

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-ED PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: 4707 BEECHWOOD ROAD
- GROSS TRACT AREA = 5.87 AC±
NET TRACT AREA = 3.76 AC±
ROAD DEDICATION = 0.53 AC±
- GROSS TRACT AREA = 5.87 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 SILL, ADCOCK & ASSOCIATES, LLC ON FEBRUARY 27, 2012.
- THE TOPOGRAPHY SHOWN HEREON HAS BEEN FIELD RUN BY SILL, ADCOCK & ASSOCIATES, LLC ON APRIL 13, 2012. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004. 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 ECP-15-007.
- THERE ARE NO FLOODPLAINS OR CEMETERIES ON-SITE. THERE IS AN HISTORIC HOUSE ON LOT 1. ADVISORY COMMENTS FROM HPC ARE NOT REQUIRED.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED FEB 2016.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS 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 DETERMINED ESSENTIAL 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-5) 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 DEVICES 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, 2015.
- 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 16.1202 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.
- DRIVEWAY(S) SHALL BE PROVIDED 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 (16 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 MIHU FES-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 16 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

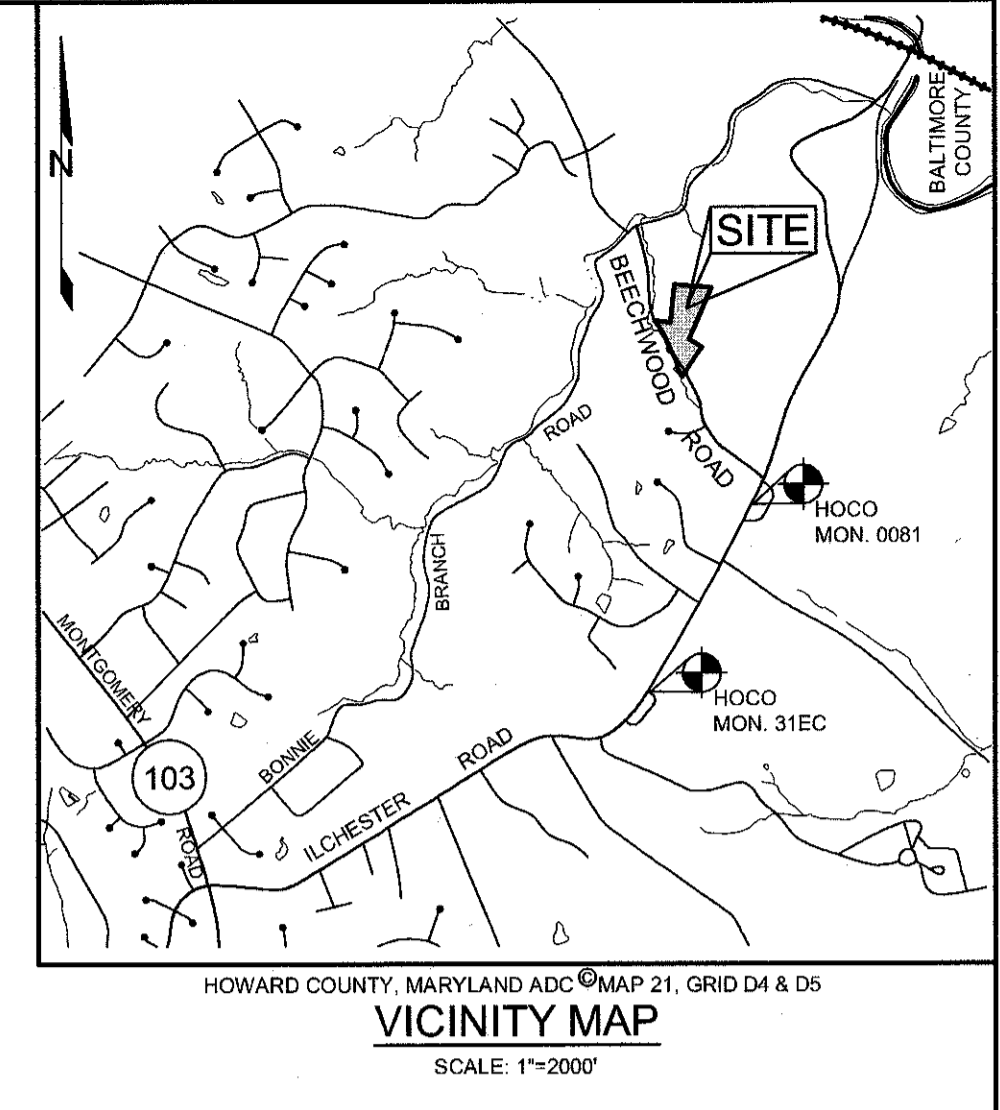
PENKUSKY PROPERTY

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

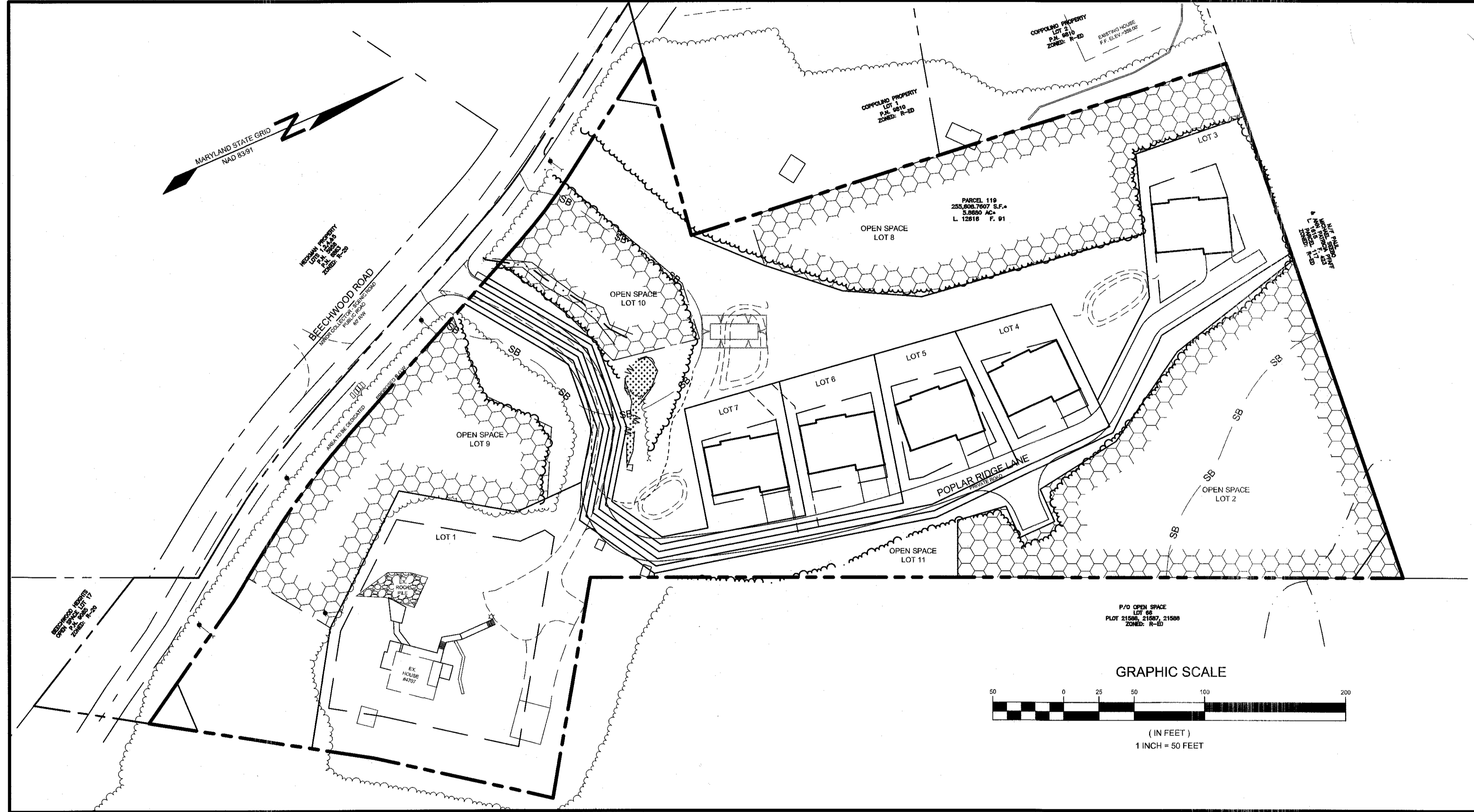


BENCHMARKS

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



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	9,898 ±	1,930 ±	7,968 ±	6,000
6	8,795 ±	1,568 ±	7,227 ±	6,000
7	7,693 ±	1,207 ±	6,486 ±	6,000

LOCATION MAP
SCALE: 1"=50'

SITE ANALYSIS DATA CHART

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	5.87 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	5.36 ACRES± (1)

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgC	GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES	B	0.37
GnC	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.37
GgB	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

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

- 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 SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

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
ELLCOTT 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 HOWARD COUNTY, MARYLAND PARCEL 119



Adcock & Associates · LLC
Engineers · Surveyors · Planners
3100 North Ridge Road, Suite 150
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saanland.com

