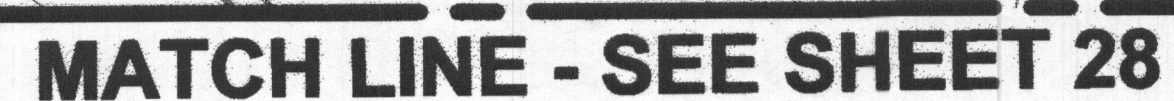


MATCH LINE - SEE SHEET 26



SP-16-006

07-34

SP-16-006

MATCH LINE - SEE SHEET 27

PERIMETER 9 (CONT'D)
1,322 L.F. TYPE A

EX. 50' REVERTIBLE
GRADING ESMT. PER CROSS
ACCESS AGREEMENT DATED 1-11-93
TO BE RENDERED FOOT BY PROP. RECORD
PLAT (SEE GENERAL NOTE #54)

NON-BUILDABLE PRESERVATION
PARCEL 'K'
606,214 S.F.
13.9 AC.

EX. VARIABLE WIDTH ACCESS ESMT.
PER CROSS ACCESS AGREEMENT DATED
1-11-93 TO BECOME PUBLIC R/W PER
PROP. RECORD PLAT

EX. 50' REVERTIBLE
GRADING ESMT. PER CROSS ACCESS
AGREEMENT DATED 1-11-93 TO BE
RENDERED FOOT BY PROP. RECORD
PLAT (SEE GENERAL NOTE #54)

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 8/2014.
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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DDC
Development Design Consultants

OWNER:
GILLIECE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21029-1174
(410) 331-0787

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 #437)
LOTS 1-34 & BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-A, NON-BUILDABLE BULK PARCELS L-11

PRELIMINARY
LANDSCAPE PLAN

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

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE
CO. FILE #	DES. BY: RBW/BKC		
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		

STREET TREE TABULATION

STREET TREES REQUIRED: 217 TOTAL
HIGH STEPPER TRAIL EXTENDED
616 L.F. @ 1 TREE/40 L.F. = 16
MAYAPPLE 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.

