

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-ED PER 10/06/13 COMPREHENSIVE ZONING PLAN. PROPERTY ADDRESS: 4707 BEECHWOOD ROAD
- GROSS TRACT AREA = 6.87 AC±
- STEEP SLOPES = 2.11 AC±
- NET TRACT AREA = 3.76 AC±
- ROAD DEDICATION = 0.53 AC±
- GROSS TRACT AREA = 6.87 AC±
- OPEN SPACE LOTS = 3.26 AC±
- CREDITED OPEN SPACE AREA = 3.15 AC±
- PERCENT CREDITED OPEN SPACE = 54%
- PROPOSED NUMBER OF LOTS = 11
- BUILDABLE LOTS = 6
- OPEN SPACE LOTS = 5
- PROPOSED AREA OF BUILDABLE LOTS = 1.95 AC±
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY BILL ADCOCK & ASSOCIATES, LLC ON FEBRUARY 27, 2012.
- THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN BY BILL ADCOCK & ASSOCIATES, LLC ON APRIL 13, 2012. THE EXISTING TOPOGRAPHY SHOWN ON THIS SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004. FIELD RUN TOPOGRAPHY FOR BEECHWOOD ROAD WAS RUN BY ADCOCK & ASSOCIATES ON MARCH 30, 2016.
- DEED REFERENCE: LIBER 12616, FOLIO 91
- PREVIOUS HOWARD COUNTY FILE NUMBERS: ECP-15-007, WP-16-047, WP-17-124
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND, SOIL MAP NUMBER 19 OF 29.
- A WETLAND AND STREAM STUDY HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2014 AND WAS APPROVED UNDER PERMITS: PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PRELIMINARY GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEB SITE AND FIELD INVESTIGATIONS. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENTS NUMBERS 0081 AND 31EC WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETAIL BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE 10-YEAR STORMWATER MANAGEMENT OBLIGATIONS FOR THIS SITE WILL BE MET BY MICRO-BIORETENTION FACILITIES (M-6) AND PERVIOUS PAVEMENT FOR THE DRIVEWAY, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION; AND DRYWELLS (M-6) AND PERMEABLE PAVEMENTS (A-2) ON THE LOTS. ON LOT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS. THE STORMWATER MANAGEMENT SYSTEMS SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. ALL ON-LOT STORMWATER MANAGEMENT SYSTEMS WILL BE SUBJECT TO THE REQUIREMENTS OF A RECORDED DECLARATION OF COVENANTS.
- ALL SWALES TO HAVE EROSION CONTROL MATTING.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THERE ARE TWO STREAMS AND THEIR BUFFERS LOCATED ON SITE. THERE IS ALSO A WETLAND AND ITS BUFFER LOCATED ON SITE.
- WP-16-047, A REQUEST TO WAIVE SECTIONS 16.144(b) AND 16.145(a) OF THE SUBDIVISION REGULATIONS WAS DENIED ON NOVEMBER 6, 2016.
- THERE IS AN EXISTING HOUSE AND DETACHED GARAGE ON LOT 1 TO REMAIN. ANY NEW ADDITIONS OR NEW CONSTRUCTION TO THE EXISTING HOUSE SHALL CONFORM TO SETBACKS AS SHOWN ON THE FINAL PLAT FOR THIS SUBDIVISION.
- FOREST CONSERVATION REQUIREMENTS ARE SET FORTH IN SECTION 16.1232 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. THE FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY 2.0 ACRES OF ON-SITE FOREST RETENTION. PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL.
- THE PROPOSED SUBDIVISION FRONTS ON A SCENIC ROAD - BEECHWOOD ROAD - AND SHALL BE SUBJECT TO THOSE REQUIREMENTS OF SECTION 16.125 OF THE SUBDIVISION REGULATIONS.
- DRAWINGS SHALL BE REVISED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR AN NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 1) WIDTH - 12 FEET (18 FEET SERVING MORE THAN ONE RESIDENCE);
 2) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHED RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 3) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
 6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MPA FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTION, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
- IN ACCORDANCE WITH SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON NOVEMBER 2, 2016 AT BONNIE BRANCH MIDDLE SCHOOL.
- ALL WELL AND SEPTIC SYSTEMS MUST BE PROPERLY ABANDONED WITH DOCUMENTATION SENT TO THE HEALTH DEPARTMENT PRIOR TO SIGNATURE OF THE RECORD PLAT.
- THERE ARE 2 SPECIMEN TREES ON THE PROPERTY. NINE SPECIMEN TREES ARE PROPOSED TO BE REMOVED TO FACILITATE DRIVEWAY OR HOUSE DEVELOPMENT AS REQUESTED UNDER WP-17-124.
- THE WATER AND SEWER CONTRACT NUMBER TO PROVIDE PUBLIC WATER AND SEWER SERVICE WITHIN THIS PROPERTY IS 14-5000.
- THE EXISTING GARAGE AND SHED ARE TO REMAIN ON LOT 1 AND ARE CONSIDERED NON-CONFORMING STRUCTURES TO THE 30 SETBACK FROM THE PROJECT BOUNDARY SINCE IT PRE-DATES THE NEW APPLICATION OF THE R-ED SETBACKS FROM AN EXISTING PROPERTY LINE.

PRELIMINARY EQUIVALENT SKETCH PLAN

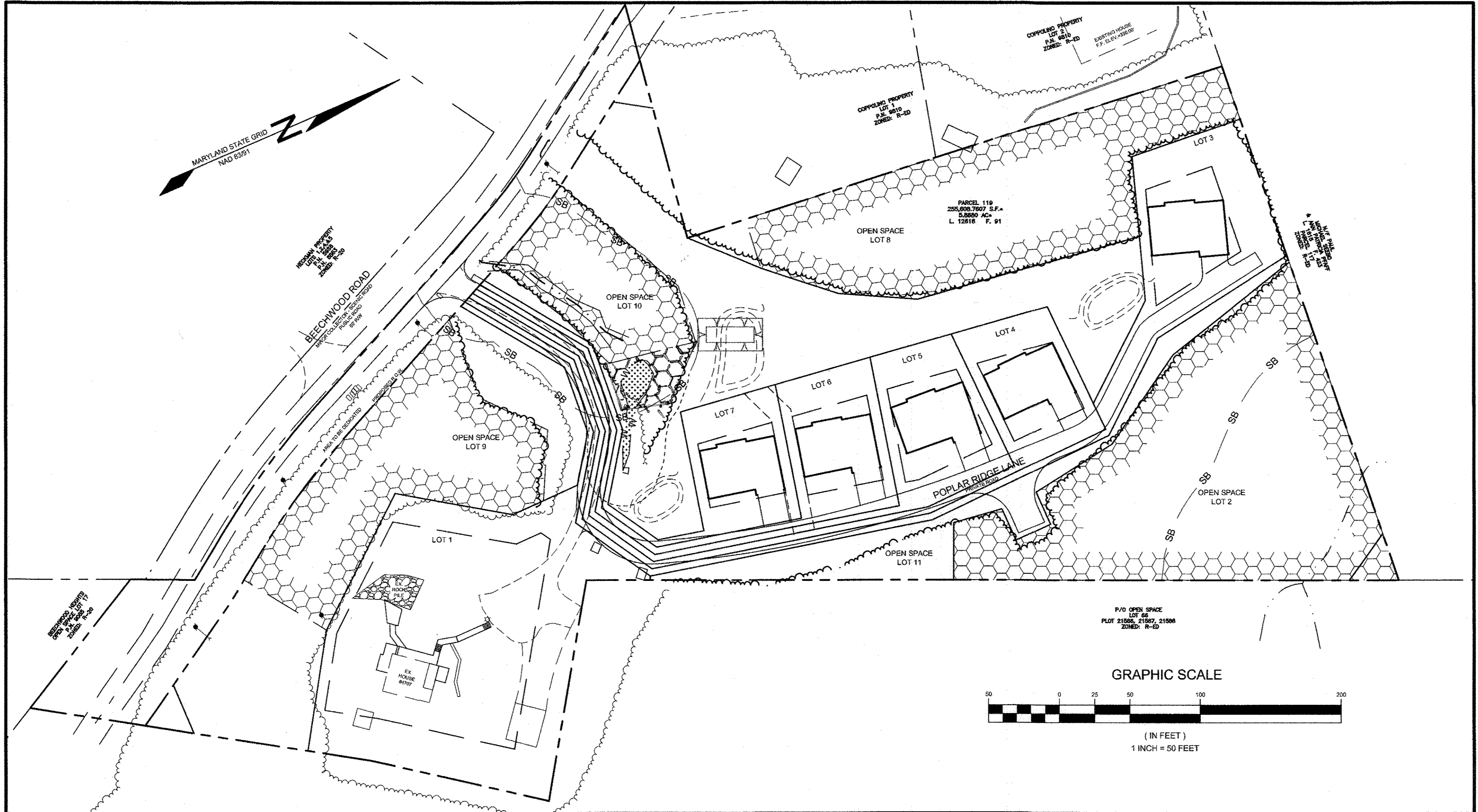
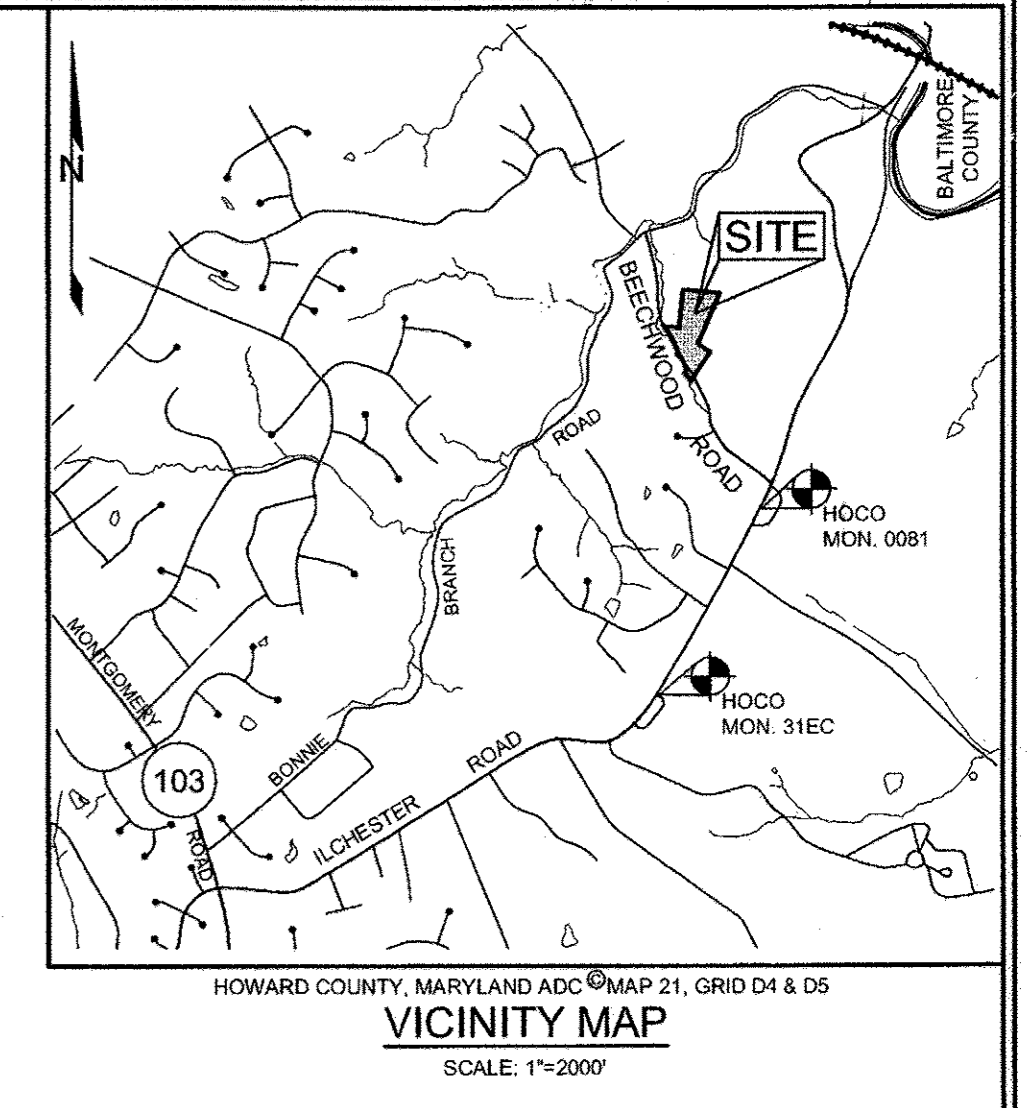
PENKUSKY PROPERTY

