

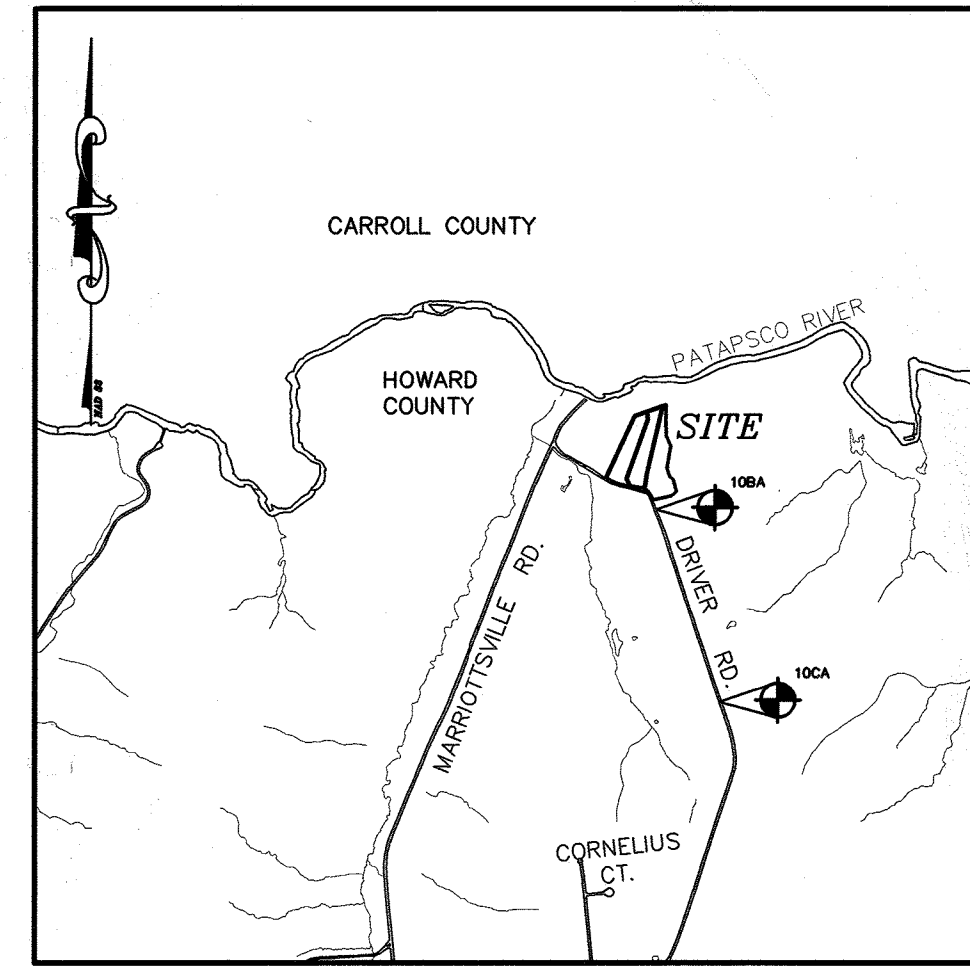
SUPPLEMENTAL PLAN

PINEY RUN OVERLOOK

LOTS 1 THRU 3

THIRD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 12 GRID: D-4

STORMWATER MANAGEMENT PRACTICES																
LOT #	GREEN ROOF (Y/N)	PERMEABLE PAVEMENTS (Y/N)	REINFORCED TURF (Y/N)	DISCONNECTION OF ROOFTOP RUNOFF (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF (Y/N)	SHEETFLOW TO CONSERVATION AREAS (Y/N)	RAINWATER HARVESTING (NUMBER)	SUBMERGED GRAVEL WETLANDS (NUMBER)	LANDSCAPE INFILTRATION (NUMBER)	INFILTRATION BERMS (NUMBER)	DRY WELLS (NUMBER)	MICRO-BIORETENTION (NUMBER)	RAIN GARDENS (NUMBER)	SWALES (NUMBER)	ENHANCED FILTERS (NUMBER)	GRAVEL TRENCH (MISC.) (NUMBER)
1	N	N	N	0	N	N	0	0	0	0	0	0	0	0	0	0
2	N	N	N	0	N	N	0	0	0	0	0	0	0	0	0	0
3	N	N	N	0	N	N	0	0	0	0	0	1	0	0	0	0

OWNER/DEVELOPER
REGINA SMUTZ
799 DRIVER ROAD
MARRIOTTSTVILLE, MARYLAND 21104
443-668-5053

GRADING, SEDIMENT AND EROSION CONTROL SHOWN ON THIS PLAN IS INFORMATIONAL ONLY. FINAL GRADING, SEDIMENT AND EROSION CONTROL MEASURES WILL BE PROVIDED AT THE PLOT PLAN STAGE.

