

GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: 11986 HALL SHOP ROAD
- TOTAL AREA OF PROPERTY = 26.02 AC.±
- PROPOSED NUMBER OF LOTS = 8
- PROPOSED AREA OF LOTS = 24.47 AC.±
- PROPOSED AREA OF RW = 1.30 AC.±
- PROPOSED AREA OF NON-BUILDABLE PARCELS: A = 0.24 AC.±, B = 0.16 AC.±
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: ECP-12-063, WP-13-005
- REFERENCE: LSEB #72, TOLID 161
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC ON FEBRUARY 27, 2012.
- THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN WITH 2' CONTOUR INTERVALS BY SILL, ADCOCK & ASSOCIATES, LLC ON APRIL 13, 2012. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC IN MAY 2012 AND WAS APPROVED UNDER ECP-12-063.
- THERE ARE NO STEEP SLOPES, FLOODPLAINS OR CEMETERIES ON-SITE.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN FIELD LOCATED.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PRELIMINARY GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE AND FIELD INVESTIGATIONS. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 356G AND 41AC WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- STORMWATER MANAGEMENT OBLIGATIONS FOR THIS SITE WILL BE MET BY GRASS CHANNELS (M-6) AND MICRO-BIORETENTION FACILITIES (M-6) FOR THE ROAD, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION; AND ROOFTOP DISCONNECTS (N-1), NON ROOFTOP DISCONNECTS (N-2) AND MICRO-BIORETENTION FACILITIES (M-6) ON THE LOTS. ON LOT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER. THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 5.97 ACRES OF FOREST AND THE REFORESTATION PLANTING REQUIREMENT OF 4.28 ACRES (186,437 SF) OF FOREST WILL BE SATISFIED BY FOREST BANK OR PAYMENT OF A FEE-IN-LIEU OF REFORESTATION. SURETY FOR THE ON-SITE RETENTION IS NOT REQUIRED.
- ALL SWALES TO HAVE EROSION CONTROL MATTING.
- THIS PROJECT IS IN COMPLIANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THIS PROJECT IS SUBJECT TO WP-13-005 FROM THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON OCTOBER 12, 2012. THE DIRECTOR APPROVED THE REQUEST TO WAIVE SECTIONS 16.1200 (4) (b) (i) WHICH PROHIBITS FLOODPLAIN, WETLAND, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES IN SIZE, AND SECTION 16.1206 (A) AND (C) FOR THE REMOVAL OF ONE (1) SPECIMEN TREE OR TREE 30' DBH OR GREATER. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - FOREST CONSERVATION SIGNS MUST BE POSTED EVERY 50 FEET ALONG THE ENTIRE PERIMETER OF THE FOREST CONSERVATION EASEMENT.
 - THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT AND ALL SUBDIVISION PLANS.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE STREAM, FOREST CONSERVATION EASEMENT AND REQUIRED BUFFERS.
 - DISTRIBUTING EDUCATIONAL MATERIAL TO EACH LOT PURCHASER EXPLAINING THE RESTRICTIONS ON ENCROACHMENT INTO THE FOREST CONSERVATION EASEMENT, STREAM AND THEIR BUFFERS.
 - COMPLIANCE WITH ALL SUBDIVISION COMMENTS.
 - AT THE BUILDING PERMIT APPLICATION PROCESS, THE BUILDER SHOULD STRIVE TO MAINTAIN A MINIMUM OF 100-FOOT SEPARATION BETWEEN ANY PROPOSED HOUSE AND THE FOREST CONSERVATION EASEMENT.
- ON DECEMBER 20, 2012, THE DIRECTOR APPROVED AN ADDITIONAL WAIVER TO SECTION 16.1200 (6)(v)(c) SUBDIVISION LAYOUT, WHICH STATES PIPESTEM LOTS SHALL NOT BE CREATED ON BOTH SIDES OF A FRONTAGE LOT IN THE SAME SUBDIVISION WITH THE FOLLOWING CONDITION:
 - COMPLIANCE WITH THE SIX (6) PREVIOUS APPROVAL CONDITIONS FOR WP-13-005.
- THIS PROJECT IS SUBJECT TO AN EXTENSION OF TIME TO SUBMIT REVISED PLANS BASED ON GOVERNMENTAL DELAY. THE DIVISION CONCURS BASED ON THE DELAY ENCOUNTERED INVOLVING APPROVAL OF THE WAIVER PETITION WP-13-005 AND RESOLUTION OF ROAD AND TRAFFIC CONCERNS WITH DPW WHICH ARE STILL PENDING. THE DIVISION GRANTS THE EXTENSION FROM THE PRESENT DEADLINE DATE OF OCTOBER 22, 2012 TO DECEMBER 21, 2012 FOR SUBMISSION OF THE REVISED PRELIMINARY EQUIVALENT SKETCH PLAN.
- REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE FOR PIPESTEM LOTS ARE PROVIDED TO THE JUNCTION OF THE PUBLIC ROAD AND THE PIPESTEM DRIVEWAY. COUNTY TRASH AND RECYCLING COLLECTION WILL BE AT BLEVINS DRIVE WITHIN 5' OF THE COUNTY ROADWAY.
- NON CLUSTER LOTS WILL PAY \$1,500.00 PER LOT FOR OPEN SPACE REQUIREMENTS PER SECTION 16.121 (a) (2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELL-DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE FINAL PLAT MYLAR.
- DEFINED SEPTIC AREAS ARE APPROVED AND INTENDED FOR INSTALLATION OF DRAINFIELD TRENCHES FOR WASTEWATER TREATMENT AND DISPOSAL. LOCALLY INTENSIVE DISRUPTION OF THE SOIL AND DISTURBANCE OF VEGETATION WILL OCCUR, AND LIKELY WILL RESULT IN DAMAGE OR DESTRUCTION OF TREES AND OTHER VEGETATION WITHIN THE BOUNDARIES OF THE SEPTIC AREA, INCLUDING ROOTS OF TREES THAT EXTEND INTO THE SEPTIC AREA. IN ADDITION, NO PERMANENT STRUCTURES OR BURIED DEVICES ARE ALLOWED IN AN APPROVED SEPTIC AREA.
- THE SAND MOUND AREA(S) DELINEATED AND IDENTIFIED ON THIS PARCEL MUST BE STAKED BY A SURVEYOR AND A FIELD REVIEW CONDUCTED BY THE HOWARD COUNTY HEALTH DEPARTMENT TO VERIFY THE AREAS HAVE NOT BEEN IMPACTED PRIOR TO FINAL PLAT APPROVAL AND PRIOR TO BUILDING PERMIT APPROVAL. IN ADDITION, THESE AREAS MUST BE PROTECTED BY A FIXED BARRIER AT ALL TIMES DURING DEMOLITION, GRADING, AND CONSTRUCTION ACTIVITIES. THEREAFTER PROTECTIVE MEASURES SHOULD BE IMPLEMENTED TO PROTECT THESE AREAS FROM EROSION AND ENCROACHMENT BY WHEELED VEHICLES. SUBSEQUENT BUILDING PERMIT APPLICATIONS MAY BE DENIED SHOULD THE SAND MOUND AREAS BE EVALUATED AND FOUND TO BE UNSATISFACTORY FOR THE INTENDED USE.
- A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNERS EXPENSE. SIGN SHALL BE PLACED AT THE INTERSECTION OF BLEVINS DRIVE AND THE USE-IN-COMMON DRIVEWAY.
- TRAFFIC CONTROL DEVICES:
 - THE R-1 ("STOP") SIGN AND THE STREET SIGN (SIS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY THE HOWARD COUNTY TRAFFIC DIVISION (410-313-2450) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MDMUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2 1/2" GALVANIZED STEEL PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.