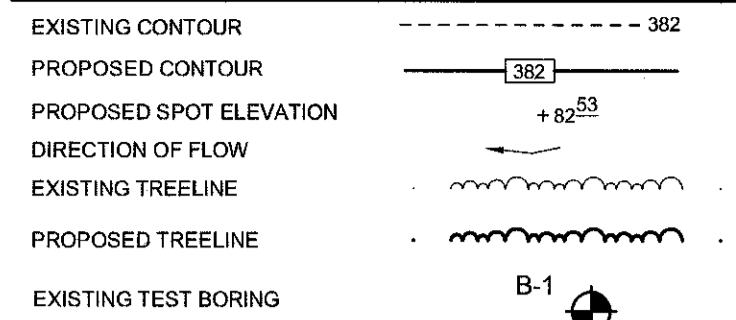
DESIGN BY: DB/PS/BKYD
DRAWN BY: BKDY
CHECKED BY: WM/DR
SCALE: AS SHOWN
DATE: OCTOBER 20, 2017
PROJECT #: 10-043
SHEET #: 1 of 8

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21257, EXPIRATION DATE: 6-16-2017

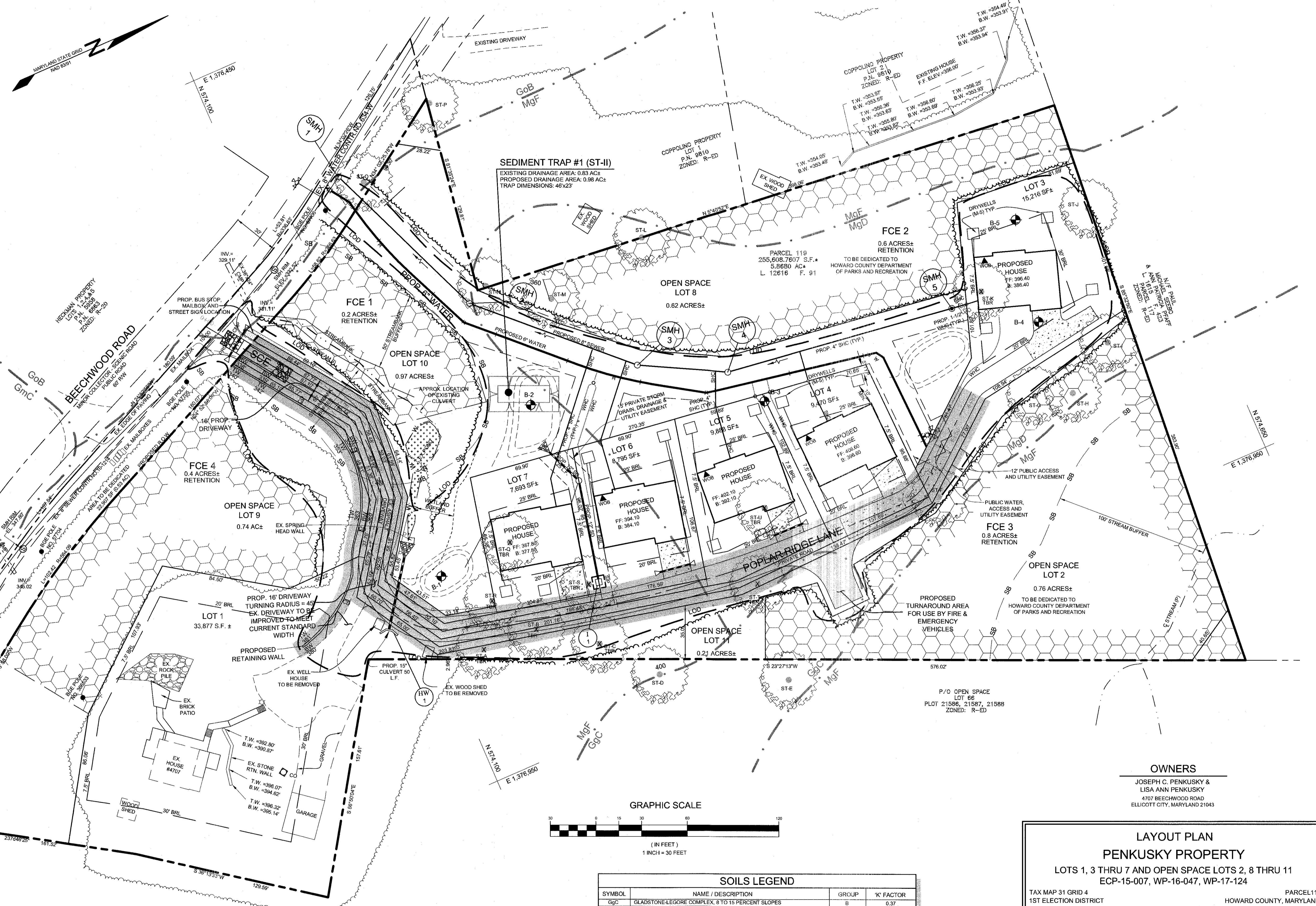
DEPARTMENT OF PLANNING AND ZONING
TENTATIVELY APPROVED

PLANNING DIRECTOR _____ DATE _____

LEGEND

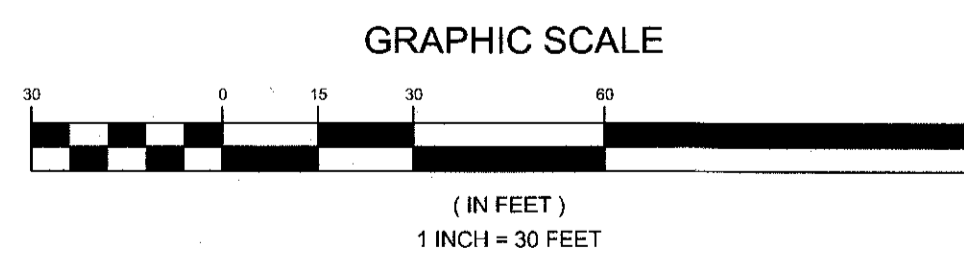


MINIMUM LOT SIZE CHART				
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DEPARTMENT OF PLANNING AND ZONING
TENTATIVELY APPROVED

PLANNING DIRECTOR _____ DATE _____



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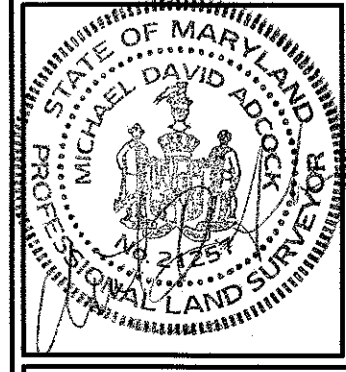
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**LAYOUT PLAN
PENKUSKY PROPERTY**

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 PARCEL 119
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

