

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: 6498 MONTGOMERY ROAD
- TOTAL AREA OF PROPOSED LOT 1: 35,637 SQ.FT.
- PROPOSED NUMBER OF LOTS = 2
- PROPOSED AREA OF LOTS = 35,837 SQ.FT.
- REFERENCE: LIBER 13997, FOLIO 68
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-12-186
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 37CA AND 3111 WERE USED FOR THIS PROJECT.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC ON OR ABOUT DECEMBER, 2013.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL, ADCOCK & ASSOCIATES, LLC ON OR ABOUT DECEMBER, 2013. SPECIMEN TREES AND INDIVIDUAL TREES SHOWN ON THE PLANS HAVE BEEN LOCATED BY A FIELD SKETCH PROVIDED BY ECO SCIENCE PROFESSIONALS, INC.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
- PRELIMINARY GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE AND FIELD INVESTIGATIONS. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- A WETLAND INVESTIGATION FOR THIS PROPERTY WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC DATED AUGUST 2013, AND APPROVED IN DECEMBER, 2013 UNDER ECP-14-026. THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS LOCATED ON THIS SITE.
- A HOUSE STUDY IS REQUIRED FOR THIS PROJECT.
- THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1) OF THE HOWARD COUNTY CODE DUE TO THE LOT BEING UNDER 40,000 SQ.FT.
- FOREST STAND DELINEATION FOR THIS PROJECT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC DATED AUGUST 2013, AND APPROVED IN DECEMBER, 2013 UNDER ECP-14-026.
- THERE ARE NO FLOODPLAINS, HISTORIC RESOURCES, CEMETERIES OR CONTIGUOUS SLOPES OF 25% OR GREATER WITHIN THE PROJECT BOUNDARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS 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. ANY DAMAGE INCURRED DUE TO THE CONTRACTORS OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS. BUFFER, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- ALL SWALES TO HAVE STABILIZATION MATTING.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$600 (2 SHADE TREES) FOR THE REQUIRED LANDSCAPING WILL BE POSTED AT THE SITE DEVELOPMENT STAGE FOR LOT 2. LANDSCAPING REQUIREMENTS AND SURETY AMOUNT MAY CHANGE AT SUCH TIME AS ALL REQUIRED PRACTICES ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- ALL SPECIMEN TREES ON-SITE ARE TO BE PRESERVED AND PROTECTED. IF A SPECIMEN TREE HAS TO BE REMOVED A WAIVER PETITION WILL BE NECESSARY FOR THE REMOVAL OF SUCH TREE.
- 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, REPAIRED 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.
- THE PROJECT IS IN CONFORMANCE WITH THE CURRENT HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN OBTAINED.
- WAIVER PETITION WP-12-186 TO WAIVE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TO SEPARATE LOT 1 AND 2 INTO THEIR OWN PARCELS, WAS DENIED ON AUGUST 21, 2012. A RECONSIDERATION OF WP-12-186 WAS DENIED ON SEPTEMBER 26, 2012. WAIVER PETITION WP-15-144 REQUESTING TO WAIVE SECTION 16.180(1)(A) AND SECTION 16.194(1)(A) TO EXEMPT THIS SUBDIVISION FROM SIDEWALK REQUIREMENTS AND ALLOW CONTINUED ACCESS TO LOT 1 FROM MONTGOMERY ROAD WAS APPROVED ON FEBRUARY 25, 2015.
- OPEN SPACE REQUIREMENTS FOR THE NEW DEVELOPMENT ON LOT 2 WILL BE SATISFIED BY A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 (15,000 SF @ \$1,500.00 = \$1,500.00)
- THIS SUBDIVISION IS NOT SUBJECT TO MIHU FEE-IN-LIEU FOR LOT 2. NO FEE-IN-LIEU IS REQUIRED DUE TO THE DETERMINATION THAT THE PROPERTY PRESENTLY EXISTS AS TWO PARCELS IN THE EXISTING RECORDED DEED AND THAT NO NEW LOTS ARE BEING ESTABLISHED. THIS SUBDIVISION IS ATTEMPTING TO IMPROVE LOT SIZE NON-COMPLIANCE, THE MIHU FEE IS THEREFORE NOT APPLICABLE TO THIS SUBDIVISION.
- THIS MINOR SUBDIVISION PLAN IMPROVES THE COMPLIANCE OF THE EXISTING LOTS THAT CURRENTLY DO NOT MEET CURRENT ZONING BULK REQUIREMENTS, BY BRINGING THE NON-COMPLYING PARCELS CLOSER TO ZONING COMPLIANCE AS POSSIBLE. THE ENLARGEMENT OF THE SMALLER PARCEL THROUGH THE SUBDIVISION ALLOWS THE PARCEL TO BECOME BUILDABLE AND THE SITE'S ZONING LOT SIZE REQUIREMENTS.
- THE EXISTING DWELLING ON LOT 1 IS WITHIN THE 50 FOOT FRONT BUILDING RESTRICTION LINE AS REQUIRED BY THE R-20 ZONING REGULATIONS. THIS ENCROACHMENT IS ACCEPTABLE TO THE DEPARTMENT OF PLANNING AND ZONING BECAUSE THE EXISTING DWELLING WAS CONSTRUCTED PRIOR TO THE DELINEATION OF THE PRESENT R-20 SETBACKS.

