

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUPPLEMENTAL, LANDSCAPE, & SOILS PLAN

U.S. Equivalent Coordinate Table

Point	North (feet)	East (feet)
1	596152.1912	1288064.2811
2	597012.6035	1288064.7538
3	596814.8213	1288063.0190
4	596668.7974	1288065.8713
5	596553.8228	1288065.2642
6	596347.4502	1288093.1400
7	596191.1601	1288021.0518
8	597009.2054	1288091.6302
9	596848.3402	1288024.5636
10	596645.6015	1288060.3313

Minimum Lot Size Tabulation

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	4.657 Ac.*	0.078 Ac.*	4.589 Ac.*

STORMWATER MANAGEMENT PRACTICES

LOT No.	ADDRESS	MICRO-BIORETENTION (NUMBER)
1	2530 DUVALL ROAD	2
2	2510 DUVALL ROAD	1

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 10.633 AC.***
B. LIMIT OF DISTURBED AREA = 1.81 AC*
C. PRESENT ZONING DESIGNATION = RC-DEO
 (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D. PROPOSED USE: RESIDENTIAL
 RELATED HOWARD COUNTY FILE NO.: ECP-14-076; WP-15-019.
E. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 3.10 AC*
F. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 3.28 AC* (1.69 AC* 15% TO 25%, 1.59 AC* 25% OR GREATER)
G. TOTAL AREA OF WETLANDS (INCLUDING BUFFER, LOCATED OUTSIDE OF THE FLOODPLAIN) = 0.43 AC* (2.64 AC* LOCATED WITHIN FLOODPLAIN)
H. TOTAL AREA OF STREAMS (INCLUDING BUFFER, LOCATED OUTSIDE OF THE FLOODPLAIN) = 0.47 AC*
I. TOTAL AREA OF EXISTING FOREST = 7.20 AC* (EXCLUDES FLOODPLAIN)
J. TOTAL AREA OF FOREST TO BE RETAINED = 5.39 AC* (NO EASEMENT REQUIRED; EXEMPT FROM FOREST CONSERVATION REQUIREMENTS)
K. TOTAL GREEN OPEN AREA = 10.21 AC*
L. TOTAL IMPERVIOUS AREA = 0.42 AC*
M. TOTAL AREA OF ERODIBLE SOILS = 3.43 AC.*

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
4	☀	ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE)	2 1/2" - 3" CAL. FULL CROWN, B&B
5	☀	TILIA CODATA 'GREENSPIRE' (GREENSPIRE LITTLELEAF LINDEN)	2 1/2" - 3" CAL. FULL CROWN, B&B
2	☀	ILEX X 'NELLIE R. STEVENS' (NELLIE STEVENS HOLLY)	5'-6" HT. B&B
2	☀	THUJA STANDISHII X PULCATA (GREEN GIANT ARBORVITAE)	5'-6" HT. B&B

TOTAL: 9 SHADE TREES, 4 EVERGREEN TREES

SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER	1	2	3	4	5	TOTAL
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAY	
LANDSCAPE TYPE	A	A	A	A	B	
LINEAR FEET OF PERIMETER	575 L.F.	510 L.F.	505 L.F.	650 L.F.	370 L.F.	
CREDIT FOR EXISTING VEGETATION						
LINEAR FEET (LF) OF CREDIT REMAINING PERIMETER (LF)	569 LF OF EX. TREES 6 LF REMAINING	510 LF OF EX. TREES 0 LF REMAINING	436 LF OF EX. TREES 129 LF REMAINING	426 LF OF EX. TREES 224 LF REMAINING	210 LF OF EX. TREES 160 LF REMAINING	
NUMBER OF PLANTS REQUIRED	0 (6'/60' = 0.1 OR 0)	0	2 (129' = 2.2 OR 2)	4 (224'/60' = 3.7 OR 4)	3 (160'/40' = 4)	9
SHADE TREES	0	0	0	0	0	0
EVERGREEN TREES	0	0	2	4	3	9
CREDIT FOR EXISTING VEGETATION						
SMALL/MEDIUM DECIDUOUS OR EVERGREEN TREES (2:1 SUBSTITUTION)	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	0	0	0	6	3	9
SHADE TREES	0	0	0	6	3	9
SMALL/MEDIUM DECIDUOUS OR EVERGREEN TREES (2:1 SUBSTITUTION)	0	0	0	0	0	0

