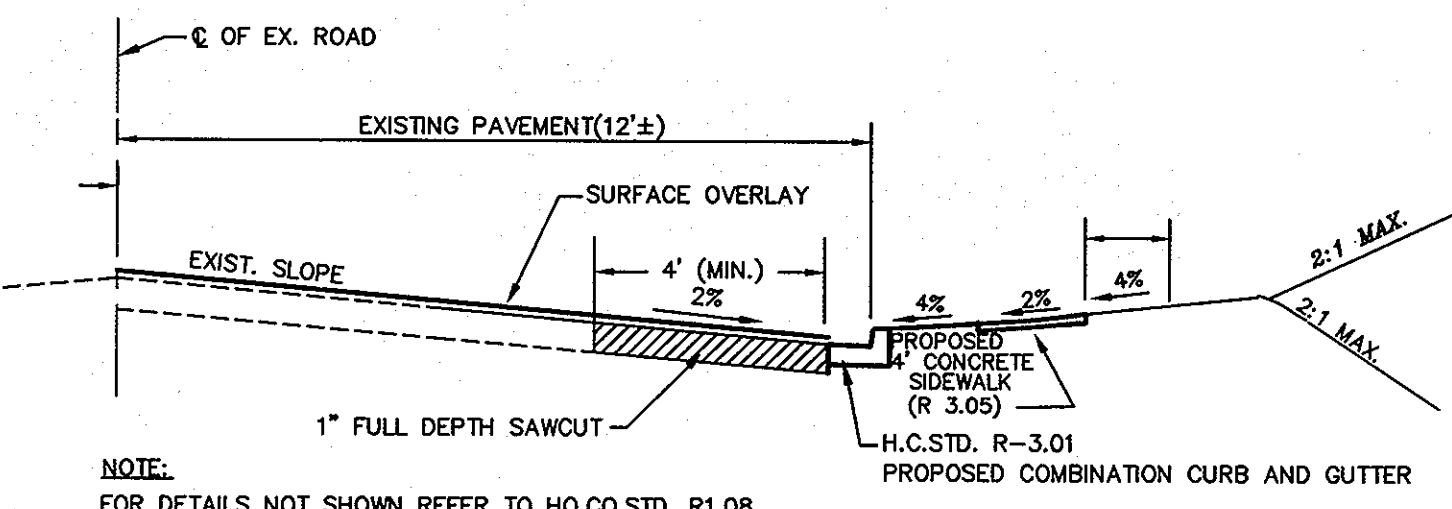
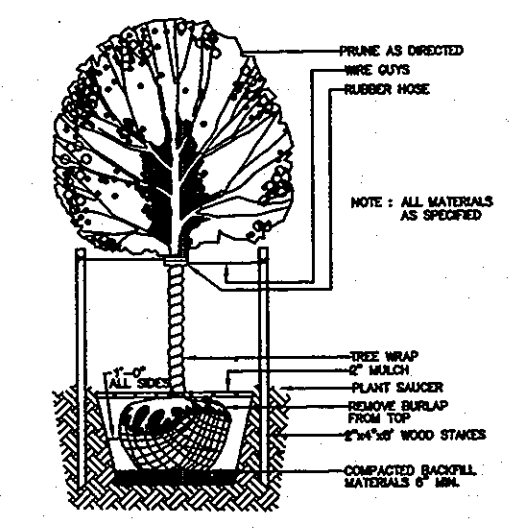