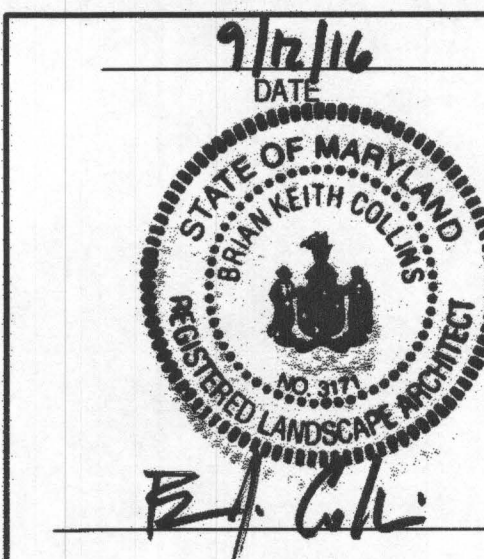
SCHEDULE A
PERIMETER LANDSCAPE EDGE

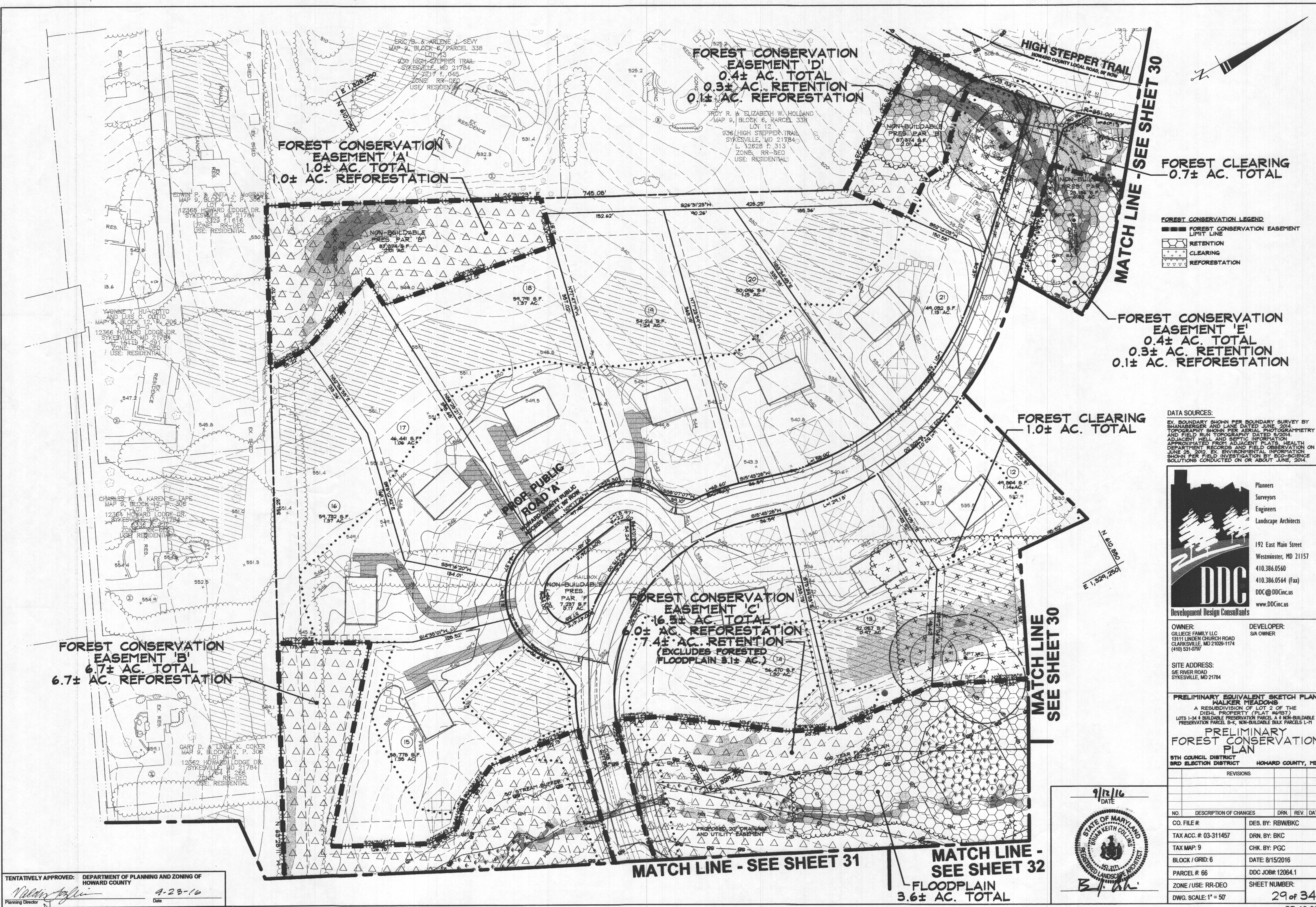
CATEGORY	ADJACENT TO ROADWAYS (SFD - FRONT ORIENTATION)	ADJACENT TO PERIMETER PROPERTIES									
		P1 'A'	P3 'A'	P4 'A'	P5A 'A'	P5B 'A'	P5C 'A'	P5D 'A'	P6 'A'	P7 'A'	P8 'A'
LANDSCAPE TYPE	P3 NONE (SFD - FRONT ORIENTATION)	P1 'A'	P3 'A'	P4 'A'	P5A 'A'	P5B 'A'	P5C 'A'	P5D 'A'	P6 'A'	P7 'A'	P8 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	184 L.F.	1066 L.F.	353 L.F.	670 L.F.	508 L.F.	107 L.F.	1045 L.F.	802 L.F.	383 L.F.	736 L.F.	1141 L.F.
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
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
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	N/A	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2 : 1 SUBSTITUTION) SHRUBS (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF
HOWARD COUNTY

Nathan J. Jellie
Planning Director

9-23-16
Date





FOREST CLEARING
0.7± AC. TOTAL

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

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

FOREST CLEARING
1.0± AC. TOTAL

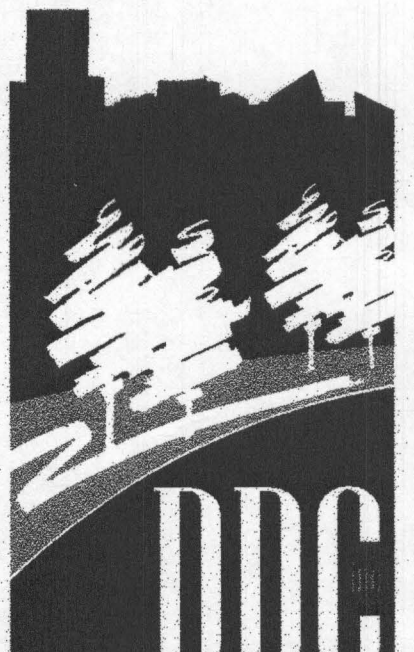
FOREST CONSERVATION EASEMENT 'C'
16.5± AC. TOTAL
6.0± AC. REFORESTATION
7.4± AC. RETENTION
(EXCLUDES FORESTED FLOODPLAIN 3.1± AC.)

