

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
CeB (B)	- CHILLUM LOAM, 2-5 PERCENT SLOPES.
CeC (B)	- CHILLUM LOAM, 5-10 PERCENT SLOPES.
UcB (B/C/D)	- URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 0-5 PERCENT SLOPE.

LEGEND

	PROPOSED DRIVEWAY
	USE-IN-COMMON DRIVEWAY EASEMENT
	AREA OF ROAD DEDICATION
	RAIN GARDEN (M-7)
	PROPOSED TREELINE
	CONCEPTUAL LIMIT OF DISTURBANCE
	EX. TREELINE

FOREST CONSERVATION WORKSHEET

NET TRACT AREA:

A. Total tract area.....	= 2.12
B. Area within 100 year floodplain & overhead transmission line =	0.00
C. Area to remain in agricultural production.....	0.00
D. Net tract area.....	= 2.12

LAND USE CATEGORY:

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARAMDIDA HDR MPD CIA
0 0 0 1 0 0

E. Afforestation Threshold.....	15% x D = 0.32
F. Conservation Threshold.....	20% x D = 0.42

EXISTING FOREST COVER:

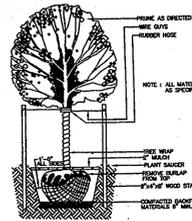
G. Existing forest cover (excluding floodplain).....	= 0.00
H. Area of forest above afforestation threshold.....	= 0.00
I. Area of forest above conservation threshold.....	= 0.00
J. Forest retention above threshold with no mitigation.....	= 0.00
K. Clearing permitted without mitigation.....	= 0.00

PROPOSED FOREST CLEARING

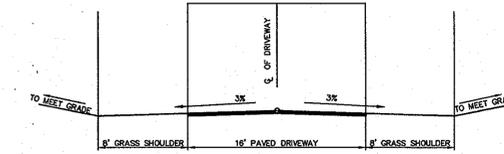
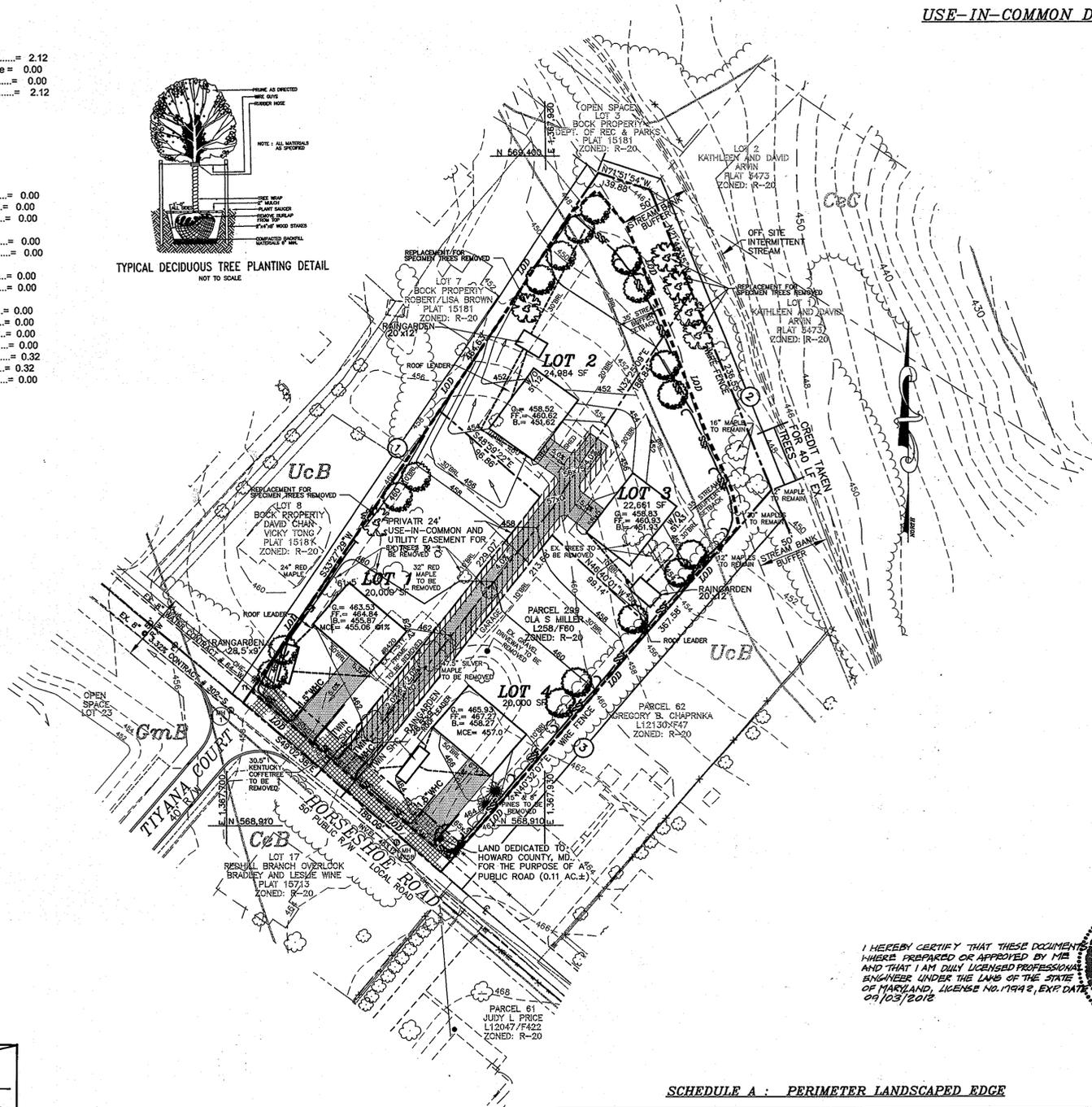
L. Total area of forest to be cleared.....	= 0.00
M. Total area of forest to be retained.....	= 0.00

