

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUPPLEMENTAL LANDSCAPE, & STORMWATER MANAGEMENT PLAN

**FOREST CONSERVATION WORKSHEET
VERSION 1.0**

BASIC SITE DATA:

A. TOTAL TRACT AREA.....	0.98 Ac.
B. AREA WITHIN 100 YEAR FLOODPLAIN.....	0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION / PRES. PARCELS A & C.....	0
D. NET TRACT AREA.....	0.98 Ac.

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

ARA	MDR	IDA	HDR	MPO	CIA
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INFORMATION FOR CALCULATIONS:

D. AFFORESTATION THRESHOLD.....	0.20% x D =	0.15
E. FOREST CONSERVATION THRESHOLD.....	0.25% x D =	0.20
F. EXISTING FOREST COVER.....		0
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD.....		0

BREAK EVEN POINT:

H. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION.....	0
I. CLEARING PERMITTED WITHOUT MITIGATION.....	0

PROPOSED FOREST CLEARING:

J. TOTAL AREA OF FOREST TO BE CLEARED.....	0
K. TOTAL AREA OF FOREST TO BE RETAINED.....	0

PLANTING REQUIREMENTS:

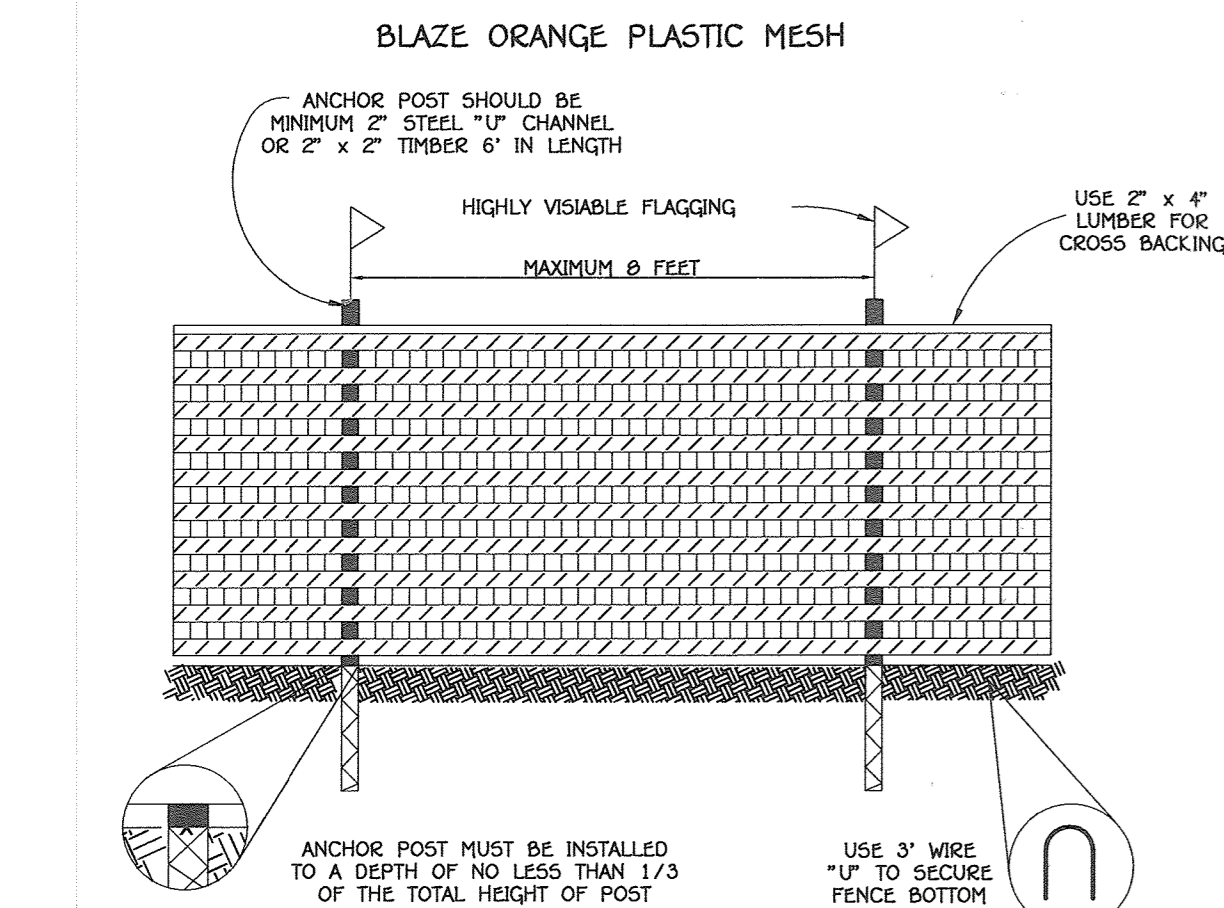
L. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD.....	0
M. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD.....	0
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD.....	0
O. TOTAL REFORESTATION REQUIRED.....	0.15
P. TOTAL AFFORESTATION REQUIRED.....	0.15
R. TOTAL REFORESTATION AND AFFORESTATION REQUIRED.....	0.15
S. EXCESS FOREST CREDIT.....	0

DESIGN NARRATIVE

Introduction:
This report will demonstrate how the criteria set forth in the Maryland Stormwater Design Manual, Volumes I and II (effective October 2000, revised May 2009) will be satisfied on this project. The goal of creating hydrology similar to that of "woods in Good Condition" will be accomplished through the use of the practices contained within Chapter 5 of said manual. The achievement of this goal will remove the requirement of providing Channel Protection Volume.

