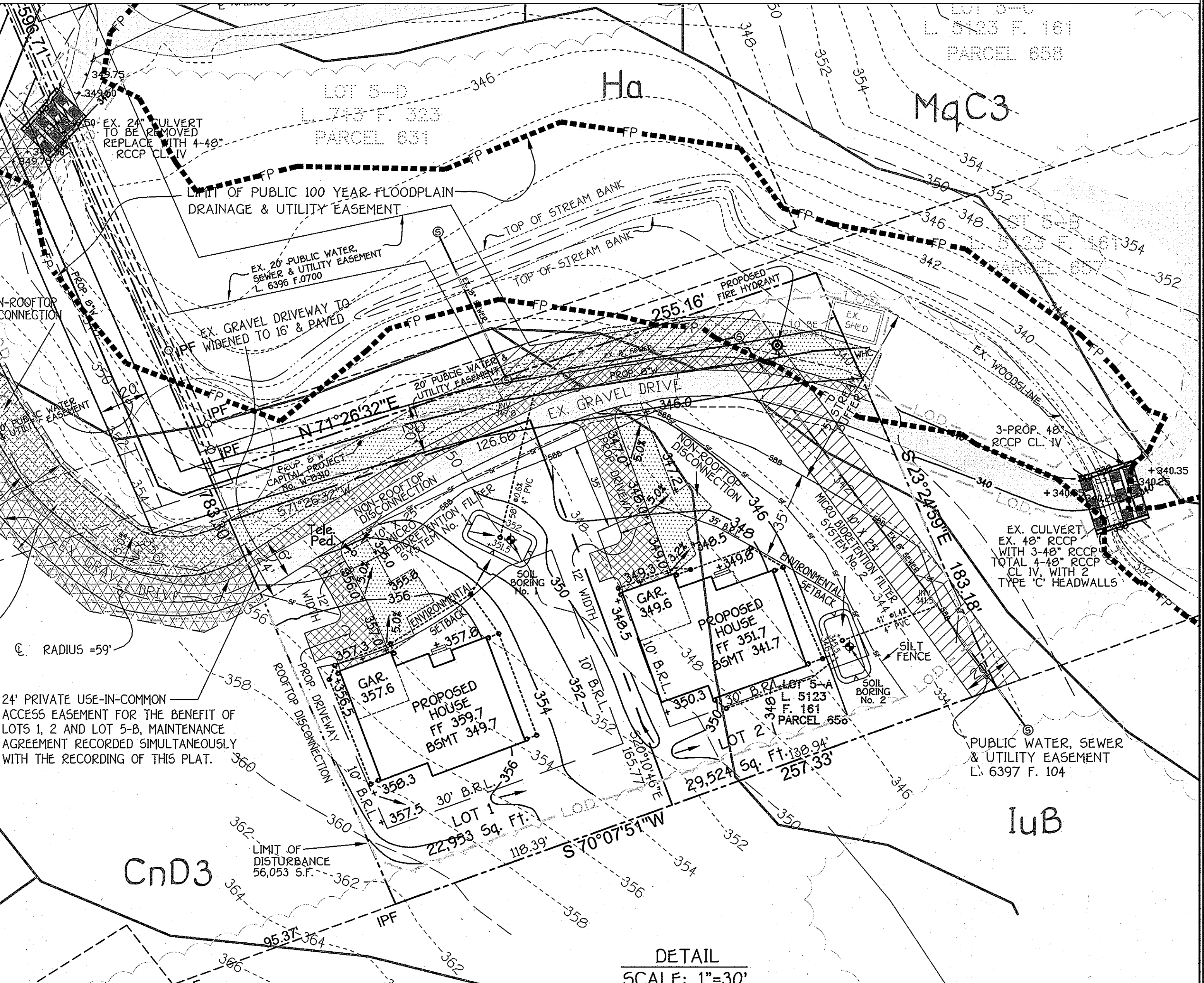
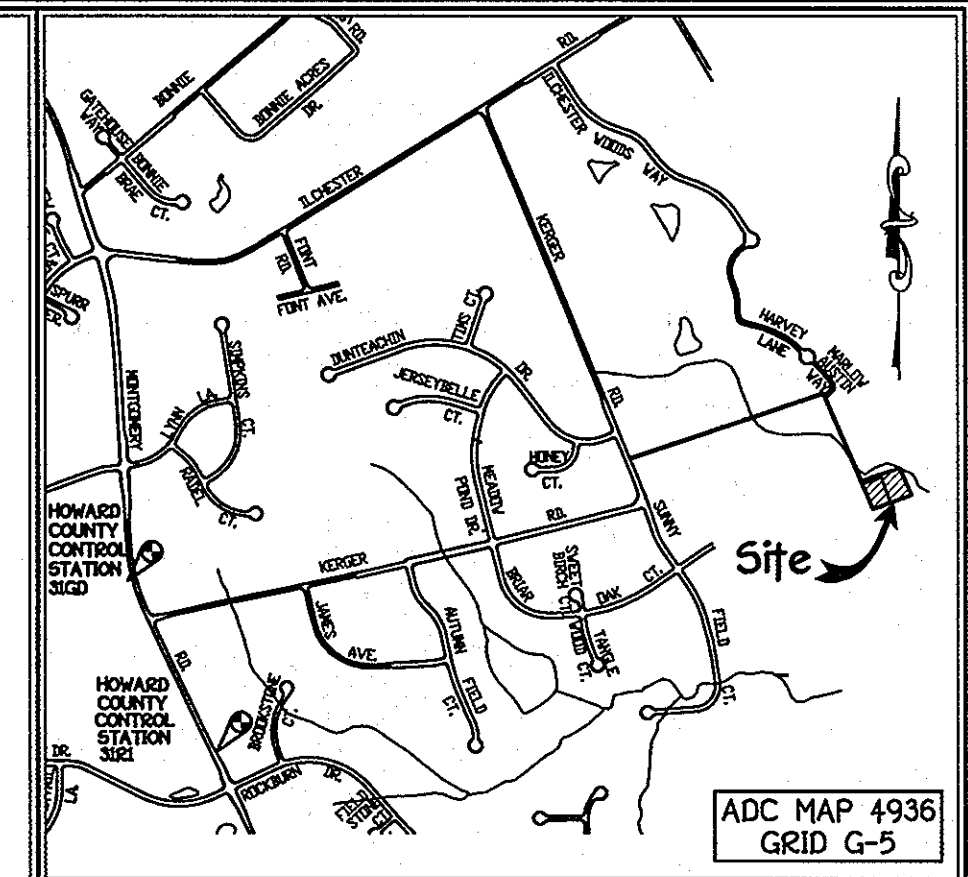


