

VICINITY MAP
 ADC MAP: 5052-J-2
 SCALE: 1"=1000'

GENERAL NOTES:

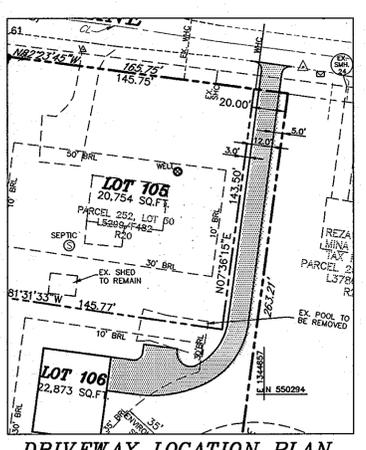
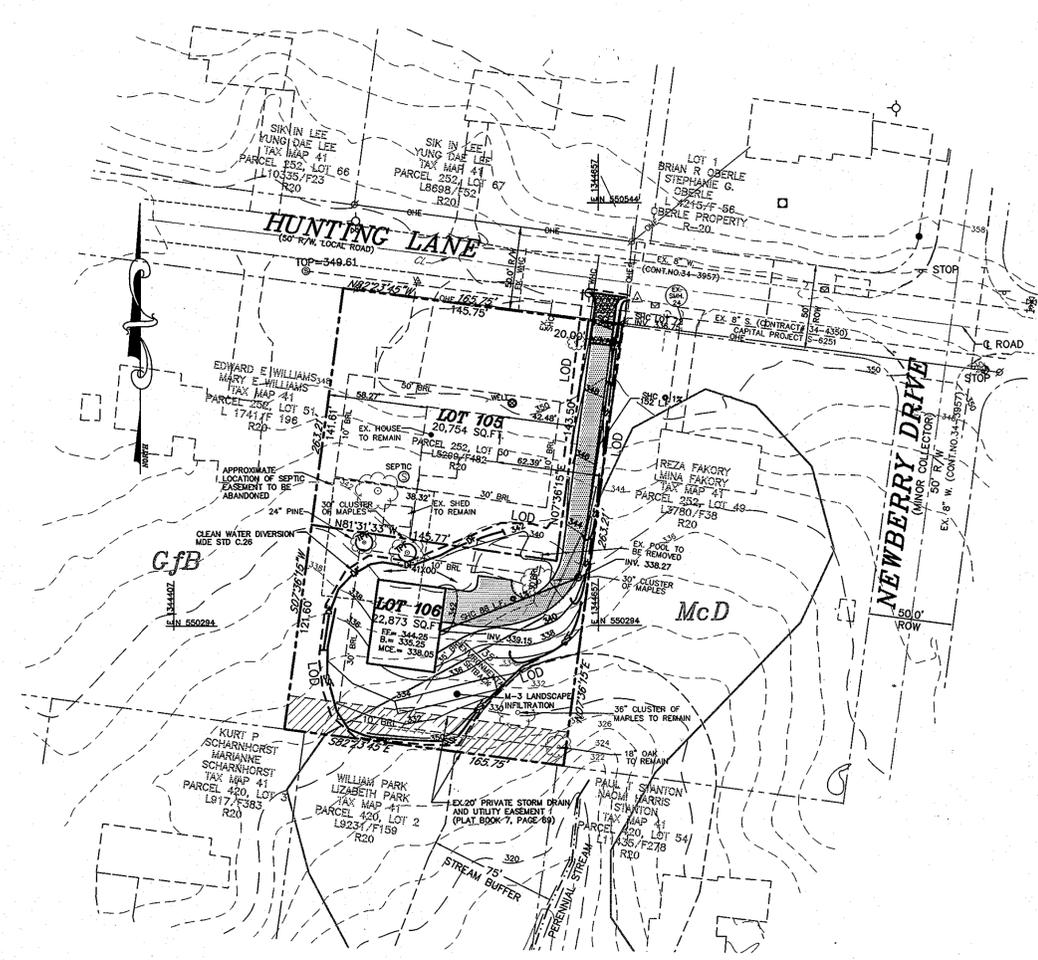
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
 PARCEL: 252 LOT: 50
 ELECTION DISTRICT: FIFTH
 ZONING: R-20
 DEED REFERENCE: L 5299 / F.482
 STREET ADDRESS: HUNTING LANE
- AREA TABULATION:**
 A. TOTAL TRACT AREA: 1.001 AC.±
 B. NUMBER OF PROPOSED BUILDABLE LOTS: 2
 C. NUMBER OF OPEN SPACE LOTS: 0 AC.
 D. AREA OF PUBLIC RIGHT-OF-WAY: 0 AC.
 E. AREA OF BUILDABLE LOTS: 1.00AC. ±
- ON SITE TOPOGRAPHY** SHOWN HEREIN IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON OR ABOUT JUNE 2010.
- HORIZONTAL AND VERTICAL DATUMS** ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0057 & 41CA.
 STA. No. 0057 N 550,835.214 ELEV. 398.924
 E 1,347,017.69
 STA. No. 41CA N 550,124.864 ELEV. 295.364
 E 1,342,960.88
- PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT #S 34-3957 AND 24-4350.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO STEEP SLOPES EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., INC.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE STREAMS OR THEIR BUFFER.
- 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 (OVERLYT/BRIDGES) - CAPABLE OF SUPPORTING 2 GROSS TONS (H25 LOADING).
 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.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.15 ACRES (6,534 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$4,900.50 TO THE FOREST CONSERVATION FUND.
- LANDSCAPING WILL BE DEFERRED UNTIL SUBMISSION OF THE SDP PLAN.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH LANDSCAPING 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.
- THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF ONE NEW LOT, WILL BE SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 105 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 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.
- STORMWATER MANAGEMENT IS PROVIDED BY THE USE OF LANDSCAPE INFILTRATION IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL. STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- DURING THE INSTALLMENT PROCESS OF PUBLIC WATER AND SEWER, LOT 50 MUST HAVE THE WELL AND SEPTIC PROPERLY ABANDONED/SEALED AND THE HOWARD COUNTY HEALTH DEPARTMENT WILL BE NOTIFIED. DOCUMENTATION OF PROPER ABANDONMENT OF THE SEPTIC SYSTEM WILL BE FORWARDED TO THE HOWARD COUNTY HEALTH DEPARTMENT.
- COUNTY PROVIDED TRASH AND RECYCLING COLLECTION WILL BE PROVIDED AT HUNTING LANE WITHIN 5' OF THE COUNTY ROADWAY.
- THIS SUBDIVISION IS SUBJECT TO WAIVER PETITION WP-11-158 SECTIONS 16.134(a)(1)(i),(o), 16.135(o) AND 16.136 WHICH REQUIRES STREET TREES, SIDEWALK AND STREET LIGHT IMPROVEMENTS TO BE PROVIDED ALONG THE FRONTAGE OF HUNTING LANE, WHICH WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON APRIL 29, 2011. SECTION 16.136 WHICH REQUIRES STREET TREES TO BE PROVIDED ALONG THE FRONTAGE OF CHAPEL AVENUE WAS DENIED ON MAY 28, 2008.

