

SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GnC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	0.28
GmC	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.43
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	0.37
GbB	GLADSTONE LOAM, 3 TO 8 PERCENT SLOPES	A	0.28

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

SPECIMEN TREE TABLE					
KEY	DBH	COMMON NAME	CRZ (FEET/ RADIUS)	STATE CHAMPION (DBH)	REMARKS
ST-2	33.5"	TULIP POPLAR	50.3'	101.27	*GOOD, TO BE REMOVED
ST-3	34.8"	TULIP POPLAR	51.8'	101.27	*GOOD, TO BE REMOVED
ST-4	44.5"	TULIP POPLAR	66.8'	101.27	*GOOD, TO BE REMOVED
ST-6	31.5"	TULIP POPLAR	47.3'	101.27	*GOOD, TO BE REMOVED
ST-7	43.0"	TULIP POPLAR	64.5'	101.27	GOOD
ST-8	32.75"	TULIP POPLAR	49.1'	101.27	GOOD
ST-11	31.5"	BEECH	47.3'	78.03	FAIR, WEEPING CROTCH AT 4', SOME LARGER DEADWOOD
ST-12	30.0"	BEECH	45.0'	78.03	GOOD
ST-16	47.0"	TULIP POPLAR	70.5'	101.27	GOOD/FAIR, CODOMINANT HEAD HEIGHT
ST-17	37.5"	TULIP POPLAR	56.3'	101.27	GOOD/FAIR, CODOMINANT WAIST HEIGHT
ST-20	31.5"	TULIP POPLAR	47.3'	101.27	FAIR, CODOMINANT AT 5', LARGER DEAD
ST-23	34.0"	TULIP POPLAR	51.0'	101.27	GOOD
ST-28	33.0"	TULIP POPLAR	49.5'	101.27	GOOD
ST-30	44.0"	TULIP POPLAR	66.0'	101.27	GOOD
ST-33	44.5"	TULIP POPLAR	66.8'	101.27	GOOD
ST-38	30.0"	TULIP POPLAR	45.0'	101.27	GOOD
ST-39	30.0"	TULIP POPLAR	45.0'	101.27	GOOD
ST-42	34.5"	TULIP POPLAR	51.8'	101.27	GOOD
ST-45	31.5"	TULIP POPLAR	47.3'	101.27	GOOD
ST-50	31.5"	TULIP POPLAR	47.3'	101.27	GOOD
ST-53	31.0"	TULIP POPLAR	46.5'	101.27	GOOD

*IF REQUIRED BY THE HEALTH DEPARTMENT, SEE GENERAL NOTE 12.

MITIGATION LANDSCAPE PLANT LIST PER WP-24-003

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
DECIDUOUS TREES					
4		NYSSA SYLVATICA	BLACK TUPELO	3" DBH	B & B
4		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" DBH	B & B FULL HEAD

NOTE: IF THERE IS A CONFLICT BETWEEN THE PLANT LIST AND THE PLANS, THE LARGER NUMBER PREVAILS.

FOREST CONSERVATION AREA
DO NOT DISTURB
MACHINERY, DUMPING, OR STORAGE OF ANY MATERIALS IS PROHIBITED
VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

FOREST CONSERVATION SIGN DETAIL

NOT TO SCALE

FOREST CONSERVATION WORKSHEET FOR: Mallans Lot 2

Net Tract Area	A = 3.4	B = 0.0	C = 0.0	D = 3.4		
Total (Gross) Tract Area	A = 3.4	B = 0.0	C = 0.0	D = 3.4		
Area within 100-year Floodplain	A = 0.0	B = 0.0	C = 0.0	D = 0.0		
Other Deductions (Identify)	A = 0.0	B = 0.0	C = 0.0	D = 0.0		
Net Tract Area	A = 3.4	B = 0.0	C = 0.0	D = 3.4		
Land Use Category						
Insert the number "1" under the appropriate land use (limit to only one entry)						
Rural/LD	Rural/MD	Suburban	Linear	Office	PUD	Mixed Use/
0	1	0	0	0	0	0
E. Afforestation Threshold (Net Tract Area x 20%)	E = 0.7					
F. Reforestation Threshold (Net Tract Area x 25%)	F = 0.9					
G. Existing Forest Cover within the Net Tract Area	G = 3.0					
H. Area of Forest above Afforestation Threshold	H = 2.3					
I. Area of Forest above Reforestation Threshold	I = 2.1					
Break Even Point	J = 1.6					
J. Break Even Point	J = 1.6					
K. Forest Clearing Permitted without Mitigation	K = 1.4					
L. Total Area of Forest to be Cleared	L = 1.4					
M. Total Area of Forest to be Retained	M = 1.6					
Planting Requirements Inside Watershed	N = 0.7					
N. Reforestation for Clearing above the Reforestation Threshold	N = 0.7					
O. Credit for Retention above the Reforestation Threshold	O = 0.7					
Q. Total Reforestation Required	Q = 0.0					
R. Total Reforestation Required	R = 0.0					
S. Total Reforestation Required	S = 0.0					
T. Total Reforestation and Afforestation Requirement	T = 0.0					
U. 75% of Total Obligation (Retention + Planting)	U = 1.2					
V. Planting Required Outside to meet 70% Obligation	V = 0.0					
Planting Requirements Outside Watershed	W = 0.0					
W. Total Planting within Development Site Watershed	W = 0.0					
X. Total Afforestation Required	X = 0.0					
Y. Remaining Planting within Watershed for Reforestation Credit	Y = 0.0					
Z. Reforestation for Clearing above the Reforestation Threshold	Z = 0.0					
AA. Reforestation for Clearing below the Reforestation Threshold	AA = 0.0					
BB. Credit for Retention above the Reforestation Threshold	BB = 0.0					
CC. Total Reforestation Required	CC = 0.0					
DD. Total Afforestation and Reforestation Requirement	DD = 0.0					