PRELIMINARY EQUIVALENT SKETCH PLAN

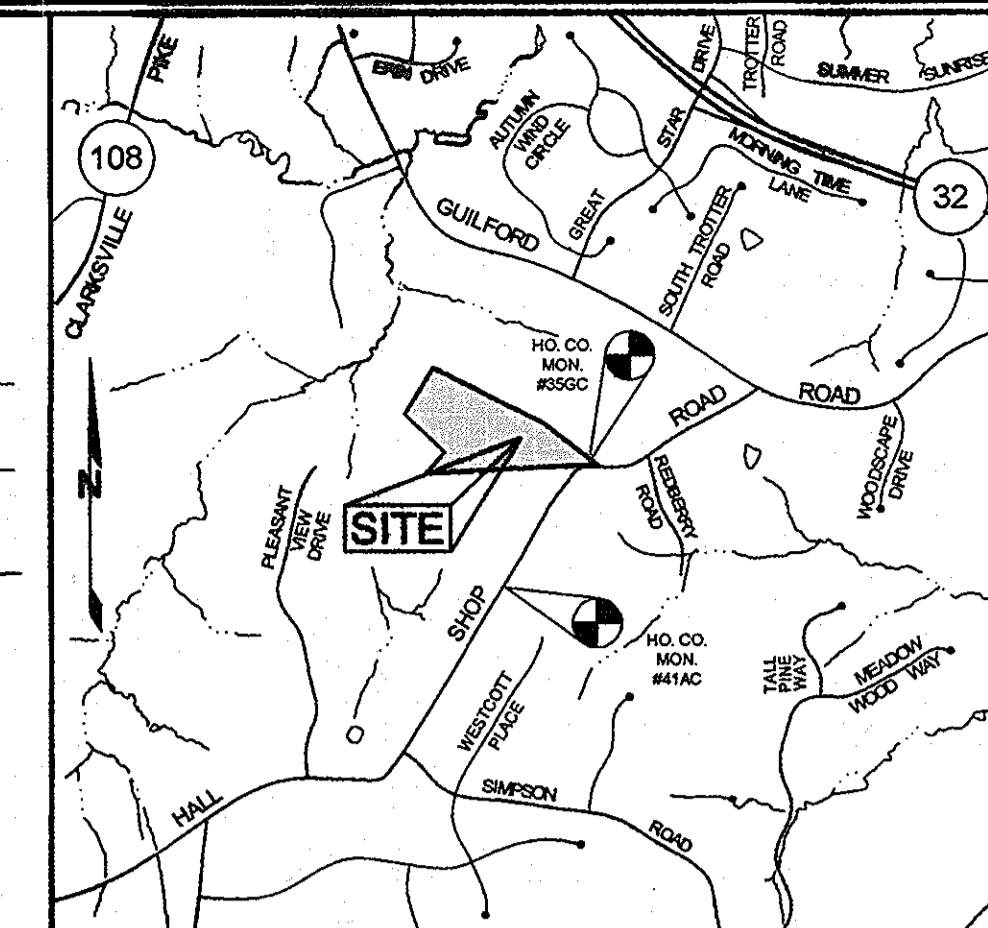
BLEVINS PROPERTY

LOTS 1 THRU 8 AND NON-BUILDABLE PARCELS A & B

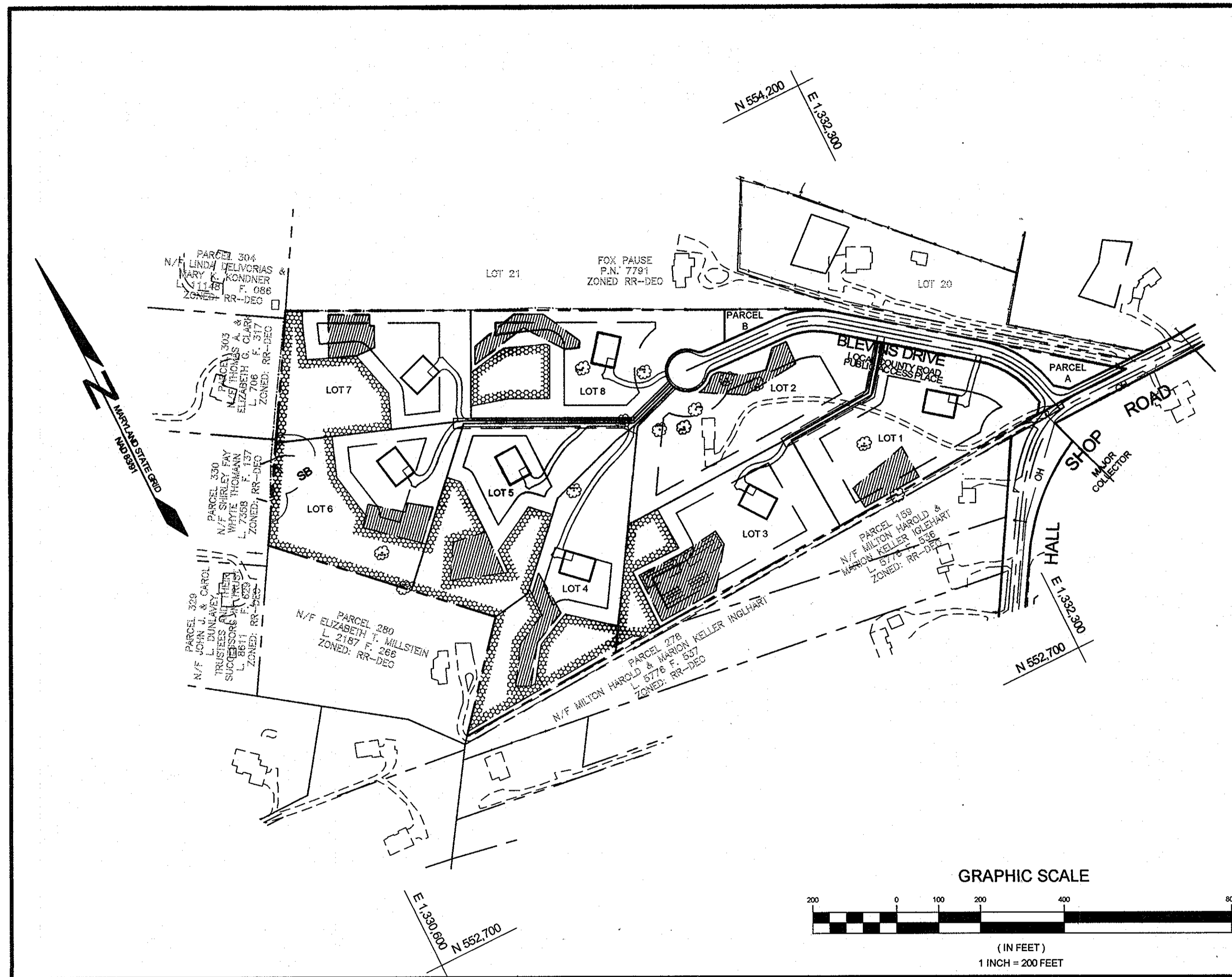
HOWARD COUNTY, MARYLAND

LEGEND

- APPROXIMATE FOREST CONSERVATION EASEMENT
- EXISTING SPECIMEN TREE
- STREAM BUFFER
- OVERHEAD LINES
- EXISTING FENCE



BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
356G	553,244.4	1,332,905.9	482.40	N SIDE OF HALL SHOP ROAD, 1/3 MILE SW OF GUILFORD ROAD, 30' NE OF POLE#112401
41AC	551,969.6	1,331,695.3	488.34	E SIDE OF HALL SHOP ROAD, 135' N OF POLE #112411, 111' S OF POLE #112410



SITE ANALYSIS DATA SHEET	
ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	26.02 ACRES±
LIMIT OF DISTURBANCE	8.85 ACRES±
GREEN OPEN AREA (LAWN)	8.88 ACRES±
IMPERVIOUS AREA	2.06 ACRES±
PROPOSED SITE USES	26.02 ACRES±
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	19.35 ACRES±
SLOPES GREATER THAN 15%	3.33 ACRES±
HIGHLY ERODIBLE SOILS	0.00 ACRES± (1)

MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA (AC)	PIPESTEM AREA (AC)	MINIMUM LOT SIZE (AC)
3	3.06 ±	0.09 ±	3.00 ±
4	3.05 ±	0.05 ±	3.00 ±
5	3.06 ±	0.05 ±	3.00 ±
6	3.07 ±	0.07 ±	3.00 ±
7	3.07 ±	0.07 ±	3.00 ±

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

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY ROAD PLAN & PROFILE BLEVINS ROAD
3	PRELIMINARY GRADING, SEDIMENT CONTROL AND PERCOLATION CERTIFICATION PLAN
4	PRELIMINARY GRADING, SEDIMENT CONTROL AND PERCOLATION CERTIFICATION PLAN
5	PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
6	PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN
7	PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN

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

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

COVER SHEET
BLEVINS PROPERTY
 LOTS 1 THRU 8 AND NON-BUILDABLE PARCELS A & B
 A SUBDIVISION OF PARCEL 310

TAX MAP 35 GRID 19
 5TH ELECTION DISTRICT

PARCEL 310
 HOWARD COUNTY, MARYLAND

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

DESIGN BY: PS
 DRAWN BY: BK
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: FEBRUARY 13, 2012
 PROJECT #: 11-054
 SHEET #: 1 OF 7

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

R. Wilson for Marlene Reisman 3/7/2013
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Paula Louisa 3-15-13
 PLANNING DIRECTOR
 MARYLAND DEPARTMENT OF PLANNING AND ZONING

