

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
CeB	CHILLUM LOAM, 2% to 5% slopes --- Type B
SrC	SASSAFRAS AND CROOM SOILS, 5% to 10% slopes --- Type B/C
SrD	SASSAFRAS AND CROOM SOILS, 10% to 15% slopes --- Type B/C

CATEGORY	ADDITIONAL TO PERIMETER
PERIMETER/FRONTAGE DESIGNATION	1
LANDSCAPE TYPE	30A
LINEAR FOOT OF PERIMETER	30A
CREDIT FOR EXISTING VEGETATION (YES, NO, LUSAR FEET, SPECIES, STUBS, HEIGHT)	2.5
CREDIT FOR WALL FENCES (SUBURBAN)	2.16
CREDIT FOR WALL FENCES (SUBURBAN)	1.0
NUMBER OF PLANTS REQUIRED	84
SHADE TREES	1:60 (2)
SMALL TREES	
NUMBER OF PLANTS PROVIDED	2
SHADE TREES	
SMALL TREES	
OTHER TYPES (LIST SPECIES)	
SHADE TREES (LIST SPECIES)	
SMALL TREES (LIST SPECIES)	
DECIDUOUS TREES (LIST SPECIES)	
CONIFER TREES (LIST SPECIES)	
DECIDUOUS TREES (LIST SPECIES)	
CONIFER TREES (LIST SPECIES)	

PERMIT INFORMATION BLOCK					
SUBDIVISION NAME:	MARSHALEE WOODS	SECTION/AREA:	2/5	LOTS:	150-152
PLAT NO.	17089-17093	BLOCK(S)	5	ZONING	R-12
TAX MAP NO.	37	ELECTION DISTRICT	1ST	CENSUS TRACT	6011.01

LOT #	ADDRESS
150	6481 MARSHALEE DRIVE
151	6485 MARSHALEE DRIVE
152	6489 MARSHALEE DRIVE

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT CONTROL NOTES & DETAILS

OWNERS
 HUGH F. COLE, JR., TRUSTEE
 JOHN F. LIPARINI, TRUSTEE
 7310 ESQUIRE CT., STE 14
 ELK RIDGE, MD 21075
 410-379-8681

DEVELOPER'S CERTIFICATE
 I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *[Signature]* DATE: 9/26/12

CELESTINE HOWARD PLANNERS, LLC
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATURAL RESOURCE CONSERVATION SERVICE.

Signature: *[Signature]* DATE: 9/18/12

R. JACOB HIKMAT P.E.
 PRINTED NAME OF ENGINEER

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

Signature: *[Signature]* DATE: 10/25/12
 Signature: *[Signature]* DATE: 10/11/12
 Signature: *[Signature]* DATE: 9/18/12

GENERAL NOTES:

- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS ALLOWED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 17-112 OF THE HONORABLE COUNTY CODE AND THE LANDSCAPE MAINTENANCE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ALONG THE PERIMETER OF LOTS 150 AND 152 IS BEING MET THROUGH THE RETENTION OF A MINIMUM OF 20' WIDE EXISTING LANDSCAPE EDGE AS SHOWN ON THIS PLAN.
- LANDSCAPE SCHEDULE NOTE:
- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AND SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH BEST PRACTICES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO DIGGING. IF PLANT DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
- AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HONORABLE COUNTY LANDSCAPE MAINTENANCE. NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING & ZONING.
- 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.

