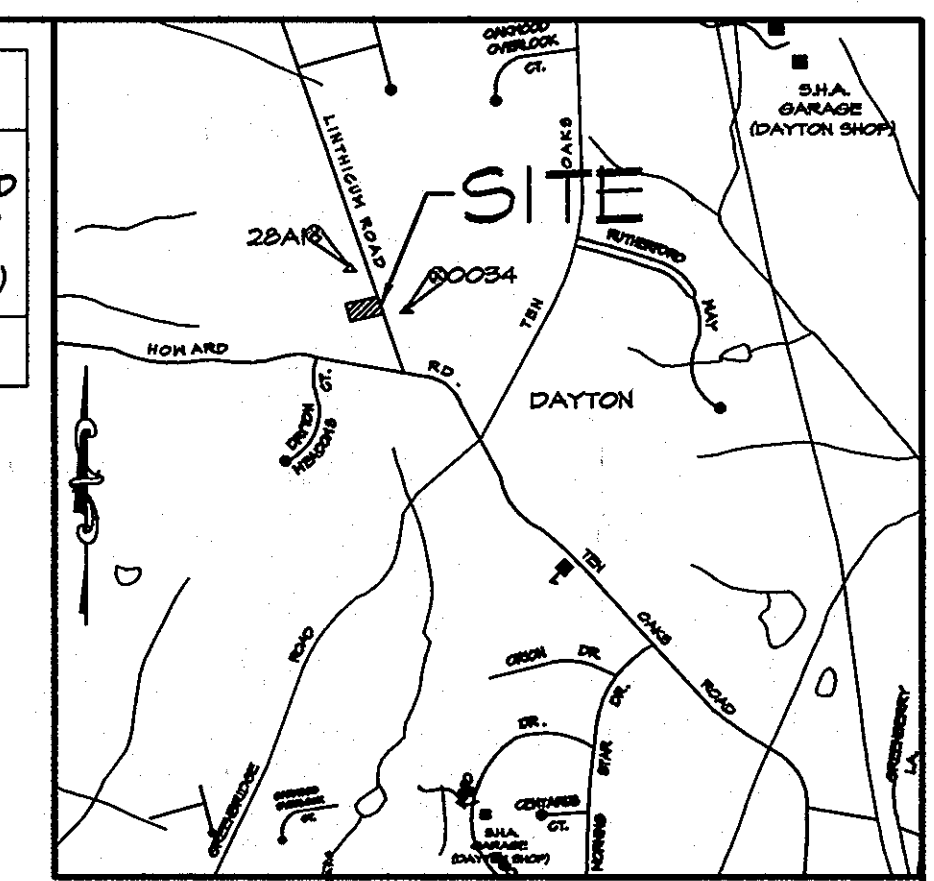


GENERAL NOTES

- OWNER/DEVELOPER:
MULLINIX BROTHERS PARTNERSHIP
14200 HOWARD ROAD
DAYTON, MARYLAND 21036
ATTN: MARK MULLINIX
410-484-4365
- SUBJECT PROPERTY ZONED: RR-DEO
 - PLAN BASED ON THE FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 9, 1941 BY CHARLES A. PHILLIPS JR., REG. 445
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH -- 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE -- 5" OF COMPACTED CRUSHER RUN BASE WITH TAR AN CHIP COATING (1" MIN)
 - GEOMETRY -- MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN 45' TURNING RADIUS
 - STRUCTURES -- (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 CROSS TONS (125 LOADINGS)
 - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE NOT TO THE PIPESTEM LOT DRIVEWAY.
 - TOPOGRAPHIC SURVEY PERFORMED ON OR ABOUT JANUARY 7, 2005 BY KCI TECHNOLOGIES, INC.
 - SOILS INFORMATION OBTAINED FROM WEB SOIL SURVEY OF HOWARD COUNTY, DATED SEPTEMBER 21, 2006, VERSION 5.
 - LANDSCAPING FOR LOT 3 IS PROVIDED IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (5 SHADE TREES) WILL BE BONDED (\$1500.00) WITH THE BUILDERS GRADING PERMIT A. SITE DEVELOPMENT PLAN IS NOT REQUIRED FOR THIS PROJECT.
 - THERE ARE NO 15% TO 25% OR GREATER SLOPES LOCATED ON SITE. STORMWATER MANAGEMENT FOR LOT 3 IS PROVIDED THROUGH ESD REQUIREMENTS. THE DRIVEWAY WILL BE PERMEABLE CONCRETE WITH AN ADDITIONAL 5.52" OF STONE BELOW THE REQUIRED 12" TO TREAT RUNOFF FROM THE TWO ROOF LEADERS AT THE NORTHWEST AND NORTHEAST CORNERS OF THE BUILDING. THE ROOF LEADERS WILL BE EQUIPPED WITH A SCREEN FILTER BEFORE ENTERING THE STONE BASE UNDER THE DRIVEWAY VIA A 4" HDPE PIPE. A PERFORATED 4" UNDERDRAIN PIPE WILL BE LOCATED ON THE SOUTH SIDE OF THE DRIVEWAY. THE PERVIOUS CONCRETE WILL BE OWNED BY THE PROPERTY OWNER AND SUBJECT TO A DECLARATION OF COVENANTS. ALL ROOFTOP RUNOFF SHALL BE DIRECTED TO PERVIOUS CONCRETE GRAVEL STORAGE AREA.
 - THERE ARE NO EXISTING STRUCTURES WITHIN 50' OF THE PROPOSED LOT. TRASH AND RECYCLING WILL BE AT LINTHICUM ROAD WITHIN 5-FEET OF THE COUNTY ROADWAY.

STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	ADDRESS	GREEN ROOFS A-1 (Y/N)	PERMEABLE PAVEMENTS A-2 (Y/N)	REINFORCED TURF A-3 (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF N-2 (Y/N)	SHEETFLOW TO CONSERVATION AREAS N-3 (Y/N)	RAINWATER HARVESTING M-1 (NUMBER)	SUBMERGED GRAVEL WETLANDS M-2 (NUMBER)	LANDSCAPE INFILTRATION M-3 (NUMBER)	INFILTRATION BERMS M-4 (NUMBER)	DRY WELLS M-5 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)	RAIN GARDENS M-7 (NUMBER)	SNALES M-8 (NUMBER)	ENHANCED FILTERS M-4 (NUMBER)
3	LINTHICUM ROAD	N	Y	N	0	N	N	0	0	0	0	0	0	0	0	0



