

### LEGEND

	EXISTING BUILDING		EXISTING CONTOUR
	PROPOSED BUILDING		PROPOSED CONTOUR
	RECREATIONAL OPEN SPACE		EXISTING TREELINE
	NON-CREDITED OPEN SPACE		EXISTING SANITARY SEWER
	SOIL BOUNDARY		PROPOSED SANITARY SEWER
	SOIL TYPE		EXISTING WATERLINE
	LIMIT OF DISTURBANCE		PROPOSED WATERLINE
	EXISTING OVERHEAD WIRES		PROPOSED FIRE HYDRANT
	EXISTING UTILITY POLES		EXISTING STORM DRAIN
			PROPOSED STORM DRAIN

### CURVE DATA CHART - MOUNT HOLLY WAY

CURVE	STREET NAME	PC STA.	PT STA.	RADIUS	TANGENT	ARC	CHORD	BEARINGS	DELTA
C1	MOUNT HOLLY WAY	2+76.71	3+179.61	991.96'	60.94'	100.00'	99.96'	N 45°30'53"E	5°43'47"

### CURB FILLET TABLE

NO.	RADIUS	LENGTH	START	END
1	35.00'	55.62'	10+71.12 26' L (DR)	0+61.74 13L (MH)
2	35.00'	54.32'	0+54.45 13R (MH)	10+31.25 25.1 R (DR)

NOTE: (DR) = DORSEY RUN ROAD  
(MH) = MOUNT HOLLY WAY

### SOILS

Soil Symbol	Map Unit Name	Type
Fa	Fallsington sandy loam, 0 to 2 percent slopes	D
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes	D
Rsb	Russett fine sandy loam, 2 to 5 percent slopes	C
Rsc	Russett fine sandy loam, 5 to 10 percent slopes	C
Rvb	Russett and Beltsville soils, 2 to 5 percent slopes	C
Rvc	Russett and Beltsville soils, 5 to 10 percent slopes	C
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*Paul A. Gault*  
PLANNING DIRECTOR

DATE: *4/30/15*

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

OWNER: LOT 2 - THOMAS MORRIS  
4001 MILLENDER MILL ROAD  
REISTERTOWN MD 21136

PREPARED FOR:  
ROBERTS REAL ESTATE DEVELOPMENT, LLP  
2124 PRIEST BRIDGE DRIVE  
SUITE ONE  
CROFTON, MD 21114  
BRIAN ROBERTS  
240-461-9172

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS 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. 12975  
EXPIRATION DATE: MAY 28, 2018



**PRELIMINARY PLAN**

**DORSEY GLEN**  
LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A  
A RESUBDIVISION OF KANE PROPERTY LOT 2  
PN: 14104

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
APRIL, 2015	43-06	2 OF 10

DATE	REVISION	BY	APPR.

DATE	REVISION	BY	APPR.

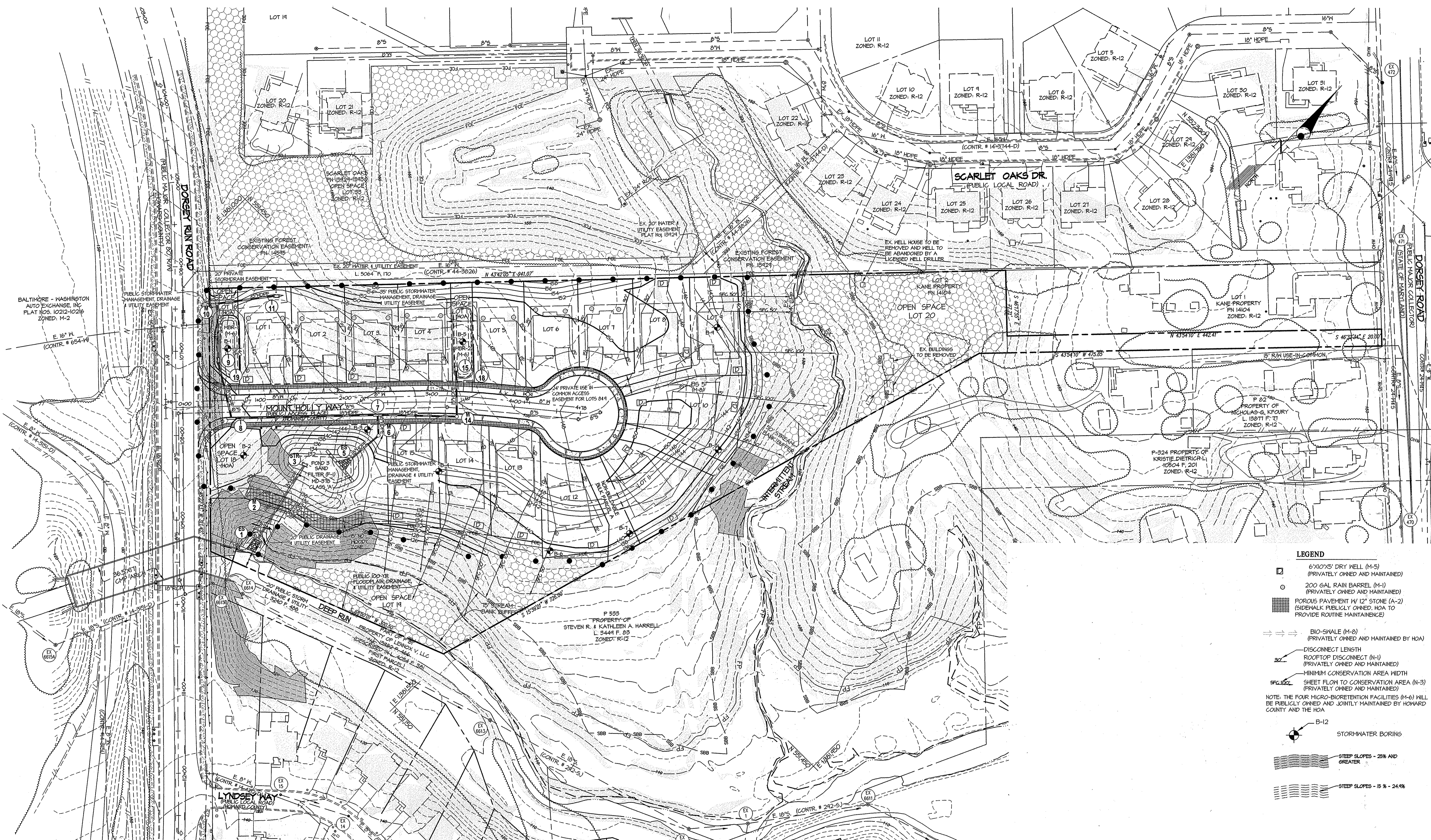
ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND

APRIL, 2015

43-06

2 OF 10

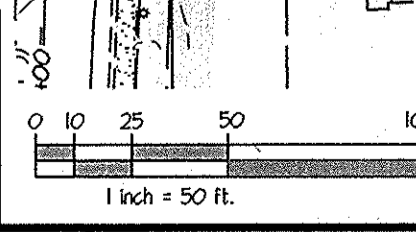


- LEGEND**
- 6'x10'x5' DRY WELL (M-5)  
(PRIVATELY OWNED AND MAINTAINED)
  - 200 GAL RAIN BARREL (M-1)  
(PRIVATELY OWNED AND MAINTAINED)
  - POROUS PAVEMENT 1/4" 12" STONE (A-2)  
(SIDEWALK PUBLICLY OWNED, HOA TO PROVIDE ROUTINE MAINTENANCE)
  - BIO-SHALE (M-8)  
(PRIVATELY OWNED AND MAINTAINED BY HOA)
  - DISCONNECT LENGTH  
ROOFTOP DISCONNECT (N-1)  
(PRIVATELY OWNED AND MAINTAINED)
  - MINIMUM CONSERVATION AREA WIDTH
  - SHEET FLOW TO CONSERVATION AREA (N-3)  
(PRIVATELY OWNED AND MAINTAINED)
- NOTE: THE FOUR MICRO-BIORETENTION FACILITIES (M-6) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA
- B-12  
STORMWATER BORING
  - STEEP SLOPES - 25% AND GREATER
  - STEEP SLOPES - 15% - 24.9%

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*Janet M. Leggett* 5/15/15  
PLANNING DIRECTOR DATE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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DATE	REVISION	BY	APPR.