22. STORMWATER MANAGEMENT IS PROVIDED BY (M-6) MICRO-BIORETENTION FACILITIES. IN ACCORDANCE WITH THE 2007 MARYLAND STORM WATER DESIGN MANUAL. ALL SWM PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
23. A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JUNE 25, 2015 AT 6:00 PM AT CHARLEGATE CHURCH.
24. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS PER COUNCIL BILL 45-2003 AND THE 2013 ZONING REGULATIONS PER COUNCIL BILL 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
25. ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE 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.
26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
27. 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.
28. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
29. TRAFFIC CONTROL DEVICES:
 - A. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY TRAFFIC CONTROL DEVICES.
 - B. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST ADDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD).
 - C. ALL SIGN POSTS USED FOR TRAFFIC CONTROL, SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON 2" GALVANIZED STEEL PERFORATED ("QUICK PUNCH"), SQUARE TUBE POST (1 1/2" GAUGE) INSERTED INTO A 2.5" GALVANIZED STEEL PERFORATED TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO (2) ("QUICK PUNCH") HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
30. THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-15-149. TO WAIVE SECTION 16.120(b)(4)(iii)(b) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH INDICATES THAT FLOODPLAINS, WETLANDS, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS MAY BE LOCATED ON A LOT OR BUILDABLE PRESERVATION PARCEL OF 10 ACRES OR GREATER IN SIZE IF THE BUILDING ENVELOPE IS NO CLOSER THAN 35 FEET FROM THESE ENVIRONMENTAL FEATURES:
 1. THE FOREST CONSERVATION EASEMENT AREA SHALL BE EXPANDED TO INCLUDE THE WETLANDS, STREAMS, AND THEIR BUFFERS. REQUIRED FOREST CONSERVATION EASEMENT PLANTINGS SHALL BE A MINIMUM OF 1" CALIPER TREES, NO BANKS OR CREDIT SHALL BE TAKEN FOR ADDITIONAL PLANTINGS OR ADDITIONAL EASEMENT AREA.
 2. THE BUILDING ENVELOPE ON ALL THREE LOTS SHALL BE NO CLOSER THAN 35 FEET FROM THE ENVIRONMENTAL FEATURES, PROVIDED THAT A DECK MAY PROJECT TO FEET BEYOND THE BUILDING ENVELOPE.
 3. A WOODEN SPLIT RAIL OPEN FENCE SHALL BE ERRECTED ALONG THE BOUNDARY OF THE FOREST CONSERVATION EASEMENT TO PROHIBIT ENCROACHMENTS WITHIN THE EASEMENT. THE FENCE SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.
31. 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 (1-1/2").
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

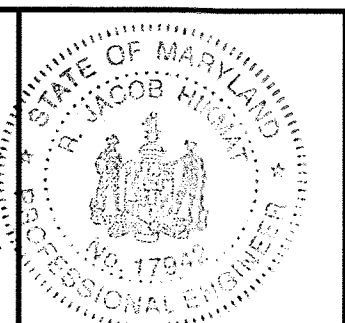
- GENERAL NOTES:**
1. THIS SUBJECT PROPERTY IS ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 3. TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD RUN SURVEY AND HOWARD COUNTY GIS THAT HAS BEEN FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOC. INC. IN DEC, 2014.
 4. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 2014 BY MILDENBERG, BOENDER & ASSOC.
 5. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 10BA & 10CA
STA. No. 10BA N 612,486.579 E 1,341,887.044 EL. 435.260
STA. No. 38A4 N 562,977.654 E 1,386,288.052 EL. 223.379
 6. **PROJECT BACKGROUND:**
ADDRESS: 799 DRIVER ROAD, MARRIOTTSTVILLE, MD
LOCATION: TAX MAP: 5 PARCEL: 007 GRID: 22
ELECTION DISTRICT: THIRD
DEED REFERENCE: L 15857/F 430
PREVIOUS DPZ NUMBERS: ECP-15-060, WP-15-149
 7. **SITE AREA TABULATION**
TOTAL AREA: 10.02 AC±
MINIMUM LOT SIZE PROPOSED: 3.0 AC
NUMBER OF BUILDABLE LOTS: 3
NUMBER OF PARCELS: 0
TYPE OF PROPOSED UNIT: SFD
AREA OF BUILDABLE LOTS: 8.74 AC±
AREA OF ROAD DEDICATION: 0.28 AC±
 8. PRIVATE WELL AND SEPTIC WILL BE UTILIZED.
 9. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
 10. ANY CHANGES TO PRIVATE SEWER EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
 11. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.

F:\2004\14-020 Percial Prop DWG\20-EGP-PLAT_5090.DWG

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad E. Smith 9-13-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl S. Lewis 9-14-16
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



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. 17942, EXP. DATE 09/03/18.

R. Jacob Hikmat 9/21/16
R. JACOB HIKMAT, P.E.

date: 2016 SEP 14-022
project: 14-022
illustration: MMM
scale: 1"=50'
approval: R/H

9/16/16
1 REV. SHEET NUMBERS
description: revisions

PINEY RUN OVERLOOK
LOTS 1 THRU 3
TAX MAP 05, GRID 22, PARCEL 007
HOWARD COUNTY, MARYLAND
THIRD ELECTION DISTRICT
SUPPLEMENTAL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, MD 21044
(410) 997-0298 Fax

SYMBOL	RATING	NAME	Kw FACTOR	MAP NO.
GyB	(B)	GLENELG LOAM, 3-8% SLOPES	.37	5
GyC	(B)	GLENELG LOAM, 8-15% SLOPES	.37	5
MoD	(B)	MANOR LOAM, 15-25% SLOPES	.32	5
MdF	(B)	MANOR-BANNERTOWN SANDY LOAM, 25-35% SLOPES (ROCK)	.32	5

KEY	SPECIES	SIZE	CRZ	COMMENTS
1	SILVER MAPLE	48	72	FAIR CONDITION, LMB DIEBACK NOTED
2	NORWAY MAPLE	33	49.5	FAIR CONDITION, LIMBS TRIMMED
3	SILVER MAPLE	43	64.5	POOR CONDITION, SEVERE DIEBACK
* 4	SYCAMORE	34	51	GOOD CONDITION
5	SILVER MAPLE	39	58.5	POOR CONDITION, NOTABLE FAILURE
6	SILVER MAPLE	44	66	GOOD CONDITION

*SPECIMEN TREE # 4 - IMPACTED CRITICAL ROOT ZONE IS LESS THAN 20% OF THE TOTAL CRITICAL ROOT ZONE. TREE PROTECTION FENCE TO BE INSTALLED ALONG THE LOD. NO MAJOR GRADING IN THE AREA TO CAUSE DAMAGE TO THE ROOT AREA. DRIVEWAY WILL BE INSTALLED WITH MINIMUM DISTURBANCE TO THE AREA.