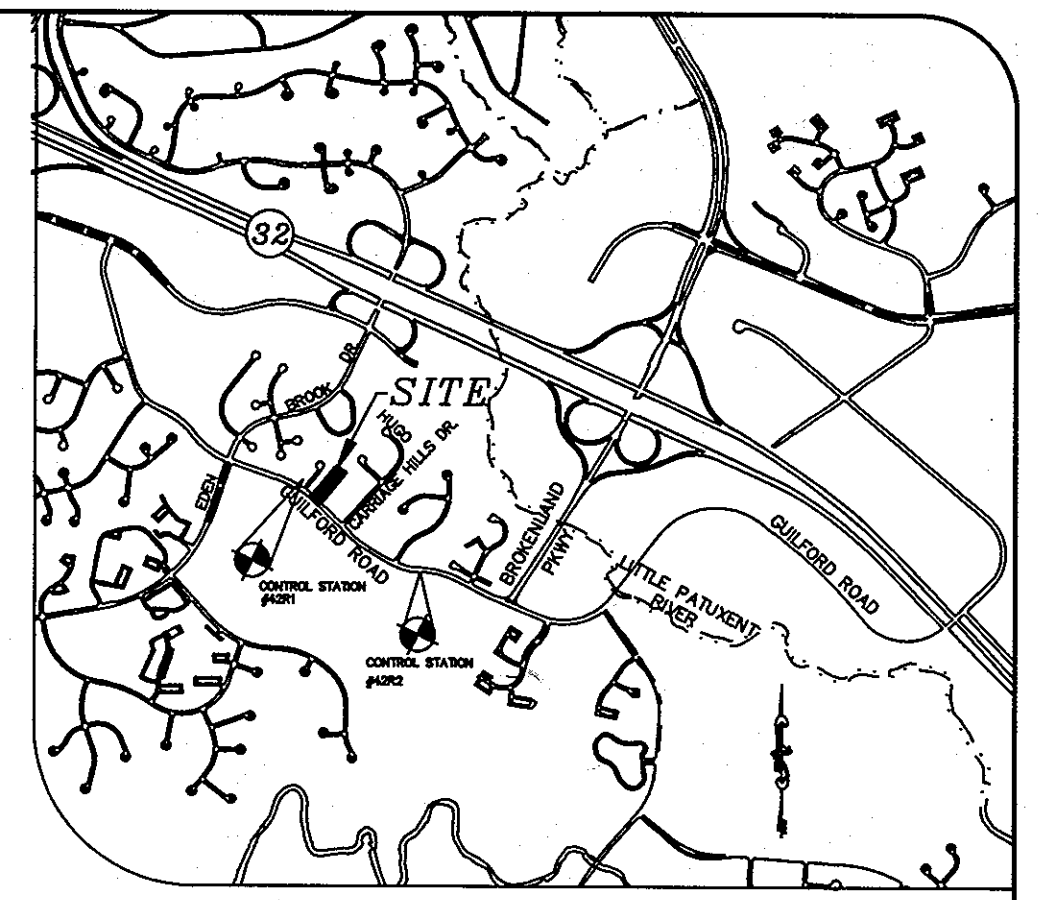
**SOILS DESCRIPTION**  
 SYMBOL DESCRIPTION  
 GB2 GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED -- TYPE B