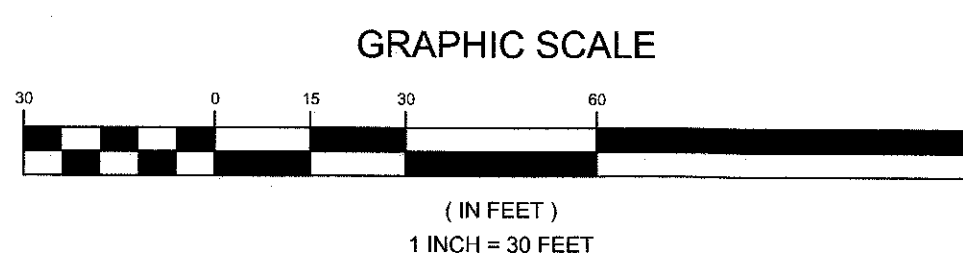
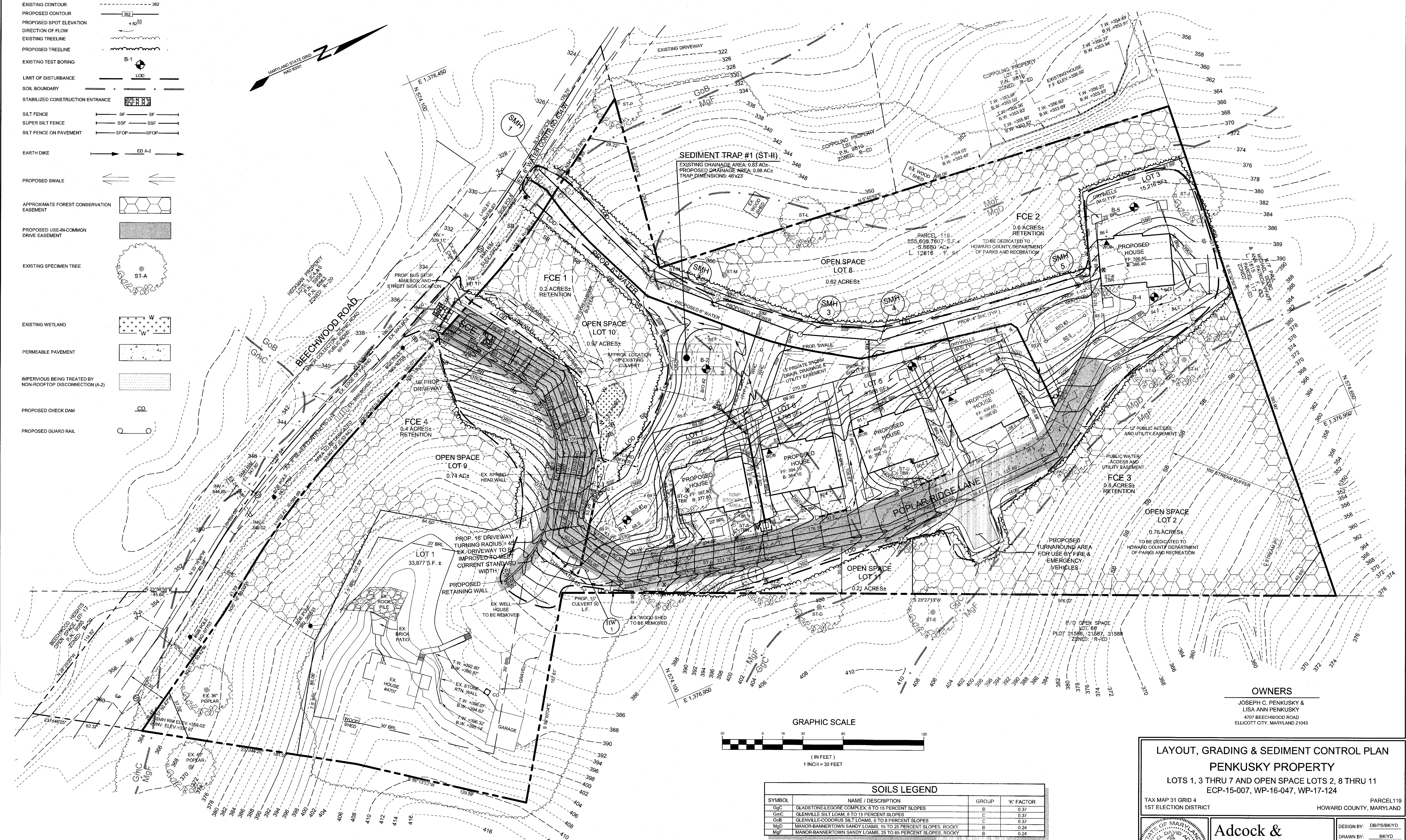
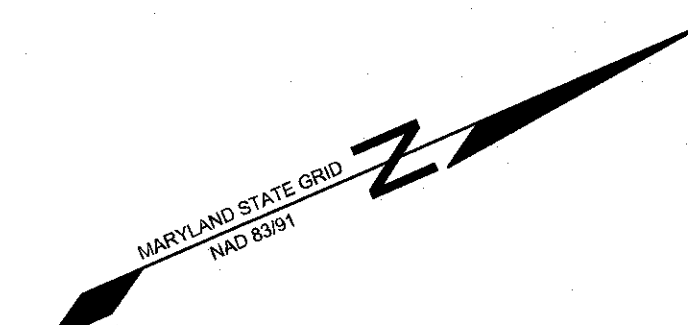
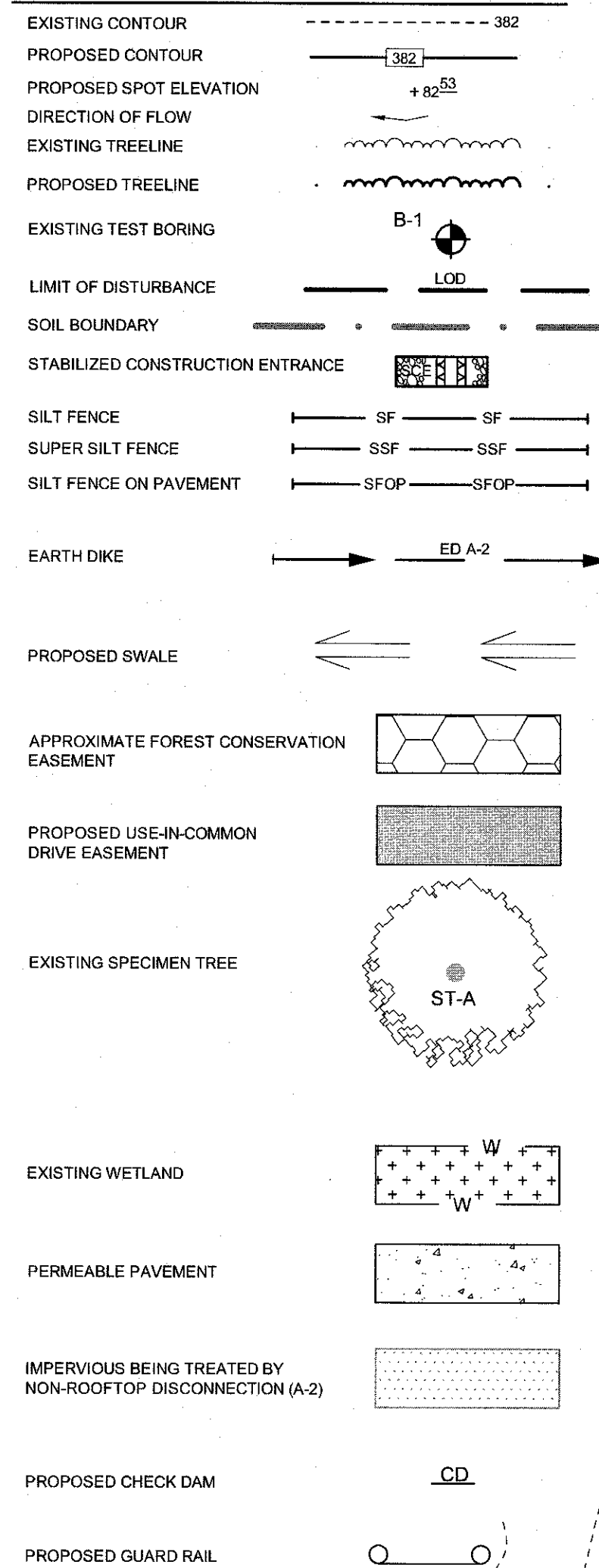


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Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
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Email: info@saaland.com

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 #: 2 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: 6-16-2017

LEGEND



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OWNERS

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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 PARCEL 119
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



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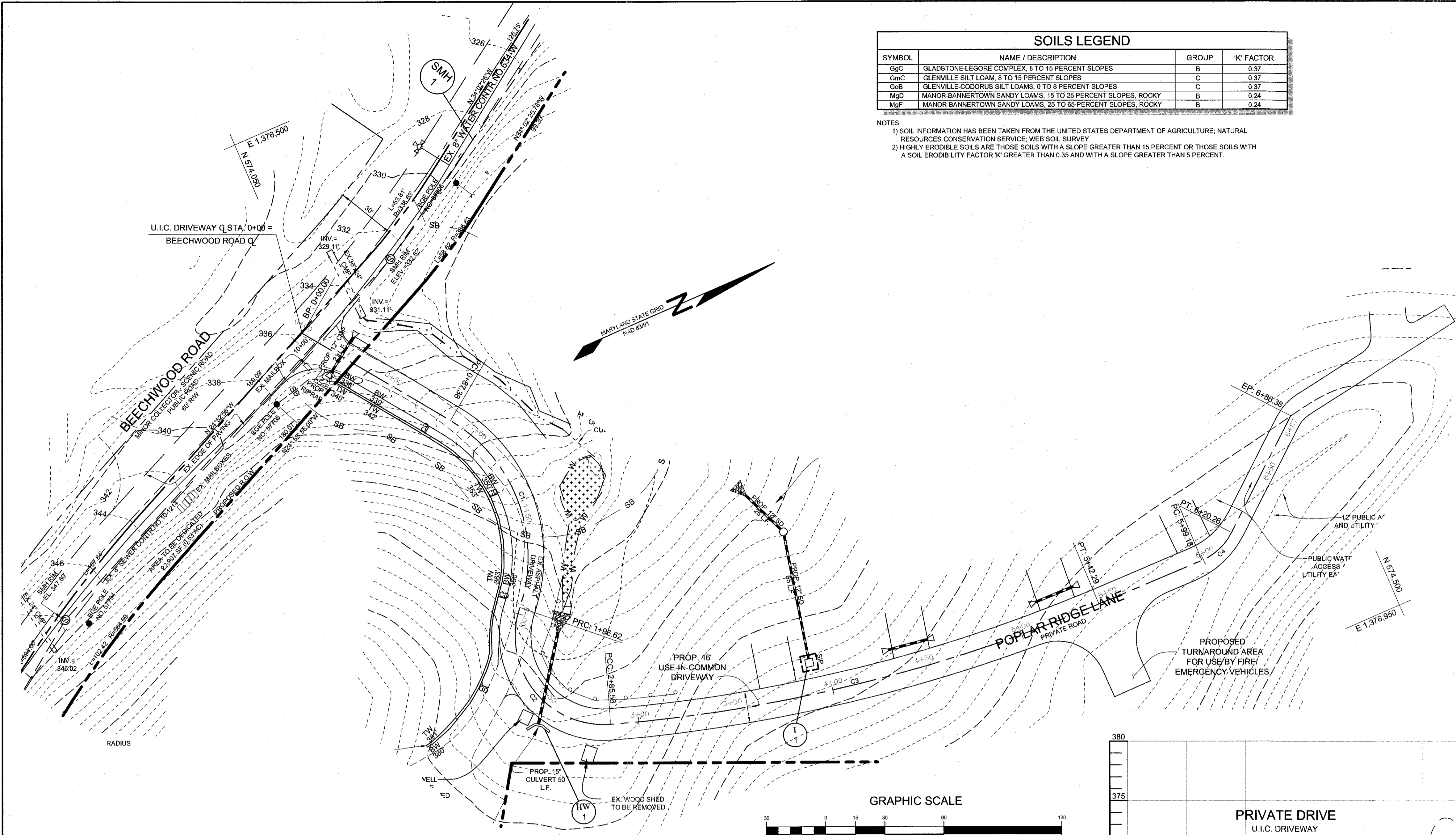
DEPARTMENT OF PLANNING AND ZONING
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 PLANNING DIRECTOR _____ DATE _____