General Site Conditions:
The Jett Property is zoned R-20 and is located on Tax Map 17, Grid 15, P/O Parcel No. 39, Lot 3 of the Howard County, Maryland Tax Map. The property consists of two proposed lots that combine to create a site of approximately 0.92 acre. The property is located in the Ellicott City area of Howard County in the North Branch of the Patuxent River watershed (02130906). This property is somewhat square in shape and slopes from the south to northeast at a minimal grade to an existing drainage ditch on the west side of McKenize Road. An existing house and garage are located along the southern property line along Old Frederick Road. The existing house and garage are proposed to be removed and two new single family detached houses will be constructed on the two proposed lots which access McKenize Road via a common driveway. According to a field inspection conducted by Eco-Science Professionals (ESP) in September, 2013, no forest, wetlands, streams, or buffers exist on-site. The Web Soil Survey shows soils on the site area consist of Glenview-Urbain Land Complex (G8B) Type "B" soils. The site drains to the existing ditch, through a proposed culvert pipe, and then to the existing storm drain system in McKenize Road.

- Natural Resource Protection:**
No environmentally sensitive areas (stream, wetlands, their buffer, steep slopes, or floodplain) exist on-site, no special protection of natural resources is required.
- Maintenance of Natural Flow Patterns:**
It is the intent of the proposed design to discharge runoff similar to the characteristics and direction of this site prior to any of the proposed improvements.
- Reduction of Impervious Areas through better site design, alternative surfaces and Nonstructural Practices:**
The design of this project utilizes an use-in-common driveway, allowing a reduction in the necessary paving needed to access to the proposed buildings. Non-structural practices as permitted in Chapter 5, two (2) Micro-Bio-retention Areas (M-6) will be used to address ESD to the MEP requirements. Alternative Surfaces were not incorporated into this design.
- Integration of Erosion and Sediment Controls into Stormwater Strategy:**
Since small drainage areas are proposed under this plan, silt fence, super silt fence, and clearwater earth dike will be utilized for erosion & sediment control. There is no direct discharge of runoff to a stream. All site runoff will discharge to existing ground via existing outfalls and eventually to the Patuxent River. No drainage easements will be required. It is anticipated that all cut will be utilized on-site for construction at time of SDP.
- Implementation of ESD Planning Techniques and practices to the Maximum Extent Practicable (MEP):**
The full required ESD volume is being provided.
- Request for Design Manual Waiver:**
No Waivers related to stormwater management are being requested in this project.



- NOTES:**
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL
NOT TO SCALE

Approved: Department Of Planning And Zoning

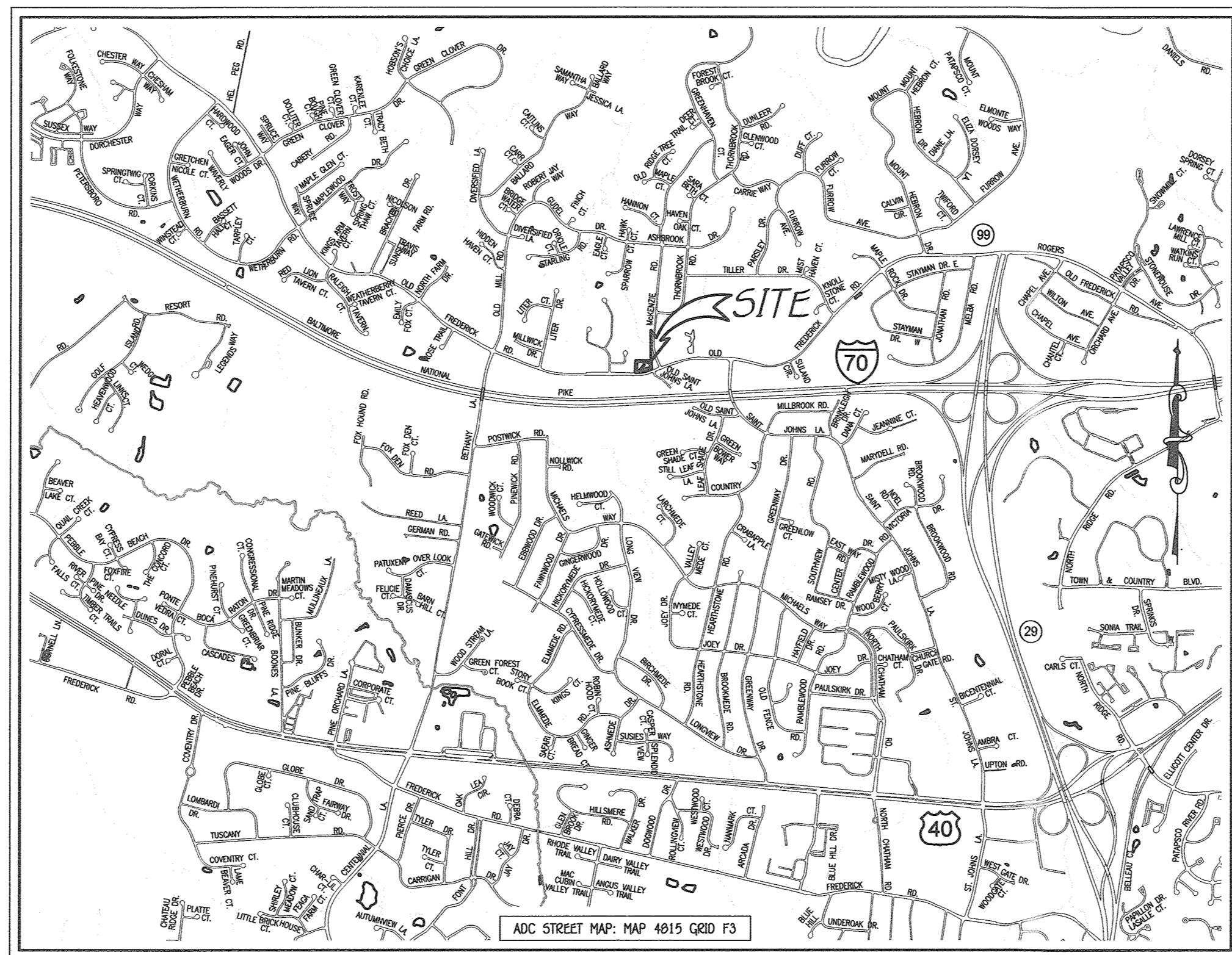
Walter D. ... 8-20-18
Chief, Division of Land Development
John ... 8-15-18
Chief, Development Engineering Division