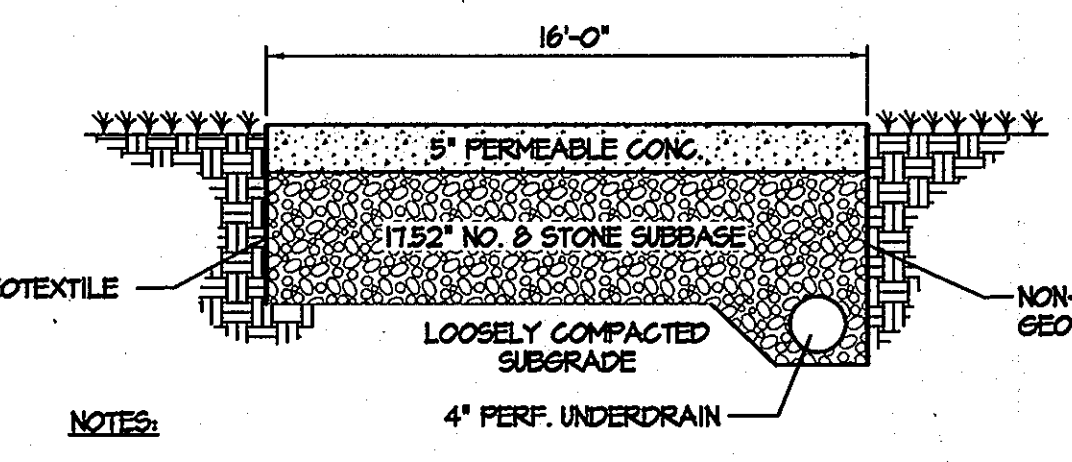
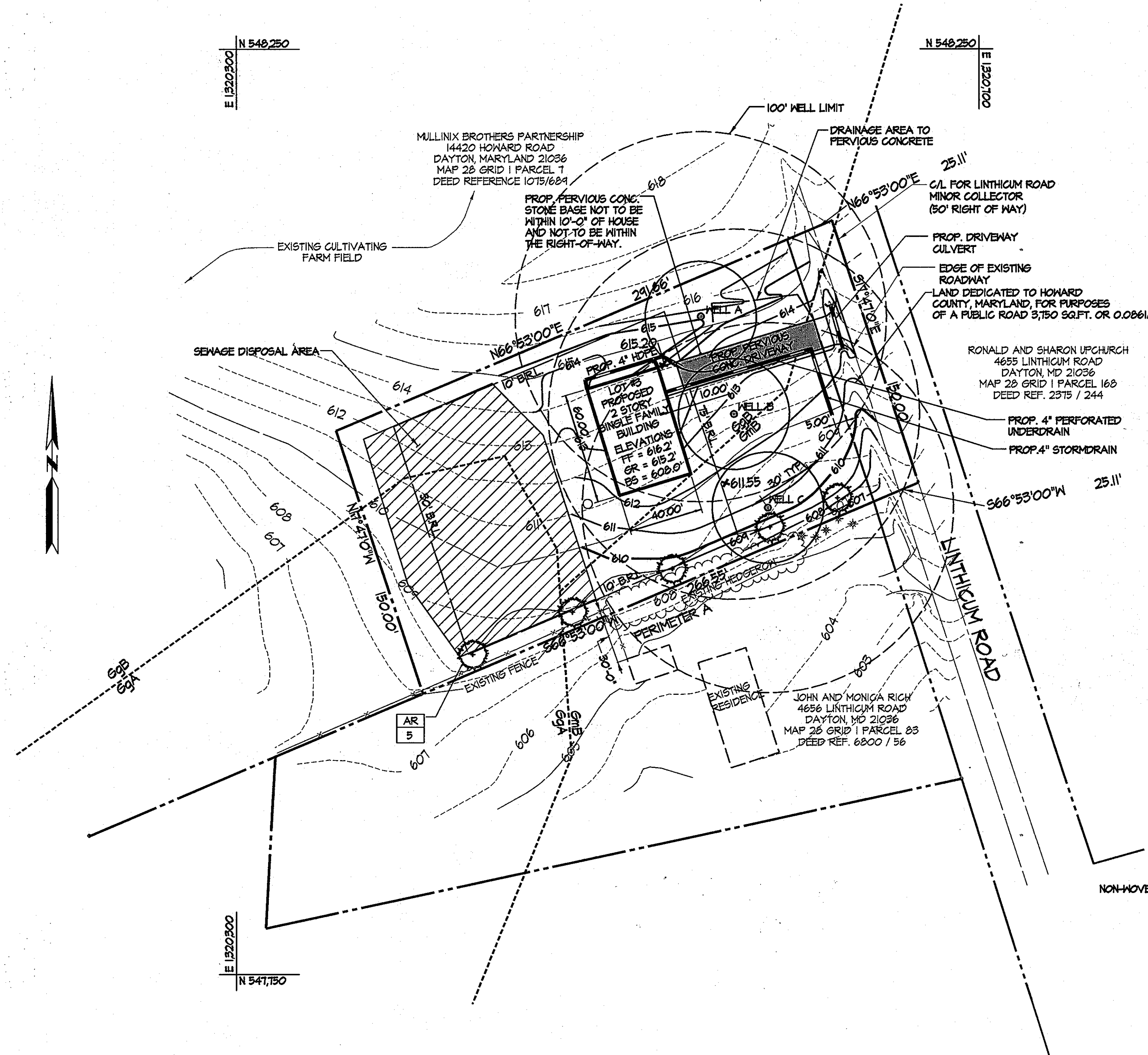
