

GENERAL NOTES

1. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN A FIELD RUN TOPOGRAPHIC SURVEY WITH 2'-FOOT CONTOURS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY, 2014.
2. THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY, 2014.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. 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.
5. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
6. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
7. STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIO RETENTION (M-6) WHICH WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER.
8. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WATER PETITION, OR BUILDING AND GRADING PERMITS.
9. THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/6/13 COMPREHENSIVE ZONING PLAN.
10. BUILDING RESTRICTION LINES FOR THE R-20 ZONING DISTRICTS PER SECTION 114.1.D. AND 114.3.D. OF THE HOWARD COUNTY ZONING REGULATIONS ARE:
 - FRONT: 50 FEET
 - SIDE: 10 FEET
 - REAR: 30 FEET
 - MAXIMUM HEIGHT FOR PRINCIPLE STRUCTURE IN THE R-20 ZONE IS 34 FEET.
11. THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
12. THE PROPOSED SUBDIVISION AND RELATED CONSTRUCTION WILL HAVE MINIMAL AFFECT ON EXISTING ENVIRONMENTAL FEATURES AND BUFFERS.
13. EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND AND SEWER EXTENSION 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. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
14. ANY DAMAGE INCURRED TO THE EXISTING UTILITIES, DUE TO CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
15. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.
16. THERE ARE NO 100-YR FLOODPLAIN, WETLANDS, STREAMS NOR STEEP SLOPES (25% OR GREATER) LOCATED ON SITE.
17. THE ENVIRONMENTAL RESOURCES (WETLANDS) FOR THIS SITE ARE IN ACCORDANCE WITH A REPORT PREPARED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC. LETTER DATED AUGUST 4, 2014.
18. SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE.
19. A FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., LETTER DATED AUGUST 4, 2014.
20. THERE ARE 4 SPECIMEN TREES IDENTIFIED ON THE SUBJECT PROPERTY. ALL 4 SPECIMEN TREES WILL REMAIN.
21. A TOTAL OF 2 LOTS ARE PROPOSED UNDER THIS PLAN.
22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
23. THE EXISTING HOUSE ON LOT 1 IS TO REMAIN.
24. PROPOSED RESIDENTIAL LOTS: 2 LOTS
 - LOT 1, EXISTING DWELLING TO REMAIN
 - LOT 2, PROPOSED HOME TO BE CONSTRUCTED
25. THERE IS AN EXISTING DWELLING / STRUCTURE LOCATED ON LOTS 1. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING / STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
26. OLD BOND MILL ROAD IS CLASSIFIED AS A LOCAL PUBLIC ROAD. STANSFIELD ROAD IS CLASSIFIED AS A MINOR COLLECTOR.
27. IN ACCORDANCE WITH HOWARD COUNTY FOREST CONSERVATION MANUAL CHAPTER 2 AND THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT SECTION 16.122(B)(1)(vi), THIS TWO (2) LOT MINOR SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION AS ONLY ONE NEW LOT IS BEING CREATED AND NO FURTHER SUBDIVISION POTENTIAL EXISTS BASED ON EXISTING ZONING.
28. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
29. WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 354-W.
30. SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 718-S.
31. THE PROPOSED HOUSES SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
32. THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT IN THE AMOUNT OF \$300.00 FOR 1 SHADE TREE.
33. DRIVEWAY(S) 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 (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45'-FOOT DEPTH TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e) DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f) STRUCTURE CLEARANCES-MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
34. SOIL TYPES SHOWN HEREON ARE IN ACCORDANCE WITH THE WEB SOIL SURVEY - HOWARD COUNTY, MARYLAND.
35. TRASH AND RECYCLING COLLECTION WILL BE AT OLD BOND MILL ROAD WITHIN 5' OF THE EDGE OF THE ROADWAY.
36. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 46FC AND 47DB WERE USED FOR THIS PROJECT.
37. NO TRAFFIC STUDY IS REQUIRED FOR THIS DEVELOPMENT.
38. NO NOISE STUDY IS REQUIRED FOR THIS DEVELOPMENT.
39. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMIT BEING ISSUED FOR THE CONSTRUCTION OF THE RESIDENTIAL DWELLING ON LOT 2.
40. IN ACCORDANCE WITH SECTION 16.12(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE REQUIRED IS 6% OF GROSS AREA.

