

SCHEDULE A : PERIMETER LANDSCAPE EDGE

SOILS TABLE

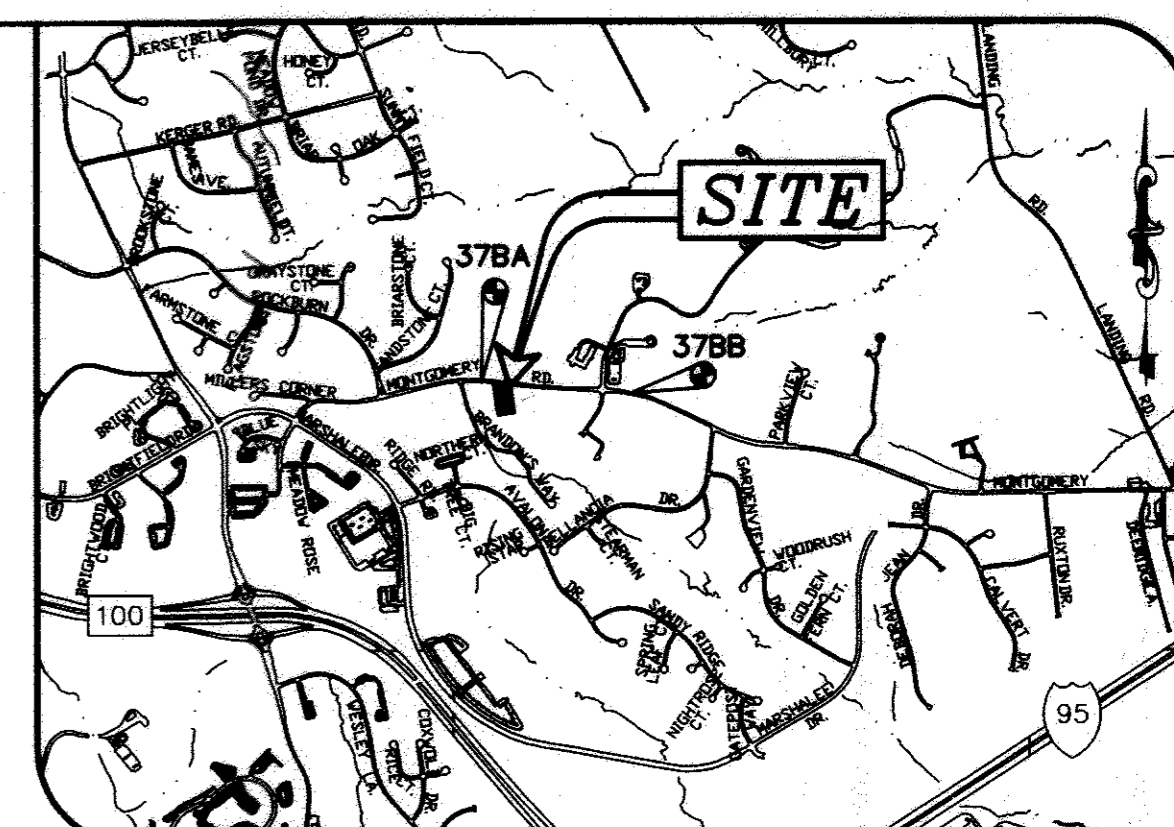
SYMBOL	RATING	NAME	K FACTOR	SOIL MAP #
UcB	D	URBAN LAND-CHILLUM-BELVILLE COMPLEX, 0- 5 % SLOPES	0.49	13

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			TOTAL
	A (PERIMETER 1)	A (PERIMETER 2)**	A (PERIMETER 3)**	
LINEAR FEET OF PERIMETER	319.00 LF	150.32 LF	129.29 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES	YES	
NUMBER OF PLANTS REQUIRED	5 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	10 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	5 SHADE TREES 0 EVERGREEN TREES 0 OTHER TREES (2-1 SUBSTITUTION) 0 SHRUBS (10-1 SUBSTITUTION)	1 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

* PERIMETER 2- CREDIT TAKEN FOR EXISTING 15" WALNUT AND 12" APPLE
 ** PERIMETER 3- CREDIT TAKEN FOR EXISTING 24" HOLLY AND 18" MAPLE

PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3	○	PRUNUS SARGENTI	SARGENT CHERRY	2 1/2" - 3" CAL.
3	○	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" - 3" CAL.
TOTAL				
6			6 SHADE TREES	

