

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.)

MATCH LINE - SEE SHEET 32

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 SHANABGER 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 28, 2012. EX. ENVIRONMENTAL INFORMATION SHOWN PER FIELD INVESTIGATION BY ECO-SCIENCE SOLUTIONS CONDUCTED ON OR ABOUT JUNE, 2014.

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Surveyors
Engineers
Landscape Architects

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410.386.0560
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DDC
Development Design Consultants

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GILLICE FAMILY LLC
13111 LINDEN CHURCH ROAD
CLARKSVILLE, MD 21028-1174
(410) 531-0797

DEVELOPER:
S/A OWNER

SITE ADDRESS:
S/E 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
FOREST CONSERVATION
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'	31 of 34			



TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF
HOWARD COUNTY

Planning Director
Date: 9-23-16

T 609,500
E 1,529,100

MATCH LINE
SEE SHEET 29

MATCH LINE - SEE SHEET 31

FLOODPLAIN
3.6± AC. TOTAL

MATCH LINE - SEE SHEET 30

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

MATCH LINE - SEE SHEET 33

FOREST CLEARING
0.2± 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.

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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-4, NON-BUILDABLE BULK PARCELS L-11

PRELIMINARY
FOREST CONSERVATION
PLAN

5TH COUNCIL DISTRICT
BRD ELECTION DISTRICT HOWARD COUNTY, MD

REVISIONS

NO. DESCRIPTION OF CHANGES DRN REV. DATE

CO. FILE # DES. BY: RBWBK

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

TAX MAP: 9 CHK. BY: PGC

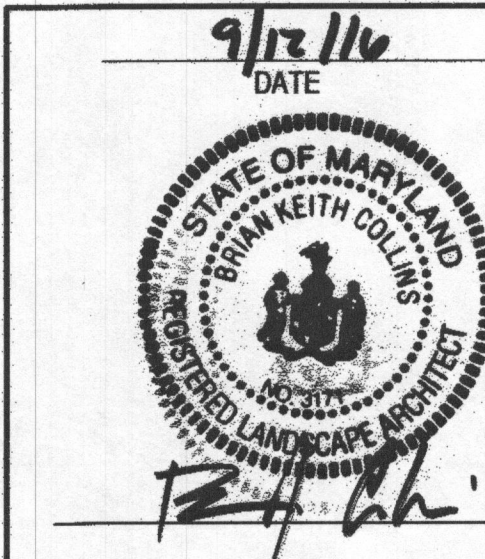
BLOCK / GRID: 6 DATE: 8/15/2016

PARCEL # 66 DDC JOB#: 12064.1

ZONE / USE: RR-DEO SHEET NUMBER:
32 of 34

DWG. SCALE: 1" = 50'

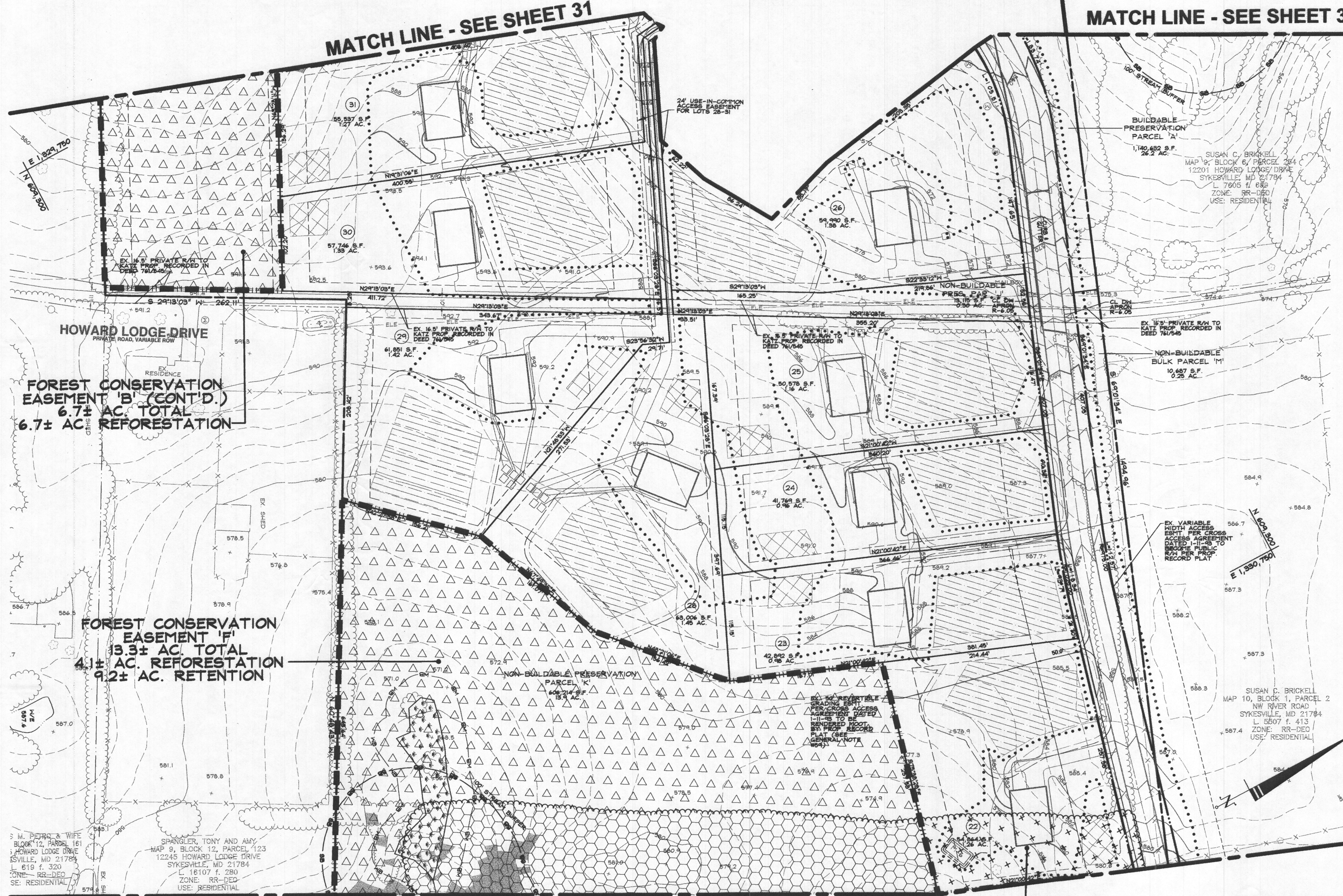
FOREST CONSERVATION LEGEND
■■■■■ FOREST CONSERVATION EASEMENT
LIMIT LINE
■■■■■ RETENTION
■■■■■ CLEARING
■■■■■ REFORESTATION



