

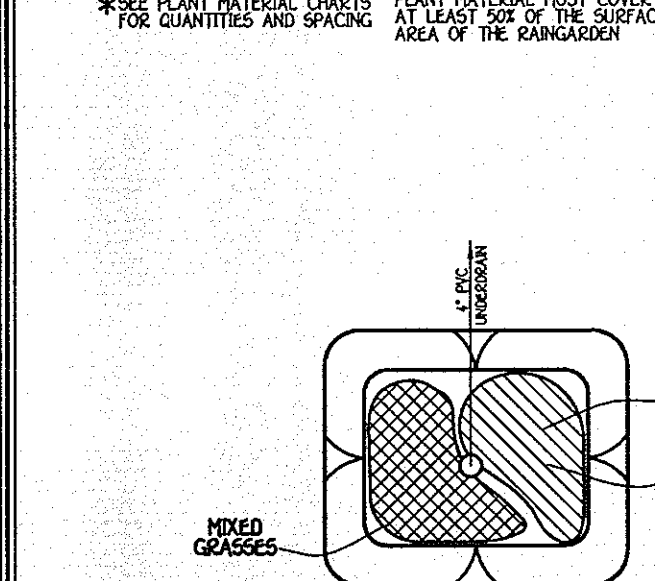
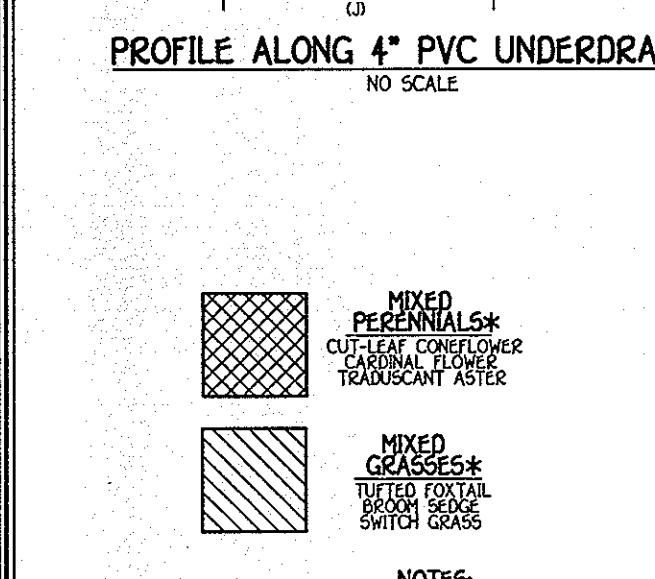
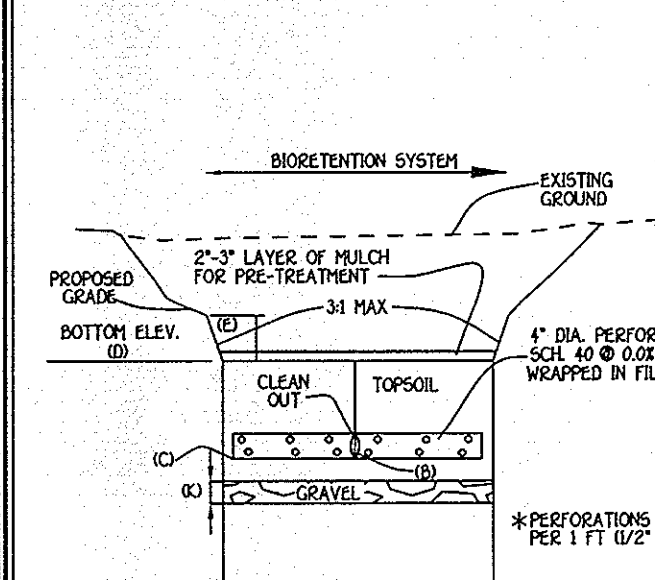
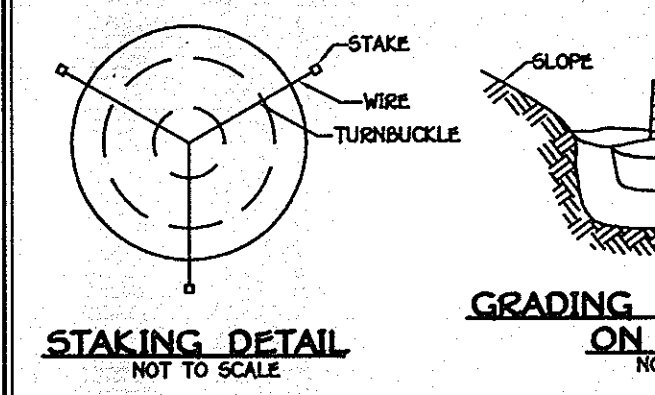
SCHEDULE A - PERIMETER LANDSCAPE EDGE					
PERIMETER CATEGORY	P-1	P-2	P-3	P-4	TOTAL
ADJACENT TO ROADWAY					
ADJACENT TO PERIMETER PROPERTIES					
ADJACENT TO PERIMETER PROPERTIES					
ADJACENT TO PERIMETER PROPERTIES					
LANDSCAPE TYPE	N/A	A	A	A	
LINEAR FEET OF PERIMETER	150.00 L.F.	11.09 L.F.	161.87 L.F.	222.81 L.F.	
NUMBER OF PLANTS REQUIRED					9
SHADE TREES		01/09/60' = 2.35 OR 2)	03/27/60' = 2.69 OR 3)	(212.81/60' = 3.55 OR 4)	
CREDIT FOR EXISTING VEGETATION		1	2	1	5
SHADE TREES					
SMALL LEAFY DECIDUOUS TREES (21 SUBSTITUTION)		0	0	0	0
NUMBER OF PLANTS PROVIDED		2 - 1 + 1	3 - 2 - 1	4 - 1 - 3	5
SHADE TREES					

