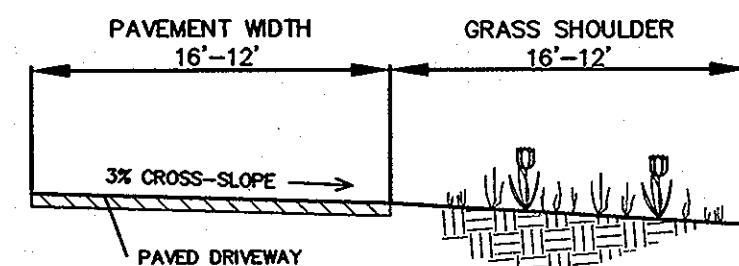


SOILS CLASSIFICATION

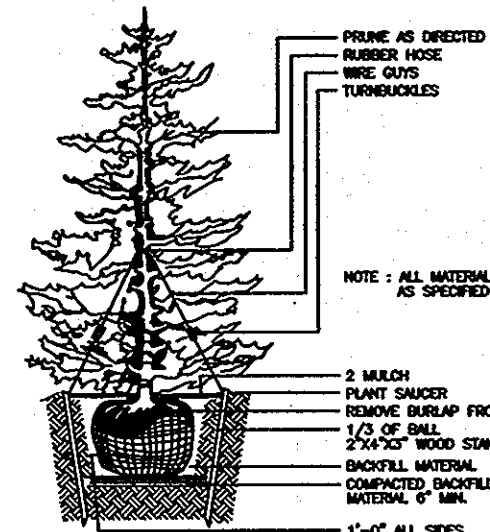
- Fo (D) FALLSINGTON LOAM
- Evc (B) EVESBORO LOAMY SAND, 5% TO 15% SLOPES
- SIB2 (B) SASSAFRAS LOAM, 1% TO 5% SLOPES, MODERATELY ERODED.
- SIC2 (B) SASSAFRAS LOAM, 5% TO 10% SLOPES, MODERATELY ERODED.
- SID2 (B) SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED.
- SIC2 (B) SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED.
- Cmb2 (B) CHILLUM SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED.



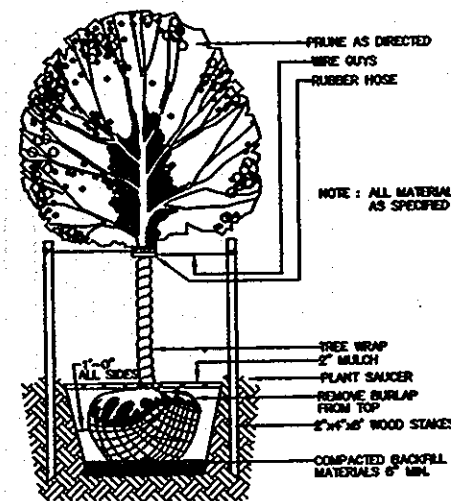
TYPICAL DRIVEWAY CROSS SECTION

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
32		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
6		PINUS STROBUS OR EQUIVALENT	WHITE PINE OR EQUIVALENT	6' - 8' HT.
TOTAL				
38				SHADE TREES



TYPICAL EVERGREEN TREE PLANTING DETAIL



TYPICAL DECIDUOUS TREE PLANTING DETAIL

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
TAX MAP: 37 PARCEL: 48
ELECTION DISTRICT: FIRST
ZONING: R-20
DEED REFERENCE: L. 8720 / F. 173
PROPERTY ADDRESS: 6239 MONTGOMERY RD., ELK RIDGE, MD. 21075
- AREA TABULATION**
A. TOTAL TRACT AREA: 1.96 AC±
B. NUMBER OF PROPOSED BUILDABLE LOTS: 3
C. NUMBER OF OPEN SPACE LOTS: 0
D. AREA OF PUBLIC RIGHT-OF-WAY: 0 AC.
E. AREA OF BUILDABLE LOTS: 1.96 AC±
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER AND ASSOC. ON OR ABOUT FEBRUARY 2005.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORIZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37BA & 37BB.
STA. NO. 37BA N 563,785.618 ELEV. 394.786
E 1,376,343.172
STA. NO. 37BB N 563,663.415 ELEV. 373.822
E 1,378,040.471
- PUBLIC WATER AND SEWER WILL BE UTILIZED.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STEEP SLOPES OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON-SITE.
- THERE ARE NO WETLANDS ON SITE BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS INC. PERFORMED IN JANUARY 2006 AND BY MILDENBERG BOENDER AND ASSOC. ON NOVEMBER 2007.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING EXISTING AND PROPOSED LOADINGS.
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 0.55 ACRES OF FOREST AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR 0.37 ACRES (16,117 SQ. FT.) IN THE AMOUNT OF \$12,027.75. FINANCIAL SURETY FOR THE ON-SITE RETENTION (0.55 ACRES OR 23,958 SQ. FT.) WAS POSTED UNDER F-08-171.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 26.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (8 SHADE TREES AND 6 EVERGREENS) WILL BE POSTED WITH THE GRADING PERMIT FOR LOTS 3-5 IN THE AMOUNT OF \$2,700.00.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 2 1/2 TO 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
- FOR FLAG OR PIPSTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPSTEM LOT AND ROAD RIGHT OF WAY LINE AND NOT TO THE PIPSTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP, NON-ROOFTOP DISCONNECTION IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL.
- A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 2-4.
- 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.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE 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 PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPED EDGE; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM (S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- PERMETER LANDSCAPING HAS BEEN PROVIDED UNDER F-08-171.
- A LETTER OF AUTHORIZATION HAS BEEN OBTAINED BETWEEN LAND OWNERS ALLOWING OFFSITE GRADING INTO MARBUCK ESTATES (SP-05-007). ALL GRADING DONE ON THIS PROPERTY WILL REFLECT AND COORDINATE WITH MARBUCK ESTATES.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127- RESIDENTIAL INFILL DEVELOPMENT- OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGHOUT THE USE OF ENHANCED PERMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.

