREE OR TREE 30" DBH OR GREATER. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - FOREST CONSERVATION SIGNS MUST BE POSTED EVERY 50 FEET ALONG THE ENTIRE PERIMETER OF THE FOREST CONSERVATION EASEMENT.
  - THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT AND ALL SUBDIVISION PLANS.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE STREAM, FOREST CONSERVATION EASEMENT AND REQUIRED BUFFERS.
  - DISTRIBUTING EDUCATIONAL MATERIAL TO EACH LOT PURCHASER EXPLAINING THE RESTRICTIONS ON ENCROACHMENT INTO THE FOREST CONSERVATION EASEMENT, STREAM AND THEIR BUFFERS.
  - COMPLIANCE WITH ALL SUBDIVISION COMMITTEE COMMENTS.
  - AT THE BUILDING PERMIT APPLICATION PROCESS, THE BUILDER SHOULD STRIVE TO MAINTAIN A MINIMUM OF 100-FOOT SEPARATION BETWEEN ANY PROPOSED HOUSE AND THE FOREST CONSERVATION EASEMENT.

**STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE**

- THIS SITE INCLUDES AN AREA (PROPOSED LOT 2) WITH AN EXISTING HOUSE AND DRIVEWAY WHICH IS EXCLUDED FROM THE STORMWATER MANAGEMENT CALCULATIONS. THE STORMWATER MANAGEMENT DESIGN IS BEING COMPLETED ONLY FOR THE DEVELOPED AREA, AS IS PERMITTED.
- ENVIRONMENTALLY SENSITIVE AREAS (STREAMS AND STEEP SLOPES) EXIST ON-SITE IN THE AREA OF DEVELOPMENT. A WAIVER HAS BEEN SUBMITTED FOR THESE FEATURES TO REMAIN ON THE PROPOSED LOTS.
- STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY UTILIZING LANDSCAPE INFILTRATION AREAS AND MICRO-BIORETENTION FOR THE PROPOSED ROAD AND NON-ROOFTOP DISCONNECTS FOR THE USE-IN-COMMON DRIVEWAY. THE PROPOSED HOUSES WILL BE TREATED USING MICRO-BIORETENTION FACILITIES. PROPOSED PRIVATE DRIVEWAYS WILL BE TREATED BY NON-ROOFTOP DISCONNECTS.
- THE SITE'S NATURAL RESOURCES ARE PROTECTED AND ENHANCED BY FOREST CONSERVATION EASEMENTS BEING PLACED OVER THEM WHERE FEASIBLE.
- TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED BY DIRECTING STORM DRAIN, BIO-RETENTION AND SHEET FLOW RUNOFF TO LOCATIONS WITHIN THE NATURAL DRAINAGE DIVIDES.
- IMPERVIOUS AREAS HAVE BEEN REDUCED BY THE USE OF THE SMALLEST ROAD SECTION ALLOWABLE AND BY UTILIZING PERVIOUS AREAS FOR TREATMENT.
- THERE ARE MULTIPLE PROPOSED "ON-SITE" FOREST CONSERVATION/FORESTATION AREAS CREATED TO SATISFY THE "ON-SITE" FOREST CONSERVATION REQUIREMENTS FOR THIS DEVELOPMENT.
- THE REQUIRED P<sub>2</sub> FOR THE SITE (1.0) HAS BEEN TREATED THROUGH THE USE OF MICRO-BIORETENTION, LANDSCAPE INFILTRATION AND NON-ROOFTOP DISCONNECTS. SEDIMENT CONTROL WILL BE PROVIDED BY SILT FENCE, SUPER SILT FENCE, INLET PROTECTION AND EROSION CONTROL MATTING. NO STRUCTURAL BMP'S OR SEDIMENT BASINS ARE REQUIRED.

**SITE ANALYSIS DATA SHEET**

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	26.02 ACRES±
LIMIT OF DISTURBANCE	8.23 ACRES±
GREEN OPEN AREA (LAWN)	8.58 ACRES±
IMPERVIOUS AREA	2.06 ACRES±
PROPOSED SITE USES	26.02 ACRES±
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	19.35 ACRES±
SLOPES GREATER THAN 15%	3.33 ACRES±
HIGHLY ERODIBLE SOILS	0.00 ACRES± (1)

NOTE: HIGHLY ERODIBLE SOILS ARE ASSUMED TO HAVE A "K" VALUE OF 0.35 OR HIGHER PER THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE.

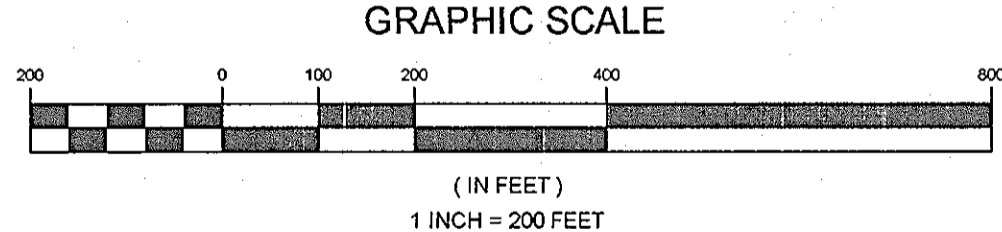
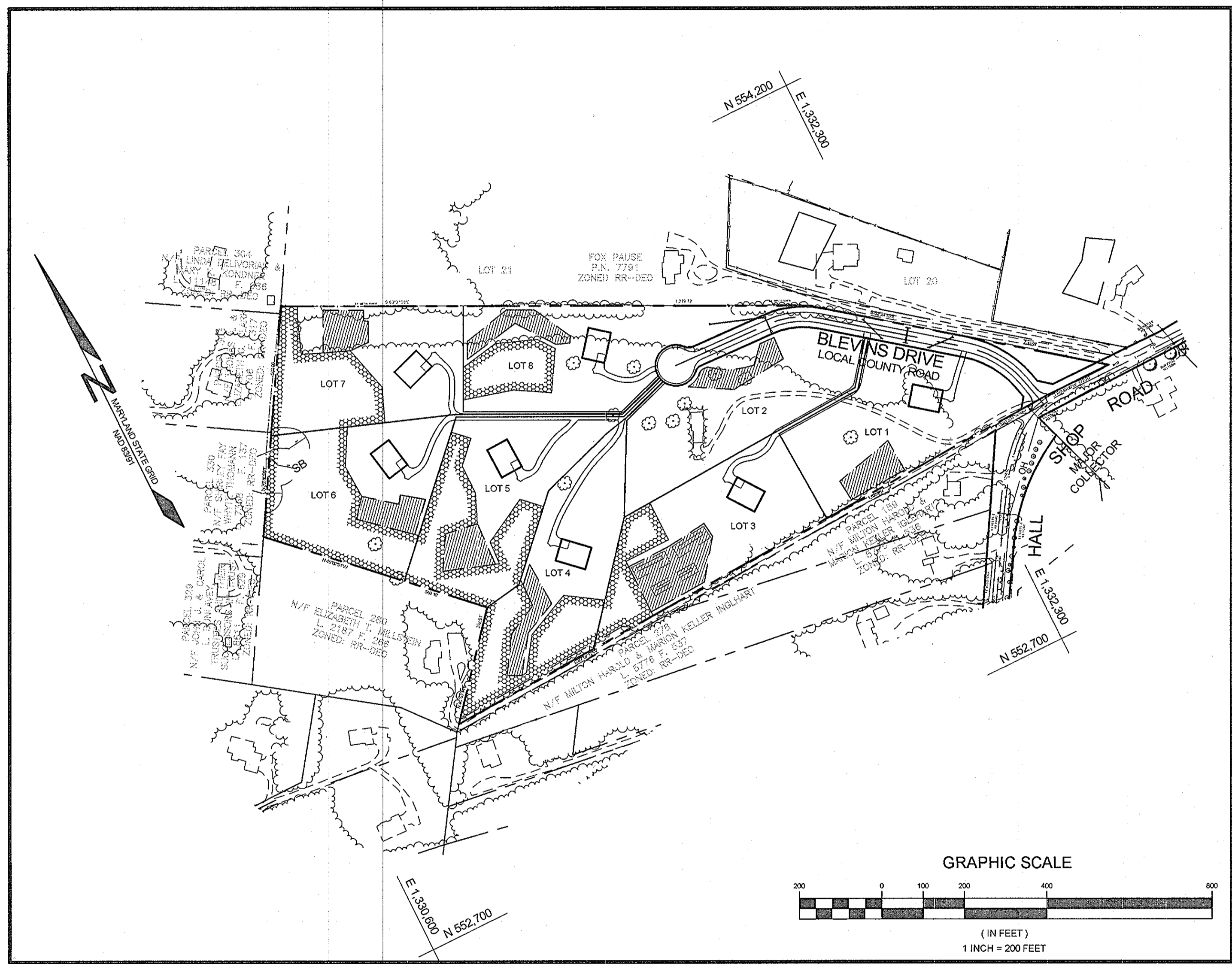
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 1/20/13  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 1/24/13