THE OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION PLAN HAS BEEN SATISFIED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
41. WATER AND SEWER SERVICE TO LOT 2 WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
42. THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON MAY 19, 2014 AT THE NORTH LAUREL COMMUNITY CENTER.
43. AN ENVIRONMENTAL CONCEPT PLAN (ECP-15-009) WAS APPROVED ON SEPTEMBER 25, 2014.
44. THE EXISTING HOUSE ON LOT 1 IS CONSIDERED NON-COMPLYING WITH THE NEW BRL'S SHOWN ON THE PLAN BECAUSE IT WAS CONSTRUCTED PRIOR TO THE RECORDING OF THIS PLAN.
45. THE FEE-IN-LIEU OF PROVIDING SIDEWALKS SHALL BE PAID IN THE AMOUNT OF \$2,400 WITH THIS FINAL PLAN.

UTILITY NOTES:

1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

GENERAL NOTES:

1. THE LANDSCAPE PLAN WAS PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT IN THE AMOUNT OF \$300.00 FOR 1 SHADE TREE.
2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS LISTED HEREWITH 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 REPLACEMENTS 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.

LANDSCAPE NOTES:

1. 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 CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
2. SHOULD ANY TREE DESIGNATED FOR PRESERVATION FOR WHICH LANDSCAPING CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD, AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
3. PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER TO INSTALL.


PERIMETER LANDSCAPE SCHEDULE - REQUIRED PLANTING


SYM	KEY	QUAN.	BOTANICAL NAME	SIZE	CAT
☉	SHADE	AC 1	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG'S COLUMBIAN RED MAPLE	2 1/2"-3" CAL.	B & B

LANDSCAPE SCHEDULE NOTE:

ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. 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. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 9.6.16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