LEGEND

- PROPOSED DRIVEWAY
- EXISTING USE-IN-COMMON DRIVEWAY EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING TREELINE

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTALS
	B (PERIMETER 1)	B (PERIMETER 2)	B (PERIMETER 3)	
LINEAR FEET OF PERIMETER	76.48 LF	77.70 LF	78.82 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	2 SHADE TREES	2 SHADE TREES	2 SHADE TREES	6 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	6 EVERGREEN TREES
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS
NUMBER OF PLANTS PROVIDED				
SHADE TREES	2 SHADE TREES	2 SHADE TREES	2 SHADE TREES	6 SHADE TREES
EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	2 EVERGREEN TREES	6 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS

OWNER

WILL CATTERTON
SHERRI CATTERTON
6239 MONTGOMERY RD.
ELK RIDGE, MARYLAND 21075
(410) 579-8889

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. 17942, EXP. DATE 9/30/12.

R. JAMES HILMAT P.E.

4/3/12
DATE

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

William T. Catterton
NAME DATE 4-4-12

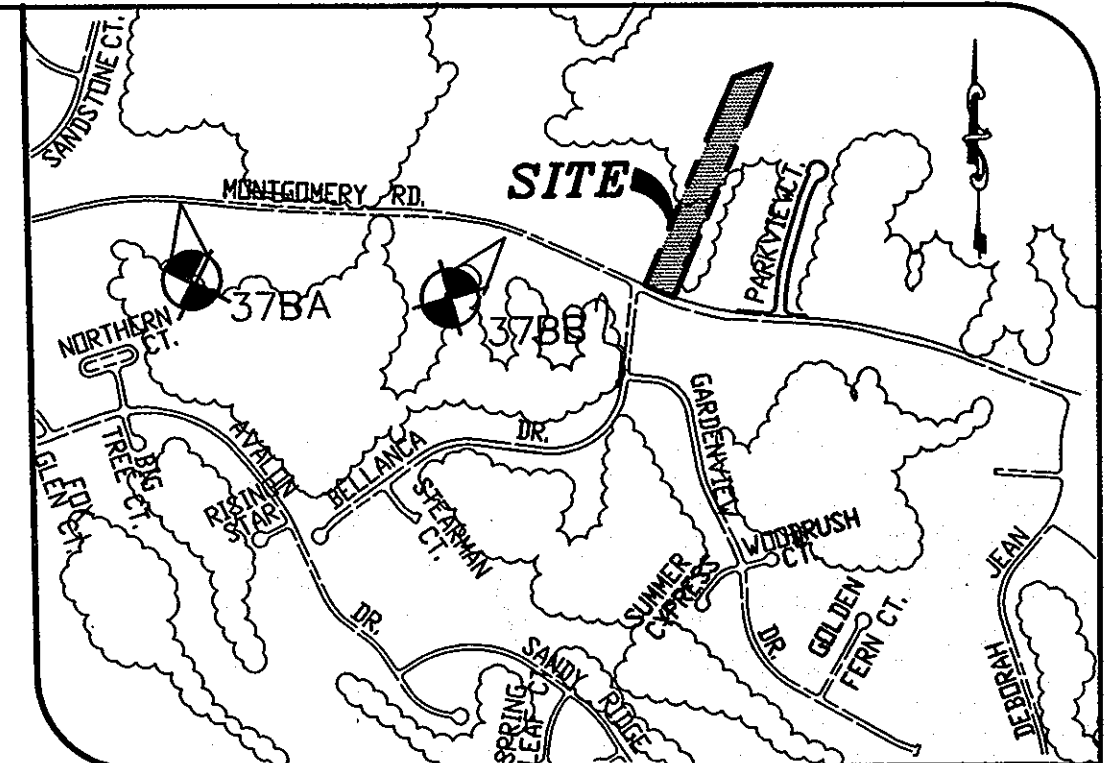
APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

4/20/12
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT

4/20/12
DATE



VICINITY MAP
SCALE: 1"=1000'
ADC MAP: 4835 H-6

Project	date	APR 2012
04-080	illustration	engineering
	scale	MMT
	approval	scale
	date	1"= 50'
	revisions	

CATTERTON PROPERTY, LOTS 3 THRU 5,
A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "A"
TAX MAP 37 PARCEL 48 GRID 5
FIRST ELECTION DISTRICT HOWARD COUNTY
SUPPLEMENTAL, LANDSCAPING & FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075
(410) 997-0286 Bldg. (410) 997-0286 Fax