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2999

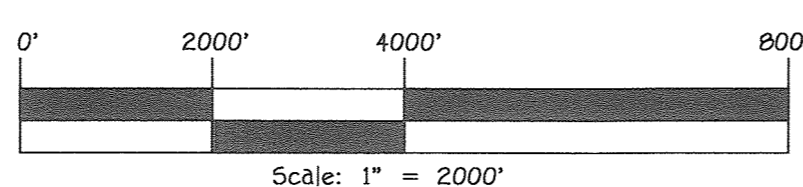
**SUPPLEMENTAL, LANDSCAPE, &
STORMWATER MANAGEMENT PLAN**

**JETT PROPERTY
LOTS 6 AND 7**

**TAX MAP No. 17 GRID No. 15 PARCEL No. 35 LOT No. 3
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**



VICINITY MAP
SCALE: 1" = 2000'



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 1/12/2016.
Stephanie J. Tuttle 7/31/18
STEPHANIE J. TUTTLE, R.L.S., P.E. DATE

DEVELOPER/OWNER
CYNTHIA G. JETT
484 CALHOUN ROAD
EVERETT, PENNSYLVANIA 15537-4230
CONTACT: JAMES JETT
443-257-2796

LEGEND	
SYMBOL	DESCRIPTION
---492---	EXISTING CONTOUR 2' INTERVAL
---490---	EXISTING CONTOUR 10' INTERVAL
---492---	PROPOSED CONTOUR 2' INTERVAL
---490---	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
---SF---	SILT FENCE
---SFP---	SUPER SILT FENCE
---	DRAINAGE LIMITS
---	SOILS LIMIT
---	LIMIT OF DISTURBANCE
---	PROPOSED TREES
---	SLOPES (25% OR GREATER)
---	SLOPES (15% TO 24.9%)
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	FOREST CONSERVATION SIGN
---	FOREST CONSERVATION EASEMENT
---	PLANTING AREA

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 170A AND 170B GA WERE USED FOR THIS PROJECT.
- HOWARD COUNTY MONUMENT No. 170A N 995,410.8266 ELEV. = 481.244
E 1,351,941.1076
- HOWARD COUNTY MONUMENT No. 170B N 594,529.8268 ELEV. = 475.217
E 1,352,722.5920
- SUBJECT PROPERTY ZONED R-20 PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
 - BACKGROUND INFORMATION:
a. SUBDIVISION NAME: JETT PROPERTY
b. TAX MAP NO. 17
c. PARCELS NO. 39
d. ZONING R-20
e. ELECTION DISTRICT: SECOND
f. GROSS AREA OF TRACT = 0.98 AC.
g. NUMBER OF BUILDABLE LOTS: 2
h. NUMBER OF OPEN SPACE LOTS: 0
i. NUMBER OF NON-BUILDABLE BULK PARCELS: 0
j. NUMBER OF BUILDABLE BULK PARCELS: 0
k. NUMBER OF NON-BUILDABLE PARCELS: 0
l. AREA OF BUILDABLE LOTS: 0.98 AC.
m. AREA OF OPEN SPACE LOTS: 0.00 AC.
n. AREA OF NON-BUILDABLE BULK PARCELS: 0.00 AC.
o. AREA OF NON-BUILDABLE BULK PARCELS: 0.00 AC.
p. AREA OF ROADWAY TO BE DEDICATED: 0.00 AC.
q. AREA OF ROADWAY TO BE DEDICATED: 0.00 AC.
r. PREVIOUS FILE NUMBERS: F-95-30, F-95-86
s. AREA OF FLOODPLAIN = 0.00 AC.
t. AREA WITHIN 25% OR GREATER SLOPES = 0.00 AC.
u. NET AREA OF TRACT = 0.98 AC.

- ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-190.
- NOISE STUDY WAS PREPARED BY MMS GROUP DATED JUNE 2013. THE UNMITIGATED 65DBA NOISE CONTOUR LINE DRAWN ON THIS PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE UNMITIGATED 65DBA NOISE CONTOUR LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. EXISTING UTILITIES WERE FIELD LOCATED BASED ON MARKINGS BY MISS UTILITY WHERE POSSIBLE AND SUPPLEMENTED BY INFORMATION BASED ON CONT. NOS. 71-W & 73B-5-B.
- SOILS INFORMATION BASED ON THE NCS WEBSOIL SURVEY.
- THE EXISTING DWELLING (BUILT APPROXIMATELY IN 1920) IS PROPOSED TO BE REMOVED.
- BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED JULY, 2013.
- TOPOGRAPHIC CONTOURS BASED ON FIELD RUN TOPOGRAPHY PREPARED BY FISHER, COLLINS & CARTER, INC. DATED MARCH, 2013.
- THERE ARE NO AREAS OF STEEP SLOPES LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.119.5.
- STORMWATER MANAGEMENT REQUIREMENTS FOR LOTS 6 AND 7 WILL BE MET USING ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT POSSIBLE IN ACCORDANCE WITH MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II, EFFECTIVE IN MAY 2010. THE PROPOSED PRACTICES WILL BE LOCATED ON THE INDIVIDUAL LOTS AS FOLLOWS:
LOT 6: MICRO-BIORETENTION (M-6) FOR THE PROPOSED HOUSE AND NON-ROOFTOP DISCONNECTION FOR SHARED SHARED USE-IN-COMMON DRIVEWAY.
LOT 7: MICRO-BIORETENTION (M-6) FOR THE PROPOSED HOUSE AND DRIVEWAY.
THESE FACILITIES ARE PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- THE 30' PRIVATE USE-IN-COMMON DRIVEWAY ACCESS & UTILITY EASEMENT AND MAINTENANCE AGREEMENT FOR THE SHARE AND BENEFIT OF LOTS 6 AND 7 WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAN.
- THERE ARE NO FLOODPLAIN, WETLANDS, STREAMS, OR TREE BUFFERS LOCATED ON-SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MMS GROUP DATED MAY, 2013.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$4,300.00 (\$16,254 SQ. FT. X \$0.75 = \$4,300.00).
- ENVIRONMENTAL FINDINGS LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED OCTOBER, 2013. NO WETLANDS OR FOREST STANDS ARE PRESENT ON-SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1228 OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- OPEN SPACE REQUIREMENTS ARE PROVIDED BY A FEE-IN-LIEU PAYMENT OF \$1,500.00.
- 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, BERRIS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- A COMMUNITY MEETING WAS CONDUCTED ON JULY 15, 2013 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS. PER SECTION 16.128(D) OF THE SUBDIVISION REGULATIONS.
- ON SEPTEMBER 12, 2013 HISTORIC DISTRICT COMMISSION MEETING APPROVED THE SUBDIVISION PLAN FOR THE JETT PROPERTY AS FILE NO. 13-46 (#1802 OLD FREDERICK ROAD).
- LANDSCAPING FOR LOTS 6 AND 7 ON FILE WITH THIS PLAN IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL A LANDSCAPE SURVEY IN THE AMOUNT OF \$3,750.00 BASED ON (3) SHADE TREES @ \$300/SHADE TREE AND (13) EVERGREEN TREES @ \$150/EVERGREEN TREE WILL BE COMPLETED WITH THE SDP AND BONDED WITH THE BUILDING/GRADING PERMIT.
LOT 6 SURVEY: (1) SHADE TREES @ 300/SHADE TREE & (7) EVERGREENS @ 150/EVERGREEN=\$1,350.00
LOT 7 SURVEY: (2) SHADE TREES @ 300/EVERGREEN=\$2,400.00
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD R/W LINE AND NOT THE PIPESTEM LOT DRIVEWAY.
- NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- SIGN POSTS: ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - SIX (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/SIDEGIES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY ASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DRIVEWAYS SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.01 IN THE VOL. IV DESIGN MANUAL.
- 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. SIGN SHALL BE PROVIDED FOR LOTS 6 AND 7 AT THE INTERSECTION OF MCKENZIE ROAD AND THE USE-IN-COMMON DRIVEWAY.
- THE SOIL BORING REPORT FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS, & CARTER, INC. DATED JANUARY, 2014.
- THE PRIVATE SEPTIC TO BE PROPERLY ABANDONED PRIOR TO SIGNATURE OF THE FINAL PLAT. THE SEPTIC WILL BE PUMPED, COLLAPSED AND FILLED IN AN AGREEMENT WILL BE RECORDED TO HOLD THE DEVELOPER RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF ALL SEPTIC EASEMENTS THAT EXCEED THE PROPOSED LOT LINE BOUNDARIES ONCE PUBLIC SEWER IS GRANTED.
- APPROVAL HAS BEEN GRANTED THROUGH DPW TO ALLOW ACCESS THROUGH THE PARCEL ADJACENT TO MCKENZIE ROAD.
- 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, BERRIS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTION ORIENTATION OF THE PROPOSED HOUSES.
- IN ACCORDANCE WITH SECTION 108.D.4.B.(1)(A)(II) OF THE HOWARD COUNTY ZONING REGULATIONS THE SIDE BUILDING RESTRICTION SETBACK FROM MARYLAND ROUTE 99 IS 50 FEET AND IN ACCORDANCE WITH SECTION 108.D.4.B.(1)(A)(II) THE FRONT BUILDING RESTRICTION SETBACK FROM MCKENZIE ROAD IS 40 FEET WHICH ALSO REFLECTS THE FRONT SETBACK RECORDED ON PLAT NO. 11859.

