

HIGH STEPPER TRAIL LIMIT OF WORK IS 20+02.58 TO 20+77.37  
MAYAPPLE TRAIL LIMIT OF WORK IS 7+19.39 TO 43+64.04  
PROPOSED VARIABLE WIDTH SIGHT DISTANCE EASEMENT

HORIZONTAL ALIGNMENT FOR THE EMERGENCY ACCESS DRIVE IS PRELIMINARY. FINAL ALIGNMENT WILL BE DETERMINED AS PART OF THE FINAL PLAN.

DATA SOURCES:  
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners  
Surveyors  
Engineers  
Landscape Architects

192 East Main Street  
Westminster, MD 21157  
410.386.0560  
410.386.0564 (Fax)  
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www.DDCinc.us

**DDC**  
Development Design Consultants

OWNER: GILIECE FAMILY LLC  
13111 LINDEN CHURCH ROAD  
CLARKSVILLE, MD 21029-1174  
(410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS:  
SE RIVER ROAD  
SYKESVILLE, MD 21784

PRELIMINARY EQUIVALENT SKETCH PLAN  
WALKER MEADOWS  
A RESUBDIVISION OF LOT 2 OF THE  
DIEHL PROPERTY (PLAT #64937)  
LOTS 1-34 4 BUILDABLE PRESERVATION PARCELS A-I NON-BUILDABLE  
PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

PRELIMINARY EQUIVALENT SKETCH PLAN

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. 21992, EXPIRATION DATE: JUNE 06, 2018.

9/23/16  
DATE

STATE OF MARYLAND  
PROFESSIONAL ENGINEER

W. RICHARD DEMARCO  
PROFESSIONAL ENGINEER NO. 21998

5TH COUNCIL DISTRICT BRD ELECTION DISTRICT HOWARD COUNTY, MD			
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE
CO. FILE #:	DES. BY: BKBW/KC		
TAX ACC. # 03-311457	DRN. BY: BKB/GRAM		
TAX MAP: 9	CHK. BY: PGC		
BLOCK / GRID: 6	DATE: 8/15/2016		
PARCEL #: 66	DDC JOB#: 12064.1		
ZONE / USE: RR-DEO	SHEET NUMBER:		
DWG. SCALE: 1" = 50'			

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
*B. Wilson for Maura Rossmore* 9/19/2016  
County Health Officer  
Howard County Health Department

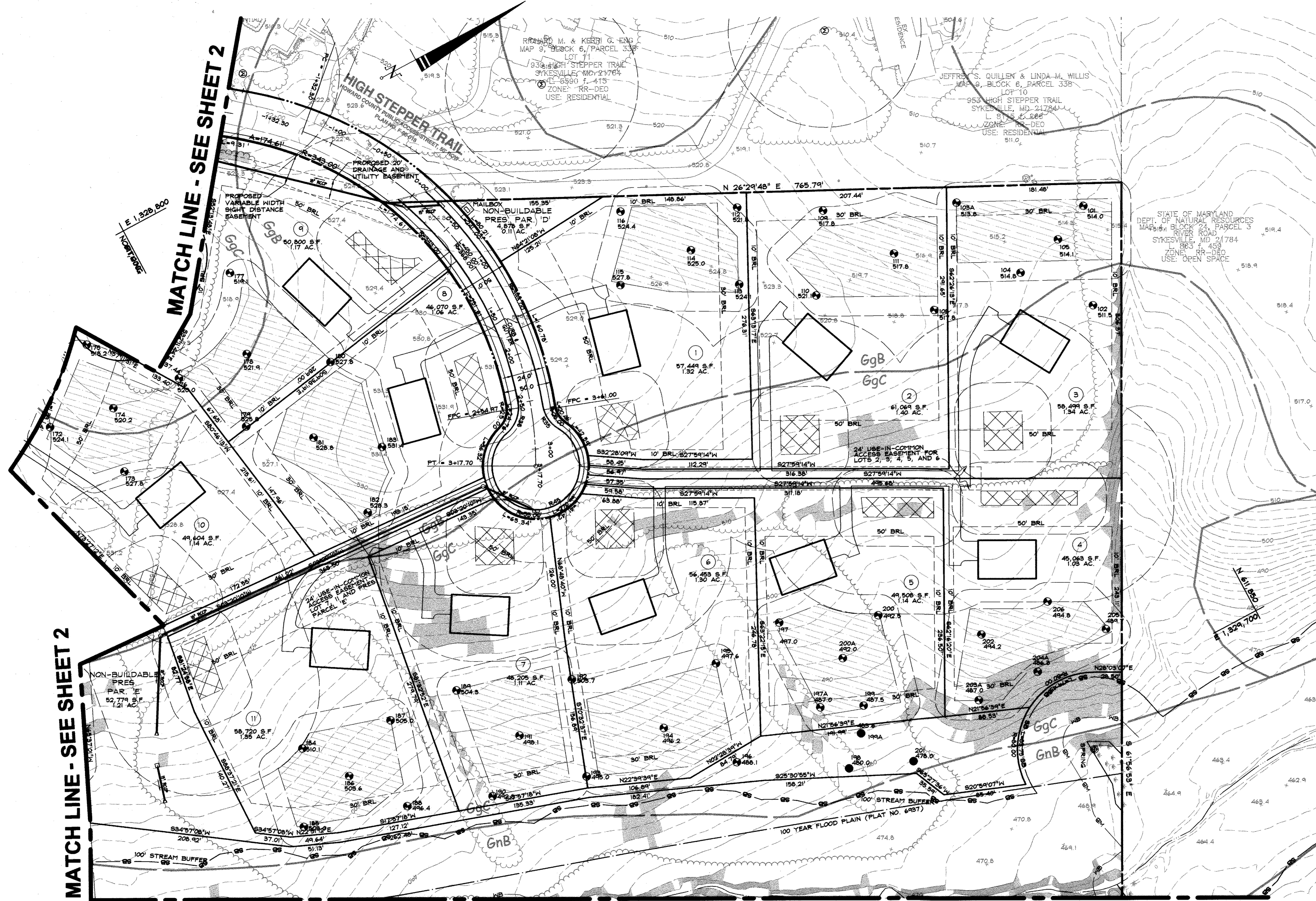
TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*W. Richard Demarco* 9-23-16  
Planning Director

MATCH LINE - SEE SHEET 4

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 3

MATCH LINE - SEE SHEET 3



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 5

**DATA SOURCES:**  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014  
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 (410) 531-0797

**DEVELOPER:** SA OWNER

**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN  
 WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #6987)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE  
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY EQUIVALENT  
 SKETCH PLAN**

5TH COUNCIL DISTRICT  
 3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE

**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**

*BW* for *Maura Reason* Date: 9/19/2016  
 County Health Officer  
 Howard County Health Department

**TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY**

*W. Richard Demario* Date: 9-23-16  
 Planning Director

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. 21998, EXPIRATION DATE:  
 JUNE 08, 2018

9/23/16  
 DATE

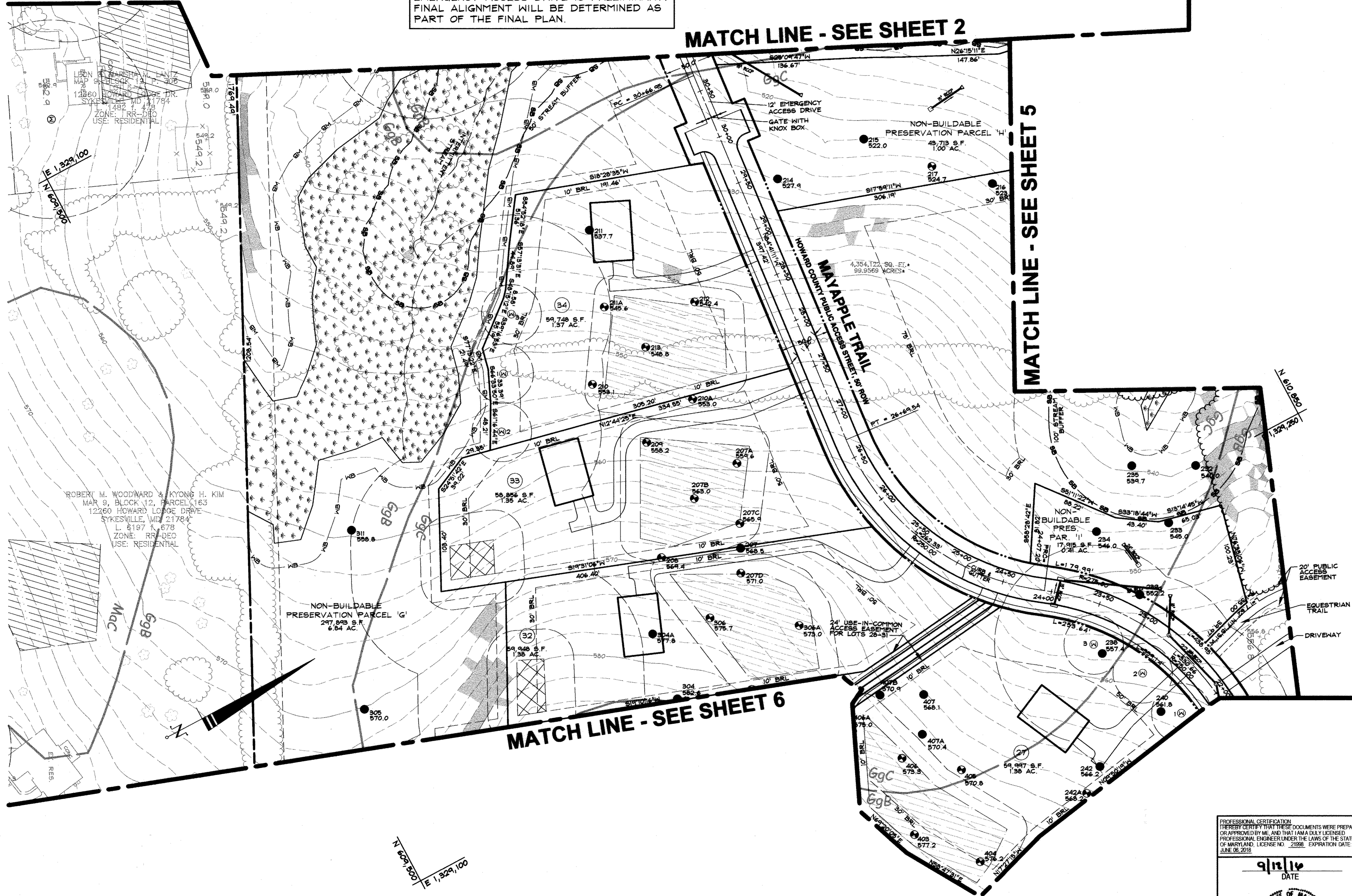
W. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER NO. 21998

HORIZONTAL ALIGNMENT FOR THE EMERGENCY ACCESS DRIVE IS PRELIMINARY. FINAL ALIGNMENT WILL BE DETERMINED AS PART OF THE FINAL PLAN.

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 6



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DEVELOPER: SIA OWNER

SITE ADDRESS:  
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 SYKESVILLE, MD 21784

PRELIMINARY EQUIVALENT SKETCH PLAN  
 WALKER MEADOWS  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #6937)  
 LOTS 1-34 4 BUILDABLE PRESERVATION PARCEL A 4 NON-BUILDABLE  
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

PRELIMINARY EQUIVALENT  
 SKETCH PLAN

5TH COUNCIL DISTRICT  
 8RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS		
NO.	DESCRIPTION OF CHANGES	DRN REV. DATE

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. 21898. EXPIRATION DATE: JUNE 06, 2018.

9/19/16  
 DATE

R. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER NO. 21998

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
*William for Maura Rossman* Date: 9/19/2016  
 County Health Officer  
 Howard County Health Department

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*Nathan J. Jones* Date: 9-23-16  
 Planning Director

MATCH LINE - SEE SHEET 3

MATCH LINE  
SEE SHEET 2

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 6

DATA SOURCES:

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DEVELOPER: SIA OWNER

SITE ADDRESS:  
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PRELIMINARY EQUIVALENT SKETCH PLAN  
WALKER MEADOWS  
A RESUBDIVISION OF LOT 2 OF THE  
DIEHL PROPERTY (PLAT #6937)  
LOTS L-34 1 BUILDABLE PRESERVATION PARCEL A 1 NON-BUILDABLE  
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-11


PRELIMINARY EQUIVALENT  
SKETCH PLAN

5TH COUNCIL DISTRICT  
BRD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE

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JUNE 06, 2018

9/19/16  
DATE



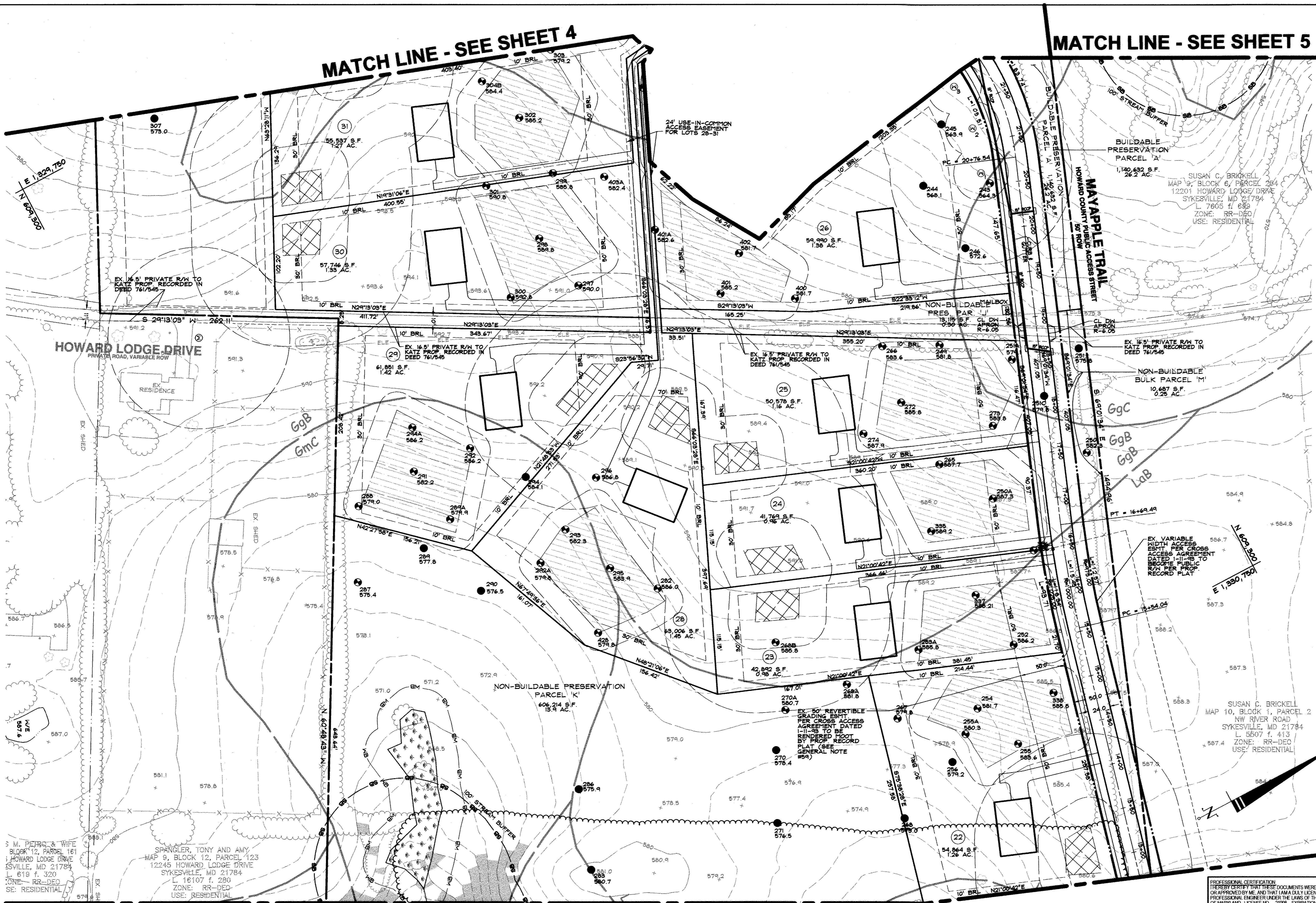
W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER NO. 21998

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
*Barbara for Maria Rossman* Date 9/19/2016  
County Health Officer, Howard County Health Department

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*Nathaniel Blum* Date 9-23-16  
Planning Director

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 5



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**DEVELOPER:** S/A OWNER

**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
 WALKER MEADOWS  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #6937)  
 L. 5507 F. 413  
 PRESERVATION PARCEL A 1 NON-BUILDABLE  
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY EQUIVALENT SKETCH PLAN**

**5TH COUNCIL DISTRICT**  
**8RD ELECTION DISTRICT**      **HOWARD COUNTY, MD**

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	TAX ACC. # 03-311457	DES. BY: RBWBKC		
TAX MAP: 9	BLOCK / GRID: 6	DRN. BY: BKCRAM		
DATE: 8/15/2016	CHK. BY: PGC			
DATE: 8/15/2016	DDC JOB#: 12064.1			
DATE: 8/15/2016	SHEET NUMBER:			
DATE: 8/15/2016	6 of 34			

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. 21998, EXPIRATION DATE: JUNE 06, 2018.

9/12/16  
 DATE

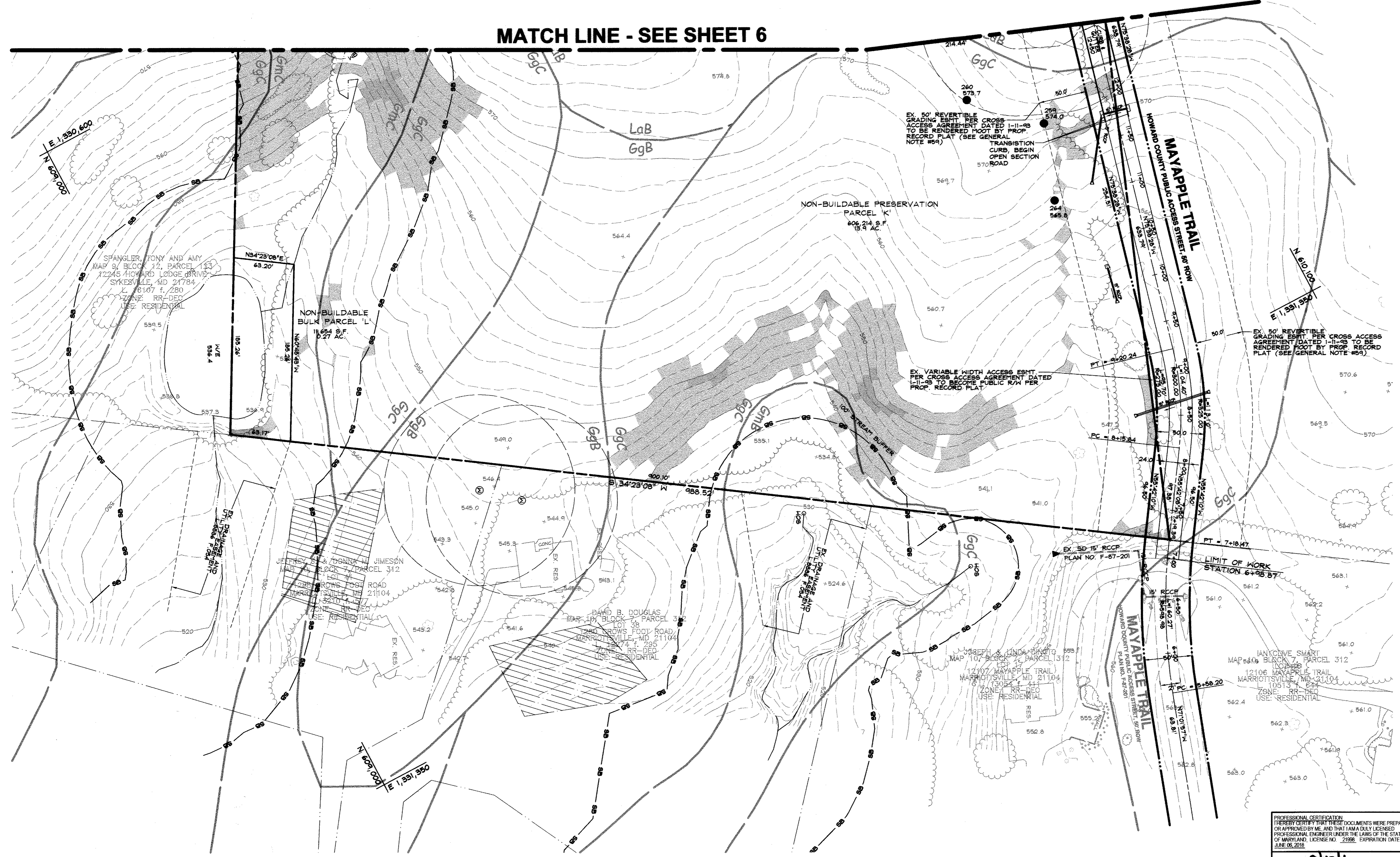
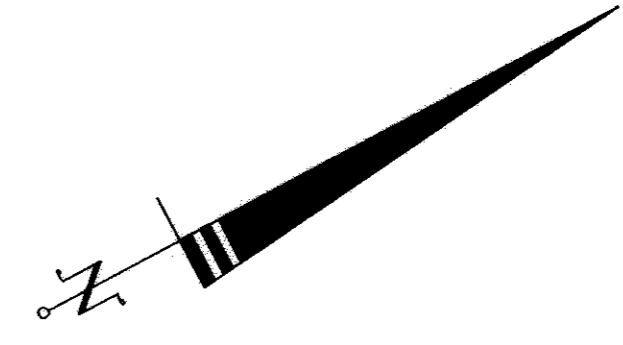
W. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER NO. 21998

MATCH LINE - SEE SHEET 7

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 County Health Officer: *Maureen Reisman* Date: 9/19/2016  
 Howard County Health Department

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
 Planning Director: *W. Richard Demario* Date: 9-23-16

**MATCH LINE - SEE SHEET 6**



**DATA SOURCES:**  
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**OWNER:**  
 GILLICE FAMILY LLC  
 1311 LINDEN CHURCH ROAD  
 CLARKSVILLE, MD 21029-1174  
 (410) 531-0797

**DEVELOPER:**  
 S/A OWNER

**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN  
 WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #6937)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE  
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY EQUIVALENT  
 SKETCH PLAN**

PROFESSIONAL CERTIFICATION  
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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE  
 OF MARYLAND, LICENSE NO. 21998, EXPIRATION DATE  
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9/23/16  
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W. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER NO. 21998

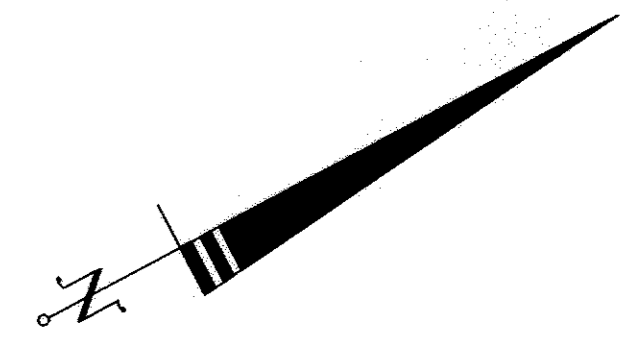
**APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS**  
 County Health Officer  
 Howard County Health Department  
 Date: 9/19/2016  
 MJB

**TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY**  
 Planning Director  
 Date: 9-23-16

5TH COUNCIL DISTRICT 8RD ELECTION DISTRICT		HOWARD COUNTY, MD	
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE
CO. FILE #	TAX ACC. # 03-311457	DES. BY: RBW/BKC	DRN. BY: BKC/GRAM
TAX MAP: 9	BLOCK / GRID: 6	CHK. BY: PGC	DATE: 8/15/2016
PARCEL #: 66	ZONE / USE: RR-DEO	DDC JOB#: 12064.1	SHEET NUMBER:
DWG. SCALE: 1" = 50'			7 of 34

**DRAWING LEGEND**

- LIMIT OF DISTURBANCE
- SF — PROPOSED SILT FENCE
- 3SF — PROPOSED SUPER SILT FENCE
- A/2 — PROPOSED EARTH DIKE
- ⇒ ⇒ ⇒ PERIMETER DIKE SHALE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY STONE OUTLET STRUCTURE
- 15.00% - 19.99% SLOPES
- 20.00% AND GREATER SLOPES



FINAL GRADING AND STORM DRAIN ALIGNMENT WILL BE DETERMINED AS PART OF THE FINAL PLAN.