- ### GENERAL NOTES
- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
 - THE FOREST PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES. ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
 - ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS. INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
 - THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS. REMOVAL OF TOPSOIL FROM WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
 - THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. TREE PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

LEGEND

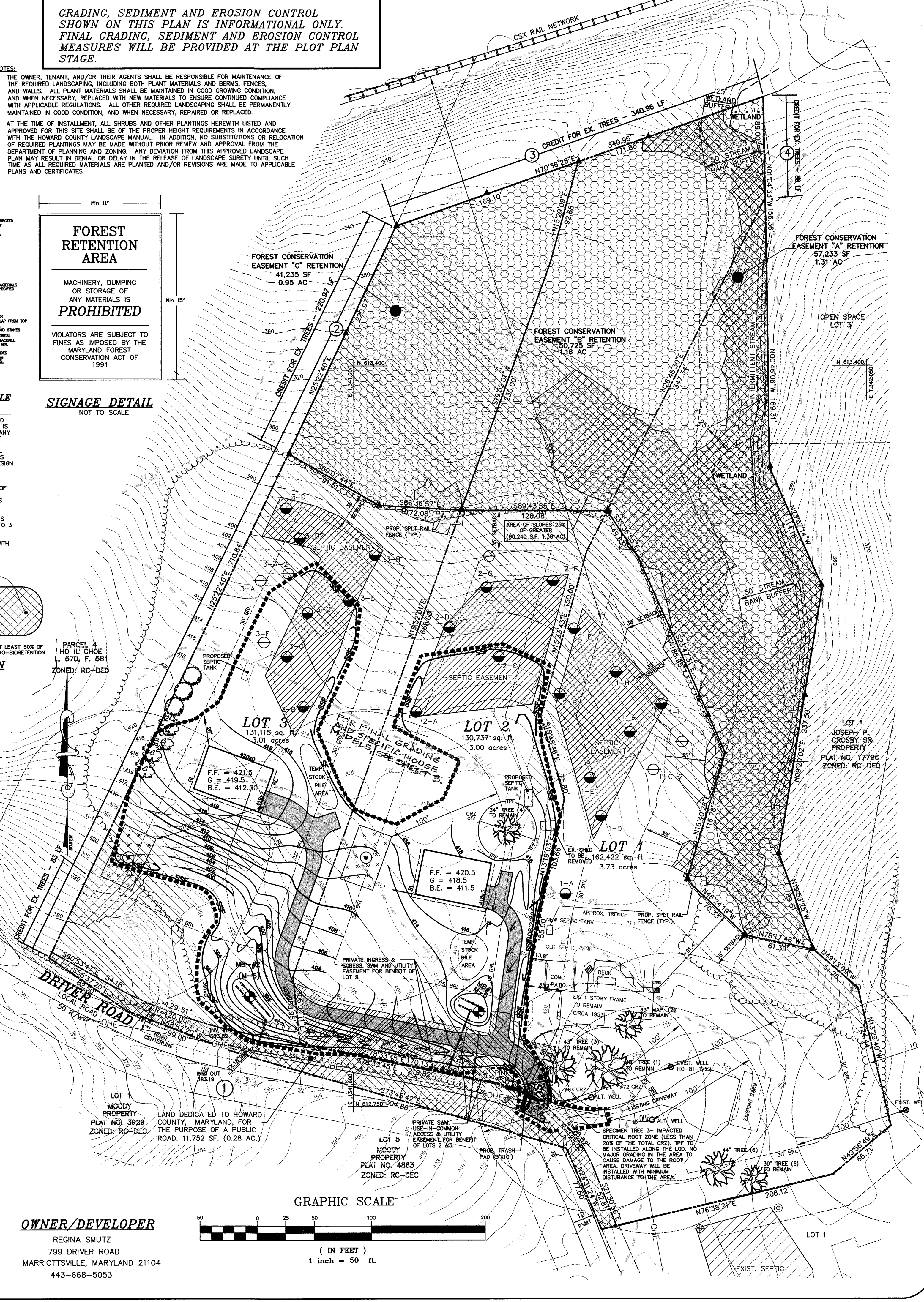
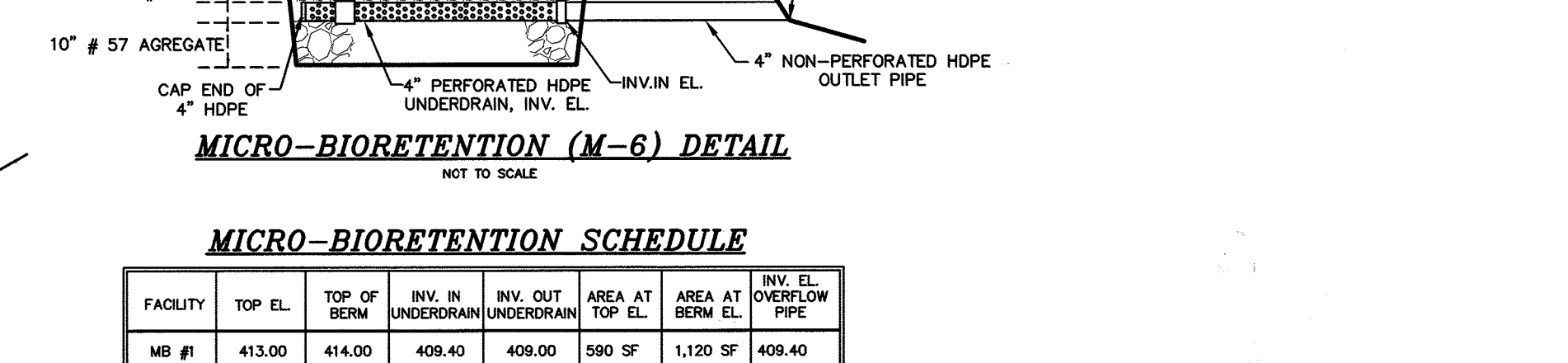
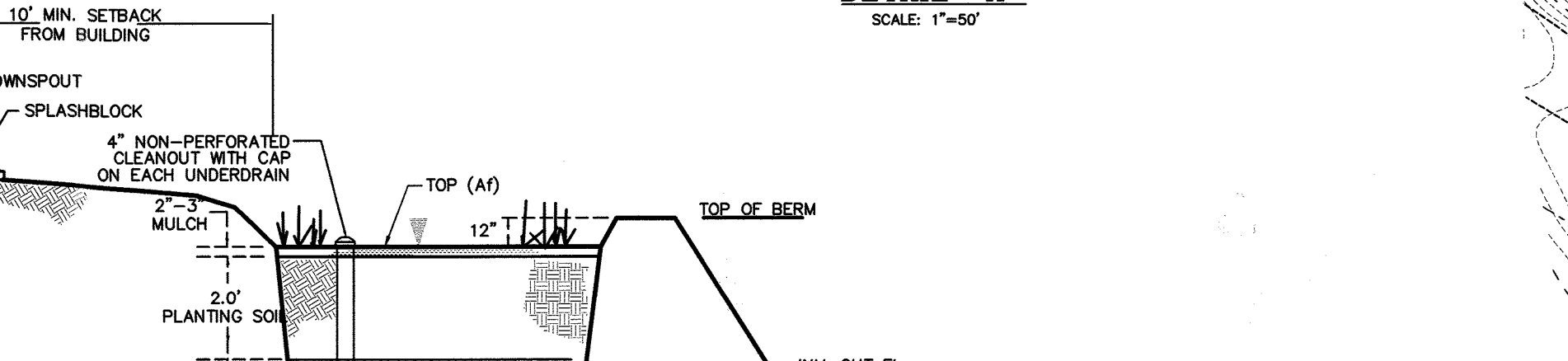
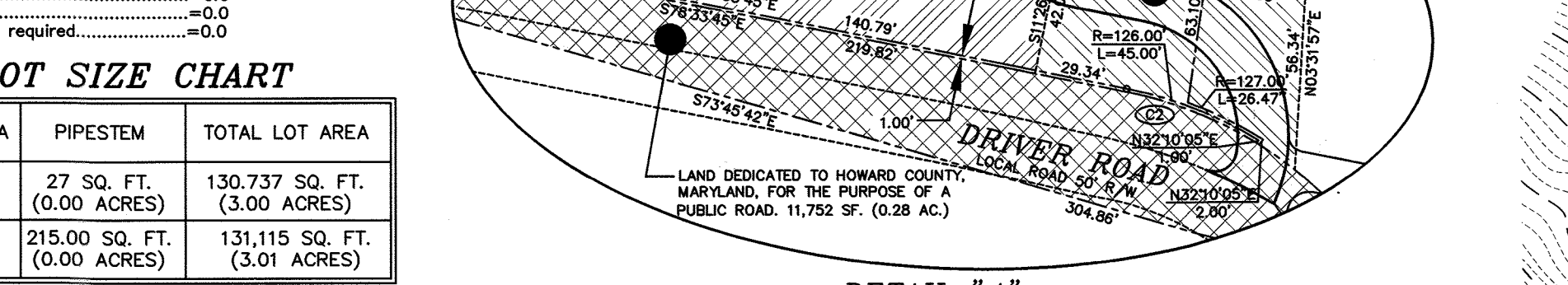
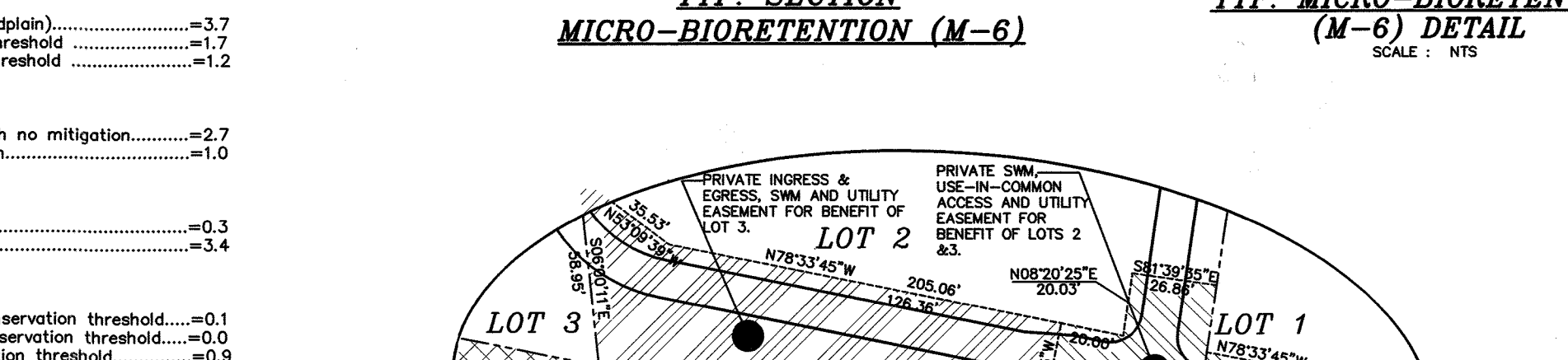
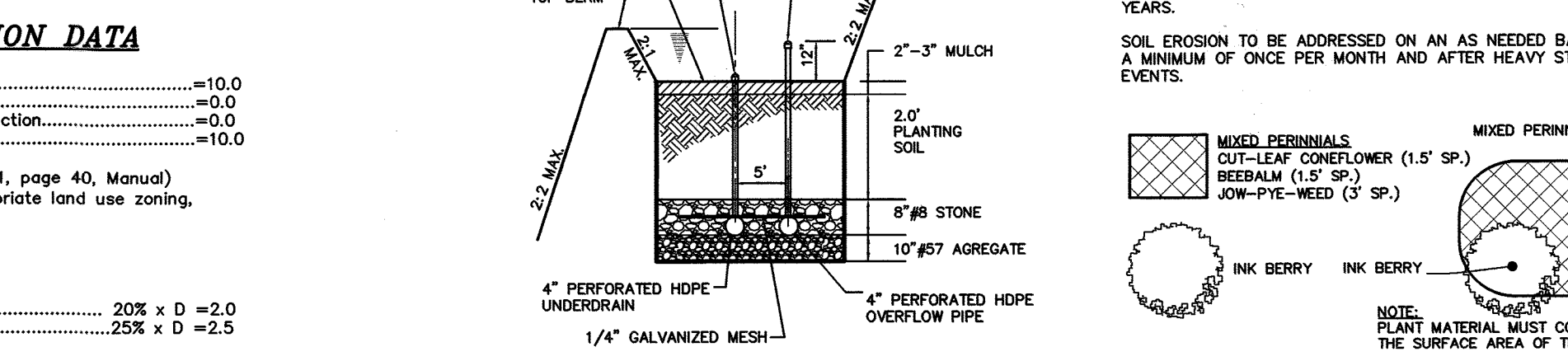
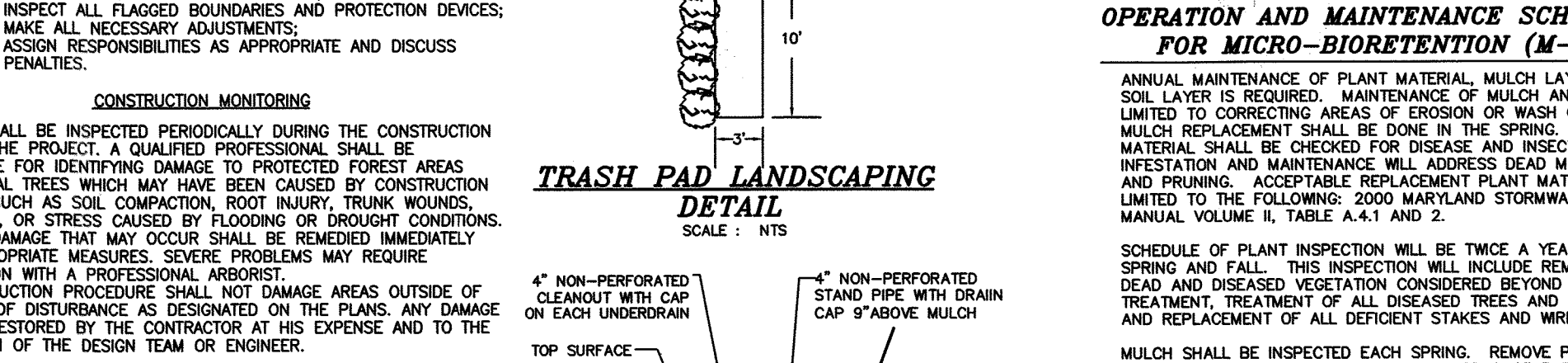
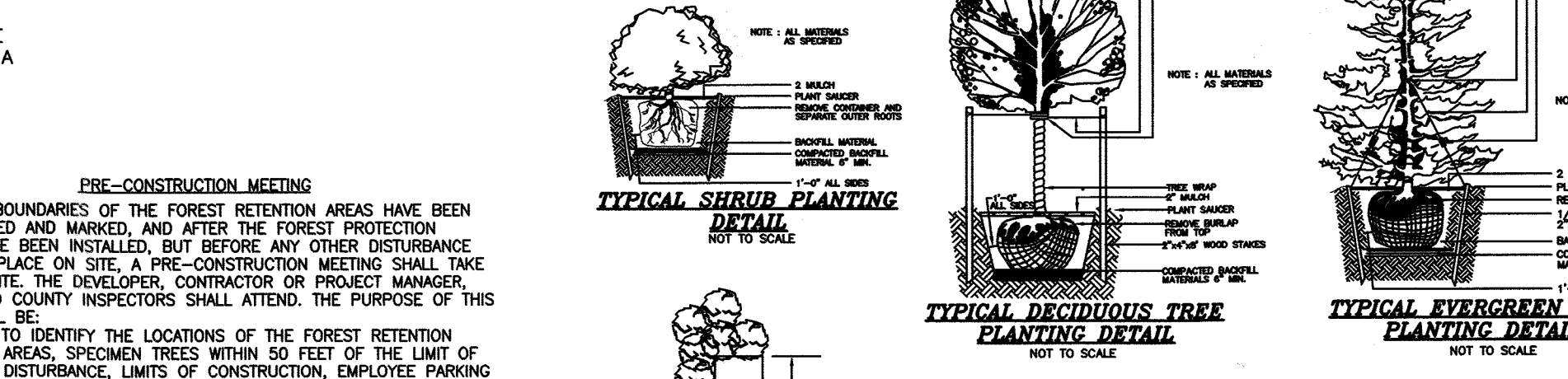
EXIST. TREE LINE
PROP. TREE LINE
EXIST. SPECIMEN TREE
EXIST. TREE
TREE PROTECTION FENCE
EXIST. POWER POLE
OVERHEAD ELEC.
FOREST CONSERVATION SIGN
PASSED TEST PIT.
FAILED TEST PIT.
STABILIZED CONSTRUCTION ENTRANCE
PROPOSED SUPER SILT FENCE
LIMITS OF DISTURBANCE
DRAINAGE AREA TO M-6
SEPTIC AREA
WELL ZONE
SLOPES 25% AND GREATER
SLOPES 15%-24.9%
PROPOSED DRIVEWAY
FOREST RETENTION AREA
EXISTING WETLANDS
USE-IN-COMMON ACCESS, SWM AND UTILITY EASEMENT
INGRESS & EGRESS, SWM AND UTILITY EASEMENT