TITLE SHEET
JETT PROPERTY, LOTS 6 AND 7
RESUBDIVISION OF JETT PROPERTY, LOTS 3-5, PLAT#11859
9602 OLD FREDERICK ROAD, ELICOTT CITY, MD 21042
ZONED: R-20 TAX MAP NO.: 17 GRID NO.: 15
PARCEL NO.: 35 LOT NO.: 3
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JUNE, 2014
SHEET 1 OF 2

LEGEND	
SYMBOL	DESCRIPTION
-492--	EXISTING CONTOUR 2' INTERVAL
-490	EXISTING CONTOUR 10' INTERVAL
-492	PROPOSED CONTOUR 2' INTERVAL
-490	PROPOSED CONTOUR 10' INTERVAL
+499.50	SPOT ELEVATION
-5F	SILT FENCE
-55F	SUPER SILT FENCE
---	DRAINAGE LIMITS
---	SOILS LIMIT
---	LIMIT OF DISTURBANCE
☀	PROPOSED TREES
▨	SLOPES (25% OR GREATER)
▨	SLOPES (15% TO 24.9%)
---	EXISTING TREELINE
---	PROPOSED TREELINE
▲	FOREST CONSERVATION SIGN
---	FOREST CONSERVATION EASEMENT
▨	PLANTING AREA

LANDSCAPING PLANT LIST				
QTY.	KEY	NAME	SIZE	
2	☉	ACER RUBRUM (RED SUNSET RED MAPLE)	2.5" - 3" CAL. FULL CROWN, B&B	
1	☉	TILIA CORDATA 'GREENSPIRE' (GREENSPIRE LITTLELEAF LINDEN)	2.5" - 3" CAL. FULL CROWN, B&B	
10	☉	THUJA PLICATA (GIANT ARBORVITAE 'GREEN GIANT')	5'-6" HT. B&B	
9	☉	ILEX 'NELLIE R. STEVENS' (NELLIE STEVENS HOLLY)	5'-6" HT. B&B	

TOTAL: 3 SHADE TREES, 19 EVERGREENS

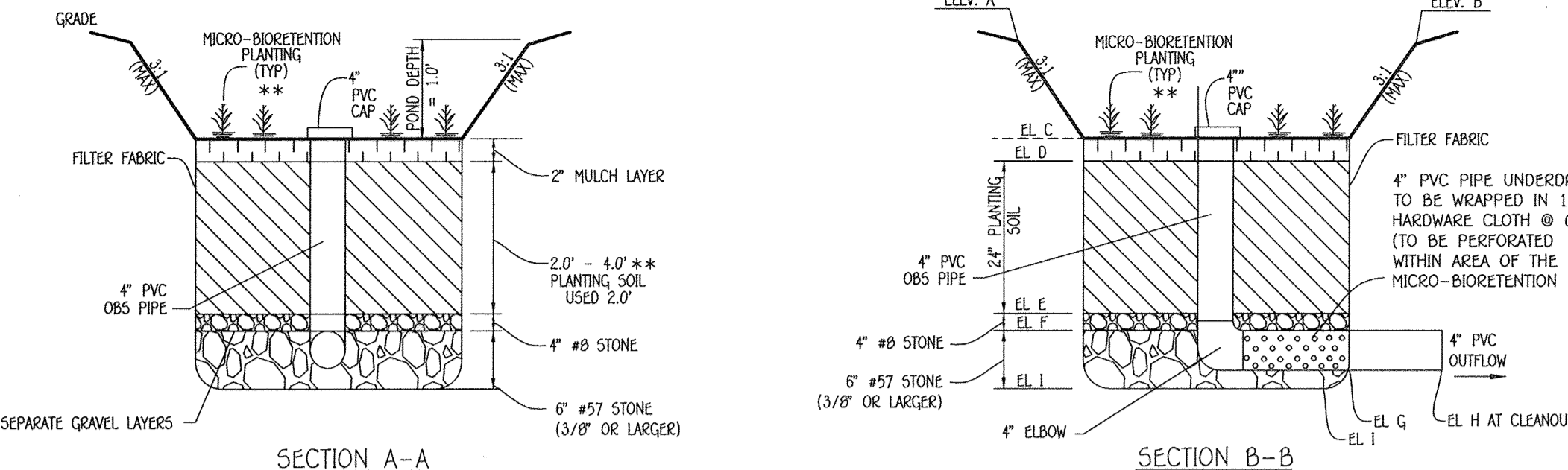
SCHEDULE A - PERIMETER LANDSCAPE EDGE						
PERIMETER	1	2	3	4	5	TOTAL
CATEGORY	SIDE/REAR ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	B	A	A	A	A	
LINEAR FEET OF PERIMETER	196 L.F.	194 L.F.	249 L.F.	133 L.F.	83 L.F.	
CREDIT FOR EXISTING VEGETATION LINEAR FEET (LF) OF CREDIT REMAINING PERIMETER (LF)	N/A	N/A	N/A	N/A	N/A	
NUMBER OF PLANTS REQUIRED	(196/150) = 1.31 OR 4	(194/150) = 1.3 OR 3	(249/150) = 1.66 OR 4	0	(83/150) = 0.55 OR 1	12
SHADE TREES	1	0	0	0	0	2
EVERGREEN TREES	0	0	0	0	0	5
CREDIT FOR EXISTING VEGETATION SHADE TREES	2	0	0	0	0	2
SMALL/MEDIUM DECIDUOUS TREES (2:1 SUBSTITUTION)	1	0	0	0	0	1
NUMBER OF PLANTS PROVIDED	6	2	0	0	0	3
SHADE TREES	1	0	0	0	0	1
SMALL/MEDIUM DECIDUOUS TREES (2:1 SUBSTITUTION)	5	2	0	0	0	19