NOTES:

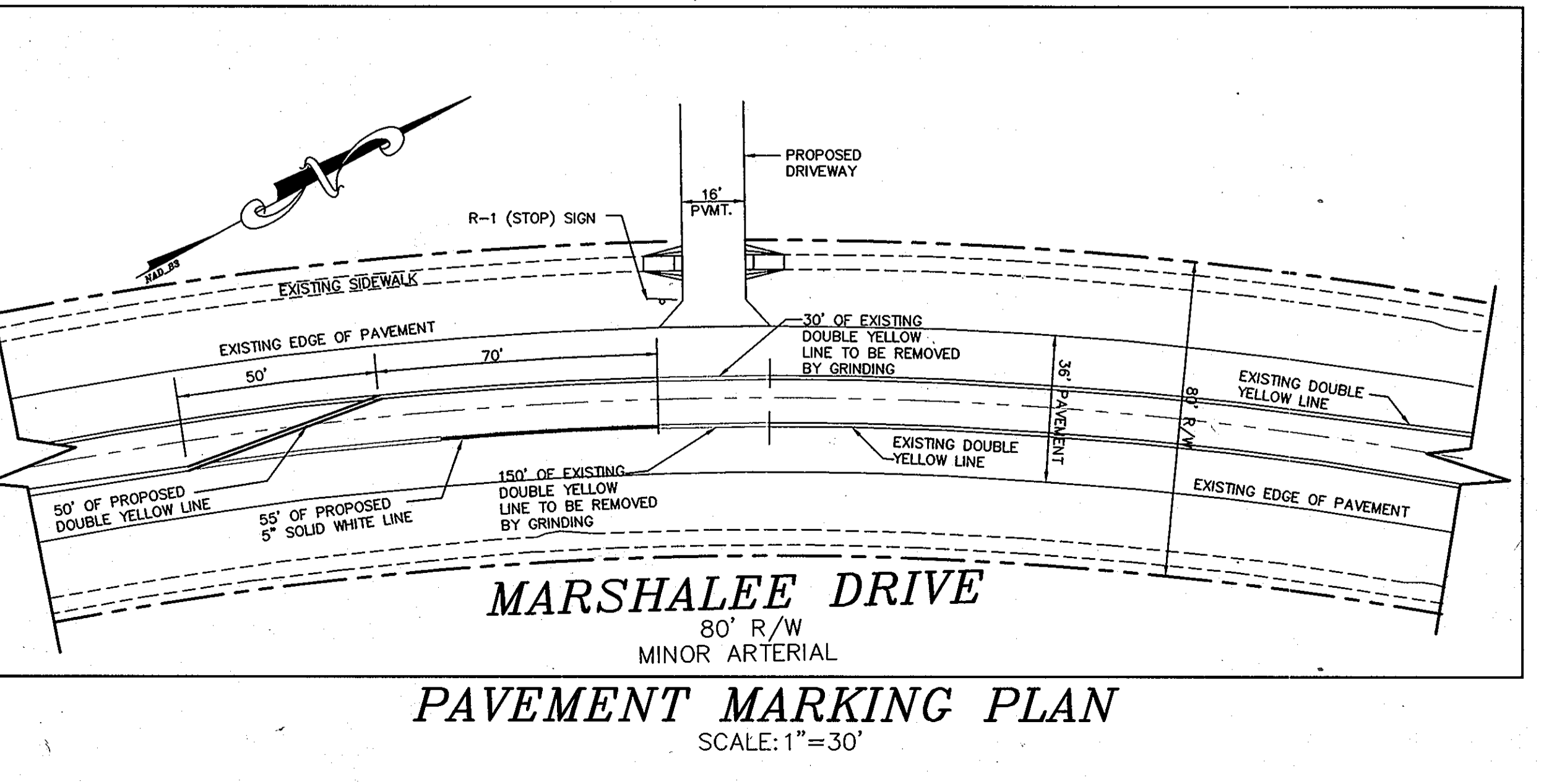
- SEE LANDSCAPE SCHEDULE FOR SPECIFICATIONS OF PLANT MATERIALS. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AND SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH BEST PRACTICES.
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TREE PLANTING AND STAKING
 DECIDUOUS TREES UP TO 2-1/2" CALIPER. N.T.S.

