

SOIL DESCRIPTION		
SYMBOL	HYDROLOGICAL GROUP	DESCRIPTION
Fo	D	FALLSINGTON SANDY LOAM (HYDRIC), 0-2% SLOPES.
Ru/C	C	RUSSETT-BELTSVILLE SOIL, 5-10% SLOPES.
UcD	D/B/C	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5-15% SLOPES

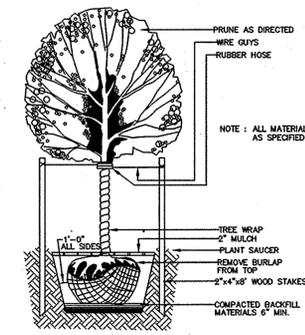
PERMIT INFORMATION BLOCK					
SUBDIVISION NAME: N/A		SECTION/AREA: N/A	PARCEL: 345 LOT N/A		
PLAT NO. N/A	BLOCK(S) 11	ZONING R-12	TAX MAP NO. 47	ELECTION DISTRICT SIXTH	CENSUS TRACT 606905

ADDRESS CHART

PAR.	ADDRESS
345	8401 COMMERCIAL ST.

SCHEDULE A : PERIMETER LANDSCAPED EDGE

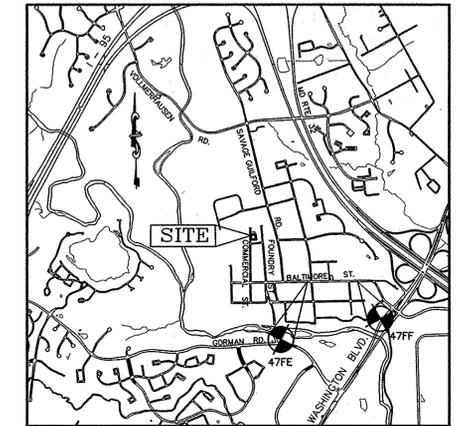
CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTALS
	A (PERIMETER #1)	A (PERIMETER #2)	A (PERIMETER #3)	
LANDSCAPE TYPE	103.67 L.F.	115.95 L.F.	122.64 L.F.	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	0 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES	0 SHADE TREES 0 EVERGREEN TREES
NUMBER OF PLANTS PROVIDED	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES (2:1 SUBSTITUTION) 0 SHRUBS (10:1 SUBSTITUTION)	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4	☉	ACER RUBRUM	RED SUNSET/RED MAPLE OR EQUIVALENT	2-1/2" - 3" CAL.
2	☉	QUERCUS RUBRA	NORTHERN RED OAK OR EQUIVALENT	2-1/2" - 3" CAL.

