

GENERAL NOTES

- 1. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
2. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS.
MISS UTILITY 1-800-257-7777
BELL ATLANTIC TELEPHONE CO. 725-9976
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
VERIZON CABLE LOCATION DIVISION: 393-3553
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4820
STATE HIGHWAY ADMINISTRATION: 531-5533
3. 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 START OF WORK.
4. ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
5. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
6. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
7. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR TERRACES NOT MORE THAN 18 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.
8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (PAVEMENT WIDTH IN USE - COMMON EASEMENTS TO BE 16-FEET)
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 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
9. THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN, AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
10. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003.
11. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED JANUARY 2005.
12. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL, ENGINEERING, INC. DATED JANUARY 2005.
13. ACCESS TO PUBLIC WATER HAS BEEN PROVIDED UNDER CONTRACT NO. 70-W AND PUBLIC SEWER PROVIDED UNDER 238-S.
14. NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
15. NO STREAMS EXIST ON SITE, NRI DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, NOVEMBER, 2006.
16. NO 100 YEAR FLOODPLAINS EXIST ON SITE.
17. NO STEEP SLOPES EXIST ON SITE.
18. FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.05.
19. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPING MANUAL HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$7,200.00.
20. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND THE HOME RIGHT OF WAY LINE ONLY, AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
21. THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, 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 REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
22. NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
23. AT THE TIME OF INSTALLATION, 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.
24. STORMWATER MANAGEMENT WATER QUALITY AND RECHARGE WILL BE PROVIDED ON SITE BY GRASS CHANNEL CREDITS, ROOFTOP DISCONNECTION CREDIT, NATURAL AREA CONSERVATION CREDIT. CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE ONE YEAR DISCHARGE IS LESS THAN 2.0 C.F.S.
25. TOTAL FOREST CONSERVATION OBLIGATION EQUALS TO 14,810.40 SQ. FT. (0.34 AC.) AND WILL BE MET BY ON-SITE AFFORESTATION AND PAYMENT OF A FEE IN LIEU FOR THE REMAINING 0.07 AC. IN THE AMOUNT OF \$2,286.90, IN ACCORDANCE WITH 16.1207 OF THE CODE. FINANCIAL SURETY FOR AFFORESTATION WILL BE IN THE AMOUNT OF \$5,880.60.
26. PROPOSED SEWER FOR LOTS 2, 3 AND 4 TO BE PROVIDED BY GRINDER PUMPS TO MANHOLE S-2 LOCATION AT FRONT LOT LINES.

MINIMUM LOT SIZE CHART
LOT NO. NET AREA SQ. FT. PIPESTEM AREA SQ. FT. TOTAL AREA SQ. FT.
2 18,000 SF 816 SF 18,816 SF
3 18,000 SF 1,562 SF 19,562 SF
4 18,001 SF 2,244 SF 20,245 SF
5 20,597 SF 2,868 SF 23,465 SF

SCHEDULE A: PERIMETER LANDSCAPE EDGE
CATEGORY ADJACENT TO PERIMETER PROPERTIES
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE 1 2 3 4 5
LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE 147 488 165 144 576
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) NO NO NO NO NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) NO NO NO NO NO
NUMBER OF PLANTS REQUIRED (IF REMAINING)
SHADE TREES 1:60 8 1:60 3 1:60 3 1:60 10
EVERGREEN TREES
SHRUBS
NUMBER OF PLANTS PROVIDED
SHADE TREES 8 3 3 10
EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)
SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)

LANDSCAPE AND FOREST CONSERVATION NOTES
1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAWV PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. 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.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.
5. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE 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.
6. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
7. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN, AND FOREST CONSERVATION EASEMENT AREAS.