NOTES

- CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
- EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE TO THE TOP OF THE ROOT BALL.
- STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
- KEEP MULCH 1" FROM TRUNK
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTING WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
- TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.
- LEADER MUST REMAIN INTACT DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- 2 STRANDS OF GALVANIZED WIRE TWISTED FOR SUPPORT
- UPRIGHT STAKES- SET IN GROUND TO FIRM BEARING BEYOND EDGE OF ROOT BALL. RUBBER HOSE, MIN. 0.5" CUT BURLAP, ROPE AND WIRE LOOPS FROM TOP HALF OF ROOT BALL AND FOLD ANY WIRE BASKET DOWN 8" MIN. 2" DEPTH MULCH @ 69.
- 4" EARTH SAUCER
- FINISH GRADE
- PLACE ROOT BALL ON UNEXCAVATED OR TRAPPED SOIL
- PLACE ROOT BALL ON UNEXCAVATED OR TRAPPED SOIL

TYPICAL TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] DATE: 8/6/15

CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] DATE: 8/6/15

CHIEF, DEVELOPMENT/ENGINEERING DIVISION

SPECIMEN TREE TABLE

KEY	SIZE	TYPE	CONDITION	REMARKS
ST-1	35.5"	SILVER MAPLE	GOOD	
ST-2	32.5"	NORWAY MAPLE	GOOD	
ST-3	41"	BOX ELDER	PCOR	HEAVILY PRUNED
ST-4	30"	SILVER MAPLE	GOOD	
ST-5	47"	BLACK OAK	GOOD	