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	TRASH PAD	TOTAL	
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	C
LINEAR FEET OF PERIMETER	N/A	710.84 LF	340.96 LF	89.00 LF	16 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	N/A	YES, 303.97 LF OF EX. TREES	YES, 340.96 LF OF EX. TREES	YES, 89 LF OF EX. TREES	N/A
CREDIT FOR WALL FENCE, OR BERM (YES, NO, LINEAR FEET)	N/A	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 1 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	7 SHADE TREES 1 EVERGREEN TREES 0 SHRUBS

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
4	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
3	(Symbol)	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.
10	(Symbol)	TAXUS MEDIA 'HICKSII'	HICKS YEW	2 1/2" - 3" HT.
TOTAL		7 SHADE TREES AND 10 SHRUBS		



GRADING, SEDIMENT AND EROSION CONTROL SHOWN ON THIS PLAN IS INFORMATIONAL ONLY. FINAL GRADING, SEDIMENT AND EROSION CONTROL MEASURES WILL BE PROVIDED AT THE PLOT PLAN STAGE.

- ### NOTES
- 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.
 - AT THE TIME OF INSTALLATION, 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 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.

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

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

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. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.

SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFICIENT STAKES AND WIKES.

MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER 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.

SIGNAGE DETAIL

NOT TO SCALE

MIXED PERENNIALS
OUT-LEAF CONELOWER (1.5" SP.)
BEEBAM (1.5" SP.)
JOW-PYE-WEED (3" SP.)

MINIMUM LOT SIZE CHART

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	130,710 SQ. FT. (3.00 ACRES)	27 SQ. FT. (0.00 ACRES)	130,737 SQ. FT. (3.00 ACRES)
3	130,900 SQ. FT. (3.01 ACRES)	215.00 SQ. FT. (0.00 ACRES)	131,115 SQ. FT. (3.01 ACRES)

FOREST CONSERVATION DATA

NET TRACT AREA:
A. Total tract area = 10.0
B. Area within 100 year floodplain = 0.0
C. Area to remain in agricultural production = 0.0
D. Net tract area = 10.0

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
Input the number "1" under the appropriate land use zoning, and limit to only one entry.
ARA MOR IDA HDR MPD CIA
0 1 0 0 0 0

E. Afforestation Threshold: 20% x D = 2.0
F. Conservation Threshold: 25% x D = 2.5

EXISTING FOREST COVER:
G. Existing forest cover (excluding floodplain) = 3.7
H. Area of forest above afforestation threshold = 1.7
I. Area of forest above conservation threshold = 1.2

BREAK EVEN POINT:
J. Forest retention above threshold with no mitigation = 2.7
K. Clearing permitted without mitigation = 1.0

PROPOSED FOREST CLEARING:
L. Total area of forest to be cleared = 0.3
M. Total area of forest to be retained = 3.4

PLANTING REQUIREMENTS:
N. Reforestation for clearing above conservation threshold = 0.1
P. Reforestation for clearing below conservation threshold = 0.0
Q. Credit for retention above conservation threshold = 0.9
R. Total reforestation required = 0.0
S. Total afforestation required = 0.0
T. Total reforestation and afforestation required = 0.0

UIC DRIVEWAY TYP. SECTION

N.T.S.