# ENVIRONMENTAL CONCEPT PLAN

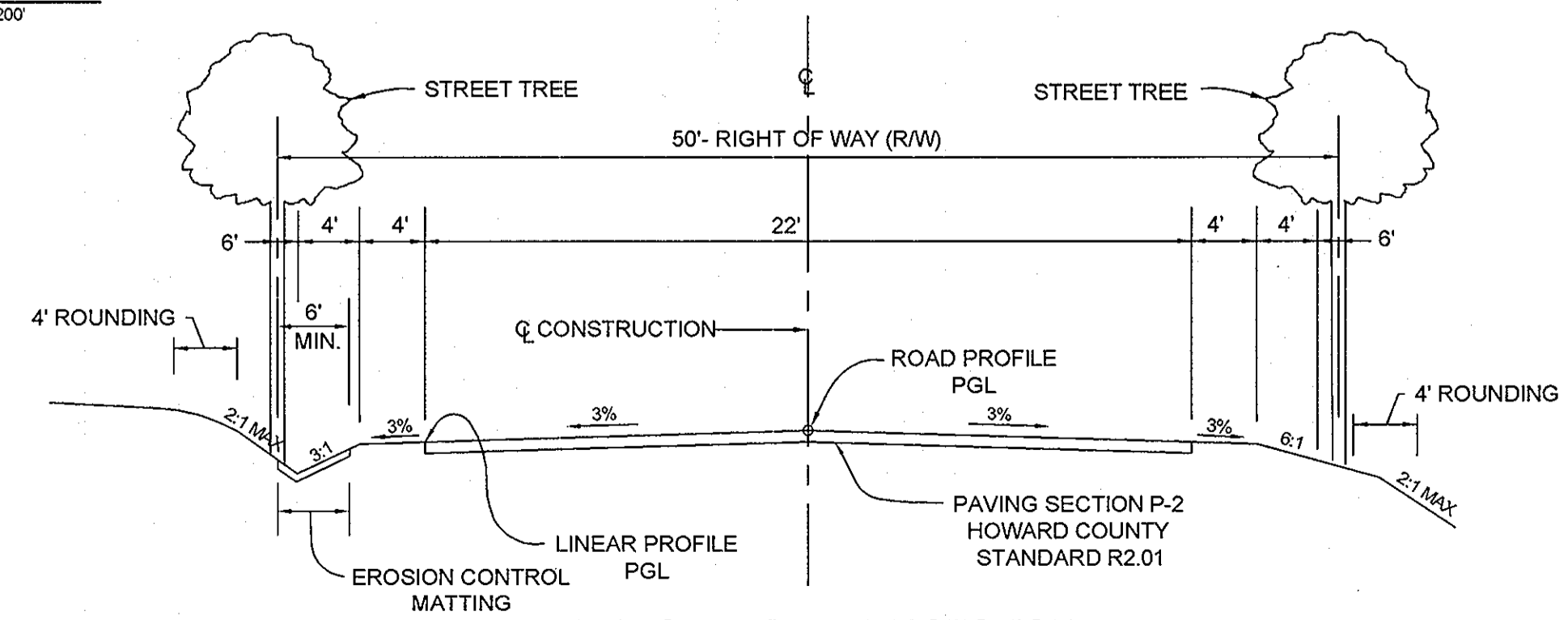
## BLEVINS PROPERTY

### LOTS 1 THRU 8

### HOWARD COUNTY, MARYLAND



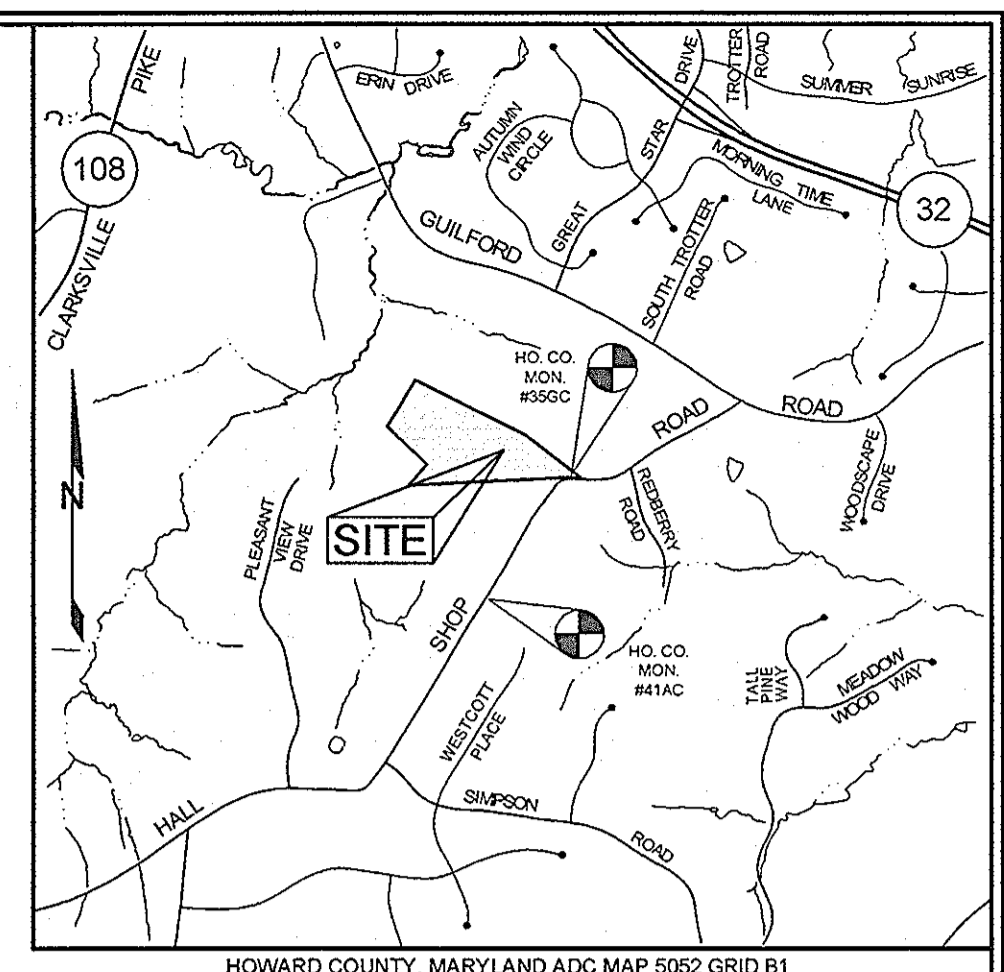
**LOCATION MAP**  
SCALE: 1"=200'



**TYPICAL ROADWAY SECTION CLASSIFICATION - ACCESS PLACE**  
 ROAD: BLEVINS DRIVE  
 DESIGN SPEED: 25 MPH  
 NOT TO SCALE

**LEGEND**

- EXISTING SPECIMEN TREE
- EXISTING TREELINE
- APPROXIMATE FOREST CONSERVATION EASEMENT



**VICINITY MAP**  
SCALE: 1"=2000'

**BENCHMARKS**

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
35GC	553,244.4	1,332,505.9	482.40	N SIDE OF HALL SHOP ROAD, 1/3 MILE SW OF GUILFORD ROAD, 30' NE OF POLE# 112401
41AC	551,986.6	1,331,695.3	488.34	E SIDE OF HALL SHOP ROAD, 135' N OF POLE #112411, 111' S OF POLE #112410

**STORMWATER MANAGEMENT DESIGN DATA**

DA #	DESCRIPTION	ESD <sub>1</sub> REQUIRED	ESD <sub>2</sub> PROVIDED	CODE	BMP TREATMENT TYPE
1	P/O OF PUBLIC ROAD	610 CF	1,071 CF	M-3	LANDSCAPE INFILTRATION AREA 1
2	P/O OF PUBLIC ROAD	598 CF	1,071 CF	M-3	LANDSCAPE INFILTRATION AREA 2
3	P/O OF PUBLIC ROAD	971 CF	971 CF	M-6	MICRO-BIORETENTION FACILITY 1