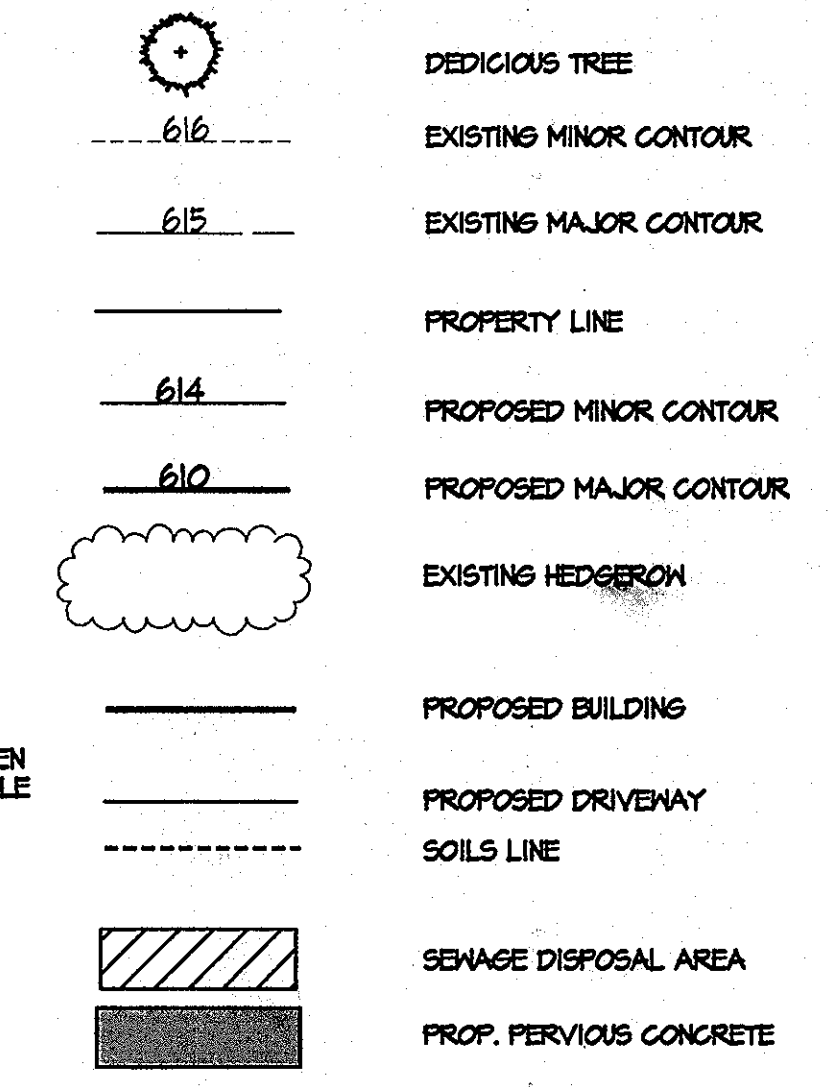
VICINITY MAP
SCALE 1" = 2000'