NOTE: CREDIT TAKEN ALONG PERIMETER 1 FOR ONE (1) SMALL TREE (4" DOGWOOD) AND TWO (2) SHADE TREES (A 17' TRI-STEM SILVER MAPLE AND A 22' SILVER MAPLE).

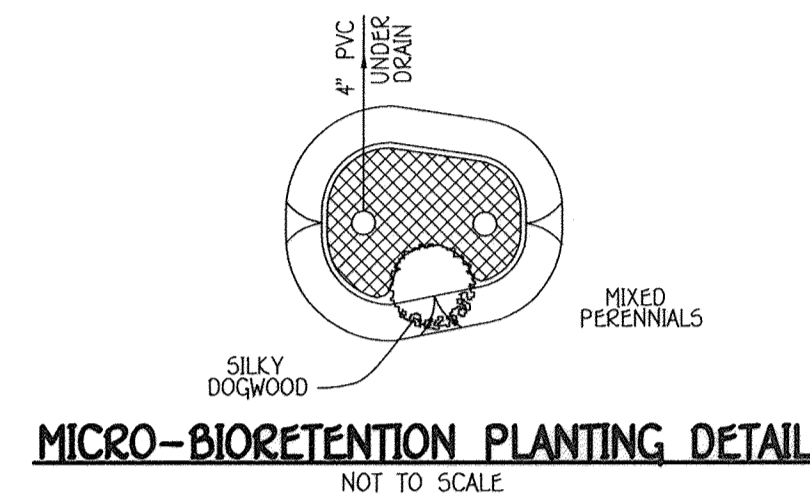
STORMWATER MANAGEMENT SUMMARY CHART

AREA = 0.92 ACRES
RCN = 55
TARGET PE = 1.6"

SWM SUMMARY CHART	
AREA ID	SWM TREATMENT PROVIDED
LOT 6	MICRO-BIORETENTION (M-6)
LOT 7	MICRO-BIORETENTION (M-6)



MICRO-BIORETENTION DETAIL (M-6)
NOT TO SCALE



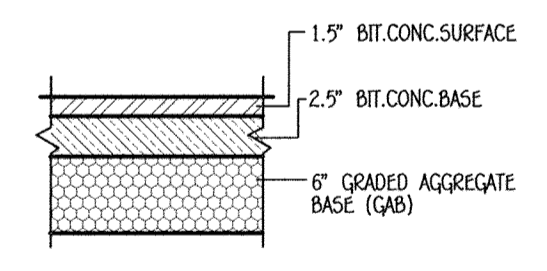
MICRO-BIORETENTION PLANTING DETAIL
NOT TO SCALE



NOTE: PLANT MATERIAL MUST COVER AT LEAST 50% OF THE SURFACE AREA OF THE MICRO-BIORETENTION

MICRO-BIORETENTION & BIORETENTION PLANT MATERIAL			
QUANTITY	NAME	MAXIMUM SPACING (FT.)	
10	MIXED PERENNIALS	1.5 TO 3.0 FT.	
1	SILKY DOGWOOD	PLANT AWAY FROM INLET LOCATION	