FOREST CONSERVATION EASEMENTS

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

LEGEND

- EXISTING CONTOUR(GIS) 382
- EXISTING CONTOUR(FIELD RUN) 382
- EXISTING TREELINE
- SOIL BOUNDARY
- EXISTING GAS G G
- EXISTING ELECTRIC E E
- PERCOLATION TEST HOLE: PASSED 2022
- PERCOLATION TEST HOLE: PASSED 1998
- LIMIT OF DISTURBANCE LOD
- 25% OR GREATER STEEP SLOPES PER HOWARD COUNTY HEALTH DEPARTMENT
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE SF
- SUPER SILT FENCE SSF
- FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION SIGN
- EXISTING TREE WITH A DBH BETWEEN 24" AND 29"
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING SPECIMEN TREE APPROVED FOR REMOVAL PER WP-24-003 THE TREE MAY BE REMOVED WHENEVER HOWARD COUNTY HEALTH DEPARTMENT REQUIRES IT FOR SEWAGE DISPOSAL
- EXISTING SPECIMEN TREE

GENERAL NOTES

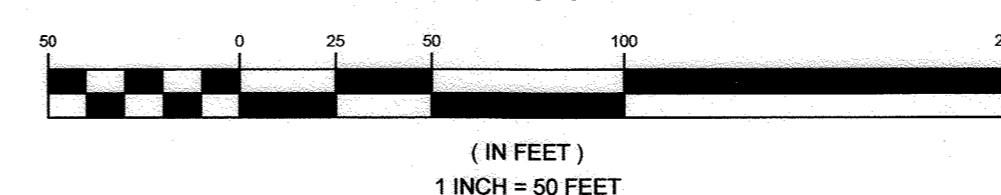
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AND THE FOREST CONSERVATION MANUAL BY ON-SITE RETENTION OF 1.6 ACRES, THE BREAK EVEN POINT FOR THIS PROJECT.
- NO RARE, THREATENED OR ENDANGERED SPECIES, OR THEIR HABITATS, WERE OBSERVED ON THE PROPERTY.
- SURROUNDING LAND USE IS PRIMARILY RURAL, RESIDENTIAL DEVELOPMENT.
- FOREST IS PRESENT WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THE SITE IS LOCATED WITHIN THE USE IV WATERSHED OF THE MIDDLE PATUXENT RIVER WATERSHED (021511090991). THIS SITE IS NOT WITHIN A TIER II WATERSHED.
- THERE ARE NO KNOWN HISTORIC STRUCTURES AND NO CEMETERIES ARE KNOWN TO OCCUR ON THE PROPERTY.
- NO 100 YEAR FLOODPLAIN IS PRESENT ON THE PROPERTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITH AREAS DEFINED AS FOREST CONSERVATION EASEMENTS.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS NON-DISTURBANCE AREAS.
- TEMPORARY FENCING, SUPER SILT FENCE, SHALL BE USED TO PROTECT FOREST RESOURCES DURING CONSTRUCTION. SUPER SILT FENCE SHALL BE INSTALLED ALONG LIMITS OF DISTURBANCE OCCURRING WITHIN 50 FEET OF THE PROPOSED FOREST RETENTION LIMITS. PERMANENT SIGNAGE SHALL BE INSTALLED ALONG THE FOREST CONSERVATION EASEMENT BOUNDARY TO PREVENT FUTURE ENCROACHMENT INTO THE AREA. SIGNAGE SHALL BE PLACED AT 50-100 FOOT INTERVALS ALONG THE BOUNDARY.
- ON AUGUST 3, 2023, WP-24-003 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THE DIRECTOR OF THE RECREATION AND PARKS AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY FOR A VARIANCE TO SECTION 16.1200(b)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE FOUR (4) SPECIMEN TREES TO PROVIDE A SEWAGE DISPOSAL AREA, SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPROVAL IS FOR REMOVAL OF SPECIMEN TREES 2, 3, 5 AND 6 ONLY AND SHALL BE MITIGATED WITH THE PLANTING OF 8 NATIVE SHADE TREES MEETING 3" DBH. THE MITIGATION TREES SHALL BE CLEARLY SHOWN ON THE PLANS TO BE PRESERVED.