NOTE: COORDINATES BASE ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0034 AND NO. 28A1

SITE NOTES

- PROPERTY OWNER/APPLICANT:
MULLINIX BROTHERS PARTNERSHIP
14420 HOWARD ROAD
DAYTON, MD 21036
ATTN: MARK MULLINIX
PHONE: 410-484-4365
- SITE DATA:
ADDRESS: LINTHICUM ROAD (TO BE DETERMINED)
DAYTON, MD 21036
TAX ACCOUNT #: 254048
TAX MAP: 28 PARCEL 1
LOT 3 TRACT AREA: 1.00 AC.
ELECTION DISTRICT: 05
DEED: 1075/684
- CURRENT ZONE: RR-DEO.
- CURRENT USE: AGRICULTURAL
- PROPOSED USE: SINGLE FAMILY DETACHED HOME
- PROPERTY SHOWN HEREIN LIES WITHIN ZONE "C", A MINIMAL AREA OF FLOODING, AS ESTABLISHED BY THE US FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 24004 40043B, EFFECTIVE DATE DECEMBER 04, 1986.
- TOPOGRAPHIC SURVEY PERFORMED BY KCI TECHNOLOGIES, INC. DATED JANUARY 7, 2005.
- ELEVATIONS SHOWN HEREON ARE NAVD 1988.