**TRAP TABLE - TRAP # 1**

TRAP TYPE	TYPE II	
EXISTING DRAINAGE AREA(AC)	4.8	
INTERIM DRAINAGE AREA(AC)	4.8	
PROPOSED DRAINAGE AREA(AC)	4.8	
STORAGE REQUIRED (CUBIC FEET)	CO	4,375
	WET	8,750
	DRY	8,750
STORAGE PROVIDED (CUBIC FEET)	CO	5,986
	WET	11,973
	DRY	14,548
TOTAL	26,521	
EXISTING GROUND ELEVATION	511.0	
TOP EMBANKMENT ELEVATION	514.0	
TOP EMBANKMENT WIDTH	4'	
WEIR CREST ELEVATION	512.0	
DRY STORAGE ELEVATION	512.0	
WET STORAGE ELEVATION	510.0	
CLEANOUT ELEVATION	509.0	
BOTTOM ELEVATION	50.0	
OUTLET WIDTH	20'	
BOTTOM DIMENSION	106' x 52'	
TRAP SIDE SLOPES	2:1x	
TRAP DEPTH	CO	1.0
	WET	2.0
OUTLET PROTECTION LENGTH	DRY	2.0
	WET	10'
OUTLET PROTECTION DEPTH	1'-7"	
WET STORAGE ZONE ELEVATION	508-510	
DRY STORAGE ZONE ELEVATION	510-512	

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**DEVELOPER:** SIA OWNER

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 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937)  
 LOTS 1-14 1 BUILDABLE PRESERVATION PARCEL 4 NON-BUILDABLE PRESERVATION PARCEL B-K NON-BUILDABLE BULK PARCELS L-11

**PRELIMINARY GRADING & SEC PLAN**

**5TH COUNCIL DISTRICT**      **HOWARD COUNTY, MD**  
**8RD ELECTION DISTRICT**

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

NO.      DESCRIPTION OF CHANGES      DRN.      REV.      DATE

CO. FILE #      DES. BY: RBWB/KC

TAX ACC. # 03-311457      DRN. BY: BKC/GRAM

TAX MAP: 9      CHK. BY: PGC

BLOCK / GRID: 6      DATE: 8/15/2016

PARCEL # 66      DDC JOB#: 12064.1

ZONE / USE: RR-DEO      SHEET NUMBER:

DWG. SCALE: 1" = 50'      **8 of 34**

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. 21988, EXPIRATION DATE: JUNE 06, 2018.

**9/12/16**  
 DATE

**W. RICHARD DEMARIO**  
 PROFESSIONAL ENGINEER NO. 21988

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 County Health Officer  
 Howard County Health Department

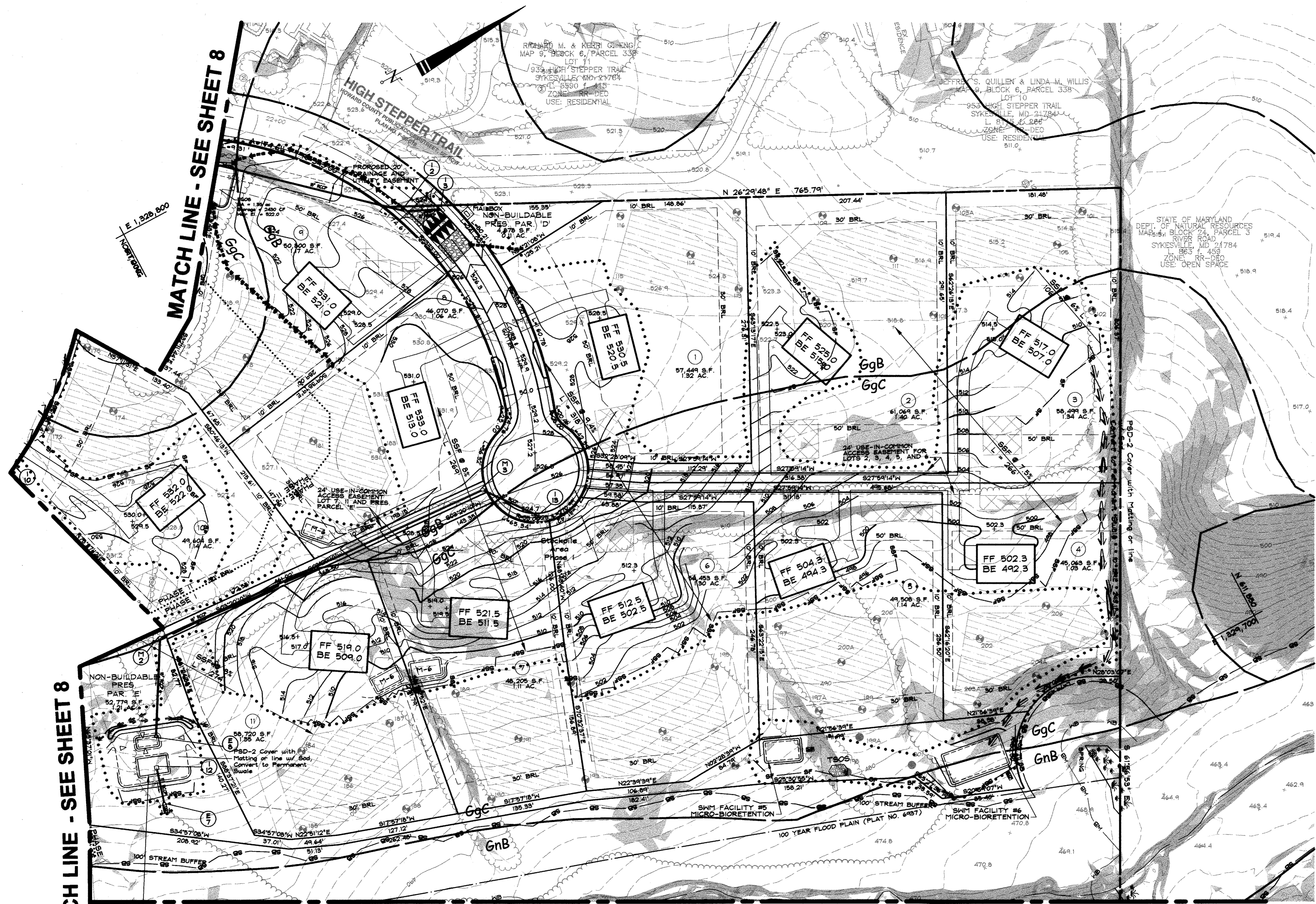
*Walter J. ...*      Date: 9/19/2016

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
 Planning Director  
 Date: 9-23-16

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 11





- Sequence of Construction**
1. Obtain a Grading Permit. (1 day)
  2. Notify "Miss Utility" at least 48 hours before beginning any work at 1-800-257-7777. Notify Howard County Department of Inspections, Licenses and Permits, Sediment Control Division at 410-315-1855 at least 24 hours before starting any work. (2 days)
  3. Dust control will be provided for all disturbed areas. Refer to '2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control', pg H.22, for acceptable methods and specifications for dust control (ongoing) (18 to 24 weeks).
- AT NO TIME SHALL MORE THAN 20 ACRES OF GROUND BE DISTURBED**
- Phase I ( 8 Acres ) Estimated Time 8 Weeks**
1. Install perimeter silt fence, super silt fence and PSD-2. Install SCE and TGOS.
  2. Rough Grade High Stepper Trail Extended, UIC, Driveways and House Areas.
  3. Install S/M Facilities. Back sediment laden water from entering S/M Facilities.
  4. Install Storm Drain system, Curb and Gutter and base pave public road and UIC
  5. With all disturbed areas stabilized, and with permission from the sediment control inspector, remove sediment control devices.
- Phase II ( 9.5 Acres ) Estimated Time 10 Weeks**
1. Install perimeter silt fence, super silt fence and PSD-2. Install SCE and Trap #1.
  2. Rough Grade Public Road A With in Phase II, UIC, Driveways and House Areas.
  3. Grade Public Road A to LOD of Phase II. Construct slope at 2:1 or Flatter. Alternatively, if Phase III Area has been released for disturbance, Grade into Phase III.
  4. Install S/M Facilities. Back sediment laden water from entering S/M Facilities.
  5. Install Storm Drain system, Curb and Gutter and base pave public road and UIC
  6. With all disturbed areas stabilized, and with permission from the sediment control inspector, remove sediment control devices.
- Phase III ( 15.8 Acres ) Estimated Time 12 Weeks**
1. Install perimeter silt fence, super silt fence and PSD-2. Install SCE, TGOS and Trap #2
  2. Rough Grade Public Road A With in Phase III, UIC, Driveways and House Areas.
  3. Grade Public Road A to LOD of Phase III. Construct slope at 2:1 or Flatter. Alternatively, if Phase III Area has been released for disturbance, Grade into Phase II.
  4. Install S/M Facilities. Back sediment laden water from entering S/M Facilities.
  5. Install Storm Drain system, Curb and Gutter and base pave public road and UIC
  6. With all disturbed areas stabilized, and with permission from the sediment control inspector, remove sediment control devices.
4. Notify Howard County Office of Inspections and Permits for a final inspection of the completed site. (2 days)

**DATA SOURCES:**  
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 Development Design Consultants

**OWNER:**  
 GILIECE FAMILY LLC  
 13111 LINDEN CHURCH ROAD  
 CLARKSVILLE, MD 21029-1174  
 (410) 531-0797

**DEVELOPER:**  
 SIA OWNER

**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937)  
 LOTS 1-14 4 BUILDABLE PRESERVATION PARCELS 4 NON-BUILDABLE PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY GRADING & SEC**

5TH COUNCIL DISTRICT BRD ELECTION DISTRICT HOWARD COUNTY, MD				
REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE

**MATCH LINE - SEE SHEET 11**

**DRAWING LEGEND**

- LIMIT OF DISTURBANCE
- SF — SF PROPOSED SILT FENCE
- SSF — SSF PROPOSED SUPER SILT FENCE
- A/2 — A/2 PROPOSED EARTH DIKE
- ⇒ ⇒ ⇒ PERIMETER DIKE SHALE
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- STABILIZED CONSTRUCTION ENTRANCE
- 15.00% - 19.99% SLOPES
- 20.00% AND GREATER SLOPES
- M-6 M-6 MICRO-BIORETENTION

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. 21998. EXPIRATION DATE: JUNE 06, 2018.

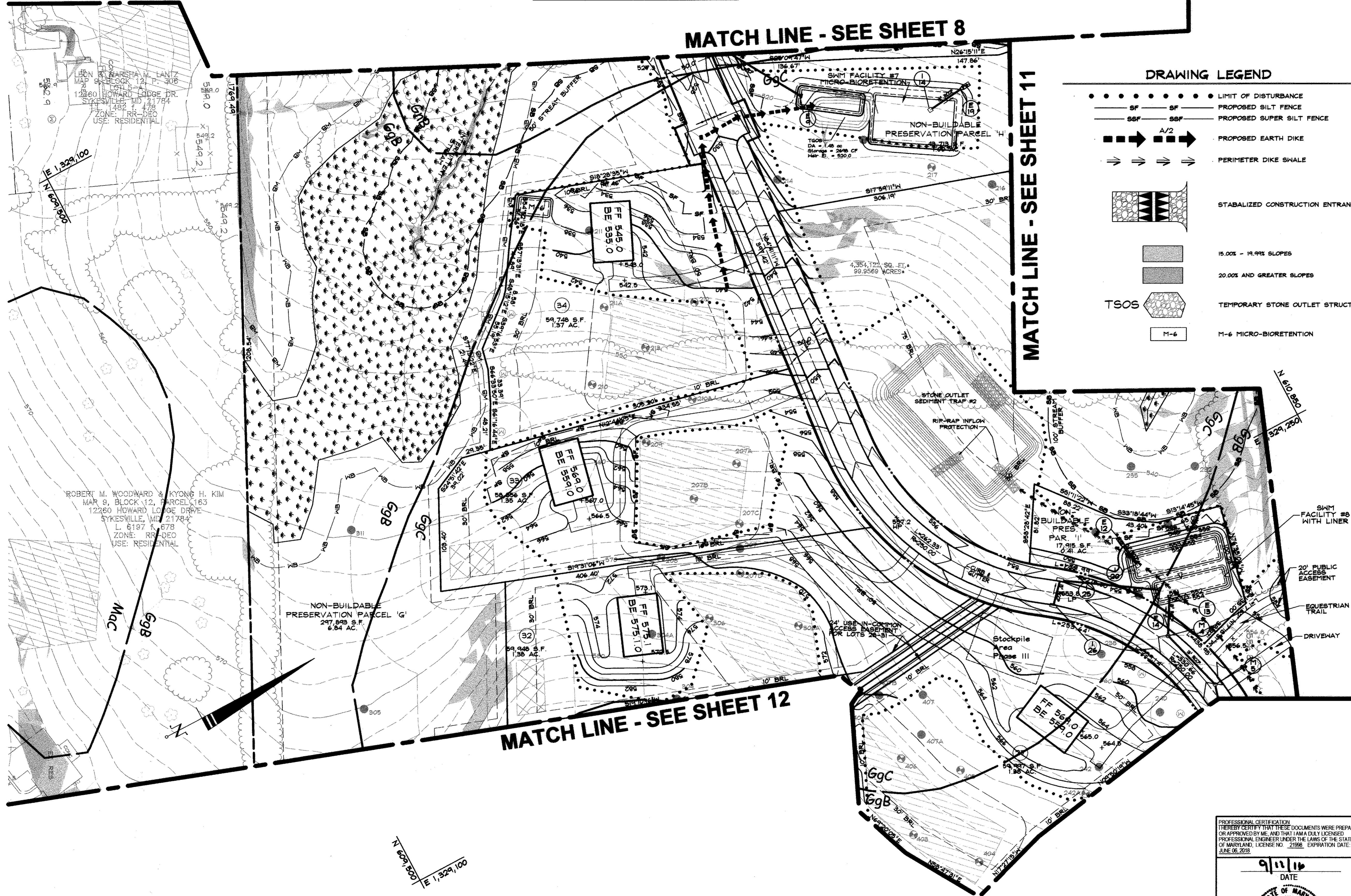
9/12/16  
 DATE

W. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER NO. 21998

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 Division for Major Resurveys 9/14/2016  
 County Health Officer  
 Howard County Health Department

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
 Planning Director 9-23-16

FINAL GRADING AND STORM DRAIN ALIGNMENT WILL BE DETERMINED AS PART OF THE FINAL PLAN.



**DRAWING LEGEND**

- ..... LIMIT OF DISTURBANCE
- SF --- SF --- PROPOSED SILT FENCE
- SSF --- SSF --- PROPOSED SUPER SILT FENCE
- A/2 --- PROPOSED EARTH DIKE
- PERIMETER DIKE SHALE
- STABILIZED CONSTRUCTION ENTRANCE
- 15.00% - 14.99% SLOPES
- 20.00% AND GREATER SLOPES
- TSOS TEMPORARY STONE OUTLET STRUCTURE
- M-6 M-6 MICRO-BIORETENTION

TRAP TABLE - TRAP # 2		
TRAP TYPE	TYPE II	
EXISTING DRAINAGE AREA(AC)	9.5	
INTERIM DRAINAGE AREA(AC)	9.5	
PROPOSED DRAINAGE AREA(AC)	9.5	
STORAGE REQUIRED (CUBIC FEET)	CO	8,550
	WET	17,100
	DRY	17,100
	TOTAL	34,200
STORAGE PROVIDED (CUBIC FEET)	CO	8,186
	WET	17,157
	DRY	20,399
	TOTAL	37,555
EXISTING GROUND ELEVATION	540.0	
TOP EMBANKMENT ELEVATION	543.0	
TOP EMBANKMENT WIDTH	4'	
WEIR CREST ELEVATION	542.0	
DRY STORAGE ELEVATION	542.0	
WET STORAGE ELEVATION	540.0	
CLEANOUT ELEVATION	539.0	
BOTTOM ELEVATION	538.0	
OUTLET WIDTH	38'	
BOTTOM DIMENSION	130' x 65'	
TRAP SIDE SLOPES	2:1±	
TRAP DEPTH	CO	1.0
	WET	2.0
	DRY	2.0
OUTLET PROTECTION LENGTH	10'	
OUTLET PROTECTION DEPTH	1'-7"	
WET STORAGE ZONE ELEVATION	538-540	
DRY STORAGE ZONE ELEVATION	540-542	

**DATA SOURCES:**

EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

**DDC**  
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Engineers  
Landscape Architects

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(410) 531-0797

**DEVELOPER:** SIA OWNER

**SITE ADDRESS:**  
SE RIVER ROAD  
SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937)  
LOTS 1-34 4 BUILDABLE PRESERVATION PARCEL A 4 NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY GRADING & SEC PLAN**

**5TH COUNCIL DISTRICT**  
**8RD ELECTION DISTRICT** HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE

CO. FILE #:	DES. BY: RBWBKC
TAX ACC. #: 03-311457	DRN. BY: BKCRAM
TAX MAP: 9	CHK. BY: PGC
BLOCK / GRID: 6	DATE: 8/15/2016
PARCEL #: 66	DDC JOB#: 12064.1
ZONE / USE: RR-DEO	SHEET NUMBER:
DWG. SCALE: 1" = 50'	10 of 34

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. 21998, EXPIRATION DATE: JUNE 08, 2018.

9/11/16  
DATE

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER NO. 21998

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
County Health Officer  
Date: 9/19/2016

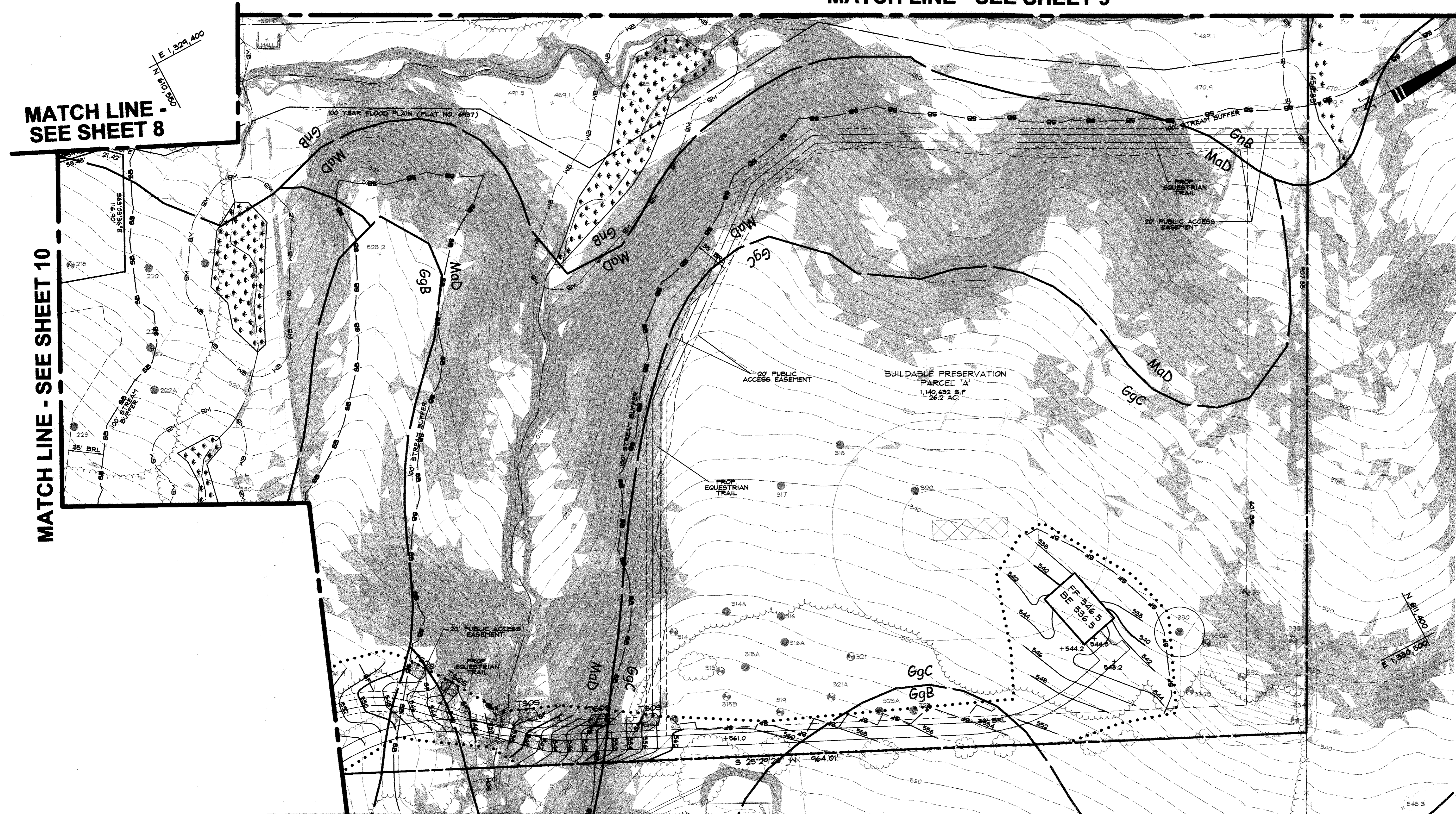
TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
Planning Director  
Date: 9-23-16

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 12



DATA SOURCES:  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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 CLARKSVILLE, MD 21028-1174  
 (410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS:  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

PRELIMINARY EQUIVALENT SKETCH PLAN  
 WALKER MEADOWS  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #6937)  
 LOTS L-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE  
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY  
 GRADING & SEC PLAN**

5TH COUNCIL DISTRICT		HOWARD COUNTY, MD	
RD ELECTION DISTRICT			
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE
CO. FILE #:	TAX ACC. #:	TAX MAP:	BLOCK / GRID:
DES. BY: RBWB/KC	DRN. BY: BKC/GRAM	CHK. BY: PGC	DATE: 8/15/2016
PARCEL # 66	ZONE / USE: RR-DEO	DDC JOB#: 12064.1	SHEET NUMBER:
DWG. SCALE: 1" = 50'	11		of 34

**DRAWING LEGEND**

- ● ● ● ● ● ● ● ● ● LIMIT OF DISTURBANCE
- SF — SF — PROPOSED SILT FENCE
- SBF — SBF — PROPOSED SUPER SILT FENCE
- A/2 — A/2 — PROPOSED EARTH DIKE
- ⇒ ⇒ ⇒ ⇒ ⇒ ⇒ PERIMETER DIKE SHALE
- [Pattern] STABILIZED CONSTRUCTION ENTRANCE
- [Pattern] 15.00% - 19.99% SLOPES
- [Pattern] 20.00% AND GREATER SLOPES
- TSOS [Pattern] TEMPORARY STONE OUTLET STRUCTURE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 County Health Officer: *Maura Roman* Date: 9/19/2016  
 Howard County Health Department

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
 Planning Director: *Natalia Zepin* Date: 9-23-16

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. 21998. EXPIRATION DATE: JUNE 06, 2018.

