

GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- DEED REFERENCE: L. 6595/F. 28
- THE PROJECT BOUNDARY IS BASED ON THE RECORD PLAT FOR CANBURY WOODS, LOTS 137-170, SECTION 2, AREA 2, PLAT NO. 8086.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY TOPOGRAPHY AND FIELD RUN TOPOGRAPHY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST 2004.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC.
- STORMWATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT. WQV AND CPV ARE TO BE PROVIDED BY MICROPOOL EXTENDED DETENTION. THE SWM FACILITY WILL BE LOCATED ON OPEN SPACE LOT 13 AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- NO WETLANDS OR STREAMS ARE LOCATED ON-SITE.
- NO 100-YR FLOODPLAIN IS LOCATED ON-SITE.
- FOREST STAND DELINEATION PLAN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED AUGUST 2004. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL SHALL BE COMPLIED WITH.
- APFO TRAFFIC STUDY PREPARED BY MARS GROUP, DATED JUNE 2004.
- ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.
- STREET LIGHTING IS REQUIRED AND SHALL BE COMPLIED WITH FOR THIS DEVELOPMENT.
- A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON-SITE.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- STREET TREES ARE REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN STREET LIGHTS AND ANY TREE.
- OPEN SPACE LOT 13 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND TO THE APRIL 13, 2004 ZONING REGULATIONS.
- A DESIGN MANUAL WAIVER REQUEST, DATED DECEMBER 1, 2004, HAS BEEN SUBMITTED AND APPROVED WHICH WAIVES THE REQUIREMENT THAT A STANDARD CROSS SECTION FOR THE PROPOSED ROAD BE USED.
- REFERENCE WP-05-75, APPROVED MARCH 2, 2005 TO WAIVE SECTION 16.155(o)(2) OF THE REGULATIONS DATED MARCH 2, 2005 REQUIRING A SITE DEVELOPMENT PLAN FOR MASS GRADING A SITE INTENDED FOR FUTURE RESIDENTIAL CONSTRUCTION. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - SUBMIT THE REQUIRED DOCUMENTATION TO SOIL CONSERVATION DISTRICT FOR GRADING AND SEDIMENT AND EROSION CONTROL REVIEW.
 - SUBMIT A GRADING PERMIT APPLICATION ALONG WITH A FOREST CONSERVATION DECLARATION OF INTENT FOR CLEARING LESS THAN 40,000 S.F. OF FOREST ON A SINGLE LOT.
 - SECURE THE NECESSARY PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - NO GRADING IS PERMITTED WITHIN THE FOREST ON STEEP SLOPES OR WITHIN THE STREAM BUFFER. MODIFY THE CONFIGURATION OF THE CELLS 16 AND 22 IN ORDER TO EXCLUDE THE STREAM BUFFER FROM THOSE CELLS. SHOW CLEAR LIMIT OF DISTURBANCE ON ALL APPLICATIONS.
 - RESTORE THE SITE TO GRADE AND STABILIZE THE SITE IMMEDIATELY AFTER OF THE DEBRIS.
 - FULFILL ALL OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM WITH THE SUBDIVISION OF THE PECORARO PROPERTY. IF SOME LIMITED CLEARING OF FOREST IS REQUIRED WITH THE MASS GRADING, INCLUDE THAT IN THE DOI AND ACCOUNT FOR IT ON FUTURE FOREST CONSERVATION PLAN FOR SUBDIVISION OF THE PECORARO PROPERTY.
- LOTS 10, 11, & 12 WILL UTILIZE USE-IN-COMMON DRIVEWAY. HOWARD COUNTY STANDARD DETAIL NO. R-6.06 WILL BE UTILIZED FOR THE ENTRANCE AT THE INTERSECTION OF THE PUBLIC ROAD AND EACH USE-IN-COMMON DRIVEWAY.
- REFUSE COLLECTION, SNOW REMOVAL, AND MAINTENANCE FOR LOTS 10, 11, & 12 SHALL BE PROVIDED AT THE JUNCTION OF PRIVATE USE-IN-COMMON EASEMENT AND THE RIGHT-OF-WAY OF PROPOSED ROAD.
- TREE PROTECTION FENCING WILL BE PROVIDED AT THE LIMITS OF DISTURBANCE WHERE GRADING IS ADJACENT TO ENVIRONMENTAL AREAS AND RETENTION FOREST CONSERVATION AREAS.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED 4TH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS, BOTH AS AMENDED BY COUNCIL BILL 75-2003.
- ALL SIGN POST 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 THE TOP OF EACH POST.
- THE DESIGN MANUAL WAIVER HAS BEEN APPROVED 12/01/04 FOR UTILIZING THE 20' ROAD SECTION ELIMINATING SIDEWALK ON ONE SIDE OF THE ROAD AND TO BE ADJACENT TO THE CURB, AND INCREASING THE SIDE SLOPES TO 1:1 UTILIZING GEGRID. THE GEGRID WOULD EXTEND FROM THE EDGE OF THE 1:1 SLOPE TO APPROXIMATELY 6' TO 8' WITHIN THE SLOPE. THE GUARDRAIL WILL BE LOCATED BEHIND THE SIDEWALK ON ONE SIDE AND BEHIND THE CURB. THE WAIVER ALSO WAVED STREET TREES ALONG THE 1:1 SLOPE AND THE SLOPE BE STABILIZED UTILIZING A GROUND COVER SUCH AS CROWN VETCH. THE ROAD RIGHT OF WAY THROUGH THIS NARROW SECTION OF THE PROPERTY BE 50' ENCOMPASS THE ENTIRE SLOPE.
- FOREST CONSERVATION EASEMENT HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

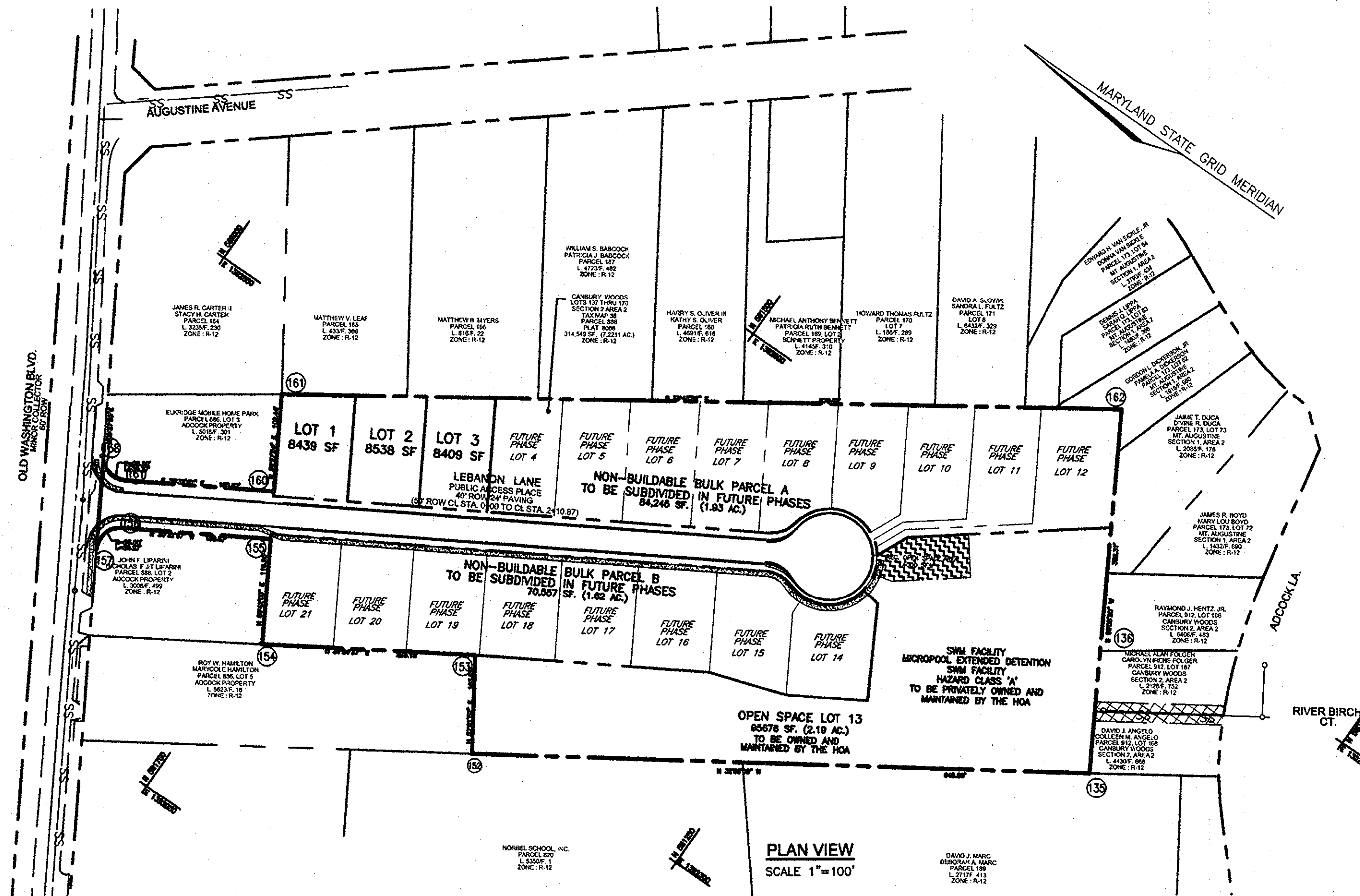
TOTAL FOREST CONSERVATION OBLIGATION OF THE PROJECT, TO BE FULFILLED BY ON SITE RETENTION OF 0.68 ACRES REFORESTATION OF 0.15 ACRES & REMAINING 2.07 ACRES BY FOREST CONSERVATION BANK OR BY PAYMENT OF FEE-IN-LIEU UNDER FINAL ROAD CONSTRUCTION PLANS.

