<u>SPECIMEN TREE CHART</u>

KEY	SPECIES	SIZE	CRZ	COMMENTS	CRZ AREA SF
ST-01	TULIP POPLAR	42.5	63.75	FAIR CONDITION	12761
ST-03	WHITE OAK	32	48	FAIR CONDITION	7235
ST-04	TULIP POPLAR	31.5	47.25	FAIR CONDITION	7010
ST-05	RED OAK	33	49.5	FAIR CONDITION	7694
ST-11	CHESTNUT OAK	56.5	84.75	PRESERVED IN FOREST CONSERVATION ESMNT ON OPEN SPACE LOT 7	22553
ST-12	CHESTNUT OAK	31	46.5	PRESERVED IN FOREST CONSERVATION ESMNT ON OPEN SPACE LOT 7	6789
ST-13	CHESTNUT OAK	48.5	72.75	PRESERVED IN FOREST CONSERVATION ESMNT ON OPEN SPACE LOT 7	16619
ST-14	CHESTNUT OAK	30	45	PRESERVED IN FOREST CONSERVATION ESMNT ON OPEN SPACE LOT 7	6359
ST-15	CHESTNUT OAK	46.5	69.75	PRESERVED IN FOREST CONSERVATION ESMNT ON OPEN SPACE LOT 7	15276
ST-16	CHESTNUT OAK	33	49.5	PRESERVED IN FOREST CONSERVATION ESMNT ON OPEN SPACE LOT 7	7694
ST-17	TULIP POPLAR	37	55.5	PRESERVED IN FOREST CONSERVATION ESMNT ON OPEN SPACE LOT 7	9672
ST-18	TULIP POPLAR	30	45	PRESERVED IN FOREST CONSERVATION ESMNT ON OPEN SPACE LOT 7	6359

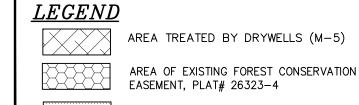
NOTE:

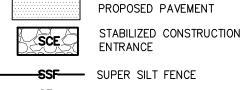
- SPECIMEN TREES 1, 3, 4, AND 5 TO BE MAINTAINED IN PERPETUITY. FURTHER, SHOULD A SPECIMEN TREE PERISH, REPLACEMENT TREES OF 4" CALIPER OR GREATER SHALL BE PLANTED AT 2:1 AS MITIGATION AND A REDLINE TO THE
- APPROVED SDP SHALL BE PROCESSED TO REFLECT THE CHANGES. PROVIDE TREE PROTECTIVE FENCE AT THE EDGE OF THE LOD INTERSECTING THE CRITICAL ROOT ZONE (CRZ) FOR SPECIMEN
- PROVIDED A ROW OF SUPER SILT FENCE ALONG THE ENTIRE INSIDE PERIMETER OF THE FOREST CONSERVATION EASEMENT.