THE APPROVAL/DENIAL DECISION OF THE WAIVER REQUEST IS SUBJECT TO THE FOLLOWING:
 1. THE DEVELOPER MUST PAY A FEE-IN-LIEU OF SIDEWALK CONSTRUCTION AND ROAD IMPROVEMENTS AND SUBMIT A COST ESTIMATE TO THE DEVELOPMENT ENGINEERING DIVISION FOR THESE IMPROVEMENTS.
 2. ADD GENERAL NOTE TO THE FINAL PLANS AND SITE DEVELOPMENT PLAN THAT REFERENCES THE WAIVER PETITION NUMBER AND SUMMARIZES THE SECTIONS WAIVED.
 3. COMPLIANCE WITH COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION IS REQUIRED.

date	description	revisions
10-011	illustration	MMT
JUN. 2011	engineering	MMT
	approval	RJH

HOLIDAY HILLS, SECTION 4, LOTS: 105 & 106
 A RESUBDIVISION OF LOT 50
 TAX MAP 41, PARCEL 252, BLOCK 5
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY
 SUPPLEMENTAL AND FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Road, Suite 15, Elkridge, Maryland 21075
 (410) 997-0296 Fax
 (410) 997-0296 Ext.



DRIVEWAY LOCATION PLAN
 SCALE: 1"=50'

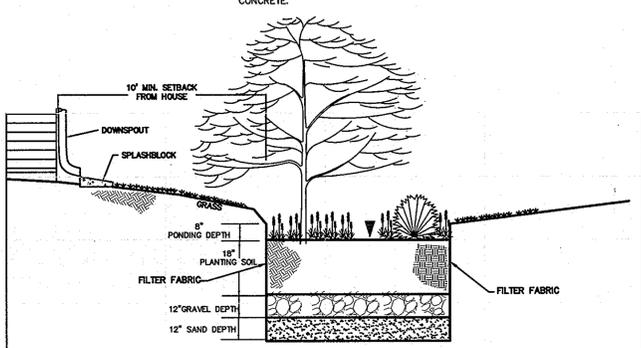
- LEGEND**
- PROPOSED DRIVEWAY
 - EX. UTILITY EASEMENT
 - MAIL BOX
 - POWER POLE
 - OVERHEAD ELEC.
 - SANITARY MH
 - CLEAN OUT
 - EX. TREELINE
 - WM WATER METER
 - TRAVERSE
 - STREAM BUFFER
 - CENTER LINE OF STREAM
 - TPF TREE PROTECTIVE FENCING

