

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUPPLEMENTAL PLAN

STORMWATER MANAGEMENT PRACTICES						
LOT NO.	PERMEABLE CONCRETE (A-2) Y/N, NUMBER	DISCONNECTION OF ROOFTOP RUNOFF (N-1) Y/N, NUMBER	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) Y/N, NUMBER	INFILTRATION BERMS (M-1) Y/N, NUMBER	DRY WELLS (M-5) Y/N, NUMBER	MICRO-BIORETENTION (M-6) Y/N, NUMBER
5	-	-	-	NO	YES, TWO (2)	YES, ONE (1)
6	-	-	-	-	-	-

STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESD REQUIRED CU.FT.	ESD PROVIDED CU.FT.	REMARKS
SITE	630	733	DRYWELLS (M-5) AND MICRO-BIORETENTION (M-6)
TOTAL	630	733	

GROSS AREA = 0.255 AC. (LOT 5) 0.614 AC. (TOTAL)
 LOD = 0.466 ACRES
 RCN = 59.7
 TARGET Pe = 1.4"

DRY WELL CHART						
DRYWELL NO.	AREA OF ROOF PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L	W
5A	720 SQ. FT.	80 C.F.	140 C.F.	100%*	10'	7' x 5'
5B	720 SQ. FT.	80 C.F.	140 C.F.	100%*	10'	7' x 5'

* AREA OF TREATMENT EXCEEDS THAT REQUIRED.

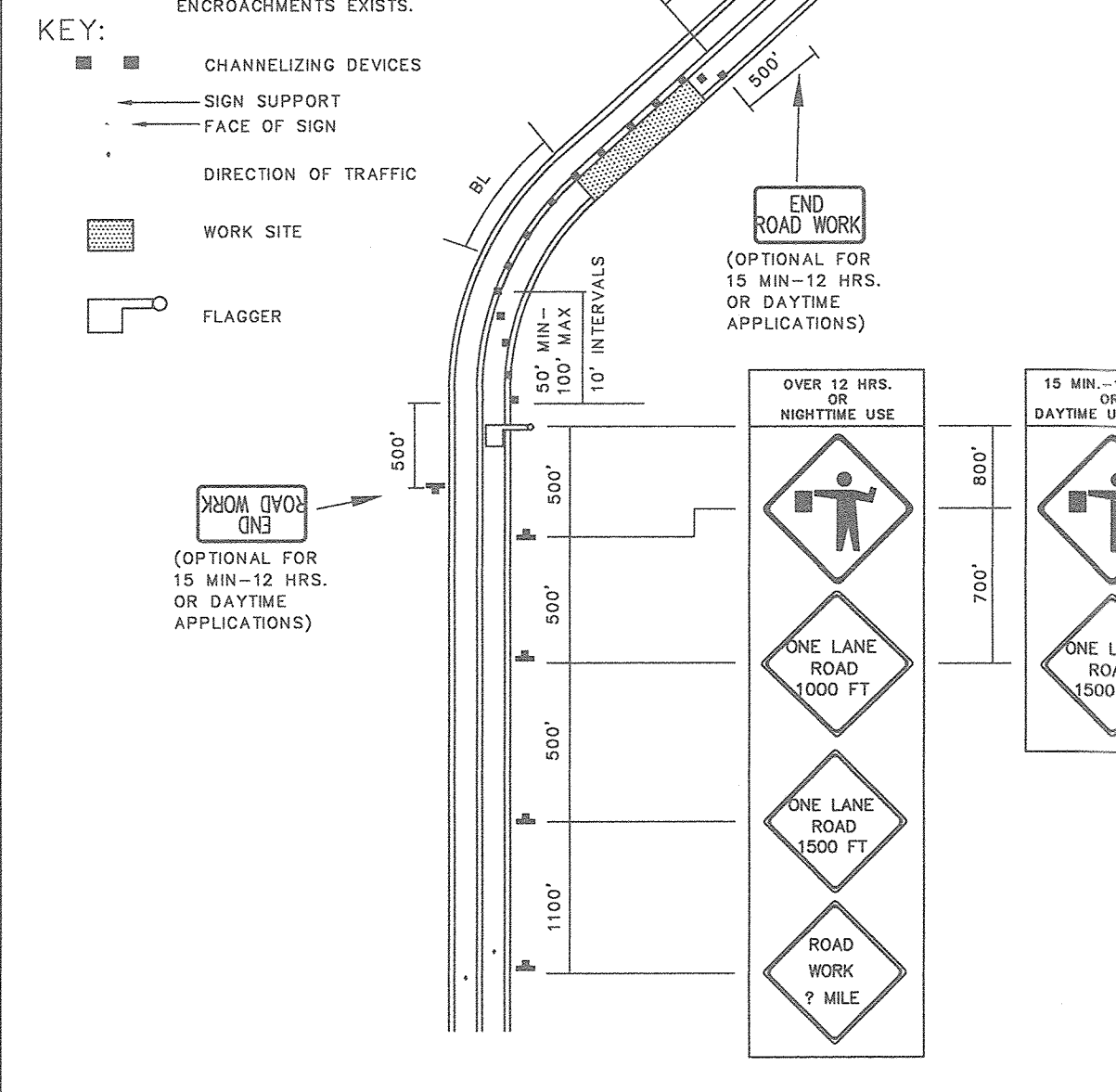
STREET TREE SCHEDULE				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
96.0 / 30	3.2	ACER GINNALA 'AMUR MAPLE' (B.G. & E. APPROVED)	1.5"-2" CAL.	30' APART ON PUBLIC R/W