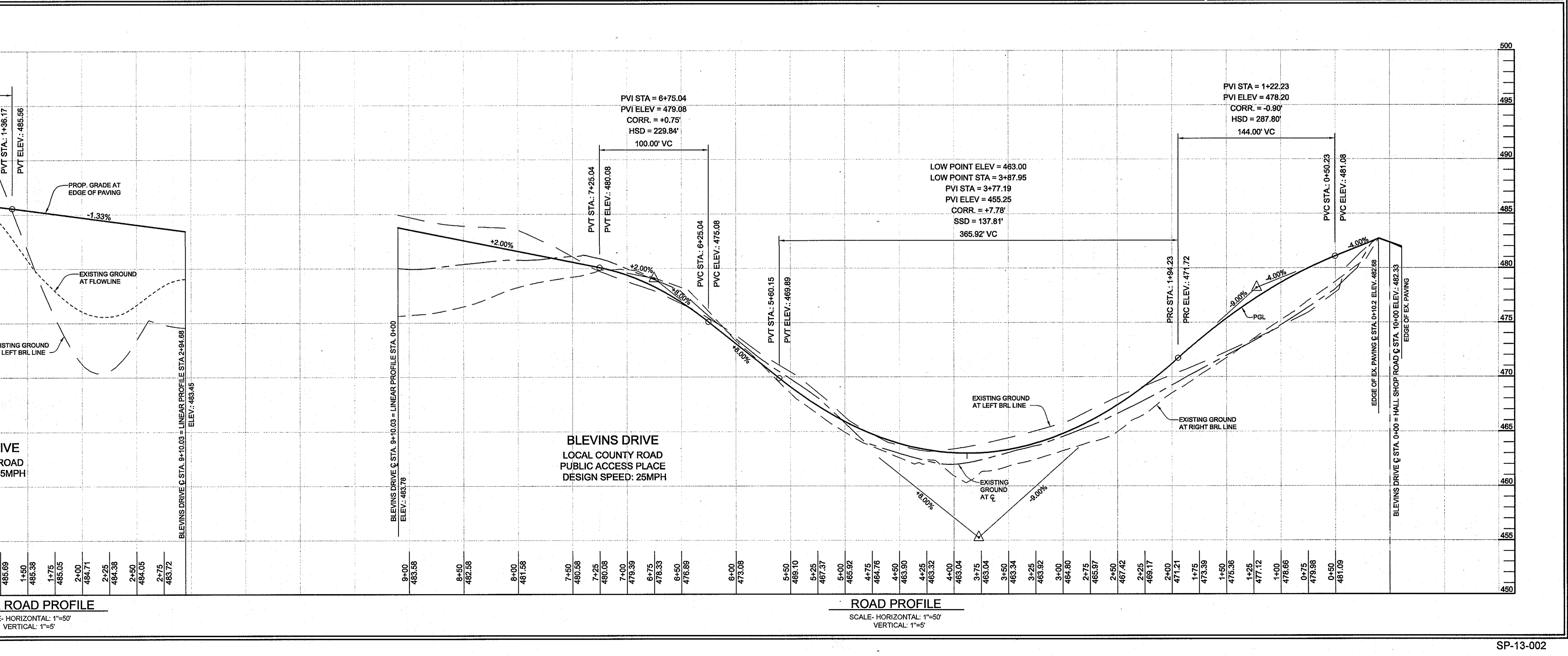
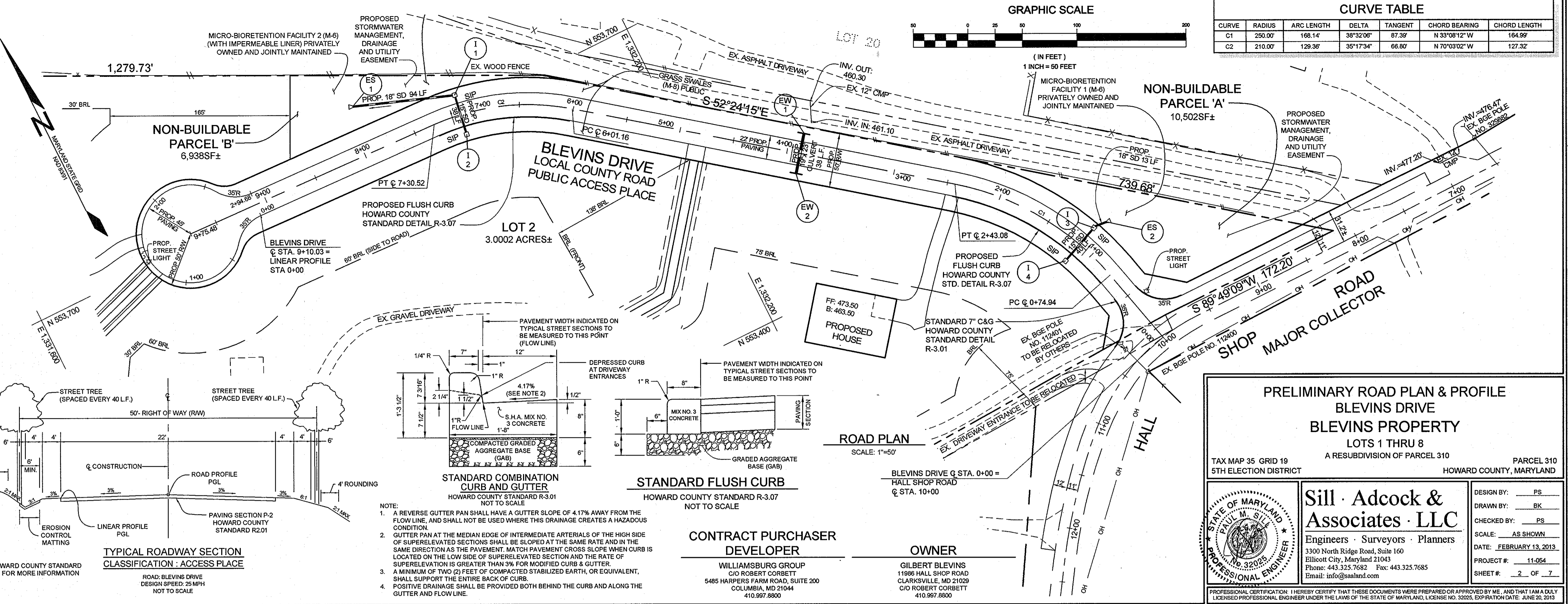
PAVING SECTIONS						
SEC. NO.	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)				
		3 TO <5 TO <7	7	3 TO <5 TO <7	7	
P-2	PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5
	LOCAL ROADS: ACCESS PLACE, ACCESS STREET	HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0
	CUL-DE-SACS: RESIDENTIAL	HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0

NOTES:

- HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.
- HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (0.75" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.0" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).
- GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
- THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
- IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL / INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
- THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CBR VALUE FOR EACH ROADWAY.

STATION	ELEVATION
0+25	484.41
0+50	485.13
0+75	485.58
1+00	485.77
1+25	485.69
1+50	485.38
1+75	485.05
2+00	484.71
2+25	484.38
2+50	484.05
2+75	483.72
3+00	483.39
3+25	483.06
3+50	482.73
3+75	482.40
4+00	482.07
4+25	481.74
4+50	481.41
4+75	481.08
5+00	480.75
5+25	480.42
5+50	480.09
5+75	479.76
6+00	479.43
6+25	479.10
6+50	478.77
6+75	478.44
7+00	478.11
7+25	477.78
7+50	477.45
7+75	477.12
8+00	476.79
8+25	476.46
8+50	476.13
8+75	475.80
9+00	475.47
9+25	475.14
9+50	474.81
9+75	474.48
10+00	474.15
10+25	473.82
10+50	473.49
10+75	473.16
11+00	472.83
11+25	472.50
11+50	472.17
11+75	471.84
12+00	471.51
12+25	471.18
12+50	470.85
12+75	470.52
13+00	470.19
13+25	469.86
13+50	469.53
13+75	469.20
14+00	468.87
14+25	468.54
14+50	468.21
14+75	467.88
15+00	467.55
15+25	467.22
15+50	466.89
15+75	466.56
16+00	466.23
16+25	465.90
16+50	465.57
16+75	465.24
17+00	464.91
17+25	464.58
17+50	464.25
17+75	463.92
18+00	463.59
18+25	463.26
18+50	462.93
18+75	462.60
19+00	462.27
19+25	461.94
19+50	461.61
19+75	461.28
20+00	460.95
20+25	460.62
20+50	460.29
20+75	459.96
21+00	459.63
21+25	459.30
21+50	458.97
21+75	458.64
22+00	458.31
22+25	457.98
22+50	457.65
22+75	457.32
23+00	456.99
23+25	456.66
23+50	456.33
23+75	456.00
24+00	455.67
24+25	455.34
24+50	455.01
24+75	454.68
25+00	454.35
25+25	454.02
25+50	453.69
25+75	453.36
26+00	453.03
26+25	452.70
26+50	452.37
26+75	452.04
27+00	451.71
27+25	451.38
27+50	451.05
27+75	450.72
28+00	450.39
28+25	450.06
28+50	449.73
28+75	449.40
29+00	449.07
29+25	448.74
29+50	448.41
29+75	448.08
30+00	447.75
30+25	447.42
30+50	447.09
30+75	446.76
31+00	446.43
31+25	446.10
31+50	445.77
31+75	445.44
32+00	445.11
32+25	444.78
32+50	444.45
32+75	444.12
33+00	443.79
33+25	443.46
33+50	443.13
33+75	442.80
34+00	442.47
34+25	442.14
34+50	441.81
34+75	441.48
35+00	441.15
35+25	440.82
35+50	440.49
35+75	440.16
36+00	439.83
36+25	439.50
36+50	439.17
36+75	438.84
37+00	438.51
37+25	438.18
37+50	437.85
37+75	437.52
38+00	437.19
38+25	436.86
38+50	436.53
38+75	436.20
39+00	435.87
39+25	435.54
39+50	435.21
39+75	434.88
40+00	434.55
40+25	434.22
40+50	433.89
40+75	433.56
41+00	433.23
41+25	432.90
41+50	432.57
41+75	432.24
42+00	431.91
42+25	431.58
42+50	431.25
42+75	430.92
43+00	430.59
43+25	430.26
43+50	429.93
43+75	429.60
44+00	429.27
44+25	428.94
44+50	428.61
44+75	428.28
45+00	427.95
45+25	427.62
45+50	427.29
45+75	426.96
46+00	426.63
46+25	426.30
46+50	425.97
46+75	425.64
47+00	425.31
47+25	424.98
47+50	424.65
47+75	424.32
48+00	423.99
48+25	423.66
48+50	423.33
48+75	423.00
49+00	422.67
49+25	422.34
49+50	422.01
49+75	421.68
50+00	421.35