LEGEND



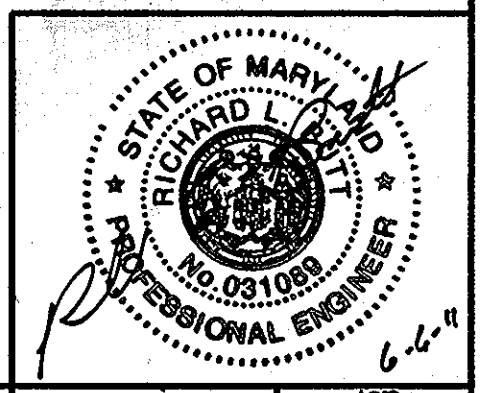
- NOTES:**
- PERMEABLE CONCRETE MUST BE SUPPLIED AND INSTALLED BY NRMCA CERTIFIED TECHNICIANS.
 - JOINTS TO BE CUT IN FRESH PAVEMENT WITH A PERMEABLE CONCRETE JOINT CUTTING TOOL ONLY.
 - PERMEABLE CONCRETE MUST BE COVERED WITH 6 MIL. PLASTIC, SECURELY FASTENED, FOR (7) DAYS.

PERMEABLE CONCRETE
NOT TO SCALE

OPERATION AND MAINTENANCE SCHEDULE

- PERMEABLE PAVEMENT:**
- THE OWNER SHALL PERIODICALLY SWEEP (OR VACUUM POROUS CONCRETE PAVEMENT) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEEPING SHOULD BE PERFORMED AT LEAST THICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
 - THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO SUBBASE.
 - THE OWNER USE DEICERS IN MODERATION DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.
 - THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 310281, EXPIRATION DATE: 11-21-12



SCHEDULE A. LANDSCAPE CHART

CATEGORY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	PERIMETER A 241.66 LF
CREDIT FOR EXIST. VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A
NUMBER OF PLANTS REQUIRED	N/A
SHADE TREES	5
EVERGREEN TREES	0
SHRUBS	0
NUMBER OF PLANTS PROVIDED	
SHADE TREES	5
EVERGREEN TREES	0
SHRUBS	0
OTHER TREES (2:1 SUBSTITUTION)	0
SHRUBS (10:1 SUBSTITUTION)	0
(DESCRIBE PLANT SUBSTITUTIONS CREDITS BELOW IF NEEDED)	

SOILS DATA CHART

TYPE	DESCRIPTION	HSG
GgA	GLENELA LOAM, 0 TO 5 PERCENT SLOPES	B
GgB	GLENELA LOAM, 5 TO 8 PERCENT SLOPES	B
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C

LANDSCAPING REQUIRED:
SHADE TREES REQUIRED:
EVERGREEN TREES REQUIRED:
OTHER TREES REQUIRED:

LANDSCAPING PROVIDED:
SHADE TREES PROVIDED:
EVERGREEN TREES PROVIDED:
OTHER TREES PROVIDED:

PROPOSED PLANT SCHEDULE

SYMBOL	KEY	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE / CONDITION	SPACING	REMARKS
(Tree Symbol)	AR	5	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2 1/2" - 3" CAL B&B	AS SHOWN	SPECIMEN