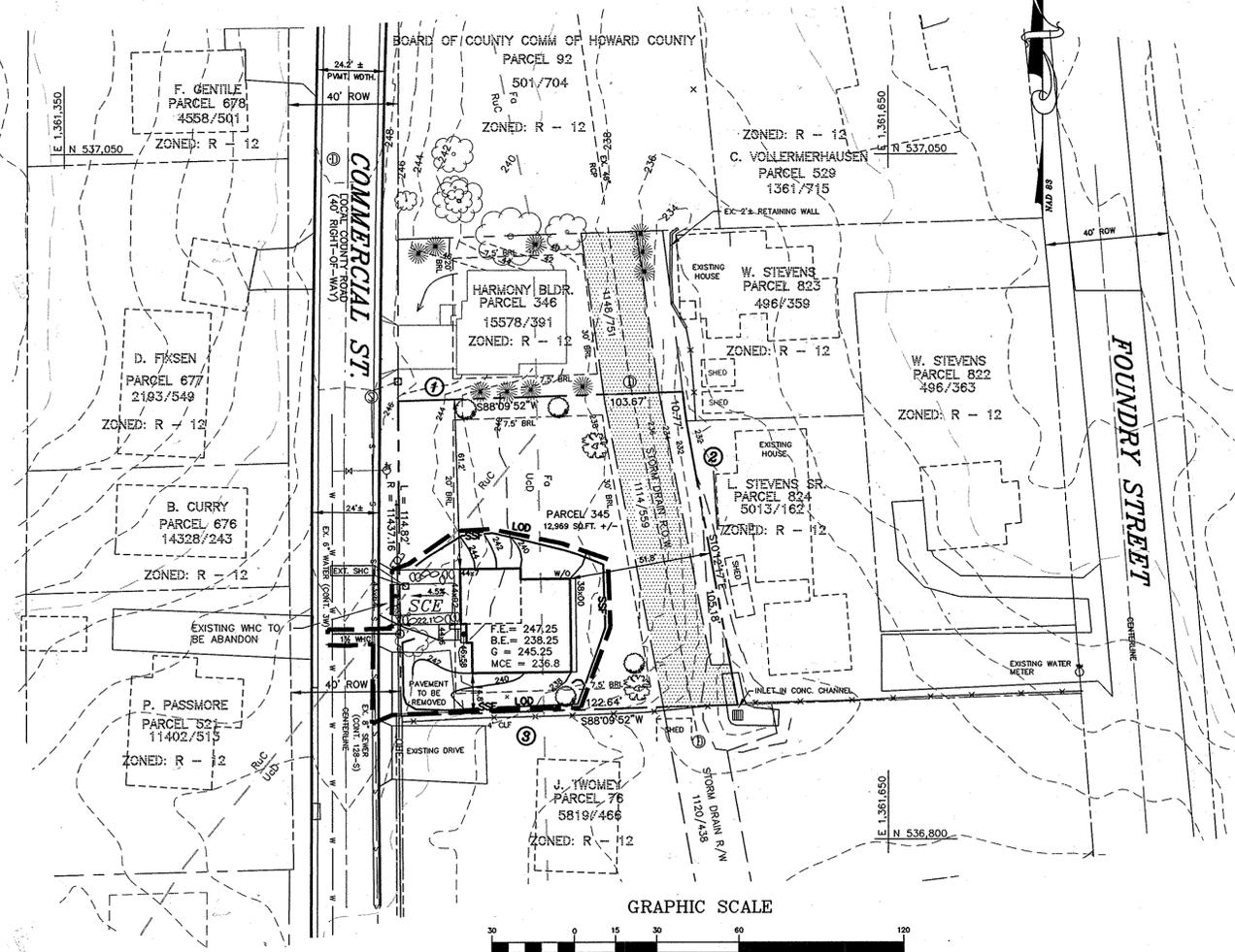


VICINITY MAP

SCALE: 1"=200'
ADC MAP: 40 GRID: E4

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- SITE ANALYSIS DATA:**
LOCATION: TAX MAP: 47 PARCEL: 345
ELECTION DISTRICT: SIXTH
ZONING: R-12
TOTAL AREA: 0.298 AC ± (12,969 S.F.)
LIMIT OF DISTURBED AREA: 0.114 AC ± (4,987 S.F.)
PROPOSED USE FOR SITE: RESIDENTIAL
TOTAL NUMBER OF UNITS: 1
PARKING REQUIRED: 2.5 PROVIDED: 4
TYPE OF PROPOSED UNIT: SFD
DEP FILE NOS: L15578 F.391
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT MARCH 2014.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.47FE & 47FF.
STA. No. 47FE: N 535,756.212 E 1,362,155.264 ELEV. 208.293
STA. No. 47FF: N 535,829.538 E 1,363,271.350 ELEV. 211.602
- NO STEEP SLOPES (FOR A VERTICAL HEIGHT OF 10 FEET OR MORE), WETLANDS, STREAMS AND/OR FLOODPLAINS EXIST ON SITE.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- a. SUBJECT PROPERTY ZONED R-12 RESIDENTIAL PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
b. IN ACCORDANCE WITH SECTION 128.0.A OF THE HOWARD COUNTY 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.
c. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW PAVING OR STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
d. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
- SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" INCH MINIMUM).
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
- STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS 9H25 LOADING.
- DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 3-W AND 128-S.
- EXISTING UTILITIES ARE BASED ON ACTUAL FIELD LOCATIONS, IN COMBINATION WITH EXISTING WATER AND SEWER CONTRACTS.
- SEWER HOUSE CONNECTION ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE OR EASEMENT LINE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE:
MISS UTILITY 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
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$1,800.00 FOR 6 SHADE TREES AND 0 EVERGREEN TREES WILL BE POSTED WITH THE 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 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.
- THIS PLAN IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS. LIMITS OF DISTURBANCE IS LESS THAN 5,000 S.F. OF NET DISTURBANCE (4,987 S.F.). A SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN WAS APPROVED ON 4/30/2015.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i) BECAUSE IT IS A SINGLE LOT SMALLER THAN 40,000 SQUARE FEET.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- THE SITE EXISTS OUTSIDE THE 65-DBA NOISE ZONE. NO NOISE STUDY IS REQUIRED.
- ALL EXISTING BUILDINGS ON PARCEL 345 HAVE BEEN REMOVED.
- THIS PLAN HAS BEEN APPROVED TO USE THE STANDARD SEDIMENT AND EROSION CONTROL PLAN.



LEGEND

- ☉ EX. TREE
- ☉ EX. POWER POLE
- OVERHEAD ELEC.
- ☉ EX. SANITARY MH
- CLEAN OUT
- EX. TRENCH
- WATER METER
- MINOR CONTOUR
- MAJOR CONTOUR
- SCB STABILIZED CONSTRUCTION ENTRANCE
- SSF PROPOSED SILT FENCE
- LOD LIMITS OF DISTURBANCE
- ③ PERIMETER LANDSCAPING
- ⊕ EX. FIRE HYDRANT

DEVELOPER'S/OWNER'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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

OWNER: *[Signature]* DATE: 7/27/15

OWNER/DEVELOPER

HARMONY BUILDERS, INC.
4228 COLUMBIA ROAD
ELLCOTT CITY, MARYLAND 21042
410-461-0833

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature]
DIRECTOR

8-12-15
DATE
8-14-15
DATE
8-14-15
DATE



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 8/03/16.

R. JACOB HIKMAT P.E. DATE: 7/27/15

ROCKBURNE 34
1" = 32'