LOT 1	HOUSE	344 CF	344 CF	M-6	MICRO-BIORETENTION FACILITY
LOT 3	HOUSE	331 CF	331 CF	M-6	MICRO-BIORETENTION FACILITY
LOT 4	HOUSE	327 CF	327 CF	M-6	MICRO-BIORETENTION FACILITY
LOT 5	HOUSE	327 CF	327 CF	M-6	MICRO-BIORETENTION FACILITY
LOT 6	HOUSE	331 CF	331 CF	M-6	MICRO-BIORETENTION FACILITY
LOT 7	HOUSE	331 CF	331 CF	M-6	MICRO-BIORETENTION FACILITY
LOT 8	HOUSE	335 CF	335 CF	M-6	MICRO-BIORETENTION FACILITY

- NOTES:
- HOUSE SIZE IS BASED ON A 4,125 SF FOOTPRINT.
  - ALL DRIVEWAYS WILL BE TREATED BY NON-ROOFTOP DISCONNECTS.
  - LOT 2 IS EXISTING AND IS EXEMPT FROM STORMWATER MANAGEMENT.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LAYOUT AND CONCEPTUAL GRADING & SEDIMENT CONTROL PLAN
3	LAYOUT AND CONCEPTUAL GRADING & SEDIMENT CONTROL PLAN
4	ENVIRONMENTAL SITE DESIGN DRAINAGE AREA MAP
5	ENVIRONMENTAL SITE DESIGN DRAINAGE AREA MAP
6	FOREST STAND AND WETLAND DELINEATION PLAN

**OWNER**  
 GILBERT BLEVINS  
 11986 HALL SHOP ROAD  
 CLARKSVILLE, MD 21029  
 C/O ROBERT CORBETT  
 410.997.8800

**CONTRACT PURCHASER DEVELOPER**  
 WILLIAMSBURG GROUP  
 C/O ROBERT CORBETT  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD 21044  
 410.997.8800