**TYP. ROAD IMPROVEMENT SECTION**  
 GUILFORD ROAD STA: FROM STA 100+82 TO STA 101+80  
 SECTION NOT TO SCALE



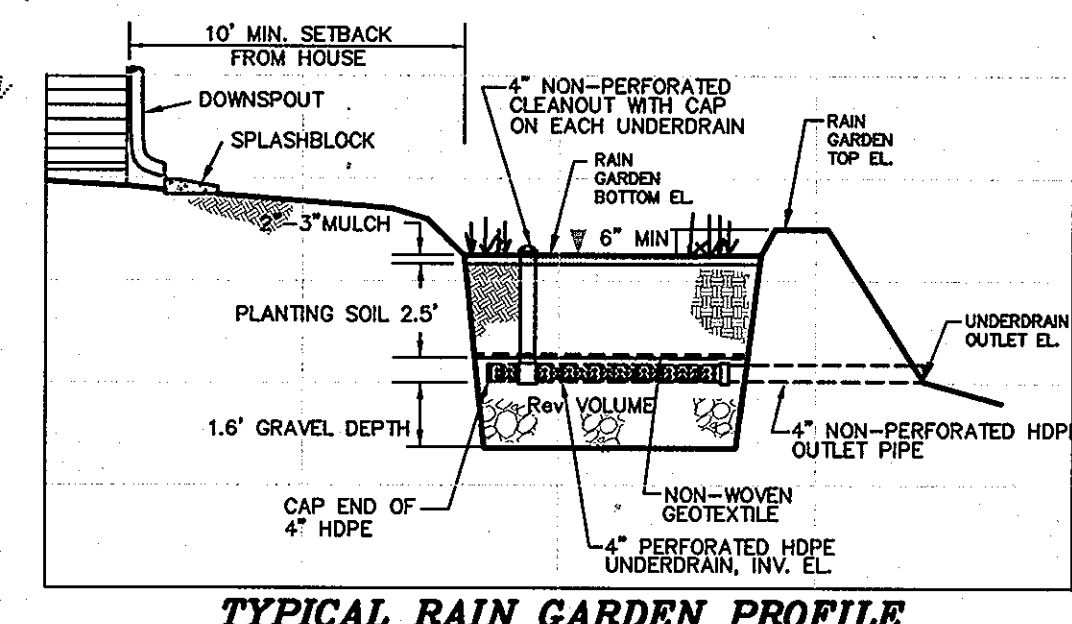