PREPARED FOR:  
ROBERTS REAL ESTATE DEVELOPMENT, LLLP  
2124 PRIEST BRIDGE DRIVE  
SUITE ONE  
CROFTON, MD 21114  
BRIAN ROBERTS  
240-461-9172

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EXPIRATION DATE: MAY 28, 2016



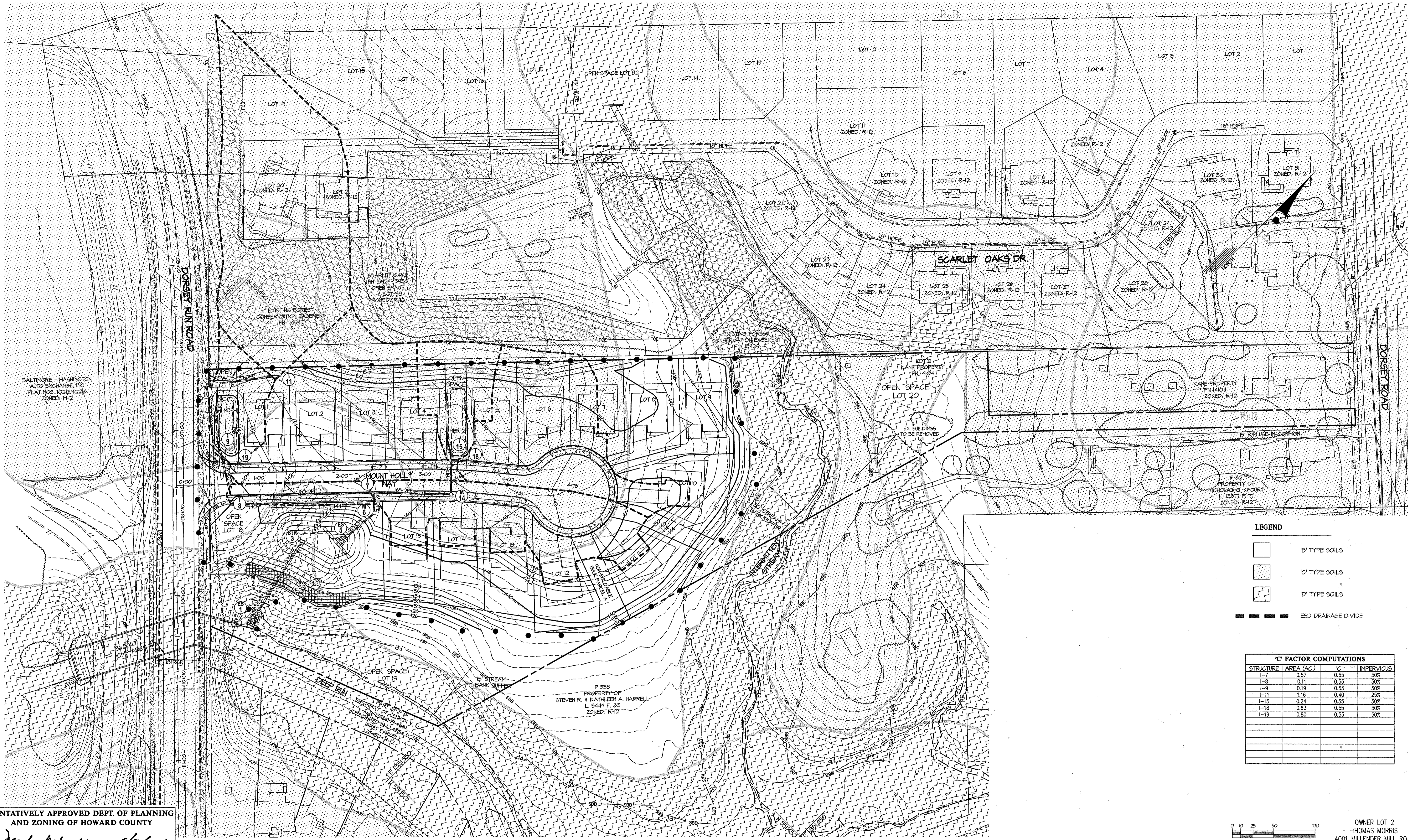
**PRELIMINARY GRADING PLAN**

**DORSEY GLEN**  
LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A  
A RESUBDIVISION OF KANE PROPERTY LOT 2  
PN: 14104





ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
APRIL, 2015	43-06	3 OF 10

OWNER LOT 2  
THOMAS MORRIS  
4001 MILLENDER MILL ROAD  
REISTERSTOWN MD 21136



**LEGEND**

-  'B' TYPE SOILS
-  'C' TYPE SOILS
-  'D' TYPE SOILS
-  ESD DRAINAGE DIVIDE

**'C' FACTOR COMPUTATIONS**

STRUCTURE	AREA (AC.)	C'	IMPERVIOUS
I-7	0.57	0.55	50%
I-8	0.11	0.55	50%
I-9	0.19	0.55	50%
I-11	1.16	0.40	25%
I-15	0.24	0.55	50%
I-18	0.63	0.55	50%
I-19	0.80	0.55	50%

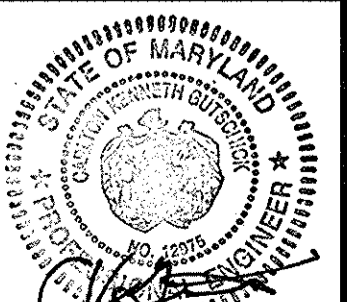
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*Janet M. Longle* 5/12/15  
 PLANNING DIRECTOR DATE

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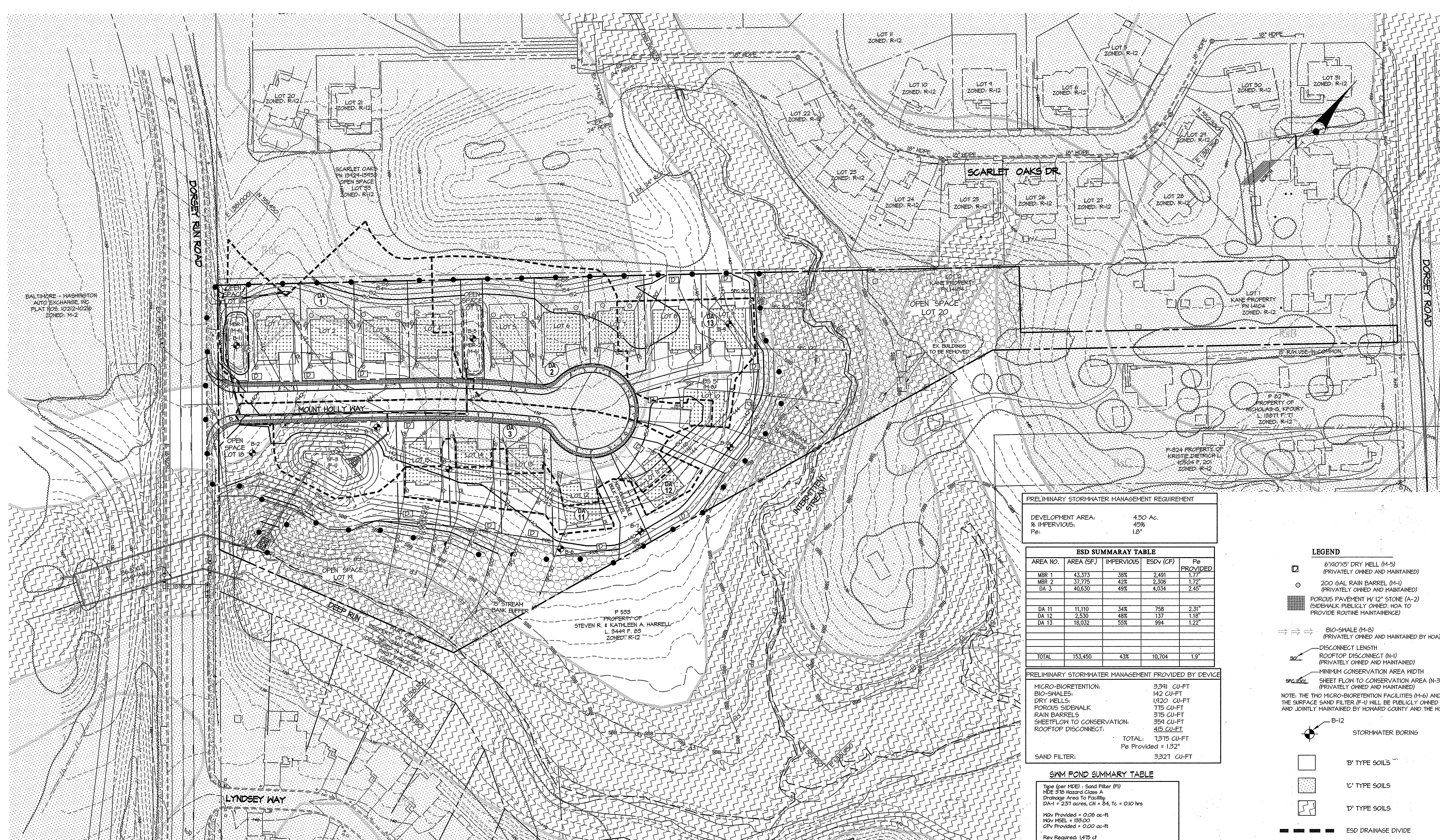
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**STORM DRAIN DRAINAGE AREA MAP**  
**DORSEY GLEN**  
**LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A**  
 A RESUBDIVISION OF KANE PROPERTY LOT 2  
 PN: 14104  
 ELECTION DISTRICT No. 1  
 HOWARD COUNTY, MARYLAND

OWNER LOT 2  
 THOMAS MORRIS  
 4001 MILLENDER MILL ROAD  
 REISTERTOWN MD 21136

SCALE: 1"=50'  
 ZONING: R-12  
 G. L. W. FILE NO.: 12064  
 DATE: APRIL, 2015  
 TAX MAP - GRID: 43-06  
 SHEET: 4 OF 10



**PRELIMINARY STORMWATER MANAGEMENT REQUIREMENT**

DEVELOPMENT AREA:	4.50 AC.
% IMPERVIOUS:	45%
Pe:	1.8"

**ESD SUMMARY TABLE**

AREA NO.	AREA (SF)	IMPERVIOUS	ESDv (CF)	Pe PROVIDED
MBR 1	43,373	38%	2,491	1.77"
MBR 2	37,775	42%	2,306	1.72"
DA 3	40,630	49%	4,034	2.45"
DA 11	11,110	34%	758	2.31"
DA 12	2,530	48%	137	1.18"
DA 13	18,032	55%	994	1.22"
<b>TOTAL</b>	<b>153,450</b>	<b>43%</b>	<b>10,704</b>	<b>1.9"</b>