Developer/Builder's Certificate

I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscaping Manual. I/We further certify that upon completion of Certification of Landscaping Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

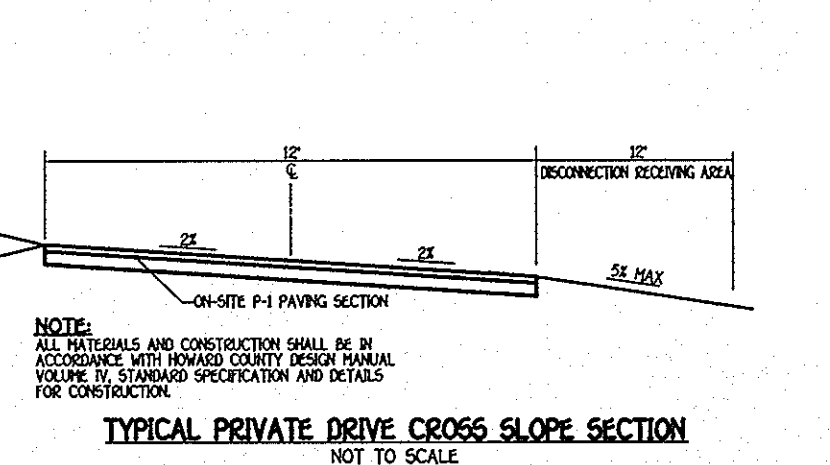
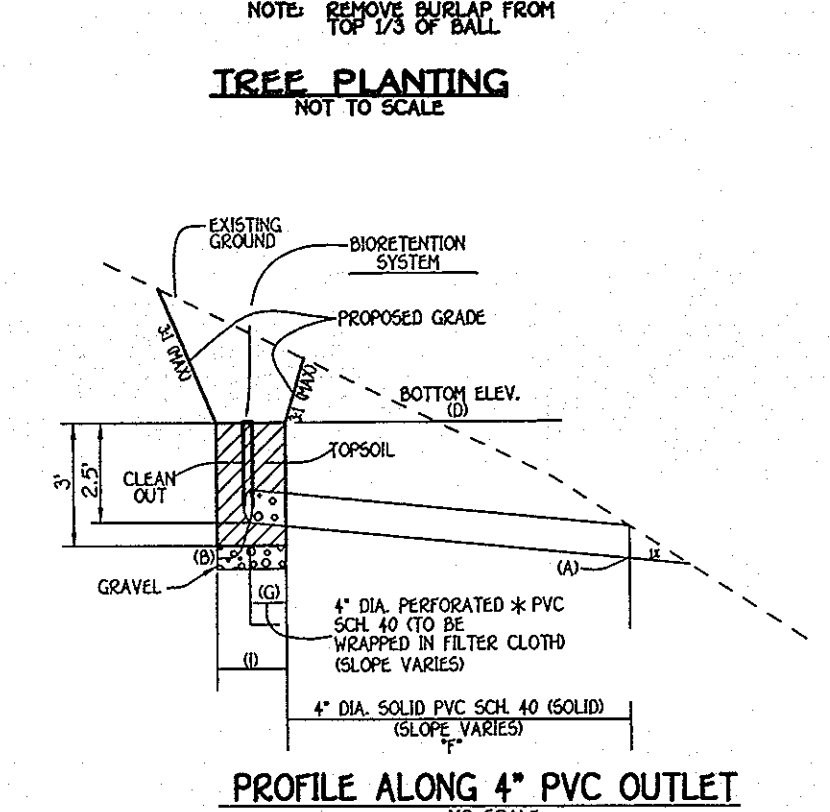
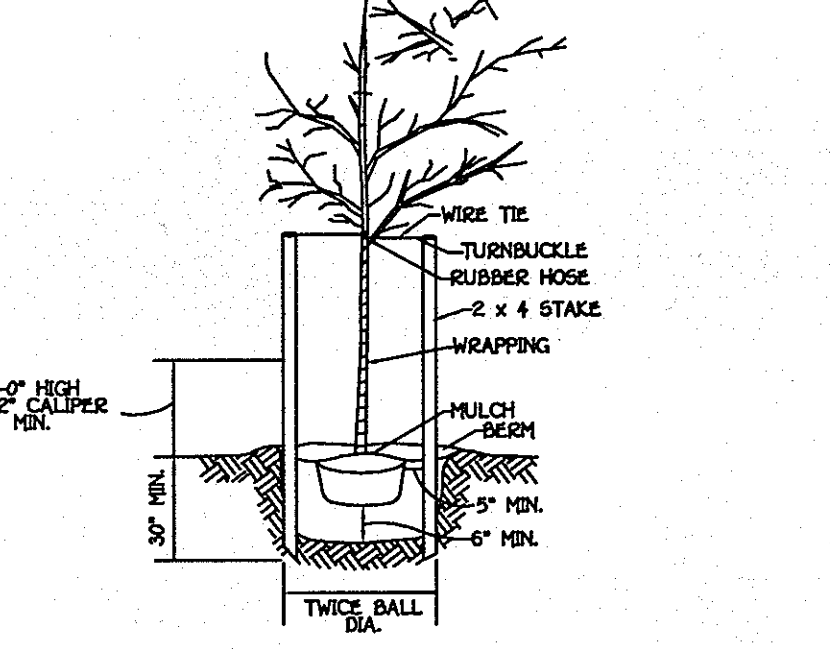
Eric Bers 9-1-08

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
5	(Symbol)	ACER RUBRUM OCTOBER GLOW OCTOBER RED MAPLE	2 1/2" - 3" CALIPER FULL CROWN, 50%



At the Time of Plant Installation All Shrubs And Trees Listed And Approved On The Landscaping Plan Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscaping 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 Landscaping Plan May Result In Denial Or Delay In The Release Of Landscape Surety Until Such Time As All Required Materials Are Planted And/or Revision Are Made To The Applicable Plans.

The Owner, Tenants 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 Conditions, 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.



BIORETENTION FILTER #1 PLANT MATERIAL			
QUANTITY	NAME	MAXIMUM SPACING (FT.)	
50	PERENNIALS	1 FT.	
50	MIXED GRASSES	1 FT.	