LEGEND

- 492- EXISTING 2' CONTOURS
- 490- EXISTING 10' CONTOURS
- 482- PROPOSED CONTOUR
- SHEET FLOW (5X MAX.)
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA
- SPECIMEN TREE
- L.O.D. LIMIT OF DISTURBANCE (L.O.D.)
- STREAM AND TOP OF BANK
- 75' TOP OF STREAM BANK BUFFER
- LIMIT OF 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- ▨ PAVING TO BE ADDED
- ▨ PROPOSED RELOCATED 24" PRIVATE INGRESS/EGRESS EASEMENT TO SERVE RIGGS PROPERTY, LOTS 1 AND 2, WERTZ SUBDIVISION AND TAX PARCEL 657
- ▨ PRIVATE STORMWATER MANAGEMENT DISCONNECTION CREDIT EASEMENT

SOILS LEGEND

SOIL	NAME	CLASS
AuA2	AuA2 gravelly loam, 1 to 5 percent slopes, moderately eroded	B
BuA2	BuA2 gravelly loam, 1 to 5 percent slopes, moderately eroded	C
CnA2	CnA2 gravelly loam, 0 to 15 percent slopes, severely eroded	C
CnB2	CnB2 gravelly loam, 0 to 15 percent slopes, moderately eroded	C
CnB3	CnB3 gravelly loam, 1 to 5 percent slopes, moderately eroded	C
CnB4	CnB4 gravelly loam, 3 to 15 percent slopes, severely eroded	C
EnA2	EnA2 gravelly loam, 1 to 5 percent slopes, moderately eroded	C
EnB2	EnB2 gravelly loam, 3 to 15 percent slopes, moderately eroded	C
EnB3	EnB3 gravelly loam, 3 to 15 percent slopes, severely eroded	C
EnC2	EnC2 gravelly loam, 3 to 15 percent slopes, moderately eroded	C
EnC3	EnC3 gravelly loam, 0 to 15 percent slopes, severely eroded	C
EnC4	EnC4 gravelly loam, 3 to 15 percent slopes, moderately eroded	C
Ha	Ha gravelly loam, 1 to 5 percent slopes	D
HsA	HsA gravelly loam, 1 to 5 percent slopes	D
HsB	HsB gravelly loam, 3 to 10 percent slopes, moderately eroded	D
HsC	HsC gravelly loam, 3 to 10 percent slopes, moderately eroded	D
LsA2	LsA2 gravelly loam, 3 to 10 percent slopes, moderately eroded	D
LsB2	LsB2 gravelly loam, 0 to 15 percent slopes, severely eroded	D
LsC2	LsC2 gravelly loam, 0 to 15 percent slopes, severely eroded	D
LsD	LsD gravelly loam, all slopes	D
MpA2	MpA2 gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpB2	MpB2 gravelly loam, 3 to 10 percent slopes, severely eroded	D
MpC	MpC gravelly loam, 0 to 15 percent slopes, moderately eroded	D
MpD	MpD gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpE	MpE gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpF	MpF gravelly loam, 0 to 15 percent slopes, severely eroded	D
MpG	MpG gravelly loam, 0 to 15 percent slopes, severely eroded	D
MpH	MpH gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpI	MpI gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpJ	MpJ gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpK	MpK gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpL	MpL gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpM	MpM gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpN	MpN gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpO	MpO gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpP	MpP gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpQ	MpQ gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpR	MpR gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpS	MpS gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpT	MpT gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpU	MpU gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpV	MpV gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpW	MpW gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpX	MpX gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpY	MpY gravelly loam, 3 to 10 percent slopes, moderately eroded	D
MpZ	MpZ gravelly loam, 3 to 10 percent slopes, moderately eroded	D