* ALTERNATIVE COMPLIANCE IS BEING UTILIZED FOR 2 REQUIRED TREES ALONG PERIMETER 3. THE 2 REQUIRED TREES HAVE BEEN SHOWN ALONG PERIMETER 4 ADJACENT TO AN EXISTING DEVELOPED PROPERTY, IN LIEU OF PLACING THE 2 REQUIRED TREES IN THE FLOODPLAIN.

SUPPLEMENTAL, LANDSCAPE, & SOILS PLAN

LARIMORE PROPERTY

LOTS 1 AND 2

TAX MAP No. 13 GRID No. 10 PARCEL No. 124

FOURTH ELECTION DISTRICT

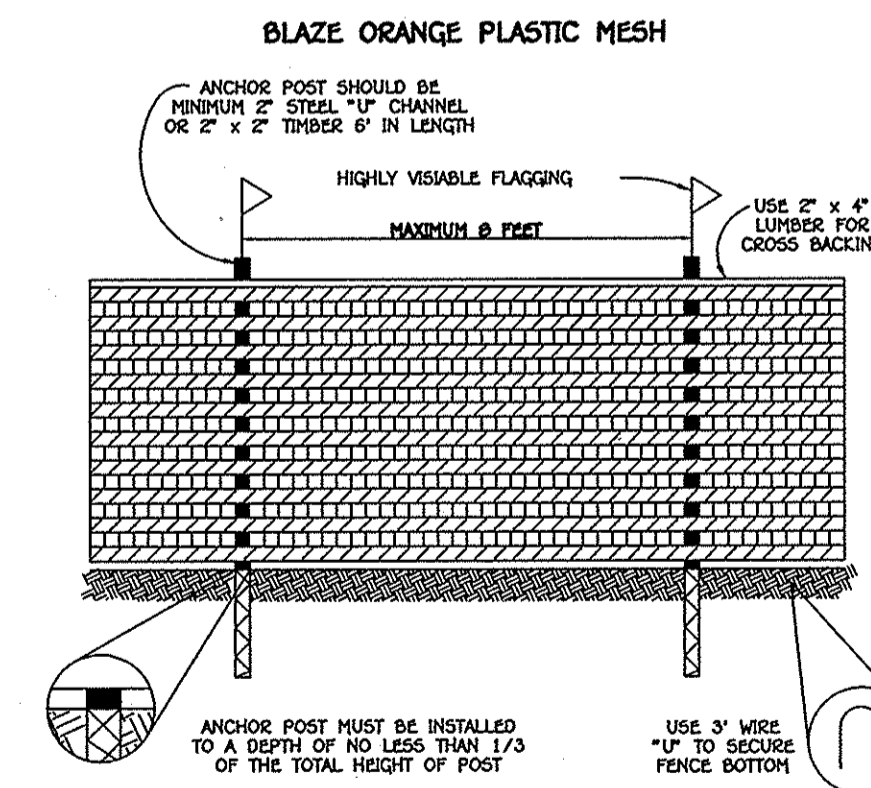
HOWARD COUNTY, MARYLAND



BENCHMARK INFORMATION

B.M.# 13CA - HOWARD COUNTY CONTROL STATION #13CA - HORIZONTAL - (NAD '83)
 N 599,676.042
 E 1,290,946.565
 ELEVATION = 586.716 - VERTICAL - (NAVD '89)

B.M.# 07A - HOWARD COUNTY CONTROL STATION #07A - HORIZONTAL - (NAD '83)
 N 601,099.942
 E 1,288,753.577
 ELEVATION = 584.300 - VERTICAL - (NAVD '89)