BIORETENTION FILTER DATA											
BIORETENTION FILTER SIZE	A	B	C	D	E	F	G	H	I	J	K
1	199.0	202.0	205.5	206.0	59	5.9	—	—	—	—	0.91
2	202.0	203.0	205.5	206.0	49	5.0	—	—	—	—	0.91

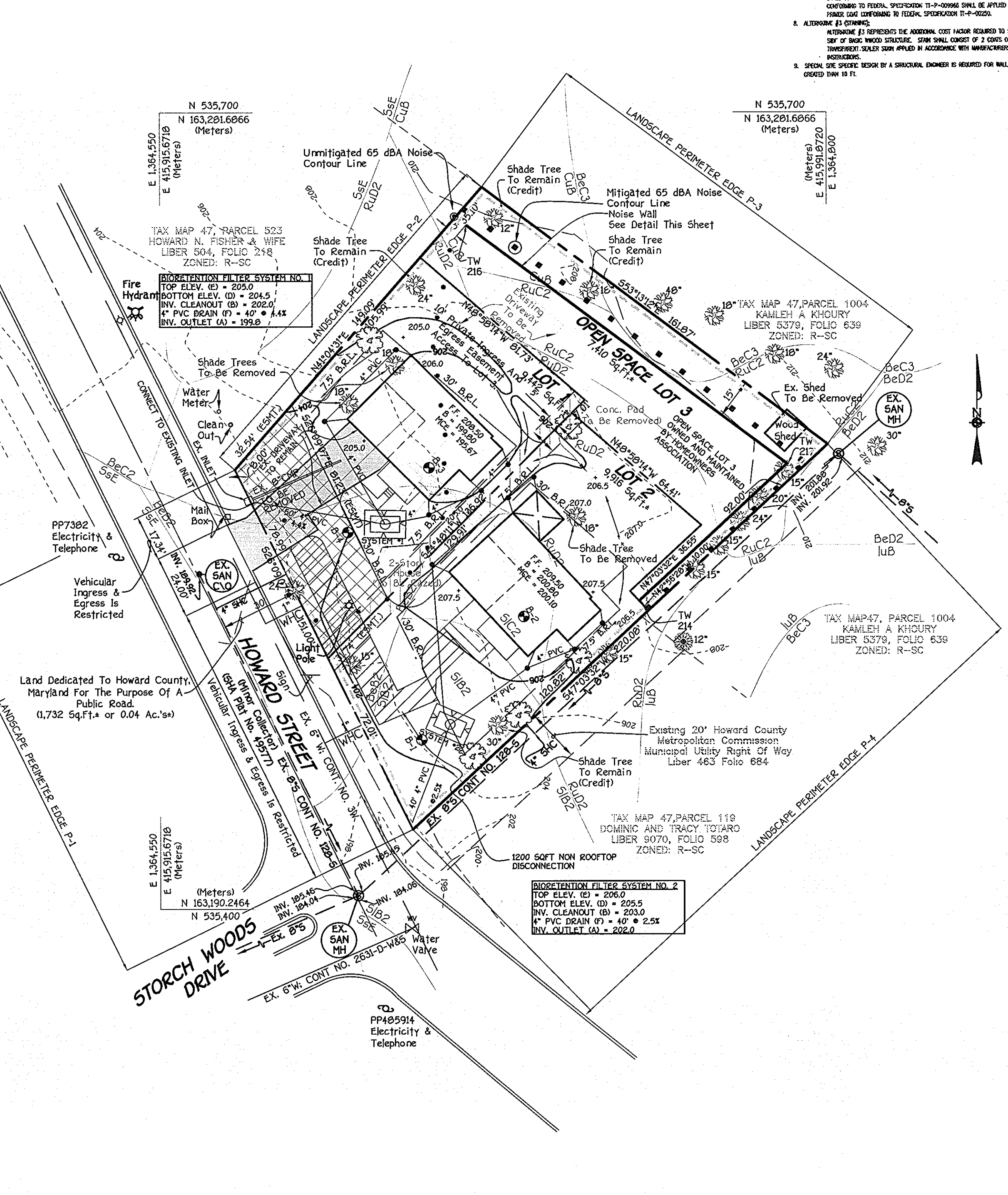
PRIVATE BIORETENTION FILTER OPERATION & MAINTENANCE SCHEDULE

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE BY THE OWNER. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND PEST INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION SHALL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION. CONSIDER EROSION PREVENTION TREATMENT OF ALL DISPERSED TRENCHES AND SWALES AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED AND TREATED AS NEEDED. PERIODIC MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

