

SOIL DESCRIPTION:

Table with 5 columns: SYMBOL, RATING, NAME, K FACTOR, MAP NO., COMMENTS. Rows include MoD, GmC, Fa, and UcB soil types.

SPECIMEN TREE CHART

Table with 5 columns: KEY, SPECIES, SIZE, CRZ, COMMENTS, CRZ AREA SF. Lists trees like Tulip Poplar, White Oak, Chestnut Oak, etc.

NOTE:

- 1. SPECIMEN TREES 1, 3, 4, AND 5 TO BE MAINTAINED IN PERPETUITY... 2. REPLACEMENT TREES OF 4 CALIPER OR GREATER SHALL BE PLANTED AT 2:1 AS MITIGATION... 3. PROVIDE A ROW OF SUPER SILT FENCE ALONG THE ENTIRE INSIDE PERIMETER OF THE FOREST CONSERVATION EASEMENT.

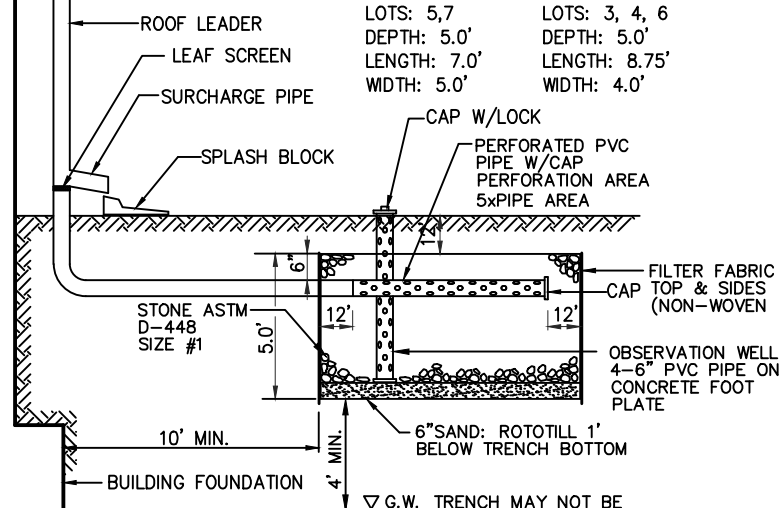
TREE PRESERVATION RECOMMENDATIONS

- 1. AFTER THE LIMIT OF DISTURBANCE (LOD) IS ESTABLISHED, TREES 1, 3, 4, AND 5 SHOULD BE PRUNED, THINNED AND THE DEADWOOD REMOVED... 2. THESE TREES SHALL HAVE A DEEP ROOT FERTILIZATION TO PROMOTE NEW ROOT GROWTH... 3. ROOT PRUNING SHOULD BE DONE AT THE LOD TO A DEPTH OF APPROXIMATELY TWO FEET... 4. ORANGE TREE-PROTECTION FENCING SHOULD BE INSTALLED AT THE LOD AND AROUND THE REMAINING CANOPY OF THE SAVED TREES... 5. FIELD INSPECTION TO MAKE SURE ALL WORK HAS BEEN ACCORDING TO INDUSTRY STANDARDS... 6. TREES SHOULD BE MONITORED DURING CONSTRUCTION OF THE PROJECT... 7. UPON SUCCESSFUL COMPLETION OF THE PROJECT ALL TREE PRESERVATION MATERIAL SHALL BE REMOVED... 8. A FINAL INSPECTION SHALL BE DONE AND ANY INJURY TO THE TREES (E.G., PRUNING OF DEAD, DYING AND BROKEN LIMBS) SHOULD BE DONE AT THIS TIME.