- 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.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	•	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TREELINE	---	PROPOSED TREELINE
---	15% TO 24.9% STEEP SLOPES	---	EXISTING & PROPOSED PAVING
---	25% AND GREATER STEEP SLOPES	○	BORING (PERC) TEST HOLE
---	100 YEAR PUBLIC FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT	---	SILT FENCE
---	WETLAND AREA	---	EROSION CONTROL MATTING
---	25' WETLAND BUFFER	---	SUPER SILT FENCE
---	STREAM BANK BUFFER	---	STABILIZES CONSTRUCTION ENTRANCE
---	100 YEAR FLOODPLAIN LINE	---	DRAINAGE AREA DIVIDE
---	SPECIMEN TREE	---	TREE PROTECTION

General Notes:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF A MINIMUM OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICES SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENFORCEMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RE-RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SUBJECT PROPERTY ZONED RC-DEO PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 07A AND NO. 13CA.
- STA. 07A N 601,099.942, E 1,288,753.577 ELEV. = 584.300
- STA. 13CA N 599,676.042, E 1,290,946.565 ELEV. = 586.712
- THIS PLAN IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2013 BY FISHER, COLLINS AND CARTER, INC.
- B.S.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "P.C.C. 108".
- 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 "P.C.C. 108".
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- ALL AREAS ARE MORE OR LESS (±).
- REFUSE COLLECTION SHOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PIPE/FLAG STEM AND THE ROAD R/W AND NOT ONTO THE FLAG/PIPE STEM DRIVEWAY.
- USE-IN-COMMON DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM REQUIREMENTS):
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 B) SUBGRADE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 - 1/2" MINIMUM).
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125-TONS LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: ECP-14-076; WP-15-019.
- NO HISTORIC STRUCTURES OR CONCRETE EXIST ON THE SUBJECT PROPERTY.
- THIS PROPERTY IS LOCATED OUTSIDE THE METROPOLITAN DISTRICT.
- THIS PLAN IS IN COMPLIANCE WITH THE AMENDED TENTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202(a)(1)(v)(vi) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE THIS IS A "MINOR SUBDIVISION" CREATING ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- THE PERIMETER LANDSCAPE OBLIGATION FOR LOTS 1 AND 2 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$3,300.00 BASED ON (1) SHADE TREES @ \$300/SHADE TREE AND (4) EVERGREENS @ \$150/EVERGREEN SHALL BE BONDABLE WITH THE GRADING PERMIT.
- A COMMUNITY MEETING WAS CONDUCTED ON FEBRUARY 19, 2014 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 16.128(d) OF THE SUBDIVISION REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- PRIVATE WELL AND SEPTIC SHALL BE UTILIZED WITHIN THIS DEVELOPMENT.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES ON LOTS 1 AND 2.
- STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORMWATER DESIGN MANUAL VOLUMES 1 & 2, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED. THREE (3) MICRO-BIORETENTION FACILITIES (M-B) ARE PROPOSED.
- THIS SUBDIVISION IS REQUIRED TO PROVIDE M.I.H.U. (MODERATE INCOME HOUSING UNIT), A FEE-IN-LIEU OF PROVIDING M.I.H.U. IS PROPOSED FOR THIS SUBDIVISION.
 A. M.I.H.U. REQUIRED = 0.1 M.I.H.U.
 (1 NEW LOT X 10% M.I.H.U./LOT)
- AT THE TIME OF INSTALLMENT, 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 LANDSCAPING 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 DELAY 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.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERRIES, 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.
- NO GRADING OR REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND FLOODPLAIN AREAS.
- TRASH AND RECYCLABLES COLLECTION WILL BE AT DUVALL ROAD WITHIN 5' OF THE COUNTY ROADWAY.
- SIGN POSTS: ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED ("QUICK PUNCH" TYPE) SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- DRIVEWAYS FOR LOTS 1 & 2 SHALL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.06 IN THE VOL. IV DESIGN MANUAL.
- SOILS INFORMATION BASED ON NRCS WEB SOIL SURVEY FOR HOWARD COUNTY, MARYLAND.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE GRADING FOR THE PROPOSED DRIVEWAY IN THE AREA OF STEEP SLOPES IS CONSIDERED TO BE ESSENTIAL DISTURBANCE PER SECTION 16.116(c)(1) OF THE SUBDIVISION REGULATIONS.
- THE REMOVAL OF THE EXISTING WOODED AREA ALONG DUVALL ROAD (SCENIC ROAD) TO CONSTRUCT THE MICRO-BIORETENTION FACILITY IS CONSIDERED TO BE ESSENTIAL DISTURBANCE. A WALKER TO SECTION 16.125(b)(2) OF THE SUBDIVISION REGULATIONS WILL NOT BE NEEDED.
- THIS PLAN IS SUBJECT TO WP-15-019 WHICH THE PLANNING DIRECTOR APPROVED ON SEPTEMBER 9, 2014 TO WAIVE SECTION 16.120(a)(v)(ii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH PROHIBITS ENVIRONMENTAL FEATURES TO BE LOCATED ON LOTS LESS THAN 10 ACRES IN SIZE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 (1) THE APPLICANT SHALL MAINTAIN A 35-FOOT SETBACK FROM THE ENVIRONMENTAL FEATURES AND/OR REQUIRED BUFFERES AS DEFINED ON THE FINAL PLAN, F-14-110.
 (2) THE WALKER IS ONLY TO ALLOW ENVIRONMENTAL FEATURES AND REQUIRED BUFFERES TO BE LOCATED ON LOTS LESS THAN 10 ACRES IN SIZE. NO DISTURBANCE IS PERMITTED WITHIN THE AREA OF FLOODPLAIN, WETLANDS, AND STREAM BUFFER, OR WITHIN THE 35-FOOT ENVIRONMENTAL SETBACK, INCLUDING THE REMOVAL OF EXISTING VEGETATION AS SHOWN ON THE SUPPLEMENTAL PLAN FOR F-14-110.