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

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

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

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABARGER 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

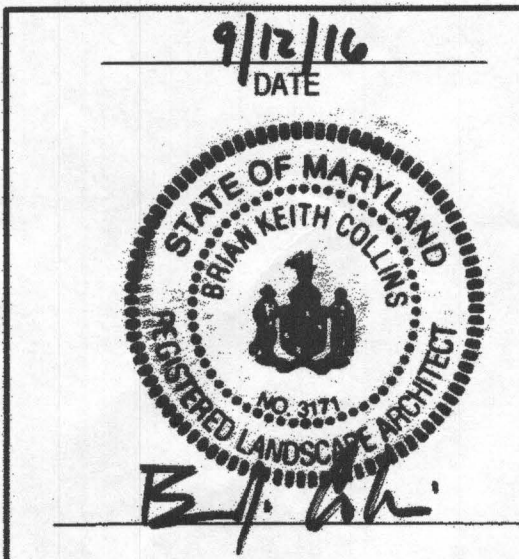
SITE ADDRESS:
SE RIVER ROAD
SYKESVILLE, MD 21784

PRELIMINARY EQUIVALENT SKETCH PLAN
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #2437)
LOTS 1-24 BUILDABLE PRESERVATION PARCELS A & NON-BUILDABLE
PRESERVATION PARCELS B-C, NON-BUILDABLE BULK PARCELS L-H

PRELIMINARY FOREST CONSERVATION PLAN
5TH COUNCIL DISTRICT
BRO. ELECTION DISTRICT
HOWARD COUNTY, MD

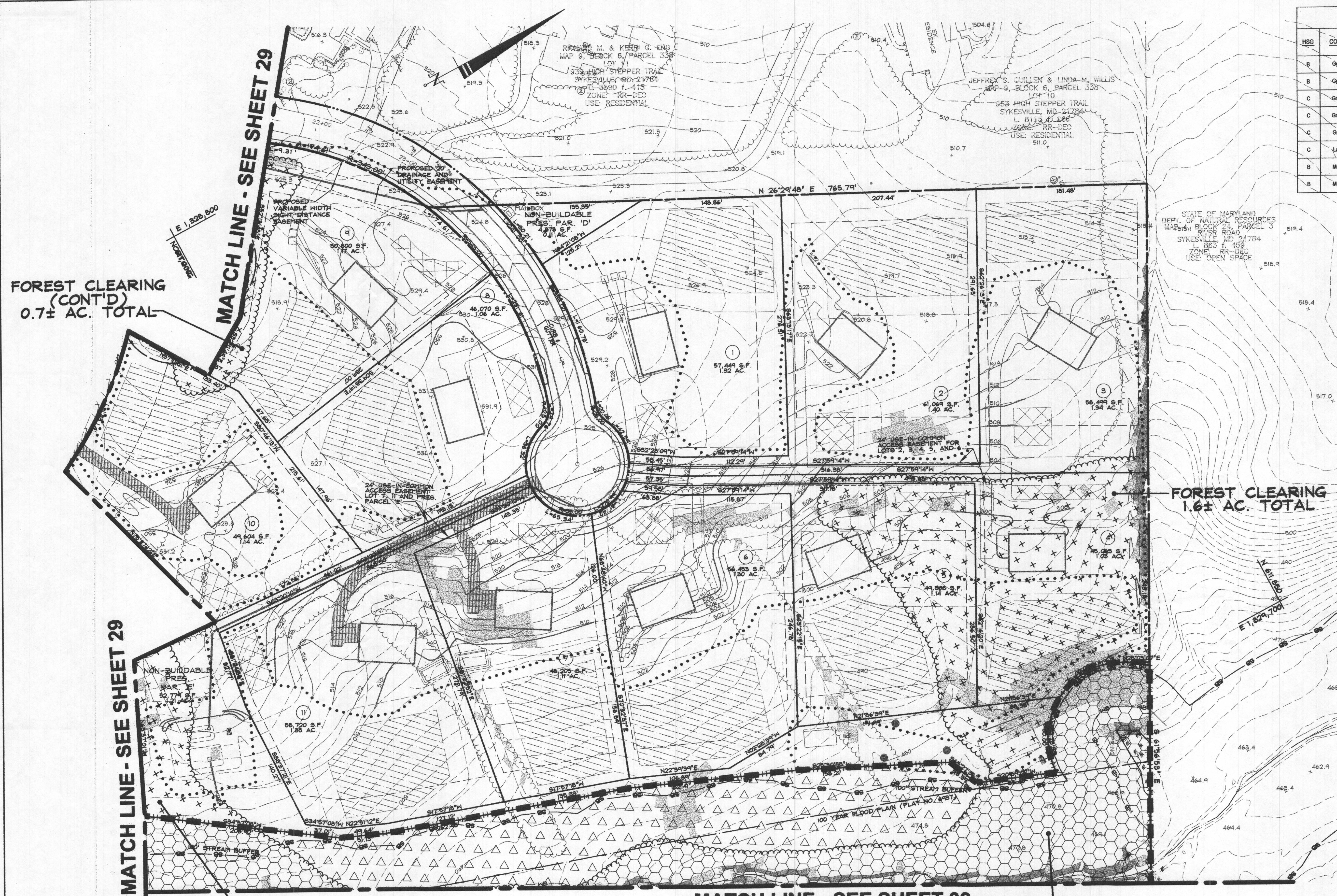
REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #:	DES. BY: RBW/BKC		
TAX ACC. #: 03-311457	DRN. BY: BKC		
TAX MAP: 9	CHK. BY: PGC		
BLOCK / GRID: 6	DATE: 8/15/2016		
PARCEL #: 66	DDC JOB#: 12064.1		
ZONE / USE: RR-DEO	SHEET NUMBER:		
DWG. SCALE: 1" = 50'			