RETENTION - 0.68 AC. (29,620.80 X .20 = \$ 5,924.16)
 REFORESTATION - 0.15 AC. (6534 SF X .50 = \$3,267)

FINANCIAL SURETY IN THE AMOUNT OF \$9,191.16 WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT FUTURE FINAL PLANS.

PRELIMINARY DEVELOPMENT PLAN PECORARO PROPERTY

LOTS 1-3, OPEN SPACE LOT 13 & NON-BUILDABLE BULK PARCELS A & B - PHASE I A RESUBDIVISION OF LOT 169 CANBURY WOODS SECTION 2, AREA 2 HOWARD COUNTY, MARYLAND



PLAN VIEW
SCALE 1"=100'

POINT	NORTHING	EASTING
135	500196.68	880207.84
136	500301.46	880390.34
152	500738.39	879856.47
153	500794.73	879943.34
154	500984.19	879825.37
155	501039.79	879920.51
156	501174.04	879841.32
157	501182.87	879807.09
158	501233.68	879883.22
159	501199.44	879884.39
160	501065.19	879963.68
161	501117.24	880051.81
162	500387.03	880539.40

- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS, OR THEIR BUFFERS. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS.
- STREET TREES ARE PROVIDED FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$9,300.00 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR TOTAL REQUIRED 31 PUBLIC STREET TREES.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,900 FOR THE REQUIRED 32 SHADE TREES AND THE REQUIRED 22 EVERGREEN TREES. (THE UNIT PRICES TO BE USED FOR ESTABLISHING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED COUNTY FEE SCHEDULE WHICH IS \$300.00 PER SHADE TREE, \$150.00 PER EVERGREEN/ORNAMENTAL TREE).
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III, AND AS MODIFIED BY GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- REFERENCE MANUAL WAIVER APPROVED 12-01-04 TO UTILIZE A 40' RIGHT-OF-WAY WITH A 20' PAVING AS APPROVED IN CONJUNCTION WITH S-05-005.
- STORMWATER MANAGEMENT FACILITY TO BE CONSTRUCTED IN CONJUNCTION WITH PHASE I.

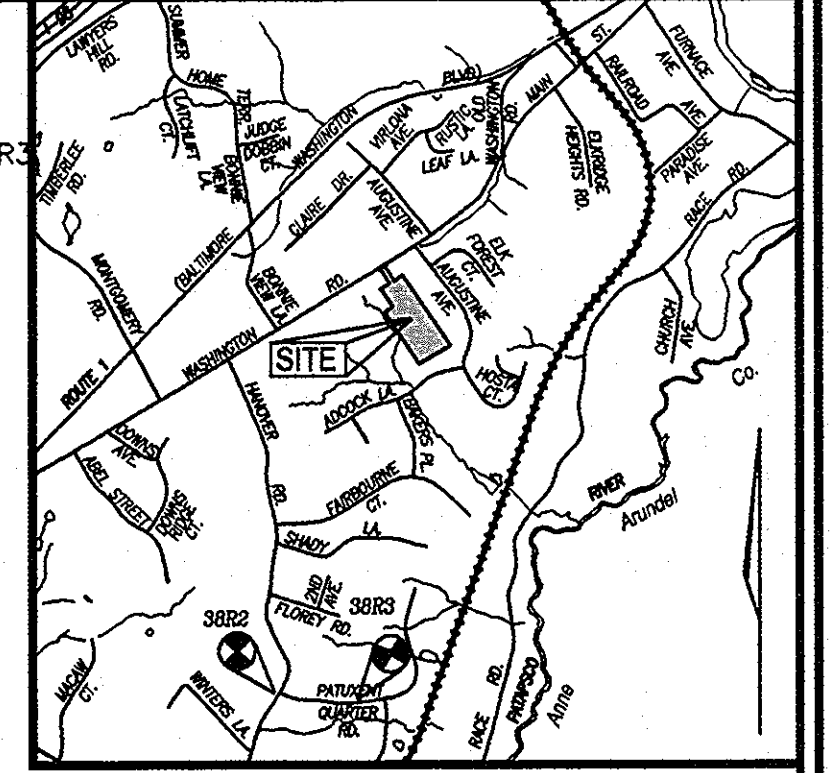
BENCHMARKS

COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 38R2, 38R3.

BENCHMARK NO. 1: COUNTY CONTROL #38R2
 N 557,500.663'
 E 1,391,227.052'
 ELEV. 168.788'

BENCHMARK NO. 2: COUNTY CONTROL #38R3
 N 557,417.823'
 E 1,391,983.177'
 ELEV. 124.653'

ADC MAP COORDINATES:
 N: 39°12'30"
 E: 76°45'00"
 ADC MAP PAGE: 17
 ADC MAP GRID: H7



VICINITY MAP
SCALE 1"=2000'

PHASE	NO.	TENTATIVE ALLOCATIONS	YEAR	FINAL PLAN SUBMISSION MILESTONES
PHASE I	3		2011	BY DECEMBER 4, 2008
PHASE II	3		2012	BETWEEN JULY 1, 2009 AND NOV. 1, 2009
PHASE III	14		2013	BETWEEN JULY 1, 2010 AND NOV. 1, 2010

NOTES:
 ALL UTILITIES, ROADS, INFRASTRUCTURE TO BE CONSTRUCTED INITIALLY. ONLY CONSTRUCTION TO REMAIN FOR FUTURE PHASES ARE THE SINGLE FAMILY UNIT STRUCTURES ON THE FUTURE LOTS. FOR PHASE II & III: A RED-LINE REVISION TO THIS PLAN MUST BE SUBMITTED TO THE DPZ.

SHEET INDEX		
COVER SHEET	DESCRIPTION	SHEET NO.
	COVER SHEET	1 OF 6
	LAYOUT PLAN	2 OF 6
	ROAD PROFILES & DETAILS	3 OF 6
	STORM DRAIN DRAINAGE AREA MAP	4 OF 6
	GRADING AND SEDIMENT EROSION CONTROL PLAN	5 OF 6
	LANDSCAPE AND FOREST CONSERVATION PLAN	6 OF 6

SITE DATA

LOCATION: TAX MAP 38, BLOCK 9, P/O PARCEL 886
 EXISTING ZONING: R-12
 GROSS AREA OF PARCEL: 7.22 AC.
 AREA OF PROPOSED RIGHT-OF-WAY: 0.89 AC. (38,882 SF)
 AREA OF 100-YR FLOODPLAIN: N/A
 AREA OF STEEP SLOPES: 0.80 AC. (26,269 SF)
 NET AREA OF PROJECT: 6.62 AC.
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 3 (PHASE 1)
 TOTAL NUMBER OF AVAILABLE RESIDENTIAL LOTS: 20
 AREA OF PROPOSED RESIDENTIAL LOTS: 0.58 AC. (25,386 SF)
 AREA OF SMALLEST BUILDABLE LOT PROPOSED: 8409 SF (LOT 3)
 NUMBER OF PROPOSED OPEN SPACE LOTS: 1 (LOT 13)
 OWNED & MAINTAINED BY HOME OWNER ASSOCIATION
 AREA OF OPEN SPACE REQUIRED: 1.99 AC. (6.62 x 30%)
 AREA OF OPEN SPACE PROVIDED: 2.19 AC. OR 33% (95,676 SF)
 RECREATIONAL OPEN SPACE REQUIRED: 4000 SF (20 BUILDABLE LOTS x 200 SF)
 RECREATIONAL OPEN SPACE PROVIDED FOR PHASE I: 600 SF (3 BUILDABLE LOTS x 200 SF)
 RECREATIONAL OPEN SPACE PROVIDED: 4000 SF±
 ELECTION DISTRICT: 1ST
 TAX MAP: 38
 DEED REFERENCE: L. 6595/F. 28
 APPLICABLE DPZ FILE REFERENCE: S-05-005, F-88-99, F-84-141, WP-05-75 AND GP-05-66. PLAT # 8083-8086
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 PROPOSED WATER SYSTEM: PUBLIC
 PROPOSED SEWER SYSTEM: PUBLIC

LOT TABULATION: (PHASE 1)

TOTAL NO. OF PROPOSED LOTS: 3
 TOTAL NUMBER OF NON-BUILDABLE PARCELS: 3
 TOTAL NO. OF OPEN SPACE LOTS: 1

AREA TABULATION: (PHASE 1)

TOTAL AREA OF PROPOSED LOTS: 25,386 SF (0.58 AC.)
 TOTAL AREA OF NON-BUILDABLE PARCELS: 154,802 SF (3.55 AC.)
 TOTAL AREA OF RIGHT OF WAY: 38,681 SF (0.88 AC.)
 TOTAL AREA OF OPENSACE LOT: 95,676 SF (2.19 AC.)