**PRELIMINARY STORMWATER MANAGEMENT PROVIDED BY DEVICE**

MICRO-BIORETENTION:	3,341 CU-FT
BIO-SHALES:	142 CU-FT
DRY WELLS:	1,420 CU-FT
POROUS SIDEWALK:	715 CU-FT
RAIN BARRELS:	375 CU-FT
SHEETFLOW TO CONSERVATION:	354 CU-FT
ROOFTOP DISCONNECT:	415 CU-FT
<b>TOTAL:</b>	<b>1,375 CU-FT</b>
Pe Provided =	1.32"
SAND FILTER:	3,321 CU-FT

**SWM POND SUMMARY TABLE**

Type (per MDE) - Sand Filter (F)

MDE 578 Hazard Class A

Drainage Area To Facility:

DA-1 = 2.51 acres, CN = 84, Tc = 0.10 hrs

Mov Provided = 0.08 ac-ft

Mov MSFL = 138.00

CPV Provided = 0.00 ac-ft

Rev Required: 1.475 cf

Rev Provided By Drywells (1,420 cf)

100-YR Existing Op = 11.26 cfs

100-YR Proposed Op = 10.86 cfs

100-YR MSFL = 136.76

Overtall: Precast Riser Structure to 18" RCP

T.O.D. = 138.00

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  - 200 GAL RAIN BARREL (M-1) (PRIVATELY OWNED AND MAINTAINED)
  - POROUS PAVEMENT 1/2" STONE (A-2) (SIDEWALK PUBLICLY OWNED, HOA TO PROVIDE ROUTINE MAINTENANCE)
  - BIO-SHALE (M-8) (PRIVATELY OWNED AND MAINTAINED BY HOA)
  - DISCONNECT LENGTH ROOFTOP DISCONNECT (N-1) (PRIVATELY OWNED AND MAINTAINED)
  - MINIMUM CONSERVATION AREA WIDTH
  - SHEET FLOW TO CONSERVATION AREA (N-3) (PRIVATELY OWNED AND MAINTAINED)
  - STORMWATER BORING
  - B' TYPE SOILS
  - C' TYPE SOILS
  - D' TYPE SOILS
  - ESD DRAINAGE DIVIDE
- NOTE: THE TWO MICRO-BIORETENTION FACILITIES (M-6) AND THE SURFACE SAND FILTER (F-1) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*Joseph P. Lingle* 5/13/15  
PLANNING DIRECTOR DATE

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*Brian Roberts*  
4/30/15

**PRELIMINARY ESD DRAINAGE AREA MAP**

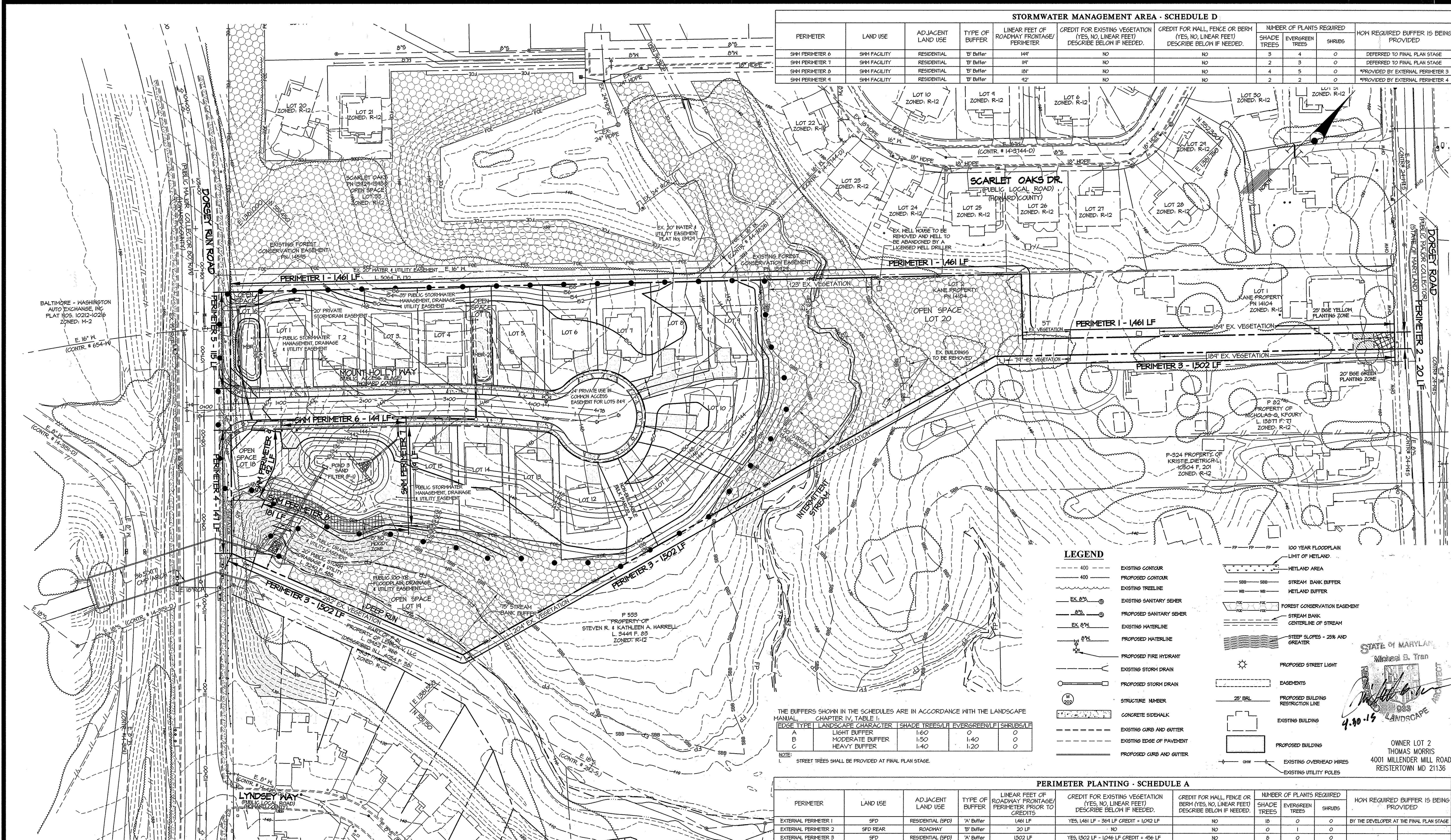
**DORSEY GLEN**  
LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A  
A RESUBDIVISION OF KANE PROPERTY LOT 2  
PN: 14104

ELECTION DISTRICT No. 1

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
APRIL, 2015	43-06	5 OF 10

STORMWATER MANAGEMENT AREA - SCHEDULE D										
PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	SHRUBS	
SM PERIMETER 6	SM FACILITY	RESIDENTIAL	'B' Buffer	144'	NO	NO	3	4	0	DEFERRED TO FINAL PLAN STAGE
SM PERIMETER 7	SM FACILITY	RESIDENTIAL	'B' Buffer	118'	NO	NO	2	3	0	DEFERRED TO FINAL PLAN STAGE
SM PERIMETER 8	SM FACILITY	RESIDENTIAL	'B' Buffer	181'	NO	NO	4	5	0	*PROVIDED BY EXTERNAL PERIMETER 3
SM PERIMETER 9	SM FACILITY	RESIDENTIAL	'B' Buffer	42'	NO	NO	2	2	0	*PROVIDED BY EXTERNAL PERIMETER 4



PERIMETER	LAND USE	ADJACENT LAND USE	TYPE OF BUFFER	LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) DESCRIBE BELOW IF NEEDED.	NUMBER OF PLANTS REQUIRED			HOW REQUIRED BUFFER IS BEING PROVIDED
							SHADE TREES	EVERGREEN TREES	SHRUBS	
EXTERNAL PERIMETER 1	SFD	RESIDENTIAL (SFD)	'A' Buffer	1461 LF	YES, 1461 LF - 364 LF CREDIT = 1097 LF	NO	10	0	0	BY THE DEVELOPER AT THE FINAL PLAN STAGE
EXTERNAL PERIMETER 2	SFD REAR	ROADWAY	'B' Buffer	20 LF	NO	NO	0	1	0	
EXTERNAL PERIMETER 3	SFD	RESIDENTIAL (SFD)	'A' Buffer	1502 LF	YES, 1502 LF - 1046 LF CREDIT = 456 LF	NO	8	0	0	
EXTERNAL PERIMETER 4	SFD SIDE	ROADWAY	'B' Buffer	141 LF	YES, 141 LF - 48' CREDIT = 93 LF	NO	2	3	0	
EXTERNAL PERIMETER 5	SFD SIDE	ROADWAY	'B' Buffer	115 LF	NO	NO	3	3	0	

**LEGEND**

- 400 --- EXISTING CONTOUR
- 400 --- PROPOSED CONTOUR
- EX --- EXISTING TREELINE
- EX --- EXISTING SANITARY SEWER
- EX --- PROPOSED SANITARY SEWER
- EX --- EXISTING WATERLINE
- EX --- PROPOSED WATERLINE
- EX --- PROPOSED FIRE HYDRANT
- EX --- EXISTING STORM DRAIN
- EX --- PROPOSED STORM DRAIN
- EX --- STRUCTURE NUMBER
- EX --- CONCRETE SIDEWALK
- EX --- EXISTING CURB AND GUTTER
- EX --- EXISTING EDGE OF PAVEMENT
- EX --- PROPOSED CURB AND GUTTER
- EX --- 100 YEAR FLOODPLAIN LIMIT OF WETLAND
- EX --- WETLAND AREA
- EX --- STREAM BANK BUFFER
- EX --- WETLAND BUFFER
- EX --- FOREST CONSERVATION EASEMENT
- EX --- STREAM BANK CENTERLINE OF STREAM
- EX --- STEEP SLOPES - 25% AND GREATER
- EX --- PROPOSED STREET LIGHT
- EX --- EASEMENTS
- EX --- PROPOSED BUILDING RESTRICTION LINE
- EX --- EXISTING BUILDING
- EX --- PROPOSED BUILDING
- EX --- EXISTING OVERHEAD WIRES
- EX --- EXISTING UTILITY POLES

THE BUFFERS SHOWN IN THE SCHEDULES ARE IN ACCORDANCE WITH THE LANDSCAPE MANUAL, CHAPTER IV, TABLE 1:

EDGE TYPE	LANDSCAPE CHARACTER	SHADE TREES/LF	EVERGREEN/LF	SHRUBS/LF
A	LIGHT BUFFER	1:60	0	0
B	MODERATE BUFFER	1:50	1:40	0
C	HEAVY BUFFER	1:40	1:20	0

NOTE:  
L STREET TREES SHALL BE PROVIDED AT FINAL PLAN STAGE.