TITLE SHEET

LARIMORE PROPERTY
LOTS 1 AND 2

ZONED RC-DEO

TAX MAP No. 13 GRID No. 10 PARCEL No. 124

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: OCTOBER, 2014

SHEET 1 OF 2

F-14-110

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 16722 BALTICORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2295

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Krista Linn
Chief, Division of Land Development EG 11-03-14 Date

Chad Elnick
Chief, Development Engineering Division NY 11-3-14 Date

PROFESSIONAL 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. 38386, EXPIRATION DATE: 01/15/2016.

Stephen J. Jantz 10/23/14
Signature of Professional Engineer DATE

OWNER / DEVELOPER

THOMAS AND BARBARA LARIMORE
825 IRON RAIL COURT
WOODBINE MD. 21797
410-360-3967

Developer's/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 a letter of notice of Landscaping Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

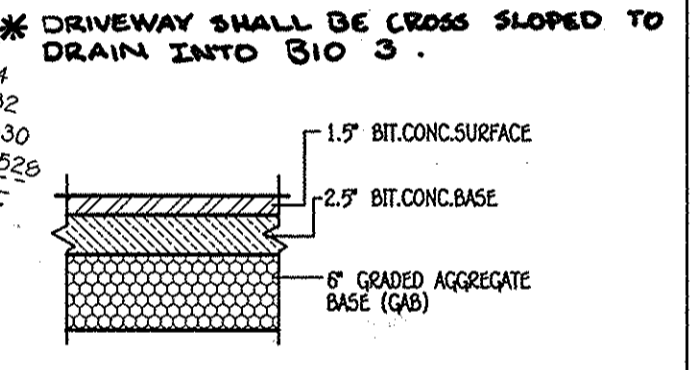
[Signature]
Developer/Builder 10/23/14 Date

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
GaC	Galla loam, 8 to 15 percent slopes	B	0.24
GgB	Glenelig loam, 3 to 8 percent slopes	B	0.20
GgC	Glenelig loam, 8 to 15 percent slopes	B	0.20
GmB	Glenville silt loam, 3 to 8 percent slopes	C	0.37
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes	D	0.37
MaD	Manor loam, 15 to 25 percent slopes	B	0.24
McD	Manor loam, 15 to 25 percent slopes, very rocky	B	0.24