SOILS LEGEND		
SOIL	NAME	CLASS
**BeB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
**BeC3	Beltville silt loam, 5 to 10 percent slopes, severely eroded	C
**BeD2	Beltville silt loam, 10 to 15 percent slopes, moderately eroded	C
•CuB	Comus silt loam, local alluvium, 3 to 8 percent slopes	C
•LuB	LuA loam, local alluvium, 1 to 5 percent slopes	C
RuB2	Rumford loamy sand, 5 to 10 percent slopes, moderately eroded	B
RuB2	Rumford loamy sand, 10 to 15 percent slopes, moderately eroded	B
SiB2	Sassafras loam, 1 to 5 percent slopes, moderately eroded	B
SiC2	Sassafras loam, 5 to 10 percent slopes, moderately eroded	B
SiB	Sassafras silt, 15 to 40 percent slopes	B

NOTES:

- Hydric soils and/or contains hydric inclusions
- May contain hydric inclusions
- Generally only within 100-year floodplain areas



LEGEND	
(Symbol)	Denotes Reversible Slope Easement (Liber 977, Folio 40D) & (SHA PL31 49577)
(Symbol)	Denotes Private Use-In-Common Access Easement For Lot 1, Lot 2 And Lot 3.
(Symbol)	Unmitigated 65 dBA Noise Contour Line
(Symbol)	Mitigated 65 dBA Noise Contour Line
(Symbol)	10' Private Ingress And Egress Easement For Open Space Lot 3.