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*Mark A. Loyler* 5/10/15  
 PLANNING DIRECTOR DATE

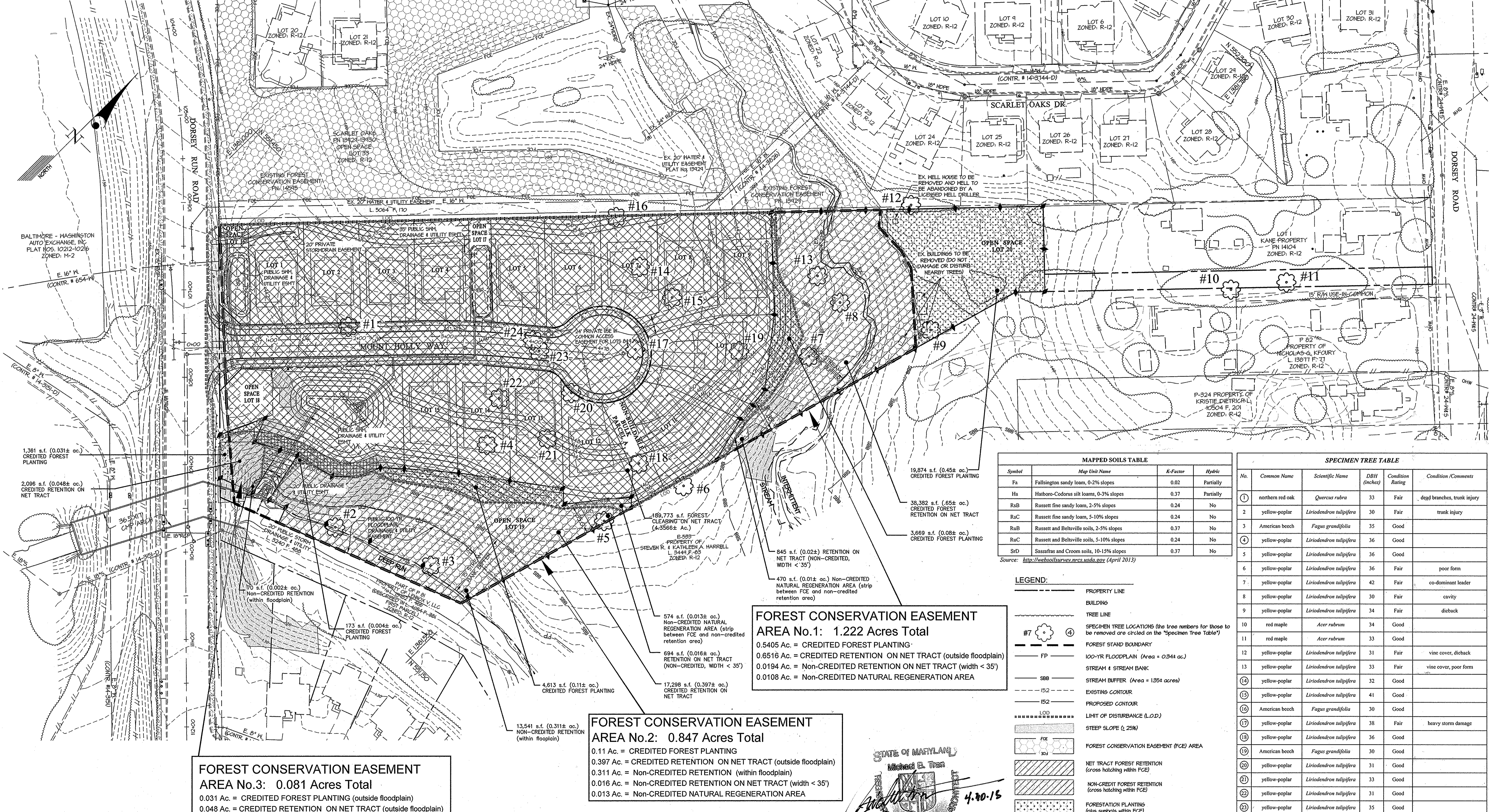
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**DORSEY GLEN**  
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A  
 A RESUBDIVISION OF KANE PROPERTY LOT 2  
 PN: 14104  
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 TAX MAP - GRID: 43-06  
 SHEET: 6 OF 10

**NARRATIVE:**

MORE THAN 65% OF THE SITE IS CURRENTLY FORESTED WITH SPECIMEN TREES SCATTERED THROUGHOUT. THE HIGH PART OF THE SITE IS NEAR THE MID POINT OF THE WESTERN PROPERTY LINE. FROM THAT HIGH GROUND, THE SITE SLOPES TO AN INTERMITTENT STREAM IN THE NORTHEAST AND FLOODPLAIN & STREAM VALLEY IN THE SOUTHEAST PART OF THE SITE. THESE ENVIRONMENTAL AREAS WILL REMAIN UNDISTURBED BY THIS SUBDIVISION AND THE PROPOSED UTILITY EXTENSIONS TO SERVE THE 15 PROPOSED LOTS.



**FOREST CONSERVATION EASEMENT AREA No.3: 0.081 Acres Total**  
 0.031 Ac. = CREDITED FOREST PLANTING (outside floodplain)  
 0.048 Ac. = CREDITED RETENTION ON NET TRACT (outside floodplain)  
 0.002 Ac. = Non-CREDITED RETENTION (within floodplain)

**FOREST CONSERVATION EASEMENT AREA No.2: 0.847 Acres Total**  
 0.11 Ac. = CREDITED FOREST PLANTING  
 0.397 Ac. = CREDITED RETENTION ON NET TRACT (outside floodplain)  
 0.311 Ac. = Non-CREDITED RETENTION (within floodplain)  
 0.016 Ac. = Non-CREDITED RETENTION ON NET TRACT (width < 35')  
 0.013 Ac. = Non-CREDITED NATURAL REGENERATION AREA

**FOREST CONSERVATION EASEMENT AREA No.1: 1.222 Acres Total**  
 0.5405 Ac. = CREDITED FOREST PLANTING  
 0.6516 Ac. = CREDITED RETENTION ON NET TRACT (outside floodplain)  
 0.0194 Ac. = Non-CREDITED RETENTION ON NET TRACT (width < 35')  
 0.0108 Ac. = Non-CREDITED NATURAL REGENERATION AREA

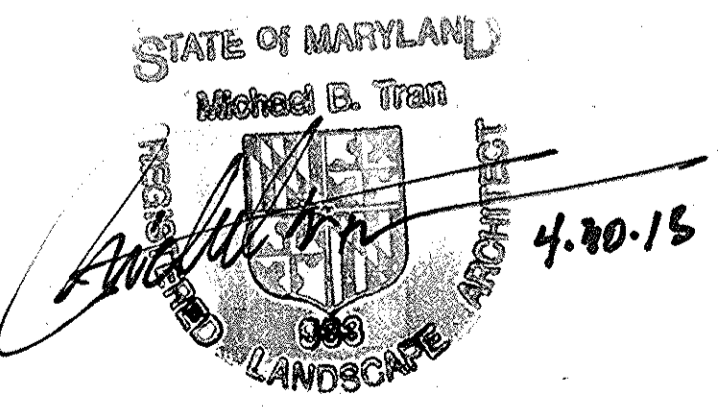
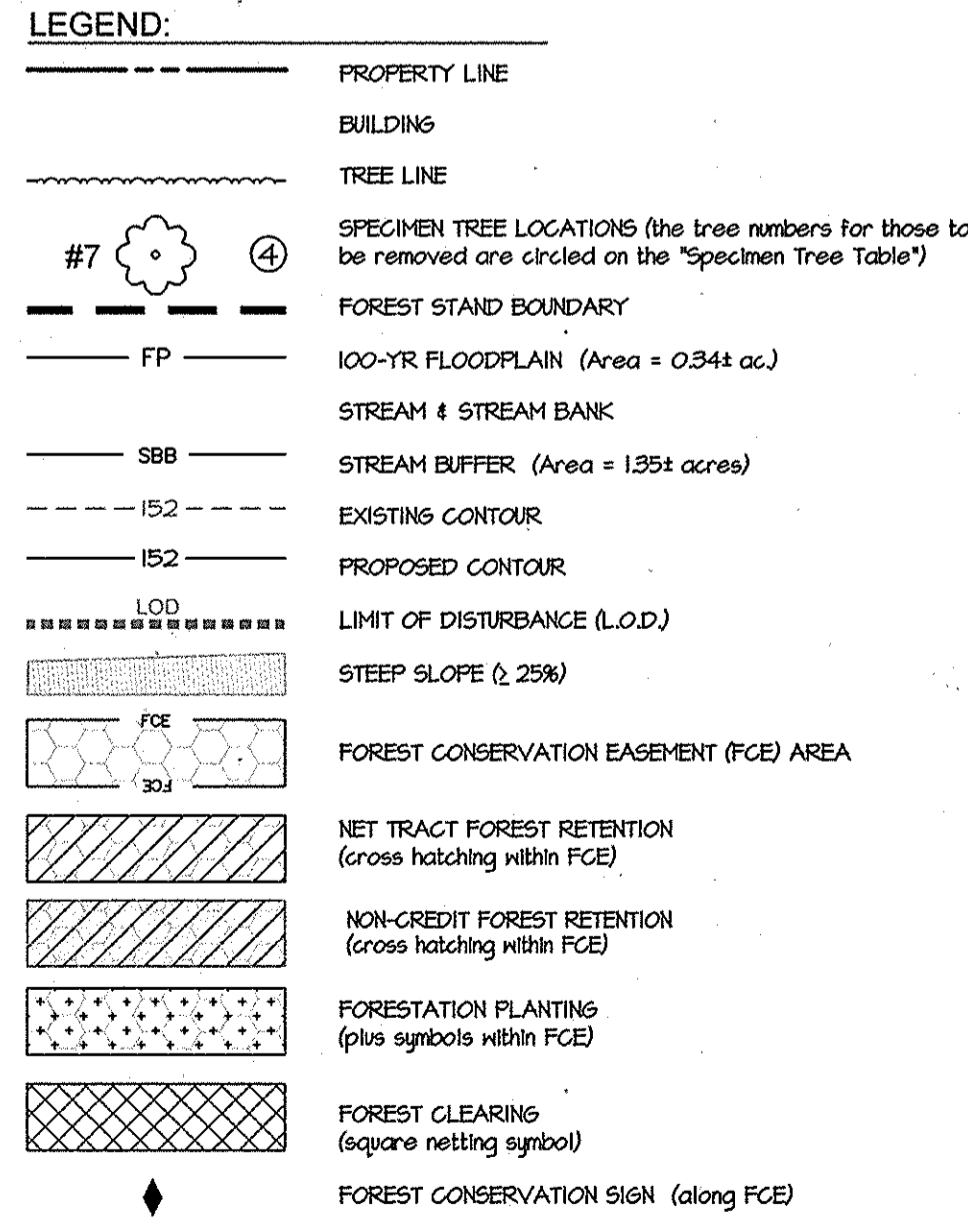
**MAPPED SOILS TABLE**