PLANTING REQUIREMENTS:

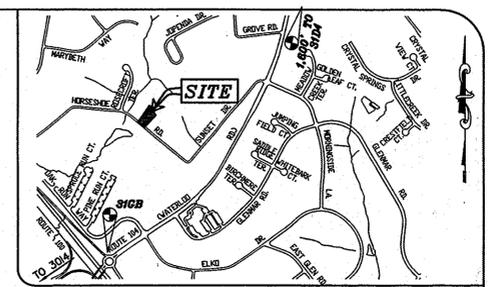
N. Reforestation for clearing above conservation threshold.....	= 0.00
P. Reforestation for clearing below conservation threshold.....	= 0.00
Q. Credit for retention above conservation threshold.....	= 0.00
R. Total reforestation required.....	= 0.00
S. Total afforestation required.....	= 0.32
T. Total reforestation and afforestation required.....	= 0.32
TOTAL ON-SITE AFFORESTATION	= 0.00



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



USE-IN-COMMON DRIVEWAY CROSS SECTION



VICINITY MAP
SCALE: 1"=200'
ADC MAP 4936 B-4

NOTES

- SITE ANALYSIS DATA:
LOCATION: TAX MAP: 31 PARCEL: 299
ELECTION DISTRICT: SECOND
ZONING: R-20
TOTAL AREA: 2.12 AC.±
LIMIT OF DISTURBED AREA: 1.91 AC.±
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 4
TYPE OF PROPOSED UNIT: SFD
DEED REFERENCE: 13031/160
DPZ FILE NO: EOP-11-045
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31D4 & 31G8
STA. No. 31D4 N 571,700.7034 E 1,369,606.3509 EL. 494.41
STA. No. 31G8 N 567,567.5053 E 1,367,353.3751 EL. 511.27
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003). DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- 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 THESE LOTS.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH 16.127 RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPERS OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2011 BY MILDENBERG, BOENDER AND ASSOC., INC.
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT JANUARY, 2000 BY MILDENBERG, BOENDER AND ASSOC., INC.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF 0.32 ACRES (13,939 SQ.FT.) OF AFFORESTATION IN THE AMOUNT OF \$10,454.40 TO THE FOREST CONSERVATION FUND.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- NO FOREST STAND OR WETLAND EXISTS ON SITE AS CERTIFIED BY ECO SCIENCE IN A WETLAND CERTIFICATION LETTER DATED JANUARY, 2011.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT.
- WF-11-156 WAS APPROVED ON APRIL 26, 2011, WAIVING SECTION 16.1205(G)(7) TO ALLOW THE REMOVAL OF 3 SPECIMEN TREES WHICH WILL REQUIRE REPLACEMENT MITIGATION AT A RATIO OF 2 LARGER CALIPER TREES (4" DBH MIN.) FOR EACH SPECIMEN TREE REMOVED.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR 24 SHADE TREES IN THE AMOUNT OF \$7,200.00.
- 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.
- THE FINAL LANDSCAPE DESIGN WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF HOUSES ON THESE LOTS.
- NO CEMETERIES EXIST ON SITE.
- A FEE IN LIEU IN THE AMOUNT OF \$4,500.00 WILL BE PAID TO SATISFY THE OPEN SPACE REQUIREMENT OF SECTION 16.121(G)(2) OF THE SUBDIVISION REGULATIONS.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- 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 (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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 AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- ALL EXISTING STRUCTURES ON SITE WILL BE REMOVED, UNLESS OTHERWISE NOTED.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 302-S AND 64-W.
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP, NON-ROOFTOP DISCONNECTIONS AND RAIN GARDENS IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL, USING ESD METHODS.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19942, EXP. DATE 09/03/2012



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)
LINEAR FEET OF PERIMETER	464.63 LF	276.43 LF	367.58 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	YES, 40 LF OF EX. TO REMAIN	N/A
NUMBER OF PLANTS REQUIRED	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED	8 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES SHRUBS (10:1 SUBSTITUTION)	4 SHADE TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS
TOTAL	8 SHADE TREES	4 SHADE TREES	6 SHADE TREES

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
18	○	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
TOTAL				
18	○	QUERCUS RUBA 'RED OAK' OR EQUIVALENT	RED OAK OR EQUIVALENT	MIN. 4" CAL.
TOTAL				

APPROVED: DEPARTMENT OF PUBLIC WORKS
CHIEF, BUREAU OF HIGHWAYS
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 2/27/12

APPROVED: DEPARTMENT OF LAND DEVELOPMENT
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE 3/29/12

OWNER/DEVELOPER
DORSEY FAMILY HOMES
10717 BIRMINGHAM WAY SUITE B
WOODSTOCK, MARYLAND 21163
410-465-7200

MD DNR QUALIFIED PROFESSIONAL
Washington D. Prig 3/8/12

MILDENBERG, BOENDER & ASSOC., Inc.
Engineers Planners Surveyors
6800 Decatur Road, Suite 150, Ellicott City, Maryland 21075
(410) 997-0298 Fax: (410) 997-0298

HORSESHOE HEIGHTS
LOTS 1 THRU 4
TAX MAP 31 PARCEL 299
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SUPPLEMENTAL AND LANDSCAPING PLAN

Project date: MAR. 2012
Illustration: MMM/MMT
Scale: 1"=50'
Approval: RJH

1 OF 1
F-12-003