TREE PRESERVATION RECOMENDATIONS

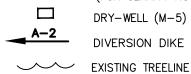
- AFTER THE LIMIT OF DISTURBANCE (LOD) IS ESTABLISHED, TREES 1, 3, 4, AND 5 SHOULD BE PRUNED, THINNED AND THE DEADWOOD REMOVED. THESE TREES SHALL HAVE A DEEP ROOT FERTILIZATION TO PROMOTE NEW ROOT GROWTH. THE FOLLOWING MIXTURE OR EQUIVALENT THEREOF SHOULD BE USED PER 550 GALLONS OF WATER. APPROXIMATELY 25 LBS. OF 20-20-20B NUTRI-LEAF AND APPROXIMATELY 50 LBS. OF POWDER BLUE 38-0-0 SHOULD BE USED. THIS RESULTS IN A 4-1-1 RATIO. THE APPLICATION RATE SHOULD BE 5 GALLONS OF MIXTURE FOR EACH INCH OF (DBH). THE MATERIAL SHOULD BE APPLIED WITH AN APPROPRIATE HYDRAULIC SPRAYER AND THE TANK SHALL RECEIVE CONSTANT AGITATION TO KEEP THE MATERIAL IN SOLUTION. THIS MATERIAL SHOULD BE APPLIED AT APPROXIMATELY 150 TO 200 LBS. P.S.I. (PER SQUARE INCH). THIS
- APPLICATION IS DESIGNED TO DO TWO THINGS: TO PUT THE MATERIAL INTO THE SOIL AT THE APPROPRIATE DEPTH AND TO AERATE THE SOIL. ROOT PRUNING SHOULD BE DONE AT THE LOD TO A DEPTH OF APPROXIMATELY TWO FEET. ROOTS SHOULD BE CLEANLY CUT USING A VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. THE TRENCH SHOULD BE IMMEDIATELY BACK-FILLED WITH THE SOIL REMOVED OR ORGANIC SOIL APPROVED BY PROJECT MANAGER. NOTE: NOT MORE THAN 30% OF THE CRITICAL ROOT ZONE SHOULD BE DISTURBED AND LESS IF POSSIBLE.
- ORANGE TREE-PROTECTION FENCING SHOULD BE INSTALLED AT THE LOD AND AROUND THE REMAINING CANOPY OF THE SAVED TREES. THE AREA SHOULD NOT BE DISTURBED BY EQUIPMENT OR USED FOR STORAGE. THE FENCE SHOULD REMAIN AS INSTALLED THROUGHOUT THE ENTIRE PROJECT. FIELD INSPECTION TO MAKE SURE ALL WORK HAS BEEN ACCORDING TO INDUSTRY STANDARDS.
- TREES SHOULD BE MONITORED DURING CONSTRUCTION OF THE PROJECT. THOSE PROBLEMS THAT ARE FOUND DURING THE COURSE OF CONSTRUCTION SHOULD BE CORRECTED BY THE TREE TRIMMING CONTRACTOR AT THE DIRECTION OF THE PROJECT MANAGER.
- UPON SUCCESSFUL COMPLETION OF THE PROJECT ALL TREE PRESERVATION MATERIAL SHALL BE REMOVED. 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

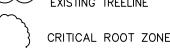
THIS TIME. THE TREES SHOULD BE MONITORED FOR A PERIOD OF TWO YEARS BEFORE FINAL RELEASE OF THE PROJECT.

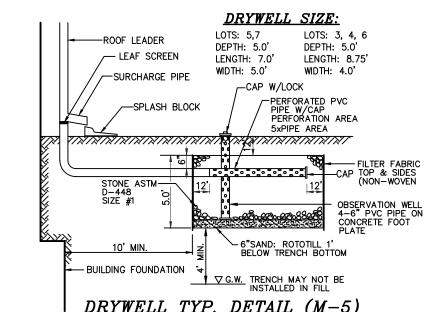




LIMIT OF DISTURBANCE = PROPOSED TREE LINE (FOR CLARITY NOT SHOWN)







<u>DEVELOPER/OWNER</u> CLARKSVILLE RIDGE PROFESSIONAL CENTER LLC. 8318 FORREST STREET - SUITE 200

(Hal) Edmondson

CHIEDOODSIYELOOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

NOTE: ALL ROOF LEADERS MUST BE CONNECTED TO DRYWELLS.

PHONE 410-707-7054 APPROVED: DEPARTMENT OF PLANNING AND ZONING DocuSigned by: HEREBY CERTIFY THAT THESE DOCUMENTS WERE

8/29/2024

8/30/2024

DATE

DATE

LICENSE NO. 26859, EXP DATE 08/08/25 Samer Momer SAMER A. ALOMER, P.E.

A DULY LICENSED PROFESSIONAL ENGINEER

PREPARED OR APPROVED BY ME AND THAT I AM

UNDER THE LAWS OF THE STATE OF MARYLAND,

#26323-4

N 535000

TOTAL NUMBER OF LOTS/UNITS NUMBER OF MIHU REQUIRED NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS) NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS) MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS

MIHU TRACKING CHART

EXISTING 30' PUBLIC

WATER, SEWER AND

UTILITY EASEMENT

FÓLIO 305

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. ATTACHED THE HOUSE RIABLE WIDTH PRIVATE SWM MAINTENANCE AND UTILITY EASEMENT PLAT# EASEMENT, PLAT #26323-4 G.≚382.83 F.F.=384.83 //ACCESS, DRAINAGE AND UTILITY ∕B.=374.83 //EASEMENT FOR LOT 1 AND FUTURE
// SUBDIVISION OF NON-BUILDABLE BULK MCE = 374.67PARCELS A & B, PLAT# 26323-4 F.F.=*3*84.53 B.≠374.53 PRIVATE VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT F.F.=388.53