Symbol	Map Unit Name	K-Factor	Hydric
Fa	Fallsington sandy loam, 0-2% slopes	0.02	Partially
Ha	Harboro-Codorus silt loam, 0-3% slopes	0.37	Partially
RaB	Russett fine sandy loam, 2-5% slopes	0.24	No
RaC	Russett fine sandy loam, 5-10% slopes	0.24	No
RuB	Russett and Beltsville soils, 2-5% slopes	0.37	No
RuC	Russett and Beltsville soils, 5-10% slopes	0.24	No
SfD	Sassafras and Croom soils, 10-15% slopes	0.37	No

Source: <http://websoilsurvey.nrcs.usda.gov> (April 2013)

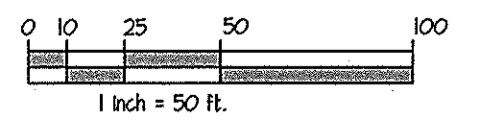
**SPECIMEN TREE TABLE**

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Comments
1	northern red oak	<i>Quercus rubra</i>	33	Fair	dead branches, trunk injury
2	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair	trunk injury
3	American beech	<i>Fagus grandifolia</i>	35	Good	
4	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Good	
5	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Good	
6	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Fair	poor form
7	yellow-poplar	<i>Liriodendron tulipifera</i>	42	Fair	co-dominant leader
8	yellow-poplar	<i>Liriodendron tulipifera</i>	30	Fair	cavity
9	yellow-poplar	<i>Liriodendron tulipifera</i>	34	Fair	dieback
10	red maple	<i>Acer rubrum</i>	34	Good	
11	red maple	<i>Acer rubrum</i>	33	Good	
12	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Fair	vine cover, dieback
13	yellow-poplar	<i>Liriodendron tulipifera</i>	33	Fair	vine cover, poor form
14	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Good	
15	yellow-poplar	<i>Liriodendron tulipifera</i>	41	Good	
16	American beech	<i>Fagus grandifolia</i>	30	Good	
17	yellow-poplar	<i>Liriodendron tulipifera</i>	38	Fair	heavy storm damage
18	yellow-poplar	<i>Liriodendron tulipifera</i>	36	Good	
19	American beech	<i>Fagus grandifolia</i>	30	Good	
20	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	
21	yellow-poplar	<i>Liriodendron tulipifera</i>	33	Good	
22	yellow-poplar	<i>Liriodendron tulipifera</i>	31	Good	
23	yellow-poplar	<i>Liriodendron tulipifera</i>	35	Good	
24	yellow-poplar	<i>Liriodendron tulipifera</i>	32	Fair	lightning strike



TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
 [Signature] PLANNING DIRECTOR

THE SITE IS IN THE DNR 210906 WATERSHED (Potomac River Lower North Branch)

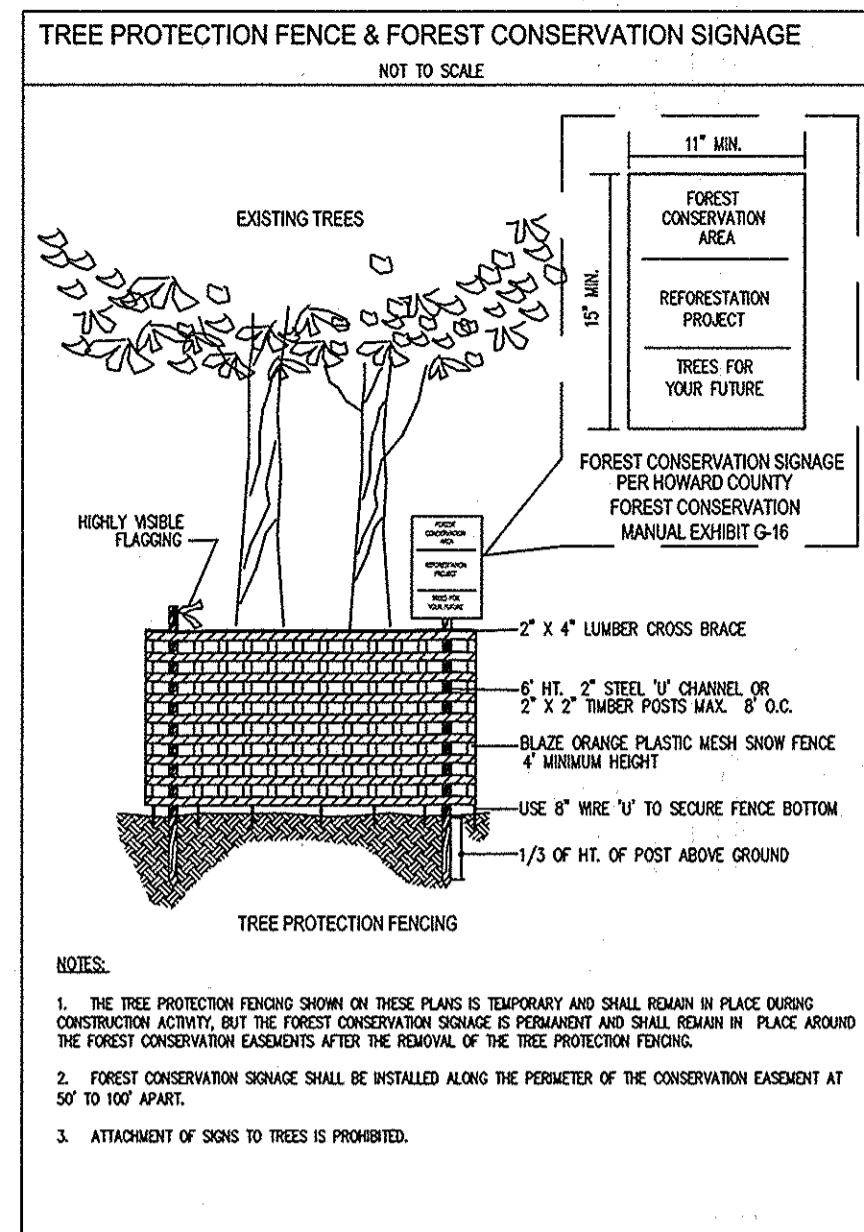


**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186

PREPARED FOR:  
 ROBERTS REAL ESTATE DEVELOPMENT, LLLP  
 2124 PRIEST BRIDGE DRIVE  
 SUITE ONE  
 CROFTON, MD 21114  
 BRIAN ROBERTS  
 240-461-9172

**PRELIMINARY FOREST CONSERVATION PLAN**  
**DORSEY GLEN**  
**LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A**  
 A RESUBDIVISION OF KANE PROPERTY LOT 2  
 PN: 14104  
 ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE NO.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
APRIL, 2015	43-06	7 OF 10



**TREE PLANTING AND MAINTENANCE CALENDAR**

TASKS	MONTHS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
TRANSPLANT OF 2" DBH OR GREATER												
PLANTING SEEDLINGS, WHIPS												
MINIMUM MONITORING		*			*					*		
FERTILIZER ++ (IF NEEDED)												
WATER ++												
PRUNING												

**KEY**

- \* ACTIVITIES DURING THESE MONTHS ARE DEPENDENT UPON GROUND CONDITIONS
- RECOMMENDED WITH ADDITIONAL CARE
- RECOMMENDED
- DEPENDENT UPON SITE CONDITIONS
- DEPENDENT UPON SITE CONDITIONS; WEEKLY WATERING IS GREATLY RECOMMENDED FROM MAY THROUGH OCTOBER UNLESS WEEKLY RAINFALL EQUALS 1"

**NOTE:**  
THE PLANTING AND CARE OF TREES IS MOST SUCCESSFUL WHEN COORDINATED WITH THE LOCAL CLIMATE CONDITIONS. THIS CALENDAR SHOWS SOME OF THE RECOMMENDED TIME FRAMES FOR BASIC REFORESTATION AND STRESS REDUCTION ACTIVITIES.