*Richard Demario*  
 DATE: 8/15/2016  
 W. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER NO. 21998

MATCH LINE - SEE SHEET 10

MATCH LINE - SEE SHEET 11



DRAWING LEGEND

- LIMIT OF DISTURBANCE
PROPOSED SILT FENCE
PROPOSED SUPER SILT FENCE
PROPOSED EARTH DIKE
PERIMETER DIKE SWALE
STABILIZED CONSTRUCTION ENTRANCE
15.00% - 19.99% SLOPES
20.00% AND GREATER SLOPES
TEMPORARY STONE OUTLET STRUCTURE
M-6 MICRO-BIORETENTION

DATA SOURCES:

EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014.

DDC Development Design Consultants logo and contact information including address, phone, and website.

OWNER: GILUECE FAMILY LLC
DEVELOPER: SIA OWNER
SITE ADDRESS: SE RIVER ROAD SYKESVILLE, MD 21784

PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS
PRELIMINARY GRADING & SEC PLAN

5TH COUNCIL DISTRICT BRD ELECTION DISTRICT HOWARD COUNTY, MD

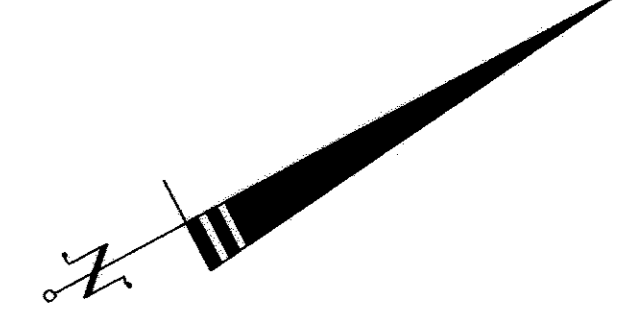
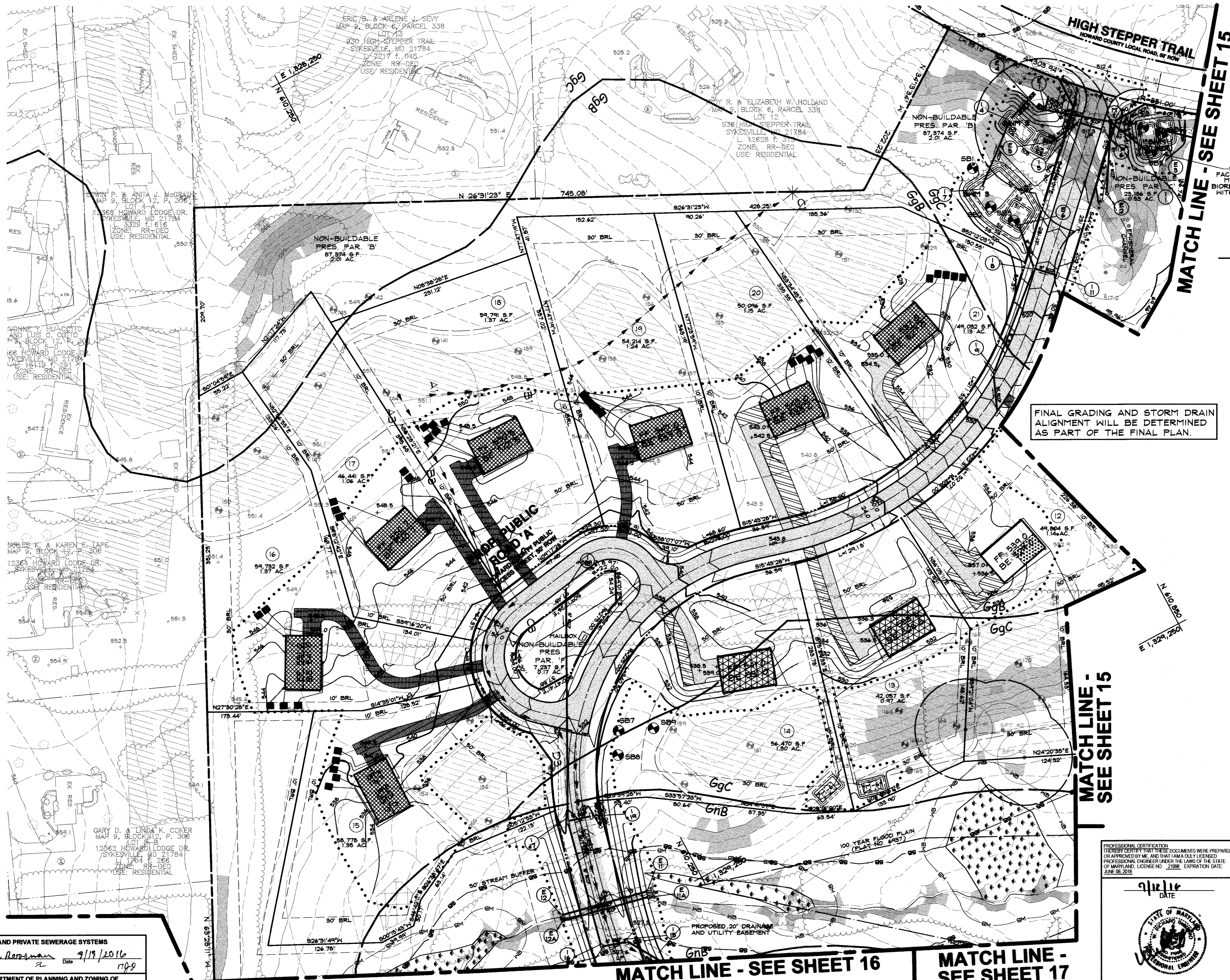
Table with columns: NO., DESCRIPTION OF CHANGES, DRN, REV. DATE. Includes revision history and sheet number 12 of 34.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

PROFESSIONAL CERTIFICATION
W. RICHARD DEMARCO
PROFESSIONAL ENGINEER NO. 21998

MATCH LINE - SEE SHEET 13





**ESD FACILITY LEGEND**

- M-5 DRY WELLS
- N-1 ROOFTOP DISCONNECT
- N-2 NON-ROOFTOP DISCONNECT
- N-3 SHEET FLOW TO CONSERVATION
- M-6 MICRO-BIORETENTION
- PERVIOUS PAVEMENT
- F-6 BIORETENTION
- DRYWELL
- SOIL BORING LOCATION

FINAL GRADING AND STORM DRAIN ALIGNMENT WILL BE DETERMINED AS PART OF THE FINAL PLAN.

**DATA SOURCES:**

EX BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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Surveyors  
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www.DDCinc.us

**OWNER:** GILLIGEE FAMILY LLC  
5111 LINDEN CHURCH ROAD  
CLARKSVILLE, MD 21029-1174  
(410) 531-0797

**DEVELOPER:** S/A OWNER

**SITE ADDRESS:** SE RIVER ROAD  
SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6987)  
LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY STORMWATER MANAGEMENT AND STORM DRAIN PLAN**

5TH COUNCIL DISTRICT  
8RD ELECTION DISTRICT  
HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	DES. BY: RBWB/KC			
TAX ACC. # 03-311457	DRN. BY: BKCR/AM			
TAX MAP: 9	CHK. BY: PGC			
BLOCK / GRID: 6	DATE: 8/15/2016			
PARCEL #: 66	DDC JOB#: 12064.1			
ZONE / USE: RR-DEO	SHEET NUMBER:			
DWG. SCALE: 1" = 50'	14 of 34			

PROFESSIONAL CERTIFICATION  
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9/12/16  
DATE

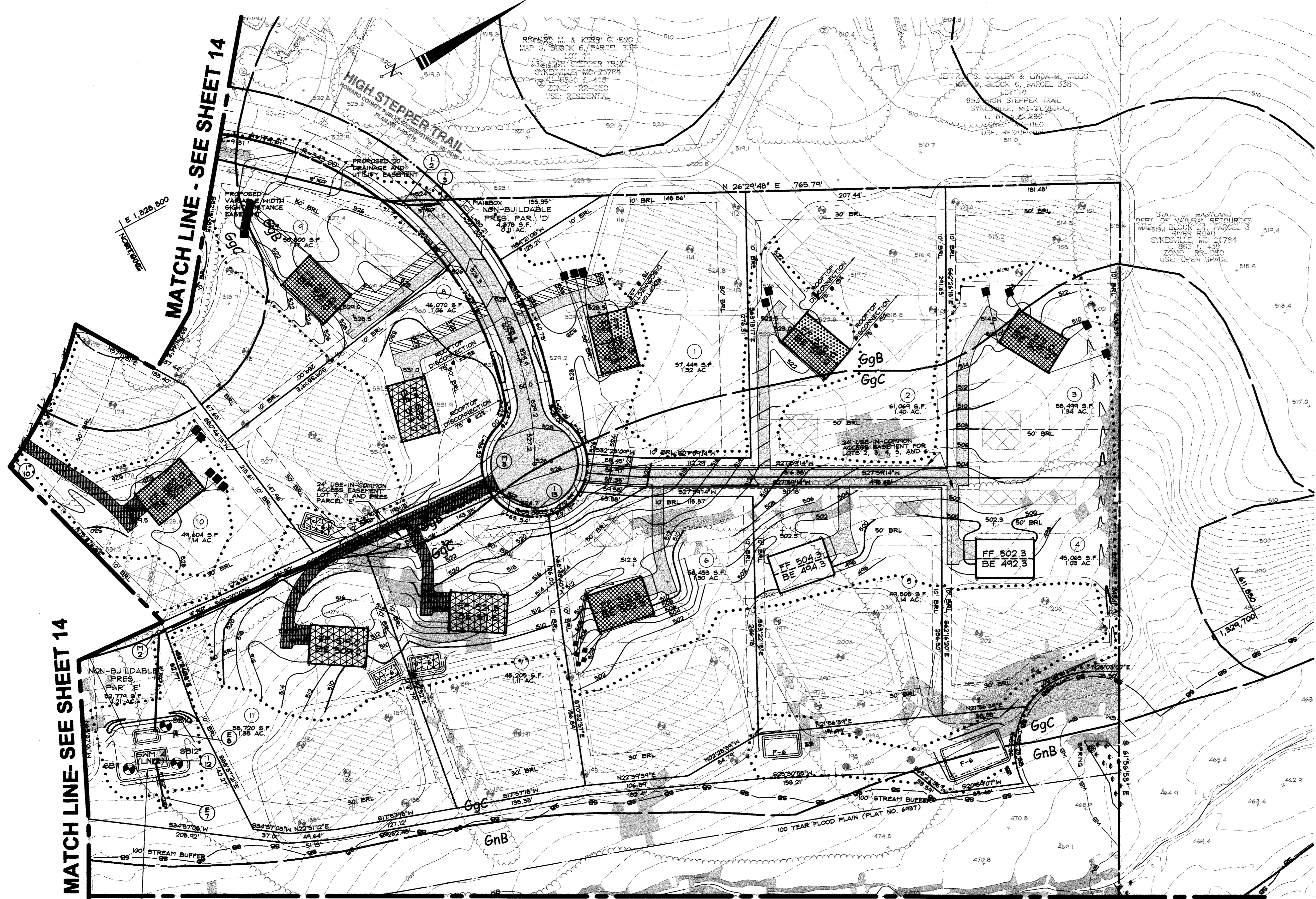
W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER NO. 21998

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
*Maureen Rossman* 9/19/2016  
County Health Officer  
Howard County Health Department

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*W. Richard Demario* 9-23-16  
Planning Director

MATCH LINE - SEE SHEET 16

MATCH LINE - SEE SHEET 17



**ESD FACILITY LEGEND**

- M-5 DRY WELLS
- N-1 ROOFTOP DISCONNECT
- N-2 NON-ROOFTOP DISCONNECT
- N-3 SHEET FLOW TO CONSERVATION
- M-6 MICRO-BIORETENTION
- PERVIOUS PAVEMENT
- F-6 BIORETENTION
- DRYWELL
- SB9 SOIL BORING LOCATION

**DATA SOURCES:**

EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT NEIL AND BEITING INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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(410) 531-0797

**DEVELOPER:** SIA OWNER

**SITE ADDRESS:**  
SE RIVER ROAD  
SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**WALKER MEADOWS**  
A RESUBDIVISION OF LOT 2 OF THE  
DIEHL PROPERTY (PLAT #6937)  
LOTS 1-34 1/4 BUILDABLE PRESERVATION PARCEL A 1 NON-BUILDABLE  
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-11

**PRELIMINARY**  
**STORMWATER MANAGEMENT**  
**AND STORM DRAIN PLAN**

**5TH COUNCIL DISTRICT**  
**BRD ELECTION DISTRICT**      **HOWARD COUNTY, MD**

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE

PROFESSIONAL CERTIFICATION  
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OR APPROVED BY ME, AND THAT I AM A DULY LICENSED  
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND, LICENSE NO. 21988, EXPIRATION DATE:  
JUNE 06, 2018.

9/12/16  
DATE

**W. RICHARD DEMARIO**  
PROFESSIONAL ENGINEER NO. 21988

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

*Bonnie for Maura Roseman*      9/14/2016  
County Health Officer      Date

Howard County Health Department      1100

---

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

*Walter J. J...*      9-23-16  
Planning Director      Date

FINAL GRADING AND STORM DRAIN ALIGNMENT WILL BE DETERMINED AS PART OF THE FINAL PLAN.

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 17

ESD FACILITY LEGEND

- M-5 DRY WELLS
- N-1 ROOFTOP DISCONNECT
- N-2 NON-ROOFTOP DISCONNECT
- N-3 SHEET FLOW TO CONSERVATION
- M-6 MICRO-BIORETENTION
- PERVIOUS PAVEMENT
- F-6 BIORETENTION
- DRYWELL
- SB9 SOIL BORING LOCATION

DATA SOURCES:

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(410) 531-0797

**DEVELOPER:** SA OWNER

**SITE ADDRESS:** SE RIVER ROAD  
SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN  
WALKER MEADOWS**  
A RESUBDIVISION OF LOT 2 OF THE  
DIEHL PROPERTY (PLAT #6937)  
LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE  
PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY  
STORMWATER MANAGEMENT  
AND STORM DRAIN PLAN**

**5TH COUNCIL DISTRICT  
SD1 ELECTION DISTRICT** HOWARD COUNTY, MD

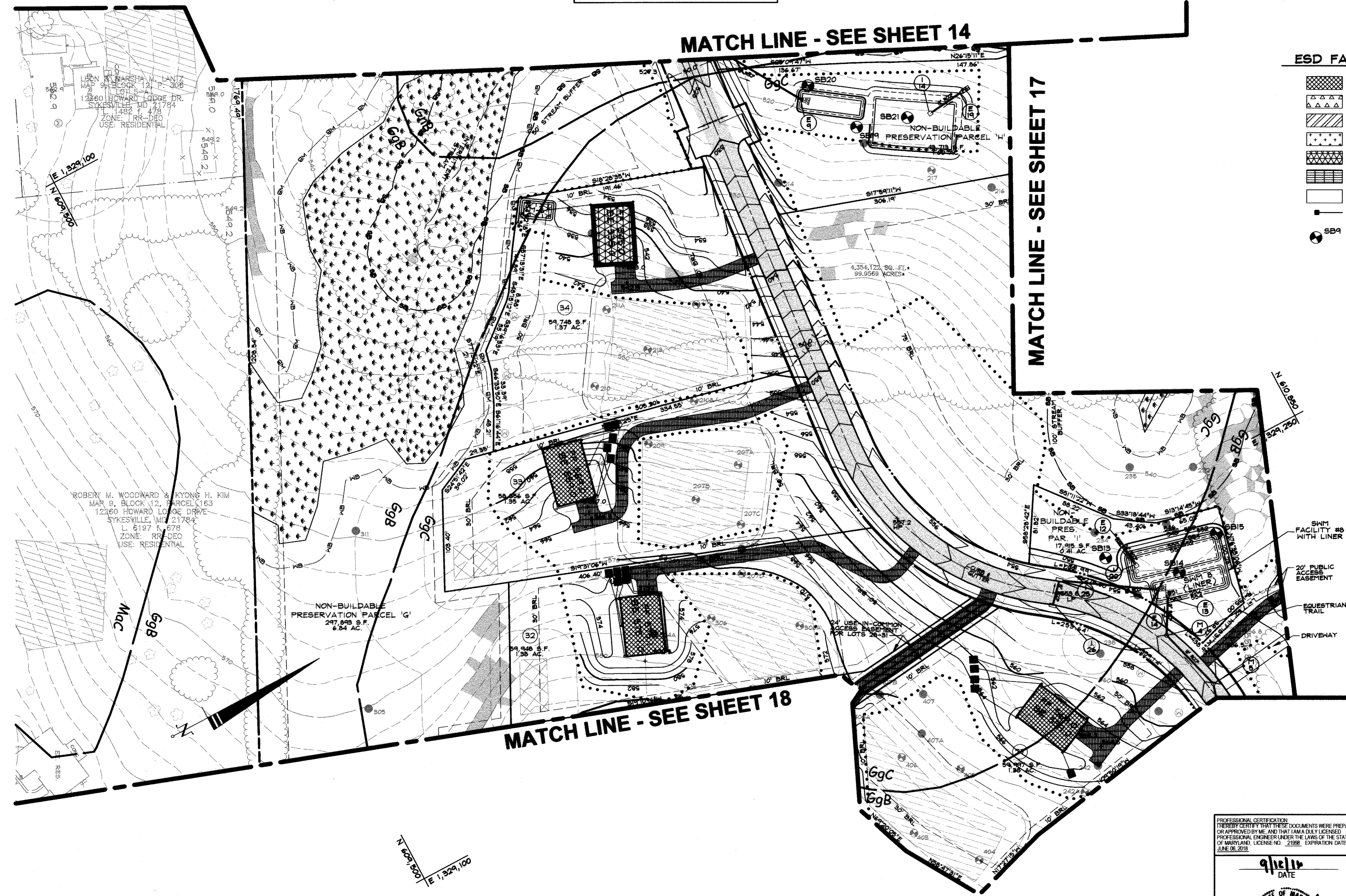
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE
CO. FILE #	TAX ACC. #	TAX MAP:	BLOCK / GRID:	PARCEL #
DES. BY: RBW/BKC	DRN. BY: BKC/RAM	CHK. BY: PGC	DATE: 8/15/2016	DDC JOB#: 12064.1
ZONE / USE: RR-DEO	DWG. SCALE: 1" = 50'	SHEET NUMBER:	16 of 34	

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. 21899. EXPIRATION DATE: JUNE 08, 2018.

**ghelli**  
DATE

RICHARD DEMARIO  
PROFESSIONAL ENGINEER NO. 21998



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
*Madeline Roseman* 9/17/2016  
County Health Officer  
Howard County Health Department

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*Richard Demario* 8-23-16  
Planning Director



MATCH LINE - SEE SHEET 15

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 16

MATCH LINE - SEE SHEET 18

**ESD FACILITY LEGEND**

- M-5 DRY WELLS
- N-1 ROOFTOP DISCONNECT
- N-2 NON-ROOFTOP DISCONNECT
- N-3 SHEET FLOW TO CONSERVATION
- M-6 MICRO-BIORETENTION
- PERVIOUS PAVEMENT
- F-6 BIORETENTION
- DRYWELL
- SOIL BORING LOCATION

**DATA SOURCES:**

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(410) 531-0797

**DEVELOPER:** SIA OWNER

**SITE ADDRESS:**  
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SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937)  
LOTS L-34 I BUILDABLE PRESERVATION PARCEL A I NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY STORMWATER MANAGEMENT AND STORM DRAIN PLAN**

5TH COUNCIL DISTRICT  
BRD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE

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9/19/16  
DATE

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER NO. 21986

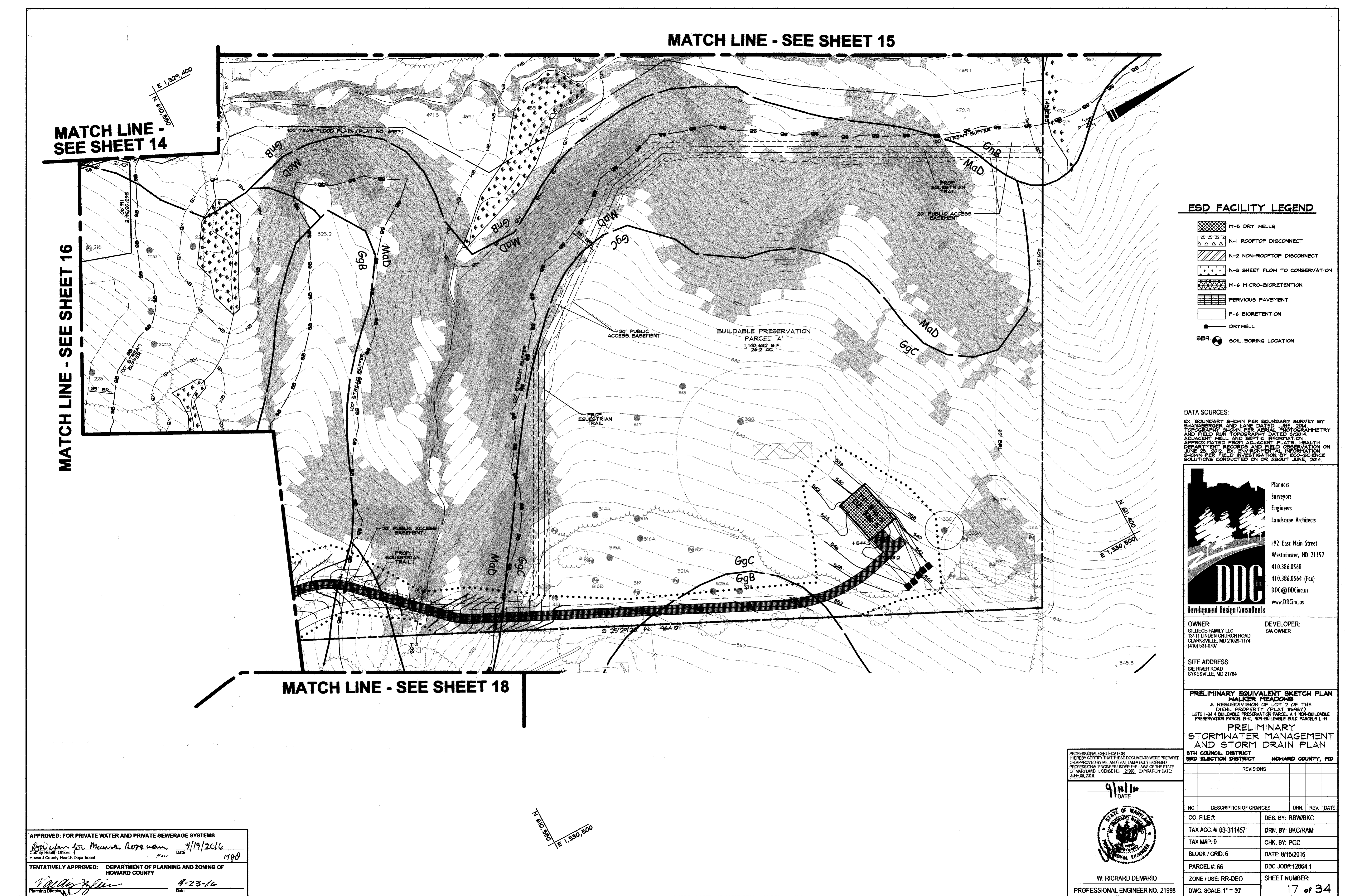
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
*Paula Rossman* 9/19/2016  
County Health Officer  
Howard County Health Department