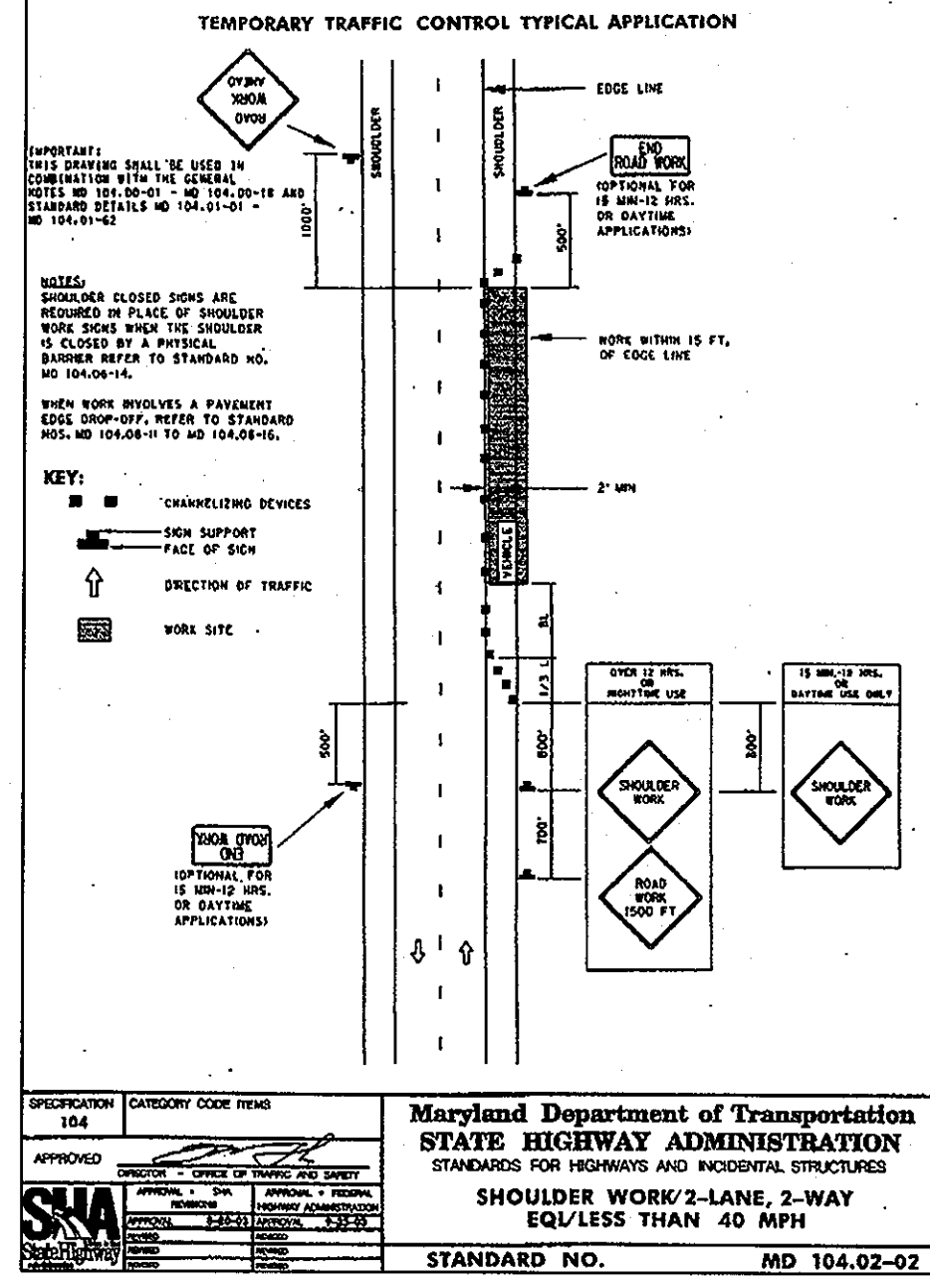
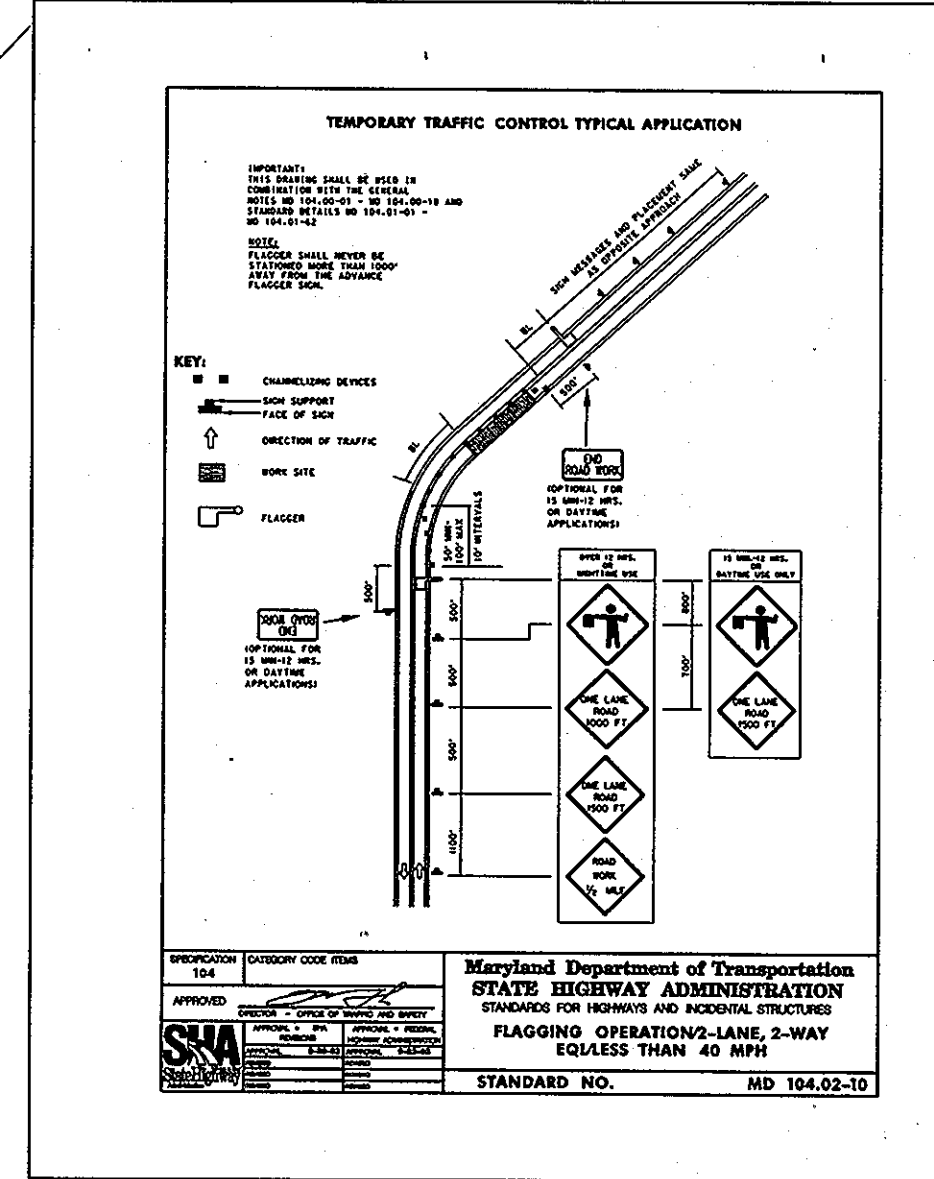
TYPICAL DECIDUOUS TREE PLANTING DETAIL  
 NOT TO SCALE