SOURCE: ADAPTED FROM THE MARYLAND STATE FOREST CONSERVATION MANUAL

WP-14-122, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1205(a), 7, PROHIBITING REMOVAL OF SPECIMEN TREES, WAS APPROVED ON JUNE 3, 2014 UNDER THE FOLLOWING CONDITIONS:

1. AS MITIGATION FOR THE REQUESTED REMOVAL OF THIRTEEN (13) SPECIMEN TREES LOCATED WITHIN THIS SITE, THE DEVELOPER IS REQUIRED TO USE 2" CALIBER PLAN MATERIALS FOR ALL REQUIRED PLANTINGS WITHIN THE PROPOSED REFORESTATION PLANTING AREAS OF FCE AREAS 1 & 2, AS SHOWN ON THE PRELIMINARY FOREST CONSERVATION PLAN. IF DESIGN CHANGES ARE MADE AT THE FINAL PLAN STAGE AND THE REFORESTATION PLANTING AREAS ARE ELIMINATED, THEN THE DEVELOPER SHALL PLANT AN EQUIVALENT NUMBER OF SHADE TREES WITHIN THE RESIDENTIAL AND OPEN SPACE LOTS AND ADJACENT TO PRIORITY RETENTION AREAS. THESE THIRTEEN (13) SHADE TREES (OR EQUIVALENT) WILL BE IN ADDITION TO AND AN ENHANCEMENT OF ANY REQUIRED PERIMETER LANDSCAPING.
2. THE FUTURE REMOVAL OF ANY OF THE REMAINING EIGHT (8) SPECIMEN TREES WHICH ARE LOCATED WITHIN THE LIMITS OF THE SITE (TREES #2, 3, 5, 7, 8, 9, 11, 13), AND WHICH HAVE NOT BEEN DESIGNATED FOR REMOVAL UNDER THIS WAIVER PETITION WP-14-122M WOULD REQUIRE A NEW WAIVER PETITION APPROVAL IN ACCORDANCE WITH SECTION 16.1205(a), 7 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

**TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY**

*Janak J. Lovell*  
PLANNING DIRECTOR

*S/10/15*  
DATE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CAD\DRAWINGS\2016\PLANS BY G\W\Prd\m\2064 FDP.dwg DES. dds DRN. GT CHK.

**GENERAL NOTES**

1. THIS REFORESTATION PLAN IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 12 "FOREST CONSERVATION" OF THE HOWARD COUNTY CODE.
2. IMPLEMENTATION OF THIS PLAN MUST BE PERFORMED BY A CONTRACTOR THAT IS KNOWLEDGEABLE AND EXPERIENCED IN AFFORESTATION/REFORESTATION TECHNIQUES AND PRACTICES.
3. THE OWNER IS RESPONSIBLE FOR A 2-YEAR (MIN.) POST-CONSTRUCTION MAINTENANCE PERIOD WHICH INVOLVES ACTIVITIES NECESSARY TO ENSURE SURVIVAL AND GROWTH OF THE CONSERVATION AREA. TWO INSPECTIONS PER YEAR BY A QUALIFIED PROFESSIONAL AT BEGINNING AND END OF THE GROWING SEASON ARE RECOMMENDED IN ORDER TO TAKE REMEDIAL STEPS AS NECESSARY. IF, AFTER ONE YEAR, THE POSSIBILITY EXISTS THAT THE ORIGINAL PLANTING (IF APPLICABLE) WILL NOT MEET SURVIVAL RATE STANDARDS, THE APPLICANT MAY CHOOSE TO ESTABLISH REINFORCEMENT PLANTINGS.
4. AT THE END OF THE POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD, CERTIFICATION BY A QUALIFIED CONSULTANT WILL BE REQUIRED BEFORE TO THE OWNER CAN BE RELEASED FROM HIS/HER FOREST CONSERVATION OBLIGATION TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
5. THE DEVELOPER/BUILDER SHALL (IN WRITING) NOTIFY ALL LOT OWNERS OF THIS DEVELOPMENT OF THE EXISTENCE OF FOREST CONSERVATION AREAS AND THAT DISTURBANCE TO THE FOREST CONSERVATION AREAS OR THE REMOVAL OF FOREST CONSERVATION SIGNAGE IS PROHIBITED.
6. REFORESTATION/AFFORESTATION TREE PLANTINGS SHOULD BE INSTALLED IN A CURVILINEAR PATTERN TO FACILITATE MAINTENANCE BUT AVOID A GRID APPEARANCE. EACH SPECIES OF TREE SHALL BE DISTRIBUTED EVENLY WITHIN EACH FOREST CONSERVATION EASEMENT AREA.
7. THE FOREST CONSERVATION EASEMENT SHALL BE ESTABLISHED AT FINAL PLAN STAGE TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

**CONSTRUCTION PERIOD PROTECTION PROGRAM (at Final Plan stage)**

1. THE LIMIT OF FOREST RETENTION SHALL BE STAKED AND FLAGGED.
2. A PRE-CONSTRUCTION MEETING AT THE SITE SHOULD BE HELD TO CONFIRM THE LIMITS OF CLEARING SPECIFIED. THE MEETING SHOULD INCLUDE THE OWNER OR THE OWNER'S REPRESENTATIVE, THE ON-SITE FOREMAN IN CHARGE OF LAND DISTURBANCE, THE ENVIRONMENTAL CONSULTANT AND THE APPROPRIATE HOWARD COUNTY INSPECTORS.
3. FOREST PROTECTION DEVICES AND SIGNS (SEE DETAILS) SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. THE PROTECTION DEVICES AND SIGNS SHALL BE MAINTAINED DURING THE ENTIRE CONSTRUCTION PERIOD. NONE OF THE DEVICES SHALL BE ANCHORED OR ATTACHED IN ANY WAY TO THE TREES TO BE SAVED.
4. EQUIPMENT, VEHICLES AND BUILDING MATERIALS SHALL NOT BE WITHIN THE PROTECTED AREA. ACTIVITIES STRICTLY TO IMPLEMENT ANY REFORESTATION PLANTING AND MAINTENANCE (I.E. WATERING, FERTILIZING, THINNING, PRUNING, REMOVAL OF DEAD AND DISEASED TREES WHERE NECESSARY, ETC.) OF THE CONSERVATION AREA ARE PERMITTED. CLEARING FOR THE PURPOSE OF SOODING OR PLANTING GRASS IS NOT PERMITTED WITHIN THE FOREST CONSERVATION AREAS ONCE THEY'RE ESTABLISHED.
5. AT THE END OF THE CONSTRUCTION PERIOD, THE DESIGNATED QUALIFIED PROFESSIONAL SHALL CONVEY TO THE ADMINISTRATOR OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM CERTIFICATION THAT ALL FOREST RETENTION AREAS HAVE BEEN PRESERVED, ALL REFORESTATION AND/OR AFFORESTATION PLANTINGS (IF APPLICABLE) HAVE BEEN INSTALLED AS REQUIRED BY THE FOREST CONSERVATION PLAN, AND THAT ALL PROTECTION MEASURES REQUIRED FOR THE POST-CONSTRUCTION PERIOD HAVE BEEN INSTALLED. UPON REVIEW OF THE FINAL CERTIFICATION DOCUMENT FOR COMPLETENESS AND ACCURACY, THE PROGRAM COORDINATOR WILL NOTIFY THE OWNER OF RELEASE FROM THE CONSTRUCTION PERIOD OBLIGATIONS. THE 2-YEAR (MIN.) POST-CONSTRUCTION MANAGEMENT AND PROTECTION PERIOD THEN COMMENCES.

**FOREST CONSERVATION PROGRAM SEQUENCE (at Final Plan stage)**

1. OBTAIN ALL NECESSARY PERMITS.
2. STAKEOUT LIMITS OF DISTURBANCE.
3. FIELD MEETING TO REVIEW AND VERIFY LIMIT OF DISTURBANCE FOR THE SITE GRADING AND CONSTRUCTION.
4. INSTALL FOREST CONSERVATION SIGNS AND FOREST PROTECTION DEVICES (FENCES) ALONG THE PORTION OF THE LIMIT OF DISTURBANCE (THAT INVOLVES CLEARING AND/OR RETENTION OF TREES).
5. COMMENCE SITE CONSTRUCTION.
6. PREPARE SITE SOIL BY MULCHING AND REMOVAL OF TRASH AND WEEDS INCLUDING AN APPLICATION OF HERBICIDES TO CONTROL NOXIOUS WEEDS AND INVASIVE SPECIES.
7. INSTALL FOREST PLANTING AND THE REMAINDER OF THE CONSERVATION SIGNS ALONG THE EDGE OF THE CONSERVATION EASEMENT. MOVE CONSERVATION SIGNS INSTALLED IN #4 (ABOVE) TO THE EDGE OF THE CONSERVATION EASEMENT.
8. INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE CONSTRUCTION PERIOD OBLIGATIONS; START OF POST-CONSTRUCTION MANAGEMENT PERIOD.
9. POST-CONSTRUCTION MANAGEMENT FOR A PERIOD OF 2 YEARS (MIN.).
10. FINAL INSPECTION AND CERTIFICATION FOR THE RELEASE OF THE OWNER'S FOREST CONSERVATION SURETY.