LOTS 1, 3 THRU 7 AND OPEN SPACE LOTS 2, 8 THRU 11

HOWARD COUNTY, MARYLAND

LEGEND

- EXISTING TREELINE
- PROPOSED TREELINE
- APPROXIMATE FOREST CONSERVATION EASEMENT
- EXISTING WETLAND
- STREAM BUFFER



BENCHMARKS

| NUMBER | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|--------|------------|--------------|-----------|--|
| 0081 | 572,335.36 | 1,377,504.01 | 477.89 | BY OUR LADY OF PERPETUAL HELP 9' SE SIDE OF ILCHESTER RD, 250' W OF BEECHWOOD RD |
| 31EC | 570,387.05 | 1,376,436.70 | 477.73 | NEAR BONNIE BRANCH MIDDLE SCHOOL, E SIDE OF ILCHESTER ROAD, 61' S OF AN INLET |

SHEET INDEX

| SHEET NO. | DESCRIPTION |
|-----------|---|
| 1 | COVER SHEET |
| 2 | LAYOUT PLAN |
| 3 | PRELIMINARY GRADING & SEDIMENT CONTROL |
| 4 | PRELIMINARY ROAD PLAN & PROFILE - USE IN COMMON |
| 5 | PRELIMINARY DRAINAGE AREA MAP |
| 6 | FOREST STAND DELINEATION |
| 7 | PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN |
| 8 | PRELIMINARY LANDSCAPE AND FOREST CONSERVATION DETAILS |

- GENERAL NOTES (CONTINUED)**
- WP-17-124 PENKUSKY PROPERTY (SP-17-006)
 - ALTERNATE COMPLIANCE TO SECTION 16.116(a)(1) AND (2), SECTION 16.116(b)(1), AND SECTION 16.1232(b)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION WAS REQUESTED AND APPROVED ON FEBRUARY 26, 2018 SUBJECT TO THE FOLLOWING CONDITIONS:
 1. COMPLIANCE WITH SRC COMMENTS FOR SP-17-006 AND PLANNING BOARD APPROVAL OF PG CASE 433 FOR THE PROPOSED SUBDIVISION PLAN DESIGN, LAYOUT AND LOCATION OF LOTS, SHARED DRIVEWAY AND UTILITIES.
 2. NO ADDITIONAL DISTURBANCE OR GRADING SHALL OCCUR BEYOND THE LIMIT OF DISTURBANCE (L.O.D.) OF THE 25% SLOPE SLOPES THAT ARE DETAILED ON THE PRELIMINARY GRADING PLAN AND AS APPROVED BY THE PLANNING BOARD, UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED TO BE WARRANTED OR JUSTIFIED BY THE PETITIONER AS NECESSARY DISTURBANCE OR THROUGH THE FILING OF AN ADDITIONAL ALTERNATIVE COMPLIANCE PETITION.
 3. THE AFFECTED STEEP SLOPE AREAS MUST BE SUFFICIENTLY STABILIZED BY SOIL STABILIZATION DEVICES/METHODS THAT SHALL LESSEN THE ERODIBILITY OF SOILS AND RUNOFF. THE IMPACTED STEEP SLOPE AREAS MUST BE REVEGETATED OR STABILIZED WITH SUITABLE NATIVE SPECIES THAT WILL BIND THE SURFACE TOGETHER. THESE STABILIZATION TECHNIQUES MUST BE CLEARLY DEMONSTRATED ON THE SITE DEVELOPMENT PLAN.
 4. THE REMOVAL OF THE NINE (9) SPECIMEN TREES WILL REQUIRE MITIGATION WITH THE PLANTING OF 21 REPLACEMENT TREES (18 TOTAL) WITH A MINIMUM 3" CALIPER NATIVE PLANT SPECIES. THE REPLACEMENT TREES SHALL BE PROPOSED WITHIN A REASONABLE LOCATION ON THE SITE, BONDED AND SHOWN ON THE LANDSCAPE PLAN WITH THE FORTHCOMING FINAL PLAN.
 5. THE REMAINING TWELVE (12) SPECIMEN TREES SHALL BE SAVED AND PROTECTED DURING CONSTRUCTION ACTIVITIES. ANY ADDITIONAL REMOVAL OF SPECIMEN TREES SHALL REQUIRE THE SUBMITTAL OF A NEW ALTERNATIVE COMPLIANCE PETITION APPLICATION.
 6. PROVIDE TREE PROTECTION FENCING AT THE TREES DRIP LINE, OR FARTHER OUT, TO PREVENT TREE DAMAGE FROM EXCAVATION, SOIL COMPACTION OF SOIL OVER ROOTS. THESE PROTECTION TECHNIQUES MUST BE DEMONSTRATED ON THE SITE DEVELOPMENT PLAN.
 7. PROVIDE A NOTE ON THE SP PLAN (SP-17-006), THE FINAL PLAT AND THE SITE DEVELOPMENT PLAN REGARDING THIS ALTERNATIVE COMPLIANCE PETITION APPROVAL. THIS NOTE SHALL INCLUDE THOSE SUBDIVISION REGULATION SECTIONS PETITIONED, THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL, AND THE CONDITIONS OF APPROVAL.

MINIMUM LOT SIZE CHART

| LOT NUMBER | GROSS AREA (SF) | PIPESTEM AREA (SF) | NET AREA (SF) | MINIMUM LOT SIZE (SF) |
|------------|-----------------|--------------------|---------------|-----------------------|
| 1 | 33,877 ± | 637 ± | 33,239 ± | 6,000 |
| 3 | 15,216 ± | 4,334 ± | 10,882 ± | 6,000 |
| 4 | 9,470 ± | 2,378 ± | 7,092 ± | 6,000 |
| 5 | 9,888 ± | 1,930 ± | 7,958 ± | 6,000 |
| 6 | 8,795 ± | 1,568 ± | 7,227 ± | 6,000 |
| 7 | 7,693 ± | 1,207 ± | 6,486 ± | 6,000 |

PARKING TABULATION

| DWELLING UNITS | REQUIRED | PROPOSED |
|-------------------------------------|----------|---------------|
| 6 UNITS @ 2 SPACES / D.U. | 12 | 12 (GARAGE) |
| VISITOR 6 UNITS @ 0.5 SPACES / D.W. | 3 | 12 (DRIVEWAY) |
| TOTAL SPACES | 15 | 24 |

SOILS LEGEND

| SYMBOL | NAME / DESCRIPTION | GROUP | 'K' FACTOR |
|--------|--|-------|------------|
| GgC | GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES | B | 0.37 |
| GmC | GLENNVILLE SILTY LOAM, 8 TO 15 PERCENT SLOPES | C | 0.37 |
| GsB | GLENNVILLE COCORUS SILTY LOAMS, 0 TO 6 PERCENT SLOPES | C | 0.37 |
| MpD | MANOR-BANNERTOWN SANDY LOAMS, 15 TO 25 PERCENT SLOPES, ROCKY | B | 0.24 |
| MpF | MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY | B | 0.24 |

- NOTES:
- SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 - HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LOCATION MAP
SCALE: 1"=50'