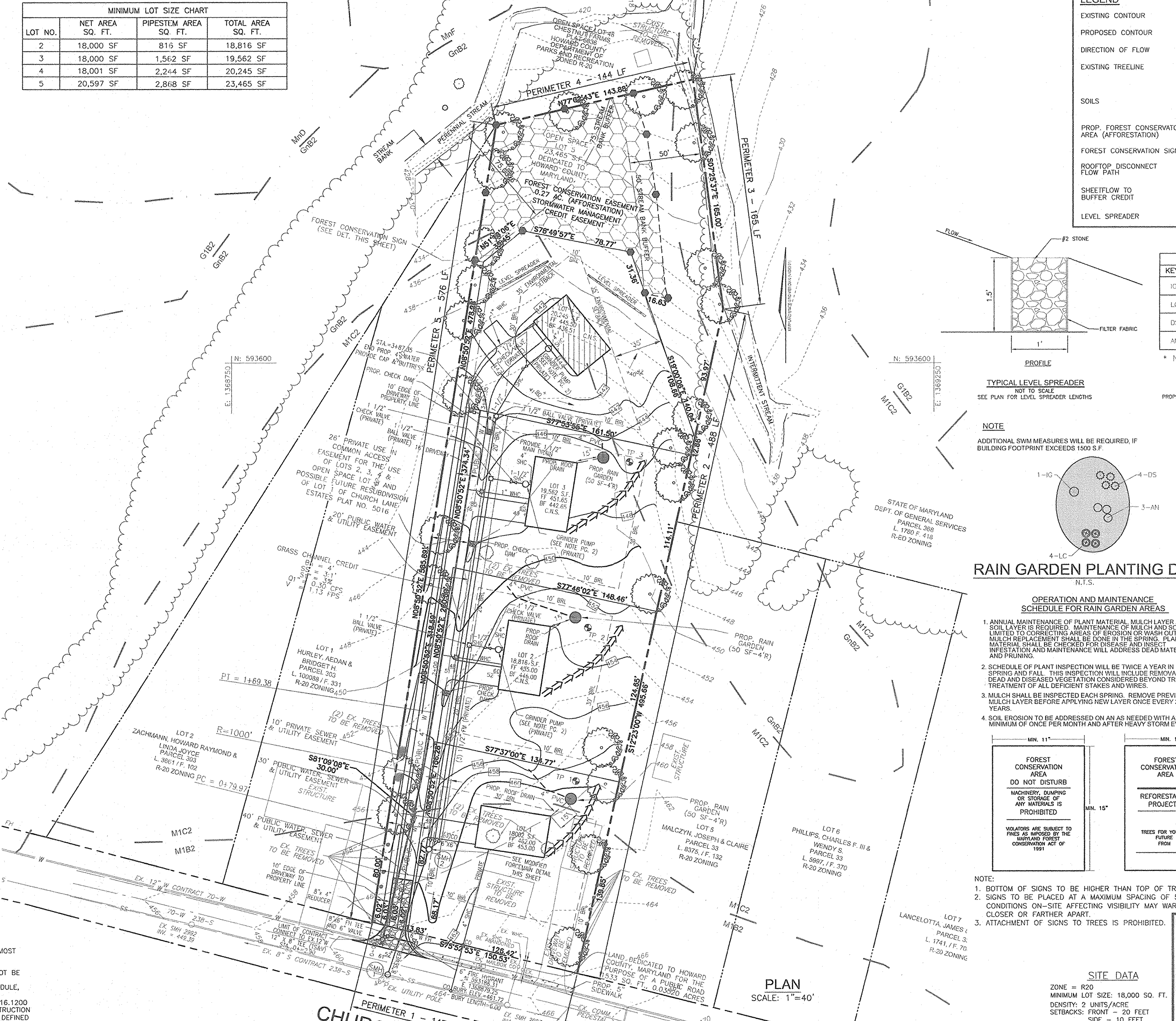
DEVELOPER'S AGREEMENT
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$7200.00 FOR THE REQUIRED 24 SHADE TREES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division
Date: 2/15/07