**COVER SHEET**  
**BLEVINS PROPERTY**  
 LOTS 1 THRU 8  
 A SUBDIVISION OF PARCEL 310

TAX MAP 35 GRID 19  
 5TH ELECTION DISTRICT

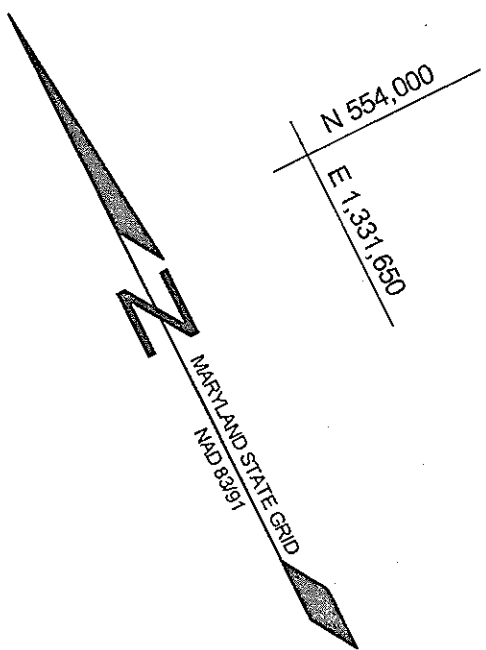
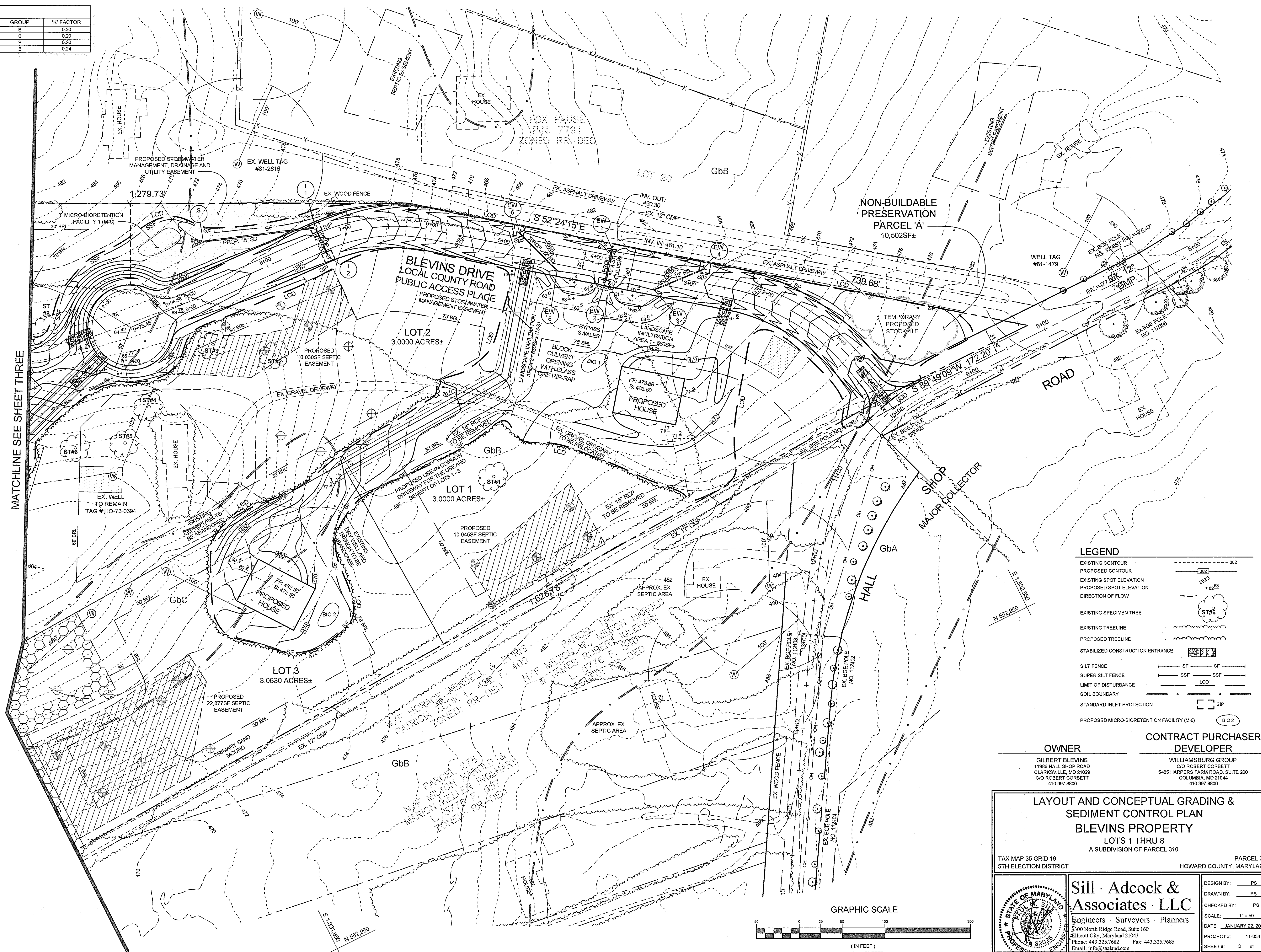
PARCEL 310  
 HOWARD COUNTY, MARYLAND

**Sill · Adcock & Associates · LLC**  
 Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Ellicott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@silladcock.com

DESIGN BY: PS  
 DRAWN BY: PS  
 CHECKED BY: PS  
 SCALE: AS SHOWN  
 DATE: JANUARY 22, 2013  
 PROJECT #: 11-054  
 SHEET #: 1 of 6

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. 32028, EXPIRATION DATE: JUNE 20, 2015

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GbA	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	B	0.20
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	0.20
MdD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24



MATCHLINE SEE SHEET THREE

LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING SPOT ELEVATION	• 82.53
PROPOSED SPOT ELEVATION	• 82.53
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
SOIL BOUNDARY	---
STANDARD INLET PROTECTION	SIP
PROPOSED MICRO-BIORETENTION FACILITY (M-6)	BIO 2

<b>OWNER</b>	<b>CONTRACT PURCHASER DEVELOPER</b>
GILBERT BLEVINS 11986 HALL SHOP ROAD CLARKSVILLE, MD 21029 C/O ROBERT CORBETT 410.997.8800	WILLIAMSBURG GROUP C/O ROBERT CORBETT 5485 HARRIS FARM ROAD, SUITE 200 COLUMBIA, MD 21044 410.997.8800

**LAYOUT AND CONCEPTUAL GRADING & SEDIMENT CONTROL PLAN**  
**BLEVINS PROPERTY**  
 LOTS 1 THRU 8  
 A SUBDIVISION OF PARCEL 310

