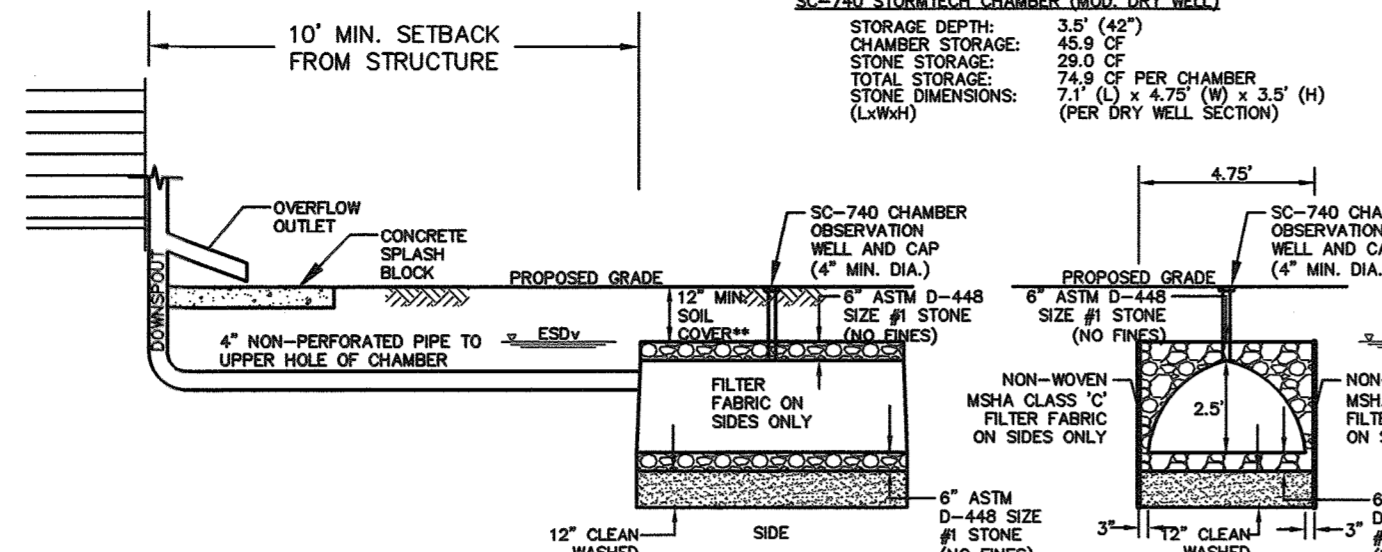
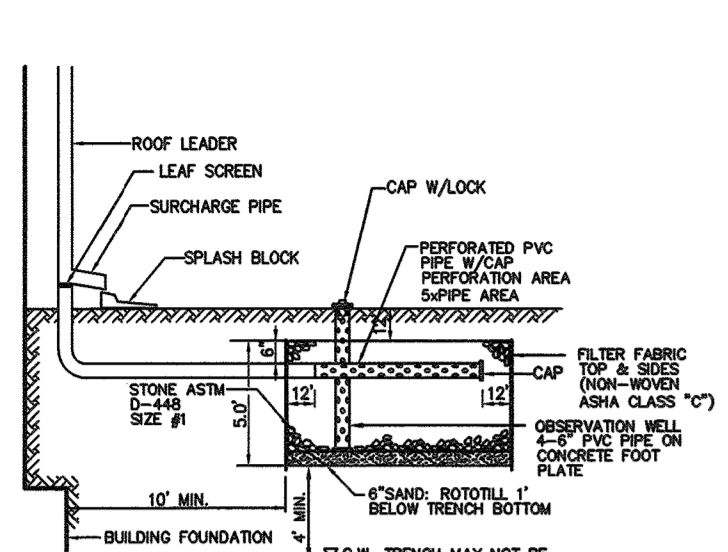
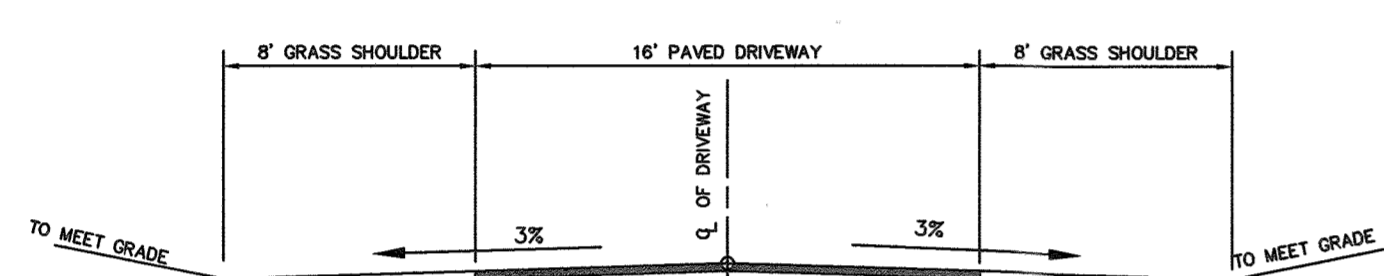