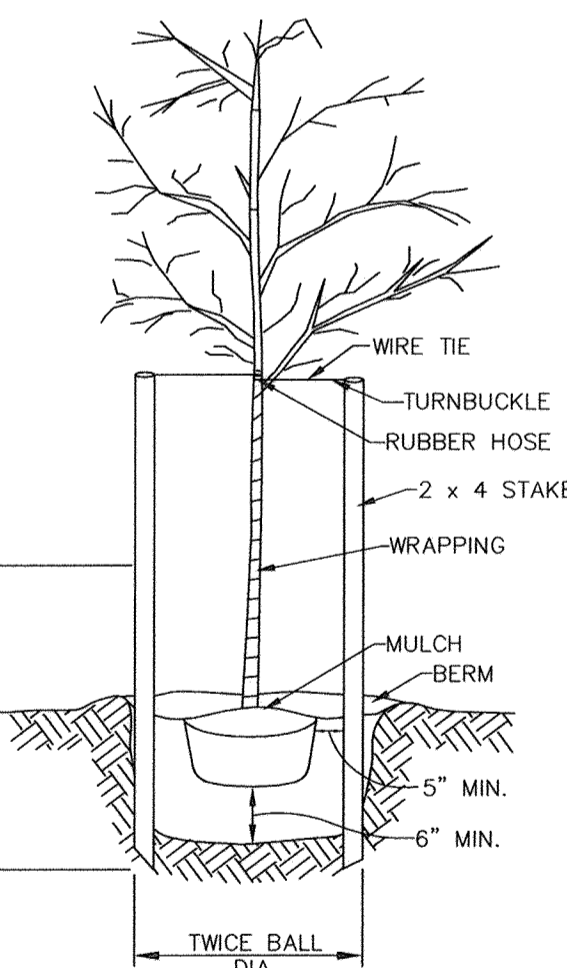
MICRO-BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
1 (LOT 6)	449.10	449.10	448.50	448.33	446.33	446.00	445.67	445.67	445.50
2 (LOT 7)	451.00	451.00	450.00	449.83	447.83	447.50	447.17	447.17	447.00



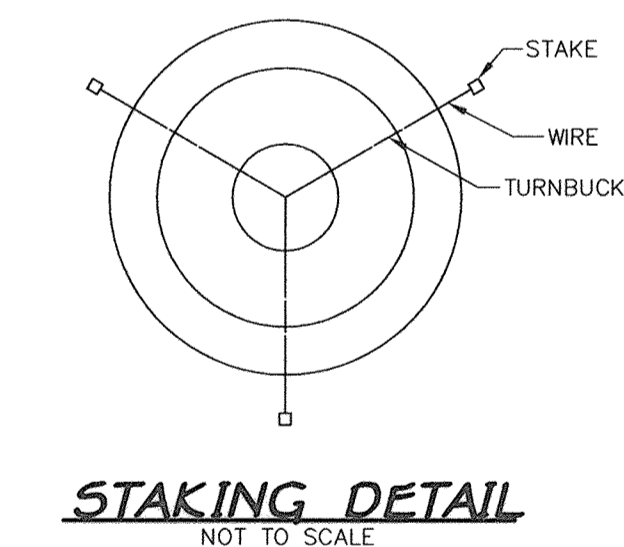
P-1 DRIVEWAY PAVING SECTION
NOT TO SCALE

OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

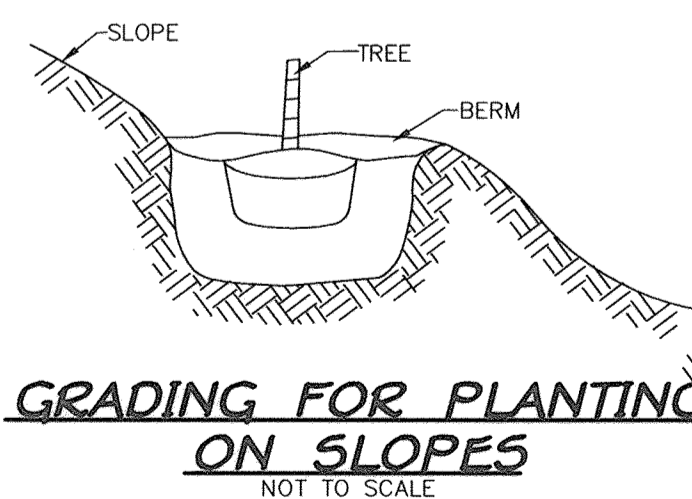
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE 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.