UIC DRIVEWAY TYP. SECTION

N.T.S.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

9-13-16

9-11-16

9/2/16

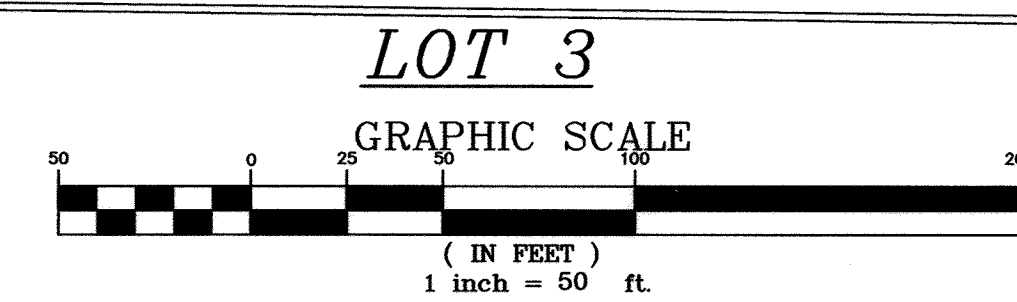
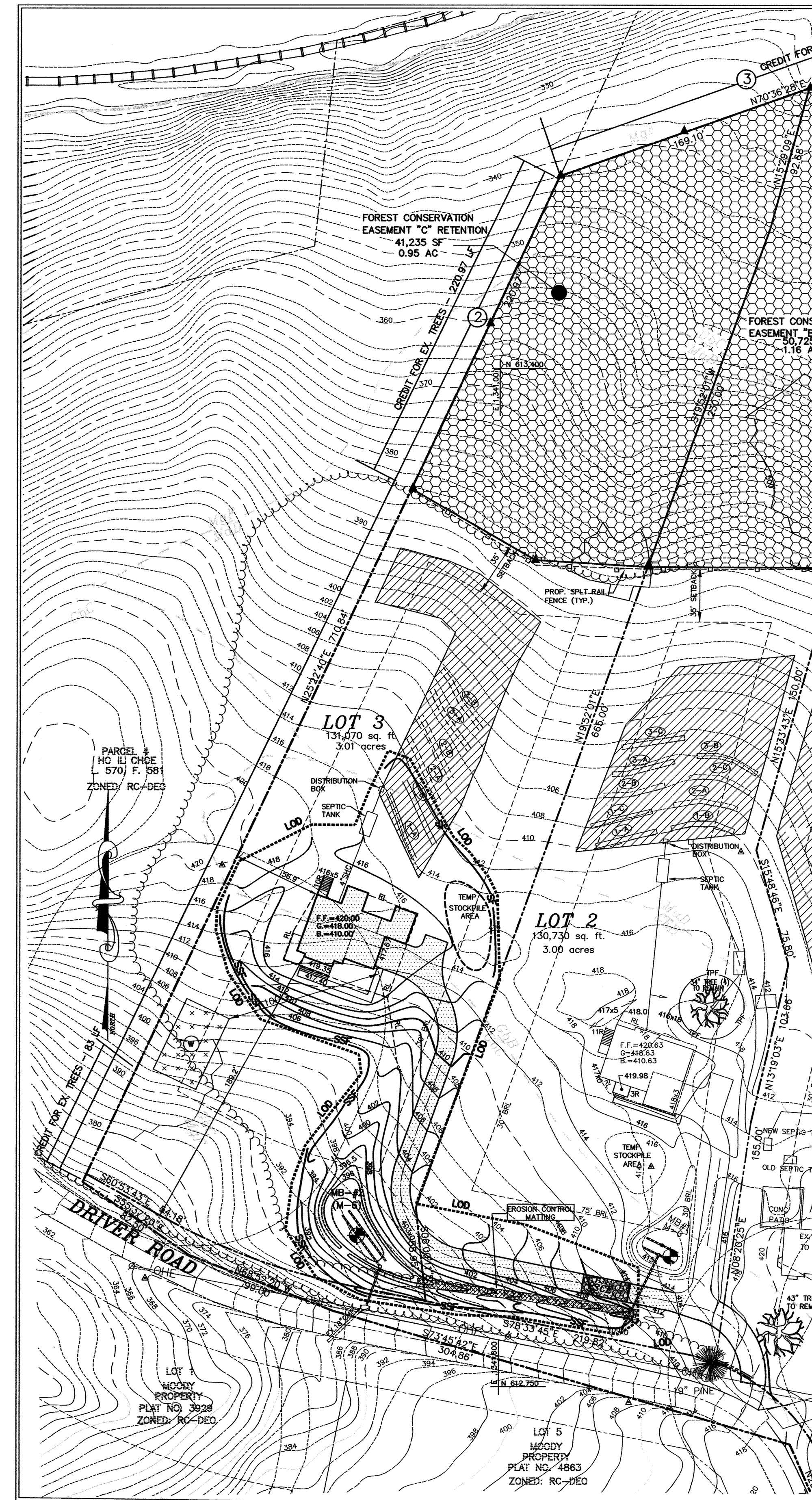
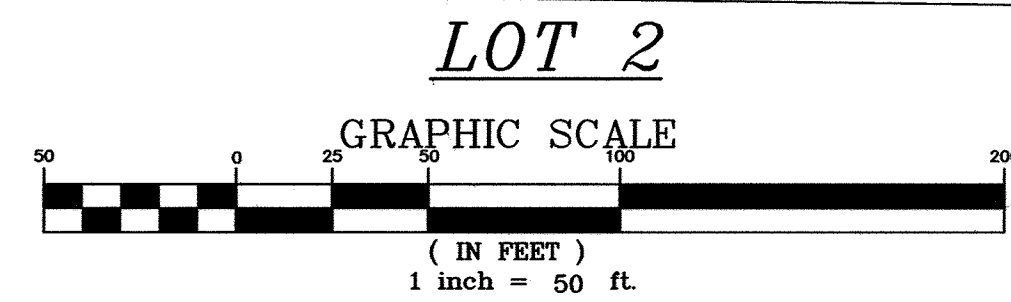
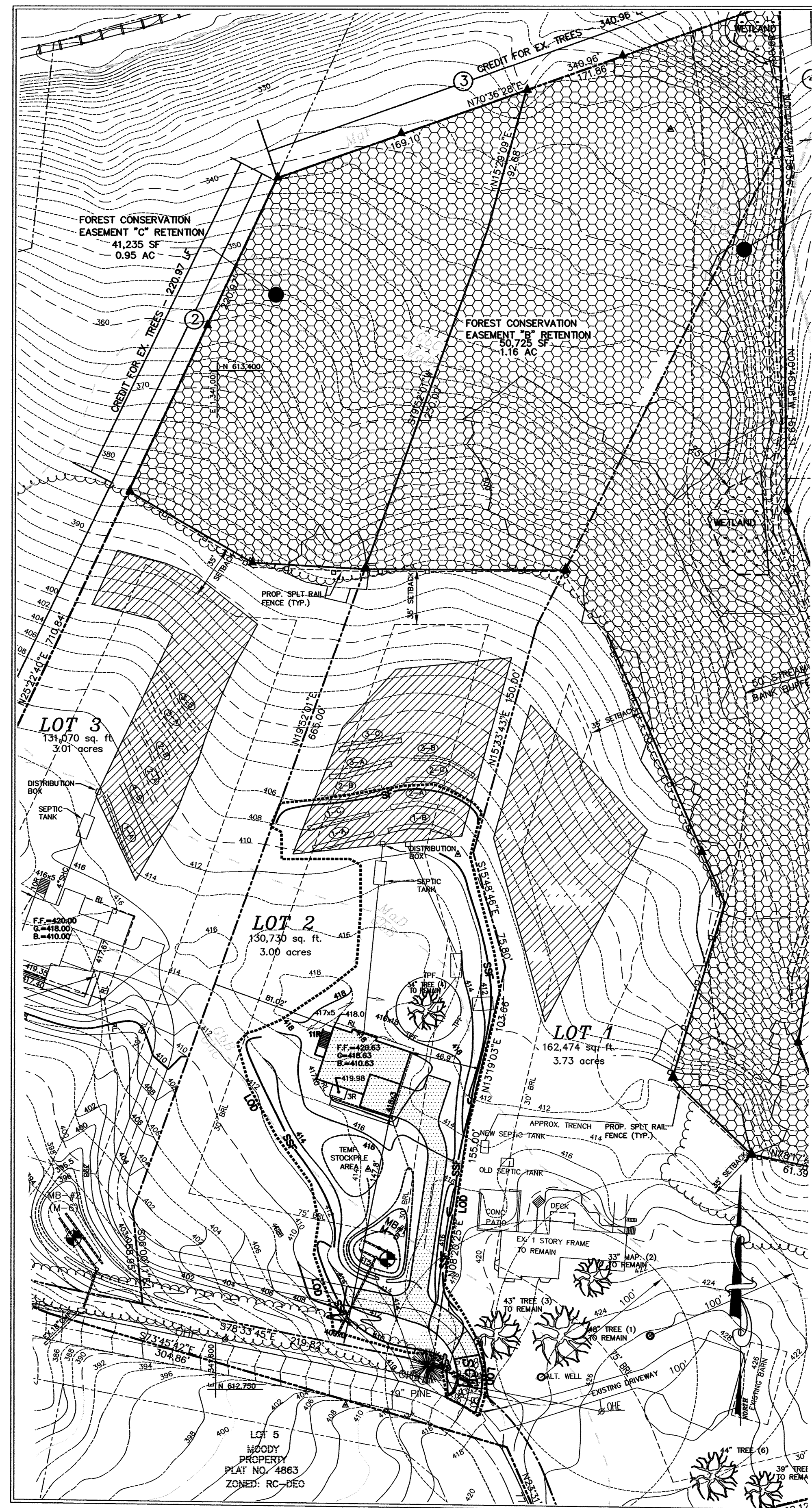
date: SEP 2016
project: 14-0022
illustration: MMM
scale: 1"=50'
approval: MMM