APPROVED: DEPARTMENT OF PLANNING AND ZONING

K. J. ... 3/29/12
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

M. J. ... 2/26/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 481-2855

OWNER/DEVELOPER
 ROBERT AND PATRICIA WERTZ
 9559 KERGER ROAD
 ELLICOTT CITY, MARYLAND 21043-7013

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 10692, EXPIRATION DATE: 12/13/13.

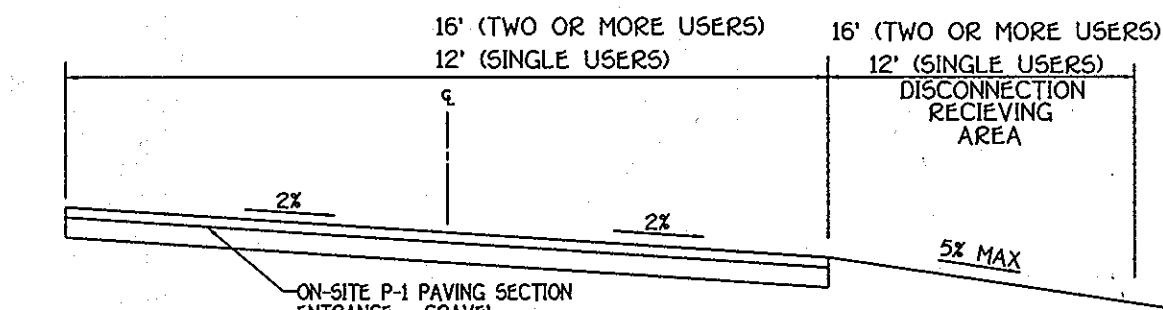
[Signature]
 DATE: 1/30/12

SUPPLEMENTAL PLAN
 LANDSCAPE, FOREST CONSERVATION,
 STORMWATER MANAGEMENT, TOPOGRAPHY AND SOILS
WERTZ PROPERTY
 Lots 1 And 2
 A Resubdivision Of Lot 5-A
 Parcel 656, Liber 5123, Folio 161
 TAX MAP #31 PARCEL 656
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: R-20
 SCALE: AS SHOWN DATE: JANUARY 27, 2012
 SHEET 1 OF 2