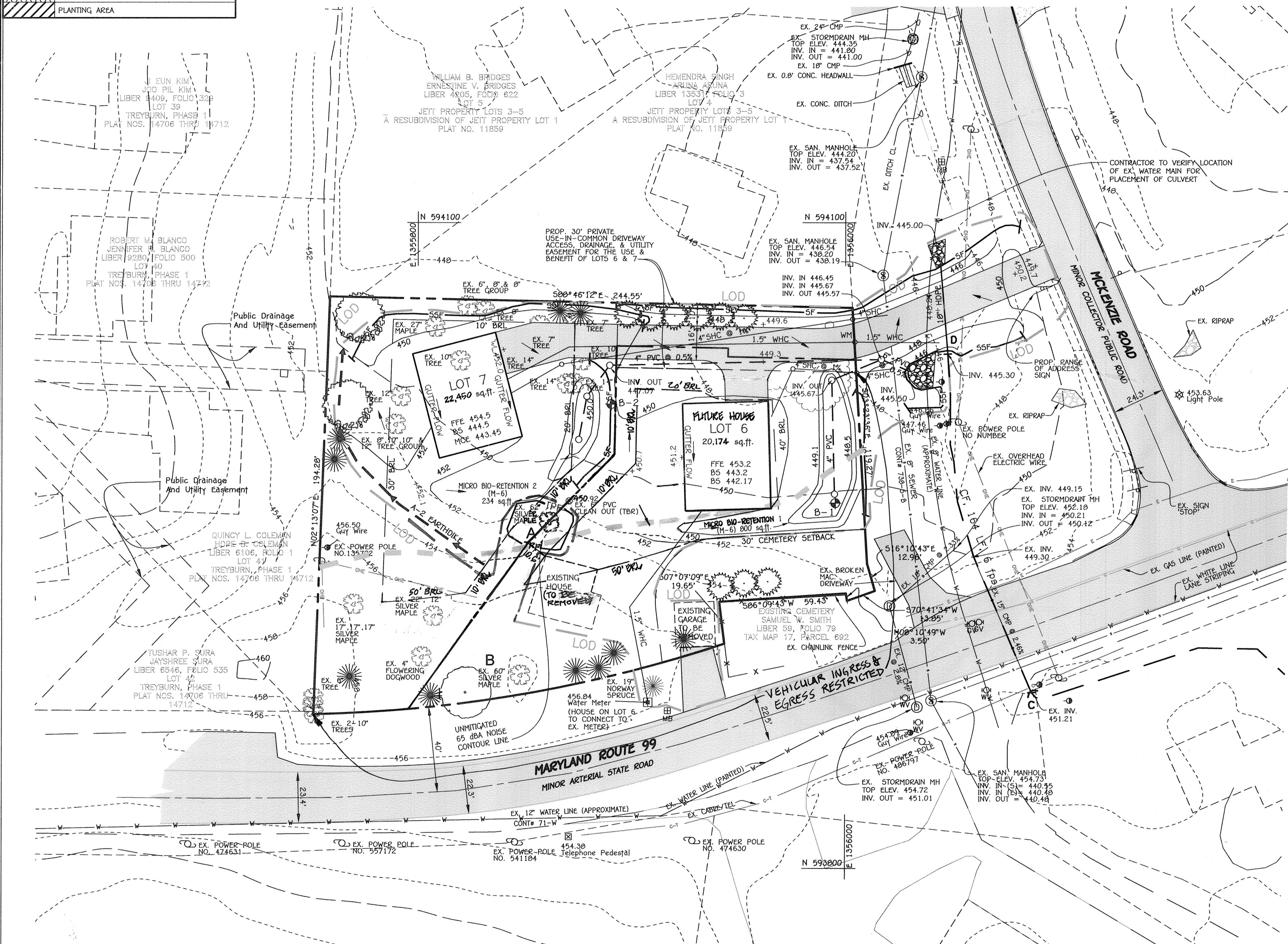
TREE PLANTING
NOT TO SCALE



STAKING DETAIL
NOT TO SCALE



GRADING FOR PLANTING ON SLOPES
NOT TO SCALE



NO.	BY	REVISION	DATE
1	PCG	REVISION LOCATIONS & PERMITS BETWEEN LOTS 6 & 7 AND NOISE EVALUATION TO BEHOLD	8/10/18

Approved: Department of Planning And Zoning
 Chief, Division Of Land Development
 Chief, Development Engineering Division

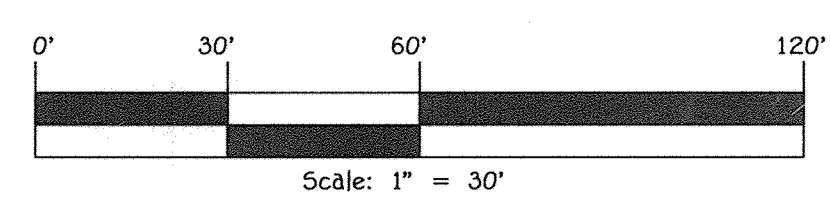
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 1/12/2016.

Stephanie J. Tuttle
STEPHANIE J. TUTTLE, R.L.A., P.E.
DATE: 7/31/18

DEVELOPER/OWNER

CYNTHIA G. JETT
404 CALHOUN ROAD
EVERETT, PENNSYLVANIA 15537-4230
CONTACT: JAMES JETT
413-257-2796



DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

James Jett
DATE: 7-31-18

SUPPLEMENTAL, LANDSCAPE, & STORMWATER MANAGEMENT PLAN
JETT PROPERTY, LOTS 6 AND 7
 RESUBDIVISION OF JETT PROPERTY, LOTS 3-5, PLAT#11859
 9602 OLD FREDERICK ROAD, ELLICOTT CITY, MD 21042
 ZONED: R-20 TAX MAP NO.: 17 GRID NO.: 15
 PARCEL NO.: 35 LOT NO.: 3
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE, 2014
 SHEET 2 OF 2