NOTE: STREET TREE TYPES ARE ONLY A RECOMMENDATION AND MAY BE SUBSTITUTED WITH A COUNTY ACCEPTED EQUIVALENT FROM THE HOWARD COUNTY LANDSCAPE MANUAL.

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

REPORTS: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES AND 104-00-01 - 104 104-00-18 AND STANDARD DETAILS MD 104-01-01 - MD 104-01-01

NOTE: FLAGGER SHALL NEVER BE STATIONED MORE THAN 100' AWAY FROM THE ADVANCE FLAGGER SIGN. THE ENGINEER SHOULD CONSIDER ADDITIONAL, ADJACENT LANE CLOSURES WHEN THE POSSIBILITY OF UNPLANNED TRAVELWAY ENCROACHMENTS EXISTS.



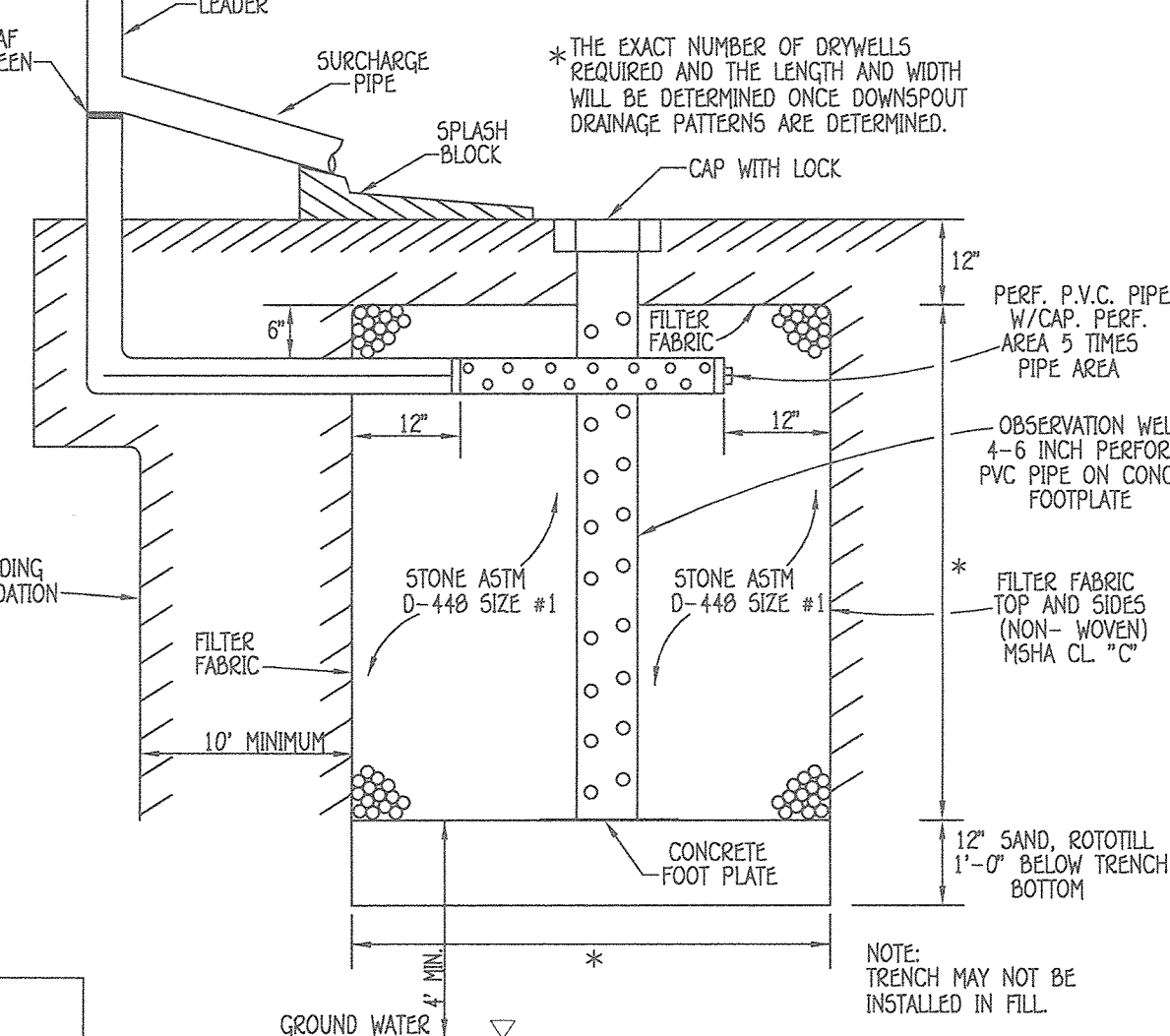
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development
 Chief, Development Engineering Division

