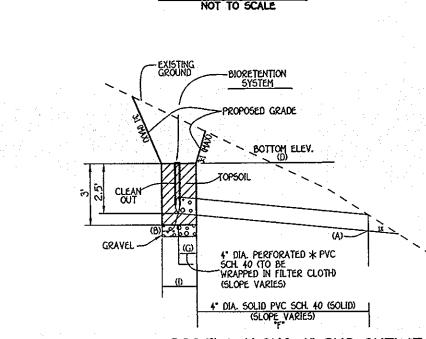
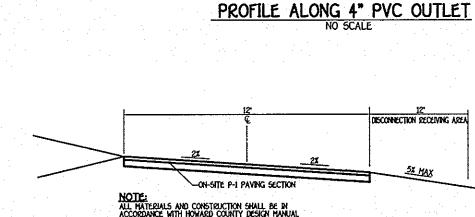
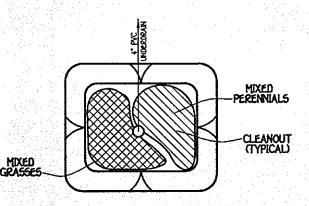


GRADING FOR PLANTING STAKING DETAIL ON SLOPES NOTE: REMOVE BURLAP FROM







BIORETENTION SYSTEM

TOPSOIL

PROFILE ALONG 4" PVC UNDERDRAIN

GRAVEL >

BOTTOM ELEV.

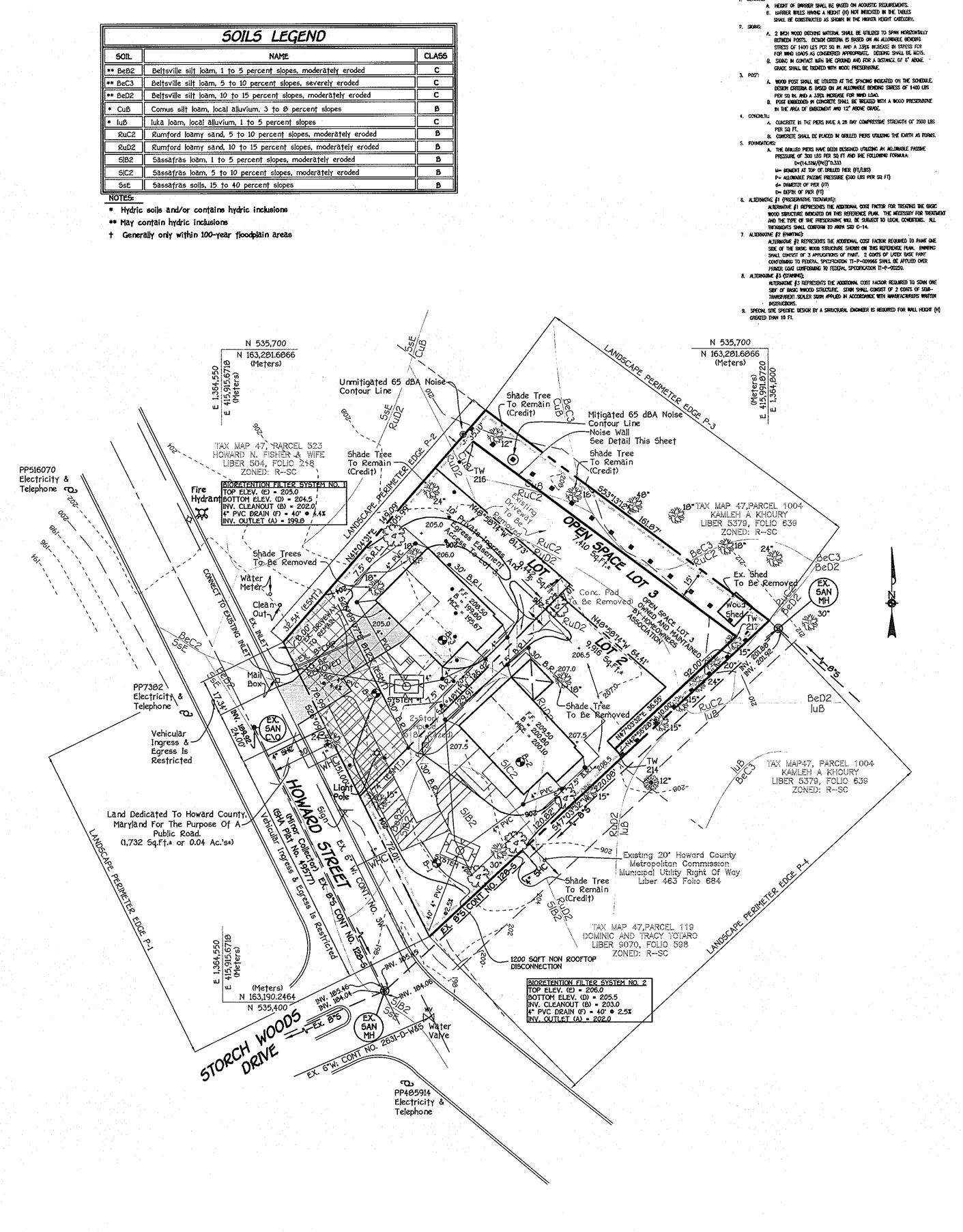
BIORETENT	ION FILTER	•1 PLANT MATERIAL				
QUANTITY	NAME	MAXIMUM SPACING (FT.)				
50	MIXED PERENNIALS	1 FT.				
50	MIXED GRASSES	1 FT.				

TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION

	BIORETENTION FILTER DATA											
	BIORETENTION FILTER	A	В	С	D	£	F	G	Н	I	J	K
.	1	199.8	202.0		204.5	205.0	50°	5.0°		10'	11"	0.91
	2	202.0	203.0		205.5	206.0	40*	5.0	_	10*	11'	0.91

PRIVATE BIORETENTION FILTER OPERATION & MAINTENANCE SCHEDULE

FISHER, COLLINS & CARTER, INC.



APPROVED: DEPARTMENT OF PLANNING AND ZONING 9/25/08 DATE LEGEND Denotes Revertible Slope Easement (Liber 977, Folio 401) & (SHA PLat 49577 Denotes Private Use-In-Common Access \triangle Easement For Lot 1, Lot 2 And Lot 3.

Unmitigated 65 dBA Noise Contour Line DEVELOPER Mitigated 65 dBA Noise Contour Line Pacesetter Homes, Inc. Post Office Box •841 7 10' Private Ingress And Egress Easement Ellicott City, Maryland 21041 Phone: (410) 737-0743 $\angle \angle$ For Open Space Lot 3.

OWNER Eric L. Bers Post Office Box *841 Ellicott City, Maryland 21041 Phone: (410) 737-0743 Attn: Eric L. Bers

VICINITY MAP SCALE : 1" = 1,200' SECTION FOR CONSTRUCTION OF NOISE BARRIER WALL REFER TO COUNTY DETAILS R-9.05 & R-9.06 1. Subject Property Zoned R-SC Per The 2/02/04 Comprehensive Zoning Plan And The "Complite" Zoning Regulation Amendments, Coordinated Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 47F5 And East 1,366,415.200 This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About Oct. 2005 By Fisher, Collins & Carter, Inc. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way. Denotes Concrete Monument Set With Cap "F.C.C. 106". 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: a) Width - 12 Feet (16 Feet Serving More Than One Residence): b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius: d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25-Loading): e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface; 12. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. 13. Water Quality Volume (WQV) And Groundwater Recharge Volume (Rev) Stormwater Management Requirements Are Proposed To Be Met In Accordance With The 2000 Stormwater Management Design Manual By Applying The Criteria Found In Chapter 3, Section 3.4 "Stormwater Filtering Systems" And Chapter 5, Section 5.3 "Disconnection Of Non Rooftop Runoff Credit". The Site Is Exempt From Providing Channel Protection Volume (CPV) Requirements Because The CPV Discharge Rate From The Site Does Not Exceed 2.0 cfs. 14. No Cemeteries Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory Map. 15. Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated September 28, 2006. 16. Landscaping For Lots 1 And 2 On File With This Plat 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 Surety For Five (5) Shade Trees In The Amount Of \$1,500.00 Is Provided With Opin Device Advance Landscaping And Surety Will Be Deferred Until The SDP. Lot 1 Surety (1 Shade Trees • \$300/Shade Tree) = \$300.00 Lot 2 Surety (4 Shade Trees • \$300/Shade Tree) = \$1,200.00 17. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations as Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July, 20,2006. 18. The 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise 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.