SITE ANALYSIS DATA CHART

| ENVIRONMENTAL AREA | SIZE OR USE |
|--------------------------|-----------------|
| TOTAL PROJECT AREA | 5.97 ACRES± |
| NET TRACT AREA | 3.76 ACRES± |
| ROAD DEDICATION | 0.53 ACRES± |
| NUMBER OF UNITS ALLOWED | 7 |
| NUMBER OF UNITS PROPOSED | 6 |
| PROPOSED SITE USES | RESIDENTIAL SFD |
| OPEN SPACE REQUIRED | 2.94 ACRES± |
| OPEN SPACE PROVIDED | 3.26 ACRES± |
| WETLANDS | 0.02 ACRES± |
| WETLAND BUFFERS | 0.41 ACRES± |
| FLOODPLAINS | 0.00 ACRES± |
| FLOODPLAIN BUFFERS | 0.00 ACRES± |
| EXISTING FOREST | 4.50 ACRES± |
| MODERATE SLOPES | 1.62 ACRES± |
| STEEP SLOPES | 2.11 ACRES± |
| IMPERVIOUS AREA | 0.49 ACRES± |
| LIMIT OF DISTURBANCE | 2.1 ACRES± |
| HIGHLY ERODIBLE SOILS | 5.35 ACRES± (1) |

- NOTE: (1) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

OWNERS

JOSEPH C. PENKUSKY &
LISA ANN PENKUSKY
4707 BEECHWOOD ROAD
ELLICOTT CITY, MARYLAND 21043

COVER SHEET
PENKUSKY PROPERTY

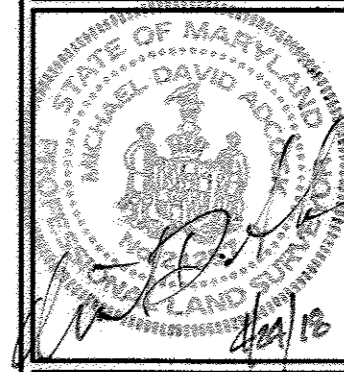
LOTS 1, 3 THRU 7 AND OPEN SPACE LOTS 2, 8 THRU 11
ECP-15-007, WP-16-047, WP-17-124
TAX MAP 31 GRID 4 1ST ELECTION DISTRICT PARCEL 119 HOWARD COUNTY, MARYLAND

Adcock & Associates · LLC

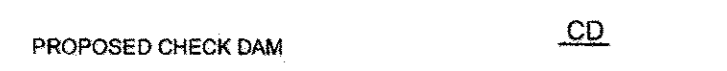
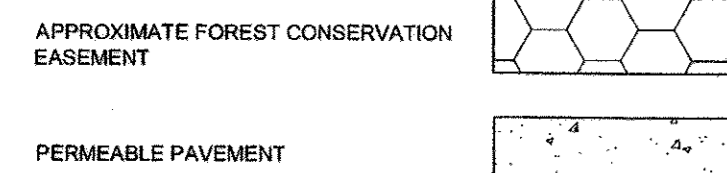
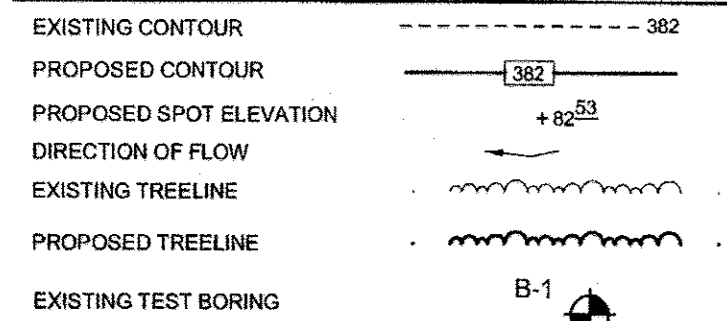
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

DESIGN BY: BKS/BKYD
DRAWN BY: BK/YS
CHECKED BY: WM/DR
SCALE: AS SHOWN
DATE: OCTOBER 20, 2017
PROJECT #: 10-043
SHEET #: 1 of 8

APPROVED:
PLANNING BOARD OF HOWARD COUNTY
JANUARY 16, 2018 (PUBLIC HEARING)
DATE
MARCH 1, 2018 (SIGNATURE OF DAO)
DATE
DEPARTMENT OF PLANNING AND ZONING
TENTATIVELY APPROVED
PLANNING DIRECTOR: [Signature] DATE: 5-8-18

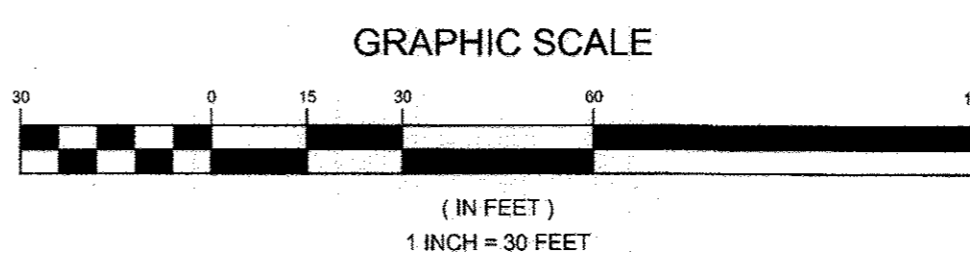
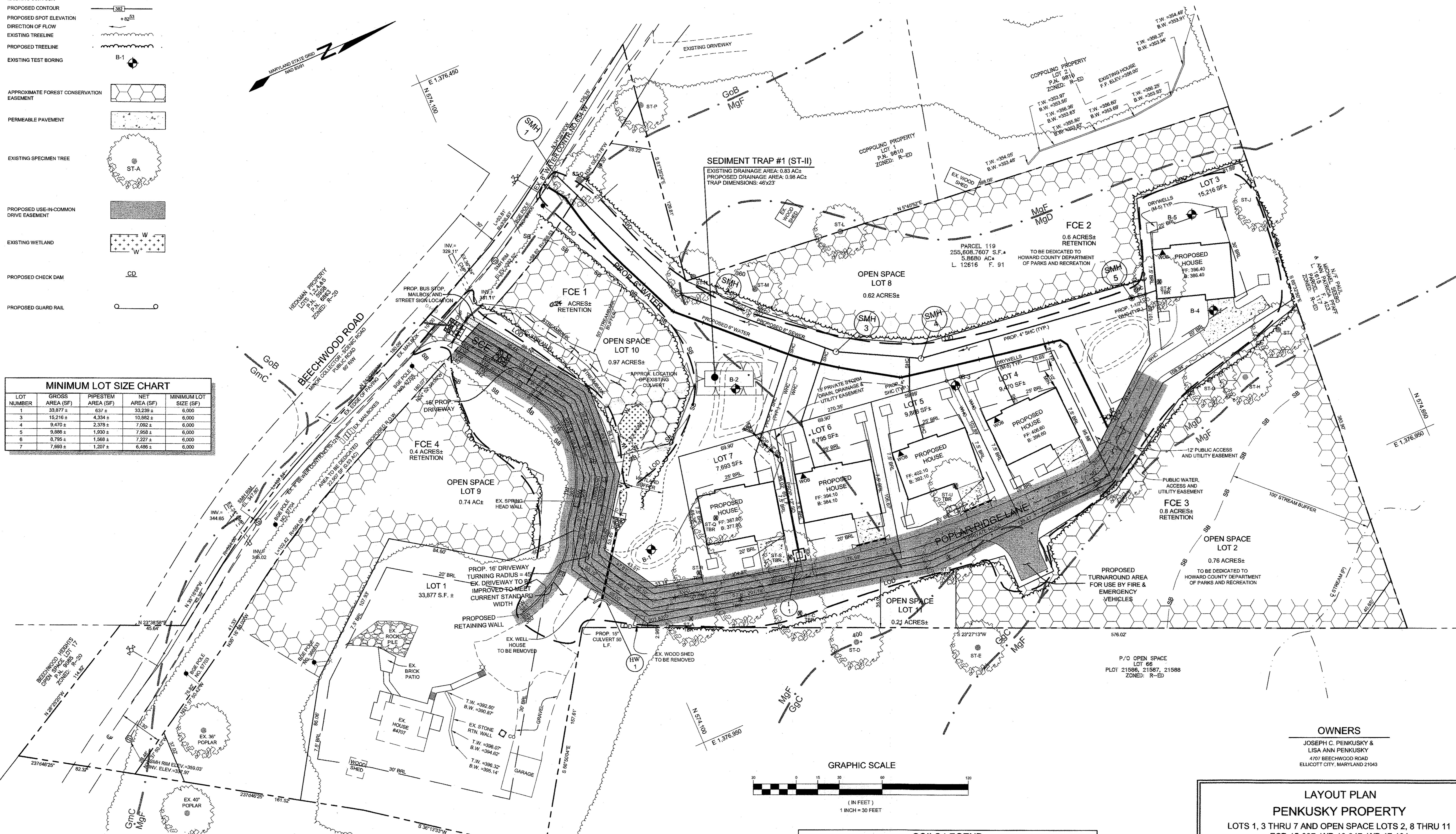
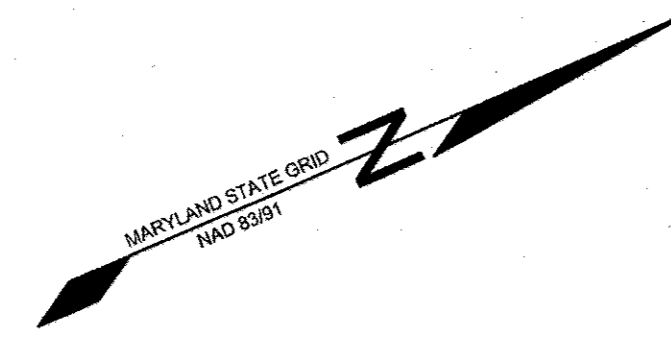