 - PROVIDE A SUPPLEMENTAL PLAN TO ACCOMPANY THE REVISION PLAN TO MALLANS PROPERTY LOT 2 TO SHOW THE MITIGATION PLANTING PLAN AND FCP PLAN DETAILS AND NOTES. INCLUDE A SURETY OF \$300 PER TREE FOR THE REQUIRED MITIGATION PLANTINGS.
 - WP-24-003 WAS APPROVED ON AUGUST 3, 2023, ALLOWING THE REMOVAL OF SPECIMEN TREES 2, 3, 5 AND 6 FOR THE ON-SITE SEWAGE DISPOSAL SYSTEM INSTALLATION. IMPACTS TO THE CRITICAL ROOT ZONES OF TREES SPECIMEN TREES 2, 3, 5 AND 6 ARE NOT ANTICIPATED TO BE NECESSARY UNTIL THE HEALTH DEPARTMENT DETERMINES THE RESERVED SEWAGE DISPOSAL AREA (SDA) IS NEEDED. SPECIMEN TREES 2, 3, 5 AND 6 ARE TO BE RETAINED ON SITE UNTIL THE RESERVED SDA IS NEEDED AND THEIR REMOVAL IS REQUIRED IN WRITING BY THE HEALTH DEPARTMENT. MITIGATION FOR THE REMOVAL OF THESE SPECIMEN TREES HAS ALREADY BEEN PROVIDED ON 7-24-2023. THE SUBDIVISION WILL BE SUBJECT TO THE TERMS OF THE EXECUTED DEVELOPERS AGREEMENT AND MAINTENANCE AGREEMENT REQUIRED AS PART OF THE APPROVED FOREST CONSERVATION PLAN (FCP) FOR A MINIMUM OF THREE YEARS FROM THE RECORDATION DATE OF THE PLAT. SPECIMEN TREE PROTECTION IN THIS NOTE IS ONLY EFFECTIVE WHILE THERE IS AN ACTIVE (FCP).
- ON JULY 31, 2023, WP-24-003 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING FOR AN ALTERNATIVE COMPLIANCE TO SECTION 16.1200(b)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PROVIDE ON-SITE FOREST CONSERVATION EASEMENT ON A LOT LESS THAN 10 ACRES. A PLAT OF REVISION SHALL BE PROCESSED AND RECORDED TO SHOW THE FOREST CONSERVATION EASEMENT AND THE REQUIRED 35 ENVIRONMENTAL BUFFER TO ENSURE NO STRUCTURES ARE PERMITTED WITHIN 35' OF THE FOREST CONSERVATION EASEMENT EXCEPT THAT A DECK MAY PROJECT 10' INTO THE BUFFER.
- AN ADMINISTRATIVE ADJUSTMENT TO THE BULK REGULATIONS, AA-23-001, WAS APPROVED ON MAY 15, 2023 TO ADJUST THE MINIMUM LOT WIDTH AT THE FRONT SETBACK TO BE 164' WITH A 132' FRONT SETBACK.
- THE FOUR SPECIMEN TREES TO BE REMOVED, 2, 3, 5 AND 6 SHALL BE MITIGATED WITH THE PLANTING OF EIGHT (8) NATIVE SHADE TREES, 3" DBH. SURETY IS A TOTAL OF \$2,400, FOR \$300 PER TREE TO BE PAID WITH DEVELOPERS AGREEMENT.

PLAN VIEW
SCALE: 1"=50'



JOANNE CAREY, RLA 4148
MD DNR QUALIFIED PROFESSIONAL

GRAPHIC SCALE



OWNER/DEVELOPER

ALHAD & KAREN CHANDE
11808 BARE SKY LANE
COLUMBIA, MARYLAND 21044

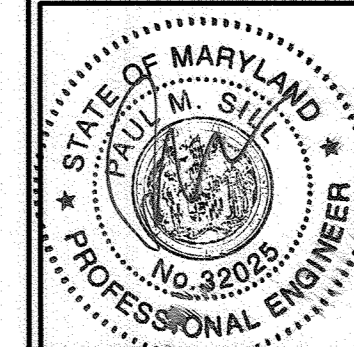
SUPPLEMENTAL INFORMATION SHEET

CHANDE PROPERTY

11813 CHAPEL WOODS COURT
LOT 2 MALLANS PROPERTY

TAX MAP 29 GRID 13
5TH ELECTION DISTRICT

PARCEL 36 LOT 2
HOWARD COUNTY, MARYLAND



SILL ENGINEERING GROUP, LLC

16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering for Land Development

DESIGN BY: PS
DRAWN BY: ZS
CHECKED BY: PS
SCALE: AS SHOWN
DATE: SEPTEMBER 28, 2023
PROJECT #: 20-067
SHEET #: 1 of 1

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION JP 10/4/23
CHIEF, DIVISION OF LAND DEVELOPMENT 10/5/23

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. 32023, EXPIRATION DATE JUNE 20, 2025.