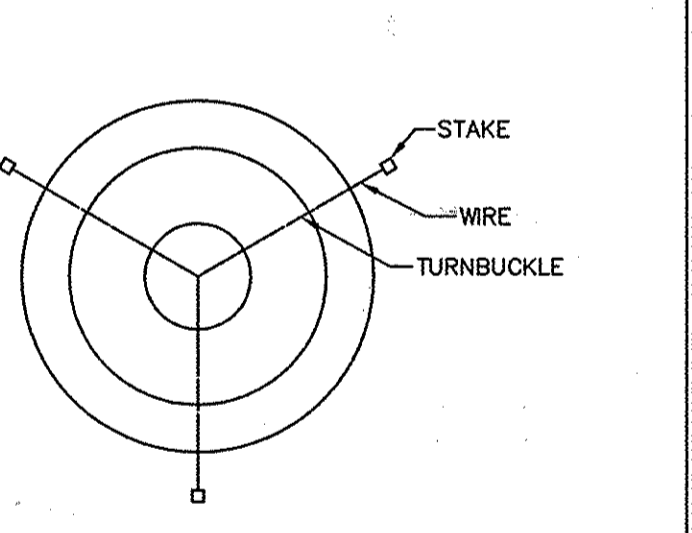
SPECIMEN TREE TABLE				
KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS
1	TULIP POPLAR	30"	45	
2	TULIP POPLAR	31"	46.5	TO BE REMOVED
3	TULIP POPLAR	31.5"	47.25	
4	TULIP POPLAR	31"	46.5	
5	TULIP POPLAR	31"	46.5	
6	TULIP POPLAR	34"	51	
7	WHITE OAK	31"	46.5	
8	TULIP POPLAR	31"	46.5	POOR CONDITION, TRUNK ROT TO BE REMOVED

OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

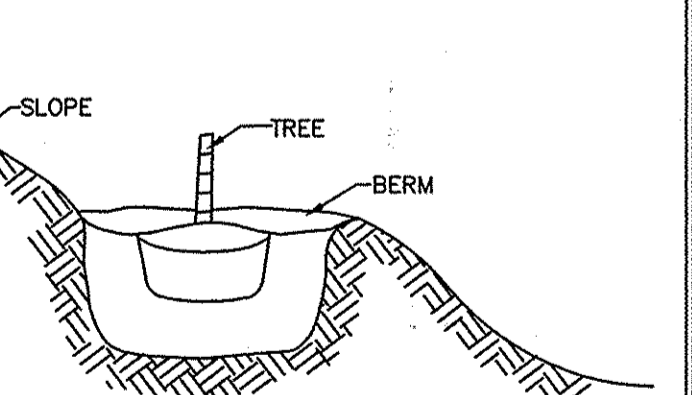
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL. TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