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Mona S. Gault
 PLANNING DIRECTOR

John J. ...
 DATE

**PRELIMINARY DEVELOPMENT PLAN
PECORARO PROPERTY
COVER SHEET**
 LOTS 1-3, OPEN SPACE LOT 13 &
 NON BUILDABLE BULK PARCELS A & B - PHASE I
 A RESUBDIVISION OF LOT 169, CANBURY WOODS

TAX MAP 38, BLOCK 9, SECTION 2, AREA 2
 1ST ELECTION DISTRICT
 REF.: WP-05-75 (APP. 3/1/05)

PARCEL P/O '886'
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
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 (410) 730-0810

DEVELOPER
 BRANTLY DEVELOPMENT
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DESIGN BY: RHV/RJ
 DRAWN BY: HD
 CHECKED BY: RHV
 DATE: 05-06-2009
 SCALE: AS SHOWN
 W.O. NO.: 04-19.00

PROFESSIONAL CERTIFICATE
 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. 16193 EXPIRATION DATE: 09-27-2010

1 SHEET OF 6



LEGEND

- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING STORMDRAIN LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING TREES TO REMAIN
- PROPOSED STREET TREE
- STREAM CENTERLINE
- STREAM BUFFER
- ★ 150-WATT POST TOP
- ☆ 100-WATT POST TOP
- + PROP. STREET LIGHTS
- + PROP. STREET SIGNS
- 4' SIDEWALK
- RETAINING WALL
- RECREATIONAL OPEN SPACE
- FOREST CONSERVATION AREA (RETENTION)
- FOREST CONSERVATION AREA (REFORESTATION)
- NATURAL AREA CONSERVATION CREDIT EASEMENT
- 15' NO WOODY VEGETATION BUFFER
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- MODERATE SLOPES
- LEVEL SPREADER
- RAIN GARDEN
- WP-05-075
- RIP-RAP
- DECORATIVE FENCE ON OPEN SPACE LOT 13

PLAN VIEW
SCALE 1"=50'

LIGHT LOCATIONS

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
LEBANON LANE	CL STA. 0+40	24' LEFT (11' FROM CURB)	150 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
LEBANON LANE	CL STA. 4+38	13' RIGHT (3' FROM CURB)	100 WATT HPS VAPOR PREMIER POST-TOP FIXTURE MOUNTED ON A 14" BLACK FIBERGLASS POLE
LEBANON LANE	LP STA. 1+60	7' FROM CURB	

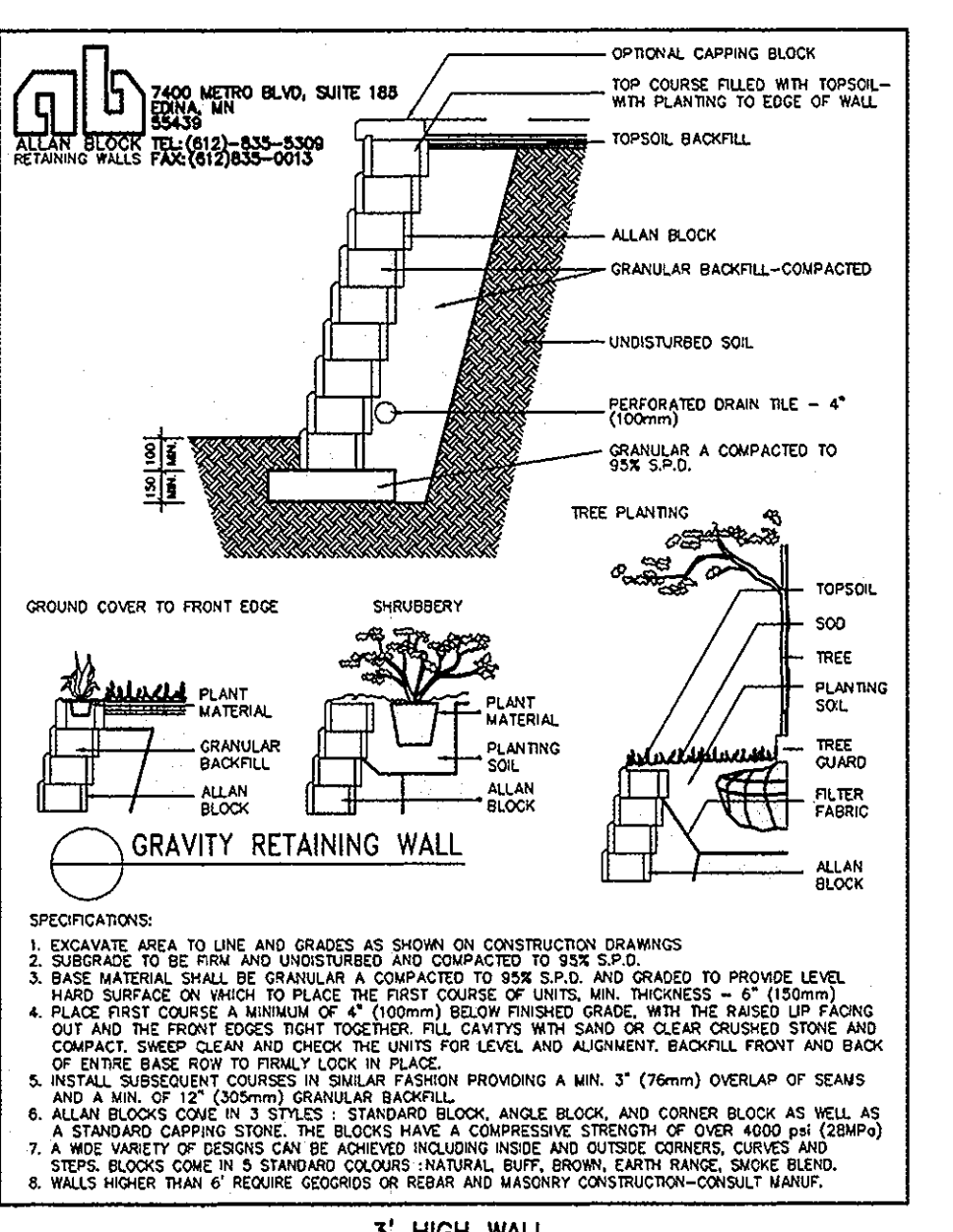
SIGNAGE LOCATION CHART

LEBANON LANE	R1-1 ("STOP") SIGN AT STA 0+32, 31 LEFT
LEBANON LANE	R2-1 ("SPEED LIMIT 25") SIGN AT STA 2+20, 12' RIGHT

PUBLIC ACCESS PLACE STREET TREE SCHEDULE

QUAN.	BOTANICAL NAME	SIZE	REM.
1255/40**	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE	2 1/2"-3" CAL.	B & B

** SEE GENERAL NOTE 30 FOR WAIVER ON COVER SHEET



3' HIGH WALL
OR APPROVED EQUAL

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas S. Butler 5/22/09
PLANNING DIRECTOR Gmf DATE

PRELIMINARY DEVELOPMENT PLAN
PECORARO PROPERTY
LAYOUT PLAN
LOTS 1-3, OPEN SPACE LOT 13 &
NON BUILDABLE BULK PARCELS A & B - PHASE I
A RESUBDIVISION OF LOT 169, CANBURY WOODS

TAX MAP 38 BLOCK 9 SECTION 2, AREA 2 PARCEL P/O '886'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: WP-05-75 (APP. 3/1/05)

ROBERT H. VOGEL ENGINEERING, INC.
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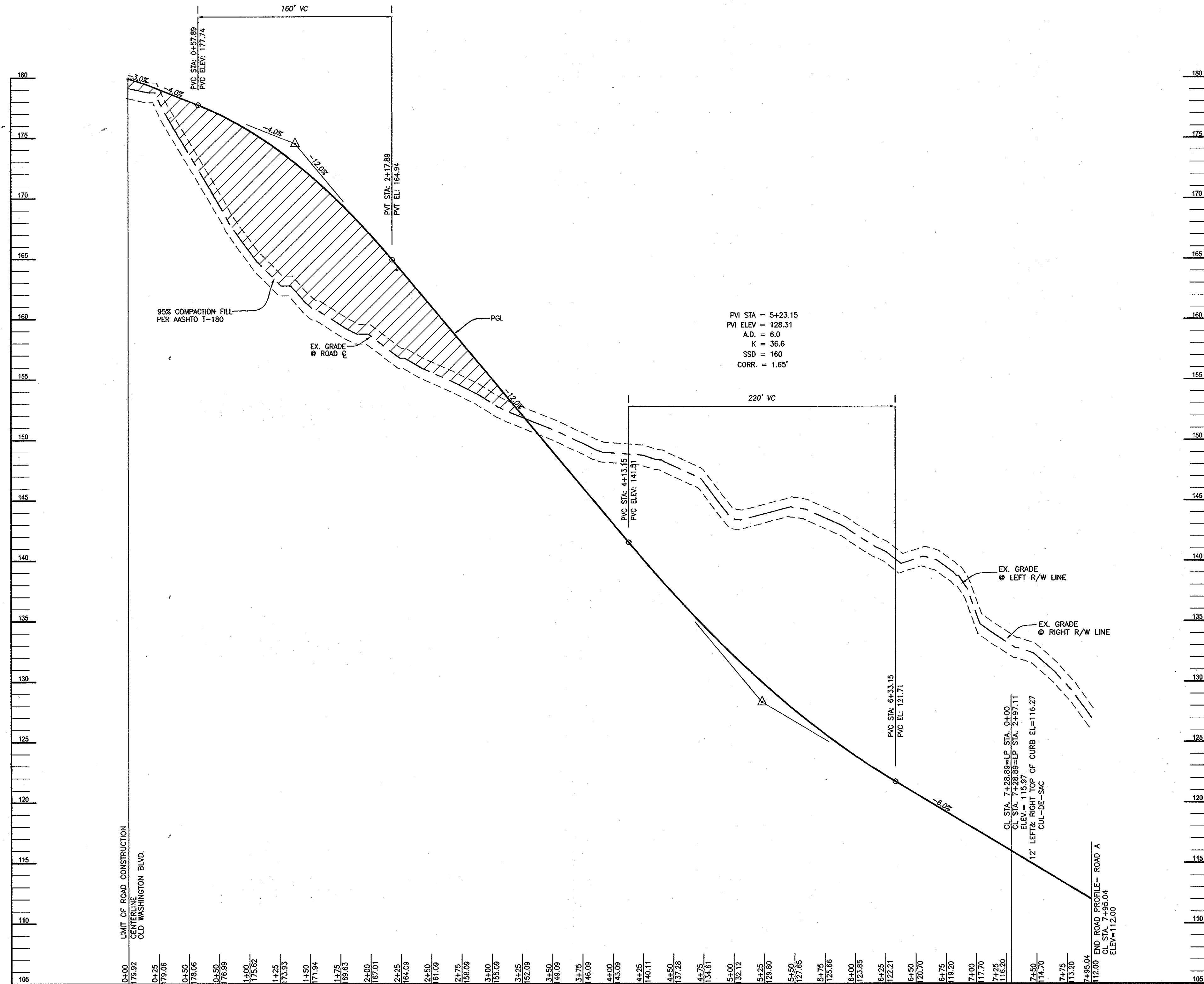
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DESIGN BY: RHW/RJ
DRAWN BY: HD
CHECKED BY: RHV
DATE: 05-06-2009
SCALE: AS SHOWN
W.O. NO.: 04-19-00