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT & ZONING

Drafting	DATE	REVISIONS
Check	TM	
Check	JM	
Check	TM	

KCI
ENGINEERS PLANNERS SCIENTISTS
TECHNOLOGIES CONSTRUCTION MANAGERS

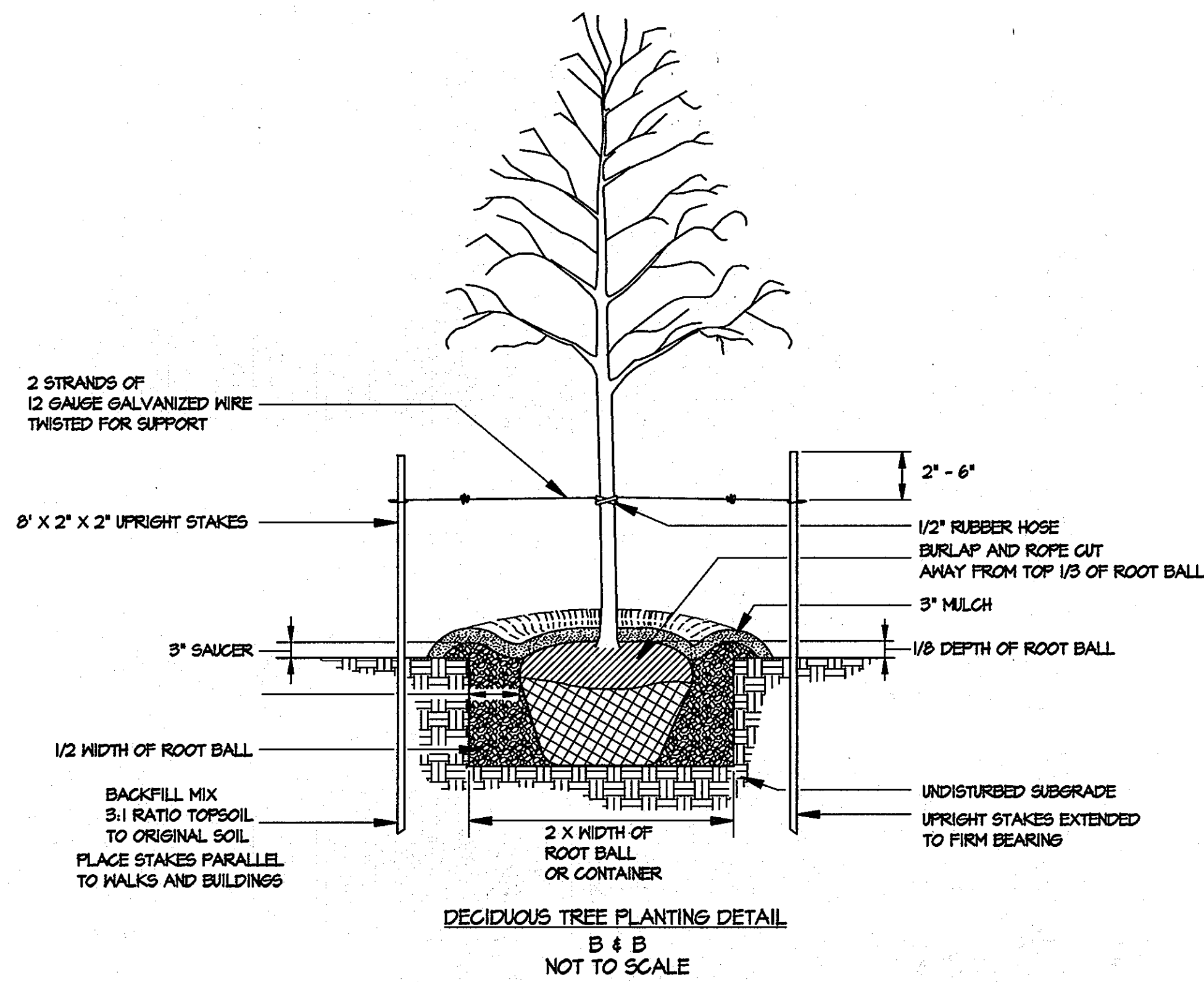
8161 Maple Lawn Blvd, Suite 150
Fulton, Maryland 20794
(301) 453-1821 (410) 742-8086
Fax: (410) 742-7491
www.kci.com

PREPARED FOR:
MULLINIX BROTHERS PARTNERSHIP
14220 HOWARD ROAD
DAYTON, MD 21036
410-442-2688

LANDSCAPE AND SUPPLEMENTAL PLAN

LOT 3 OF MULLINIX MANOR
LINTHICUM ROAD
5th ELECTION DISTRICT
DAYTON, MARYLAND
HOWARD COUNTY, MARYLAND

SHEET	DATE	JOB NUMBER
OF 2	06/03/2011	
	SCALE	
	1" = 40'	



PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap, and transport all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names
Plant names used in the Plant Schedule shall conform to "Standardized Plant Names", latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock", latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well-branched and with health, well-mechanical injuries.

a. All plants shall be nursery grown and shall have been grown under the same climate as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.
b. Collected plants or transplanted trees may be called for furnished root systems. They shall be free of disease, insect pests and by the landscape architect and used, provided, however, that locations and soil conditions will permit proper balling.

3. Plant Measurements

All plants shall conform to the measurements specified in the Plant Schedule as approved by the A.C.