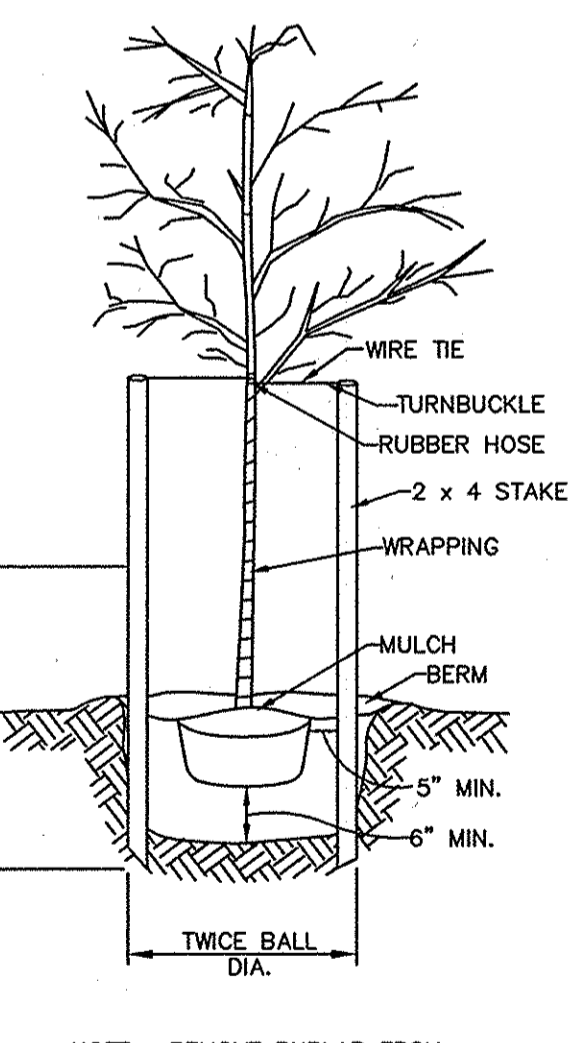
P-1 DRIVEWAY PAVING SECTION
NOT TO SCALE



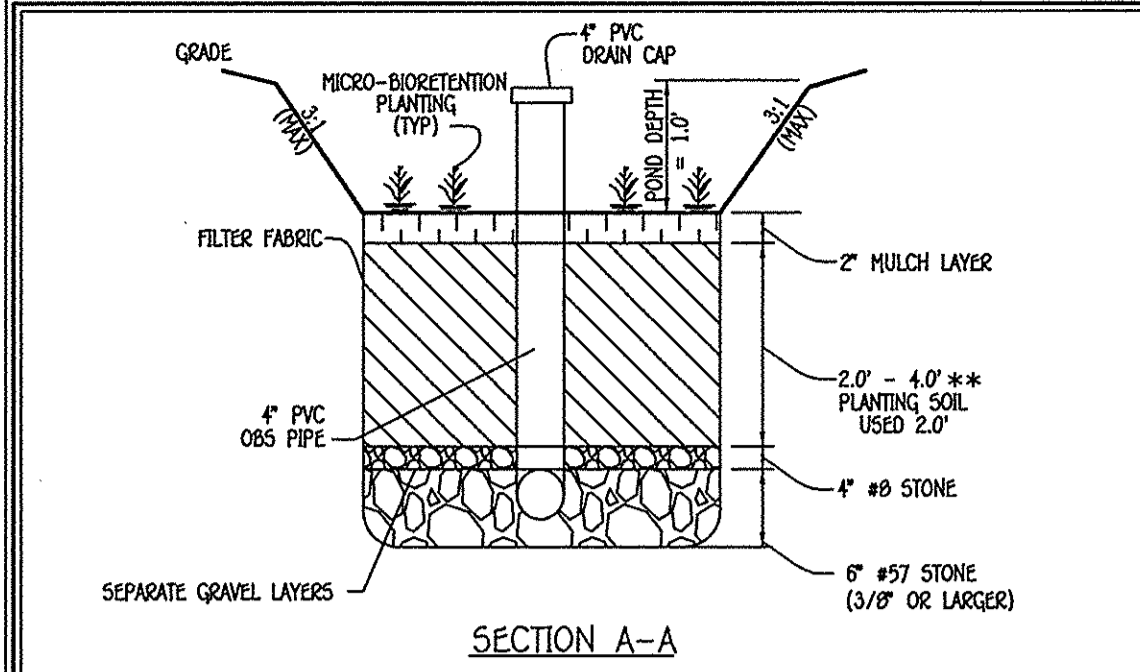
STAKING DETAIL
NOT TO SCALE



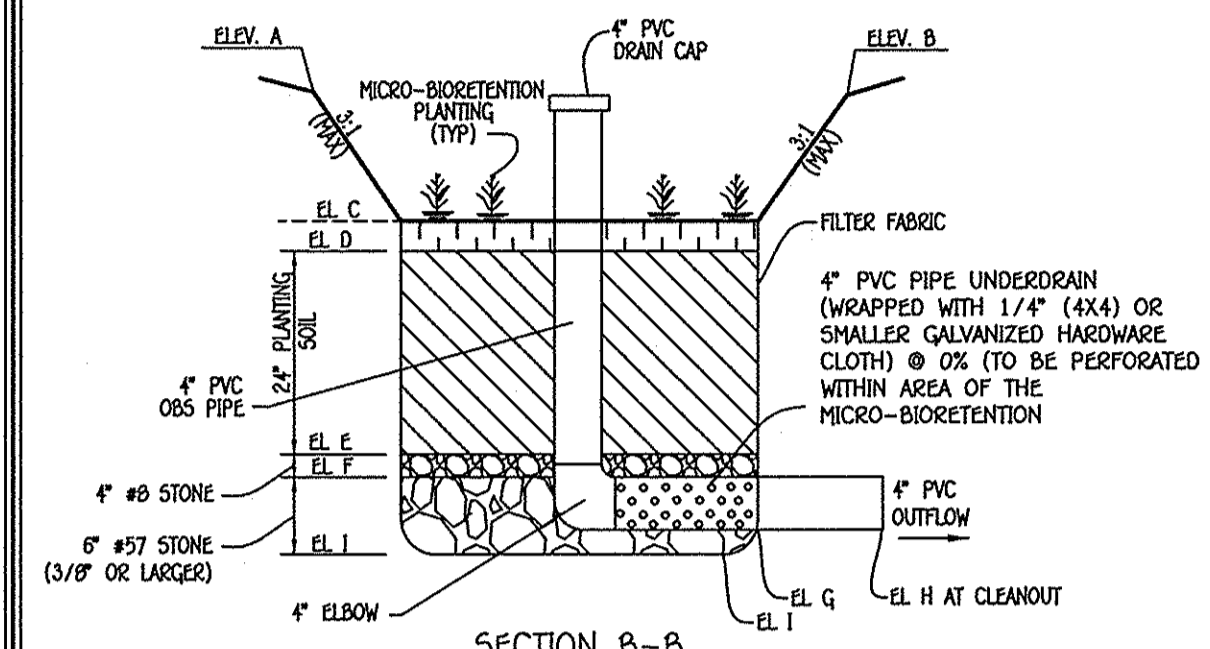
GRADING FOR PLANTING ON SLOPES
NOT TO SCALE



TREE PLANTING



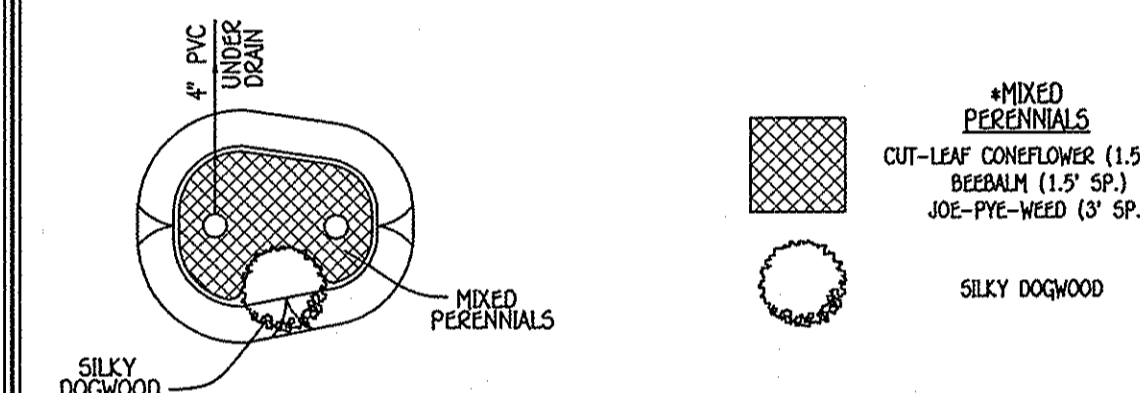
SECTION A-A



SECTION B-B

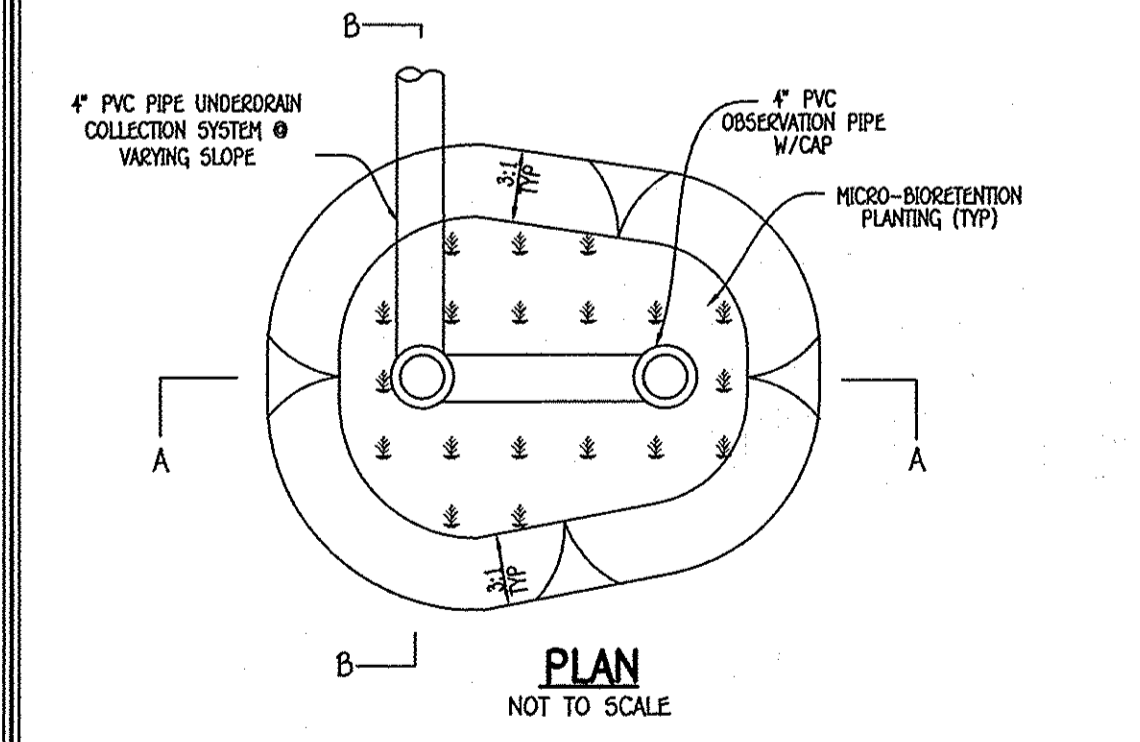
MICRO-BIORETENTION DETAIL (M-6)
NOT TO SCALE

MICRO-BIORETENTION BIORETENTION FILTER									
	A	B	C	D	E	F	G	H	I
1 (LOT 1)	552.00	552.00	551.00	550.83	548.83	548.50	548.17	547.80	548.00
2 (LOT 2)	530.00	530.00	529.00	528.83	526.83	526.50	526.17	525.80	526.00
3 (USE-IN-COMMON)	533.00	533.00	532.50	532.33	530.33	530.00	529.67	529.50	