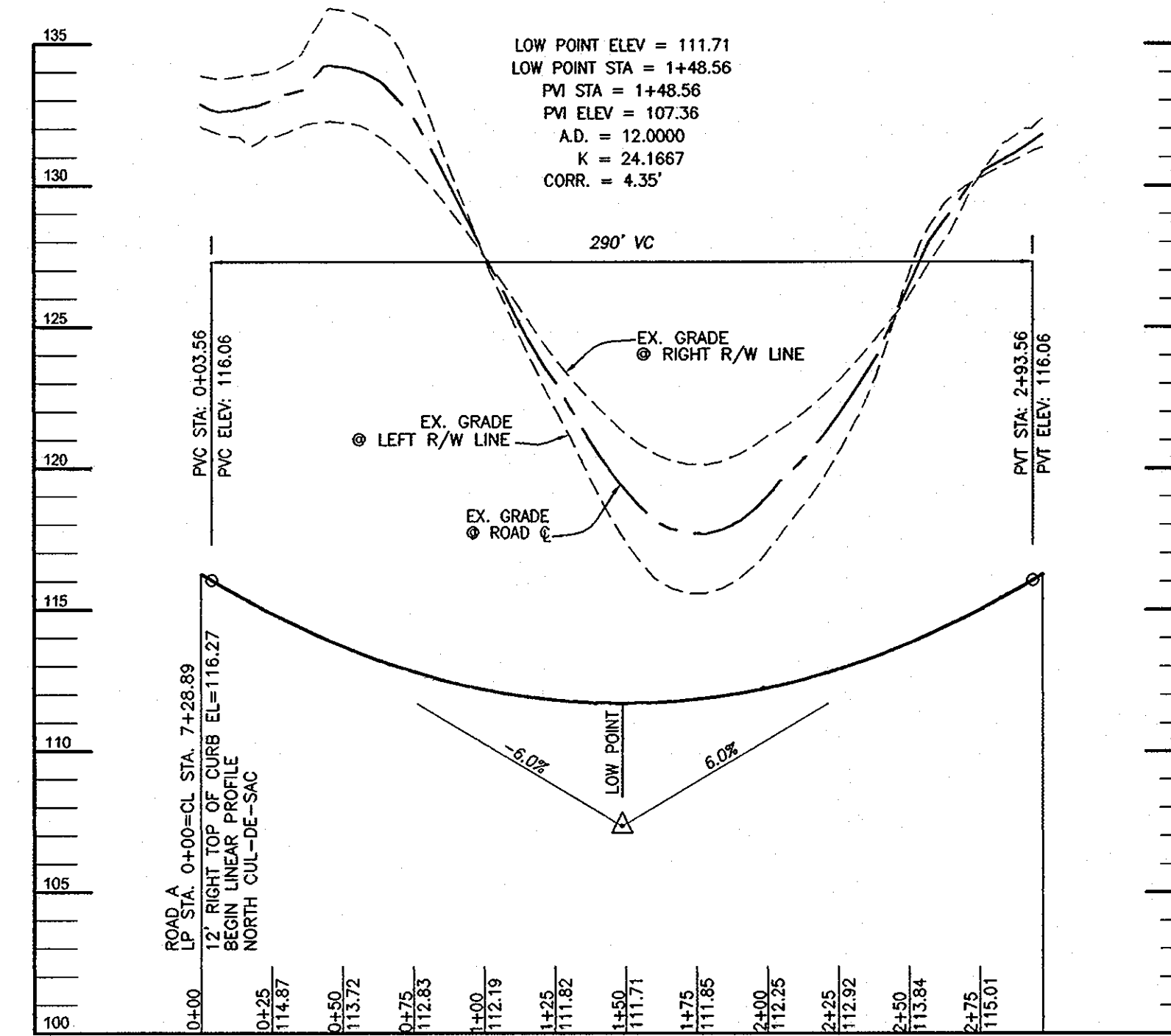
2 SHEET OF 6

PM STA = 1+37.89
 PVI ELEV = 174.54
 A.D. = -8.0
 K = 20.0
 SSD = 160
 CORR. = -1.6'

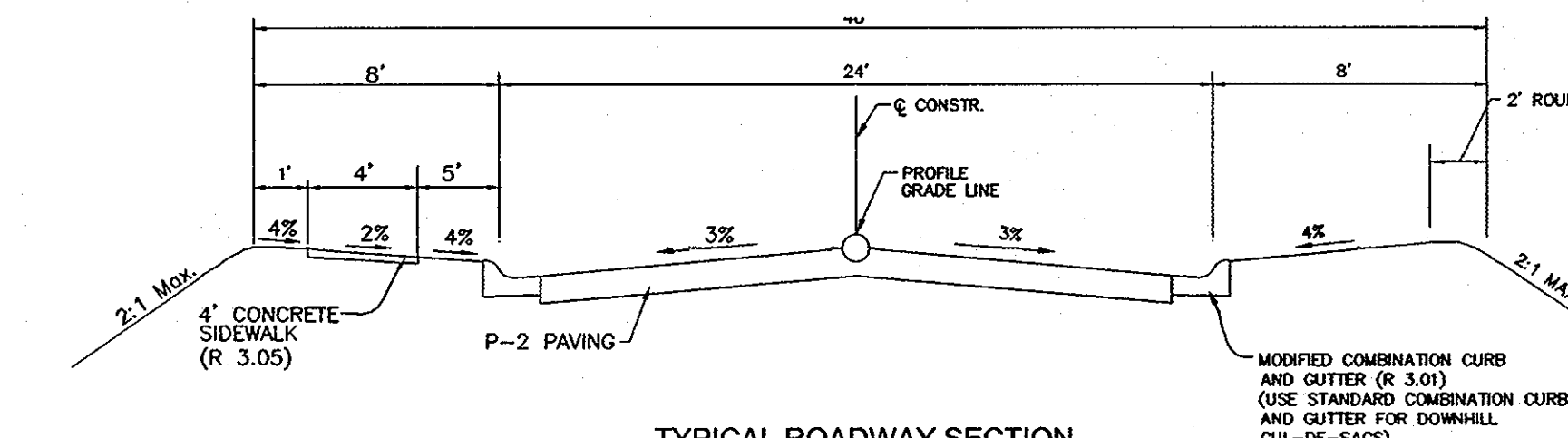


PM STA = 5+23.15
 PVI ELEV = 128.31
 A.D. = 6.0
 K = 36.6
 SSD = 160
 CORR. = 1.65'

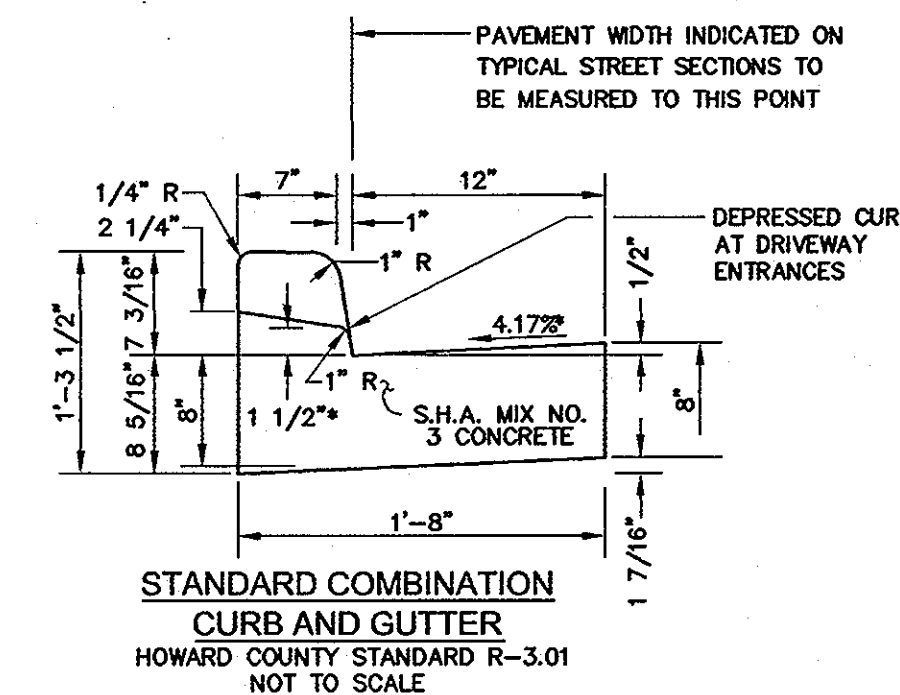
LEBANON LANE
 POSTED SPEED LIMIT = 15 MPH
 DESIGN SPEED LIMIT = 25 MPH
 PUBLIC ACCESS PLACE
 4" ROW/2" PAVING
 SCALE: 1" = 50'
 1" = 5'