LEGEND



MINIMUM LOT SIZE CHART

| LOT NUMBER | GROSS AREA (SF) | PIPESTEM AREA (SF) | NET AREA (SF) | MINIMUM LOT SIZE (SF) |
|------------|-----------------|--------------------|---------------|-----------------------|
| 1 | 33,877 ± | 637 ± | 33,239 ± | 6,000 |
| 3 | 15,216 ± | 4,334 ± | 10,882 ± | 6,000 |
| 4 | 9,470 ± | 2,378 ± | 7,092 ± | 6,000 |
| 5 | 8,988 ± | 1,930 ± | 7,058 ± | 6,000 |
| 6 | 8,795 ± | 1,568 ± | 7,227 ± | 6,000 |
| 7 | 7,993 ± | 1,207 ± | 6,486 ± | 6,000 |



SOILS LEGEND

| SYMBOL | NAME / DESCRIPTION | GROUP | 'K' FACTOR |
|--------|--|-------|------------|
| GgC | GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES | B | 0.37 |
| GmC | GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES | C | 0.37 |
| GcB | GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES | C | 0.37 |
| MjD | MANOR-BANNERTOWN SANDY LOAMS, 15 TO 25 PERCENT SLOPES, ROCKY | B | 0.24 |
| MgF | MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY | B | 0.24 |

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND, SOIL MAP NUMBER 19 OF 29.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

OWNERS
 JOSEPH C. PENKUSKY &
 LISA ANN PENKUSKY
 4707 BEECHWOOD ROAD
 ELLICOTT CITY, MARYLAND 21043

LAYOUT PLAN
PENKUSKY PROPERTY
 LOTS 1, 3 THRU 7 AND OPEN SPACE LOTS 2, 8 THRU 11
 ECP-15-007, WP-16-047, WP-17-124
 TAX MAP 31 GRID 4
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

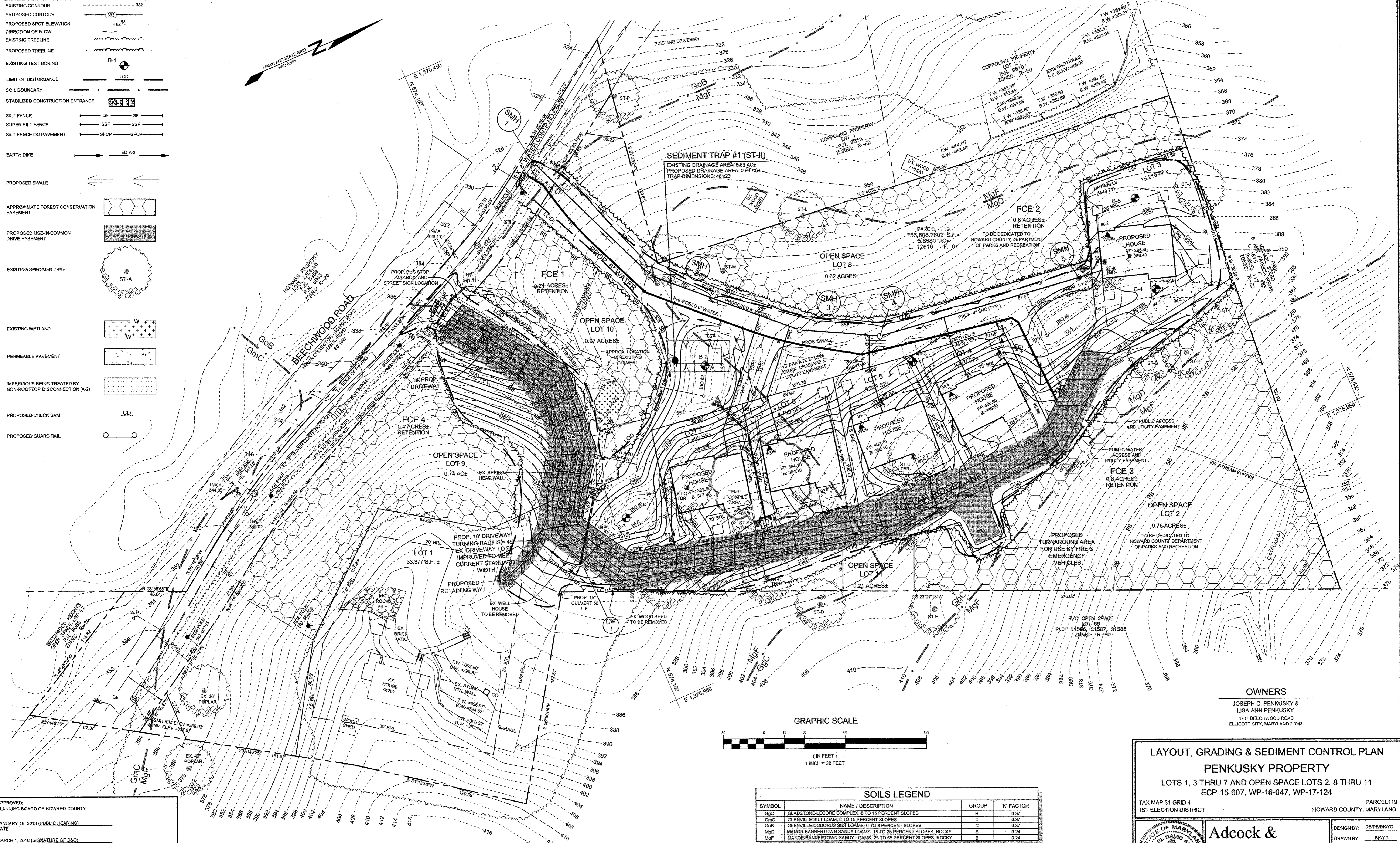
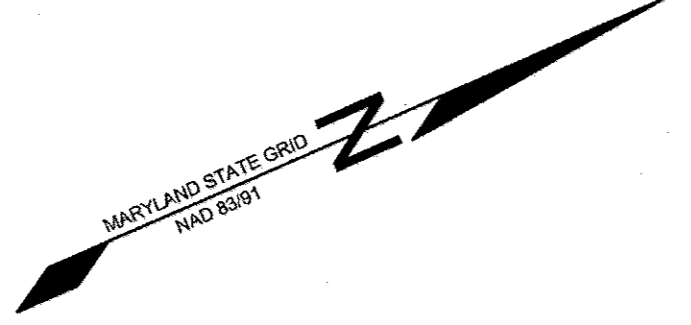
Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@adcock.com

DESIGN BY: DB/PS/BKYD
 DRAWN BY: BK/YD
 CHECKED BY: WM/DR
 SCALE: 1"=30'
 DATE: OCTOBER 20, 2017
 PROJECT #: 10-043
 SHEET #: 2 of 8

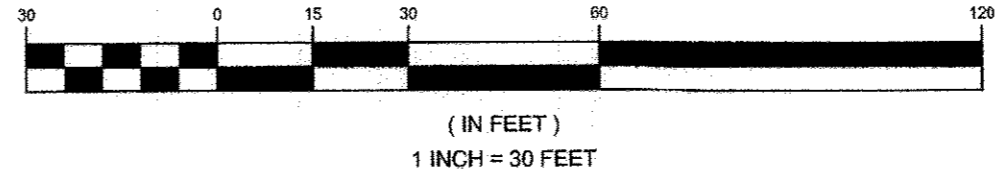
APPROVED:
 PLANNING BOARD OF HOWARD COUNTY
 JANUARY 18, 2018 (PUBLIC HEARING)
 DATE
 MARCH 1, 2018 (SIGNATURE OF D&O)
 DATE
 DEPARTMENT OF PLANNING AND ZONING
 TENTATIVELY APPROVED
N. Valois 5-8-18
 PLANNING DIRECTOR DATE

LEGEND

- EXISTING CONTOUR 382
- PROPOSED CONTOUR 382
- PROPOSED SPOT ELEVATION +82.53
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TEST BORING B-1
- LIMIT OF DISTURBANCE LOD
- SOIL BOUNDARY
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE SF
- SUPER SILT FENCE SSF
- SILT FENCE ON PAVEMENT SFOP
- EARTH DIKE ED A-2
- PROPOSED SWALE
- APPROXIMATE FOREST CONSERVATION EASEMENT
- PROPOSED USE-IN-COMMON DRIVE EASEMENT
- EXISTING SPECIMEN TREE ST-A
- EXISTING WETLAND W
- PERMEABLE PAVEMENT
- IMPERVIOUS BEING TREATED BY NON-ROOFTOP DISCONNECTION (A-2)
- PROPOSED CHECK DAM CD
- PROPOSED GUARD RAIL



GRAPHIC SCALE



SOILS LEGEND

| SYMBOL | NAME / DESCRIPTION | GROUP | 'K' FACTOR |
|------------------|--|-------|------------|
| G ₂ C | GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES | B | 0.37 |
| G ₁ C | GLENNVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES | C | 0.37 |
| C ₂ R | GLENNVILLE-COORLUS SILT LOAMS, 0 TO 8 PERCENT SLOPES | C | 0.37 |
| M ₂ D | MANOR-BANNERTOWN SANDY LOAMS, 15 TO 25 PERCENT SLOPES, ROCKY | B | 0.24 |
| M ₁ F | MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY | B | 0.24 |

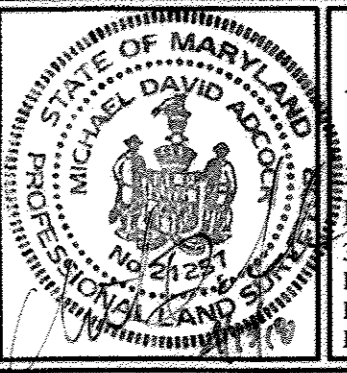
NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND, SOIL MAP NUMBER 19 OF 29.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

OWNERS

JOSEPH C. PENKUSKY &
 LISA ANN PENKUSKY
 4707 BEECHWOOD ROAD
 ELLICOTT CITY, MARYLAND 21043

LAYOUT, GRADING & SEDIMENT CONTROL PLAN
PENKUSKY PROPERTY
 LOTS 1, 3 THRU 7 AND OPEN SPACE LOTS 2, 8 THRU 11
 ECP-15-007, WP-16-047, WP-17-124