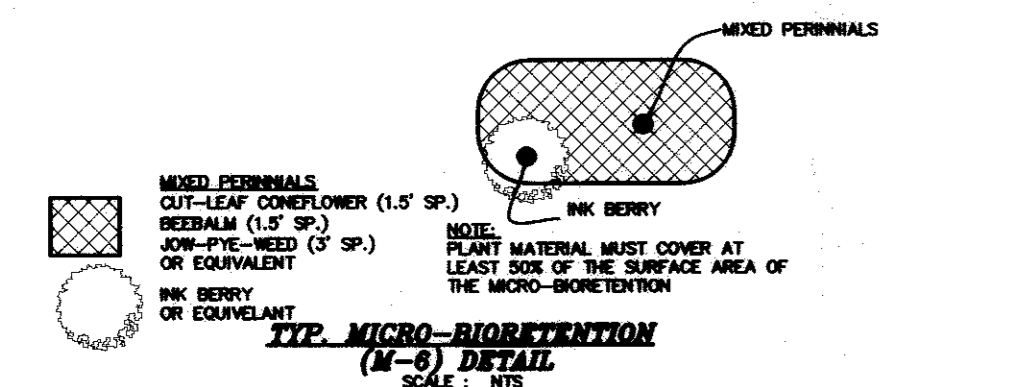


VICINITY MAP

SCALE : 1" = 200'
 ADC MAP 34 - GRID E1, F1

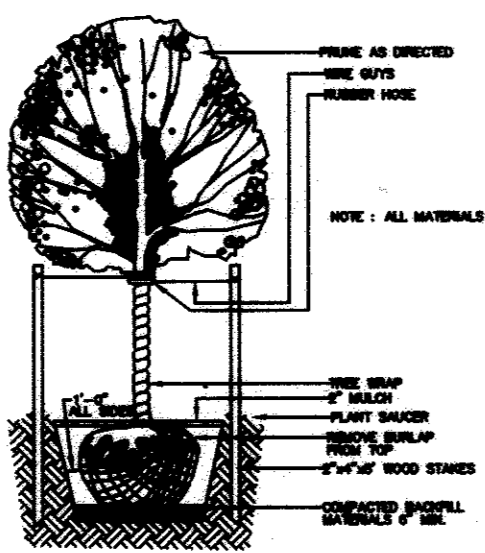
GENERAL NOTES:

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND:**
 ADDRESS: 6044 MONTGOMERY ROAD, ELKGRID MD 21075
 LOCATION: TAX MAP - 37 PARCEL: 40 GRID: 4
 ELECTION DISTRICT: FIRST
 ZONING: R-20
 TOTAL AREA: 1.03 AC
 AREA OF ROAD DEDICATION: 0.08 AC±
- AREA TABULATION:**
 A. TOTAL TRACT AREA: 1.03 AC±
 B. NUMBER OF PROPOSED BUILDABLE LOTS : 2
 C. NUMBER OF OPEN SPACE LOTS : 0
 D. AREA OF THE ROAD DEDICATION : 0.08 AC±
 E. AREA OF BUILDABLE LOTS : 0.95 AC±
- ON-SITE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY MILDENBERG, BOENDER & ASSOCIATES ON OR ABOUT FEBRUARY 2016.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 378A & 378B
 STA. No. 378A N 563,785.6421 ELEV. 393.94
 E 1,378,343.2088
 STA. No. 378B N 563,663.4488 ELEV. 373.01
 E 1,378,040.5059
- THE PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- STEEP SLOPES GREATER THAN 25% AND OVER 20,000 SQ. FT. IN AREA DO NOT EXIST ON SITE.
- 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 SERVING MORE THAN ONE RESIDENCE.
 B) SURFACE - 8 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 (CULVERT/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 INCHES
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATION REQUIREMENTS. IT IS A MINOR SUBDIVISION THAT CREATES ONE LOT AND HAS NO FUTURE SUBDIVISION POTENTIAL.
- LANDSCAPING FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$1,800.00 (FOR 6 SHADE TREES) WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
- 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 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 LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTION 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.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA MICRO-BIORETENTION AND NON-ROOFTOP DISCONNECTIONS.
- THE OPEN SPACE REQUIREMENT FOR THIS SUBDIVISION IS MET BY A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT # 34-W AND CONTRACT #10-1215).
- 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 HOUSE TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- 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.