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*Valerie Zylstra* 9-23-16  
Planning Director

N 61° 35' 00"  
E 1,330' 500"

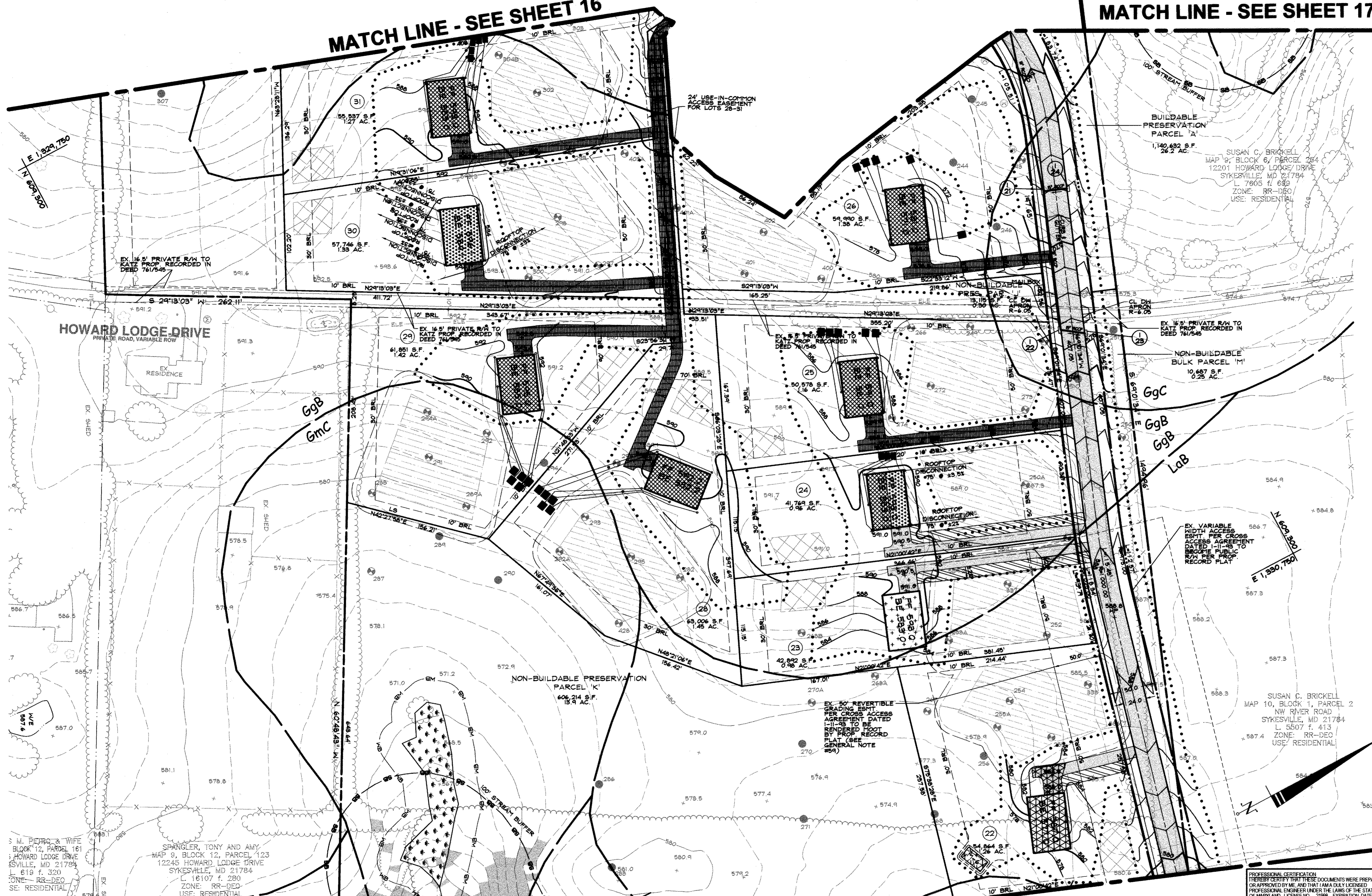
N 51° 40' 00"  
E 1,330' 500"

E 1,329' 400"  
N 61° 35' 00"



MATCH LINE - SEE SHEET 16

MATCH LINE - SEE SHEET 17



**ESD FACILITY LEGEND**

- M-5 DRY WELLS
- N-1 ROOFTOP DISCONNECT
- N-2 NON-ROOFTOP DISCONNECT
- N-3 SHEET FLOW TO CONSERVATION
- M-6 MICRO-BIORETENTION
- PERVIOUS PAVEMENT
- F-6 BIORETENTION
- DRYWELL
- SOIL BORING LOCATION

**DATA SOURCES:**  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

**DDC**  
 Development Design Consultants

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 Engineers  
 Landscape Architects

192 East Main Street  
 Westminster, MD 21157  
 410.386.0560  
 410.386.0564 (Fax)  
 DDC@DDCinc.us  
 www.DDCinc.us

**OWNER:**  
 GILLICE FAMILY LLC  
 1511 LINDEN CHURCH ROAD  
 CLARKSVILLE, MD 21028-1174  
 (410) 531-0797

**DEVELOPER:**  
 SA OWNER

**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6497)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY STORMWATER MANAGEMENT AND STORM DRAIN PLAN**  
 5TH COUNCIL DISTRICT  
 BRD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

PROFESSIONAL CERTIFICATION  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21888, EXPIRATION DATE JUNE 08, 2018.

9/19/16  
 DATE

W. RICHARD DEMARIO  
 PROFESSIONAL ENGINEER NO. 21998

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 County Health Officer  
 Howard County Health Department

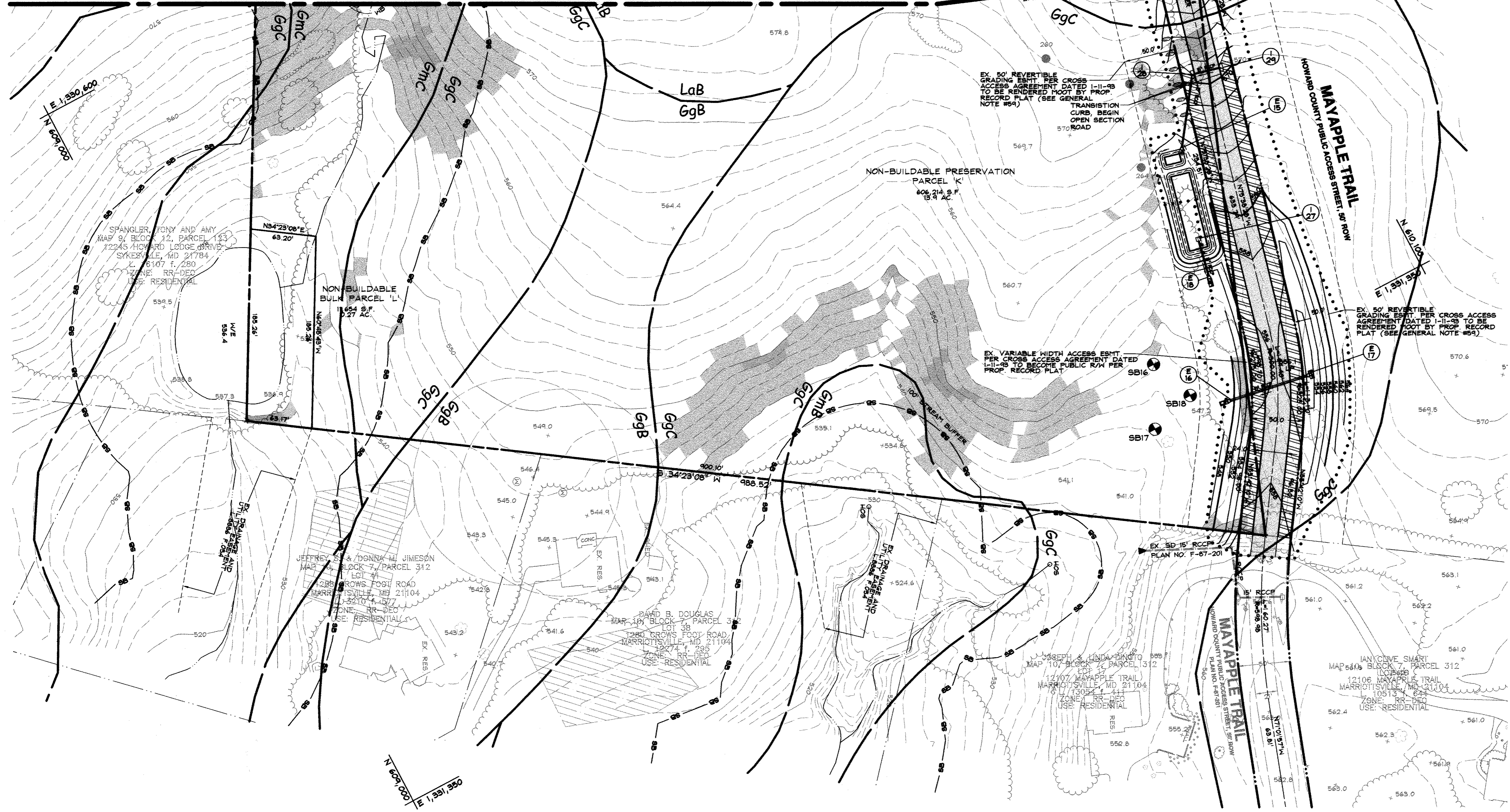
TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
 Planning Director

9/19/2016  
 Date

9-29-16  
 Date

MATCH LINE - SEE SHEET 19

**MATCH LINE - SEE SHEET 18**



- M-5 DRY WELLS
- N-1 ROOFTOP DISCONNECT
- N-2 NON-ROOFTOP DISCONNECT
- N-3 SHEET FLOW TO CONSERVATION
- M-6 MICRO-BIORETENTION
- PERVIOUS PAVEMENT
- F-6 BIORETENTION
- DRYWELL
- SBI9 SOIL BORING LOCATION

**DATA SOURCES:**

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**OWNER:** GILIECE FAMILY LLC  
1311 LINDEN CHURCH ROAD  
CLARKSVILLE, MD 21028-1174  
(410) 531-0797

**DEVELOPER:** S/A OWNER

**SITE ADDRESS:** SE RIVER ROAD  
SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937)  
LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY STORMWATER MANAGEMENT AND STORM DRAIN PLAN**

**5TH COUNCIL DISTRICT**  
**3RD ELECTION DISTRICT** HOWARD COUNTY, MD

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. 21988, EXPIRATION DATE: JUNE 08, 2018.

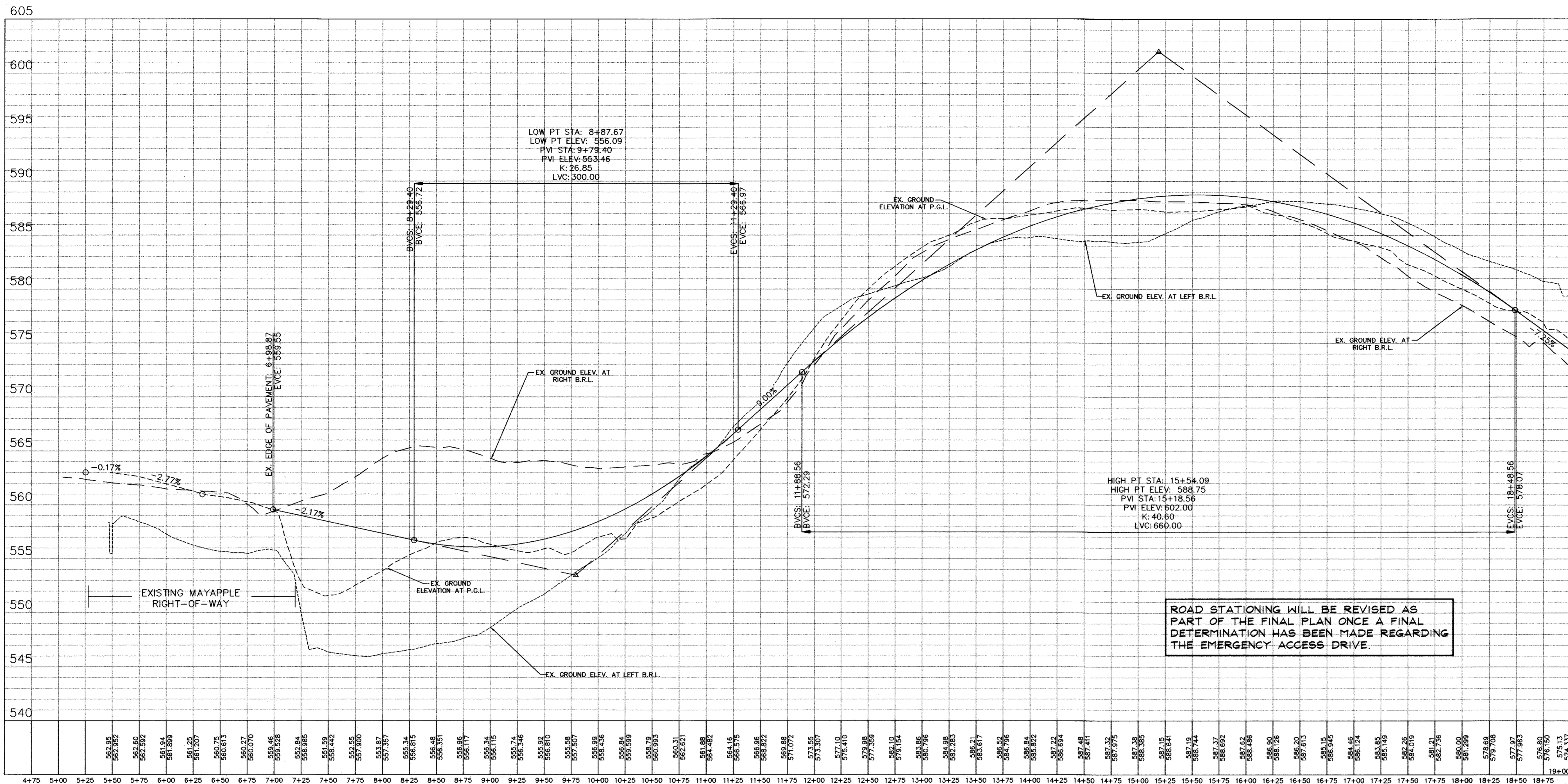
9/12/16  
DATE

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER NO. 21988

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
*Deborah for Maura Rozman* 9/19/2016  
 County Health Officer  
 Howard County Health Department

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*William J. Jaffe* 9-23-16  
 Planning Director



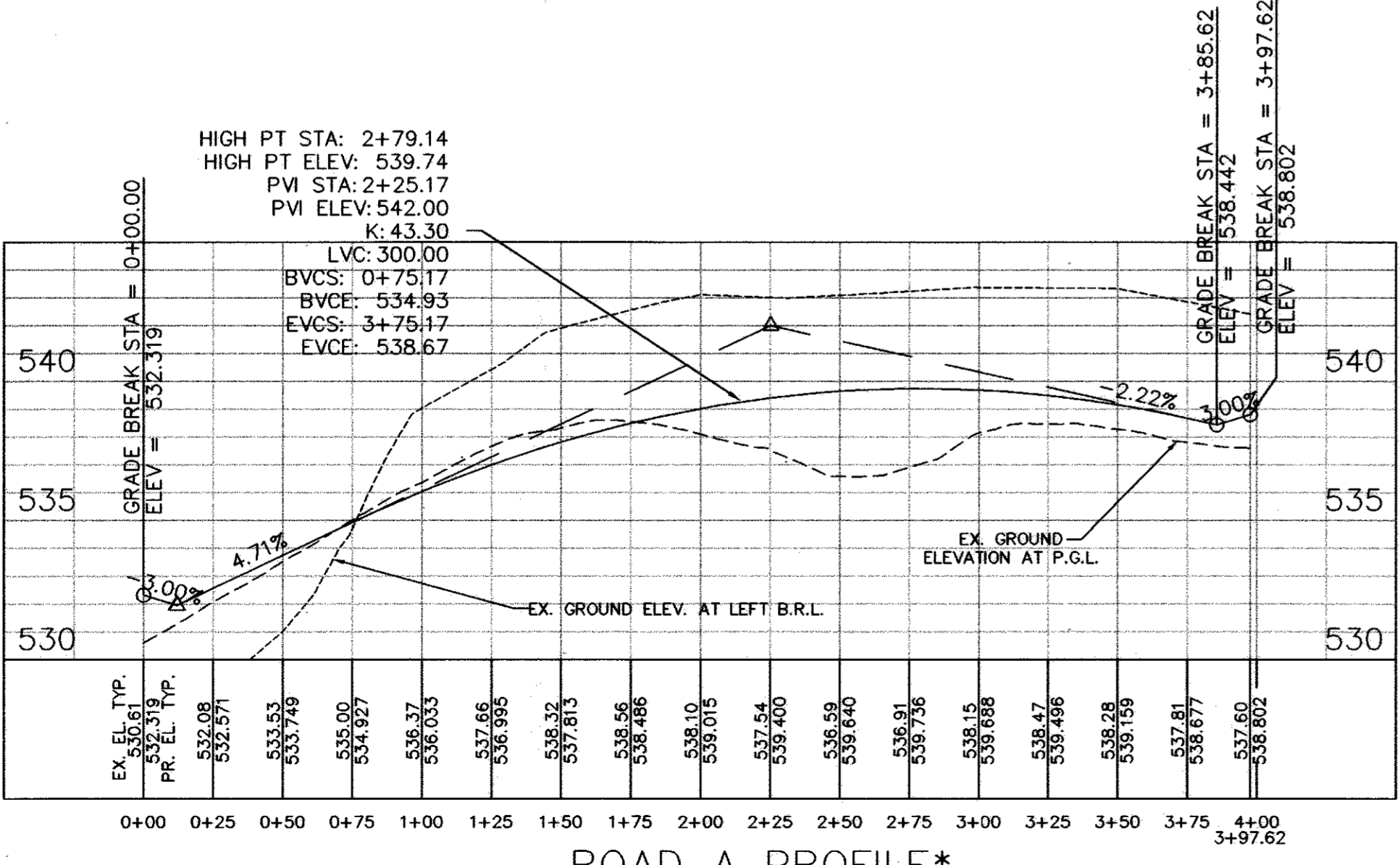
**MATCH LINE -**  
**SEE SHEET 21 (STA. 19+00)**

**DATA SOURCES:**  
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

**DDC**  
Development Design Consultants

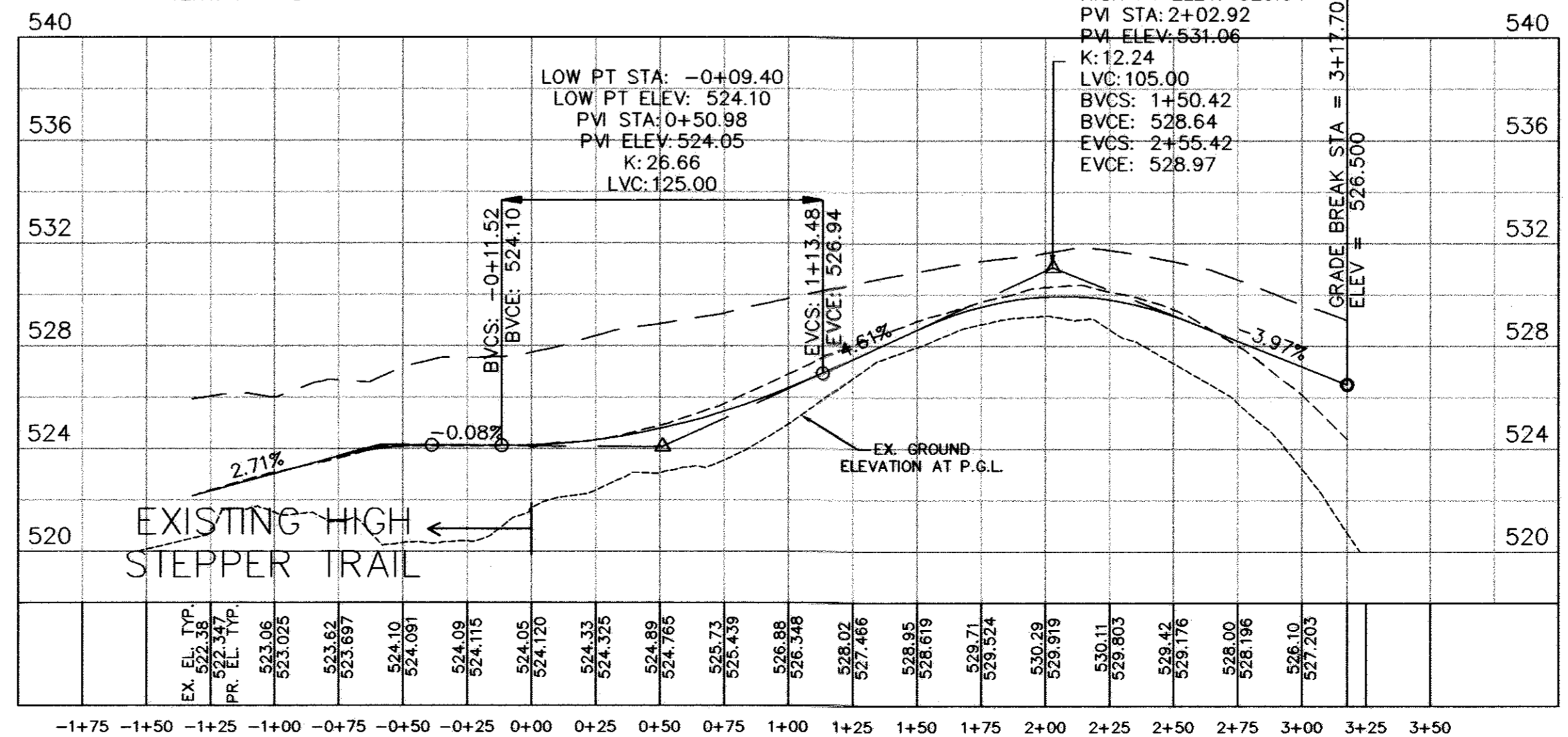
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DDC@DDCinc.us  
www.DDCinc.us



**MAYAPPLE TRAIL EXTENSION PROFILE**

HOWARD COUNTY ACCESS STREET  
DESIGN SPEED = 25 MPH  
SCALE: HORIZ. 1" = 50'  
VERT. 1" = 5'



**HIGH STEPPER TRAIL EXTENSION PROFILE**

HOWARD COUNTY ACCESS STREET  
DESIGN SPEED = 25 MPH  
SCALE: HORIZ. 1" = 50'  
VERT. 1" = 5'

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*W. Richard Demario*  
Date: 9-23-16

\* NOTE: THERE IS NO RIGHT B.R.L. FOR THIS ROAD SEGMENT.