TAX MAP 31 GRID 4 1ST ELECTION DISTRICT PARCEL 119 HOWARD COUNTY, MARYLAND



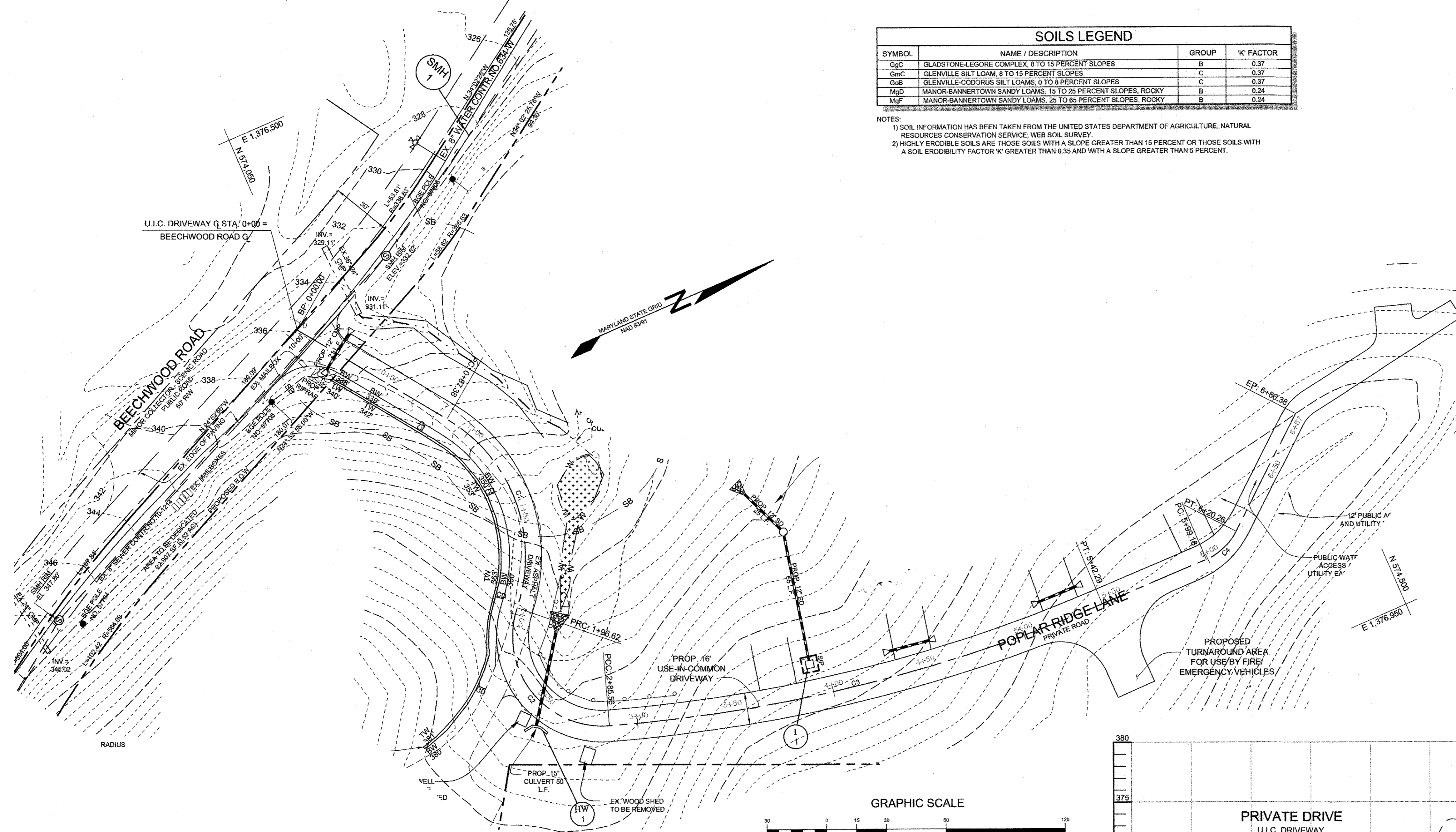
Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@asaaland.com

DESIGN BY: DB/PS/BK/YD
 DRAWN BY: BK/YD
 CHECKED BY: WM/DR
 SCALE: 1"=30'
 DATE: OCTOBER 20, 2017
 PROJECT #: 10-043
 SHEET #: 3 of 8

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21207, EXPIRATION DATE: 6-16-2019

APPROVED:
 PLANNING BOARD OF HOWARD COUNTY
 JANUARY 18, 2018 (PUBLIC HEARING)
 DATE
 MARCH 1, 2018 (SIGNATURE OF D&O)
 DATE
 DEPARTMENT OF PLANNING AND ZONING
 TENTATIVELY APPROVED

 PLANNING DIRECTOR 5-8-18
 DATE



PLAN VIEW
SCALE: 1"=30'

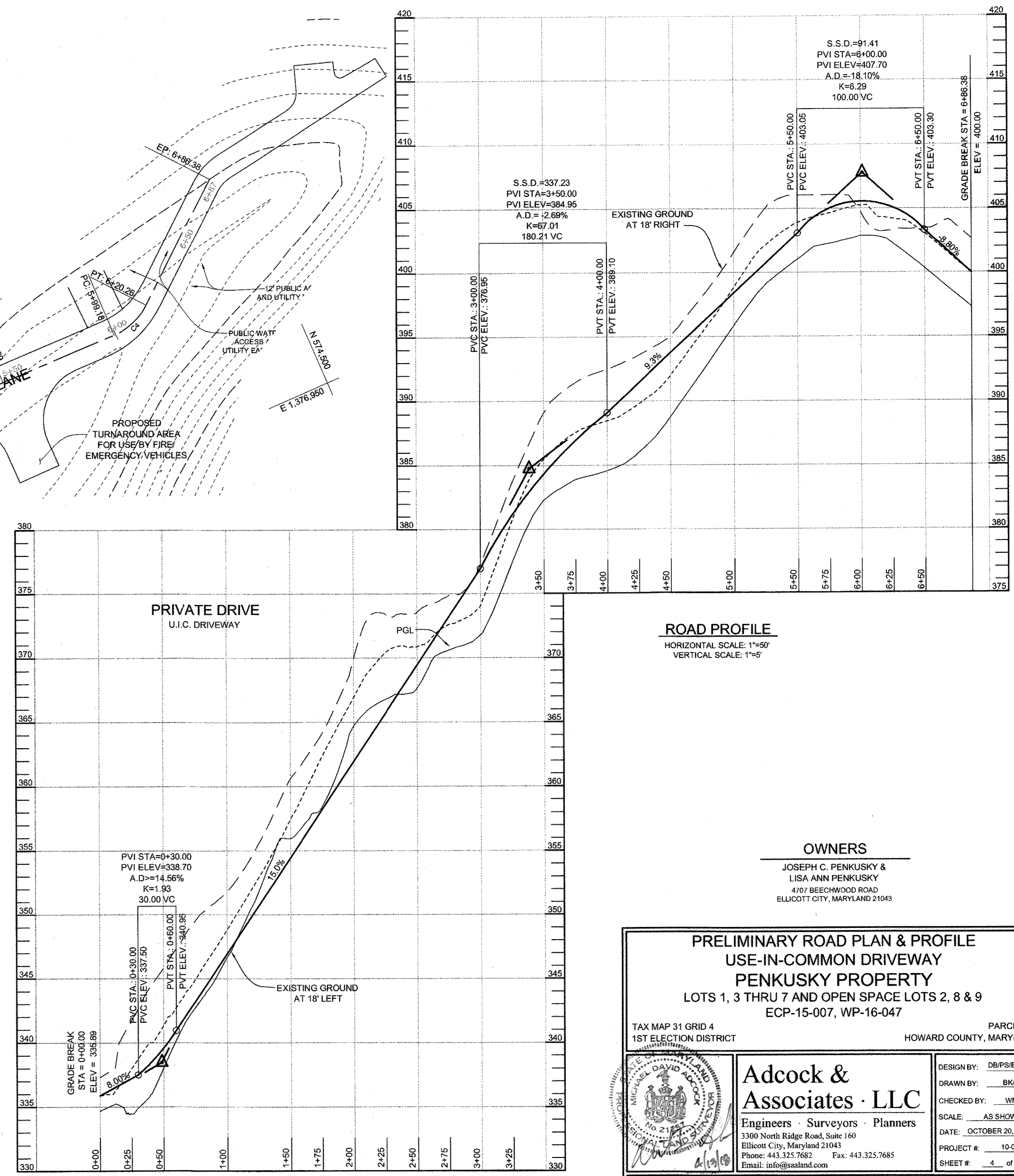
SOILS LEGEND

| SYMBOL | NAME / DESCRIPTION | GROUP | 'K' FACTOR |
|--------|--|-------|------------|
| GpC | GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES | B | 0.37 |
| GmC | GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES | C | 0.37 |
| GoB | GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES | C | 0.37 |
| MgD | MANOR-BANNERTOWN SANDY LOAMS, 15 TO 25 PERCENT SLOPES, ROCKY | B | 0.24 |
| MgT | MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY | B | 0.24 |

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | DELTA | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|------------|---------|---------------|--------------|
| C1 | 80.00' | 109.24' | 78°14'21" | 65.06' | S 86°51'15" E | 100.95' |
| C2 | 45.00' | 88.93' | 113°14'00" | 68.290' | N 75°35'55" E | 75.15' |
| C3 | 800.00' | 256.73' | 18°23'14" | 129.46' | N 09°47'10" E | 255.63' |
| C4 | 30.00' | 21.06' | 40°15'26" | 10.99' | N 19°32'02" W | 20.65' |



ROAD PROFILE
HORIZONTAL SCALE: 1"=80'
VERTICAL SCALE: 1"=5'