VICINITY MAP  
 SCALE: 1"=200'  
 ADC MAP: 5053 C-3

**GENERAL NOTES:**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**  
 TAX MAP: 42, PARCEL: 44  
 ELECTION DISTRICT: SIXTH  
 ZONING: R-12  
 DEED REFERENCE: L 1736/ F. 498
- AREA TABULATION**  
 A. TOTAL TRACT AREA: 1.0067 AC ±  
 B. NUMBER OF PROPOSED BULDBLE LOTS: 3  
 C. NUMBER OF OPEN SPACE LOTS: 0  
 D. AREA OF PUBLIC RIGHT-OF-WAY: 0.0748 AC.  
 E. AREA OF BULDBLE LOTS: 0.9319 AC ±
- ON SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY SURVEY ASSOCIATES #1 ON OR ABOUT AUGUST 2007.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 42R1 AND 42R2.  
 STATION 42R1 NORTHING 546,948.8001 EASTING 1,352,118.5610  
 STATION 42R2 NORTHING 547,820.2380 EASTING 1,351,171.5872
- PUBLIC WATER AND SEWER WILL BE UTILIZED UNDER CONTRACT # 629-W & 24-4524-D.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STEEP SLOPES OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON-SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
 C) GEOMETRY - MAXIMUM 1/2% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.  
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 TONS (250 LBS) LOADING.  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
 F) STRUCTURE CLEARANCE - MINIMUM 12 FEET.  
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION IN THE AMOUNT OF \$4,900.00 TO THE FOREST CONSERVATION FUND.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$4,200.00 HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT.
- NO STREAMS OR WETLANDS EXIST ON SITE AS CERTIFIED BY SITE REVIEW PERFORMED BY S&S PROFESSIONALS.
- THERE IS AN EXISTING DWELLING ON LOT 2 TO REMAIN. NEW STRUCTURES AND EXTENSIONS OR ADDITIONS TO THE EXISTING DWELING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING REGULATIONS.
- DRIVEWAY ENTRANCE IS PER HOWARD COUNTY STANDARD DETAIL R-6.06.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT OF WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THE OPEN SPACE REQUIREMENTS, BASED ON CREATION OF 2 NEW LOTS, HAS BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.
- A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 1-3.
- STORMWATER MANAGEMENT IS PROVIDED VIA RAINGARDENS AND GRASS SWALE IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL.
- 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 GROWING CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWIT 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.
- LIMIT OF DISTURBANCE FOR ROAD IMPROVEMENTS IS LESS THAN 5000 SQ. FT. NO EROSION AND SEDIMENT CONTROL PLAN IS REQUIRED. EROSION CONTROL FOR THE ON-SITE CONSTRUCTION WILL BE PERFORMED UNDER THE SITE DEVELOPMENT PLAN.