SOILS TABLE

SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
CeB	(B)	CHILLUM LOAM, 2-5% SLOPES	37	19



NOTE: 2 DRYWELLS ON LOT 2 CAN BE REPLACED WITH 8 SC-740 STORMTECH CHAMBERS (MOD. DRYWELL)
2 DRYWELLS ON LOT 3 CAN BE REPLACED WITH 8 SC-740 STORMTECH CHAMBERS (MOD. DRYWELL)



USE-IN-COMMON DRIVEWAY CROSS SECTION
NOT TO SCALE

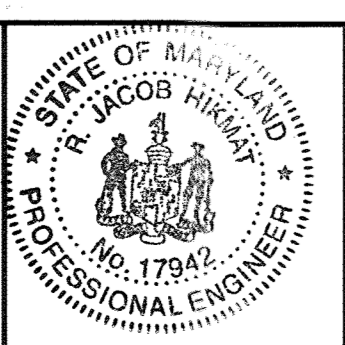
LEGEND

- EXISTING PRIVATE 40' SWM, WATER, SEWER, UTILITY AND USE-IN-COMMON ACCESS MAINTENANCE EASEMENT FOR THE USE AND BENEFIT OF LOTS 2, 3 NON-BUILDABLE BULK PARCEL "A" AND FUTURE SUBDIVISION OF PARCEL 39 PLAT# 24099
- M-5, MOD. DRY WELL (SC-740 STORMTECH CHAMBER).
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EX. OVERHEAD POWER LINE
- CLEAN WATER DIVERSION DIKE
- DIVERSION FENCE