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

MATCH LINE - SEE SHEET 31

MATCH LINE - SEE SHEET 32



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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 SIA OWNER

SITE ADDRESS:
 SE RIVER ROAD
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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 PARCEL A + NON-BUILDABLE
 PRESERVATION PARCEL B + NON-BUILDABLE BULK PARCELS L-1

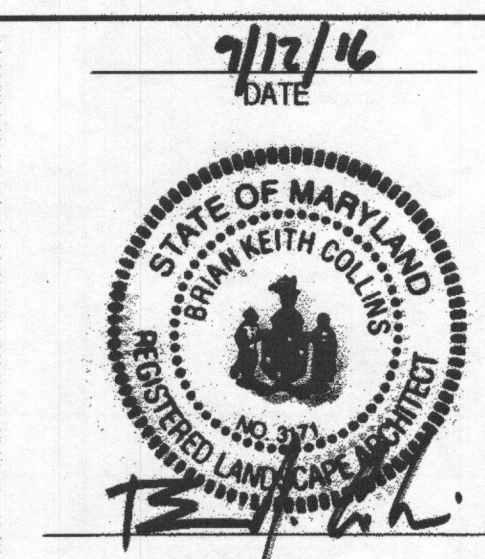
PRELIMINARY FOREST CONSERVATION PLAN

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: PGC			
BLOCK / GRID: 6	DATE: 8/15/2016			
PARCEL # 66	DDC JOB#: 12064.1			
ZONE / USE: RR-DEO	SHEET NUMBER:			
DWG. SCALE: 1" = 50'	33 of 34			

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY

Valerie Blair
 Planning Director

9-23-16
 Date



MATCH LINE - SEE SHEET 34

FOREST CLEARING
 0.7± AC. TOTAL

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		3.80
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/NO, 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

CLEARING 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
 Reforestation for clearing below the threshold
 G x 2
 Total Reforestation required
 (F x 1/4) + (G x 2)
 Total Reforestation Provided
 18.00 ACRES

FOREST CONSERVATION LEGEND

	FOREST CONSERVATION EASEMENT LIMIT LINE
	RETENTION
	CLEARING
	REFORESTATION

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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-4, NON-BUILDABLE BULK PARCELS L-11

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: RW/BKC

TAX ACC. #: 03-31457 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'

34 of 34

SP-16-006

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'	Liriodendron tulipifera	fair, limb dieback
4	38"	57'	Liriodendron tulipifera	fair, limb dieback
5	50"	75'	Liriodendron tulipifera	good, twin stems above breast height
6	30"	45'	Poplar	good
7	37"	55.5'	Liriodendron tulipifera	good
8	42"	63'	Liriodendron tulipifera	poor, large trunk cavity noted

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 burning or disposal of discarded material on-site within the retention area.

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 replacement 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-NET species including Red maple, Sycamore, Swamp white oak and water tolerant small trees and shrubs. Mesic and upland site will be planted with a mix of species including Tulip tree, 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

Valerie Allen 4-23-16
 Planning Director Date