F-11-070

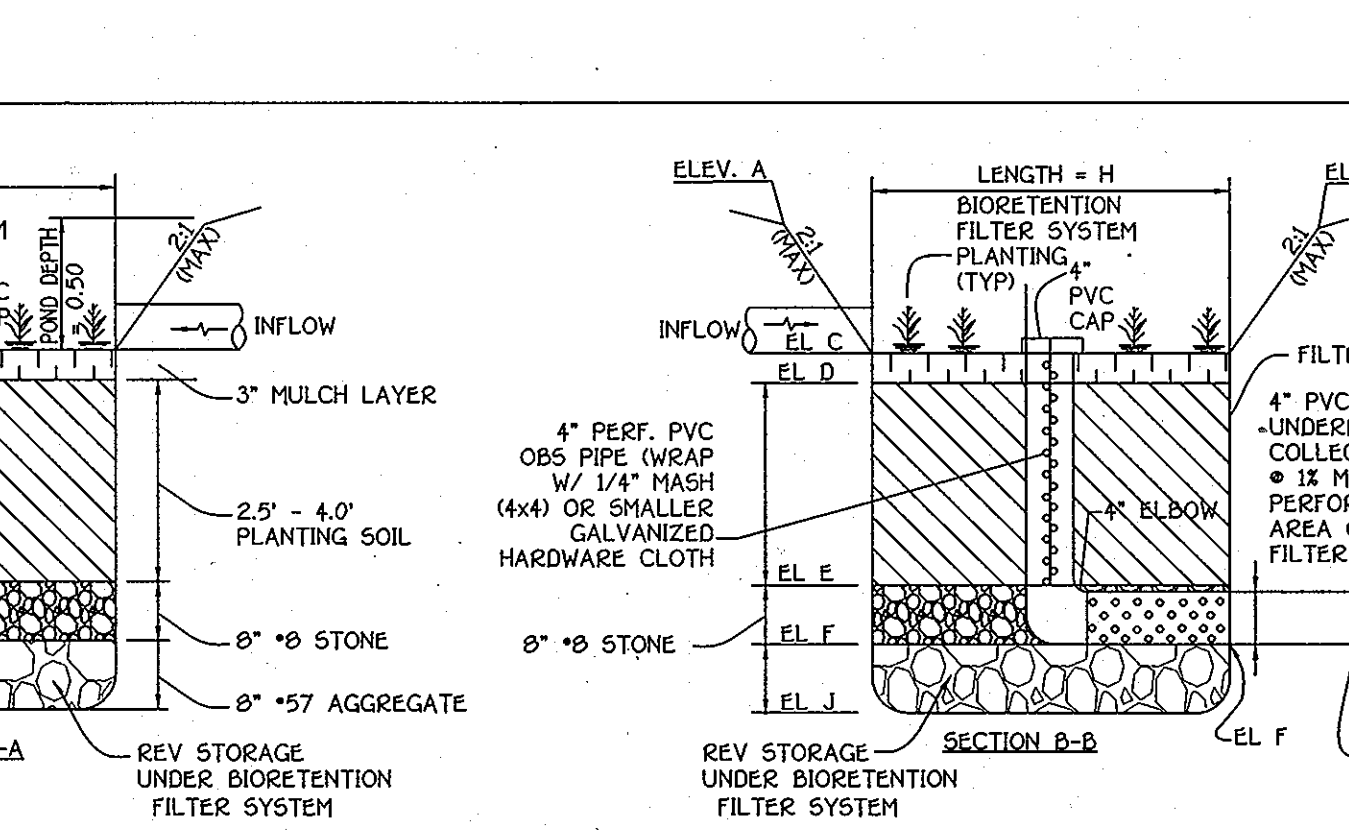
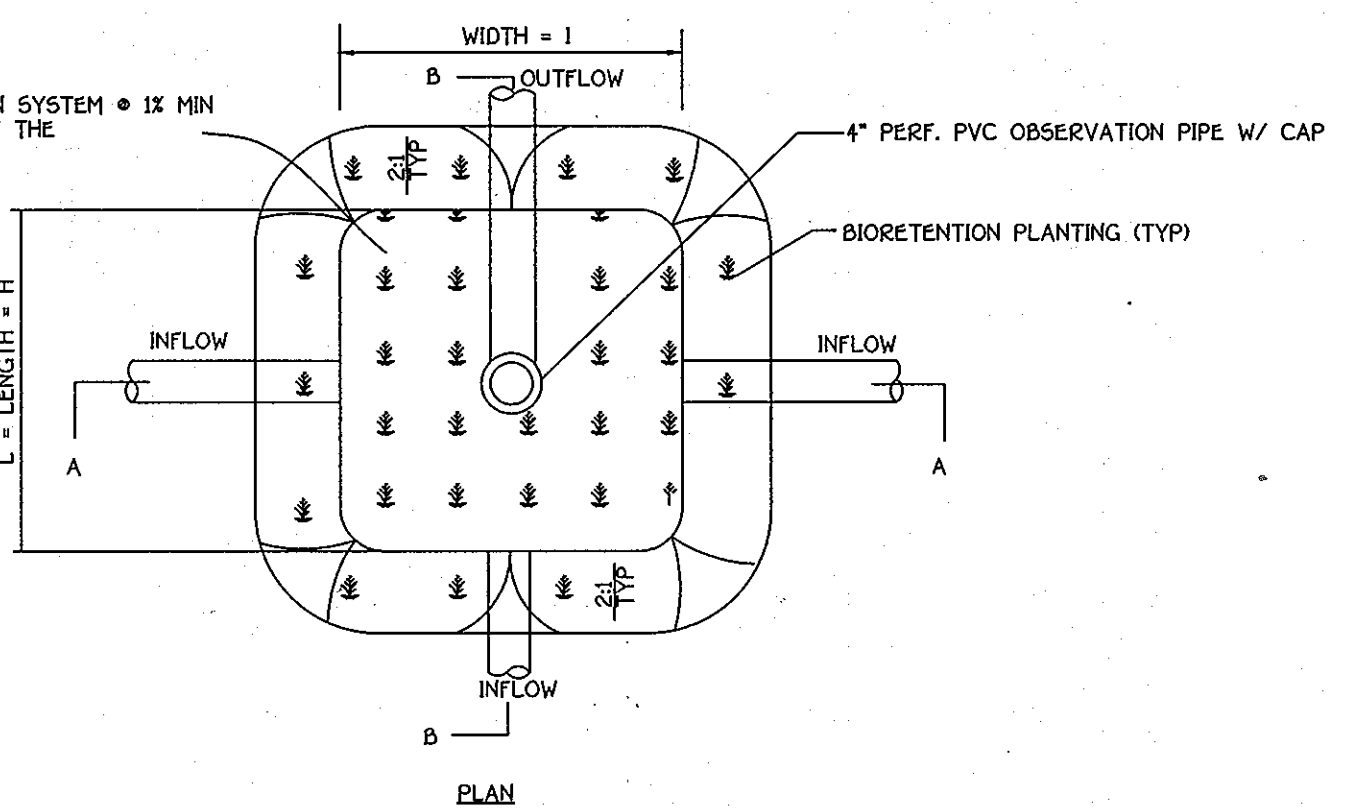
General Notes Continued:

- This Plan is subject to W-11-167 which the Planning Director on September 13, 2011 Approved A Request To Waive Section 16.16(a)(2)(D) - Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Shall Not Be Permitted Within 75 Feet Of A Perennial Stream Bank In Residential Zoning Districts To Allow For Two Driveway Connections And Associated Grading For Proposed Lots 1 And 2 Onto An Existing Use-In-Common Driveway, And Section 16.120(c)(2)(D) - All 5FD Lots Shall Have Minimum Frontage Of 20 Feet On Approved Public Streets. Subject To The Following Conditions:
 - Compliance With All Comments Generated With The Review Of The ECP-11-006 And Subdivision PBT, F-11-070
 - Compliance With The Attached Development Engineering Division Comments
 - The Building Envelope Must Maintain A Minimum 35' Setback From The Edge Of The Existing 75' Stream Bank Buffer As Depicted On The Waiver Plan Exhibit
 - No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Are Permitted Within The Stream And 75' Stream Buffer Except For The Required Driveway Improvements And Associated Grading As Depicted On The Waiver Petition Plan Exhibit
 - Access To The Wertz Property, Lots 1 And 2 Will Be Through Mario Austin Way And Harvey Lane As Shown On The Waiver Plan Exhibit And F-11-070.
 - The Applicant Shall Revise The Location For The Existing Private Access Easement To Be Consistent With The Use-In-Common Driveway. This Subdivision Is A Minor Subdivision And Is Exempt From Providing An APFO Traffic Report.
- Trash And Recycling Collection Will Be At The Intersection Of Mario Austin Way And Harvey Lane Within 5 Feet Of The County Roadway For Collection.
- The Private Use-In-Common Driveway Easement Recorded In Liber 991 At Folio 209 Within Tax Parcel No. 629 (Kiss Property) Will Be Modified To Contain The Final As-Built Driveway.
- Plan Subject To A Waiver Approved On August 31, 2011 To Design Manual, Volume III, Section 2.6.A Which Requires A Residential Use-In-Common Driveway Serving Single Family Houses With No More Than Six (6) Dwelling Units And Section 2.6.B Which Requires That A Public Access Place Shall Be Provided If A Use-In-Common Driveway Crosses A 100 Year Floodplain And Section 2.6.B, Which Requires That A Use-In-Common Driveway Have A 16' Pavement Width To Allow For A Use-In-Common Driveway Reduced Pavement Width Of 14' From The Stream Crossing North To Harvey Lane Subject To:
 - A 16' Use-In-Common Driveway On-Site And On The Adjoining Tax Parcel No. 629 (Kiss Property) Built By The Site Owner/Developer.
 - The Public Water Line W-4830 Is Installed To Serve The Wertz Property.
 - The Proposed 48-Inch Culverts And Their Associated Grading Earth Work, Bonded Under F-11-070.