SOILS LEGEND

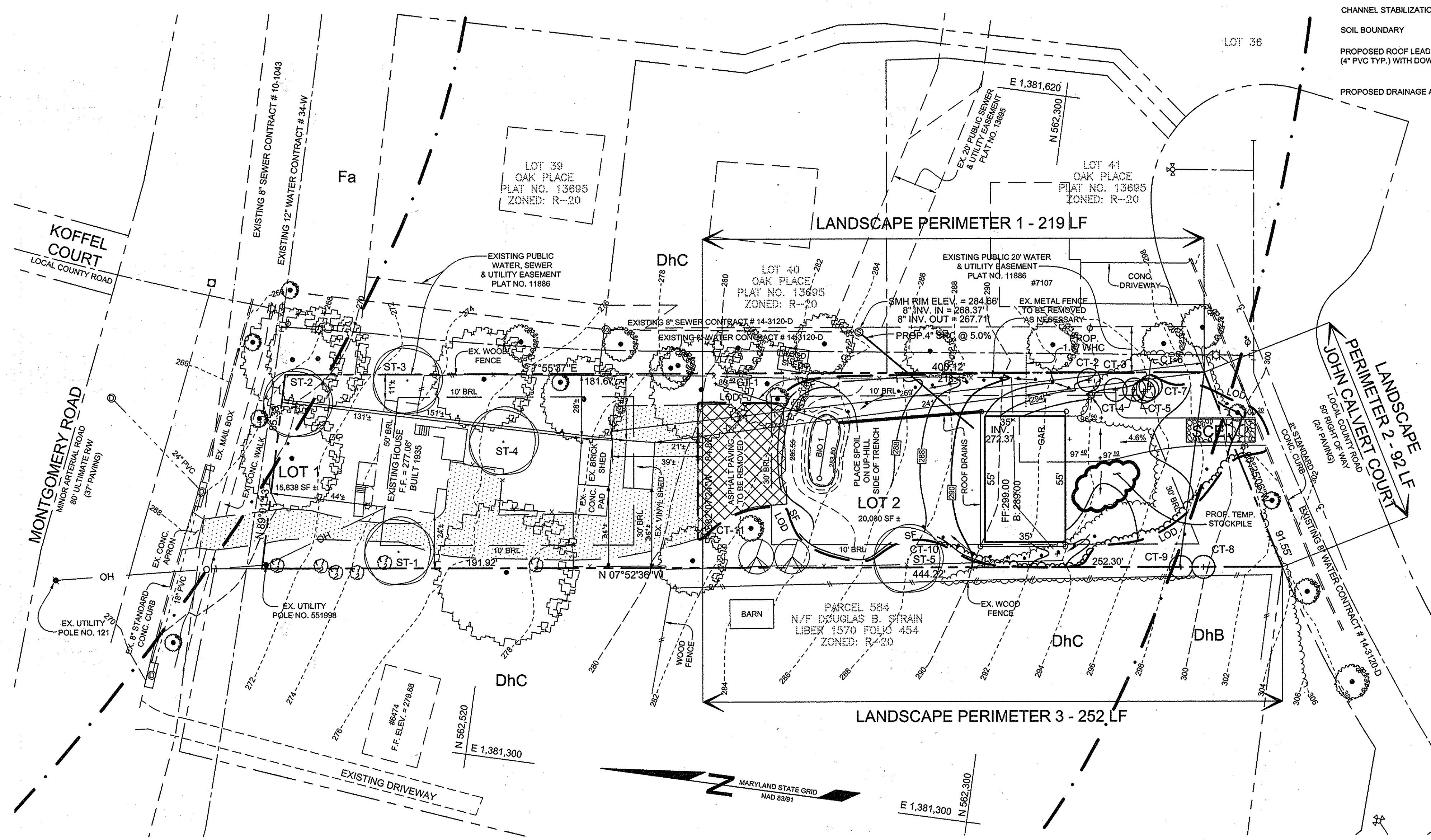
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
DhB	DOWNER-HAMMONTON SANDY LOAMS, 2 TO 5 PERCENT SLOPES	B	0.17
DhC	DOWNER-HAMMONTON SANDY LOAMS, 5 TO 10 PERCENT SLOPES	B	0.17
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.02

- NOTES:**
- SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 - HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

SCHEDULE A PERIMETER LANDSCAPE EDGE

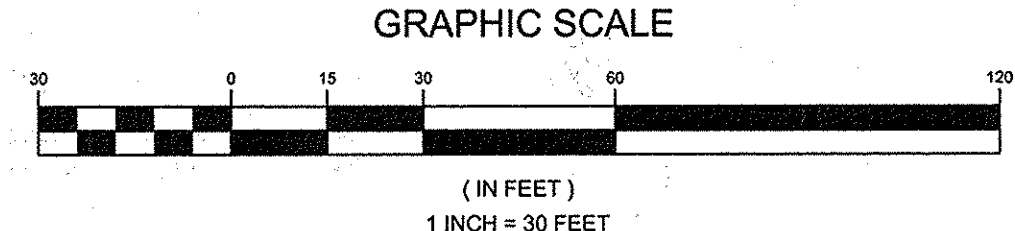
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
PERIMETER/FRONTAGE DESIGNATION	1	NA (1)	3
LANDSCAPE TYPE	A	NA (1)	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	219	92	252
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES (2) 0 LF	NA	YES LF(2) 0 LF
REMAINING PERIMETER LENGTH			
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO
REMAINING PERIMETER LENGTH			
NUMBER OF PLANTS REQUIRED	180 = 4		180 = 5
SHADE TREES			
EVERGREEN TREES			
SHRUBS			
NUMBER OF PLANTS PROVIDED	0(2)		2(2)
SHADE TREES			
EVERGREEN TREES			
OTHER TREES (2:1 SUBSTITUTION)			
SHRUBS (10:1 SUBSTITUTION)			
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

- HOUSE FRONT ON ROAD.
- CREDIT TAKEN FOR EXISTING TREES. SEE PLAN VIEW FOR THE LOCATION OF CREDIT TREES (CT) AND CREDIT TREE CHART.