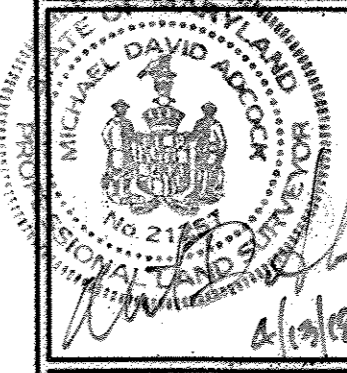
OWNERS

JOSEPH C. PENKUSKY &
LISA ANN PENKUSKY
4707 BEECHWOOD ROAD
ELLICOTT CITY, MARYLAND 21043

**PRELIMINARY ROAD PLAN & PROFILE
USE-IN-COMMON DRIVEWAY**

PENKUSKY PROPERTY
LOTS 1, 3 THRU 7 AND OPEN SPACE LOTS 2, 8 & 9
ECP-15-007, WP-16-047

TAX MAP 31 GRID 4
1ST ELECTION DISTRICT
PARCEL 119
HOWARD COUNTY, MARYLAND



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

DESIGN BY: DB/PS/BK/YD
DRAWN BY: BK/YD
CHECKED BY: WM/DJR
SCALE: AS SHOWN
DATE: OCTOBER 20, 2017
PROJECT #: 10-043
SHEET #: 4 of 8

APPROVED:
PLANNING BOARD OF HOWARD COUNTY
JANUARY 18, 2018 (PUBLIC HEARING)
DATE
MARCH 1, 2018 (SIGNATURE OF D&O)
DATE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valerie J. Miller 5-8-18
PLANNING DIRECTOR DATE

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21127, EXPIRATION DATE: 6-16-2017

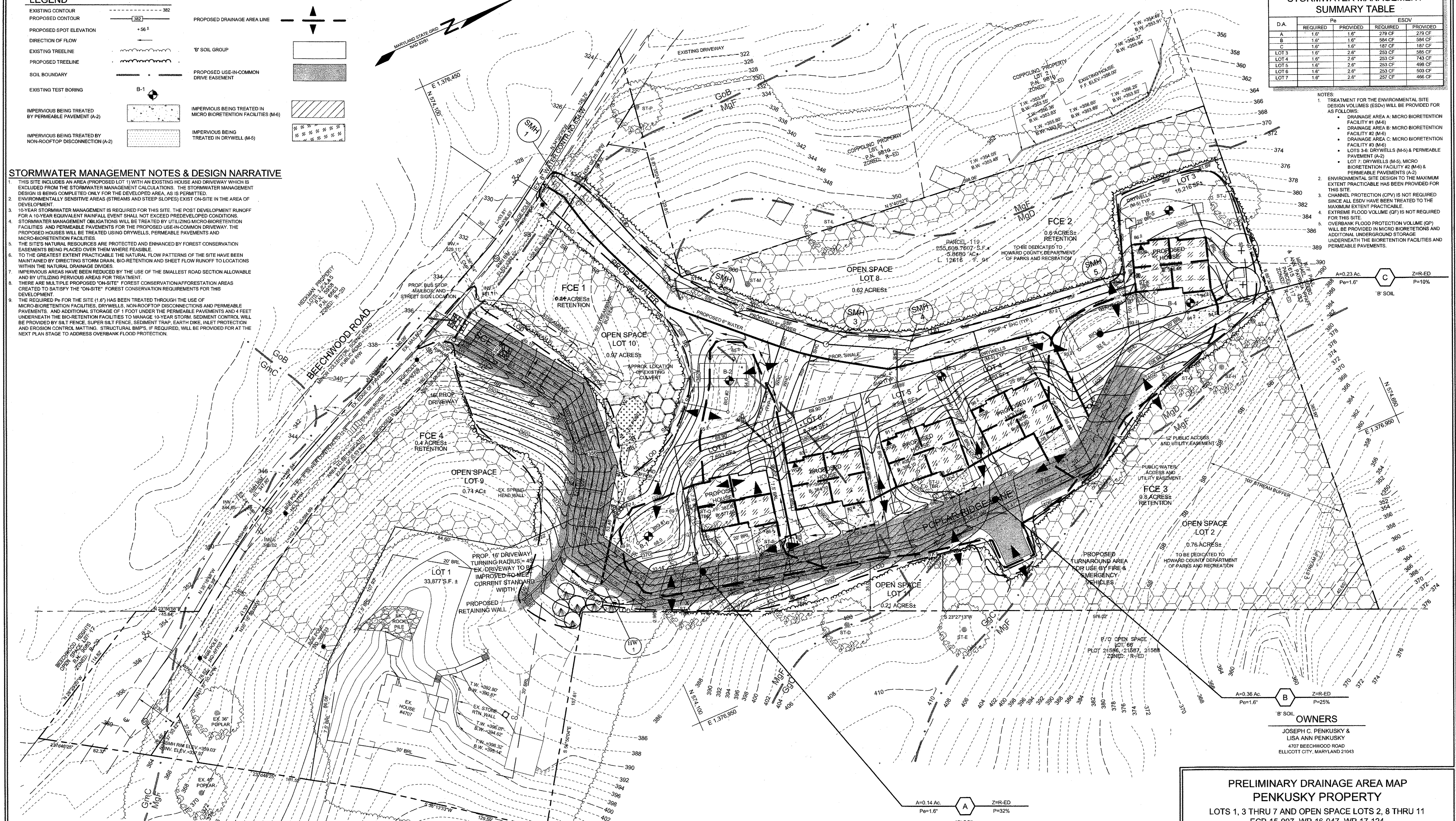
| LEGEND | |
|---|-------|
| EXISTING CONTOUR | |
| PROPOSED CONTOUR | |
| PROPOSED SPOT ELEVATION | +56.2 |
| DIRECTION OF FLOW | |
| EXISTING TREELINE | |
| PROPOSED TREELINE | |
| SOIL BOUNDARY | |
| EXISTING TEST BORING | B-1 |
| IMPERVIOUS BEING TREATED BY PERMEABLE PAVEMENT (A-2) | |
| IMPERVIOUS BEING TREATED BY NON-ROOFTOP DISCONNECTION (A-2) | |
| PROPOSED DRAINAGE AREA LINE | |
| 1" SOIL GROUP | |
| PROPOSED USE-IN-COMMON DRIVE EASEMENT | |
| IMPERVIOUS BEING TREATED IN MICRO BIORETENTION FACILITIES (M-6) | |
| IMPERVIOUS BEING TREATED IN DRYWELL (M-5) | |

| STORMWATER MANAGEMENT SUMMARY TABLE | | | | | |
|-------------------------------------|----------|----------|---------------|----------|--|
| D.A. | REQUIRED | PROVIDED | REQUIRED ESDV | PROVIDED | |
| A | 1.6' | 1.6' | 279 CF | 279 CF | |
| B | 1.6' | 1.6' | 584 CF | 584 CF | |
| C | 1.6' | 1.6' | 187 CF | 187 CF | |
| LOT 3 | 1.6' | 2.0' | 233 CF | 385 CF | |
| LOT 4 | 1.6' | 2.0' | 233 CF | 743 CF | |
| LOT 5 | 1.6' | 2.0' | 233 CF | 498 CF | |
| LOT 6 | 1.6' | 2.0' | 233 CF | 503 CF | |
| LOT 7 | 1.6' | 2.0' | 233 CF | 466 CF | |

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

- THIS SITE INCLUDES AN AREA (PROPOSED LOT 1) WITH AN EXISTING HOUSE AND DRIVEWAY WHICH IS EXCLUDED FROM THE STORMWATER MANAGEMENT CALCULATIONS. THE STORMWATER MANAGEMENT DESIGN IS BEING COMPLETED ONLY FOR THE DEVELOPED AREA, AS IS PERMITTED.
- ENVIRONMENTALLY SENSITIVE AREAS (STREAMS AND STEEP SLOPES) EXIST ON-SITE IN THE AREA OF DEVELOPMENT.
- 10-YEAR STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE. THE POST DEVELOPMENT RUNOFF FOR A 10-YEAR EQUIVALENT RAINFALL EVENT SHALL NOT EXCEED PREDEVELOPED CONDITIONS.
- STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY UTILIZING MICRO-BIORETENTION FACILITIES AND PERMEABLE PAVEMENTS FOR THE PROPOSED USE-IN-COMMON DRIVEWAY. THE PROPOSED HOUSES WILL BE TREATED USING DRYWELLS, PERMEABLE PAVEMENTS AND MICRO-BIORETENTION FACILITIES.
- THE SITE'S NATURAL RESOURCES ARE PROTECTED AND ENHANCED BY FOREST CONSERVATION EASEMENTS BEING PLACED OVER THEM WHERE FEASIBLE.
- TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED BY DIRECTING STORM DRAIN, BIO-RETENTION AND SHEET FLOW RUNOFF TO LOCATIONS WITHIN THE NATURAL DRAINAGE DIVIDES.
- IMPERVIOUS AREAS HAVE BEEN REDUCED BY THE USE OF THE SMALLEST ROAD SECTION ALLOWABLE AND BY UTILIZING PERVIOUS AREAS FOR TREATMENT.
- THERE ARE MULTIPLE PROPOSED "ON-SITE" FOREST CONSERVATION/FORESTATION AREAS CREATED TO SATISFY THE "ON-SITE" FOREST CONSERVATION REQUIREMENTS FOR THIS DEVELOPMENT.
- THE REQUIRED P₀ FOR THE SITE (1.6') HAS BEEN TREATED THROUGH THE USE OF MICRO-BIORETENTION FACILITIES, DRYWELLS, NON-ROOFTOP DISCONNECTIONS AND PERMEABLE PAVEMENTS. AND ADDITIONAL STORAGE OF 1 FOOT UNDER THE PERMEABLE PAVEMENTS AND 4 FEET UNDERNEATH THE BIO-RETENTION FACILITIES TO MANAGE 10-YEAR STORM. SEDIMENT CONTROL WILL BE PROVIDED BY SILT FENCE, SUPER SILT FENCE, SEDIMENT TRAP, EARTH DIKE, INLET PROTECTION AND EROSION CONTROL MATTING. STRUCTURAL BMPs, IF REQUIRED, WILL BE PROVIDED FOR AT THE NEXT PLAN STAGE TO ADDRESS OVERBANK FLOOD PROTECTION.