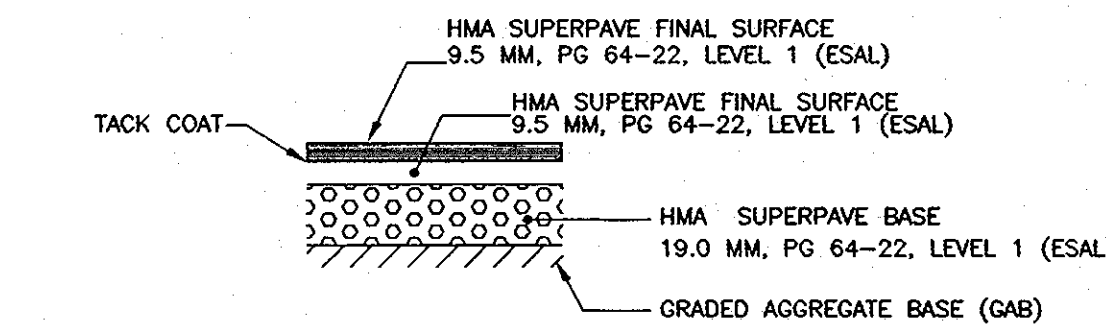
LINEAR PROFILE
 PUBLIC ACCESS PLACE
 SCALE: 1" = 50'
 1" = 5'



TYPICAL ROADWAY SECTION
CLASSIFICATION: PUBLIC ACCESS PLACE
 PROP. ROAD
 DESIGN SPEED: 15 MPH
 SECTION NOT TO SCALE



STANDARD COMBINATION CURB AND GUTTER
 HOWARD COUNTY STANDARD R-3.01
 NOT TO SCALE



BITUMINOUS PAVEMENT (P-2)
 R-2.01

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Thomas S. Buller 5/22/09
 PLANNING DIRECTOR DATE

PRELIMINARY DEVELOPMENT PLAN
PECORARO PROPERTY
 ROAD PROFILES & DETAILS
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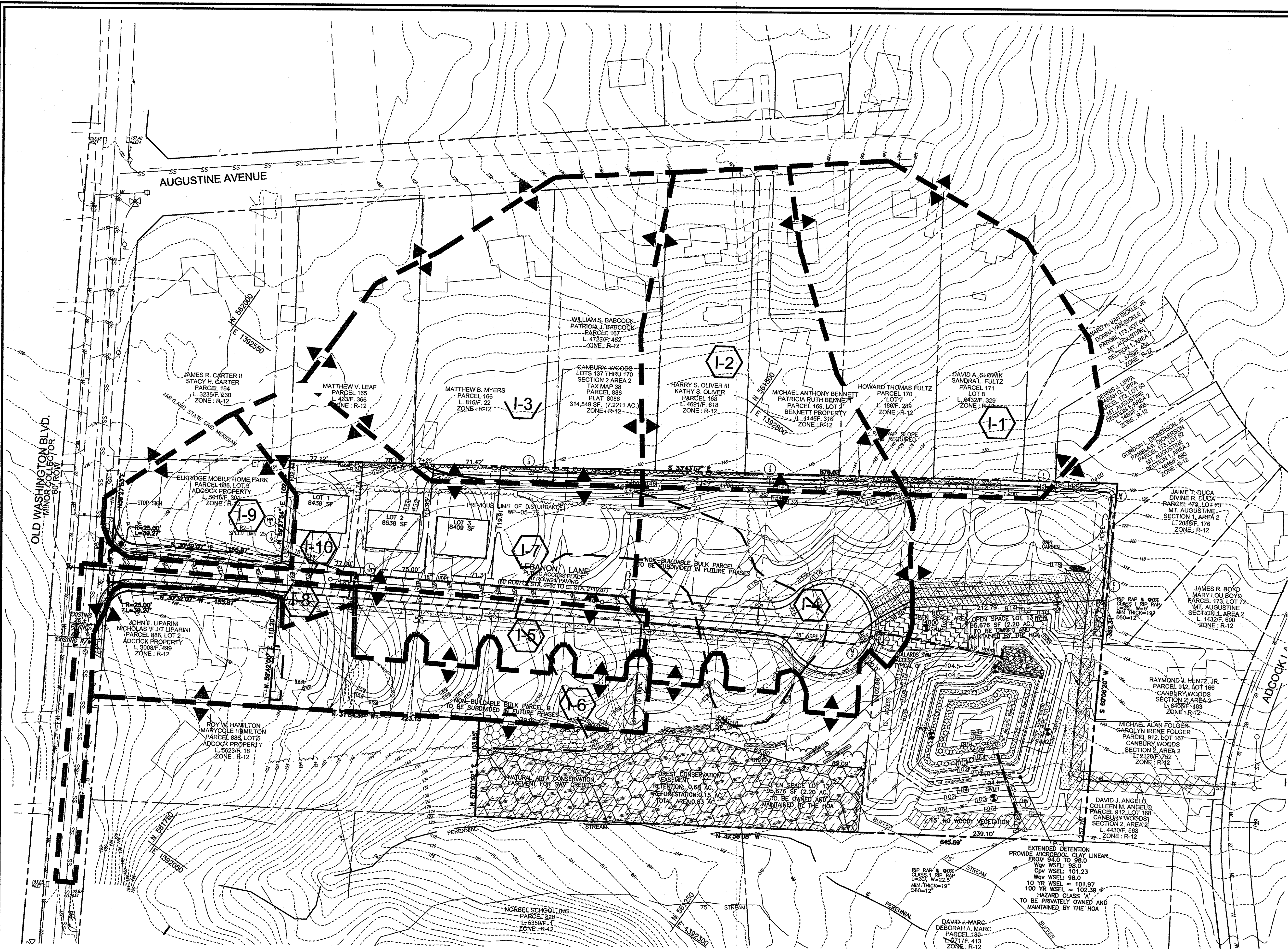
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3 SHEET OF 6

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- LEGEND**
- - - - - EXISTING CONTOUR
 - - - - - PROPOSED CONTOUR
 - + 402.88 PROPOSED SPOT ELEVATION
 - ==== EXISTING CURB AND GUTTER
 - ○ ○ ○ EXISTING UTILITY POLE
 - ○ ○ ○ EXISTING LIGHT POLE
 - ○ ○ ○ EXISTING SIGN
 - G — EXISTING GAS LINE
 - SS — EXISTING SANITARY LINE
 - SD — EXISTING STORMDRAIN LINE
 - W — EXISTING WATER LINE
 - ⊠ 1/4" EXISTING FIRE HYDRANT

- 440 — EXISTING CONTOUR
- 440 — EXISTING TREES TO REMAIN
- — — — — STREAM BUFFER
- — — — — STREAM CENTERLINE
- PROP. STREET LIGHT
- ★ 150-WATT POST TOP
- ☆ 100-WATT POST TOP
- ▽ + PROP. STREET SIGNS
- MDS — SOILS BOUNDARY
- ▨ FOREST CONSERVATION AREA (RETENTION)
- ▨ FOREST CONSERVATION AREA (REFORESTATION)
- ▨ NATURAL AREA CONSERVATION CREDIT EASEMENT
- ▨ 15' NO WOODY VEGETATION BUFFER
- ▨ EASEMENT
- ▨ 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- ▨ MODERATE SLOPES
- ▨ LEVEL SPREADER
- ▨ 4' SIDEWALK
- ▨ RETAINING WALL
- ▨ WP-05-075
- ▨ RIP-RAP
- ▨ DECORATIVE FENCE ON OPEN SPACE LOT 13

DRAINAGE AREA TABULATIONS

NO.	AREA	% IMP.	SOIL TYPE	ZONE
I-1	1.89 AC.	0.31	0%	C R-12
I-2	1.50 AC.	0.31	0%	C R-12
I-3	1.90 AC.	0.31	0%	C R-12
I-4	1.33 AC.	0.41	17%	C R-12
I-5	0.46 AC.	0.44	23%	C R-12
I-6	1.19 AC.	0.31	0%	C R-12
I-7	1.26 AC.	0.35	7%	C R-12
I-8	0.28 AC.	0.81	92%	C R-12
I-9	0.53 AC.	0.31	0%	C R-12
I-10	0.08 AC.	0.86	100%	C R-12

PLAN VIEW
SCALE 1"=50'

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Thomas E. Butler 5/21/09
PLANNING DIRECTOR DATE

**PRELIMINARY DEVELOPMENT PLAN
PECORARO PROPERTY
STORM DRAIN DRAINAGE AREA MAP**
LOTS 1-3, OPEN SPACE LOT 13 &
NON-BUILDABLE BULK PARCELS A & B - PHASE I
A RESUBDIVISION OF LOT 169, CANBURY WOODS
SECTION 2, AREA 2
TAX MAP 38 BLOCK 9 PARCEL P/O '886'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF: WP-05-75 (APP. 3/1/05)

**ROBERT H. VOGEL
ENGINEERS - SURVEYORS - PLANNERS**
8407 MAIN STREET TEL: 410-461-7666
ELICOTT CITY, MD 21043 FAX: 410-461-8961