LEGEND

- AREA TREATED BY DRYWELLS (M-5)
AREA OF EXISTING FOREST CONSERVATION EASEMENT, PLAT # 26323-4
PROPOSED PAVEMENT
STABILIZED CONSTRUCTION ENTRANCE
SUPER SILT FENCE
SILT FENCE
LIMIT OF DISTURBANCE - PROPOSED TREE LINE
DRY-WELL (M-5)
DIVERSION DIKE
EXISTING TREELINE
CRITICAL ROOT ZONE

DRYWELL SIZE:



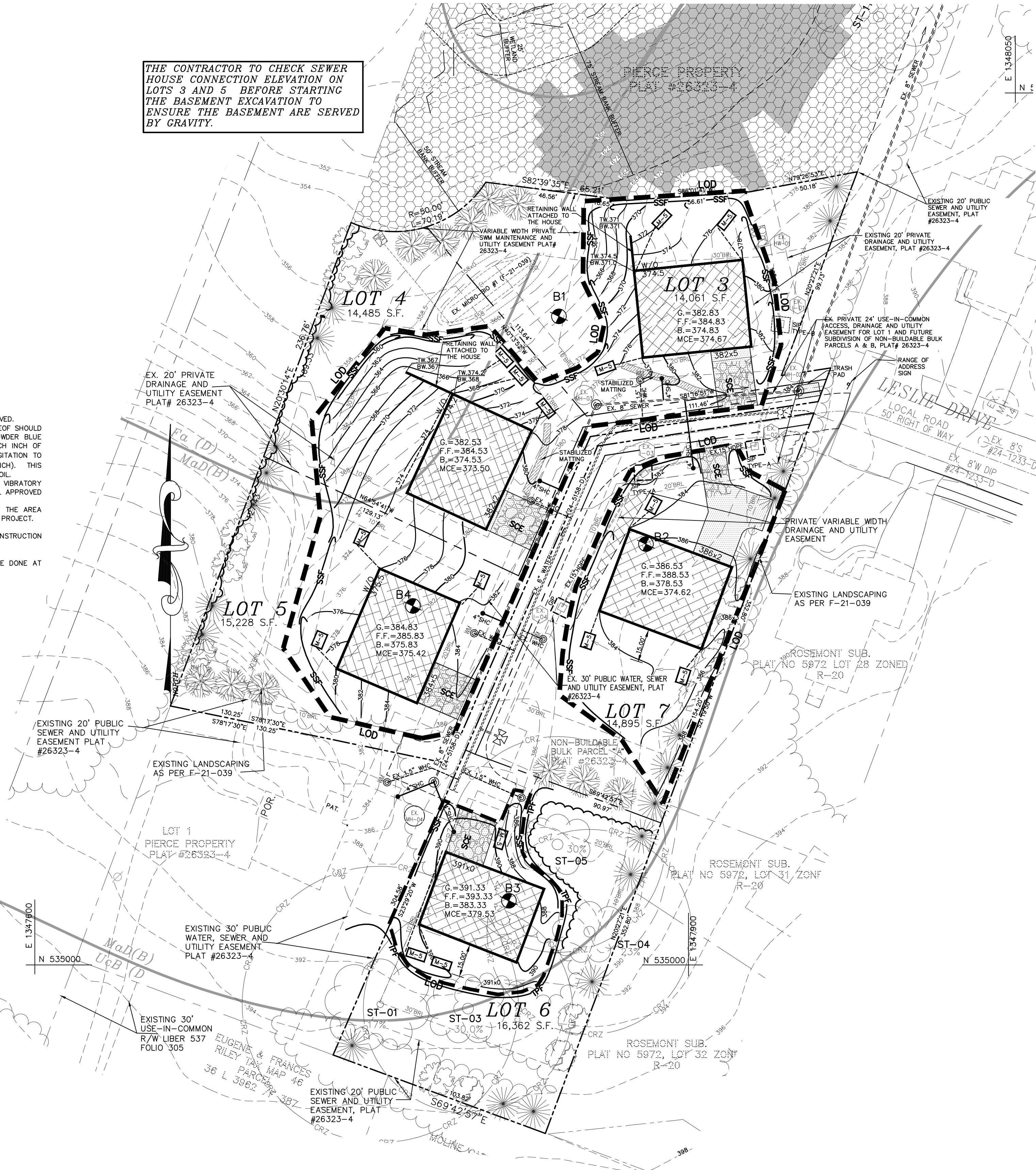
DRYWELL TYP. DETAIL (M-5)

NOTE: ALL ROOF LEADERS MUST BE CONNECTED TO DRYWELLS.