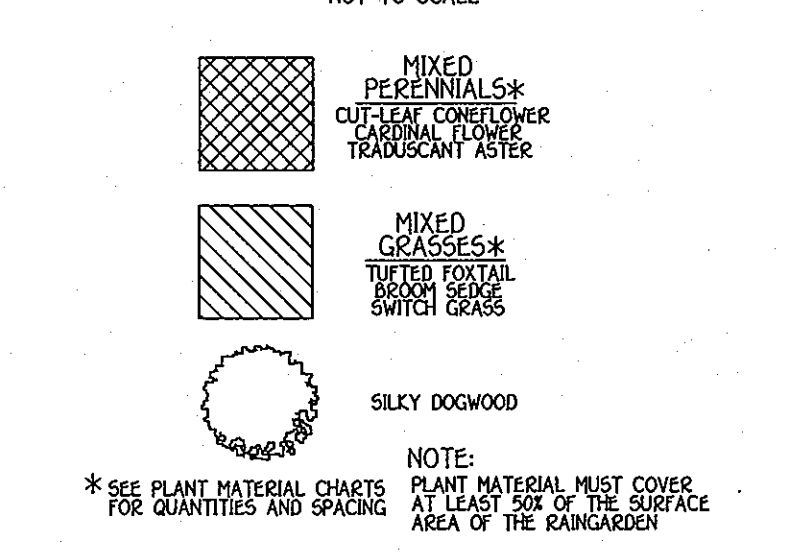
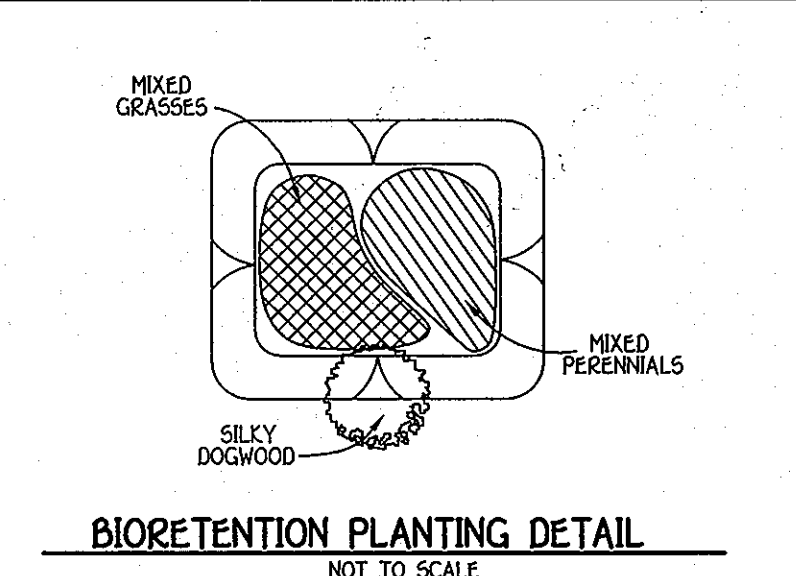


TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
NOT TO SCALE

BIORETENTION FILTER DATA										
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I	J
1	352.00	352.00	351.50	351.25	348.75	348.00	347.00	10'	25'	347.45
2	346.00	346.00	345.50	345.25	342.75	342.00	341.50	10'	25'	341.63



BIORETENTION FILTER SYSTEM DETAIL M-6
NOT TO SCALE



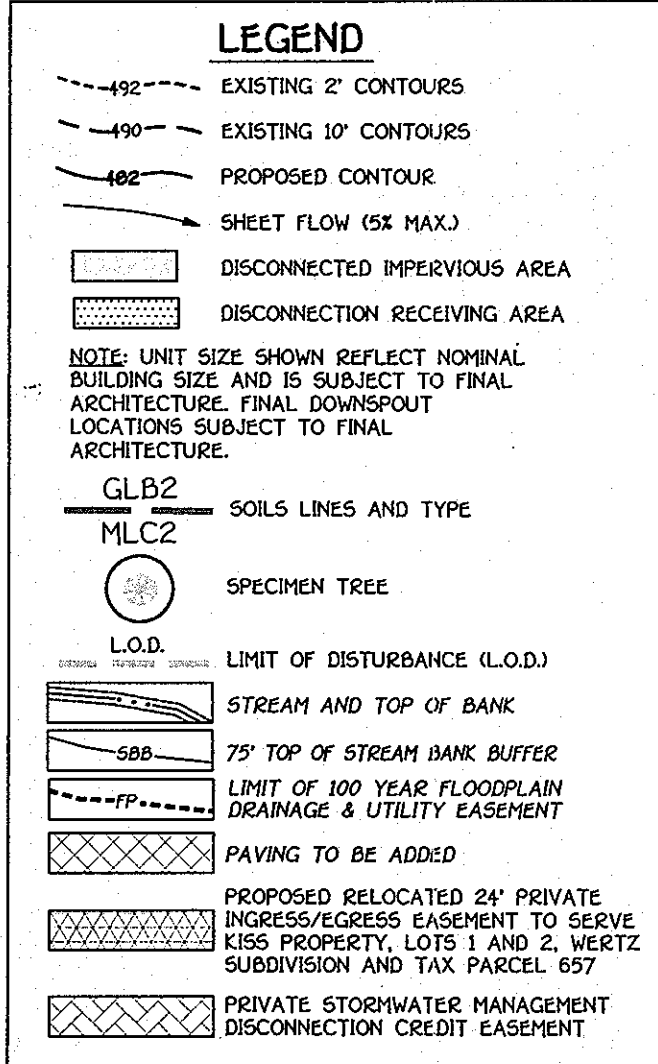
BIORETENTION PLANT MATERIAL		
QUANTITY	NAME	MAXIMUM SPACING (FT)
45	MIXED PERENNIALS	1 FT.
45	MIXED GRASSES	1 FT.
1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION