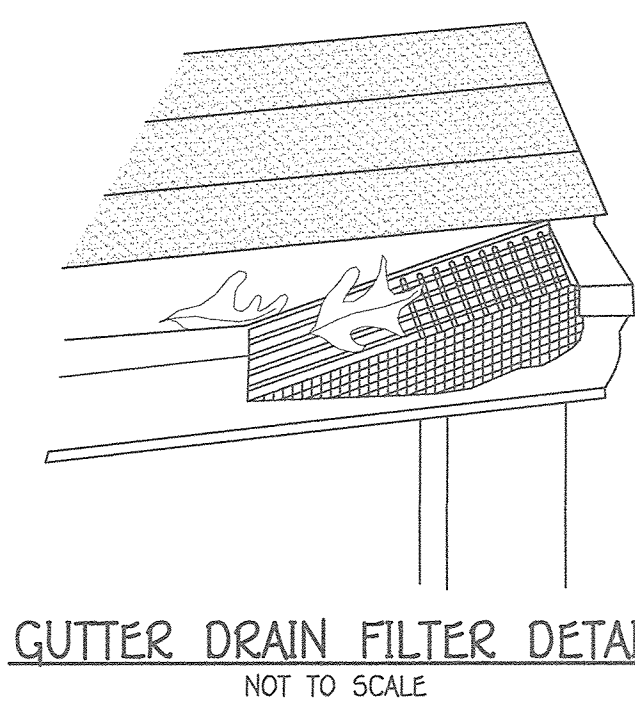
5-16-19
 5-18-19
 Date

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5% THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



DRY WELL DETAIL (M-5)
 NOT TO SCALE



GUTTER DRAIN FILTER DETAIL
 NOT TO SCALE

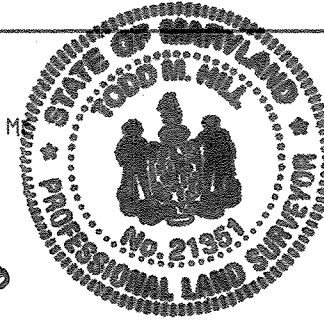
OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF MULCH 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.1.1 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 BROWN. 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 IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