 9.6.16
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

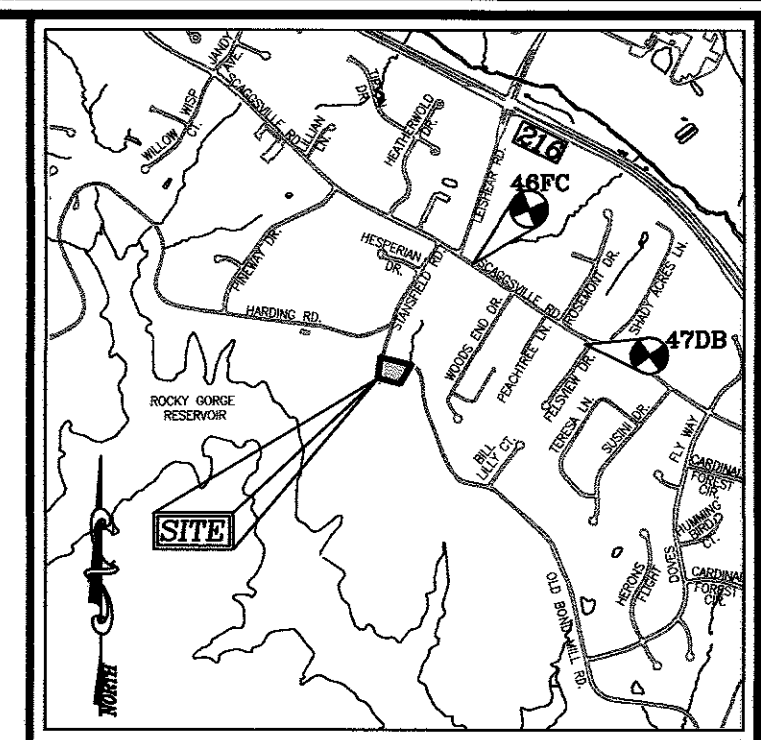
SUPPLEMENTAL INFORMATION PLAN

YORIKO PROPERTIES LOTS 1 AND 2

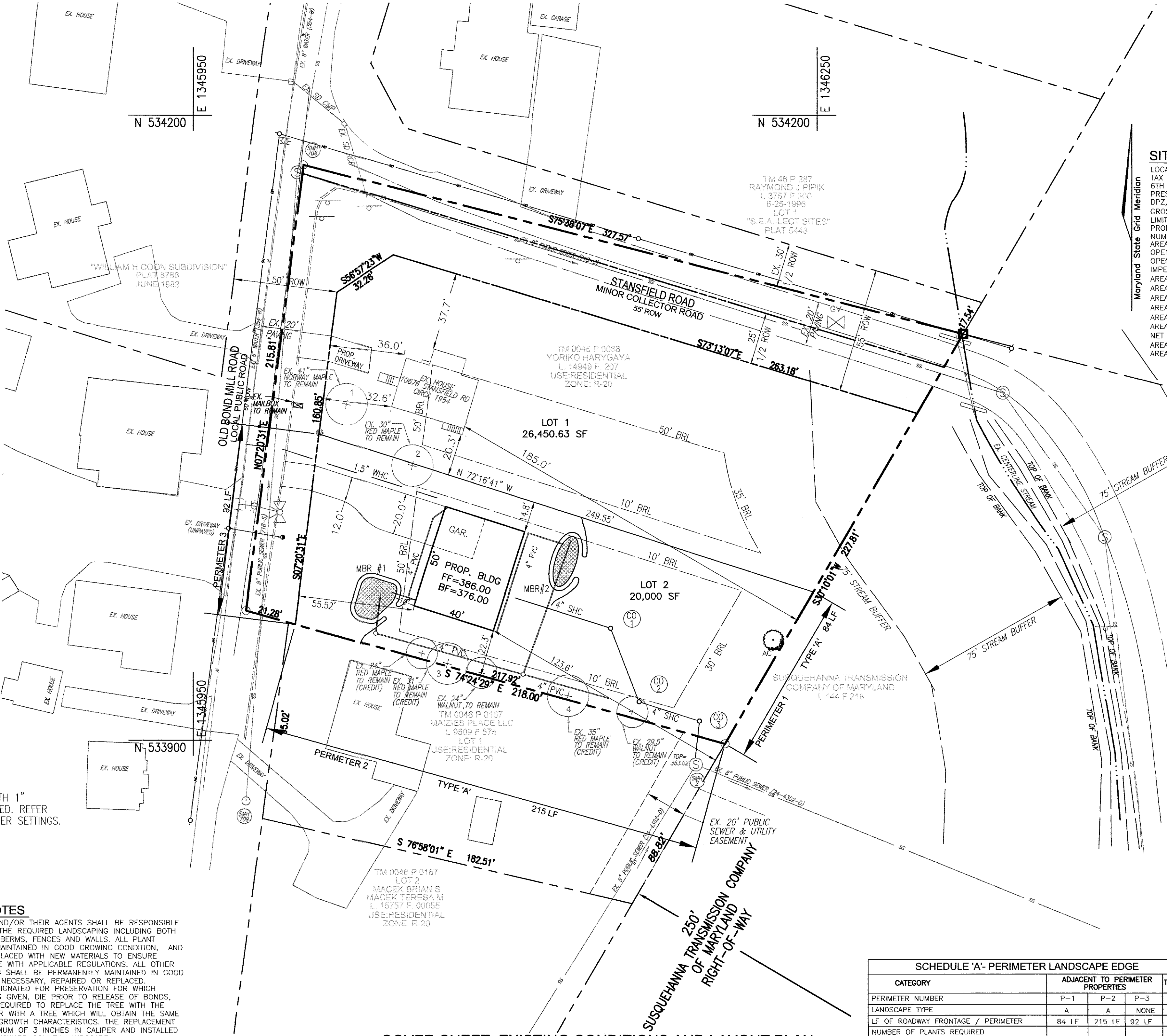
10676 STANSFIELD ROAD
 LAUREL, MD. 20723
 PARCEL 88
 LIBER 14949 FOLIO 0207
 ZONED:R-20

BENCHMARKS

COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 46FC, 47DB.
 HOWARD COUNTY BENCHMARK
 46FC N 535145.935 E 1346954.793 ELEV. 403.752
 47DB N 534316.891 E 1348131.226 ELEV. 398.56



MIHU NOTE
 PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE ROOM HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.



SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET, EXISTING CONDITIONS, LANDSCAPE AND LAYOUT PLAN	1 OF 2
GRADING, SOILS MAP AND STORMWATER MANAGEMENT PLAN	2 OF 2

SITE DATA

LOCATION: LAUREL, MD
 TAX MAP 46, GRID 18, PARCEL 88
 6TH ELECTION DISTRICT
 PRESENT ZONING: R-20
 DPZ/DEED REFERENCES: L. 14949 F. 00207, ECP 15-009
 GROSS AREA OF PROJECT: 1.41 AC
 LIMIT OF DISTURBANCE: 13,905 SF OR 0.32 AC
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED, RESIDENTIAL
 NUMBER OF RESIDENTIAL LOTS PROPOSED: 2 LOTS
 AREA OF RESIDENTIAL LOT PROPOSED: 20,000 SF
 OPEN SPACE REQUIRED: 0.00 AC
 IMPERVIOUS AREA: 0.07 AC
 AREA OF LIMIT OF DISTURBANCE: 12,995.3 SF (0.298 AC.)
 AREA OF STREAM/BUFFER: 0.057 AC.
 AREA OF WETLANDS/BUFFER: 0.00 AC.
 AREA OF STEEP SLOPES (25% OR GREATER): 0.00 AC.
 AREA OF MODERATE SLOPES (15% TO 25%): 0.156 AC.
 AREA OF FLOOD PLAIN: 0.00 AC.
 NET PROJECT AREA: 1.41 AC.
 AREA OF EXISTING FOREST COVER: 0.00 AC.
 AREA OF ERODIBLE SOILS: 0.00 AC.