EX. 20' PRIVATE DRAINAGE AND . UTILITY EASEMENT PLAT# 26323-4 ∕B.=378.53 MCE=374.62 EXISTING LANDSCAPING AS PER F-21-039

(. 30' PUBLIC WATER, SÉWER / AND UTILITY EASEMENT, PLAT EXISTING 20' PUBLIC SEWER AND UTILITY EASEMENT PLAT / EXISTING LANDSCARING A\$ PER E-21-039 -

F.F.=385.83

B.=375.83

LOT 1 PIERCE PROPERTY \PLAV#26383-4 ROSEMÓNT SUB. /2LAT NO 587/2, LO/ 31/ZONF √F.F.=393.33

ĴB.=383.33

MCE = 379.53

PLAT #26323-4 USE-IN-COMMON R/W LIBER 537

> EXISTING 20' PUBLIC SEWER AND UTILITY -EASEMENT, PLAT #26323-4

GRAPHIC SCALE

(IN FEET) 1 inch = 30 ft.

——MAX. 8

ROSEMONI SUB.

PLAT NO 5972, LOY 32 ZO)

RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.

4. ROOT DAMAGE SHOULD BE AVOIDED.

5. PROTECTIVE SIGNAGE MAY ALSO BE USED.

6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE DETAIL

BLAZE ORANGE PLASTIC MESH

ANCHOR POSTS SHOULD BE
 MINIMUM 2" STEEL 'U' CHANNEL
 OR 2" X 2" TIMBER, 6' IN LENGTH

VICINITY MAP

ADC MAP: 39, GRID F-4 SCALE: 1"=1000'

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: TAX MAP: 46 PARCEL: 277 GRID 12
 - LECTION DISTRICT : SIXTH DEED REFERENCE: 3962/387, 8581/224, 22112/69
 - PREVIOUS DPZ FILE NUMBERS: ECP-19-056, WP-20-013, WP-21-145, SP-20-004, F-21-039
 - PROPOSED USE FOR SITE: RESIDENTIAL TOTAL NUMBER OF UNITS: 5 TYPE OF PROPOSED UNIT : SFD
- 4. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. DATED APRIL
- 5. BOUNDARY INFORMATION IS BASED ON FIELD RUN MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. DATED APRIL
- 6. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO: 46FA & 47DB No. 46FA N 535,140.866 E 1,346,962.690 EL. 403.650 No. 47DB N 534,316.917 E 1,348,131.250 EL. 398.560
- 7. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC CONTRACT #24-5153-D.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OF CONSTRUCTION OF THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING
- 9. FOREST STAND AND WETLAND DELINEATIONS ARE BASED ON A STUDY PERFORMED BY ECO-SCIENCE PROFESSIONALS ON OR ABOUT
- 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-BIORETENTION FACILITY. STORMWATER MANAGEMENT FOR FUTURE SFD IS PROVIDED BY M-5 DRY WELLS IN ACCORDANCE WITH THE 2007 MARYLAND
- STORMWATER DESIGN MANUAL AND APPROVED UNDER F-21-039. ALL SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- 18. A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY THE HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S / OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST
- 19. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE TYPES AND THE
- DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES. 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.

