

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
2	61,070	1,700	54,370
3	58,444	3,736	54,763
4	45,044	3,649	41,371
5	49,508	1,771	47,737
11	58,721	1,703	57,018
26	62,824	2,844	54,980
29	61,852	2,854	58,998
30	57,477	1,741	55,736
31	55,537	804	54,733

SEWAGE DISPOSAL AREA (SDA) BY LOT

LOT #	SQ. FT.	LOT #	SQ. FT.
1	10,014	19	10,037
2	10,720	20	10,098
3	10,129	21	10,000
4	10,076	22	10,056
5	10,019	23	10,033
6	12,468	24	10,047
7	10,708	25	10,845
8	10,547	26	10,193
9	10,014	27	10,040
10	10,060	28	10,061
11	10,266	29	10,046
12	10,007	30	10,017
13	10,043	31	10,237
14	10,201	32	10,046
15	10,015	33	10,015
16	10,010	34	10,190
17	10,130	PARCEL A	10,026
18	10,033		

DRAWING LEGEND

- 682 --- EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- 682 --- PROPOSED MINOR CONTOUR (2' INTERVAL)
- 680 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- EX. BUILDING
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION & FLOW ARROW
- SF --- PROPOSED SILT FENCE
- SSF --- PROPOSED SUPER SILT FENCE
- A/2 --- PROPOSED EARTH DIKE
- 15.00% - 24.99% SLOPES
- 25.00% AND GREATER SLOPES
- EXISTING TREE LINE
- MnF --- PROPOSED TREE LINE
- NcA --- SOIL DELINEATION LINE
- PT # --- PASSED FIELD LOCATED PERCOLATION TEST HOLE
- PT # --- FAILED FIELD LOCATED PERCOLATION TEST HOLE
- 100' STREAM BUFFER
- 1800' 5' MIN. R/W
- PROP. SDA (10,000 S.F. MIN.)
- 25' BUFFER STATE WETLAND
- NET AND LIMIT (PER FIELD)
- 18" RSCP --- PROPOSED PIPE
- EX. 18" RSCP --- EXISTING PIPE
- LIMIT OF DISTURBANCE

FINAL CONSTRUCTION PLANS for WALKER MEADOWS

LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937) TAX MAP 9, GRID 6, PARCEL 66 3rd ELECTION DISTRICT HOWARD COUNTY, MD

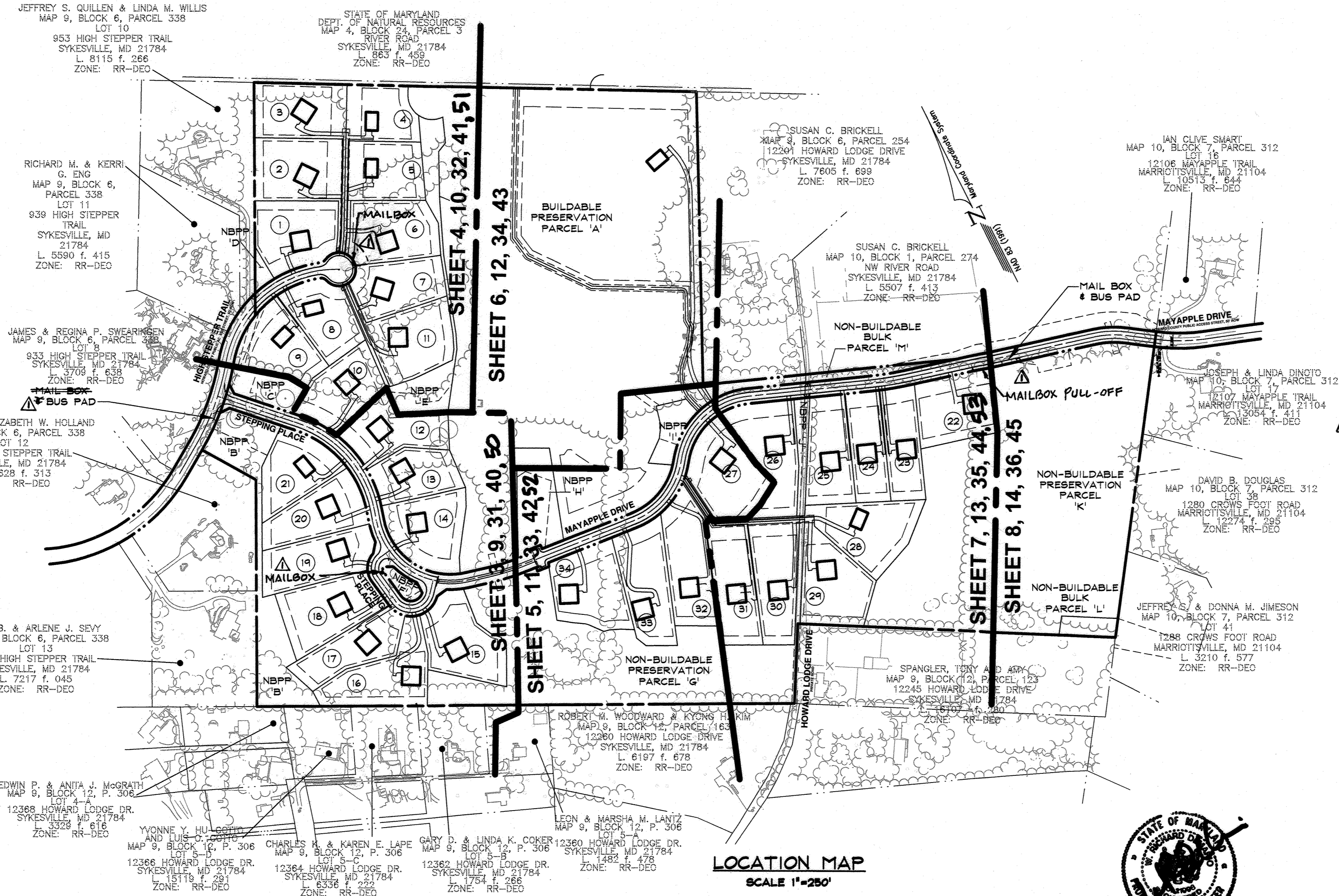
BENCHMARK

BENCHMARK 09CA
N. 604229.546 ✓
E. 130550.308 ✓
B.M. 09CA - CONC MON
ELEV. N. 549.030 ✓

BENCHMARK 10AA
N. 604753.341 ✓
E. 133166.810 ✓
B.M. 10AA - CONC MON
ELEV. 563.084 ✓

ADC MAP COORDINATES
MAP 5 GRID E4
N 39°20'00", E 76°57'30"

VICINITY MAP
SCALE: 1"=2000'



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3-8	SITE PLAN
9-14	GRADING & SEDIMENT & EROSION CONTROL PLANS
15	SEDIMENT & EROSION CONTROL NOTES
16-19	SEDIMENT & EROSION CONTROL DETAILS
20	STORM DRAIN DRAINAGE AREA MAP
21-23	STORM DRAIN PROFILES
24-26	STORMWATER MANAGEMENT DETAILS
27-29	ROAD PROFILES, MOT & TYPICAL SECTIONS
30	SITE DETAILS
31-39	LANDSCAPE PLANS & DETAILS
40-46	FOREST CONSERVATION PLANS & DETAILS
47-48	ON LOT SWM COORDINATION PLANS
49	FINAL GRADING & SWM FOR LOTS 10,
50	FINAL GRADING & SWM FOR LOTS 12-21
51	FINAL GRADING & SWM FOR LOTS 1-11
52	FINAL GRADING & SWM FOR LOTS 21, 32-34
53	FINAL GRADING & SWM FOR LOTS 22-26, 28-31

REVISIONS (CONT.)

NO.	DESCRIPTION	DATE
20	AS-BUILT	12/14/18
18	REVISE FINAL GRADING SWM LOT 17	11/17/18
17	REVISE FINAL GRADING SWM LOT 28	11/17/18
16	REVISE FINAL GRADING SWM LOTS 12, 25 & 24	10/15/18
15	ADD SHEETS 54-59	9/15/18
14	REVISE FINAL GRADING SWM LOTS 29, 28 & 30	9/15/18
13	REVISE FINAL GRADING SWM LOTS 22 & 24	8/10/18
12	REVISE FINAL GRADING SWM LOTS 7, 6, 17, 27, 31, 22	11/16/18
11	REVISE FINAL GRADING SWM LOTS 33 & 34	5/10/18
10	REVISE FINAL GRADING SWM LOTS 4 & 16	2/10/18
9	REVISE FINAL GRADING SWM LOTS 3 & 5 & 15	2/10/18
8	REVISE FINAL GRADING SWM LOTS 6, 17 & 20	2/10/18
7	REVISE FINAL GRADING SWM LOTS 31 & 19	2/10/18
6	REVISE FINAL GRADING SWM LOT 21	12/12/18
5	REVISE FINAL GRADING SWM LOTS 9 & 11	11/12/18
4	REVISE FINAL GRADING SWM LOTS 1/13, 14, 8, 19	11/11/18
12	UPDATE REVISION SUMMARY & ADD SHEETS 54-58	11/11/18

DATA SOURCES:

- EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014.
- STORMWATER MANAGEMENT DETAILS & CALCULATIONS PER A. APPROXIMATE SHOWING OF AERIAL PHOTOGRAMMETRY AND FIELD R/W TOPOGRAPHY DATED 8/2014.
- ADJACENT WELL AND SEPTIC INFORMATION FROM DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 20, 2018 EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

DDC inc.
Development Design Consultants

OWNER:
GILLICE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0787

DEVELOPER:
S/A OWNER

SITE ADDRESS:
RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT

**FINAL CONSTRUCTION PLANS
WALKER MEADOWS**
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6937)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

COVER SHEET

**8TH COUNCIL DISTRICT
3RD ELECTION DISTRICT
HOWARD COUNTY, MD**

DENSITY EXCHANGE CHART

ADJUSTED GROSS PROPERTY AREA	99.72 AC ±
ALLOWED DENSITY UNITS	24 UNITS
NET PROPERTY AREA	94.06 AC ±
MAXIMUM DENSITY UNITS	46 UNITS
PROPOSED DENSITY UNITS	35 UNITS
NUMBER OF DEO UNITS REQUIRED	11 UNITS
SENDING PARCEL INFORMATION	2800 NIXON'S FARM LANE, LLC (RE-17-001)

LAND TABULATION

a) Total Area of Walker Meadows per field survey: 100.45 acres
b) Total public R/W to be dedicated to Howard County: 4.66 acres

DENSITY TABULATION

a) Total gross property area: 100.45 ac (less 0.73 ac to be transferred to adjacent property owners)
b) Adjusted gross property area: 99.72 ac ±
c) Area of on-site floodplain: 3.57 ac ±
d) Area of steep slopes: 21 ac ±
e) Net property area: 94.06 ac ±
f) Permitted Base Density: 24 (23 Cluster & 1 Bonus Density Unit)
g) Density per DEO Option: 46
h) Proposed lot yield: 35 (34 Lots & 1 Buildable Pres. Parcel)
i) DEO Required: 11
j) Sending Parcel: Property of 2800 Nixon's Farm Lane, LLC (RE-17-001)

EQUIPMENT UTILIZED IN THE AS-BUILT SURVEY:

- SOKKIA IX TOTAL STATION
- TOPCON RC-5 RECEIVER
- SOKKIA 340 PRISM
- PRISM POLE

IN REFERENCE TO GENERAL NOTE 17, SWM FACILITIES THAT ARE CONSTRUCTED ON LOT ARE NOT INCLUDED IN THIS AS-BUILT. AS-BUILT INFORMATION FOR ON LOT SWM FACILITIES ARE INCLUDED IN A SEPARATE SUBMISSION AS PART OF THE GRADING & DEO ACCEPTANCE PROCEDURES.

ROAD CURVE DATA

ROAD NAME	STATION TO STATION	RADIUS	DELTA	LENGTH	TANGENT	CHORD/DISTANCE	
HIGH STEPPER TRAIL EXTENDED	22+14.92 TO 26+64.92	568.00'	70°03'46"	450.00'	257.98'	N 83°11'23" E / 422.48'	
	8+15.84 TO 9+20.24	300.00'	19°56'20"	104.40'	52.73'	N 65°40'18" W / 109.87'	
	15+54.04 TO 16+69.49	1,000.00'	6°36'54"	115.45'	57.79'	N 72°20'01" W / 115.94'	
	20+76.54 TO 24+07.20	250.00'	75°46'57"	330.66'	194.56'	S 79°04'58" W / 307.08'	
MAYAPPLE DRIVE	24+07.20 TO 26+69.54	250.00'	60°07'20"	262.33'	144.64'	S 65°18'04" W / 250.46'	
	30+66.95 TO 31+68.22	700.00'	8°17'18"	101.26'	50.72'	N 80°32'32" W / 101.17'	
	32+49.39 TO 33+66.04	250.00'	26°43'59"	116.65'	59.40'	N 63°01'53" W / 115.54'	
	2+80.18 TO 6+76.09	375.00'	60°29'29"	395.92'	218.66'	N 14°31'17" W / 377.78'	
	7+12.69 TO 9+98	250.00'	65°23'21"	285.31'	160.46'	N 16°58'19" W / 270.08'	
	10+44.41 TO 11+90.04	64.00'	180°22'28"	145.63'	138.43'	N 74°28'40" W / 116.18'	
	12+87.52 TO 13+61.55	47.00'	90°14'48"	74.03'	47.20'	N 35°49'58" E / 66.61'	
	STEPPING PLACE	7+12.69 TO 9+98	250.00'	65°23'21"	285.31'	160.46'	N 16°58'19" W / 270.08'
		10+44.41 TO 11+90.04	64.00'	180°22'28"	145.63'	138.43'	N 74°28'40" W / 116.18'

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. 21998. EXPIRATION DATE: JUNE 30, 2023.

07/24/18
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

10/16/18
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

10-23-18
DATE

GENERAL NOTES

- 1. Existing Zoning: RR-DEO (Rural Residential - Density Exchange Option) per the Comprehensive Zoning Plan adopted on October 6, 2013.
2. Lot: 100.45 AC. (Less 0.78 AC. to be transferred to adjacent owners).
3. Net Area of Tract: 99.72 AC.
4. Area of 100' Year Floodplain: 3.57 ac.
5. Area of 500' Year Floodplain: 5.17 ac.
6. Net Area of Tract: 94.06 ac.
7. Number of Proposed Lots: 34 Lots, 1-Buildable Preservation Parcel, 1-Non-Buildable Preservation Parcel, 2-Non-Buildable Bulk Parcels.
8. By-right lot yield: 24 lots (25 in Cluster #1 Bonus Density Unit).
9. Maximum Allowed Density: 1.00 units per acre.
10. DEO Units required: 11 units.
11. DEO Units proposed: 11 units.
12. DEO Units proposed: 28 units.
13. DEO Units proposed: 28 units.
14. DEO Units proposed: 28 units.
15. DEO Units proposed: 28 units.
16. DEO Units proposed: 28 units.
17. DEO Units proposed: 28 units.
18. DEO Units proposed: 28 units.
19. DEO Units proposed: 28 units.
20. DEO Units proposed: 28 units.
21. DEO Units proposed: 28 units.
22. DEO Units proposed: 28 units.
23. DEO Units proposed: 28 units.
24. DEO Units proposed: 28 units.
25. DEO Units proposed: 28 units.
26. DEO Units proposed: 28 units.
27. DEO Units proposed: 28 units.
28. DEO Units proposed: 28 units.
29. DEO Units proposed: 28 units.
30. DEO Units proposed: 28 units.
31. DEO Units proposed: 28 units.
32. DEO Units proposed: 28 units.
33. DEO Units proposed: 28 units.
34. DEO Units proposed: 28 units.
35. DEO Units proposed: 28 units.
36. DEO Units proposed: 28 units.
37. DEO Units proposed: 28 units.
38. DEO Units proposed: 28 units.
39. DEO Units proposed: 28 units.
40. DEO Units proposed: 28 units.
41. DEO Units proposed: 28 units.
42. DEO Units proposed: 28 units.
43. DEO Units proposed: 28 units.
44. DEO Units proposed: 28 units.
45. DEO Units proposed: 28 units.
46. DEO Units proposed: 28 units.
47. DEO Units proposed: 28 units.
48. DEO Units proposed: 28 units.
49. DEO Units proposed: 28 units.
50. DEO Units proposed: 28 units.
51. DEO Units proposed: 28 units.
52. DEO Units proposed: 28 units.
53. DEO Units proposed: 28 units.
54. DEO Units proposed: 28 units.
55. DEO Units proposed: 28 units.
56. DEO Units proposed: 28 units.
57. DEO Units proposed: 28 units.
58. DEO Units proposed: 28 units.
59. DEO Units proposed: 28 units.
60. DEO Units proposed: 28 units.
61. DEO Units proposed: 28 units.
62. DEO Units proposed: 28 units.
63. DEO Units proposed: 28 units.
64. DEO Units proposed: 28 units.

- 1. A Preliminary Equivalent Sketch Plan was submitted within 18 months of the initial approval of the Percolation Certification Plan as identified in Section 4-206(b) of the Code.
2. Non-Buildable Bulk Parcel L will be transferred to the adjacent property owner as of the effective date of this plan, and the same lot.
3. Any changes to a private sewage area shall require a revised Percolation Certification Plan.
4. All wells and septic systems located within 100' of the property boundaries and 200' down gradient of any wells and/or septic systems have been shown.
5. The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland Department of the Environment.
6. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
7. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
8. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
9. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
10. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
11. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
12. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
13. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
14. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
15. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
16. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
17. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
18. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
19. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
20. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
21. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
22. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
23. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
24. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
25. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
26. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
27. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
28. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
29. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
30. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
31. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
32. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
33. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
34. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
35. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
36. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
37. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
38. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
39. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
40. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
41. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
42. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
43. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
44. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
45. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
46. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
47. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
48. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
49. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
50. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
51. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
52. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
53. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
54. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
55. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
56. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
57. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
58. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
59. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
60. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
61. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
62. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
63. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.
64. The Maryland Department of the Environment (MDE) has granted variances to allow septic systems on the specified lots to be installed upgrade of wells within the proposed subdivision and neighboring properties shown on the Preliminary Equivalent Sketch Plan.

permitted within the limits of the wetlands, streams, or their required buffers, floodplain and forest conservation easement areas.
Flag and pipeline, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipeline and road right-of-way line and not onto the pipeline lot driveway.
The Forest Conservation Easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement area unless it is necessary for the maintenance of the Forest Conservation Easement area.
Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water sewer, storm drainage, other public utilities and forest conservation (designated as Forest Conservation Area). The developer shall convey and through lots/parcels, any conveyances of the forested lots/parcels shall be subject to the easements herein reserved, whether or not explicitly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to the County. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation easement(s) and the release of the developer's and the County and the County's acceptance of the easements and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
Landscaping for lots is included in this plan set in accordance with Section 16.124 of the Howard County Code and the Landscaping Manual.
All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
The contractor shall notify the Department of Public Works of any work of Engineering/Construction Inspection Division at (410)315-1880 at least five (5) working days prior to the start of work.
The contractor shall notify 'Miss Utility' at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
Traffic control devices, marking and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be installed prior to the placement of any asphalt.
Street light placement and the type of fixture and pole shall be in accordance with the Howard County Design Manual Volume 1 (1994) and as modified by 'Guidelines for Street Lighting in Residential Developments' (June 2005). A minimum spacing of 20' shall be maintained between any streetlight and any tree.
The required DIO's will be obtained from the Property of 2800 Nixon's Farm Lane, LLC (RE-17-00).
Notwithstanding to the fact that approval was obtained for the removal of the specimen trees identified as specimen trees #1 and #2. Approval is subject to the following conditions:
a. Compliance with the Subdivision Review Committee comments issued for F-17-045.
b. The alternative compliance number (AP-18-016) and its conditions of approval must be added to the final plan (F-17-045) as a note.
c. The developer shall plant at least four (4) 2-1/2" to 3" minimum caliper native shade trees, in addition to the required perimeter landscaping, to mitigate the removal of the 3 specimen trees. The mitigation trees shall be shown on the Final Plan. These trees will be bonded as landscape trees with the Developer's agreement under the final subdivision plat (F-17-045).
d. The alternative compliance applies only to the 3 specimen trees to be removed as shown on the alternative compliance plan exhibit. The removal of any other specimen trees on the property is not permitted unless it can be sufficiently demonstrated by the applicant to be justified.
e. The developer shall be conveyed to the Gilgiece Property Parcel for inclusion in the Walker Meadows subdivision for the extension of the Mayapple Drive right-of-way shall be processed through the normal approval process and recorded in the Howard County Land Records office. The applicant shall record the new deed for the temporary road easement strip of land of 60 days after the final approval date for this alternative compliance petition (on or before December 11, 2017). A copy of the adjacent deeds shall be submitted to DPZ for file retention purposes within 60-days of the deed recording.

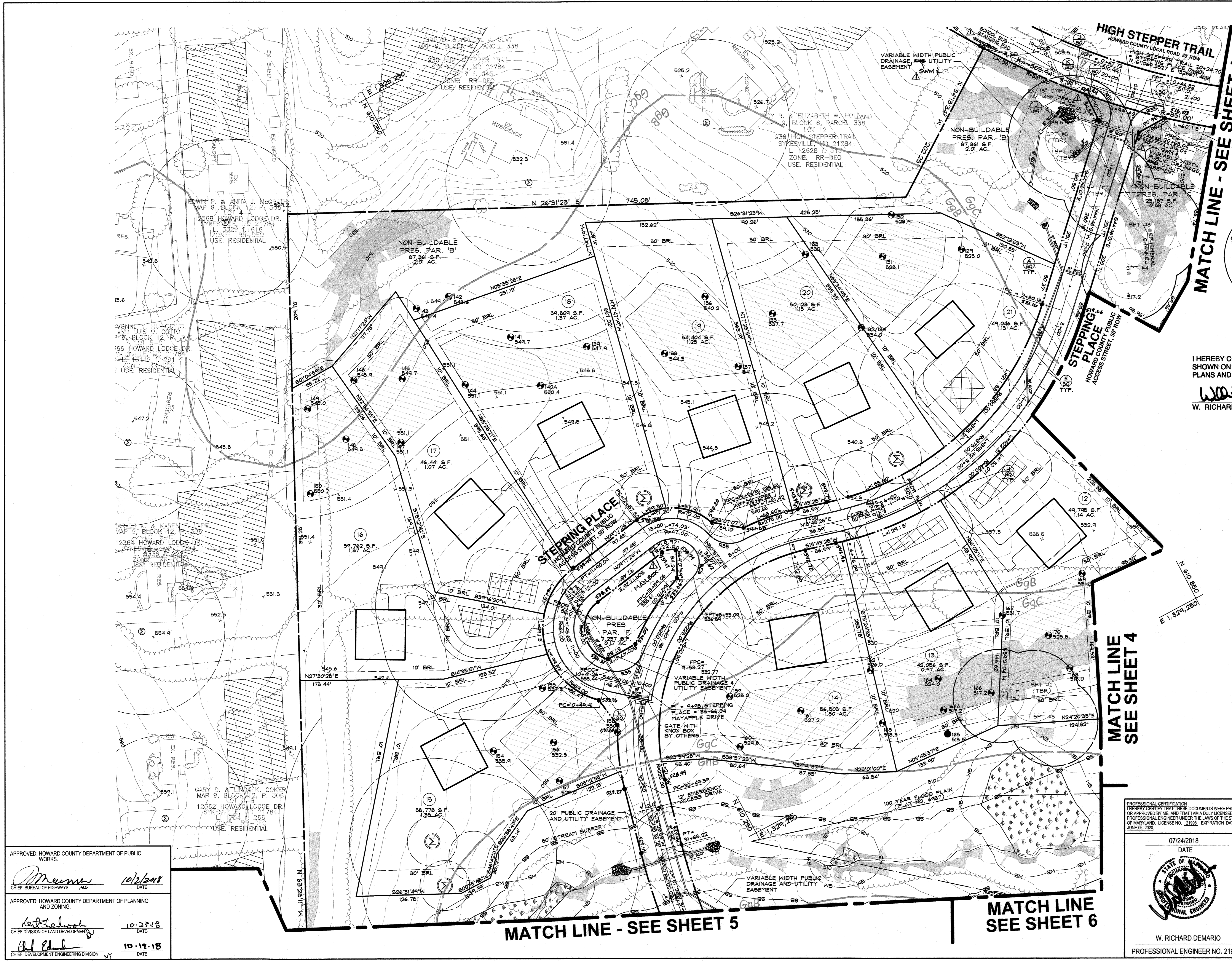
STORMWATER MANAGEMENT PRACTICES table with columns: LOT NUMBER, ADDRESS, DISCONNECTION OF ROOFTOP RUNOFF, DISCONNECTION OF NON-ROOFTOP RUNOFF, SHEETFLOW TO CONSERVATION AREAS, SUBMERGED GRAVEL WETLANDS, DRY WELLS, MICRO-BIORETENTION (PUBLIC), MICRO-BIORETENTION (PRIVATE), SWALES, MICRO-BIORETENTION (PUBLIC).

REVISION NOTE 17: STORMWATER MANAGEMENT FOR THIS DEVELOPMENT WILL BE PROVIDED USING ENVIRONMENTAL SITE DESIGN PRACTICES AS ALLOWED BY MDE. THE FOLLOWING PRACTICES ARE USED OR MAY BE USED TO TREAT STORMWATER: DISCONNECTION OF ROOFTOP AND NON-ROOFTOP RUNOFF (TO BE PRIVATELY OWNED AND MAINTAINED), DRY WELLS (TO BE PRIVATELY OWNED AND MAINTAINED), BIORETENTION AND MICRO-BIORETENTION (SWM 1-9 TO BE PUBLICLY OWNED AND MAINTAINED BY THE H.O.A. AND THE COUNTY, THOSE ON LOTS 7, 8, 11, 13, 14, 22, 31, 32 AND 33 TO BE PRIVATELY OWNED AND MAINTAINED), SWALES (TO BE PRIVATELY OWNED AND MAINTAINED) AND SUBMERGED GRAVEL WETLANDS (TO BE PRIVATELY OWNED AND MAINTAINED) WHERE DEP IS NOT MET, Q10 WILL BE CONTROLLED USING STORAGE CAPACITY ASSOCIATED WITH THE BIOPRETENTION FACILITIES. FLOOD PROTECTION VOLUME AND EXTREME FLOOD PROTECTION VOLUME ARE NOT REQUIRED.

Professional certification and seal of W. Richard Demario, Professional Engineer No. 21998, dated 07/24/2018.

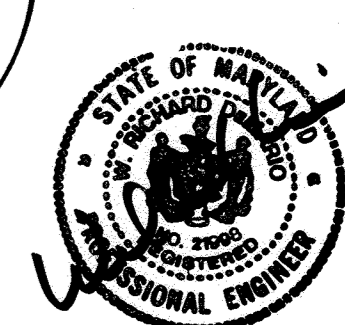
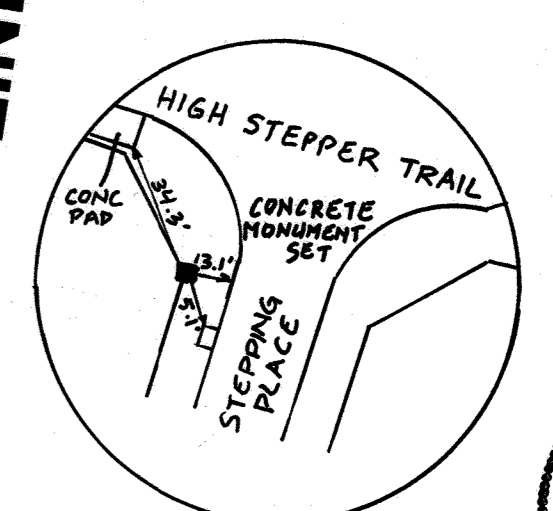
OWNER: GILGIECE FAMILY LLC, 3111 LINDEN CHURCH ROAD, CLARKSVILLE, MD 21029-1174, (410) 531-0797. DEVELOPER: SIA OWNER. SITE ADDRESS: SIE RIVER ROAD, SYKESVILLE, MD 21784. 8TH COUNCIL DISTRICT, BRD ELECTION DISTRICT, HOWARD COUNTY, MD. REVISIONS: 1. REVISE MAILBOX LOCATIONS AND ADD PERMITS FOR MAILBOXES, ADD PERMITS FOR MAILBOXES, ADD PERMITS FOR MAILBOXES.

GENERAL NOTES table with columns: NO., DESCRIPTION OF CHANGES, DRN., REV. DATE. Includes notes for AS-BUILT, REVISE MAILBOX LOCATIONS, and ADD PERMITS FOR MAILBOXES.



HIGH STEPPER TRAIL LIMIT OF WORK IS 20+02.58 TO 20+67.85

PROPOSED VARIABLE WIDTH SIGHT DISTANCE EASEMENT



I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS 'AS-BUILT' PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

W. Demario 5.2.22
 W. RICHARD DEMARIO, P.E. #21998 DATE

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
 ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 26, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILIECE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER: S/A OWNER

SITE ADDRESS:
 SE RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6937)
 LOTS 1-34 A BUILDABLE PRESERVATION PARCEL & NON-BUILDABLE
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-11

SITE PLAN

5TH COUNCIL DISTRICT		BRD ELECTION DISTRICT		HOWARD COUNTY, MD	
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE	
20	AS-BUILT	LJC	WRD	12/12/18	
21	ADD SHEET 4A	LJC	P&C	6/12/19	
22	REVISE MAILBOX LOCATIONS, ADD MAILBOX PULL OFF AND PIPE SUBST. NOTE AND UPDATE SWM LABELS	LJC	P&C	4/15/19	
CO. FILE #:	F-17-045	DES. BY:	BKC/NRD		
TAX ACC. #:	03-311457	DRN. BY:	BKC/LJC		
TAX MAP:	9	CHK. BY:	WRD		
BLOCK / GRID:	6	DATE:	07/24/18		
PARCEL #:	66	DDC JOB#:	12064.1		
ZONE / USE:	RR-DEO	SHEET NUMBER:			
DWG. SCALE:	1" = 50'		3 of 50		

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
M. Demario 10/12/18
 CHIEF, BUREAU OF HIGHWAYS DATE

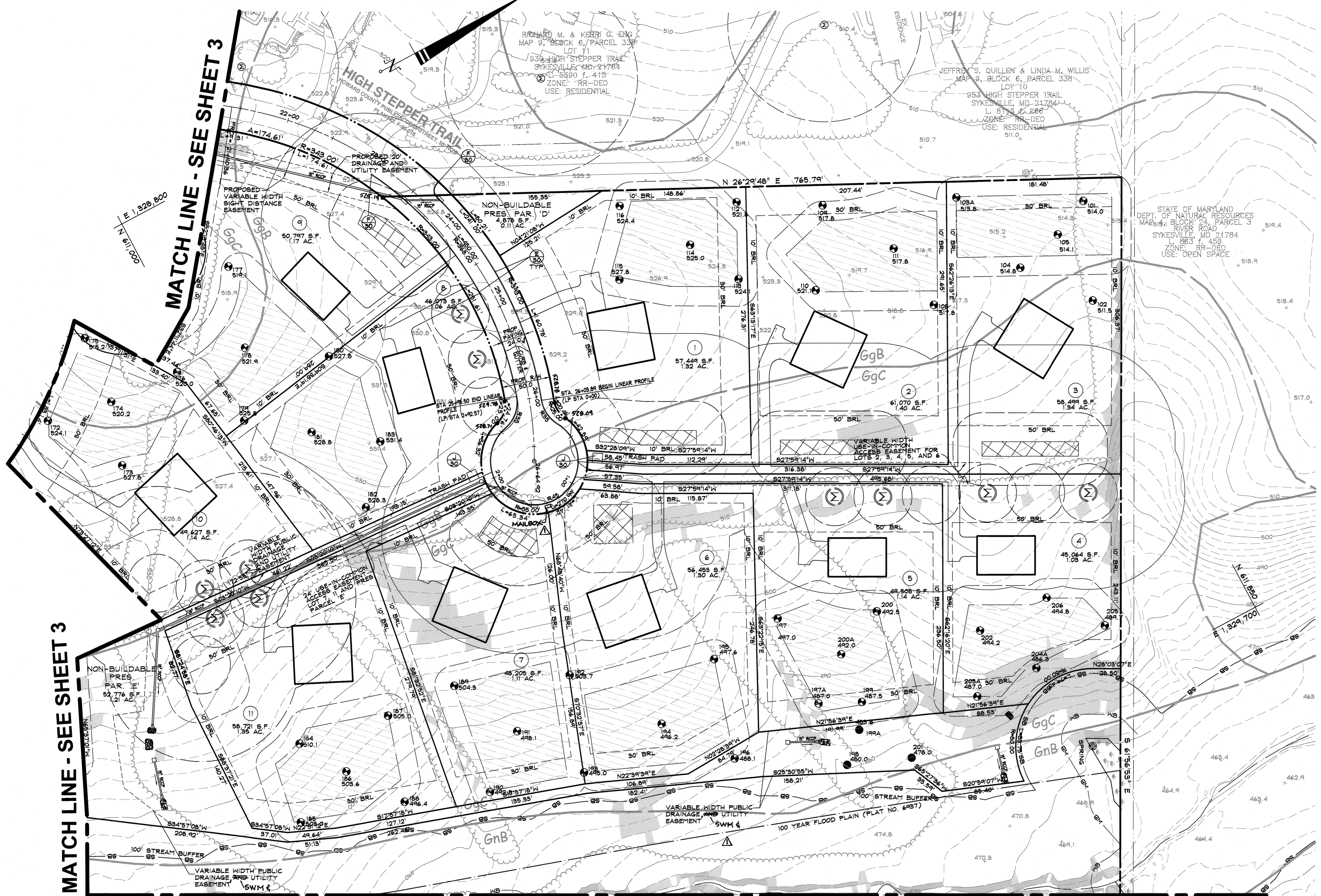
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
K. Demario 10.23.18
 CHIEF DIVISION OF LAND DEVELOPMENT DATE

A. Demario 10.19.18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21998, EXPIRATION DATE: JUNE 26, 2023.

07/24/2018
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998



- Sign Placement and Striping Requirements:
1. Prior to Any Homes being occupied, the Contractor shall provide a Stop Sign with Street Name on steel post on Stepping Place at the intersection with High Stepper Trail.
 2. At time of Gate Installations at the end of MayApple Drive and Stepping Place, provide Fire Lane No Parking Sign on Steel Post adjacent to Hinge side of gates.
 3. After final surface course is accepted, provide 4" white painted lines at edge of all public roads. Note: A center yellow line is not required.
 4. After final surface course is accepted, provide No Parking This Side Signs at a maximum spacing of 500 ft intervals on both sides of all public roadways.
 5. Provide Speed Limit 20 MPH signs at in bound lanes on each end of MayApple.
 6. Provide Private Property No Access Signs on Steel Post at All New Access Points with Howard Lodge Drive. (3 Locations)

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
 AGENCY AND FIELD DATA INFORMATION APPROPRIATED FROM ADJACENT PLANNING, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 28, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC Inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLICEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0767

DEVELOPER: SIA OWNER

SITE ADDRESS:
 SE RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6437)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
 PRESERVATION PARCEL B-4, NON-BUILDABLE BULK PARCELS L-11

SITE PLAN

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

 10/2/2018 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

 10-23-18 DATE

10-13-18 DATE

MATCH LINE - SEE SHEET 6



I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

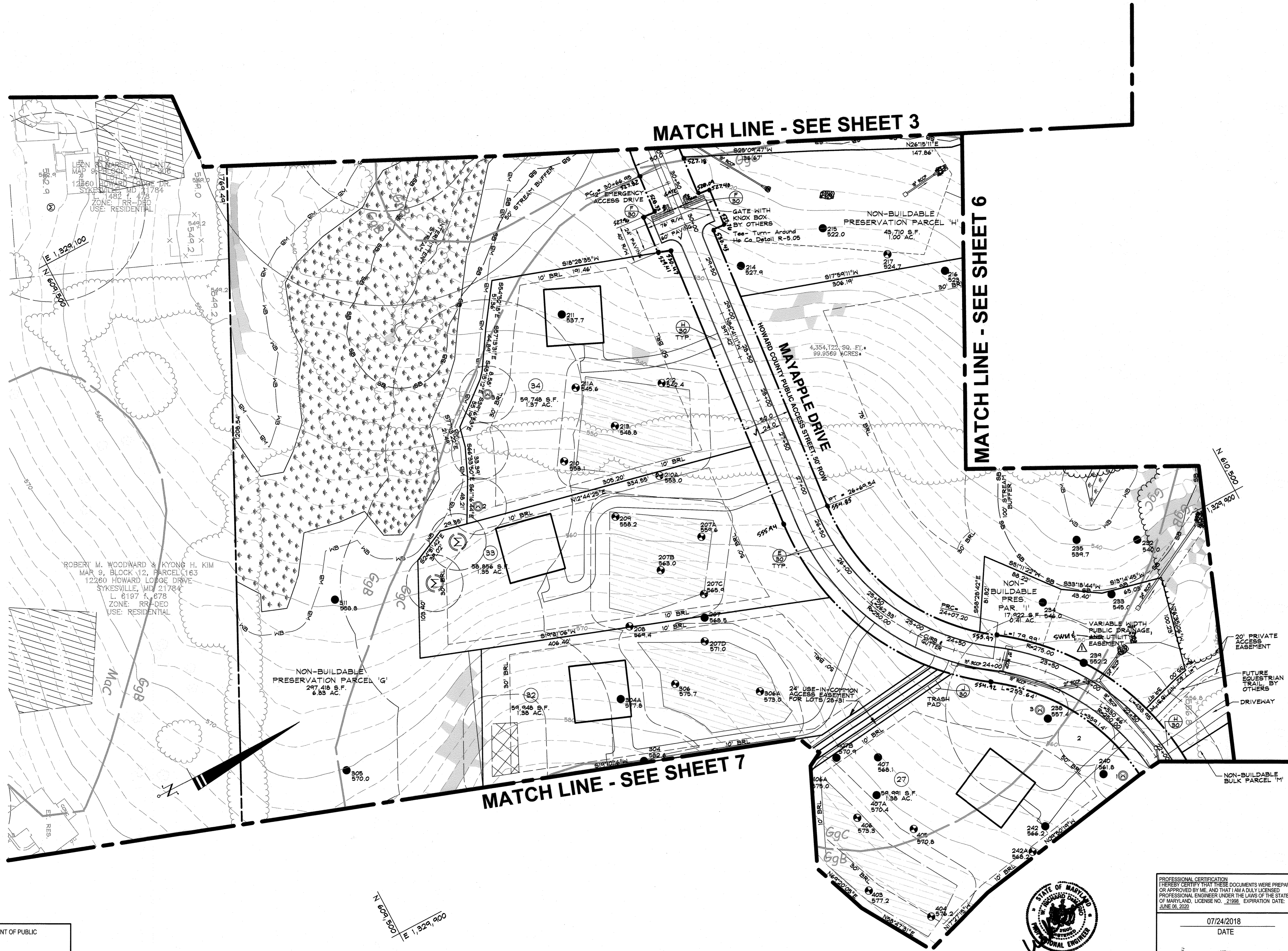
W. Richard Demario 5.2.22
 W. RICHARD DEMARIO, P.E. #21998 DATE

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21998, EXPIRATION DATE: JUNE 28, 2023.

07/24/2018
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998

5TH COUNCIL DISTRICT 3RD ELECTION DISTRICT		HOWARD COUNTY, MD	
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
20	AS-BUILT	LJC	WED 12/14/11
2	ADD SHEET 44	LJC	PAG 6/18/11
1	REVISE MAILBOX LOCATIONS AND MAILBOX PULL-OFF, ADD PIPE SUBST. NOTE AND UPDATE SWM LABELS	LJC	PAG 4/9/14
CO. FILE #:	F-17-045	DES. BY:	BKC/WRD
TAX ACC. #:	03-311457	DRN. BY:	BKC/LJC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	4 of 58
DWG. SCALE:	1" = 50'		



MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 7

ROBERT M. WOODWARD & KYONG H. KIM
 MAR 9, BLOCK 12, PARCEL 163
 12200 HOWARD LODGE DRIVE
 SYKESVILLE, MD 21784
 L 6197 R 678
 ZONE: RR-DEO
 USE: RESIDENTIAL

NON-BUILDABLE
 PRESERVATION PARCEL 'G'
 297,418 S.F.
 6.83 AC.

NON-BUILDABLE
 PRESERVATION PARCEL 'H'
 48,710 S.F.
 1.00 AC.

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

Development Design Consultants

OWNER:
 GILLIECE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER:
 S/A OWNER

SITE ADDRESS:
 SIE RIVER ROAD
 SYKESVILLE, MD 21784

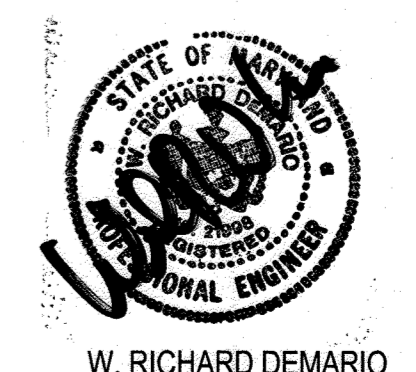
AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6437)
 LOTS 1-34-4 BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
 PRESERVATION PARCEL B-K; NON-BUILDABLE BULK PARCELS L-H

SITE PLAN

5TH COUNCIL DISTRICT		HOWARD COUNTY, MD	
SRD ELECTION DISTRICT			
REVISIONS			
20	AS-BUILT	LSC	WRD 12/14/21
2	ADD SHEET 4A	LJC	PGC 12/21/21
REVISION MAILBOX LOCATIONS, ADD MAILBOX, PULL-OUT, ADD PIPE SUBST. NOTE AND UPDATE SWM LABELS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
	CO. FILE #: F-17-045	DES. BY: BKC/WRD	
	TAX ACC. #: 03-311457	DRN. BY: BKC/LJC	
	TAX MAP: 9	CHK. BY: WRD	
	BLOCK / GRID: 6	DATE: 07/24/18	
	PARCEL #: 66	DDC JOB#: 12064.1	
	ZONE / USE: RR-DEO	SHEET NUMBER:	
	DWG. SCALE: 1" = 50'		5 of 50

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21998. EXPIRATION DATE: JUNE 25, 2023

07/24/2018
 DATE



I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS 'AS-BUILT' PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

W. RICHARD DEMARIO, P.E. #21998
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

 10/2/2018
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

 10-23-18
 DATE

10-19-18
 DATE

MATCH LINE - SEE SHEET 4

MATCH LINE
SEE SHEET 3

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 7

SEE SHEETS 54-58

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC inc.
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER:
GILLIECE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0791

DEVELOPER:
S/A OWNER

SITE ADDRESS:
SE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6937)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-4, NON-BUILDABLE BULK PARCELS L-11

SITE PLAN

5TH COUNCIL DISTRICT 3RD ELECTION DISTRICT		HOWARD COUNTY, MD	
REVISIONS			
20	AS-BUILT	LJC	WRO 12/14/18
12	ADD SHEETS 54-58	JFS	DRS 9/11/20
2	ADD SHEET 41	LJC	PAC 6/22/19
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #:	F-17-045	DES. BY:	BKC/WRD
TAX ACC. #:	03-311457	DRN. BY:	LJC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	6 of 58
DWG. SCALE:	1" = 50'		

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. 21998. EXPIRATION DATE:
JUNE 08, 2020.

07/24/2018
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998



NOTE: THERE IS NO 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5.2.22
W. RICHARD DEMARIO, P.E. #21998 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
M. M... 10/6/2018
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
V. S... 10-23-18
CHIEF DIVISION OF LAND DEVELOPMENT

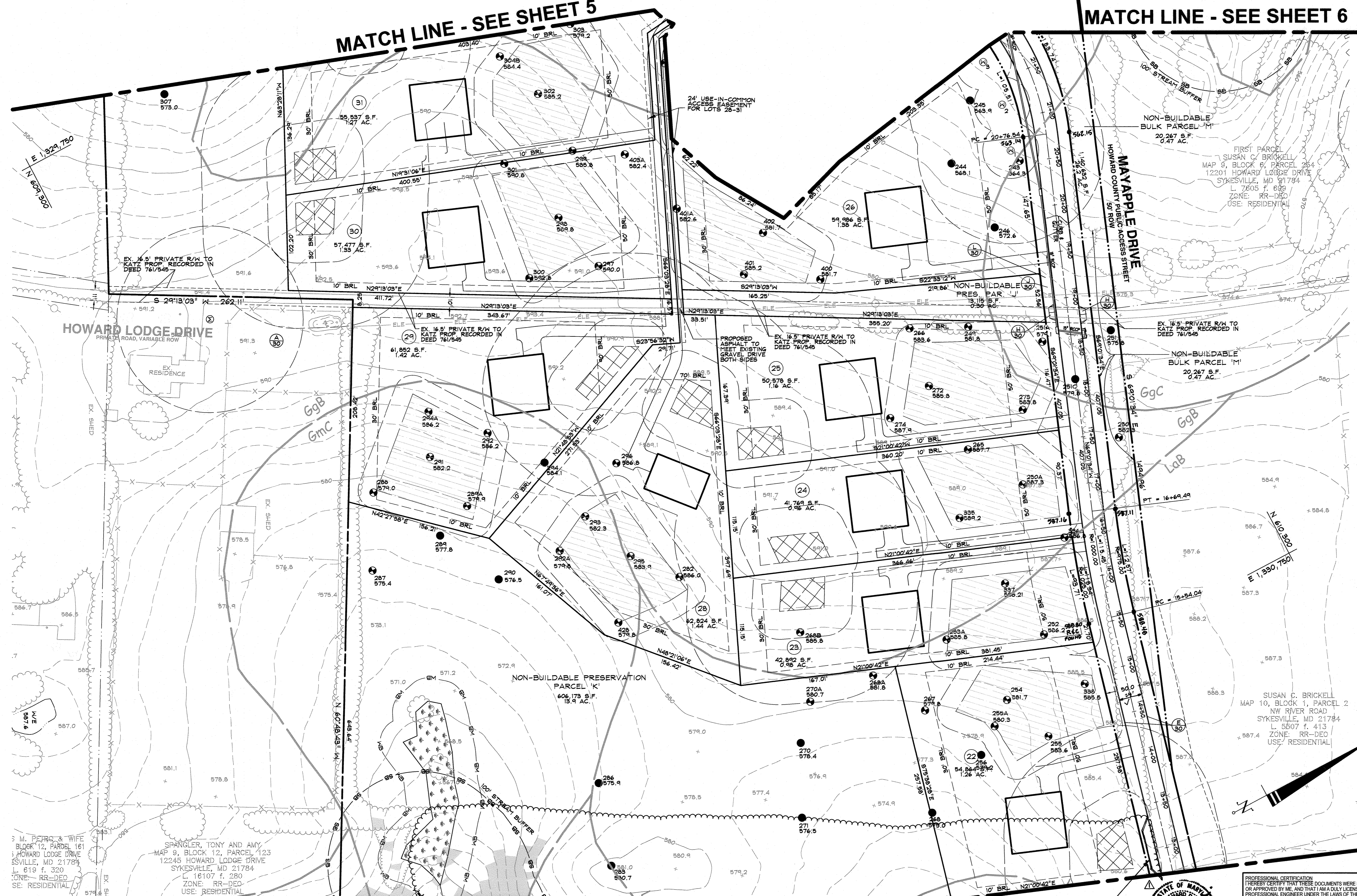
C. P... 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

T 610 550
E 1,330 500

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 8



DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 6/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLICEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: S/IE RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6937)
 LOTS 1-24 + BUILDABLE PRESERVATION PARCEL A + NON-BUILDABLE
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

SITE PLAN

5TH COUNCIL DISTRICT		HOWARD COUNTY, MD	
BRD ELECTION DISTRICT			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
20	AS-BUILT	LJC	WRD (2/14/18)
2	ADD SHEET 44 REVISE MAILBOX LOCATIONS, ADD MAILBOX PULL-OFF, ADD PIPE SUBST. NOTE LJC AND UPDATE SWM LABELS	LJC	PAC (4/14/18)
CO. FILE #: F-17-045		DES. BY: BKC/WRD	
TAX ACC. #: 03-311457		DRN. BY: BKC/LJC	
TAX MAP: 9		CHK. BY: WRD	
BLOCK / GRID: 6		DATE: 07/24/18	
PARCEL #: 66		DDC JOB#: 12064.1	
ZONE / USE: RR-DEO		SHEET NUMBER:	
DWG. SCALE: 1" = 50'		7 of 58	

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

 10/2/2018
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

 10-23-18
 DATE

10-17-18
 DATE

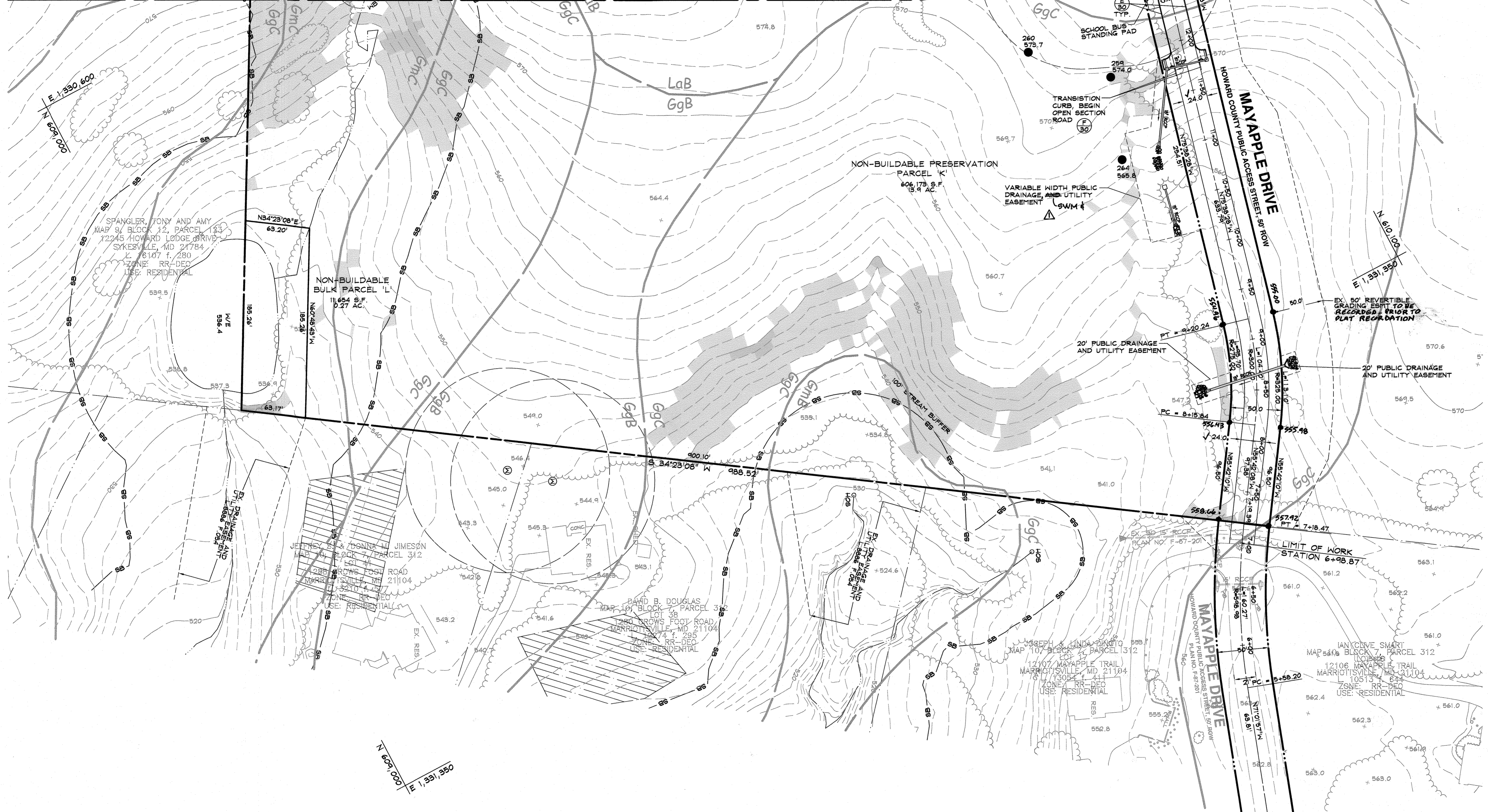
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21998. EXPIRATION DATE: JUNE 06, 2020.

W. RICHARD DEMARIO, P.E. #21998
 DATE: 5.2.22

07/24/2018
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998

MATCH LINE - SEE SHEET 7



DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 6/2014.
 ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC Inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCincus
 www.DDCincus

OWNER: GILLICEE FAMILY LLC
 1311 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21028-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS:
 SIE RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #64937)
 LOTS 1-34 BUILDABLE PRESERVATION PARCELS A-F NON-BUILDABLE
 PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

SITE PLAN

5TH COUNCIL DISTRICT
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MD

NO.	REVISIONS	DRN.	REV.	DATE
20	AS-BUILT	LSC	WRD	12/21/11
2	ADD SHEET 49	LSC	PAC	6/11/19
	REVISE MAILBOX LOCATIONS, ADD MAILBOX PULL-OFF, ADD PIPE SUBST. NOW AND UPDATE SWM LABS	LJC	PAC	4/15/19
CO. FILE #:	F-17-045	DES. BY:	BKC/WRD	
TAX ACC. #:	03-311457	DRN. BY:	BKC/LJC	
TAX MAP:	9	CHK. BY:	WRD	
BLOCK / GRID:	6	DATE:	07/24/18	
PARCEL #:	66	DDC JOB#:	12064.1	
ZONE / USE:	RR-DEO	SHEET NUMBER:		
DWG. SCALE:	1" = 50'		8	of 58

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

 10/2/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT

10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

5.2.22
 W. RICHARD DEMARIO, P.E. #21998
 DATE



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. 21998. EXPIRATION DATE: JUNE 06, 2020.

07/24/2018
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 13

ESD FACILITY LEGEND

- N-1 ROOFTOP DISCONNECT
- ROOFTOP DISCONNECTION SLOPE 2%
- N-2 WIDE GRASS SHOULDER (WGS) PAVEMENT SLOPED TO WGS
- N-3 SHEET FLOW TO CONSERVATION
- M-2 SUBMERGED GRAVEL WETLAND (SGW) IMPERVIOUS AREA TO SGW
- M-6 MICRO-BIORETENTION
- M-5 DRY WELLS SCHEMATIC DRYWELL AND ROOF LEADER
- M-8 PAVEMENT TO GRASS SWALE

DRAWING LEGEND

- LIMIT OF DISTURBANCE
- SF — SF PROPOSED SILT FENCE
- SSF — SSF PROPOSED SUPER SILT FENCE
- A/2 — A/2 PROPOSED EARTH DIKE
- C — C PROPOSED CLEAN WATER DIKE
- P — P PERIMETER DIKE SWALE
- STABILIZED CONSTRUCTION ENTRANCE
- CD TEMPORARY STONE CHECK DAM
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- TGOS TEMPORARY GABION OUTLET STRUCTURE
- 15.00% - 19.99% SLOPES
- 20.00% AND GREATER SLOPES
- M-6 MICRO-BIORETENTION

SEE SHEETS 54-58

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John M. Patten 10/23/18
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

John M. Patten 10/23/18
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kevin Schuchman 10-23-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chad Edman 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNERS/DEVELOPER CERTIFICATION:
"I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARSH AND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

DESIGN CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

W. Richard Demario 07/24/2018
WILLIAM RICHARD DEMARIO, P.E. MD REGISTRATION NO. 21998 DATE

NOTE: THERE IS NO 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5.2.22
W. RICHARD DEMARIO, P.E. #21998 DATE

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. 21998. EXPIRATION DATE: JUNE 06, 2022.

07/24/2018
DATE

W. Richard Demario
W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998

NOTE:
ON LOT SWM FEATURES ARE SHOWN FOR COORDINATION OF FINAL CONSTRUCTION PLANS WITH FUTURE PLOT PLANS. ON LOT SEC DEVICES AND GRADING ARE TO BE CONSTRUCTED/INSTALLED AS SHOWN.

DRAINAGE AREAS FOR ON LOT SWM FEATURES CAN BE FOUND ON SHEETS 47 AND 48.

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 29, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

Development Design Consultants

OWNER: GILLICE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS:
S/E RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIBL PROPERTY (PLAT #64937)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-H

GRADING, SEDIMENT &
EROSION CONTROL PLAN

5TH COUNCIL DISTRICT 3RD ELECTION DISTRICT		HOWARD COUNTY, MD	
REVISIONS			
10	AS-BUILT	LSC	WRD 02/26/21
12	ADD SHEETS 54-58	JFS	DRS 9/11/20
2	ADD SHEET 44	LSC	BAC 04/11/19
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #:	F-17-045	DES. BY:	RBW/BKC
TAX ACC. #:	03-311457	DRN. BY:	RAM
TAX MAP:	9	CHK. BY:	PGC
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		12 of 58

MATCH LINE - SEE SHEET 11

NOTE:
FOR ESD FACILITY LEGEND SEE SHEET 14.

MATCH LINE - SEE SHEET 12

NOTE:
ON LOT SHM FEATURES ARE SHOWN FOR COORDINATION OF FINAL CONSTRUCTION PLANS WITH FUTURE PLOT PLANS. ON LOT SEC DEVICES AND GRADING ARE TO BE CONSTRUCTED/INSTALLED AS SHOWN.
DRAINAGE AREAS FOR ON LOT SHM FEATURES CAN BE FOUND ON SHEETS 47 AND 48.

DRAWING LEGEND

- ● ● ● ● LIMIT OF DISTURBANCE
- SF — SF PROPOSED SILT FENCE
- SSF — SSF PROPOSED SUPER SILT FENCE
- A/2 — A/2 PROPOSED EARTH DIKE
- PROPOSED CLEAN WATER DIKE
- PERIMETER DIKE SWALE
- STABILIZED CONSTRUCTION ENTRANCE
- CD TEMPORARY STONE CHECK DAM
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- TGOS TEMPORARY GABION OUTLET STRUCTURE
- 15.00% - 14.99% SLOPES
- 20.00% AND GREATER SLOPES

DATA SOURCES:

EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJUSTED AND BENTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECG-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCincus
www.DDCincus

DDC
Development Design Consultants

OWNER: GILLICEE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: SIE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6437)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

GRADING, SEDIMENT &
EROSION CONTROL PLAN

5TH COUNCIL DISTRICT		BRD ELECTION DISTRICT		HOWARD COUNTY, MD	
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE	
1	AS-BUILT	LJC	WJR	07/24/18	
2	ADD SHEET 49	LJC	JLM	07/24/18	
3	REVISE MAILBOX LOCATIONS, ADD MAILBOX PULL-OFF, ADD FILE SUBST. NOTE AND UPDATE SWM LABELS	LJC	PGC	4/9/19	
CO. FILE #:	F-17-045	DES. BY:	WRD		
TAX ACC. #:	03-311457	DRN. BY:	RAM		
TAX MAP:	9	CHK. BY:	WRD		
BLOCK / GRID:	6	DATE:	07/24/18		
PARCEL #:	66	DDC JOB#:	12064.1		
ZONE / USE:	RR-DEO	SHEET NUMBER:			
DWG. SCALE:	1" = 50'				13 OF 58

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21998. EXPIRATION DATE: JUNE 09, 2020.

07/24/2018
DATE

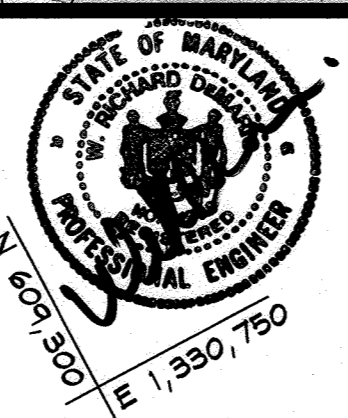
W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998

SEE SHEET 53 FOR FINAL GRADING
REVISED FINAL ROAD CONSTRUCTION PLAN

MATCH LINE - SEE SHEET 14

I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

W. RICHARD DEMARIO, P.E. #21998 DATE 5-2-22



OWNERS/DEVELOPER CERTIFICATION:
"I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDC."

David Latta / Member 7/23/18
Norton Noddles / Member 7/23/18

DESIGN CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

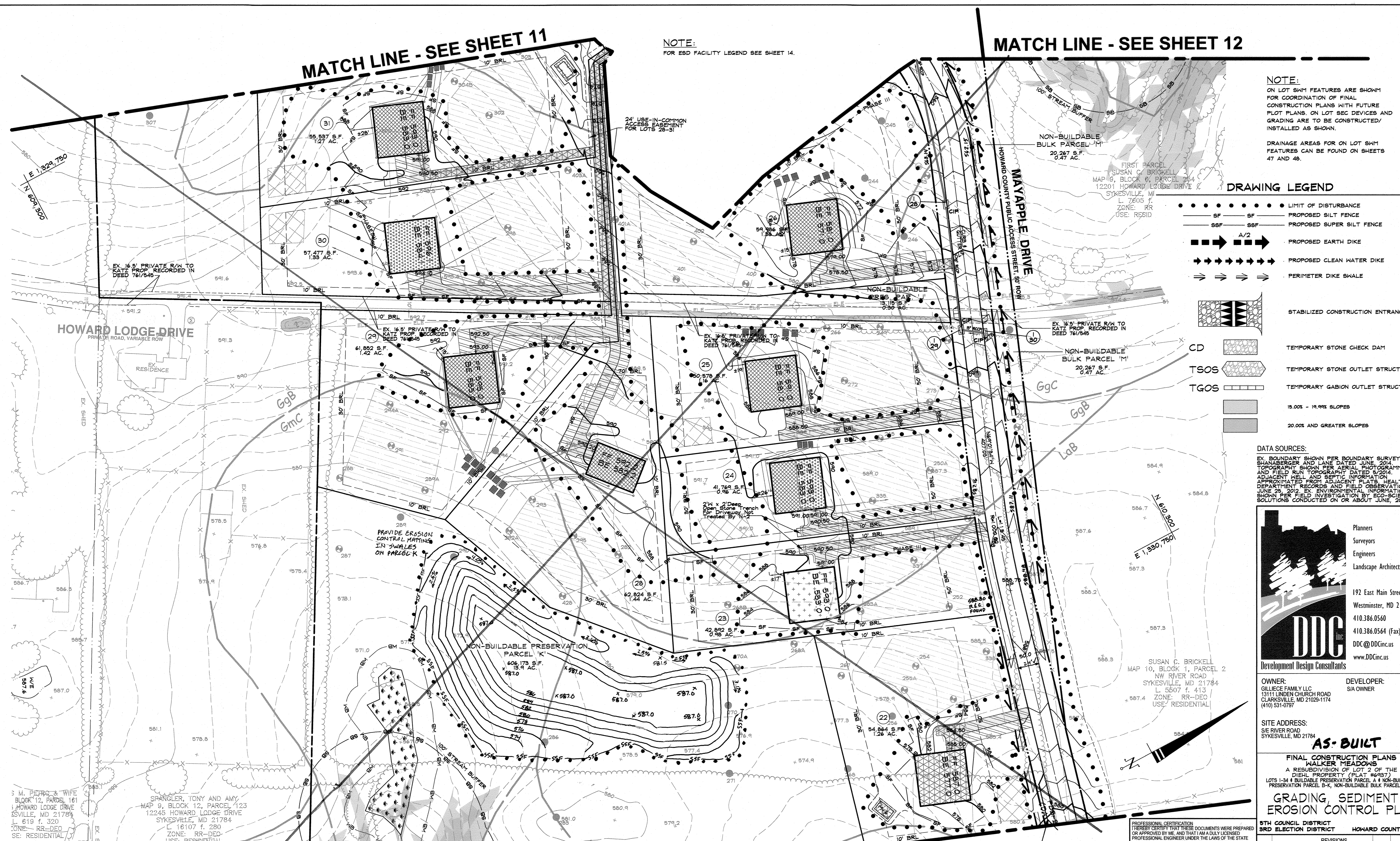
W. RICHARD DEMARIO, P.E. MD REGISTRATION NO. 21998 DATE 7/24/18

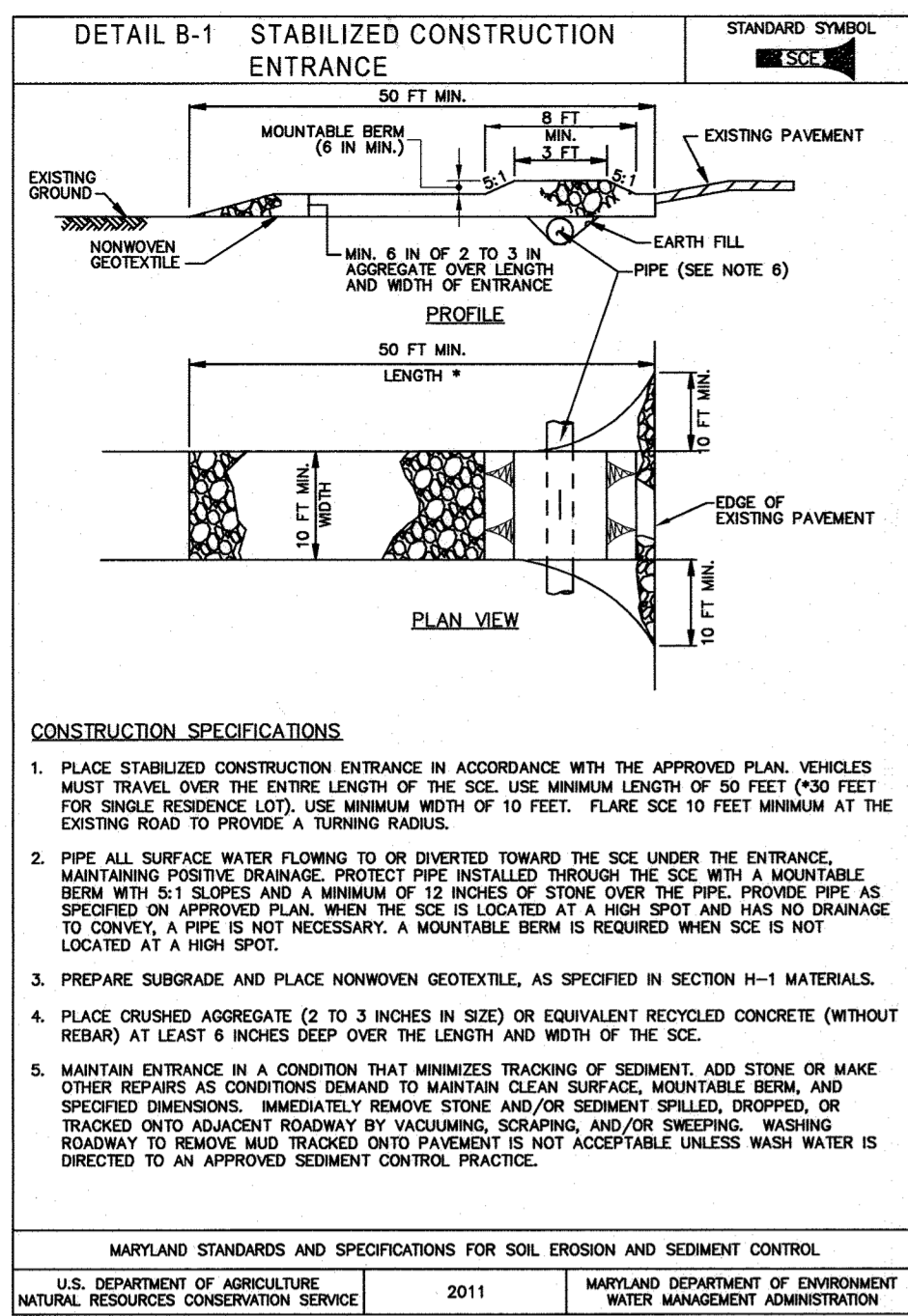
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

10-23-18 DATE
10-19-18 DATE

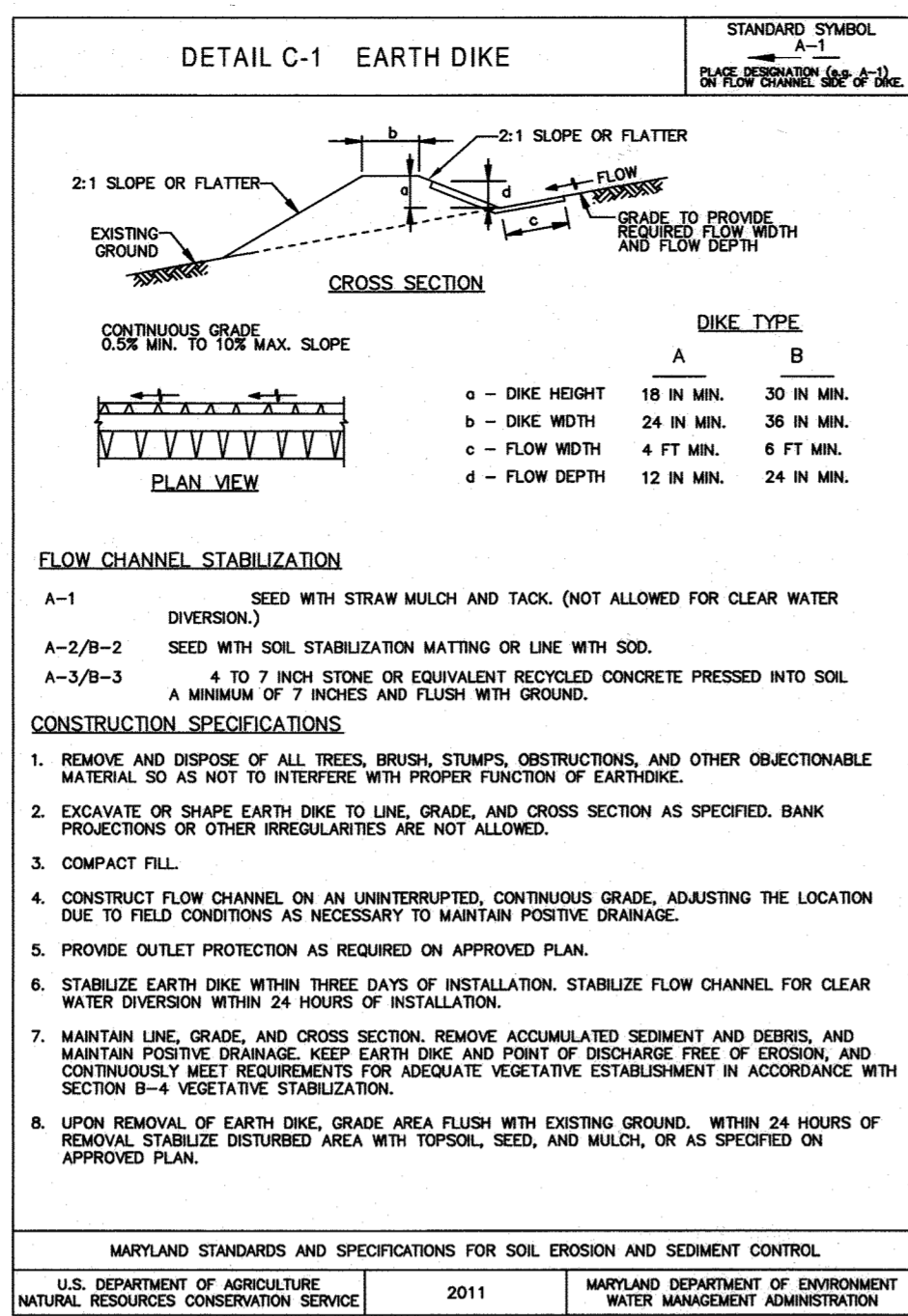
THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

10-19-18 DATE

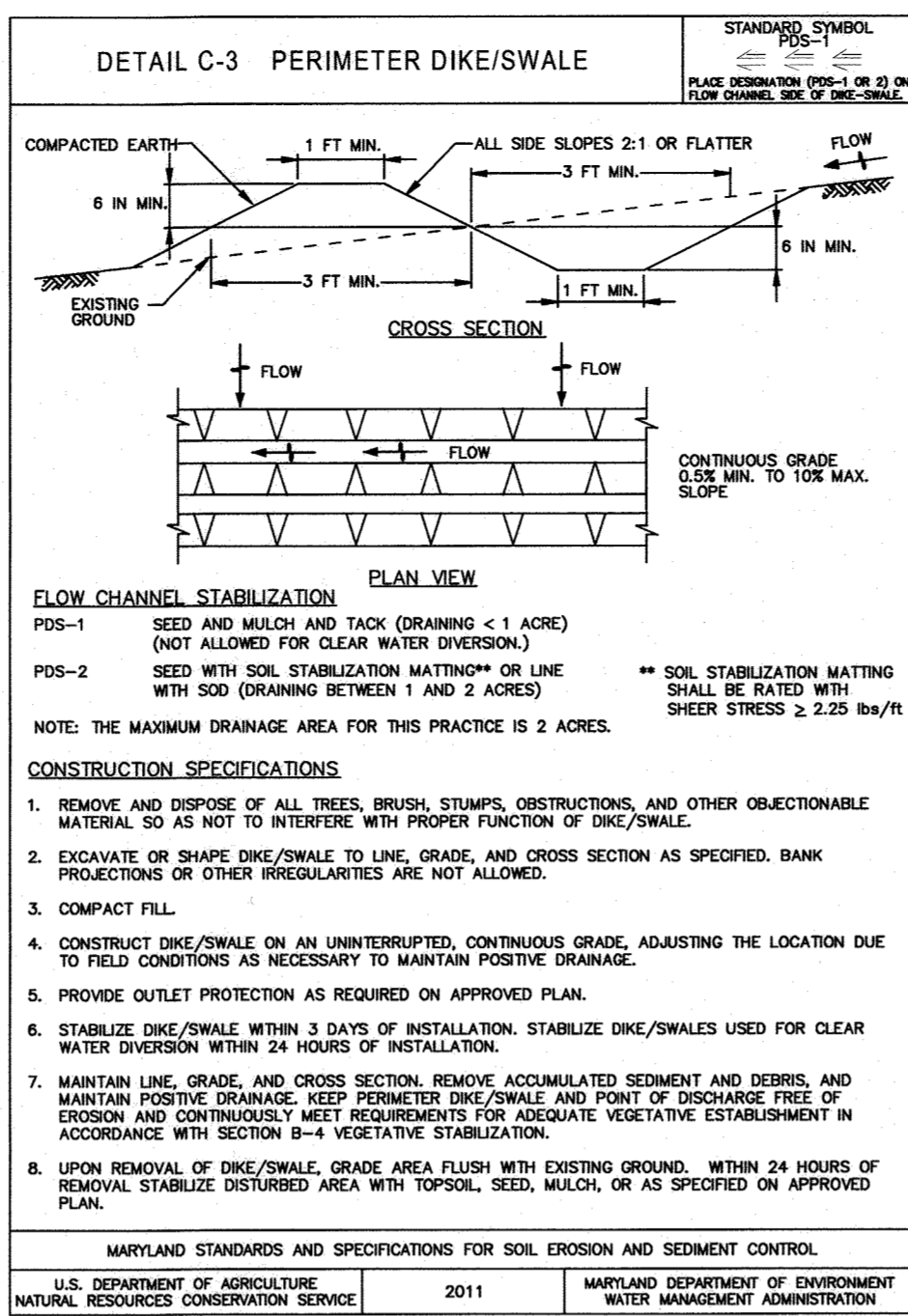




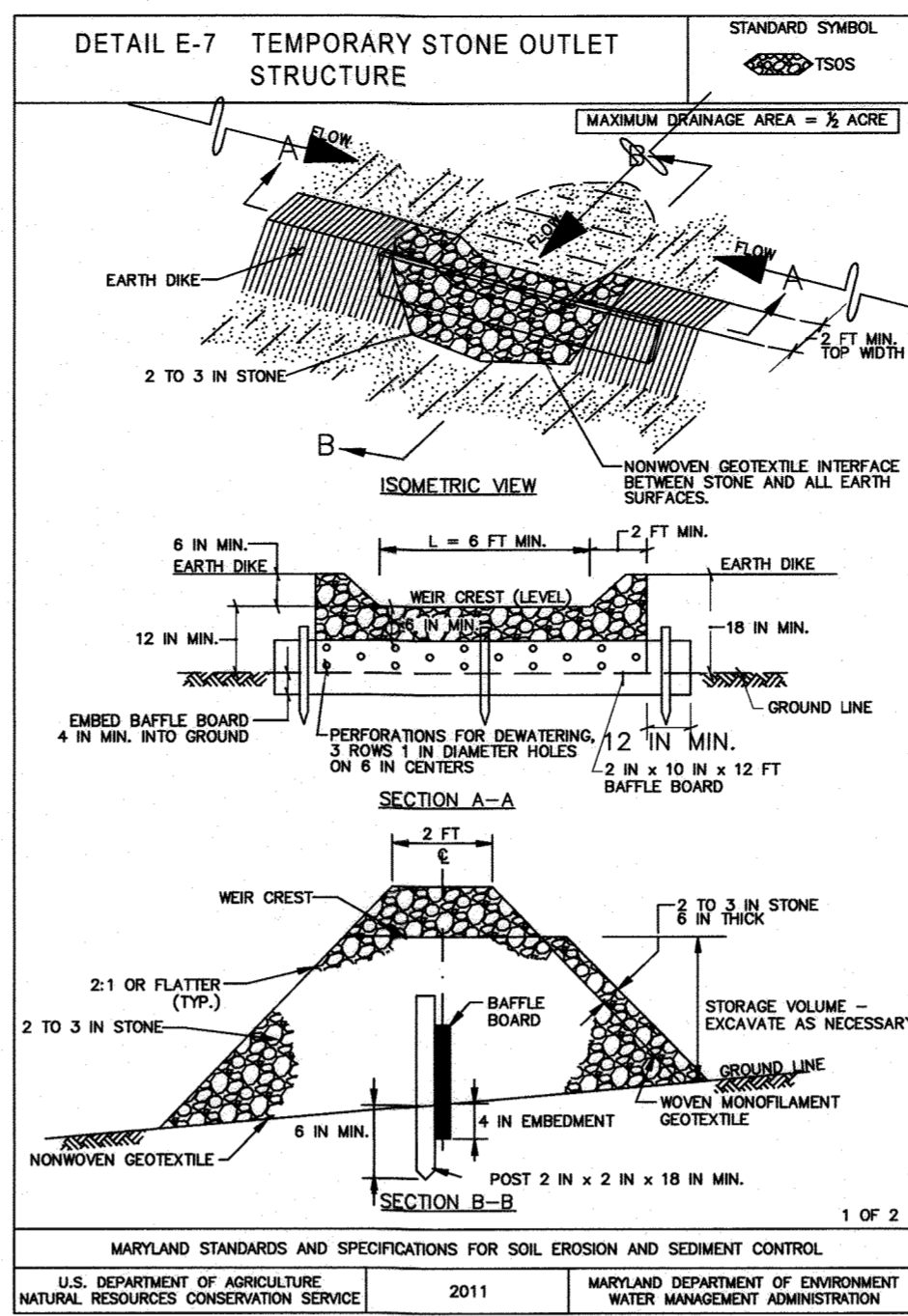
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



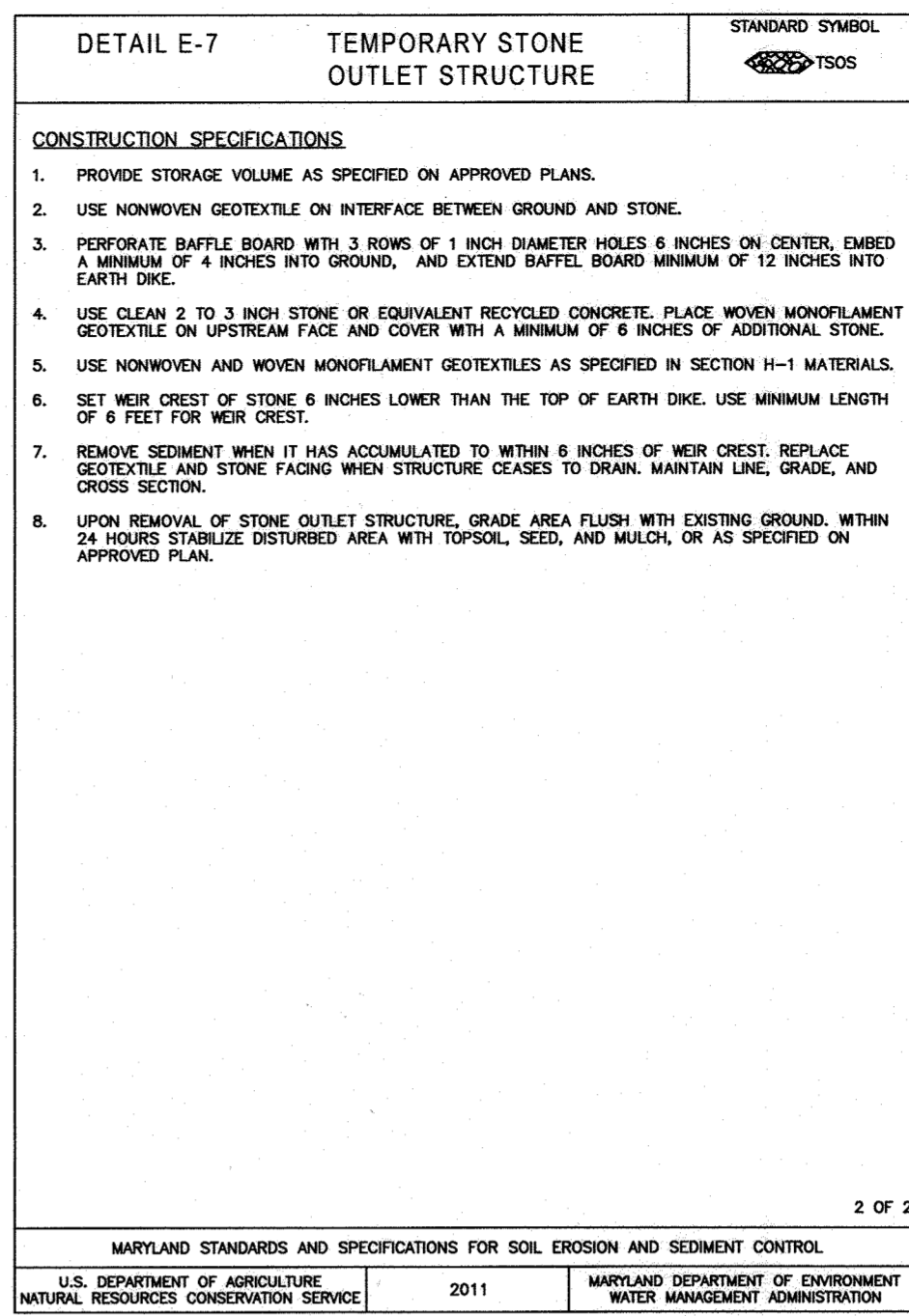
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