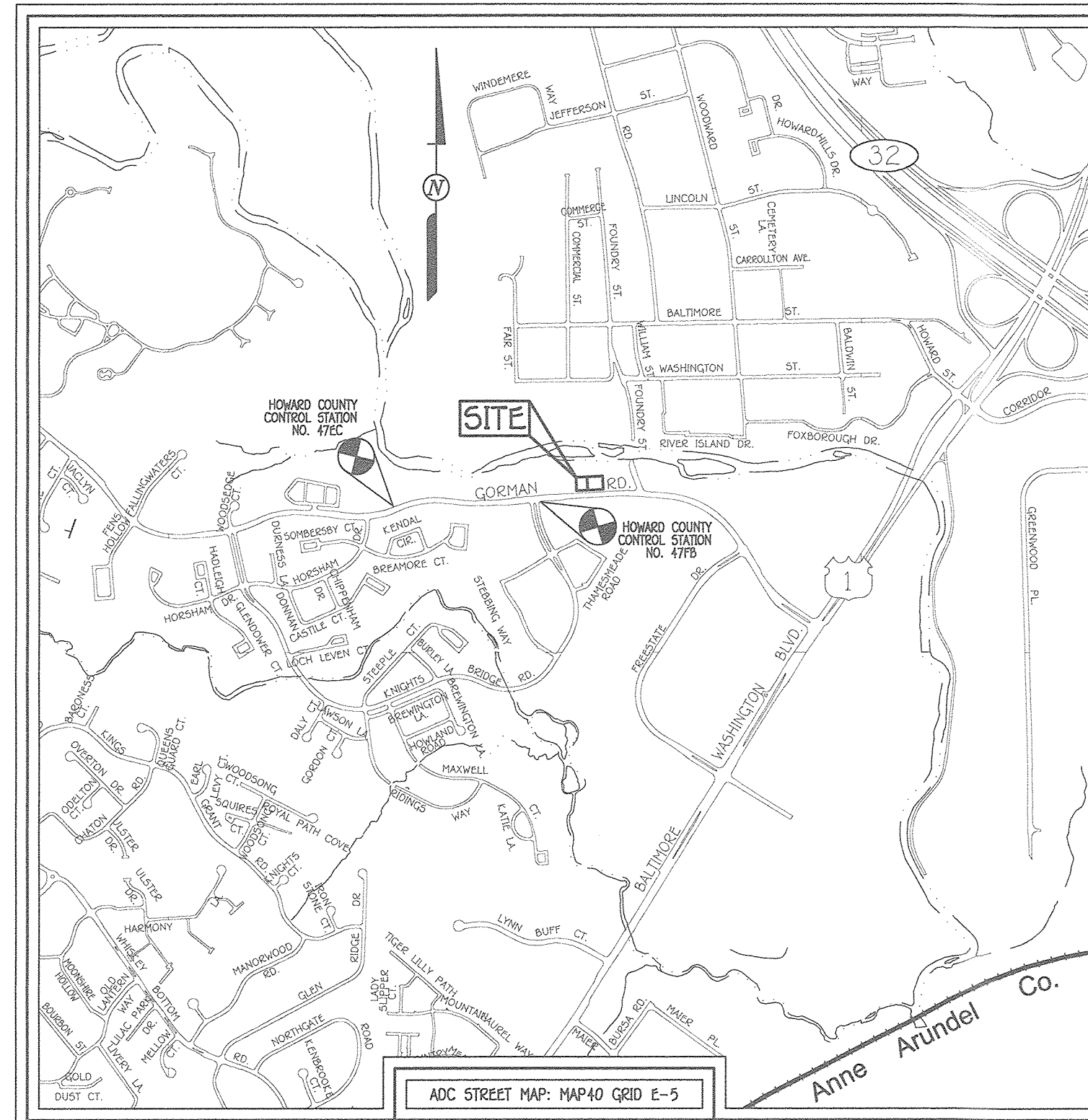
OWNER/DEVELOPER
 RT REALTY LLC
 C/O GOPI MANDELA
 6104 IVY LANE
 GREENBELT, MARYLAND 20770
 301-703-2020



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21351, EXPIRATION DATE: 07/15/2019.
 Signature of Professional Land Surveyor
 DATE: 4/22/2019

SUPPLEMENTAL PLAN BOUNDS PROPERTY LOTS 5 AND 6

TAX MAP No. 47 GRID No. 17 PARCEL NO. 341
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
 SCALE: 1" = 1200'

SCHEDULE A - PERIMETER LANDSCAPE EDGE (LOT 5)			
PERIMETER	P-1	P-2	TOTAL
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	A **	A *	
LINEAR FEET OF PERIMETER	115 L.F.	96 L.F.	
NUMBER OF PLANTS REQUIRED			
SHADE TREES	(115'/40' = 2.9 OR 3)	(96'/60' = 1.6 OR 2)	5
EVERGREEN TREES	(115'/20' = 5.7 OR 6)		6
CREDIT FOR EXISTING VEGETATION		1	1
SHADE TREES		0	0
EVERGREEN TREES		0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	0	1	1**
EVERGREEN TREES	0	0	0