- NET TRACT AREA:
 A. Total tract area.....=1.00
 B. Area within 100 year floodplain.....=0.00
 C. Area to remain in agricultural production.....=0.00
 D. Net tract area.....=1.00
- LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
 Input the number "1" under the appropriate land use zoning, and limit to only one entry.
- ARA MDR IDA HDR MPD CIA
 0 0 0 1 0 0
- E. Afforestation Threshold.....15% x D =0.15
 F. Conservation Threshold.....20% x D =0.20
- EXISTING FOREST COVER:
 G. Existing forest cover (excluding floodplain).....=0.00
 H. Area of forest above afforestation threshold.....=0.00
 I. Area of forest above conservation threshold.....=0.00
- BREAK EVEN POINT:
 J. Forest retention above threshold with no mitigation.....=0.00
 K. Clearing permitted without mitigation.....=0.00
- PROPOSED FOREST CLEARING:
 L. Total area of forest to be cleared.....=0.00
 M. Total area of forest to be retained.....=0.00
- PLANTING REQUIREMENTS:
 N. Reforestation for clearing above conservation threshold.....=0.00
 P. Reforestation for clearing below conservation threshold.....=0.00
 Q. Credit for retention above conservation threshold.....=0.00
 R. Total reforestation required.....=0.00
 S. Total afforestation required.....=0.15
 T. Total reforestation and afforestation required.....=0.15

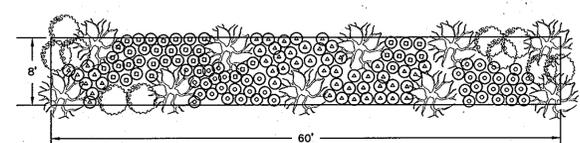
OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (TO BE PRIVATELY MAINTAINED)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

CONSTRUCTION CRITERIA:
 THE FOLLOWING ITEMS SHOULD BE ADDRESSED DURING CONSTRUCTION OF PROJECTS WITH LANDSCAPE INFILTRATION:
 EROSION AND SEDIMENT CONTROL: FINAL GRADING FOR LANDSCAPE INFILTRATION SHOULD NOT TAKE PLACE UNTIL THE SURROUNDING SITE IS STABILIZED. IF THIS CANNOT BE ACCOMPLISHED, RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AROUND THE PROPOSED LOCATION OF THE FACILITY.
 SOIL COMPACTION: SUB SOILS SHALL NOT BE COMPACTED. EXCAVATION SHOULD BE CONDUCTED IN DRY CONDITIONS WITH EQUIPMENT LOCATED OUTSIDE OF THE PRACTICE TO MINIMIZE BOTTOM AND SIDEWALL COMPACTION. CONSTRUCTION SHOULD BE PERFORMED WITH LIGHTWEIGHT, WIDE-TRACKED EQUIPMENT TO MINIMIZE DISTURBANCE AND COMPACTION. EXCAVATED MATERIALS SHOULD BE PLACED IN A CONTAINED AREA.
 PLANTER BOXES: PLANTER BOXES MAY BE MADE OF STONE, BRICK, OR CONCRETE.



TYPICAL LANDSCAPE INFILTRATION PROFILE
 NTS



TYP. LANDSCAPE INFILTRATION DETAIL
 SCALE: 1"=10'

LANDSCAPE INFILTRATION PLANT LIST

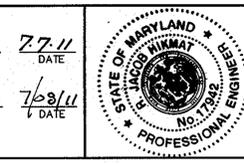
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10	☉	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2' - 3' CAL.
10	☉	ILEX GLABRA	INK BERRY	2' - 3' HT.
50	☉	LOBELIA SP. 'LUCIFERICA'	GREAT BLUE LOBELIA	1 GAL. CONTAINER
40	☉	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
40	☉	ASTER NOVAE-ANGLAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

TOTAL: 130 PERENNIALS, 10 SHRUBS, 10 TREE
 NOTE: APPROVED ALTERNATIVE PLANTS MAY BE USED.

MD DNR QUALIFIED PROFESSIONAL
 Masked King 6/21/11

OWNER/DEVELOPER
 SAM BROWN
 ROBERT TODD LANDY
 10805 HUNTING LANE
 COLUMBIA, MD 21044
 410-461-5960

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development



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. 17822, EXP DATE 9/3/12.
 R. JACOB HICKMAT
 DATE 6/21/11