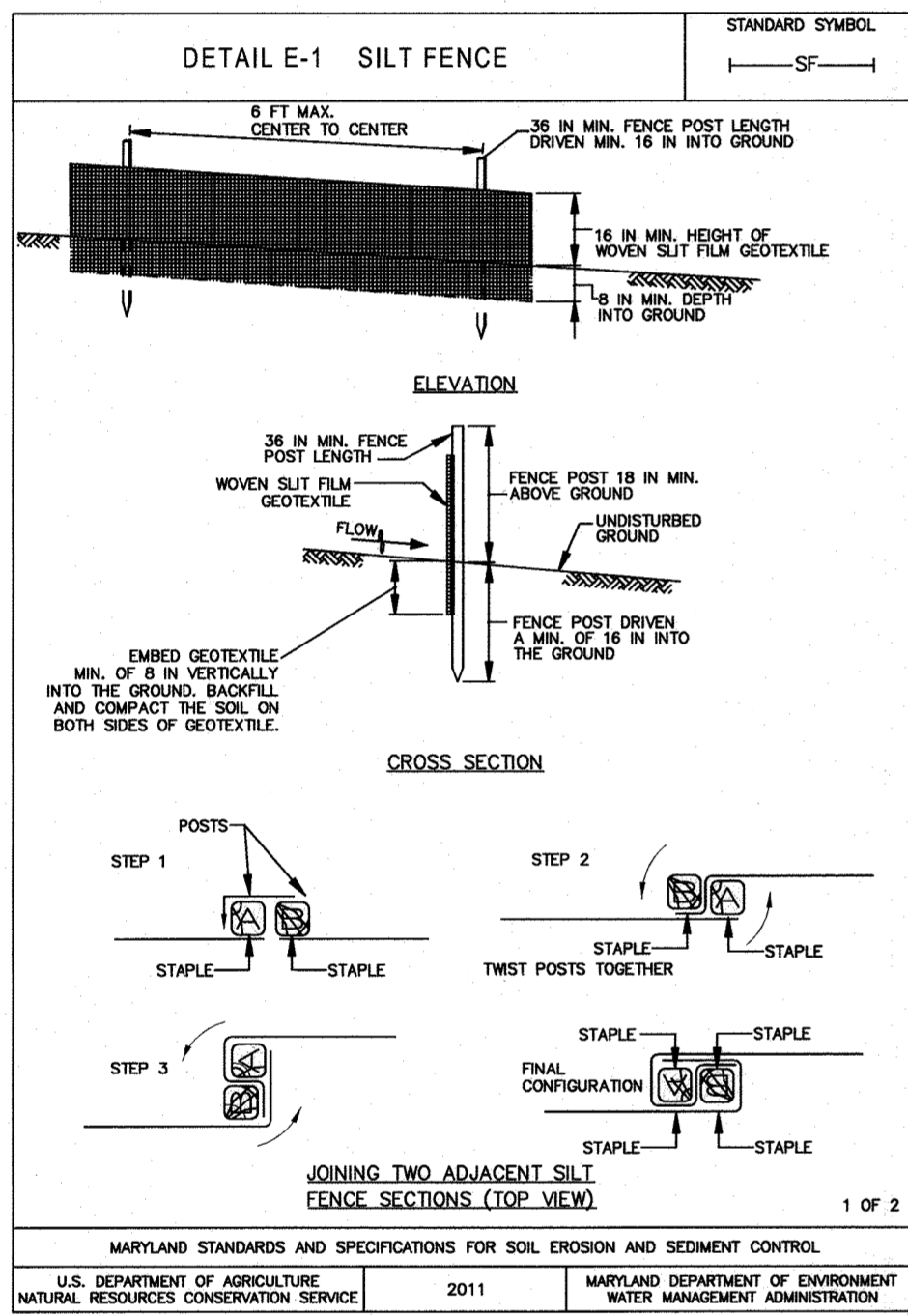
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



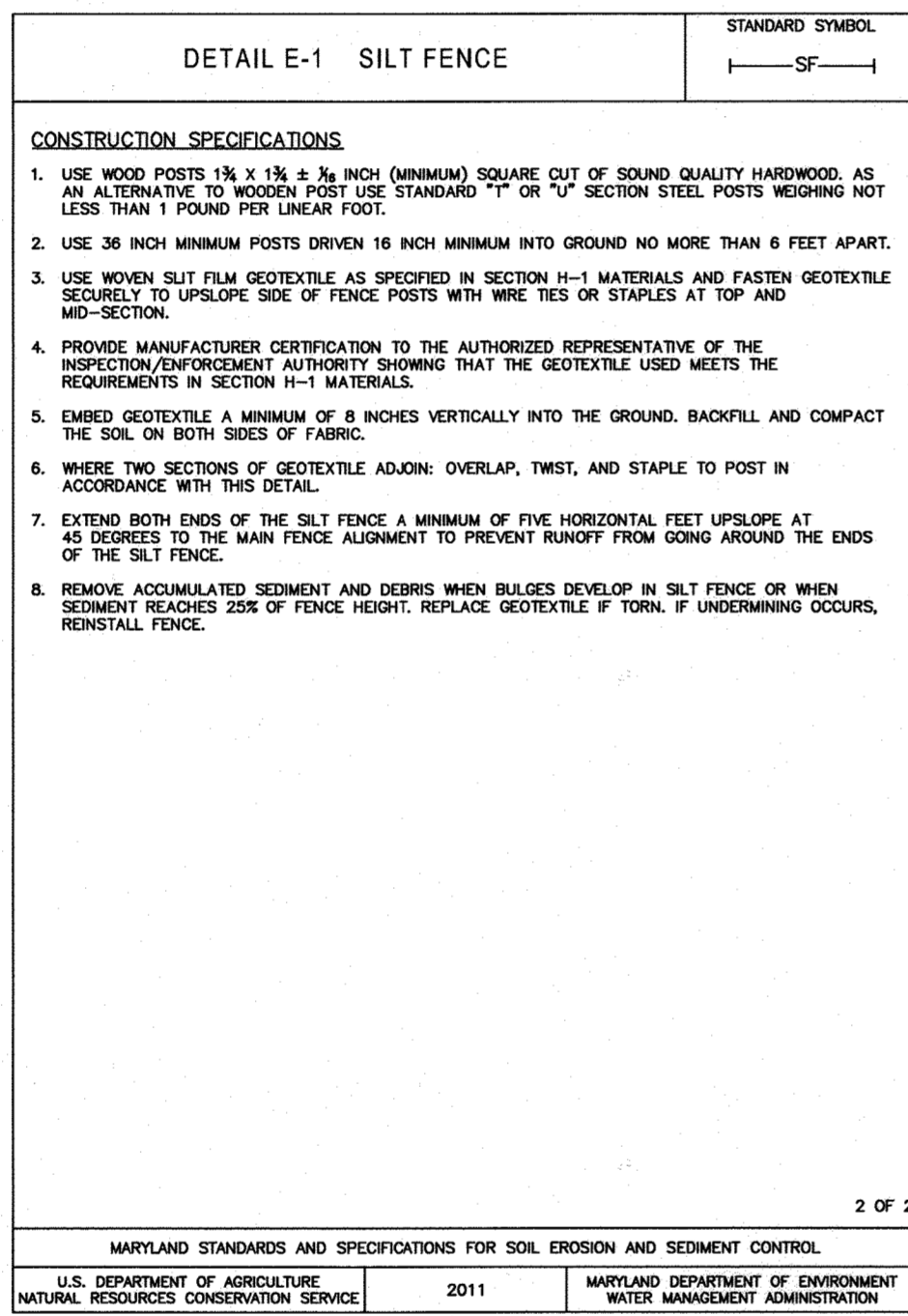
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



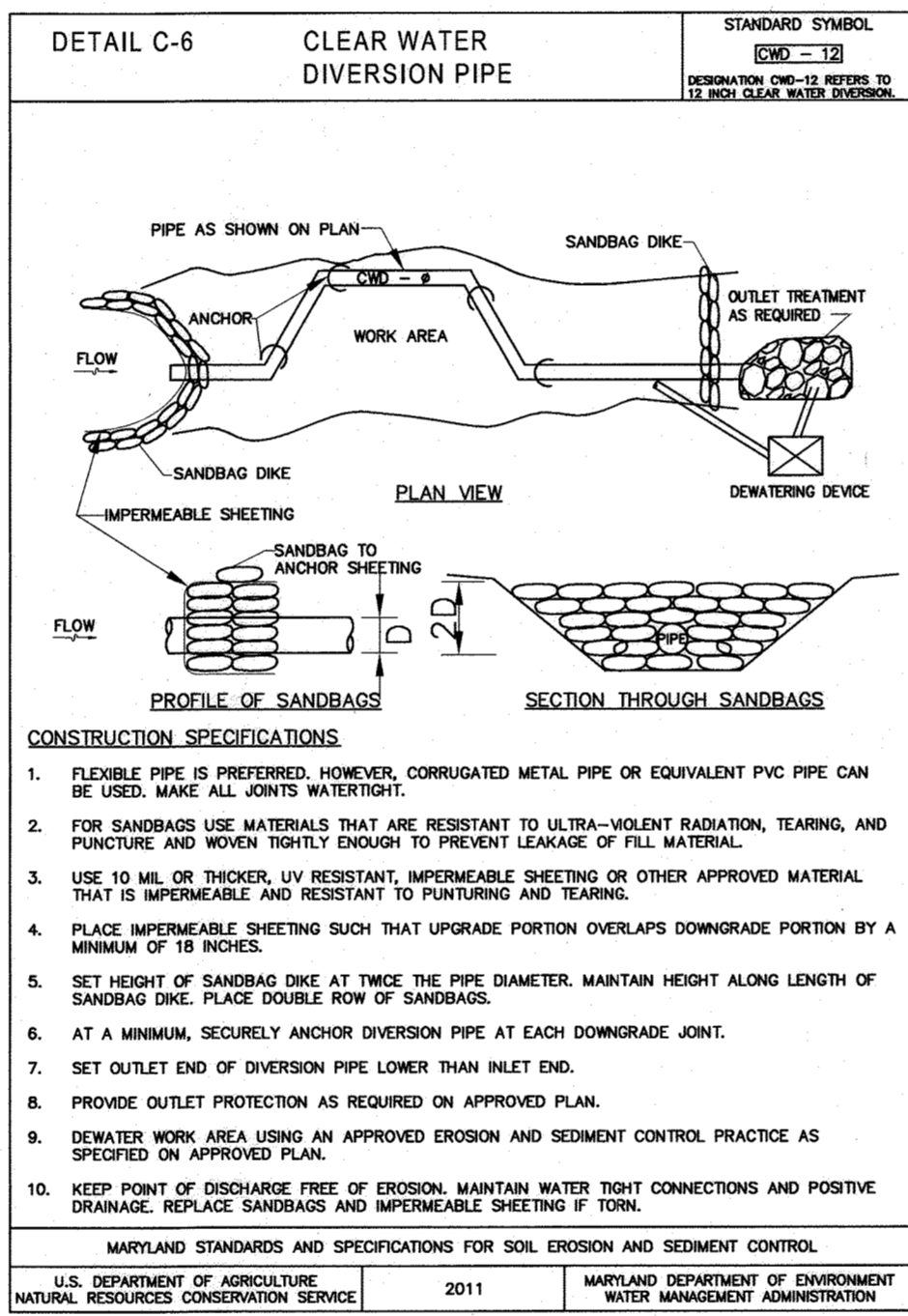
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



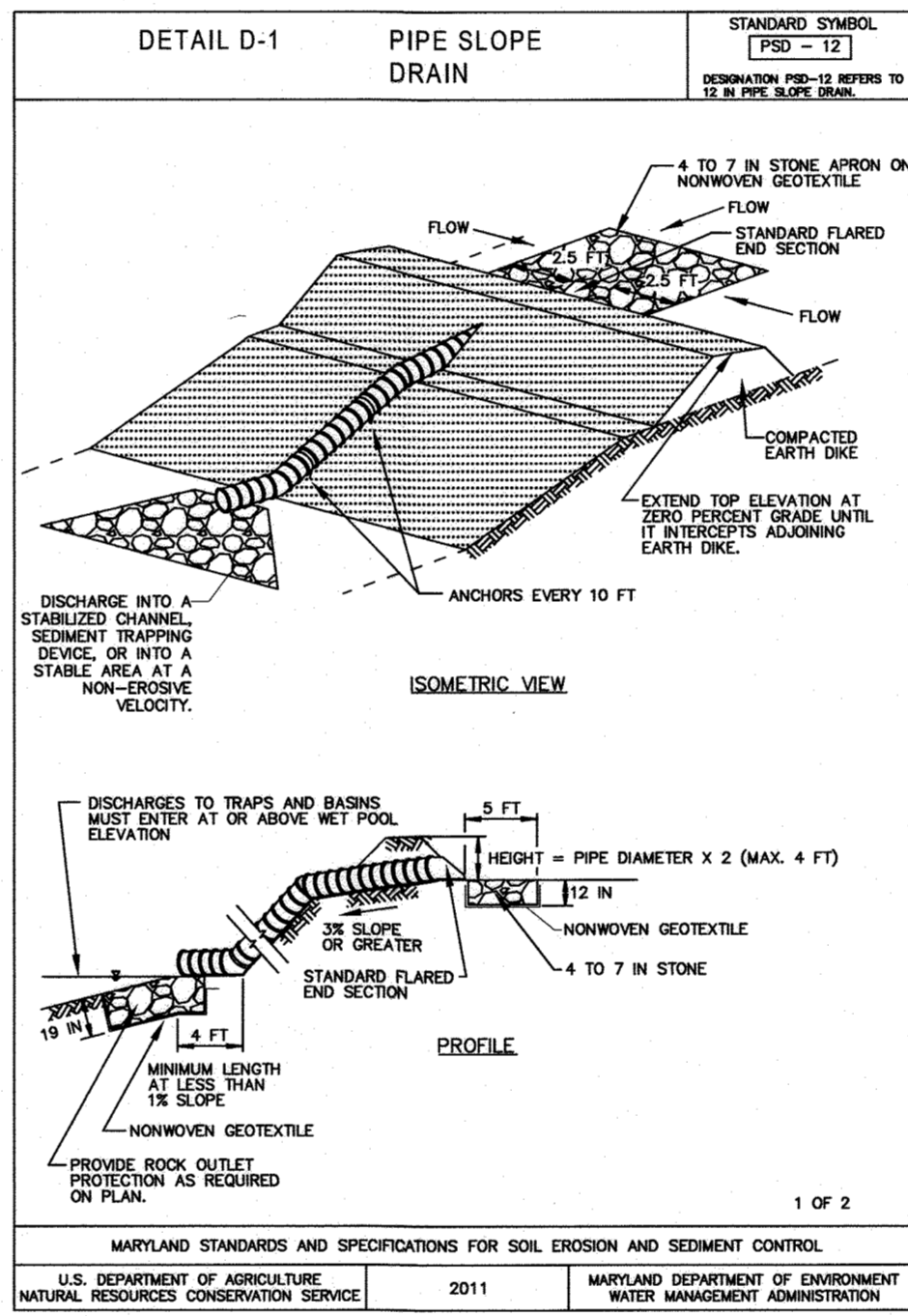
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



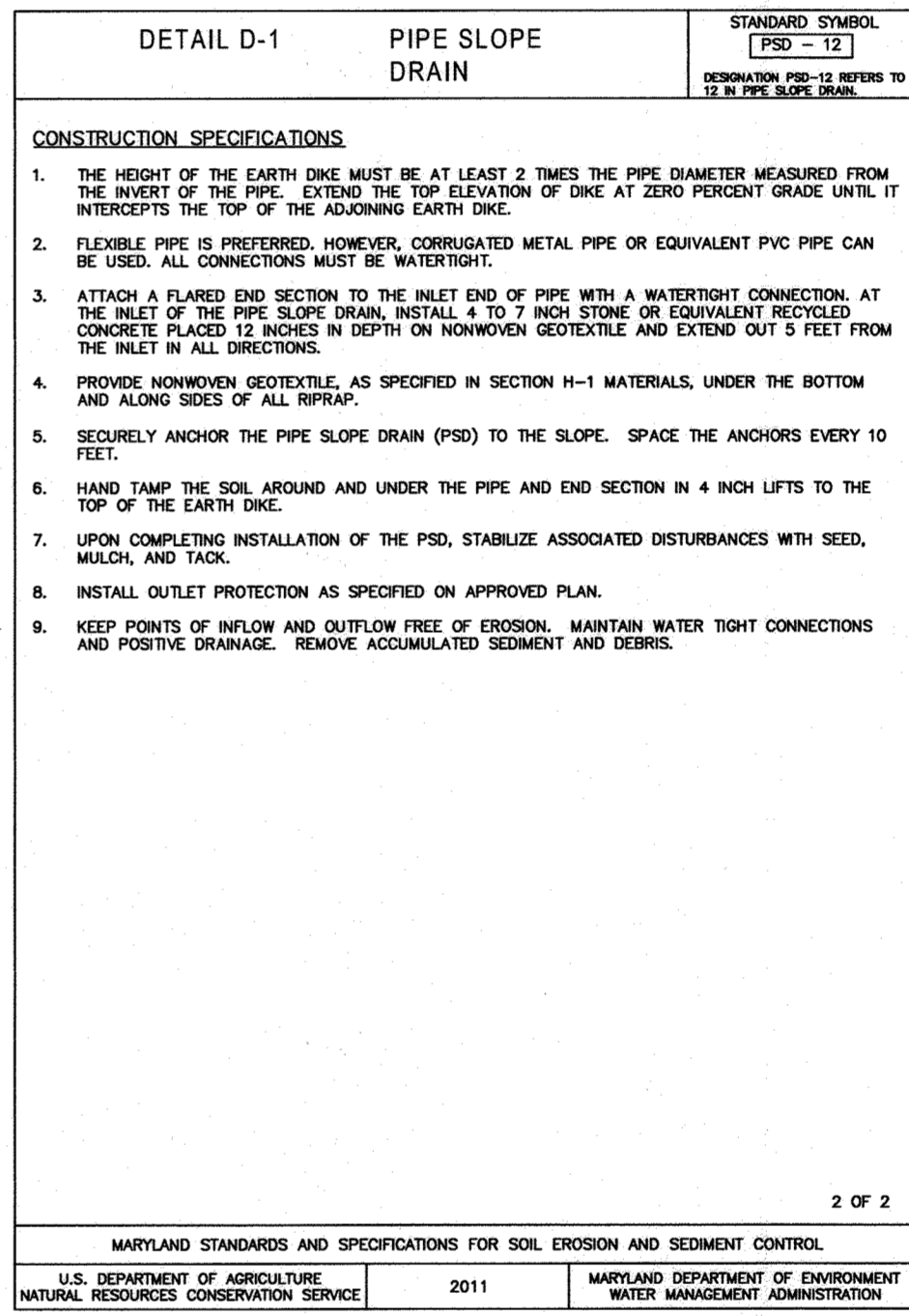
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD SURVEY TOPOGRAPHY DATED 5/2014.
 ADJACENT TOWN AND SETBACK INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
 Development Design Consultants
 Planners
 Surveyors
 Engineers
 Landscape Architects
 192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER:
 GILLICEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21028-1174
 (410) 531-0797

DEVELOPER:
 S/A OWNER

SITE ADDRESS:
 S/E RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #64937)
 LOTS 1-34 A BULDBLE PRESERVATION PARCEL, A NON-BULDBLE
 PRESERVATION PARCEL B-K, NON-BULDBLE BULK PARCELS L-M

**SEDIMENT & EROSION
 CONTROL NOTES & DETAILS**

5TH COUNCIL DISTRICT 3RD ELECTION DISTRICT		HOWARD COUNTY, MD	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
20	AS-BUILT	LJC	WDR (12/18)
2	ADD SHEET 49	LJC	PCC (12/19)
CO. FILE #:	F-17-045	DES. BY:	WRD
TAX ACC. #:	03-311457	DRN. BY:	BKCLJC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		16 OF 58

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

John R. Hunter 8/7/18
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Michael 10/6/2018
 CHIEF BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Veronica 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT

Ed Chen 10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

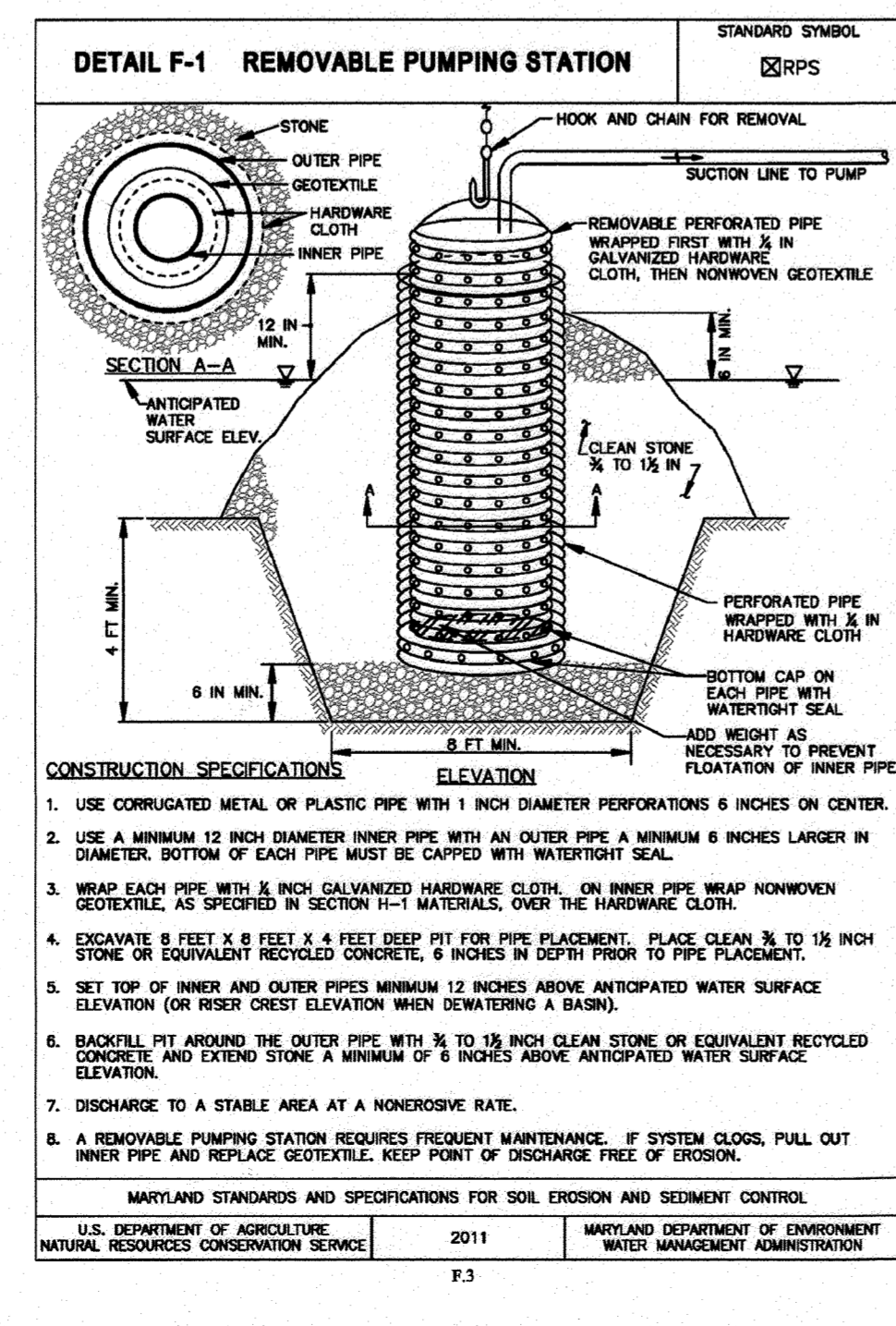
OWNERS/DEVELOPER CERTIFICATION:
 "I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT." CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

John R. Hunter 8/7/18
 MEMBER

John R. Hunter 7/27/18
 MEMBER

DESIGN CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS."

W. Richard Demario 7/24/18
 W. RICHARD DEMARIO, P.E. MD REGISTRATION NO. 21998



MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011
MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	

B-4-4 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION:
 A mound or pile of soil protected by appropriately designed erosion and sediment control measures.

PURPOSE:
 To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

Conditions Where Practice Applies:
 Stockpile areas are utilized when it is necessary to salvage and store soil for later use.

Criteria:

- The stockpile location and all related sediment control practices must be clearly indicated on the erosion and sediment control plan.
- The footprint of the stockpile must be sized to accommodate the anticipated volume of material and based on a side slope ratio no steeper than 2:1. Benching must be provided in accordance with Section B-3 Land Grading.
- Runoff from the stockpile area must drain to a suitable sediment control practice.
- Access to the stockpile area from the up-slope side.
- Clear water runoff into the stockpile area must be minimized by use of a diversion device such as an earth dike, temporary swale or diversion fence. Provisions must be made for discharging concentrated flow in a non-erosive manner.
- Where runoff concentrates along the top of the stockpile fill, an appropriate erosion/sediment control practice must be used to intercept the discharge.
- Stockpiles must be stabilized in accordance with the 3/7 day stabilization requirement as well as Standard B-4-1 Incremental Stabilization and Standard B-4-4 Temporary Stabilization.
- If the stockpile is located on an impervious surface, a liner should be provided below the stockpile to facilitate cleanup. Stockpiles containing contaminated material must be covered with impervious sheeting.

Maintenance:
 The stockpile area must continuously meet the requirements for Adequate Vegetative Establishment in accordance with Section B-4 Vegetative Stabilization. Side slopes must be maintained at no steeper than a 2:1 ratio. The stockpile area must be kept free of erosion. If the vertical height of a stockpile exceeds 20 feet for 2:1 slopes, 30 feet for 3:1 slopes, or 40 feet for 4:1 slopes, benching must be provided in accordance with Section B-3 Land Grading.



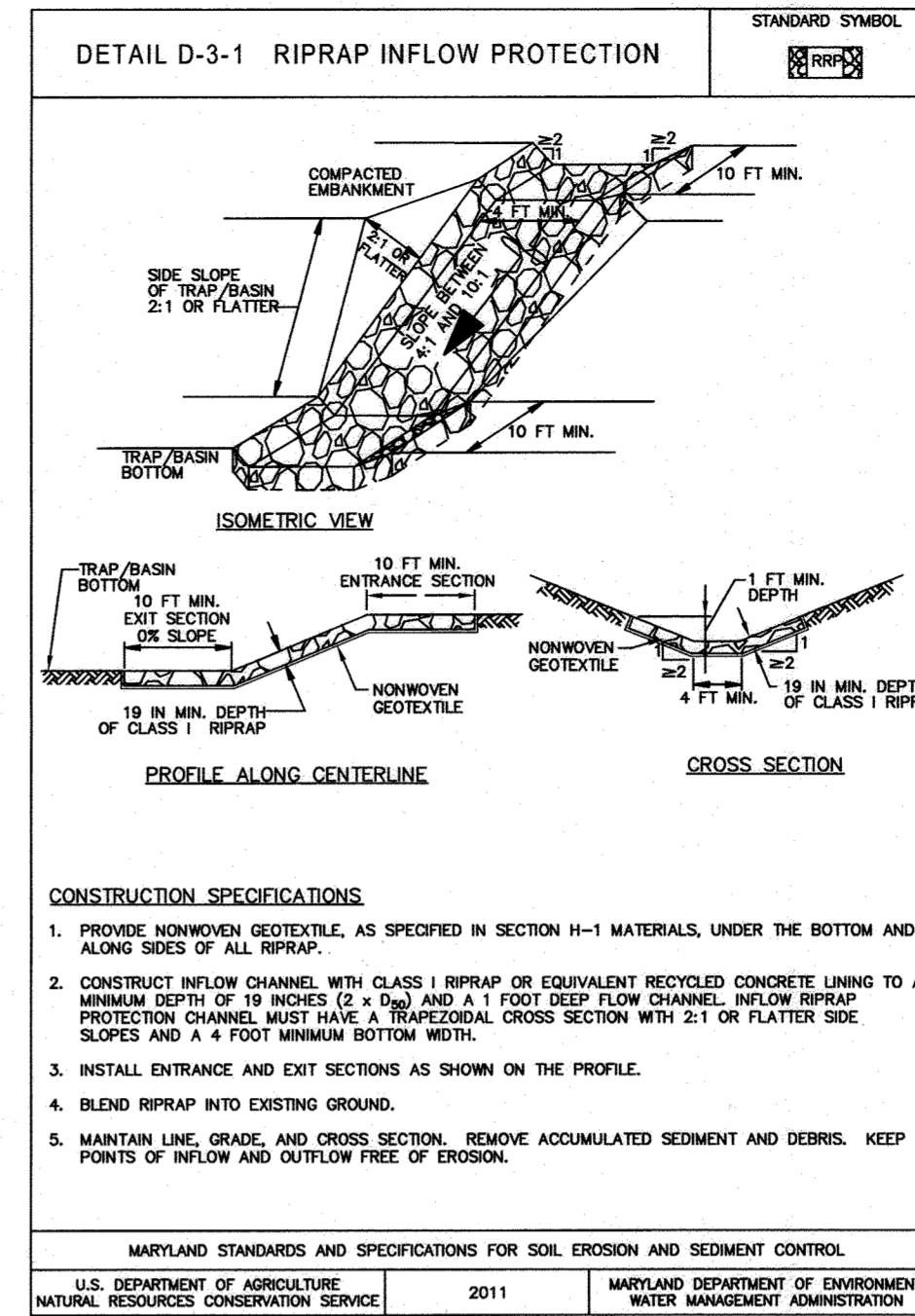
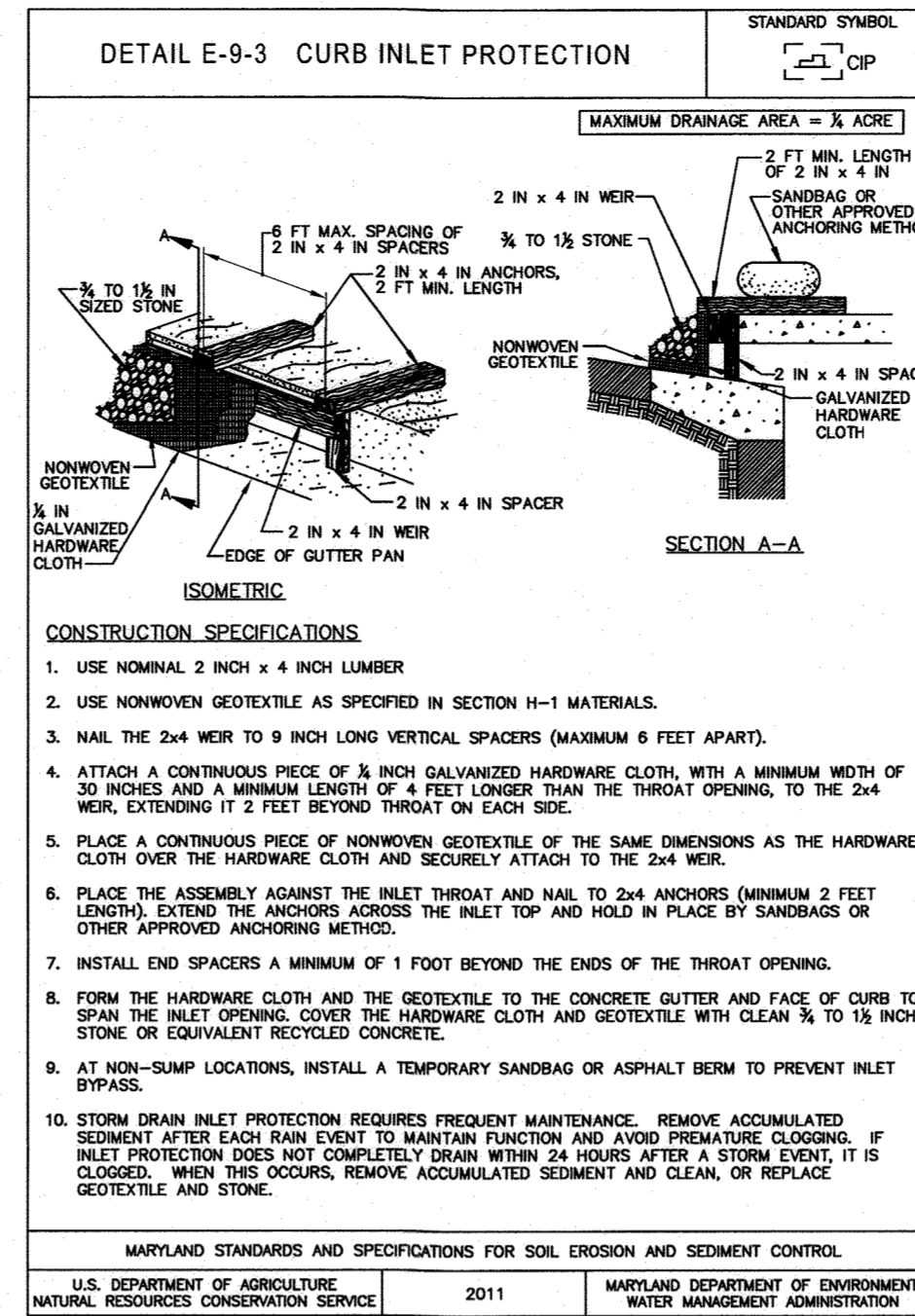
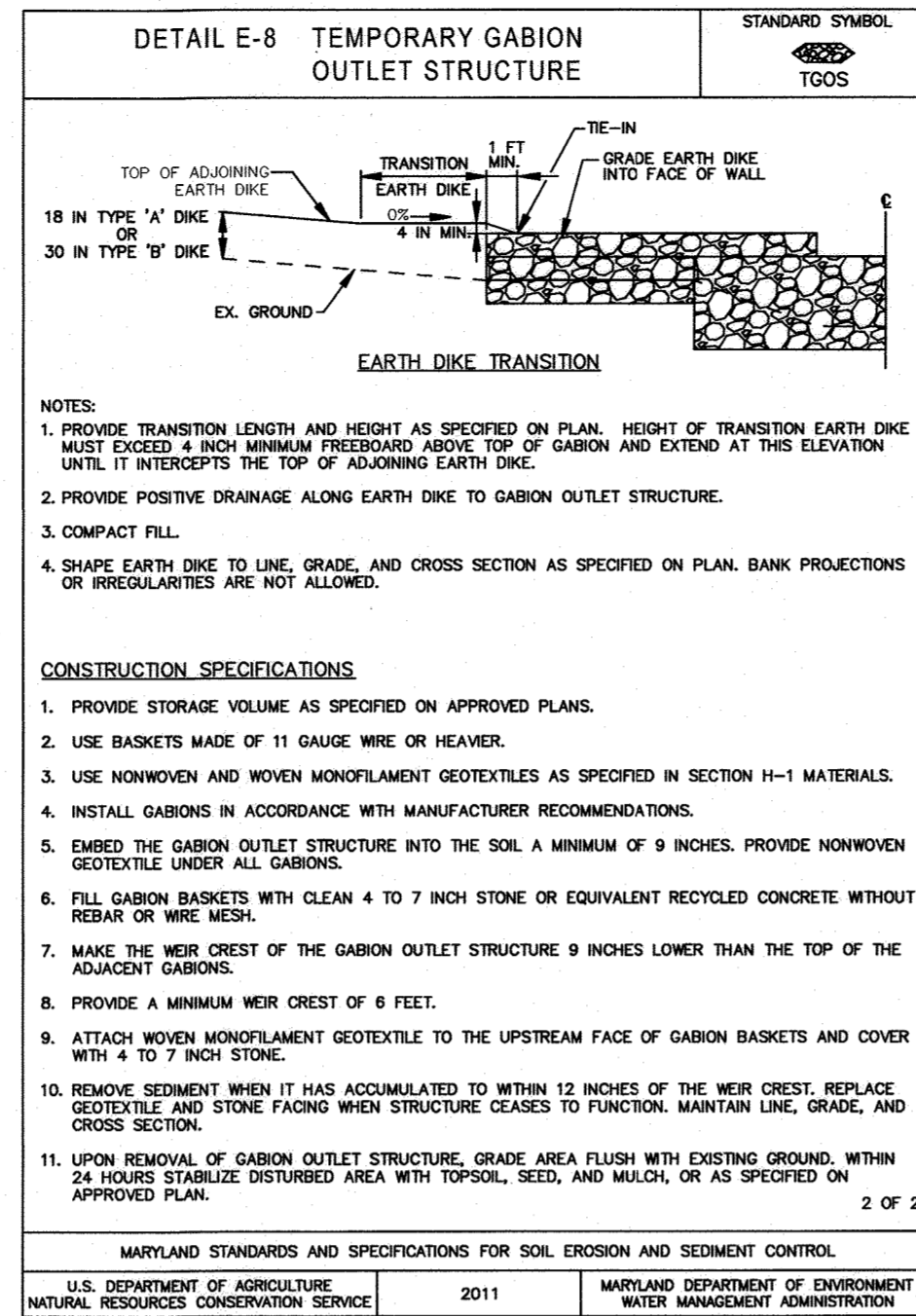
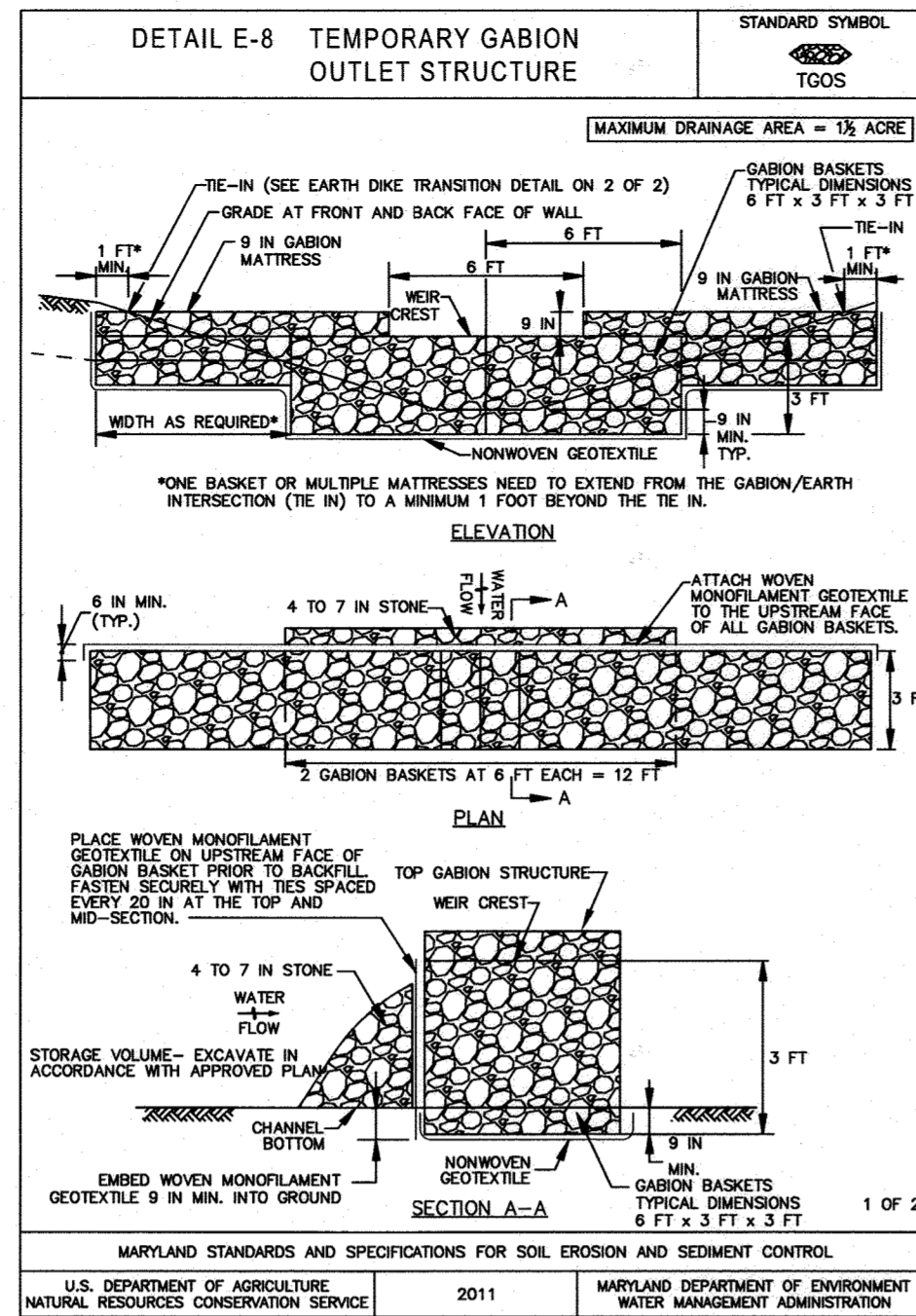
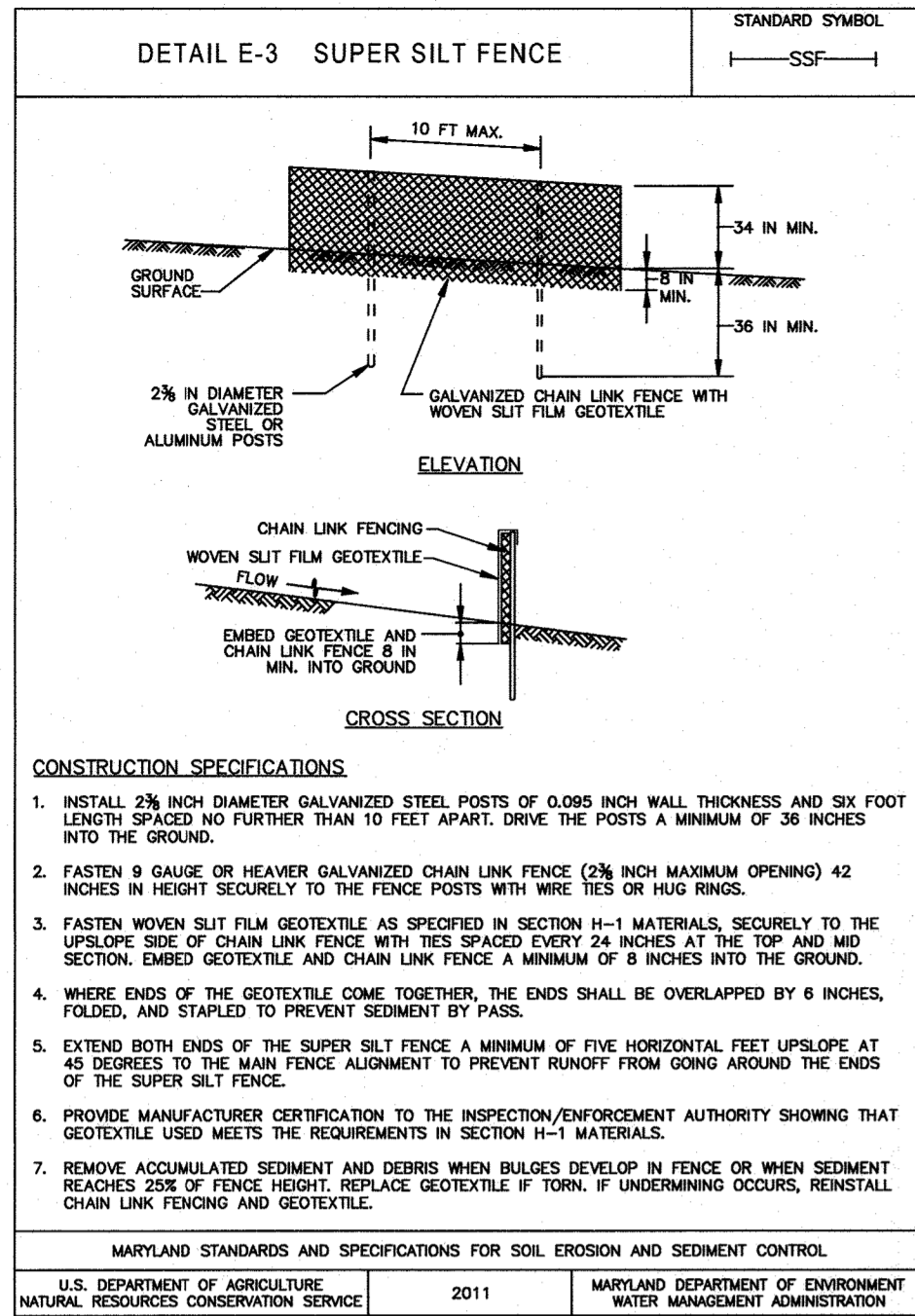
NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5-2-22
 W. RICHARD DEMARIO, P.E. #21998 DATE

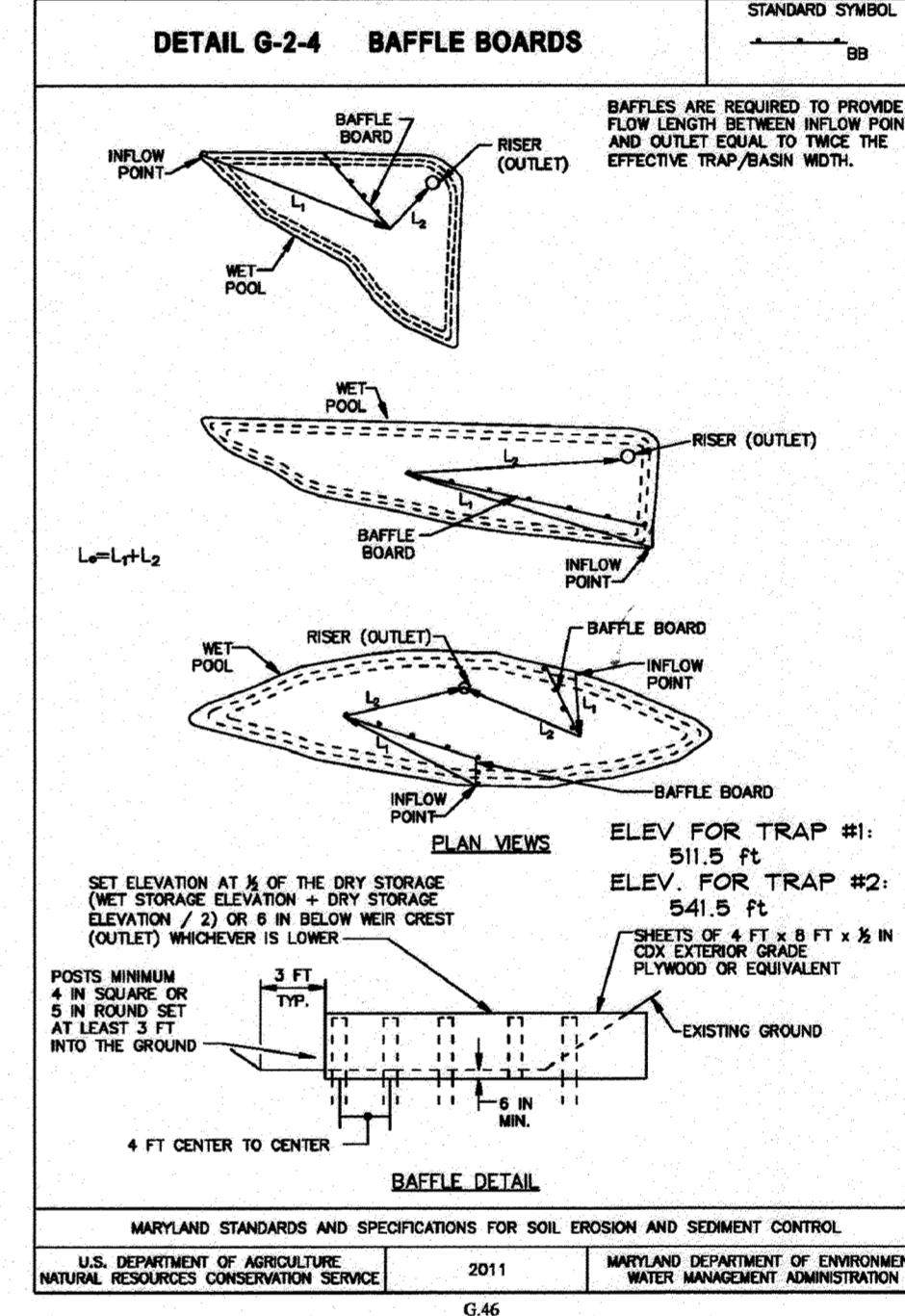
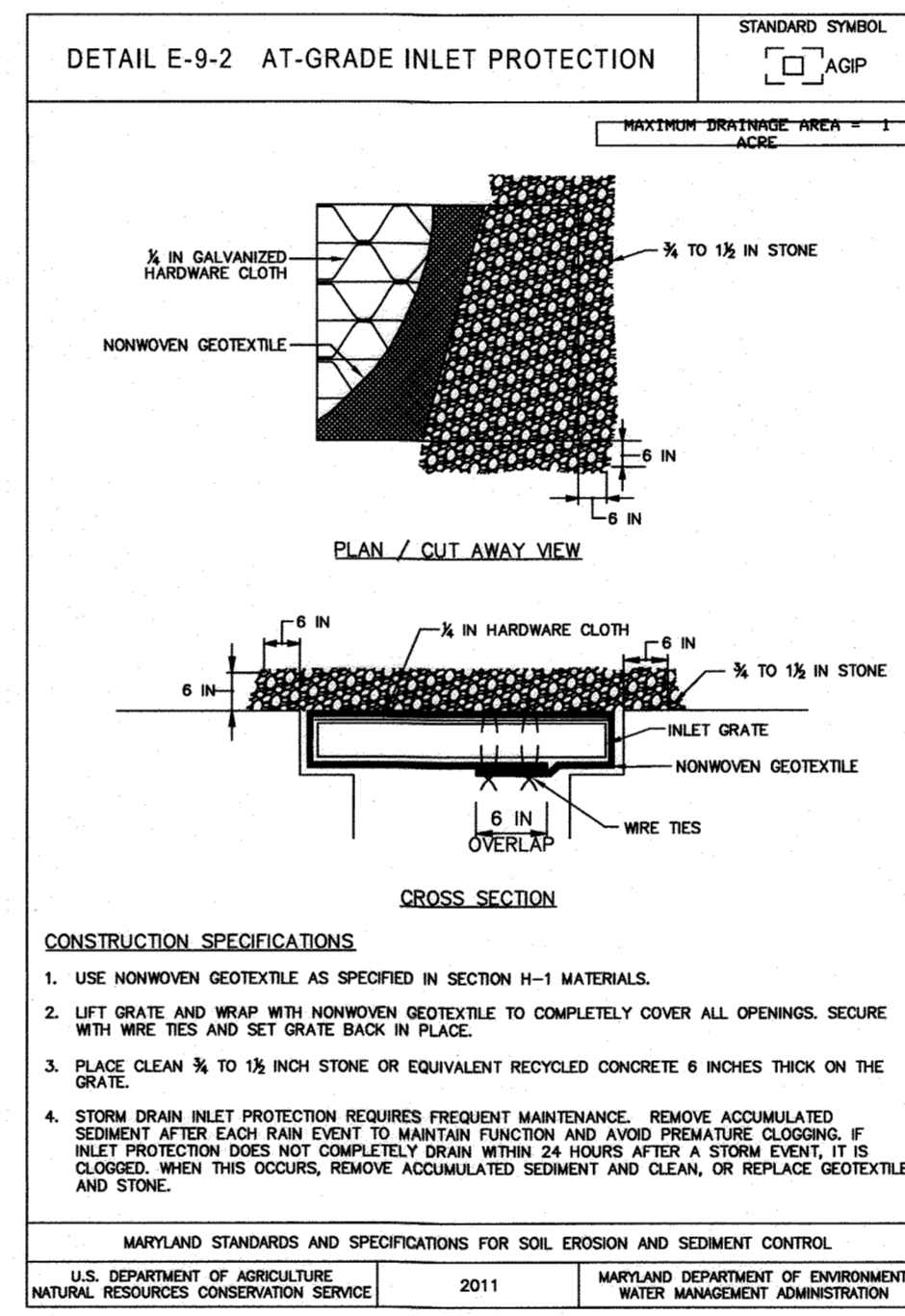
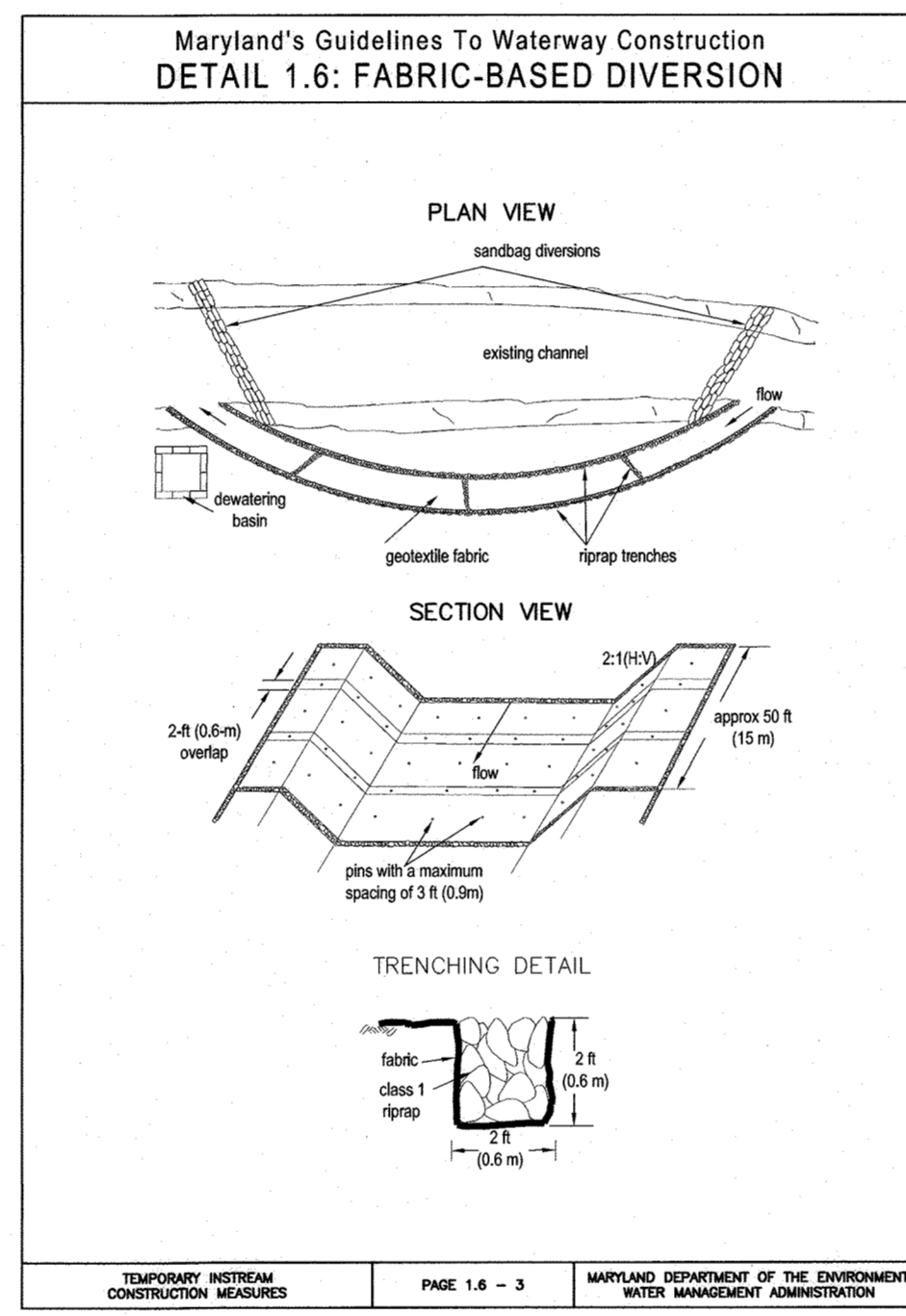
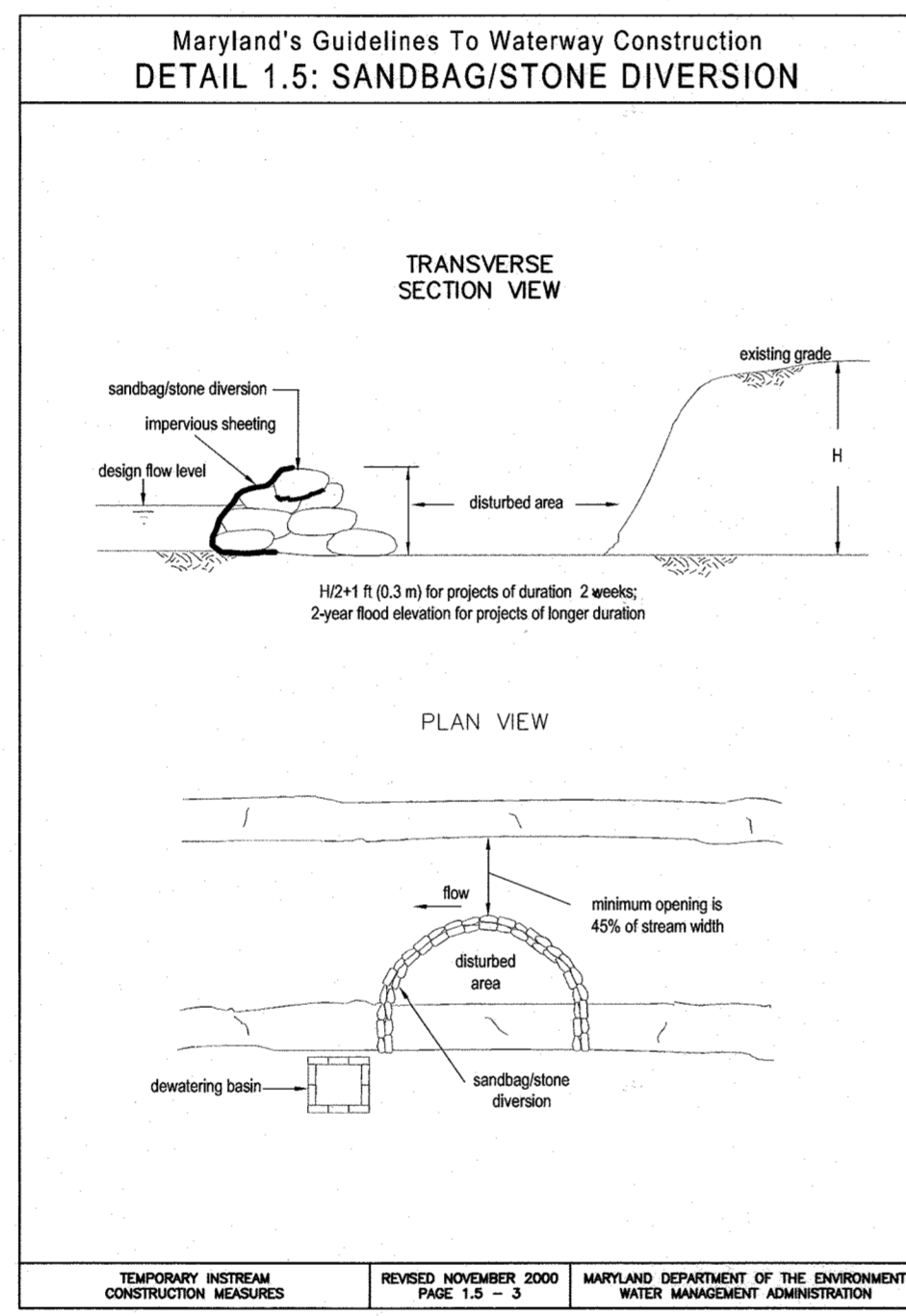
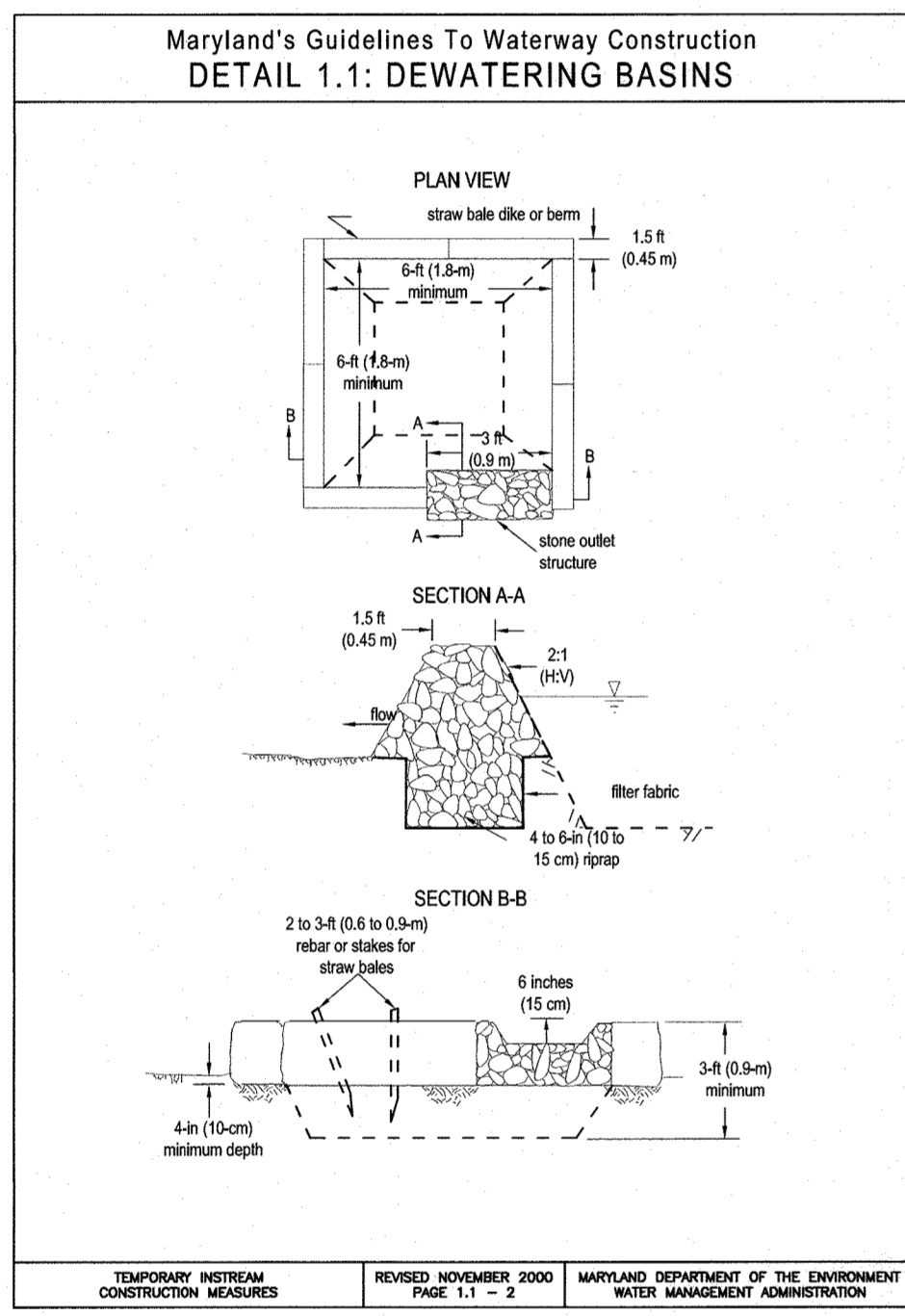
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21998. EXPIRATION DATE: JUNE 06, 2020.

07/24/2018
 DATE

W. Richard Demario
 W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.
W. Richard Demario 5-2-22
 W. RICHARD DEMARIO, P.E. #21998 DATE



DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD SURVEY PHOTOGRAPHY DATED 9/2014. ADJACENT MALL-BUILDABLE SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT FIELD OBSERVATION INFORMATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
 Development Design Consultants
 Planners
 Surveyors
 Engineers
 Landscape Architects
 192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (fax)
 www.DDCinc.us

OWNER: GILLICEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21028-1174
 (410) 531-0797

DEVELOPER: S/A OWNER

SITE ADDRESS: S/E RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #64937)
 LOTS 1-34 A BUILDABLE PRESERVATION PARCEL, 4 A NON-BUILDABLE
 PRESERVATION PARCEL, B-K, NON-BUILDABLE BULK PARCELS L-M

SEDIMENT & EROSION
 CONTROL NOTES & DETAILS

5TH COUNCIL DISTRICT
 8RD ELECTION DISTRICT HOWARD COUNTY, MD

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. 23998. EXPIRATION DATE: JUNE 08, 2020.

07/24/2018
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998

NO.	REVISIONS	DRN.	REV.	DATE
20	AS-BUILT	JSC	WJD	02/01/18
21	ADD SHEET 4A	LJC	PJC	02/01/18

CO. FILE #: F-17-045
 TAX ACC. #: 03-311457
 TAX MAP: 9
 BLOCK / GRID: 6
 PARCEL #: 66
 ZONE / USE: RR-DEO
 DWG. SCALE: 1" = 50'

DES. BY: WRD
 DRN. BY: BKJ/LJC
 CHK. BY: WRD
 DATE: 07/24/18
 DDC JOB#: 12064.1
 SHEET NUMBER:
 17 OF 58

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

John P. Blunt 8/7/18
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William R. Demario 10/2/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Kathleen 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT

William R. Demario 10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

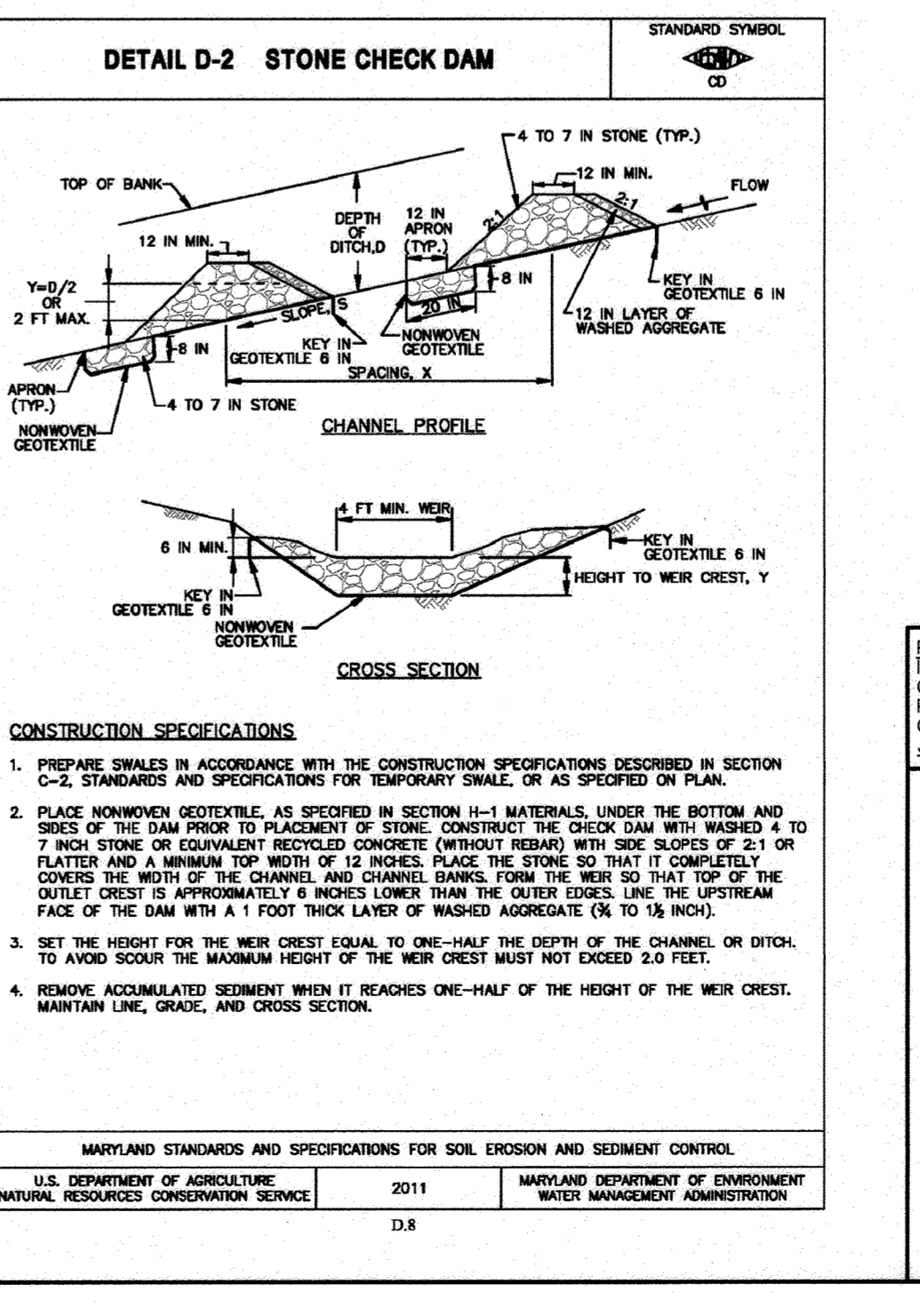
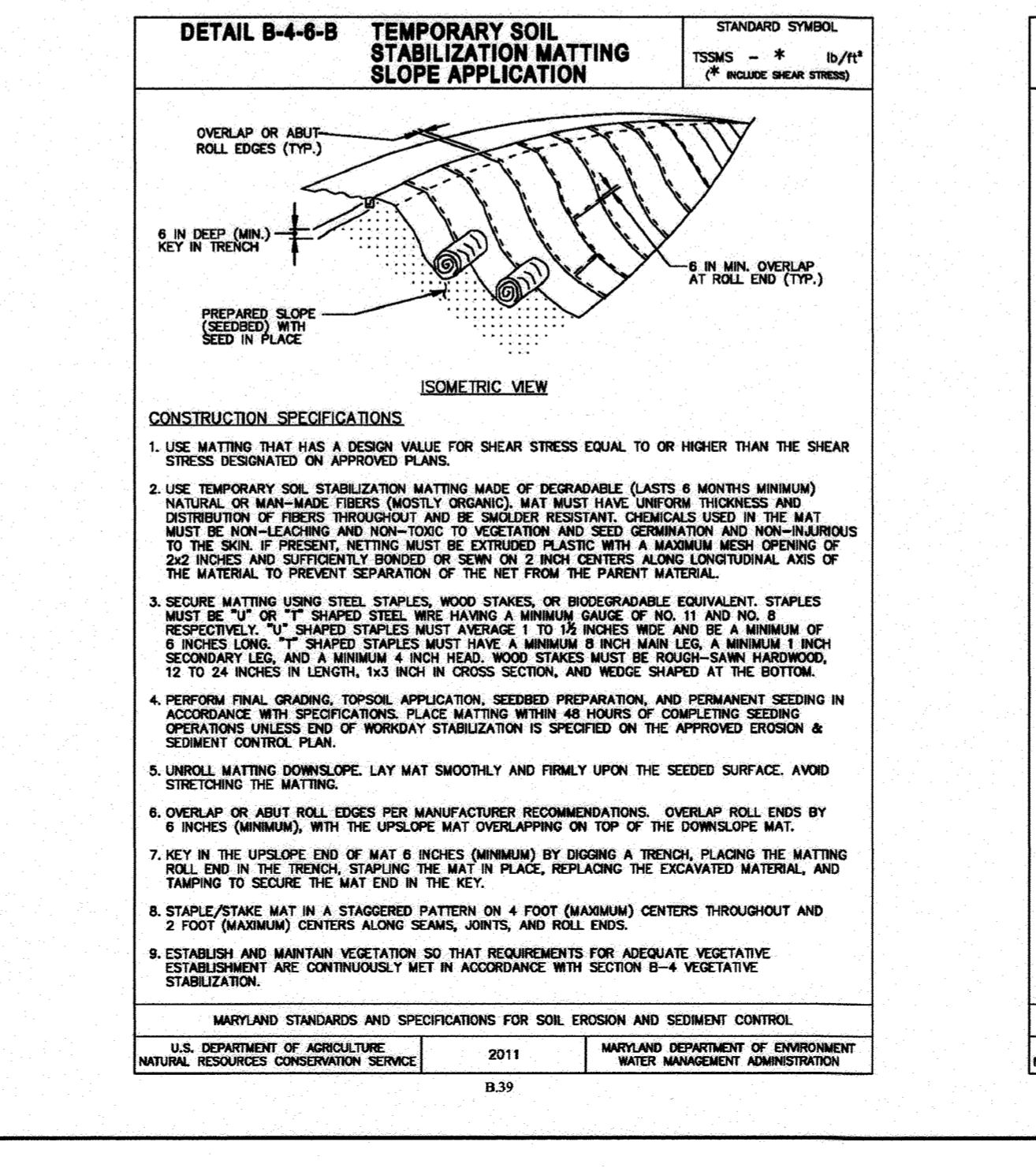
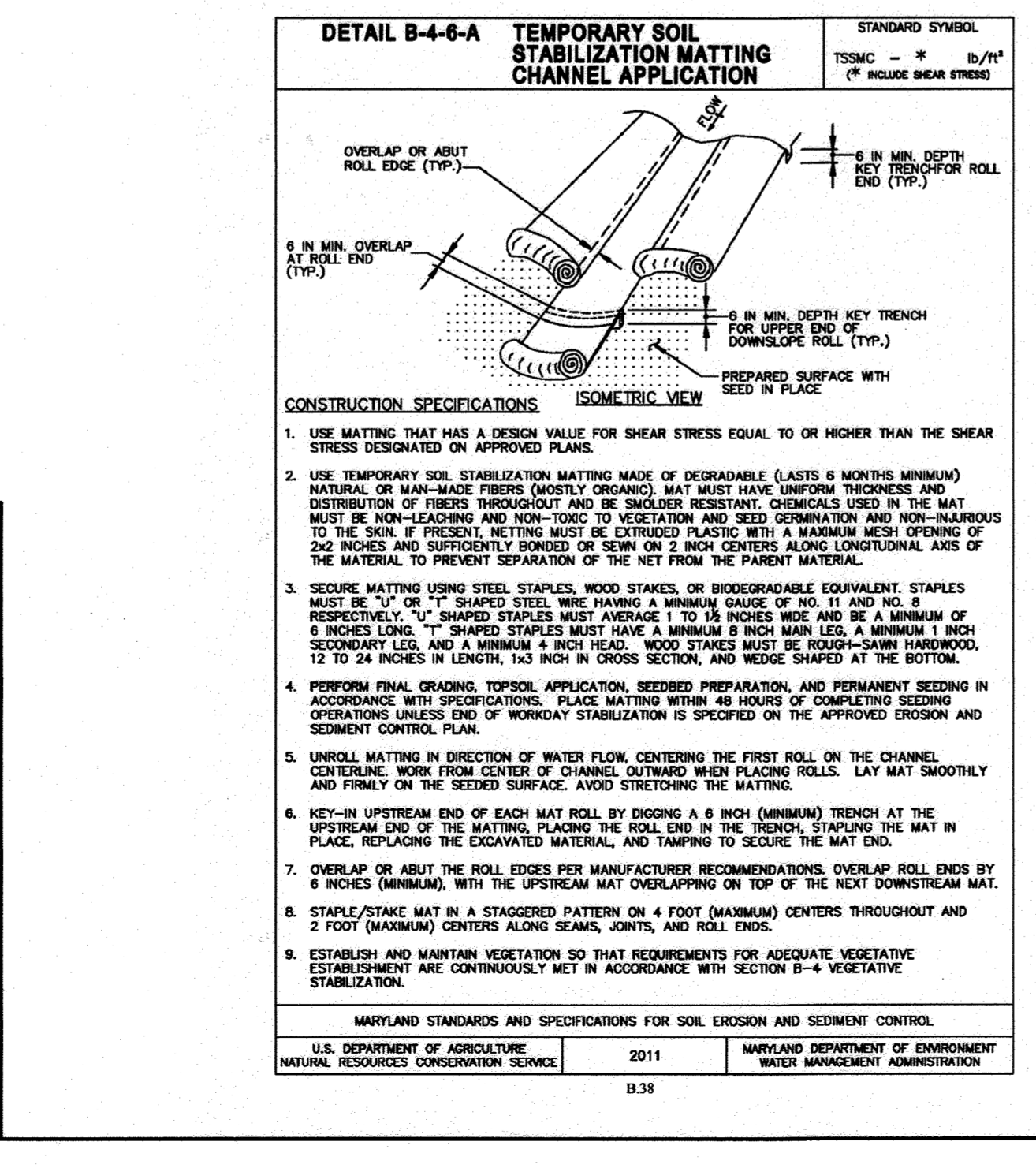
OWNERS/DEVELOPER CERTIFICATION:
 "I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

John P. Blunt 8/7/18
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

William R. Demario 10/2/2018
 CHIEF, BUREAU OF HIGHWAYS

DESIGN CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

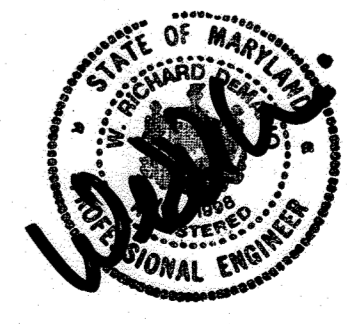
William R. Demario 7/2/18
 WILLIAM RICHARD DEMARIO, P.E. MD REGISTRATION NO. 21998 DATE



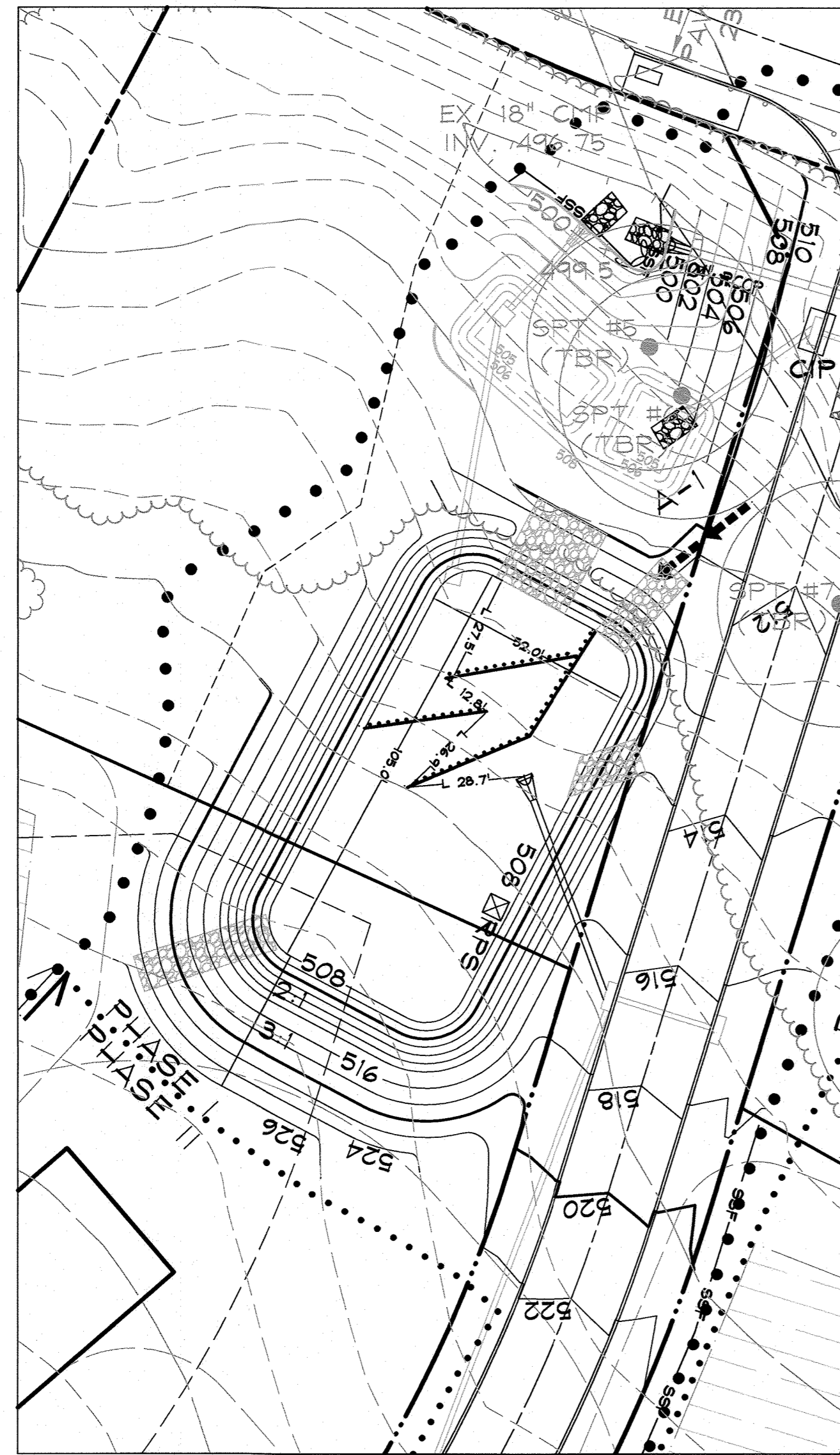
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 23998. EXPIRATION DATE: JUNE 08, 2020.