LINEAR ROAD PROFILE
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



PERCOLATION CERTIFICATION NOTES

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. REORDINATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004 AND HAS BEEN FIELD VERIFIED. THE TOPOGRAPHY IN THE AREA OF THE SAND MOUND TESTS ON LOT 3 HAS BEEN FIELD RUN BY SILL, ADCOCK & ASSOCIATES, LLC IN JANUARY 2012.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADE OF EXISTING OR PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS HAVE BEEN FIELD LOCATED. LOCATED WELLS WITHOUT A WELL TAG SHOWN DID NOT HAVE ONE.
- THE HOUSE ON EXISTING LOT 2 AND ITS WELL AND SEPTIC SYSTEM ARE TO REMAIN.
- THE SEPTIC SYSTEM FOR LOT 3 IS TO BE A SAND MOUND SYSTEM. THIS SYSTEM WILL BE DESIGNED AT THE BUILDING PERMIT STAGE. PERCOLATION TEST HOLES 1060 - 1068 HAVE BEEN APPROVED FOR SAND MOUND SYSTEMS ONLY.
- THE SAND MOUND AREA(S) DELINEATED AND IDENTIFIED ON LOT 3 MUST BE PROTECTED BY A FIXED BARRIER AT ALL TIMES DURING GRADING AND CONSTRUCTION ACTIVITIES. THEREAFTER PROTECTIVE MEASURES SHOULD BE IMPLEMENTED TO PROTECT THESE AREAS FROM EROSION AND ENCROACHMENT BY WHEELED VEHICLES. SUBSEQUENT BUILDING PERMIT APPLICATIONS MAY BE DENIED SHOULD THE SAND MOUND AREAS BE EVALUATED AND FOUND TO BE UNSATISFACTORY FOR THE INTENDED USE.
- LOT 3 ON THIS PLAN HAS A LIMITATION OF FOUR (4) BEDROOMS. IF MORE BEDROOMS ARE DESIRED THE HEALTH DEPARTMENT WILL CONSIDER A TECHNICAL DESIGN SHOWING THAT THE SAND MOUND AREA WILL ACCOMMODATE A SYSTEM DESIGN ADEQUATE FOR THE AMOUNT OF WASTEWATER DISCHARGE FROM THE PROPOSED STRUCTURE.
- LOTS 1 AND 4 ON THIS PLAN HAVE A LIMITATION OF FIVE (5) BEDROOMS. IF MORE BEDROOMS ARE DESIRED THE HEALTH DEPARTMENT WILL CONSIDER A TECHNICAL DESIGN SHOWING THAT THE SEPTIC RESERVE AREA (RE: SEWAGE EASEMENT) WILL ACCOMMODATE A SYSTEM DESIGN ADEQUATE FOR THE AMOUNT OF WASTEWATER DISCHARGE FROM THE PROPOSED STRUCTURE.
- PRIOR TO RECORD PLAT SUBMITTAL, THE SEPTIC TANK, DRY WELL AND TRENCH SERVING 11986 HALL SHOP ROAD (LOT 2 ON THIS PLAN) MUST BE REPLACED AND ABANDONED. REPLACEMENT TRENCHES ARE TO BE INSTALLED IN THE UPPER PORTION OF THE DEFINED SEPTIC RESERVE AREA.
- ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED GOVERNMENT DELAY IF THE WELL-DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE FINAL PLAT MYLAR.
- DEFINED SEPTIC AREAS ARE APPROVED AND INTENDED FOR INSTALLATION OF DRAINFIELD TRENCHES FOR WASTEWATER TREATMENT AND DISPOSAL. LOCALLY INTENSIVE DISRUPTION OF THE SOIL AND DISTURBANCE OF VEGETATION WILL OCCUR, AND LIKELY WILL RESULT IN DAMAGE OR DESTRUCTION OF TREES AND OTHER VEGETATION WITHIN THE BOUNDARIES OF THE SEPTIC AREA, INCLUDING ROOTS THAT EXTEND INTO THE SEPTIC AREA. IN ADDITION, NO PERMANENT STRUCTURES OR BURIED DEVICES ARE ALLOWED IN AN APPROVED SEPTIC AREA.
- THE SAND MOUND AREA(S) DELINEATED AND IDENTIFIED ON THIS PARCEL MUST BE STAKED BY A SURVEYOR AND A FIELD REVIEW CONDUCTED BY THE HOWARD COUNTY HEALTH DEPARTMENT TO VERIFY THE AREAS HAVE NOT BEEN IMPACTED PRIOR TO FINAL PLAT APPROVAL AND PRIOR TO BUILDING PERMIT APPROVAL. IN ADDITION, THESE AREAS MUST BE PROTECTED BY A FIXED BARRIER AT ALL TIMES DURING DEMOLITION, GRADING, AND CONSTRUCTION ACTIVITIES. PROTECTIVE MEASURES SHOULD BE IMPLEMENTED TO PROTECT THESE AREAS FROM EROSION AND ENCROACHMENT BY WHEELED VEHICLES. SUBSEQUENT BUILDING PERMIT APPLICATIONS MAY BE DENIED SHOULD THE SAND MOUND AREAS BE EVALUATED AND FOUND TO BE UNSATISFACTORY FOR THE INTENDED USE.

LEGEND

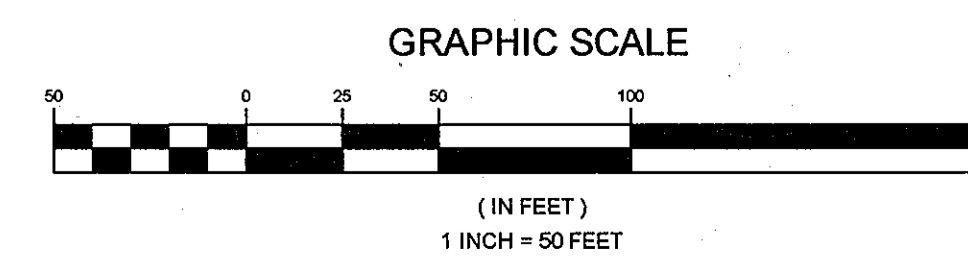
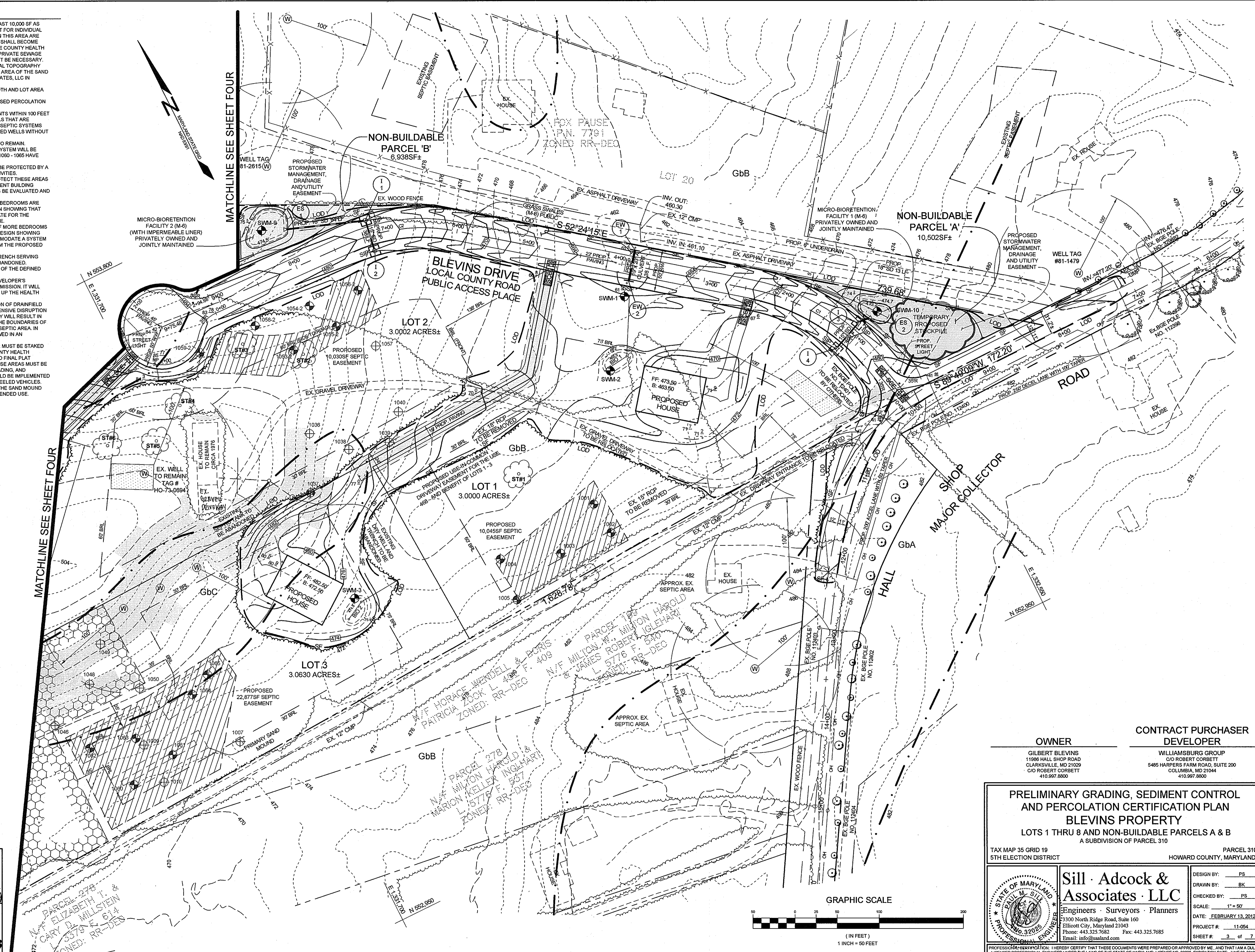
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING SPECIMEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- SOIL BOUNDARY
- STANDARD INLET PROTECTION
- PROPOSED MICRO-BIORETENTION FACILITY (M-6)
- PERCOLATION TEST HOLE, PASSED
- PERCOLATION TEST HOLE, FAILED
- PASSED SOIL PROFILE FOR EXISTING DRY WELL
- PROPOSED WELL LOCATION
- 16%-24.9% MODERATE SLOPES
- PROPOSED SWM SOIL BORINGS