- NOTES:
- TREATMENT FOR THE ENVIRONMENTAL SITE DESIGN VOLUMES (ESDV) WILL BE PROVIDED FOR AS FOLLOWS:
 - DRAINAGE AREA A: MICRO BIORETENTION FACILITY #1 (M-6)
 - DRAINAGE AREA B: MICRO BIORETENTION FACILITY #2 (M-6)
 - DRAINAGE AREA C: MICRO BIORETENTION FACILITY #3 (M-6)
 - LOTS 3-6: DRYWELLS (M-5) & PERMEABLE PAVEMENT (A-2)
 - LOT 7: DRYWELLS (M-5), MICRO BIORETENTION FACILITY #2 (M-6) & PERMEABLE PAVEMENTS (A-2)
 - ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE HAS BEEN PROVIDED FOR THIS SITE.
 - CHANNEL PROTECTION (CPV) IS NOT REQUIRED SINCE ALL ESDV HAVE BEEN TREATED TO THE MAXIMUM EXTENT PRACTICABLE.
 - EXTREME FLOOD VOLUME (QF) IS NOT REQUIRED FOR THIS SITE.
 - COVERBANK FLOOD PROTECTION VOLUME (QP) WILL BE PROVIDED IN MICRO BIORETENTIONS AND ADDITIONAL UNDERGROUND STORAGE UNDERNEATH THE BIORETENTION FACILITIES AND PERMEABLE PAVEMENTS.



| SOILS LEGEND | | | |
|--------------|--|-------|------------|
| SYMBOL | NAME / DESCRIPTION | GROUP | 'K' FACTOR |
| GmC | GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES | B | 0.37 |
| GmD | GLENNVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES | C | 0.37 |
| GmB | GLENNVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES | C | 0.37 |
| MgD | MANOR-BANNERTOWN SANDY LOAMS, 15 TO 25 PERCENT SLOPES, ROCKY | B | 0.24 |
| MgF | MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY | B | 0.24 |

- NOTES:
- SOIL INFORMATION HAS BEEN TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND, SOIL MAP NUMBER 19 OF 29.
 - HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

APPROVED:
PLANNING BOARD OF HOWARD COUNTY
DATE: JANUARY 18, 2018 (PUBLIC HEARING)
DATE: MARCH 1, 2018 (SIGNATURE OF D&O)
DEPARTMENT OF PLANNING AND ZONING TENTATIVELY APPROVED
Natalie J. Jolly 5-8-18
PLANNING DIRECTOR DATE

PRELIMINARY DRAINAGE AREA MAP
PENKUSKY PROPERTY
LOTS 1, 3 THRU 7 AND OPEN SPACE LOTS 2, 8 THRU 11
ECP-15-007, WP-16-047, WP-17-124

TAX MAP 31 GRID 4
1ST ELECTION DISTRICT
PARCEL 119
HOWARD COUNTY, MARYLAND

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

DESIGN BY: DB/PS/BK/YD
DRAWN BY: BK/YD
CHECKED BY: WM/DR
SCALE: 1"=30'
DATE: OCTOBER 20, 2017
PROJECT #: 10-043
SHEET #: 5 of 8

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21257, EXPIRATION DATE: 6-18-2019

GENERAL NOTES

1. NO RARE, THREATENED, OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
2. SURROUNDING LAND USE IS LOW/MEDIUM DENSITY RESIDENTIAL.
3. APPROXIMATELY 2.5 ACRES OF FOREST IS PRESENT WITHIN 100 FEET OF THE PROPERTY BOUNDARIES.
4. ALL FOREST ON SITE IS WITHIN STAND F-1.
5. NO HISTORIC ELEMENTS ARE KNOWN TO BE PRESENT ON THE SITE.

LEGEND

- EXISTING CONTOUR
- EXISTING TREELINE
- SOIL BOUNDARY
- EXISTING WETLANDS
- EXISTING PERENNIAL STREAM
- EXISTING INTERMITTENT STREAM
- 25% STEEP SLOPES
- 15% STEEP SLOPES
- EXISTING SPECIMEN TREE

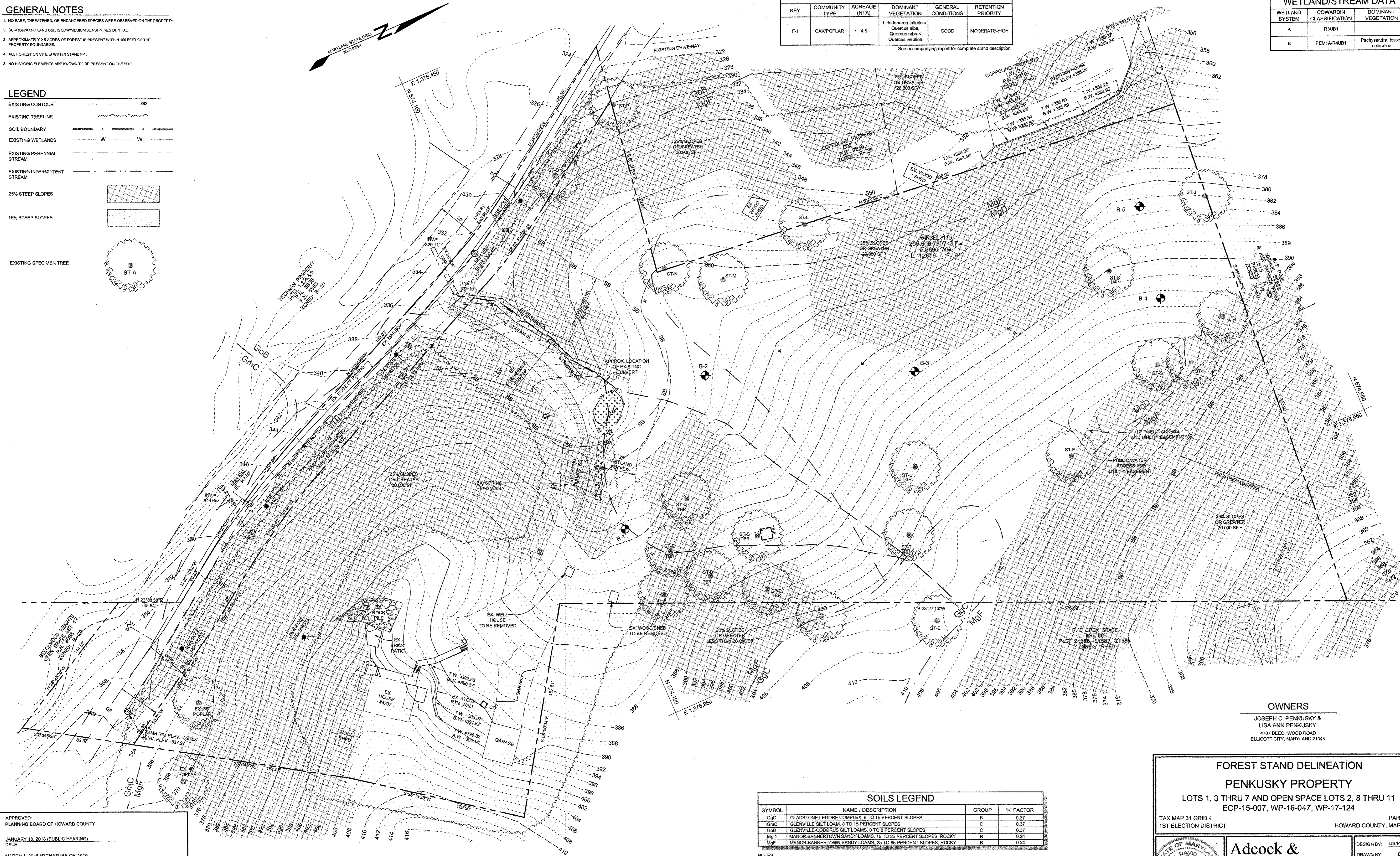
FOREST STAND DATA

| KEY | COMMUNITY TYPE | ACREAGE (NTA) | DOMINANT VEGETATION | GENERAL CONDITIONS | RETENTION PRIORITY |
|-----|----------------|---------------|--|--------------------|--------------------|
| F-1 | OAK/POPLAR | 4.5 | Liriodendron tulipifera, Quercus alba, Quercus rubra, Quercus velutina | GOOD | MODERATE-HIGH |

See accompanying report for complete stand description.