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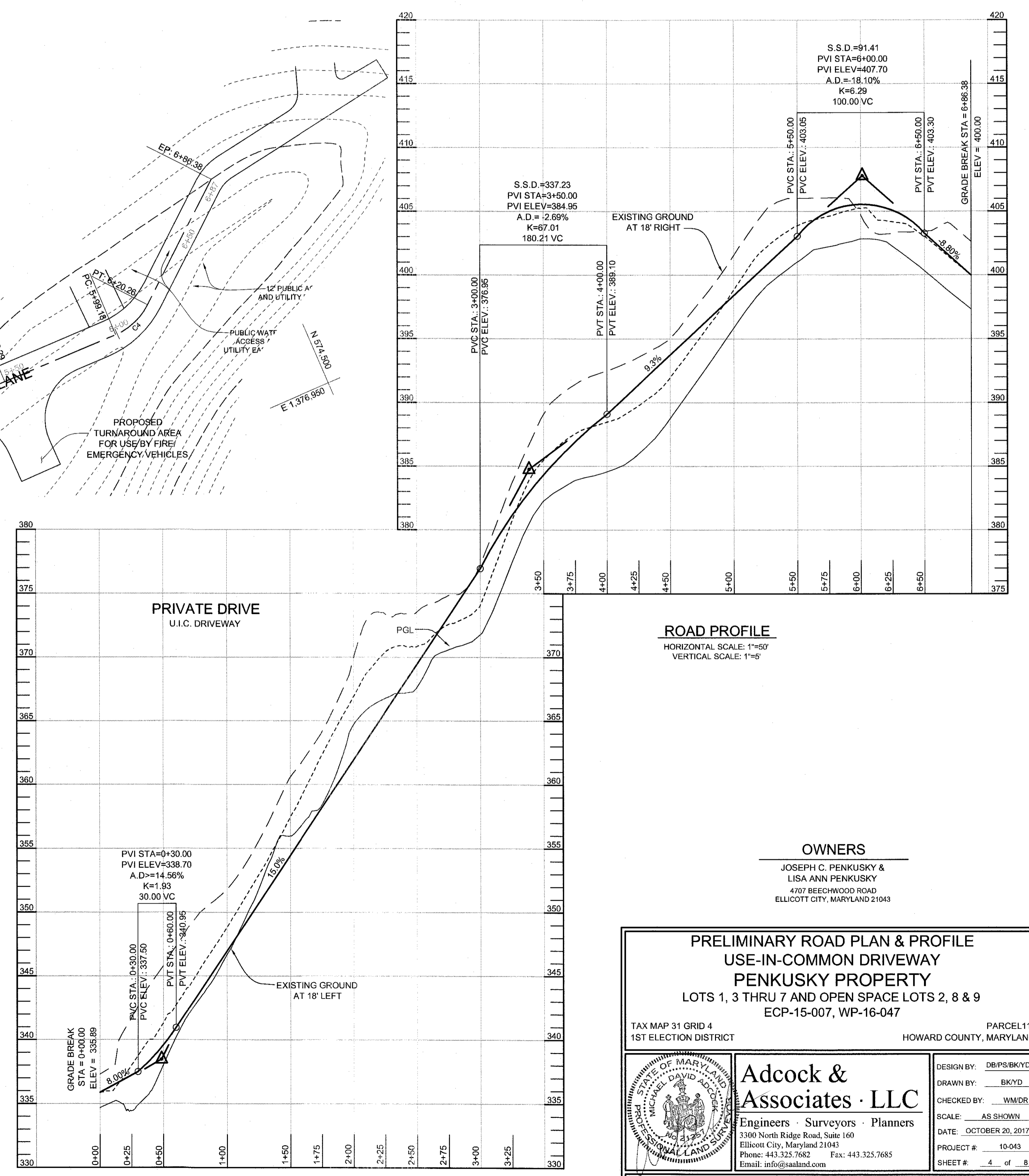
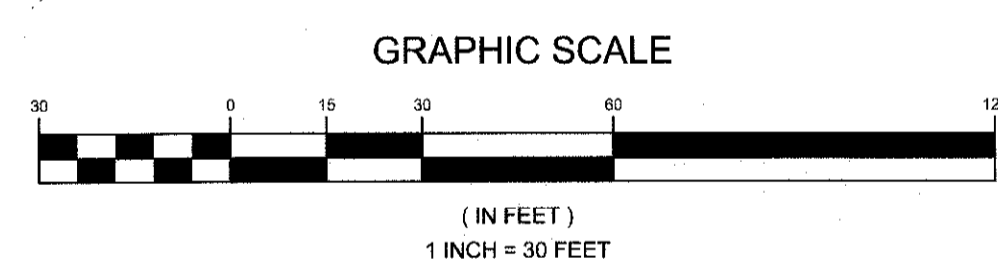
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CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	80.00'	109.24'	78°14'21"	65.00'	S 86°51'15" E	100.95'
C2	45.00'	88.93'	113°14'00"	68.280'	N 75°35'55" E	75.15'
C3	800.00'	256.73'	18°23'14"	128.48'	N 09°47'19" E	255.63'
C4	30.00'	21.08'	40°15'26"	10.99'	N 19°32'02" W	20.65'



PLAN VIEW
SCALE: 1"=30'



ROAD PROFILE
HORIZONTAL SCALE: 1"=50'
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



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 SCALE: AS SHOWN
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LEGEND

EXISTING CONTOUR		PROPOSED DRAINAGE AREA LINE	
PROPOSED CONTOUR			
PROPOSED SPOT ELEVATION	+56.1		
DIRECTION OF FLOW			
EXISTING TREELINE		'B' SOIL GROUP	
PROPOSED TREELINE			
SOIL BOUNDARY		PROPOSED USE-IN-COMMON DRIVE EASEMENT	
EXISTING TEST BORING	B-1		
		IMPERVIOUS BEING TREATED BY PERMEABLE PAVEMENT (A-2)	
		IMPERVIOUS BEING TREATED BY NON-ROOFTOP DISCONNECTION (A-2)	
		IMPERVIOUS BEING TREATED IN MICRO BIORETENTION FACILITIES (M-6)	
		IMPERVIOUS BEING TREATED IN DRYWELL (M-5)	