TAX MAP 35 GRID 19  
5TH ELECTION DISTRICT

PARCEL 310  
HOWARD COUNTY, MARYLAND

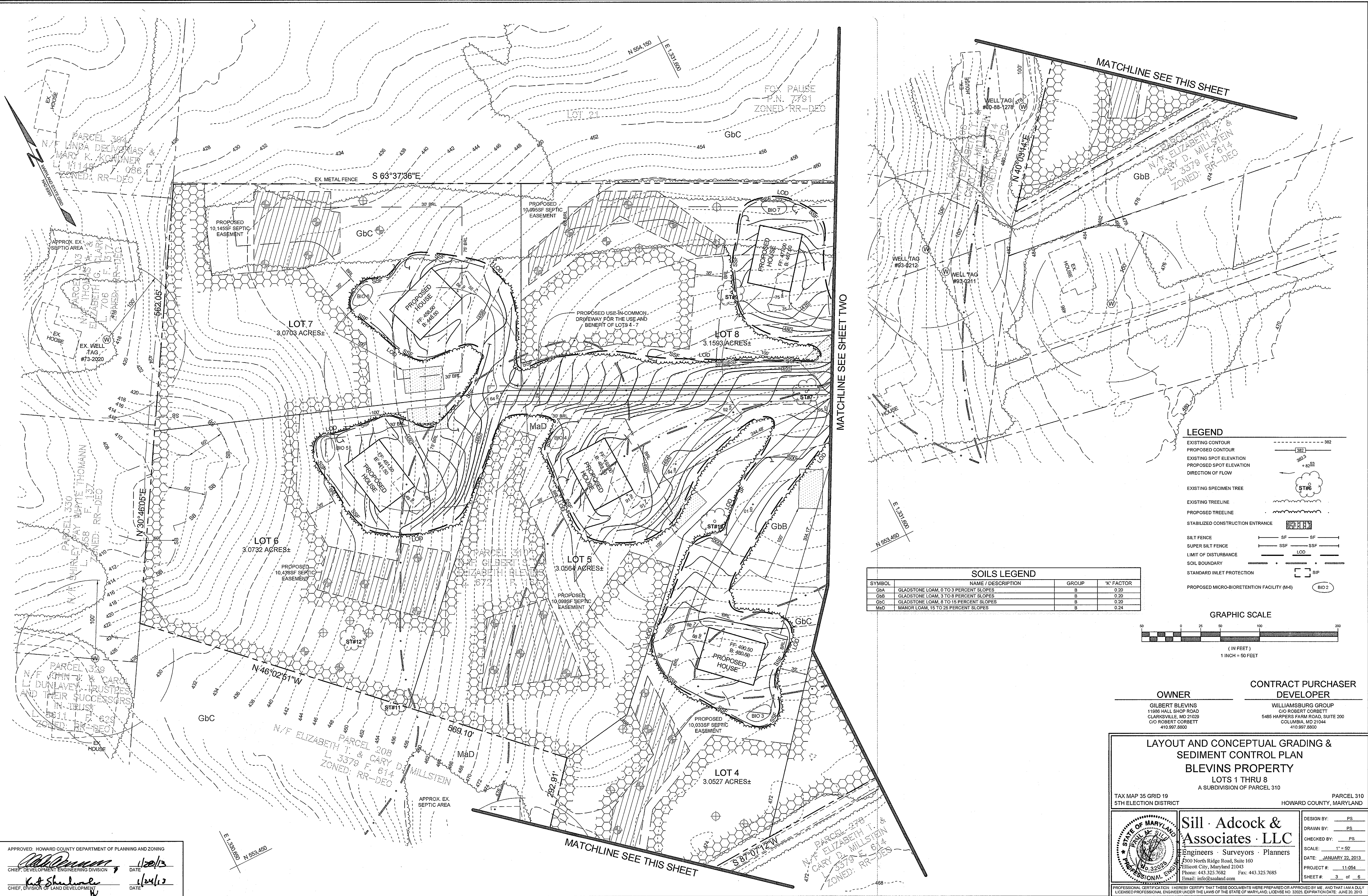
	<b>Sill · Adcock &amp; Associates · LLC</b>	DESIGN BY: PS
	Engineers · Surveyors · Planners	DRAWN BY: PS
	2500 North Ridge Road, Suite 160 Ellicott City, Maryland 21043 Phone: 443.325.7682 Fax: 443.325.7685 Email: info@silladcock.com	CHECKED BY: PS
		SCALE: 1" = 50'
		DATE: JANUARY 22, 2013
	PROJECT #: 11-054	SHEET #: 2 of 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 1/22/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1/24/13  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

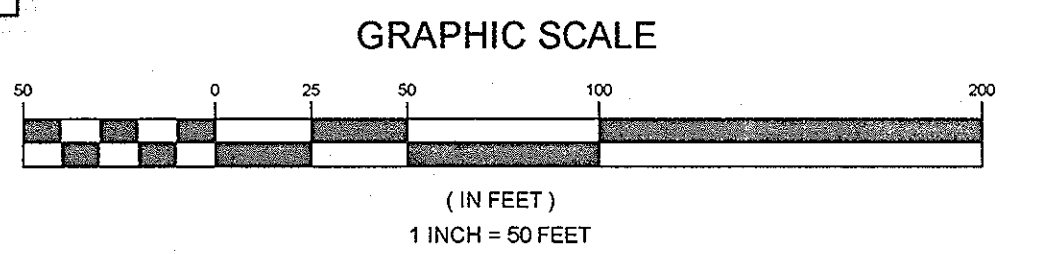
PROFESSIONAL ENGINEER CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32029, EXPIRATION DATE: JUNE 20, 2013



**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP	"K" FACTOR
GbA	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	B	0.20
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	0.20
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24

- LEGEND**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - EXISTING SPOT ELEVATION
  - PROPOSED SPOT ELEVATION
  - DIRECTION OF FLOW
  - EXISTING SPECIMEN TREE
  - EXISTING TREELINE
  - PROPOSED TREELINE
  - STABILIZED CONSTRUCTION ENTRANCE
  - SILT FENCE
  - SUPER SILT FENCE
  - LIMIT OF DISTURBANCE
  - SOIL BOUNDARY
  - STANDARD INLET PROTECTION
  - PROPOSED MICRO-BIORETENTION FACILITY (M-B)



**OWNER**  
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 CLARKSVILLE, MD 21029  
 C/O ROBERT CORBETT  
 410.997.8800

**CONTRACT PURCHASER DEVELOPER**  
 WILLIAMSBURG GROUP  
 C/O ROBERT CORBETT  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD 21044  
 410.997.8800

**LAYOUT AND CONCEPTUAL GRADING & SEDIMENT CONTROL PLAN**  
**BLEVINS PROPERTY**  
 LOTS 1 THRU 8  
 A SUBDIVISION OF PARCEL 310  
 TAX MAP 35 GRID 19  
 5TH ELECTION DISTRICT  
 PARCEL 310  
 HOWARD COUNTY, MARYLAND