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. 21988, EXPIRATION DATE: JUNE 06, 2018.

9/12/16  
DATE

STATE OF MARYLAND  
PROFESSIONAL ENGINEER NO. 21988

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER NO. 21988

OWNER: GILLUCE FAMILY LLC  
13111 LINDEN CHURCH ROAD  
CLARKSVILLE, MD 21029-1174  
(410) 531-0797

DEVELOPER: SIA OWNER

SITE ADDRESS:  
SE RIVER ROAD  
SYKESVILLE, MD 21784

PRELIMINARY EQUIVALENT SKETCH PLAN  
WALKER MEADOWS  
A RESUBDIVISION OF LOT 2 OF THE  
DIEHL PROPERTY (PLAT #6937)  
LOTS 1-34 4 BUILDABLE PRESERVATION PARCEL A 4 NON-BUILDABLE  
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY ROAD PROFILES**

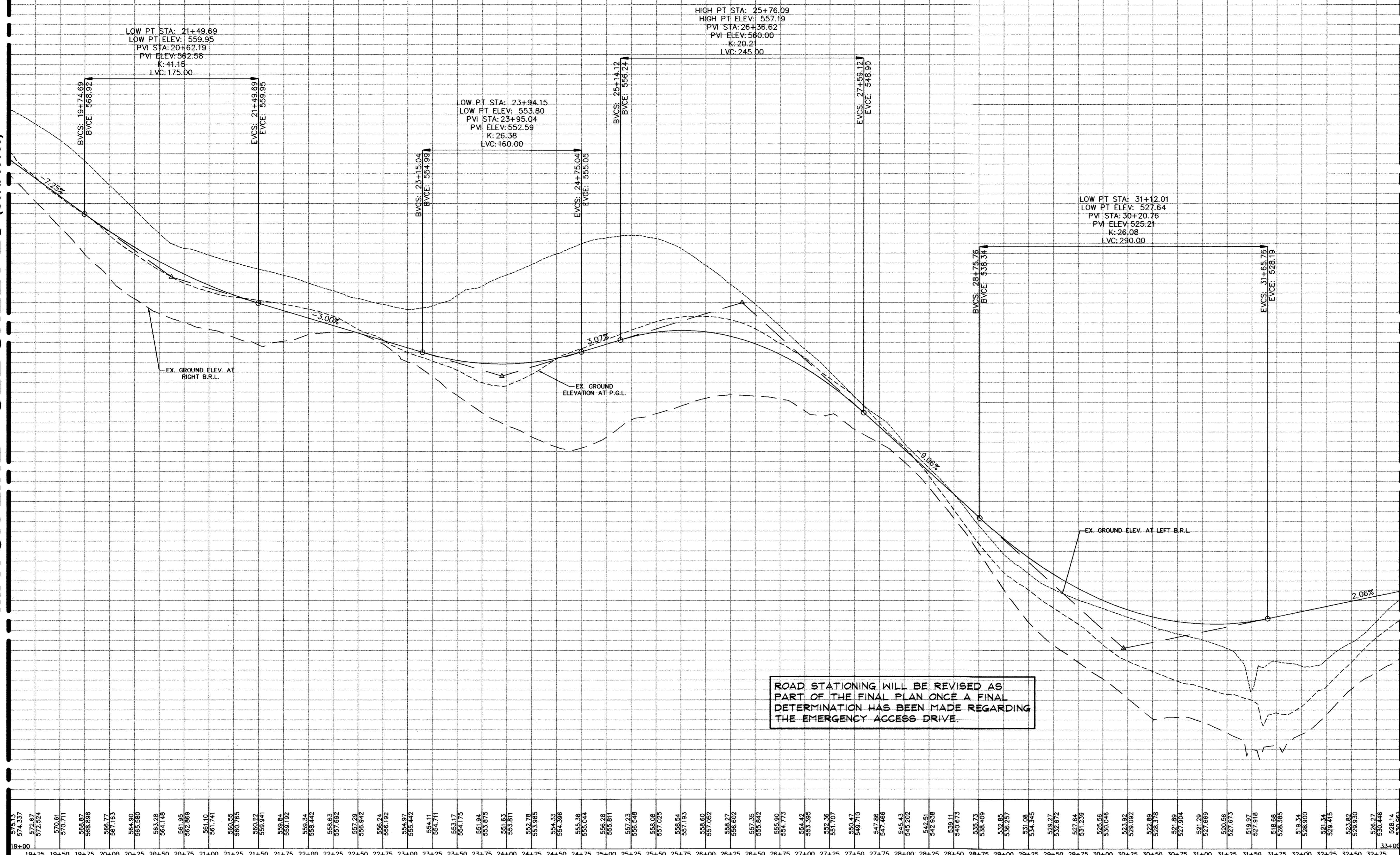
5TH COUNCIL DISTRICT  
8RD ELECTION DISTRICT  
HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	TAX ACC. # 03-311457	DES. BY: RBWBKC		
TAX MAP: 9	BLOCK / GRID: 6	DRN. BY: AJS		
PARCEL # 66	DATE: 8/15/2016	CHK. BY: PGC		
ZONE / USE: RR-DEO	PARCEL # 66	DATE: 8/15/2016		
DWG. SCALE: 1" = 50'	PARCEL # 66	DATE: 8/15/2016		
	ZONE / USE: RR-DEO	DATE: 8/15/2016		
	DWG. SCALE: 1" = 50'	DATE: 8/15/2016		

SHEET NUMBER: 20 of 34

MATCH LINE - SEE SHEET 20 (STA. 19+00)

MATCH LINE - SEE SHEET 22 (STA. 33+00)



ROAD STATIONING WILL BE REVISED AS PART OF THE FINAL PLAN ONCE A FINAL DETERMINATION HAS BEEN MADE REGARDING THE EMERGENCY ACCESS DRIVE.

MAYAPPLE TRAIL EXTENSION PROFILE

HOWARD COUNTY ACCESS STREET  
 DESIGN SPEED = 25 MPH  
 SCALE: HORIZ. 1" = 50'  
 VERT. 1" = 5'

575.13	574.337	572.87	572.524	570.61	568.87	568.689	566.77	567.63	564.90	563.980	561.78	561.148	561.95	562.869	561.10	561.741	560.55	560.765	560.22	559.941	559.84	559.192	558.34	558.442	558.63	557.892	557.942	556.24	556.192	554.97	555.442	554.711	553.17	553.175	551.84	553.875	551.61	553.811	552.78	553.985	554.33	554.396	555.38	555.044	556.28	555.811	557.23	558.196	558.08	557.025	558.54	557.93	559.60	559.60	558.27	556.602	557.35	555.842	555.69	554.773	554.42	553.955	552.35	551.707	550.47	547.86	547.468	545.43	545.202	542.51	542.339	539.11	540.873	535.73	538.409	532.85	536.357	531.08	534.345	529.67	532.872	527.64	531.239	525.55	530.046	515.03	528.092	522.89	528.778	521.89	527.904	521.03	527.669	520.56	527.673	519.87	527.916	518.68	528.985	519.34	528.000	521.34	528.715	520.82	528.630	526.27	530.448	528.14	530.661
19+25	19+50	19+75	20+00	20+25	20+50	20+75	21+00	21+25	21+50	21+75	22+00	22+25	22+50	22+75	23+00	23+25	23+50	23+75	24+00	24+25	24+50	24+75	25+00	25+25	25+50	25+75	26+00	26+25	26+50	26+75	27+00	27+25	27+50	27+75	28+00	28+25	28+50	28+75	29+00	29+25	29+50	29+75	30+00	30+25	30+50	30+75	31+00	31+25	31+50	31+75	32+00	32+25	32+50	32+75	33+00																																																						

DATA SOURCES:  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014  
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DEVELOPER: SIA OWNER

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PRELIMINARY EQUIVALENT SKETCH PLAN  
 WALKER MEADOWS  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #6937)  
 LOTS 1-34 4 BUILDABLE PRESERVATION PARCEL A 4 NON-BUILDABLE  
 PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-11

PRELIMINARY  
 ROAD PROFILES

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. 21998, EXPIRATION DATE: JUNE 06, 2018.

**912**  
 DATE

**W. RICHARD DEMARCO**  
 PROFESSIONAL ENGINEER NO. 21998

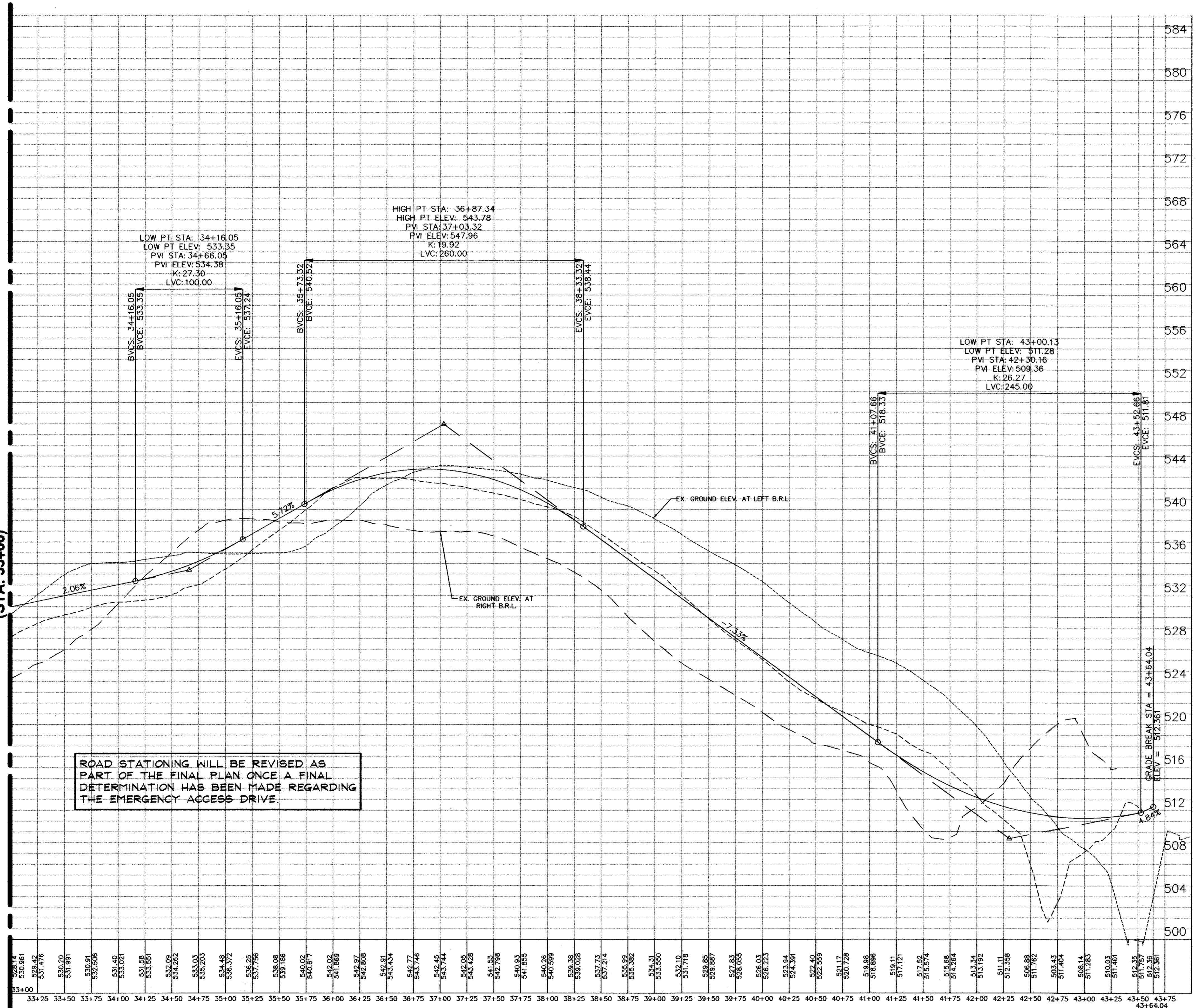
5TH COUNCIL DISTRICT  
 3RD ELECTION DISTRICT  
 HOWARD COUNTY, MD

REVISIONS	
NO.	DESCRIPTION OF CHANGES
CO. FILE #	DES. BY: RBWBKC
TAX ACC. # 03-311457	DRN. BY: AJS
TAX MAP: 9	CHK. BY: PGC
BLOCK / GRID: 6	DATE: 8/15/2016
PARCEL # 66	DDC JOB#: 12064.1
ZONE / USE: RR-DEO	SHEET NUMBER:
DWG. SCALE: 1" = 50'	21 of 34

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

*W. Richard Demarco*  
 Planning Director  
 Date: 8-23-16

MATCH LINE - SEE SHEET 21  
(STA. 33+00)



ROAD STATIONING WILL BE REVISED AS PART OF THE FINAL PLAN ONCE A FINAL DETERMINATION HAS BEEN MADE REGARDING THE EMERGENCY ACCESS DRIVE.

**MAYAPPLE TRAIL EXTENSION PROFILE**

HOWARD COUNTY ACCESS STREET  
DESIGN SPEED = 25 MPH  
SCALE: HORIZ. 1" = 50'  
VERT. 1" = 5'

**SEQUENCE OF CONSTRUCTION - INSTALLATION OF CURB AT EXISTING ENTRANCE**

- INSTALL WORK ZONE WARNING SIGNS AS DIRECTED BY TRAFFIC CONTROL MANAGER.
- INSTALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH MD 104.02.02 (ON THIS SHEET).
- PROCEED WITH WORKS IN EASTBOUND. SAWCUT PAVEMENT WITHIN LIMITS OF PROPOSED TIE-IN.
- MILL FOR EDGE OF ROAD REPAIR PER MDSHA STD DETAIL MD 578.01.
- REMOVE SIGNS AND TRAFFIC CONTROL DEVICES.

**CLOSED SECTION**

NOTES:  
1. TYPE OF CURB Varies (SEE DETAIL CURB IN SECTION OF STANDARD SPEC. FOR HIGHWAY CONSTRUCTION, VOLUME 4 OF 4)  
2. 4" CONCRETE SIDEWALK AS REQUIRED BY SUB-SECTION REGULATIONS  
3. 4" SIDEWALK REQUIRES A PAVING AREA (SEE DETAIL R-4.01)

CLASSIFICATION	A	B	C	D	E	F	MINIMUM SPACING
MINOR COLLECTOR ROAD	24"	18"	12"	12"	12"	12"	10'-0"
ACCESS STREET	24"	18"	12"	12"	12"	12"	10'-0"
ACCESS DRIVE	24"	18"	12"	12"	12"	12"	10'-0"

HOWARD COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
TYPICAL SECTIONS - Residential Streets  
Access Place, Access Street, Minor Collector  
(Closed Section)  
Detail R-1.02

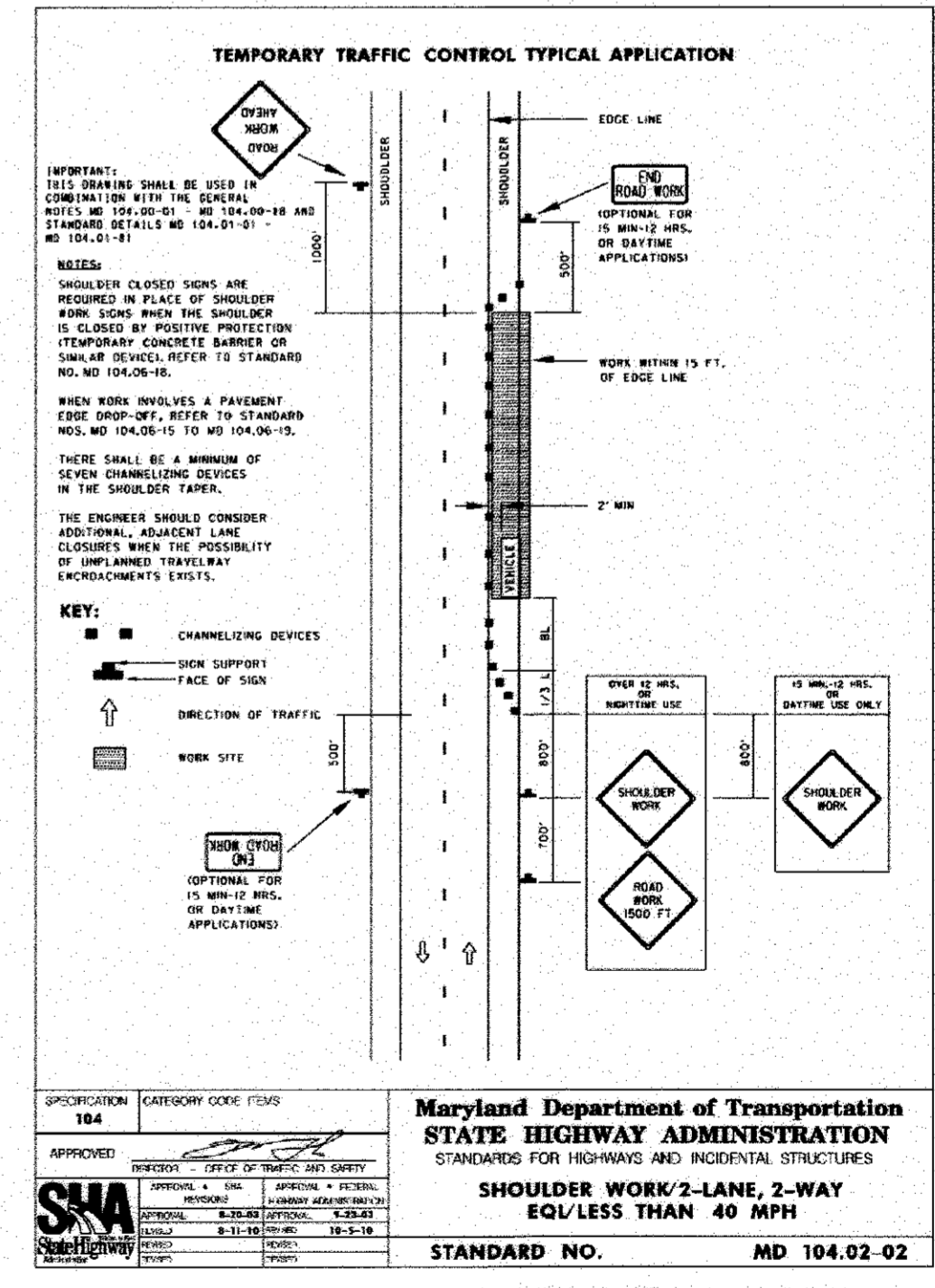
**OPEN SECTION**

NOTES:  
1. MINIMUM SPACING AS REQUIRED (SEE DESIGN MANUAL 10)  
2. OPEN SECTION SHOULD BE PLACED TO PROVIDE A SINGLE DRIVE FROM THE STREET TO ADJACENT PROPERTY WHERE QUANTITY OF TRAFFIC IS SMALL OR APPROXIMATELY EQUAL  
3. PROVIDE CURB AT INTERSECTIONS (SEE DESIGN MANUAL 10)  
4. NORMAL OPEN SECTION ARE SHOWN (SEE DESIGN MANUAL 10 FOR INTERSECTION REQUIREMENTS)  
5. 4'-0" SIDEWALK REQUIRES A PAVING AREA (SEE DETAIL R-4.01)

CLASSIFICATION	A	B	C	D	E	F	MINIMUM SPACING
MINOR COLLECTOR ROAD	24"	18"	12"	12"	12"	12"	10'-0"
ACCESS STREET	24"	18"	12"	12"	12"	12"	10'-0"
ACCESS DRIVE	24"	18"	12"	12"	12"	12"	10'-0"

HOWARD COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
TYPICAL SECTIONS - Residential Streets  
Access Place, Access Street, Minor Collector  
Open Section (Outside Planned Service Area Only)  
Detail R-1.01

**DATA SOURCES:**  
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014  
TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/20/14  
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DEVELOPER: SA OWNER

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**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6497)  
LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY ROAD PROFILES**

5TH COUNCIL DISTRICT  
SRD ELECTION DISTRICT  
HOWARD COUNTY, MD

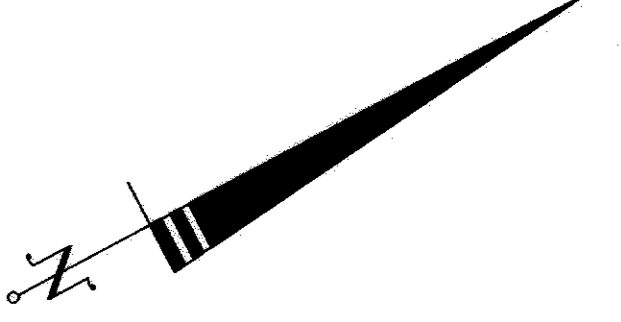
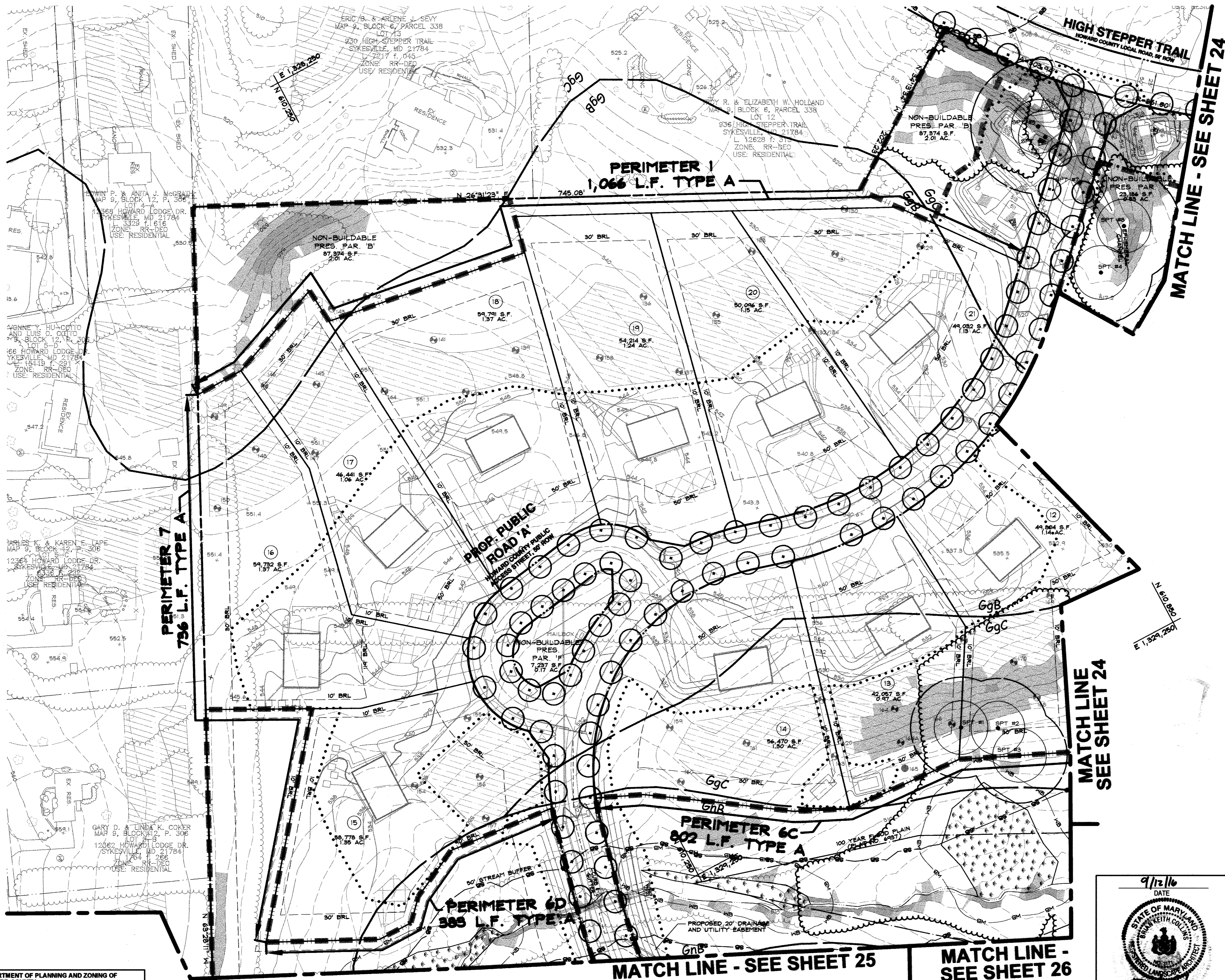
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE						
CO. FILE #	TAX ACC. #	TAX MAP #	BLOCK / GRID #	PARCEL #	ZONE / USE	DRN. BY	CHK. BY	DATE	DDC JOB #	SHEET NUMBER
						RBW/BKC	PGC	8/15/2016	12064.1	

DWG. SCALE: 1" = 50'

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
Date: 9-23-16

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. 21998, EXPIRATION DATE: JUNE 08, 2018.