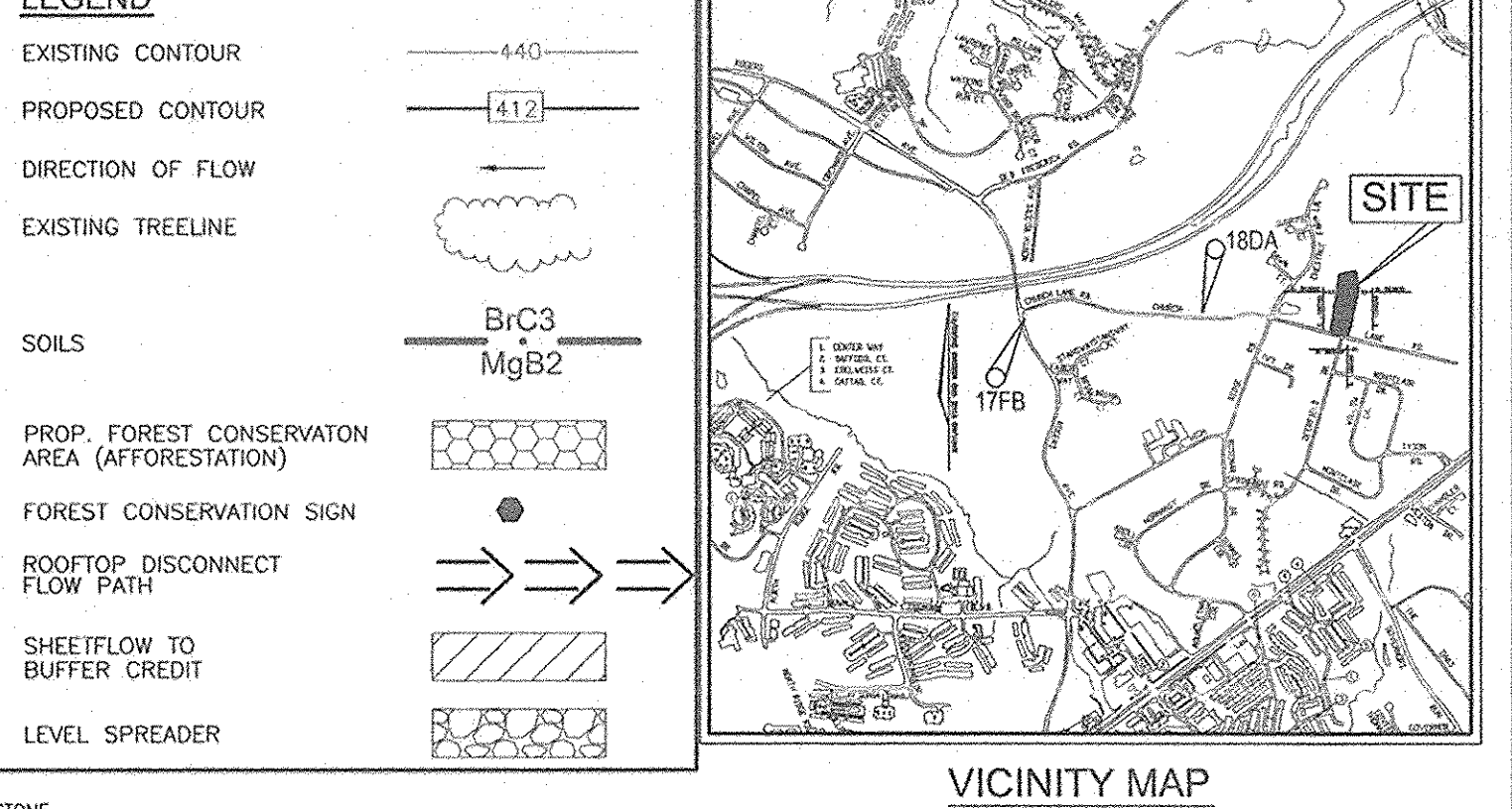
LANDSCAPE SCHEDULE
KEY QUAN. BOTANICAL NAME SIZE REM.
24 ACER RUBRUM RED MAPLE (SHADE TREES) 2 1/2"-3" Col. B & B
SOILS LEGEND
SYMBOL NAME / DESCRIPTION GROUP
G1B2 GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED B
GnB2 GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED C
M1B2 MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED B
M1C2 MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED B
MnD MANOR VERY STONY LOAM, 3 TO 25 PERCENT SLOPES B

BUILDER'S/DEVELOPER'S CERTIFICATE:
I/WE HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE HEREBY CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
Charles H. Stricker
Date: 2/15/07

REFORESTATION PLANT SCHEDULE
TOTAL AFFORESTATION AREA: 0.27 AC.
PLANTING DENSITY: 0.27 AC. @ 1" CAL. = 216 TREES
TOTAL 216 1" CAL. TREES
QTY. BOTANICAL NAME SIZE SPACING
18 ACER RUBRUM 1" CAL. 15'x15'
18 LIQUID AMBER STRAFOFULA AMERICAN SWEETGUM 1" CAL. 15'x15'
18 PRUNUS SEROTINA BLACK CHERRY 1" CAL. 15'x15'