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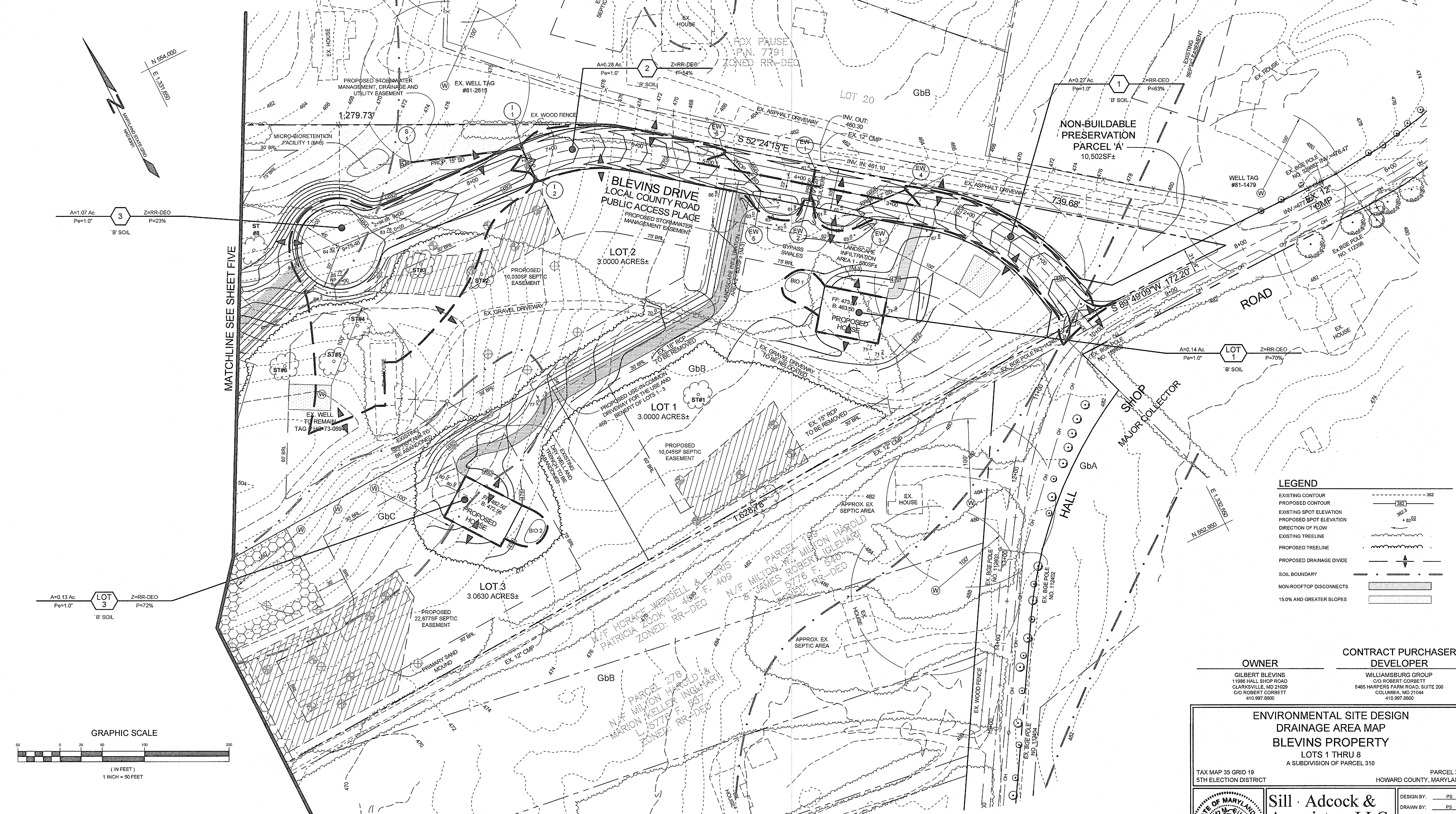
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 SHEET #: 3 of 6

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, 2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 1/20/13

CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 1/24/13

SOILS LEGEND			
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EXISTING SPOT ELEVATION	○
PROPOSED SPOT ELEVATION	○
DIRECTION OF FLOW	→
EXISTING TREELINE	~
PROPOSED TREELINE	~
PROPOSED DRAINAGE DIVIDE	↑
SOIL BOUNDARY	---
NON-ROOFTOP DISCONNECTS	▬
15.0% AND GREATER SLOPES	▬

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**ENVIRONMENTAL SITE DESIGN  
 DRAINAGE AREA MAP  
 BLEVINS PROPERTY  
 LOTS 1 THRU 8  
 A SUBDIVISION OF PARCEL 310**

TAX MAP 35 GRID 19  
 5TH ELECTION DISTRICT

PARCEL 310  
 HOWARD COUNTY, MARYLAND

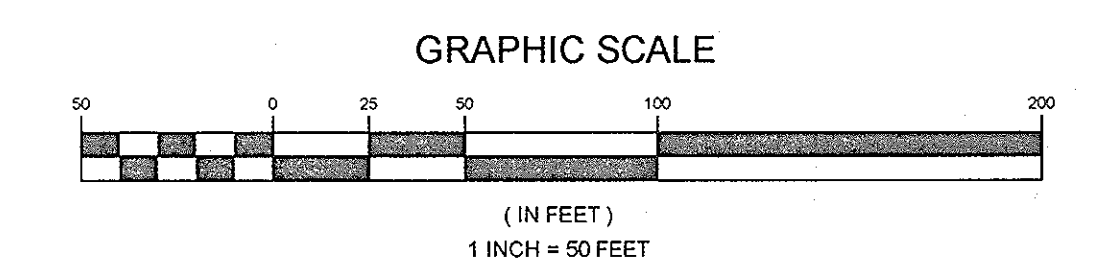
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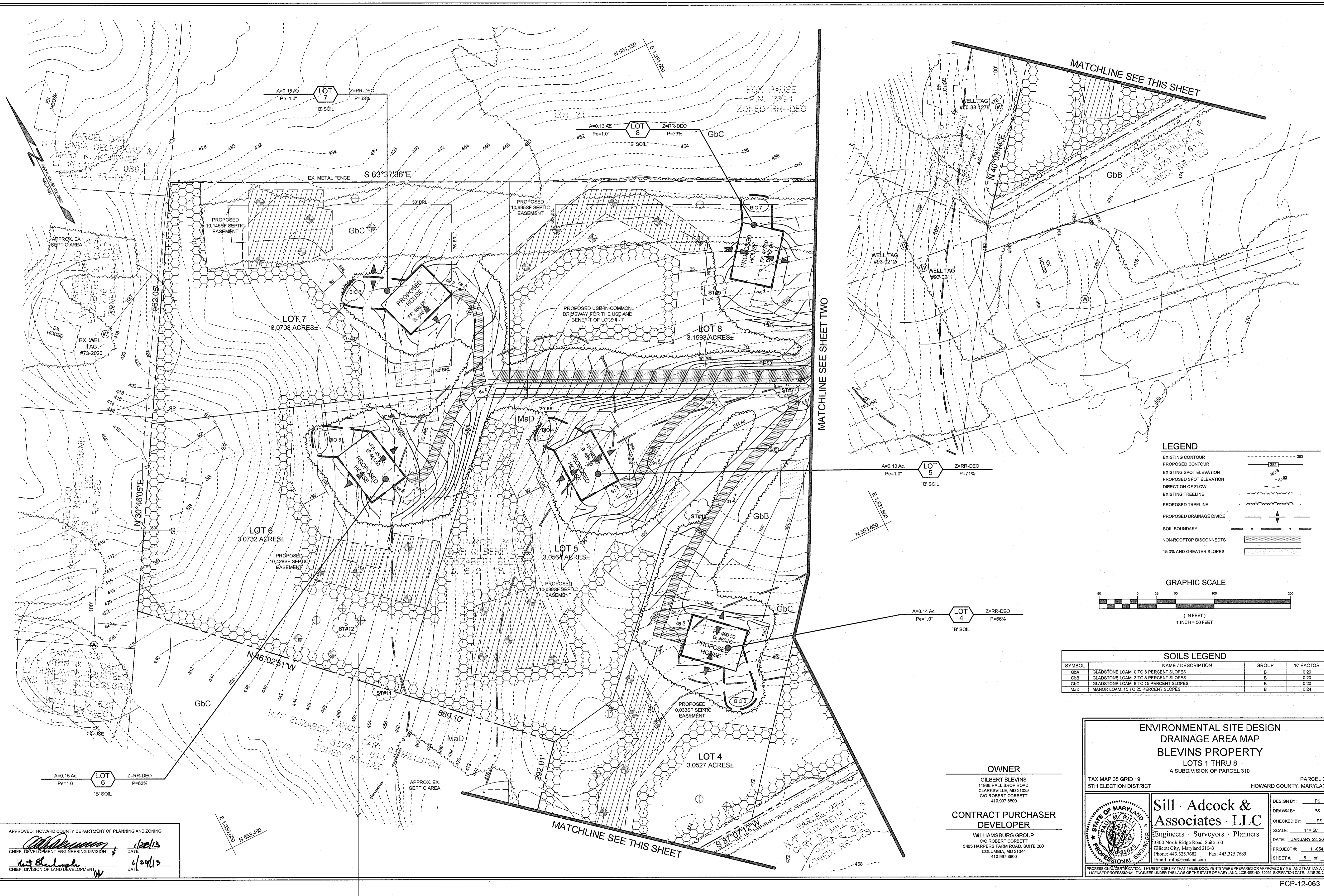
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 PROJECT #: 11-054  
 SHEET #: 4 of 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 1/20/13