W. RICHARD DEMARIO  
PROFESSIONAL ENGINEER NO. 21998



**DATA SOURCES:**  
 EX BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/20/14. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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 CLARKSVILLE, MD 21029-1174  
 (410) 531-0797

**DEVELOPER:**  
 SIA OWNER

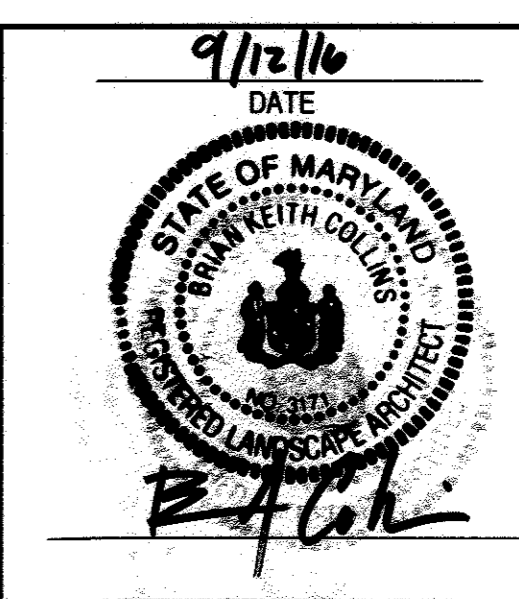
**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937)  
 LOTS L-34 I BUILDABLE PRESERVATION PARCEL A I NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY LANDSCAPE PLAN**

5TH COUNCIL DISTRICT  
 BRD ELECTION DISTRICT HOWARD COUNTY, MD

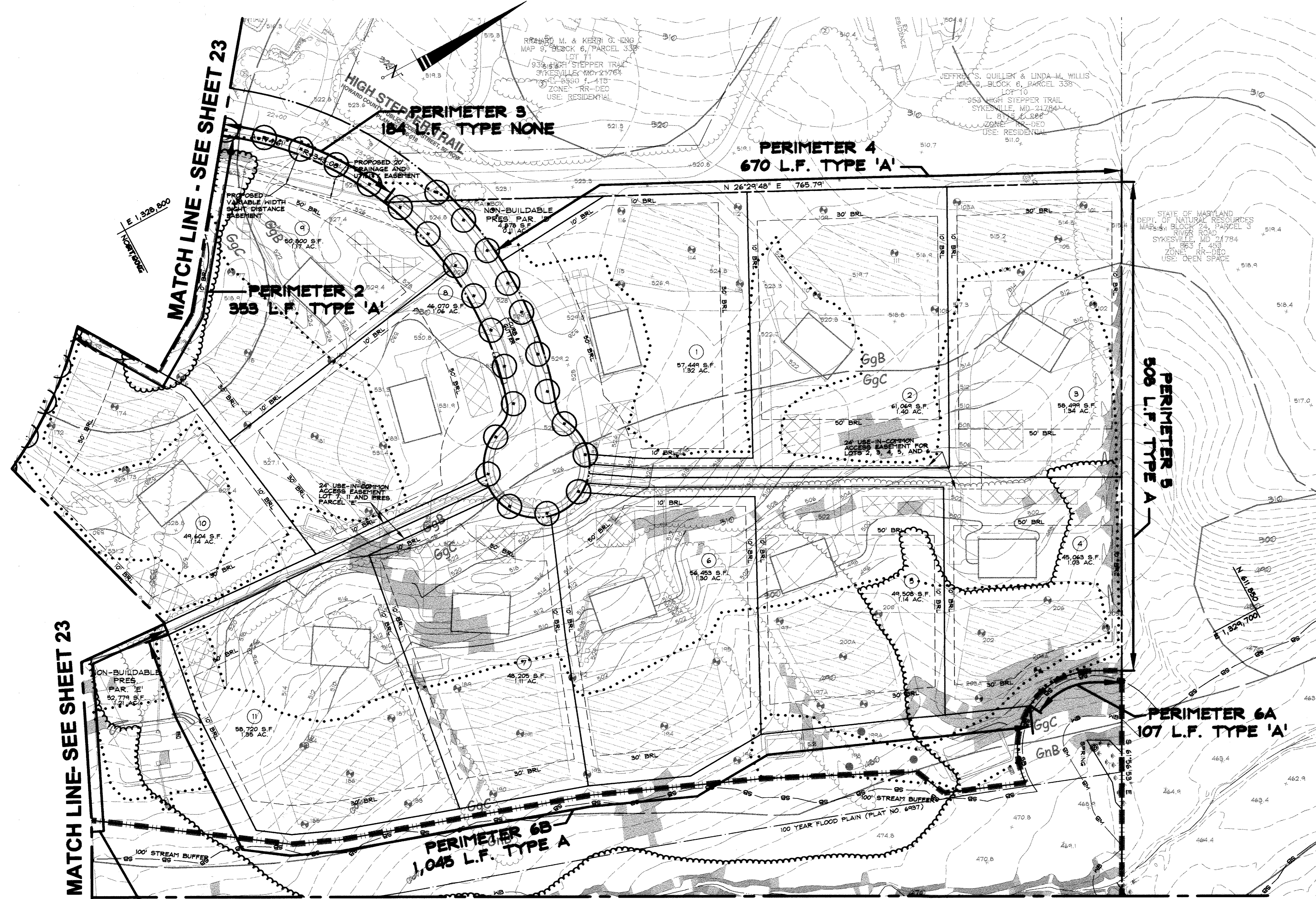
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE								
CO. FILE #:	TAX ACC. #:	TAX MAP #:	BLOCK / GRID #:	PARCEL #:	ZONE / USE:	DWG. SCALE:	DES. BY:	DRN. BY:	CHK. BY:	DATE:	DDC JOB#:	SHEET NUMBER:
	03-311457	9	6	66	RR-DEO	1" = 50'	RBWBK/C	BKC	PGC	8/15/2016	12064.1	



TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

*[Signature]*  
 Planning Director

Date: 9-23-16



**DATA SOURCES:**  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2014. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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 CLARKSVILLE, MD 21029-1174  
 (410) 531-0797

**DEVELOPER:**  
 SA OWNER

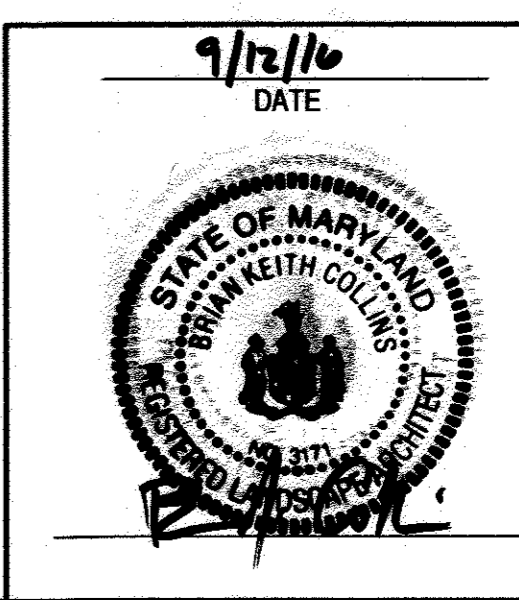
**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN  
 WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #4937)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE  
 PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY  
 LANDSCAPE PLAN**

5TH COUNCIL DISTRICT  
 5RD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	DES. BY: RBWB/KC			
TAX ACC. # 03-311457	DRN. BY: BKC			
TAX MAP: 9	CHK. BY: PGC			
BLOCK / GRID: 6	DATE: 8/15/2016			
PARCEL # 66	DDC JOB#: 12064.1			
ZONE / USE: RR-DEO	SHEET NUMBER:			
DWG. SCALE: 1" = 50'	24 of 34			

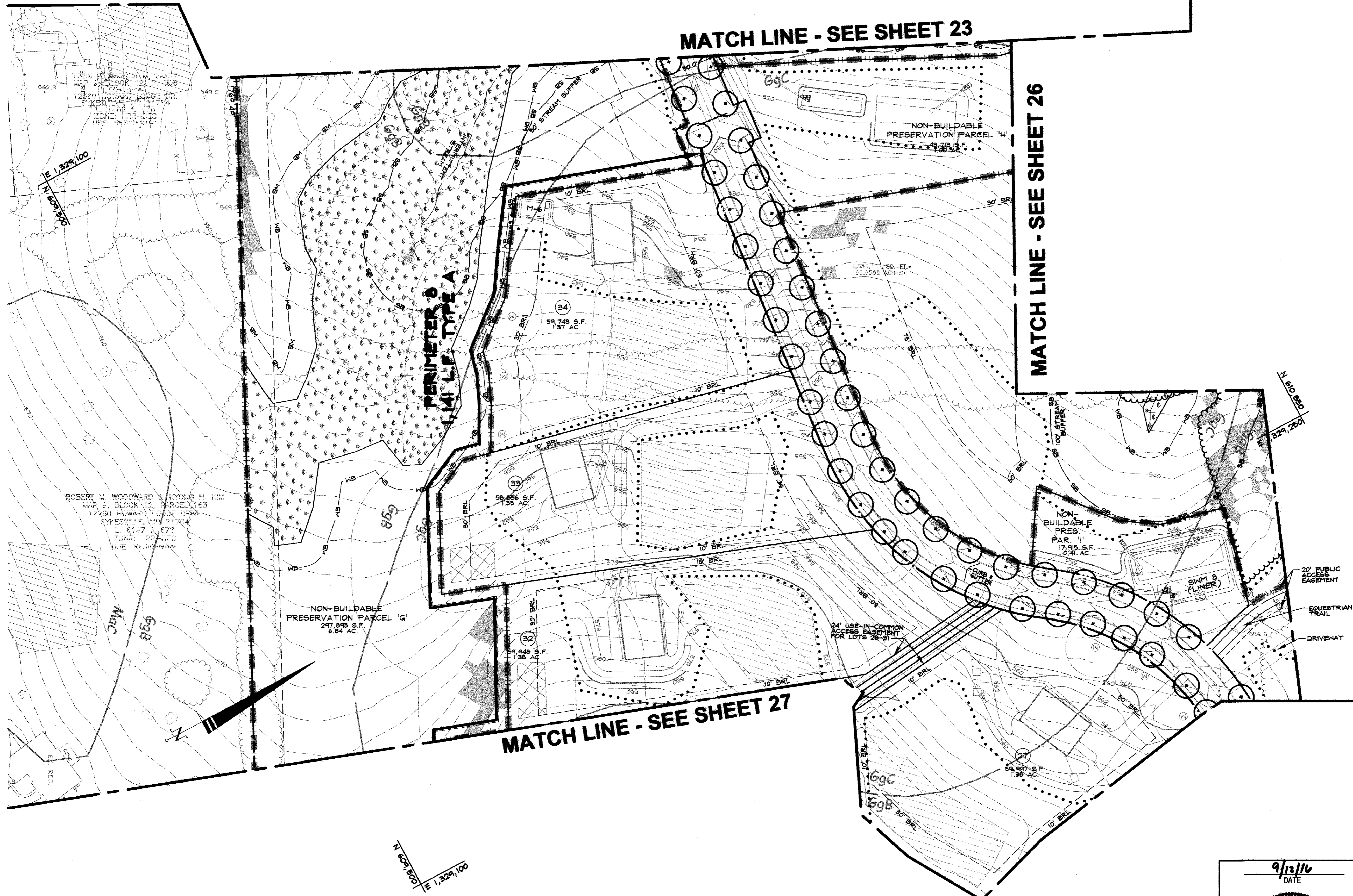


TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

*N. M. J. [Signature]*  
 Planning Director

8-23-16  
 Date





MATCH LINE - SEE SHEET 23

MATCH LINE - SEE SHEET 26

MATCH LINE - SEE SHEET 27

**DATA SOURCES:**  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

ROBERT M. WOODWARD & KYONG H. KIM  
 MAR 9, BLOCK 12, PARCEL 183  
 12260 HOWARD LOUGE DRIVE  
 SYKESVILLE, MD 21784  
 L. 8197 S.F.  
 ZONE: RR-DEO  
 USE: RESIDENTIAL

**DDC**  
 Development Design Consultants

Planners  
 Surveyors  
 Engineers  
 Landscape Architects

192 East Main Street  
 Westminster, MD 21157  
 410.386.0560  
 410.386.0564 (Fax)  
 DDC@DDCinc.us  
 www.DDCinc.us

**OWNER:**  
 GILLIECE FAMILY LLC  
 13111 LINDEN CHURCH ROAD  
 CLARKSVILLE, MD 21029-1174  
 (410) 531-0797

**DEVELOPER:**  
 S/A OWNER

**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN**  
**WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #6937)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE  
 PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY LANDSCAPE PLAN**

5TH COUNCIL DISTRICT  
 BRD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE

CO. FILE #	DES. BY: RBWB/KC
TAX ACC. # 03-311457	DRN. BY: BKC
TAX MAP: 9	CHK. BY: PGC
BLOCK / GRID: 6	DATE: 8/15/2016
PARCEL #: 66	DDC JOB#: 12064.1
ZONE / USE: RR-DEO	SHEET NUMBER:
DWG. SCALE: 1" = 50'	25 of 34

9/12/16  
 DATE

STATE OF MARYLAND  
 BRUCE KEITH COLLINS  
 REGISTERED LANDSCAPE ARCHITECT

*B.K.*

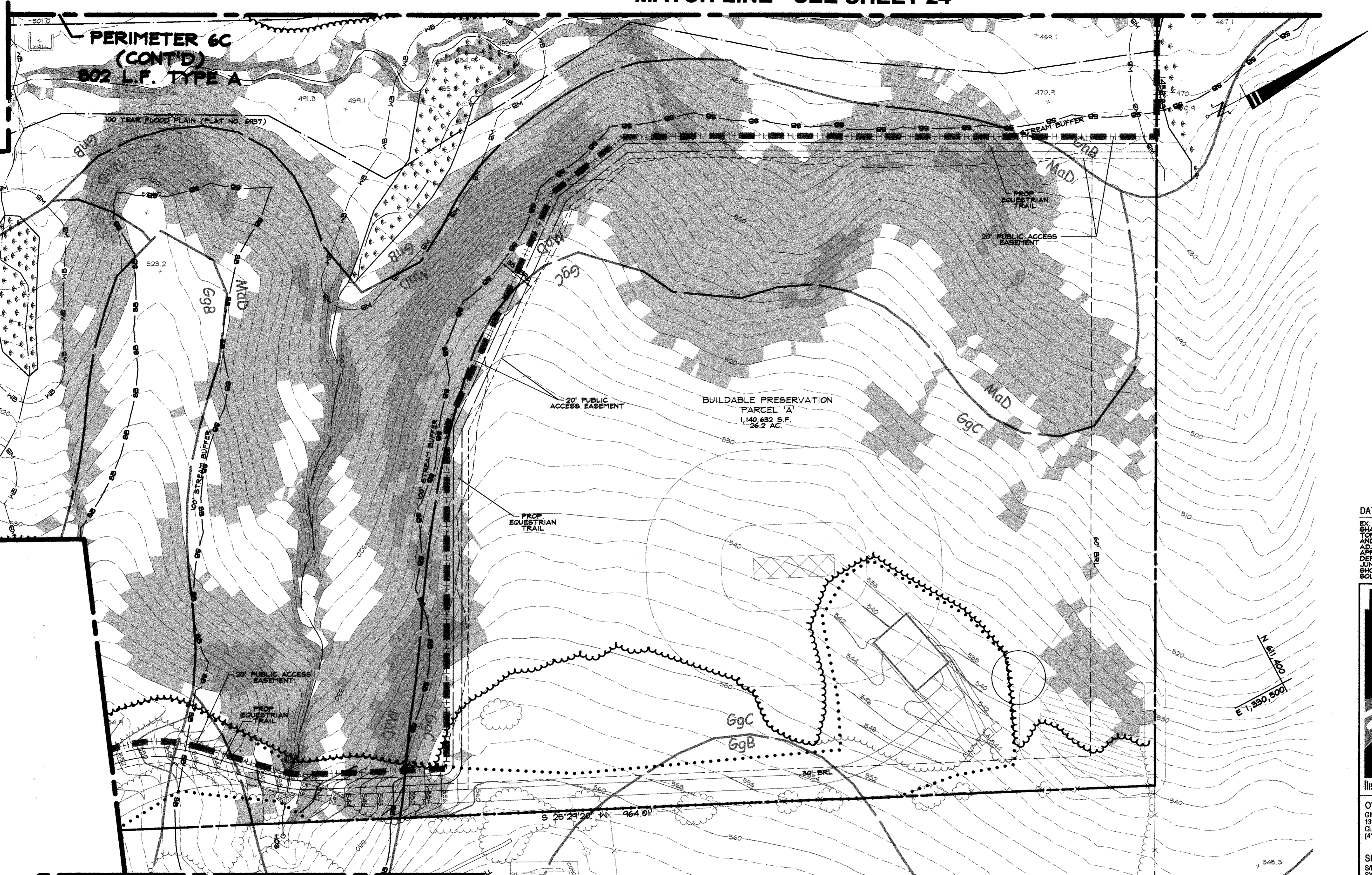
TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
*N. J. [Signature]*  
 Planning Director  
 Date: 9-23-16

MATCH LINE - SEE SHEET 24

MATCH LINE - SEE SHEET 23

MATCH LINE - SEE SHEET 25

MATCH LINE - SEE SHEET 27



**DATA SOURCES:**  
 EX BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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 CLARKSVILLE, MD 21029-1174  
 (410) 531-0797

**DEVELOPER:** SIA OWNER

**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6497)  
 LOTS L-34 4 BUILDABLE PRESERVATION PARCEL A 4 NON-BUILDABLE PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY LANDSCAPE PLAN**

5TH COUNCIL DISTRICT  
 5RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE

9/12/16  
 DATE

9/23/16  
 Date

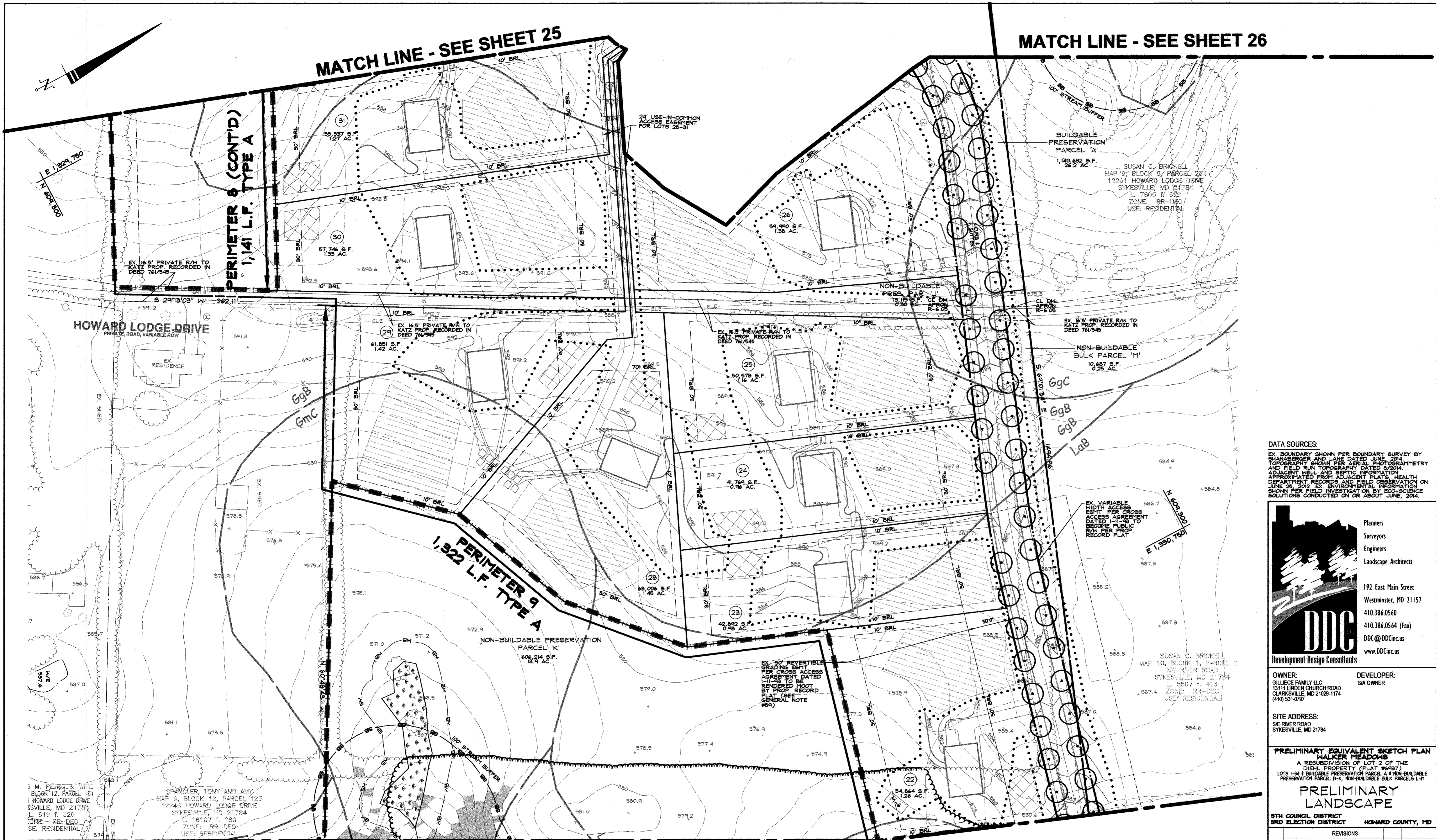
TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