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



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

MATCH LINE - SEE SHEET 31



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	Glenely Silt Loam, 3 to 8 percent slopes	Incl.	0.43
C	GmC	Glenely Silt Loam, 8 to 15 percent slopes	N	0.43
C	GnB	Glenely Silt Loam, 3 to 8 percent slopes	Incl.	0.43
C	LaB	Legare 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 CONSERVATION LEGEND	
	FOREST CONSERVATION EASEMENT LIMIT LINE
	RETENTION
	CLEARING
	REFORESTATION

DATA SOURCES:
EX. BOUNDARY SHOWN PER BOUNDARY SURVEY BY SHANABARGER 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 29, 2016. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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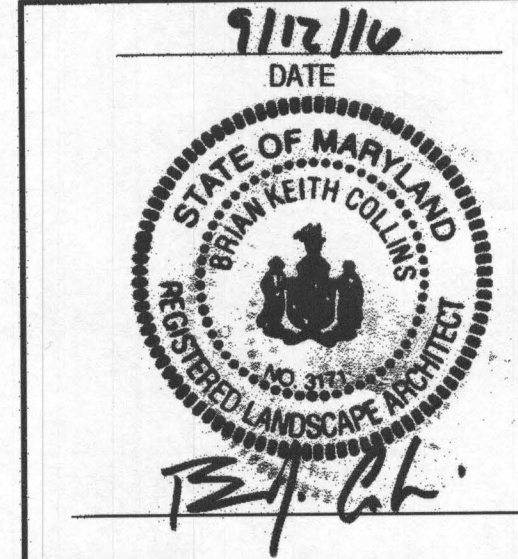
PRELIMINARY EQUIVALENT SKETCH PLAN
WALKER MEADOWS
A RESUBDIVISION OF LOT 2 OF THE
DIEHL PROPERTY (PLAT #6987)
LOTS 1-34 A BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE
PRESERVATION PARCEL B-K, NON-BUILDABLE BULK PARCELS L-H

PRELIMINARY
FOREST CONSERVATION
PLAN

8TH COUNCIL DISTRICT
BIRD ELECTION DISTRICT

HOWARD COUNTY, MD

REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	DES. BY: RBW/BKC			
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'	30 of 34			



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

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