07/24/2018
 DATE

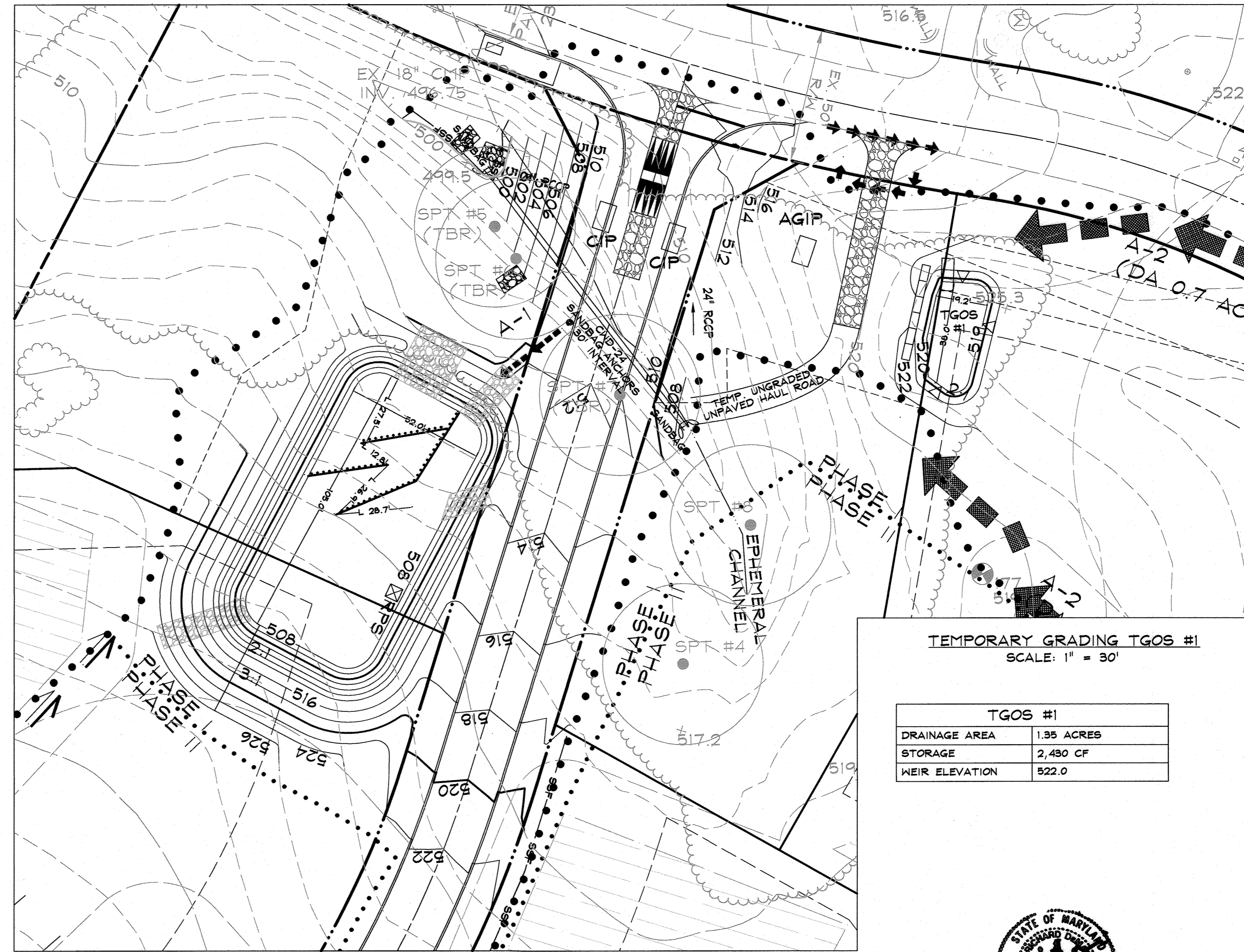
W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998



TRAP TABLE - TRAP # 1		
TRAP TYPE	TYPE II	
EXISTING DRAINAGE AREA (AC)	4.8	
INTERIM DRAINAGE AREA (AC)	4.8	
PROPOSED DRAINAGE AREA (AC)	4.8	
STORAGE REQUIRED (CUBIC FEET)	CO	4,375
	WET	8,750
	DRY	8,750
STORAGE PROVIDED (CUBIC FEET)	CO	5,986
	WET	11,973
	DRY	14,548
TOTAL	TOTAL	26,521
EXISTING GROUND ELEVATION	511.0	
TOP EMBANKMENT ELEVATION	514.0	
TOP EMBANKMENT WIDTH	4'	
WEIR CREST ELEVATION	512.0	
DRY STORAGE ELEVATION	512.0	
WET STORAGE ELEVATION	510.0	
CLEANOUT ELEVATION	509.0	
BOTTOM ELEVATION	50.0	
OUTLET WIDTH	20'	
BOTTOM DIMENSION	105' x 52'	
TRAP SIDE SLOPES	2:1±	
TRAP DEPTH	CO	1.0
	WET	2.0
	DRY	2.0
OUTLET PROTECTION LENGTH	10'	
OUTLET PROTECTION DEPTH	1'-7"	
WET STORAGE ZONE ELEVATION	508-510	
DRY STORAGE ZONE ELEVATION	510-512	



TEMPORARY GRADING
SEC TRAP #1 (PHASE II)
SCALE: 1" = 30'



TEMPORARY GRADING
SEC TRAP #1 (PHASE I)
SCALE: 1" = 30'

TEMPORARY GRADING TGOS #1
SCALE: 1" = 30'

TGOS #1	
DRAINAGE AREA	1.95 ACRES
STORAGE	2,480 CF
WEIR ELEVATION	522.0



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5-2-22
W. RICHARD DEMARIO, P.E. #21998 DATE

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2004.
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 6/2014.
ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

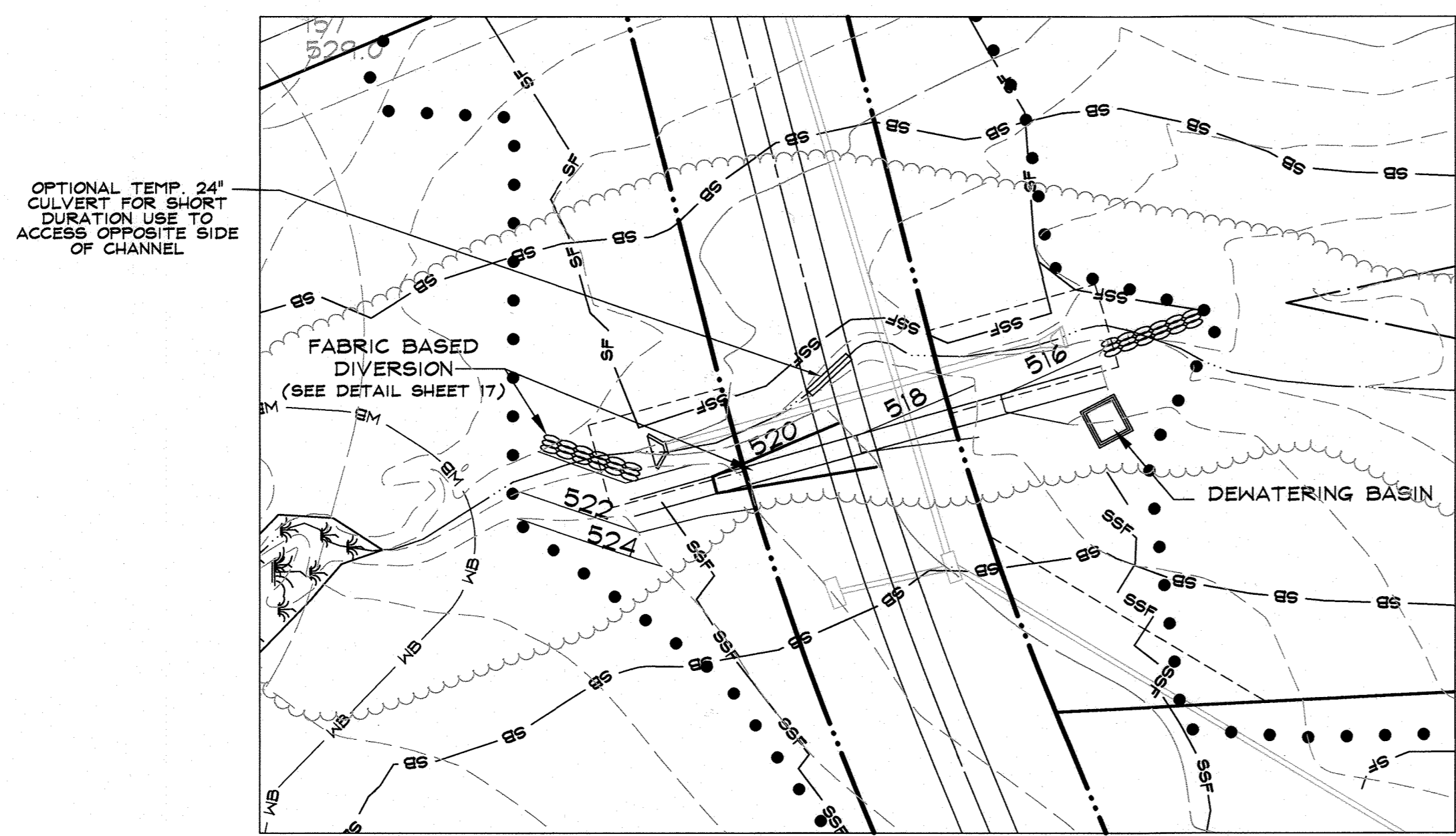
OWNERS/DEVELOPER CERTIFICATION:
"I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODS ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."
John X. Casey / Member
Norman Nuddles / Member 7/27/18
PRINTED NAME & TITLE DATE

DESIGN CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
W. Richard Demario 7/27/19
WILLIAM RICHARD DEMARIO, P.E. MD REGISTRATION NO. 21998 DATE

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John X. Casey 8/7/18
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Meunier 10/2/2018
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Kent DeLoach 10-23-18
CHIEF DIVISION OF LAND DEVELOPMENT DATE
Chad Clark 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



TEMPORARY GRADING
STREAM DIVERSION
(PHASE II)
SCALE: 1" = 30'

DRAWING LEGEND

- ● ● ● ● LIMIT OF DISTURBANCE
- SF — SF PROPOSED SILT FENCE
- SSF — SSF PROPOSED SUPER SILT FENCE
- ■ ■ ■ ■ A/2 PROPOSED EARTH DIKE
- → → → → PROPOSED CLEAN WATER DIKE
- ≡ ≡ ≡ ≡ ≡ PERIMETER DIKE SWALE
- — — — — BATTER BOARDS
- ▨ ▨ ▨ ▨ ▨ STABILIZED CONSTRUCTION ENTRANCE
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- TGOS TEMPORARY GABION OUTLET STRUCTURE
- 15.00% - 19.99% SLOPES
- 20.00% AND GREATER SLOPES

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

DDC inc.
Development Design Consultants

OWNER: GILLICEE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS:
SIE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6437)
LOTS I-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE
PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-H

SEDIMENT & EROSION
CONTROL DETAILS

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. 21998. EXPIRATION DATE: JUNE 09, 2020.

07/24/2018
DATE

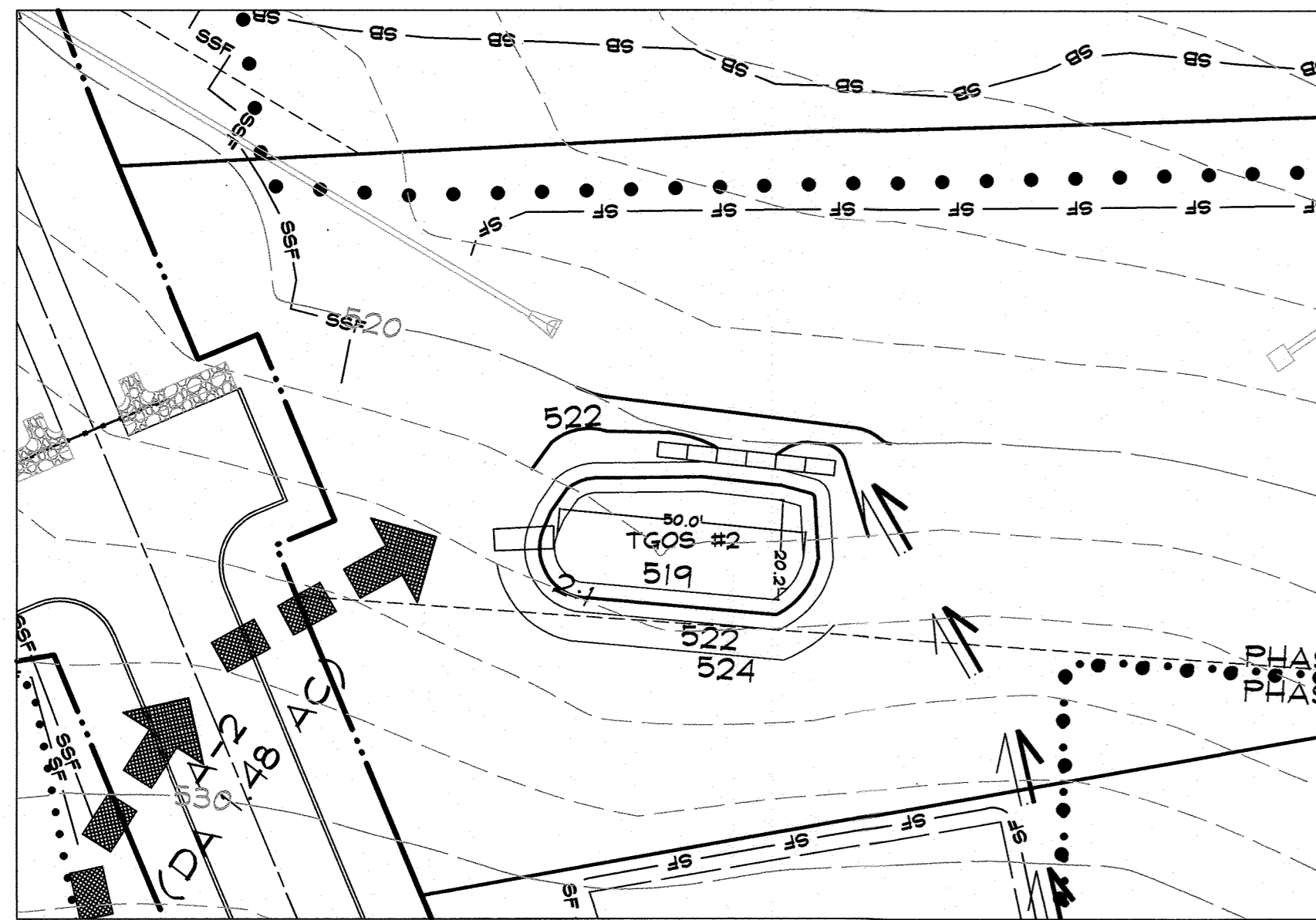
W. Richard Demario
PROFESSIONAL ENGINEER NO. 21998

8TH COUNCIL DISTRICT
3RD ELECTION DISTRICT
HOWARD COUNTY, MD

REVISIONS

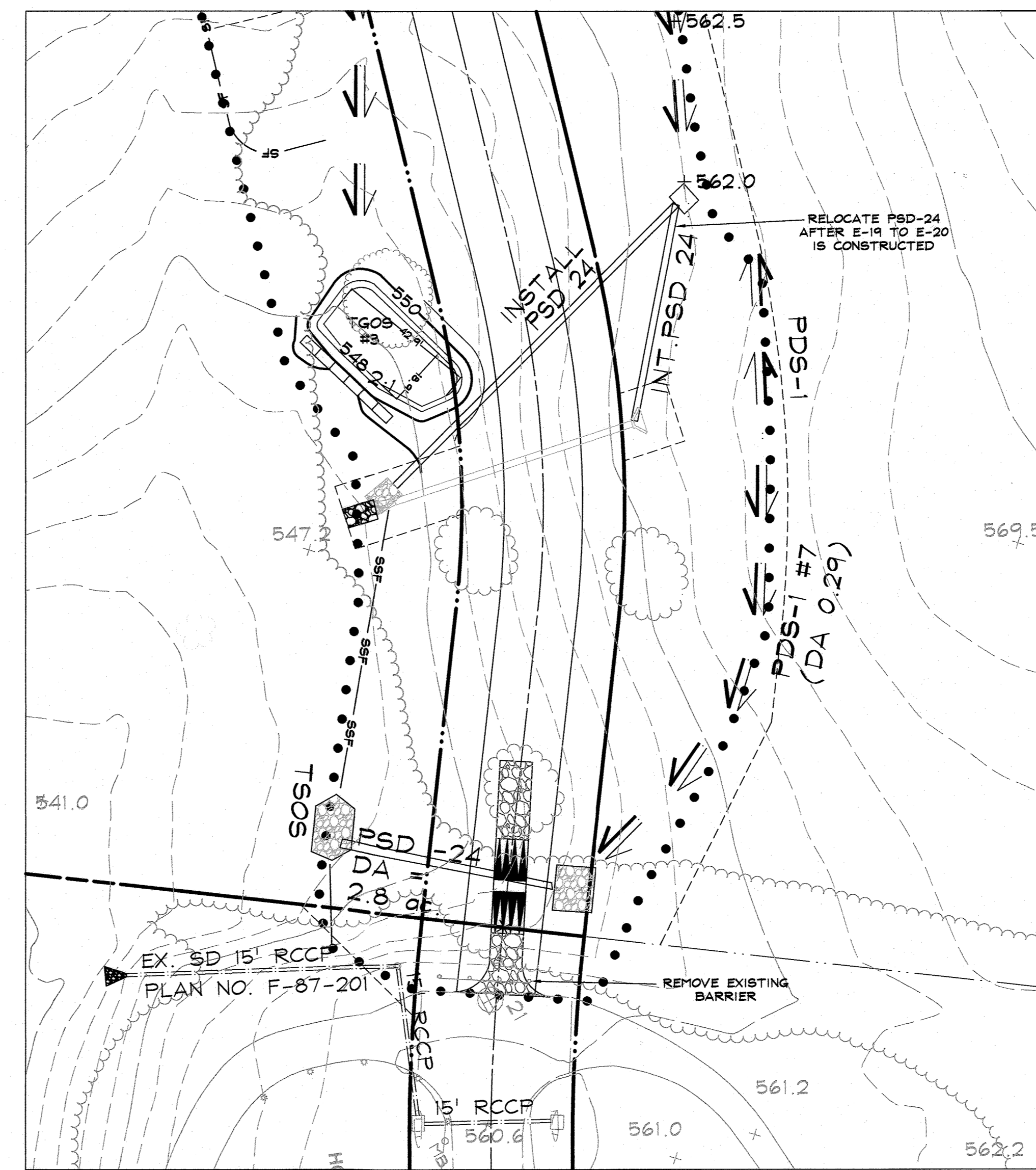
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
20	AS-BUILT	JJC	WRD	12/14/21
2	ADD SHEET 2A	LSC	PGC	04/19/19

CO. FILE #:	F-17-045	DES. BY:	WRD
TAX ACC. #:	03-311457	DRN. BY:	BK/CJ/C
TAX MAP:	9	CHK. BY:	PGC
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	18 of 58
DWG. SCALE:	1" = 50'		



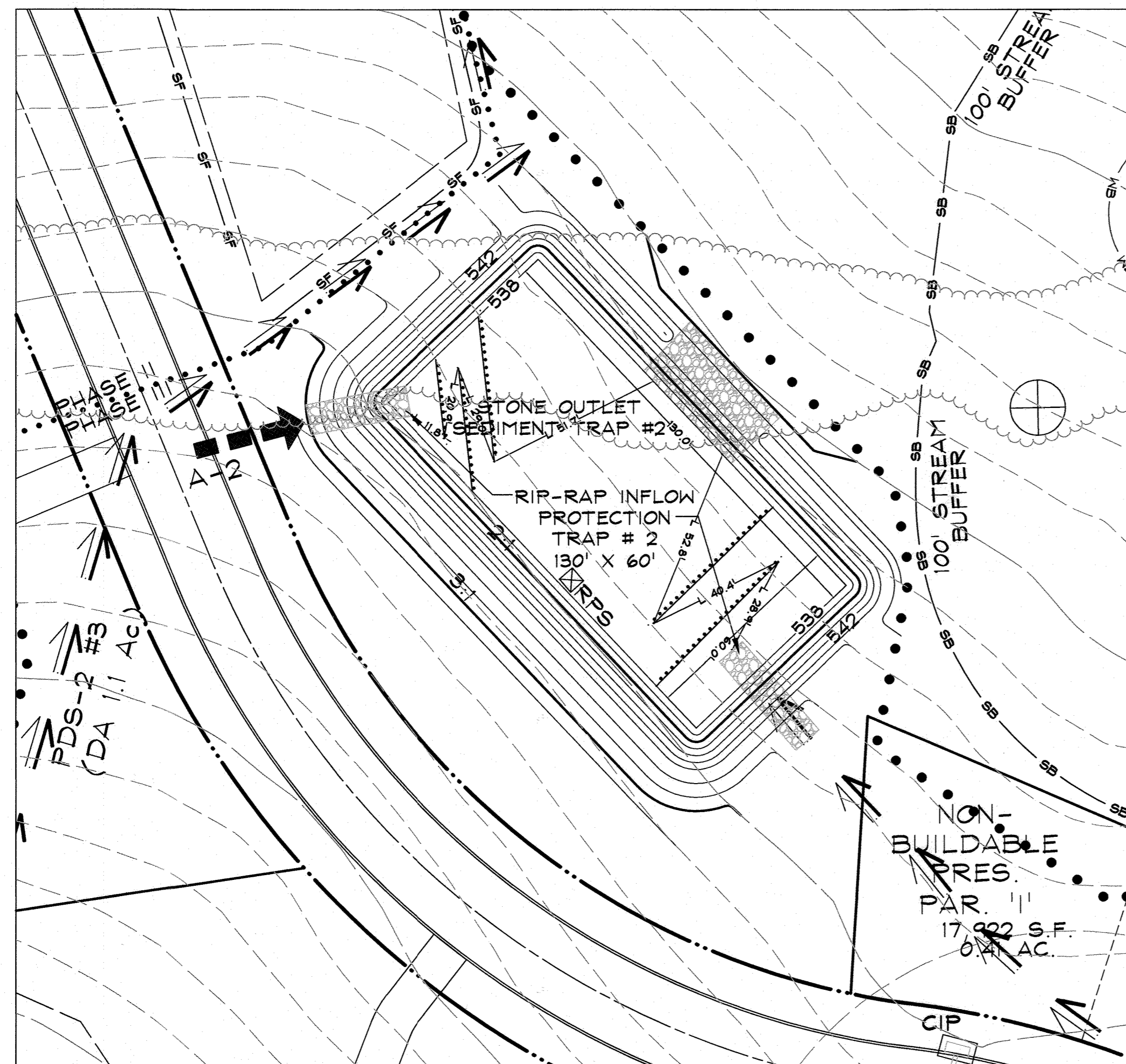
TEMPORARY GRADING TGOS #2
SCALE: 1" = 30'

TGOS #2	
DRAINAGE AREA	1.48 ACRES
STORAGE	2,698 CF
WEIR ELEVATION	522.0



TEMPORARY GRADING TGOS #3
SCALE: 1" = 30'

TGOS #3	
DRAINAGE AREA	1.99 ACRES
STORAGE	2,502 CF
WEIR ELEVATION	550.0



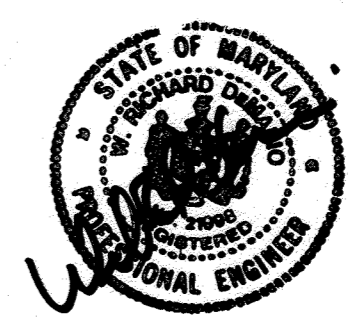
TEMPORARY GRADING
SEDIMENT TRAP #2
SCALE: 1" = 30'

TRAP TABLE - TRAP # 2	
TRAP TYPE	TYPE II
EXISTING DRAINAGE AREA(AC)	9.5
INTERIM DRAINAGE AREA(AC)	9.5
PROPOSED DRAINAGE AREA(AC)	9.5
STORAGE REQUIRED (CUBIC FEET)	CO 8,550
	WET 17,100
	DRY 17,100
STORAGE PROVIDED (CUBIC FEET)	TOTAL 34,200
	CO 8,186
	WET 17,157
TOTAL	DRY 20,399
	WET 17,157
	TOTAL 37,555
EXISTING GROUND ELEVATION	540.0
TOP EMBANKMENT ELEVATION	549.0
TOP EMBANKMENT WIDTH	4'
WEIR CREST ELEVATION	542.0
DRY STORAGE ELEVATION	542.0
WET STORAGE ELEVATION	540.0
CLEANOUT ELEVATION	539.0
BOTTOM ELEVATION	538.0
OUTLET WIDTH	38'
BOTTOM DIMENSION	130' x 60'
TRAP SIDE SLOPES	2:1
TRAP DEPTH	CO 1.0
	WET 2.0
	DRY 2.0
OUTLET PROTECTION LENGTH	10'
OUTLET PROTECTION DEPTH	1'-7"
WET STORAGE ZONE ELEVATION	538-540
DRY STORAGE ZONE ELEVATION	540-542

DRAWING LEGEND

- ● ● ● ● ● ● ● ● ● LIMIT OF DISTURBANCE
- SF — SF — PROPOSED SILT FENCE
- SSF — SSF — PROPOSED SUPER SILT FENCE
- ■ ■ ■ ■ ■ ■ ■ ■ ■ PROPOSED EARTH DIKE
- — — — — PROPOSED CLEAN WATER DIKE
- — — — — PERIMETER DIKE SWALE
- ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ STABILIZED CONSTRUCTION ENTRANCE
- ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ TEMPORARY STONE OUTLET STRUCTURE
- ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ TEMPORARY GABION OUTLET STRUCTURE
- ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ 15.00% - 19.99% SLOPES
- ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ 20.00% AND GREATER SLOPES
- ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ M-6 MICRO-BIORETENTION

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.
W. RICHARD DEMARIO, P.E. #21998 DATE 5.2.22



DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014.
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

OWNERS/DEVELOPER CERTIFICATION:
"I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL ON EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."
W. Richard Demario / Member 7/21/18

DESIGN CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
W. Richard Demario 7/24/18

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Platter 8/17/18

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Chief, Bureau of Highways 10/3/2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 10-19-18

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

Development Design Consultants

OWNER: GILLICEE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: S/E RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6437)
LOTS I-34 4 BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

SEDIMENT & EROSION
CONTROL DETAILS

5TH COUNCIL DISTRICT
3RD ELECTION DISTRICT
HOWARD COUNTY, MD

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
20	AS-BUILT	LJC	WRD	10/22
2	ADD SHEET 49	LJC	PAC	10/19

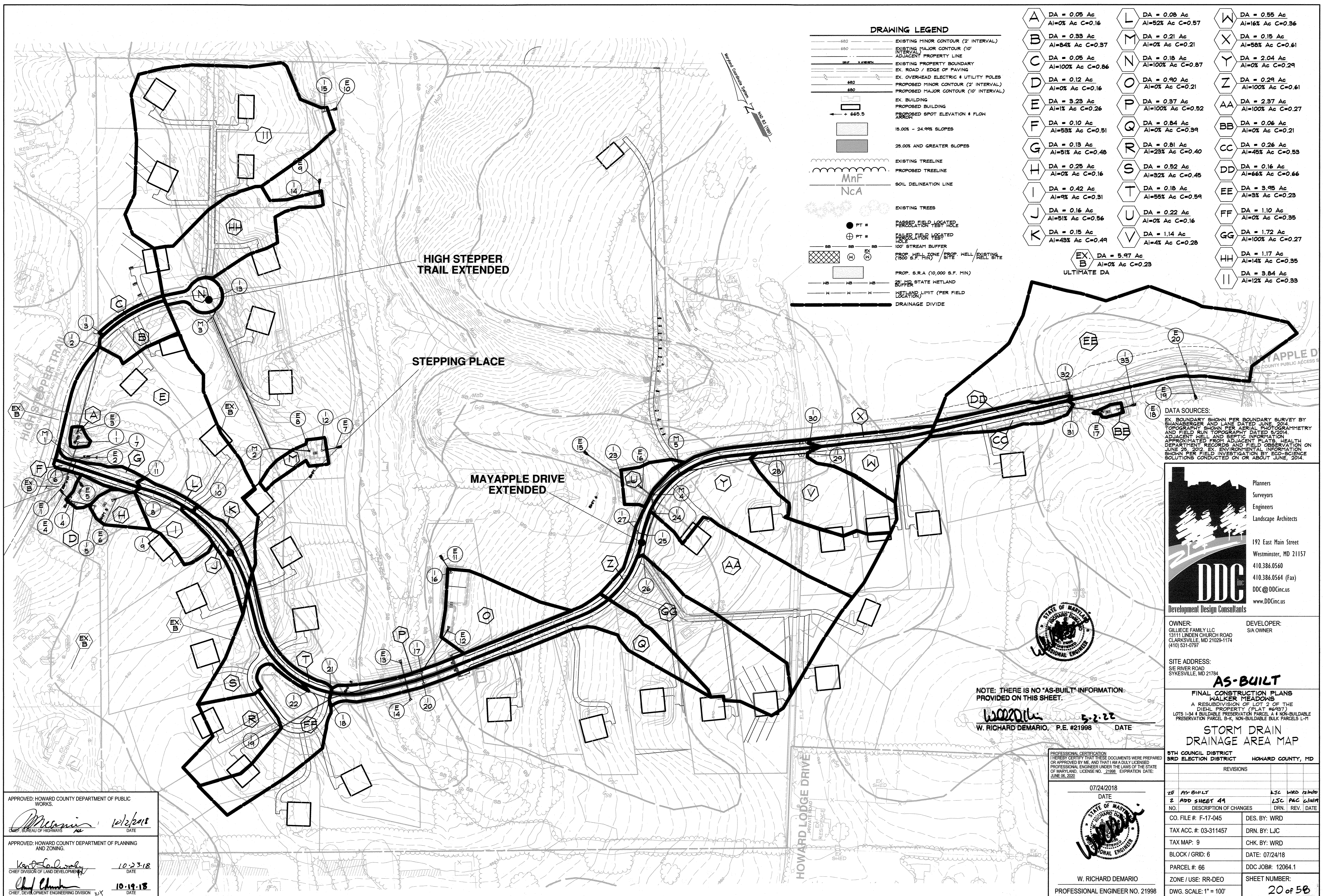
CO. FILE #: F-17-045
TAX ACC. #: 03-311457
TAX MAP: 9
BLOCK / GRID: 6
PARCEL #: 66
ZONE / USE: RR-DEO
DWG. SCALE: 1" = 50'

DES. BY: WRD
DRN. BY: BKJ/LJC
CHK. BY: WRD
DATE: 07/24/18
DDC JOB#: 12064.1
SHEET NUMBER:
19 of 58

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. 21998. EXPIRATION DATE: JUNE 06, 2020.

07/24/2018
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998



DRAWING LEGEND

---	EXISTING MINOR CONTOUR (2' INTERVAL)
---	EXISTING MAJOR CONTOUR (10' INTERVAL)
---	ADJACENT PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	EX. ROAD / EDGE OF PAVING
---	EX. OVERHEAD ELECTRIC & UTILITY POLES
---	PROPOSED MINOR CONTOUR (2' INTERVAL)
---	PROPOSED MAJOR CONTOUR (10' INTERVAL)
□	EX. BUILDING
□	PROPOSED BUILDING
▲	PROPOSED SPOT ELEVATION & FLOW ARROW
▨	15.00% - 24.99% SLOPES
▩	25.00% AND GREATER SLOPES
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	SOIL DELINEATION LINE
○	EXISTING TREES
●	PT #
⊕	PT #
⊗	PROPOSED FIELD LOCATED FOR SOLAR PANELS
⊗	PROPOSED FIELD LOCATED FOR SOLAR PANELS (1500 S.F. MIN)
⊗	PROPOSED WELL / EXISTING WELL SITE
⊗	PROPOSED S.R.A. (10,000 S.F. MIN)
⊗	STATE METLAND
---	METLAND LIMIT (PER FIELD LOCATION)
---	DRAINAGE DIVIDE

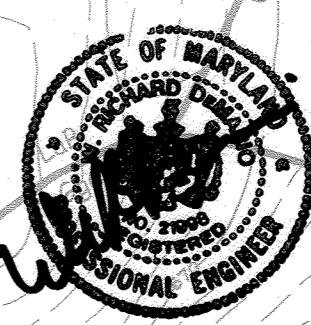
A	DA = 0.05 Ac AI=0% Ac C=0.16	L	DA = 0.08 Ac AI=52% Ac C=0.57	W	DA = 0.55 Ac AI=16% Ac C=0.36
B	DA = 0.33 Ac AI=84% Ac C=0.37	M	DA = 0.21 Ac AI=0% Ac C=0.21	X	DA = 0.15 Ac AI=58% Ac C=0.61
C	DA = 0.05 Ac AI=100% Ac C=0.86	N	DA = 0.18 Ac AI=100% Ac C=0.87	Y	DA = 2.04 Ac AI=0% Ac C=0.29
D	DA = 0.12 Ac AI=0% Ac C=0.16	O	DA = 0.90 Ac AI=0% Ac C=0.21	Z	DA = 0.29 Ac AI=100% Ac C=0.61
E	DA = 3.23 Ac AI=1% Ac C=0.26	P	DA = 0.37 Ac AI=100% Ac C=0.52	AA	DA = 2.37 Ac AI=100% Ac C=0.27
F	DA = 0.10 Ac AI=53% Ac C=0.51	Q	DA = 0.84 Ac AI=0% Ac C=0.39	BB	DA = 0.06 Ac AI=0% Ac C=0.21
G	DA = 0.13 Ac AI=51% Ac C=0.48	R	DA = 0.81 Ac AI=23% Ac C=0.40	CC	DA = 0.26 Ac AI=45% Ac C=0.53
H	DA = 0.25 Ac AI=0% Ac C=0.16	S	DA = 0.52 Ac AI=32% Ac C=0.45	DD	DA = 0.16 Ac AI=66% Ac C=0.66
I	DA = 0.42 Ac AI=9% Ac C=0.31	T	DA = 0.18 Ac AI=55% Ac C=0.59	EE	DA = 3.95 Ac AI=3% Ac C=0.23
J	DA = 0.16 Ac AI=51% Ac C=0.56	U	DA = 0.22 Ac AI=0% Ac C=0.16	FF	DA = 1.10 Ac AI=0% Ac C=0.35
K	DA = 0.15 Ac AI=43% Ac C=0.49	V	DA = 1.14 Ac AI=4% Ac C=0.28	GG	DA = 1.72 Ac AI=100% Ac C=0.27
EX. B	DA = 5.97 Ac AI=0% Ac C=0.23	ULTIMATE DA		HH	DA = 1.17 Ac AI=14% Ac C=0.35
				II	DA = 3.84 Ac AI=12% Ac C=0.33

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD SURVEY TOPOGRAPHY DATED 9/2014.
 DRAINAGE DIVIDE AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
 Development Design Consultants

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCincus.com
 www.DDCincus.com

Planners
 Surveyors
 Engineers
 Landscape Architects



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. RICHARD DEMARIO, P.E. #21998 DATE 5-2-22

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 [Signature] 10/2/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT

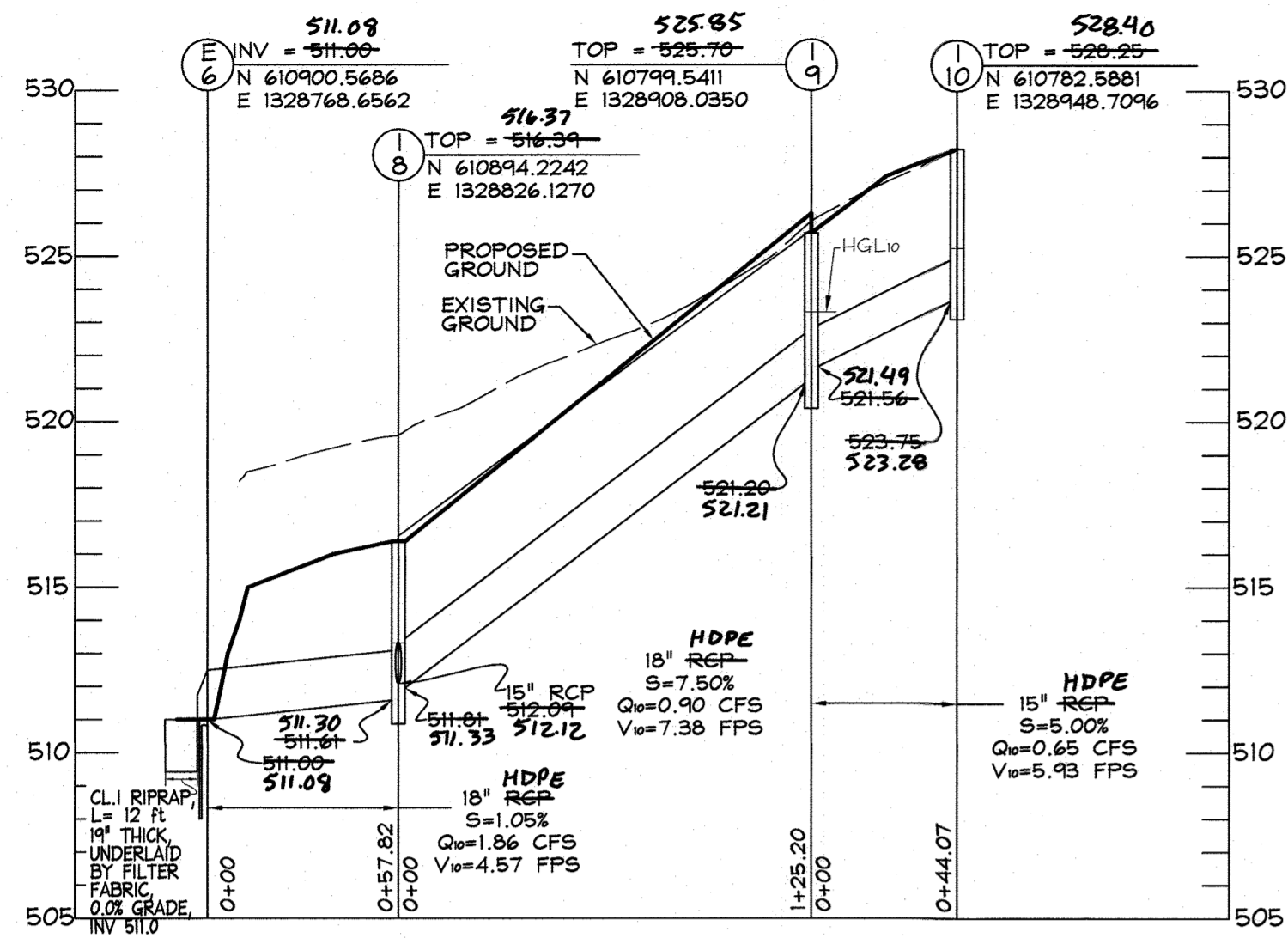
[Signature] 10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

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. 21998. EXPIRATION DATE: JUNE 05, 2020.

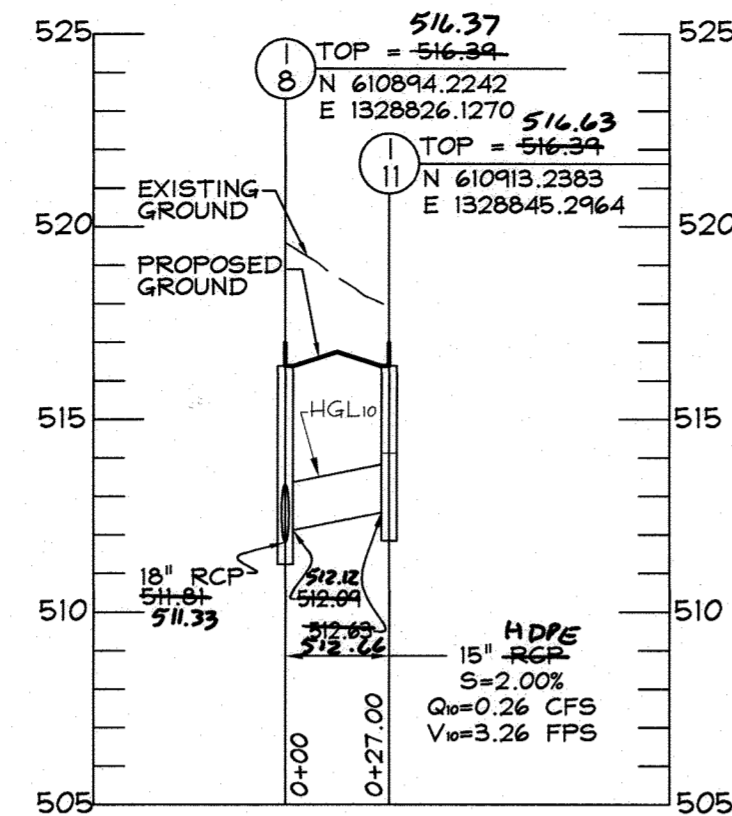
07/24/2018
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998

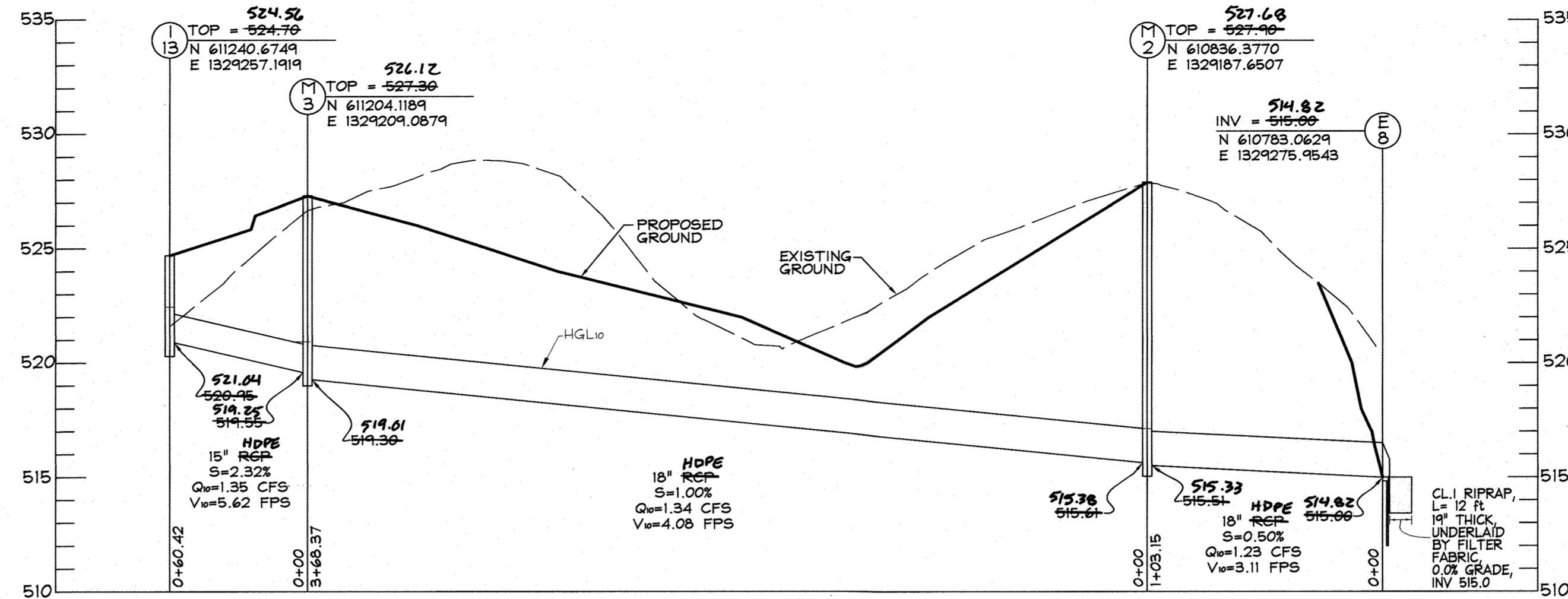
OWNER: GILLICE FAMILY LLC 13111 LINDEN CHURCH ROAD CLARKSVILLE, MD 21029-1174 (410) 531-0797	DEVELOPER: SIA OWNER			
SITE ADDRESS: S/E RIVER ROAD SYKESVILLE, MD 21784				
AS-BUILT				
FINAL CONSTRUCTION PLANS WALKER MEADOWS A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #64937) LOTS 1-34 BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M				
STORM DRAIN DRAINAGE AREA MAP				
5TH COUNCIL DISTRICT	HOWARD COUNTY, MD			
3RD ELECTION DISTRICT	REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
20	AS-BUILT	LJC	WRD	10/2/18
2	ADD SHEET 44	LJC	PAC	6/11/19
CO. FILE #:	F-17-045	DES. BY:	WRD	
TAX ACC. #:	03-311457	DRN. BY:	LJC	
TAX MAP:	9	CHK. BY:	WRD	
BLOCK / GRID:	6	DATE:	07/24/18	
PARCEL #:	66	DDC JOB#:	12064.1	
ZONE / USE:	RR-DEO	SHEET NUMBER:		
DWG. SCALE:	1" = 100'			20 of 50



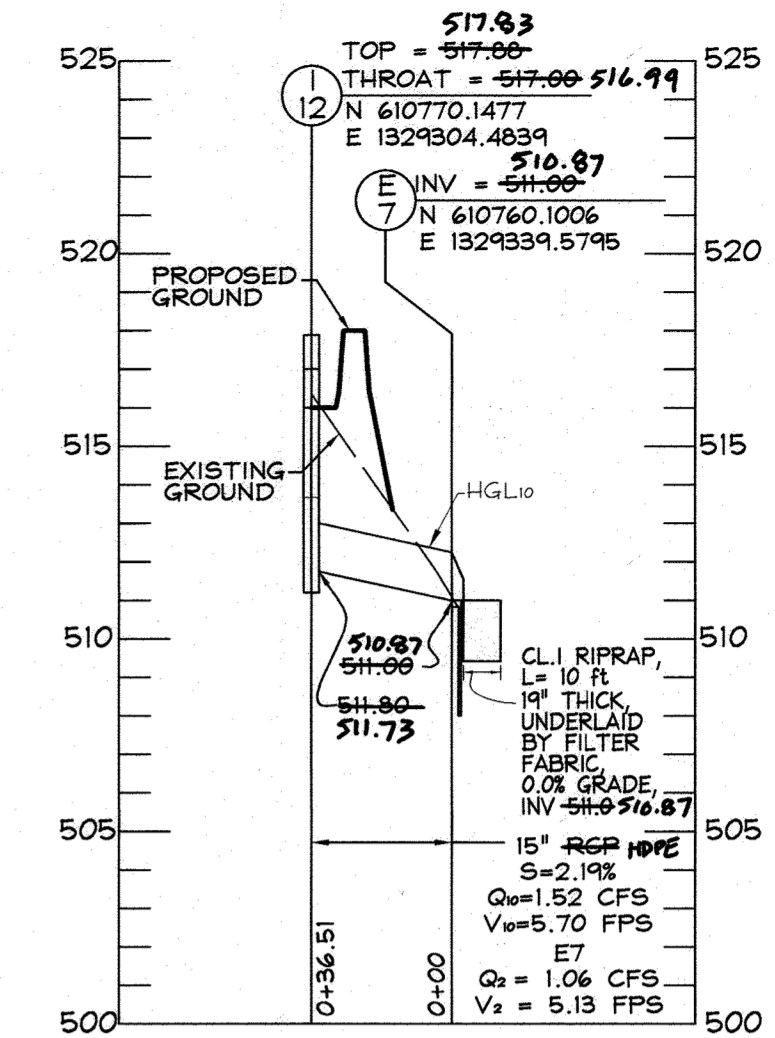
E-6 TO I-10
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



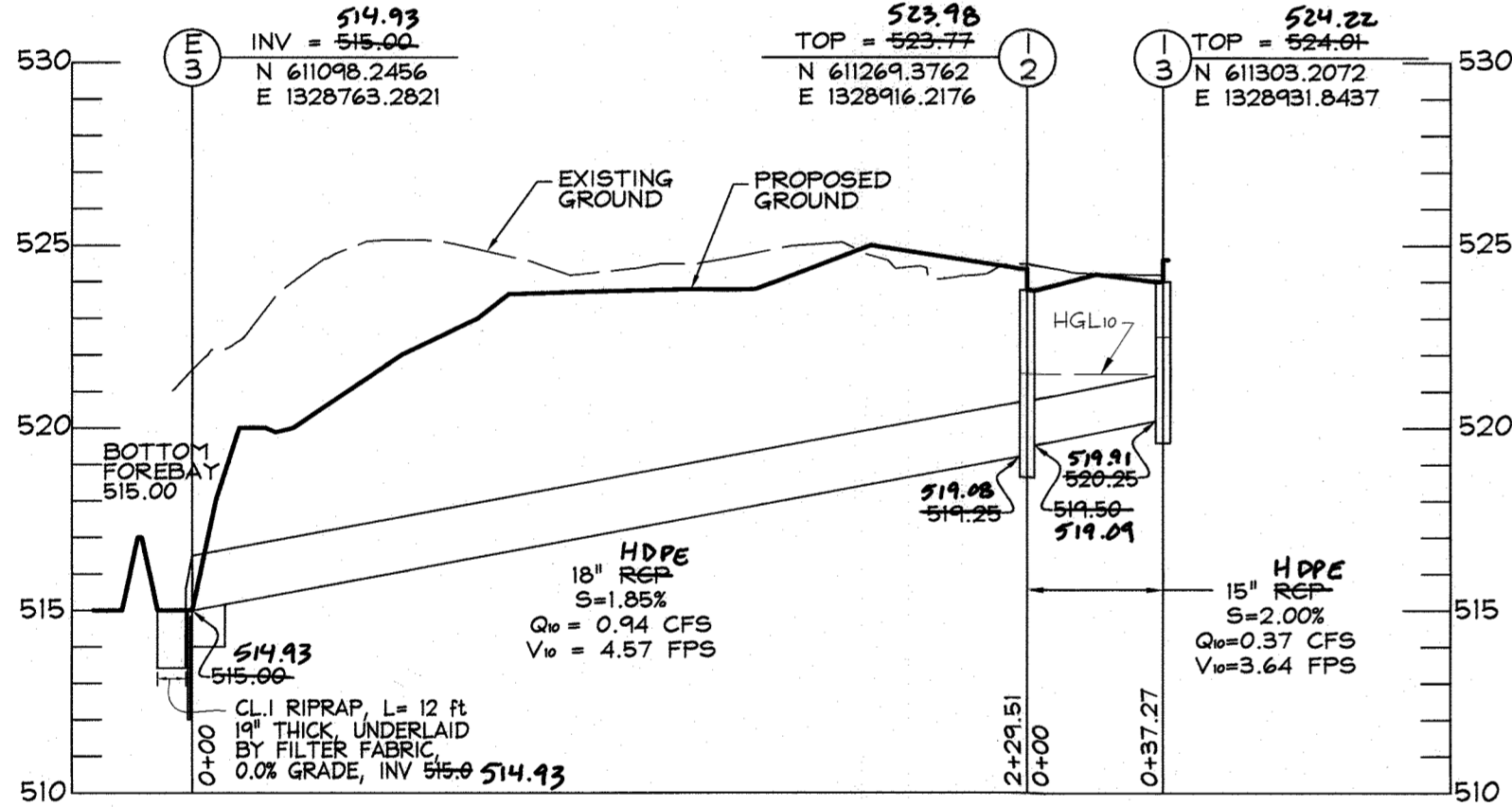
I-8 TO I-11
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



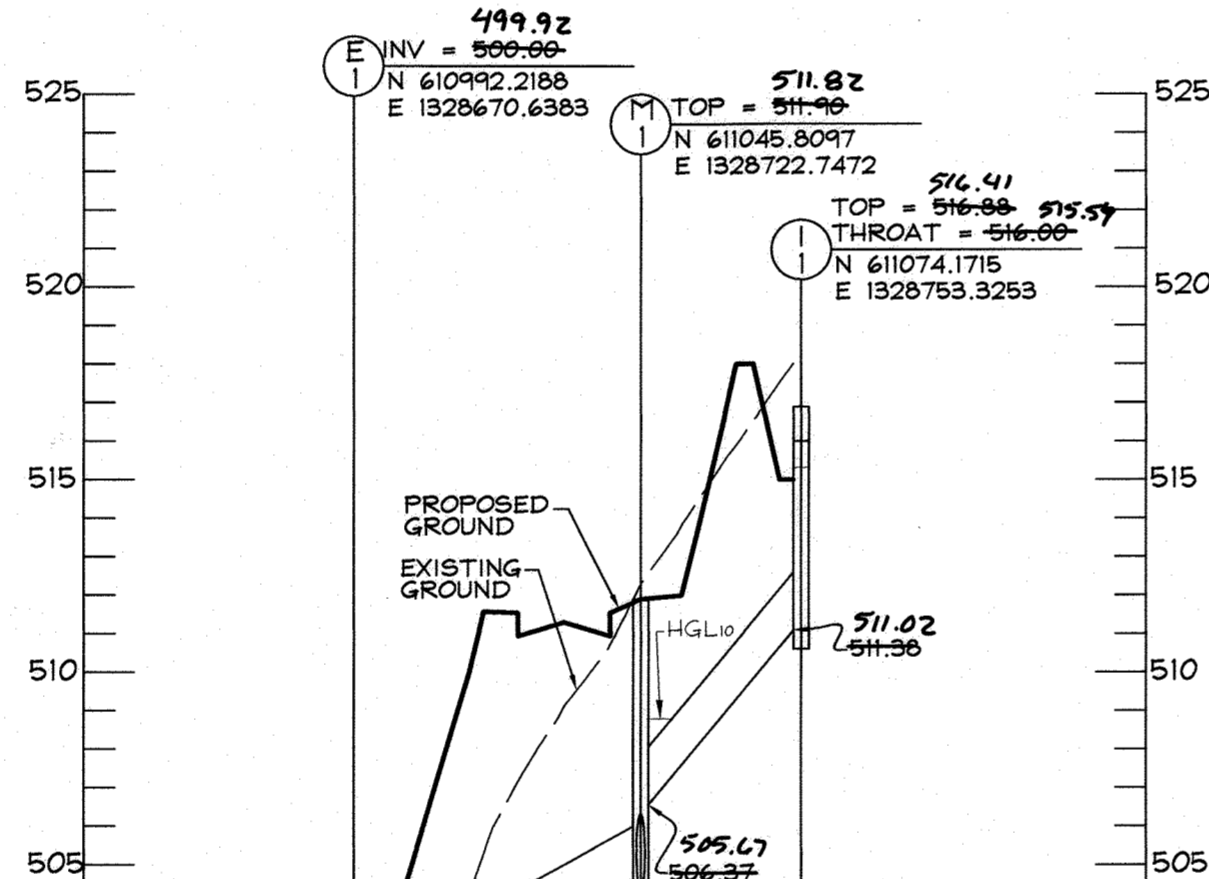
I-13 TO E-8
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



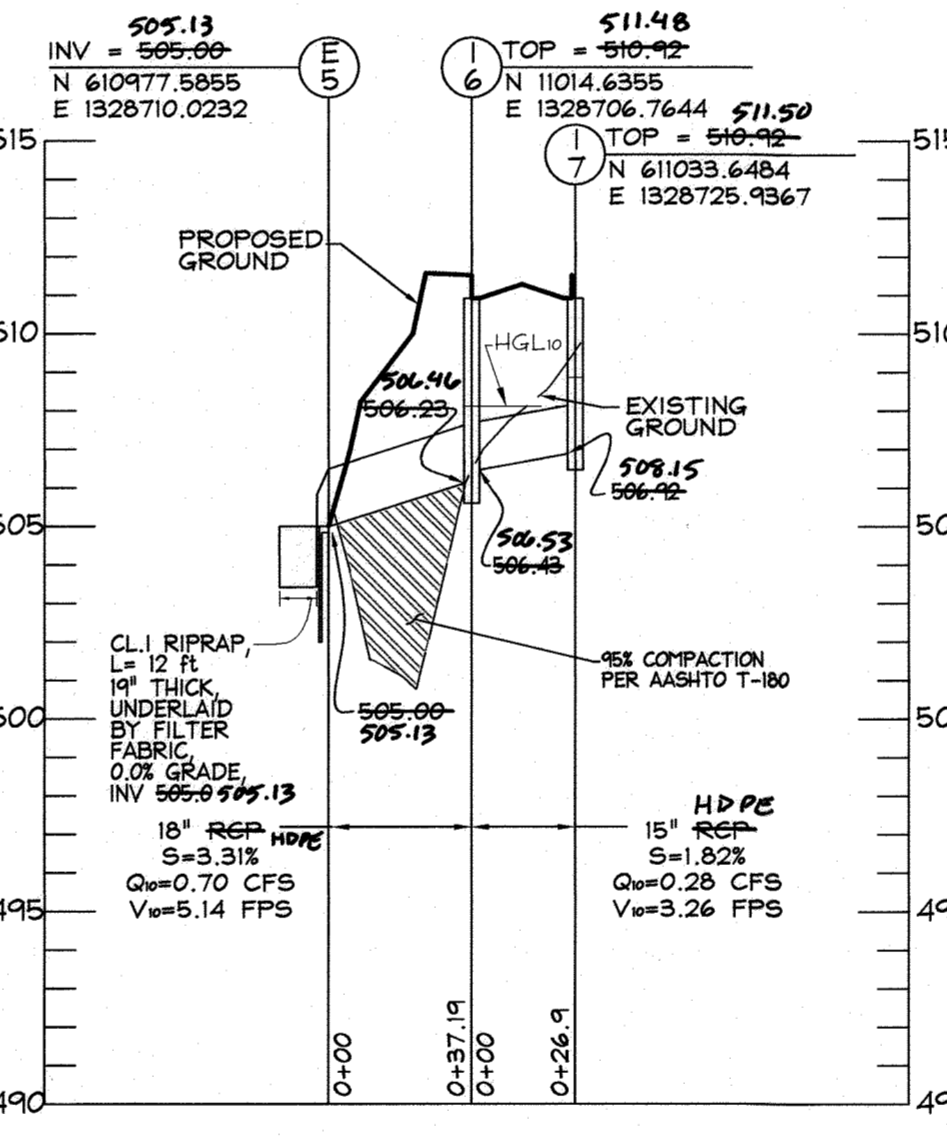
I-12 TO E-7
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



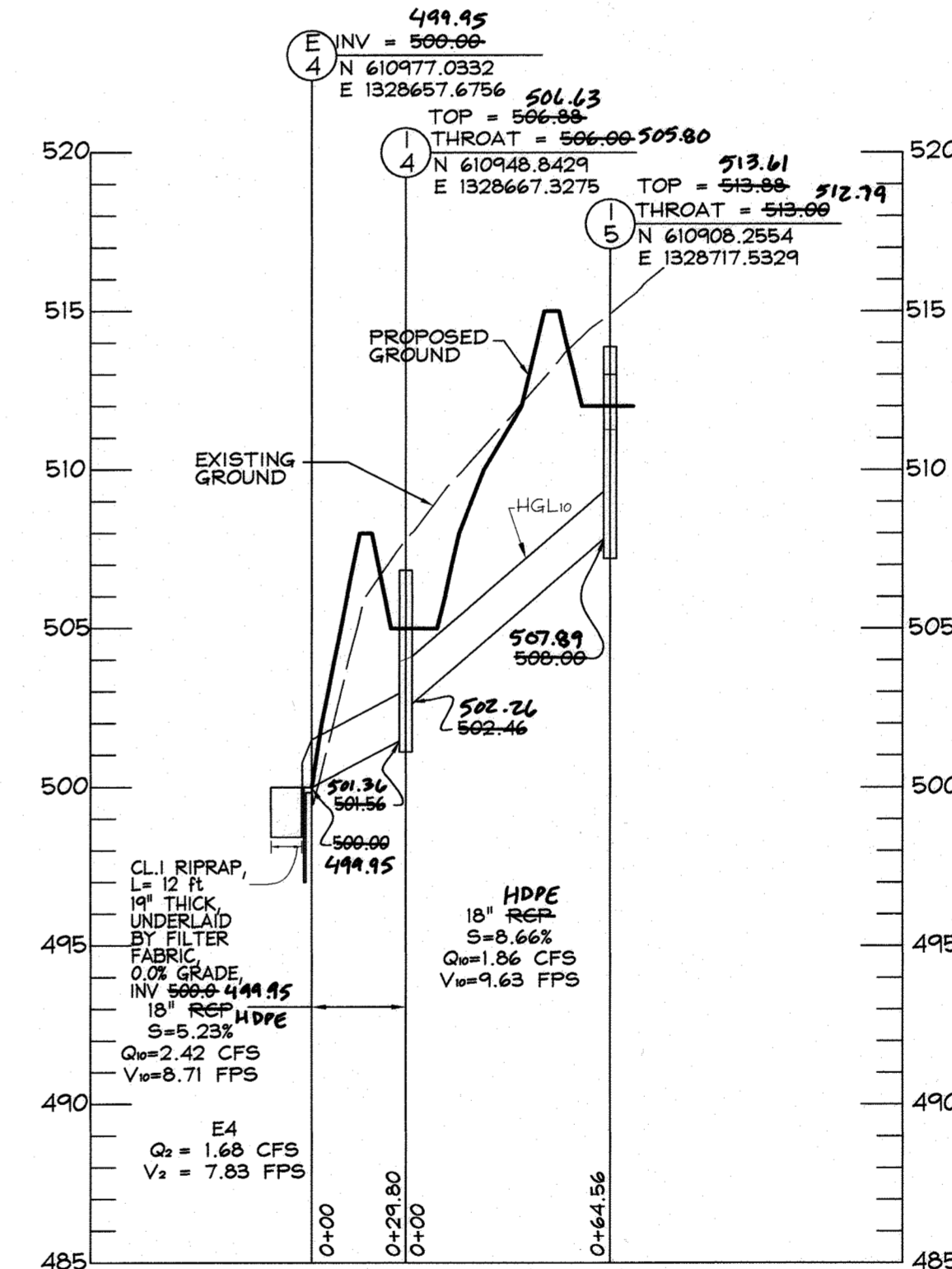
E-3 TO I-3
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



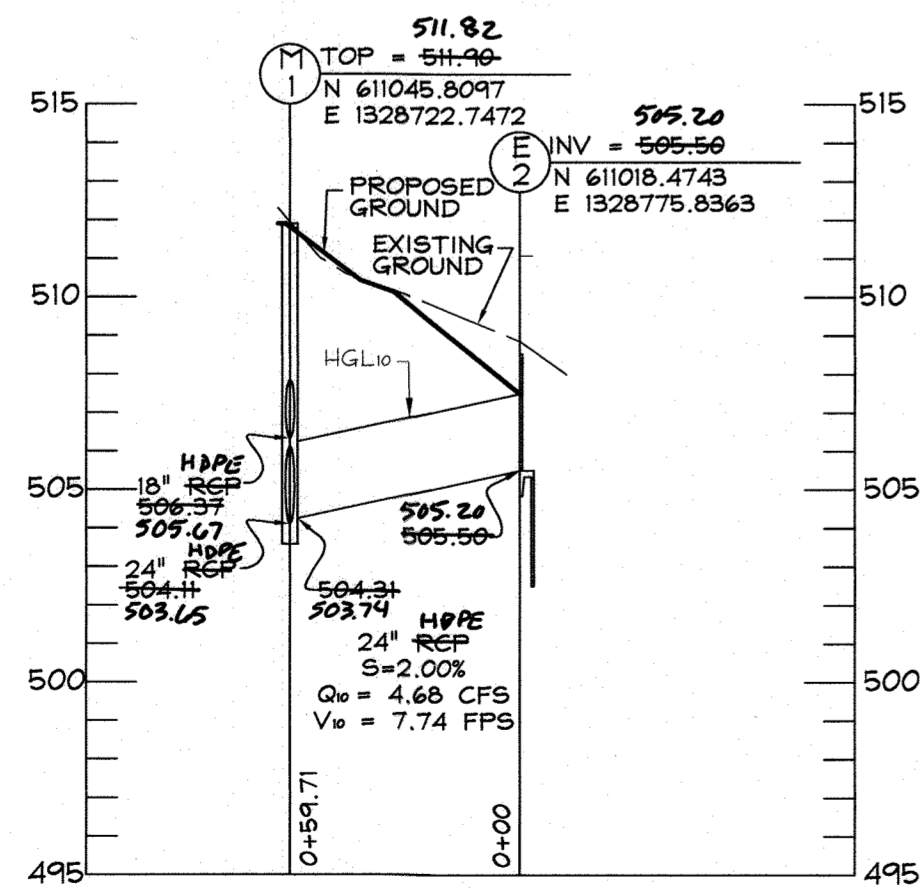
E-1 TO I-1
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



E-5 TO I-7
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



E-4 TO I-5
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



M-1 TO E-2
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014.
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC Inc.
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER: GILLICEE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21028-1174
(410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS:
S/IE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6497)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**STORM DRAIN
PROFILES**

8TH COUNCIL DISTRICT 5RD ELECTION DISTRICT		HOWARD COUNTY, MD	
REVISIONS			
20	AS-BUILT	LJC	WRD 12/14/21
2	ADD SHEET 4A	LJC	PAC 06/11/19
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #	F-17-045	DES. BY:	WRD
TAX ACC. #	03-311457	DRN. BY:	LJC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		21 of 58

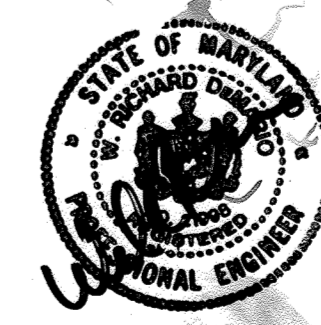
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
M. Meunier 10/2/2018
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Robert S. ... 10-23-18
CHIEF DIVISION OF LAND DEVELOPMENT

Chad ... 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS AS-BUILT PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

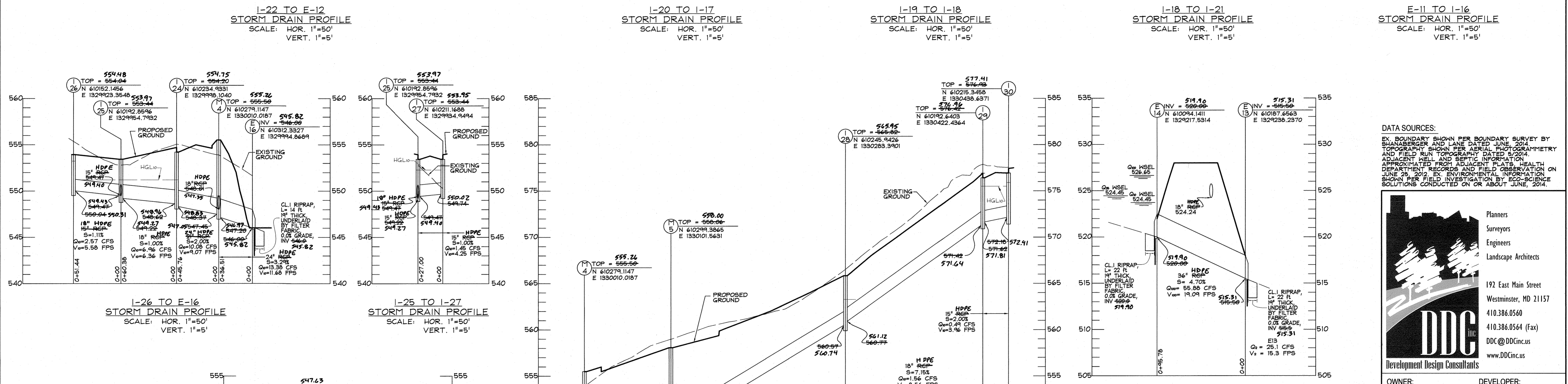
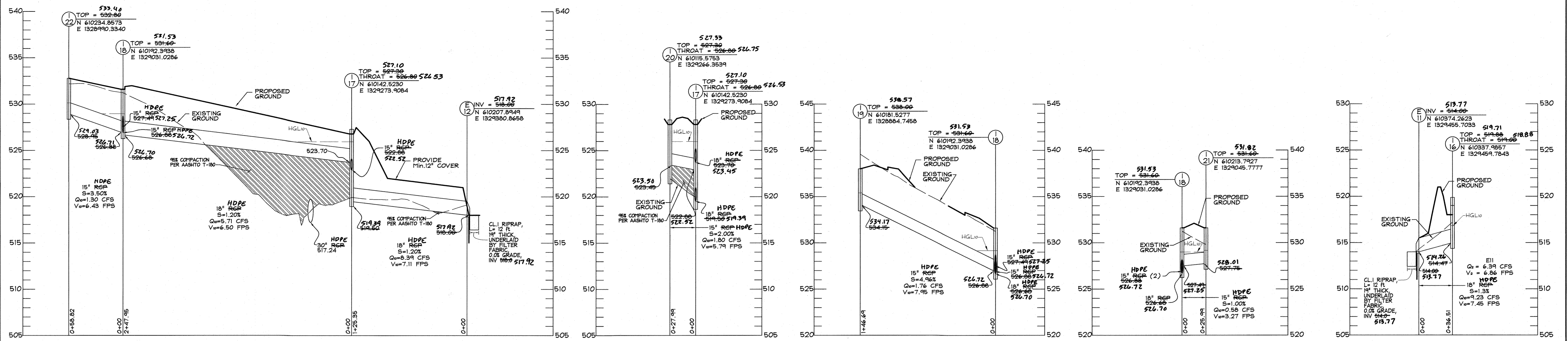
W. Richard Demario 5-2-22
W. RICHARD DEMARIO, P.E. #21998 DATE



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. 21998, EXPIRATION DATE: JUNE 06, 2020.

07/24/2018
DATE

W. Richard Demario
PROFESSIONAL ENGINEER NO. 21998



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

[Signature] 10/2/2018
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 10-23-18
CHIEF DIVISION OF LAND DEVELOPMENT

[Signature] 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

1-23 TO E-15 STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'

I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

[Signature] 5-2-22
W. RICHARD DEMARIO, P.E. #21998 DATE

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21998. EXPIRATION DATE: JUNE 06, 2022.

7/24/2018
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014.
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

DDC
Development Design Consultants

OWNER: GILLICEE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: S/E RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6437)
LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE
PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

STORM DRAIN PROFILES

8TH COUNCIL DISTRICT
3RD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
22	AS-BUILT	LTC	WARD	10/2/18
2	ADD SHEET 44	LSC	P&C	6/10/19

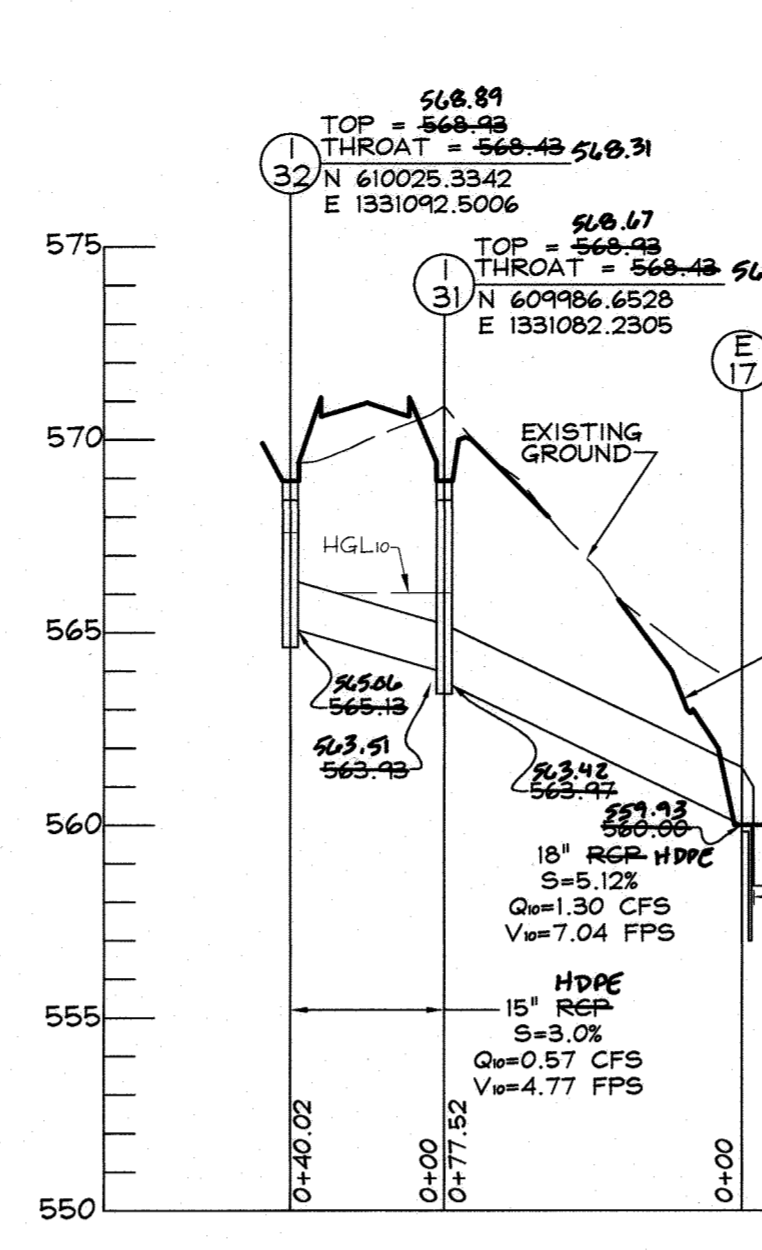
CO. FILE #: F-17-045
TAX ACC. #: 03-311457
TAX MAP: 9
BLOCK / GRID: 6
PARCEL #: 66
ZONE / USE: RR-DEO
DWG. SCALE: 1"=50'

DES. BY: WRD
DRN. BY: LIC
CHK. BY: WRD
DATE: 07/24/18
DDC JOB#: 12064.1
SHEET NUMBER:
22 of 58

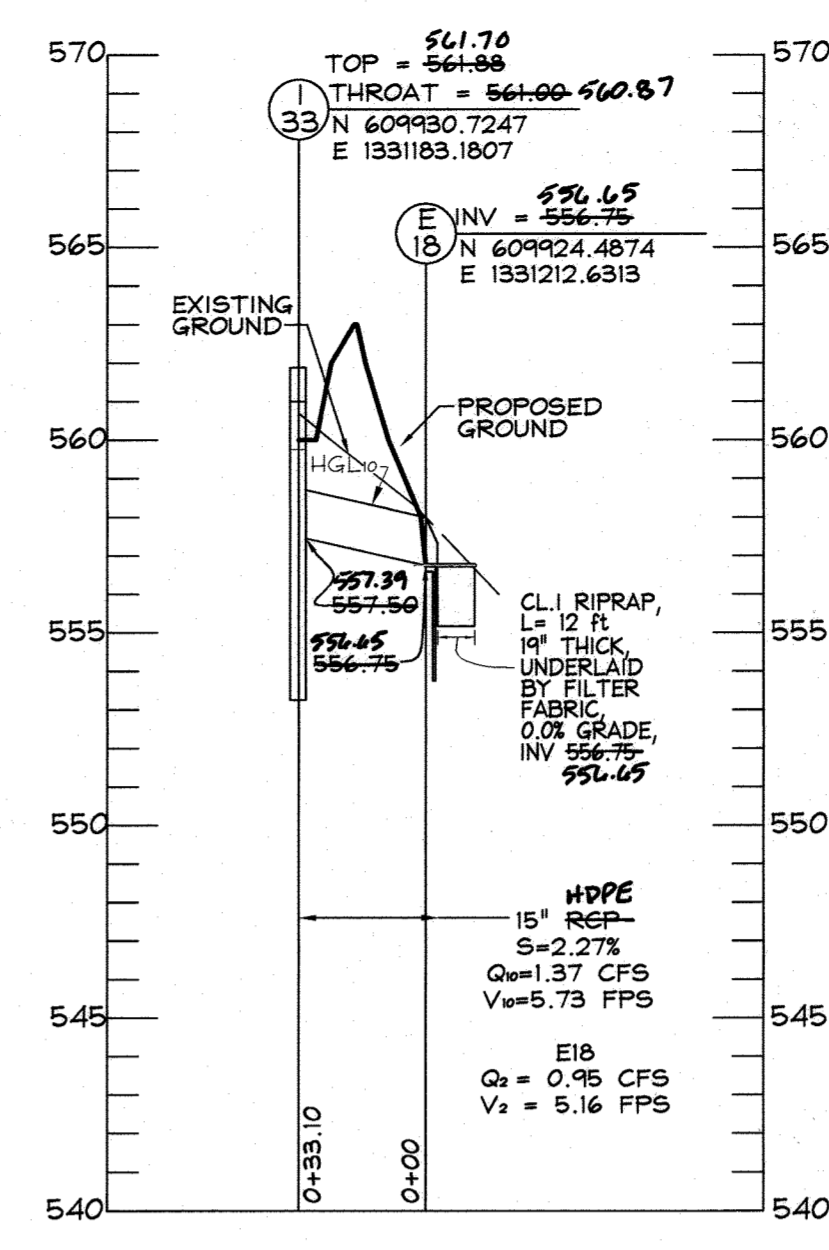
PUBLIC STORM DRAIN STRUCTURE SCHEDULE

STRUCT. NO.	STRUCTURE TYPE	INV. IN	INV. OUT	RM Flow Line Elev.	NOTCH Elev.
I-1	D 4.10	511.98	510.02	516.88	516.88
I-2	D-4.02/A-5	519.59	519.24	523.27	523.27
I-3	D-4.02/A-5	520.25	520.05	524.22	524.22
I-4	D-4.10	524.76	524.36	528.43	528.43
I-6	D-4.02/A-5	526.48	526.23	531.48	531.48
I-7	D-4.02/A-5	526.92	526.72	531.52	531.52
I-5	D-4.10	529.99	529.79	534.99	534.99
I-8	D-4.04/A-15	511.04	511.30	516.33	516.33
I-9	D-4.03/A-10	521.59	521.21	526.27	526.27
I-10	D-4.03/A-10	523.75	523.52	528.40	528.40
I-11	D-4.03/A-10	519.29	519.26	524.36	524.36
I-12	D 4.10	511.88	511.72	517.82	517.82
I-13	D-4.03/A-10	520.95	520.79	524.35	524.35
I-16	D 4.10	514.47	514.22	519.28	519.28
I-17	D 4.12/Dual Opening	523.20	523.45	528.33	528.33
I-20	D 4.12/Dual Opening	523.45	523.75	528.75	528.75
I-21	D-4.03/A-10	527.75	527.81	531.82	531.82
I-18	D-4.03/A-10	527.48	527.25	531.53	531.53
I-22	D-4.03/A-10	528.06	528.23	533.40	533.40
I-19	D-4.03/A-10	524.15	524.17	529.27	529.27
I-23	D 4.10	519.29	519.27	524.36	524.36
I-28	D-4.03/A-10	520.27	520.67	526.82	526.82
I-29	D-4.03/A-10	521.68	521.44	526.46	526.46
I-30	D-4.03/A-10	521.19	521.41	527.21	527.21
I-24	D-4.03/A-10	520.25	520.33	524.75	524.75
I-27	D-4.03/A-10	520.24	520.02	523.35	523.35
I-25	D-4.03/A-10	520.47	520.27	523.97	523.97
I-26	D-4.03/A-10	520.04	520.04	524.48	524.48
I-33	D 4.10	527.50	527.21	531.70	531.70
I-31	D-4.12/Single Opening	523.89	523.86	528.83	528.83
I-32	D-4.12/Single Opening	523.04	523.43	528.67	528.67
I-14	D-4.10	482.80	482.80	488.00	488.00
I-15	D-4.10	479.98	479.21	477.33	477.33

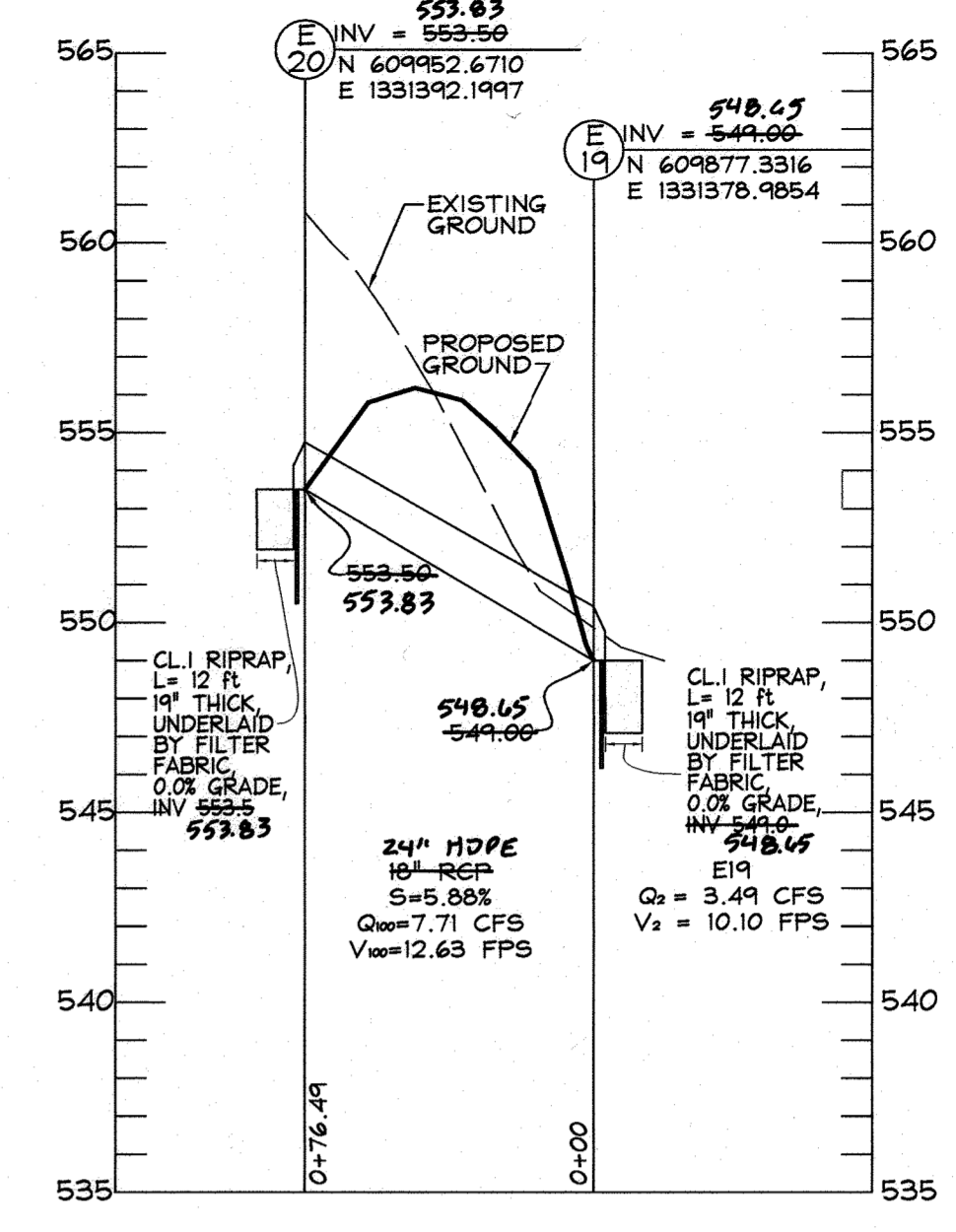
STRUCT. NO.	STRUCTURE TYPE	INV. IN	INV. OUT	RM Flow Line Elev.	NOTCH Elev.
M-1	G-5.12	508.97	504.11	511.82	511.82
M-2	G-5.12	545.64	545.33	527.68	527.68
M-3	G-5.12	549.55	549.01	527.12	527.12
M-4	G-5.12	547.45	547.05	525.26	525.26
M-5	G-5.12	548.03	547.35	527.95	527.95
E-1	D 5.51	500.00	499.12	500.00	500.00
E-2	D 5.11 Type A Headwall	505.50	502.20	505.50	505.50
E-3	D 5.51	514.93	514.93	514.93	514.93
E-4	D 5.51	500.00	499.15	500.00	500.00
E-5	D 5.51	500.00	499.12	500.00	500.00
E-6	D 5.51	511.00	511.08	511.00	511.00
E-7	D 5.51	511.00	510.87	511.00	511.00
E-8	D 5.51	515.00	514.82	515.00	515.00
E-12	D 5.51	510.00	510.00	510.00	510.00
E-13	D 5.51	515.50	515.31	515.50	515.50
E-14	D 5.51	500.00	514.90	514.90	514.90
E-15	D 5.51	540.25	542.07	540.25	540.25
E-16	D 5.51	546.00	545.82	546.00	546.00
E-17	D 5.51	500.00	499.49	500.00	500.00
E-19	D 5.51	540.00	540.65	540.00	540.00
E-18	D 5.51	550.00	548.25	550.00	550.00
E-9	D 5.51	480.00	481.90	480.00	480.00
E-10	D 5.51	470.00	472.29	470.00	470.00



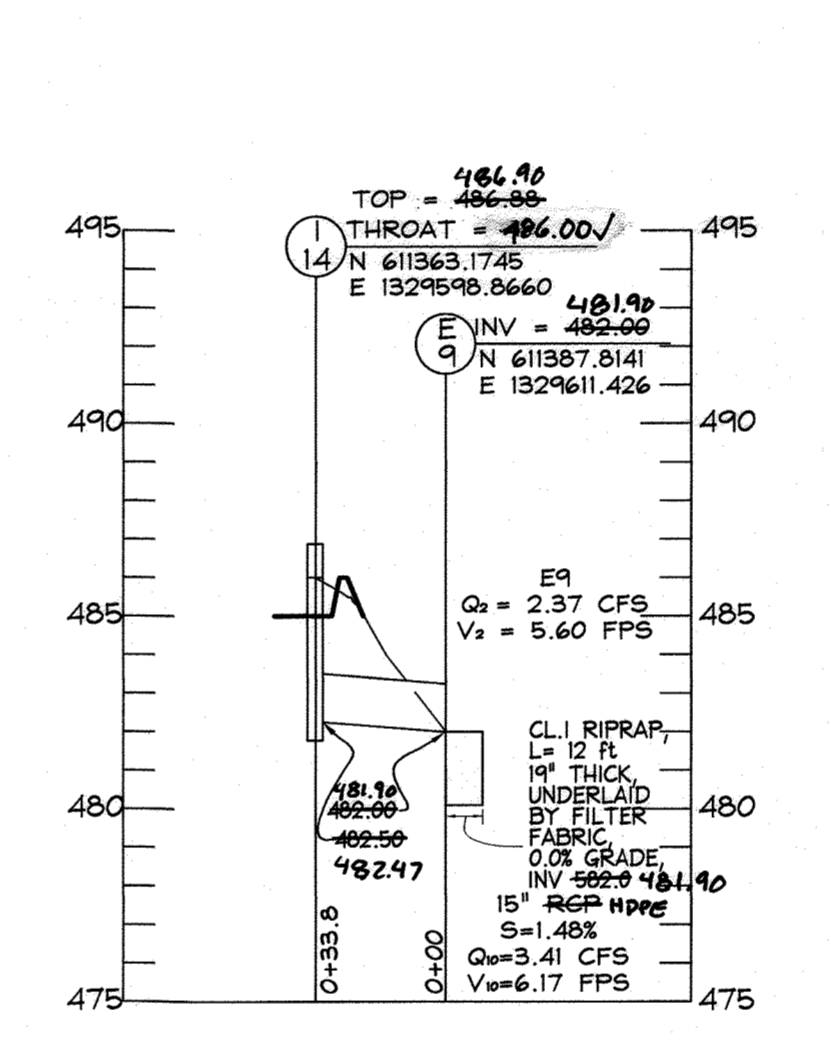
I-32 TO E-17
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