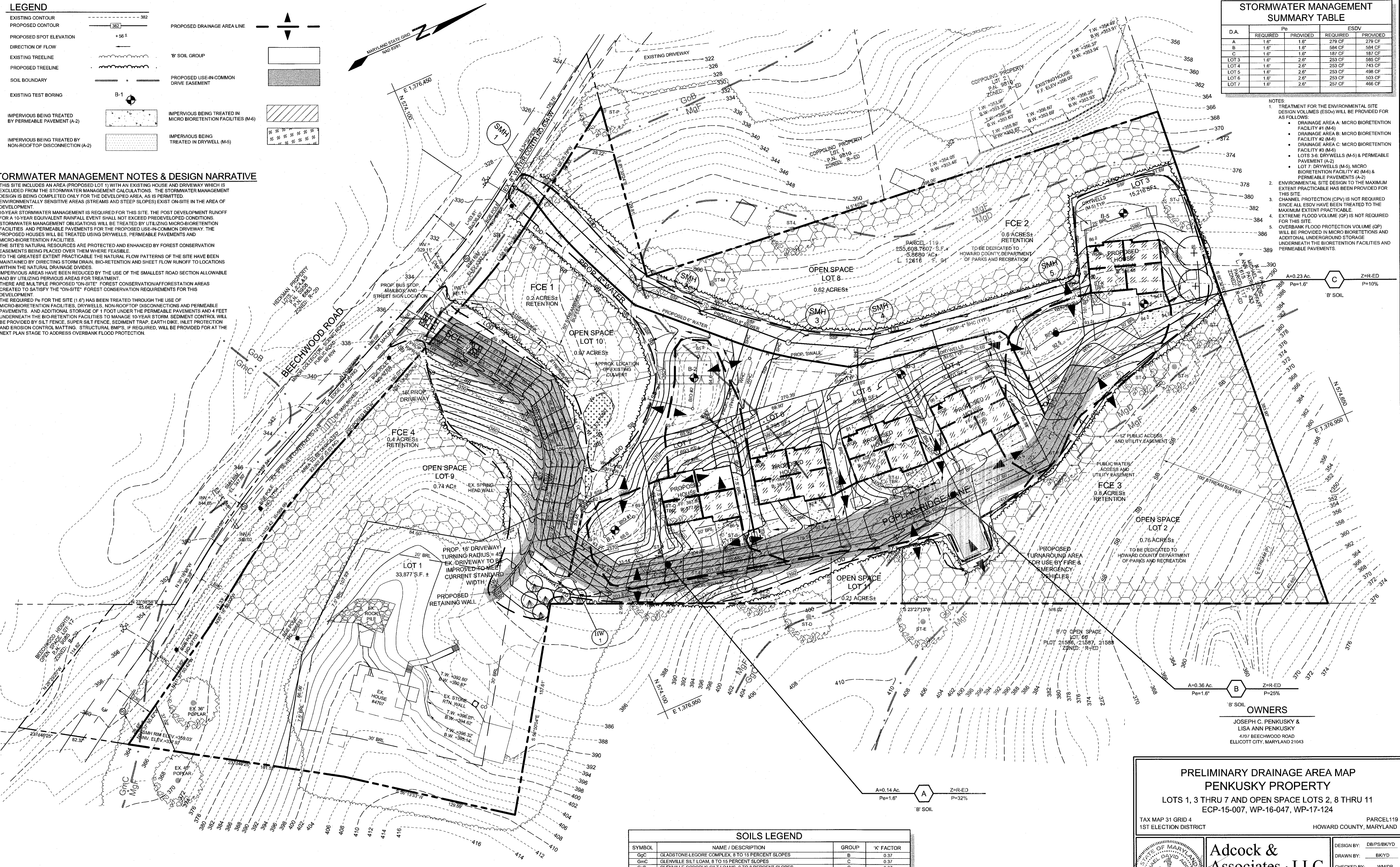
STORMWATER MANAGEMENT SUMMARY TABLE

D.A.	Pe		ESDV	
	REQUIRED	PROVIDED	REQUIRED	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'	2.6'	253 CF	585 CF
LOT 4	1.6'	2.6'	253 CF	743 CF
LOT 5	1.6'	2.6'	253 CF	498 CF
LOT 6	1.6'	2.6'	253 CF	503 CF
LOT 7	1.6'	2.6'	257 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/AFFORESTATION AREAS CREATED TO SATISFY THE "ON-SITE" FOREST CONSERVATION REQUIREMENTS FOR THIS DEVELOPMENT.
- THE REQUIRED Pe 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 DING, INLET PROTECTION AND EROSION CONTROL MATTING. STRUCTURAL BMP'S, 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.
 - OVERBANK FLOOD PROTECTION VOLUME (QF) 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
Gpc	GLADSTONE-LEGORE COMPLEX, 8 TO 15 PERCENT SLOPES	B	0.37
GmC	GLENNVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.37
GmB	GLENNVILLE-CODOROUS SILT LOAMS, 0 TO 8 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 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.

DEPARTMENT OF PLANNING AND ZONING
TENTATIVELY APPROVED

PLANNING DIRECTOR _____ DATE _____

OWNERS

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

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/BKYD
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 DULY LICENSED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21257, EXPIRATION DATE: 6-16-2017

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.

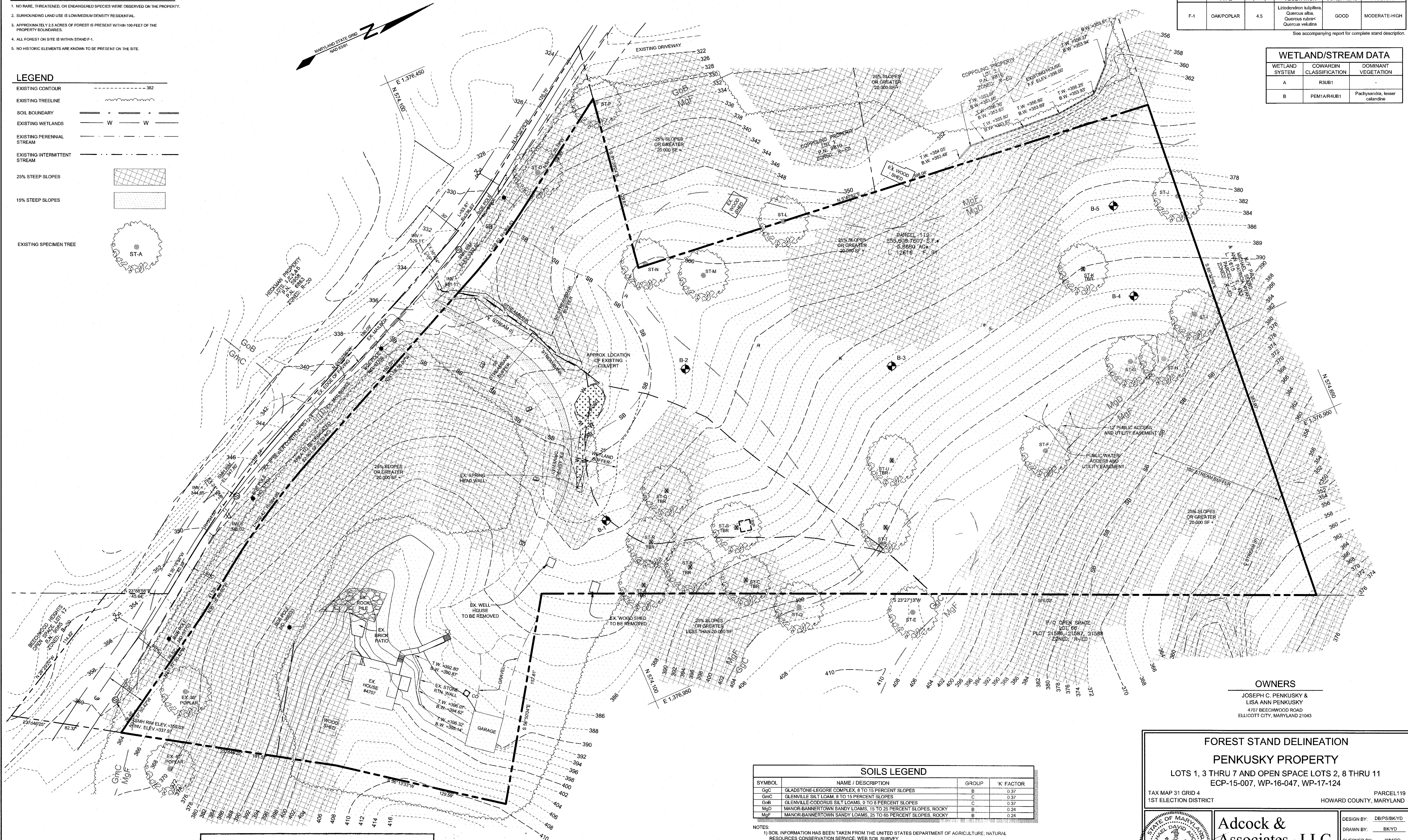
LEGEND

- 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	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	Pachyandra, lesser celandine



OWNERS

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SOILS LEGEND			
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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, WEBB 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.

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

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

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

DEPARTMENT OF PLANNING AND ZONING
TENTATIVELY APPROVED

PLANNING DIRECTOR _____ DATE _____

Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 5006 Glen Arm, Maryland 21857 Telephone (410) 832-2480 Fax (410) 832-2483