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP. DATE 03/14

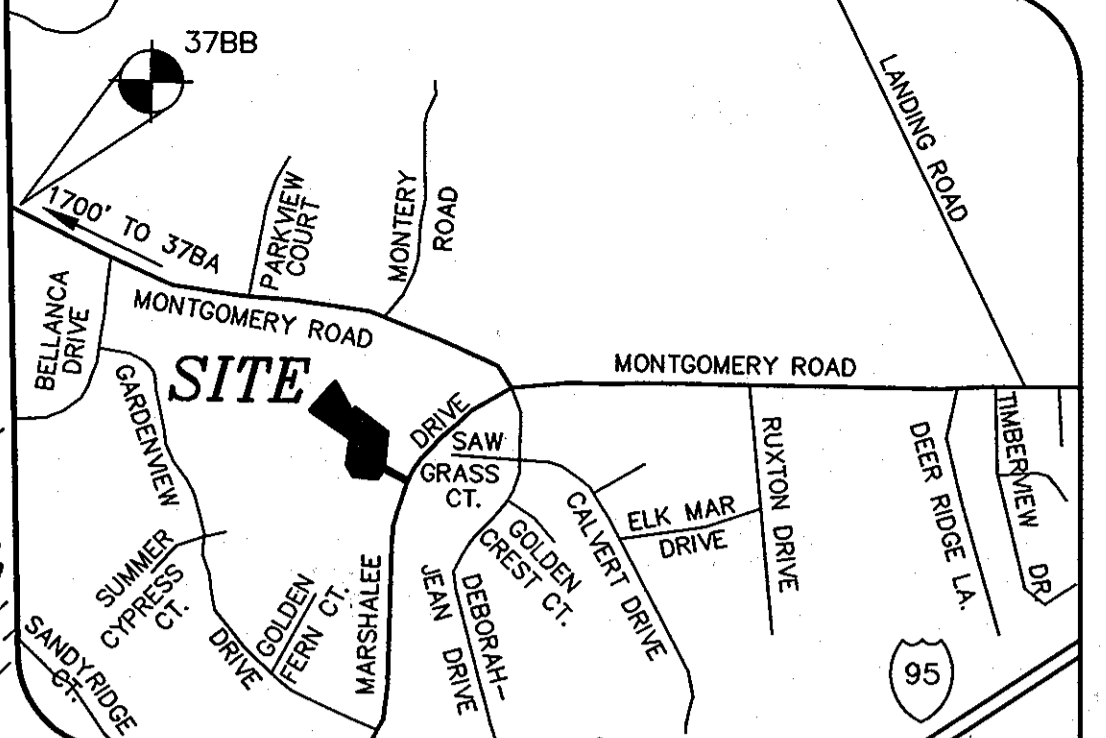
Signature: *[Signature]* DATE: 9/18/12
 R. JACOB HIKMAT P.E.

KEY	QTY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
AR	2	ACER RUBRUM OCTOBER GLORY*	2 1/2" - 3" CAL	6-8'S
		OCTOBER GLORY RED MAPLE		



LEGEND:

- EXISTING TREE LINE
- PROPOSED TREE LINE
- EX. 30' PUBLIC WATER, SEWER AND UTILITY EASEMENT
- EX. 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 150 THRU 152, OPEN SPACE 149 & NON-BUILDABLE BULK PARCEL A
- EX. STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- LIMITS OF DISTURBANCE
- PROPOSED SHOE TREE



GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- 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/CONSTRUCTION INSPECTIONS AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
 MISS UTILITY: 1-800-257-7777
 VERIZON TELEPHONE COMPANY: (410) 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES: (410) 313-4900
 AT&T CABLE LOCATION DIVISION: (410) 393-3533
 BALTIMORE GAS & ELECTRIC: (410) 685-0123
 STATE HIGHWAY ADMINISTRATION: (410) 531-5533
 HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION: (410) 313-1880
- PROJECT BACKGROUND:
 LOCATION: TAX MAP 37, PARCEL 682, GRID 5
 ZONING: R-12
 TOTAL LOT AREA: 1.17 AC ±
 LIMIT OF DISTURBED AREA: 1.31 AC ±
 AREA OF PLAN SUBMISSION: 1.41 AC ±
 MINIMUM LOT SIZE: 12,000 SQ.FT.
 PROPOSED USE FOR SITE: RESIDENTIAL.
 TOTAL NUMBER OF UNITS: 3
 TYPE OF PROPOSED UNIT: SFD
 DPZ FILES: F-04-95, F-96-66, F-96-30, WP-12-091
 DEED REFERENCE: LIBER 8596 FOLIO 513 PLAT NOS. 17089-17093.
- TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHY PERFORMED BY WINGS AERIAL MAPPING IN DECEMBER 2009.
- BOUNDARY SHOWN HEREON BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY MILDBERG, BOENDER AND ASSOCIATES ON OR ABOUT FEBRUARY 2010.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NAVD88 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37BA & 37BB.
 37BA N 563785.6421 E 1376343.2088 ELEV. 393.935
 37BB N 563663.4488 E 1378040.5059 ELEV. 373.014
- NO CEMETERIES EXIST ON SITE.
- NO HISTORIC STRUCTURE EXISTS ON SITE.
- NO WETLANDS, STREAMS, 25% STEEP SLOPES OR FLOODPLAINS EXIST ON SITE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER CONTRACT NO. 14-4697-D WILL BE UTILIZED.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL DRIVEWAY ENTRANCES TO BE HOWARD COUNTY STD. R-6.06 UNLESS OTHERWISE NOTED.
- 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" MIN.)
 C) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADII.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 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.
- PER SECTION 128 OF THE ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- 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 APPROVED F-96-030, F-96-082 & F-96-086.
- THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING OF ALL PLANT MATERIALS, 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. (SEE GENERAL NOTE 22).
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED UNDER APPROVED F-96-30.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
- A DECLARATION OF MAINTENANCE OBLIGATIONS FOR THE USE-IN-COMMON ACCESS AREA WAS APPROVED UNDER F-96-066 (PLATS 12461-12463) AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 3817 FOLIO 251, AND WAS AMENDED UNDER A RESOLUTION RECORDED IN LIBER 8821 FOLIO 004, F-04-095 (PLATS 17089-17093).
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MAINTENANCE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING ALONG THE PERIMETER OF LOTS 150 AND 152 IS BEING MET THROUGH THE RETENTION OF A MINIMUM OF 20' WIDE EXISTING LANDSCAPE EDGE AS SHOWN ON THIS PLAN.
- 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 (1 1/2" GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (1 1/2" GAUGE) - 3" LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- ON 1-11-12 THE PLANNING DIRECTOR APPROVED WP-12-091 + GRANTED A 1-YEAR TIME EXTENSION - UNTIL 12-8-12 TO EXECUTE THE DEVELOPER'S AGREEMENT #14-4697-D, PAY ALL FEES, POST ALL SURETIES + SUBMIT PLAN ORIGINALS FOR SIGNATURE APPROVAL.

Project	date	description	revision
SEP-2012	09-018	engineering	MBS
		illustration	MBS
		scale	MBS
		approval	RJH

NO.	DATE	DESCRIPTION
1	2/4/13	REVISE TRAIL STOCKPILE LOCATION
2	02/11/13	REVISE TRAIL STOCKPILE LOCATION
3	02/11/13	REVISE TRAIL STOCKPILE LOCATION

MARSHALEE WOODS, LOTS 150 THRU 152
 SECTION TWO - AREA FIVE - PLATS 17089-17093
 TAX MAP # 37 GRID 5 PARCEL 682
 HOWARD COUNTY, MD
SITE DEVELOPMENT PLAN
 FIRST ELECTION DISTRICT

MILDBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deepwater Road, Suite 150, Elkridge, MD 21075
 (410) 997-0296 Fax (410) 997-0298 Fax