**FOREST CONSERVATION OBLIGATION & SURETY (at Final Plan Stage)**

THE FOREST CONSERVATION OBLIGATION FOR THIS DEVELOPMENT AS CALCULATED IN THE FOREST CONSERVATION WORKSHEET IS 1.1324 ACRES OF FOREST RETENTION AND 1.2801 ACRES OF REFORESTATION PLANTING FOR TOTAL OF 2.4124 ACRES OF FOREST CONSERVATION EASEMENT TO BE RECORDED.

PROPOSED METHOD OF SATISFYING THE ABOVE FOREST CONSERVATION ON-SITE AND OFF-SITE:

RECORD 3 (THREE) FOREST CONSERVATION EASEMENTS TOTALING 2.1502 ACRES OF WHICH 1.7784 ACRES ARE CREDITED AND THEY COMPRISE 1.0988 ACRES OF CREDITED RETENTION AND 0.6816 ACRE OF REFORESTATION PLANTING. THE NON-CREDITED 0.3718 ACRE OF FOREST CONSERVATION EASEMENT COMPRISE 0.3125 ACRE OF FLOODPLAIN, 0.0353 ACRES OF NON-CREDITED RETENTION AND 0.0240 ACRES OF NATURAL REGENERATION AREAS.

THE FOREST CONSERVATION SURETY TO BE POSTED WITH THE DEVELOPER AGREEMENT IS \$0.50/S.F. OF THE REFORESTATION PLANTING. THE SURETY FOR THE ON-SITE REFORESTATION WOULD BE:  
29,690 S.F. x (\$0.50/S.F.) = \$14,845.00

OFF-SITE:  
AT LEAST 0.6338 ACRE OF OFF-SITE REFORESTATION FCE SHALL BE IDENTIFIED AT FINAL PLAN STAGE FOR THIS DEVELOPMENT. A SEPARATE FOREST CONSERVATION SURETY IS REQUIRED FOR THE OFF-SITE FOREST CONSERVATION AND THE SURETY FOR THE OFF-SITE REFORESTATION PLANTING WOULD BE:

(0.6338 ac) x (43,560 s.f./ac) x (\$0.50/S.F.) = \$13,804.16 or \$13,804.00 (rounded)

TOTAL SURETY: FOR BOTH ON-SITE & OFF-SITE REFORESTATION PLANTING WOULD BE \$28,649.00

DATE REVISION BY APP'R.

**FOREST CONSERVATION WORKSHEET**

Project Name:	KANE PROPERTY	DPZ File No.:	SP-14-005
<b>1 Site Data</b>		Acreage	
A. Gross Site Area			6.5494
B. Area within 100-yr floodplain, if any			0.3430
C. Area of existing easement for major utility transmission lines, if any			0.0000
D. Area of external public road (frontage) dedication, if any			0.0000
E. Net Tract Area			6.2064
F. Land Use Category (for age restricted housing, POR zoning)			Residential-Suburban
<b>2 Input Data</b>			
A. Net Tract Area			6.2064
B. Reforestation Threshold (percent of net tract = 20%)			1.2413
C. Afforestation Threshold (percent of net tract = 15%)			0.9310
D. Existing Forest on Net Tract Area			5.4887
E. Forest Clearing on Net Tract Area			4.3566
F. Forest Retention on Net Tract Area			1.1321
<b>3 Reforestation Calculations</b>			
A. Net tract forest clearing above reforestation threshold			4.2475
B. Net tract forest clearing below reforestation threshold			0.1091
C. Planting up to afforestation threshold			0.0000
D. Reforestation planting required for clearing above threshold			1.0619
E. Reforestation planting required for clearing below threshold			0.2183
F. Total reforestation planting required (3C+3D+3E)			1.2801
<b>4 Forest Conservation Required</b>			
A. Forest Retention Area (2F)			1.1321
B. Forest Planting Area (3F)			1.2801
C. Total minimum FCE required for retention and reforestation			2.4122

**FOREST CONSERVATION ACREAGE TABULATION**

Forest Conservation Easement No.	Credited Retention Area on Net Tract	*Non-Credited Retention Area on Net Tract	100-yr floodplang retention area (non-credited)	Non-Credited Natural Regeneration Planting	Credited Reforestation Planting	Total Area of Forest Conservation Easement (non-credited portion is in parenthesis)	Credited Portion of FCE
FCE-1	0.6516	0.0194	0.000	0.0108	0.5405	1.2222 (0.0302)	1.1920
FCE-2	0.3971	0.016	0.311	0.0132	0.1099	0.8470 (0.3400)	0.5070
FCE-3	0.048	0.000	0.002	0.000	0.0312	0.081 (0.0016)	0.0793
TOTAL PROVIDED ON-SITE	1.0988	0.0353	0.3125	0.0240	0.6816	2.1502 (0.3718)	1.7784
QUANTITY REQUIRED	1.1321				1.2801	2.4122	
QUANTITY TO BE PROVIDED OFF-SITE	0.0353				0.5985	0.6338	
TOTAL OFF-SITE FORESTATION PLANTING INCLUDING QUANTITY OF "CREDITED RETENTION"					0.6338	0.6338	

\*The retention areas in this column do not meet the definition of a forest for sizes; however, these areas are not cleared and are not subtracted from the quantity of existing forest calculated in the Forest Conservation Worksheet. To protect these areas from being cleared, they are included in a FCE as non-credited retention. The total non-credit retention quantity is added to the off-site planting to satisfy the total credited Forest Conservation Easement that's required.

**FOREST CONSERVATION PLANTING QUANTITY SCHEDULE**

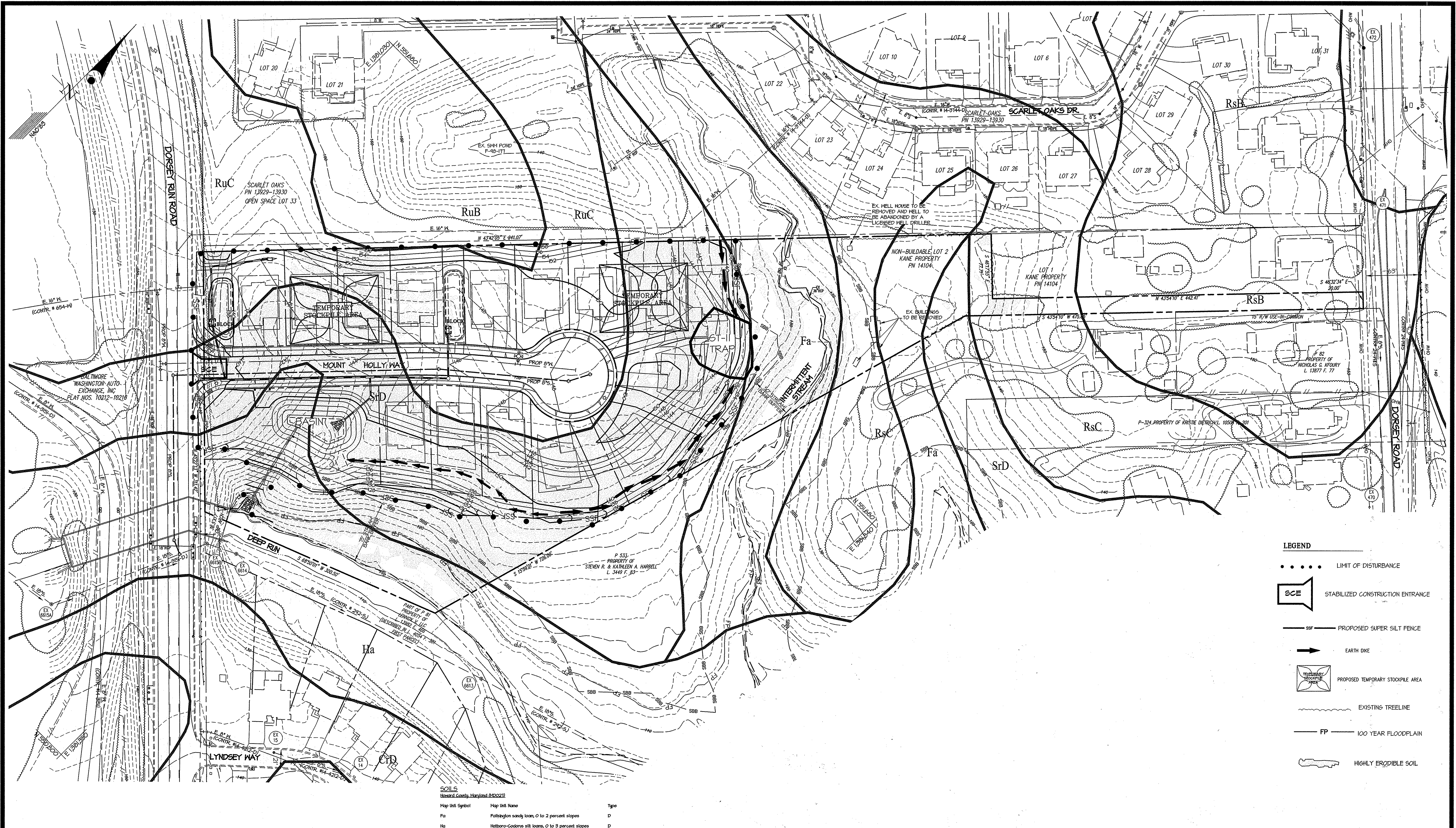
FOREST PLANTING LOCATION NO.	FCE-1	FCE-2	FCE-3	TOTAL
AREA TO BE PLANTED (IN AC)	0.5405	0.11	0.031	0.6815
BASE QUANTITY OF 2" CAL TREES REQUIRED (AT 100 TREES/AC)	54	11	3	68
CREDIT FOR LANDSCAPE TREES	TO BE DETERMINED AT FINAL PLAN STAGE			
REQUIRED QUANTITY OF 2"-2 1/2" CAL TREES TO BE PLANTED	TO BE DETERMINED AT FINAL PLAN STAGE			