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

W. Nelson for Maria Roseman 3/7/2013
 COUNTY HEALTH OFFICER
 HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Wesley Lawrence 3-15-13
 PLANNING DIRECTOR



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

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

PRELIMINARY GRADING, SEDIMENT CONTROL AND PERCOLATION CERTIFICATION PLAN
BLEVINS PROPERTY
 LOTS 1 THRU 3 AND NON-BUILDABLE PARCELS A & B
 A SUBDIVISION OF PARCEL 310

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

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 23300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

DESIGN BY: PS
 DRAWN BY: BK
 CHECKED BY: PS
 SCALE: 1" = 50'
 DATE: FEBRUARY 13, 2012
 PROJECT #: 11-054
 SHEET #: 3 of 7

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. 22025, EXPIRATION DATE: JUNE 20, 2015.



LEGEND

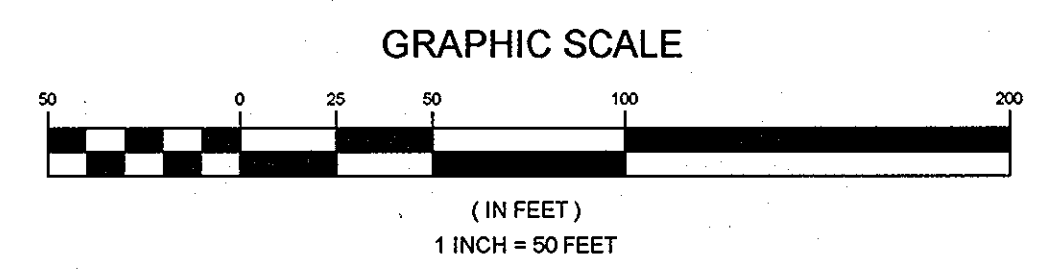
EXISTING CONTOUR		382
PROPOSED CONTOUR		382
EXISTING SPOT ELEVATION		382.53
PROPOSED SPOT ELEVATION		+62.53
DIRECTION OF FLOW		
EXISTING SPECIMEN TREE		STR6
EXISTING TREELINE		
PROPOSED TREELINE		
STABILIZED CONSTRUCTION ENTRANCE		
SILT FENCE		SF
SUPER SILT FENCE		SSF
LIMIT OF DISTURBANCE		LOD
SOIL BOUNDARY		
PROPOSED MICRO-BIORETENTION FACILITY (M-B)		BIO 2
PERCOLATION TEST HOLE, PASSED		1021
PERCOLATION TEST HOLE, FAILED		1001
PROPOSED WELL LOCATION		
15%-24.9% MODERATE SLOPES		
PROPOSED SWM SOIL BORINGS		SWM-1

MATCHLINE SEE SHEET THREE

MATCHLINE SEE THIS SHEET

MATCHLINE SEE SHEET THREE

MATCHLINE SEE THIS SHEET



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

**PRELIMINARY GRADING, SEDIMENT CONTROL
AND PERCOLATION CERTIFICATION PLAN**
BLEVINS PROPERTY
LOTS 1 THRU 8 AND NON-BUILDABLE PARCELS A & B
A SUBDIVISION OF PARCEL 310

TAX MAP 35 GRID 19
5TH ELECTION DISTRICT

PARCEL 310
HOWARD COUNTY, MARYLAND

	Sill · Adcock & Associates · LLC	DESIGN BY: PS
	Engineers · Surveyors · Planners	DRAWN BY: BK
	3300 North Ridge Road, Suite 160 Ellicott City, Maryland 21043	CHECKED BY: PS
	Phone: 443.325.7682 Fax: 443.325.7685	SCALE: 1" = 50'
	Email: info@silladcock.com	DATE: FEBRUARY 13, 2012
	PROJECT #: 11-054	SHEET #: 4 of 7

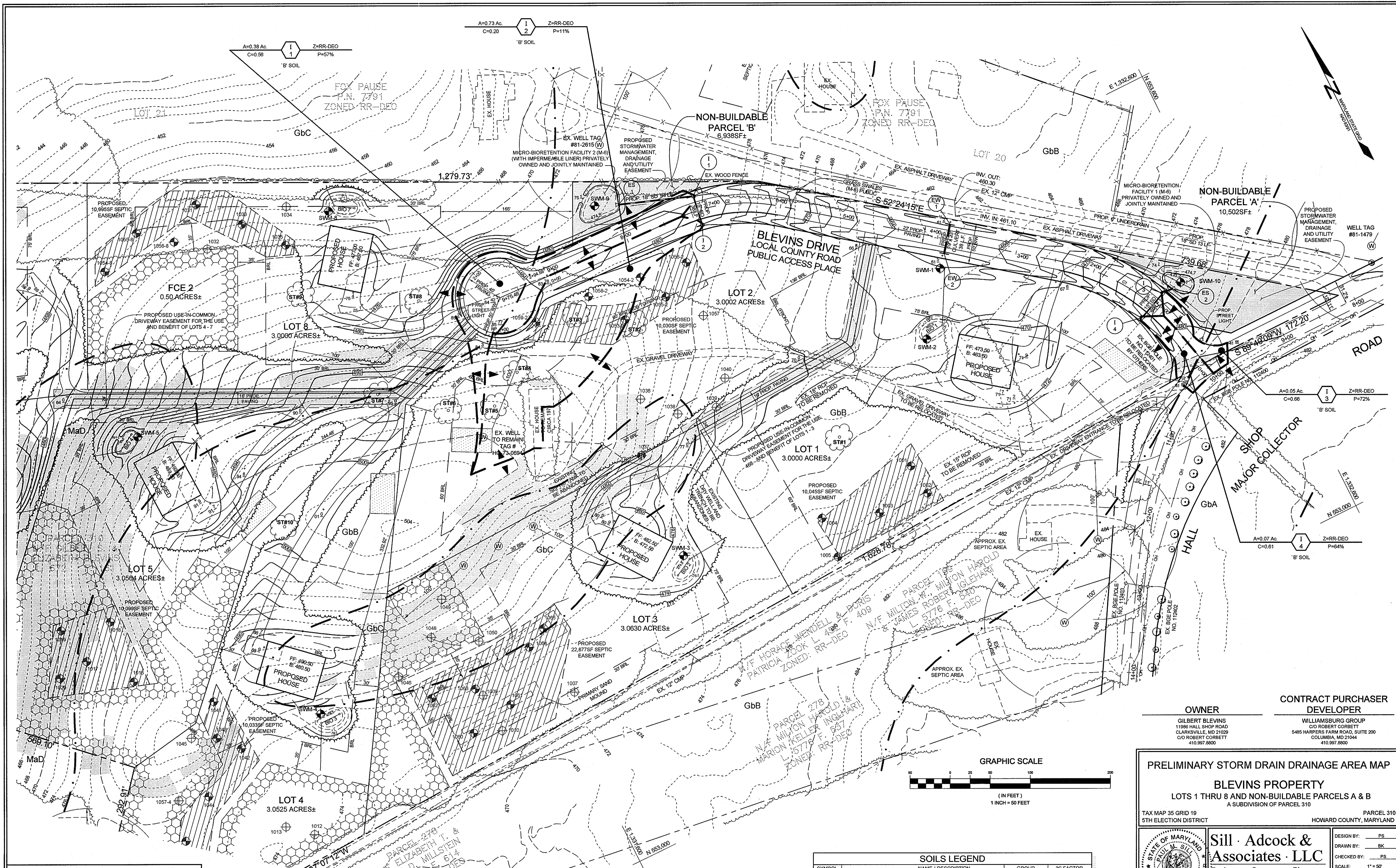
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 30, 2015.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