1 REV. SHEET NUMBERS, APP. NOTE 9/16/19
description: revisions

THIRD ELECTION DISTRICT
SUPPLEMENTAL, LANDSCAPE AND FOREST CONSERVATION PLAN

PINEY RUN OVERLOOK
LOTS 1 THRU 3
TAX MAP 05, GRID 22, PARCEL 007
HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
Engineers, Planners, Surveyors
7860-B Crace Drive, Columbia, MD 21044
(410) 997-0286 Fax (410) 997-0288 Foz.



THE PURPOSE OF THIS PLAN IS TO SHOW THE FINAL GRADING, SEDIMENT CONTROL AND STORMWATER MANAGEMENT FOR EACH LOT.

F:\2004\19-010 Piney Run Overlook.DWG

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chad Edmister
CHIEF, DEVELOPMENT ENGINEERING DIVISION

9-24-19
DATE

Kent Schaefer
CHIEF, DIVISION OF LAND DEVELOPMENT

9-25-19
DATE



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. 26859, EXP DATE 08/08/21.

Samer A. Alomer, P.E.
DATE 9.17.19

project	14-022	date	AUG 2019
illustration	MMM	engineering	MMM
scale	1"=50'	approval	MMM

no.	description	date

PINEY RUN OVERLOOK
LOTS 1 THRU 3
TAX MAP 05, GRID 22, PARCEL 007
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
REVISED SUPPLEMENTAL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, MD 21044
(410) 997-0296 Bat. (410) 997-0298 Fax.