PLAN VIEW

SCALE: 1"=30'



STORMWATER MANAGEMENT DESIGN DATA

DA #	DESCRIPTION	REQ'D	PROV'D	CODE	BMP TREATMENT TYPE
LOT 2	HOUSE AND DRIVEWAY	278 CF	293 CF	M - 6	MICRO-BIORETENTION FACILITY

- NOTES:**
- HOUSE SIZE IS BASED ON A 1,925 SF FOOTPRINT.
 - LOT 1 IS EXISTING AND IS THEREFORE EXEMPT FROM STORMWATER MANAGEMENT.

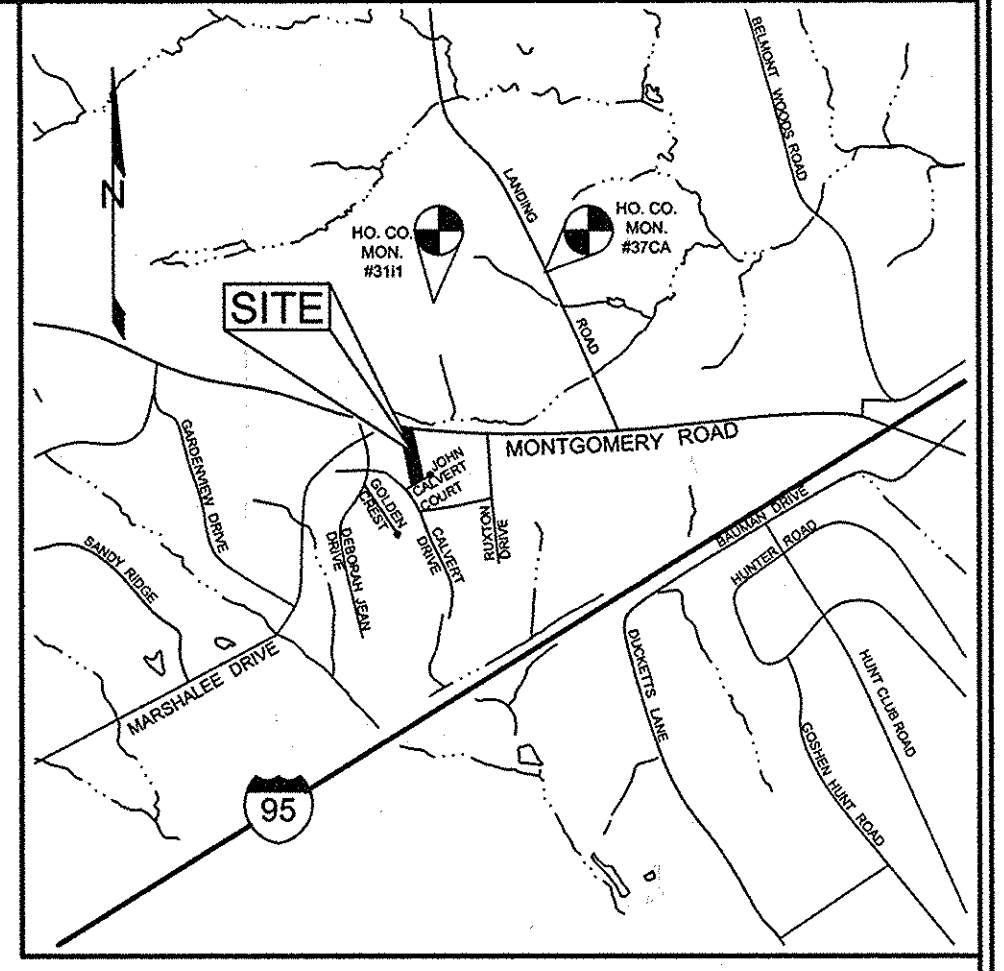
CREDIT TREE CHART

TREE	TYPE	SIZE	TREE	TYPE	SIZE
CT-1	TWIN MAPLE	20"	CT-7	PINE	12"
CT-2	PINE	18"	CT-8	PINE	8"
CT-3	PINE	15"	CT-9	PINE	3"
CT-4	PINE	10"	CT-10	OAK	40"
CT-5	TWIN PINE	10"	CT-11	OAK	6"
CT-6	PINE	6"			