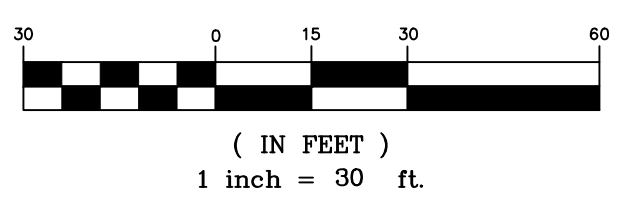
DEVELOPER/OWNER

CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC, 8318 FORREST STREET - SUITE 200, ELLICOTT CITY, MD 21043

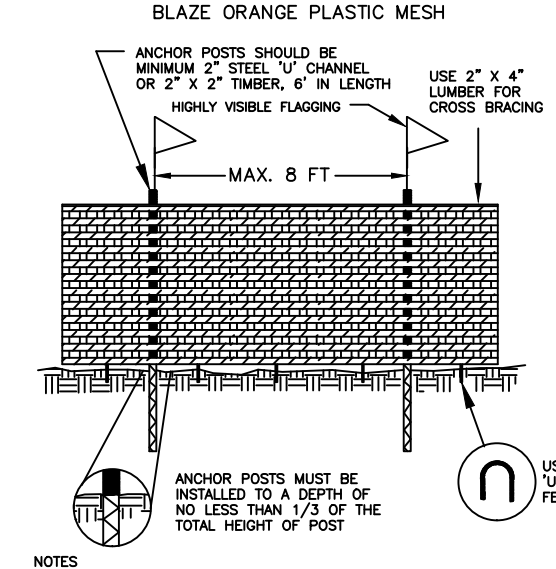
THE CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION ON LOTS 3 AND 5 BEFORE STARTING THE BASEMENT EXCAVATION TO ENSURE THE BASEMENT ARE SERVED BY GRAVITY.



GRAPHIC SCALE



TREE PROTECTION FENCE DETAIL



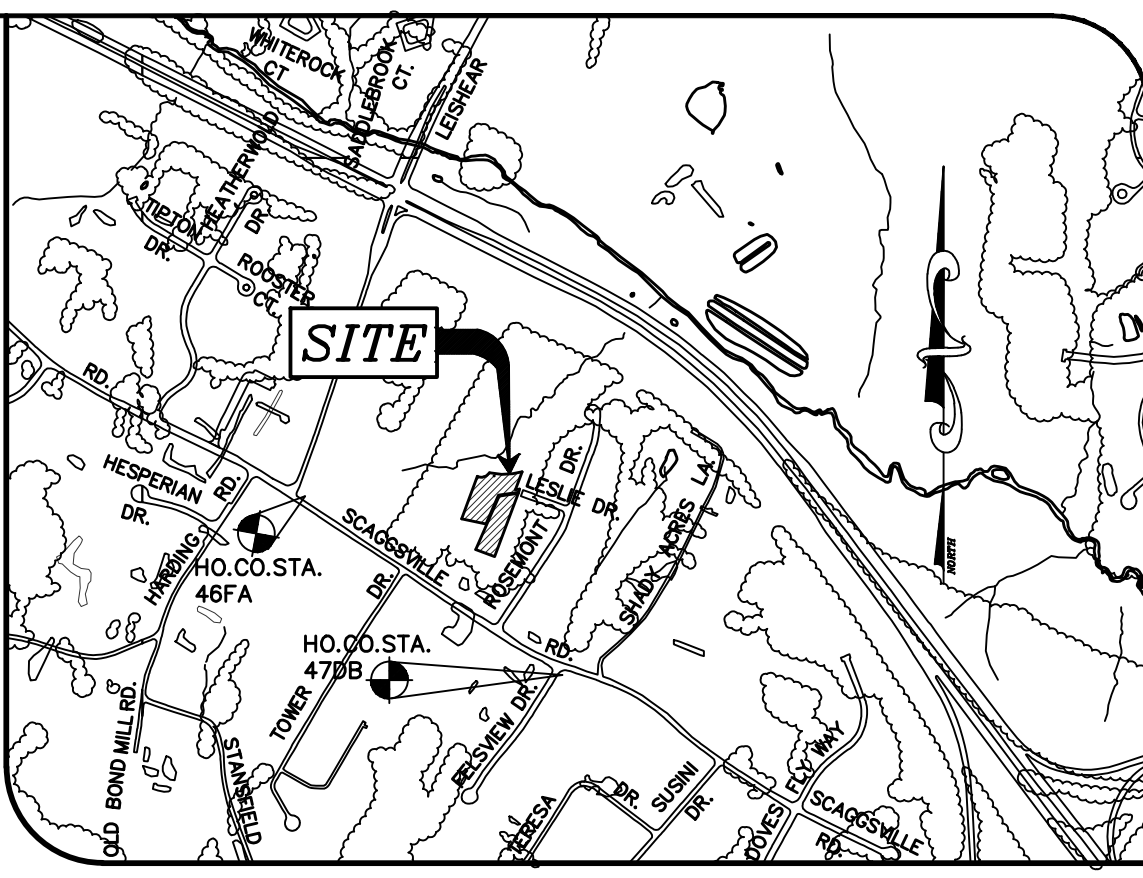
- NOTES: 1. FOREST PROTECTION DEVICE ONLY... 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS... 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE... 4. ROOT DAMAGE SHOULD BE AVOIDED... 5. ROOT DAMAGE TO BE AVOIDED... 6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