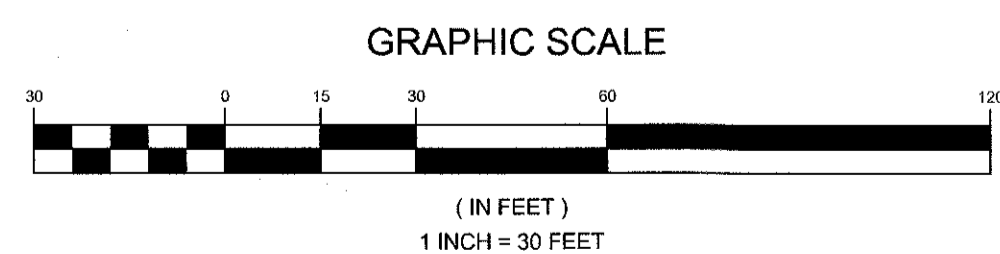
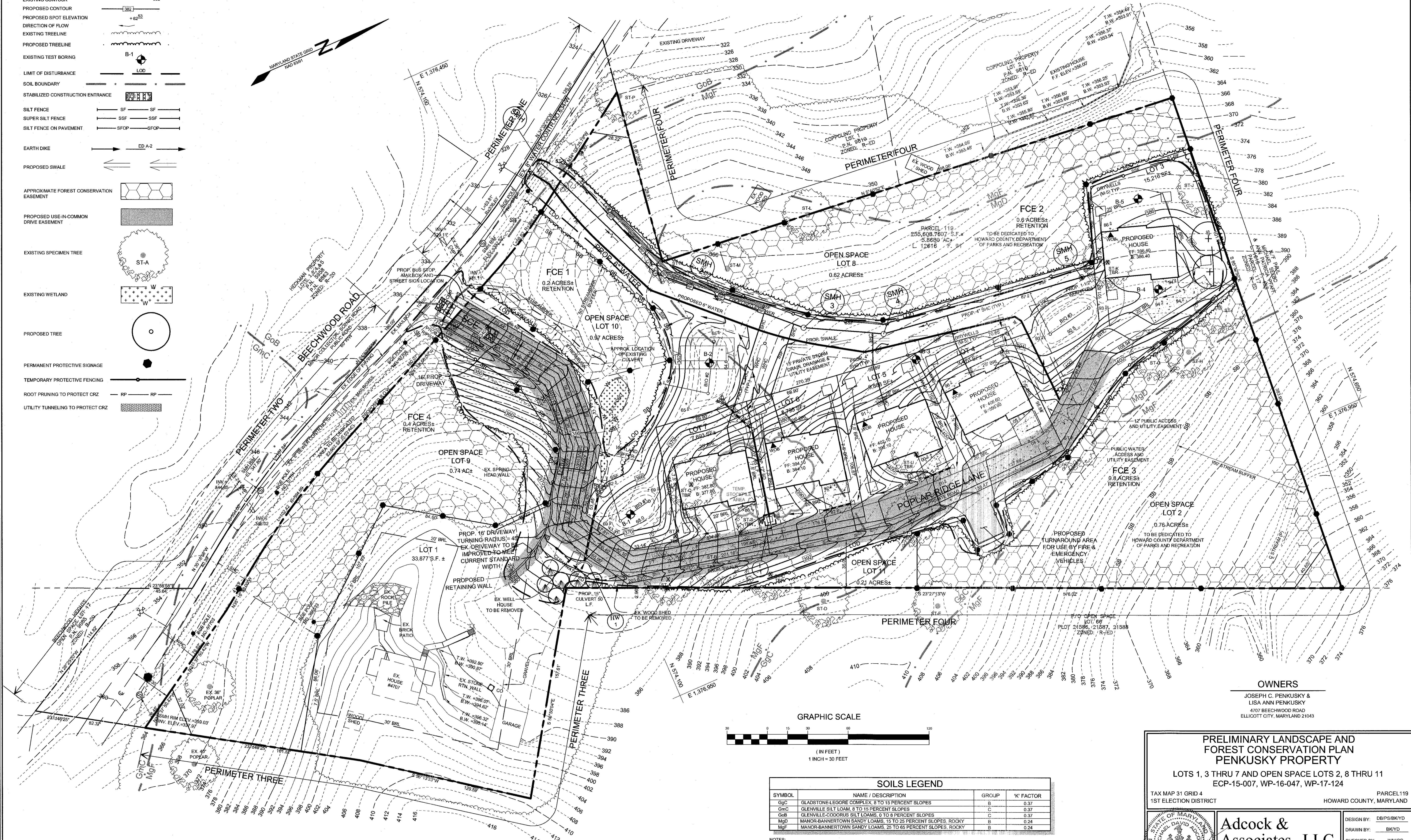
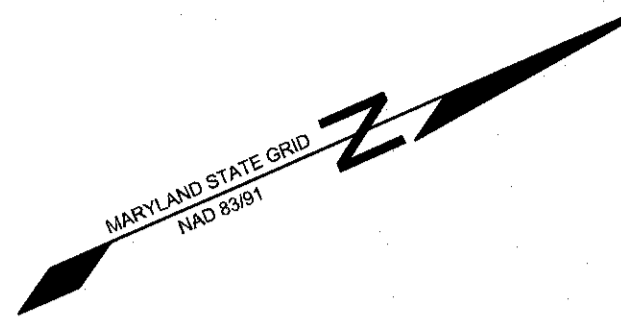
MD DNR Qualified Professional
USACE Wetland Delineator
Certification # WDC031006100410

John P. Cassie

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING TEST BORING
- LIMIT OF DISTURBANCE
- SOIL BOUNDARY
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- SILT FENCE ON PAVEMENT
- EARTH DIKE
- PROPOSED SWALE
- APPROXIMATE FOREST CONSERVATION EASEMENT
- PROPOSED USE-IN-COMMON DRIVE EASEMENT
- EXISTING SPECIMEN TREE
- EXISTING WETLAND
- PROPOSED TREE
- PERMANENT PROTECTIVE SIGNAGE
- TEMPORARY PROTECTIVE FENCING
- ROOT PRUNING TO PROTECT CRZ
- UTILITY TUNNELING TO PROTECT CRZ



SOILS LEGEND			
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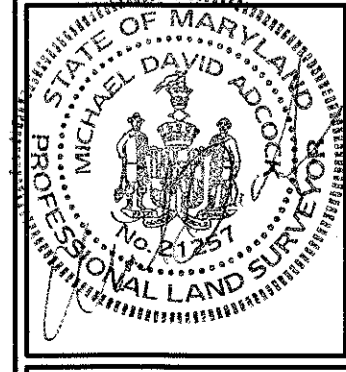
OWNERS

JOSEPH C. PENKUSKY &
 LISA ANN PENKUSKY
 4707 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



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DESIGN BY: DB/PS/BK/YD
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 PROJECT #: 10-043
 SHEET #: 7 of 8

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DEPARTMENT OF PLANNING AND ZONING
 TENTATIVELY APPROVED

PLANNING DIRECTOR _____ DATE _____

FOREST CONSERVATION WORKSHEET
Version 1.0

Project: Penkusky Property
Date: December 16, 2016

NET TRACT AREA		Acres
A. Total tract area		5.9
B. Area within 100 Year Floodplain		0
C. Area to remain in agricultural production		0
D. Net Tract Area		5.9

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)		
ARA	MDR	IDA HDR MPD CIA
E. Afforestation Threshold (percentage)	0.20	1.2
F. Conservation Threshold (percentage)	0.25	1.5

EXISTING FOREST COVER:		
G. Existing Forest Cover (excluding floodplain)		4.5
H. Area of forest above afforestation threshold		3.3
I. Area of forest above conservation threshold		3.0

BREAK EVEN POINT:		
J. Forest retention above threshold with no mitigation		0.8
	Break-Even Point	2.1
K. Clearing permitted without mitigation		2.4

PROPOSED FOREST CLEARING		
L. Total area of forest to be Cleared or Retained Outside FCE		2.5
M. Total area of forest to be Retained in FCE		2.0

PLANTING REQUIREMENTS		
N. Reforestation for clearing above Conservation Threshold		0.6
P. Reforestation for clearing below Conservation Threshold		0
Q. Credit for retention above conservation threshold		0.5
R. Total reforestation required		0.1
S. Total afforestation required		0
T. Total reforestation and afforestation required		0.1

FCP NOTES:

- No rare, threatened or endangered species, or their habitats, were observed on the property.
- Surrounding land use is primarily medium density residential development.
- Approximately 2.5 acres of forest is present within 100 feet of the subject property.
- The site is located within the Patuxent River watershed (02-13-09). This section of the watershed is classified as a Use I.
- No historic elements or cemeteries are known to occur on the property.
- No 100 year floodplain is present on the property.
- There are steep slopes (25% and greater), wetlands, streams and their buffers on the property.
- This project will comply with the requirement of section 16.1200 of the Howard County Code for Forest Conservation with 2.4 acres of onsite retention. This retention acreage meets the break even point for the project.
- There shall be no clearing, grading, construction or disturbance of vegetation with areas defined as Forest Conservation Easements.
- No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as non-disturbance areas.
- Temporary fencing, super silt fence, shall be used to protect forest resources during construction. Super silt fence shall be installed along limits of disturbance occurring within 50 feet of the proposed forest retention limits. Permanent signage shall be installed along the Forest Conservation Easement boundary to prevent future encroachment into the area. Signage shall be placed at 50-100 foot intervals along the boundary.
- Root pruning along the proposed LOD shall be used to minimize impacts to the critical root zone of the specimen trees to be retained. The approximate limit of the root pruning is shown on the plans.

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 25 feet of the limit of disturbance.

2. Fencing and Signage

Existing forest limits occurring within 25 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to pre-installation, as shown on the plan.

B. Pre-Construction Meeting

Upon staking of limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County Inspector. The purpose of the meeting will be to verify that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to areas within the LOD of the proposed homesites. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for development of the subject property. The items outlined in the Forest Conservation Plan will be enacted within two (2) years of subdivision approval.

Below find a proposed sequence of construction.

- Install all signage and sediment control devices.
- Hold pre-construction meeting between developer, contractor and County Inspector.
- Build access roads, install water and sewer, and construct houses. Stabilize all disturbed areas accordingly.
- Remove sediment control.
- Hold post-construction meeting with County inspectors to assure compliance with FCP. Submit Certification of Retention.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.

F. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify that forest retention requirements have been met.

POST-CONSTRUCTION MANAGEMENT PLAN

Howard County requires a two year post-construction management plan be prepared as part of the Forest Conservation Plan. The plan goes into effect upon acceptance of the construction certification of completion by the County. Eco-Science Professionals, or another qualified professional designated by the developer, will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan for the subject property:

A. Fencing and Signage

Permanent signage indicating the limits of the retention/planting area shall be maintained.

B. General Site Inspections

Site inspections will be performed to insure that retention of the forest is met in accordance with this plan and that the forest edge remains healthy and stable.