MICRO-BIORETENTION PLANTING DETAIL
NOT TO SCALE

MICRO-BIORETENTION PLANT MATERIAL				
MICRO-BIO QUANTITY	MICRO-BIO QUANTITY	MICRO-BIO QUANTITY	NAME	MAXIMUM SPACING (FT.)
18	50	24	MIXED PERENNIALS	1.5 TO 3.0 FT.
1	1	1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION



PLAN
NOT TO SCALE



PLAN VIEW
SCALE: 1" = 50'

F:\2013\13007\dwg\13007 Support Plan.dwg, 10/23/2014 9:21:29 AM, 1:11

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-3999

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Karl Seidel
Chief, Division of Land Development 66 11-03-14
Date

Paul Paul
Chief, Development Engineering Division 10/23/14
Date

PROFESSIONAL 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. 36336, EXPIRATION DATE: 01/12/2016.

Stephanie Jute 10/23/14
Signature of Professional Engineer DATE

OWNER / DEVELOPER

THOMAS AND BARBARA LARIMORE
825 IRON RAIL COURT
WOODBINE, MD. 21797
410-960-3967

Developer's/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 Landscape Manual. I/We further certify that upon completion a letter of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

TJC 10/23/14
Developer/Builder Date

SUPPLEMENTAL, LANDSCAPE, & SOILS PLAN

LARIMORE PROPERTY
LOTS 1 AND 2
ZONED RC-DEO

TAX MAP No. 13 GRID No. 10 PARCEL No. 124

FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: OCTOBER, 2014
SHEET 2 OF 2

F-14-110