* NOTE: CREDIT ALONG P-2 FOR EXISTING 45° WHITE OAK (ST #1).
 ** PER SECTION 16.127(C)(1)(II) - TYPE C, A PROPOSED BOARD ON BOARD FENCE WILL BE USED ALONG PERIMETER 1. (THIS WILL SERVE AS AN ALTERNATIVE TO ENHANCED PERIMETER LANDSCAPING HAS BEEN PROVIDED ON LOT 5 TO MITIGATE VIEWS AND TO ADDRESS PRIVACY.)

SITE ANALYSIS DATA CHART

- TOTAL AREA OF THIS SUBMISSION = 0.614 AC.
 - 0.255 AC. (LOT 5) + 0.359 AC. (LOT 6)
- LIMIT OF DISTURBED AREA = 20,300 SQ. FT. OR 0.466 AC.
- PRESENT ZONING DESIGNATION = R-2C (PER 10/05/2013 COMPREHENSIVE ZONING PLAN)
- PROPOSED USE: RESIDENTIAL
- PREVIOUS HOWARD COUNTY FILES: F-91-170, WP-91-08 AND ECP-10-041
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC.
- G. TOTAL AREA OF STEEP SLOPES:
 - MODERATE STEEP SLOPES: 15%-24.9% = 0.00 AC.
 - STEEP SLOPES: 25% OR GREATER = 0.00 AC.
- H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC.
- I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.00 AC.
- J. TOTAL AREA OF EXISTING FOREST = 0.00 AC.
- K. TOTAL AREA OF FOREST TO BE RETAINED = 0.00 AC.
- L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 0.255 AC.
- M. TOTAL GREEN OPEN AREA = 0.389 AC. (LOT 5 = 0.149 AC.)
- N. TOTAL IMPERVIOUS AREA = Lot 5=0.107 AC., Lot 6=0.119 AC.
- O. TOTAL AREA OF ERODIBLE SOILS = Lot 5=0.000 AC., Lot 6=0.017 AC.
- P. TOTAL AREA OF ROAD DEDICATION = 0.000 AC.

LANDSCAPING PLANT LIST			
QTY.	KEY	NAME	SIZE
1	○	ACER RUBRUM 'OCTOBER GLORY' (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, 8&8

TOTAL: 1 SHADE TREES

General Notes: Continued

- THIS PLAN IS SUBJECT TO WP-91-08 WHICH ON OCTOBER 9, 1990 THE PLANNING DEPARTMENT APPROVED A WAYER TO SECTION 16.113.7 FOR DIRECT DRIVEWAY ACCESS ONTO GORMAN ROAD.
- DRIVEWAY ENTRANCE TO BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL 6-6.02.
- THE POTENTIAL REMOVAL OF SPECIMEN TREE #1 MAY REQUIRE APPROVAL OF AN ALTERNATIVE COMPLIANCE.
- PER A LETTER FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES DATED JULY 26, 2018, PROTECTIVE MEASURES FOR AQUATIC HABITATS SUPPORTING RARE, THREATENED AND ENDANGERED SPECIES:
 - PURSUE ENVIRONMENTALLY SENSITIVE DESIGN TO ADDRESS STORMWATER RUNOFF BY PROMOTING THE USE OF NONSTRUCTURAL BEST MANAGEMENT PRACTICES TO THE MAXIMUM EXTENT. THE GOAL IS TO MIMIC NATURAL INFILTRATION PATTERNS ACROSS THE SITE IN ORDER TO MAINTAIN NATURAL HYDROLOGY.
 - THE SITE IS UTILIZING A MICRO-BIORETENTION FACILITY.
 - THE SITE IS ALSO UTILIZING A SHARED DRIVEWAY FOR LOTS 5 & 6.
 - PROPOSED HOUSE IS LOCATED 175'+ FROM THE PATUXENT RIVER.
 - IN ORDER TO MINIMIZE RISK OF SEDIMENTATION IN THE AQUATIC AND WETLAND HABITATS AND TO MINIMIZE CHANGES TO THE HYDROLOGY TO THESE HABITATS:
 - NO FOREST EXISTS ON SITE.
 - SUPER SILT FENCE WILL BE USED ALONG REAR OF PROPERTY.
 - PREVENT INSPECTIONS REQUIRED.
 - LOT 5 IS ADJACENT TO PARCEL #4 OWNED BY HOWARD COUNTY.
 - NO STEEP SLOPES WILL BE DISTURBED.
- STREET TREES SHOWN WILL BE BONDED AS PART OF THE DPN DEVELOPERS AGREEMENT FOR THE ROAD IMPROVEMENTS.