S. Wilson for Maureen Rosman 3/7/2013
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPARTMENT

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

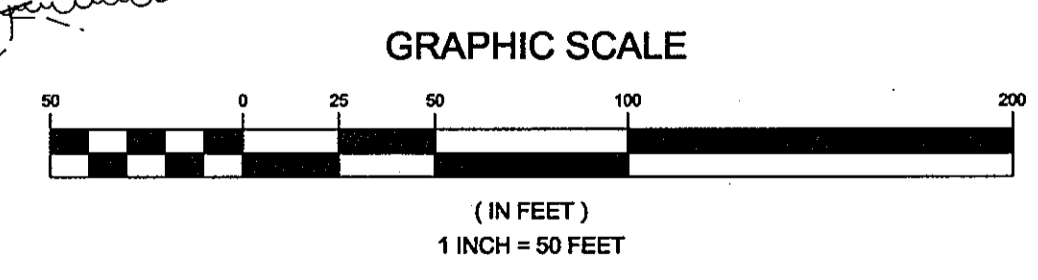
Marketa McAuliffe 3-15-13
PLANNING DIRECTOR



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

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



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

CONTRACT PURCHASER DEVELOPER
 WILLIAMSBURG GROUP
 C/O ROBERT CORBETT
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 COLUMBIA, MD 21044
 410.997.8800

PRELIMINARY STORM DRAIN DRAINAGE AREA MAP
BLEVINS PROPERTY
 LOTS 1 THRU 8 AND NON-BUILDABLE PARCELS A & B
 A SUBDIVISION OF PARCEL 310

TAX MAP 35 GRID 19
 5TH ELECTION DISTRICT

PARCEL 310
 HOWARD COUNTY, MARYLAND

Sill · Adcock & Associates · LLC
 Engineers · Surveyors · Planners

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

DESIGN BY: PS
 DRAWN BY: BK
 CHECKED BY: PS
 SCALE: 1" = 50'
 DATE: FEBRUARY 13, 2012
 PROJECT #: 11-054
 SHEET #: 5 of 7

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, 2013.

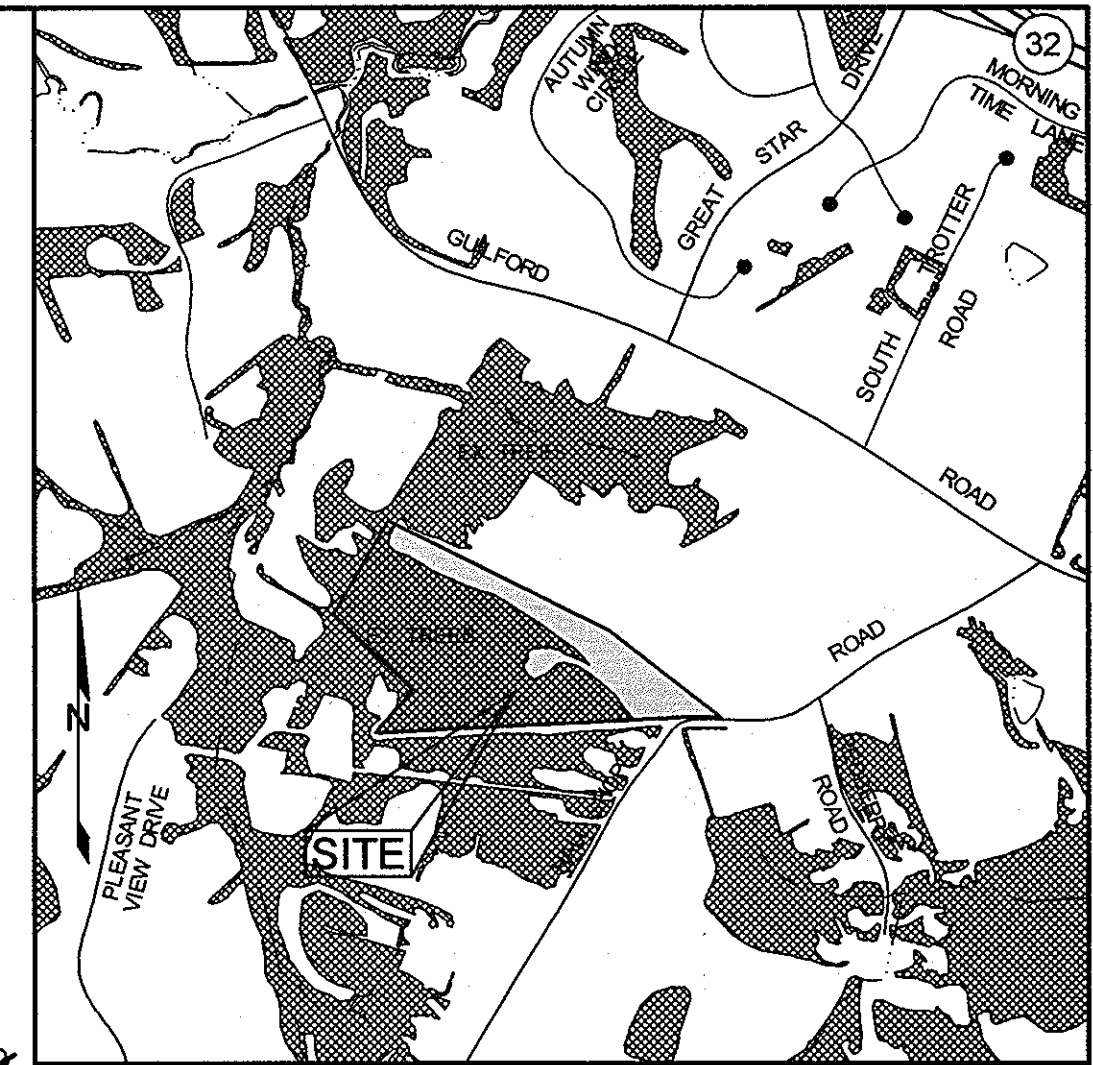
SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GbA	GLADSTONE LOAM, 0 TO 3 PERCENT SLOPES	B	0.20
GbB	GLADSTONE LOAM, 3 TO 9 PERCENT SLOPES	B	0.20
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	B	0.20
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.24

STREET TREE SCHEDULE			
SYMBOL	STREET NAME	LF REQUIRED	TREES PROVIDED
○	BLEVINS DRIVE	2076'	52

1. SEE PLANT LIST (THIS SHEET) FOR SPECIES AND SIZE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES						TOTAL
	1	2	3	4	5A	5B	
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5A	5B	6
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1563	293	589	562	1175	320	118
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 1332 LF OF EX. TREES	YES, 293 LF OF EX. TREES	YES, 589 LF OF EX. TREES	YES, 562 LF OF EX. TREES	YES, 516 LF OF EX. TREES	NO	NO
REMAINING PERIMETER LENGTH (YES, NO, LINEAR FEET)	231 LF REMAINING	NO	NO	NO	659 LF REMAINING	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO
REMAINING PERIMETER LENGTH							
NUMBER OF PLANTS REQUIRED	1:50 = 4				1:50 = 11	1:50 = 5	20
SHADE TREES							
EVERGREEN TREES							
SHRUBS							

TOTAL NUMBER OF PLANTS PROVIDED = 20 SHADE TREES



HOWARD COUNTY, MARYLAND ADC MAP 5062 GRID B1
VICINITY MAP
SCALE: 1"=1000'

- NOTES**
- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 5.97 ACRES OF FOREST AND THE REFORESTATION PLANTING REQUIREMENT OF 4.28 ACRES (168,437 SF) OF FOREST WILL BE SATISFIED BY FOREST BANK OR PAYMENT OF A FEE-IN-LIEU OF REFORESTATION. SURETY FOR THE ON-SITE RETENTION IS NOT REQUIRED.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$6,000 FOR THE REQUIRED LANDSCAPING (20 SHADE TREES) AT THE FINAL PLAN STAGE.
 - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN WILL RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND INSPECTIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
 - 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.

FOREST PROTECTION GENERAL NOTES

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY DEMOLITION, LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILL FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE MOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE, LIMIT OF GRADING, OR TREE PROTECTIVE FENCING WITHIN AND ADJACENT TO ALL SPECIMEN TREES AND EASEMENT AREAS TO BE PRESERVED, AS NECESSARY. ALL POSSIBLE PRECAUTIONS SHALL BE TAKEN TO NOT DAMAGE ROOTS ADJACENT TO DEMOLITION AREAS WHEN BUILDING WALLS OR FOUNDATIONS ARE BEING REMOVED, AND ESPECIALLY WITH PAVEMENT REMOVAL, WHERE ROOTS LIKELY EXIST WITHIN SUBBASE GRAVEL.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS AND ALL SPECIMEN TREES HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

FOREST STAND DESCRIPTION

FS1 - 19.35 ACRES - A MIXED TULIP POPLAR ASSOCIATION - THE STAND HAS A WELL-ESTABLISHED CANOPY DOMINATED BY TULIP POPLAR, BEECH, OAKS, AND HICKORY TREES BETWEEN 16" AND 30" DBH. THE APPROXIMATE AGE OF THE STAND IS 10 TO 15 YEARS.