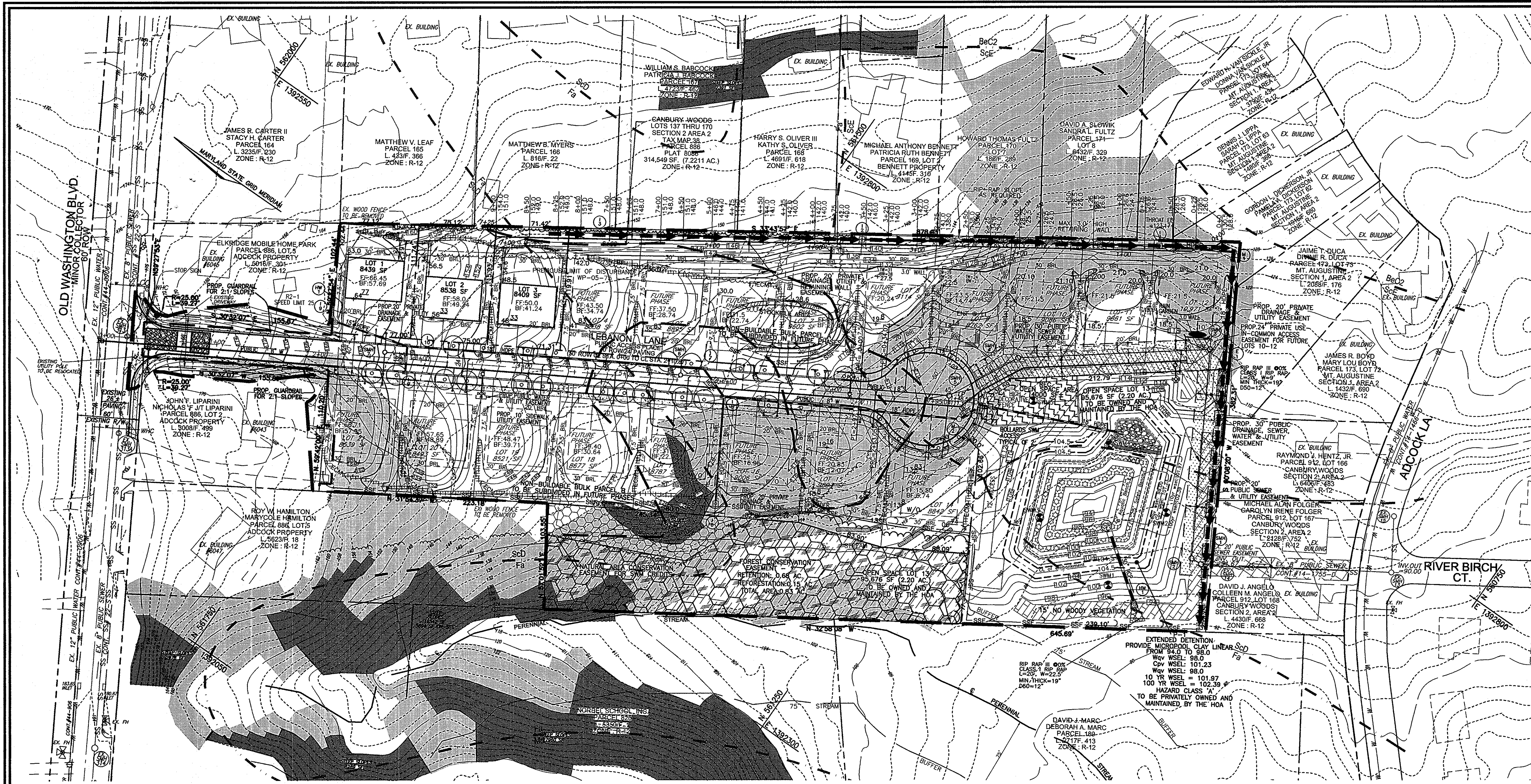
OWNER
EMILY'S DELIGHT LLC.
8835 COLUMBIA 100 PARKWAY, UNIT P
COLUMBIA, MARYLAND 21045
(410) 750-0810

DEVELOPER
BRANTLY DEVELOPMENT
8835 COLUMBIA 100 PARKWAY, UNIT P
COLUMBIA, MARYLAND 21045
(410) 750-0810

PROFESSIONAL CERTIFICATE
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. 16193
EXPIRATION DATE: 09-27-2010

DESIGN BY: RHV/RJL
DRAWN BY: HD
CHECKED BY: RHV
DATE: 05-06-2009
SCALE: AS SHOWN
W.O. NO.: 04-19-00

4 SHEET OF 6



- ### LEGEND
- 80' --- EXISTING CONTOUR
 - 402' --- PROPOSED CONTOUR
 - +402' --- PROPOSED SPOT ELEVATION
 - --- EXISTING CURB AND GUTTER
 - --- EXISTING UTILITY POLE
 - --- EXISTING LIGHT POLE
 - --- EXISTING SIGN
 - --- EXISTING GAS LINE
 - --- EXISTING SANITARY LINE
 - --- EXISTING STORMWATER LINE
 - --- EXISTING WATER LINE
 - --- EXISTING FIRE HYDRANT
 - --- EXISTING CONTOUR
 - --- EXISTING TREES TO REMAIN
 - --- STREAM BUFFER
 - --- STREAM CENTERLINE
 - --- PROP. STREET LIGHT
 - --- 150-WATT POST TOP
 - --- 100-WATT POST TOP
 - --- PROP. STREET SIGNS
 - --- TREE PROTECTION FENCE
 - --- AREA OF 15 TO 24.9 PERCENT SLOPES
 - --- AREA OF 25 PERCENT OR GREATER SLOPES
 - --- FOREST CONSERVATION AREA (RETENTION)
 - --- FOREST CONSERVATION AREA (REFORESTATION)
 - --- NATURAL AREA CONSERVATION CREDIT EASEMENT
 - --- 15' NO WOODY VEGETATION BUFFER
 - --- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
 - --- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
 - --- LEVEL SPREADER
 - --- RAIN GARDEN
 - --- SUPER SILT FENCE
 - --- LIMIT OF DISTURBANCE
 - --- EARTHDIKE
 - --- STABILIZED CONSTRUCTION ENTRANCE
 - --- EROSION CONTROL MATTING
 - --- M1B2 M1D3 SOILS BOUNDARY
 - --- 4' SIDEWALK
 - --- RETAINING WALL
 - --- WP-05-075
 - --- RIP-RAP
 - --- DECORATIVE FENCE ON OPEN SPACE LOT 13

PLAN VIEW
SCALE 1"=50'

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
Bec2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
Fa	FALLSINGTON LOAM	C
Md	MADE LAND	C
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	C
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP	C

PAGE 26 OF THE HOWARD COUNTY SOIL SURVEY

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Monica Butler 5/22/19
PLANNING DIRECTOR DATE

**PRELIMINARY DEVELOPMENT PLAN
PECORARO PROPERTY
GRADING & SEDIMENT EROSION CONTROL PLAN**
LOTS 1-3, OPEN SPACE LOT 13 &
NON-BUILDABLE BULK PARCELS A & B - PHASE I
A RESUBDIVISION OF LOT 169, CANBURY WOODS
TAX MAP 38 BLOCK 9 SECTION 2, AREA 2 PARCEL P/O '886'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
REF.: WP-05-75 (APP. 3/1/05)