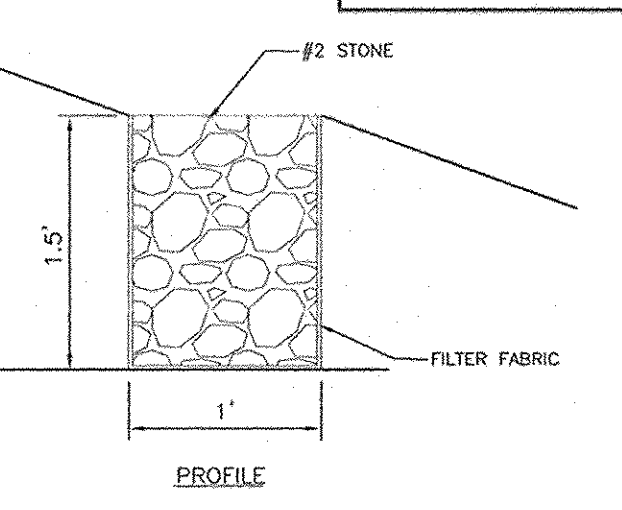


LEGEND



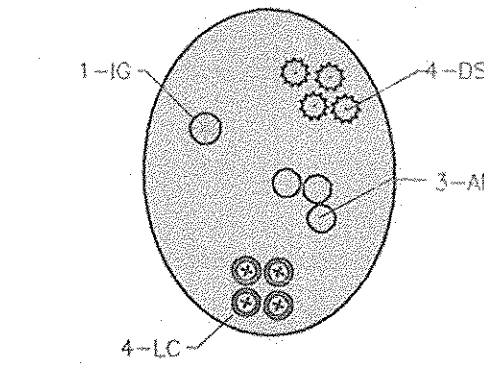
RAINGARDEN PLANT LIST(EACH)(SURFACE AREA=19SF)
KEY QUANTITY BOTANICAL NAME COMMON NAME SIZE (4" X 5")
IC 1 ILEX GLABRA INK BERRY 2 1'-3" HT.
LC 4 LOBELEA CARDINALIS CARDINAL FLOWER LOBELIA 1 GAL. CONTAINER
DS 4 DRYOPTERIS SP. WOOD FERN 1 GAL. CONTAINER
AN 3 ASTER NOVAE-ANGLIAE NEW ENGLAND ASTER 1 GAL. CONTAINER

* NOTE: THE RAIN GARDEN PLANTING SPECIFIED IS FOR EACH RAIN GARDEN.



TYPICAL LEVEL SPREADER
NOT TO SCALE
SEE PLAN FOR LEVEL SPREADER LENGTHS

NOTE
ADDITIONAL SWM MEASURES WILL BE REQUIRED, IF BUILDING FOOTPRINT EXCEEDS 1500 S.F.



RAIN GARDEN PLANTING DETAIL

N.T.S.

OPERATION AND MAINTENANCE SCHEDULE FOR RAIN GARDEN AREAS

- 1. 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 IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DEFICIENT STAKES AND WIRES. TREATMENT OF ALL DEFICIENT STAKES AND WIRES.
2. SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DEFICIENT STAKES AND WIRES.
3. MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
4. SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

NOTE:

- 1. BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF PROTECTION FENCE.
2. 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.
3. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

SITE DATA

ZONE = R20
MINIMUM LOT SIZE: 18,000 SQ. FT.
DENSITY: 2 UNITS/ACRE
SETBACKS: FRONT - 20 FEET
SIDE - 10 FEET
REAR - 30 FEET
MAX. HEIGHT: 34 FEET
MIN. LOT WIDTH AT BRL: 60 FEET
OPEN SPACE REQUIRED = 10%

OWNERS/DEVELOPER

CHARLES H. STRICKER
8300 CHURCH LANE ROAD
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-461-9141

SUPPLEMENTAL INFORMATION PLAN STRICKER PROPERTY

TAX MAP 18 GRID 13
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PARCEL 32

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: MR
DRAWN BY: JMR
CHECKED BY: MR
DATE: AUGUST, 2007
SCALE: 1"=40'
W.O. NO.: 05-83
1 SHEET OF 2