COMMON SPECIES WITHIN THE FOREST STAND WERE TULIP POPLAR (LIRIODENDRON TULIPIFERA), BEECH (FAGUS GRANDIFOLIA), SHAGBARK HICKORY (CARYA OVATA), MOCKERNUT HICKORY (CARYA TOMENTOSA), SCARLET OAK (QUERCUS COCCINEA), CHESTNUT OAK (QUERCUS MONTANA), RED OAK (QUERCUS RUBRA), WHITE OAK (QUERCUS ALBA), IN THE CANOPY LAYER, RED MAPLE (ACER RUBRUM), CHERRY (PRUNUS SEROTINA), IRONWOOD (CASPARIUS CAROLINA), RASPBERRY (RUBUS SP.), IN THE UNDERSTORY ALONG WITH SHRUB CANOPY SPECIES: SWEET WOODRUFF, VIRGINIA CREEPER, PALM SLOCOMB'S SEAL, MAYAPPLE, INTERMEDIATE FERN, CHRISTMAS FERN, SENSITIVE FERN, GREENSPRIG, JACK-IN-THE-PULPIT, JEWELWEED, WILD MINT, HOGPEANUT, TOOTHWORT, WHITE AVENS, SNAKEROOT, VIOLETS, GRAPE, AND VARIOUS VINES IN THE GROUND LAYER. THE STAND IS DOMINATED BY TULIP POPLAR, BEECH, OAK, AND HICKORY TREES. THE AVERAGE CANOPY TREES ARE 16" TO 37" IN DIAMETER, AS STATED ABOVE. THERE ARE SOME DEAD AND DOWNED TREES WITHIN THE STAND AS WELL AS LEAF DEBRIS THROUGHOUT. THE MAJORITY OF THE STAND, NO CRITICAL HABITATS OF RARE, THREATENED, OR ENDANGERED SPECIES OR VEGETATION WERE OBSERVED.

THE OVERALL CONDITION OF THE STAND IS GOOD. THE EXISTENCE OF THE OAKS, HICKORY, AND SOME BLACK CHERRY TREES, MAKE THIS STAND A SUITABLE WILDLIFE HABITAT. VARIOUS BIRDS, TOADS, AND TURTLES WERE OBSERVED ON-SITE DURING SITE VISIT. ALTHOUGH THERE IS LIME DEBRIS AND HOLE AT THE BASE OF SOME OF THE TREES, THERE IS NO EVIDENCE OF SIGNIFICANT NEST PRESTATION WHICH WOULD REQUIRE POSSIBLE TREATMENT OR MANAGEMENT. THE STAND IS MADE UP OF SLOPES RANGING FROM FLAT TO 25%. THE STAND SHOULD BE CONSIDERED OF MEDIUM TO HIGH PRIORITY FOR RETENTION DUE TO THE VALUE TO WILDLIFE AND BASED ON THE EXISTENCE OF ONLY A FEW INVASIVE PLANTS WITHIN THE STAND.

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	
A TOTAL TRACT AREA	26.02 AC
B DEDUCTIONS (100 YR FLOODPLAIN)	0 AC
C NET TRACT AREA	26.02 AC

LAND USE CATEGORY						
ARA	MDR	IDA	HR	MPD	CIA	
0	1	0	0	0	0	0
D AFFORESTATION THRESHOLD (NET TRACT AREA x 20%)	5.20 AC					
E CONSERVATION THRESHOLD (NET TRACT AREA x 25%)	6.51 AC					

EXISTING FOREST COVER	
F EXISTING FOREST COVER WITHIN THE NET TRACT AREA	19.35 AC
G AREA OF FOREST ABOVE CONSERVATION THRESHOLD	12.85 AC

BREAK EVEN POINT	
H BREAK EVEN POINT	9.07 AC
I FOREST CLEARING PERMITTED WITHOUT MITIGATION	10.28 AC

PROPOSED FOREST CLEARING	
J TOTAL AREA OF FOREST TO BE CLEARED	13.38 AC
K TOTAL AREA OF FOREST TO BE RETAINED	5.97 AC

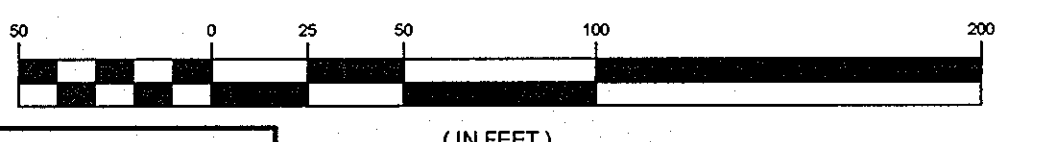
PLANTING REQUIREMENTS	
L REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	3.21 AC
M REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	1.07 AC
N CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	0.00 AC
P TOTAL REFORESTATION REQUIRED	4.28 AC
Q TOTAL AFFORESTATION REQUIRED	0.00 AC
R TOTAL PLANTING REQUIRED	4.28 AC

* NOTE : 4.28 ACRES OF REFORESTATION WILL BE SATISFIED VIA UTILIZATION OF A FOREST BANK OR PAYMENT OF A FEE-IN-LIEU.

GbB LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING SPECIMEN TREE
- EXISTING TREELINE
- PROPOSED TREELINE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- SOIL BOUNDARY
- PROPOSED MICRO-BIORETENTION FACILITY (M-6)
- PROPOSED WELL LOCATION
- 15%-24.9% MODERATE SLOPES

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

FOREST RETENTION AREA
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

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

3-15-13
DATE

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

CONTRACT PURCHASER DEVELOPER
WILLIAMSBURG GROUP
C/O ROBERT CORBETT
5465 HARPERS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
410.997.8800

PRELIMINARY FOREST CONSERVATION & LANDSCAPE PLAN
BLEVINS PROPERTY
LOTS 1 THRU 8 AND NON-BUILDABLE PARCELS A & B
A SUBDIVISION OF PARCEL 310

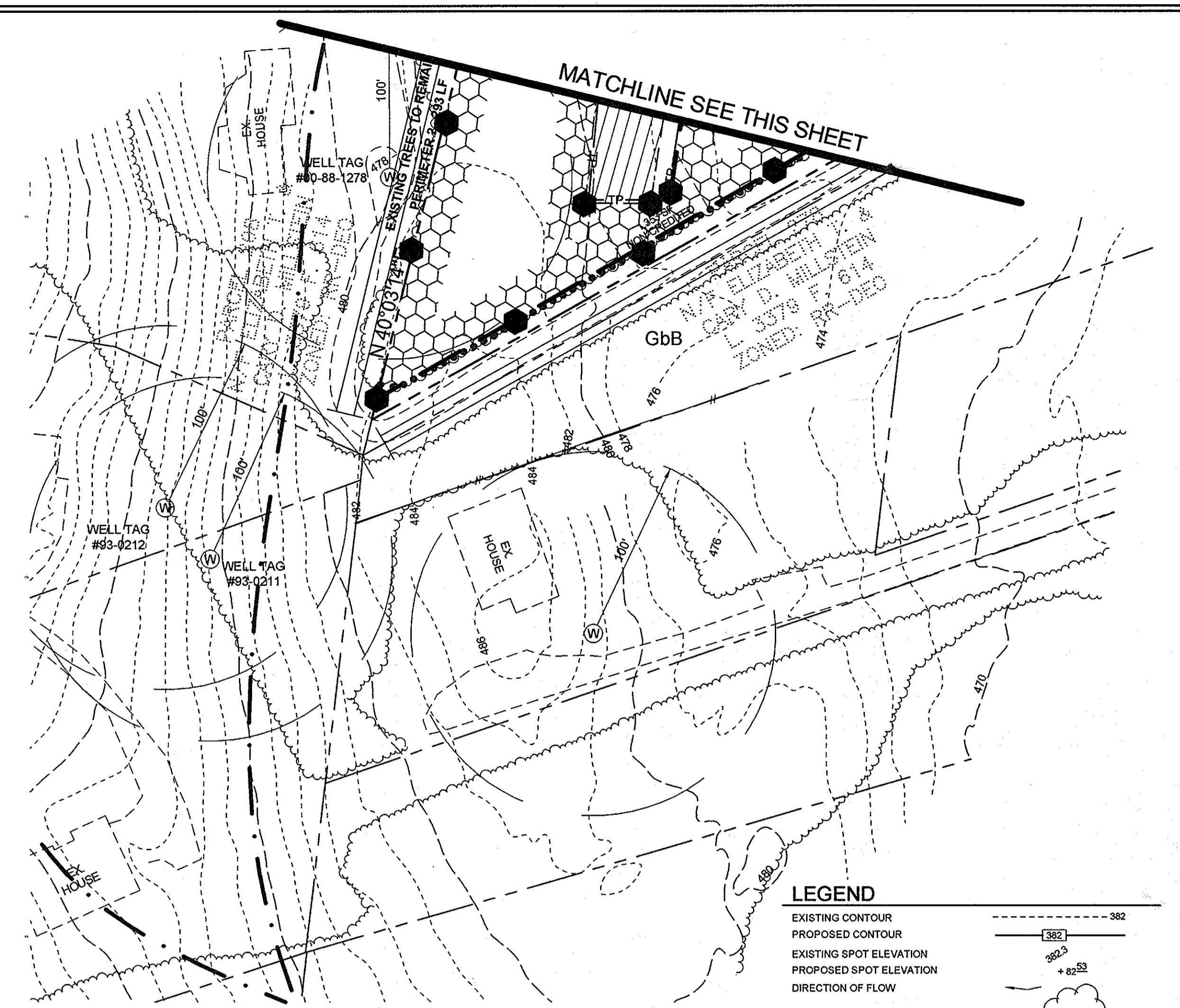
TAX MAP 35 GRID 19
5TH ELECTION DISTRICT