General Notes:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
- 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 1-877-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- SUBJECT PROPERTY ZONED R-2C PER 10/05/13 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47EC AND NO. 477C. STA. 47EC N 534,251.218 E 1,359,948.189 ELEV.= 633.687 STA. 477C N 534,295.375 E 1,361,228.708 ELEV.= 207.427
- THIS PLAN IS BASED ON FIELD NON-MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2019 BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "F.C.C. 106".
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
- ◆ DENOTES CONCRETE MONUMENT OR STONE FOUND.
- ALL AREAS ARE MORE OR LESS (±).
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING, (1 - 1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125-TONS);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PROPERTY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NO'S: F-91-170, WP-91-08 AND ECP-10-041.
- TRAFFIC CONTROL DEVICES:
 - TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430).
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 - 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 2-1/2" 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.
- NO CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
- THERE IS AN EXISTING DWELLING AND GARAGE ON LOT 6 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THERE ARE NO FOREST STANDS EXISTING ON-SITE. SEE ENVIRONMENTAL FINDINGS LETTER PREPARED BY ESO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 23, 2018.
- SITE IS NOT ADJACENT TO A SCENIC AREA.
- 100 YEAR FLOODPLAIN, WETLANDS, STREAM(S) AND/OR THEIR BUFFERS, AND STEEP SLOPES DO NOT EXIST ON-SITE.
- ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T-180.
- SOILS INFORMATION TAKEN FROM SOIL SURVEY MAP NO. 24, HOWARD COUNTY MARYLAND. EXISTING TOPOGRAPHY BASED ON FIELD SUN SURVEY PERFORMED BY FISHER, COLLINS, & CARTER INC. DATED MAY, 2017 AND SUPPLEMENTED WITH HOWARD COUNTY TOPOGRAPHY.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.120(D) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT, TO FULFILL THE 0.1 ACRES (4,356 SQ. FT.) OF AFFORESTATION REQUIREMENT, THE DEVELOPER WILL PAY A FEE-IN-LIEU IN THE AMOUNT OF \$3,267.00.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122(B) OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED, DRYWELLS (M-5) AND MICRO-BIORETENTION (M-6).
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REQUIREMENTS AS SPECIFIED AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE APPLICATION OR BUILDING/GRADING PERMIT.
- 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 FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT FOR LOT 5, IN THE AMOUNT \$1,400.00 BASED ON ONE (1) SHADE TREE @ \$300.00 EACH, AND 115' @ 119' PER L.F. LOT 6 IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT CONTAINS AN EXISTING DWELLING TO REMAIN.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT OF THE 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 HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSE. THE ENHANCED LANDSCAPE BUFFER HAS BEEN PROVIDED ON LOT 5 TO MITIGATE VIEWS AND TO ADDRESS POTENTIAL PRIVACY AND COMPATIBILITY CONCERNS.
- THERE ARE NO WETLANDS ON THIS SITE, AS STATED IN A LETTER OF FINDINGS DATED JANUARY 23, 2018 PREPARED BY ESO-SCIENCE PROFESSIONALS, INC.
- OPEN SPACE REQUIREMENTS ARE PROVIDED BY A FEE-IN-LIEU PAYMENT OF \$1,500.00.
- A COMMUNITY MEETING WAS CONDUCTED MARCH 12, 2018 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 TRAFFIC STUDY FOR THIS PROJECT DATED FEBRUARY, 2018 WAS PREPARED BY MARS GROUP.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND WILL BE SERVED BY PUBLIC WATER AND SEWER.
- SUBDIVISION IS SUBJECT TO SECTION 110.0.6 OF THE ZONING REGULATIONS. AT LEAST 10% OF THE DWELLING UNITS SHALL BE MODERATE INCOME HOUSING UNITS (M.I.H.U.) OR AN ALTERNATIVE COMPLIANCE WILL BE PROVIDED. THE DEVELOPER SHALL EXECUTE A M.I.H.U. AGREEMENT WITH THE DEPARTMENT OF PLANNING AND ZONING. THE M.I.H.U. REQUIREMENT WILL BE MET, THE M.I.H.U. AGREEMENT AND COVENANTS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. THIS DEVELOPMENT WILL MEET M.I.H.U. ALTERNATIVE COMPLIANCE BY A PAYMENT OF A FEE-IN-LIEU TO THE DEPARTMENT OF HOUSING FOR EACH REQUIRED UNIT.
- MODERATE INCOME HOUSING UNIT (M.I.H.U.) TABULATION:
 - M.I.H.U. REQUIRED = (1 LOT X 10%) = 0.1 M.I.H.U.
 - M.I.H.U. PROPOSED = DEVELOPER WILL PURSUE ALTERNATIVE COMPLIANCE BY PAYING A FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR THE UNITS REQUIRED BY THE DEVELOPMENT.
 - AN EXECUTED M.I.H.U. AGREEMENT WITH THE HOWARD COUNTY HOUSING DEPARTMENT WILL BE COMPLETED AND RECORDED SIMULTANEOUSLY WITH THIS PLAN.
- THE 24' PRIVATE USE-IN-COMMON ACCESS DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT FOR THE USE AND BENEFIT OF LOTS 5 AND 6 IS RECORDED SIMULTANEOUSLY WITH THE PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- NO NOISE STUDY IS REQUIRED BECAUSE THE PROJECT DOES NOT FALL WITHIN THE GUIDELINES OF DESIGN MANUAL, VOLUME II, CHAPTER 5.2.F.2.
- AN HISTORIC STRUCTURE EXISTS WITHIN THE LIMITS OF THIS PLAN SUBMISSION. EXISTING HOUSE ON LOT 6, KNOWN AS 9044 GORMAN ROAD WAS BUILT AROUND 1900. DUE TO THE EXISTING HOUSE BEING RETAINED, HISTORIC PRESERVATION COMMISSION DID NOT SEE PLANS FOR ADJACENT COMMENTS.