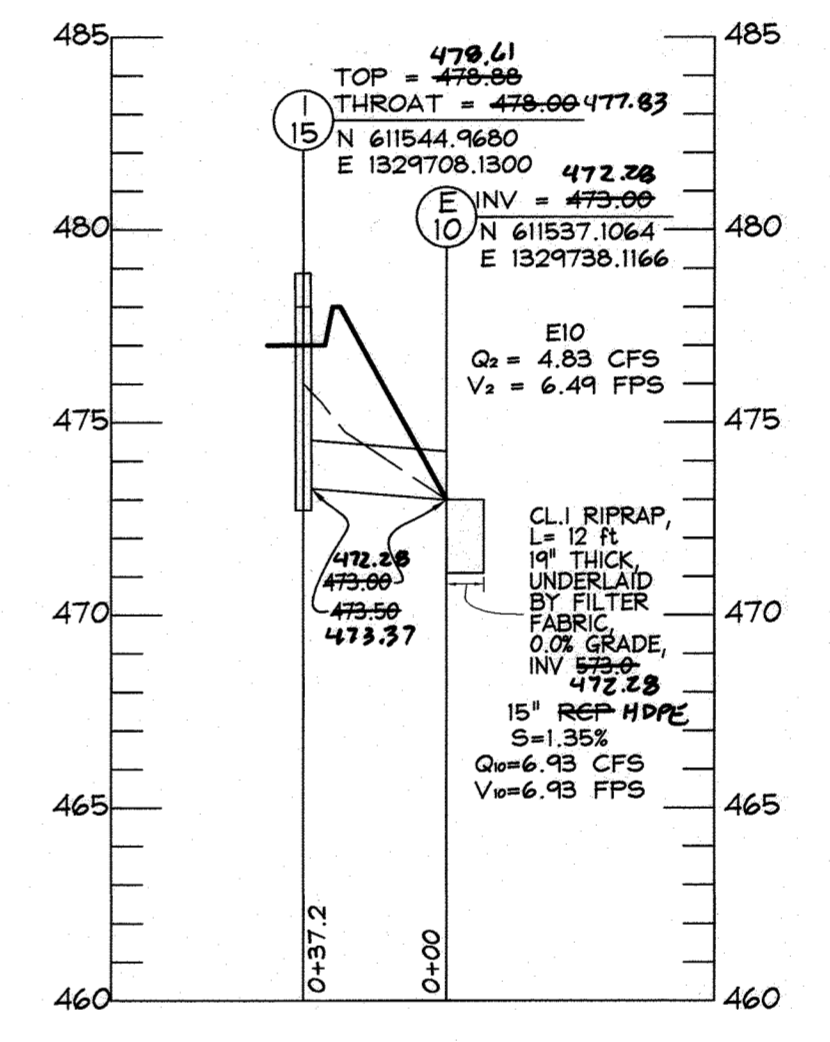
I-33 TO E-18
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



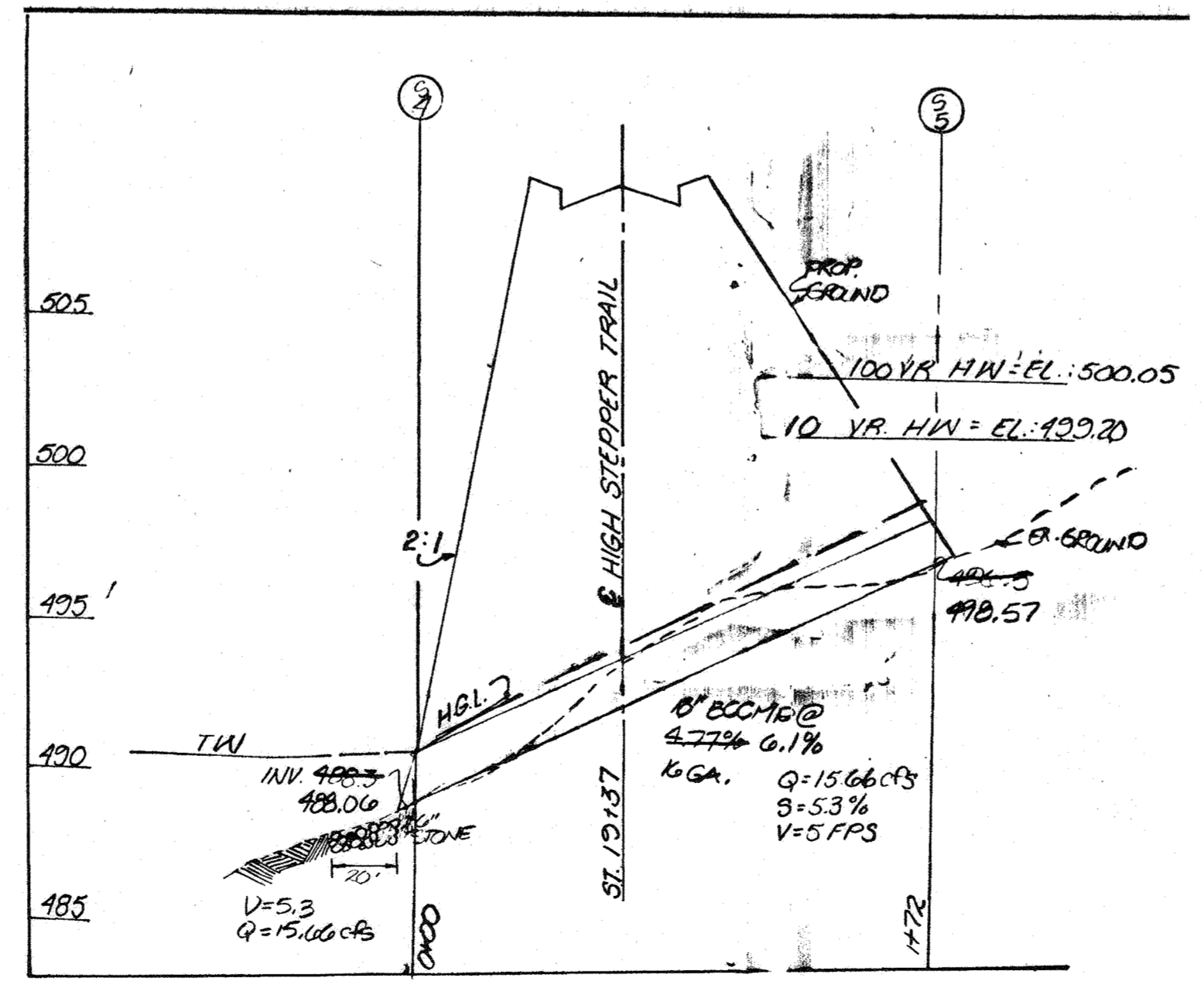
E-20 TO E-19
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



I-14 TO E-9
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



I-15 TO E-10
STORM DRAIN PROFILE
SCALE: HOR. 1"=50'
VERT. 1"=5'



PROFILE SCALE: 1"=5' VERT.
1"=50' HORT.
EXISTING 18" CMP
HIGH STEPPER TRAIL
(AS-BUILT F-90-018)
Q₁ = 15 CFS, Q₂ = 16 CFS, Q₃ = 17 CFS

NOTE:
USE OF HDPE PIPE IN LIEU OF RCP MUST BE IN ACCORDANCE WITH PERMISSIBLE DEPTH TABLE OF THE HOWARD COUNTY DESIGN MANUAL, VOL. IV, DETAIL D-3.01

NOTE:
HOPE PIPE (SMOOTH LINE INTERIOR) MAY BE SUBSTITUTED FOR RCP IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL-VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION. BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 303.03.07

Size	Type	Total Length
36	RCP III	96
24	RCP III	276
21	RCP III	46
18	RCP III	2086
15	RCP III	742

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Melania 10/6/2018
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Ken Adamec 10-23-18
CHIEF DIVISION OF LAND DEVELOPMENT

Chad Chumley 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014.
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

Development Design Consultants

OWNER: GILLICEE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: S/E RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6497)
LOTS 1-34 4 BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

STORM DRAIN
PROFILES

5TH COUNCIL DISTRICT
SRD ELECTION DISTRICT
HOWARD COUNTY, MD

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
20	AS-BUILT	LSC	WRD	12/16/14
2	ADD SHEET 49	LSC	PAC	6/16/19

CO. FILE #: F-17-045
DES. BY: WRD
TAX ACC. #: 03-311457
DRN. BY: LIC
TAX MAP: 9
CHK. BY: WRD
BLOCK / GRID: 6
DATE: 07/24/18
PARCEL #: 66
DDC JOB#: 12064.1
ZONE / USE: RR-DEO
SHEET NUMBER:
DWG. SCALE: 1" = 50'
23 OF 58

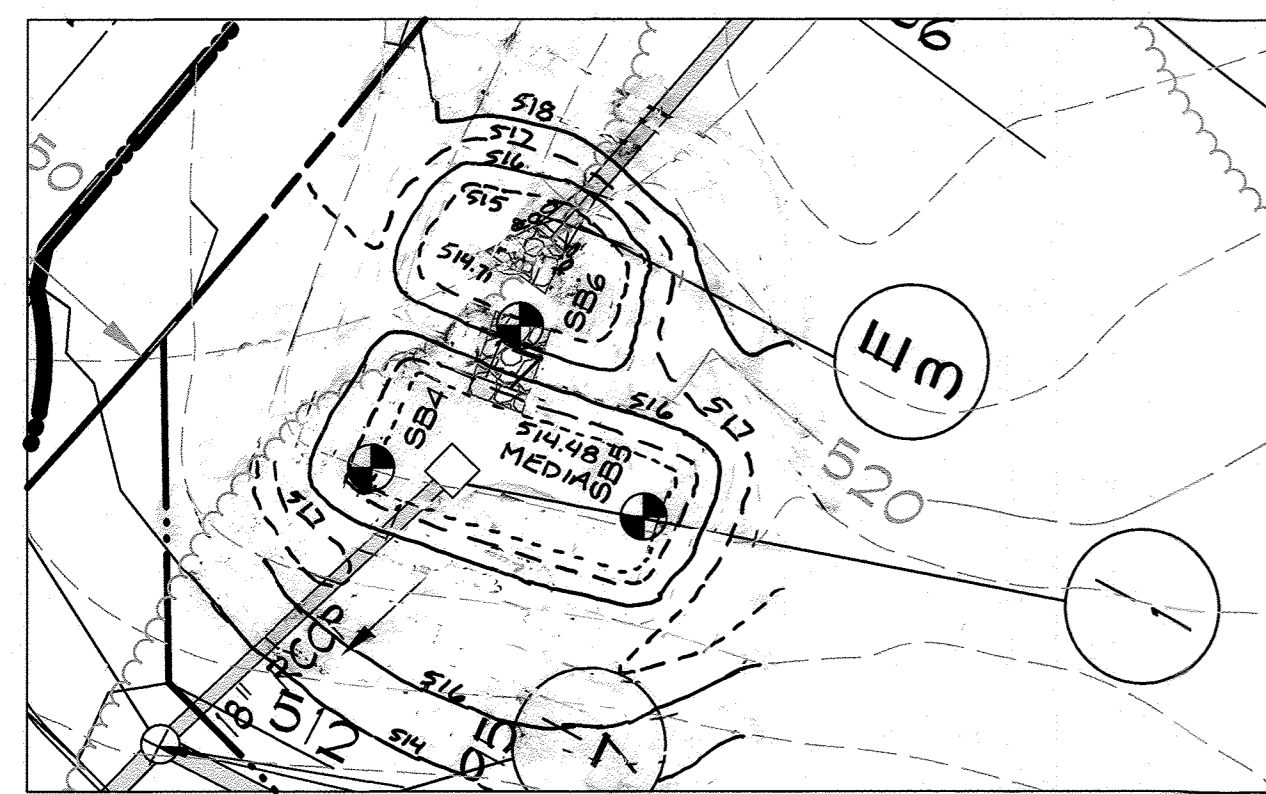


I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.
W. Richard Demario 5.2.22
W. RICHARD DEMARIO, P.E. #21998 DATE

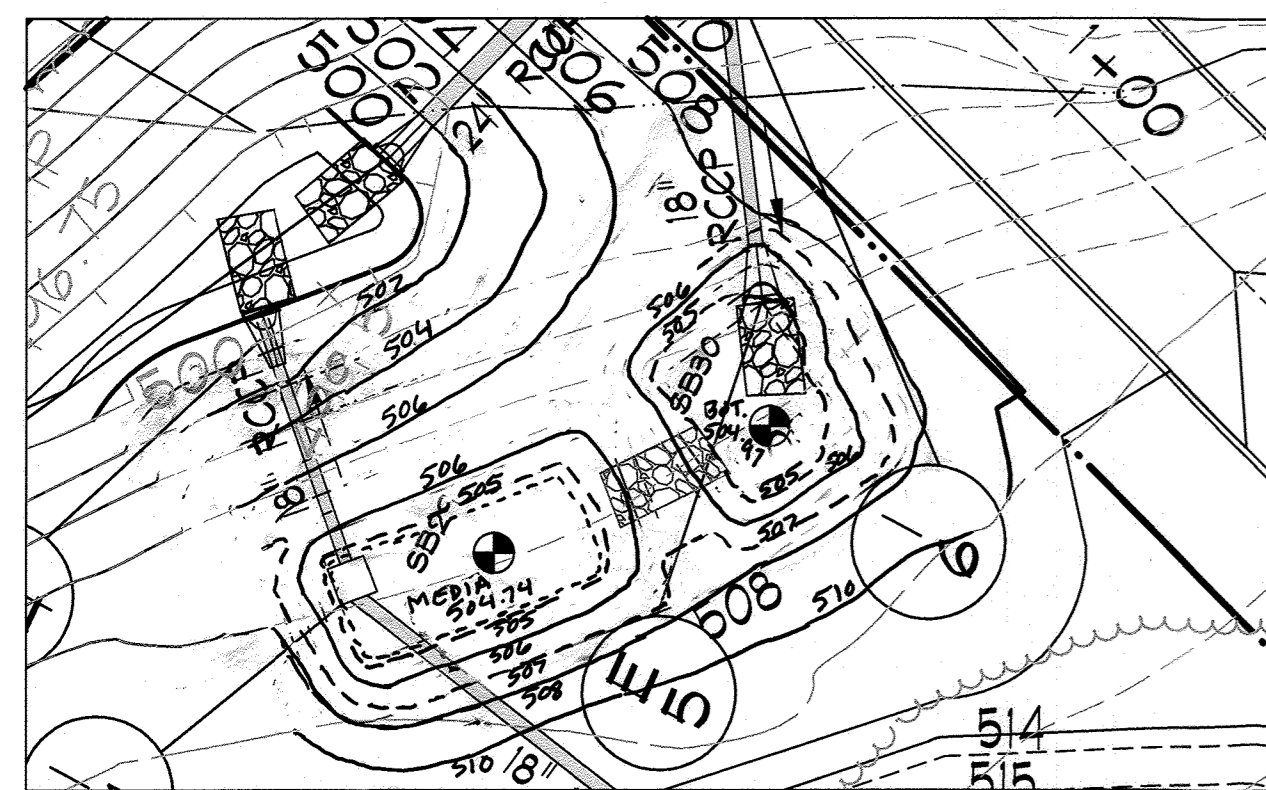
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21998. EXPIRATION DATE: JUNE 06, 2020.

07/24/2018
DATE

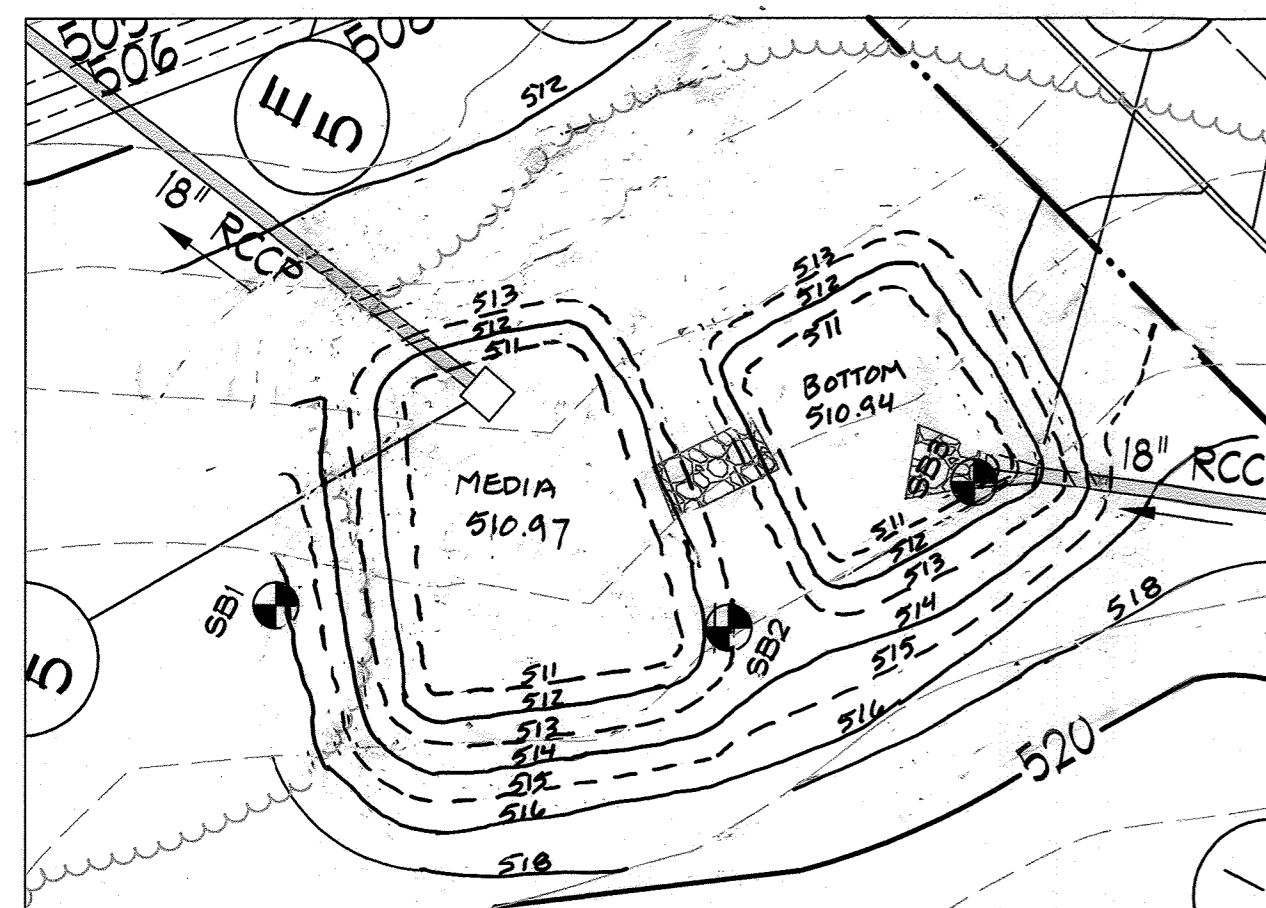
W. Richard Demario
PROFESSIONAL ENGINEER NO. 21998



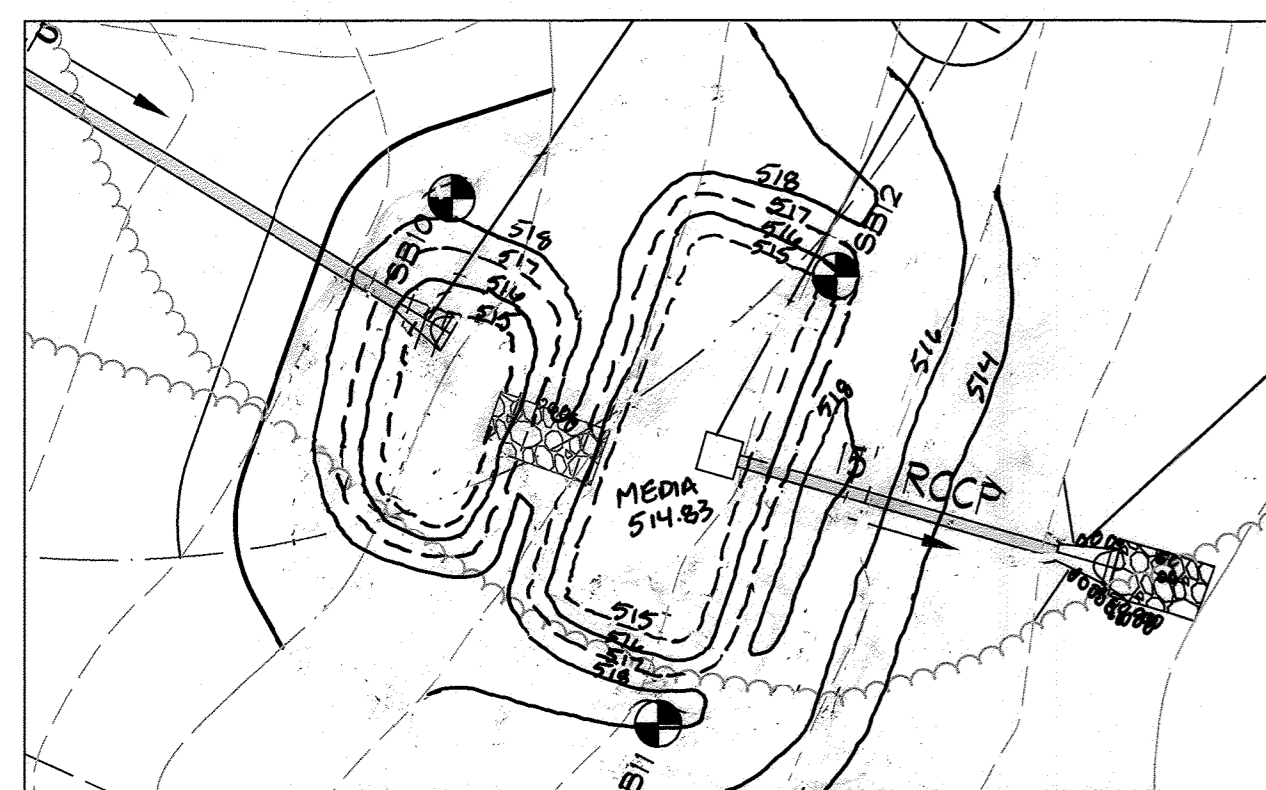
SWM FACILITY #1
SCALE: 1" = 20'



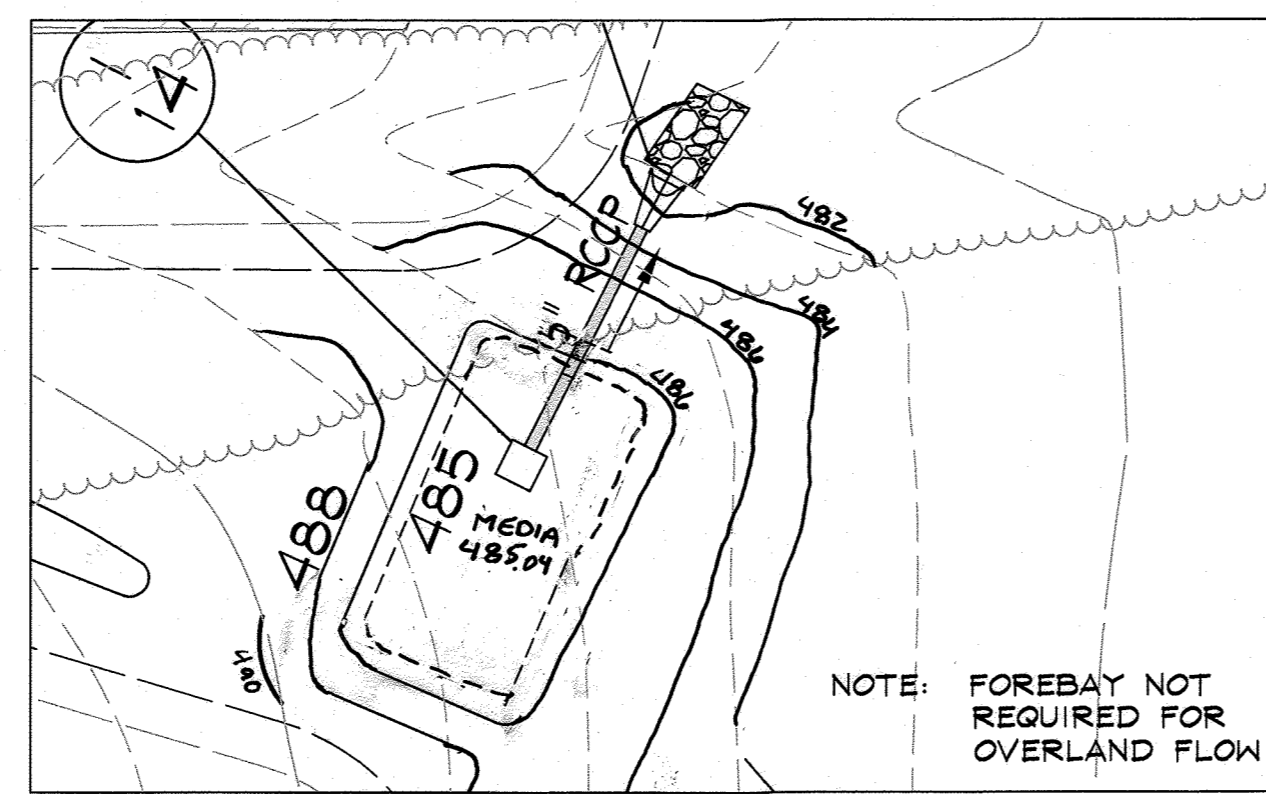
SWM FACILITY #2
SCALE: 1" = 20'



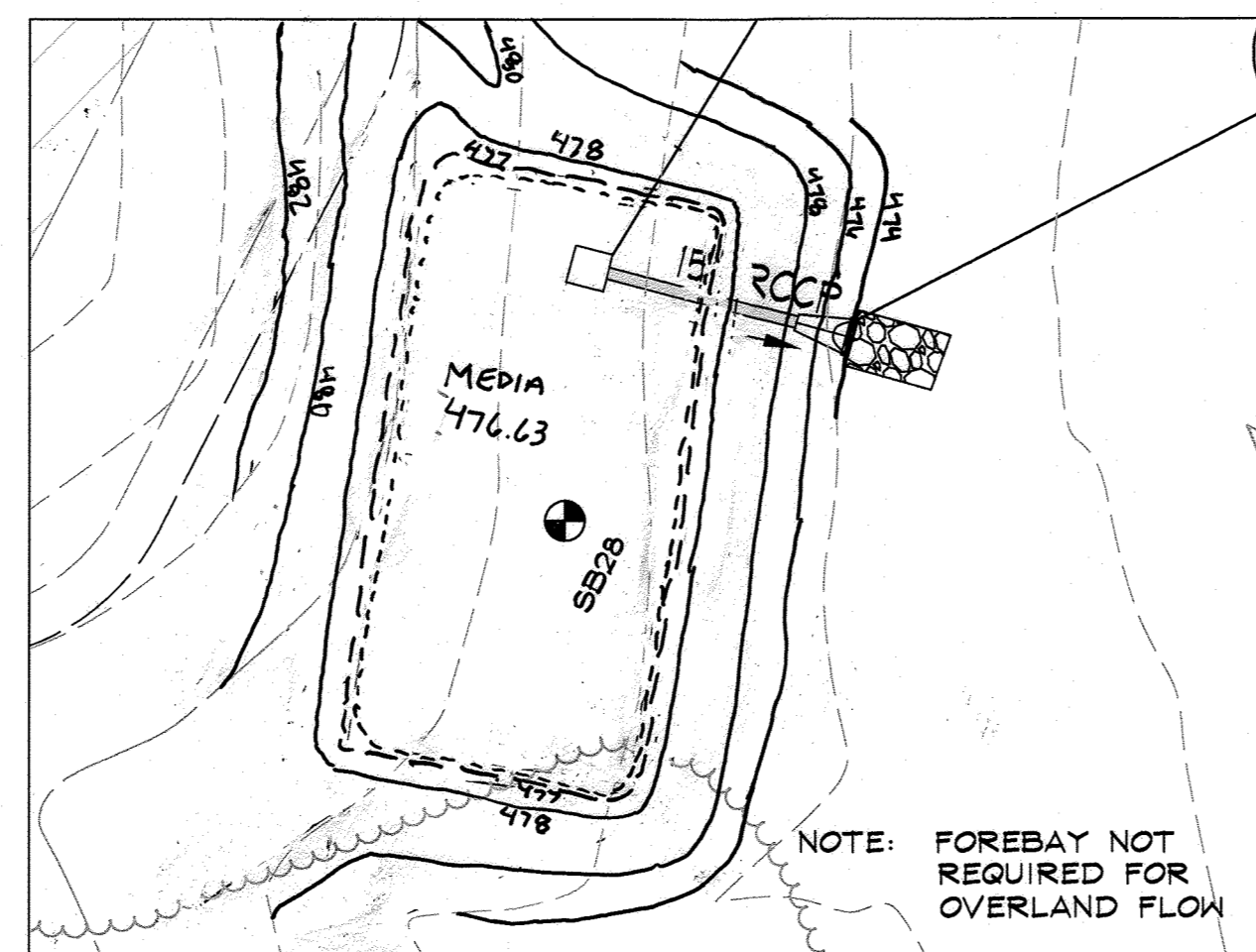
SWM FACILITY #3
SCALE: 1" = 20'



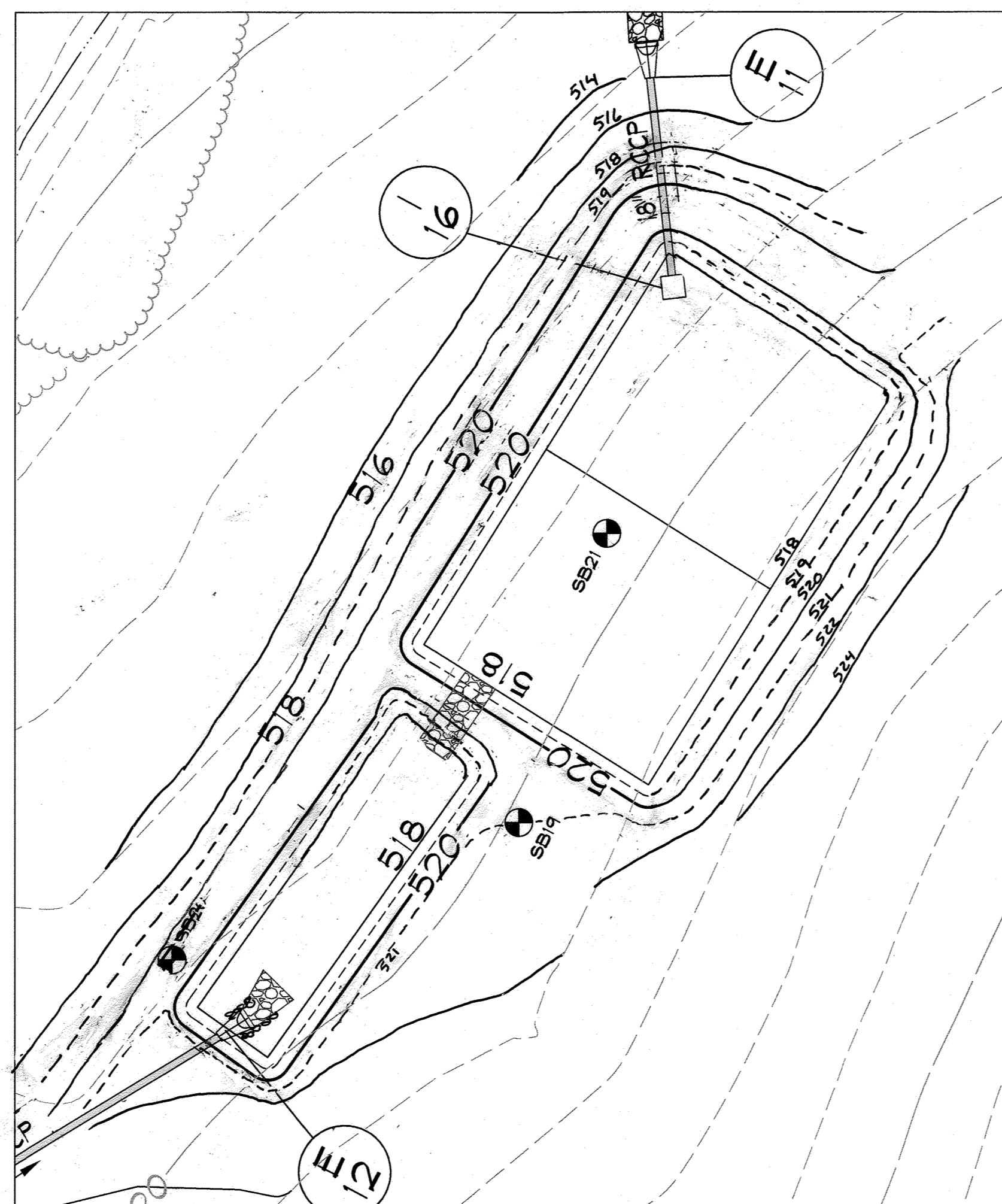
SWM FACILITY #4
SCALE: 1" = 20'



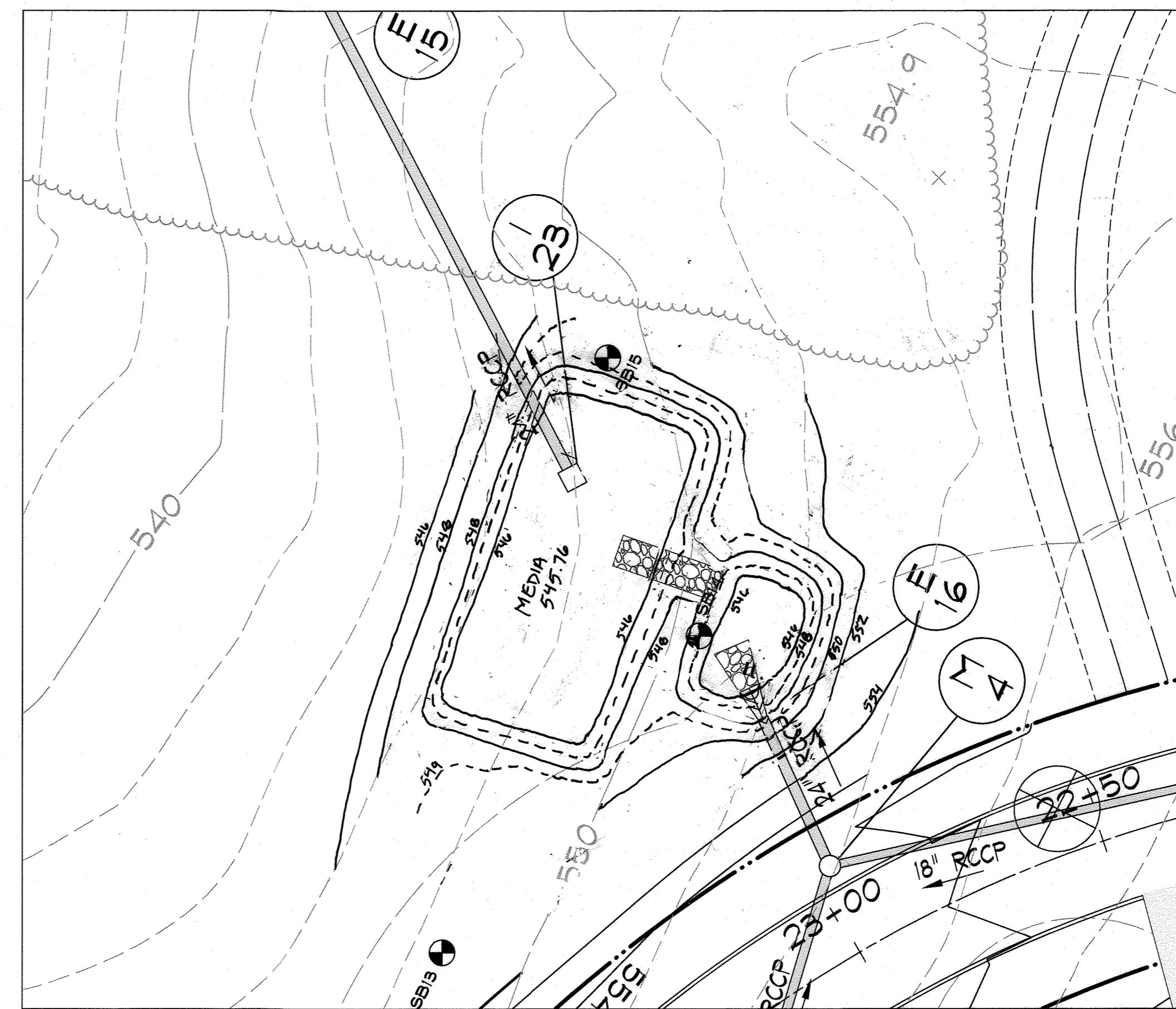
SWM FACILITY #5
SCALE: 1" = 20'



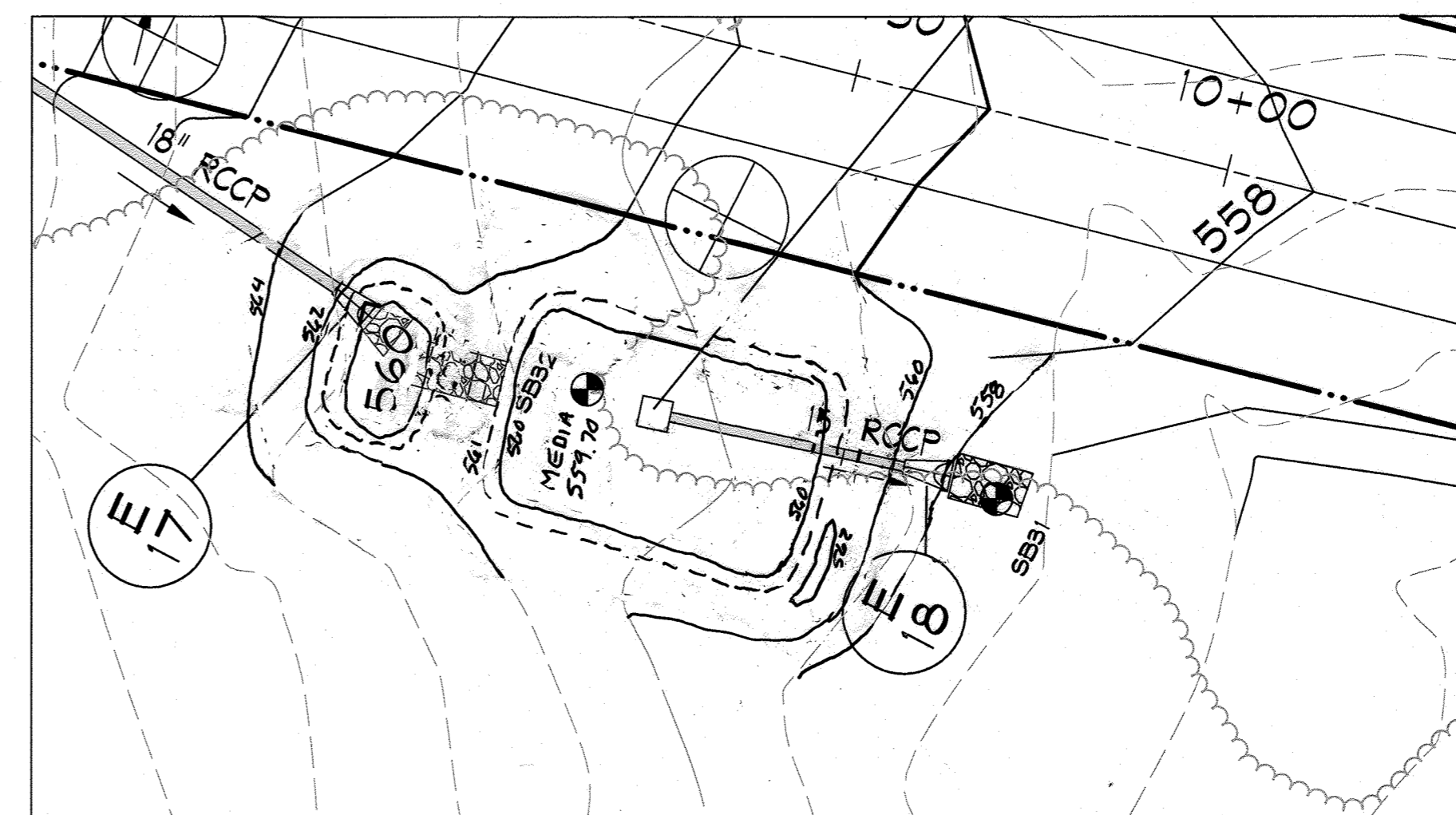
SWM FACILITY #6
SCALE: 1" = 20'



SWM FACILITY #7
SCALE: 1" = 20'



SWM FACILITY #8
SCALE: 1" = 20'



SWM FACILITY #9
SCALE: 1" = 20'

NOTE:
ALL FACILITIES SHOWN ON THIS SHEET ARE PUBLICLY OWNED AND MAINTAINED BY THE H.O.A. AND THE COUNTY IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE BELOW. FOR OWNERSHIP OF ALL SWM FACILITIES SEE GENERAL NOTE 17 ON SHEET 2.

- ▲ BIO-RETENTION AND MICRO BIO-RETENTION FACILITIES MAINTENANCE SCHEDULE FOR FACILITIES SHOWN ON THIS SHEET**
- ROUTINE MAINTENANCE (BY HOA):
1. FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
 2. TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES PER YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES AND MAINTENANCE ACCESS SHALL BE MOWED AS NEEDED.
 3. UNDER DRAINS, FEEDERS, PLANTINGS, OBSERVATION WELL, PIPE OUTFALL, OR OTHER ITEMS SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.
 4. DEBRIS/LITTER AND SEDIMENT SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
 5. KEEP ANNUAL MAINTENANCE LOGS/RECORDS FOR COUNTY INSPECTION.
- NON-ROUTINE MAINTENANCE (BY COUNTY):
1. COUNTY SHALL BE RESPONSIBLE FOR THE DRAIN PIPES AND OUTFALL STRUCTURES ADJACENT TO A PUBLIC ROAD. THE COMPONENTS SHALL BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.

NOTE: SEE ALSO MAINTENANCE SCHEDULE ON SHEET 26.



I HEREBY CERTIFY THAT THE FACILITY(S) SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND COMPLIES WITH THE APPROVED PLANS AND SPECIFICATIONS. I HAVE VERIFIED THAT THE CONTRIBUTING DRAINAGE AREA IS SUFFICIENTLY STABILIZED TO PREVENT CLOGGING OF THE UNDERGROUND FACILITY.

W. Richard Demario
W. RICHARD DEMARIO, PE #21998 DATE 5-2-22

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 9/2014. ADJACENT AND NEARBY INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 26, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECC-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER: GILLIECE FAMILY LLC
1311 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21028-1174
(410) 531-0797

DEVELOPER: SA OWNER

SITE ADDRESS:
SIE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6497)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

STORMWATER MANAGEMENT DETAILS

5TH COUNCIL DISTRICT 3RD ELECTION DISTRICT HOWARD COUNTY, MD	
REVISIONS	
20 AS-BUILT	LJC WJD 12/11/18
2 ADD SHEET 49	LSC PGC 6/11/19
▲ REVISE MAILBOX LOCATIONS, ADD MAILBOX PULL-OFF, ADD PIPE SUBST. NOTE AND UPDATE SWM LABELS	LJC PGC 4/5/19
NO.	DESCRIPTION OF CHANGES
	DRN. / REV. DATE
CO. FILE #:	F-17-045
DES. BY:	WRD
TAX ACC. #:	03-311457
DRN. BY:	WRD
TAX MAP:	9
CHK. BY:	WRD
BLOCK / GRID:	6
DATE:	07/24/18
PARCEL #:	66
DDC JOB#:	12064.1
ZONE / USE:	RR-DEO
SHEET NUMBER:	
DWG. SCALE:	1" = 50'
	24 of 58

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. 21998, EXPIRATION DATE: JUNE 06, 2022.

07/24/2018
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
M. Messeri 10/2/2018
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
K. LaChapelle 10-23-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chad Edwards 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Lot #/ Drywell Designation	Rooftop Area, SF	Length	Width	Stone Depth
1-1	499	7	6	5
1-2	687	7	6	5
1-3	986	7	6	5
1-4	965	7	6	5
2-1	876	7	6	5
2-2	666	7	6	5
2-3	678	7	6	5
2-4	509	7	6	5
3-1	441	7	6	5
3-2	449	7	6	5
3-3	742	7	6	5
3-4	633	7	6	5
6-1	991	7	6	5
6-2	945	7	6	5
6-3	792	7	6	5
6-4	633	7	6	5
9-1	633	7	6	5
9-2	792	7	6	5
9-3	683	7	6	5
9-4	441	7	6	5
SEE SHEET 44 FOR LOT 10A	600	5	5	5
10B	600	5	5	5
10C	600	5	5	5
10D	600	5	5	5
15-1	805	7	6	5
15-2	876	7	6	5
15-3	995	7	6	5
15-4	612	7	6	5
15-5	826	7	6	5
16-1	837	7	6	5
16-2	458	7	6	5
16-3	833	7	6	5
17-1	995	7	6	5
17-2	981	7	6	5
17-3	841	7	6	5
17-4	612	7	6	5
17-5	847	7	6	5

Lot #/ Drywell Designation	Rooftop Area, SF	Length	Width	Stone Depth
18-1	980	7	6	5
18-2	950	7	6	5
18-3	950	7	6	5
18-4	680	7	6	5
19-1	633	7	6	5
19-2	792	7	6	5
19-3	945	7	6	5
19-4	991	7	6	5
19-5	865	7	6	5
20-1	632	7	6	5
20-2	574	7	6	5
20-3	984	7	6	5
21-1	570	7	6	5
21-2	748	7	6	5
21-3	544	7	6	5
21-4	544	7	6	5
24-1	751	7	6	5
24-2	905	7	6	5
25-1	999	7	6	5
25-2	687	7	6	5
25-3	986	7	6	5
25-4	965	7	6	5
25-5	937	7	6	5
26-1	522	7	6	5
26-2	849	7	6	5
26-3	691	7	6	5
26-4	681	7	6	5

Lot #/ Drywell Designation	Rooftop Area, SF	Length	Width	Stone Depth
27-1	999	7	6	5
27-2	687	7	6	5
27-3	986	7	6	5
27-4	964	7	6	5
27-5	776	7	6	5
28-1	991	7	6	5
28-2	949	7	6	5
28-3	793	7	6	5
28-4	633	7	6	5
29-1	622	7	6	5
29-2	898	7	6	5
29-3	691	7	6	5
29-4	681	7	6	5
31-1	934	7	6	5
31-2	943	7	6	5
31-3	835	7	6	5
31-4	947	7	6	5
32-1	999	7	6	5
32-2	830	7	6	5
32-3	836	7	6	5
32-4	890	7	6	5
33-1	999	7	6	5
33-2	697	7	6	5
33-3	996	7	6	5
33-4	965	7	6	5
33-5	776	7	6	5
Parcel A-A	600	5	5	5
Parcel A-B	600	5	5	5
Parcel A-C	600	5	5	5
Parcel A-D	600	5	5	5
Parcel A-E	600	5	5	5

SEE SHEET 55 FOR PARCEL "A"

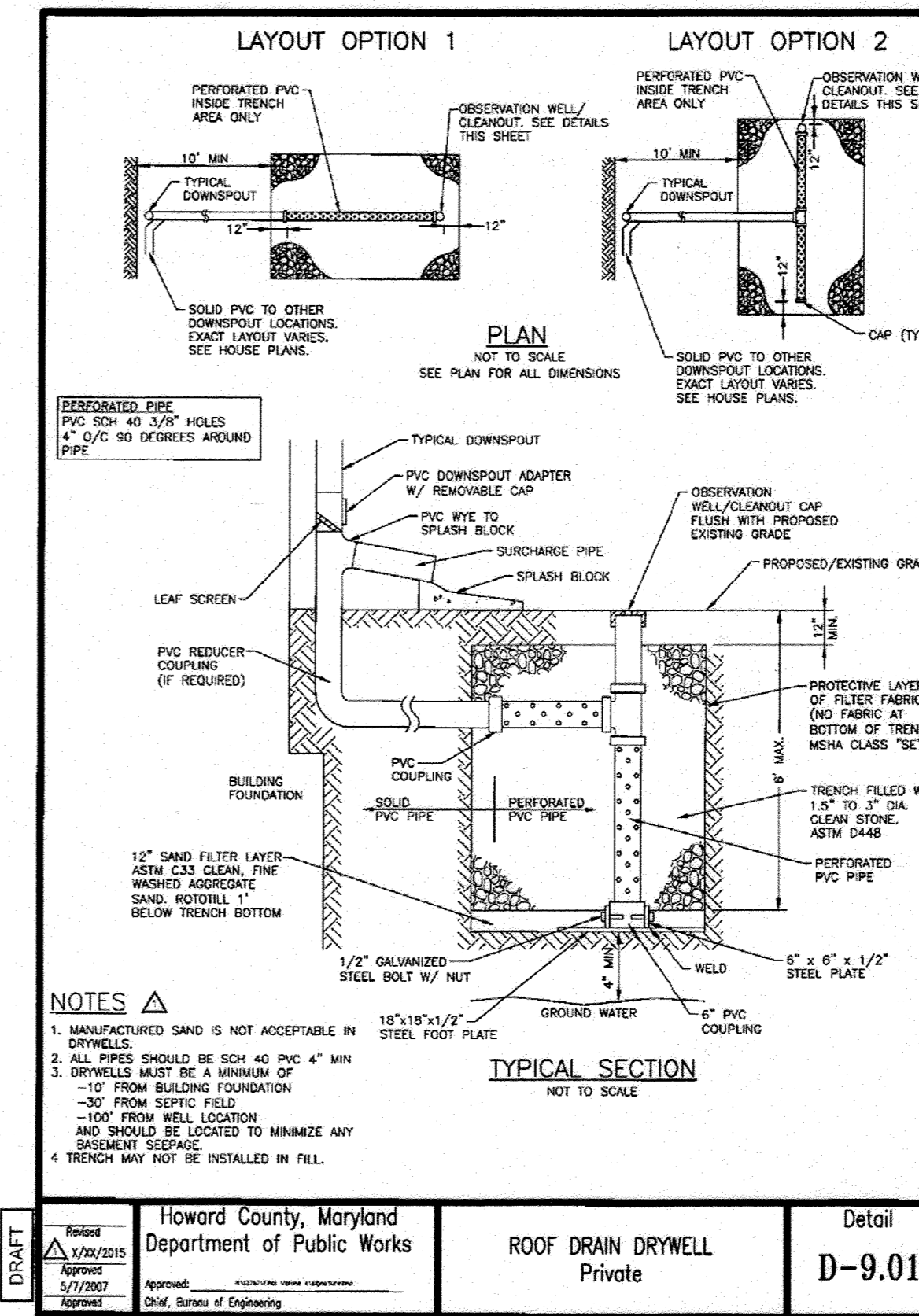
CONCEPT DRYWELL PLAN
ACTUAL ROOFTOP AREA TO EACH DRYWELL
MUST BE SHOWN ON PLOT PLAN

Drywell Design Guidelines for Plot Plan Using Detail D-9.01

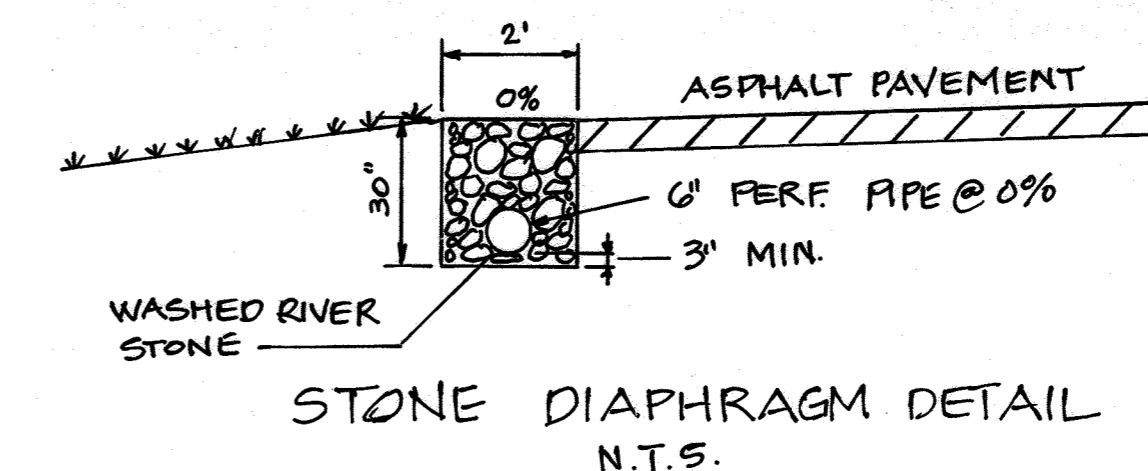
- All Drywells Stone depth shall be 5'
- Stone shall have min. of 12" of cover above wrapped stone
- Drywells shall be spaced 5' apart
- Plot Plan shall indicate the rooftop area for each roof loader
- Total combined rooftop area may not exceed 1,000 sf
- Portions of some rooftops are treated with N-1, Untreated Portion Must be directed to a d

Drywell Sizes based on L x W x S (standard stone depth with 12" sand) for Plot Plan sizing:

Untreated Rooftop, sf	L	W
<500	4.0	4.0
500-700	5.0	5.0
701-900	6.0	6.0
>900	6.0	7.0



DATE	07/24/2018
PROJECT	HOWARD COUNTY, Maryland Department of Public Works
DESCRIPTION	ROOF DRAIN DRYWELL Private
SCALE	Detail D-9.01



DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 8/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 26, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC Inc.
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER: GILLIECE FAMILY LLC
1311 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER: S/A OWNER

SITE ADDRESS: S/E RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #48987)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

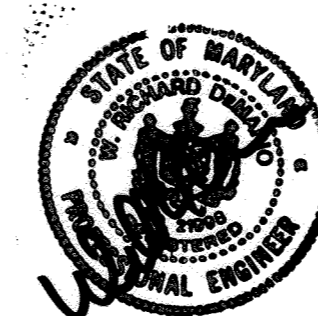
STORMWATER MANAGEMENT DETAILS

5TH COUNCIL DISTRICT BRD ELECTION DISTRICT HOWARD COUNTY, MD	
REVISIONS	
6	REVISE FINAL GRADING/SEC/SWM LOT 21 JJB WRD 2/19/20
5	REVISE FINAL GRADING/SEC/SWM LOT 21 JJC P&C 11/19/20
4	REVISE GRADIENT LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 JJB P&C 10/15/19
3	ADD SHEET 49 JJC P&C 6/14/19
NO.	DESCRIPTION OF CHANGES DRN. REV. DATE
CO. FILE #:	F-17-045 DES. BY: WRD
TAX ACC. #:	03-311457 DRN. BY: WRD
TAX MAP:	9 CHK. BY: WRD
BLOCK / GRID:	6 DATE: 07/24/18
PARCEL #:	66 DDC JOB#: 12064.1
ZONE / USE:	RR-DEO SHEET NUMBER:
DWG. SCALE:	1" = 50' 25 of 58

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. 21998. EXPIRATION DATE:
JUNE 05, 2022

07/24/2018
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5.2.22
W. RICHARD DEMARIO, P.E. #21998 DATE

20	AS-BUILT	LJC 2/14/21
REVISIONS (CONT)		
19	FINAL GR/SEC/SWM LOT 17	LJC 1/16/21
18	FINAL GR/SEC/SWM LOT 28	LJC 12/02/20
17	FINAL GR/SEC/SWM LOTS 12, 26, 29	LJC 11/21/20
16	FINAL GR/SEC/SWM LOTS 23, 25, 26	LJC 10/24/20
15	ADD SHEETS 54-58	JJC 9/11/20
14	FINAL GR/SEC/SWM LOTS 22, 24	LJC 9/10/20
13	REVISE FINAL GR/SEC/SWM LOTS 7, 14, 17, 23, 22, 7/11/20	LJC 7/11/20
12	REVISE FINAL GR/SEC/SWM LOTS 22, 24	LJC 6/14/20
11	REVISE FINAL GR/SEC/SWM LOTS 22, 24	LJC 6/14/20
10	REVISE FINAL GR/SEC/SWM LOTS 22, 24	LJC 6/14/20
9	REVISE FINAL GR/SEC/SWM LOTS 22, 24	LJC 6/14/20
8	REVISE FINAL GR/SEC/SWM LOTS 22, 24	LJC 6/14/20
7	REVISE FINAL GR/SEC/SWM LOTS 22, 24	LJC 6/14/20
REVISIONS (CONT)		

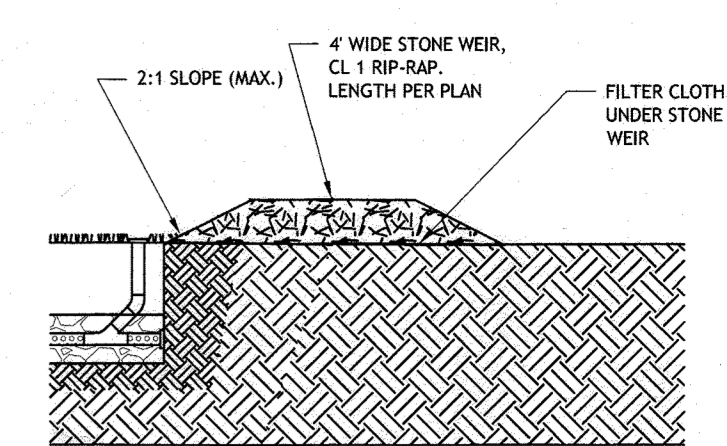
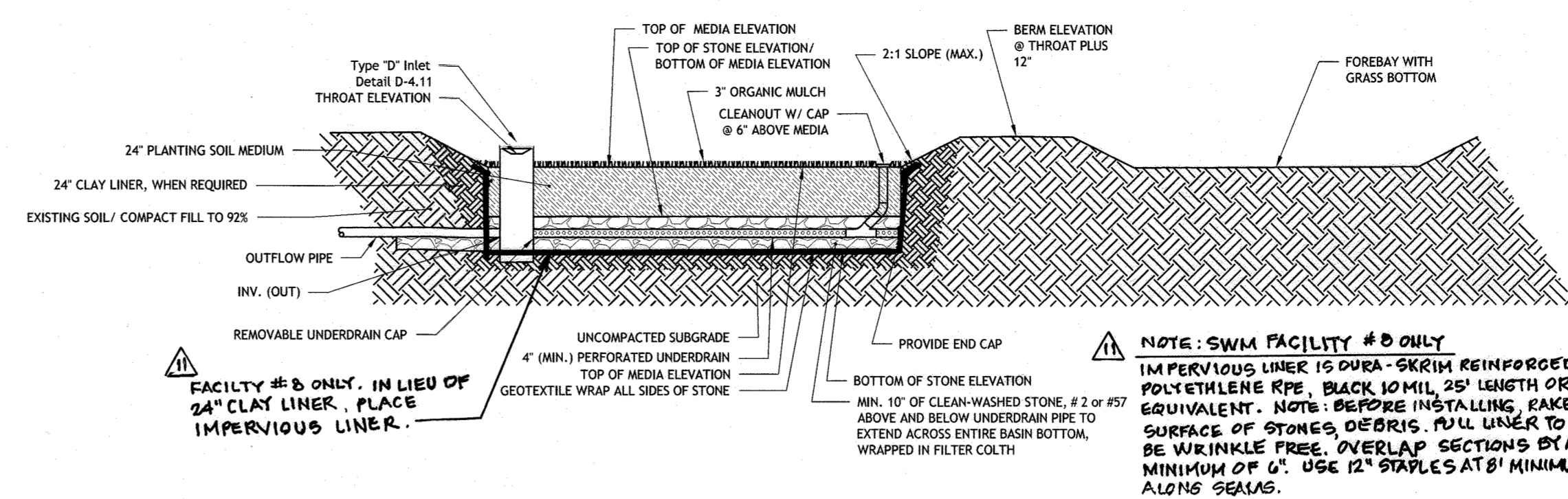
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Melanie 10/6/2018
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Ka. G. ... 10-23-18
CHIEF DIVISION OF LAND DEVELOPMENT

Chad Clark 10.19.18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

LOT #	DESIGN DIMENSIONS			AS-BUILT FACILITY DIMENSIONS AND ELEVATIONS										
	A	B	C	A	B	C	E1	E2	E3	E4	E5	E6	E7	E8
7														
8														
11														
13														
14														
22														
31														
32														
33														

NOTE: PONDING DEPTH = 12" E6 MUST BE 12" ABOVE E1, E2, E3, E4, E5
IN REFERENCE TO GENERAL NOTE 17, SWM FACILITIES THAT ARE
CONSTRUCTED ON LOT ARE NOT INCLUDED IN THIS AS-BUILT
AS-BUILT INFORMATION FOR ON LOT SWM FACILITIES ARE
INCLUDED IN A SEPARATE SUBMISSION AS PART OF THE
GRADING U&O ACCEPTANCE PROCEDURES.



SECTION AT STONE WEIR
N.T.S.

SWM Facility #	Bottom Dimension, L	Bottom Dimension, W	TOP OF MEDIA, ELEV.	TOP OF STONE, ELEV.	BOTTOM OF STONE, ELEV.	INLET #	THROAT ELEVATION	UNDERDRAIN INVERT	OUTFLOW PIPE DIAMETER	OUTFLOW PIPE INVERT
1	30'-0"	13'-0"	514.75	512.75	511.50	I-1	516.00	512.08	1'-6"	506.33
As Built:	29'-10"	12'-10"	514.48	512.48	511.23	I-1	515.57	511.42	1'-6"	511.02
2	26'-0"	12'-0"	504.75	502.75	501.75	I-4	506.00	502.08	1'-6"	502.08
As Built:	27'-6"	11'-6"	504.74	502.74	501.74	I-4	505.80	501.89	1'-6"	501.30
3	26'-0"	32'-0"	511.75	509.75	508.75	I-5	513.00	509.08	1'-6"	508.00
As Built:	24'-4"	34'-6"	510.97	508.97	507.95	I-5	512.79	508.67	1'-6"	507.89
4	31'-0"	17'-6"	515.75	513.75	512.75	I-12	517.00	513.08	1'-3"	511.00
As Built:	40'-6"	13'-9"	514.83	512.83	511.83	I-12	516.99	512.23	1'-3"	511.73
5	34'-0"	17'-0"	484.75	482.75	481.75	I-14	486.00	482.08	1'-3"	481.58
As Built:	34'-0"	17'-10"	485.04	483.04	482.04	I-14	486.00	482.48	1'-3"	482.47
6	60'-0"	30'-0"	476.75	475.75	474.75	I-15	478.00	475.08	1'-3"	474.58
As Built:	61'-7"	30'-0"	476.63	475.63	474.63	I-15	477.80	474.83	1'-3"	473.37
7	80'-0"	46'-0"	417.75	416.75	415.75	I-16	519.00	416.08	1'-6"	514.47
As Built:	86'-5"	45'-10"	519.70	518.70	517.70	I-16	518.88	515.89	1'-3"	514.26
8 w/clay liner	60'-0"	30'-0"	543.75	542.75	541.75	I-23	547.00	543.08	1'-6"	542.28
As Built:	62'-2"	30'-0"	545.76	545.76	544.76	I-23	546.80	542.89	2'-0"	542.77
9	40'-0"	24'-6"	559.75	557.75	556.75	I-33	561.00	557.08	1'-3"	553.88
As Built:	39'-9"	24'-5"	559.70	557.70	556.70	I-33	560.87	557.53	1'-3"	557.39

- NOTES:
- TEXTURE OF PLANTING SOIL SHOULD CONFORM TO THE CLASSIFICATION WITHIN THE USDA TRIANGLE FOR SANDY LOAM OR LOAMY SAND. PLANTING SOIL SHOULD BE A MIXTURE OF SAND, SILT, AND CLAY PARTICLES AS REQUIRED TO MEET THE CLASSIFICATION. RANGES OF PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F-1632:

SAND	(0.05-2.0 mm)	50 - 85%
SILT	(0.002 TO 0.05 mm)	40% MAXIMUM
CLAY	(LESS THAN 0.002 mm)	10% MAXIMUM
GRAVEL	(2.0 TO 12.7 mm)	15% MAXIMUM
 - PLANTING SOIL SHOULD BE SCREENED AND FREE OF STONES LARGER THAN A HALF-INCH (1/2", 12.7 mm) IN ANY DIMENSION. NO MORE THAN TEN PERCENT (10%) OF THE SOIL VOLUME SHOULD BE COMPOSED OF SOIL PEDS GREATER THAN ONE INCH (1").
 - CLODS, OR NATURAL CLUMPS OF SOILS, GREATER THAN THREE INCHES (3") IN ANY DIMENSION SHOULD BE ABSENT FROM THE PLANTING SOIL. SMALL CLODS RANGING FROM ONE TO THREE INCHES (1-3") AND PEDS, NATURAL SOIL CLUMPS UNDER ONE INCH (1") IN ANY DIMENSION, MAY BE PRESENT BUT SHOULD NOT MAKE UP MORE THAN TEN PERCENT (10%) OF THE SOIL BY VOLUME.
 - THE pH OF THE PLANTING SOIL SHOULD HAVE A RANGE OF 5.8-7.1.
 - SOLUBLE SALTS SHOULD BE LESS THAN 2.0 mmhos/cm (ds/m), TYPICALLY AS MEASURED BY 1:2 SOIL-WATER RATIO BASIC SOIL SALINITY TESTING. SODIC SOILS (EXCHANGEABLE SODIUM PERCENTAGE (ESP) GREATER THAN 15 AND/OR SODIUM ADSORPTION RATIO (SAR) GREATER THAN 13) SHALL NOT BE ACCEPTABLE FOR USE REGARDLESS OF AMENDMENT.
 - ORGANIC CONTENT OF PLANTING SOIL SHOULD HAVE A RANGE OF THREE TO FIFTEEN PERCENT (3-15%) BY WEIGHT AS DETERMINED BY LOSS ON IGNITION (ASTM D2974). TO ADJUST ORGANIC CONTENT, PLANTING SOIL MAY BE AMENDED, PRIOR TO PLACING AND FINAL GRADING, WITH THE ADDITION OF ORGANIC COMPOST.
 - ALL AGGREGATE WITHIN THE STONE STORAGE BED SHALL BE CLEAN-WASHED, DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH TEST.
 - GEOTEXTILE SHALL CONSIST OF POLYPROPYLENE FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:

GRAB TENSILE STRENGTH (ASTM-D4632)	> OR = 120 LBS.
MULLEN BURST STRENGTH (ASTM-D3786)	> OR = 225 LBS.
FLOW RATE (ASTM-D4911)	> OR = 95 GAL./MIN./FT.
UV RESISTANCE AFTER 500 HRS. (ASTM-D4355)	> OR = 70%

 HEAT-SET OR HEAT CALENDARED FABRICS ARE NOT PERMITTED

M-6 BIORETENTION BASIN DETAIL
N.T.S.

MATERIALS SPECIFICATIONS FOR IMPERVIOUS LINER		
IMPERVIOUS LINER	DURA-SKRIM STRONG REINFORCED POLYETHYLENE - RPE	BLACK, 10MIL, 25' LENGTH OR EQUIVALENT

- MICRO BIO-RETENTION FACILITIES MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND JOINTLY MAINTAINED
- ROUTINE MAINTENANCE (BY HOA):
- FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
 - TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES PER YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES AND MAINTENANCE ACCESS SHALL BE MOWED AS NEEDED.
 - UNDER DRAINS, FEEDERS, PLANTINGS, OBSERVATION WELL, PIPE OUTFALL, OR OTHER ITEMS SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.
 - DEBRIS/LITTER AND SEDIMENT SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
 - KEEP ANNUAL MAINTENANCE LOGS/RECORDS FOR COUNTY INSPECTION.
- ~~NON-ROUTINE MAINTENANCE (BY COUNTY):~~
- ~~COUNTY SHALL BE RESPONSIBLE FOR THE DRAIN PIPES AND OUTFALL STRUCTURES ADJACENT TO A PUBLIC ROAD. THE COMPONENTS SHALL BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.~~

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. 21998. EXPIRATION DATE: JUNE 06, 2022

07/24/2018
DATE

STATE OF MARYLAND
W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE 2014.
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 8/2014.
ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (fax)
DDC@DDCinc.us
www.DDCinc.us

Development Design Consultants

OWNER: GILLIECE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER: S/A OWNER

SITE ADDRESS: SIE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT OF THE
DIEHL PROPERTY (PLAT #6937)
LOTS 1-34 A BUILDABLE PRESERVATION PARCELS & 1 NON-BUILDABLE
PRESERVATION PARCEL & 8 NON-BUILDABLE BULK PARCELS L-11

STORMWATER MANAGEMENT
DETAILS

8TH COUNCIL DISTRICT BRD ELECTION DISTRICT		HOWARD COUNTY, MD	
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #:	F-17-045	DES. BY:	WRD
TAX ACC. #:	03-311457	DRN. BY:	WRD
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	26 of 58

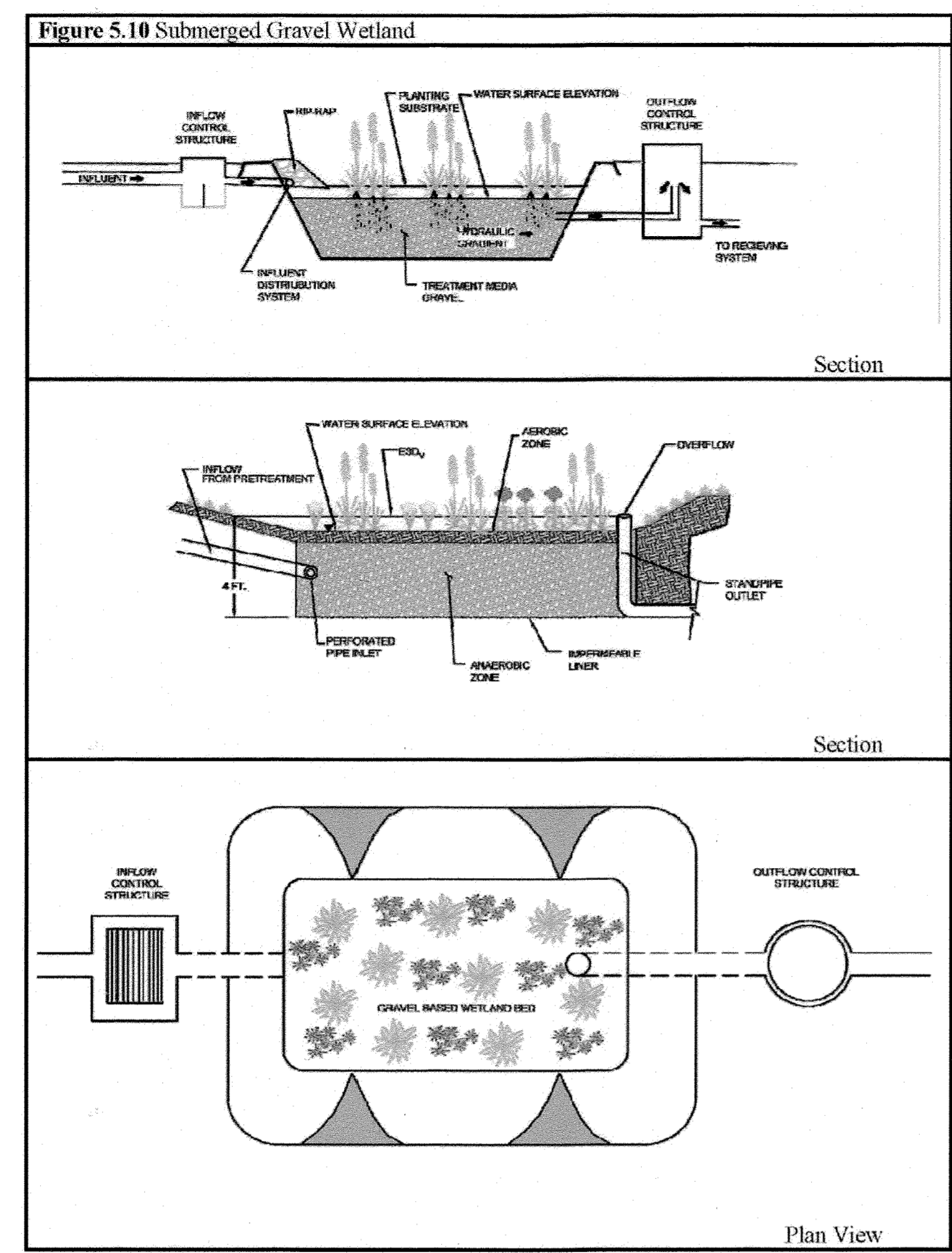
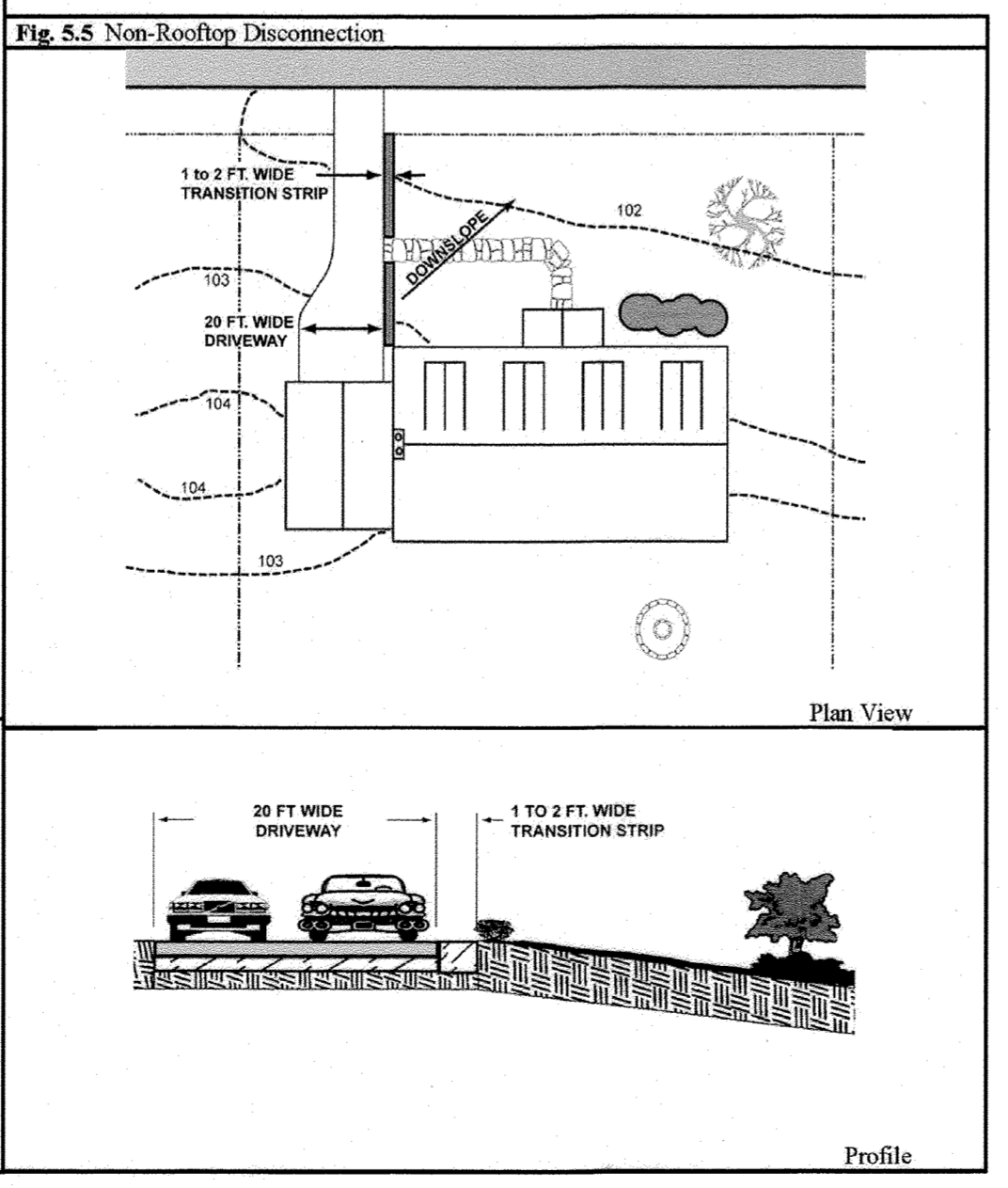
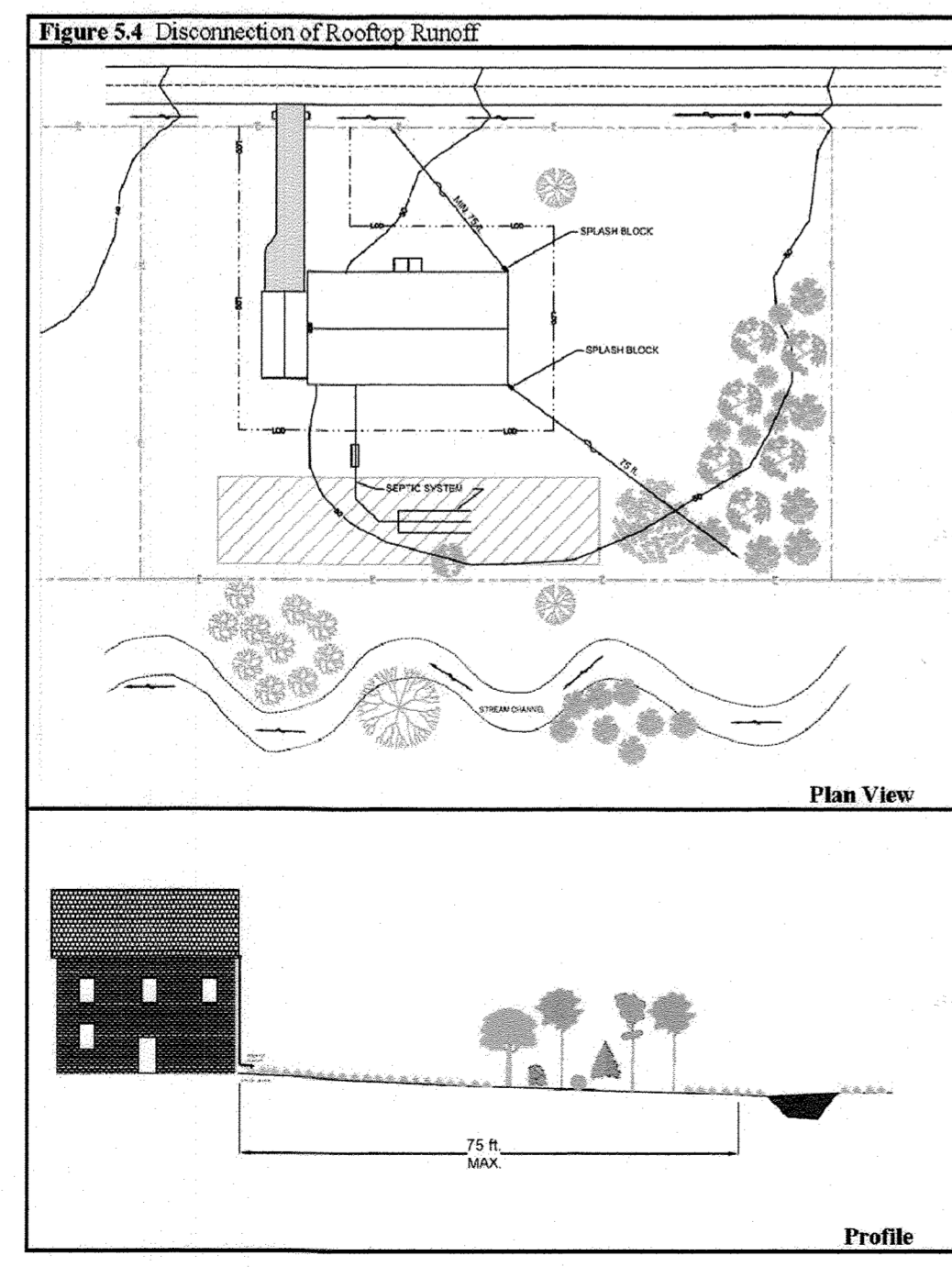


Figure 5.10 Submerged Gravel Wetland
Section
Section
Plan View



DISCONNECTION - ROOFTOP AND NON-ROOFTOP

LOT #	LENGTH
LOT 1	75'
LOT 2	75'
LOT 8	75'
LOT 12	75'
LOT 24	75'
LOT 30	75'

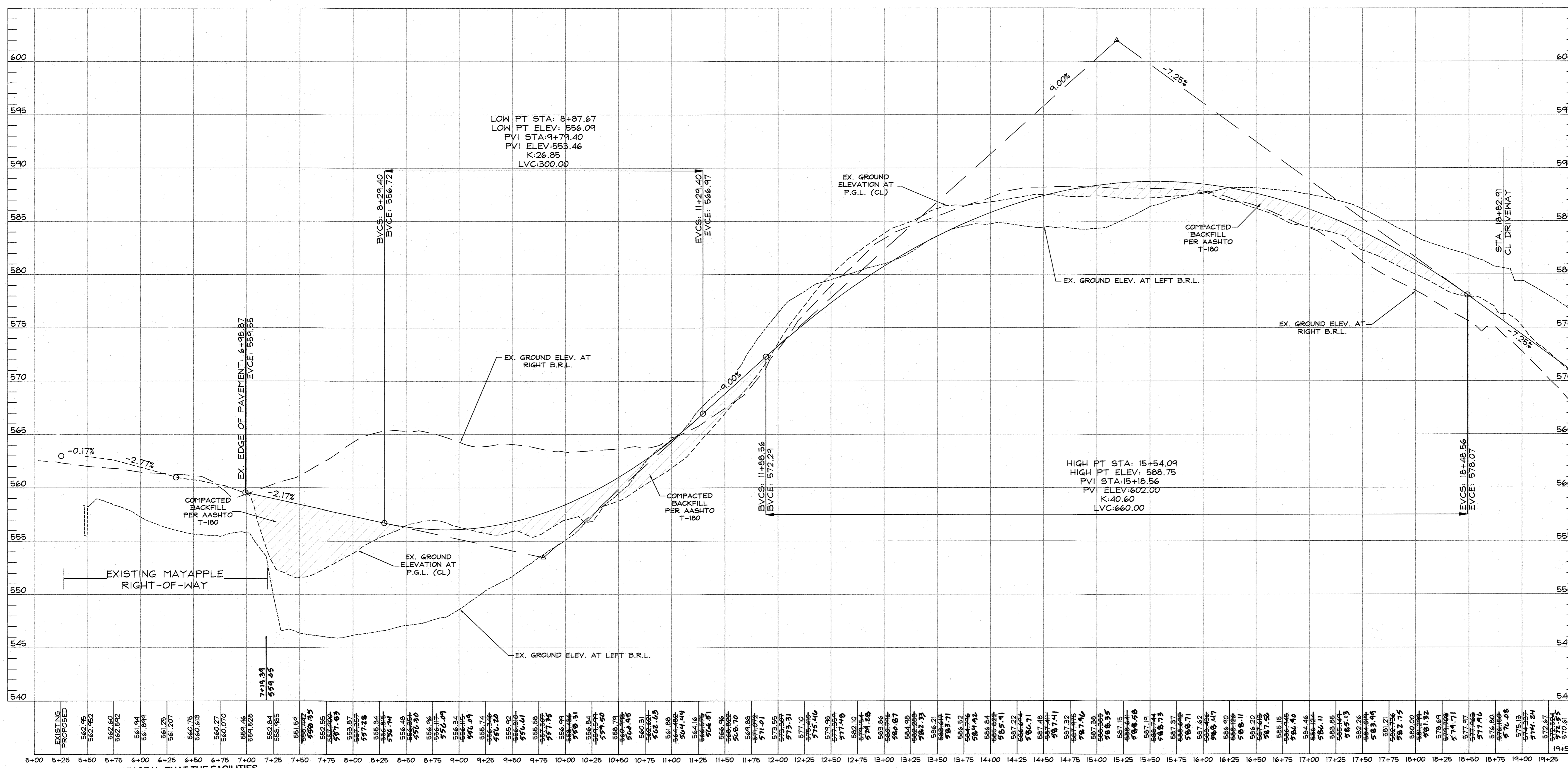
DISCONNECTION OF ROOFTOP AND NON-ROOFTOP RUNOFF FOR DESIGNATED SWM TREATMENT AREAS
N.T.S.