19. No 100 Year Flood Plain Exists On Site. 20. Previous Department Of Planning And Zoning File Number: None 21. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.1228 Of The Howard County Code. 22. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That

23. The Existing Dwelling/Structure(s) And Accessory Structures Located On Lots 1 And 2 Are To Be Removed Prior To Plat Recordation 24. A Private Use-In-Common Driveway Access And Maintenance Agreement For Shared Driveway Is Recorded Simultaneously With This

25. Lots 1 And 2 Do Not Include Wetland, Stream, Associated Wetland Buffers And Stream Buffers, Forest Conservation Easements And Associated Buffers And Steep Slopes Greater Than 25%. 26. Noise Study Prepared By Mars Group Dated June, 2006.

27. This Subdivision Is Exempt From Providing Forest Conservation In Accordance With Section 16.1202 (b)(1)(i) For Development On Land Which is Less Than 40,000 Square Feet.

28. No Non-Tidal Wetlands Exist Within The Limits Of The Subdivision.

29. The Proposed Noise Wall Shall Be In Place Prior To Issuing The Use And Occupancy Permit For Lots 1 And 2. Refer To The Approved Supplemental Plan For Noise Barrier Wall Construction Details. 30. Articles Of Incorporation For The Homeowners Association Was Filed With The Maryland State Department Of Assessment And

31. Open Space Lot 3 Will Be Owned and Maintained By A Homeowners Association. The 6 Foot High Noise Wall/Barrier Located Within

Open Space Lot 3 Will Be Maintained By The Homeowners Association. 32. The Topography Shown Hereon Is Based On A Field Run Survey With 2 Foot Contour Intervals Performed On Or About October 2005 By Fisher, Collins And Carter, Inc.

33. Open Space Tabulation a). Open Space Required = (0.639 Ac)X25% = 6,9585q.Ft. b). Total Open Space Provided: 7,410 Sq.Ft. c). Credit Open Space = 7,044 Sq.Ft.

NOISE WALL PRIVATE

SECTION B-B

ELEVATION

General Notes:

Station No. 47FS North 539,905.024

Station No. 48AB North 538,384.453

Denotes Iron Pin Set With Cap "F.C.C. 106".

Denotes Concrete Monument Or Stone Found.

Maintenance - Sufficient To Ensure All Weather Use.

B.R.L. Denotes Building Restriction Line.

Denotes Iron Pipe Or Iron Bar Found.

Coating. (1 - 1/2" Minimum):

All Lot Areas Are More Or Less (*).

SUPPLEMENTAL PLAN TOPOGRAPHIC, SOILS, STORMWATER MANAGEMENT AND PERIMETER LANDSCAPING

> PROPERTY OF ERIC L. BERS

Lots 1 And 2 Open Space Lot 3

Zoned: R-5C

Tax Map: 47 Grid: 12 Parcel: 524 Sixth Election District Howard County, Maryland

> Scale 1"=30" Date: AUGUST 28, 2008 Sheet 1 of 1