- a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve inches (12") above grade for trees four inches (4") caliper and over.
 - b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').
 - c. Minimum size for planting shade trees 2 1/2" - 3" caliper 12' - 14' in height.
 - e. Caliper, height, spread and size of ball shall be generally as follows:
- | Caliper | Height | Spread | Size of Ball |
|-------------|-----------|-----------|--------------|
| 2 1/2" - 3" | 12' - 14' | 6' - 8' | 28" diameter |
| 3" - 3 1/2" | 14' - 16' | 8' - 10' | 32" diameter |
| 3 1/2" - 4" | 14' - 16' | 8' - 10' | 36" diameter |
| 4" - 4 1/2" | 16' - 18' | 8' - 10' | 40" diameter |
| 4 1/2" - 5" | 16' - 18' | 10' - 12' | 34" diameter |
| 5" - 5 1/2" | 16' - 20' | 10' - 12' | 48" diameter |
| 5 1/2" - 6" | 18' - 20' | 12' - 14' | 52" diameter |

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The AC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant material that meet the specifications in Section A (preceding page) are to be planted in accordance with the following planting methods during the proper planting seasons as described in the following:

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.
The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

All plant material shall be dug, balled and burlapped (B&B) in accordance with the "AAN Standards".

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

- a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.
- b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.
- c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.
- d. Diameter and depth of tree pits shall generally be as follows:

Plant Size	Root Ball Diameter	Depth
2 1/2" - 3" cal.	28"	56" 24"
3" - 3 1/2" cal.	32"	64" 28"
3 1/2" - 4" cal.	36"	72" 32"
4" - 4 1/2" cal.	40"	80" 36"
4 1/2" - 5" cal.	44"	88" 40"
5" - 5 1/2" cal.	48"	96" 44"
5 1/2" - 6" cal.	52"	104" 48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

- a. Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7' - 0" for major trees and 5' - 0" minimum for minor trees.
- b. Wire and Cable: Wire shall be #10 ga. galvanized or bethanzined annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.
- c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 7" I.D. "Plastic Lock Ties" or "Ralls tree Braces" may be used in place of wire and hose on trees up to 3" in caliper.
- d. All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

5. Plant Pruning, Edging and Mulching

- a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.
- b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.
- c. After cultivation, all plant materials shall be mulched with a 4" layer of tan bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The AC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All Plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

- a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.
- b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

SEEDING AND SODDING

A. All seeding and sodding shall be as per "Standards and Specifications for Soil Erosion and Sediment Control in Urbanized Areas" as published by the Department of Natural Resources.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT

6/10/11 DATE
 6/13/11 DATE

Drafting	HKS	DATE	REVISIONS
Check	TM		
Check	JM		
Check	TM		

KCI ENGINEERS PLANNERS SCIENTISTS
 TECHNOLOGIES CONSTRUCTION MANAGERS
 8161 Maple Lawn Blvd, Suite 150
 Fulton, Maryland 20719
 (301) 453-1821 (410) 742-8086
 Fax: (410) 742-7491
 www.kci.com

PREPARED FOR:
 MULLINIX BROTHERS PARTNERSHIP
 14220 HOWARD ROAD
 DAYTON, MD 21026
 410-442-2688

LANDSCAPE NOTES AND DETAILS

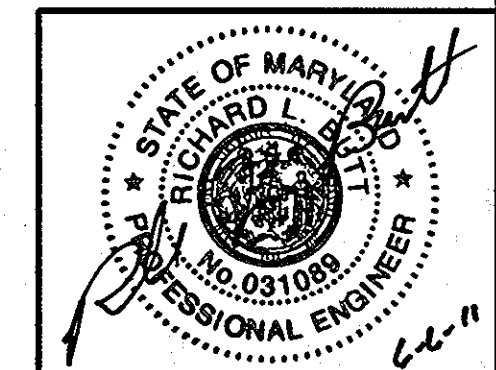
LOT 3 OF MULLINIX MANOR

LINTHICUM ROAD
 5th ELECTION DISTRICT

DAYTON, MARYLAND
 HOWARD COUNTY, MARYLAND

SHEET	DATE	JOB NUMBER
2	06/03/2011	
OF	SCALE	
2	N.T.S.	01065145

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 31029... EXPIRATION DATE: 11-21-12



F-08-118