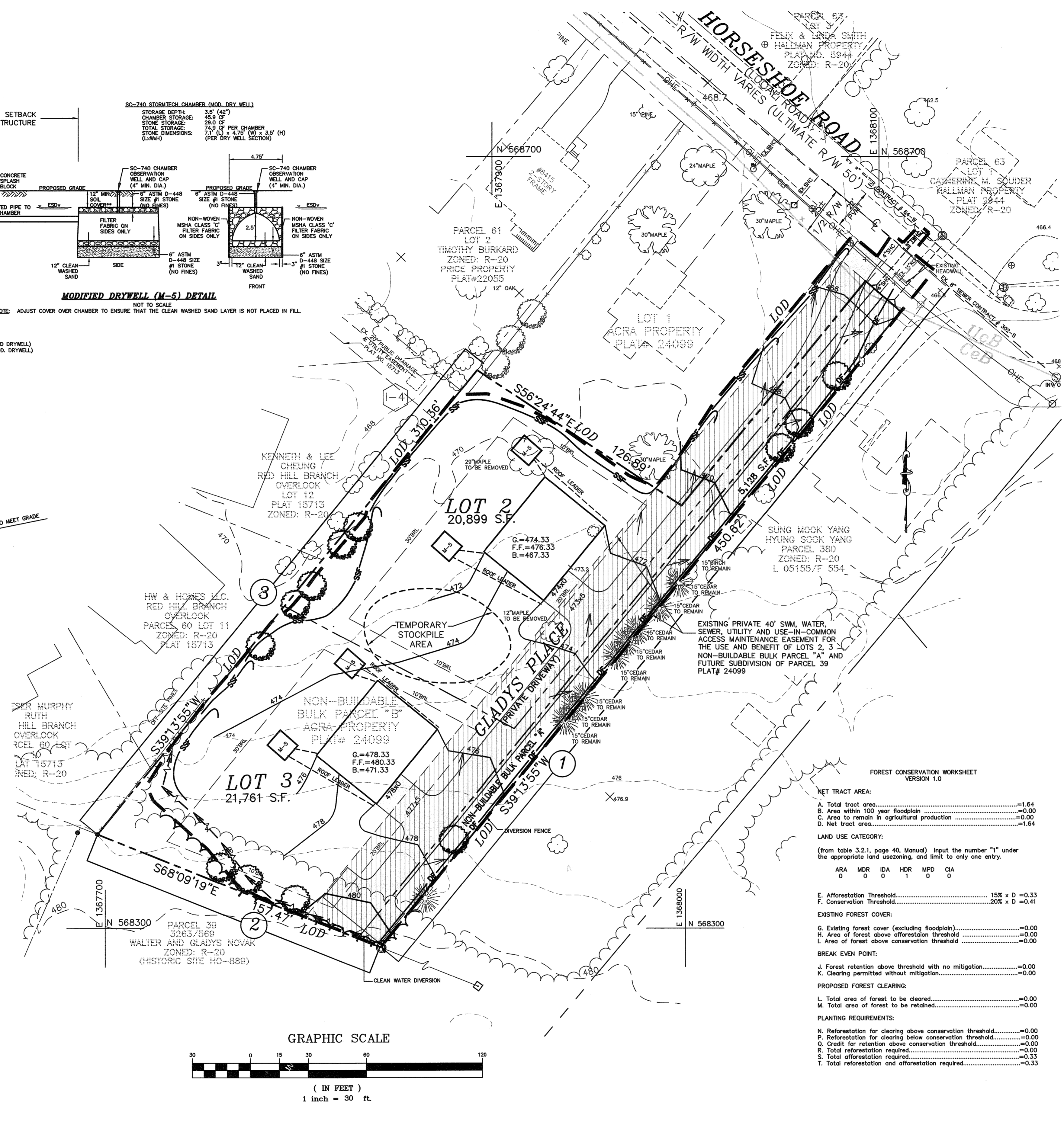
OWNER/ DEVELOPER

DORSEY FAMILY HOMES, INC.
10717 BIRMINGHAM WAY
WOODSTOCK, MARYLAND 21163
(410)465-5739

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kate L. ...
CHIEF, DIVISION OF LAND DEVELOPMENT

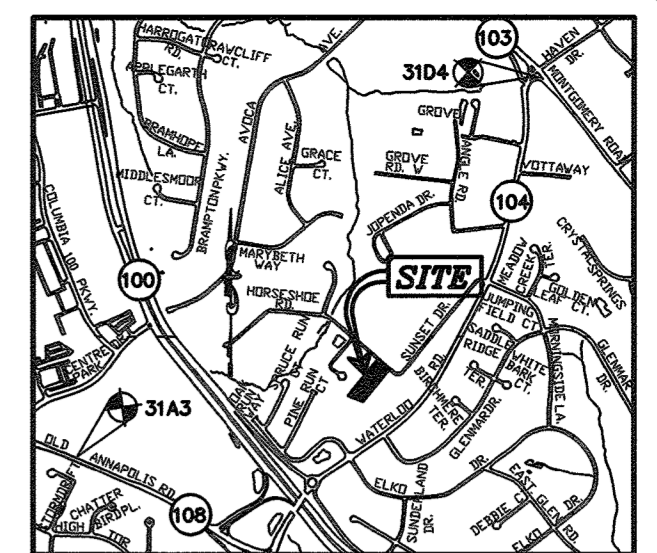


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942 EXP DATE 09/10/18
R. JACOB HIKMAT P.E. DATE: 7/31/18