Note 1: Contractor shall provide grading on lots as shown on the grading plan during the fine grading after the house construction.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
10/26/2018
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
10-23-18
DATE

10-19-18
DATE



MATCH LINE - SEE SHEET 28 (STA. 19+50)

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LAINE DATED JUNE, 2014
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
 ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
 Development Design Consultants

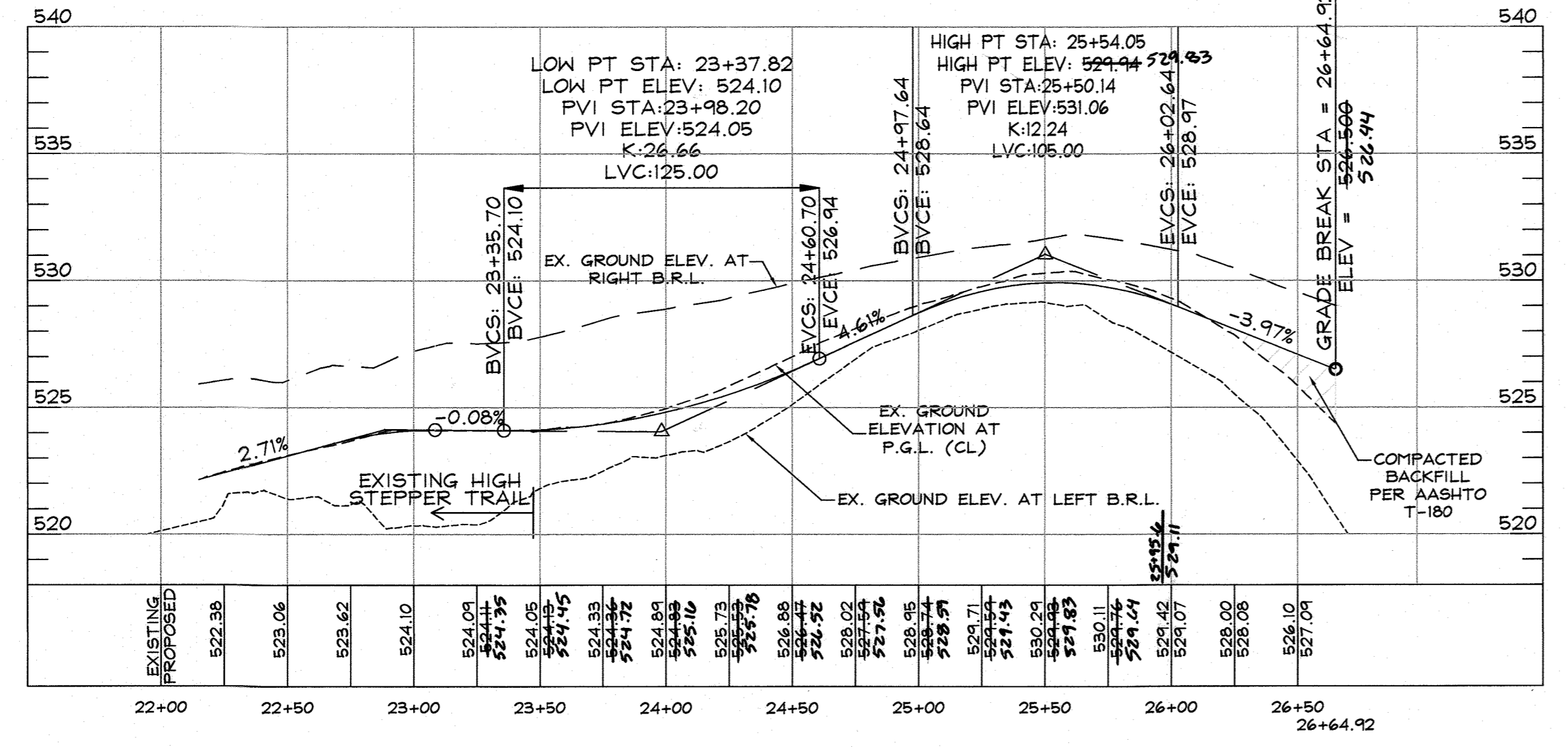
Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

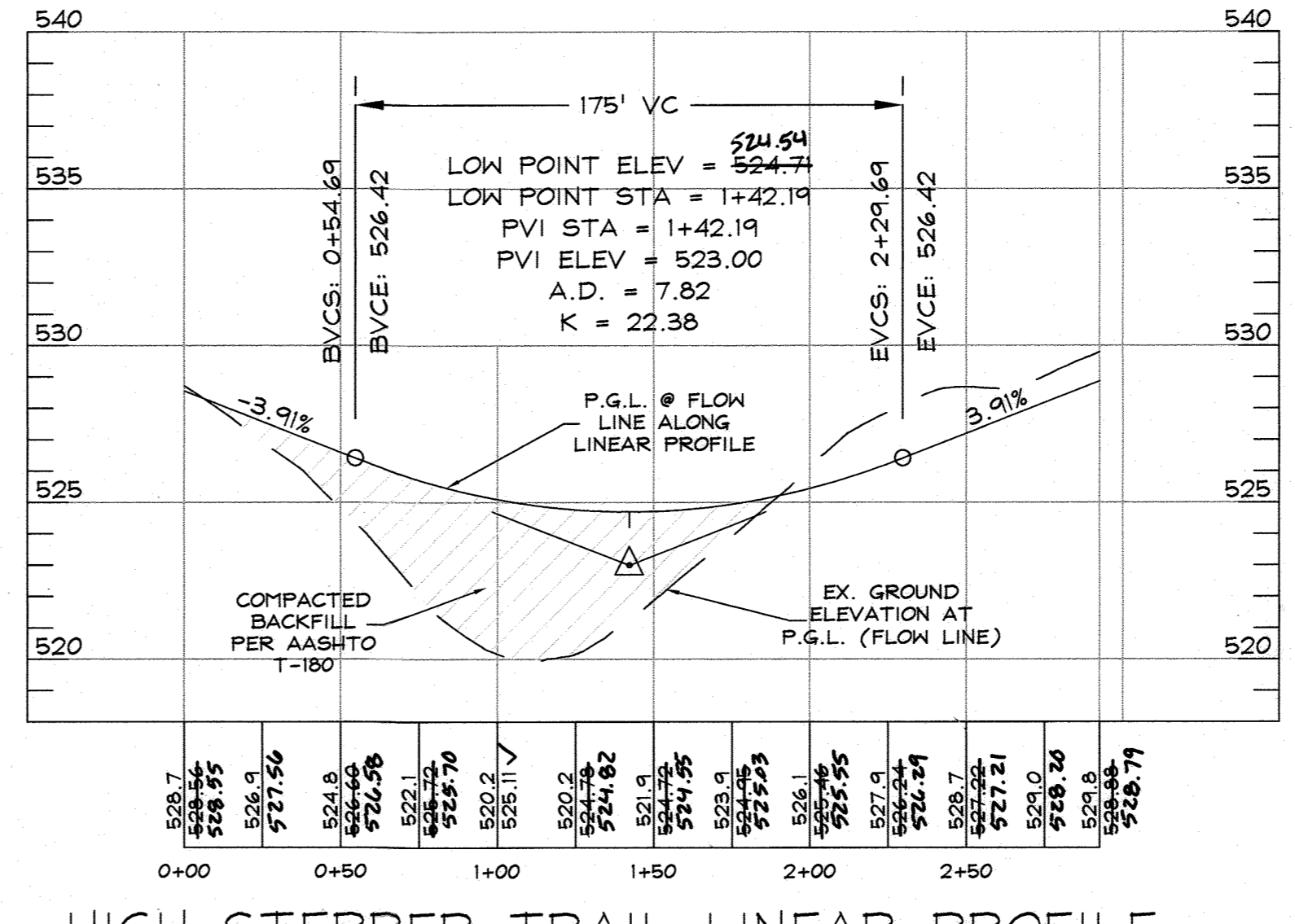
I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS 'AS-BUILT' PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

W. Richard Demario
W. RICHARD DEMARIO, P.E. #21998 **5-2-22** **DATE**

MAYAPPLE DRIVE PROFILE
 HOWARD COUNTY ACCESS STREET
 DESIGN SPEED = 25 MPH
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'



HIGH STEPPER TRAIL PROFILE
 HOWARD COUNTY ACCESS STREET
 DESIGN SPEED = 25 MPH
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'



HIGH STEPPER TRAIL LINEAR PROFILE
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Michael **10-23-18** **DATE**
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Keith **10-19-18** **DATE**
 CHIEF, DIVISION OF LAND DEVELOPMENT

Chad **10-19-18** **DATE**
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

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. 21998, EXPIRATION DATE: JUNE 06, 2022.

07/24/2018
 DATE

W. Richard Demario
W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998

OWNER: GILLICEE FAMILY LLC, 13111 LINDEN CHURCH ROAD, CLARKSVILLE, MD 21028-1174, (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: S/E RIVER ROAD, SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE (DIEHL PROPERTY (PLAT #6693))
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

MAYAPPLE DRIVE & HIGH STEPPER TRAIL ROAD PROFILES

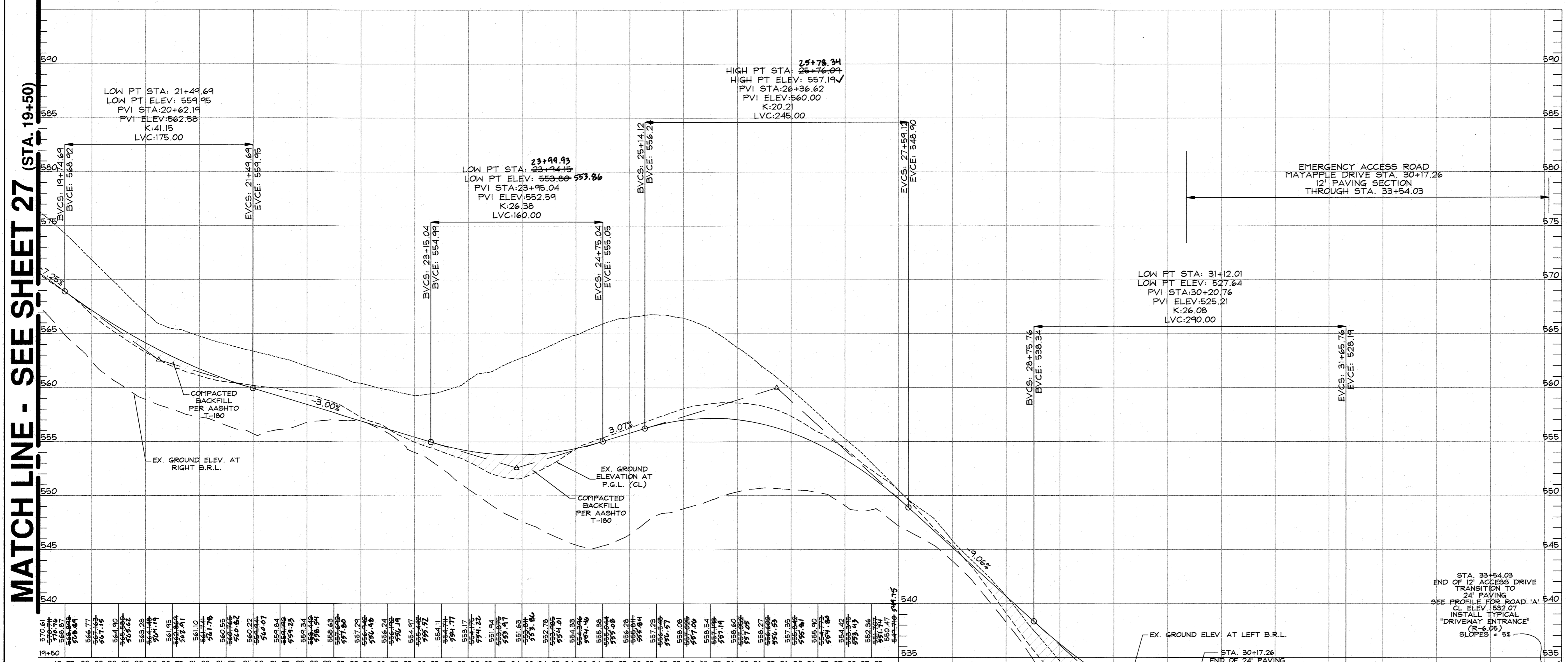
5TH COUNCIL DISTRICT **HOWARD COUNTY, MD**
3RD ELECTION DISTRICT

REVISIONS	
NO.	DESCRIPTION OF CHANGES
20	AS-BUILT
2	ADD SHEET 49

CO. FILE #:	F-17-045	DES. BY:	BKC/AJS
TAX ACC. #:	03-311457	DRN. BY:	AJS/LJC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		

27 of 58

MATCH LINE - SEE SHEET 27 (STA. 19+50)



STA. 33+66.04 MAYAPPLE DRIVE = STA. 9+98 STEPPING PLACE

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 9/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

CLOSED SECTION

NOTES:

- TYPE OF CURB MARKS (INVERTED CONCRETE CURB & BUTTER OR CONCRETE CURB & BUTTER - SEE DESIGN MANUAL, VOLUME II FOR DETAILS).
- CONCRETE SIDEWALK AS REQUIRED BY SUB-DIVISION REGULATIONS.
- 4" CONCRETE SIDEWALK REQUIRED AT PASSING AREA (SEE DETAIL R-4.01).

CLASSIFICATION	A	B	C	D	PAVING SECTION
MAJOR COLLECTOR	24"	4"	11"	3"	P-3
ACCESS STREET	24"	4"	11"	3"	P-2
ACCESS PLACE	24"	4"	11"	3"	P-2

HOWARD COUNTY, MARYLAND
 Department of Public Works
 Detail R-1.02

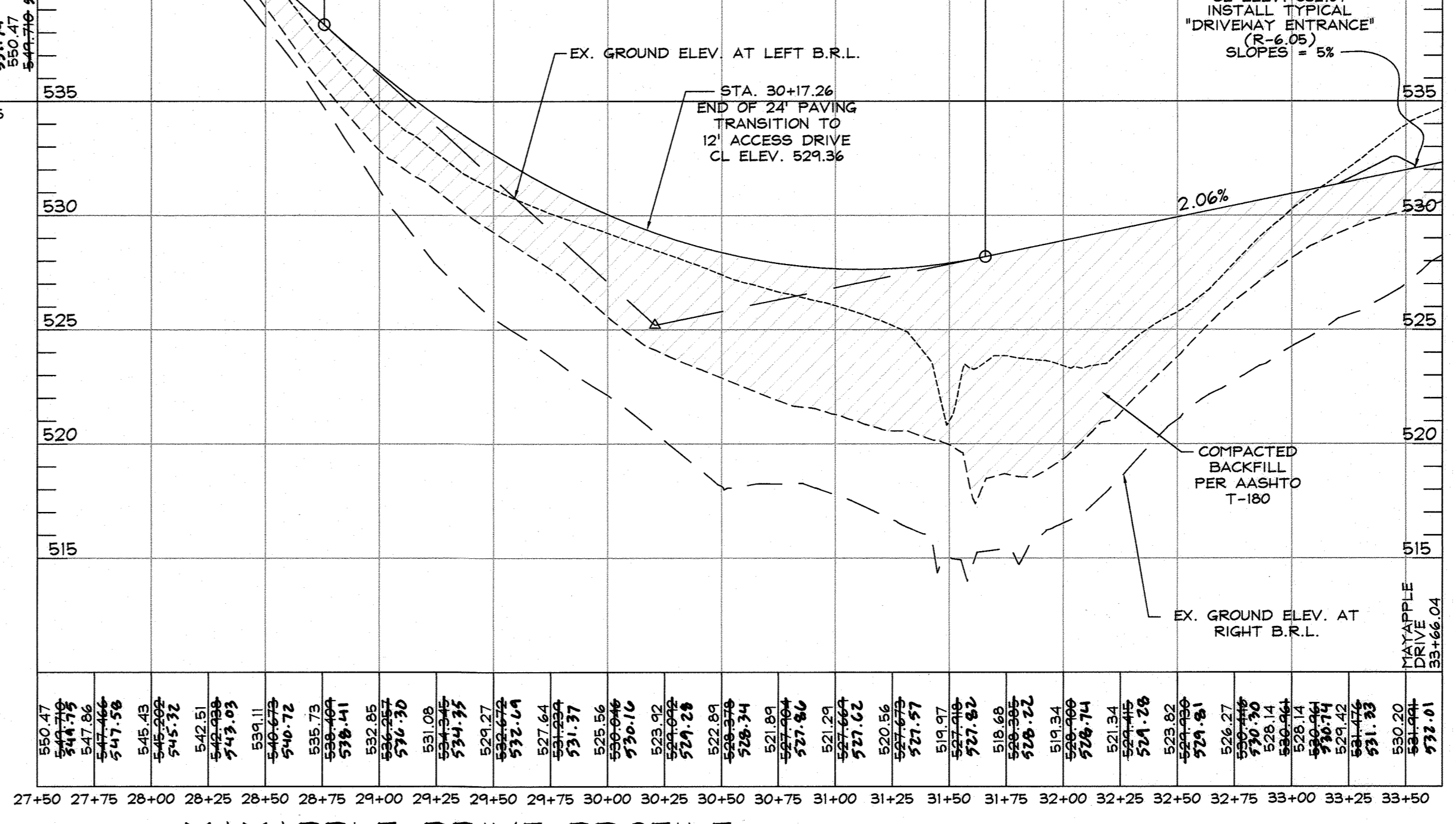
OPEN SECTION

NOTES:

- TRAFFIC BARRIER W-BEAM AS REQUIRED (SEE DESIGN MANUAL II).
- OPEN CROSS SECTION SLOPE MAY BE FLATTENED TO PROVIDE A SHARPER CURVE TO A SMALLER QUANTITY OF PAVING MATERIAL.
- PROVIDE CURB AT INTERSECTIONS (SEE DESIGN MANUAL II).
- NORMAL CROWN SECTIONS ARE SHOWN. (SEE DESIGN MANUAL II FOR SUPERELEVATION REQUIREMENTS).
- 4" CONCRETE SIDEWALK REQUIRED AT PASSING AREA (SEE DETAIL R-4.01).

CLASSIFICATION	A	B	C	D	PAVING SECTION
MAJOR COLLECTOR	24"	4"	11"	3"	P-3
ACCESS STREET	24"	4"	11"	3"	P-2
ACCESS PLACE	24"	4"	11"	3"	P-2

HOWARD COUNTY, MARYLAND
 Department of Public Works
 Detail R-1.01



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

M. Garcia 10/2/2018
 CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

W. Demario 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT DATE

C. H. H. 10-19-18
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

W. Demario 5.2.22
 W. RICHARD DEMARIO, P.E. #21998 DATE

MAYAPPLE DRIVE PROFILE
 HOWARD COUNTY ACCESS STREET
 DESIGN SPEED = 25 MPH
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'

ROAD NAME	PAVING TYPE	ROAD CLASSIFICATION	DESIGN SPEED	LIMITS BY STATION
HIGH STEPPER TRAIL	P-2	ACCESS STREET	25 MPH	23+47.22 TO 26+64.92
STEPPING PLACE	P-2	ACCESS STREET	25 MPH	0+00 TO 13+95.62
MAY APPLE DRIVE (EXTENDED)	P-2	ACCESS STREET	25 MPH	6+98.87 TO 30+17.26
EMERGENCY ACCESS MAYAPPLE DRIVE TO STEPPING PLACE	P-1	N/A	N/A	30+17.26 TO 33+54.03

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21998. EXPIRATION DATE: JUNE 05, 2020.

07/24/2018 DATE

W. Demario
 PROFESSIONAL ENGINEER NO. 21998

DDC Inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLIACE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21028-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: S/E RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE DEHL PROPERTY (PLAT #8937)
 LOTS 1-34 A BULIDABLE PRESERVATION PARCEL & A NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

MAYAPPLE DRIVE
 ROAD PROFILE

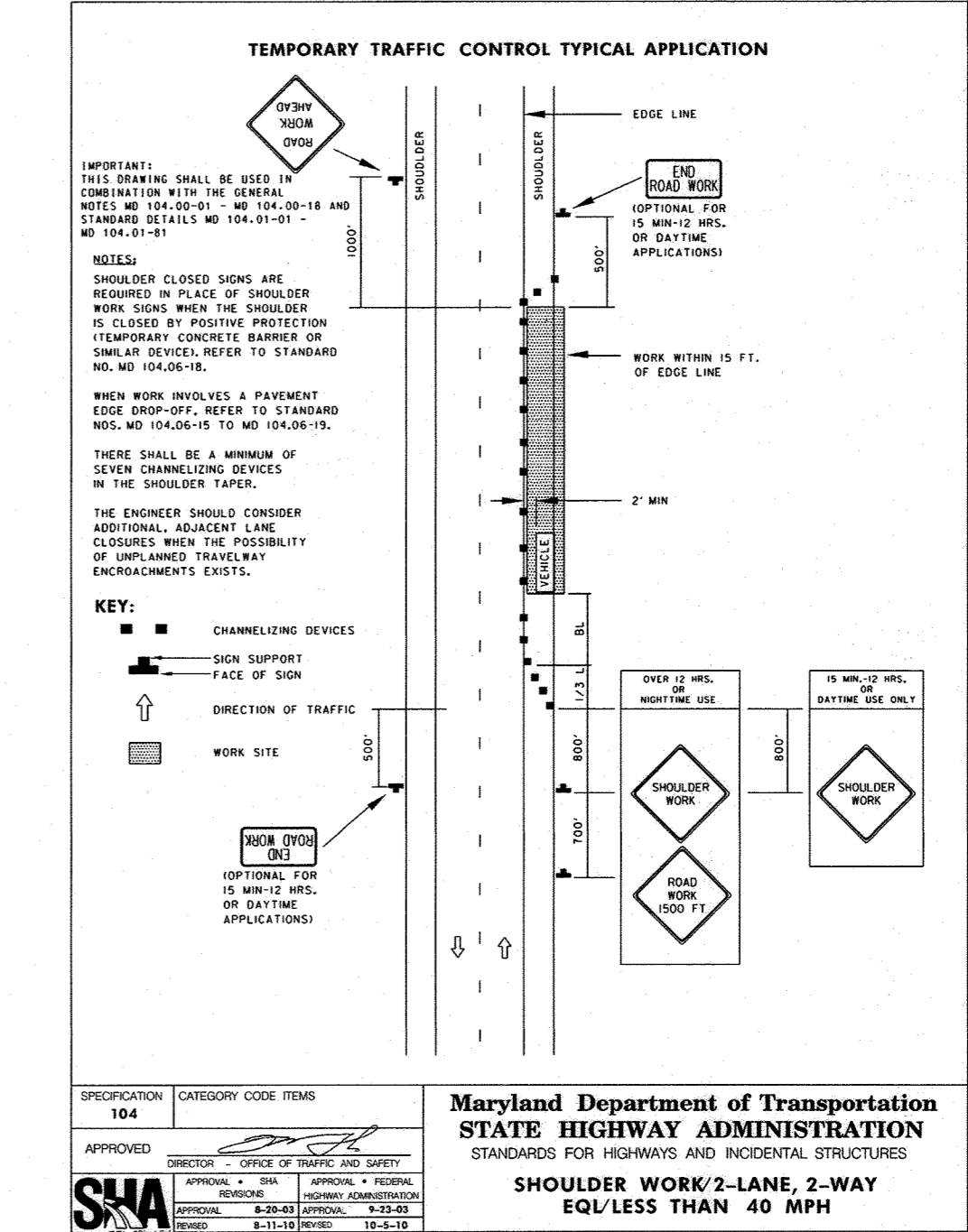
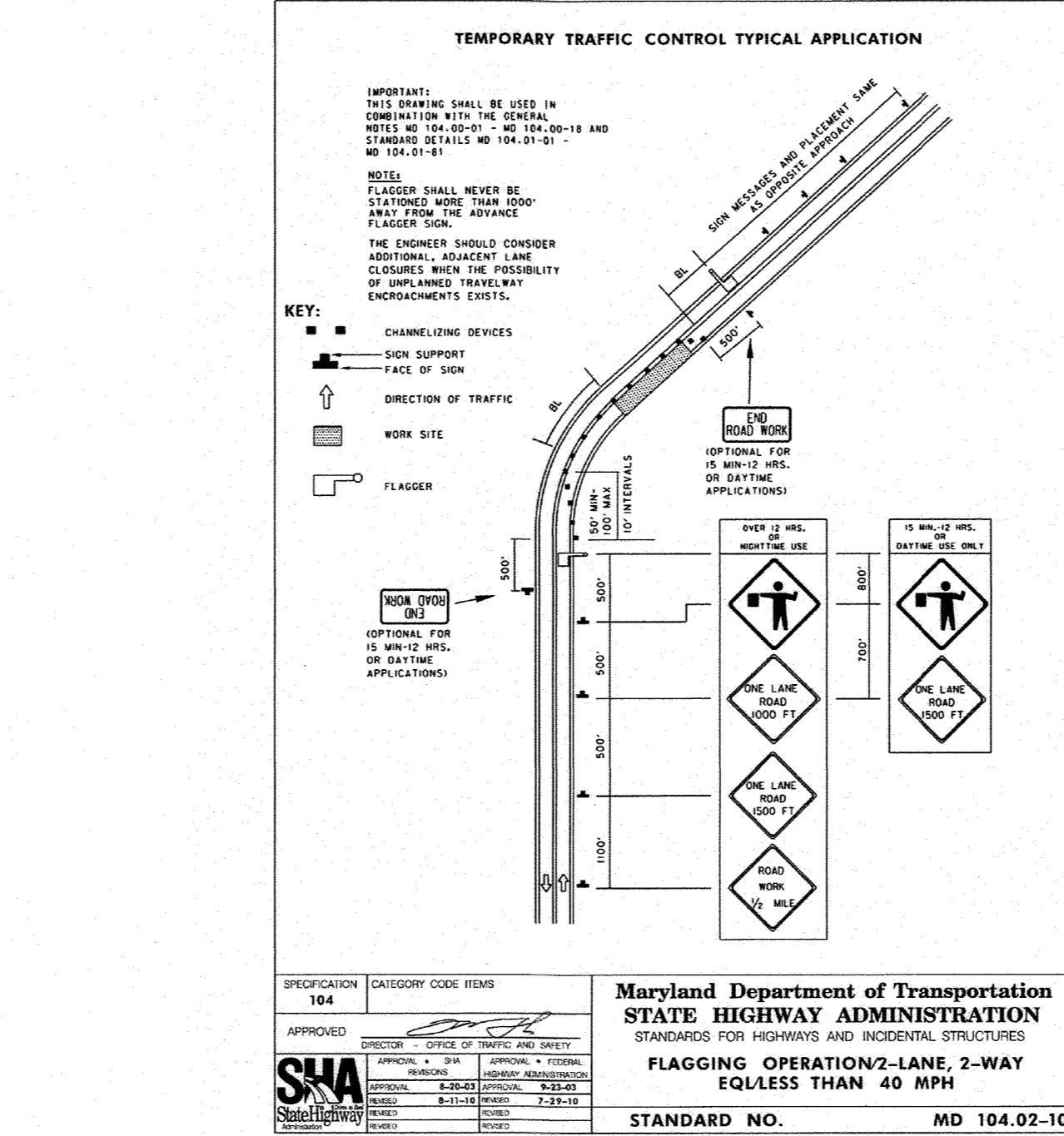
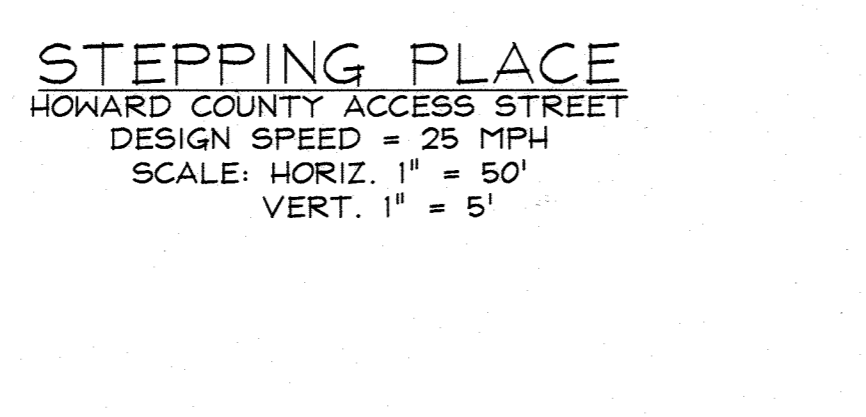
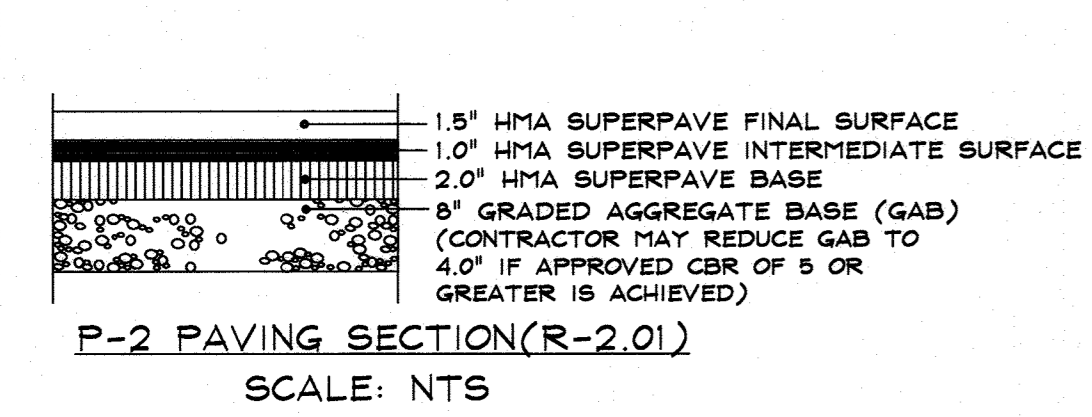
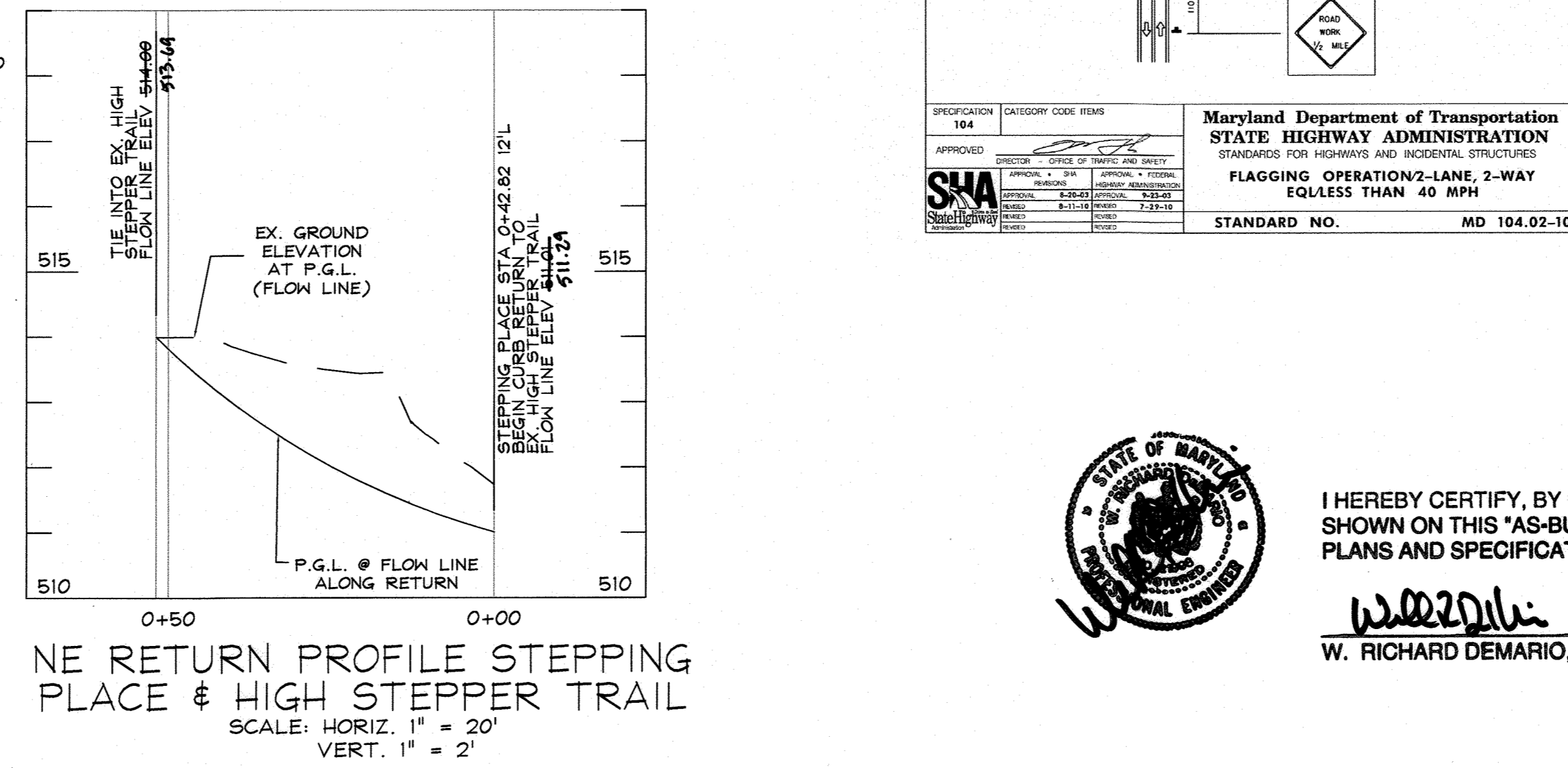
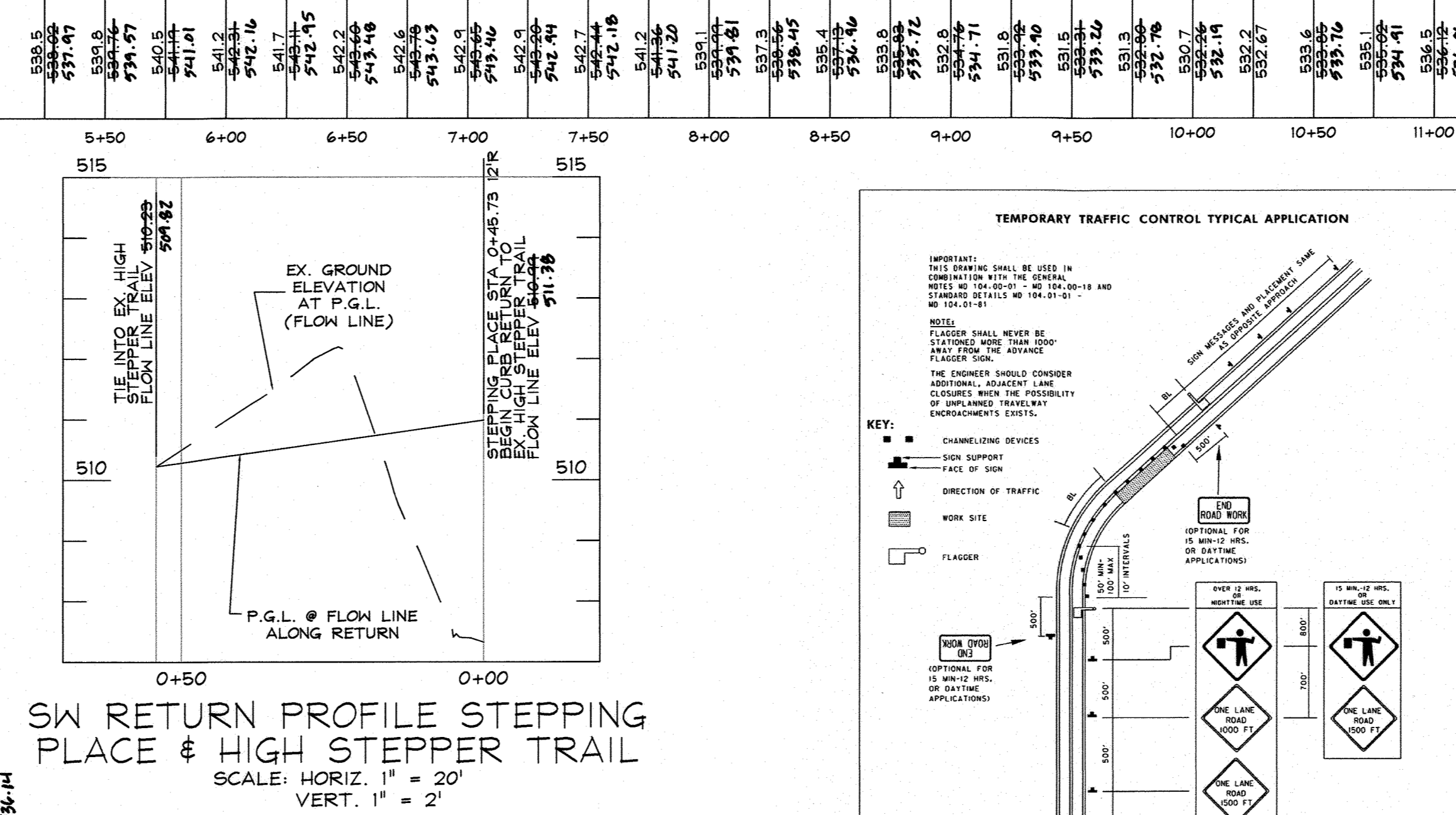
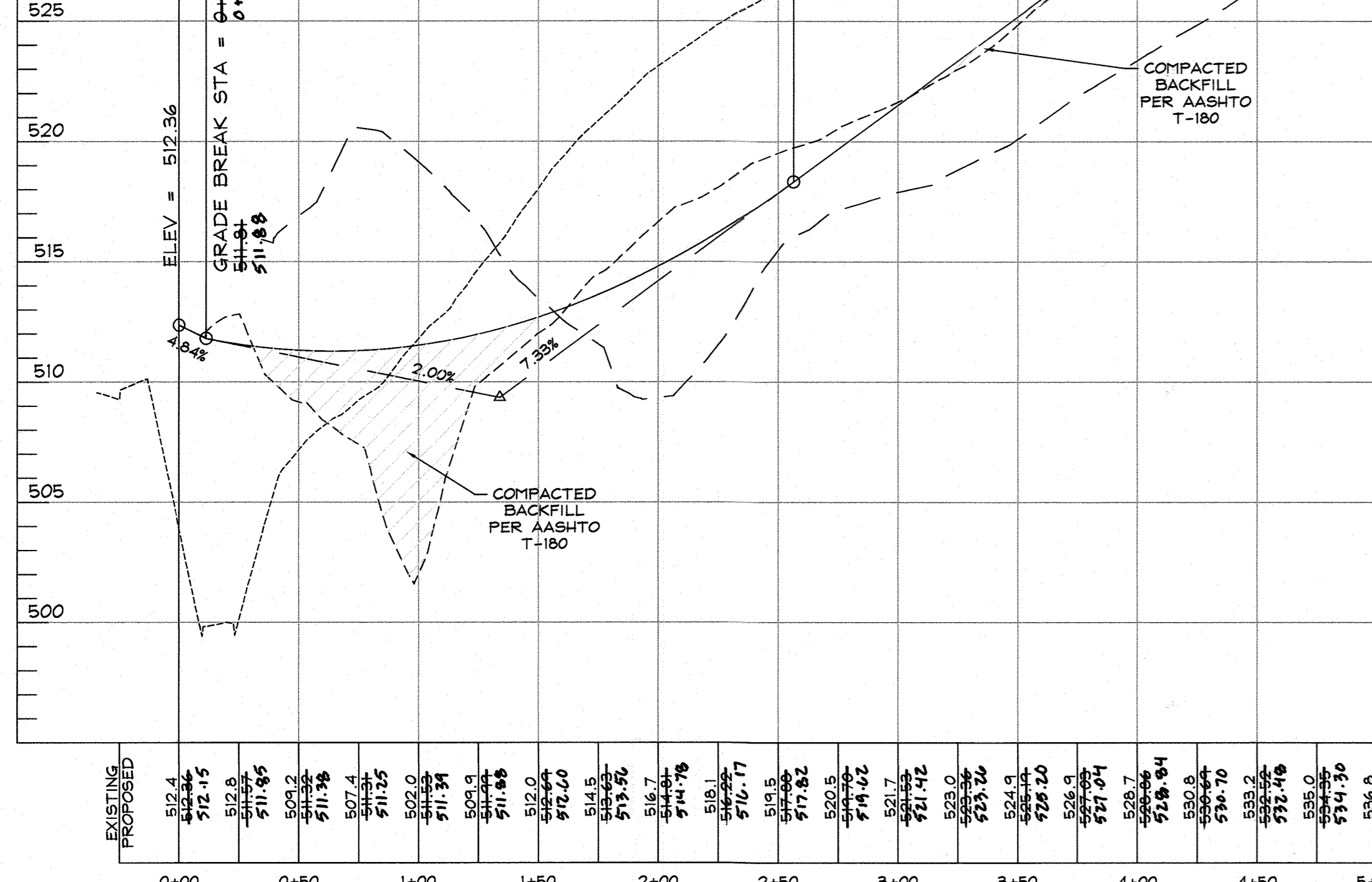
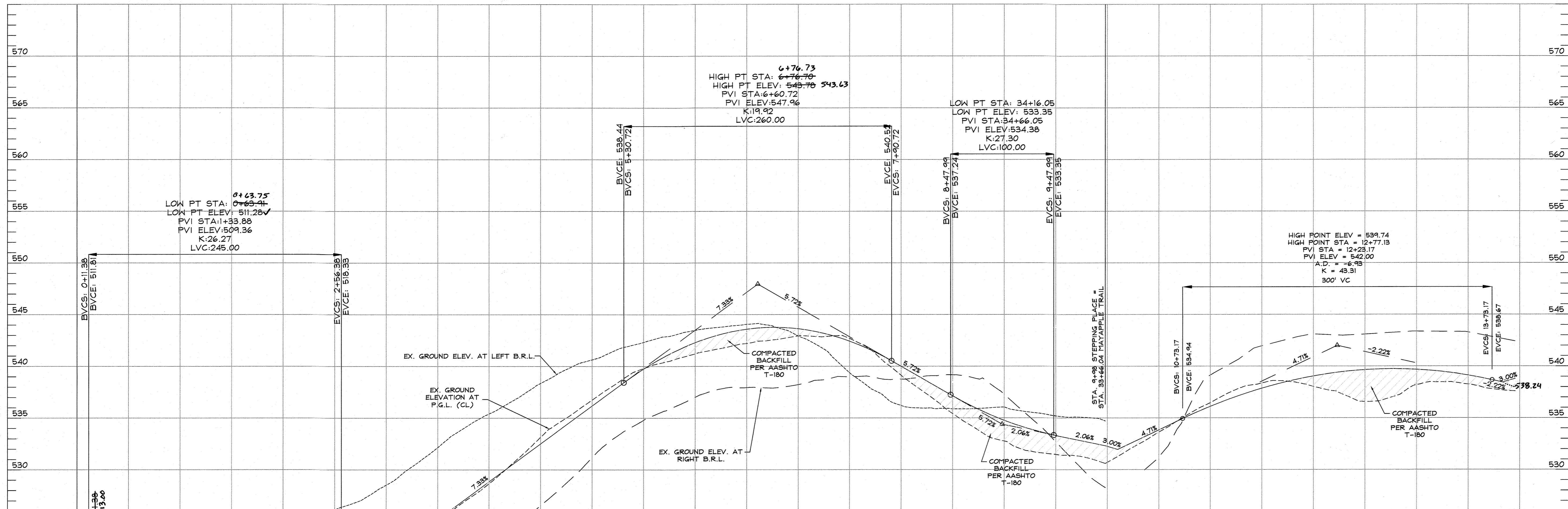
5TH COUNCIL DISTRICT
 5RD ELECTION DISTRICT
 HOWARD COUNTY, MD

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
2	ADD SHEET 4A	LC	P&C	12/18/18

CO. FILE #: F-17-045
 TAX ACC. #: 03-311457
 TAX MAP #: 9
 BLOCK / GRID #: 6
 PARCEL #: 66
 ZONE / USE: RR-DEO

DES. BY: BKC/AJS
 DRN. BY: AJS/LJC
 CHK. BY: WRD
 DATE: 07/24/18
 DDC JOB#: 12064.1
 SHEET NUMBER: 58 of 58
 DWG. SCALE: 1" = 50'



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. 21998. EXPIRATION DATE: JUNE 06, 2020.

07/24/2018
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998

I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

W. RICHARD DEMARIO, P.E. #21998 DATE 5.2.22

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHABERGER AND LANZMANN FOR JUNE 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 6/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS OF FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY GEO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE 2014.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

DDC
Development Design Consultants

OWNER: GILLICEE FAMILY LLC
1311 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER: SIA OWNER

AS-BUILT

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #4957)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

STEPPING PLACE ROAD PROFILE

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	ADD SHEET A9	LSC	WRO (2/20/18)	
2	ADD SHEET A9	LSC	P&C (2/20/18)	

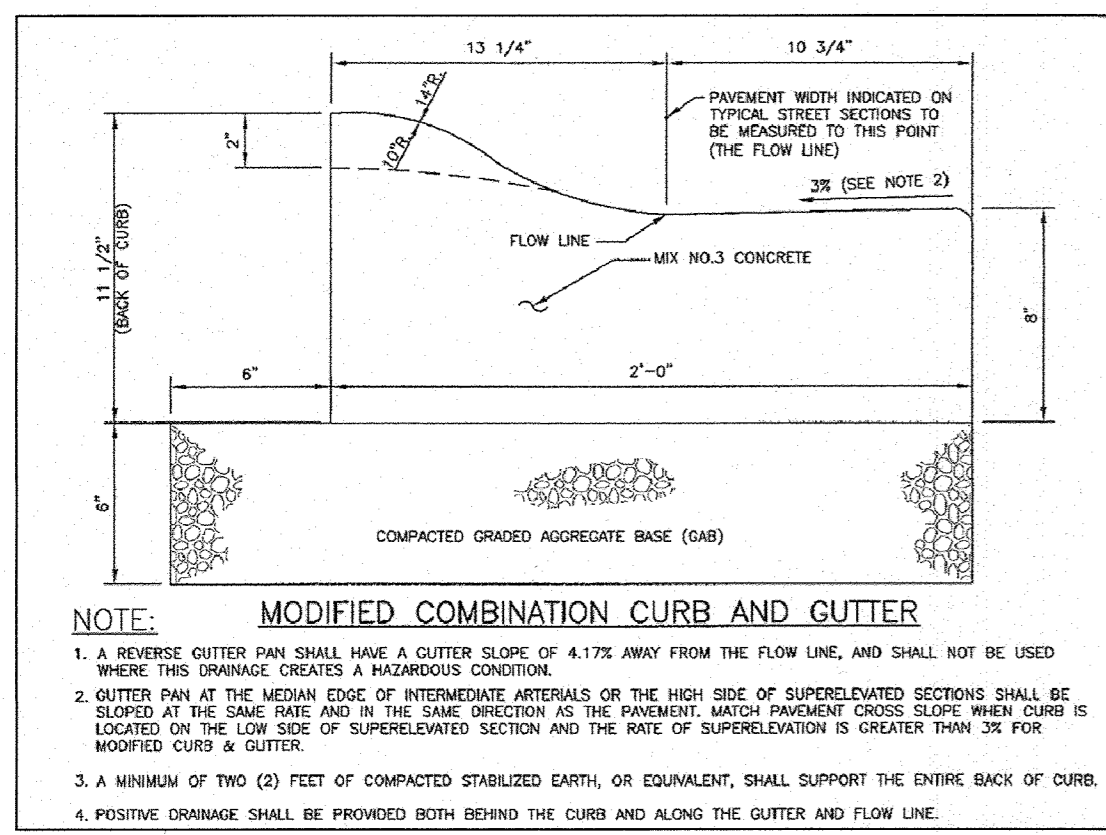
CO. FILE #:	F-17-045	DES. BY:	BKC/AJS
TAX ACC. #:	03-311457	DRN. BY:	AJS/LJC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		29 of 58

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
10/2/2018 DATE

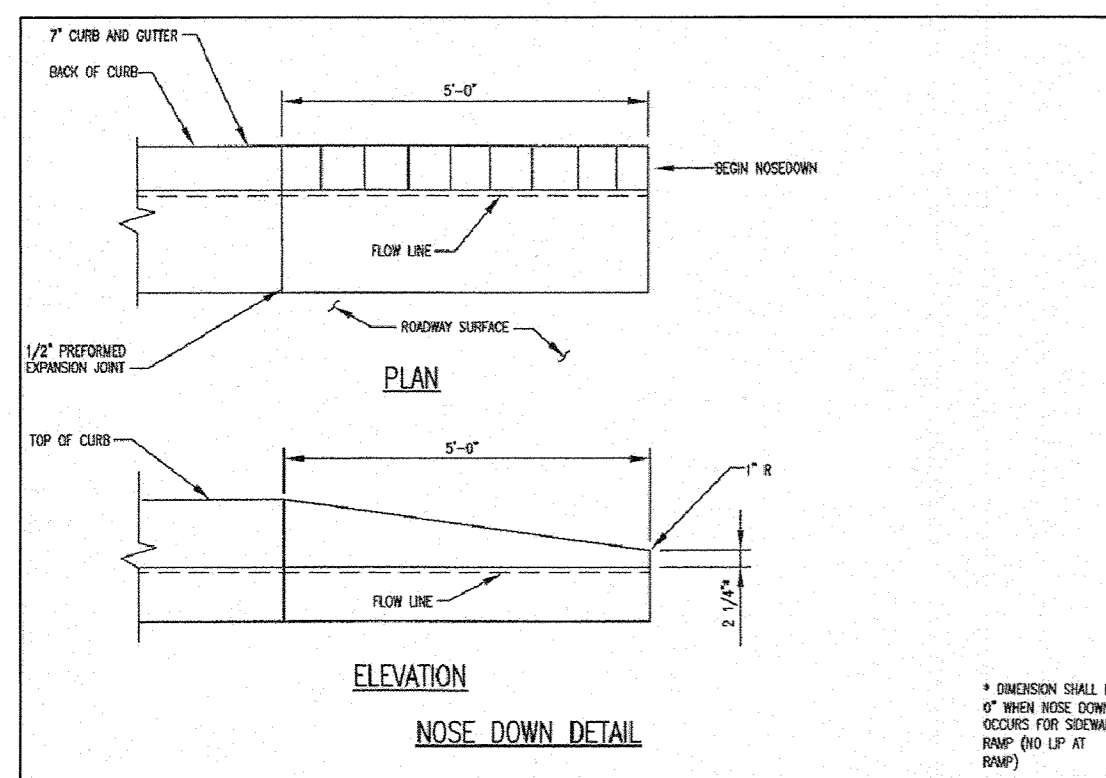
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
10.23.18 DATE

10.19.18 DATE

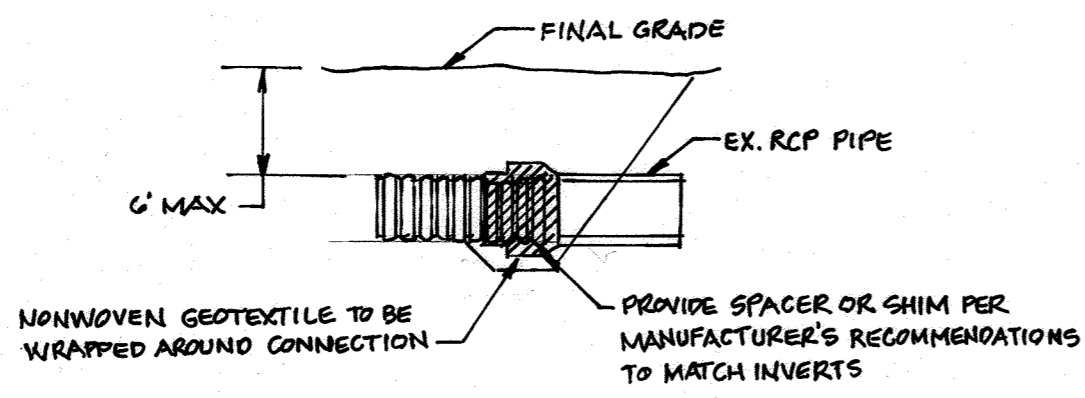




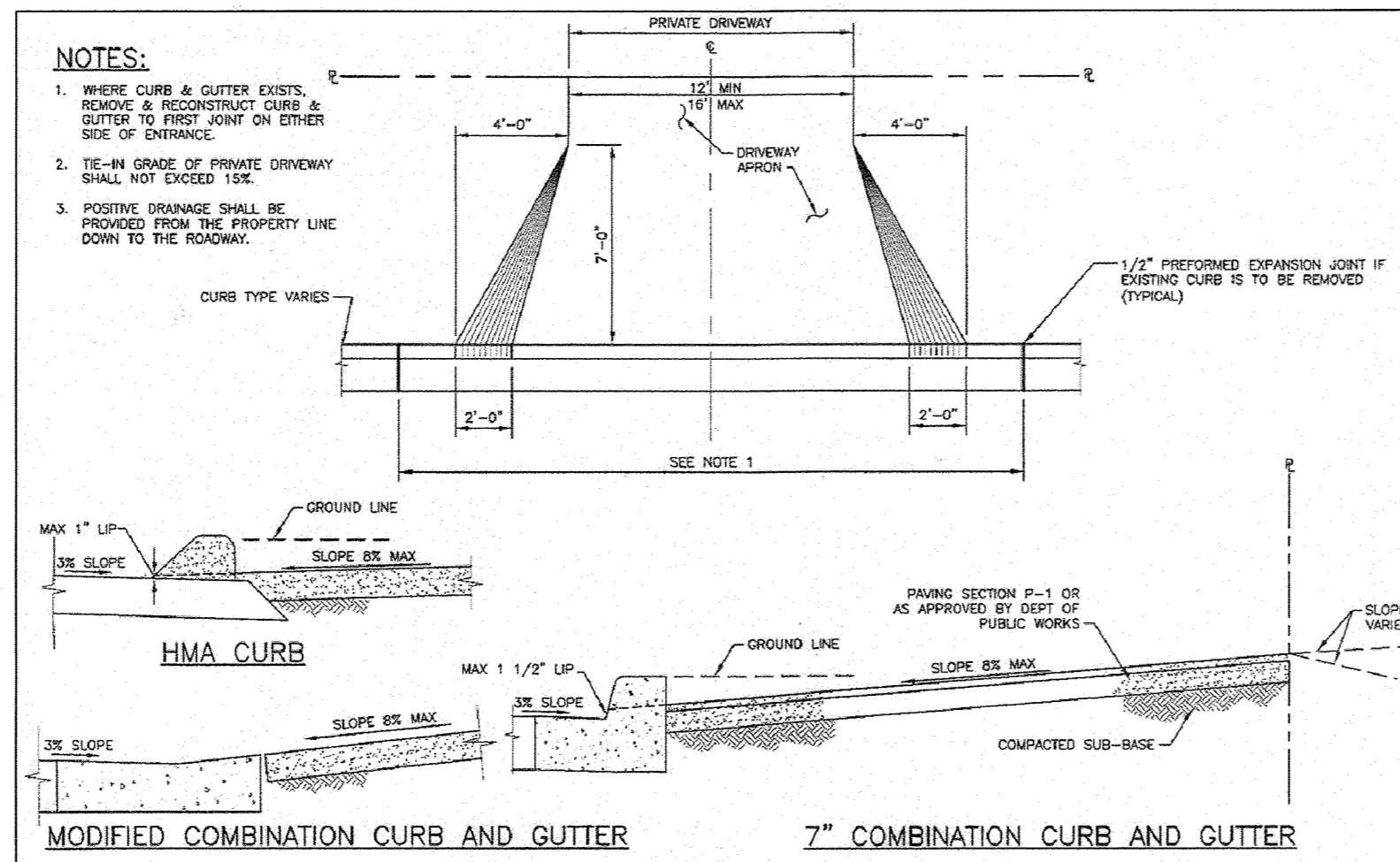
E MODIFIED COMBINATION CURB AND GUTTER (R-3.01)
 30 N.T.S.



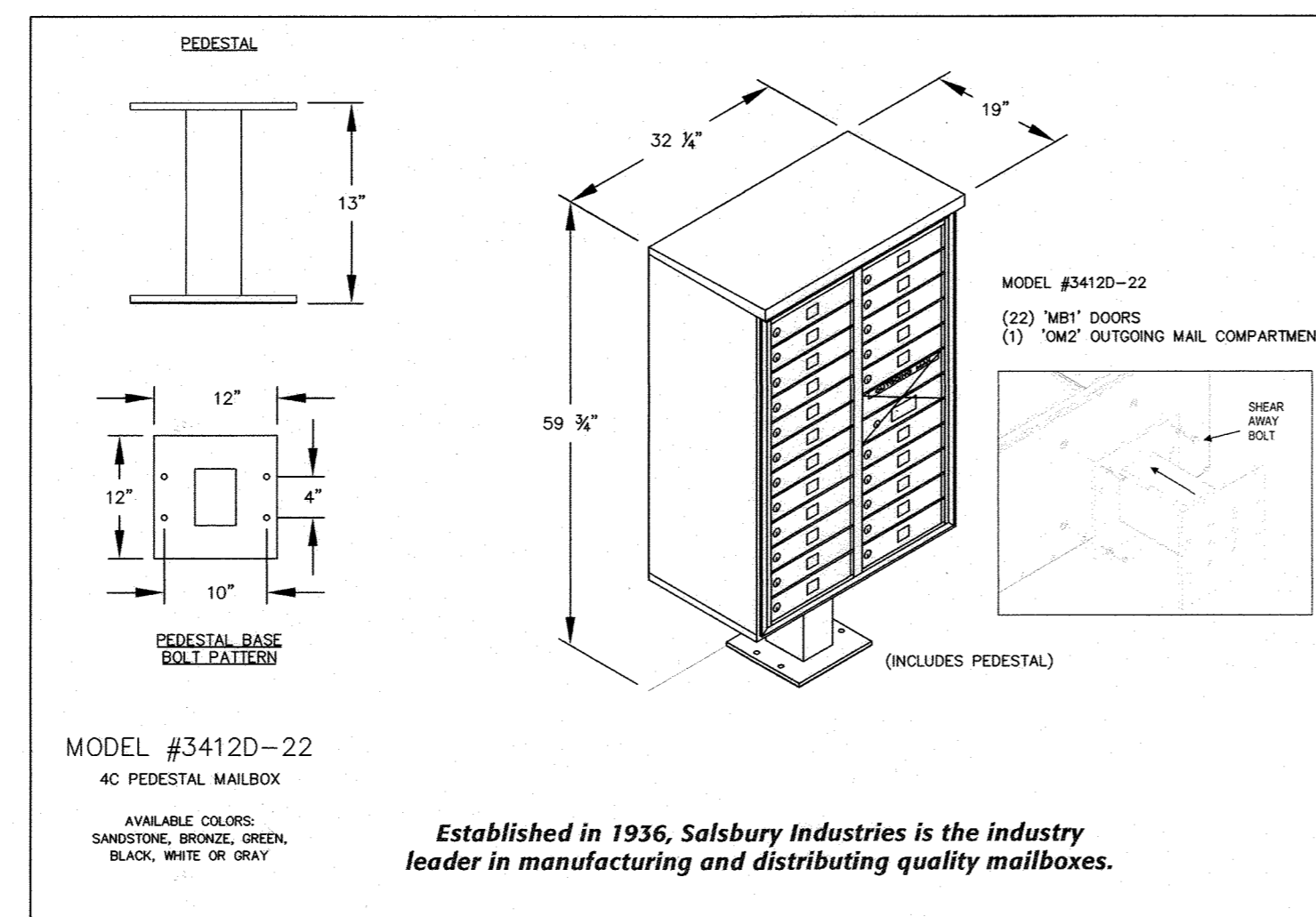
F NOSE DOWN DETAIL (R-3.02)
 30 N.T.S.



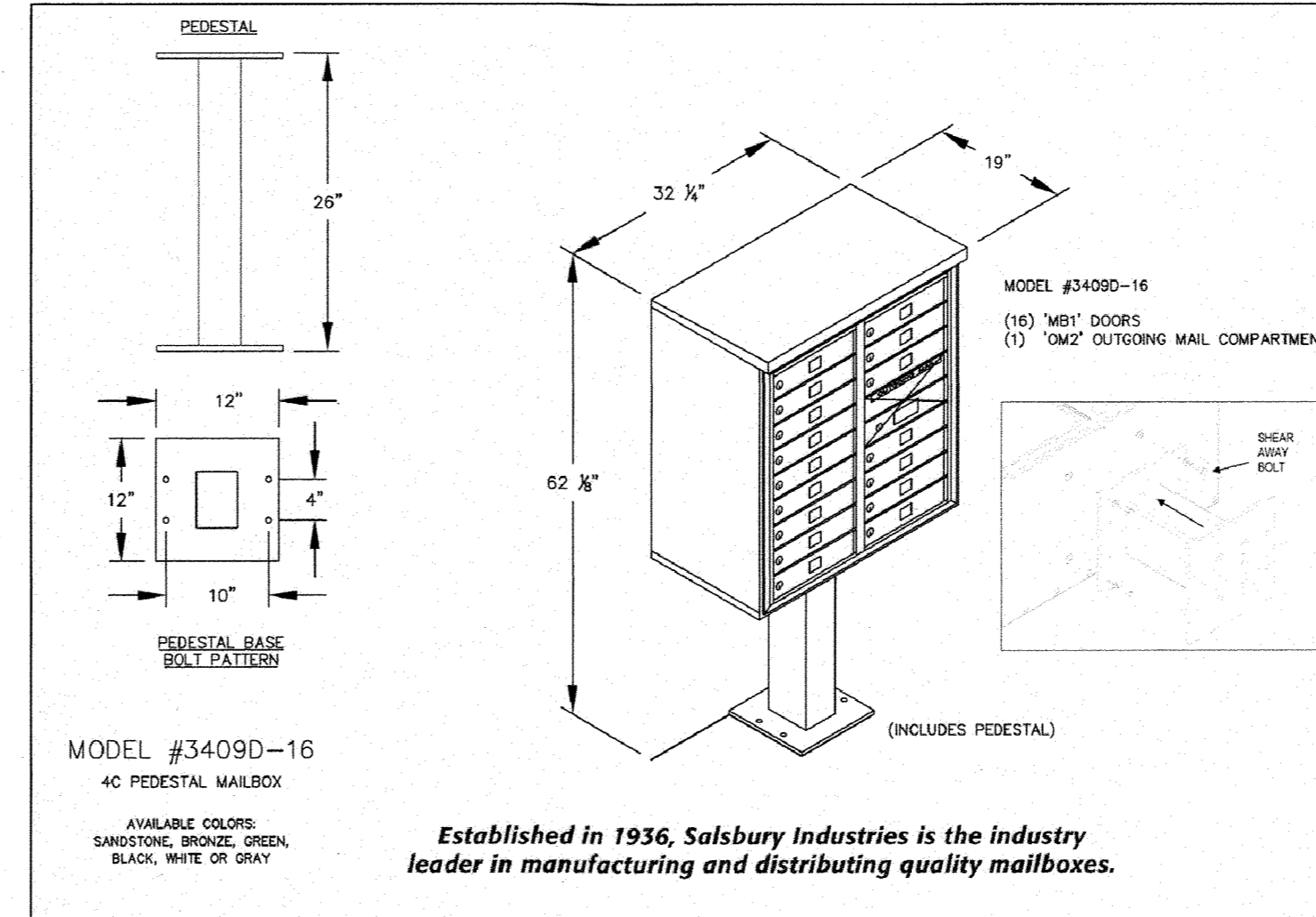
H RESIDENTIAL DRIVEWAY ENTRANCE - NO SIDEWALK (R-6.05)
 30 N.T.S.



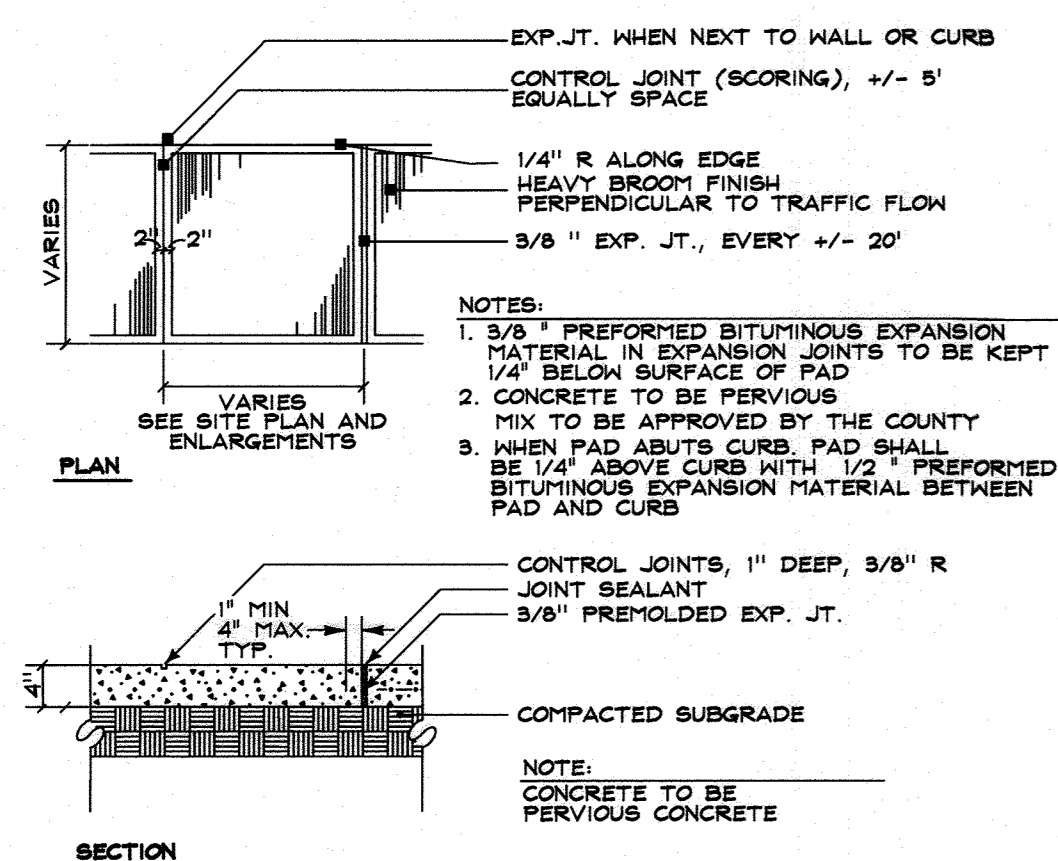
K PEDASTAL MAILBOX - HIGH STEPPER TRAIL (OR EQUIVALENT)
 30 N.T.S.



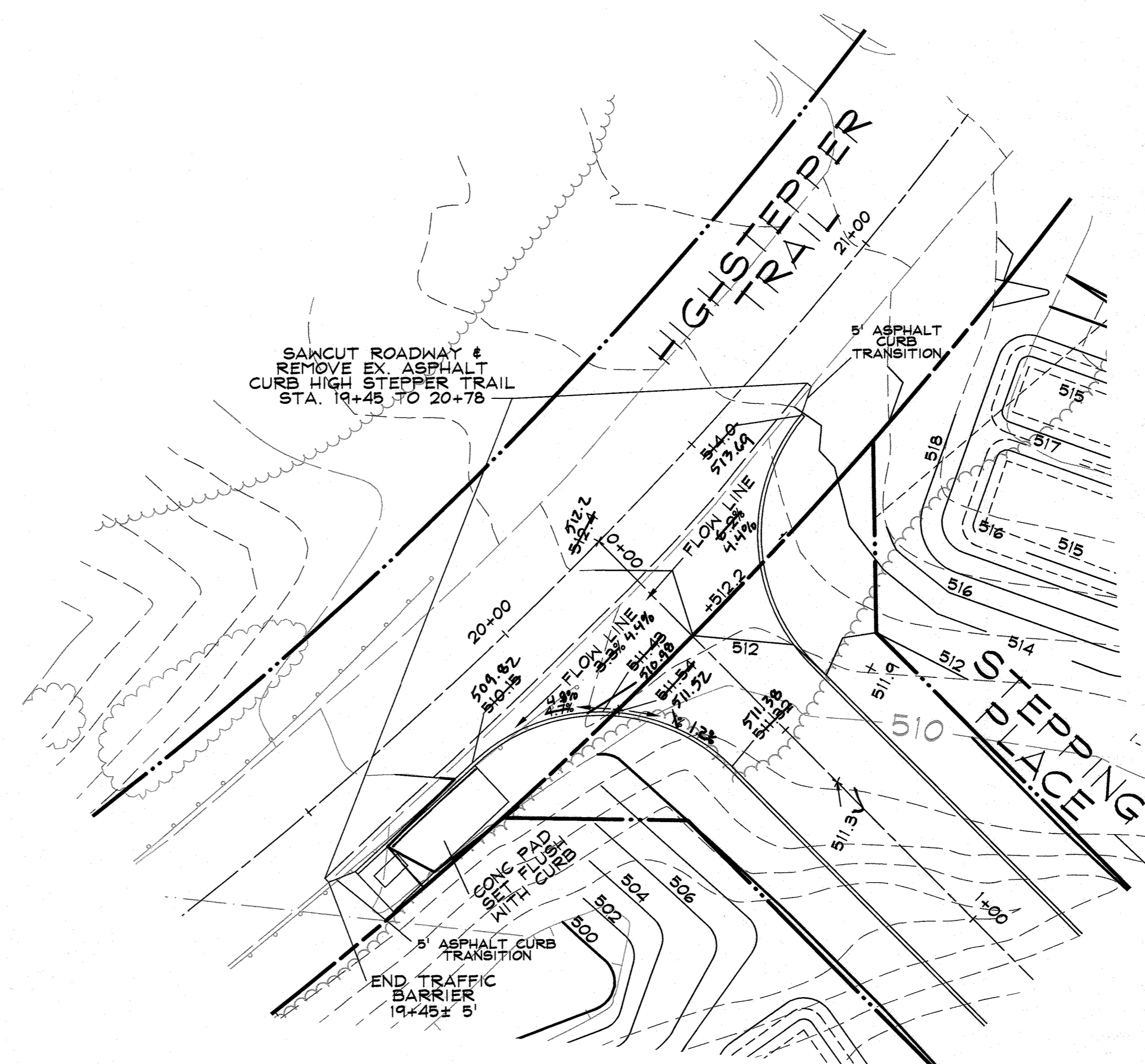
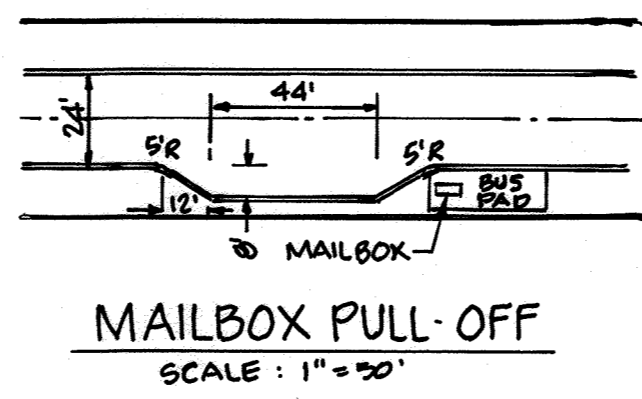
L PEDASTAL MAILBOX - MAYAPPLE TRAIL (OR EQUIVALENT)
 30 N.T.S.



J SCHOOL BUS STANDING PAD AND TRASH PAD
 30 N.T.S.



J SCHOOL BUS STANDING PAD AND TRASH PAD
 30 N.T.S.



INTERSECTION DETAIL HIGH STEPPER TRAIL & STEPPING PLACE
 SCALE: 1" = 20'

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 9/2014.
 ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 [Signature] 10/2/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT

[Signature] 10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

I HEREBY CERTIFY, BY MY SEAL, THAT THE FACILITIES SHOWN ON THIS "AS-BUILT" PLAN MEET THE APPROVED PLANS AND SPECIFICATIONS.

[Signature] 5-2-22
 W. RICHARD DEMARIO, P.E. #21998 DATE

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21998. EXPIRATION DATE: JUNE 09, 2020.

07/24/2018
 DATE

[Signature]
 W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998

DDC
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLICEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: S/E RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT

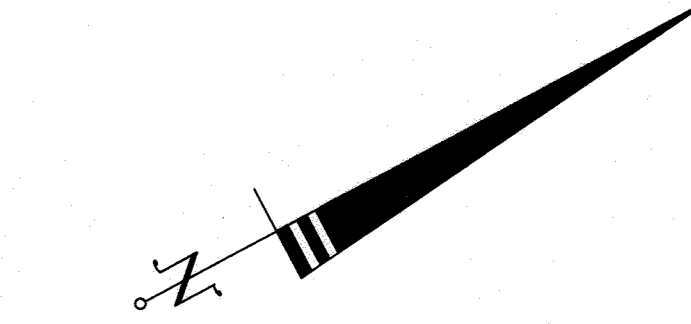
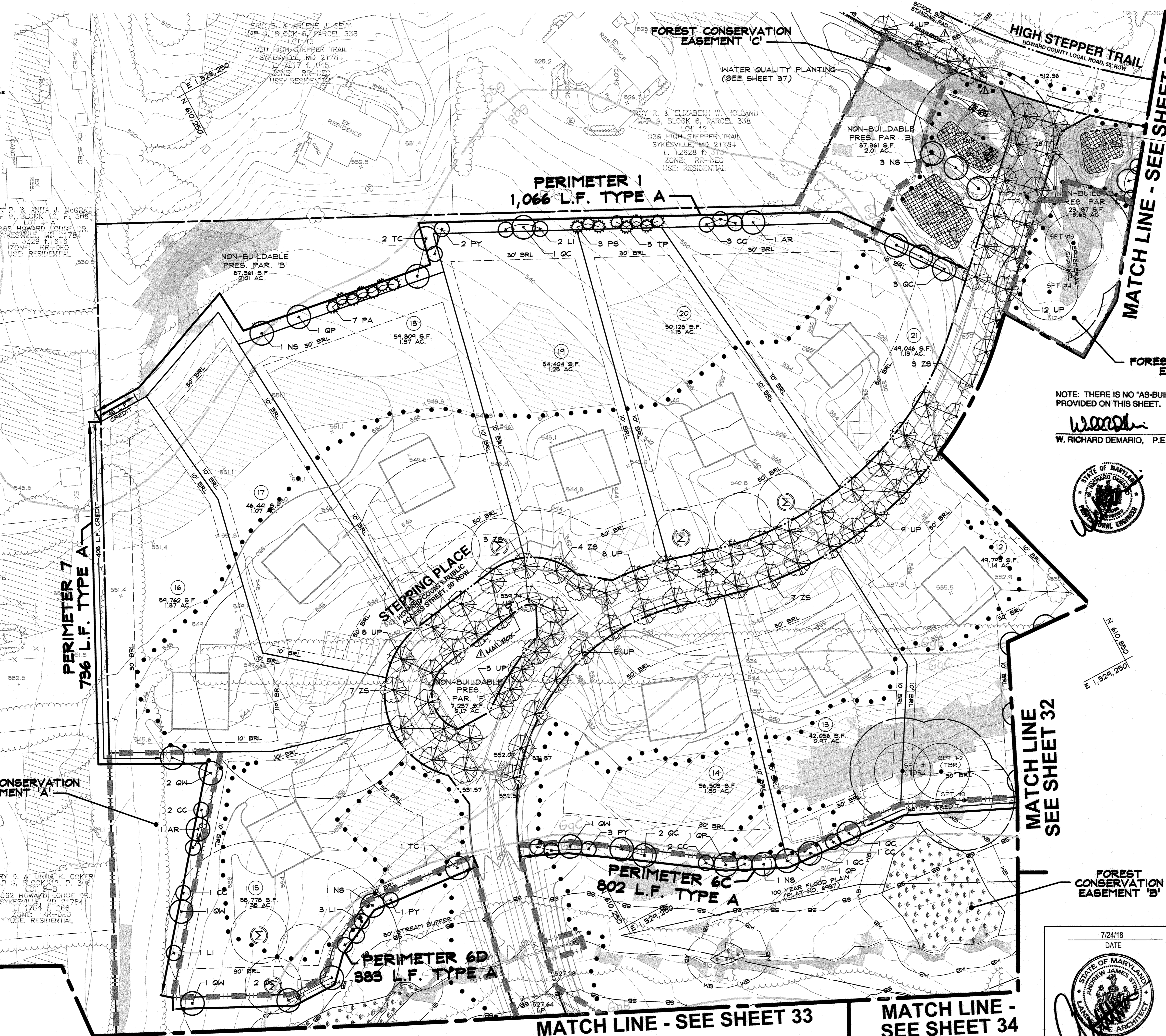
FINAL CONSTRUCTION PLANS WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #64937)
 MAILBOX RIGHTS AND THE SUBST. NOTE LOTS 1-34 A BULDBLE PRESERVATION PARCEL A & NON-BULDBLE PRESERVATION PARCEL B-K, NON-BULDBLE BULK PARCELS L-M

SITE DETAILS

8TH COUNCIL DISTRICT		HOWARD COUNTY, MD	
BRD ELECTION DISTRICT			
REVISIONS			
26	AS BUILT	LJC WRD (2/14/18)	
2	ADD SHEET 49	LJC P&C (1/14/19)	
REVISION MAILBOX LOCATIONS, ADD MAILBOX RIGHTS AND THE SUBST. NOTE LOTS 1-34 A BULDBLE PRESERVATION PARCEL A & NON-BULDBLE PRESERVATION PARCEL B-K, NON-BULDBLE BULK PARCELS L-M			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #:	F-17-045	DES. BY:	BKC/AJS
TAX ACC. #:	03-311457	DRN. BY:	BKC/LJC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		30 of 58

DRAWING LEGEND

- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROP. REVISIONS & COMMENTS
- PROP. REVISIONS & COMMENTS
- PROP. REVISIONS & COMMENTS
- PROP. REVISIONS & COMMENTS
- PROP. REVISIONS & COMMENTS
- EXISTING TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED STREET TREE
- PROPOSED ALTERNATIVE PLANTING SPECIES (WP-16-097 AND WP-16-016)
- EXISTING TREELINE
- EXISTING SHRUB/BURSH LINE
- STEEP SLOPES (28%+)
- STEEP SLOPES (18%-24.9%)
- FOREST CONSERVATION EASEMENT



NOTE: THERE IS NO 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario
 W. RICHARD DEMARIO, P.E. #21998 22.5.22
 DATE

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 8/2014.
 ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 26, 2019. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.



DDC
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLIGOE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER: S/A OWNER

SITE ADDRESS:
 SIE RIVER ROAD
 SYKESVILLE, MD 211784

AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6437)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
 PRESERVATION PARCEL B-K; NON-BUILDABLE BULK PARCELS L-H

FINAL LANDSCAPE PLAN
 8TH COUNCIL DISTRICT
 BRD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS		NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE	
20	AS-BUILT	EJC	WBD 12/4/18				
2	ADD SHEET 49	LJC	PGC 4/18/19				
REVISION MAILBOX LOCATIONS, ADD MAILBOX FULL-OFF, ADD PIPE SUBST. W/RE L-1C, PGC 4/18/19 AND UPDATE SWM LABELS							
CO. FILE #:	F-17-045	DES. BY:	BKC	TAX ACC. #:	03-311457	DRN. BY:	BKC
TAX MAP:	9	CHK. BY:	WRD	BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1	ZONE / USE:	RR-DEO	SHEET NUMBER:	31 of 58
DWG. SCALE:	1" = 50'						

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
M. Mearns 10/6/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
K. DeLoach 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT

D. Chandra 10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

7/24/18
 DATE

ANDREW J. STINE
 LANDSCAPE ARCHITECT NO. 3222

DRAWING LEGEND

---	EXISTING MINOR CONTOUR (2' INTERVAL)
---	EXISTING MAJOR CONTOUR (10' INTERVAL)
---	ADJACENT PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	EX. ROAD / EDGE OF PAVING
---	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
---	EX. OVERHEAD ELECTRIC & UTILITY POLES
---	PROPOSED MINOR CONTOUR (2' INTERVAL)
---	PROPOSED MAJOR CONTOUR (10' INTERVAL)
---	PROPOSED REVERSE CURB & GUTTER
---	PROPOSED REVERSE CURB & GUTTER
---	PROPOSED REVERSE CURB & GUTTER
---	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
---	PROPOSED BUILDING
---	PROPOSED SPOT ELEVATION & FLOW ARROW
---	EXISTING TREES
---	PROPOSED ORNAMENTAL TREE
---	PROPOSED SHADE TREE
---	PROPOSED EVERGREEN TREE
---	PROPOSED STREET TREE
---	PROPOSED W.P.-16-047 TREE
---	EXISTING TREELINE
---	EXISTING SHRUB/BRUSH LINE
---	STEEP SLOPES (25%+)
---	STEEP SLOPES (15%-24.9%)
---	FOREST CONSERVATION EASEMENT

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC INC.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILJICE FAMILY LLC
 13711 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER: S/A OWNER

SITE ADDRESS: SIE RIVER ROAD
 SYKESVILLE, MD 21784

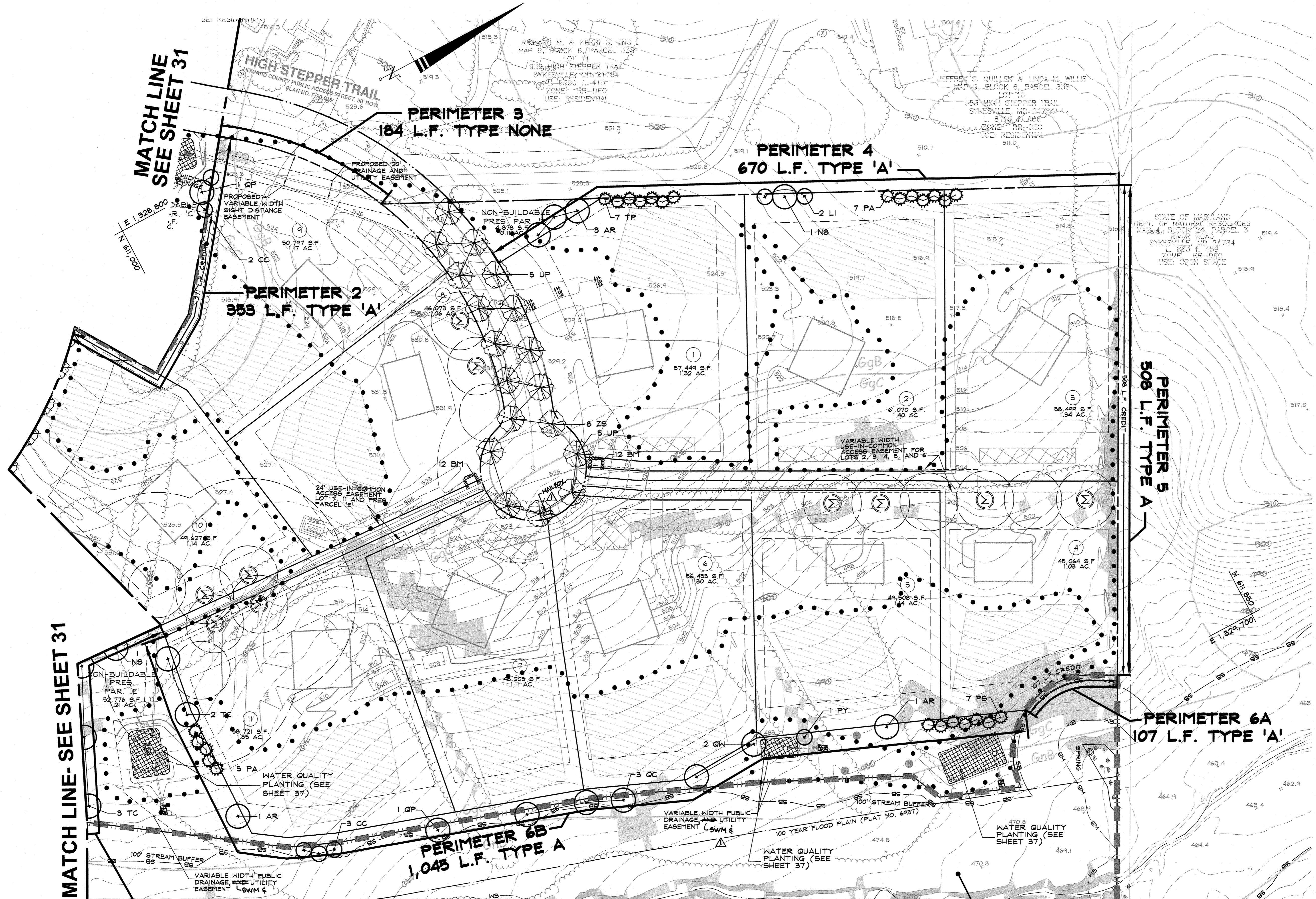
AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DUEHL PROPERTY (PLAT #6497)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-H

FINAL LANDSCAPE PLAN

5TH COUNCIL DISTRICT
 3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
20	AS-BUILT	LJC	WJD 12/14/21
2	ADD SHEET 4.9	LJC	PJC 1/12/19
1	REVISE MAILBOX LOCATIONS, ADD MAILBOX PULL-OFF, AND PRE-SUBST. NOTE AND UPDATE SWM LABELS	LJC	PJC 4/9/19

CO. FILE #:	F-17-045	DES. BY:	BKC
TAX ACC. #:	03-311457	DRN. BY:	BKC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		32 OF 58

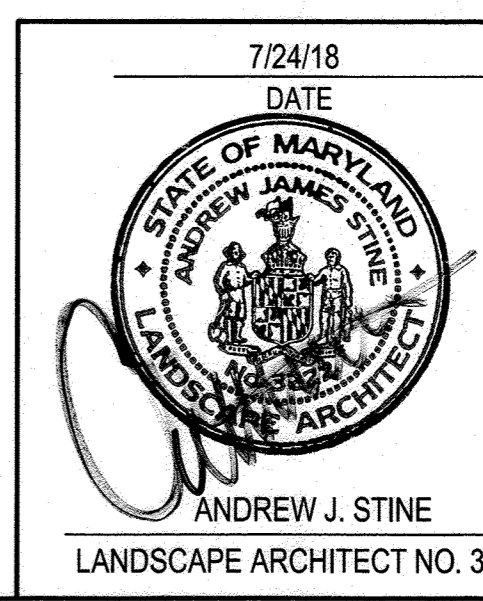


APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 [Signature] 10/2/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT

[Signature] 10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

N 67.000
 E 1,329,700



FOREST CONSERVATION EASEMENT 'B' (CONT'D.)