C. Education

The developer will provide appropriate materials to property owners informing them of the location and purpose of the forest conservation easement. Materials may include site plans and information explaining the intent of the forest conservation law.

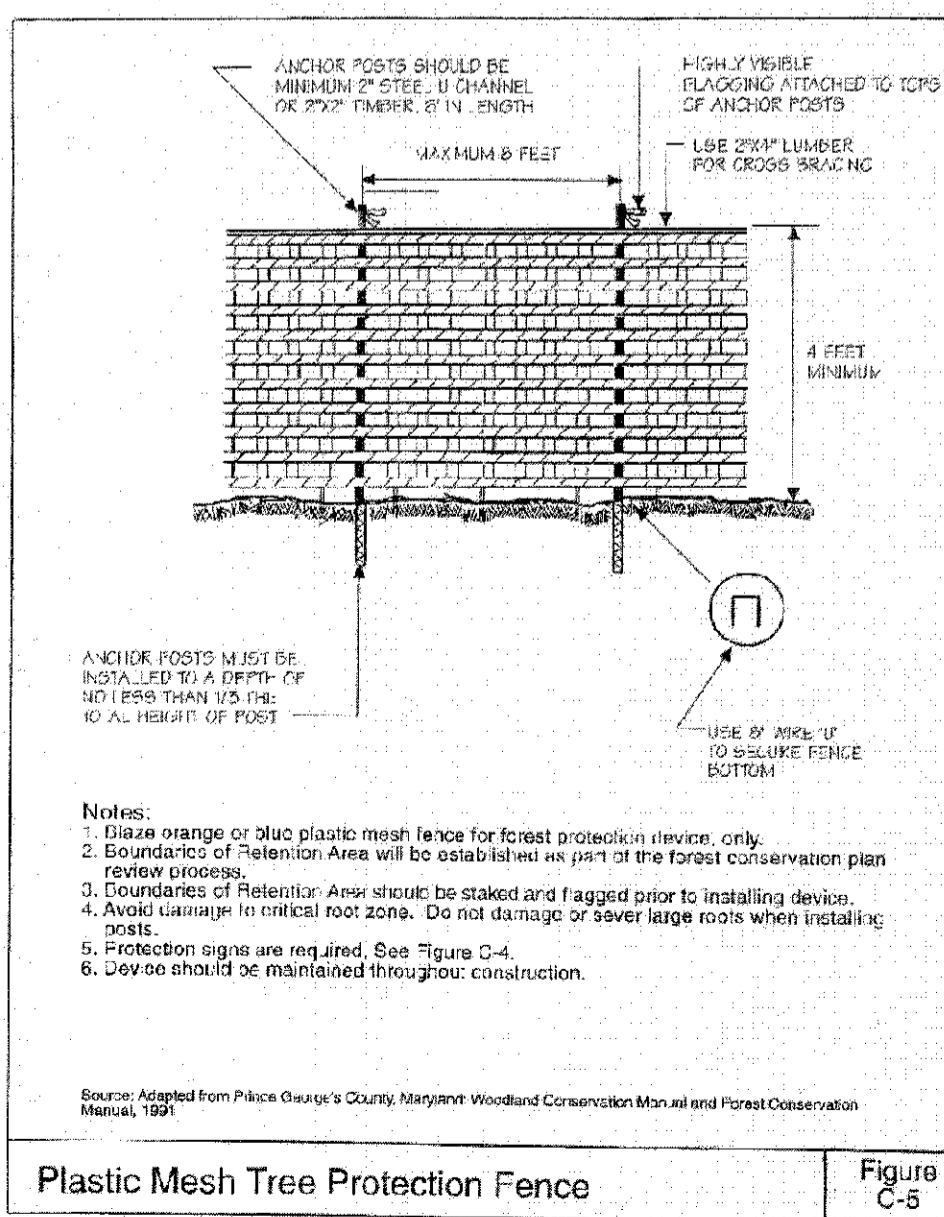
D. Final Inspection

At the end of the two year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administration of the Howard County Forest Conservation Program certification that all retention/afforestation requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's bond.

FOREST CONSERVATION EASEMENTS

Easements are a legal means of providing permanent protection of forests, farmland and open space. In accordance with the criteria outlined in the Howard County Forest Conservation Manual, a forest conservation easement will be recorded for the retention areas the subject property. Submission of the easements for recordation will occur prior to commencement of construction activities.

State Forest Conservation Manual
Appendix C: Sample Details and Specifications



NOTES:

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

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

LANDSCAPE PLANT LIST				
KEY	QUANTITY	BOTANICAL NAME	SIZE	NOTE
⊙	2	PLATANUS ACERIFOLIA COLUMBIA LONDON PLANE TREE	2.5'-3'	B & B
⊙	6	PINUS STRABIS EASTERN WHITE PINE	6'-8'	B & B

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	1	2	3	4
PERIMETER/FRONTAGE DESIGNATION	B	B	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	192	423	446	1487
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES (1) 152 LF	YES (1) 423 LF	YES (2) 130 LF	YES (1) 1427 LF
REMAINING PERIMETER LENGTH CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
REMAINING PERIMETER LENGTH	34	0	316	0
NUMBER OF PLANTS REQUIRED	SHADE TREES 1:50 = 0 EVERGREEN TREES 1:40 = 0 SHRUBS -	SHADE TREES 1:50 = 0 EVERGREEN TREES 1:40 = 0 SHRUBS -	SHADE TREES 1:60 = 0 EVERGREEN TREES - SHRUBS -	SHADE TREES 1:60 = 1 EVERGREEN TREES - SHRUBS -
NUMBER OF PLANTS PROVIDED	SHADE TREES - EVERGREEN TREES - SHRUBS -	SHADE TREES - EVERGREEN TREES - SHRUBS -	SHADE TREES - EVERGREEN TREES - SHRUBS -	SHADE TREES 2 EVERGREEN TREES 6 SHRUBS -

* 2 EVERGREEN TREES SUBSTITUTED FOR 1 SHADE TREE
NOTE: LOT 1 WILL BE OCCUPIED BY AN EXISTING HOUSE AND, THEREFORE, NO PERIMETER LANDSCAPING IS REQUIRED.

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$300.00 FOR THE REQUIRED LANDSCAPING (1 SHADE TREES).
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THE SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

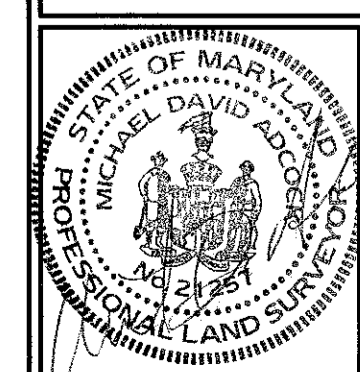
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**PRELIMINARY LANDSCAPE & FOREST CONSERVATION DETAILS
PENKUSKY PROPERTY**

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@saadland.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 #: 8 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: 6-18-2017

DEPARTMENT OF PLANNING AND ZONING
TENTATIVELY APPROVED

Eco-Science Professionals, Inc.
Consulting Ecologists

P.O. Box 5006 Glen Arm, Maryland 21057 Telephone (410) 832-2480 Fax (410) 832-2488