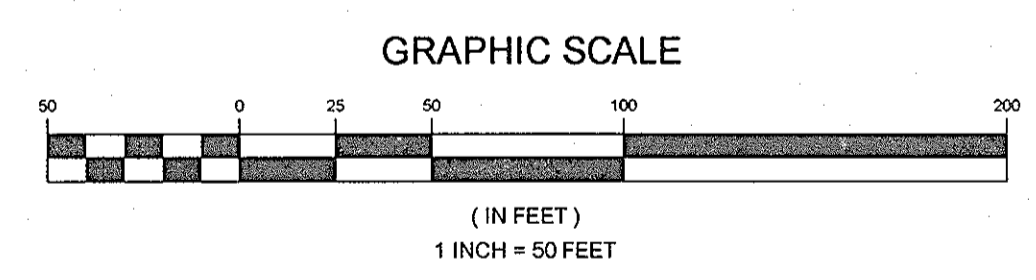
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 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 1/21/13





**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
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- DIRECTION OF FLOW
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- PROPOSED TREELINE
- PROPOSED DRAINAGE DIVIDE
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- 15.0% AND GREATER SLOPES



**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP	K <sub>f</sub> FACTOR
GbA	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	B	0.20
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
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**ENVIRONMENTAL SITE DESIGN  
DRAINAGE AREA MAP  
BLEVINS PROPERTY  
LOTS 1 THRU 8  
A SUBDIVISION OF PARCEL 310**

TAX MAP 35 GRID 19  
5TH ELECTION DISTRICT

PARCEL 310  
HOWARD COUNTY, MARYLAND

**OWNER**

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11956 HALL SHOP ROAD  
CLARKSVILLE, MD 21029  
C/O ROBERT CORBETT  
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DEVELOPER**

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COLUMBIA, MD 21044  
410.997.8200

**Sill · Adcock &  
Associates · LLC**

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@silladcock.com

DESIGN BY: PS  
DRAWN BY: PS  
CHECKED BY: PS  
SCALE: 1" = 50'  
DATE: JANUARY 22, 2013  
PROJECT #: 11-054  
SHEET #: 5 of 6

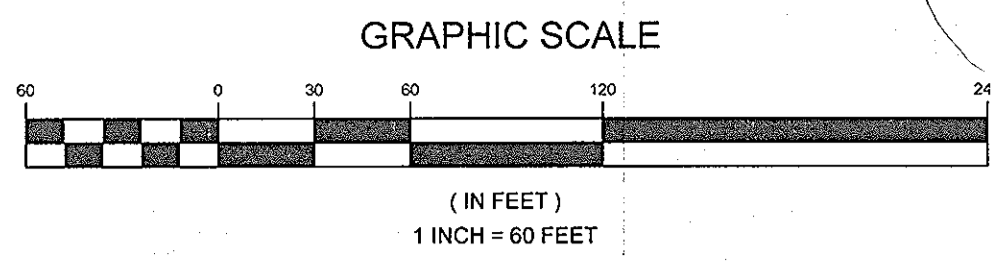
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 39005, EXPIRATION DATE: JUNE 20, 2013.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 1/20/13

*[Signature]*  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 1/29/13

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	K <sub>f</sub> FACTOR
GbA	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	B	0.20
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	B	0.20
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	0.20
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24