STATE OF MARYLAND  
Michael B. Tran  
933 LANDSCAPE ARCHITECT  
4.30.15

PREPARED FOR:  
ROBERTS REAL ESTATE DEVELOPMENT, LLLP  
2124 PRIEST BRIDGE DRIVE  
SUITE ONE  
CROFTON, MD 21114  
BRIAN ROBERTS  
240-461-9172

<b>PRELIMINARY FOREST CONSERVATION PLAN</b>		
SCALE NO SCALE	ZONING R-12	G. L. W. FILE No. 12064
<b>DORSEY GLEN</b> LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A A RESUBDIVISION OF KANE PROPERTY LOT 2 PN: 14104		
DATE APRIL, 2015	TAX MAP - GRID 43-06	SHEET 8 OF 10
ELECTION DISTRICT No. 1 HOWARD COUNTY, MARYLAND		

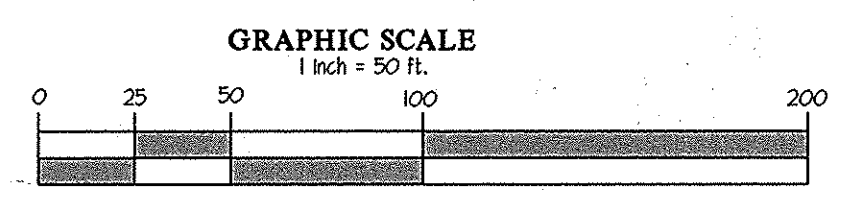




- LEGEND**
- ..... LIMIT OF DISTURBANCE
  - SCE** STABILIZED CONSTRUCTION ENTRANCE
  - SFF— PROPOSED SUPER SILT FENCE
  - EARTH DIKE
  - PROPOSED TEMPORARY STOCKPILE AREA
  - EXISTING TREELINE
  - FP— 100 YEAR FLOODPLAIN
  - HIGHLY ERODIBLE SOIL

**SOILS**  
Howard County, Maryland (M2022)

Map Unit Symbol	Map Unit Name	Type
Fa	Fallington sandy loam, 0 to 2 percent slopes	D
Ha	Hatboro-Godons silt loam, 0 to 9 percent slopes	D
RaB	Russell fine sandy loam, 2 to 9 percent slopes	C
RaC	Russell fine sandy loam, 5 to 10 percent slopes	C
RaB	Russell and Beltsville soils, 2 to 5 percent slopes	C
RaC	Russell and Beltsville soils, 5 to 10 percent slopes	C
SrD	Sassafras and Groom soils, 10 to 15 percent slopes	B



TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY

*Frank J. Long* 5/13/15  
PLANNING DIRECTOR DATE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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BRIAN ROBERTS  
240-461-9172

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE PLANS 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. 12975  
EXPIRATION DATE: MAY 28, 2018



**SEDIMENT CONTROL CONCEPT PLAN**

**DORSEY GLEN**  
LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A  
A RESUBDIVISION OF KANE PROPERTY LOT 2  
PN: 14104

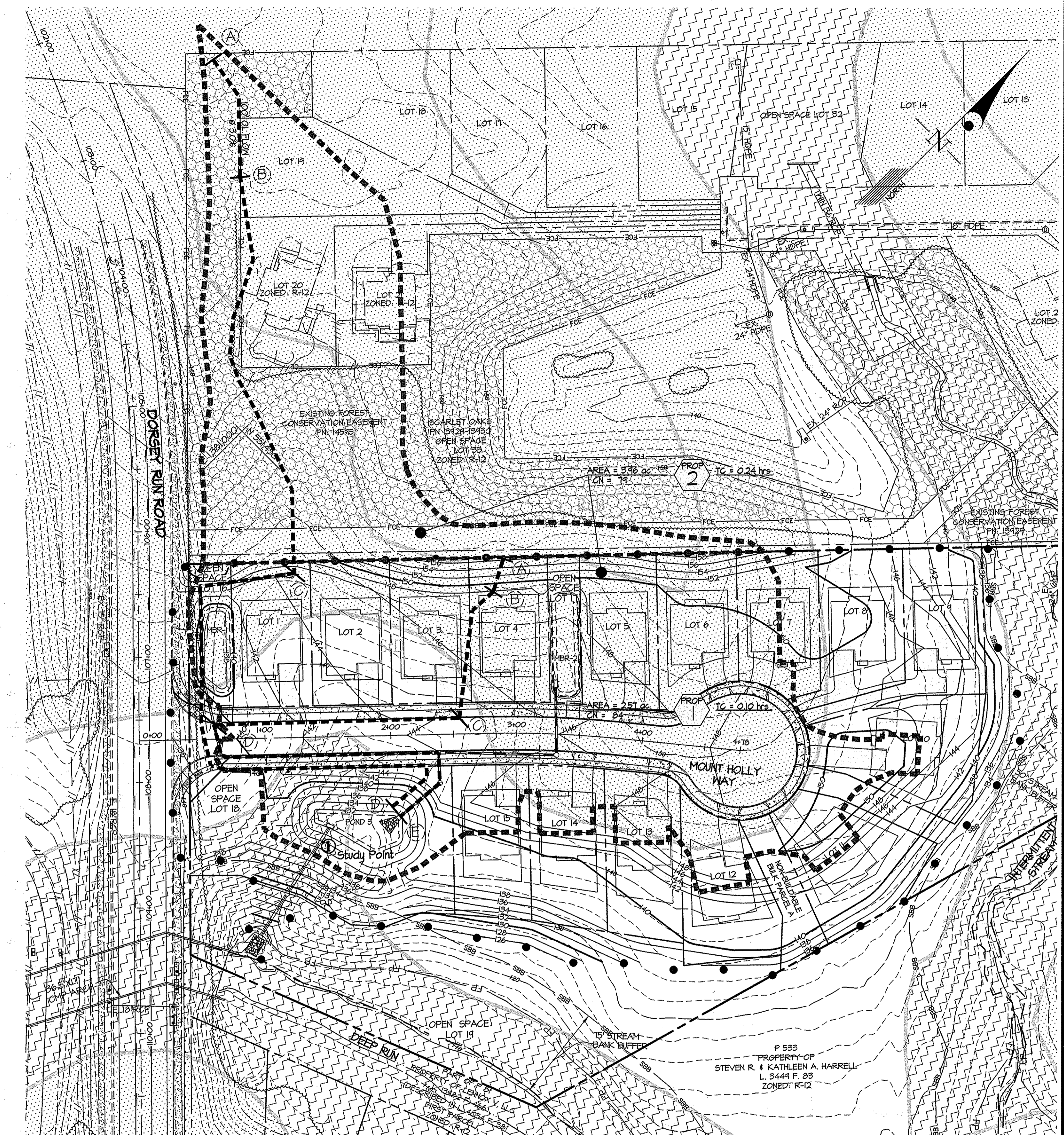
ELECTION DISTRICT No. 1

SCALE	ZONING	G. L. W. FILE No.
1"=50'	R-12	12064
DATE	TAX MAP - GRID	SHEET
APRIL, 2015	43-06	9 OF 10

OWNER LOT 2  
THOMAS MORRIS  
4001 MILLENDER MILL ROAD  
REISTERTOWN MD 21136



EXISTING CONDITIONS DRAINAGE AREA MAP



PROPOSED CONDITIONS DRAINAGE AREA MAP

**LEGEND**

	B' TYPE SOILS		TC PATH
	C' TYPE SOILS		
	D' TYPE SOILS		DRAINAGE AREA LABEL
	50M DRAINAGE DIVIDE		

TENTATIVELY APPROVED DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY  
*David M. Miller*  
 PLANNING DIRECTOR DATE: 4/15/15

**GLW**GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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PREPARED FOR:  
 ROBERTS REAL ESTATE DEVELOPMENT, LLP  
 2124 PRIEST BRIDGE DRIVE  
 SUITE ONE  
 CROFTON, MD 21114  
 BRIAN ROBERTS  
 240-461-9172

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE PLANS 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. 12975  
 EXPIRATION DATE: MAY 28, 2016  
 4/30/15



**DRAINAGE AREA SUMMARY**

	Area (acres)	CN	Tc (hrs)	Q100 (cfs)
DRAINAGE AREA 1	EX 2.51	65	0.15	11.26
DRAINAGE AREA 2	EX 3.46	67	0.24	N/A
	PROP 2.51	84	0.10	10.86
	PROP 3.46	79	0.24	21.61

**STORMWATER MANAGEMENT DRAINAGE AREA MAP**

**DORSEY GLEN**  
 LOTS 1-15, OPEN SPACE LOTS 16-20, & NON-BUILDABLE BULK PARCEL A  
 A RESUBDIVISION OF KANE PROPERTY LOT 2  
 PN: 14104

OWNER LOT 2 THOMAS MORRIS 4001 MILLENDER MILL ROAD REISTERTOWN MD 21136	
SCALE 1"=50'	ZONING R-12
DATE APRIL, 2015	TAX MAP - GRID 43-06
ELECTION DISTRICT No. 1	G. L. W. FILE No. 12064
HOWARD COUNTY, MARYLAND	SHEET 10 OF 10