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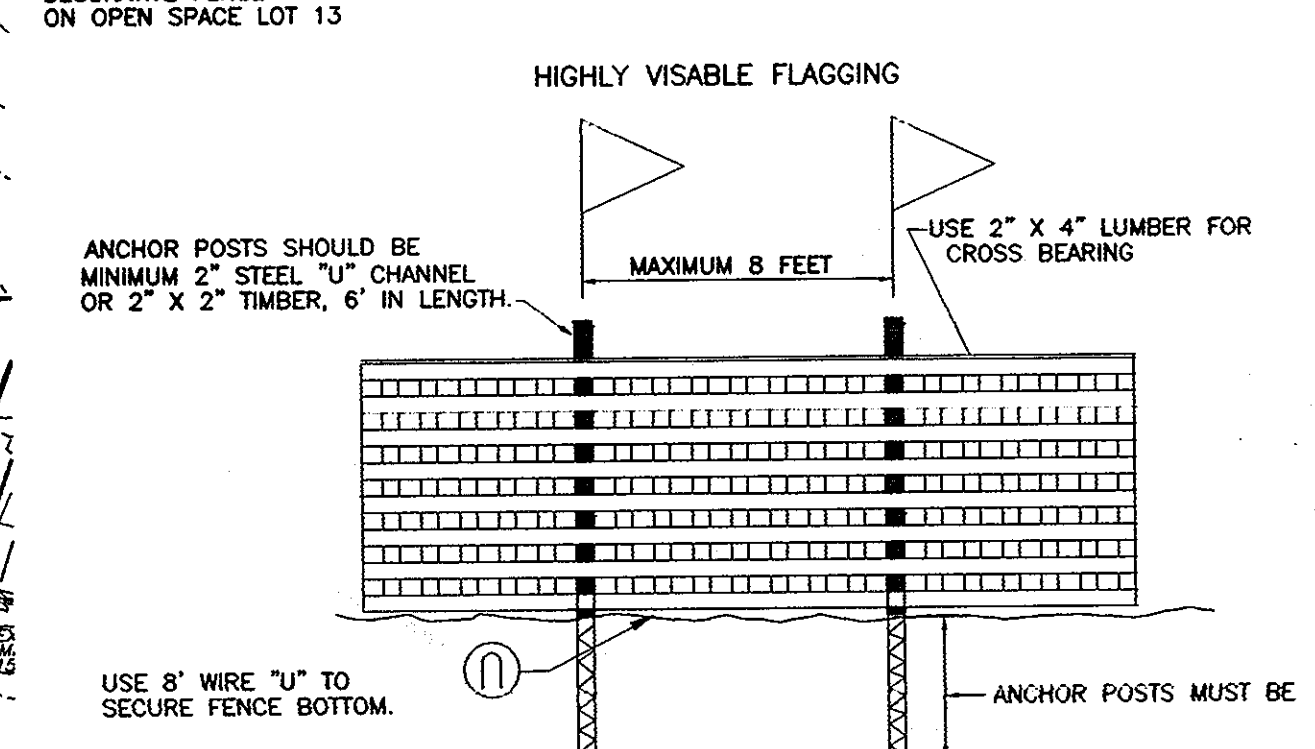
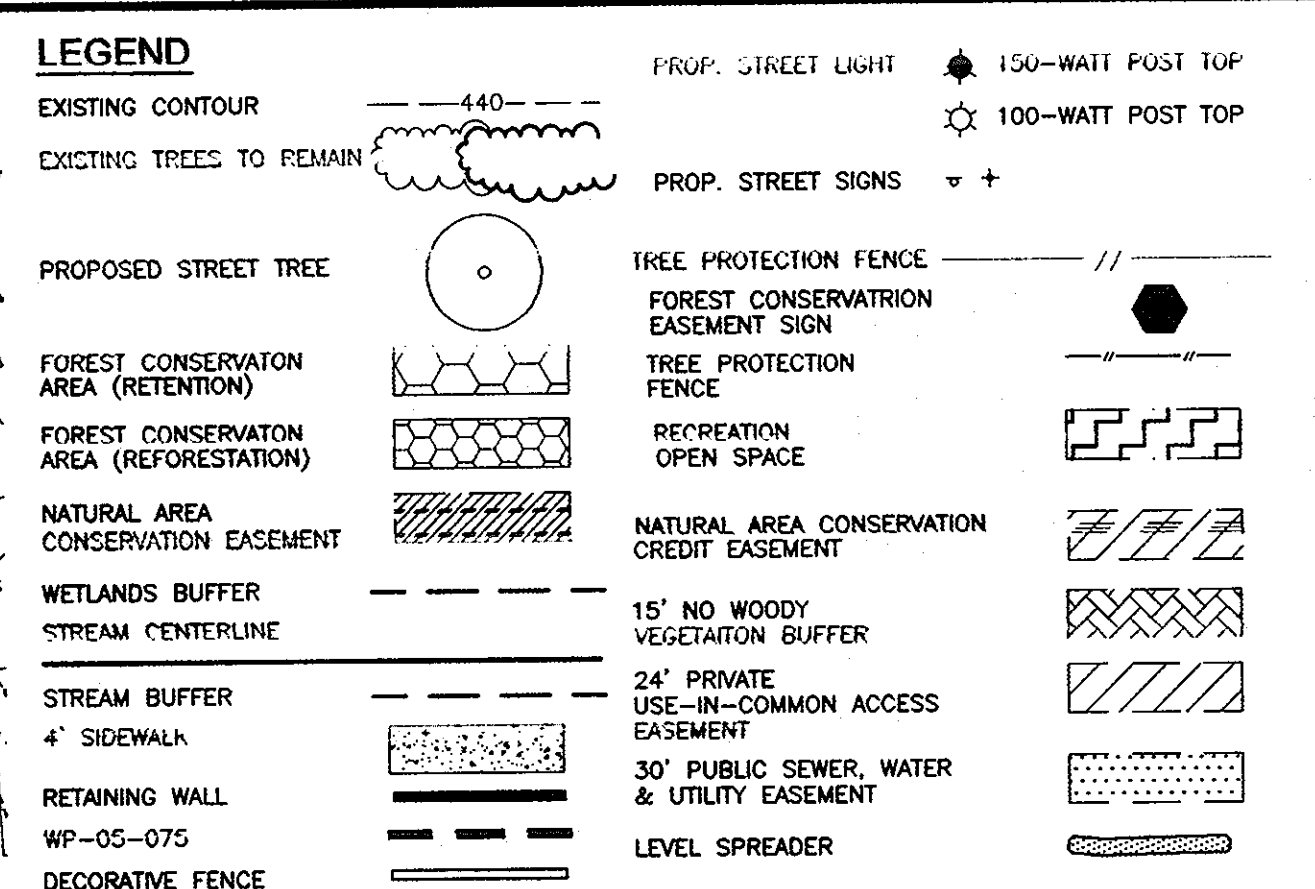
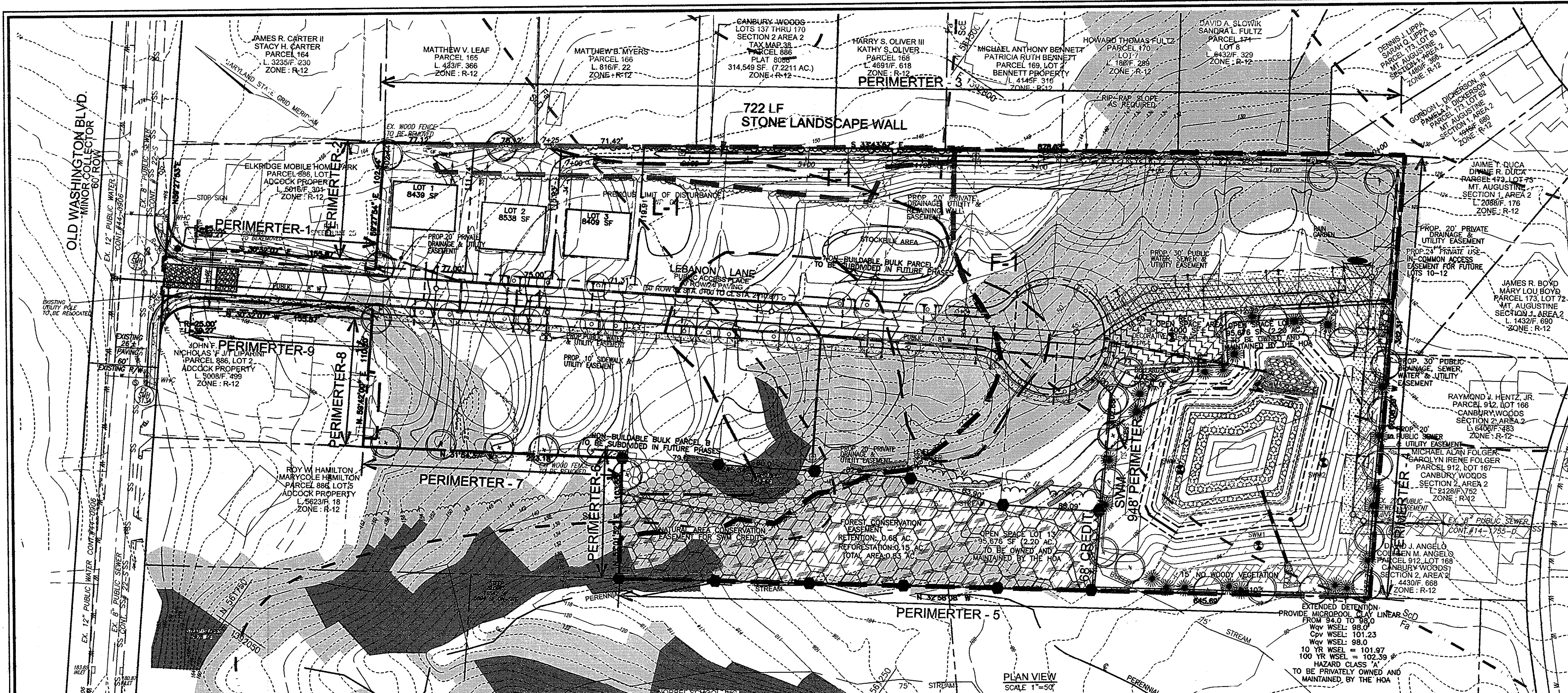
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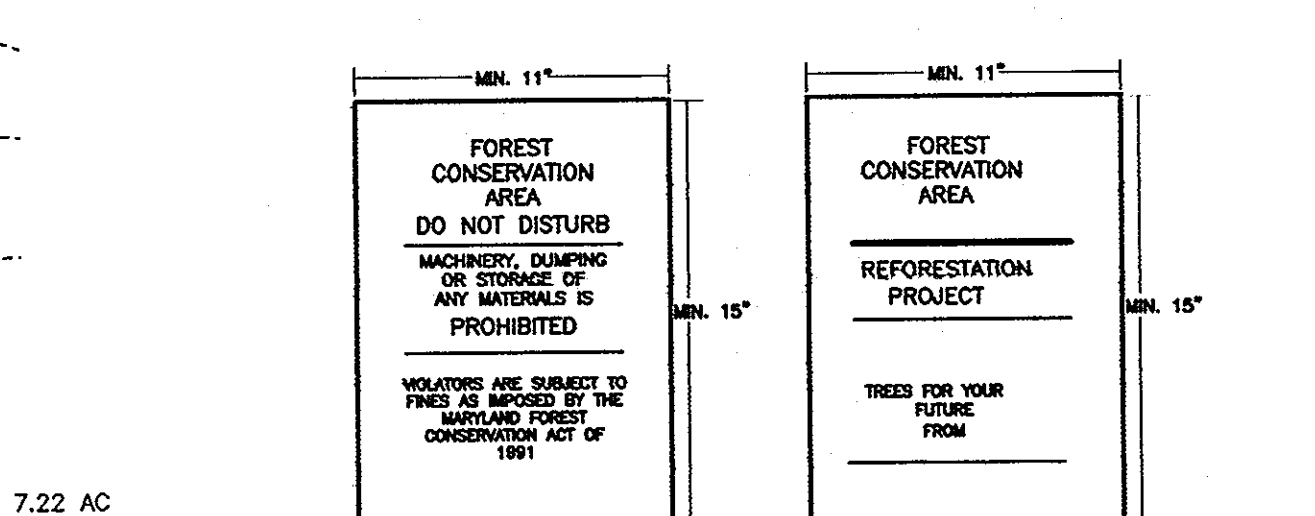
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I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE: 09-27-2010

5 OF 6



- 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.
 - ROOF DAMAGE SHOULD BE AVOIDED.
- BLAZE ORANGE PLASTIC MESH**
TYPICAL TREE PROTECTION FENCE DETAIL