- NOTES:**
- PERIMETER 1: REQUIRED: 4 SHADE TREES CREDITS: 4 SHADE TREES: 1 SHADE TREE, 6 EVERGREENS (2/1 SHADE TREE = 3)
 - PERIMETER 3: REQUIRED: 5 SHADE TREES CREDITS: 3 SHADE TREES, 2 SHADE TREES, 2 EVERGREENS (2/1 SHADE TREE=1)

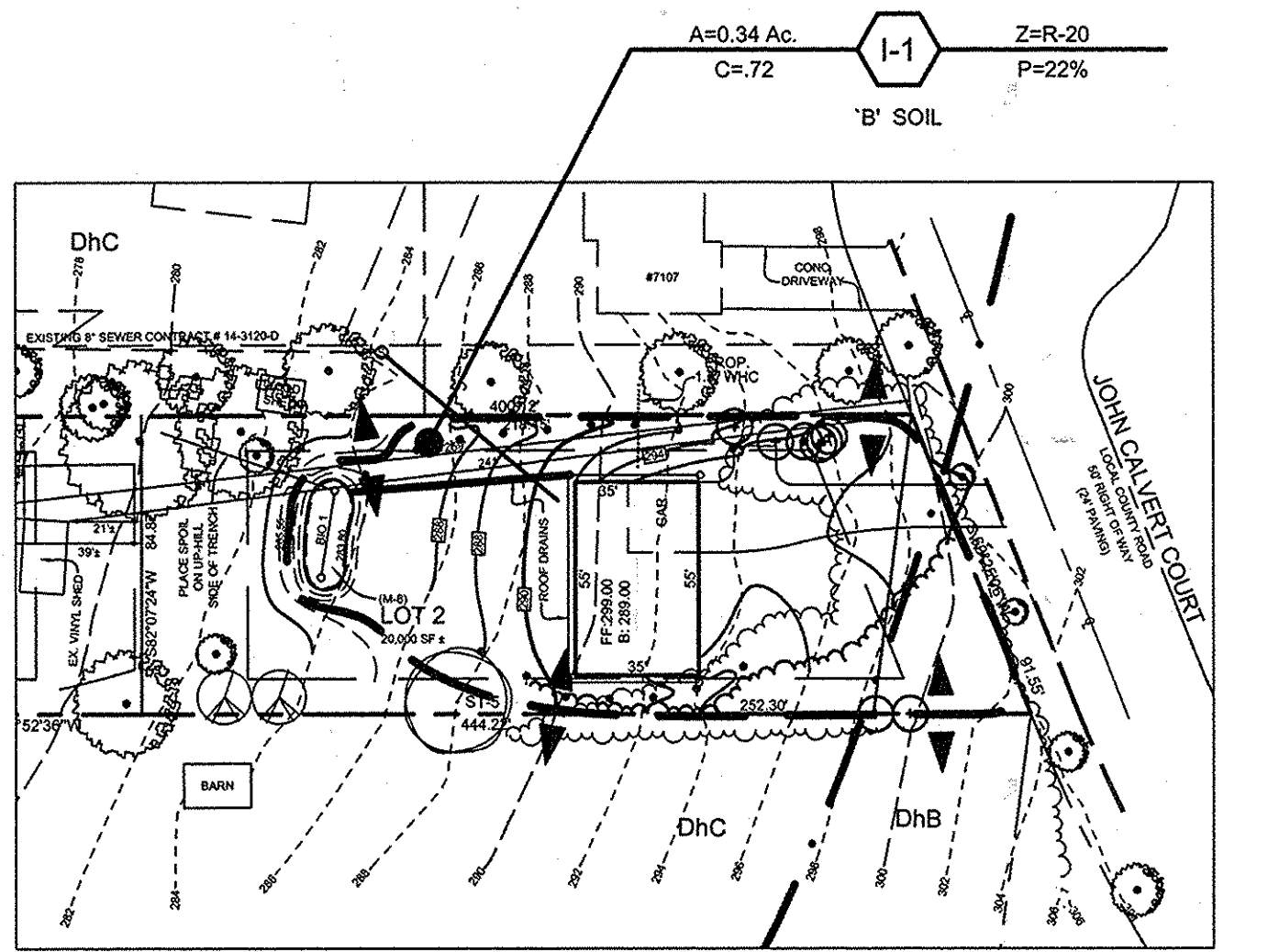
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TRELLINE
- EXISTING TREES
- EXISTING SPECIMEN TREE
- EXISTING CREDIT TREE
- PROPOSED SHADE TREE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- LIMIT OF DISTURBANCE
- CHANNEL STABILIZATION MATTING
- SOIL BOUNDARY
- PROPOSED ROOF LEADER (4" PVC TYP) WITH DOWNSPOUT
- PROPOSED DRAINAGE AREA LINE



BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
3111	565,004.73	1,381,586.90	305.94	WITHIN TRANSMISSION LINE BY ROCKBURN BRANCH PARK, 50' SE OF TOWER #236
37CA	564,321.69	1,382,742.82	256.87	271' W OF 'C' LANDINGS ROAD, TRANSMISSION LINE RW, 72' SW OF C&P #11



STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

- THIS SITE INCLUDES AN AREA (PROPOSED LOT 1) WITH AN EXISTING HOUSE AND DRIVEWAY WHICH IS EXCLUDED FROM THE STORMWATER MANAGEMENT CALCULATIONS. THE STORMWATER MANAGEMENT DESIGN IS BEING COMPLETED ONLY FOR THE DEVELOPED AREA, AS IS PERMITTED.
- THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS, SLOPES GREATER THAN 15% OR ANY OTHER ENVIRONMENTALLY SENSITIVE AREAS ON-SITE.
- STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY A MICRO-BIORETENTION FACILITY TO TREAT NON-ROOFTOP AND ROOFTOP IMPERVIOUS AREAS.
- TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED BY DIRECTING WATER DOWN HILL INTO THE PROPOSED MICRO-BIORETENTION FACILITY.
- THE P₁₀ FOR THE SITE HAS BEEN DETERMINED TO BE 1.2 INCHES.
- THE STORMWATER MANAGEMENT PRACTICES SHOWN ARE DESIGNED ONLY FOR THE IMPROVEMENTS SHOWN ON THIS PLAN.
- THE SITE WILL UTILIZE SILT FENCE TO PROVIDE SEDIMENT AND EROSION CONTROL. NO SEDIMENT TRAPS / BASINS OR CLEAN WATER DIVERSIONS ARE REQUIRED.
- NO FOREST CONSERVATION AREAS ARE BEING CREATED ON-SITE. NO TREES WILL BE REMOVED, THEREFORE NO REFORESTATION IS REQUIRED.

OWNER/DEVELOPER

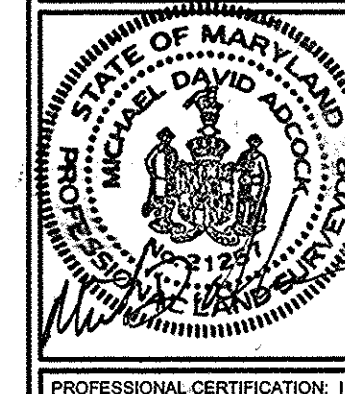
DESIREE L. BARTLETT &
RONALD EUGENE TOMS
6498 MONTGOMERY ROAD
ELK RIDGE, MARYLAND 21075
(302) 559-2437

SUPPLEMENTAL INFORMATION PLAN BARTLETT PROPERTY

LOTS 1 & 2

TAX MAP 37 GRID 5
1ST ELECTION DISTRICT

PARCEL 397
HOWARD COUNTY, MARYLAND



Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

DESIGN BY: PS
DRAWN BY: AEA
CHECKED BY: PSM/ADR
SCALE: AS SHOWN
DATE: JULY 13, 2015
PROJECT #: 13-014
SHEET #: 1 of 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, REG. NO. 21257, EXPIRATION DATE: 06-16-2017