PRIVATE BIORETENTION M-6 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 IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDER BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYERS 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.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DISCONNECTION OF NONROOFTOP RUNOFF (N-2)

- MAINTENANCE OF AREAS RECEIVING DISCONNECTION RUNOFF IS GENERALLY NO DIFFERENT THAN THAT REQUIRED FOR OTHER LAWN OR LANDSCAPED AREAS. THE AREAS RECEIVING RUNOFF SHOULD BE PROTECTED FROM FUTURE COMPACTION OR DEVELOPMENT OF IMPERVIOUS AREA. IN COMMERCIAL AREAS, FOOT TRAFFIC SHOULD BE DISCOURAGED AS WELL.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBER: ECP-11-006.
- OPEN SPACE REQUIREMENTS ARE PROVIDED BY A Fee-In-Lieu Payment Of \$1,500.00.
- LANDSCAPING FOR LOTS 1 AND 2 WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION PER SECTION 16.1202(b)(1)(VIII) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- WATER QUALITY VOLUME (WQV) AND GROUNDWATER RECHARGE VOLUME (GRV) STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE WILL BE MET BY APPLYING THE CRITERIA FOUND IN CHAPTER 5 "ENVIRONMENTAL SITE DESIGN", SPECIFICALLY SECTION N-1 "DISCONNECTION OF ROOFTOP RUNOFF" AND THE INDIVIDUAL DRIVEWAYS FOR THE HOUSES WILL BE DISCONNECTED IN ACCORDANCE WITH SECTION N-2 "DISCONNECTION OF NONROOFTOP RUNOFF", WHERE CREDIT CANNOT BE TAKEN FOR DISCONNECTION, BECAUSE THE DRAINAGE AREA EXCEEDS 500 SQ.FT. BIORETENTION FILTER SYSTEMS (M-6) HAVE BEEN USED. THESE METHODS WILL REFLECT THE "WOODS IN GOOD CONDITION" RUNOFF CURVE NUMBER OF 70 FOR THIS SITE. THEREFORE, CHANNEL PROTECTION VOLUME (CPV) IS NOT REQUIRED. ALSO, OVERBANK FLOOD PROTECTION (OP) AND EXTREME FLOOD VOLUME (GF) WERE NOT ADDRESSED BECAUSE DRAINAGE FROM THE SITE DOES NOT DRAIN INTO ANY OF THE PREDETERMINED AREAS DEFINED BY THE FEBRUARY 13, 2000, BULLETIN ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION.
- THE SWM MEASURES ILLUSTRATED ON THIS PLAN ARE CONCEPTUAL AS SPECIFIC HOUSE CONFIGURATIONS HAVE NOT YET BEEN ESTABLISHED. SPECIFIC SWM MEASURES WILL BE PROVIDED WITH THE ASSOCIATED SITE DEVELOPMENT PLAN WHEN FINAL DESIGN DETAILS CAN BE PROVIDED.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF LOTS 1, AND 2 PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A COMMUNITY MEETING WAS CONDUCTED ON MARCH 25, 2010 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS, PER SECTION 16.126(d), OF THE SUBDIVISION REGULATIONS.
- ELEVATIONS ARE BASED ON FIELD RUN TOPOGRAPHIC SURVEY PERFORMED JULY, 2010 BY FISHER, COLLINS & CARTER, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- SUBDIVISION WILL BE SERVED BY BOTH PUBLIC WATER AND PUBLIC SEWER.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.129 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.
- 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.
- NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, OR IMPERVIOUS PAVING, MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF PLANNING AND ZONING UPON THE ADVICE OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION AND PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OF A STRUCTURE LOCATED WITHIN A FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE.
- LIMIT OF DISTURBANCE 31,721 S.F.
- WETLAND DETERMINATION PROVIDED ON MAY 19, 2010 BY ECO-SCIENCE PROFESSIONALS.



STORMWATER MANAGEMENT PRACTICES			
LOT No.	ADDRESS	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) (NUMBER)	MICRO BIO-RETENTION (M-6) (NUMBER)
1		Y - (Driveway)	No. 1
2		Y - (Driveway)	No. 2

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Robert Wertz 3/29/12 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
Patricia Wertz 2/21/12 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 410-461-2899

OWNER/DEVELOPER
 ROBERT AND PATRICIA WERTZ
 5293 KERGER ROAD
 ELLICOTT CITY, MARYLAND 21043-7013
Eco-Science Professionals, Inc.
 CONSULTING ECOLOGISTS

SURVEYOR CERTIFICATION
 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. 10692, EXPIRATION DATE: 12/13/13.
John P. Canoles 1/30/12 DATE
 JOHN P. CANOLES