LEGEND

- ===== EXISTING CURB AND GUTTER
- ===== EXISTING MAILBOX
- ===== EXISTING SIGN
- ===== EXISTING SANITARY MANHOLE
- ===== EXISTING SANITARY LINE
- ===== EXISTING CLEANOUT
- ===== EXISTING FIRE HYDRANT
- ===== EXISTING WATER LINE
- ===== EXISTING TREE
- ===== PROPERTY LINE
- ===== RIGHT-OF-WAY LINE
- ===== EXISTING STREAM
- ===== EXISTING STREAM BUFFER
- ===== EXISTING TREE LINE
- ===== PROPOSED STORM DRAIN
- ===== PROPOSED TREE

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
2	20,000 SF	-	20,000 SF

SPECIMEN TREE CHART

KEY	SPECIES/TYPE	SIZE (IN DBH)	CRZ (FEET RADIUS)	COMMENTS
1	NORWAY MAPLE	41	61.5	NOT NATIVE
2	RED MAPLE	30	45	GOOD
3	RED MAPLE	31	46.5	GOOD
4	RED MAPLE	35	52.5	GOOD

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL NUMBER
YORIKO PROPERTIES	N/A	2 / 88

PLAT OR L/F	GRID NO.	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TR.
L.14949 F. 00207	18	R-20	46	6TH	606805

OWNER/DEVELOPER

HARICAYA YORIKO
 10676 STANSFIELD RD.
 LAUREL, MD. 20723
 (716) 510-4456

SCHEDULE 'A'- PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	P-1	P-2	P-3	
PERIMETER NUMBER	-	-	-	-
LANDSCAPE TYPE	A	A	NONE	-
LF OF ROADWAY FRONTAGE / PERIMETER	84 LF	215 LF	92 LF	-
NUMBER OF PLANTS REQUIRED	1:60	1:60	4	5
SHADE TREES	-	-	-	0
EVERGREEN TREES	-	-	-	-
CREDIT FOR EXISTING VEGETATION YES/NO	YES	YES	NO	-
SHADE TREES	1	4*	-	5
ORNAMENTAL (2:1 SUB FOR SHADE)	-	-	-	-
EVERGREEN TREES	-	-	-	-
NUMBER OF PLANTS PROVIDED	-	-	-	-
SHADE TREES	1	0	-	1
ORNAMENTAL (2:1 SUB FOR SHADE)	-	-	-	-
EVERGREEN TREES (2:1 SUB FOR SHADE)	-	-	-	-
SHRUB (10:1 SUB FOR SHADE)	-	-	-	-

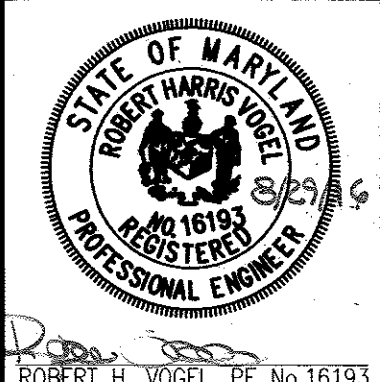
* TAKE CREDIT FOR ONE SPECIMEN TREE IN PERIMETER 2.

NO.	REVISION	DATE

SUPPLEMENTAL PLAN
COVER SHEET, EXISTING CONDITIONS, LANDSCAPE AND LAYOUT PLAN

YORIKO PROPERTIES LOTS 1 AND 2
 10676 STANSFIELD ROAD
 LAUREL, MD. 20723
 ZONED: R-20
 LIBER 14949 FOLIO 0207
 PARCEL 88
 TAX MAP 46 BLOCK 18
 6TH ELECTION DISTRICT
 DPZ REF: F-83-07, ECP 15-009
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8991



PROFESSIONAL CERTIFICATE

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. 16193, EXPIRATION DATE 08-27-2018.

DESIGN BY: RHV
 DRAWN BY: KG
 CHECKED BY: RHV
 DATE: AUGUST 2016
 SCALE: AS SHOWN
 W.O. NO.: 13-40

1 SHEET OF 2