PARCEL 310
HOWARD COUNTY, MARYLAND

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

DESIGN BY: PS
DRAWN BY: BK
CHECKED BY: PS
SCALE: 1"=50'
DATE: FEBRUARY 13, 2012
PROJECT #: 11-054
SHEET #: 6 OF 7

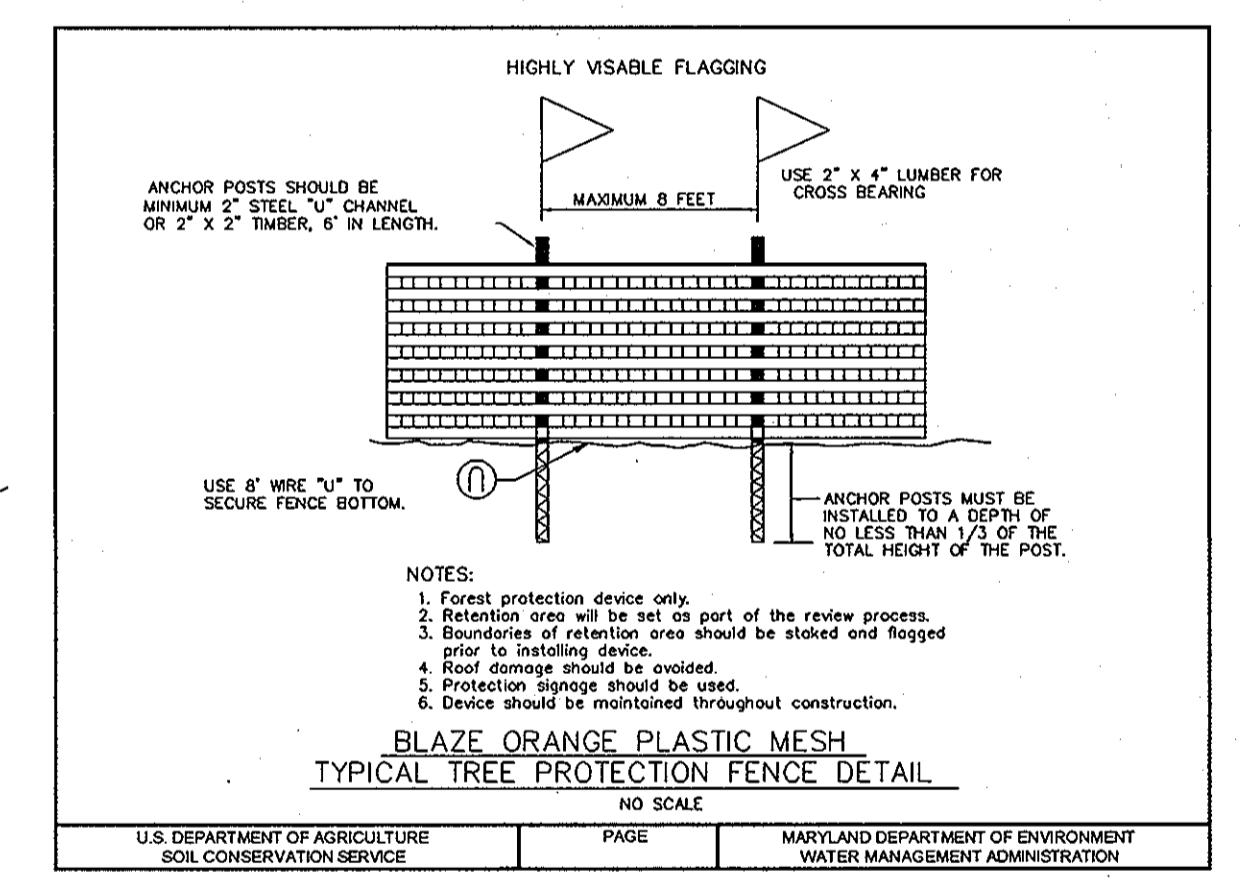
PROFESSIONAL SEAL OF STATE OF MARYLAND
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3225, EXPIRATION DATE: JUNE 30, 2013



MATCHLINE SEE SHEET SIX

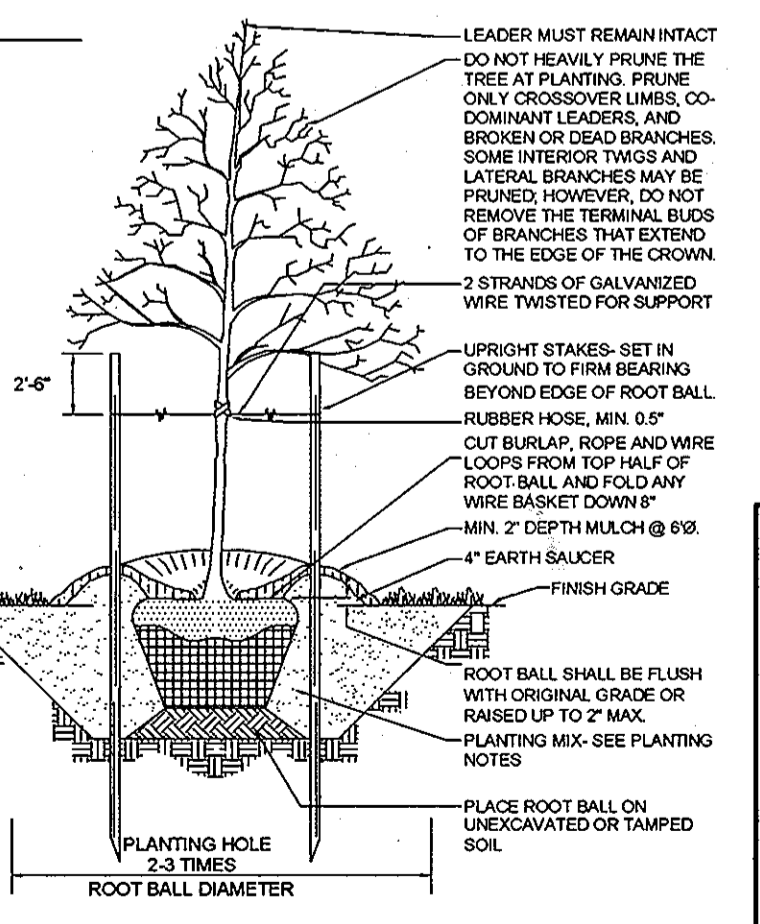
LEGEND

EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
DIRECTION OF FLOW	
EXISTING SPECIMEN TREE	
EXISTING TREELINE	
PROPOSED TREELINE	
STABILIZED CONSTRUCTION ENTRANCE	
SILT FENCE	
SUPER SILT FENCE	
LIMIT OF DISTURBANCE	
SOIL BOUNDARY	
PROPOSED MICRO-BIORETENTION FACILITY (M-B)	
PERCOLATION TEST HOLE, PASSED	
PERCOLATION TEST HOLE, FAILED	
PROPOSED WELL LOCATION	
15%-24.9% MODERATE SLOPES	

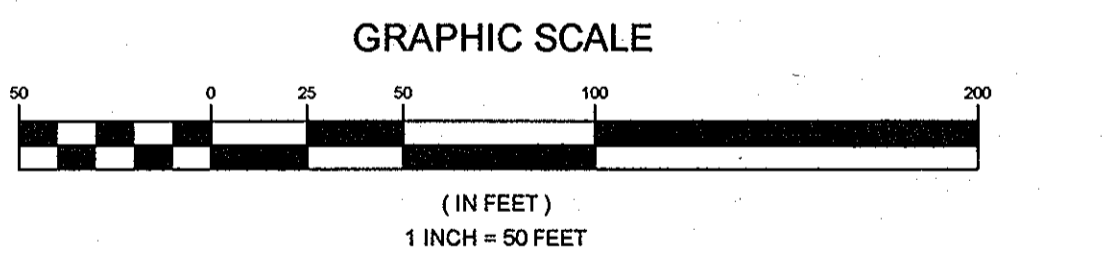


NOTES

1. CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
2. EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK PLANE IS VISIBLE AT THE TOP OF THE ROOT BALL.
3. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
5. KEEP MULCH 1" FROM TRUNK.
6. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
7. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



TYPICAL TREE PLANTING AND STAKING
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE



OWNER

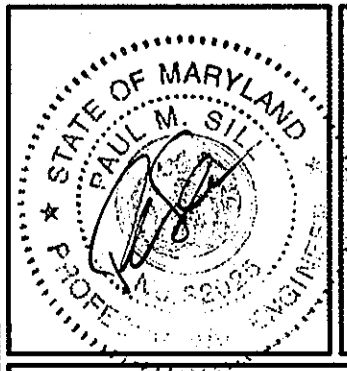
GILBERT BLEVINS
11886 HALL SHOP ROAD
CLARKSVILLE, MD 21029
C/O ROBERT CORBETT
410.997.8800

CONTRACT PURCHASER DEVELOPER

WILLIAMSBURG GROUP
C/O ROBERT CORBETT
5485 HARRIS FARM ROAD, SUITE 200
COLUMBIA, MD 21044
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Shirley Sanders 3-15-13
PLANNING DIRECTOR *MARINA McLAUGHLIN* DATE