GENERAL NOTES:

- Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/28/06.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31GD And 31R1.
 51a 31GD N 566399.8736 E 1372013.9404
 51b 31R1 N 565303.5115 E 1372517.7020
- This PBT Is Based On Field Run Monumented Boundary Survey Dated June 6, 2009 By SLL, Adcock & Associates, LLC
- B.C.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 100".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 100".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
- 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:
 - Width - 12 Feet (6 Feet) Serving More Than One Residence.
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1" - 1/2" Minimum.
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading).
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
 - Structure Clearances - Minimum 12 Feet.
 - 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 HAD "S" Grid Measurement.
- No Historic Structures Or Cemeteries Exist On The Subject Property.
- The Existing Accessory Structures On Lot 2 Must Be Removed Prior To The Submission Of The Final Plat Originals. No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- The Use-In-Common Driveway Maintenance Agreements For Lots 1, 2 And 5-B Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.
- 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.
- Previous Department Of Planning And Zoning File Number: ECP-11-006.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.
- LANDSCAPING FOR LOTS 1 AND 2 WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION PER SECTION 16.1202(b)(1)(VIII) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- WATER QUALITY VOLUME (WQV) AND GROUNDWATER RECHARGE VOLUME (GRV) STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE WILL BE MET BY APPLYING THE CRITERIA FOUND IN CHAPTER 5 "ENVIRONMENTAL SITE DESIGN", SPECIFICALLY SECTION N-1 "DISCONNECTION OF ROOFTOP RUNOFF" AND THE INDIVIDUAL DRIVEWAYS FOR THE HOUSES WILL BE DISCONNECTED IN ACCORDANCE WITH SECTION N-2 "DISCONNECTION OF NONROOFTOP RUNOFF", WHERE CREDIT CANNOT BE TAKEN FOR DISCONNECTION, BECAUSE THE DRAINAGE AREA EXCEEDS 500 SQ.FT. BIORETENTION FILTER SYSTEMS (M-6) HAVE BEEN USED. THESE METHODS WILL REFLECT THE "WOODS IN GOOD CONDITION" RUNOFF CURVE NUMBER OF 70 FOR THIS SITE. THEREFORE, CHANNEL PROTECTION VOLUME (CPV) IS NOT REQUIRED. ALSO, OVERBANK FLOOD PROTECTION (OP) AND EXTREME FLOOD VOLUME (GF) WERE NOT ADDRESSED BECAUSE DRAINAGE FROM THE SITE DOES NOT DRAIN INTO ANY OF THE PREDETERMINED AREAS DEFINED BY THE FEBRUARY 13, 2000, BULLETIN ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION.
- THE SWM MEASURES ILLUSTRATED ON THIS PLAN ARE CONCEPTUAL AS SPECIFIC HOUSE CONFIGURATIONS HAVE NOT YET BEEN ESTABLISHED. SPECIFIC SWM MEASURES WILL BE PROVIDED WITH THE ASSOCIATED SITE DEVELOPMENT PLAN WHEN FINAL DESIGN DETAILS CAN BE PROVIDED.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF LOTS 1, AND 2 PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A COMMUNITY MEETING WAS CONDUCTED ON MARCH 25, 2010 FOR THE PURPOSE OF THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED RESIDENTIAL DEVELOPMENT AND TO ALLOW THE COMMUNITY TO ASK QUESTIONS AND TO MAKE COMMENTS, PER SECTION 16.126(d), OF THE SUBDIVISION REGULATIONS.
- ELEVATIONS ARE BASED ON FIELD RUN TOPOGRAPHIC SURVEY PERFORMED JULY, 2010 BY FISHER, COLLINS & CARTER, INC.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- SUBDIVISION WILL BE SERVED BY BOTH PUBLIC WATER AND PUBLIC SEWER.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.129 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.
- 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.
- NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, OR IMPERVIOUS PAVING, MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF PLANNING AND ZONING UPON THE ADVICE OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION AND PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OF A STRUCTURE LOCATED WITHIN A FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE.
- LIMIT OF DISTURBANCE 31,721 S.F.
- WETLAND DETERMINATION PROVIDED ON MAY 19, 2010 BY ECO-SCIENCE PROFESSIONALS.

SUPPLEMENTAL PLAN
LANDSCAPE, FOREST CONSERVATION,
STORMWATER MANAGEMENT, TOPOGRAPHY AND SOILS
WERTZ PROPERTY
 Lots 1 And 2
 A Resubdivision Of Lot 5-A
 Parcel 656, Liber 5123, Folio 161
 TAX MAP #31 PARCEL 656
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: R-20
 SCALE: 1"=30' DATE: JANUARY 27, 2012
 SHEET 2 OF 2

F-11-070