NOTE: THERE IS NO 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.

[Signature] 5.2.22
 W. RICHARD DEMARIO, P.E. #21998 DATE

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EX. ROAD / EDGE OF PAVING
	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
	EX. OVERHEAD ELECTRIC & UTILITY POLES
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	PROP. STANDARD CURB & GUTTER
	PROP. REVERSIBLE CURB & GUTTER
	PROP. MOUNTABLE CURB & GUTTER
	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
	EX. BUILDING
	PROPOSED BUILDING
	PROPOSED SPOT ELEVATION & FLOW ARROW
	EXISTING TREES
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED STREET TREE
	PROPOSED NP-12-047 TREE
	EXISTING TREELINE
	EXISTING SHRUB/BRUSH LINE
	STEEP SLOPES (25%+)
	STEEP SLOPES (15-24%)
	FOREST CONSERVATION EASEMENT

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
 ADJACENT LAND AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON LINE 25, 2012 EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER:
 GILICEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER:
 SIA OWNER

SITE ADDRESS:
 SIE RIVER ROAD
 SYKESVILLE, MD 21784

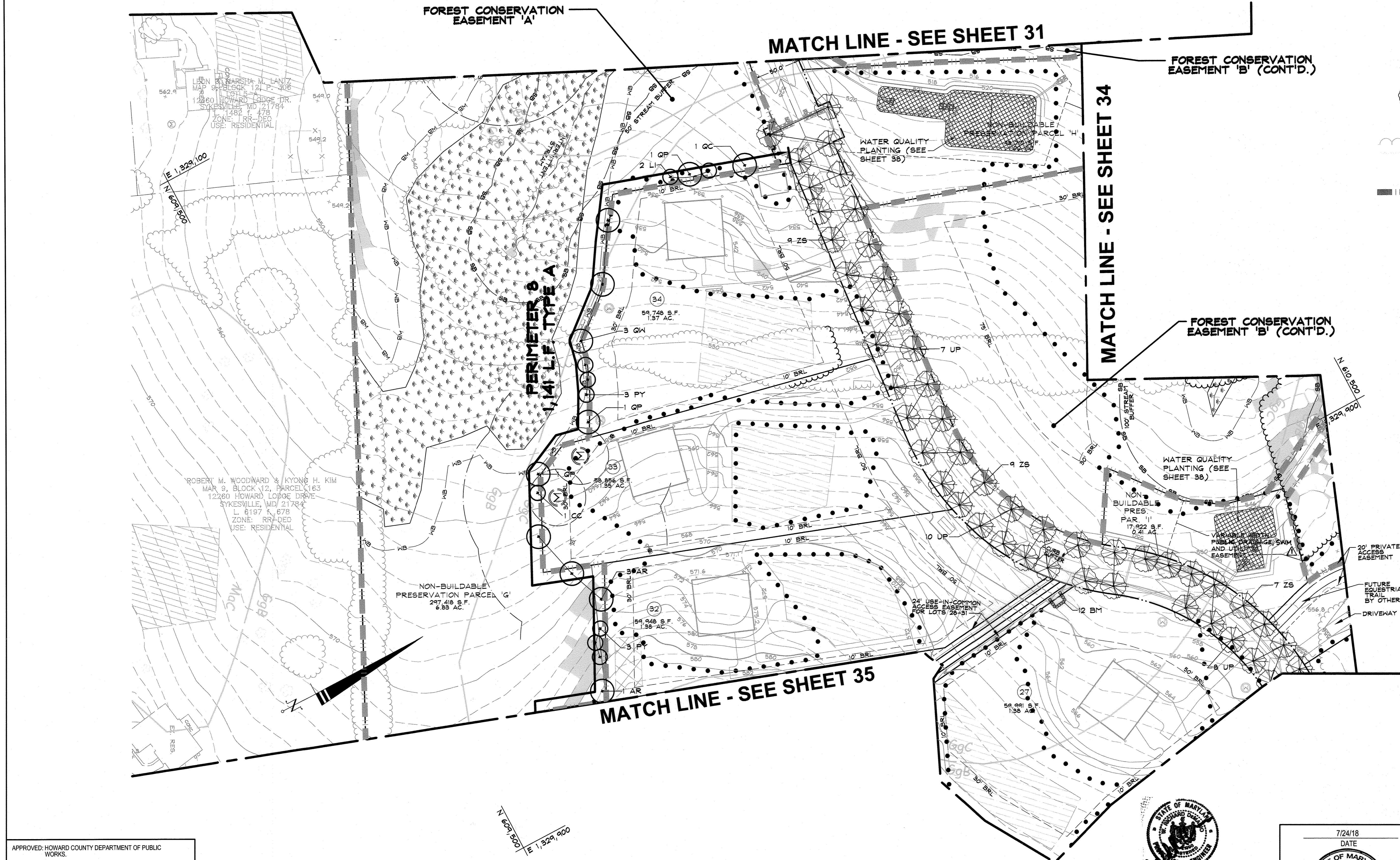
AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #64937)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-H

FINAL
LANDSCAPE PLAN

5TH COUNCIL DISTRICT
 3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
1	AS-BUILT	JJC	07/24/18
2	ADD SHEET 49	LJC	08/01/18
3	REVISE MAILBOX LOCATIONS, ADD MAILBOX RAIL-OFF, ADD PIPE SUBST. NOTE AND UPDATE SWM LABELS	LJC	08/01/18

CO. FILE #:	F-17-045	DES. BY:	BKC
TAX ACC. #:	03-311457	DRN. BY:	BKC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		33 of 58



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

 CHIEF, BUREAU OF HIGHWAYS
 DATE: 10/23/18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

 CHIEF DIVISION OF LAND DEVELOPMENT
 DATE: 10-23-18

CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10-19-18

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

 W. RICHARD DEMARIO, P.E. #21998
 DATE: 5-2-22

7/24/18
 DATE

 ANDREW J. STINE
 LANDSCAPE ARCHITECT NO. 3222

MATCH LINE - SEE SHEET 32

MATCH LINE - SEE SHEET 31

MATCH LINE - SEE SHEET 33

MATCH LINE - SEE SHEET 35

FOREST CONSERVATION EASEMENT 'B' (CONT'D.)

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
 ADJACENT MED. AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS.
 HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER:
 GILLIECE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER:
 SIA OWNER

SITE ADDRESS:
 SE RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6437)
 LOTS L-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
 PRESERVATION PARCEL B-4, NON-BUILDABLE BULK PARCELS L-4

FINAL
 LANDSCAPE PLAN

5TH COUNCIL DISTRICT
 3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
20	AS-BUILT	JFC	4/16/2018
12	ADD SHEETS 54-58	JFC	DRS 9/1/20
2	ADD SHEET 41	LJC	Poc 6/21/18
CO. FILE #:	F-17-045	DES. BY:	BKC
TAX ACC. #:	03-311457	DRN. BY:	BKC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		

SEE SHEETS 54-58

DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)		PROPOSED ORNAMENTAL TREE
	EXISTING MAJOR CONTOUR (10' INTERVAL)		PROPOSED SHADE TREE
	ADJACENT PROPERTY LINE		PROPOSED STREET TREE
	EXISTING PROPERTY BOUNDARY		PROPOSED RIP-RAP TREE
	EX. ROAD / EDGE OF PAVING		EXISTING TREE LINE
	EX. SEWER LINE & MANHOLES, CLEAN-OUTS		EXISTING SHRUB/BRUSH LINE
	EX. OVERHEAD ELECTRIC & UTILITY POLES		STEEP SLOPES (25%+)
	PROPOSED MINOR CONTOUR (2' INTERVAL)		STEEP SLOPES (15-24.9%)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)		FOREST CONSERVATION EASEMENT
	PROP. REVERSE CURB & GUTTER		
	PROP. REVERSIBLE CURB & GUTTER		
	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE		
	EX. BUILDING		
	PROPOSED BUILDING		
	PROPOSED SPOT ELEVATION & FLOW ARROW		
	EXISTING TREES		



NOTE: THERE IS NO 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.

W. RICHARD DEMARIO, P.E. #21998 DATE 5-2-22

N 610 350
 E 1,350 500

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 [Signature] 10/23/18 DATE
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 10-23-18 DATE
 CHIEF DIVISION OF LAND DEVELOPMENT

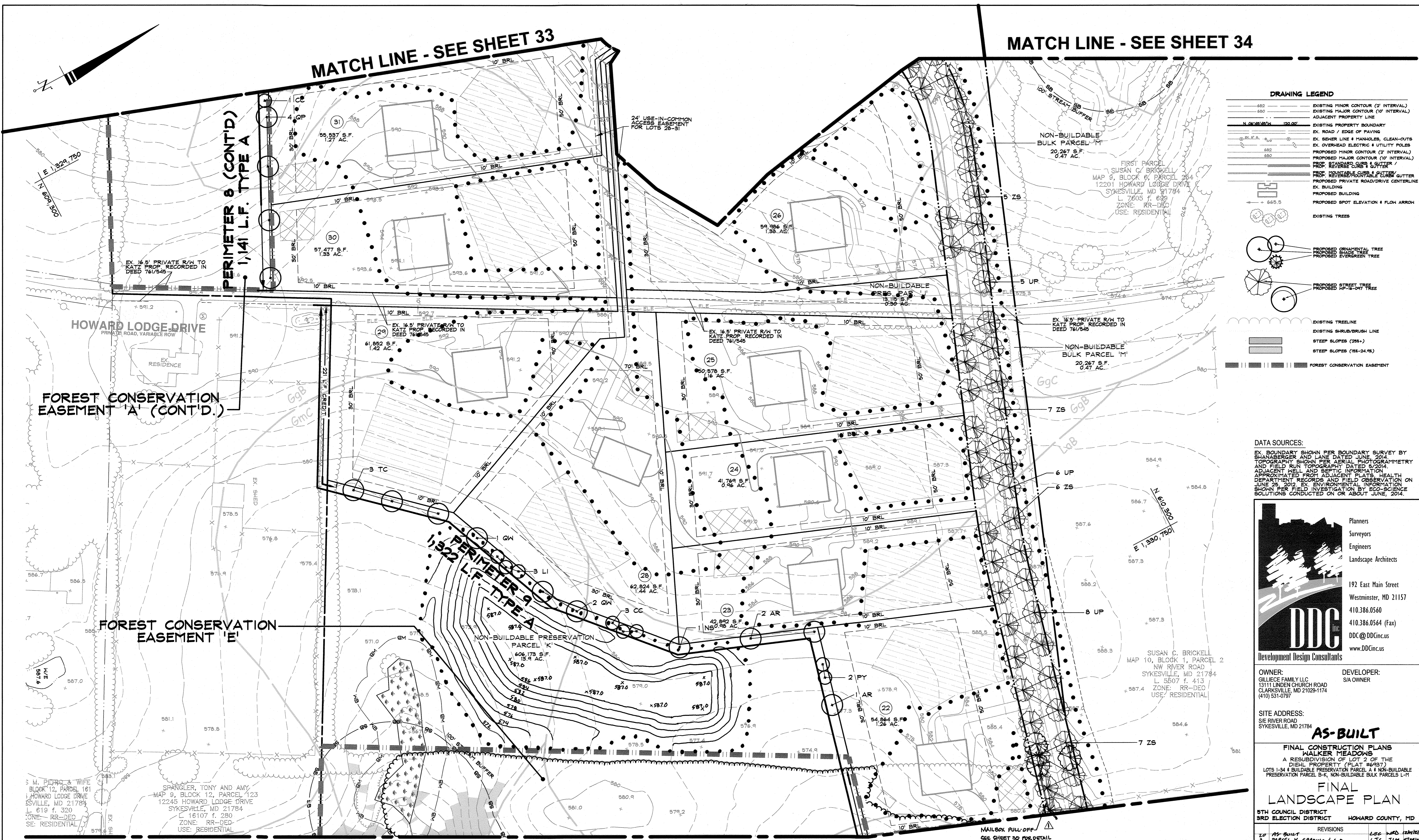
[Signature] 10-19-18 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

7/24/18
 DATE

ANDREW J. STINE
 LANDSCAPE ARCHITECT NO. 3222

MATCH LINE - SEE SHEET 33

MATCH LINE - SEE SHEET 34



DRAWING LEGEND

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EX. ROAD / EDGE OF PAVING
	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
	EX. OVERHEAD ELECTRIC & UTILITY POLES
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	PROP. STANDARD CURB & GUTTER /
	PROP. MOUNTABLE CURB & GUTTER /
	PROP. REVERSIBLE/ADJUSTABLE CURB GUTTER
	PROP. PRIVATE ROAD/DRIVE CENTERLINE
	PROPOSED BUILDING
	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
	PROPOSED SPOT ELEVATION & FLOW ARROW
	EXISTING TREES
	PROPOSED ORNAMENTAL TREE
	PROPOSED EVERGREEN TREE
	PROPOSED STREET TREE
	PROPOSED MAPLE-OAK TREE
	EXISTING TREELINE
	EXISTING SHRUB/BRUSH LINE
	STEEP SLOPES (25%+)
	STEEP SLOPES (15%-24.9%)
	FOREST CONSERVATION EASEMENT

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (fax)
 DDC@DDCincus.com
 www.DDCincus.com

OWNER: GILLICEE FAMILY LLC
 1311 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21028-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS:
 516 RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6497)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE
 PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

FINAL LANDSCAPE PLAN

5TH COUNCIL DISTRICT
 3RD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	AS-BUILT	LJC	WRD	12/14/18
2	ADD SHEET 49	LJC	JLM	5/16/19
3	REVISE MAILBOX LOCATIONS, ADD MAILBOX PULL-OFF AND FIRE SUBST. NOTE AND UPDATE SWM LABELS	LJC	PAC	4/15/19

CO. FILE #: F-17-045
 TAX ACC. #: 03-311457
 BLOCK / GRID: 6
 PARCEL #: 66
 ZONE / USE: RR-DEO
 DWG. SCALE: 1" = 50'

DES. BY: BKC
 DRN. BY: BKC
 CHK. BY: WRD
 DATE: 07/24/18
 DDC JOB#: 12064.1
 SHEET NUMBER:
 35 of 58

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

 10/12/2018 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

 10-23-18 DATE

10-19-18 DATE

MATCH LINE - SEE SHEET 36

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

 5-2-22
 W. RICHARD DEMARIO, P.E. #21998 DATE



REVISED FINAL ROAD CONSTRUCTION PLAN

7/24/18 DATE

ANDREW J. STINE
 LANDSCAPE ARCHITECT NO. 3222

**FOREST CONSERVATION
EASEMENT 'E'**

MATCH LINE - SEE SHEET 35

**PERIMETER 9 (CONT'D)
1,322 L.F. TYPE A**

DRAWING LEGEND

---	EXISTING MINOR CONTOUR (2' INTERVAL)
---	EXISTING MAJOR CONTOUR (10' INTERVAL)
---	ADJACENT PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	EX. ROAD / EDGE OF PAVING
---	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
---	EX. OVERHEAD ELECTRIC & UTILITY POLES
---	PROPOSED MINOR CONTOUR (2' INTERVAL)
---	PROPOSED MAJOR CONTOUR (10' INTERVAL)
---	PROP. REVERSIBLE CURB & GUTTER /
---	PROP. MOUNTABLE CURB & GUTTER /
---	PROP. REVERSIBLE/CONTAINABLE CURB & GUTTER
---	EX. BUILDING
---	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
---	PROPOSED BUILDING
---	PROPOSED SPOT ELEVATION & FLOW ARROW
---	EXISTING TREES
---	PROPOSED ORNAMENTAL TREE
---	PROPOSED SHADE TREE
---	PROPOSED EVERGREEN TREE
---	PROPOSED STREET TREE
---	PROPOSED KP-16-047 TREE
---	EXISTING TREELINE
---	EXISTING SHRUB/BURSH LINE
---	STEEP SLOPES (25%+)
---	STEEP SLOPES (15%-24.9%)
---	FOREST CONSERVATION EASEMENT

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL IDENTIFICATION INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC Inc.
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER:
GILLICE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER:
SIA OWNER

SITE ADDRESS:
SIE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6437)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**FINAL
LANDSCAPE PLAN**

5TH COUNCIL DISTRICT
3RD ELECTION DISTRICT
HOWARD COUNTY, MD

REVISIONS		NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	AS-BUILT					
2	ADD SHEET 49	LJC	WJD (12/11/15)			
	REVISE MAILBOX LOCATIONS, ADD MAILBOX PULL-OFF, ADD PIPE SUBST. NOTE AND UPDATE SWM LABELS	LJC	PGC #16/14			

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
[Signature] 10/16/18
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 10-23-18
CHIEF DIVISION OF LAND DEVELOPMENT

[Signature] 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

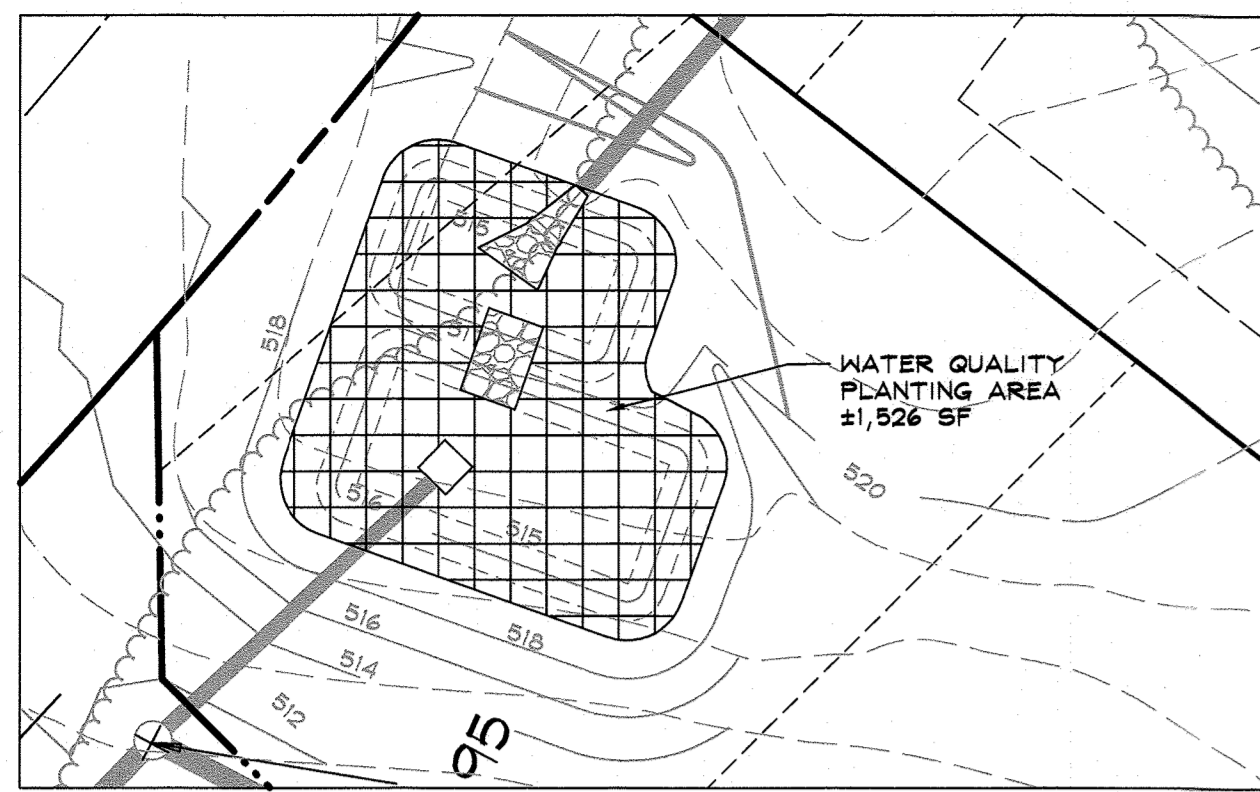


NOTE: THERE IS NO 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.

[Signature] 5-22-22
W. RICHARD DEMARIO, P.E. #21998 DATE

7/24/18
DATE

[Signature]
ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222

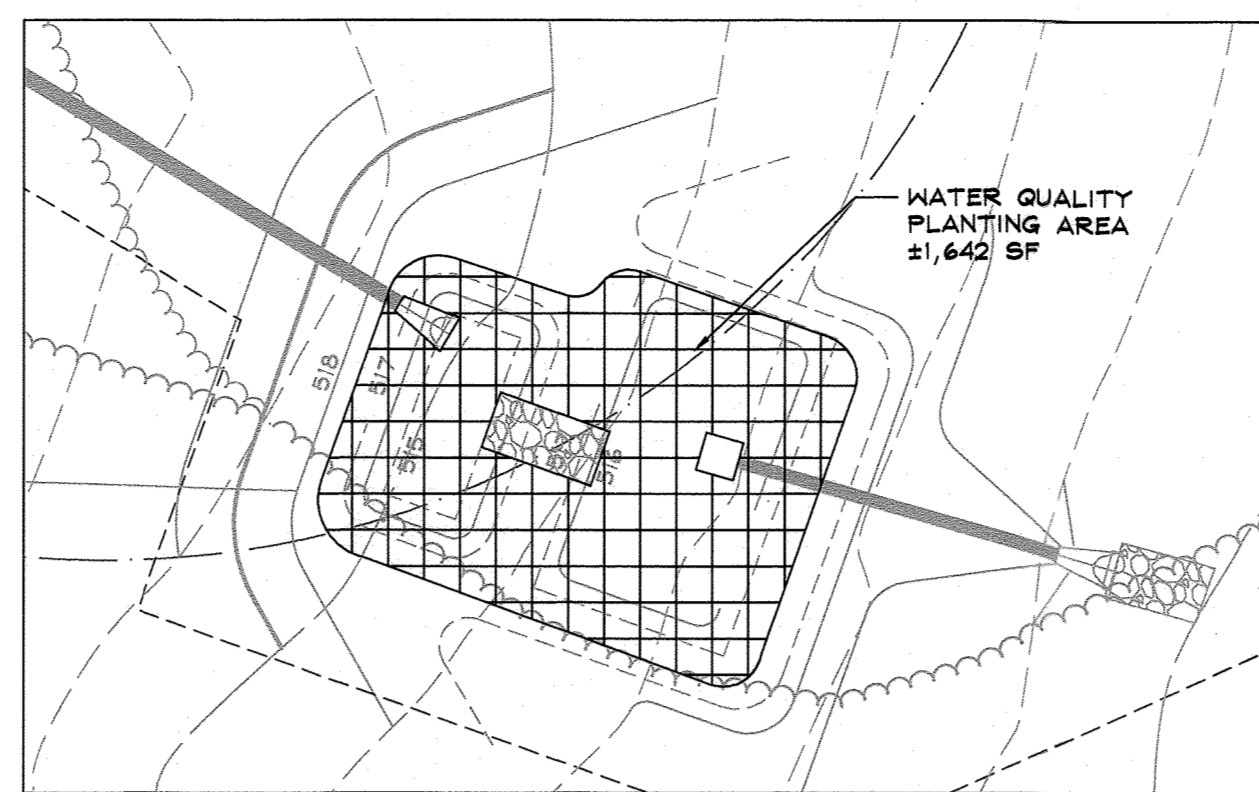


**WATER QUALITY PLANTING PLAN
SWM FACILITY #1**

SCALE: 1" = 20'

WATER QUALITY PLANT LIST (1,526 +/- s.f.)				
SPECIES	SIZE	SPACING	QUANTITY	REMARKS
SCIRPUS TABERNAEMONTANII	QUART CONTAINER #	36"	33	OBL
IRIS PSEUDACORIS	QUART CONTAINER #	36"	33	OBL
LOBELIA CARDINALIS	QUART CONTAINER #	36"	33	FACH
IRIS VERSICOLOR	QUART CONTAINER #	36"	33	OBL
PANICUM VIRGATUM	QUART CONTAINER #	36"	32	FAC
SAURURUS CERNUUS	QUART CONTAINER #	36"	32	OBL
TOTALS			196	

* DORMANT RHIZOMES OF SCIRPUS, IRIS AND SAURURUS, DORMANT TUBERS OF SAGITTARIA, AND 1ST YEAR BULBS OF PELTANDRA MAY BE SUBSTITUTED IF PLANTINGS ARE TO BE INSTALLED DURING THE DORMANT SEASON.
** ALTERNATE SPECIES AND INSTALL IN RANDOM PATTERN, DISTRIBUTING EACH SPECIES ACROSS THE HYDROLOGIC GRADIENT OF EACH PLANTING ZONE. SINGLE SPECIES MASSINGS ARE TO BE AVOIDED.

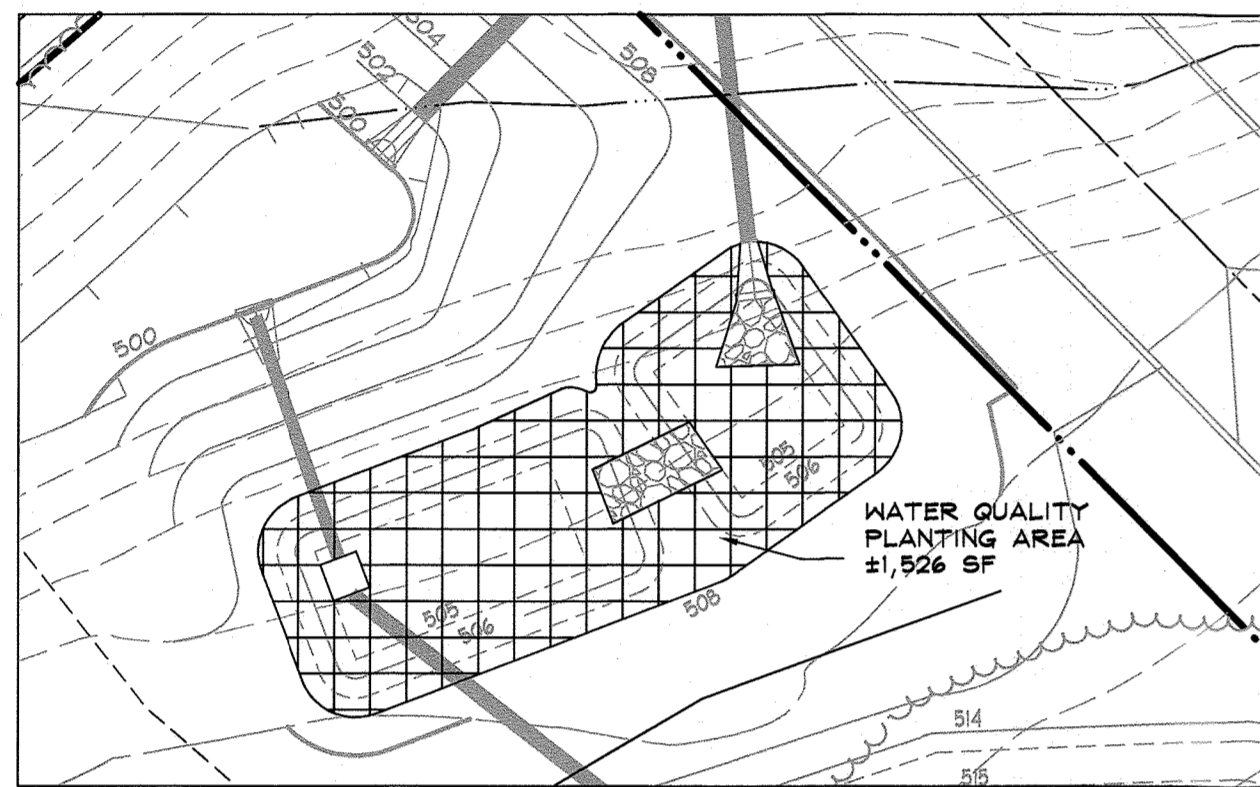


**WATER QUALITY PLANTING PLAN
SWM FACILITY #4**

SCALE: 1" = 20'

WATER QUALITY PLANT LIST (1,642 +/- s.f.)				
SPECIES	SIZE	SPACING	QUANTITY	REMARKS
SCIRPUS TABERNAEMONTANII	QUART CONTAINER #	36"	36	OBL
IRIS PSEUDACORIS	QUART CONTAINER #	36"	35	OBL
LOBELIA CARDINALIS	QUART CONTAINER #	36"	35	FACH
IRIS VERSICOLOR	QUART CONTAINER #	36"	35	OBL
PANICUM VIRGATUM	QUART CONTAINER #	36"	35	FAC
SAURURUS CERNUUS	QUART CONTAINER #	36"	35	OBL
TOTALS			211	

* DORMANT RHIZOMES OF SCIRPUS, IRIS AND SAURURUS, DORMANT TUBERS OF SAGITTARIA, AND 1ST YEAR BULBS OF PELTANDRA MAY BE SUBSTITUTED IF PLANTINGS ARE TO BE INSTALLED DURING THE DORMANT SEASON.
** ALTERNATE SPECIES AND INSTALL IN RANDOM PATTERN, DISTRIBUTING EACH SPECIES ACROSS THE HYDROLOGIC GRADIENT OF EACH PLANTING ZONE. SINGLE SPECIES MASSINGS ARE TO BE AVOIDED.

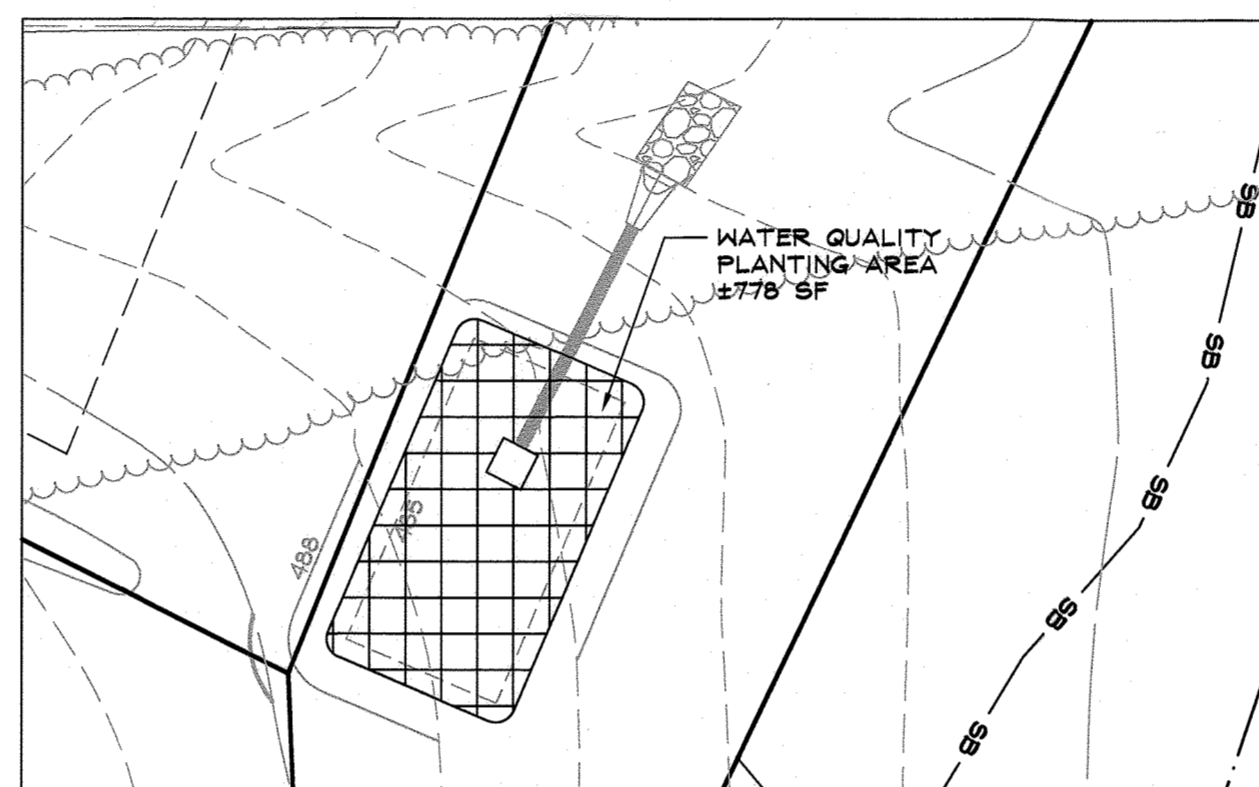


**WATER QUALITY PLANTING PLAN
SWM FACILITY #2**

SCALE: 1" = 20'

WATER QUALITY PLANT LIST (1,526 +/- s.f.)				
SPECIES	SIZE	SPACING	QUANTITY	REMARKS
SCIRPUS TABERNAEMONTANII	QUART CONTAINER #	36"	33	OBL
IRIS PSEUDACORIS	QUART CONTAINER #	36"	33	OBL
LOBELIA CARDINALIS	QUART CONTAINER #	36"	33	FACH
IRIS VERSICOLOR	QUART CONTAINER #	36"	33	OBL
PANICUM VIRGATUM	QUART CONTAINER #	36"	32	FAC
SAURURUS CERNUUS	QUART CONTAINER #	36"	32	OBL
TOTALS			196	

* DORMANT RHIZOMES OF SCIRPUS, IRIS AND SAURURUS, DORMANT TUBERS OF SAGITTARIA, AND 1ST YEAR BULBS OF PELTANDRA MAY BE SUBSTITUTED IF PLANTINGS ARE TO BE INSTALLED DURING THE DORMANT SEASON.
** ALTERNATE SPECIES AND INSTALL IN RANDOM PATTERN, DISTRIBUTING EACH SPECIES ACROSS THE HYDROLOGIC GRADIENT OF EACH PLANTING ZONE. SINGLE SPECIES MASSINGS ARE TO BE AVOIDED.

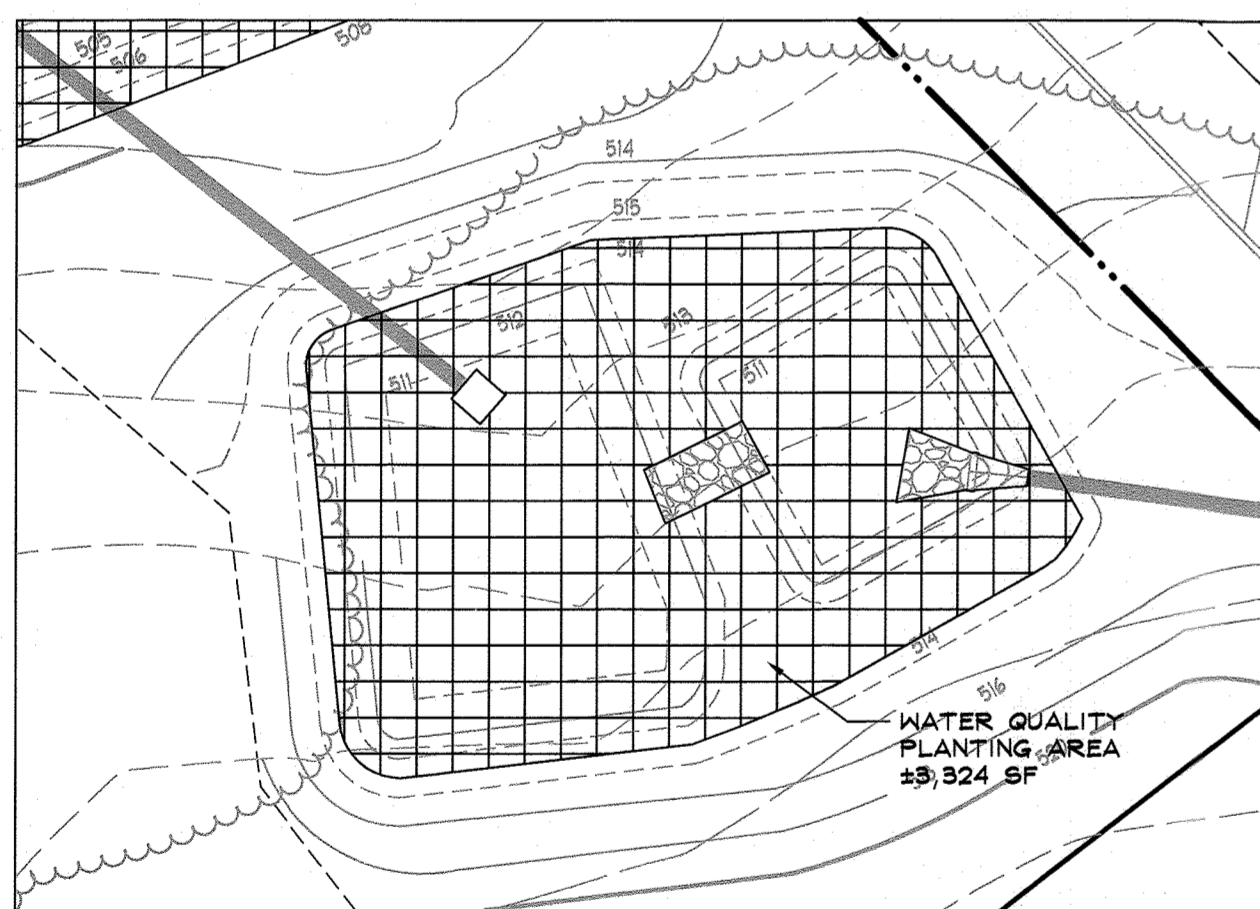


**WATER QUALITY PLANTING PLAN
SWM FACILITY #5**

SCALE: 1" = 20'

WATER QUALITY PLANT LIST (778 +/- s.f.)				
SPECIES	SIZE	SPACING	QUANTITY	REMARKS
SCIRPUS TABERNAEMONTANII	QUART CONTAINER #	36"	17	OBL
IRIS PSEUDACORIS	QUART CONTAINER #	36"	17	OBL
LOBELIA CARDINALIS	QUART CONTAINER #	36"	17	FACH
IRIS VERSICOLOR	QUART CONTAINER #	36"	17	OBL
PANICUM VIRGATUM	QUART CONTAINER #	36"	17	FAC
SAURURUS CERNUUS	QUART CONTAINER #	36"	17	OBL
TOTALS			102	

* DORMANT RHIZOMES OF SCIRPUS, IRIS AND SAURURUS, DORMANT TUBERS OF SAGITTARIA, AND 1ST YEAR BULBS OF PELTANDRA MAY BE SUBSTITUTED IF PLANTINGS ARE TO BE INSTALLED DURING THE DORMANT SEASON.
** ALTERNATE SPECIES AND INSTALL IN RANDOM PATTERN, DISTRIBUTING EACH SPECIES ACROSS THE HYDROLOGIC GRADIENT OF EACH PLANTING ZONE. SINGLE SPECIES MASSINGS ARE TO BE AVOIDED.

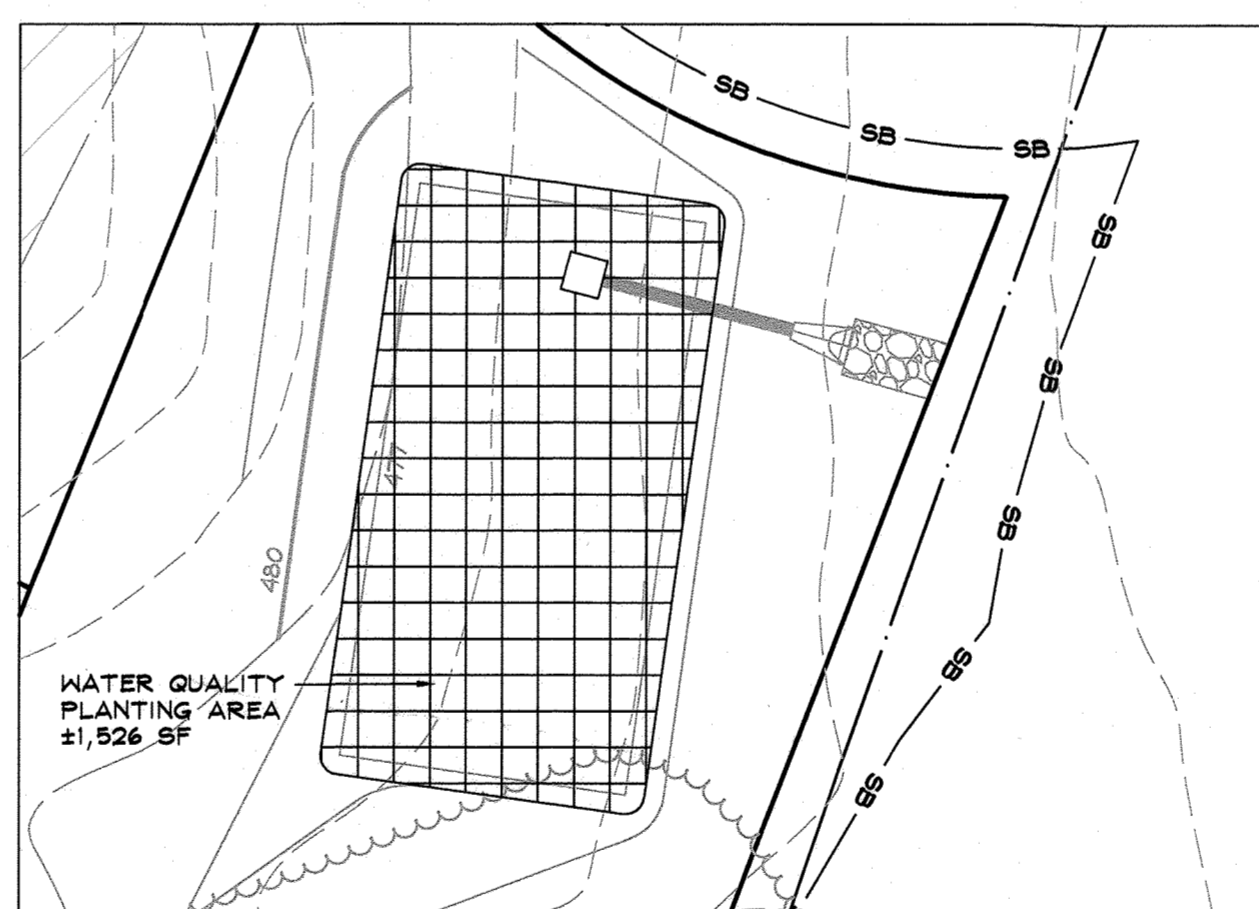


**WATER QUALITY PLANTING PLAN
SWM FACILITY #3**

SCALE: 1" = 20'

WATER QUALITY PLANT LIST (3,324 +/- s.f.)				
SPECIES	SIZE	SPACING	QUANTITY	REMARKS
SCIRPUS TABERNAEMONTANII	QUART CONTAINER #	36"	72	OBL
IRIS PSEUDACORIS	QUART CONTAINER #	36"	71	OBL
LOBELIA CARDINALIS	QUART CONTAINER #	36"	71	FACH
IRIS VERSICOLOR	QUART CONTAINER #	36"	71	OBL
PANICUM VIRGATUM	QUART CONTAINER #	36"	71	FAC
SAURURUS CERNUUS	QUART CONTAINER #	36"	71	OBL
TOTALS			427	

* DORMANT RHIZOMES OF SCIRPUS, IRIS AND SAURURUS, DORMANT TUBERS OF SAGITTARIA, AND 1ST YEAR BULBS OF PELTANDRA MAY BE SUBSTITUTED IF PLANTINGS ARE TO BE INSTALLED DURING THE DORMANT SEASON.
** ALTERNATE SPECIES AND INSTALL IN RANDOM PATTERN, DISTRIBUTING EACH SPECIES ACROSS THE HYDROLOGIC GRADIENT OF EACH PLANTING ZONE. SINGLE SPECIES MASSINGS ARE TO BE AVOIDED.



**WATER QUALITY PLANTING PLAN
SWM FACILITY #6**

SCALE: 1" = 20'

WATER QUALITY PLANT LIST (2,157 +/- s.f.)				
SPECIES	SIZE	SPACING	QUANTITY	REMARKS
SCIRPUS TABERNAEMONTANII	QUART CONTAINER #	36"	47	OBL
IRIS PSEUDACORIS	QUART CONTAINER #	36"	46	OBL
LOBELIA CARDINALIS	QUART CONTAINER #	36"	46	FACH
IRIS VERSICOLOR	QUART CONTAINER #	36"	46	OBL
PANICUM VIRGATUM	QUART CONTAINER #	36"	47	FAC
SAURURUS CERNUUS	QUART CONTAINER #	36"	46	OBL
TOTALS			229	

* DORMANT RHIZOMES OF SCIRPUS, IRIS AND SAURURUS, DORMANT TUBERS OF SAGITTARIA, AND 1ST YEAR BULBS OF PELTANDRA MAY BE SUBSTITUTED IF PLANTINGS ARE TO BE INSTALLED DURING THE DORMANT SEASON.
** ALTERNATE SPECIES AND INSTALL IN RANDOM PATTERN, DISTRIBUTING EACH SPECIES ACROSS THE HYDROLOGIC GRADIENT OF EACH PLANTING ZONE. SINGLE SPECIES MASSINGS ARE TO BE AVOIDED.

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5.2.22
W. RICHARD DEMARIO, P.E. #21998 DATE



DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE 2014.
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 08, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC inc.
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER: GILLIECE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0787

DEVELOPER: SIA OWNER

SITE ADDRESS:
SIE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6437)
LOTS 1-34 A BUILDABLE PRESERVATION PARCEL, A 4 NON-BUILDABLE
PRESERVATION PARCEL B-X, NON-BUILDABLE BULK PARCELS L-M

**STORMWATER MANAGEMENT
LANDSCAPE PLAN**

5TH COUNCIL DISTRICT
3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS		
NO.	DESCRIPTION OF CHANGES	DRN. / REV. / DATE
1	AS-BUILT	LJC WRD 7/24/18
2	ADD SHEET 44	LJC PGC 6/12/19
CO. FILE #:	F-17-045	DES. BY: BKN
TAX ACC. #:	03-311457	DRN. BY: BKC
TAX MAP:	9	CHK. BY: WRD
BLOCK / GRID:	6	DATE: 07/24/18
PARCEL #:	66	DDC JOB#: 12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:
DWG. SCALE:	1" = 50'	37 of 58

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Michael 10/26/18
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Rachel 10-23-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

7/24/18
DATE

ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222

NOTE:
ALL FACILITIES SHOWN ON THIS SHEET ARE PUBLICLY OWNED AND MAINTAINED BY THE H.O.A. AND THE COUNTY IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE BELOW. FOR OWNERSHIP OF ALL SWM FACILITIES SEE GENERAL NOTE 17 ON SHEET 2.

MICRO BIO-RETENTION FACILITIES MAINTENANCE SCHEDULE FOR FACILITIES SHOWN ON THIS SHEET

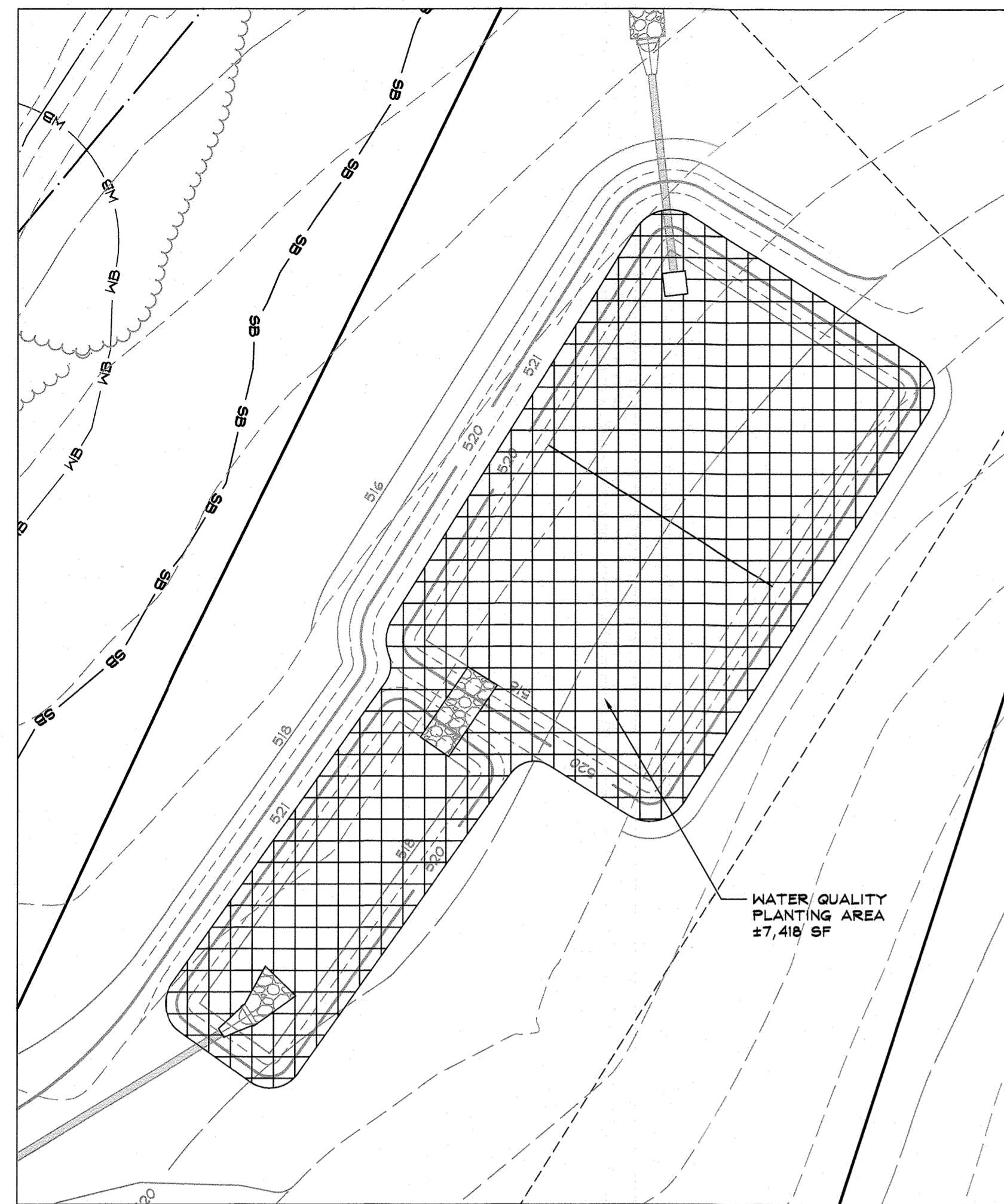
ROUTINE MAINTENANCE (BY HOA):

- FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
- TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES PER YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES AND MAINTENANCE ACCESS SHALL BE MOWED AS NEEDED.
- UNDER DRAINS, FEEDERS, PLANTINGS, OBSERVATION WELL, PIPE OUTFALL, OR OTHER ITEMS SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.
- DEBRIS/LITTER AND SEDIMENT SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
- KEEP ANNUAL MAINTENANCE LOGS/RECORDS FOR COUNTY INSPECTION.

NON-ROUTINE MAINTENANCE (BY COUNTY):

- COUNTY SHALL BE RESPONSIBLE FOR THE DRAIN PIPES AND OUTFALL STRUCTURES ADJACENT TO A PUBLIC ROAD. THE COMPONENTS SHALL BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.

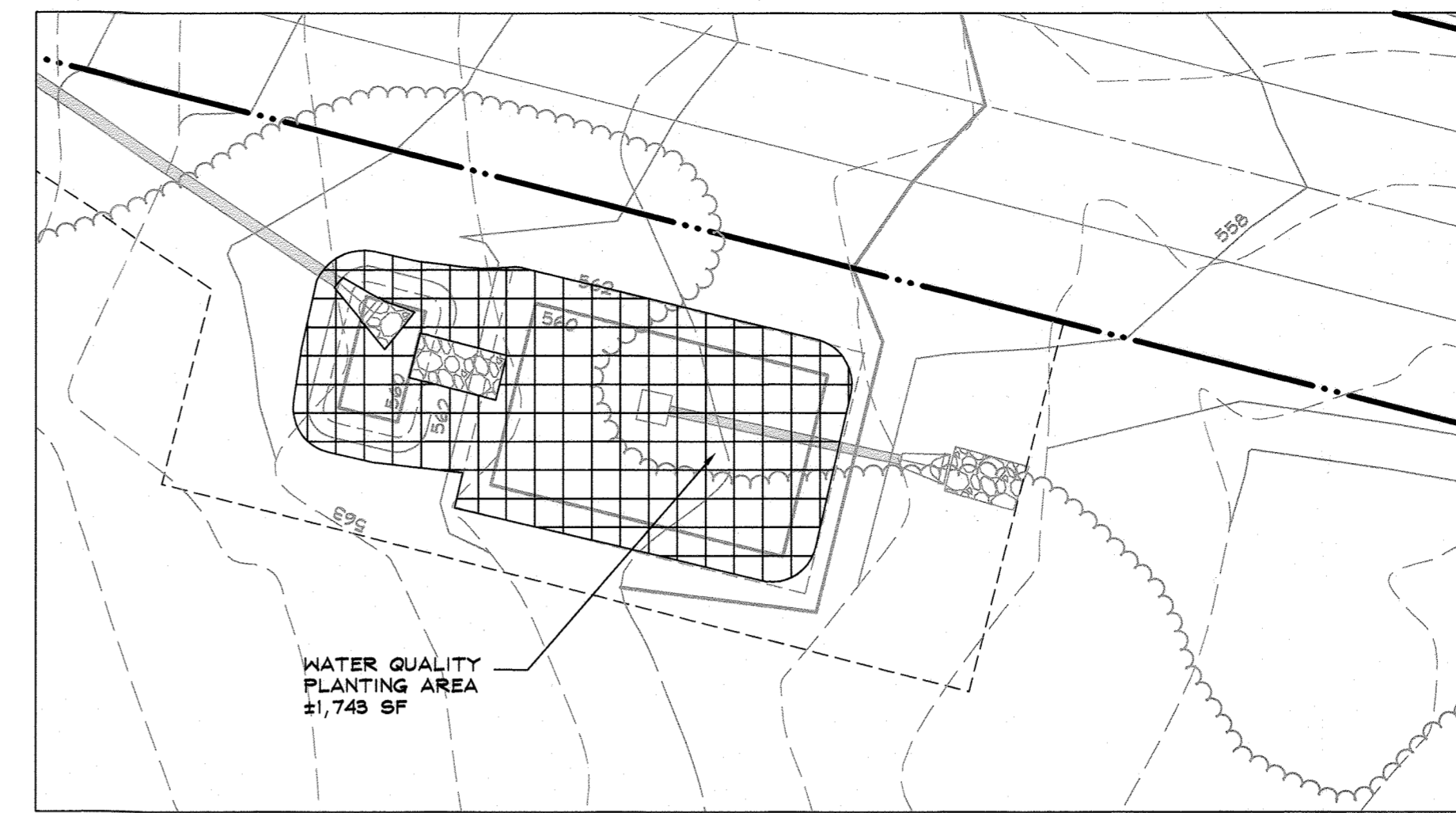
NOTE: SEE ALSO MAINTENANCE SCHEDULE ON SHEET 26.



WATER QUALITY PLANTING PLAN
SWM FACILITY #7
SCALE: 1" = 20'

WATER QUALITY PLANT LIST (7,418 +/- s.f.)				
SPECIES	SIZE	SPACING	QUANTITY	REMARKS
SCIRPUS TABERNAEMONTANII	QUART CONTAINER #	36"	154	OBL
IRIS PSEUDACORIS	QUART CONTAINER #	36"	154	OBL
LOBELIA CARDINALIS	QUART CONTAINER #	36"	156	FACH
IRIS VERSICOLOR	QUART CONTAINER #	36"	156	OBL
PANICUM VIRGATUM	QUART CONTAINER #	36"	156	FAC
SAURURUS CERNUUS	QUART CONTAINER #	36"	156	OBL
TOTALS			982	

* DORMANT RHIZOMES OF SCIRPUS, IRIS AND SAURURUS, DORMANT TUBERS OF SAGITTARIA, AND 1ST YEAR BULBS OF PELTANDRA MAY BE SUBSTITUTED IF PLANTINGS ARE TO BE INSTALLED DURING THE DORMANT SEASON.
** ALTERNATE SPECIES AND INSTALL IN RANDOM PATTERN, DISTRIBUTING EACH SPECIES ACROSS THE HYDROLOGIC GRADIENT OF EACH PLANTING ZONE. SINGLE SPECIES MASSINGS ARE TO BE AVOIDED.



WATER QUALITY PLANTING PLAN
SWM FACILITY #9
SCALE: 1" = 20'

WATER QUALITY PLANT LIST (2,968 +/- s.f.)				
SPECIES	SIZE	SPACING	QUANTITY	REMARKS
SCIRPUS TABERNAEMONTANII	QUART CONTAINER #	36"	88	OBL
IRIS PSEUDACORIS	QUART CONTAINER #	36"	88	OBL
LOBELIA CARDINALIS	QUART CONTAINER #	36"	87	FACH
IRIS VERSICOLOR	QUART CONTAINER #	36"	87	OBL
PANICUM VIRGATUM	QUART CONTAINER #	36"	87	FAC
SAURURUS CERNUUS	QUART CONTAINER #	36"	87	OBL
TOTALS			224	

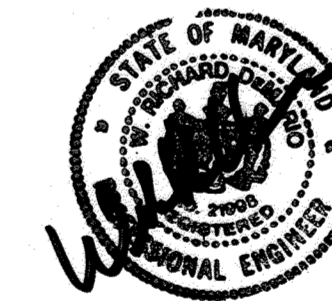
* DORMANT RHIZOMES OF SCIRPUS, IRIS AND SAURURUS, DORMANT TUBERS OF SAGITTARIA, AND 1ST YEAR BULBS OF PELTANDRA MAY BE SUBSTITUTED IF PLANTINGS ARE TO BE INSTALLED DURING THE DORMANT SEASON.
** ALTERNATE SPECIES AND INSTALL IN RANDOM PATTERN, DISTRIBUTING EACH SPECIES ACROSS THE HYDROLOGIC GRADIENT OF EACH PLANTING ZONE. SINGLE SPECIES MASSINGS ARE TO BE AVOIDED.



WATER QUALITY PLANTING PLAN
SWM FACILITY #8
SCALE: 1" = 20'

WATER QUALITY PLANT LIST (3,997 +/- s.f.)				
SPECIES	SIZE	SPACING	QUANTITY	REMARKS
SCIRPUS TABERNAEMONTANII	QUART CONTAINER #	36"	85	OBL
IRIS PSEUDACORIS	QUART CONTAINER #	36"	86	OBL
LOBELIA CARDINALIS	QUART CONTAINER #	36"	85	FACH
IRIS VERSICOLOR	QUART CONTAINER #	36"	86	OBL
PANICUM VIRGATUM	QUART CONTAINER #	36"	86	FAC
SAURURUS CERNUUS	QUART CONTAINER #	36"	85	OBL
TOTALS			513	

* DORMANT RHIZOMES OF SCIRPUS, IRIS AND SAURURUS, DORMANT TUBERS OF SAGITTARIA, AND 1ST YEAR BULBS OF PELTANDRA MAY BE SUBSTITUTED IF PLANTINGS ARE TO BE INSTALLED DURING THE DORMANT SEASON.
** ALTERNATE SPECIES AND INSTALL IN RANDOM PATTERN, DISTRIBUTING EACH SPECIES ACROSS THE HYDROLOGIC GRADIENT OF EACH PLANTING ZONE. SINGLE SPECIES MASSINGS ARE TO BE AVOIDED.



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5.2.22
W. RICHARD DEMARIO, P.E. #21998 DATE

NOTE:
ALL FACILITIES SHOWN ON THIS SHEET ARE PUBLICLY OWNED AND MAINTAINED BY THE H.O.A. AND THE COUNTY IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE BELOW. FOR OWNERSHIP OF ALL SWM FACILITIES SEE GENERAL NOTE 17 ON SHEET 2.

MICRO BIO-RETENTION FACILITIES MAINTENANCE SCHEDULE FOR FACILITIES SHOWN ON THIS SHEET

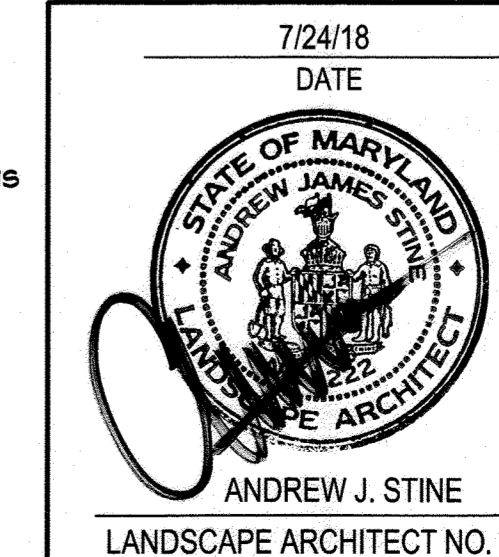
ROUTINE MAINTENANCE (BY HOA):

1. FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE FACILITY IS FUNCTIONING PROPERLY.
2. TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES PER YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES AND MAINTENANCE ACCESS SHALL BE MOWED AS NEEDED.
3. UNDER DRAINS, FEEDERS, PLANTINGS, OBSERVATION WELL, PIPE OUTFALL, OR OTHER ITEMS SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS.
4. DEBRIS/LITTER AND SEDIMENT SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AND AS NEEDED.
5. KEEP ANNUAL MAINTENANCE LOGS/RECORDS FOR COUNTY INSPECTION.

NON-ROUTINE MAINTENANCE (BY COUNTY):

1. COUNTY SHALL BE RESPONSIBLE FOR THE DRAIN PIPES AND OUTFALL STRUCTURES ADJACENT TO A PUBLIC ROAD. THE COMPONENTS SHALL BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.

NOTE: SEE ALSO MAINTENANCE SCHEDULE ON SHEET 26.



DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE 2014.
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

DDC inc.
Development Design Consultants

OWNER:
GILLIECE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER:
S/A OWNER

SITE ADDRESS:
SE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6937)
LOTS 1-3 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-T
**STORMWATER MANAGEMENT
LANDSCAPE PLAN**

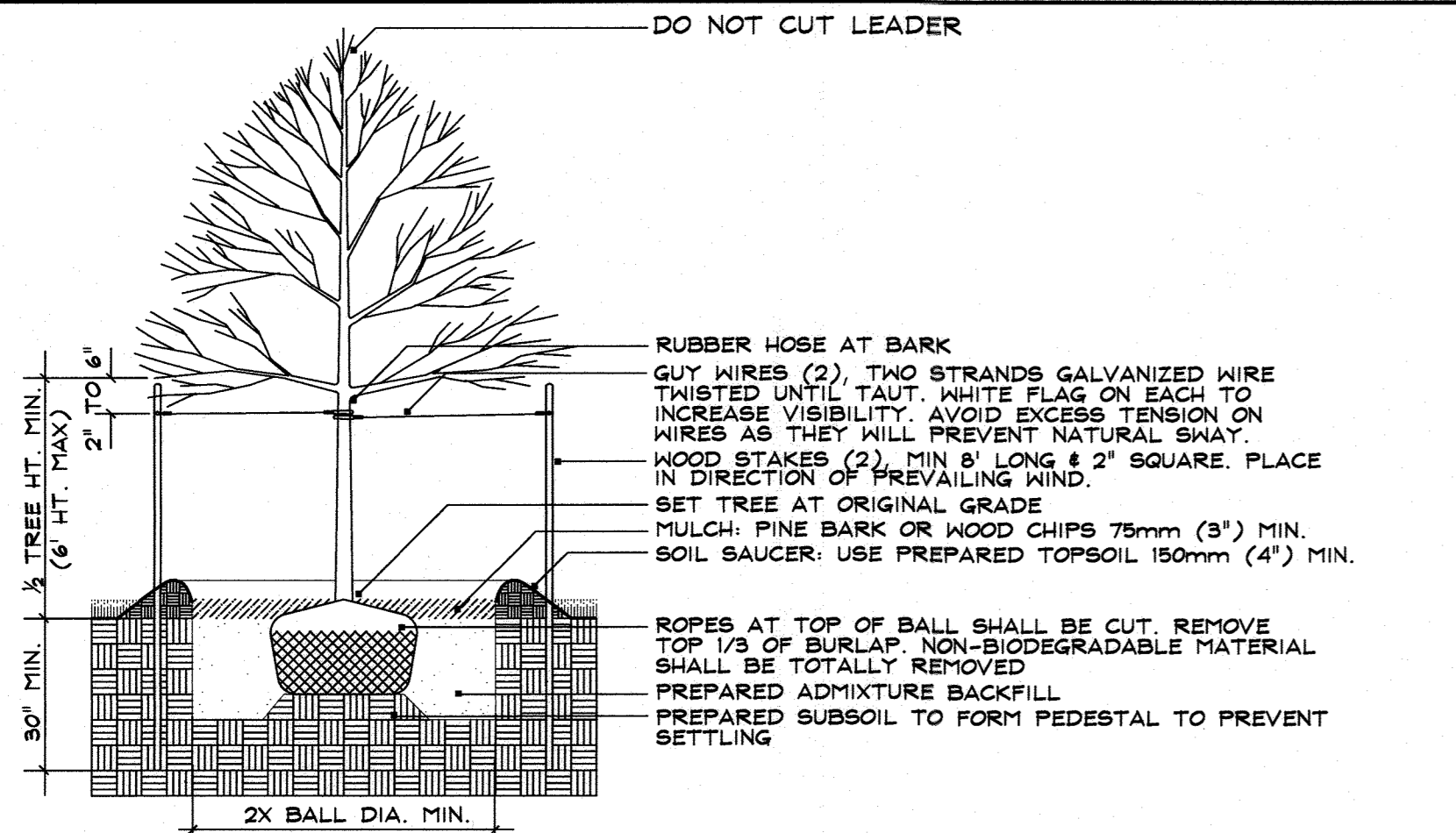
5TH COUNCIL DISTRICT
3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
20	AS-BUILT	LJC	WRD 12/18/18
2	ADD SHEET 49	LJC	P&C 10/19/18
CO. FILE #:	F-17-045	DES. BY:	BKC
TAX ACC. #:	03-311457	DRN. BY:	BKC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		38 of 58

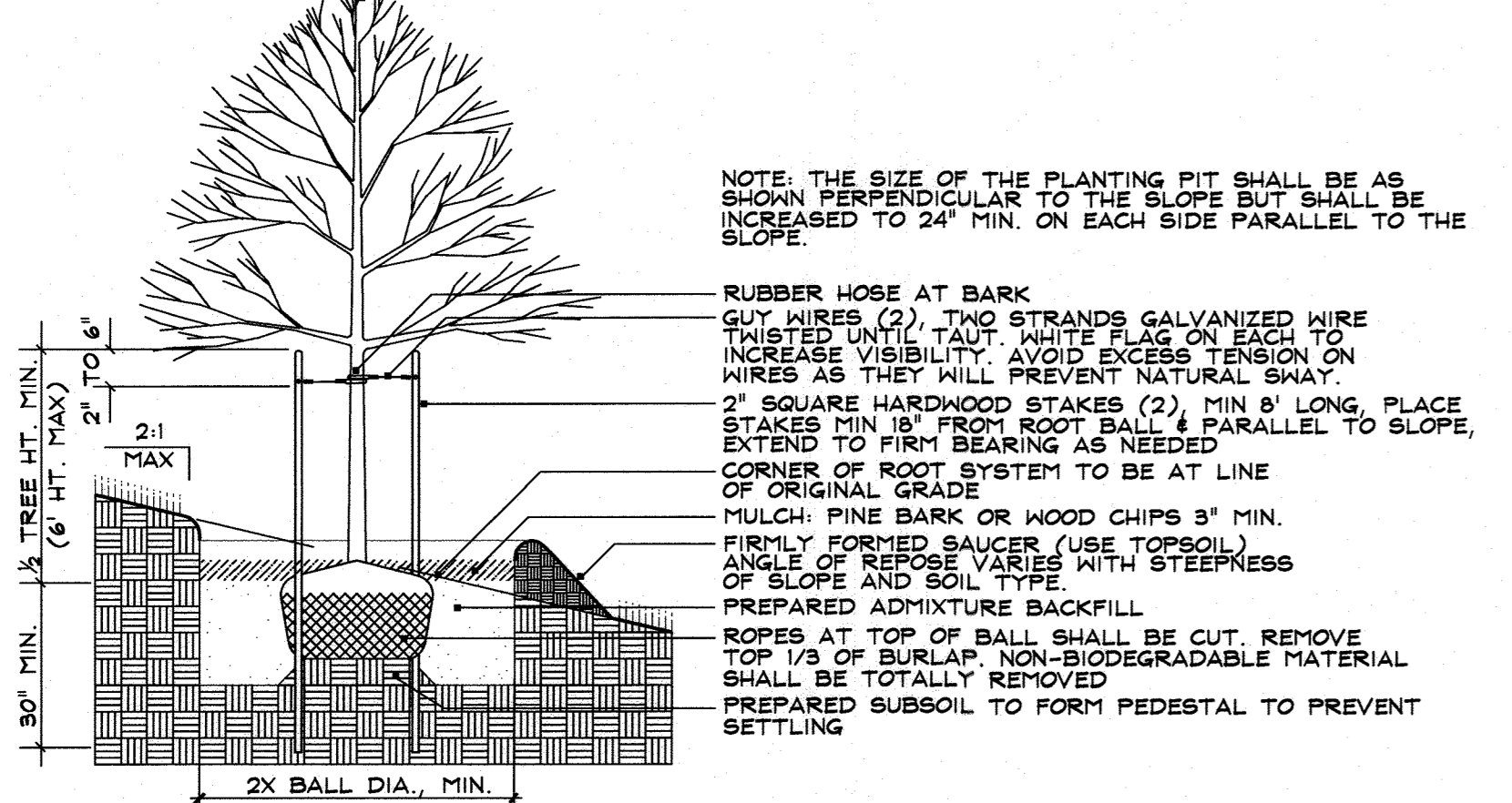
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
M. McKeown 10/23/18
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
V. L. L. L. 10.23.18
CHIEF DIVISION OF LAND DEVELOPMENT DATE

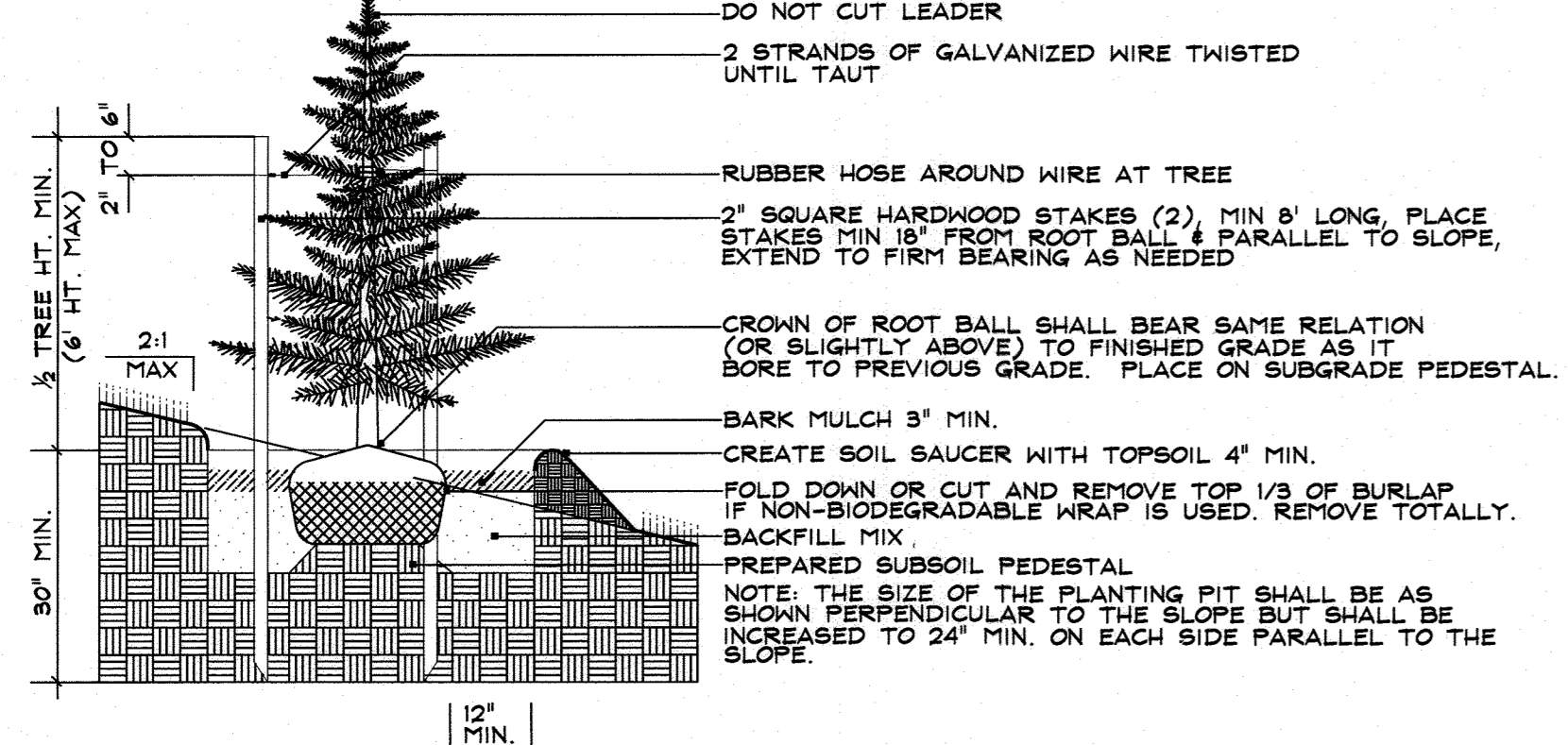
D. L. L. 10.19.18
CHIEF DEVELOPMENT ENGINEERING DIVISION DATE



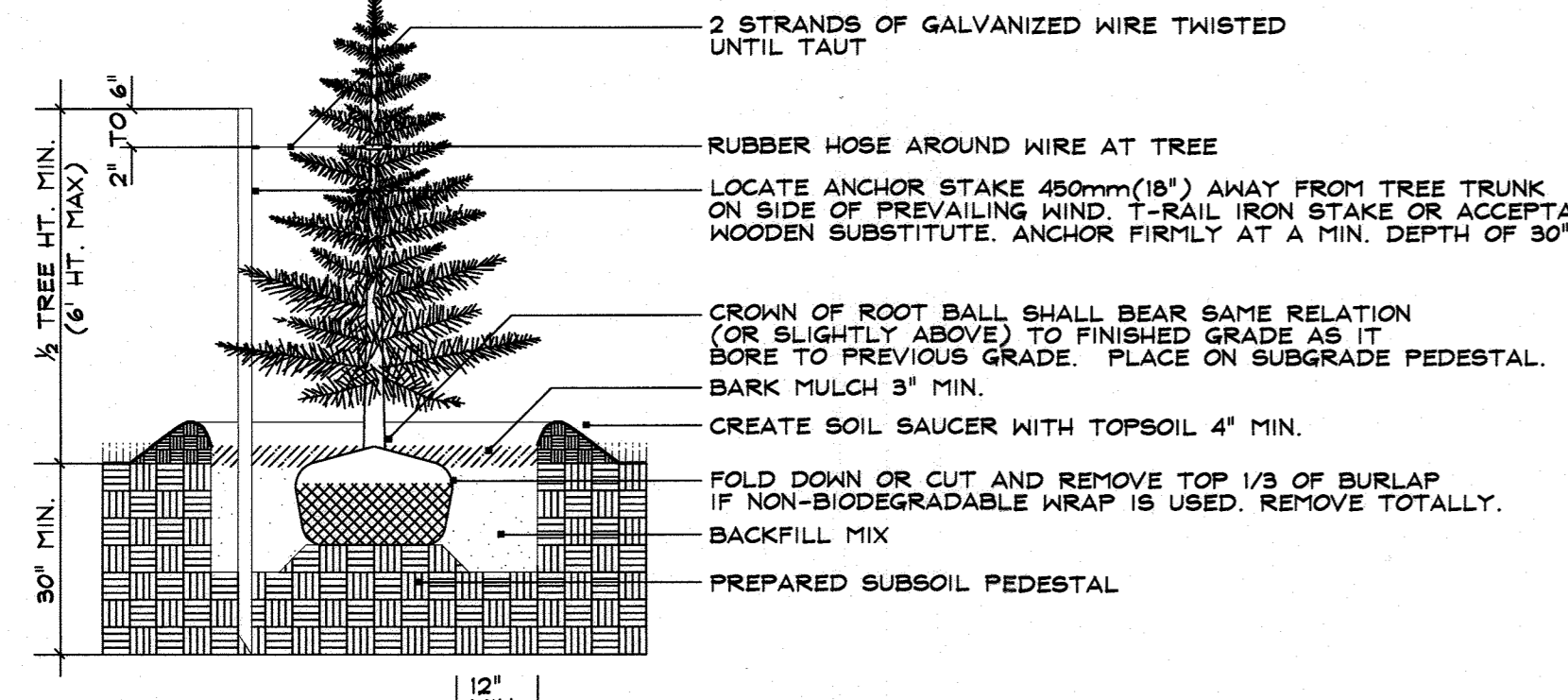
DECIDUOUS TREE PLANTING (LESS THAN 3" CAL.)
N.T.S.



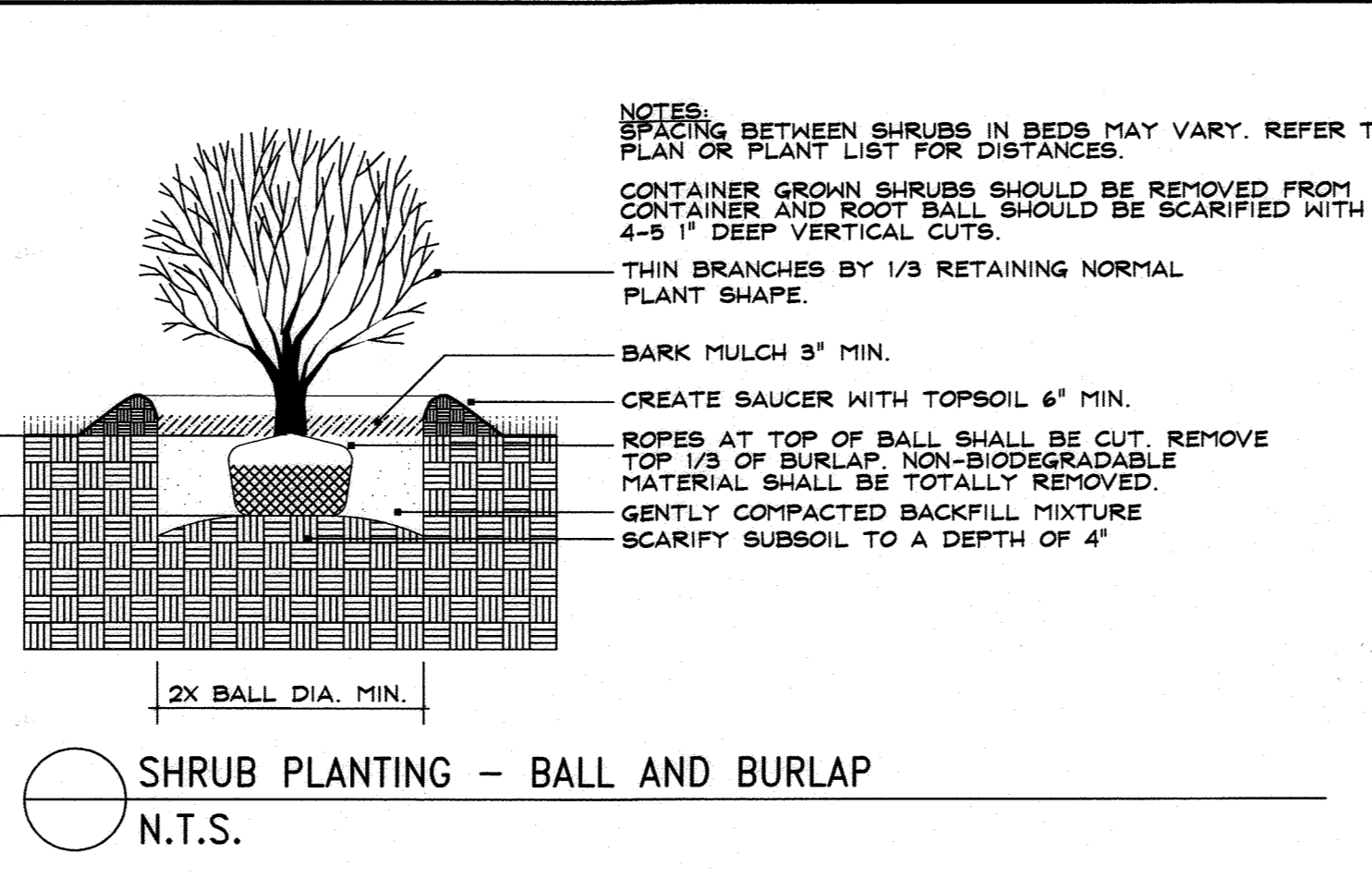
DECIDUOUS TREE PLANTING ON SLOPE (LESS THAN 3" CAL.)
N.T.S.



EVERGREEN TREE PLANTING ON SLOPE
N.T.S.



EVERGREEN TREE PLANTING
N.T.S.



SHRUB PLANTING - BALL AND BURLAP
N.T.S.

GENERAL LANDSCAPE NOTES
1. The Contractor shall review architectural/engineering plans to become thoroughly familiar with the grading and surface utilities.