*William J. Flynn*  
 Planning Director

9-23-16  
 Date

MATCH LINE - SEE SHEET 25

MATCH LINE - SEE SHEET 26



MATCH LINE - SEE SHEET 28

**DATA SOURCES:**  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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**OWNER:**  
 GILLEECE FAMILY LLC  
 1311 LINDEN CHURCH ROAD  
 CLARKSVILLE, MD 21028-1174  
 (410) 531-0797

**DEVELOPER:**  
 SA OWNER

**SITE ADDRESS:**  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6497)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

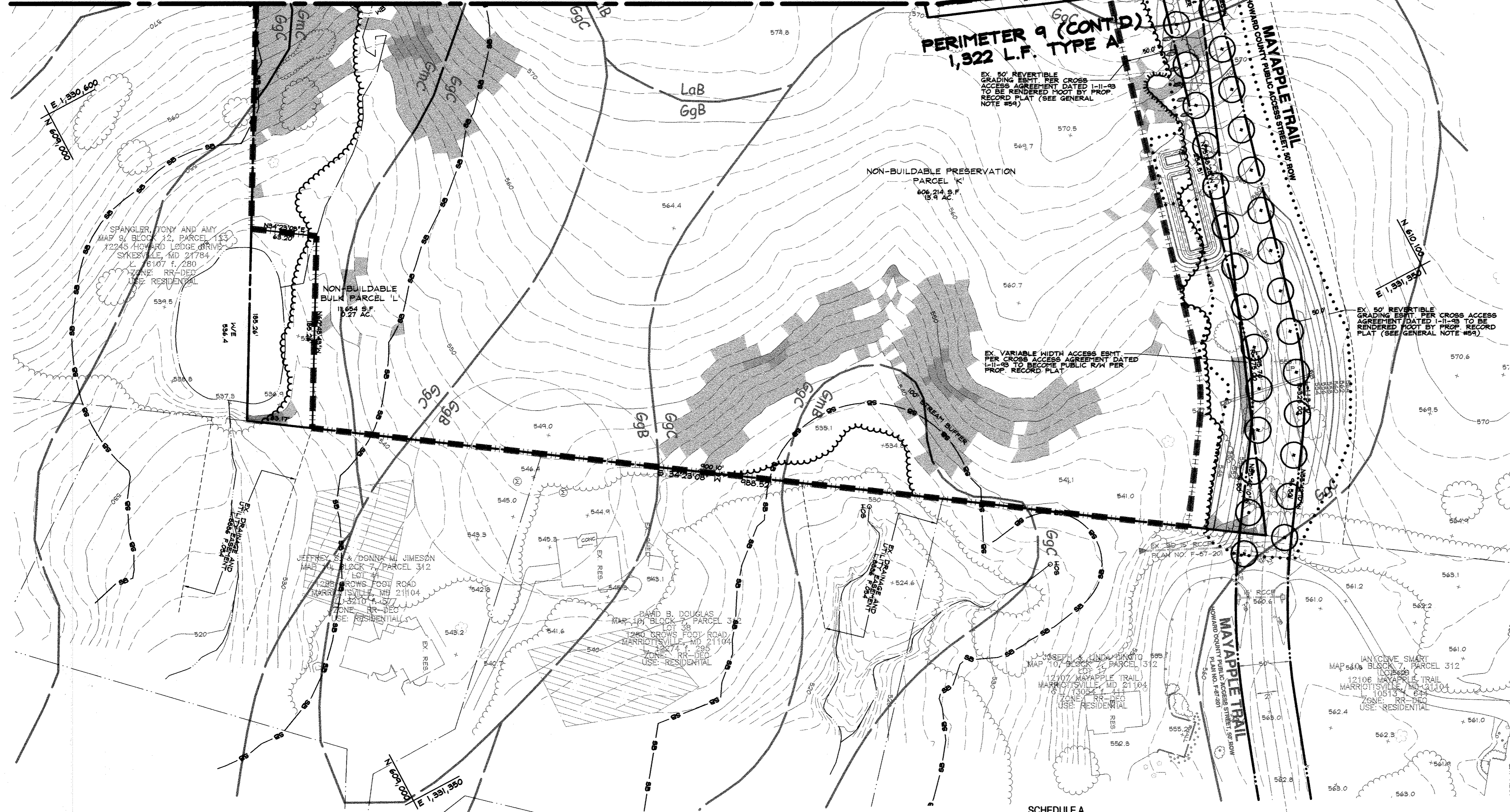
**PRELIMINARY LANDSCAPE**  
 5TH COUNCIL DISTRICT  
 BRD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN	REV	DATE
CO. FILE #	DES. BY: RBWB/KC			
TAX ACC. # 03-311457	DRN. BY: BKC			
TAX MAP: 9	CHK. BY: PGC			
BLOCK / GRID: 6	DATE: 8/15/2016			
PARCEL #: 66	DDC JOB#: 12064.1			
ZONE / USE: RR-DEO	SHEET NUMBER:			
DWG. SCALE: 1" = 50'	27 of 34			

9/12/16  
 DATE

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
 Planning Director  
 Date: 9-23-16

MATCH LINE - SEE SHEET 27



SCHEDULE A  
PERIMETER LANDSCAPE EDGE

STREET TREE TABULATION

STREET TREES REQUIRED: 217 TOTAL  
 HIGH STEPPER TRAIL EXTENDED  
 616 L.F. @ 1 TREE/40 L.F. = 16  
 MAYMAPLE TRAIL EXTENDED  
 7,240 L.F. @ 1 TREE/40 L.F. = 181  
 PUBLIC ROAD 'A'  
 800 L.F. @ 1 TREE/40 L.F. = 20

STREET TREES PROVIDED: 229 TOTAL

- NOTES:
- 1) ALL STREET TREES PROVIDED SHALL BE MAJOR/SHADE TREES.
  - 2) SPECIES AND DISTRIBUTION OF LANDSCAPE MATERIAL TO BE PROVIDED AND AMOUNT OF LANDSCAPE SURETY TO BE POSTED TO BE DETERMINED AT FINAL PLAN STAGE.
  - 3) NO STREET TREES ARE TO BE PLACED WITHIN 10' OF A PROPOSED DRIVEWAY.

CATEGORY	ADJACENT TO ROADWAYS (SFD - FRONT ORIENTATION)	ADJACENT TO PERIMETER PROPERTIES												
		P1	P3	P4	P5A	P5B	P5C	P5D	P6	P7	P8	P9		
LANDSCAPE TYPE														
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	184 L.F.	1066	633 L.F.	670	508	107	1045	802	383	736	1141	1322		
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED	N/A													
SHADE TREES		0	0	0	0	0	0	0	0	0	0	0	0	
EVERGREEN TREES		0	0	0	0	0	0	0	0	0	0	0	0	
SHRUBS		0	0	0	0	0	0	0	0	0	0	0	0	
NUMBER OF PLANTS PROVIDED	N/A													
SHADE TREES		0	0	0	0	0	0	0	0	0	0	0	0	
EVERGREEN TREES		0	0	0	0	0	0	0	0	0	0	0	0	
OTHER TREES (2-1 SUBSTITUTION)		0	0	0	0	0	0	0	0	0	0	0	0	
SHRUBS		0	0	0	0	0	0	0	0	0	0	0	0	
NUMBER OF PLANTS PROVIDED (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A													

DATA SOURCES:  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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 CLARKSVILLE, MD 21028-1174  
 (410) 531-0797

DEVELOPER: SA OWNER

SITE ADDRESS:  
 SE RIVER ROAD  
 SYKESVILLE, MD 21784

PRELIMINARY EQUIVALENT SKETCH PLAN  
 WALKER MEADOWS  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #6937)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE  
 PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY  
 LANDSCAPE PLAN**

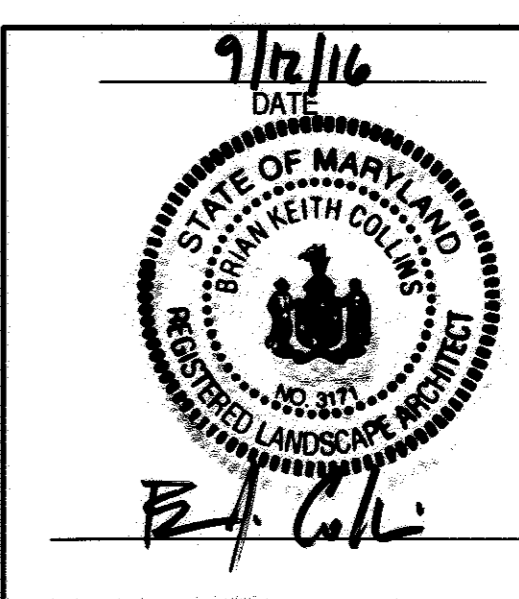
5TH COUNCIL DISTRICT  
 5RD ELECTION DISTRICT HOWARD COUNTY, MD

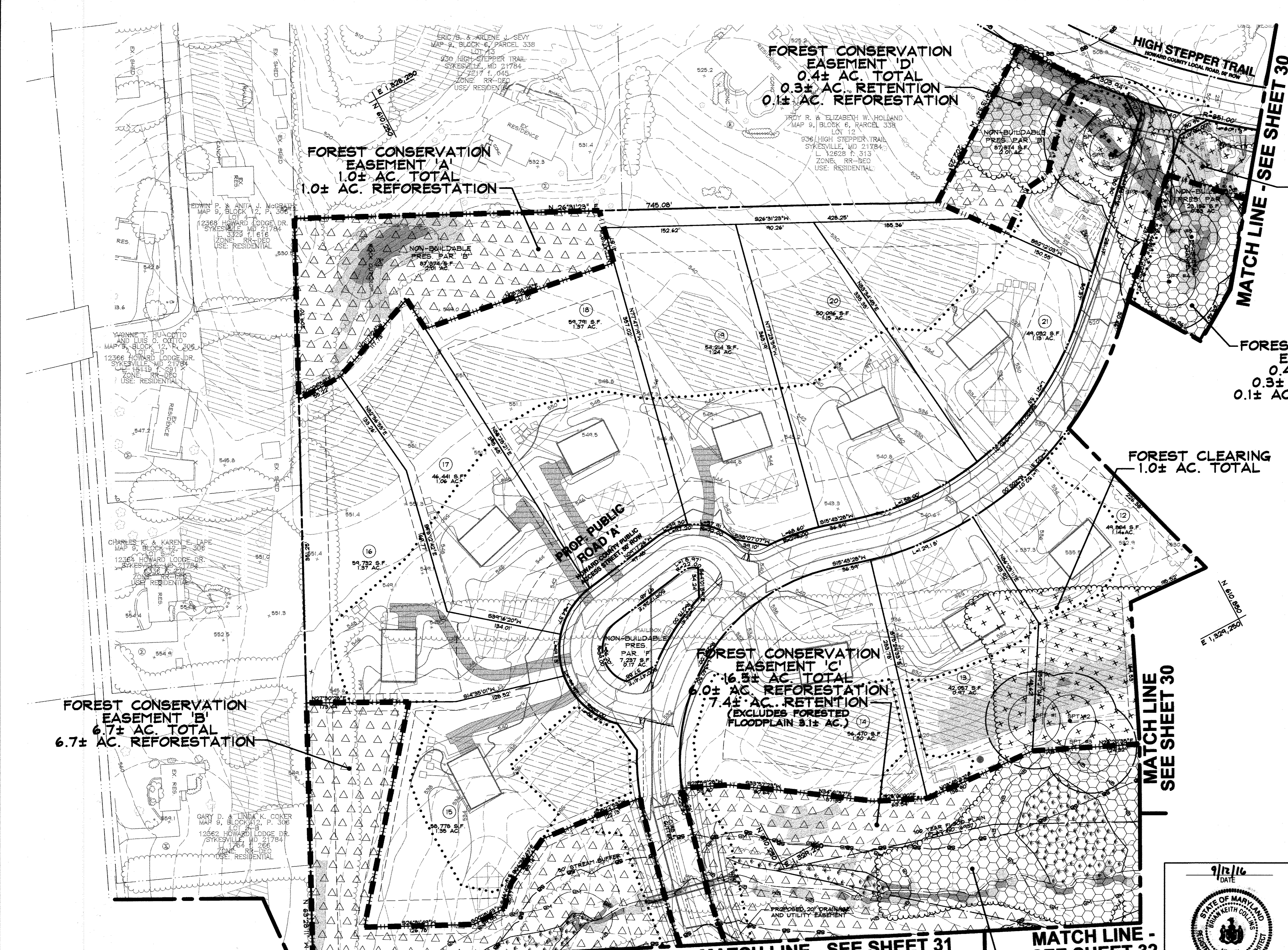
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #				DES. BY: RBWB/KC
TAX ACC. # 03-311457				DRN. BY: BKC
TAX MAP: 9				CHK. BY: PGC
BLOCK / GRID: 6				DATE: 8/15/2016
PARCEL # 66				DDC JOB#: 12064.1
ZONE / USE: RR-DEO				SHEET NUMBER:
DWG. SCALE: 1" = 50'				28 of 34

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

*N. Collins*  
 Planning Director

9-23-16  
 Date





**FOREST CLEARING**  
0.7± AC. TOTAL

**FOREST CONSERVATION LEGEND**  
 - - - - - FOREST CONSERVATION EASEMENT LIMIT LINE  
 [Pattern] RETENTION  
 [Pattern] CLEARING  
 [Pattern] REFORESTATION

**FOREST CONSERVATION EASEMENT 'E'**  
0.4± AC. TOTAL  
0.3± AC. RETENTION  
0.1± AC. REFORESTATION

**FOREST CLEARING**  
1.0± AC. TOTAL

**FOREST CONSERVATION EASEMENT 'C'**  
16.5± AC. TOTAL  
6.0± AC. REFORESTATION  
7.4± AC. RETENTION  
(EXCLUDES FORESTED FLOODPLAIN 3.1± AC.)

**FOREST CONSERVATION EASEMENT 'A'**  
1.0± AC. TOTAL  
1.0± AC. REFORESTATION

**FOREST CONSERVATION EASEMENT 'D'**  
0.4± AC. TOTAL  
0.3± AC. RETENTION  
0.1± AC. REFORESTATION

**FOREST CONSERVATION EASEMENT 'B'**  
6.7± AC. TOTAL  
6.7± AC. REFORESTATION

**DATA SOURCES:**  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014.  
 TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/20/14.  
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**OWNER:** GILLICE FAMILY LLC  
1511 LINDEN CHURCH ROAD  
CLARKSVILLE, MD 21029-1174  
(410) 531-0797

**DEVELOPER:** SA OWNER

**SITE ADDRESS:**  
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SYKESVILLE, MD 21784

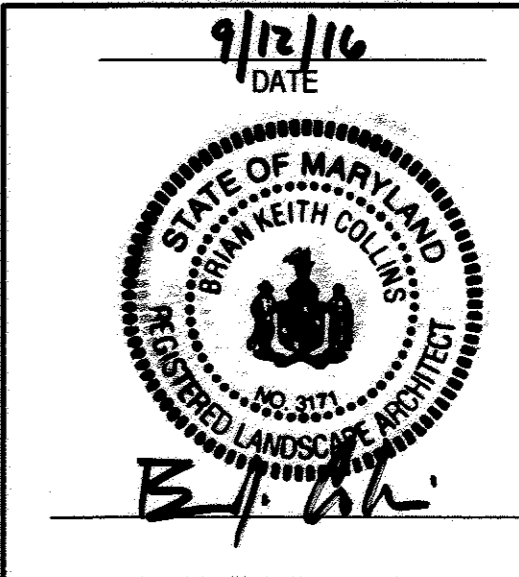
**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6937)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & I NON-BUILDABLE PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY FOREST CONSERVATION PLAN**

5TH COUNCIL DISTRICT  
BRD ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE							
CO. FILE #	TAX ACC. # 03-311457	TAX MAP: 9	BLOCK / GRID: 6	PARCEL #: 66	ZONE / USE: RR-DEO	DES. BY: RBWB/KC	DRN. BY: BKC	CHK. BY: PGC	DATE: 8/15/2016	DDC JOB#: 12064.1	SHEET NUMBER:
DWG. SCALE: 1" = 50'											

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
 Planning Director: *Natalie Taylor* Date: 9-23-16



MATCH LINE - SEE SHEET 31

MATCH LINE - SEE SHEET 32  
**FLOODPLAIN**  
3.6± AC. TOTAL

SOILS CHART				
HSG	CODE	NAME	HYDRIC (Y/N/INCL)	K VALUE
B	GgB	Glenely Loam, 3 to 8 percent slopes	N	0.28
B	GgC	Glenely Loam, 8 to 15 percent slopes	N	0.28
C	GmB	Glenville Silt Loam, 3 to 8 percent slopes	Incl	0.43
C	GmC	Glenville Silt Loam, 8 to 15 percent slopes	N	0.43
C	GmB	Glenville-Slate Silt Loam, 3 to 8 percent slopes	Incl	0.43
C	LaB	Lopore Silt Loam, 3 to 8 percent slopes	N	0.43
B	MaC	Manor Loam, 8 to 15 percent slopes	N	0.28
B	MaD	Manor Loam, 15 to 25 percent slopes	N	0.28

FOREST CLEARING  
(CONT'D)  
0.7± AC. TOTAL

FOREST CLEARING  
1.6± AC. TOTAL

FOREST CLEARING  
(CONT'D)  
1.0 AC. TOTAL

FOREST CONSERVATION  
EASEMENT 'C' (CONT'D)  
16.5± AC. TOTAL  
6.0± AC. REFORESTATION  
7.4± AC. RETENTION  
(EXCLUDES FORESTED FLOODPLAIN 9.1± AC.)

**FOREST CONSERVATION LEGEND**

	FOREST CONSERVATION EASEMENT LIMIT LINE
	RETENTION
	CLEARING
	REFORESTATION

**DATA SOURCES:**  
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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**DEVELOPER:**  
S/A OWNER

**SITE ADDRESS:**  
SE RIVER ROAD  
SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN  
WALKER MEADOWS**  
A RESUBDIVISION OF LOT 2 OF THE  
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LOTS I-34 & BUILDABLE PRESERVATION PARCELS A & I NON-BUILDABLE  
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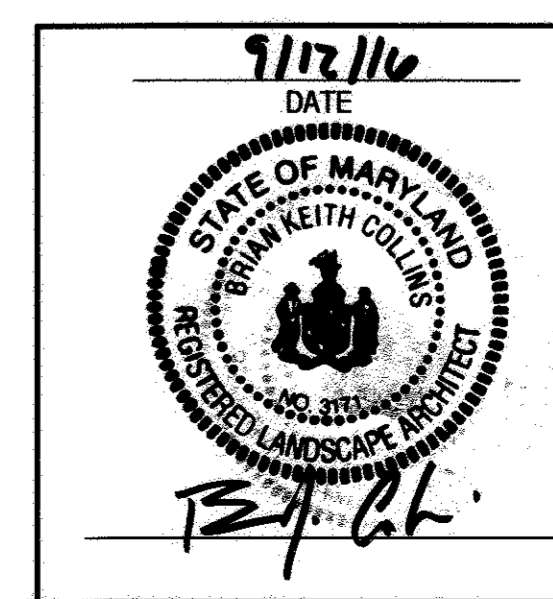
**PRELIMINARY  
FOREST CONSERVATION  
PLAN**

5TH COUNCIL DISTRICT  
BRD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

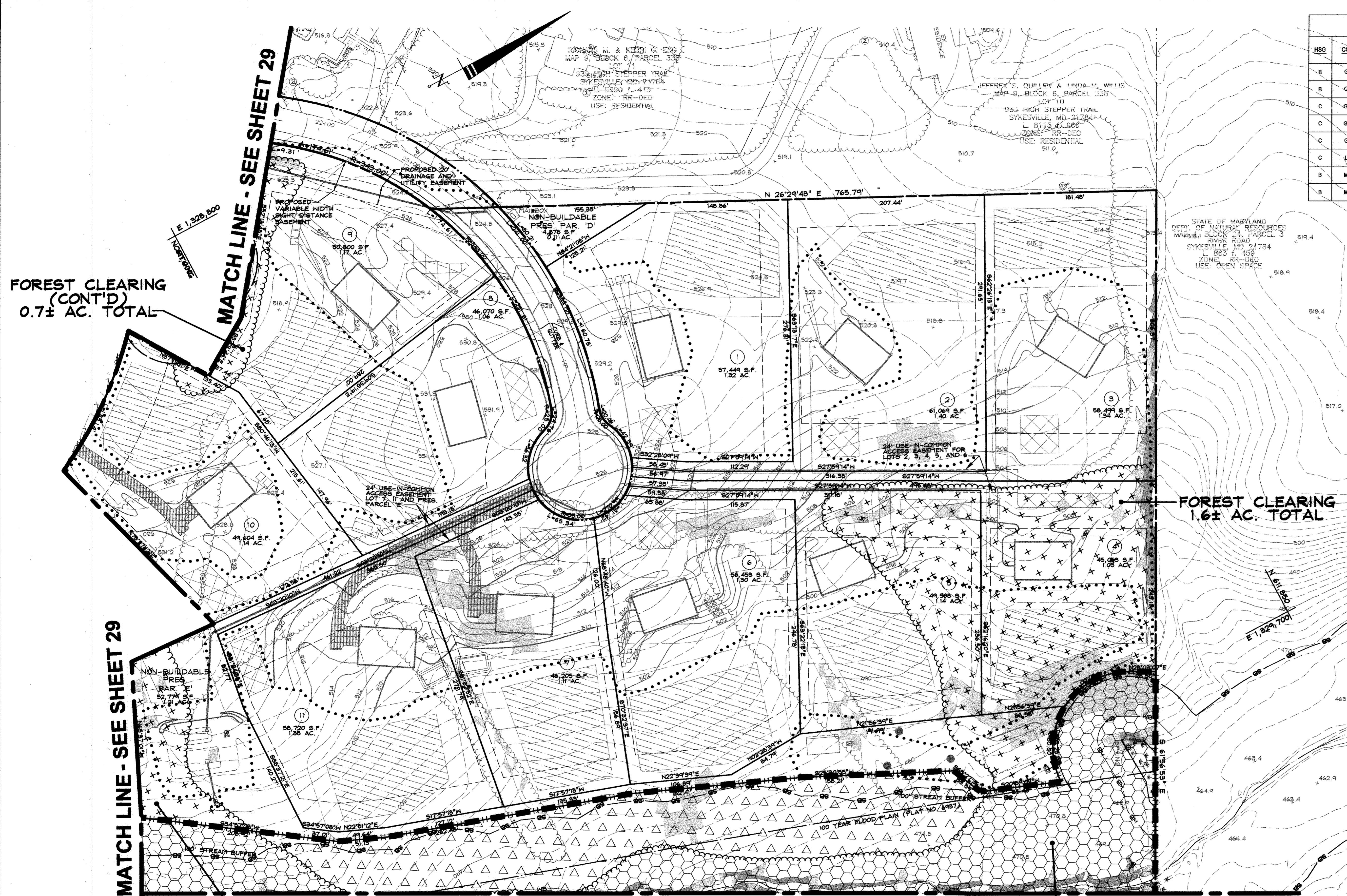
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PARCEL #: 66	DDC JOB#: 12064.1			
ZONE / USE: RR-DEO	SHEET NUMBER:			
DWG. SCALE: 1" = 50'	30 of 34			



TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

*N. Collins*  
Planning Director  
Date: 8-23-16



**FOREST CONSERVATION  
EASEMENT 'B' (CONT'D.)  
6.7± AC. TOTAL  
6.7± AC. REFORESTATION**

**MATCH LINE - SEE SHEET 29**

**FOREST CONSERVATION  
EASEMENT 'C' (CONT'D.)  
16.5± AC. TOTAL  
6.0± AC. REFORESTATION  
7.4± AC. RETENTION  
(EXCLUDES FORESTED FLOODPLAIN 3.1± AC.)**

**FOREST CONSERVATION  
EASEMENT 'C' (CONT'D.)  
16.5± AC. TOTAL  
6.0± AC. REFORESTATION  
7.4± AC. RETENTION  
(EXCLUDES FORESTED FLOODPLAIN 3.1± AC.)**

**FOREST CONSERVATION LEGEND**  
  
 ■■■■ FOREST CONSERVATION EASEMENT LIMIT LINE  
 ▨ RETENTION  
 ▩ CLEARING  
 ▧ REFORESTATION

**DATA SOURCES:**  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/20/14. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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**DEVELOPER:**  
 S/A OWNER

**SITE ADDRESS:**  
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**PRELIMINARY EQUIVALENT SKETCH PLAN  
WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE  
 DIEHL PROPERTY (PLAT #6937)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE  
 PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY  
FOREST CONSERVATION  
PLAN**

**5TH COUNCIL DISTRICT  
8RD ELECTION DISTRICT HOWARD COUNTY, MD**

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	DES. BY: RBWBKC			
TAX ACC. # 03-311457	DRN. BY: BKC			
TAX MAP: 9	CHK. BY: PGC			
BLOCK / GRID: 6	DATE: 8/15/2016			
PARCEL #: 66	DDC JOB#: 12064.1			
ZONE / USE: RR-DEO	SHEET NUMBER:			
DWG. SCALE: 1" = 50'	31 of 34			

7/2/16  
DATE



**MATCH LINE - SEE SHEET 33**

**MATCH LINE - SEE SHEET 32**

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY  
 Planning Director: *Walter J. ...* Date: 9-23-16

FLOODPLAIN  
3.6± AC. TOTAL

MATCH LINE - SEE SHEET 30

MATCH LINE  
SEE SHEET 29

MATCH LINE - SEE SHEET 31

FOREST CONSERVATION  
EASEMENT 'C' (CONT'D.)  
16.5± AC. TOTAL  
6.0± AC. REFORESTATION  
7.4± AC. RETENTION  
(EXCLUDES FORESTED FLOODPLAIN 3.1± AC.)