WETLAND/STREAM DATA

| WETLAND SYSTEM | COWARDIN CLASSIFICATION | DOMINANT VEGETATION |
|----------------|-------------------------|-------------------------------|
| A | R3UB1 | - |
| B | PEM1A/R4UB1 | Pachysandra, lesser celandine |



OWNERS

JOSEPH C. PENKUSKY &
LISA ANN PENKUSKY
4707 BEECHWOOD ROAD
ELLCOTT CITY, MARYLAND 21043

**FOREST STAND DELINEATION
PENKUSKY PROPERTY**
LOTS 1, 3 THRU 7 AND OPEN SPACE LOTS 2, 8 THRU 11
ECP-15-007, WP-16-047, WP-17-124

TAX MAP 31 GRID 4
1ST ELECTION DISTRICT
PARCEL 119
HOWARD COUNTY, MARYLAND

SOILS LEGEND

| SYMBOL | NAME / DESCRIPTION | GROUP | 'K' FACTOR |
|--------|--|-------|------------|
| GmC | GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES | B | 0.37 |
| GmC | GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES | C | 0.37 |
| GmB | GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES | C | 0.37 |
| MgD | MANOR-BANNERTOWN SANDY LOAMS, 15 TO 25 PERCENT SLOPES, ROCKY | B | 0.24 |
| MgF | MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY | B | 0.24 |

- NOTES:
- 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
 - 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE
JANUARY 18, 2018 (PUBLIC HEARING)
DATE
MARCH 1, 2018 (SIGNATURE OF D&O)
DATE
DEPARTMENT OF PLANNING AND ZONING
TENTATIVELY APPROVED
PLANNING DIRECTOR
DATE

Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 5006 Glen Arm, Maryland 21057
Telephone (410) 832-2480 Fax (410) 832-2483

MD DNR Qualified Professional
USACO2 Wetland Delineator
Certification # WDCEPMD061004410
John P. Canola

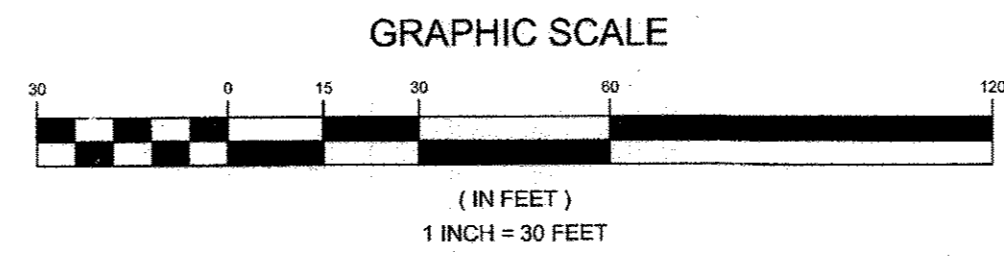
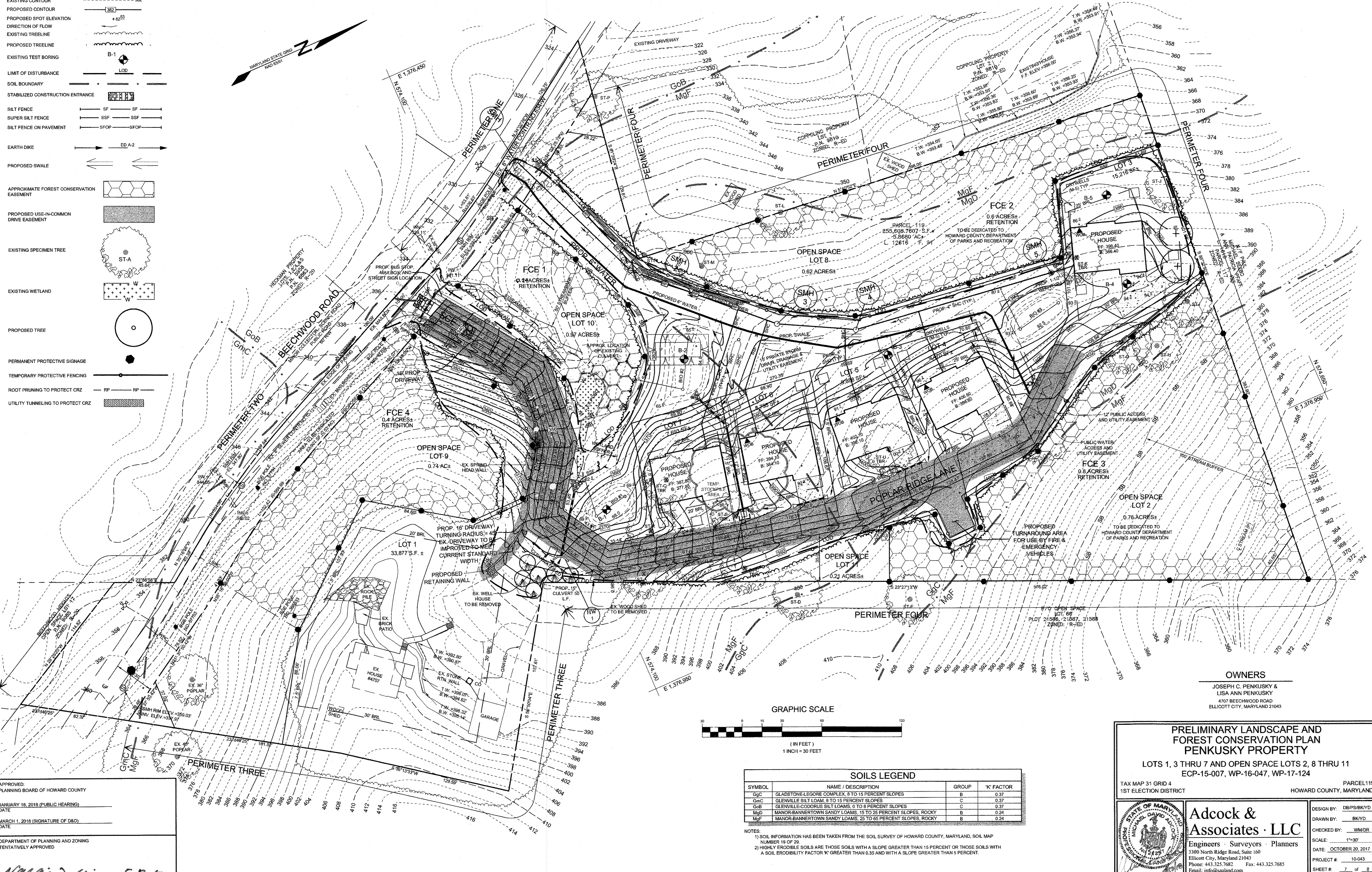
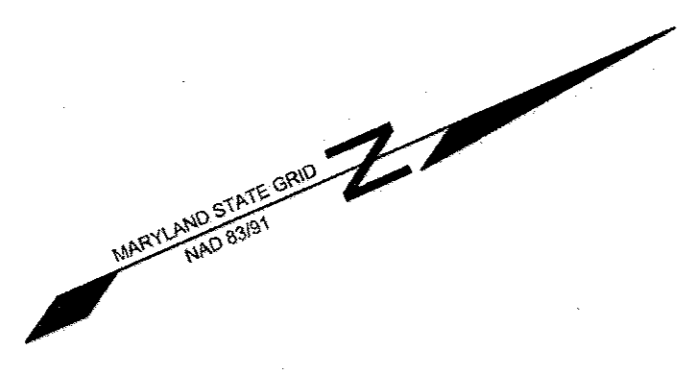
Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@asalland.com

DESIGN BY: DB/PS/BKYD
DRAWN BY: BK/VD
CHECKED BY: WM/DR
SCALE: 1"=30'
DATE: OCTOBER 20, 2017
PROJECT #: 10-043
SHEET #: 6 of 8

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21257, EXPIRATION DATE: 6-18-2019

LEGEND

- EXISTING CONTOUR 382
- PROPOSED CONTOUR 382
- PROPOSED SPOT ELEVATION + 82.53
- DIRECTION OF FLOW
- EXISTING TREELINE
- EXISTING TREELINE
- EXISTING TEST BORING B-1
- LIMIT OF DISTURBANCE
- SOIL BOUNDARY
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE SF
- SUPER SILT FENCE SSF
- SILT FENCE ON PAVEMENT SFOP
- EARTH DIKE ED-A-2
- PROPOSED SWALE
- APPROXIMATE FOREST CONSERVATION EASEMENT
- PROPOSED USE-IN-COMMON DRIVE EASEMENT
- EXISTING SPECIMEN TREE ST-A
- EXISTING WETLAND
- PROPOSED TREE
- PERMANENT PROTECTIVE SIGNAGE
- TEMPORARY PROTECTIVE FENCING
- ROOT PRUNING TO PROTECT CRZ RP
- UTILITY TUNNELING TO PROTECT CRZ



| SOILS LEGEND | | | |
|--------------|--|-------|-----------|
| SYMBOL | NAME / DESCRIPTION | GROUP | K' FACTOR |
| GgC | GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES | B | 0.37 |
| GmC | GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES | C | 0.37 |
| GmB | GLENVILLE-COCORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES | C | 0.37 |
| MgD | MANOR-BANNERTOWN SANDY LOAMS, 15 TO 25 PERCENT SLOPES, ROCKY | B | 0.24 |
| MgF | MANOR-BANNERTOWN SANDY LOAMS, 25 TO 65 PERCENT SLOPES, ROCKY | B | 0.24 |

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE SOIL SURVEY OF HOWARD COUNTY, MARYLAND, SOIL MAP NUMBER 19 OF 29.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

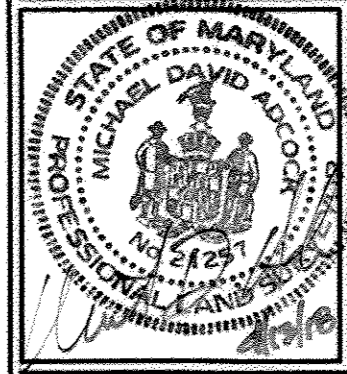
APPROVED:
 PLANNING BOARD OF HOWARD COUNTY
 DATE: JANUARY 18, 2018 (PUBLIC HEARING)
 DATE: MARCH 1, 2018 (SIGNATURE OF D&O)
 DATE: DEPARTMENT OF PLANNING AND ZONING TENTATIVELY APPROVED
 Planning Director: *Natalia J. J...* 5-8-18

OWNERS

JOSEPH C. PENKUSKY &
 LISA ANN PENKUSKY
 4107 BEECHWOOD ROAD
 ELLICOTT CITY, MARYLAND 21043

**PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN
 PENKUSKY PROPERTY**
 LOTS 1, 3 THRU 7 AND OPEN SPACE LOTS 2, 8 THRU 11
 ECP-15-007, WP-16-047, WP-17-124

TAX MAP 31 GRID 4 1ST ELECTION DISTRICT PARCEL 119 HOWARD COUNTY, MARYLAND



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

DESIGN BY: DBP/BK/YD
 DRAWN BY: BK/YD
 CHECKED BY: VM/DR
 SCALE: 1"=30'
 DATE: OCTOBER 20, 2017
 PROJECT #: 10-043
 SHEET #: 7 of 8

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21257, EXPIRATION DATE: 6-16-2019