- 2. The Contractor shall coordinate with the general, lighting, & irrigation contractors regarding timing and installation of plant material. At the time of final inspection with acceptance, all electric, water & drainage utilities, as well as plant material, shall remain undamaged. Likewise, the Landscape Contractor and utilities contractors shall coordinate efforts to ensure that surface utilities are at the proper elevation relative to final grades.
- 3. The Contractor shall insure that his work does not interrupt established or projected drainage patterns.
- 4. During planting operations, excess waste materials shall be promptly and frequently removed from the site.
- 5. All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and/or vehicular traffic flow. No vehicles, equipment, tools, etc. shall be placed on or within any indicated tree protection zone. No staging, storing or stockpiling of supplies or material within indicated tree protection zones.
- 6. Contractor shall notify Miss Utility at, 1 (800) 257-7777, 72 hours prior to construction.
- 7. The contractor is responsible for verifying the location of all existing utilities, if utility lines are encountered in the excavation of tree pits, other locations for trees shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the Landscape Architect.
- 8. Every possible safeguard shall be taken to protect building surfaces, equipment, and furnishings as well as adjacent property from any damage or injury to persons or property which may occur as a result of negligence in the execution of the work.
- 9. In the event of a variation between quantities shown on the plant list and the plants, the plan shall govern. The Contractor is responsible for verifying all plant quantities prior to the commencement of work. Bad quantity takeoffs are the responsibility of the contractor. All discrepancies shall be reported to the Landscape Architect for clarification prior to bidding. The Contractor shall furnish plant material in sizes specified in the plant list.
- 10. Transport and handle plants so that foliage, roots, or root-balls are protected from breakage, sun, and wind. Root stock of the plant material shall be kept moist during transport from the source to the job site and until planted. Tops or roots of plants allowed to dry out or which have been damaged and/or disturbed root balls will be rejected.
- 11. The Contractor shall stake all material located on the site for review and/or adjustment by the Landscape Architect prior to planting. All locations are to be approved by the Landscape Architect or Owner's Representative before excavation.
- 12. The Contractor is responsible for testing project soils. The Contractor is to provide a certified soil report to the owner. The contractor shall verify that the soils on site are acceptable for the proper growth of the proposed plant material. Should the Contractor find poor soil conditions, the contractor shall be required to provide soil amendments as necessary. These amendments shall include, but not be limited to, fertilizers, lime and topsoil. Proper planting soils must be verified prior to planting materials.
- 13. All plant material (nursery stock) to conform to American Nursery & Landscape Association's (A.N.L.A.) latest edition of "American Standard for Nursery Stock (ANSI Z60.1)", particularly with regard to size, growth, size of ball, and density of branch structure.
- 14. All plants shall be identified in accordance with "Hortus Third," by the Staff of the L. H. Bailey Hortorium, Cornell University, 1976.
- 15. Plants shall have normal, well developed branches and vigorous, fibrous root systems. They shall be healthy and free from disease, decay, sun scald, abrasions, insect pests or infestations and other damage.
- 16. No substitutions shall be made without written consent of the Owner and/or Landscape Architect.
- 17. The Contractor is to follow specification guidelines for Baltimore & Washington Metropolitan Area as approved by the L.C.A. of Maryland, Washington D.C., & Virginia and described in "Landscape Specification Guidelines, 5th Edition." Note: planting details and specifications on these plans that differ from those in "Landscape Specification Guidelines, 5th Edition" shall be followed in lieu of those contained in the specification guidelines.
- 18. The Landscape Architect or Owner shall have the right, at any stage of the operation, to reject any and all work and materials which, in his/her opinion, does not meet the requirements of these plans and specifications. All rejected material shall be removed from the site by the Contractor.
- 19. All plant material should be backfilled with soil (amended as necessary) in layers to two-thirds the planting pit. Soil should then be compacted in place and watered thoroughly at low pressure before being backfilled to proper grade. The planting pit should, once backfilling is completed, be thoroughly saturated and settled.
- 20. If the soil is wet or compacted, all containerized and balled nursery stock should be planted such that the top one-third of the ball is above the existing grade.
- 21. The top two-thirds of wire baskets on root balls should be removed.
- 22. All tree and shrub planting beds are to be topped with three inches of hardwood mulch. No mulch shall be placed against trunks and/or stems. All groundcovers and seedlings should be mulched to a depth of one to two inches.
- 23. All soils disturbed during installation of plant material shall be treated by incorporating composted organic material within the top four to six (4 - 6) inches.
- 24. All planting beds adjacent to lawn, sod, or seeded areas shall be spade edged to a depth of three inches.
- 25. The Contractor shall dispose of stumps and major roots of all plants to be removed. Any depressions caused by removal operations shall be refilled with fertile, friable soil placed and compacted so as to establish proper grade for new planting and/or lawn areas.
- 26. The Contractor shall insure adequate vertical drainage in all plant beds and planters.
- 27. Upon completion of all landscaping, an acceptance of the work shall be held. The Contractor shall notify the Landscape Architect or the Owner's Representative of the inspection at least seven (7) days prior to the anticipated inspection date.
- 28. Maintenance shall begin after each plant has been installed and shall continue 90 days after initial acceptance by the Landscape Architect on the Owner's Representative. Maintenance shall include: watering, pruning, weeding, fertilizing, mulching, replacement of sick or dead plants, and other care necessary for the proper growth of the plant material. The Contractor shall be responsible for the use of all equipment, labor and material necessary to perform maintenance operations and any injury to plant material caused by such equipment, labor and material shall be corrected and repaired by the Contractor at no additional expense to the owner.
- 29. All trees shall be guaranteed for twelve (12) months from the date of acceptance. All shrubs and ground covers shall be guaranteed for twelve (12) months from the date of acceptance.
- 30. All disturbed areas on the site not planted with shrubs or ground cover shall be fine graded and seeded or sodded as noted on landscape plan.
- 31. All sod shall be obtained from areas having growing conditions familiar to areas to be covered. Areas to be sodded shall be raked of stones and debris. Debris and stones over one inch (1") shall be removed from the site. All damaged sod will be rejected. All sod must be placed with staggered joints, tightly butted, with no inequalities in grade. Place all sod rows at right angle to slope (where applicable).
- 32. At the time of plant installation, all shrubs and trees listed and approved on the Landscape Plan shall meet the proper height requirements in accordance with the Howard County Landscape Manual. In addition, no substitutions or re-locations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from the 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 the applicable plans.

18. The Landscape Architect or Owner shall have the right, at any stage of the operation, to reject any and all work and materials which, in his/her opinion, does not meet the requirements of these plans and specifications. All rejected material shall be removed from the site by the Contractor.

19. All plant material should be backfilled with soil (amended as necessary) in layers to two-thirds the planting pit. Soil should then be compacted in place and watered thoroughly at low pressure before being backfilled to proper grade. The planting pit should, once backfilling is completed, be thoroughly saturated and settled.

20. If the soil is wet or compacted, all containerized and balled nursery stock should be planted such that the top one-third of the ball is above the existing grade.

21. The top two-thirds of wire baskets on root balls should be removed.

22. All tree and shrub planting beds are to be topped with three inches of hardwood mulch. No mulch shall be placed against trunks and/or stems. All groundcovers and seedlings should be mulched to a depth of one to two inches.

23. All soils disturbed during installation of plant material shall be treated by incorporating composted organic material within the top four to six (4 - 6) inches.

24. All planting beds adjacent to lawn, sod, or seeded areas shall be spade edged to a depth of three inches.

25. The Contractor shall dispose of stumps and major roots of all plants to be removed. Any depressions caused by removal operations shall be refilled with fertile, friable soil placed and compacted so as to establish proper grade for new planting and/or lawn areas.

26. The Contractor shall insure adequate vertical drainage in all plant beds and planters.

27. Upon completion of all landscaping, an acceptance of the work shall be held. The Contractor shall notify the Landscape Architect or the Owner's Representative of the inspection at least seven (7) days prior to the anticipated inspection date.

28. Maintenance shall begin after each plant has been installed and shall continue 90 days after initial acceptance by the Landscape Architect on the Owner's Representative. Maintenance shall include: watering, pruning, weeding, fertilizing, mulching, replacement of sick or dead plants, and other care necessary for the proper growth of the plant material. The Contractor shall be responsible for the use of all equipment, labor and material necessary to perform maintenance operations and any injury to plant material caused by such equipment, labor and material shall be corrected and repaired by the Contractor at no additional expense to the owner.

29. All trees shall be guaranteed for twelve (12) months from the date of acceptance. All shrubs and ground covers shall be guaranteed for twelve (12) months from the date of acceptance.

30. All disturbed areas on the site not planted with shrubs or ground cover shall be fine graded and seeded or sodded as noted on landscape plan.

31. All sod shall be obtained from areas having growing conditions familiar to areas to be covered. Areas to be sodded shall be raked of stones and debris. Debris and stones over one inch (1") shall be removed from the site. All damaged sod will be rejected. All sod must be placed with staggered joints, tightly butted, with no inequalities in grade. Place all sod rows at right angle to slope (where applicable).

32. At the time of plant installation, all shrubs and trees listed and approved on the Landscape Plan shall meet the proper height requirements in accordance with the Howard County Landscape Manual. In addition, no substitutions or re-locations of the required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from the 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 the applicable plans.

Howard County Landscape Notes

- 1. All plant materials to meet A.N.L.A. Standards.
- 2. The Contractor is to follow specification guidelines for Baltimore & Washington Metropolitan Area as approved by the L.C.A. of Maryland, Washington D.C., & Virginia and described in the latest edition of "Landscape Specification Guidelines."
- 3. No substitutions are to be made without the consent of the Landscape Architect and/or the Owner.
- 4. All beds are to be topped with three (3) inches of hardwood mulch.
- 5. Contractor shall notify Miss Utility at, 1 (800) 257-7777, at least 72 hours prior to construction and verify the location of all utilities with the Owner before planting.
- 6. Landscape Architect/Owner shall select, verify, and/or approve all plant material. At the Owner's discretion, specimen and other plant material may be selected.
- 7. The Landscape Contractor shall coordinate with the general, lighting, & irrigation contractors regarding timing and installation of plant material. At the time of final inspection with acceptance, all electric, water & drainage utilities, as well as plant material, shall remain undamaged. Likewise, the Landscape Contractor and utilities contractors shall coordinate efforts to ensure that surface utilities are at the proper elevation relative to final grades.
- 8. 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.
- 9. This plan has been prepared in accordance with the provisions of Section 16.124 of the Ho. Co. Code. Financial surety for the required landscaping in the amount of \$35,400 must be posted as part of the Developer's Agreement (118 shade trees)
- 11. Developer/Builder's Certificate

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that, upon completion, a letter of landscape installation, accompanied by an executed one-year guarantee of the plant materials, will be submitted to the Department of Planning and Zoning.

Sam Lopez MEMBER

Nolan Mudd member

NAME DATE *7/27/18*

PLANT LIST

QTY	SYM	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
14	AR	ACER RUBRUM 'OCTOBER GLORY'	2 1/2 - 3' CAL. 12'-14' HT.	B # B
10	NS	OCTOBER GLORY MAPLE	2 1/2 - 3' CAL. 12'-14' HT.	B # B
14	QC	QUERCUS COCCINEA	2 1/2 - 3' CAL. 12'-14' HT.	B # B
12	QP	QUERCUS PALUSTRIS	2 1/2 - 3' CAL. 12'-14' HT.	B # B
13	QW	QUERCUS PHELLOS	2 1/2 - 3' CAL. 12'-14' HT.	B # B
11	TC	TILIA CORDATA	2 1/2 - 3' CAL. 12'-14' HT.	B # B
124	UP	ULMUS PARVIFOLIA 'EHMER II'	2 1/2 - 3' CAL. 12'-14' HT.	B # B
90	ZS	ZELKOVA BERRATA 'GREEN VASE'	2 1/2 - 3' CAL. 12'-14' HT.	B # B
90	ZS	ZELKOVA YOSHINO CHERRY	2 1/2 - 3' CAL. 12'-14' HT.	B # B
19	CC	CERCIS CANADENSIS 'EASTERN REDBUD'	1 1/2 - 2' CAL. 8'-10' HT.	B # B
13	LI	LAGERSTROMIA INDICA 'MUSKOGEE'	8'-10' HT.	B # B
15	PY	PRUNUS YEDOENSIS 'YOSHINO CHERRY'	1 1/2 - 2' CAL. 8'-10' HT.	B # B
19	PA	PICEA ABIES 'NORWAY SPRUCE'	6' HT.	B # B
10	PS	PINUS STROBUS 'EASTERN WHITE PINE'	6' HT.	B # B
12	TP	THUJA PLICATA 'GREEN GIANT'	6' HT.	B # B
36	BM	BUXUS MICROPHYLLA 'WINTER GEM'	2 - 2 1/2' HT.	CONT.

SCHEDULE A - PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS (SFD - FRONT ORIENTATION)	ADJACENT TO PERIMETER PROPERTIES									TOTAL		
		P1 'A'	P2 'A'	P4 'A'	P5 'A'	P6A 'A'	P6B 'A'	P6C 'A'	P7 'A'	P8 'A'		P9 'A'	
LANDSCAPE TYPE	P3 NONE	P1 'A'	P2 'A'	P4 'A'	P5 'A'	P6A 'A'	P6B 'A'	P6C 'A'	P7 'A'	P8 'A'	P9 'A'	N/A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	184 L.F.	1066 L.F.	353 L.F.	670 L.F.	508 L.F.	107 L.F.	1045 L.F.	802 L.F.	383 L.F.	736 L.F.	1141 L.F.	1322 L.F.	N/A
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	46	271	N/A	508	107	N/A	168	N/A	408	N/A	469	N/A
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED	N/A	17	2	12	0	0	18	11	7	6	20	15	108*
SHADE TREES		0	0	0	0	0	0	0	0	0	0	0	0
EVERGREEN TREES		0	0	0	0	0	0	0	0	0	0	0	0
SHRUBS		0	0	0	0	0	0	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	N/A	6	1	4	0	0	10	8	5	4	15	11	64
SHADE TREES		15	0	14	0	0	12	0	0	0	0	0	41
EVERGREEN TREES		7	2	2	0	0	4	6	4	4	10	8	47
OTHER TREES (2:1 SUBSTITUTION)		0	0	0	0	0	0	0	0	0	0	0	0
SHRUBS		0	0	0	0	0	0	0	0	0	0	0	0

* PER THE CONDITION OF APPROVAL FOR WP-16-097, SIX SHADE TREES HAVE BEEN INCLUDED IN THE SURETY AND SHOWN ON SHEET 31, IN THE NORTHERN SECTION OF THE SITE, ALONG PERIMETER 1 AND ADJACENT TO TWO STORMWATER MANAGEMENT BASINS. PER THE CONDITION OF APPROVAL FOR WP-18-16, FOUR SHADE TREES HAVE BEEN INCLUDED IN THE SURETY AND SHOWN ON SHEET 31, ALONG PERIMETER 6C.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief Development Engineering Division
DATE *10-19-18*

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Chief Bureau of Highways
DATE



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5-2-22
W. RICHARD DEMARIO, P.E. #21996 DATE

7/24/18 DATE
Andrew J. Stine
ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222

DRAWING LEGEND
— 650 — EXISTING MINOR CONTOUR (2' INTERVAL)
--- 650 --- EXISTING MAJOR CONTOUR (10' INTERVAL)
- - - - - ADJACENT PROPERTY LINE
- - - - - EXISTING PROPERTY BOUNDARY
- - - - - EX. ROAD / EDGE OF PAVING
EX. BEHIND LINE # MANHOLES, CLEAN-OUTS
EX. OVERHEAD ELECTRIC & UTILITY POLES
- - - - - EX. ELEC. MISC. EQUIPMENT
— 650 — PROPOSED MINOR CONTOUR (2' INTERVAL)
--- 650 --- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- - - - - PROP. REINFORCED CURB & GUTTER
- - - - - PROP. REINFORCED CURB & GUTTER
- - - - - EX. PRIVATE ROAD/DRIVE CENTERLINE
- - - - - EX. BUILDING
- - - - - PROPOSED BUILDING
- - - - - PROPOSED SPOT ELEVATION & FLOW ARROW
EXISTING TREES
PROPOSED ORNAMENTAL TREE
PROPOSED SHADE TREE
PROPOSED EVERGREEN TREE
PROPOSED STREET TREE
PROPOSED INF-16-097 TREE
EXISTING TREELINE
EXISTING SHRUB/BUSH LINE
STEEP SLOPES (25%+)
STEEP SLOPES (18%-24.9%)
FOREST CONSERVATION EASEMENT

STREET TREE TABULATION
STREET TREES REQUIRED: 214 TOTAL
HIGH STEPPER TRAIL (EXISTING)
540 L.F. @ 1 TREE/40 L.F. = 13
HIGH STEPPER TRAIL (EXTENDED)
616 L.F. @ 1 TREE/40 L.F. = 16
MAYAPPLE DRIVE (EXTENDED)
4,596 L.F. @ 1 TREE/40 L.F. = 115
STEPPING PLACE
2,792 L.F. @ 1 TREE/40 L.F. = 70
STREET TREES PROVIDED: 214 TOTAL
NOTES:
1) 9 STREET TREES REQUIRED ON HIGH STEPPER TRAIL (EXISTING) HAVE BEEN RELOCATED ELSEWHERE ON SITE DUE TO THE LOCATION OF THE SITE DISTANCE EASEMENT ASSOCIATED WITH PUBLIC ROAD 'A'
2) ALL STREET TREES PROVIDED SHALL BE MAJOR/SHADE TREES.
3) NO STREET TREES ARE TO BE PLACED WITHIN 10' OF A PROPOSED DRIVEWAY OR WITHIN 5' OF A PROPOSED INLET.

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABARGER AND LAINE DATED JUNE, 2014
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
ADJACENT SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
Development Design Consultants
Planners
Surveyors
Engineers
Landscape Architects
192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
www.DDCinc.us

OWNER: GILLICEE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797
DEVELOPER: SIA OWNER

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A REBUDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #64957)
LOTS 1-34 & BUILDING FOOTPRINT #1 NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M
FINAL LANDSCAPE
NOTES & DETAILS
5TH COUNCIL DISTRICT
3RD ELECTION DISTRICT
HOWARD COUNTY, MD

REVISONS	
NO.	DESCRIPTION OF CHANGES
1	ADD SHEET 44
2	ADD SHEET 44
CO. FILE #	F-17-045
TAX ACC. #	03-311457
TAX MAP	9
BLOCK / GRID	6
PARCEL #	66
ZONE / USE	RR-DEO
DWG. SCALE	1" = 50'
DES. BY	BKC
DRN. BY	BKC
CHK. BY	WRD
DATE	07/24/18
DCO. JOB#	12064.1
SHEET NUMBER	39 of 58



FOREST CONSERVATION EASEMENT 'C'
 0.4± AC. TOTAL
 0.3± AC. RETENTION
 0.1± AC. REFORESTATION

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.
 W. Demario 5.2.22
 RICHARD DEMARIO, P.E. #21998 DATE

FOREST CLEARING
 0.7± AC. TOTAL

- FOREST CONSERVATION LEGEND**
- FOREST CONSERVATION EASEMENT LIMIT LINE
 - ▨ RETENTION
 - ▩ FORESTED FLOODPLAIN
 - ▧ CLEARING
 - ▦ REFORESTATION
 - PROTECTION/RETENTION SIGN
 - REFORESTATION SIGN
 - SPECIMEN TREE PROTECTION SIGN
 - ▲ TEMPORARY PROTECTION SIGN
 - TEMPORARY FOREST PROTECTION FENCE
 - LANDSCAPE TREES (REFORESTATION CREDIT)

FOREST CONSERVATION EASEMENT 'D'
 0.4± AC. TOTAL
 0.3± AC. RETENTION
 0.1± AC. REFORESTATION

FOREST CLEARING
 1.0± AC. TOTAL

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
 ADJACENT WELLS AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2014.
 ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC Inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLIECE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21028-1174
 (410) 531-0797

DEVELOPER: SA OWNER

SITE ADDRESS: SIE RIVER ROAD
 SYKESVILLE, MD 21784

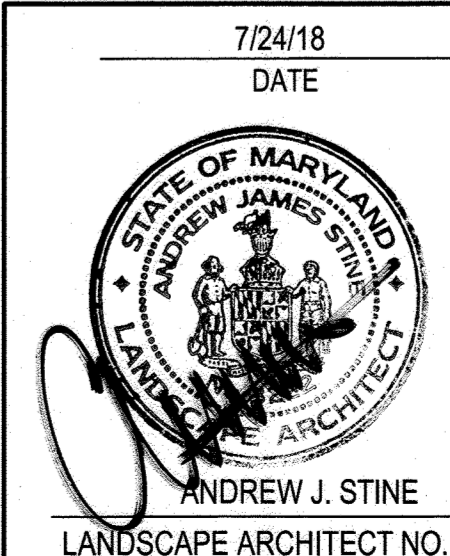
As-Built

FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6937)
 LOTS 1-3 & 4 BUILDABLE PRESERVATION PARCEL A & 1 NON-BUILDABLE
 PRESERVATION PARCEL B-X, NON-BUILDABLE BULK PARCELS L-M

FINAL FOREST CONSERVATION PLAN

5TH COUNCIL DISTRICT
 BRD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS		DATE	BY
20	As-Built	7/24/18	WLD/WLD
21	ADD SHEET 49		LJC PGC/LJM
REVISE MAILBOX LOCATIONS, ADD MAILBOX FULL-DEPTH, ADD PIPE SUBST. NOTE LJC PGC 4/19/19 AND UPDATE SWM LABELS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #:	F-17-045	DES. BY:	BKC
TAX ACC. #:	03-311457	DRN. BY:	BKC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		40 of 58



FORESTED FLOODPLAIN
 3.1± AC. TOTAL

FORESTED FLOODPLAIN
 3.6± AC. TOTAL

MATCH LINE - SEE SHEET 42

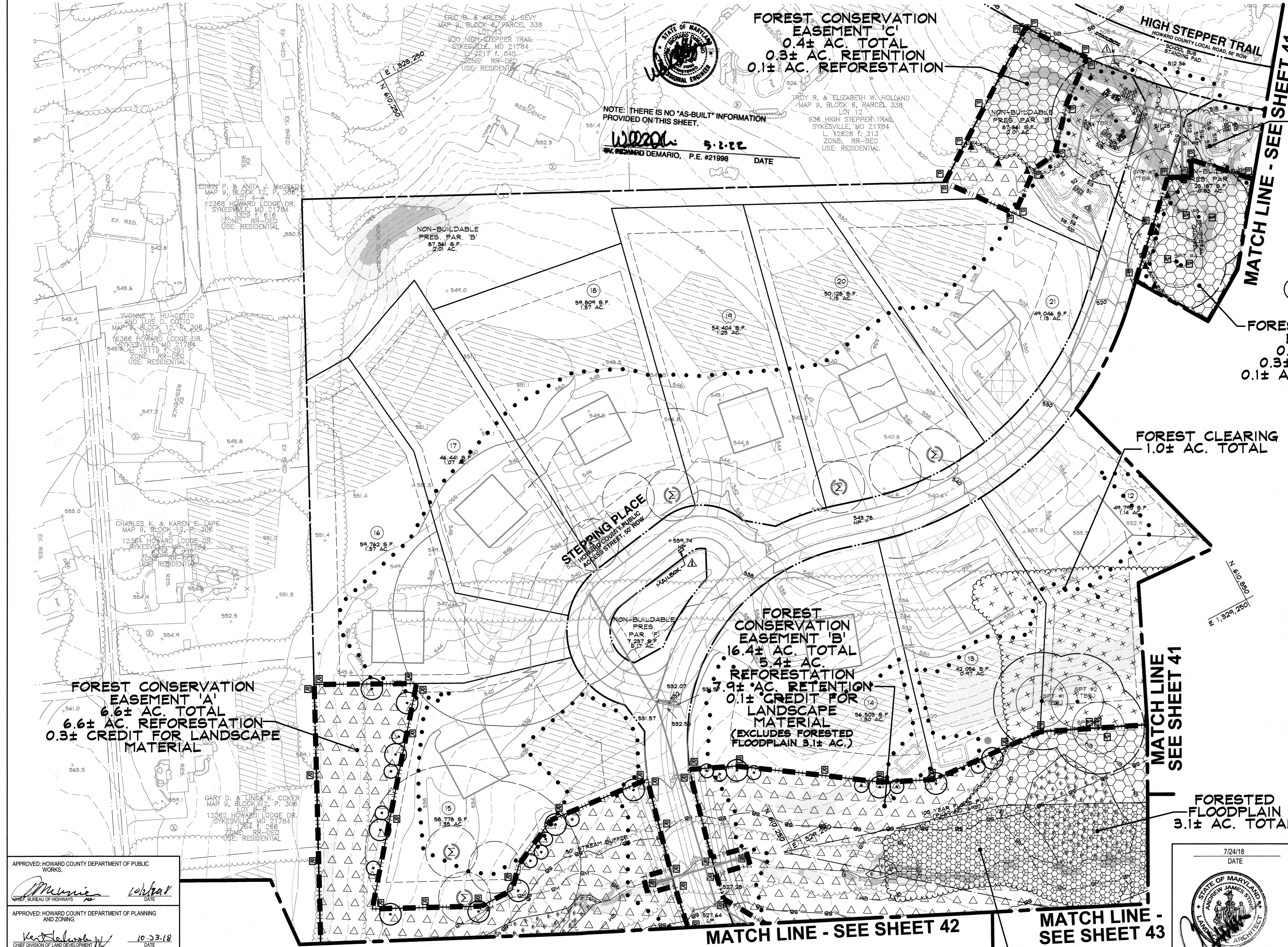
MATCH LINE - SEE SHEET 41

MATCH LINE - SEE SHEET 41

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 M. M... 10/23/18
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 K. H... 10/19/18
 CHIEF DIVISION OF LAND DEVELOPMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 R. D... 10/19/18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



SOILS CHART				
HSG	CODE	NAME	HYDRIC (Y/N/INCL)	K VALUE
B	GgB	Glenely Loam, 3 to 8 percent slopes	N	0.28
B	GgC	Glenely Loam, 8 to 15 percent slopes	N	0.28
C	GmB	Glenville Silt Loam, 3 to 8 percent slopes	Incl.	0.43
C	GmC	Glenville Silt Loam, 8 to 15 percent slopes	N	0.43
C	GnB	Glenville-Belle Silt Loam, 3 to 8 percent slopes	Incl.	0.43
C	LaB	Legore Silt Loam, 3 to 8 percent slopes	N	0.43
B	MaC	Manor Loam, 8 to 15 percent slopes	N	0.28
B	MaD	Manor Loam, 15 to 25 percent slopes	N	0.28

- FOREST CONSERVATION LEGEND**
- FOREST CONSERVATION EASEMENT LIMIT LINE
 - ▨ RETENTION
 - ▩ FORESTED FLOODPLAIN
 - ▧ CLEARING
 - ▦ REFORESTATION
 - PROTECTION/RETENTION SIGN
 - REFORESTATION SIGN
 - SPECIMEN TREE PROTECTION SIGN
 - TEMPORARY PROTECTION SIGN
 - TEMPORARY FOREST PROTECTION FENCE
 - LANDSCAPE TREES (REFORESTATION CREDIT)

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
 ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC Inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLICEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

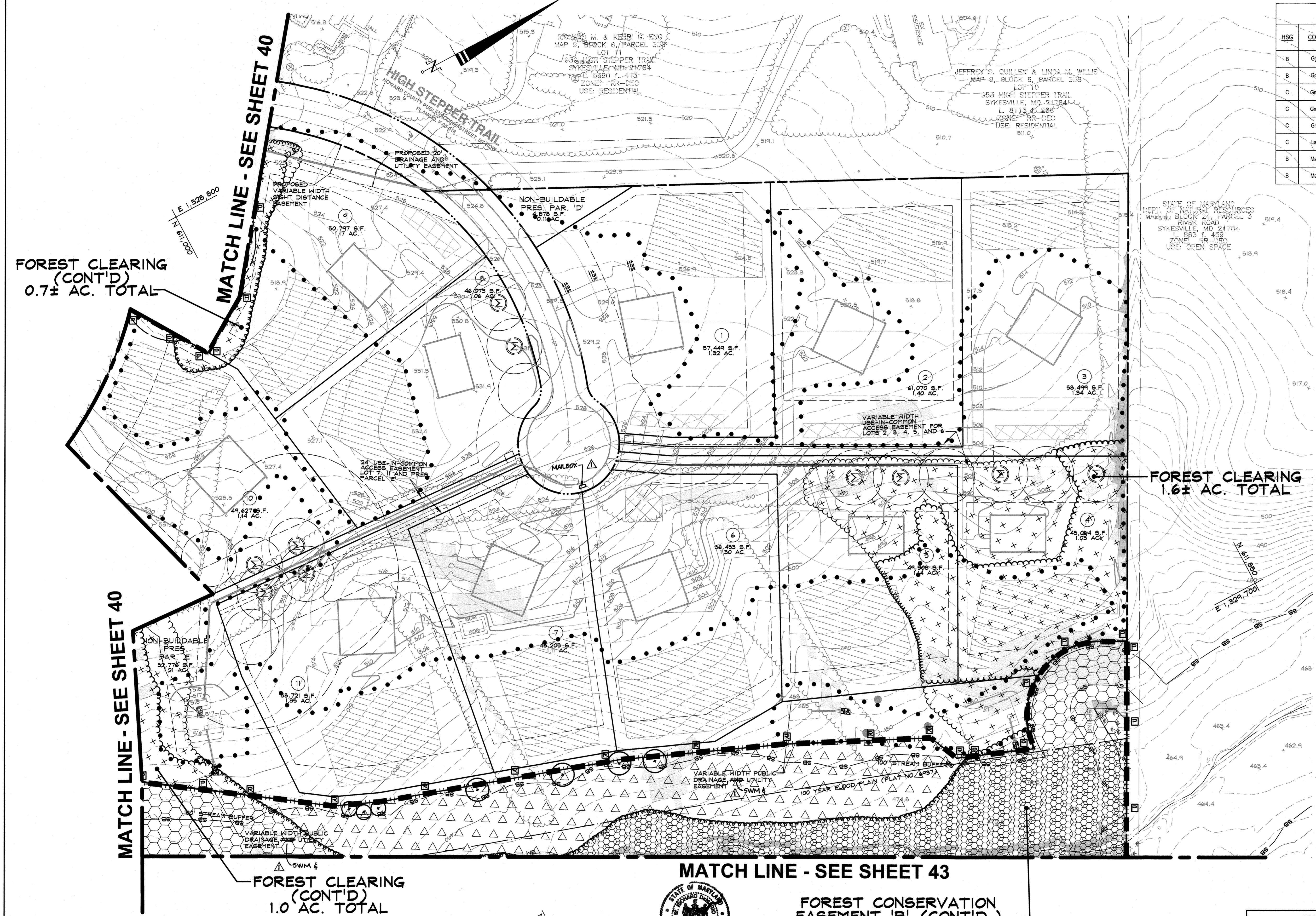
DEVELOPER: S/A OWNER

SITE ADDRESS:
 S/E RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #64937)
 LOTS 1-34 A BULIDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

FINAL FOREST CONSERVATION PLAN

5TH COUNCIL DISTRICT 3RD ELECTION DISTRICT		HOWARD COUNTY, MD	
REVISIONS			
20	AS-BUILT	LJC	WJD 2/24/18
2	ADD SHEET 49	LJC	PGC 4/19/18
REVISION MAILBOX LOCATIONS, ADD MAILBOX. PULL-OFF AND PIPE SUBST. NOTE: LJC PGC 4/9/18 AND UPDATE SWM LABELS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #:	F-17-045	DES. BY:	BKC
TAX ACC. #:	03-311457	DRN. BY:	BKC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	41 of 58
DWG. SCALE:	1" = 50'		



FOREST CONSERVATION EASEMENT 'B' (CONT'D.)
 16.4± AC. TOTAL
 5.4± AC. REFORESTATION
 7.9± AC. RETENTION
 0.1± CREDIT FOR LANDSCAPE MATERIAL
 (EXCLUDES FORESTED FLOODPLAIN 3.1± AC.)

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario
 W. RICHARD DEMARIO, P.E. #21998
 DATE 5.2.22

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Amelia 10/2/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Karla L. Dooly 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT

Chad 10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

7/24/18
 DATE

Andrew J. Stine
 ANDREW J. STINE
 LANDSCAPE ARCHITECT NO. 3222

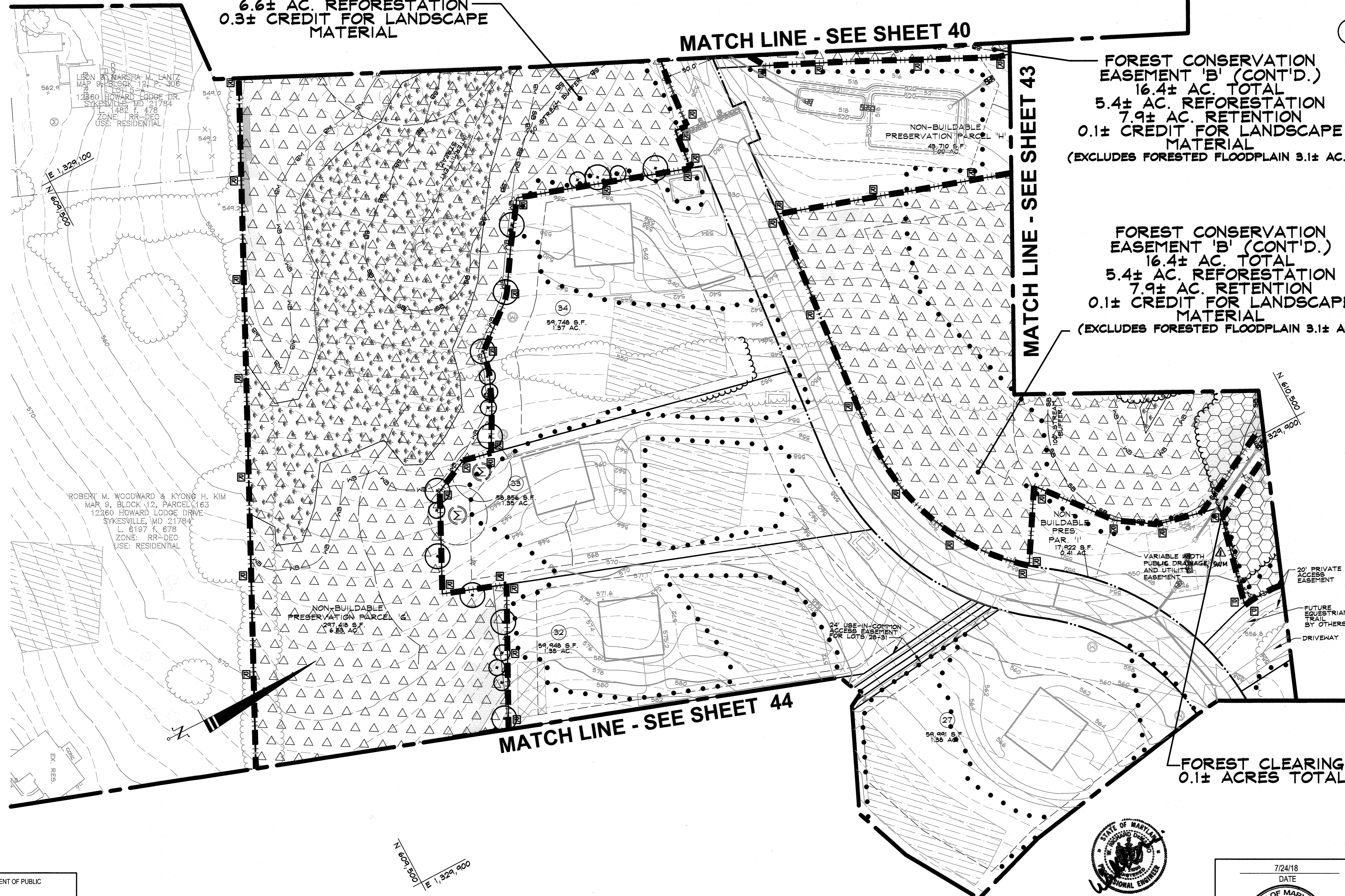
FOREST CONSERVATION EASEMENT 'A'
 6.6± AC. TOTAL
 6.6± AC. REFORESTATION
 0.3± CREDIT FOR LANDSCAPE MATERIAL

MATCH LINE - SEE SHEET 40

FOREST CONSERVATION EASEMENT 'B' (CONT'D.)
 16.4± AC. TOTAL
 5.4± AC. REFORESTATION
 7.9± AC. RETENTION
 0.1± CREDIT FOR LANDSCAPE MATERIAL
 (EXCLUDES FORESTED FLOODPLAIN 3.1± AC.)

FOREST CONSERVATION EASEMENT 'B' (CONT'D.)
 16.4± AC. TOTAL
 5.4± AC. REFORESTATION
 7.9± AC. RETENTION
 0.1± CREDIT FOR LANDSCAPE MATERIAL
 (EXCLUDES FORESTED FLOODPLAIN 3.1± AC.)

- FOREST CONSERVATION LEGEND**
- FOREST CONSERVATION EASEMENT LIMIT LINE
 - ▨ RETENTION
 - ▩ FORESTED FLOODPLAIN
 - CLEARING
 - ▧ REFORESTATION
 - PROTECTION/RETENTION SIGN
 - REFORESTATION SIGN
 - SPECIMEN TREE PROTECTION SIGN
 - ▲ TEMPORARY PROTECTION SIGN
 - TEMPORARY FOREST PROTECTION FENCE
 - LANDSCAPE TREES (REFORESTATION CREDIT)



DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/20/14. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 24, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

ROBERT M. WOODWARD & KYONG H. KIM
 MAP 8, BLOCK 12, PARCEL C163
 12260 HOWARD LODGE DRIVE
 SYKESVILLE, MD 21784
 L 6197 K 678
 ZONE: RR-DEO
 USE: RESIDENTIAL

NON-BUILDABLE PRESERVATION PARCEL 16
 297,418 S.F.
 6.83 AC.

NON-BUILDABLE PRESERVATION PARCEL 17
 59,948 S.F.
 1.36 AC.

NON-BUILDABLE PRESERVATION PARCEL 18
 59,748 S.F.
 1.37 AC.

NON-BUILDABLE PRESERVATION PARCEL 19
 59,856 S.F.
 1.35 AC.

NON-BUILDABLE PRESERVATION PARCEL 20
 59,922 S.F.
 1.36 AC.

NON-BUILDABLE PRESERVATION PARCEL 21
 59,991 S.F.
 1.35 AC.

NON-BUILDABLE PRESERVATION PARCEL 11
 17,922 S.F.
 0.41 AC.

VARIABLE WIDTH PUBLIC DRAINAGE SWALE AND UTILITY EASEMENT

20' PRIVATE ACCESS EASEMENT

FUTURE EQUESTRIAN TRAIL BY OTHERS

DRIVEWAY

MATCH LINE - SEE SHEET 44

FOREST CLEARING 0.1± ACRES TOTAL

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 [Signature] 10/21/18 DATE
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 10-23-18 DATE
 CHIEF DIVISION OF LAND DEVELOPMENT

[Signature] 10-19-18 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.
 [Signature] 5-2-22 DATE
 W. RICHARD DEMARIO, P.E. #21998

7/24/18 DATE
 [Signature] ANDREW J. STINE
 LANDSCAPE ARCHITECT NO. 3222

DDC
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLIECE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: SIE RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #4937)
 LOTS 1-34 ± BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

FINAL FOREST CONSERVATION PLAN

5TH COUNCIL DISTRICT
 BRD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
20	AS BUILT	LSC	WBD	12/14/18
2	ADD SHEET A4	L3C	P&C	6/18/19
	REVISE MAIL BOX LOCATIONS, ADD MAILBOX, PULL-UP, ADD PIPE SUBST. NOTE AND UPDATE SWM LABELS	LJC	P&C	4/19/19

CO. FILE #:	F-17-045	DES. BY:	BKC
TAX ACC. #:	03-311457	DRN. BY:	BKC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		42 of 50

FORESTED FLOODPLAIN
3.1± AC. TOTAL

FLOODPLAIN
3.6± AC. TOTAL

MATCH LINE - SEE SHEET 41

MATCH LINE
SEE SHEET 40

MATCH LINE - SEE SHEET 42

FOREST CONSERVATION
EASEMENT 'B' (CONT'D.)
16.4± AC. TOTAL
5.4± AC. REFORESTATION
7.9 AC. RETENTION
0.1± CREDIT FOR LANDSCAPE
MATERIAL
(EXCLUDES FORESTED FLOODPLAIN 3.1± AC.)

FOREST CLEARING
7.7± AC. TOTAL

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE 2014 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.



Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

Development Design Consultants

OWNER:
GILLICE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 531-0797

DEVELOPER:
S/A OWNER

SITE ADDRESS:
S/E RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #64977)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-H

FINAL
FOREST CONSERVATION
PLAN

8TH COUNCIL DISTRICT
3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS		
NO.	DESCRIPTION OF CHANGES	DRN. REV. DATE
20	AS-BUILT	LSC WRD 12/4/18
12	ADD SHEETS 54-58	JFS DRS 9/11/18
2	ADD SHEET 49	LSC Pac 6/11/18

CO. FILE #:	F-17-045	DES. BY:	BKC
TAX ACC. #:	03-311457	DRN. BY:	BKC
TAX MAP:	9	CHK. BY:	WRD
BLOCK / GRID:	6	DATE:	07/24/18
PARCEL #:	66	DDC JOB#:	12064.1
ZONE / USE:	RR-DEO	SHEET NUMBER:	
DWG. SCALE:	1" = 50'	43 OF 58	

MATCH LINE - SEE SHEET 44

FOREST CLEARING
(CONT'D.)
0.1± AC. TOTAL

SEE SHEETS 54-58



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5.2.22
W. RICHARD DEMARIO, P.E. #21998 DATE

- FOREST CONSERVATION LEGEND
- FOREST CONSERVATION EASEMENT LIMIT LINE
 - ▨ RETENTION
 - ▨ FORESTED FLOODPLAIN
 - ▨ CLEARING
 - ▨ REFORESTATION
 - PROTECTION/RETENTION SIGN
 - REFORESTATION SIGN
 - SPECIMEN TREE PROTECTION SIGN
 - ▲ TEMPORARY PROTECTION SIGN
 - TEMPORARY FOREST PROTECTION FENCE
 - LANDSCAPE TREES (REFORESTATION CREDIT)

7/24/18
DATE

ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222

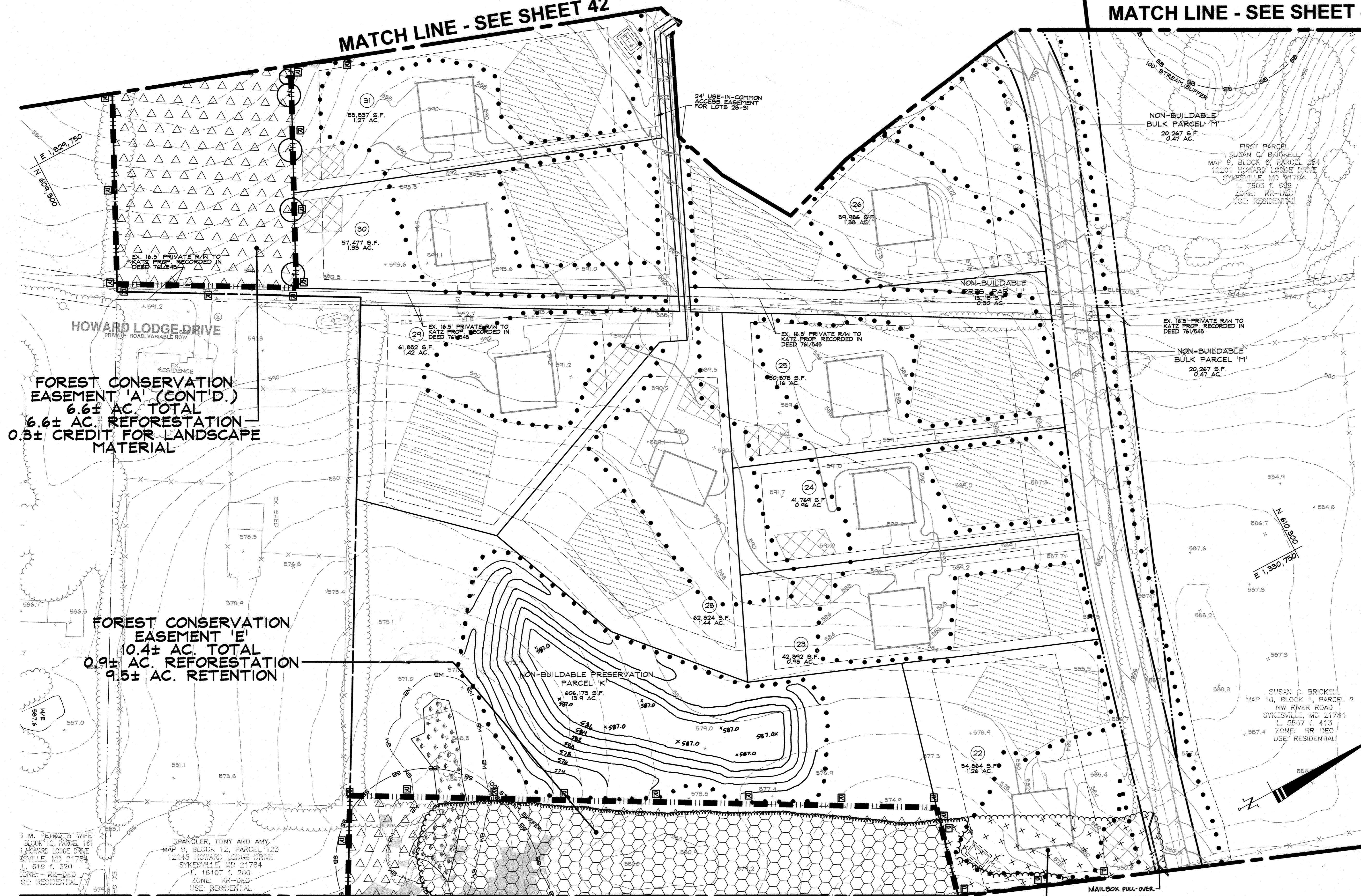
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
10/2/2018
CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
10-23-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

10-14-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

MATCH LINE - SEE SHEET 42

MATCH LINE - SEE SHEET 43



FOREST CONSERVATION EASEMENT 'A' (CONT'D.)
 6.6± AC TOTAL
 0.3± AC REFORESTATION
 0.3± CREDIT FOR LANDSCAPE MATERIAL

FOREST CONSERVATION EASEMENT 'E'
 10.4± AC TOTAL
 0.9± AC REFORESTATION
 9.5± AC RETENTION

MATCH LINE - SEE SHEET 45

FOREST CLEARING 0.7± AC. TOTAL

- FOREST CONSERVATION LEGEND**
- FOREST CONSERVATION EASEMENT LIMIT LINE
 - ▨ RETENTION
 - ▧ FORESTED FLOODPLAIN
 - ▩ CLEARING
 - REFORESTATION
 - ⊠ PROTECTION/RETENTION SIGN
 - ⊡ REFORESTATION SIGN
 - ⊞ SPECIMEN TREE PROTECTION SIGN
 - ▲ TEMPORARY PROTECTION SIGN
 - TEMPORARY FOREST PROTECTION FENCE
 - (●) LANDSCAPE TREES (REFORESTATION CREDIT)

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
 ADJACENT WETLAND INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC Inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCincus
 www.DDCincus

OWNER: GILLICEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21028-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: S/E RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6437)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL 'A' & NON-BUILDABLE
 PRESERVATION PARCEL 'B-K', NON-BUILDABLE BULK PARCELS L-M

FINAL FOREST CONSERVATION PLAN

5TH COUNCIL DISTRICT
 3RD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	REVISIONS	DRN.	REV	DATE
1	AS-BUILT	LJC	WRD	12/14/18
2	PARCEL K GRADING & LOD	LJC	WRD	5/20/20
3	ADD SHEET 44	LJC	WRD	6/21/21
4	REVISE MAILBOX LOCATIONS, ADD MAILBOX PULL-OFF, AND PER SUBST. NOTE AND UPDATE SWM LABELS	LJC	PGC	4/19/24

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 10/2/18 DATE

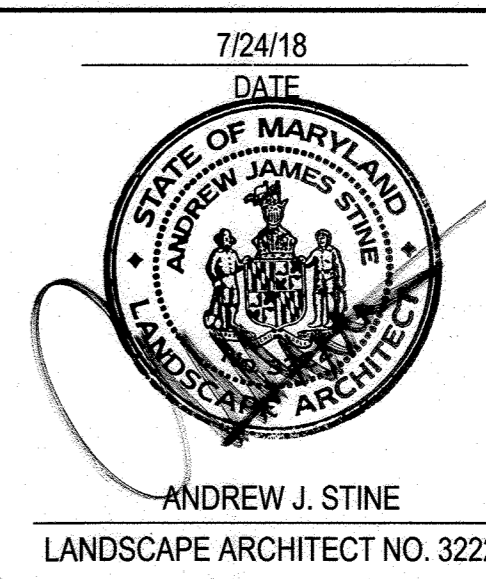
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 10-23-18 DATE

[Signature] 10-19-18 DATE



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

Woodell 5-2-22
 W. RICHARD DEMARIO, P.E. #21998 DATE



REVISED FINAL ROAD CONSTRUCTION PLAN

FOREST CONSERVATION EASEMENT 'E'
10.4± AC. TOTAL
0.9± AC. REFORESTATION
9.5± AC. RETENTION

FOREST CLEARING (CONT'D)
0.7± AC. TOTAL

MATCH LINE - SEE SHEET 44

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

I. BASIC SITE DATA		ACRES
Gross Site Area (Adjusted)		99.71
Area Within 100 Year Floodplain		3.60
Area Within Agricultural Use or Preservation Parcel (if Applicable)		00.00
Net Tract Area		96.88
Land Use Category (R-RD, R-RMD, R-S, C/O, I)		R-RMD

II. INFORMATION FOR CALCULATIONS		
A. Net tract area		96.11
B. Reforestation Threshold (25% x A)		24.03
C. Afforestation Minimum (20% x A)		19.22
D. Existing Forest on Net Tract Area		29.90
E. Forest Areas to be Cleared		11.90
F. Forest Areas to be Retained		18.00

IV. REFORESTATION CALCULATIONS		
A. Net Tract Area		96.88
B. Reforestation Threshold (25% x A)		24.03
C. Existing Forest on Net Tract Area		29.90
D. Forest Area to be Cleared		11.90
E. Forest Area to be Retained		18.00
F. Forest area to be cleared Above Reforestation Threshold		5.87
G. Forest Area to be Cleared Below Reforestation Threshold		6.03
H. Forest Area to be Retained Above Reforestation Threshold		0.00

Clearing Below the Threshold
 If forest areas to be retained are less than the reforestation threshold (if E is less than B), the following conditions apply:

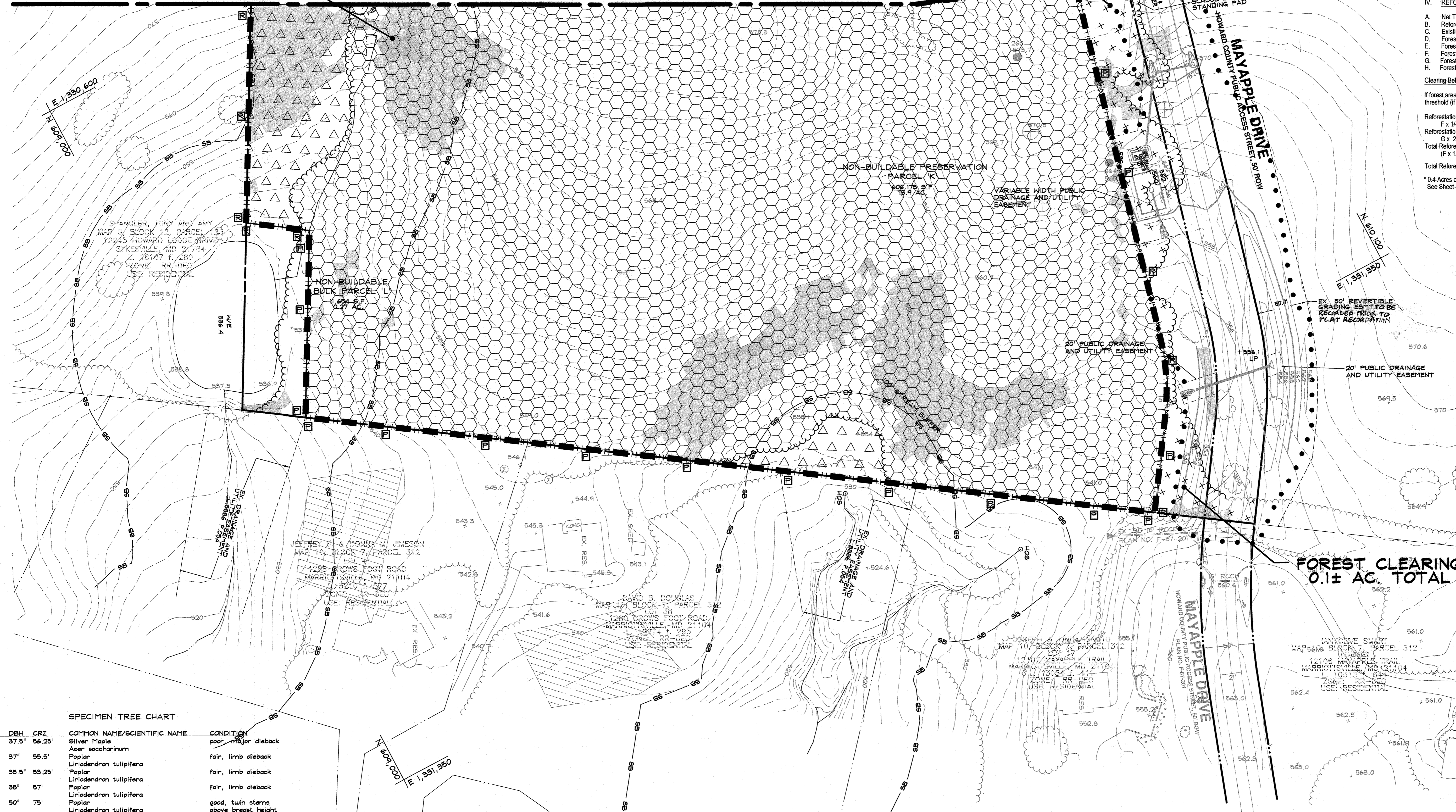
Reforestation for clearing above the threshold F x 1/4	1.47 ACRES
Reforestation for clearing below the threshold G x 2	12.06 ACRES
Total Reforestation required (F x 1/4) + (G x 2)	13.52 ACRES*
Total Reforestation Provided	13.52 ACRES*

* 0.4 Acres of Reforestation has been satisfied via credit from Perimeter Landscape requirements. See Sheet 46 for Calculations

FOREST CONSERVATION LEGEND

- FOREST CONSERVATION EASEMENT LIMIT LINE
- ▨ RETENTION
- ▨ FORESTED FLOODPLAIN
- ▨ CLEARING
- ▨ REFORESTATION
- PROTECTION/RETENTION SIGN
- REFORESTATION SIGN
- SPECIMEN TREE PROTECTION SIGN
- TEMPORARY PROTECTION SIGN
- ▲ TEMPORARY FOREST PROTECTION FENCE
- LANDSCAPE TREES (REFORESTATION CREDIT)

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT AERIAL AND FIELD INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.



FOREST CLEARING 0.1± AC. TOTAL

SPECIMEN TREE CHART

NO	DBH	CRZ	COMMON NAME/SCIENTIFIC NAME	CONDITION
1	37.5"	56.25'	Silver Maple	poor, major dieback
2	37"	55.5'	Poplar	fair, limb dieback
3	35.5"	53.25'	Liriodendron tulipifera	fair, limb dieback
4	38"	57'	Liriodendron tulipifera	fair, limb dieback
5	50"	75'	Poplar	good, twin stems above breast height
6	30"	45'	Liriodendron tulipifera	good
7	37"	55.5'	Poplar	good
8	42"	63'	Liriodendron tulipifera	poor, large trunk cavity noted

FOREST RETENTION
 Tree Retention/Soil Protection Areas will be delineated with temporary forest protection fencing and retention area signage as appropriate. See forest protection fence and temporary signage details. Signs and fencing are to be installed prior to the beginning of any construction activity.

POST CONSTRUCTION MANAGEMENT BY CONTRACTOR
 All dead trees or tree limbs which pose an immediate safety hazard will be felled. Trees dropped within the forest retention area will not be removed. All temporary forest protection structures will be removed after construction and permanent signage will be placed where indicated on the plan.

FOREST CONSERVATION GOALS AND OBJECTIVES
 The goals and objectives of this Forest Conservation Plan are to assign retention and reforestation areas on-site in sufficient quantity to fulfill all forest conservation obligations for the proposed subdivision. Approximately 18.0± acres of existing forest will be retained on the Net Tract. Forest conservation obligations for the subdivision of the Walker Meadows project will be fulfilled with 13.5± acres of reforestation in five assessments on site.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Meceni 10/2/2018
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Richard Demario 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT
Chad 10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

PRECONSTRUCTION MEETING/CONSTRUCTION PERIOD PRACTICES
 Before construction begins a required pre-construction meeting shall be held. The Principal Contractor(s), Engineer, Howard County Inspector(s) and a qualified Forest Professional familiar with the plan shall be present. All items pertaining to forest retention, tree preservation and construction period practices shall be discussed. Any change to the plan due to on-site conditions must be approved by the Howard County Department of Planning & Zoning.

No grading, excavation, utility placement, sediment & erosion control activities or vehicular traffic shall occur within the forest retention areas.

Storage of equipment and materials shall not be permitted in the forest retention area.

There will be no burial or disposal of discarded material on-site within the retention area.

There will be no burning within 100 feet of woodland(s).

Temporary structures including, but not limited to construction trailers, sanitary facilities, etc. shall not be placed within forest retention areas.

Employee parking shall not be permitted in the forest retention areas.

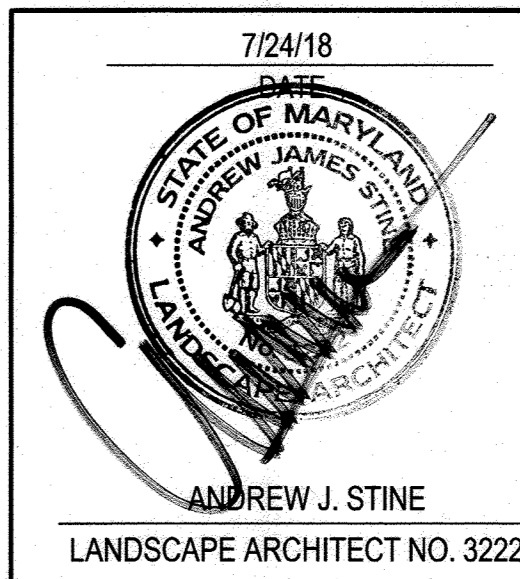
The Contractor's maintenance of new planting shall consist of watering, cultivating, weeding and mulching as necessary to insure survival.

Contractor shall protect planting areas and plants at all times against damage of all kinds for the duration of the maintenance period. Maintenance includes temporary protection barriers and signs as required for protection. If any plants become damaged or injured because sufficient protection was not provided, treat or replace as directed by the Landscape Architect at not additional cost to the Owner.

Planting Plan reflects the varying hydrologic regimes on site. Lowland zones will be planted with a mix of FAC-NET species including Red maple, Sycamore, Swamp white oak and water-tolerant shrubs. Upland and upland site will be planted with a mix of species including Tulip tree, White Oak, Red oak, Sassafras, Eastern white pine, Blackhaw and Eastern Redbud.

NOTE: REFORESTATION/AFFORESTATION CREDIT HAS BEEN TAKEN FOR 0.4 ACRES OF LANDSCAPE-SIZE MATERIAL TO BE PROVIDED ON PRESERVATION PARCELS AS PART OF LANDSCAPE OBLIGATIONS. NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Demario 5-2-22
 W. RICHARD DEMARIO, P.E. #21998 DATE



DDC Inc.
 Development Design Consultants
 192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

Planners
 Surveyors
 Engineers
 Landscape Architects

OWNER: GILLIEGE FAMILY LLC
 1311 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: SIE RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT

FINAL CONSTRUCTION PLANS WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6497)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS L-4 & NON-BUILDABLE PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

FINAL FOREST CONSERVATION PLAN

5TH COUNCIL DISTRICT
 3RD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	REVISIONS	DATE	BY
20	AS-BUILT	10/2/2018	WJD
21	ADD SHEET 44	LSC	PGC 4/15/19
	REVISE MAILBOX LOCATIONS, ADD MAILBOX ROLL-OFF AND TREE SUBP. NOTE AND UPDATE SIGN LABELS	LJC	PGC 4/15/19

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
	CO. FILE # F-17-045	DES. BY: BKC		
	TAX ACC. #: 03-311457	DRN. BY: BKC		
	TAX MAP #: 9	CHK. BY: WRD		
	BLOCK / GRID: 6	DATE: 07/24/18		
	PARCEL #: 66	DDC JOB#: 12064.1		
	ZONE / USE: RR-DEO	SHEET NUMBER:		
	DWG. SCALE: 1" = 50'			45 of 58

Construction Period Protection

Delineation of The Limit Of Disturbance (LOD)

The General Contractor shall stake the Limit of Disturbance (LOD) prior to installation of tree protection measures. In any locations where Super Silt Fence or other Sediment and Erosion Control measures sufficient to protect the critical root zones of trees have been installed, no tree protection fence shall be necessary. In areas where insufficient protection for the root zones of trees to be preserved throughout construction, tree protection fencing shall be installed with the details contained on the Final Forest Conservation Plan shall be installed. Tree protection fence will serve three primary goals, (1) to keep crews and branching structure clear from contact by equipment materials and activities to preserve roots and soil condition in an intact and non-compacted state and; (2) to identify the Tree Protection Zone in which no soil disturbance is permitted and activities are restricted, unless otherwise approved by the landscape architect or an ISA Certified arborist or licensed forester. Removal of tree protection fence, even temporarily to allow deliveries, is prohibited.

Forest Edge Treatment

The contractor shall employ the services of an ISA Certified arborist and/or professional forester to oversee the care of trees that are in the case of forest clearing, establish a new forest edge. Trees shall be evaluated for susceptibility to windthrow and branches that may present a direct impediment to construction activities or hazards to health safety and welfare. Exotic or invasive species located near the forest edge shall be removed by mechanical means where possible or treated with approved herbicides.

Any trees inadvertently damaged through construction shall be treated if survival is expected. If it is determined that any part of a tree is in an unsafe or dangerous condition, then that part of the tree shall be removed. If the entire tree is affected, it shall be removed in its hazardous condition. The contractor shall acquire the services of an ISA Certified Arborist or professional forester who shall inspect the tree and certify that the condition of the tree is not a hazard and is not expected to be a hazard in the foreseeable future. Trees damaged by the contractor must be removed shall be replaced by the contractor at no additional expense to the owner. In order to protect trees, super silt fence shall be provided in any area where the LOD is adjacent to any environmental feature (including wetlands, slopes 25%+, stream buffer, floodplain, etc.) or an approved forest conservation easement area.

Protective Signage

Protective signs shall be installed around the perimeter of retention easements and afforestation and reforestation planting areas. Signs shall comply with the details included on the Final Forest Conservation Plan with respect to spacing, height, and content. Signs shall be mounted on metal posts at an approximate height of 5' above finished grade and shall be maintained in perpetuity. SIGNS MAY NOT BE ATTACHED TO TREES UNDER ANY CONDITION.

Materials and Vehicle Storage

The storage, disposal or placement of construction materials and operating or storing construction machinery, or driving or parking of vehicles in the Tree Protection Zone is strictly prohibited unless otherwise approved by the Landscape Architect or an ISA Certified Arborist or professional forester. The use of tree trunks as backstops, which supports, anchorages, power poles or other functions is also strictly prohibited. Cutting of tree roots in or near the Tree Protection Zone for utility trenching, foundation digging, placement of curbs and trenches or other miscellaneous excavations should include root pruning conducted by hand saw that cuts roots cleanly, to sound wood, flush with the trench or excavation site.

Construction vehicle wash-out operations shall not be conducted where water from this work can drain into a forest retention easement or a designated afforestation or reforestation planting area. No grading work shall be conducted that temporarily conducts excessive drainage into forest retention easement or a designated afforestation or reforestation planting area.

Activities Permitted within the Tree Protection Zone

The following activities may be conducted within the Tree Protection Zone in an effort to restore or enhance suitability for forest habitat:

- Mulch may be spread within the Tree Protection Zone to a four to six inch depth, leaving the trunks of existing trees clear of mulch. Mulch shall be unpainted, untreated shredded wood or other material approved by the Landscape Architect or an ISA Certified Arborist or professional forester.
Aeration, fertilization and applications of mycorrhizae or other beneficial practices may be conducted within the Tree Protection Zone. Fertilization and mycorrhizal treatments shall be preceded by a soils analysis by a soils lab certified to perform such work.
Natural amendments such as organic mulch, leaf mold or compost tea are preferred sources of fertilization.
Irrigation is the single most important treatment for trees within the Tree Protection Zone. The contractor should designate an irrigation schedule to use in the Tree Protection Zone to the depth of the root zone and replace that water once it is depleted. Light, frequent irrigation should be avoided.
In periods of extended drought, wind or grading, limbs and foliage should be sprayed with water to remove accumulated construction dust.
The removal of exotic or invasive plant material is a high priority within the tree protection zone. Invasive material should be removed by mechanical means where possible. Herbicides may be used where they will not negatively affect adjacent plant material.
Selective pruning or thinning to remove dead or diseased plant material.
Planting in stream or wetland buffers should be preceded by the correction of any existing erosion problems and the use of chemical fertilizers and herbicides should be minimized or eliminated.

Qualified Professional

The Contractor shall retain the services of an ISA Certified Arborist or professional forester for monitoring the Tree Protection Zone, performing any necessary construction period management, stress reduction, watering or other corrective activities during construction and during Post Construction (Guarantee Period) Management.

Timing of Afforestation and Reforestation Planting

Planting shall occur between September 15 and May 31; plant materials shall not be installed while ground is frozen. Planting of Proposed Forest Conservation Easement 'D' shall be delayed until the planting season after grading for the proposed public street is completed. All other easements have sufficient separation from construction activities to allow for planting, when possible, between the dates indicated above.

Certification of Completion

At the end of the construction period, the landscape architect, ISA Certified Arborist or professional forester retained by the Contractor shall convey to the Howard County Department of Planning and Zoning a certification that all forest retention areas have been preserved, all afforestation and reforestation plantings have been installed as required by the forest conservation plan, and that all protection measures required for the post construction period have been put in place. A sample certification can be found in Appendix J of the Howard County Forest Conservation Manual.

Post Construction (Guarantee Period) Management Program

The Contractor shall be responsible for the following post-construction activities for the full length of the Guarantee Period (minimum of 2 growing seasons per the Howard County Forest Conservation Manual):

- Regular mowing of afforestation and reforestation planting areas shall be conducted through the Guarantee Period to suppress growth of weeds and remove habitat for mice, voles or other rodents that prey on newly planted trees. Mowing equipment shall have pneumatic tires and shall not be of sufficient size to cause excessive soil compaction.
Maintaining on site measures including fences and signs to prevent undesirable intrusion into the Tree Protection Zone.
Periodic inspection for continued compliance with this Construction Period Maintenance Program.
Education of new occupants of the development to avoid activities that could destroy or degrade protected forest resources.
Periodic thinning, watering, fertilizing or other measures to ensure survival and growth in the Tree Protection Zone and/or afforestation or reforestation planting areas.
Removal and replacement of dead afforestation and reforestation such that a 75% survival rating is achieved by the end of the second growing season.
Removal and/or control of competing or exotic vegetation.
Final inspection and certification that the survival rates have been met at the end of the Post Construction Management Period.

ACCEPTED FOR THE PROVISION OF THE SERVICES DETAILED ABOVE

NAME DATE

COMPANY NAME

COMPANY ADDRESS

PHONE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Signature: Mearns 10/23/18 DATE

CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Signature: Vest 10/23/18 DATE

CHIEF DIVISION OF LAND DEVELOPMENT

Signature: Chelid 10/19/18 DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

FOREST CONSERVATION EASEMENT 'A'

OF 1" STOCK TO BE PLANTED (1,320) ACREAGE TO BE PLANTED (6.6±)

Table with columns: COMMON NAME, SPECIES, SIZE, SPACING, QUANTITY, TOLERANCE, REMARKS. Lists species like LIRIODENDRON TULIPFERA, ACER RUBRUM, NYSSA SYLVATICA, etc.

FOREST CONSERVATION & FOREST BUFFER EASEMENT 'B'

OF 1" STOCK TO BE PLANTED (1,080) ACREAGE TO BE PLANTED (5.4±)

Table with columns: COMMON NAME, SPECIES, SIZE, SPACING, QUANTITY, TOLERANCE, REMARKS. Lists species like LIRIODENDRON TULIPFERA, ACER RUBRUM, NYSSA SYLVATICA, etc.

FOREST CONSERVATION & FOREST BUFFER EASEMENT 'C'

OF 1" STOCK TO BE PLANTED (20) ACREAGE TO BE PLANTED (0.1±)

Table with columns: COMMON NAME, SPECIES, SIZE, SPACING, QUANTITY, TOLERANCE, REMARKS. Lists species like LIRIODENDRON TULIPFERA, ACER RUBRUM, NYSSA SYLVATICA, etc.

FOREST CONSERVATION & FOREST BUFFER EASEMENT 'D'

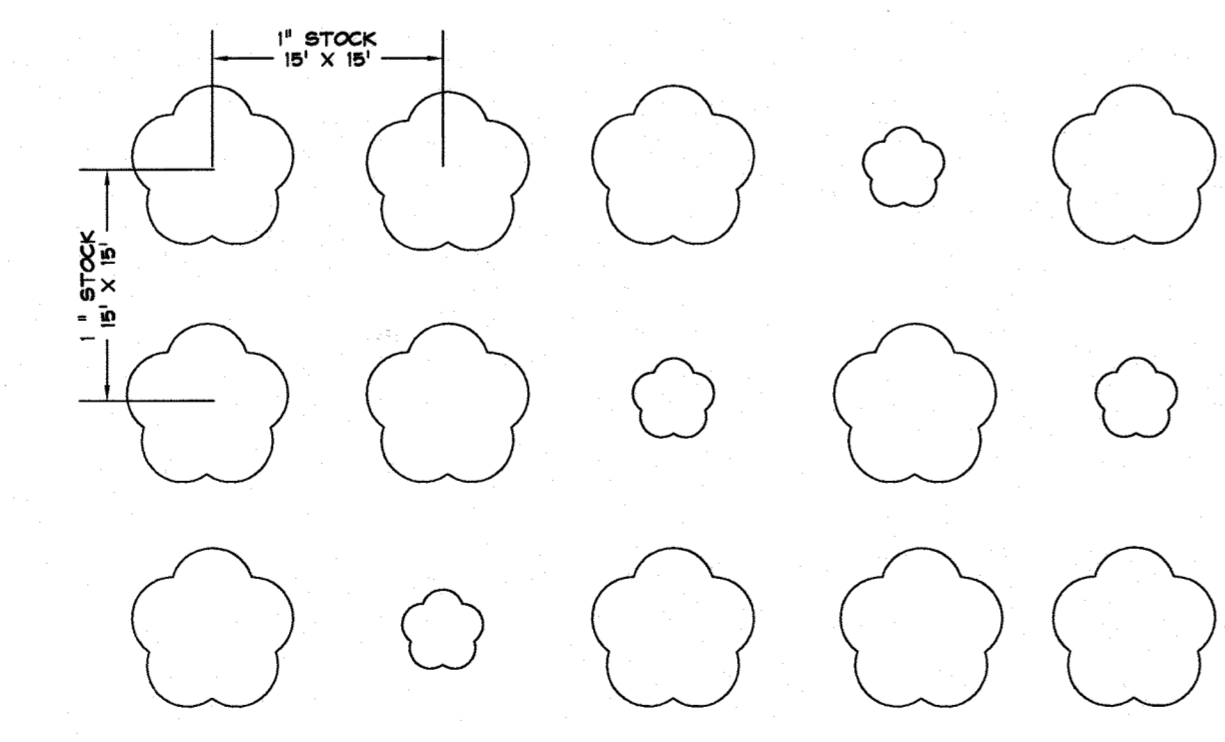
OF 1" STOCK TO BE PLANTED (20) ACREAGE TO BE PLANTED (0.1±)

Table with columns: COMMON NAME, SPECIES, SIZE, SPACING, QUANTITY, TOLERANCE, REMARKS. Lists species like LIRIODENDRON TULIPFERA, ACER RUBRUM, NYSSA SYLVATICA, etc.

FOREST CONSERVATION & FOREST BUFFER EASEMENT 'E'

OF 1" STOCK TO BE PLANTED (180) ACREAGE TO BE PLANTED (0.9±)

Table with columns: COMMON NAME, SPECIES, SIZE, SPACING, QUANTITY, TOLERANCE, REMARKS. Lists species like LIRIODENDRON TULIPFERA, ACER RUBRUM, NYSSA SYLVATICA, etc.



- PLANTING NOTES: 1) TREES MUST BE PLANTED WITH 2" MULCH OVER THE ROOT ZONE... 2) HARDWOOD WHIPS SHALL COMPLY WITH SPECIFICATIONS CONTAINED IN THE FOREST CONSERVATION MANUAL... 3) WATERING AND FERTILIZING WILL BE PERFORMED ON AN AS NEEDED BASIS... 4) PLANTING OF UNDERSTORY TREES SHALL BE IN AN EVEN, RANDOM DISTRIBUTION.

PLANTING DESIGN N.T.S.

FOREST CONSERVATION SURETY CALCULATIONS

A TOTAL OF 18.0± ACRES OF FOREST RETENTION AND 19.1± ACRES OF AFFORESTATION/REFORESTATION ARE PROPOSED UNDER THIS PLAN. AS SUCH, THE REQUIRED SURETY AMOUNT FOR THE ON-SITE AFFORESTATION/REFORESTATION IS \$285,318.00 (\$0.50/S.F.). THE LANDSCAPE MATERIAL CREDIT FOR 0.4 ACRES OF THE AFFORESTATION/REFORESTATION REQUIREMENT WILL BE BONDED WITH THE LANDSCAPING BOND.

LANDSCAPE MATERIAL REFORESTATION CALCULATIONS

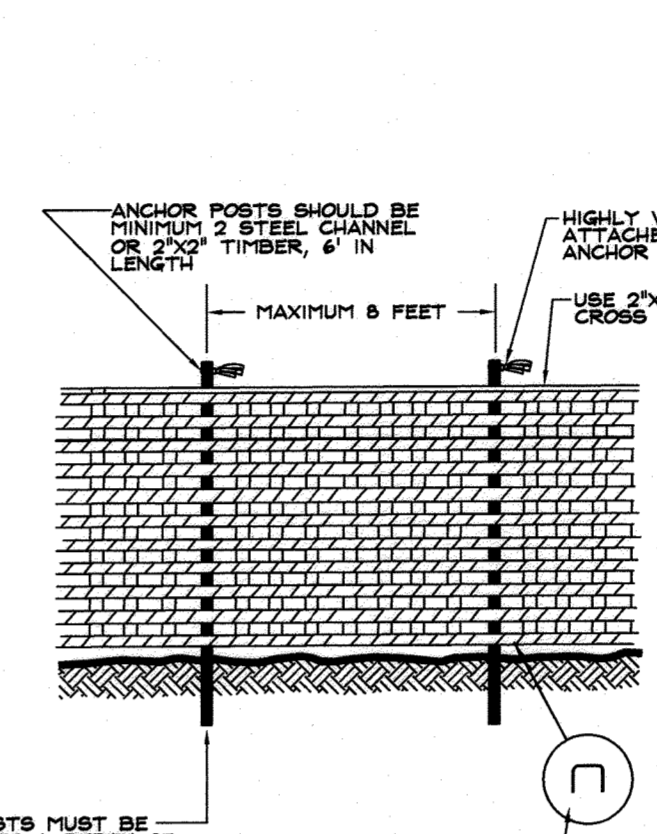
EASEMENT A: SHADE TREES 24 X 400 SF = 9,600 SF ORNAMENTAL/EVERGREEN 18 X 225 SF = 4,050 SF TOTAL CREDIT 13,650 SF (0.3 ACRES)

EASEMENT B:

SHADE TREES 8 X 400 SF = 3,200 SF ORNAMENTAL/EVERGREEN 9 X 225 SF = 2,025 SF TOTAL CREDIT 5,225 SF (0.1 ACRES)

Forest Conservation Easement Summary Chart

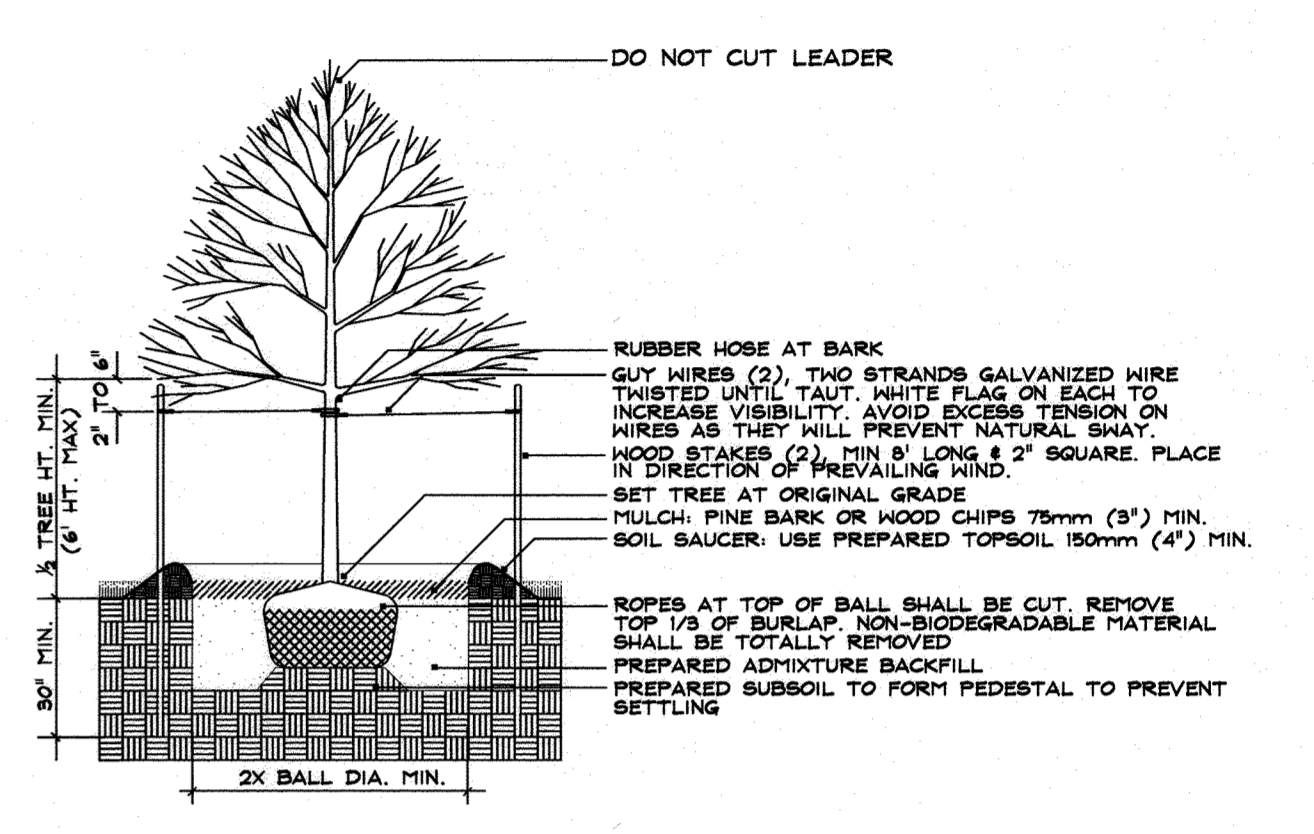
Summary chart table with columns: FCE, RETENTION EXCLUDED FLOODPLAIN (acres), REFORESTATION (INCLUDES FLOODPLAIN) (acres), TOTAL FLOODPLAIN (acres), FORESTED FLOODPLAIN (acres) (NON-CREDIT), NATURALLY REGENERATE (acres), TOTAL EASEMENT (acres), CREDIT FOR LANDSCAPE MATERIAL (acres). Rows A through E and TOTAL.



ANCHOR POSTS MUST BE INSTALLED TO A DEPTH OF NO LESS THAN 1/2 THE TOTAL POST HEIGHT.

NOTE: ORANGE OR BLUE PLASTIC MESH FENCE FOR FOREST/TREE PROTECTION... SOURCE: FIGURE D-5, CARROLL COUNTY FOREST CONSERVATION MANUAL, SECOND EDITION, DATED MAY 16, 2002.

PLASTIC MESH TREE PROTECTION FENCE N.T.S.



DECIDUOUS TREE PLANTING (LESS THAN 3" CAL.) N.T.S.

NOTE: THE DECISION TO GUY SHALL BE MADE BY THE CONTRACTOR ON AN THE BASIS OF INDIVIDUAL TREES AND MAY NOT BE NECESSARY FOR ANY TREES OF THIS SIZE.

DATA SOURCES: EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2004... TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY, DATED 5/20/04...

DDC Development Design Consultants logo and contact information: 192 East Main Street, Westminster, MD 21157, 410.386.0560, 410.386.0564 (Fax), www.DDCinc.us

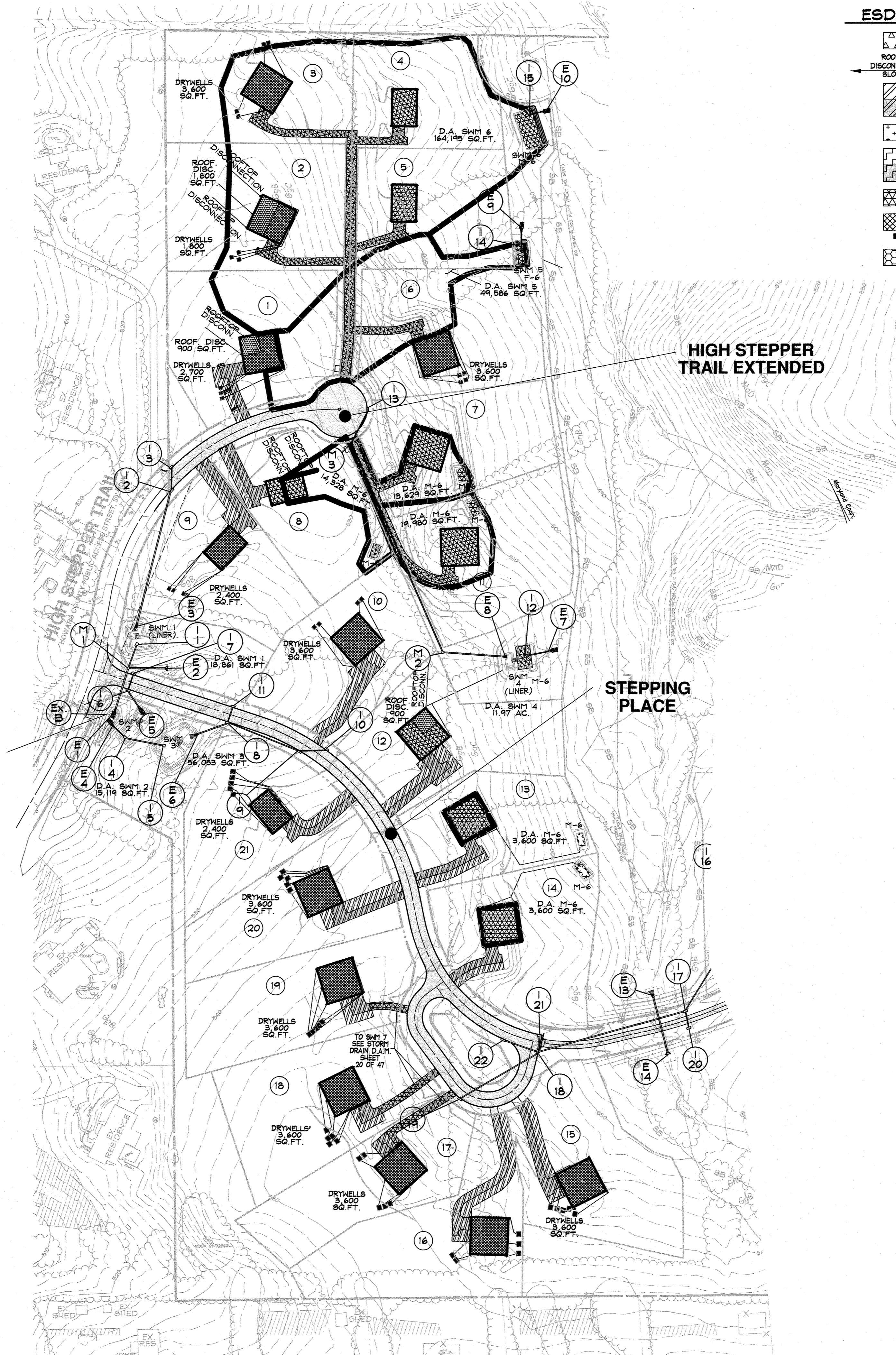
OWNER: GILLICEE FAMILY LLC 1311 LINDEN CHURCH ROAD CLARKSVILLE, MD 21028-1174 (410) 531-0797 DEVELOPER: SIA OWNER

SITE ADDRESS: SIE RIVER ROAD SYKESVILLE, MD 21784 AS-BUILT

Table with columns: NO., CO. FILE #, TAX ACC. #, BLOCK / GRID, PARCEL #, ZONE / USE, DWG. SCALE, DATE, DESCRIPTION OF CHANGES, DRN., REV., DATE. Includes revision 2: ADD SHEET 4A.