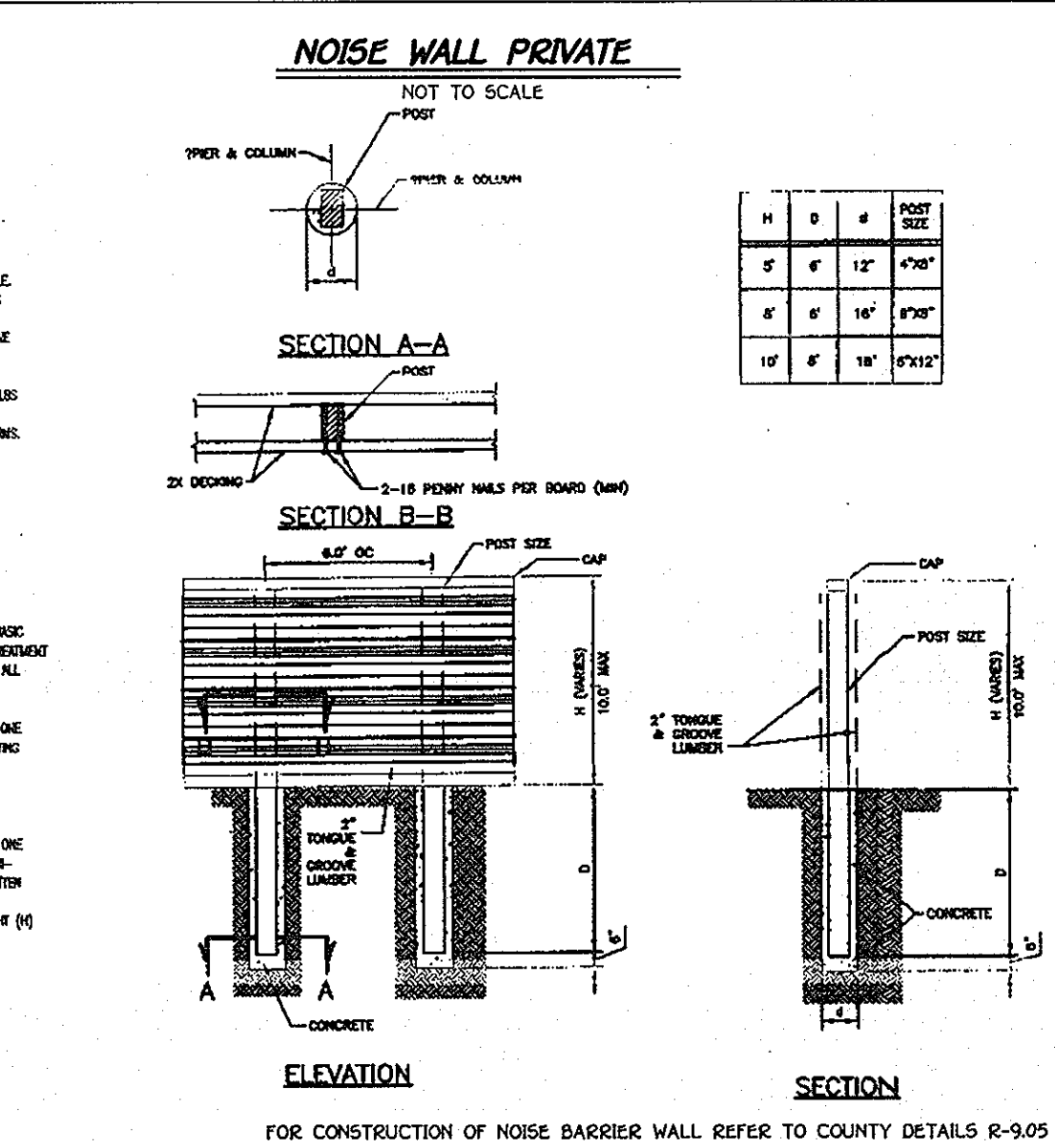
APPROVED: DEPARTMENT OF PLANNING AND ZONING

Carol Hamm 7/25/08
CHIEF, DIVISION OF LAND DEVELOPMENT

John DeMunn 9/24/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DEVELOPER
Pacesetter Homes, Inc.
Post Office Box #94
Ellicott City, Maryland 21041
Phone: (410) 737-0743
Attn: Eric L. Bers

OWNER
Eric L. Bers
Post Office Box #94
Ellicott City, Maryland 21041
Phone: (410) 737-0743



- General Notes:**
- Subject Property Zoned R-SC Per The 2/02/04 Comprehensive Zoning Plan And The "CompliE" Zoning Regulation Amendments, Effective July 28, 2006.
 - Coordinated Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 4775 And No. 49AB.
Station No. 4775 North 539,995.024 East 1,365,653.510
Station No. 49AB North 539,304.453 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.
 - B.R.L. Denotes Building Restriction Line.
 - (Symbol) Denotes Iron Pin Set With Cap "F.C.C. 106".
 - (Symbol) Denotes Iron Pipe Or Iron Bar Found.
 - (Symbol) Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - (Symbol) Denotes Concrete Monument Set With Cap "F.C.C. 106".
 - (Symbol) Denotes Concrete Monument Or Stone Found.
 - 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 (6 Feet Serving More Than One Residence)
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum)
 - Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Gutters/Bridges) - Capable Of Supporting 25 Gross Tons (ft-25-Load)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurements.
 - 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.
 - No Cemeteries Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory Map.
 - Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated September 29, 2006.