### FOREST STAND DESCRIPTION

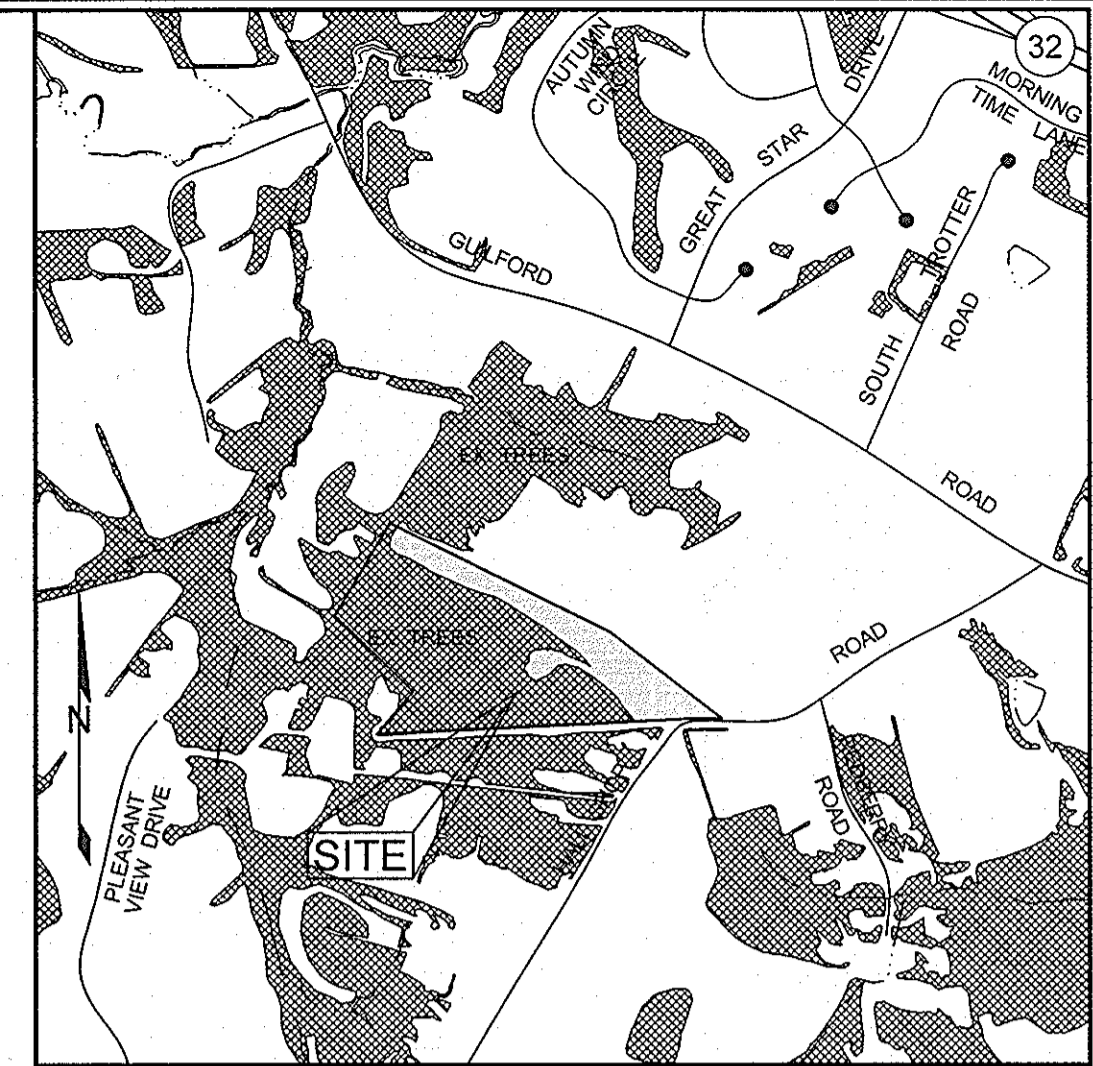
FS1 - 19.35 Acres - a mixed Tulip Poplar, beech, oaks, and hickory trees between 16" and 37" dbh. The approximate age of the stand is 50 to 70 years.

Common species within the forest stand were Tulip Poplar (*Liriodendron tulipifera*), Beech (*Fagus grandifolia*), Shagbark Hickory (*Carya ovata*), Mockernut Hickory (*Carya tomentosa*), Scarlet Oak (*Quercus coccinea*), Chestnut Oak (*Quercus montana*), Red Oak (*Quercus rubra*), White Oak (*Quercus alba*), in the canopy layer, Red Maple (*Acer rubrum*), Cherry (*Prunus serotina*), Ironwood (*Carpinus caroliniana*), Raspberries (*Rubus* sp.), in the understory along with sapling canopy species: Sweet Woodruff, Virginia Creeper, False Solomon's Seal, Mayapples, Intermediate Fern, Christmas Fern, Sensitive Fern, Greenbrier, Jack-in-the-Pulpit, Jewelweed, Wild Mint, Hog-Peanut, Toothwort, White Avens, Snake-root, violets, Grapes, and various vines in the ground layer. The stand is dominated by Tulip Poplar, Beech, Oak, and Hickory trees. The average canopy trees are 16" to 37" in diameter, as stated above. There are some dead and downed trees within the stand as well as leaf debris throughout the majority of the stand. No critical habitats of rare, threatened, or endangered species or vegetation were observed.

After discussions with the owner, past disease and/or blight caused the loss of the majority of the Dogwood and Black Cherry trees within the forest, which would explain why mostly young trees and small numbers of each were observed. Only a few Black Gum (*Nyssa sylvatica*), Dogwood (*Cornus florida*), Sassafras (*Sassafras albidum*), and American Holly (*Ilex opaca*) were present. The Sassafras and Holly were only observed in small trees less than 3 feet in height. Some hantavirus, arrowwood viburnum, and garlic mustard were also observed in small numbers. Mulberry root was observed within the stand but only a few isolated plants.

There is some variation in species in different locations within the stand, but remains one association. The major canopy species were consistent throughout the property, the understory and ground layers show most of the species variation. In the western portion of the property, two areas blanketed with fern were observed. Sensitive fern was mostly observed toward the western portion of the property in the area of the spring / seeps.

The overall condition of the stand is good. The existence of the oaks, hickory, and some black cherry trees, make this stand a suitable wildlife habitat. Various birds, toads, and turtles were observed on-site during site visit. Although there is limb dieback and holes at the base of some of the trees, there is no evidence of significant insect infestation, which would require possible treatment or management. The stand is made up of slopes ranging from flat to 25%. The stand should be considered of medium to high priority for retention due to the value to wildlife and based on the existence of only a few invasive plants with



HOWARD COUNTY, MARYLAND ADC MAP 5052 GRID B1  
VICINITY MAP  
SCALE: 1"=1000'



**OWNER**  
GILBERT BLEVINS  
11986 HALL SHOP ROAD  
CLARKSVILLE, MD 21039  
C/O ROBERT CORBETT  
410.997.8800

**CONTRACT PURCHASER DEVELOPER**  
WILLIAMSBURG GROUP  
C/O ROBERT CORBETT  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
410.997.8800

### FOREST STAND AND WETLAND DELINEATION PLAN

#### BLEVINS PROPERTY

LOTS 1 THRU 8  
A SUBDIVISION OF PARCEL 310

TAX MAP 35 GRID 19 5TH ELECTION DISTRICT  
PARCEL 310 HOWARD COUNTY, MARYLAND

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SPECIMEN TREE TABLE				
KEY	SIZE	TYPE	CONDITION	REMARKS
ST-1	37"	TULIP POPLAR	GOOD	
ST-2	31"	TULIP POPLAR	GOOD	
ST-3	32"	TULIP POPLAR	GOOD	
ST-4	33"	BEECH	GOOD	
ST-5	33"	BEECH	GOOD	
ST-6	37"	TULIP POPLAR	FAIR	SPLIT INTO TWO JUST ABOVE DBH
ST-7	31"	TULIP POPLAR	GOOD	SPLIT INTO TWO ABOVE DBH
ST-8	36"	WHITE OAK	GOOD / FAIR	SCARRING ON TREE / BROKEN LOWER BRANCHES
ST-9	31"	TULIP POPLAR	FAIR	HOLE IN BASE OF TRUNK
ST-10	32"	BEECH	FAIR	SPLIT INTO THREE JUST ABOVE DBH / HOLE IN BASE OF TRUNK
ST-11	34"	TULIP POPLAR	GOOD	
ST-12	32"	BEECH	GOOD	NICE CANOPY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 1/24/13  
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