SCHEDULE A : PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)*	
LANDSCAPE TYPE	425.09 LF	157.27 LF	314.89 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 8 EX CEDAR TREES TO REMAIN	N/A	N/A	
NUMBER OF PLANTS REQUIRED				
SHADE TREES	8	3	5	16
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	4	3	5	12
EVERGREEN TREES	0	0	0	0
SUBSTITUTION TREES (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 28, GRID A-7

GENERAL NOTES:

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:
LOCATION: TAX MAP : 31 PARCEL: 181 GRID: 2
ELECTION DISTRICT: SECOND
ZONING: R-20
PROPOSED USE FOR SITE : RESIDENTIAL
TYPE OF PROPOSED UNIT : SFD
DPZ FILE NOS: ECP-14-002, F-14-074, F-17-026, SDP-17-036 DEED: L15816, F.151
- AREA TABULATION
A. TOTAL TRACT AREA: 0.98 AC±
B. NUMBER OF PROPOSED BUILDABLE LOTS : 2
C. NUMBER OF OPEN SPACE LOTS : 0
D. AREA OF PUBLIC RIGHT-OF-WAY : 0.00 AC±
E. AREA OF BUILDABLE LOTS : 0.98 AC±
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT JULY 2013.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 31A3 AND 31D4.
STA. 31A3 N567750.955, E1364842.701 EL.499.821
STA. 31D4 N571700.681, E1369606.396 EL.495.181
- THE PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- STEEP SLOPES GREATER THAN 25% AND OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON SITE.
- 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED UNDER F-17-026.
- LANDSCAPING FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPING REQUIREMENTS FOR THIS SUBDIVISION WILL BE FURTHER REVIEWED AT THE SITE DEVELOPMENT PLAN STAGE AND SURETY WILL BE POSTED AT THE TIME OF THE BUILDER'S GRADING PERMIT.
- 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 SUBSTITUTION 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.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA DRYWELLS (M-5) AND NON-ROOFTOP DISCONNECTIONS (N-2) APPROVED ON AUGUST 5, 2014.
- 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 THESE LOTS.
- THE OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.
- ADJACENT PARCEL 39 IS IDENTIFIED AS HISTORIC SITE HO-889 "LOTZ HOUSE CIRCA 1900". SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES GREATER THAN 25% OR FOREST EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED JULY 2013.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 64-W AND 302-S).
- 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 THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSE TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- IN ACCORDANCE WITH SECTION 16.134.(a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE SIDEWALK REQUIREMENT HAS BEEN SATISFIED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,244.00. FUNDS WILL BE USED IN ELLICOTT CITY PLANNING DISTRICT DPW CAPITAL PROJECT #6-5061, UNDER F-17-026.
- NON-BUILDABLE BULK PARCEL "A" HAS BEEN CREATED IN ORDER TO PROVIDE FEE SIMPLE FRONTAGE TO ADJACENT PARCEL 39 FOR FUTURE SUBDIVISION OF THAT PARCEL. NON-BUILDABLE BULK PARCEL "A" WILL BE DEEDED TO PARCEL 39 UPON RECORDING OF THE ACRA PROPERTY. A CROSS EASEMENT HAS BEEN CREATED WHICH WILL ALLOW USE, MAINTENANCE AND IMPROVEMENT OF THE USE-IN-COMMON DRIVEWAY BY THE FUTURE SUBDIVISION OF PARCEL 39.
- IN ACCORDANCE WITH SECTION 16.134.(a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE SIDEWALK REQUIREMENT HAS BEEN SATISFIED BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,244.00. FUNDS WILL BE USED IN ELLICOTT CITY PLANNING DISTRICT DPW CAPITAL PROJECT #6-5061, UNDER F-17-026.
- A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATE.

Project date: JULY 2018
13-015 illustration: MMM
scale: 1"=30'

Project description: ACRA PROPERTY
LOT 2 AND 3 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "B"
2ND ELECTION DISTRICT, TAX MAP 31, PARCEL 181, HOWARD COUNTY, MD
SUPPLEMENTAL PLAN

date: 7/31/18
description: REVISIONS

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7850-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Fax
(410) 997-0296 Tel.