LESLIE DRIVE.APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 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 SUBJECT TO ALTERNATIVE COMPLIANCE WP-20-013 OF 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, DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED YOUR REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(A)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE 9 SPECIMEN TREES IN ORDER TO PROVIDE ACCESS TO AND DEVELOP THE PROPERTY WITH 6 SINGLE FAMILY DETACHED LOTS AND AN OPEN SPACE LOT TO BE DEDICATED TO HOWARD COUNTY. ON APRIL 20, 2020, AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF PLANNING AND ZONING CONSIDERED AND APPROVED YOUR REQUEST FOR ALTERNATIVE COMPLIANCE WITH PESPECT TO SECTIONS 18.121(A)(2)*** AND SECTION 16.120(C)(2) OF THE SURDIVISION AND LAND DEVELOPMENT COMPLIANCE WITH RESPECT TO SECTIONS 16.121(A)(2)** AND SECTION 16.120(C)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REDUCE THE MINIMUM LOT SIŻE TÓ 14,000 SQUARE FEET AND DEDICATE 30% OF THE GROSS ACREAGE (1.78 ACRES) AS OPEN SPACE TO HOWARD COUNTY CONTAINING A STREAM, WETLANDS AND STEEP SLOPES AND TO ALLOW THE EXISTING HOUSE TO CONTINUE ACCESS THROUGH PARCEL 36 TO SCAGGSVILLE ROAD INSTEAD OF FROM ITS PUBLIC ROAD FRONTAGE ONTO
- INCLUDE ALTERNATIVE COMPLIANCE APPLICATION FILE NUMBER WP-20-013, DATE OF APPROVAL AND CONDITIONS OF APPROVAL ON ALL RELATED PLAN SUBMISSIONS. APPROVAL OF RELIEF OF SECTION 16.120(C)(2) ONLY APPLIES TO LOT 6* AND THE EXISTING HOUSE, INCLUDE A GENERAL NOTE ON THE FINAL PLAN AND PLAT THAT MANDATES SHOULD THE EXISTING HOUSE BE DEMOLISHED OR DESTROYED, AND A NEW HOUSE BUILT, THE ACCESS THROUGH PARCEL 36 EXPIRES AND THE LOT SHALL GAIN ACCESS TO LESLIE DRIVE VIA THE SHARED DRIVEWAY. INCLUDE THAT A PLAT OF REVISION MAY BE NEEDED TO CHANGE THE HOUSE ORIENTATION AND
- THE ENVIRONMENTAL FEATURES MUST BE WHOLLY CONTAINED WITHIN AN OPEN SPACE LOT THAT IS DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS. ALL REMOVED SPECIMEN TREES SHALL BE REPLACED WITH NATIVE TREES OF 2.5" CALIPER AT A 2:1 RATIO. SHOW THE REPLACEMENT TREES WITH A NOTE REFERENCING WP-20-013 ON FUTURE PLAN SUBMISSIONS.

 • ALL FUTURE PLAN SUBMISSIONS SHALL CLEARLY LABEL THE REMAINING SPECIMEN TREES AND INCLUDE A NOTE REQUIRING THE SPECIMEN TREES BE MAINTAINED IN PERPETUITY. FURTHER, SHOULD A SPECIMEN TREE PERISH, REPLACEMENT TREES OF
- 4" CALIPER OR GREATER SHALL BE PLANTED AT 2:1 AS MITIGATION AND A REDLINE TO THE APPROVED SDP SHALL BE PROCESSED TO REFLECT THE CHANGES. • INCLUDE THE TREE PRESERVATION METHODS OUTLINED IN THE FEBRUARY 16, 2020 RECOMMENDATIONS LETTER FROM T.D. MAYER CONSULTING ON THE SITE DEVELOPMENT PLANS AND CONSTRUCTION DRAWINGS.
- THE SEQUENCE OF OPERATION SHALL INCLUDE CONTACTING DPZ STAFF TO BE PRESENT TO OBSERVE AND VERIFY ROOT PRUNING, DEEP ROOT FERTILIZATION, AND POST CONSTRUCTION TREE PROTECTIONS.

 SINCE THE APPROVAL OF WP-20-013, THE LOTS WERE RENUMBERED. THE APPROVAL IS FOR LOT 6 AS SHOWN ON SP-20-004 AND IS NOW SHOWN ON THIS PLAT AS LOT 1 PLAT 26323.
- 25. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
- B)SURFACE 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2"). C)GEOMETRY — MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING AADIUS.
- D)STRUCTURES (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING). E)DRAINAGE ELÈMENTS — CAPABLÉ OF SAFELY PASSING 100 YEAR FLOOD PLAIN WÌTH NO MORE THAN 1 FOOT OF DEPTH OVER
- F) STRUCTURE CLEARANCES MINIMUM 12 FEET G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 26. APFO ROAD TEST IS NOT REQUIRED FOR THIS SUBDIVISION. THE HOWARD COUNTY ADEQUATE PUBLIC FACILITIES TRAFFIC REQUIREMENTS DO NOT REQUIRE A TRAFFIC IMPACT ANALYSIS FOR DEVELOPMENT GENERATING FEWER THAN 5 PEAK HOUR TRIPS.
- 27. GEOTECHNICAL REPORT WAS PROVIDED BY GEOTECHNICAL ENVIRONMENTAL TESTING CONSULTANTS, INC. IN JUNE, 2020.
- 28. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT. THE SITE DOES NOT FALL WITHIN THE LOCATION GUIDELINES OUTLINED BY HOWARD

SO(∇ \forall

 \sim

 \mathfrak{C}

兄名 MM

OF 1

F - 25 - 001