Forest Retention Area, Specimen Tree, and Forest Conservation Area signs. Includes text: 'MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED' and 'Trees For Your Future'.

Professional seal for Andrew J. Stine, Landscape Architect No. 3222, State of Maryland.



ESD FACILITY LEGEND

- N-1 ROOFTOP DISCONNECT
- ROOFTOP DISCONNECT
- N-2 WIDE GRASS SHOULDER (WGS) PAVEMENT SLOPED TO WGS
- N-3 SHEET FLOW TO CONSERVATION
- M-2 SUBMERGED GRAVEL WETLAND (SGW) IMPERVIOUS AREA TO SGW
- M-6 MICRO-BIORETENTION
- M-5 DRY WELLS
- SCHEMATIC DRYWELL AND ROOF LEADER
- M-8 PAVEMENT TO GRASS SWALE

DRAWING LEGEND

- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- EX. BUILDING
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION & FLOW ARROW
- EXISTING TREELINE
- PROPOSED TREELINE
- SOIL DELINEATION LINE
- EXISTING TREES
- 100' STREAM BUFFER
- PROP. IMPERVIOUS AREA
- 20' MD STATE WETLAND BUFFER
- WETLAND LIMIT (PER FIELD LOCATION)
- DRAINAGE AREA

DATA SOURCES:

EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD WALK TOPOGRAPHY DATED 5/2014. ADJACENT WELLS AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECG-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5-2-22
W. RICHARD DEMARIO, P.E. #21998 DATE

NOTE: THIS SHEET IS PROVIDED FOR COORDINATION OF SITE PLAN WITH FUTURE PLOT PLANS

DDC Inc.
 Development Design Consultants
 Planners
 Surveyors
 Engineers
 Landscape Architects
 192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLICEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS:
 S/E RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6437)
 LOTS 1-34 4 BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE
 PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

STORMWATER MANAGEMENT
INDIVIDUAL LOTS (1-21)

8TH COUNCIL DISTRICT
3RD ELECTION DISTRICT **HOWARD COUNTY, MD**

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
2	AS-BUILT	LJC	07/24/18
3	ADD SHEET 49	LJC PGC	06/11/18

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21998. EXPIRATION DATE: JUNE 06, 2020.

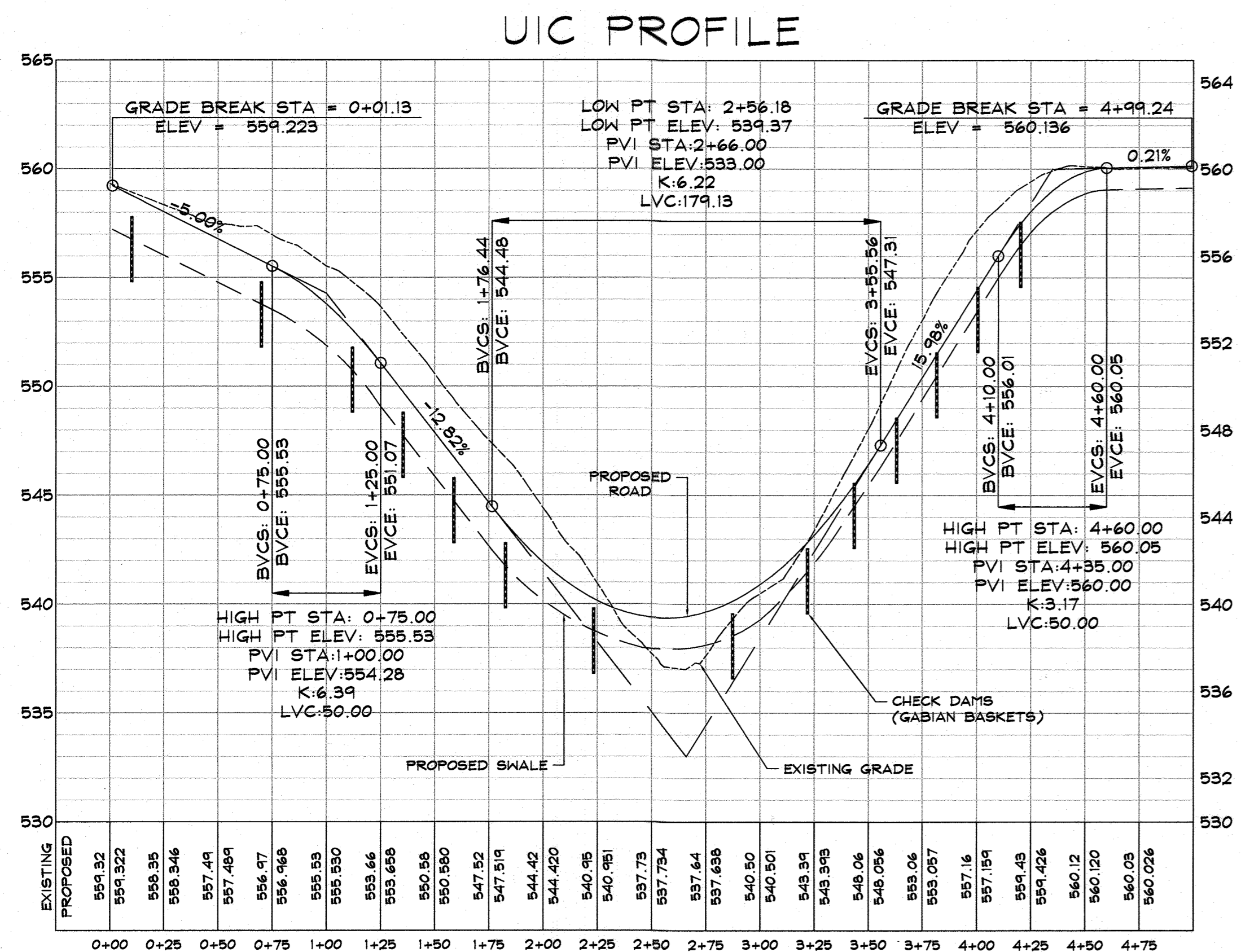
07/24/2018
 DATE

W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998

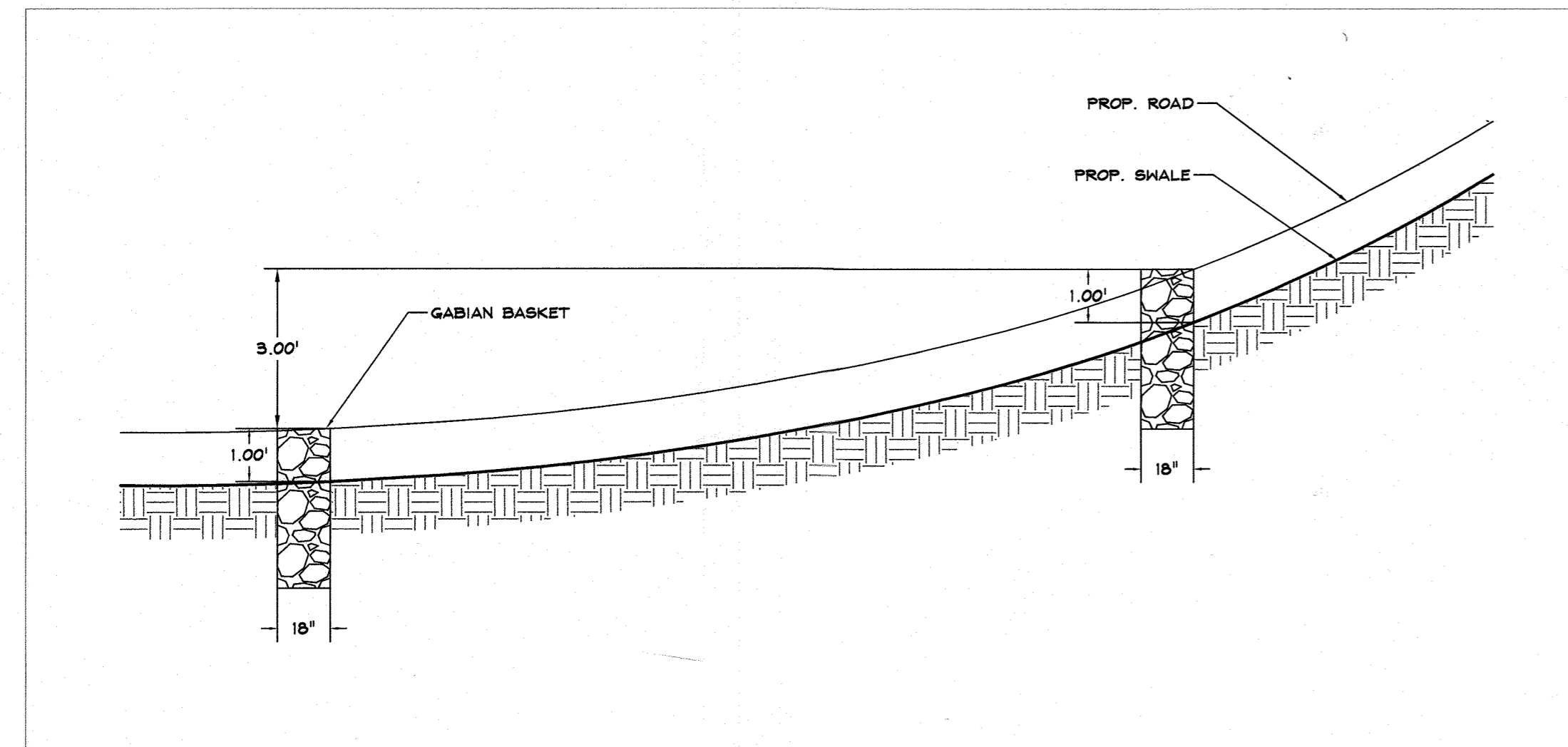
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
M. ... 10/23/18
 CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
K. ... 10-23-18
 CHIEF DIVISION OF LAND DEVELOPMENT DATE

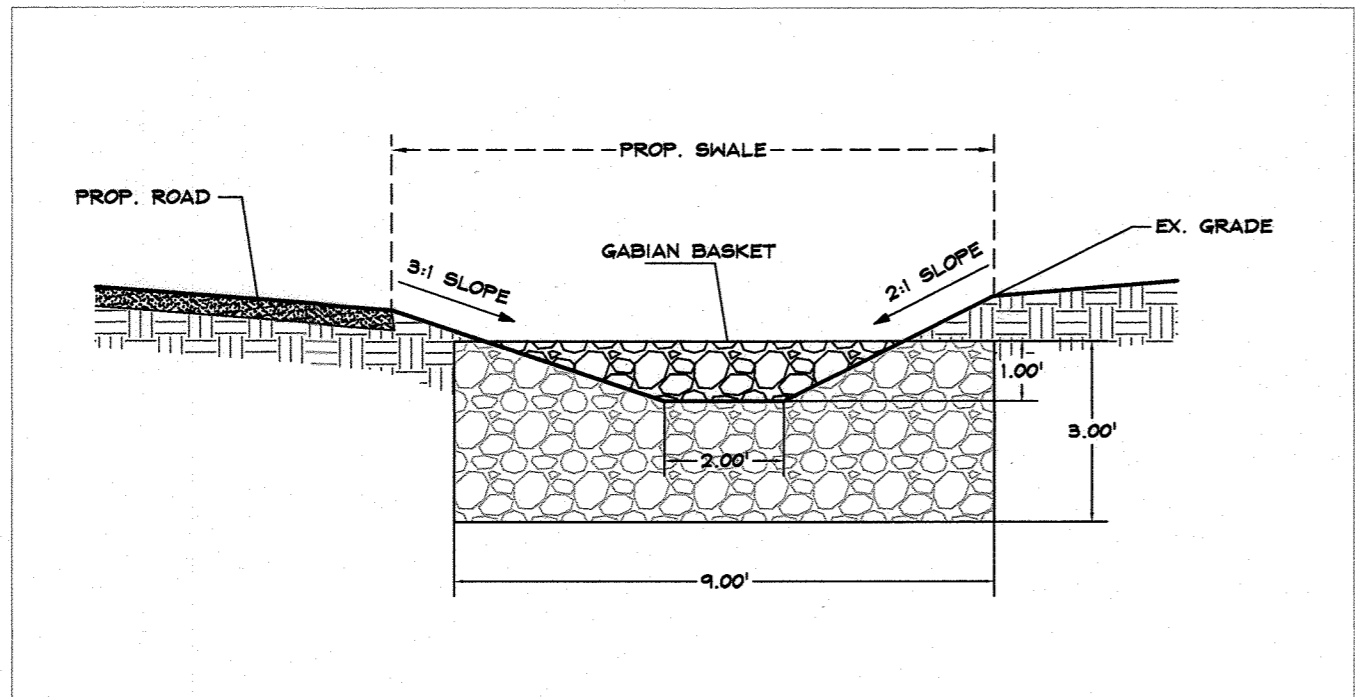
C. ... 10-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



**PRESERVATION PARCEL 'A'
ACCESS ROAD PROFILE
(BY OTHERS)**



**CHECK DAM DETAIL - PROFILE
SCALE: NTS (BY OTHERS)**

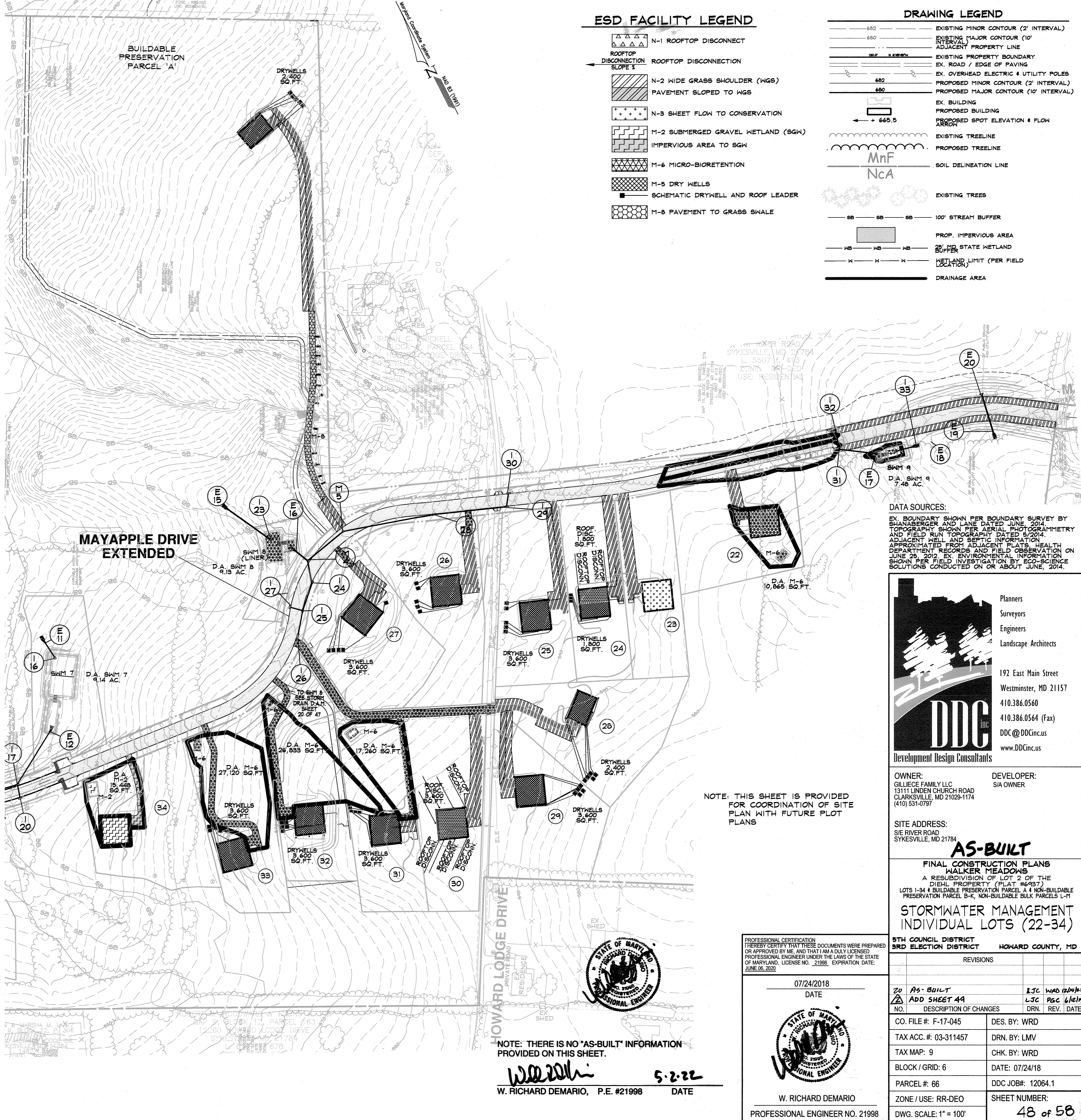


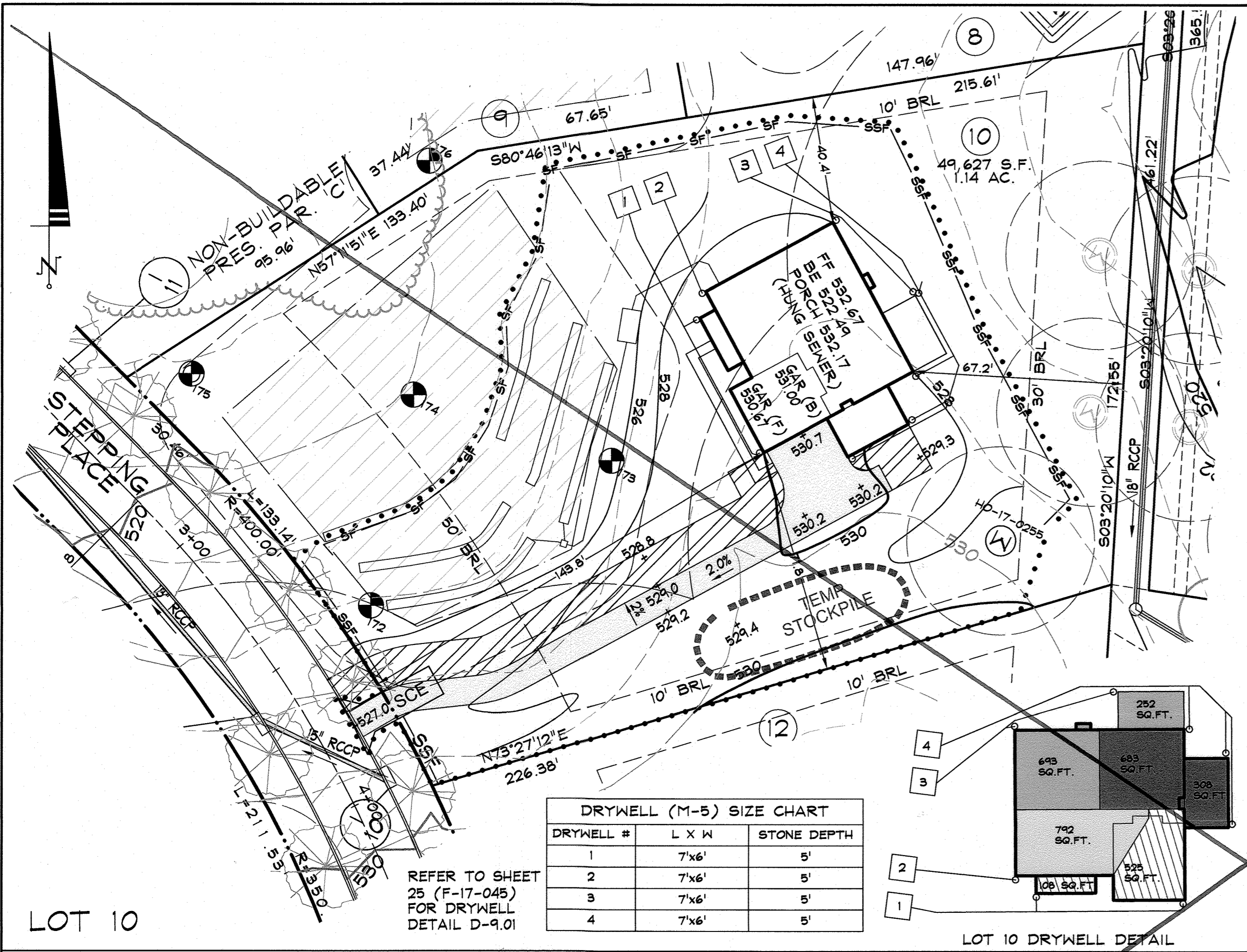
**CHECK DAM DETAIL - FRONT
SCALE: NTS (BY OTHERS)**

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Michael 10/2/2018
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Karla DeLoach 10-22-18
CHIEF DIVISION OF LAND DEVELOPMENT

Chad 10-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION





LOT 10

SEE SHEET 51 FOR FINAL GRADING

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014.
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.
 ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS, HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC Inc.
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: ESC WALKER MEADOWS, L.C.
 507A DORSEY HALL DR., SUITE 205
 ELLICOTT CITY, MD 21042
 410-720-3021

DEVELOPER: NV HOMES
 9720 PATUXENT WOODS DRIVE
 COLUMBIA, MD 21046
 410-379-3391

SITE ADDRESS:
 S/E RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
 WALKER MEADOWS
 FINAL GRADING & SWM
 LOTS 10,

5TH COUNCIL DISTRICT
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MD

REVISIONS		
NO.	DESCRIPTION OF CHANGES	DRN. REV. DATE
10	AS-BUILT	LSC WRD10/4/12
CO. FILE #:	F-17-045	DES. BY: LJC
TAX ACC. #:	03-311457	DRN. BY: LJC
TAX MAP:	9	CHK. BY: PGC
BLOCK / GRID:	6	DATE: 6/4/19
PARCEL #:	66	DDC JOB#: 12064.3
ZONE / USE:	RR-DEO	SHEET NUMBER:
DWG. SCALE:	1" = 30'	49 OF 58



REVISED FINAL ROAD
 CONSTRUCTION PLAN

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. 27020 EXPIRATION DATE: JUNE 06, 2020

6/4/19
 DATE

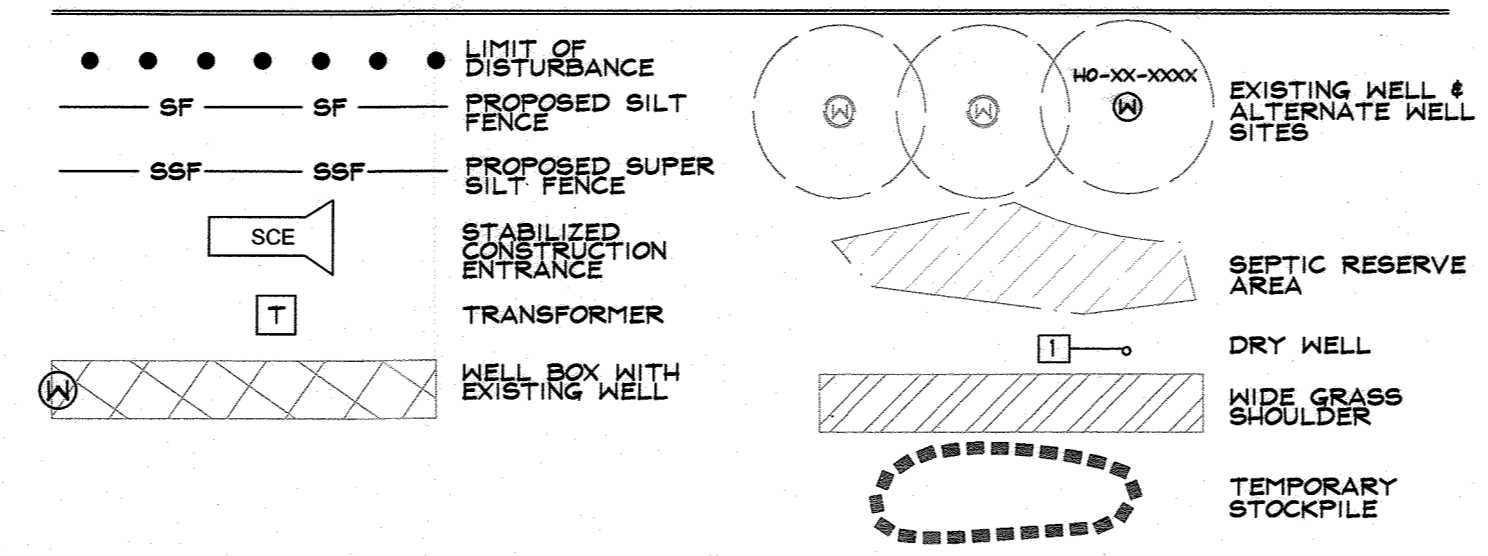
PAUL G. CAVANAUGH
 PROFESSIONAL ENGINEER NO. 27020

NOTE: THERE IS NO 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 5.2.22
 W. RICHARD DEMARIO, P.E. #21998 DATE

PURPOSE STATEMENT:
 THE PURPOSE OF SHEET 49 IS TO SHOW FINAL HOUSE SITING AND FINAL GRADING FOR LOT 10 AS SHOWN ON THE BUILDING PERMIT PLAN

DRAWING LEGEND



OWNERS/DEVELOPER CERTIFICATION:
 "I HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

Paul G. Cavanaugh 6/4/19
 CLINT CAGLE, NV HOMES, SPECIAL ASSIGNMENTS MANAGER DATE

DESIGN CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS. THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Paul G. Cavanaugh 6/4/19
 PAUL G. CAVANAUGH, P.E. MD REG. NO. 27020 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul G. Cavanaugh 7-3-19
 CHIEF DIVISION OF LAND DEVELOPMENT DATE

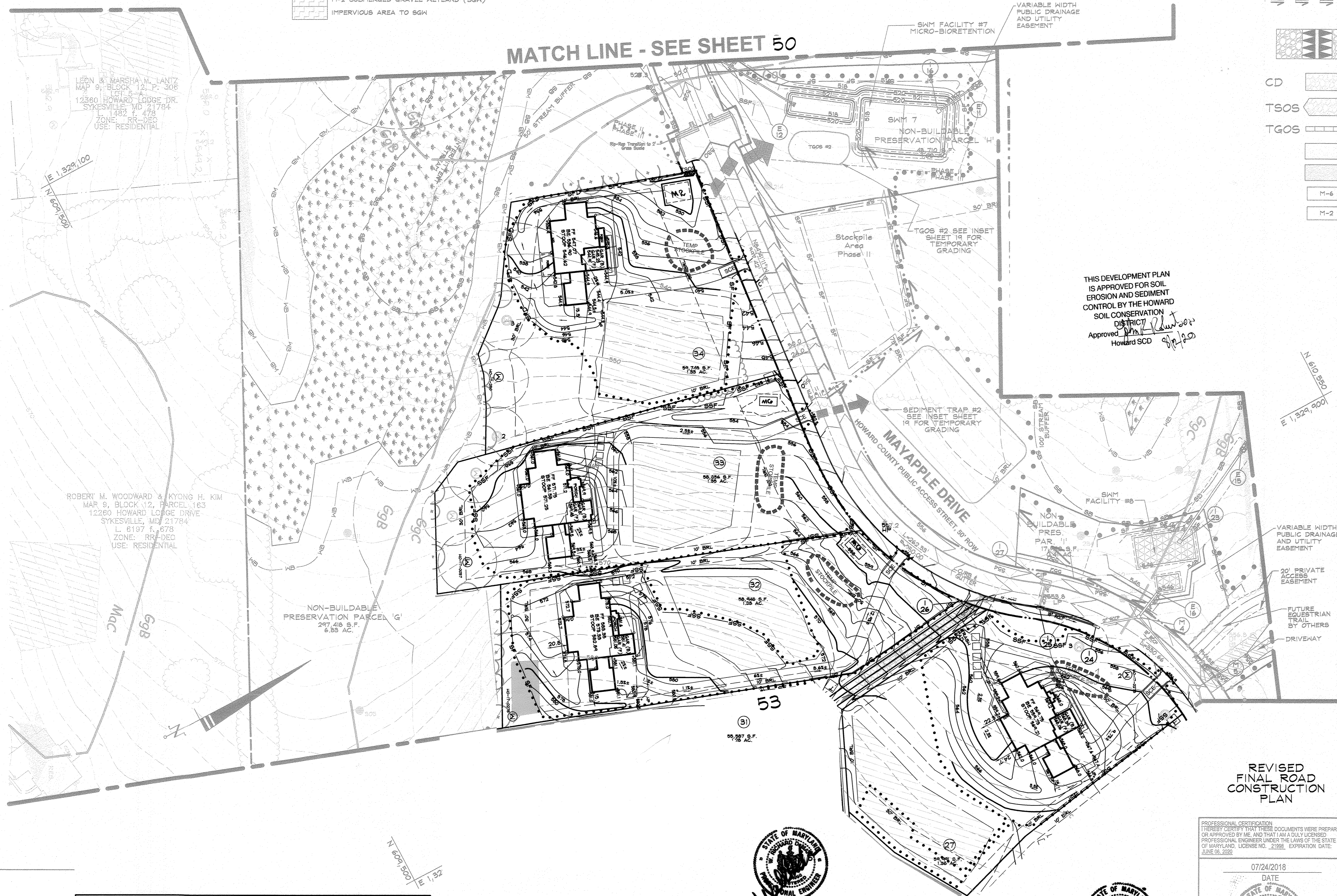
Paul G. Cavanaugh 6-27-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

ESD FACILITY LEGEND

- N-1 ROOFTOP DISCONNECT
- N-2 WIDE GRASS SHOULDER (WGS) PAVEMENT SLOPED TO WGS
- N-3 SHEET FLOW TO CONSERVATION
- N-2 SUBMERGED GRAVEL WETLAND (SGW) IMPERVIOUS AREA TO SGW
- M-6 MICRO-BIORETENTION
- M-5 DRY WELLS
- M-8 PAVEMENT TO GRASS SWALE
- SCHEMATIC DRYWELL AND ROOF LEADER

DRAWING LEGEND

- LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED EARTH DIKE
- PROPOSED CLEAN WATER DIKE
- PERIMETER DIKE SWALE
- STABILIZED CONSTRUCTION ENTRANCE
- CD TEMPORARY STONE CHECK DAM
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- TGOS TEMPORARY GABION OUTLET STRUCTURE
- 15.00% - 19.99% SLOPES
- 20.00% AND GREATER SLOPES
- M-6 MICRO-BIORETENTION
- M-2 SUBMERGED GRAVEL WETLANDS



THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 Approved: *[Signature]*
 Howard SCD

DATA SOURCES:
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 28, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: GILLUCEE FAMILY LLC
 13111 LINDEN CHURCH ROAD
 CLARKSVILLE, MD 21029-1174
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS: SE RIVER ROAD
 SYKESVILLE, MD 21784

AS-BUILT
 FINAL CONSTRUCTION PLANS
 WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6937)
 LOTS 1-34 # BUILDABLE PRESERVATION PARCEL A # NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-N

GRADING, SEDIMENT & EROSION CONTROL PLAN

5TH COUNCIL DISTRICT
 BRD ELECTION DISTRICT
 HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
20	AS BUILT	LTC	WJD	12/14/18
13	FINAL GRADING/SEC/SH#1 LOTS 7, 16, 17, 27, 31 & 32	LTC	WJD	7/16/20
11	FINAL GRADING/SEC/SH#1 LOTS 50 & 54	LTC	JLH	5/22/20

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. 21998, EXPIRATION DATE: JUNE 08, 2020.

07/24/2018
 DATE

[Signature]
 W. RICHARD DEMARIO
 PROFESSIONAL ENGINEER NO. 21998



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

[Signature] 5-2-22
 W. RICHARD DEMARIO, P.E. #21998 DATE

THE PURPOSE OF THIS REVISION IS TO SHOW FINAL GRADING, SWIM # SEC FOR LOTS 7, 16, 17, 27, 31 & 32

OWNERS/DEVELOPER CERTIFICATION:
 "I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I CERTIFY RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

DESIGN CERTIFICATION:
 "I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 Chief, Division of Land Development
 Chief, Development Engineering Division

8/24/2020 DATE
 8-28-20 DATE

JIMMY ANASTASIA, NV HOMES, SPECIAL ASSIGNMENTS MANAGER
 WILLIAM RICHARD DEMARIO, P.E., MD REG. NO. 21998

7/16/20 DATE
 7/16/20 DATE

MATCH LINE - SEE SHEET 52

NOTE:
FOR ESD FACILITY LEGEND SEE SHEET 14.

NOTE:
ON LOT SWM FEATURES ARE SHOWN FOR COORDINATION OF FINAL CONSTRUCTION PLANS WITH FUTURE PLOT PLANS. ON LOT SEC DEVICES AND GRADING ARE TO BE CONSTRUCTED/INSTALLED AS SHOWN.

DRAINAGE AREAS FOR ON LOT SWM FEATURES CAN BE FOUND ON SHEETS 47 AND 48.

DRAWING LEGEND

- ● ● ● ● LIMIT OF DISTURBANCE
- SF --- SF PROPOSED SILT FENCE
- SSF --- SSF PROPOSED SUPER SILT FENCE
- A/2 --- PROPOSED EARTH DIKE
- >>>>>> PROPOSED CLEAN WATER DIKE
- >>>>>> PERIMETER DIKE SWALE
- STABILIZED CONSTRUCTION ENTRANCE
- CD TEMPORARY STONE CHECK DAM
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- TGOS TEMPORARY GABION OUTLET STRUCTURE
- 15.00% - 19.99% SLOPES
- 20.00% AND GREATER SLOPES

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABROGER AND LANE DATED JUNE, 2014.
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/20/14.
ADJUSTED AND SECTIC INFORMATION ON APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON APRIL 26, 2012 BY ENVIRONMENTAL INFORMATION SYSTEMS FOR FIELD INVESTIGATION BY ESD SOURCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

DDC
Development Design Consultants

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER: COLLEGE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 511-0757

DEVELOPER: SIA OWNER

SITE ADDRESS:
SE RIVER ROAD
SYKESVILLE, MD 21784

AS-BUILT
FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOTS OF THE
DIEHL PROPERTY (PLAT #6987)
LOTS 1-24 OF WALKER PRESERVATION WALKER MEADOWS PUBLIC
PRESERVATION PARCEL 59, NON-BUILDABLE BULK PARCELS L-1

GRADING, SEDIMENT & EROSION CONTROL PLAN

8TH COUNCIL DISTRICT
3RD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	AS-BUILT			
2	FINAL GRADING/SEDIMENT CONTROL	LC	AS	07/24/16
3	FINAL GRADING/SEDIMENT CONTROL	LC	AS	07/24/16
4	MANHOLE FULL-OFF AND PERIMETER SWALE AND UPDATE SWM LABELS	LC	AS	07/24/16

CO. FILE #: F-17-045 DES. BY: WRD
TAX ACC. #: 03-311457 DRN. BY: RAM
TAX MAP: 9 CHK. BY: WRD
BLOCK / GRID: 6 DATE: 07/24/16
PARCEL #: 66 DDC JOB#: 12064.1
ZONE / USE: RR-DEO SHEET NUMBER:
DWG. SCALE: 1" = 50' **53 of 58**



S. M. PIERCE & SONS
BLOCK 10, PARCEL 101
HOWARD LODGE DRIVE
SYKESVILLE, MD 21784
L. 610 f. 320
ZONE: RR-DEO
USE: RESIDENTIAL

SPANGLER, TONY AND AMY
MAP 9, BLOCK 12, PARCEL 123
12245 HOWARD LODGE DRIVE
SYKESVILLE, MD 21784
L. 12107 f. 280
ZONE: RR-DEO
USE: RESIDENTIAL

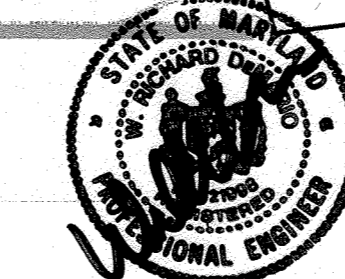
* LOT 28 DRY WELL ROOF DRAINS SHALL NOT DISTURB THE SEPTIC AREA.

OWNERS/DEVELOPER CERTIFICATION:
"I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN, INCLUDING INSPECTING AND MAINTAINING CONTROLS, AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT PRIOR TO BEGINNING THE PROJECT. I/CERTIFY THE RIGHT-OF-ENTRY FOR PERIODIC ON-SITE EVALUATION BY HOWARD COUNTY, THE HOWARD SOIL CONSERVATION DISTRICT AND/OR MDE."

JIMMY ANASTASIA, NV HOMES, SPECIAL ASSIGNMENTS MANAGER
12/14/20

DESIGN CERTIFICATION:
"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH CURRENT MARYLAND EROSION AND SEDIMENT CONTROL LAWS, REGULATIONS, AND STANDARDS, THAT IT REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

W. RICHARD DEMARIO, P.E. #21998
12/14/20



NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

W. RICHARD DEMARIO, P.E. #21998
DATE: 5-2-22

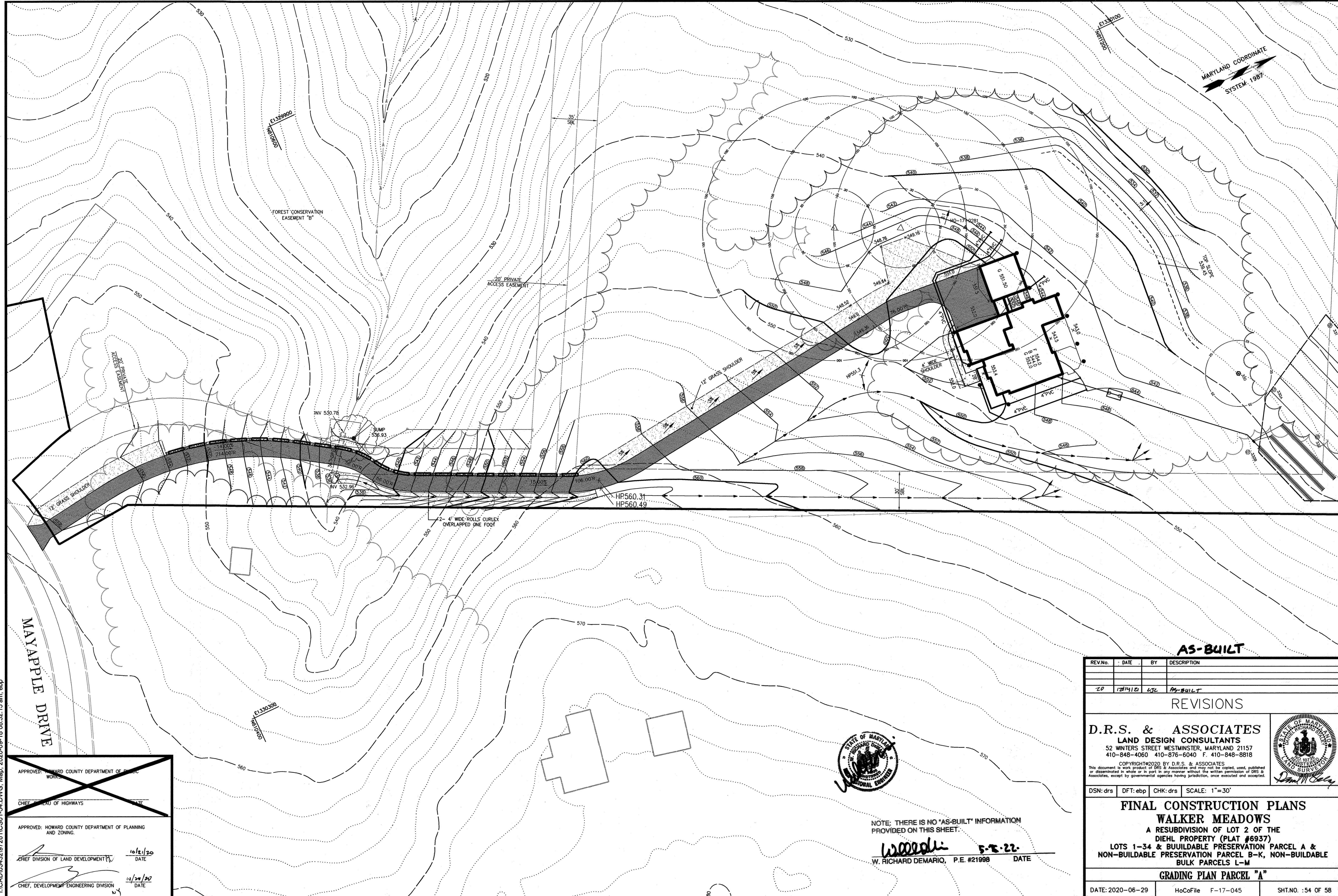
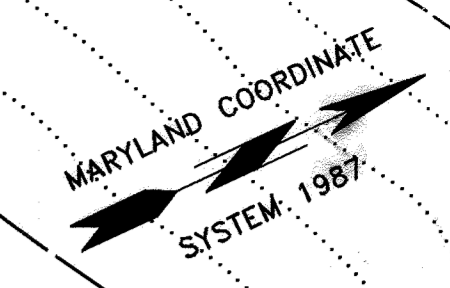
PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21998, EXPIRATION DATE: JUNE 05, 2023.

07/24/2018
DATE

W. RICHARD DEMARIO
PROFESSIONAL ENGINEER NO. 21998

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHEF DIVISION OF LAND DEVELOPMENT
DATE: 1/15/21



AS-BUILT

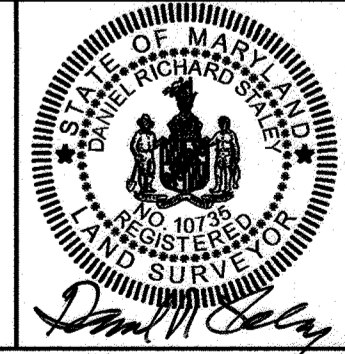
REV.No.	DATE	BY	DESCRIPTION
20	12/14/20	ETC	AS-BUILT

REVISIONS

D.R.S. & ASSOCIATES
 LAND DESIGN CONSULTANTS
 52 WINTERS STREET WESTMINSTER, MARYLAND 21157
 410-848-4060 410-876-6040 F. 410-848-8818

COPYRIGHT © 2020 BY D.R.S. & ASSOCIATES
 This document is the work product of DRS & Associates and may not be copied, used, published or disseminated in whole or in part in any manner without the written permission of DRS & Associates, except by governmental agencies having jurisdiction, once executed and accepted.

DSN: drs DFT: ebp CHK: drs SCALE: 1"=30'



FINAL CONSTRUCTION PLANS
WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6937)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A &
 NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE
 BULK PARCELS L-M

GRADING PLAN PARCEL "A"

DATE: 2020-06-29 HoCoFile F-17-045 SHT.NO. :54 OF 58

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

Woodli 5-7-22
 W. RICHARD DEMARIO, P.E. #21998 DATE

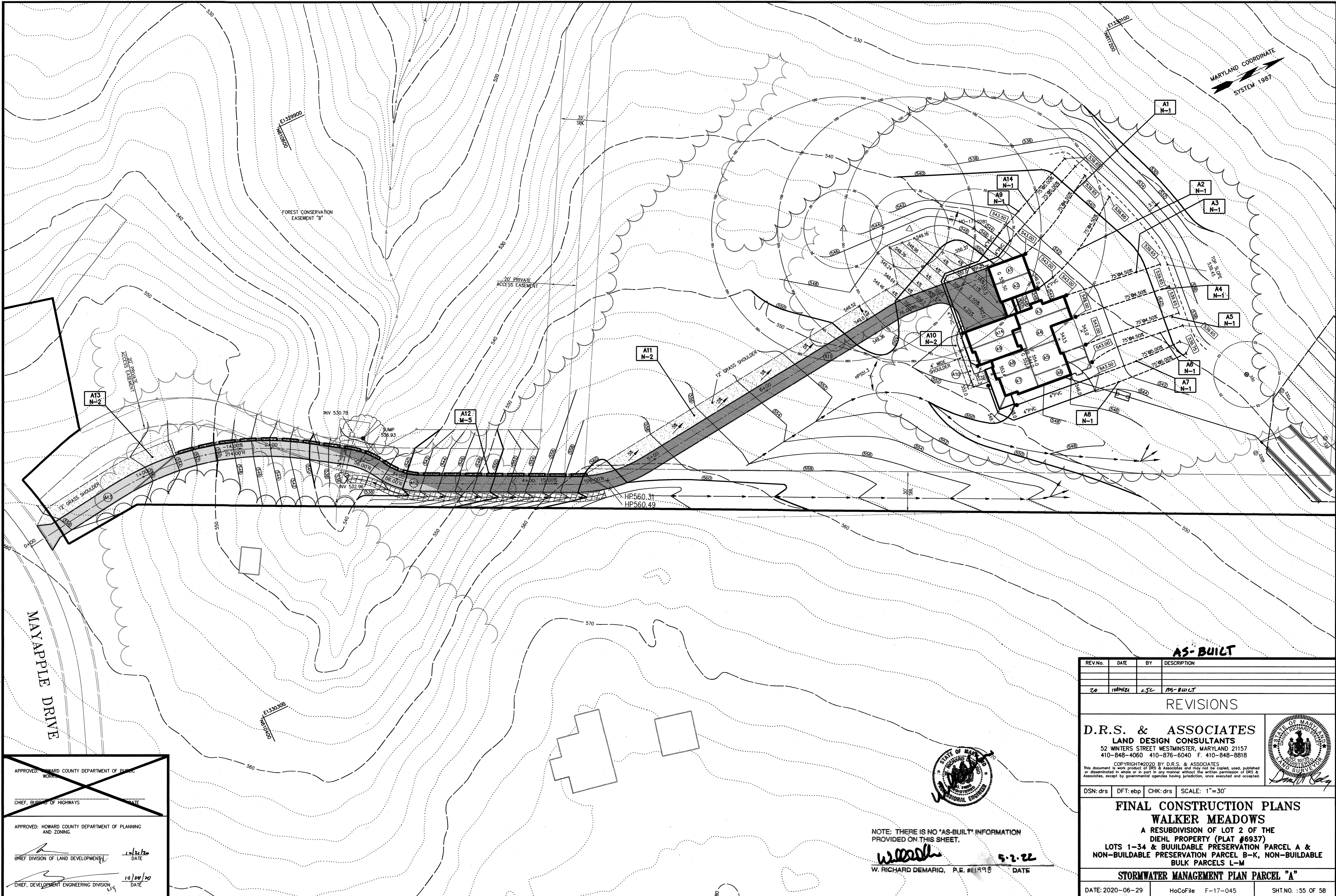
MAYAPPLE DRIVE

I:\CAD\0343297261\CS01-54.DWG, Map, 2020-09-18 08:32:15 am, ebp

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DIVISION OF LAND DEVELOPMENT 10/21/20 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 10/24/20 DATE

MARYLAND COORDINATE SYSTEM, 1987

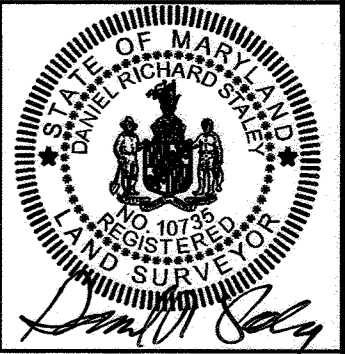


AS-BUILT

REV.No.	DATE	BY	DESCRIPTION
20	10/20/20	LSC	AS-BUILT

REVISIONS

D.R.S. & ASSOCIATES
 LAND DESIGN CONSULTANTS
 52 WINTERS STREET WESTMINSTER, MARYLAND 21157
 410-848-4060 410-876-6040 F 410-848-8818



COPYRIGHT © 2020 BY D.R.S. & ASSOCIATES. This document is the work product of D.R.S. & Associates and may not be copied, used, published or disseminated in whole or in part in any manner without the written permission of D.R.S. & Associates, except by governmental agencies having jurisdiction, once executed and accepted.

DSN: drs DFT: ebp CHK: drs SCALE: 1"=30'

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
 A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6937)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A &
 NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE
 BULK PARCELS L-M

STORMWATER MANAGEMENT PLAN PARCEL "A"

DATE: 2020-06-29 HoCoFile F-17-045 SHT.NO. :55 OF 58

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.
W. Demario 5-2-22
 W. RICHARD DEMARIO, P.E. #11498 DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS

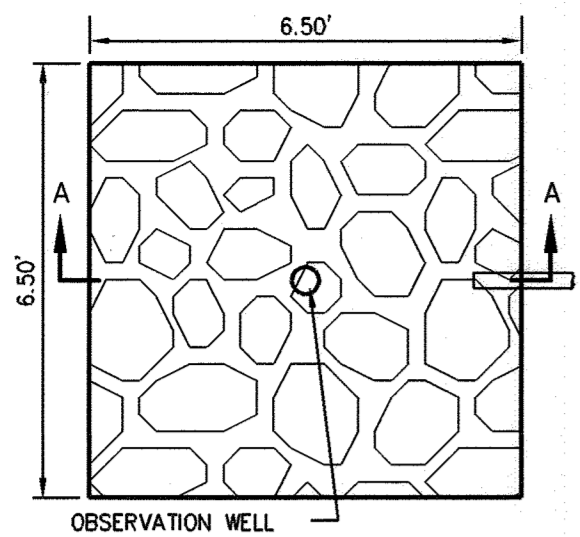
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DIVISION OF LAND DEVELOPMENT 10/20/20 DATE

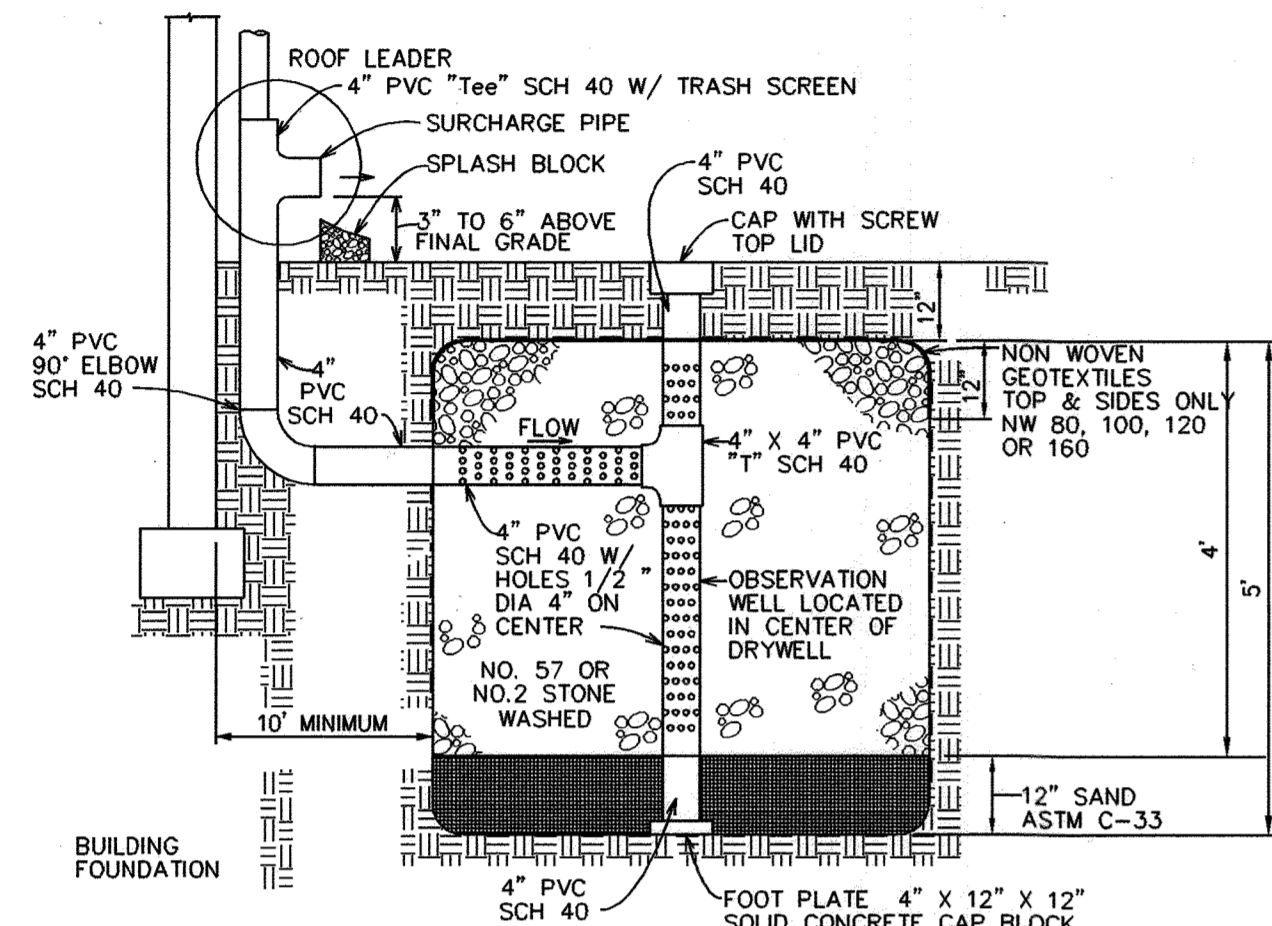
CHIEF, DEVELOPMENT ENGINEERING DIVISION 10/20/20 DATE

I:\CAD\10343297261\CS01-55.DWG. Map, 2020-09-18 08:33:09 am. ebp

STANDARD DRYWELL PLAN

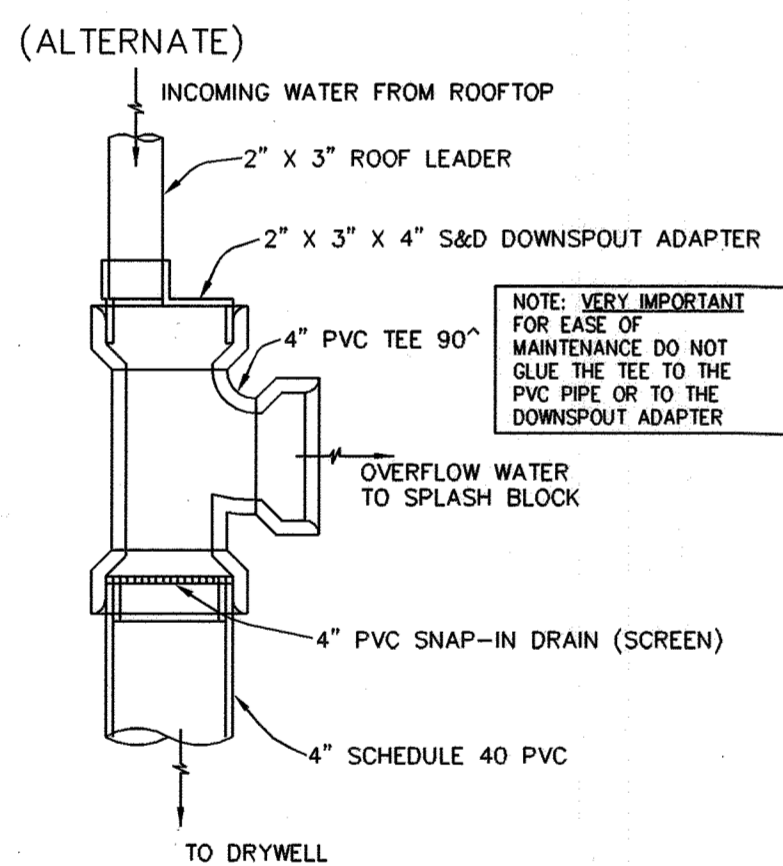


SECTION A-A



- Notes:
 1. Minimum Setbacks:
 a. 100ft from wells
 b. 25ft from septic areas
 c. 10ft from buildings
 2. All downspouts must drain to the drywell with at least 6" of cover.
 3. The locations and size of all drywells are shown on the site plan.

DOWNSPOUT FITTINGS



1. THE SNAP IN SCREEN IS REQUIRED TO PREVENT CLOGGING OF THE DRYWELL WITH DEBRIS.

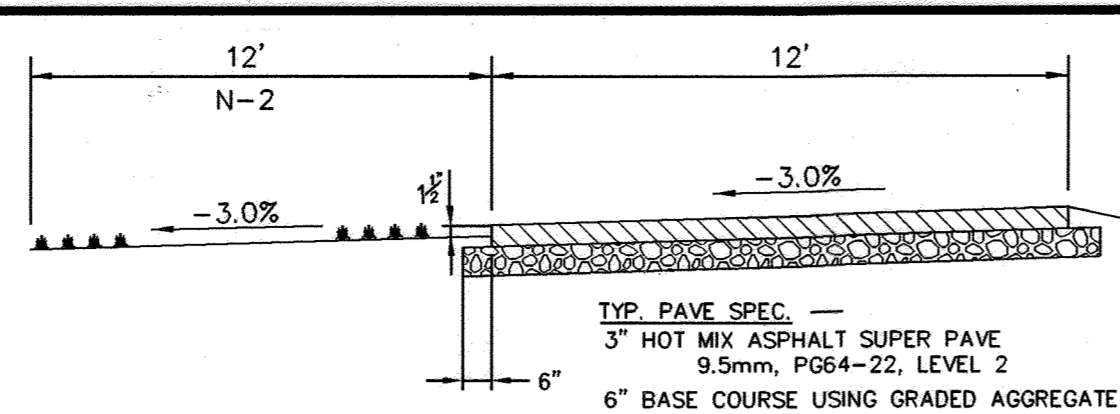
DRYWELL SEQUENCE OF CONSTRUCTION

- Once the individual house has been constructed and the final lot grading is complete contact the certifying professional engineer/professional land surveyor DRS & Associates 410-848-4060. Once the certifying professional has given his/her approval proceed as follows.
- Construct drywell and connect to downspout per standard details under supervision of certifying professional.
- Submit as-built certification for bond release.

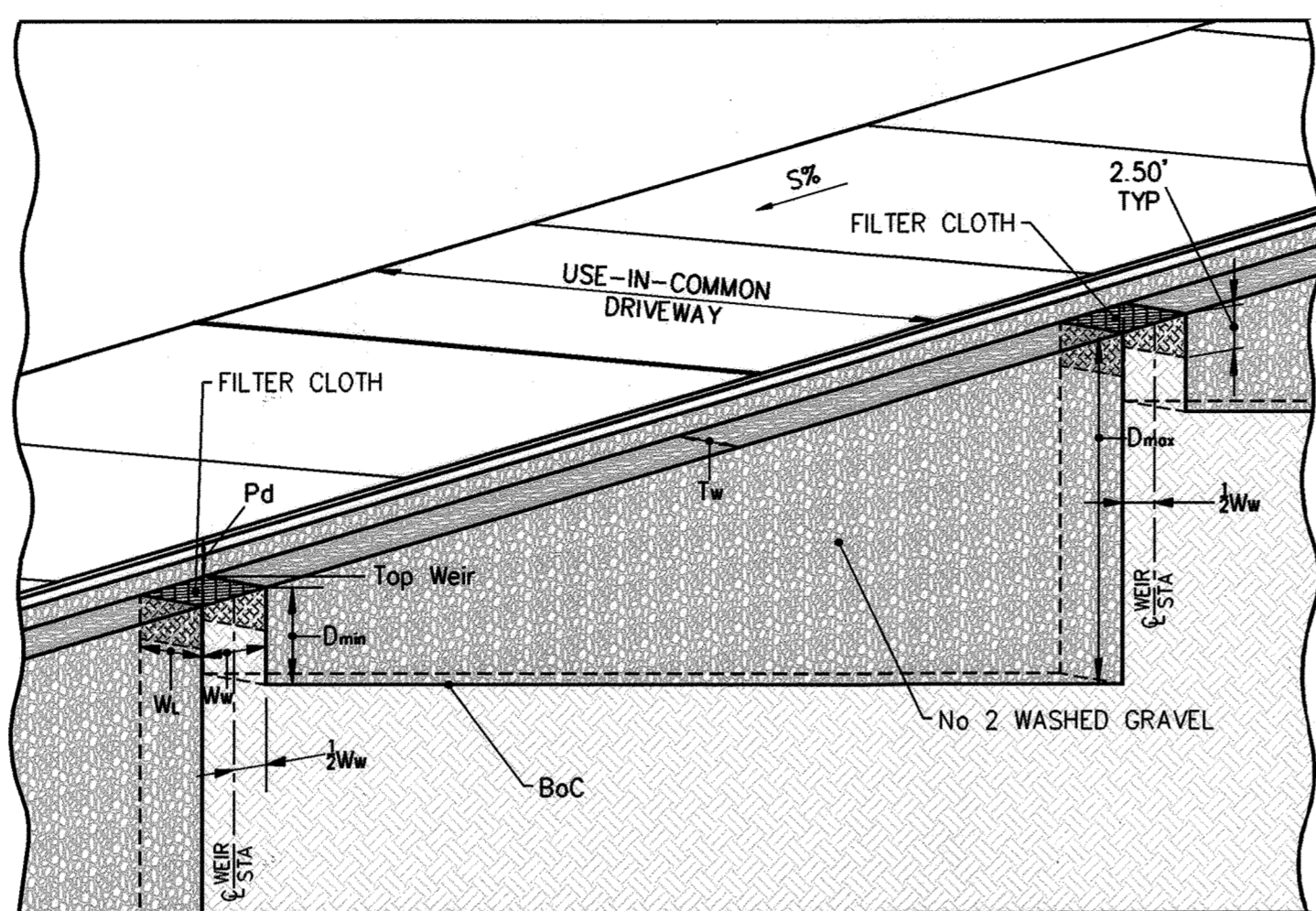
DRYWELL INSPECTION CHART

STAGE	DEVELOPER'S/ENGINEER'S APPROVAL INITIALS	DATE
1. CHECK PROPER SIZE AND DEPTH		
2. CHECK SAND TYPE AND DEPTH		
3. CHECK GEOTEXTILE		
4. CHECK DOWNSPOUT CONNECTION		
5. CHECK OBSERVATION WELL		

PLEASE NOTIFY CERTIFYING ENGINEER 48 HOURS PRIOR TO COMMENCING CONSTRUCTION
 ENGINEER'S NAME: DRS & ASSOCIATES
 PHONE NUMBER: 410-876-6040



TYPICAL DRIVEWAY SECTION N-2



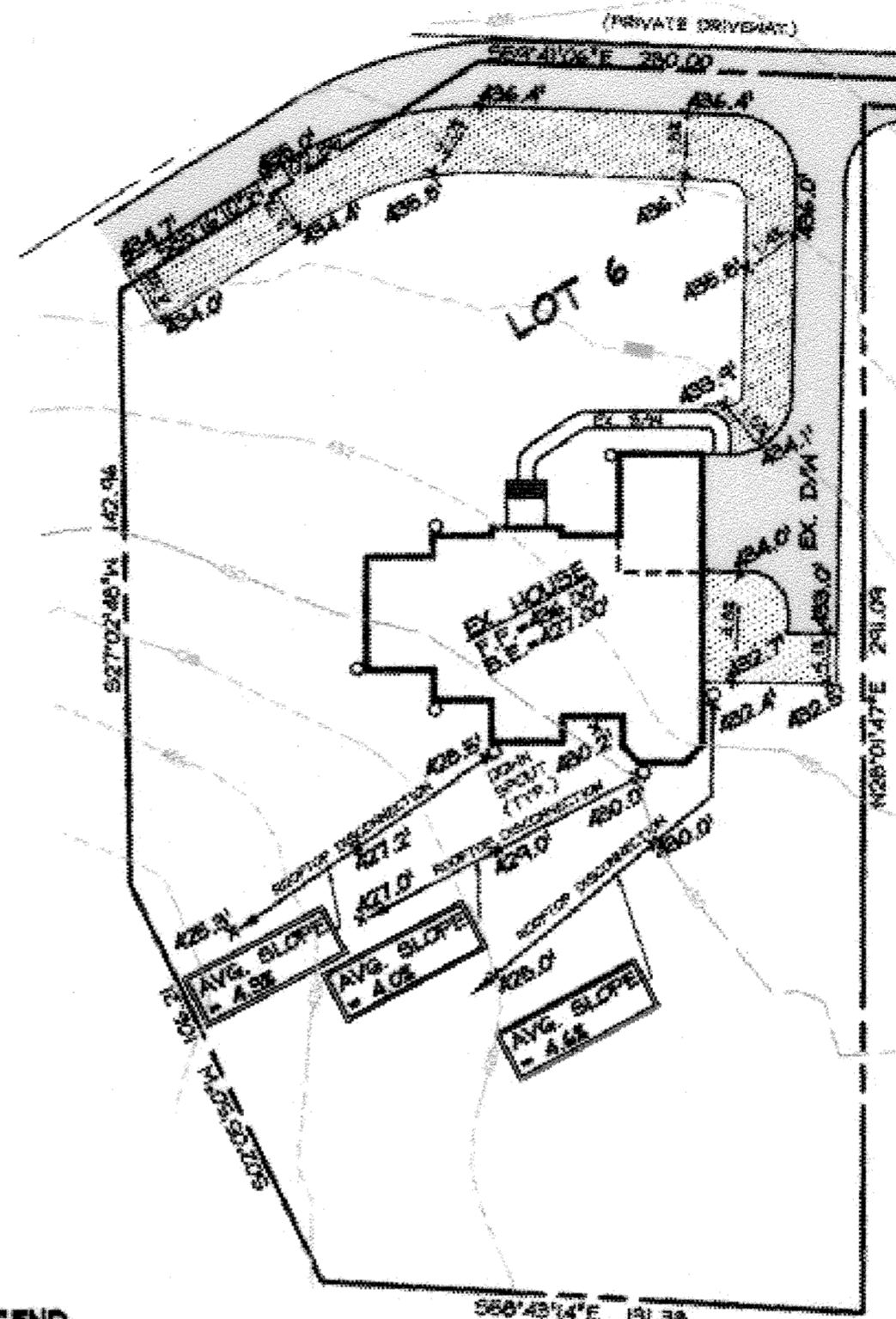
LEGEND

- Lc LENGTH CELL
- Dmax MAXIMUM CELL DEPTH
- Dmin MINIMUM CELL DEPTH
- S% DWY SLOPE
- Tw TRENCH WIDTH
- Wl WEIR LENGTH
- Ww WEIR WIDTH=TRENCH WIDTH
- BoC BOTTOM OF CELL
- Pd PAVING DEPTH

M-5 DRIVEWAY DRYWELL NON-ROOFTOP RUNOFF DETAIL

M-5 DRIVEWAY DRYWELL NON-ROOFTOP RUNOFF STORMWATER MANAGEMENT CALCULATIONS

CELL NO.	CENTERLINE WEIR STATION	CELL LENGTH (ft)	CELL VOLUME (cf)	CELL STORAGE (cf)	TOTAL STORAGE (cf)	DRIVEWAY PGL STATION	DRIVEWAY PGL ELEVATION	CELL BOTTOM GRADE
1	-2.00				0.00	128	553.66	549.02
2	14.00	12.00	48.00	19.20	19.20	143	551.95	546.87
3	30.00	12.00	48.00	19.20	38.40	159	549.80	544.77
4	46.00	12.00	48.00	19.20	57.60	174	547.70	542.53
5	62.00	12.00	48.00	19.20	76.80	190	545.46	540.43
6	78.00	12.00	48.00	19.20	96.00	205	543.36	538.33
7	94.00	12.00	48.00	19.20	115.20	220	541.26	536.10
8	110.00	12.00	48.00	19.20	134.40	236	539.03	534.52
9	126.00	12.00	48.00	19.20	153.60	252	537.45	534.01
10	142.00	12.00	48.00	19.20	172.80	267	536.94	534.01
11	158.00	12.00	48.00	19.20	192.00	281	537.30	534.37
12	174.00	12.00	48.00	19.20	211.20	298	538.83	535.90
13	190.00	12.00	48.00	19.20	230.40	317	541.60	538.67
14	206.00	12.00	48.00	19.20	249.60	333	544.00	541.07
15	222.00	12.00	48.00	19.20	268.80	349	546.40	543.47
16	238.00	12.00	48.00	19.20	288.00	365	548.80	545.87
17	254.00	12.00	48.00	19.20	307.20	381	551.20	548.27
18	270.00	12.00	48.00	19.20	326.40	397	553.60	550.67
19	286.00	12.00	48.00	19.20	345.60	413	556.00	553.07
20	302.00	12.00	48.00	19.20	364.80	429	558.33	555.40
21	318.00	12.00	48.00	19.20	384.00	445	559.83	



- LEGEND**
 ROOFTOP DISCONNECT
 EX. SPOT ELEV.
 NON-ROOFTOP DISCONNECT CREDIT AREA
 FLOW PATH & SLOPE

NOT TO SCALE

DISCONNECTION EXHIBIT FIGURE 5.04

NOTE: THERE IS NO 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.

Richard Demario 5-2-22
 RICHARD DEMARIO, P.E. #21998 DATE



STORMWATER MANAGEMENT CALCULATIONS

Site Area: Lot = 1,131,062 sf (25.966 Acres)
 Impervious Area: House = 5,010 sf
 Driveway = 10,124 sf
 Sidewalks = 269 sf
 Total Impervious = 15,403 sf
 Percent Impervious: 15,403 / 1,131,062 = 1.36 %
 FE: B soils with 1.36% Impervious = 1.00 in
 Required Site (ESD) Stormwater Management
 Impervious Surface: AREA IMP x TREATMENT = Req.SWM
 15,403 sf x (1.0"/12") = 1,283.59 cf

Provided Stormwater Management

A1	Impervious Rooftop Runoff to N-1 Practice (AI)	392.00 sf
	Volume Provided: AI x (1.0 / 12") =	32.67 cf
A2	Impervious Rooftop Runoff to N-1 Practice (AI)	378.00 sf
	Volume Provided: AI x (1.0 / 12") =	31.50 cf
A3	Impervious Rooftop Runoff to N-1 Practice (AI)	358.00 sf
	Volume Provided: AI x (1.0 / 12") =	29.83 cf
A4	Impervious Rooftop Runoff to N-1 Practice (AI)	628.50 sf
	Volume Provided: AI x (500 / 628.50 / 12") =	41.67 cf
A5	Impervious Rooftop Runoff to N-1 Practice (AI)	628.50 sf
	Volume Provided: AI x (0.8 / 12") =	41.67 cf
A6	Impervious Rooftop Runoff to N-1 Practice (AI)	376.00 sf
	Volume Provided: AI x (1.0 / 12") =	31.33 cf
A7	Impervious Rooftop Runoff to N-1 Practice (AI)	467.00 sf
	Volume Provided: AI x (1.0 / 12") =	38.92 cf
A8	Impervious Rooftop Runoff to N-1 Practice (AI)	571.00 sf
	Volume Provided: AI x (500 / 571.00 / 12") =	41.67 cf
A9	Impervious Rooftop Runoff to N-1 Practice (AI)	513.00 sf
	Volume Provided: AI x (1.0 / 12") =	42.75 cf
A10	Impervious Non-Rooftop Runoff to N-1 Practice (AI)	269.00 sf
	Volume Provided: AI x (1.0 / 12") =	22.42 cf
A11	Impervious Non-Rooftop Runoff to N-2 Practice (AI)	4,828.00 sf
	Volume Provided: AI x (1.0 / 12") =	402.33 cf
A12	Impervious Non-Rooftop Runoff to M-5 Practice (AI)	4,059.00 sf
	Volume Provided: AI x (1.135 / 12") =	384.00 cf
A13	Impervious Non-Rooftop Runoff to N-2 Practice (AI)	1,237.00 sf
	Volume Provided: AI x (1.0 / 12") =	103.08 cf
A14	Impervious Rooftop Runoff to N-1 Practice (AI)	529.00 sf
	Volume Provided: AI x (1.0 / 12") =	44.08 cf
Total Provided:		1,287.92 cf

AS-BUILT

REV.No.	DATE	BY	DESCRIPTION
20	12/14/21	LJC	AS-BUILT

REVISIONS

D.R.S. & ASSOCIATES
 LAND DESIGN CONSULTANTS
 52 WINTERS STREET WESTMINSTER, MARYLAND 21157
 410-848-4060 410-876-6040 F. 410-848-8818

COPYRIGHT © 2020 BY D.R.S. & ASSOCIATES
 This document is work product of DRS & Associates and may not be copied, used, published or disseminated in whole or in part in any manner without the written permission of DRS & Associates, except by governmental agencies having jurisdiction, once executed and accepted.

DSN: drs DFT: ebp CHK: drs SCALE: 1"=30'

FINAL CONSTRUCTION PLANS
WALKER MEADOWS

A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

STORMWATER MANAGEMENT DETAILS & CALCULATIONS
 PARCEL A

DATE: 2020-06-29 HoCoFile F-17-045 SHT.NO. :56 OF 58

I:\CAD\0343219726\1\CS01-18 08:35:28 am_ebp

MARYLAND COORDINATE SYSTEM 1987

FOREST CONSERVATION EASEMENT 'B'

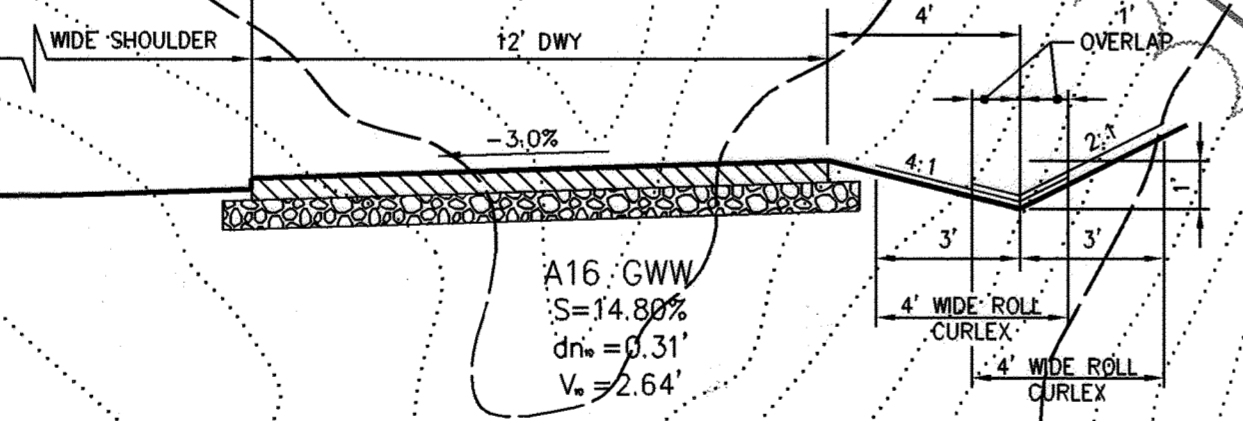
20' PRIVATE ACCESS EASEMENT

30' PRIVATE ACCESS EASEMENT

DRAINAGE AREA DATA
 $C=0.28$ $T_c=5.00$
 $I_p=7.0$ $0.41Ac$ $Q_p=0.75$
 $I_b=8.0$ $Q_b=0.85$

DRAINAGE AREA DATA
 $C=0.34$ $T_c=5.00$
 $I_p=7.0$ $1.80Ac$ $Q_p=4.28$
 $I_b=8.0$ $Q_b=4.90$

DRAINAGE AREA DATA
 $C=0.28$ $T_c=5.00$
 $I_p=7.0$ $0.46Ac$ $Q_p=0.80$
 $I_b=8.0$ $Q_b=1.03$



A16 GWW
 $S=14.80\%$
 $dn=0.31'$
 $V_v=2.64'$

A15 GWW
 $S=3.33\%$
 $dn=0.38'$
 $V_v=1.48'$

AS-BUILT

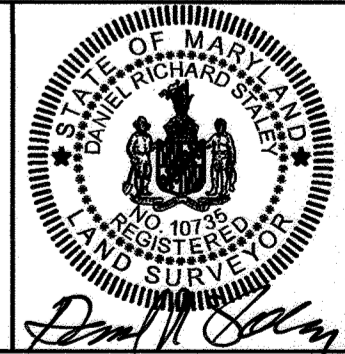
REV.No.	DATE	BY	DESCRIPTION
20	12/14/22	ETC	AS-BUILT

REVISIONS

D.R.S. & ASSOCIATES
 LAND DESIGN CONSULTANTS

52 WINTERS STREET WESTMINSTER, MARYLAND 21157
 410-848-4060 410-876-6040 F. 410-848-8818

COPYRIGHT © 2020 BY D.R.S. & ASSOCIATES
 This document is work product of D.R.S. & Associates and may not be copied, used, published or disseminated in whole or in part in any manner without the written permission of DRS & Associates, except by governmental agencies having jurisdiction, once executed and accepted.



DSN: drs DFT: ebp CHK: drs SCALE: 1"=30'

FINAL CONSTRUCTION PLANS
 WALKER MEADOWS

A RESUBDIVISION OF LOT 2 OF THE
 DIEHL PROPERTY (PLAT #6937)
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A &
 NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE
 BULK PARCELS L-M

DRAINAGE AREA MAP PARCEL "A"

DATE: 2020-06-29 HoCoFile F-17-045 SHT.NO. :57 OF 58

NOTE: THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET.

Richard Demario
 RICHARD DEMARIO, P.E. #21988 DATE 5-2-22



MAYAPPLE DRIVE

I:\CAD\03432197261\CS01-57.DWG, Map, 2020-09-18 08:36:23 am, ebp

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

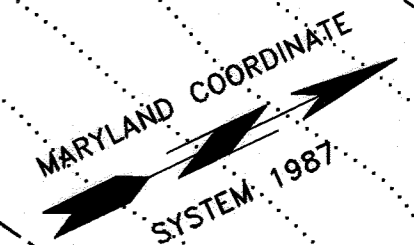
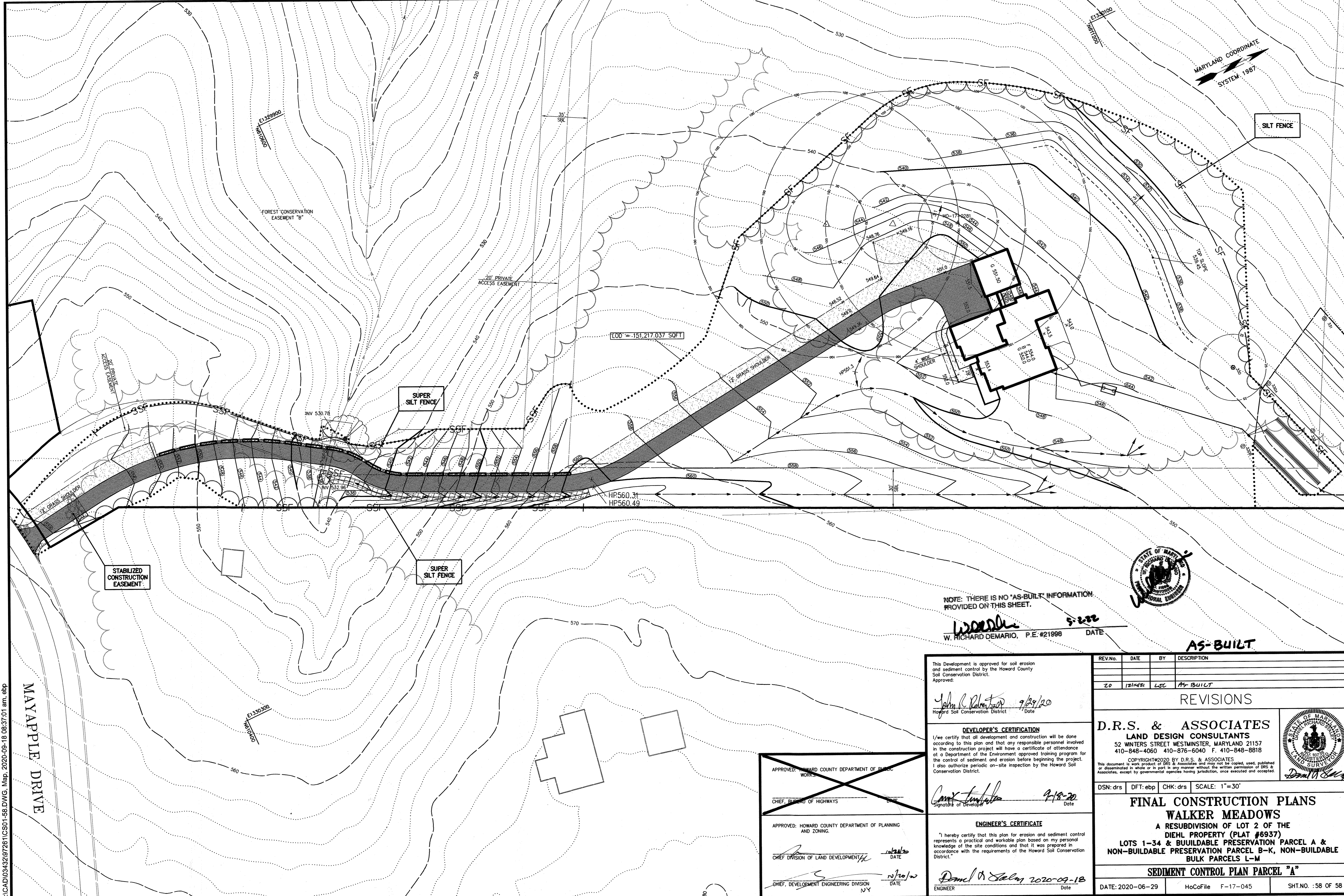
CHIEF DIVISION OF LAND DEVELOPMENT

CHIEF, DEVELOPMENT ENGINEERING DIVISION

10/21/20 DATE

10/20/20 DATE

I:\CAD\03\432\9261\CS01-58.DWG, Map, 2020-09-18 08:37:01 am, ebp



SILT FENCE

(LOD) = 151,217.037 SQFT

NOTE: THERE IS NO 'AS-BUILT' INFORMATION PROVIDED ON THIS SHEET.

W. Richard Demario 9-2-20
W. RICHARD DEMARIO, P.E. #21998 DATE



AS-BUILT

This Development is approved for soil erosion and sediment control by the Howard County Soil Conservation District.
Approved: *John C. Robertson* 9/29/20
Howard Soil Conservation District Date

DEVELOPER'S CERTIFICATION
I/we certify that all development and construction will be done according to this plan and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
David A. Selby 9-18-20
Signature of Developer Date

ENGINEER'S CERTIFICATE
"I hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
David A. Selby 2020-09-18
ENGINEER Date

REV. No.	DATE	BY	DESCRIPTION
20	12/14/21	LJC	AS BUILT

REVISIONS

D.R.S. & ASSOCIATES
LAND DESIGN CONSULTANTS
52 WINTERS STREET WESTMINSTER, MARYLAND 21157
410-848-4060 410-876-6040 F. 410-848-8818
COPYRIGHT © 2020 BY D.R.S. & ASSOCIATES
This document is work product of DRS & Associates and may not be copied, used, published or disseminated in whole or in part in any manner without the written permission of DRS & Associates, except by governmental agencies having jurisdiction, once executed and accepted.
David A. Selby

DSN: drs DFT: ebp CHK: drs SCALE: 1"=30'

FINAL CONSTRUCTION PLANS
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6937)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A &
NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE
BULK PARCELS L-M

SEDIMENT CONTROL PLAN PARCEL "A"

DATE: 2020-06-29 HoCoFile F-17-045 SHT. NO.: 58 OF 58

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] DATE: 9/29/20

CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] DATE: 9/29/20

CHIEF DIVISION OF LAND DEVELOPMENT

CHIEF, DEVELOPMENT ENGINEERING DIVISION NY