- NOTE:
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 - SIGNS TO BE PLACED AT A MAXIMUM SPACING OF 50-100 FEET. CONDITIONS ON-SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SYMBOL	NAME / DESCRIPTION	GROUP
B+C	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
F	FALLSINGLOM LOAM	C
M	MADE LAND	C
S+D	SANDY AND CLAYEY LAND, MODERATELY SLOPING	C
SC	SANDY AND CLAYEY LAND, MODERATELY STEEP	C

PAGE 26 OF THE HOWARD COUNTY SOIL SURVEY

SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES									TOTAL
	1	2	3	4	5	6	7	8	9	
PERIMETER/FRONTAGE DESIGNATION	A	A	A	A	A	A	A	A	A	
LANDSCAPE TYPE	N/A*	102'	878'	382'	646'	104'	223'	110'	N/A*	
CREDIT FOR EXISTING VEGETATION (YES, NO, AND LINEAR FEET)	N/A*	-	-	-	YES 407'	YES 73'	-	-	N/A*	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	N/A*	-	722'	-	-	-	-	-	-	
NUMBER OF PLANTS REQUIRED (IF REMAINING)	N/A*	102'	156'	382'	239'	31'	223'	110'	N/A*	22
SHADE TREES		1:60-02	1:60-03	1:60-06	1:60-04	1:60-01	1:60-04	1:60-02		
EVERGREEN TREES		-	-	-	-	-	-	-		
SHRUBS		-	-	-	-	-	-	-		
NUMBER OF PLANTS PROVIDED	N/A*	02	03	06	04	01	04	02	N/A*	22
SHADE TREES		-	-	-	-	-	-	-		
EVERGREEN TREES		-	-	-	-	-	-	-		
OTHER TREES (2:1 SUBSTITUTION)		-	-	-	-	-	-	-		
SHRUBS (10:1 SUBSTITUTION)		-	-	-	-	-	-	-		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		-	-	-	-	-	-	-		

* SEE NOTE FOR WAIVER ON COVER SHEET
TREE PLANTING LIST WILL BE PROVIDED WITH THE FINAL PLAN.

LANDSCAPE SCHEDULE THIS SHEET

SYMBOL	QUAN.	BOTANICAL NAME	SIZE	REM.
⊗	32	Acer rubrum Red Maple (shade tree)	2"-3" Col.	B & B
⊙	22	Pinus strobus Eastern white Pine (Evergreen trees)	6'-8' Ht.	B & B

Perimeter 1 & 9 and street trees obligation was waived on 12/01/04 under the approved waiver (see note for waiver on cover sheet)

SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING-TYPE 'B' BUFFER

CATEGORY	SWMF 1
LINEAR FEET OF PERIMETER	948'
CREDIT FOR EXISTING VEGETATION (YES, NO, AND LINEAR FEET)	YES 68'
CREDIT FOR OTHER LANDSCAPING (YES, NO, AND %)	8** SHADE TREES FROM PERIMETER 4 & 5 LANDSCAPING
NUMBER OF TREES REQUIRED	880*
SHADE TREES 1:50	18-8**
EVERGREEN TREES 1:40	22
NUMBER OF TREES PROVIDED	10
SHADE TREES	22
EVERGREEN TREES	
SHRUBS	

*EXISTING WOODS TO REMAIN
STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124C(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$9,300.00 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR TOTAL REQUIRED 31 PUBLIC STREET TREES. SEE STREET TREE SCHEDULE FOR STREET ON PUBLIC ACCESS PLACE, SEE SHEET 2.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,900 FOR THE REQUIRED 32 SHADE TREES AND THE REQUIRED 22 EVERGREEN TREES. (THE UNIT PRICES TO BE USED FOR ESTABLISHING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED COUNTY FEE SCHEDULE WHICH IS \$300.00 PER SHADE TREE, \$150.00 PER EVERGREEN/ORNAMENTAL TREE).

PLANT SCHEDULE FOR ONSITE REFORESTATION

QUAN.	BOTANICAL NAME	CONTAINER GROWN SIZE	APPROXIMATE SPACE SPACING(FEET ON LENTER)
08	Acer rubrum Red Maple	1" caliper B & B	15 x 15
08	Platanus occidentalis Sycamore	1" caliper B & B	15 x 15
07	Quercus coccinea Scarlet Oak	1" caliper B & B	15 x 15
07	American sweetgum Liquidambar styraciflua	1" caliper B & B	15 x 15

REFORESTATION PROVIDED - FCE1
0.15 ACRES OR 6534 SF

1" CALIPER TREES
30 TREES @ 200 TREES PER ACRE

LANDSCAPE NOTES
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 HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE 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 THE APPLICABLE PLANS.

FOREST STAND TOTALS

STAND	ACRES
STAND L-1	3.32 ACRES
STAND T-1	0.29 ACRES
STAND F-1	3.61 ACRES
TOTAL	7.22 ACRES

FOREST STAND ANALYSIS TABLE

KEY	A. TYPE OF COMMUNITY	B. AREA	C. SOILS INFORMATION				D. EXISTING VEGETATION	E. STAND CHARACTERISTICS			F. FOREST AREA IN SEN. ENV
			1. SOILS TYPES	2. TYPICAL FOREST COVER FOR SOILS TYPE	3. WOODLAND SUITABILITY INDEX	4. HABITAT		1. SIZE (DIA)	2. AGE (YRS)	3. GENERAL CONDITION	
L-1	MAINTAINED LAWN AND OPEN FIELD	3.32 Ac	Fo Sd SC	BIRCH, HOLLY, WETLAND OAKS, WETLAND MAPLES	1 16 16	1 2 2	MAINTAINED LAWN	N/A	N/A	N/A	0.00 Ac
T-1	TREE GROUP	0.29 Ac	Fo Sd	BIRCH, HOLLY, WETLAND OAKS, WETLAND MAPLES	1 16	1 2	GREEN ASH, RED MAPLE, HICKORY, WHITE OAK, CHESTNUT OAK, TULIP POPLAR	12-27"	20±	FAIR	0.00 Ac
F-1	TULIP POPLAR FOREST ASSOCIATION	3.61 Ac	Fo Sd SC	BIRCH, HOLLY, WETLAND OAKS, WETLAND MAPLES	1 16 16	1 2 2	GREEN ASH, RED MAPLE, HICKORY, WHITE OAK, CHESTNUT OAK, TULIP POPLAR	12-27"	20±	FAIR	0.57 Ac STEEP SLOPES

HOWARD COUNTY FOREST CONSERVATION WORKSHEET

ZONED R-ED
NET TRACT AREA:
A. TOTAL TRACT AREA: 7.22 AC
B. AREA WITHIN 100 YEAR FLOODPLAIN: 0.00 AC
C. NET TRACT AREA: 7.22 AC

LAND USE CATEGORY:
INPUT THE NUMBER "1" UNDER THE APPROPRIATE LAND USE ZONING, AND LIMIT TO ONLY ONE ENTRY. ZONED R-12.
ARA MDR IDA HDR MPD CIA
0 0 0 0 1 0 0

E. AFFOREST THRESHOLD: 15% X D = 1.08 AC
F. CONSERVATION THRESHOLD: 20% X D = 1.44 AC

EXISTING FOREST COVER:
G. EXISTING FOREST COVER: 3.61 AC
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD: 2.53 AC
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD: 2.71 AC

BREAK EVEN POINT:
J. BREAK EVEN POINT: 1.88 AC
K. CLEARING PERMITTED WITHOUT MITIGATION: 1.73 AC

PROPOSED FOREST CLEARING:
L. TOTAL AREA OF FOREST TO BE CLEARED: 2.93 AC
M. TOTAL AREA OF FOREST TO BE RETAINED: 0.88 AC

PLANTING REQUIREMENTS:
N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD: 0.54 AC
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD: 1.53 AC
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD: 0.00 AC
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD: 2.07 AC
R. TOTAL AFFORESTATION REQUIRED (N+P-Q): 0.00 AC
S. TOTAL AFFORESTATION REQUIRED: 2.07 AC
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED: 2.07 AC

FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120D OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

TOTAL FOREST CONSERVATION OBLIGATION OF THE PROJECT, TO BE FULFILLED BY ON SITE RETENTION OF 0.15 ACRES & REMAINING 2.22 ACRES BY OFFSITE FOREST CONSERVATION BANK AT FINAL PLAN STAGE.

RETENTION - 0.68 AC. (29,620.80 X .20 = \$ 5,924.16)
REFORESTATION - 0.15 AC. (6534 SF X .50 = \$3,267)

FINANCIAL SURETY FOR ON SITE FOREST OBLIGATION IN THE AMOUNT OF \$9,191.16 WILL BE POSTED WITH THE FC MAINTENANCE AGREEMENT FUTURE FINAL PLANS.

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. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 32 SHADE TREES & 22 EVERGREEN TREES AND 0 SHRUBS. PROVIDED WITH LANDSCAPE SURETY IN THE AMOUNT OF \$12,900 WITH DPW, DEVELOPER'S AGREEMENT.

THE LOCATION AND SPECIES FOR PERIMETER LANDSCAPING WILL BE PROVIDED WITH THE FINAL ROAD CONSTRUCTION PLANS.

NO LANDSCAPING TO BE INSTALLED WITHIN ANY PUBLIC EASEMENT FOR WATER, SEWER OR STORM DRAIN.

OWNER
EMILY'S DELIGHT LLC.
8835 COLUMBIA 100 PARKWAY, UNIT P
COLUMBIA, MARYLAND 21045
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Danna & Suttle 5/21/09
PLANNING DIRECTOR DATE

DESIGN BY: RHW/RJ
DRAWN BY: HD
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6 SHEET OF 6