TYPICAL RAIN GARDEN PROFILE  
 NOT TO SCALE

**RAIN GARDEN DESIGN DATA**

RAIN GARDEN #	RAIN GARDEN TOP EL.	RAIN GARDEN BOTTOM EL.	UNDERDRAIN INVERT EL.	UNDERDRAIN OUTLET EL.	RAIN GARDEN DIMENSIONS
1	371.5	371.0	367.7	367.6	6'x10'
2	373.0	372.5	369.2	368.5	6'x10'
3	358.0	357.5	354.2	354.0	6'x10'
4	359.5	359.0	355.7	355.0	6'x10'

**PLANT LIST**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	○	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1	○	ILEX GLABRA	INK BERRY	2' - 3" HI.
6	○	LOBELIA SPHILLICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4	○	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
3	○	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)

**NOTE:**  
 RAIN GARDENS SHALL BE DESIGNED BASED ON ACTUAL DRAINAGE AREAS TO EACH FACILITY AT THE SITE DEVELOPMENT PLAN.

**PERIMETER PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
14	○	ACER PLATANOIDES-FREEMANII	AUTUMN TREELE RED MAPLE	2 1/2" - 3" CAL. OR EQUIVALENT
TOTAL				14 SHADE TREES

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES				TOTALS
	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	
LANDSCAPE TYPE	155 LF	117 LF	90 LF	420 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED					
SHADE TREES	3	2	2	7	14
EVERGREEN TREES	0	0	0	0	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	3	2	2	7	14
EVERGREEN TREES	0	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0

**LEGEND**

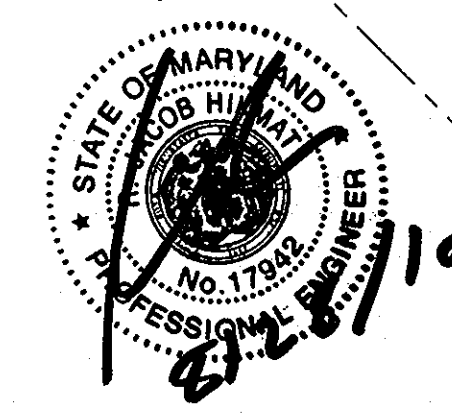
- PROPOSED DRIVEWAY
- USE-IN-COMMON, WATER, SEWER AND UTILITY EASEMENT
- PUBLIC SEWER EASEMENT
- RAINGARDEN
- EX. TREELINE

**OWNER**  
 JOAN A. MAHANES  
 8891 GUILFORD ROAD  
 COLUMBIA, MD 21046  
 410-381-3053

**DEVELOPER'S/OWNER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER 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.

NAME: Joan A Mahanes DATE: 8/26/10  
 APPROVED: DEPARTMENT OF PLANNING AND ZONING

APPROVED: [Signature] DATE: 9/3/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 APPROVED: [Signature] DATE: 9/20/10  
 CHIEF, DIVISION OF LAND DEVELOPMENT



Project	09-017	date	AUG. 2010
Illustration	MMT	engineering	MMT
scale	1"= 30'	approval	RH

description	revisions	date

MAHANES PROPERTY, LOTS 1 THRU 3  
 TAX MAP 42 PARCEL 44 GRID 8 HOWARD COUNTY  
 SIXTH ELECTION DISTRICT  
 SUPPLEMENTAL, LANDSCAPING AND ROAD IMPROVEMENT PLAN

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 6600 Deepwater Road, Suite 150, Ellicott City, Maryland 21075  
 (410) 997-0286 Fax: (410) 997-0286