MIHU TRACKING CHART

Table with 2 columns: Description, Quantity. Rows include Total Number of Lots/Units (5), Number of MIHU Required (1), etc.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND... SAMER A. ALOMER, P.E.

APPROVED: DEPARTMENT OF PLANNING AND ZONING... [Signature] 8/29/2024... [Signature] 8/30/2024



GENERAL NOTES:

- 1. SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN... 2. ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS... 3. PROJECT BACKGROUND: LOCATION: ELECTION DISTRICT: SIXTH... 4. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. DATED APRIL 10, 2006... 5. BOUNDARY INFORMATION IS BASED ON FIELD RUN MONUMENTED SURVEY BY MILDBERG, BOENDER & ASSOC., INC. DATED APRIL 2019... 6. COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS... 7. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC CONTRACT #24-5153-D... 8. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS... 9. FOREST STAND AND WETLAND DELINEATIONS ARE BASED ON A STUDY PERFORMED BY ECO-SCIENCE PROFESSIONALS ON OR ABOUT APRIL, 2020... 10. NO FLOODPLAIN EXISTS ON SITE... 11. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE... 12. SOIL DELINEATION IS BASED ON HOWARD COUNTY SOIL SURVEY MAP... 13. SLOPES GREATER THAN 25% DO NOT EXIST ON SITE... 14. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE... 15. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WAS FULFILLED UNDER F-21-039... 16. LANDSCAPING FOR THIS SUBDIVISION HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-21-039... 17. STORMWATER MANAGEMENT FOR THE EXISTING UIC-DRIVEWAY AND INDIVIDUAL DRIVEWAYS IS PROVIDED BY M-6 MICRO-BIOTENTION FACILITY... 18. A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY THE HOWARD COUNTY BUREAU OF HIGHWAYS... 19. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS... 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY... 21. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK... 22. A COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON APRIL 16, 2019 AT 6:00 PM AT THE SAVAGE LIBRARY... 23. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY... 24. THIS PROJECT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.120(C)(2), 16.121(A)(2) AND 16.1205(A)(3) ON APRIL 2, 2020 AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING... 25. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES... 26. APFO ROAD TEST IS NOT REQUIRED FOR THIS SUBDIVISION... 27. GEOTECHNICAL REPORT WAS PROVIDED BY GEOTECHNICAL ENVIRONMENTAL TESTING CONSULTANTS, INC. IN JUNE, 2020... 28. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.

Project information table: Project, date, illustration, MAM, scale, 1"=60'

Revision table with columns: no., description, date.

PIERCE PROPERTY SUPPLEMENTAL PLAN LOTS 3 THRU 7, A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS A & B TAX MAP: 46 - PARCEL: P/O 277 - GRID I2 HOWARD COUNTY, MARYLAND SIXTH ELECTION DISTRICT

MILDBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors 8318 FORREST ST. ELLICOTT CITY, MD 21043 (410) 997-0296 Tel. contact@mba-eng.com e-mail