FOREST CLEARING  
7.8± AC. TOTAL

DATA SOURCES:

EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/20/14. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

Planners  
Surveyors  
Engineers  
Landscape Architects

192 East Main Street  
Westminster, MD 21157  
410.386.0560  
410.386.0564 (fax)  
DDC@DDCinc.us  
www.DDCinc.us

**DDC**  
Development Design Consultants

**OWNER:**  
GILLICEE FAMILY LLC  
1311 LINDEN CHURCH ROAD  
CLARKSVILLE, MD 21028-1174  
(410) 531-0797

**DEVELOPER:**  
SA OWNER

**SITE ADDRESS:**  
SIE RIVER ROAD  
SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN  
WALKER MEADOWS**  
A RESUBDIVISION OF LOT 2 OF THE  
DIEHL PROPERTY (PLAT #6937)  
LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE  
PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY  
FOREST CONSERVATION  
PLAN**

5TH COUNCIL DISTRICT  
5RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE

- FOREST CONSERVATION LEGEND**
- FOREST CONSERVATION EASEMENT LIMIT LINE
  - ▨ RETENTION
  - ▩ CLEARING
  - ▧ REFORESTATION

9/23/16  
DATE

*Brian Keith Collins*

MATCH LINE - SEE SHEET 33

FOREST CLEARING  
0.2± AC. TOTAL

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

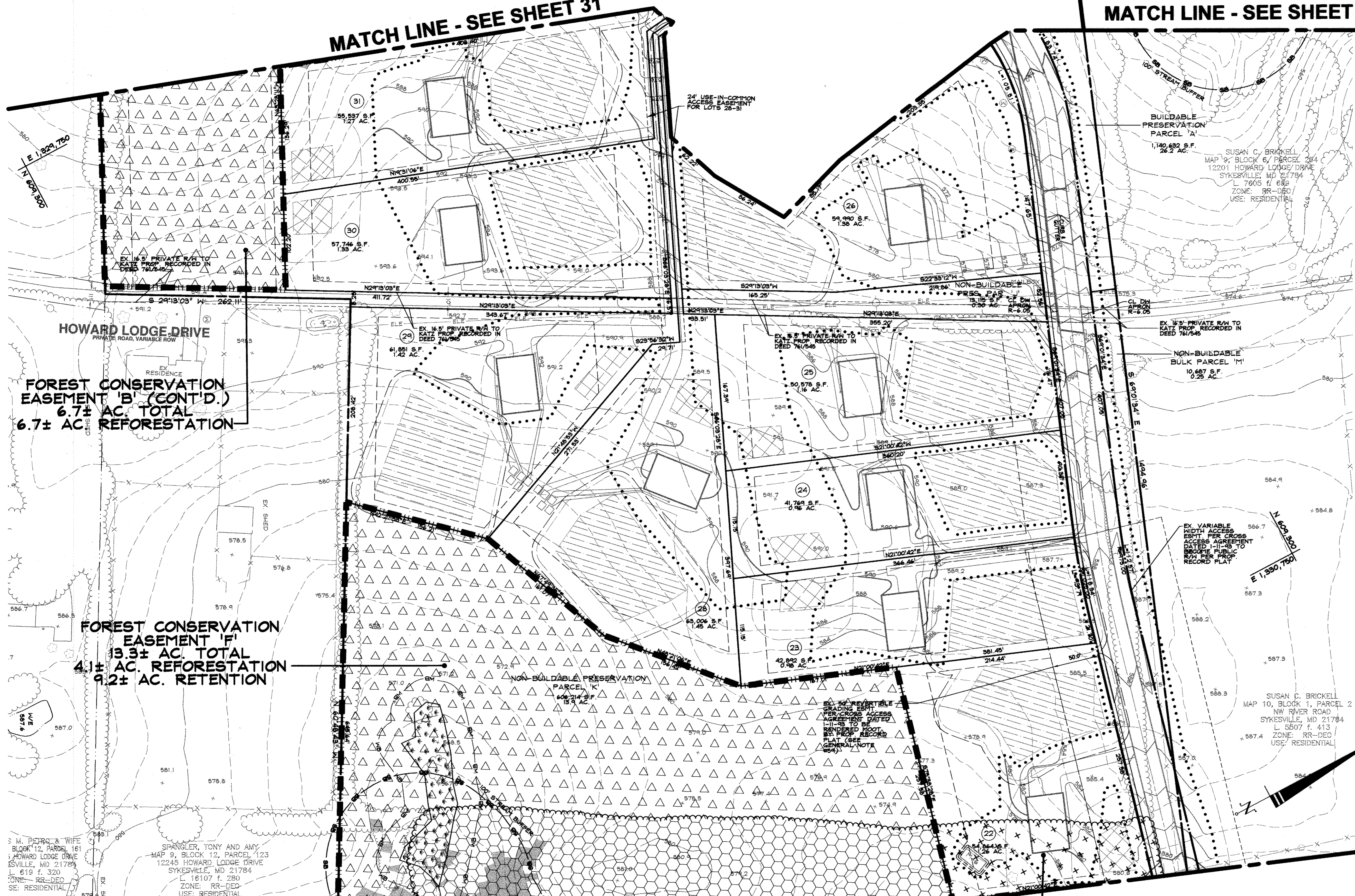
*N. Collins*  
Planning Director

9-23-16  
Date



MATCH LINE - SEE SHEET 31

MATCH LINE - SEE SHEET 32

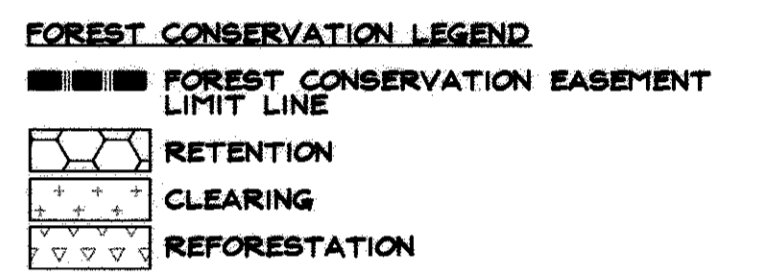


**FOREST CONSERVATION EASEMENT 'B' (CONT'D.)**  
 6.7± AC. TOTAL  
 6.7± AC. REFORESTATION

**FOREST CONSERVATION EASEMENT 'F'**  
 13.3± AC. TOTAL  
 4.1± AC. REFORESTATION  
 9.2± AC. RETENTION

MATCH LINE - SEE SHEET 34

FOREST CLEARING  
0.7± AC. TOTAL



**DATA SOURCES:**  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS. HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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 CLARKSVILLE, MD 21029-1174  
 (410) 531-0797

**DEVELOPER:**  
 SIA OWNER

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6437)  
 LOTS 1-34 & BUILDABLE PRESERVATION PARCELS A-I & NON-BUILDABLE PRESERVATION PARCELS B-K, NON-BUILDABLE BULK PARCELS L-M

**PRELIMINARY FOREST CONSERVATION PLAN**

5TH COUNCIL DISTRICT  
 3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

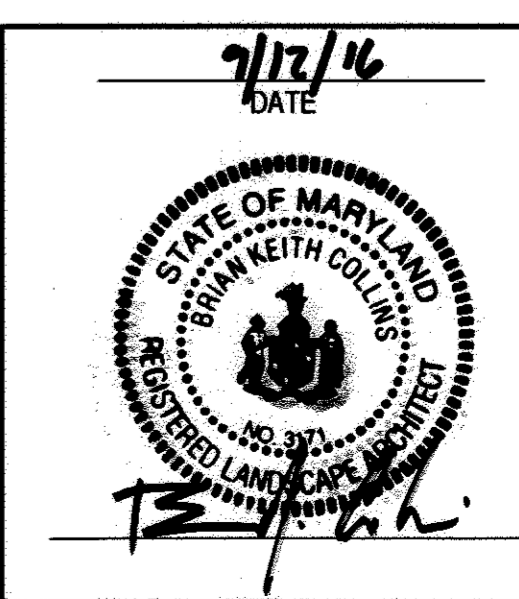
NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE
CO. FILE #	TAX ACC. # 03-311457	DES. BY: RBW/BKC	DRN. BY: BKC	
TAX MAP: 9	BLOCK / GRID: 6	CHK. BY: PGC	DATE: 8/15/2016	
PARCEL # 66	ZONE / USE: RR-DEO	DDC JOB#: 12064.1	SHEET NUMBER:	
DWG. SCALE: 1" = 50'				33 of 34

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

*Valerie J. Miller*  
 Planning Director

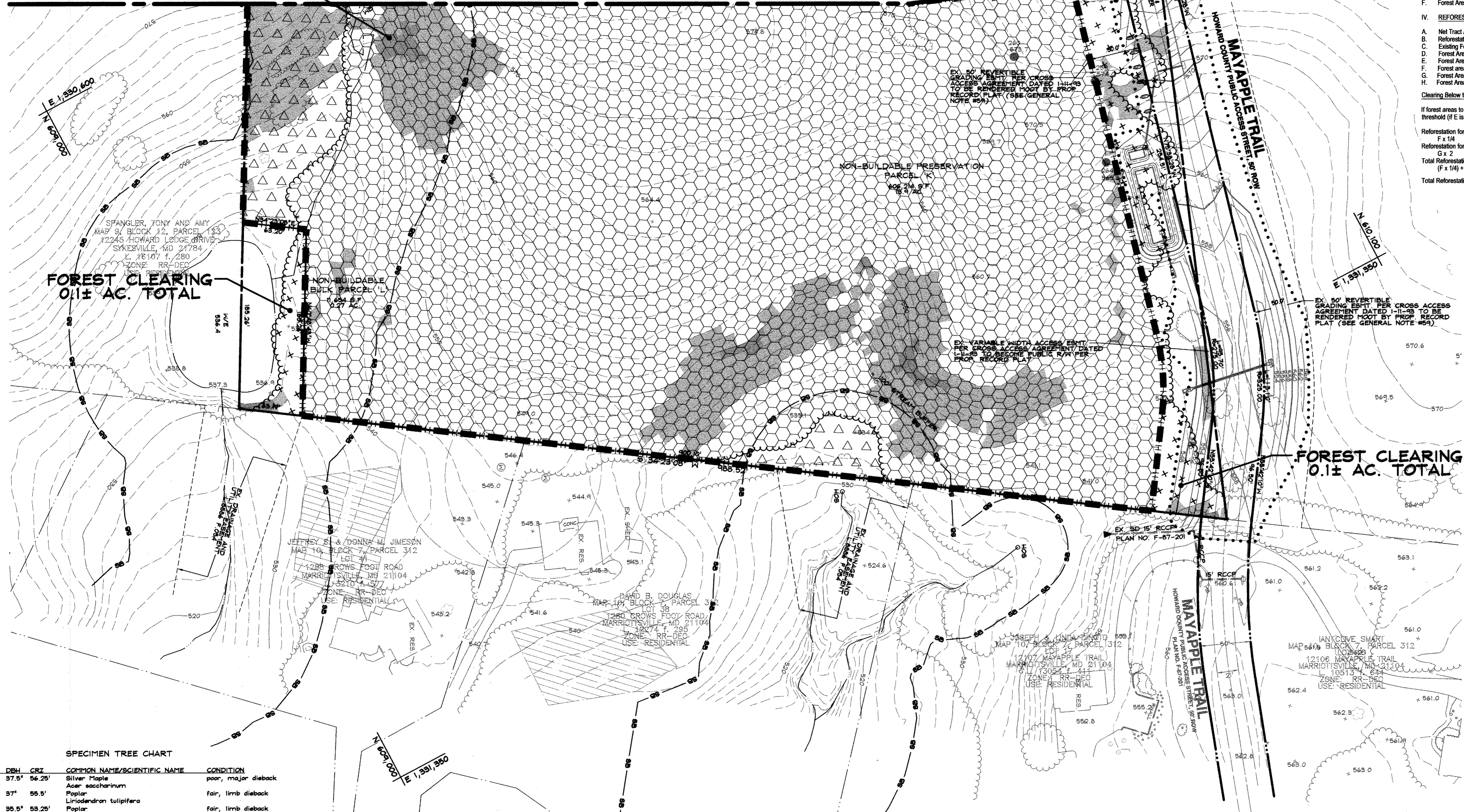
9-23-16  
 Date



**FOREST CONSERVATION EASEMENT 'F' (CONT.)**  
**13.3± AC. TOTAL**  
**4.1± AC. REFORESTATION**  
**9.2± AC. RETENTION**

**FOREST CLEARING**  
**0.7± AC. TOTAL**

**MATCH LINE - SEE SHEET 33**



**FOREST CLEARING**  
**0.1± AC. TOTAL**

**FOREST CLEARING**  
**0.1± AC. TOTAL**

**HOWARD COUNTY FOREST CONSERVATION WORKSHEET**

I. BASIC SITE DATA		ACRES
Gross Site Area		100.00
Area Within 100 Year Floodplain		3.60
Area Within Agricultural Use or Preservation Parcel (if Applicable)		00.00
Net Tract Area		96.40
Land Use Category (R-RD, R-RMD, R-S, C/JO, I)		R-RMD
II. INFORMATION FOR CALCULATIONS		
A. Net tract area		96.40
B. Reforestation Threshold (25% x A)		24.10
C. Afforestation Minimum (20% x A)		19.28
D. Existing Forest on Net Tract Area		29.30
E. Forest Areas to be Cleared		12.10
F. Forest Areas to be Retained		17.20
IV. REFORESTATION CALCULATIONS		
A. Net Tract Area		96.40
B. Reforestation Threshold (25% x A)		24.10
C. Existing Forest on Net Tract Area		29.30
D. Forest Area to be Cleared		12.10
E. Forest Area to be Retained		17.20
F. Forest area to be cleared Above Reforestation Threshold		5.20
G. Forest Area to be Cleared Below Reforestation Threshold		6.90
H. Forest Area to be Retained Above Reforestation Threshold		0.00
Cleared Below the Threshold		
If forest areas to be retained are less than the reforestation threshold (if E is less than B), the following conditions apply:		
Reforestation for clearing above the threshold	F x 1/4	1.30 ACRES
Reforestation for clearing below the threshold	G x 2	13.80 ACRES
Total Reforestation required	(F x 1/4) + (G x 2)	15.10 ACRES
Total Reforestation Provided		18.00 ACRES

**FOREST CONSERVATION LEGEND**

	FOREST CONSERVATION EASEMENT LIMIT LINE
	RETENTION
	CLEARING
	REFORESTATION

**DATA SOURCES:**  
 EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANBERGER AND LANE DATED JUNE, 2014. TOPOGRAPHY SHOWN PER AERIAL PHOTOGRAMMETRY AND FIELD RUN TOPOGRAPHY DATED 5/2014. ADJACENT WELL AND SEPTIC INFORMATION APPROXIMATED FROM ADJACENT PLATS HEALTH DEPARTMENT RECORDS AND FIELD OBSERVATION ON JUNE 25, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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**DEVELOPER:**  
 SIA OWNER

**SITE ADDRESS:**  
 SIE RIVER ROAD  
 SYKESVILLE, MD 21784

**PRELIMINARY EQUIVALENT SKETCH PLAN WALKER MEADOWS**  
 A RESUBDIVISION OF LOT 2 OF THE DIEHL PROPERTY (PLAT #6497)  
 LOTS 1-34 & BULIDABLE PRESERVATION PARCELS A & NON-BULIDABLE PRESERVATION PARCELS B-K, NON-BULIDABLE BULK PARCELS L-M

**PRELIMINARY FOREST CONSERVATION PLAN**  
 5TH COUNCIL DISTRICT  
 3RD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #:	DES. BY: RBWBKC		
TAX.ACC. #: 03-311457	DRN. BY: BKC		
TAX MAP: 9	CHK. BY: PCC		
BLOCK / GRID: 6	DATE: 8/15/2016		
PARCEL #: 66	DDC JOB#: 12064.1		
ZONE / USE: RR-DEO	SHEET NUMBER:		
DWG. SCALE: 1" = 50'			

**SPECIMEN TREE CHART**

NO.	DBH	CRZ	COMMON NAME/SCIENTIFIC NAME	CONDITION
1	37.5"	56.25'	Silver Maple	poor, major dieback
2	37"	55.5'	Acer saccharinum	fair, limb dieback
3	35.5"	53.25'	Poplar	fair, limb dieback
4	35"	53.25'	Liriodendron tulipifera	fair, limb dieback
5	35"	57'	Poplar	fair, limb dieback
6	50"	75'	Liriodendron tulipifera	good, twin stems above breast height
7	30"	45'	Poplar	good
8	37"	55.5'	Liriodendron tulipifera	good
9	42"	63'	Poplar	poor, large trunk cavity noted
10			Liriodendron tulipifera	

**FOREST RETENTION**  
 Tree Retention/Soil Protection Areas will be delineated with temporary forest protection fencing and retention area signage as appropriate. See Forest Protection Fence and temporary signage detail. Signs and fencing are to be installed prior to the beginning of any construction activity.

**PRECONSTRUCTION MEETING/CONSTRUCTION PERIOD PRACTICES**  
 Before construction begins, a required pre-construction meeting shall be held. The Principal Contractor(s), Engineer, Howard County Inspector(s) and a qualified Forest Professional familiar with the plan shall be present. All items pertaining to forest retention, tree preservation and construction period practices shall be discussed.

Any change to the plan due to on-site conditions must be approved by the Howard County Department of Planning & Zoning.

No grading, excavation, utility placement, sediment & erosion control activities or vehicular traffic shall occur within the forest retention areas.

Storage of equipment and materials shall not be permitted in the forest retention areas.

There will be no burial or disposal of discarded material on-site within the retention areas.

There will be no burning within 100 feet of woodland(s).

Temporary structures including, but not limited to construction trailers, sanitary facilities, etc. shall not be placed within forest retention areas.

Employee parking shall not be permitted in the forest retention areas.

**POST CONSTRUCTION MANAGEMENT BY CONTRACTOR**  
 All dead trees or tree limbs which pose an immediate safety hazard will be felled. Trees dropped within the forest retention area will not be removed.

All temporary forest protection structures will be removed after construction and permanent signage will be placed where indicated on the plan.

A 2-year Contractor's Maintenance and Monitoring Period shall begin at mobilization. Seventy-five percent survivorship must be guaranteed for this period. The site shall be inspected at the end of the two year period to ascertain survivorship and provide for replanting, if necessary.

The Contractor's maintenance of new planting shall consist of watering, cultivating, weeding and mulching as necessary to insure survival.

Contractor shall protect planting areas and plants at all times against damage of all kinds for the duration of the maintenance period. Maintenance includes temporary protection barriers and signs as required for protection. If any plants become damaged or injured because sufficient protection was not provided, treat or replace as directed by the Landscape Architect at not additional cost to the Owner.

**FOREST CONSERVATION GOALS AND OBJECTIVES**  
 The goals and objectives of this Forest Conservation Plan are to assign retention and reforestation areas on-site in sufficient quantity to fulfill all forest conservation obligations for the proposed subdivision.

Approximately 17.2± acres of existing forest will be retained on the Net Tract. Forest conservation obligations for the subdivision of the Walker Meadows project will be fulfilled with 18.0 acres of reforestation in six easements on site.

Planting zones will be designated at the final plan stage that reflect the varying hydrologic regimes on site. Lowland zones will be planted with a mix of FAC-HET species including Red maple, Sycamore, Swamp white oak and water tolerant small trees and shrubs. Upland sites will be planted with a mix of species including Tuliptree, White Oak, Red oak, Sassafras, Eastern white pine, Blackhaw and Eastern Redbud.

**NOTE:** REFORESTATION/AFFORESTATION CREDIT WILL BE SOUGHT FOR LANDSCAPE-SIZE MATERIAL TO BE PROVIDED ON PRESERVATION PARCELS AS PART OF LANDSCAPE OBLIGATIONS. TOTAL AMOUNT OF CREDIT TO BE DETERMINED AT FINAL PLAN STAGE.

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

*[Signature]*  
 Planning Director

9-23-16  
 Date