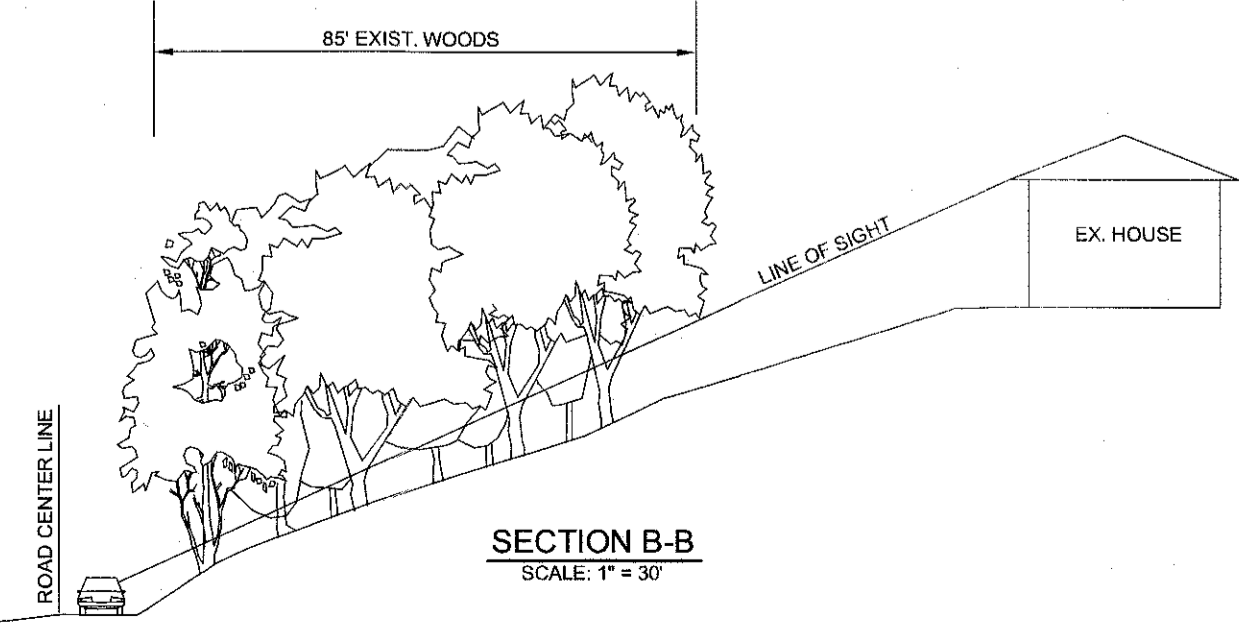
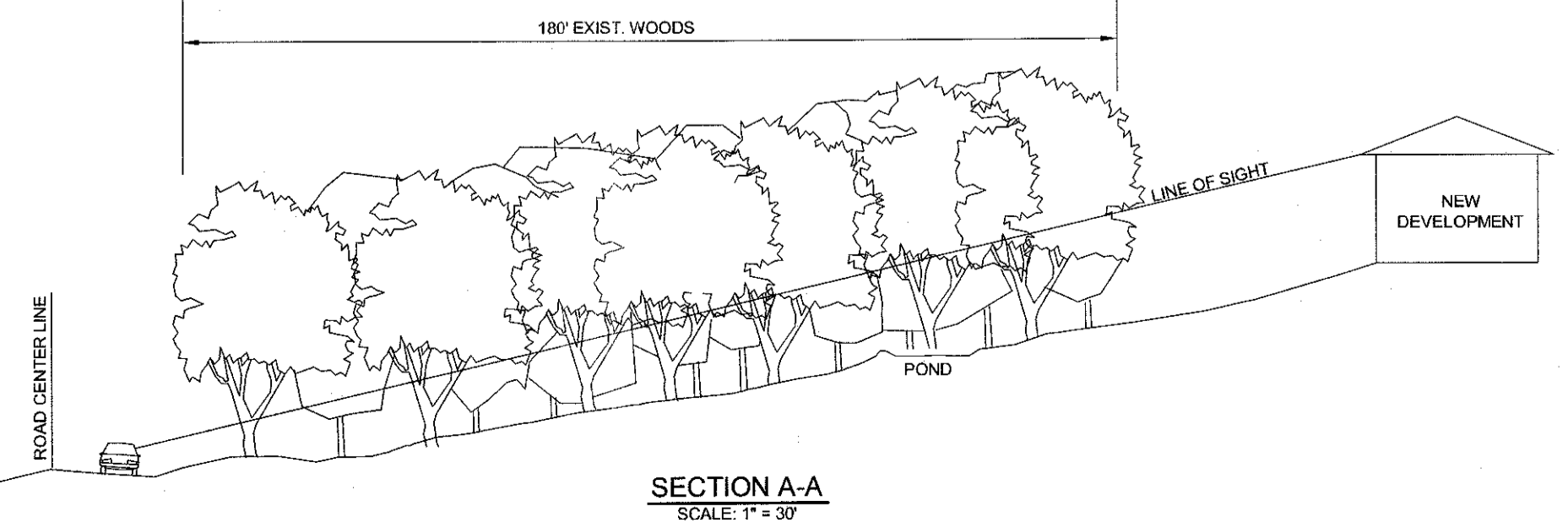
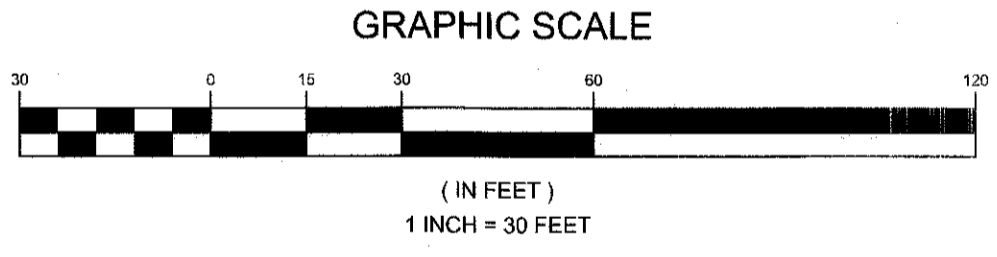
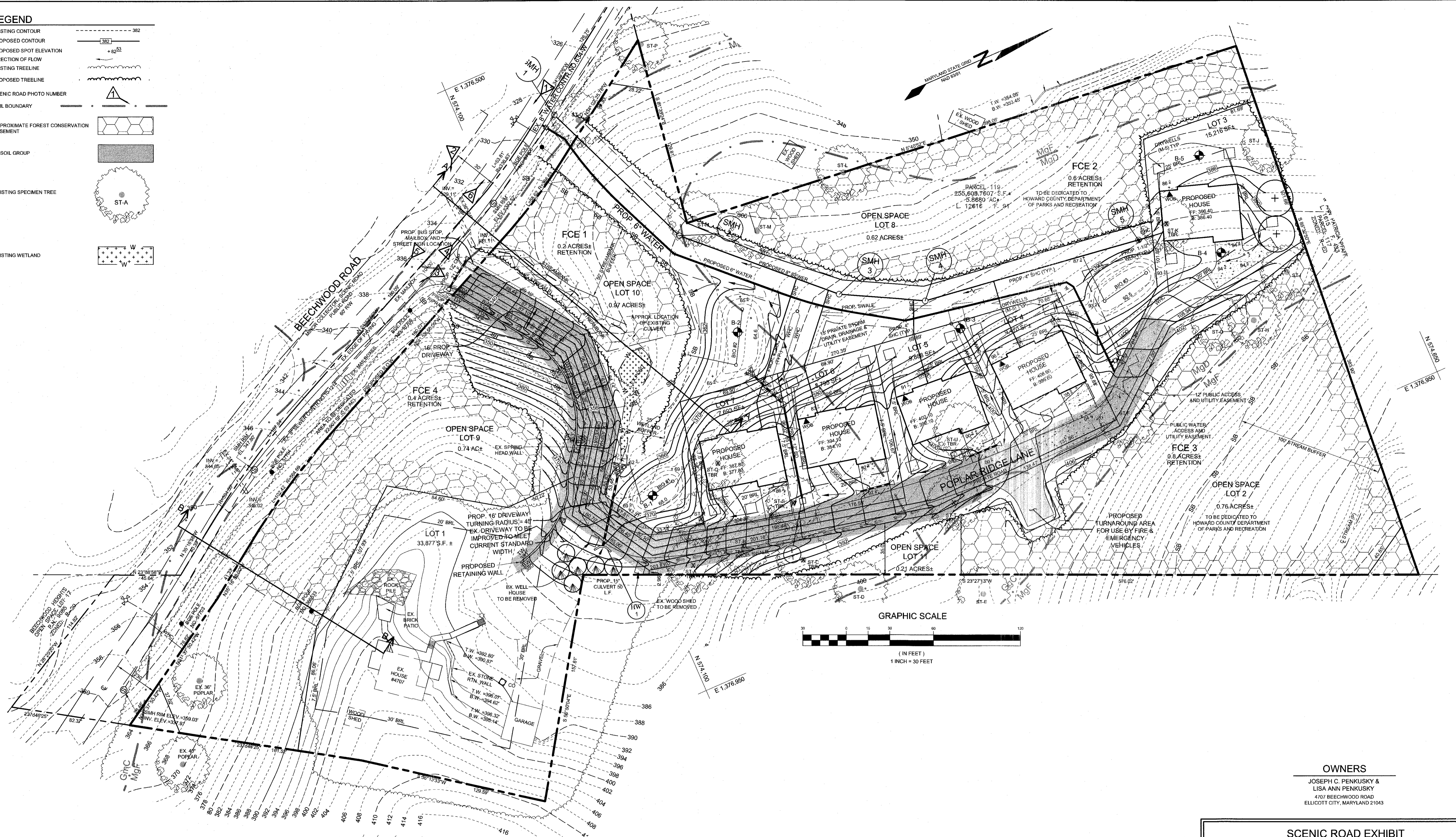
MD DNR Qualified Professional
USACOE Wetland Delimitator
Certification # WDCPS1MD061004428

John P. Canoles

PLANNING DIRECTOR DATE

LEGEND

- EXISTING CONTOUR - 382
- PROPOSED CONTOUR + 82.53
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- SCENIC ROAD PHOTO NUMBER
- SOIL BOUNDARY
- APPROXIMATE FOREST CONSERVATION EASEMENT
- V' SOIL GROUP
- EXISTING SPECIMEN TREE
- EXISTING WETLAND

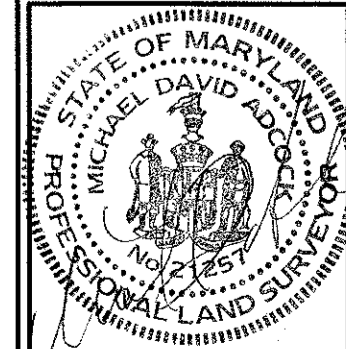


OWNERS

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

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

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Email: info@saaland.com

DESIGN BY: DB/PS/BKY/D
DRAWN BY: BK/YD
CHECKED BY: WM/DR
SCALE: 1" = 30'
DATE: DECEMBER 15, 2016
PROJECT #: 10-043
SHEET #: 1 of 1

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: 8-16-2019.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____