 - Landscaping For Lots 1 And 2 On File With This Plat Is Provided In Accordance With A Certified Landscaping Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscaping Manual. A Landscaping And Surety Will Be Defered Until The SDP. Lot 1 Surety (1 Shade Tree @ \$300/Shade Tree) = \$300.00 Lot 2 Surety (4 Shade Trees @ \$300/Shade Tree) = \$1,200.00
 - 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, 28, 2006.
 - 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.
 - No 100 Year Flood Plain Exists On Site.
 - Previous Department Of Planning And Zoning File Number: None
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.222 Of The Howard County Code.
 - Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
 - The Existing Dwelling/Structure(s) And Accessory Structures Located On Lots 1 And 2 Are To Be Removed Prior To Plat Recordation.
 - A Private Use-In-Common Driveway Access And Maintenance Agreement For Shared Driveway Is Recorded Simultaneously With This Plat.
 - 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%.
 - Noise Study Prepared By Mars Group Dated June, 2006.
 - 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.
 - Articles Of Incorporation For The Homeowners Association Was Filed With The Maryland State Department Of Assessment And Taxation.
 - 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.
 - 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 & Carter, Inc.
 - Open Space Tabulation
a) Open Space Required = (0.639 Ac)X25% = 6.95654Ac.
b) Total Open Space Provided: 7.410 Sq.Ft.
c) Credit Open Space = 7.044 Sq.Ft.

SUPPLEMENTAL PLAN
TOPOGRAPHIC, SOILS, STORMWATER MANAGEMENT
AND PERIMETER LANDSCAPING

PROPERTY OF
ERIC L. BERS
Lots 1 And 2 Open Space Lot 3
Zoned: R-SC

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

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