TITLE SHEET BOUNDS PROPERTY LOTS 5 AND 6

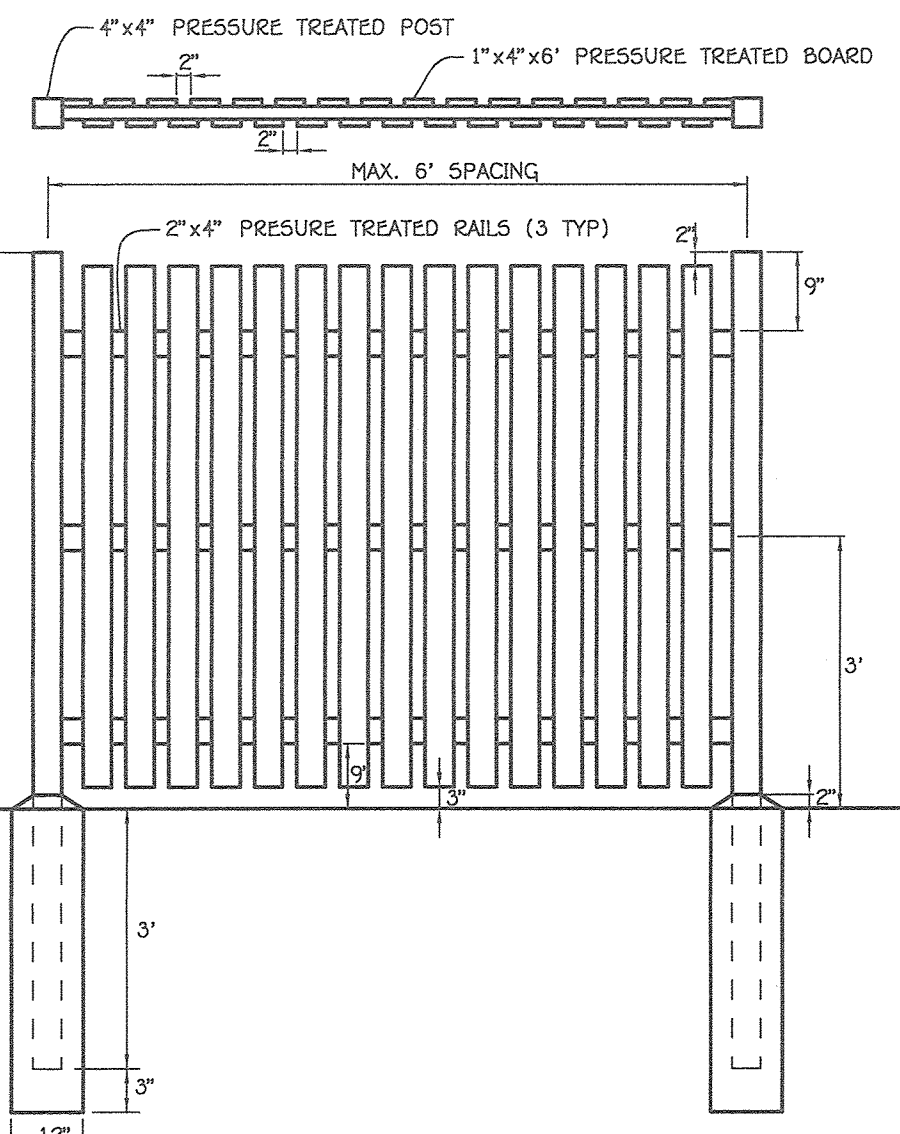
ZONED: R-20
 TAX MAP #47 GRID #17 PARCEL #341
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=30' DATE: MARCH 18, 2019
 SHEET 1 OF 2