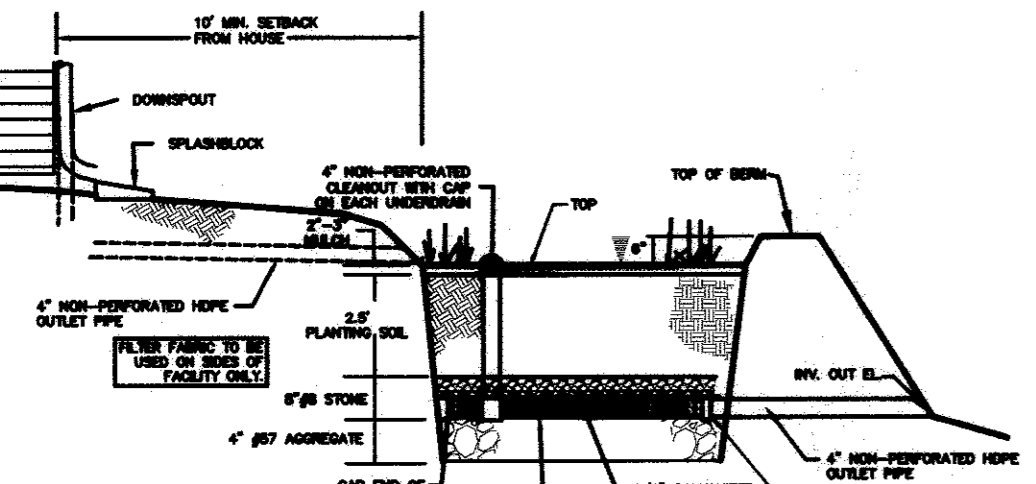
MICRO-BIORETENTION SCHEDULE

FACILITY	TOP EL.	TOP OF BERM	INV. IN UNDERDRAIN	INV. OUT UNDERDRAIN	AREA AT TOP EL.	AREA AT BERM EL.	INV. EL. OVERFLOW PIPE
LOT 2	394.50	395.00	391.58	391.00	520 SF	760 SF	391.58

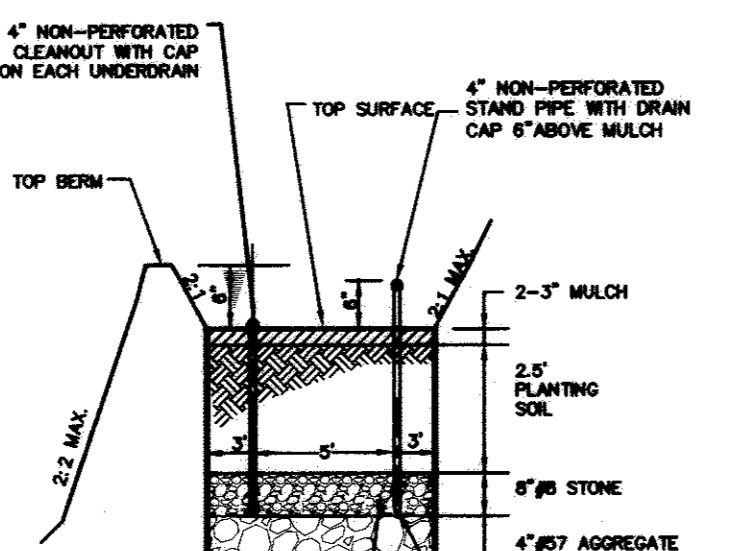


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



TYP. MICRO-BIORETENTION (M-6) DETAIL



TYP. SECTION MICRO-BIORETENTION (M-6)

LEGEND

- AREA TREATED BY MICRO-BIO (M-6)
- AREA TREATED BY ROOFTOP DISCONNECTION (N-1)
- ROOFTOP DISCONNECTION (N-1)
- ROOF LEADER
- SOIL LINE AND SOIL TYPE
- LIMIT OF DISTURBANCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING TREE
- PROPOSED DRIVEWAY
- USE-IN-COMMON ACCESS EASEMENT
- AREA OF EXISTING GRAVEL DRIVEWAY TO BE REMOVED
- AREA OF EXISTING GRAVEL DRIVEWAY TO REMAIN

SPECIMEN TREE CHART

KEY	SPECIES	SIZE	CRZ	COMMENTS
1	RED OAK	36.0	54.0	GOOD CONDITION

SWM PRACTICES SCHEDULE

LOT #	PROPOSED PRACTICES	REQUIRED ESDv	PROVIDED ESDv
LOT 2	N-1, ROOFTOP DISCONNECTION M-6, MICRO-BIORETENTION	79 CF 429 CF	79 CF 533 CF

DEVELOPER

DORSEY FAMILY HOMES, INC.
 10717 BIRMINGHAM WAY
 WOODSTOCK, MARYLAND 21163
 (410)465-5739

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 1/19/17
 CHIEF, DIVISION OF LAND DEVELOPMENT 1-23-17



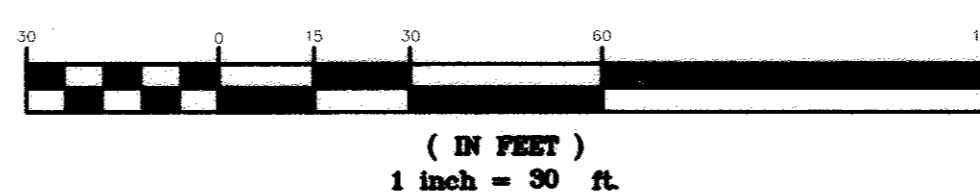
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17942, EXP DATE 9/03/2018.

R. JACOB HIKMAT, P.E. 1/15/17
 DATE:

SWM MANAGEMENT PRACTICES

LOT #	DISCONNECTION OF ROOFTOP RUNOFF N-1 (NUMBER)	MICRO-BIORETENTION M-6 (NUMBER)
2	2	1

GRAPHIC SCALE



Project	Date	Illustration	Scale	Approval
16-002	JAN. 2017	MKT	1" = 30'	RJH

date	description	revisions

NORRIS PROPERTY
 LOTS 1 AND 2
 TAX MAP: 37, GRID: 4, PARCEL: 40
 FIRST ELECTION DISTRICT
 SUPPLEMENTAL PLAN
 HOWARD COUNTY

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