F-19-010

SOILS LEGEND

SOIL	NAME	CLASS	K FACTOR
LrD	Legore-Rely pravyly loams, 15 to 25 percent slope	B	.02
MoB	Mount Lucas silt loam, 3 to 8 percent slope	C	.32

Soil Map Number: 24 (Savage, SW)



BOARD ON BOARD FENCE

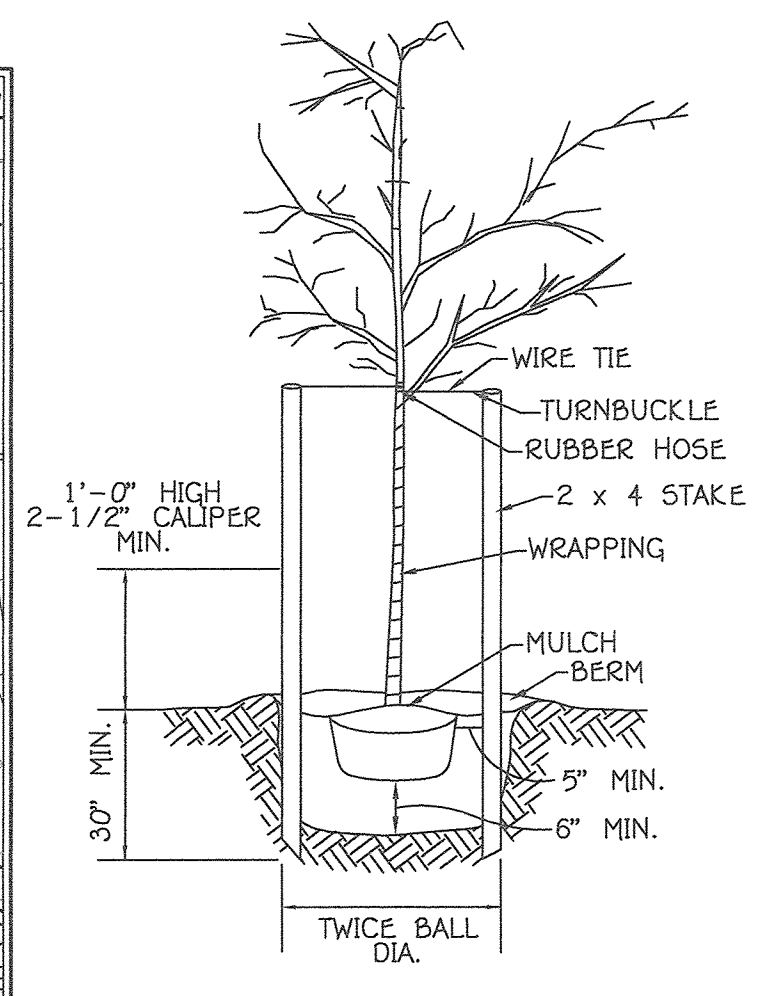
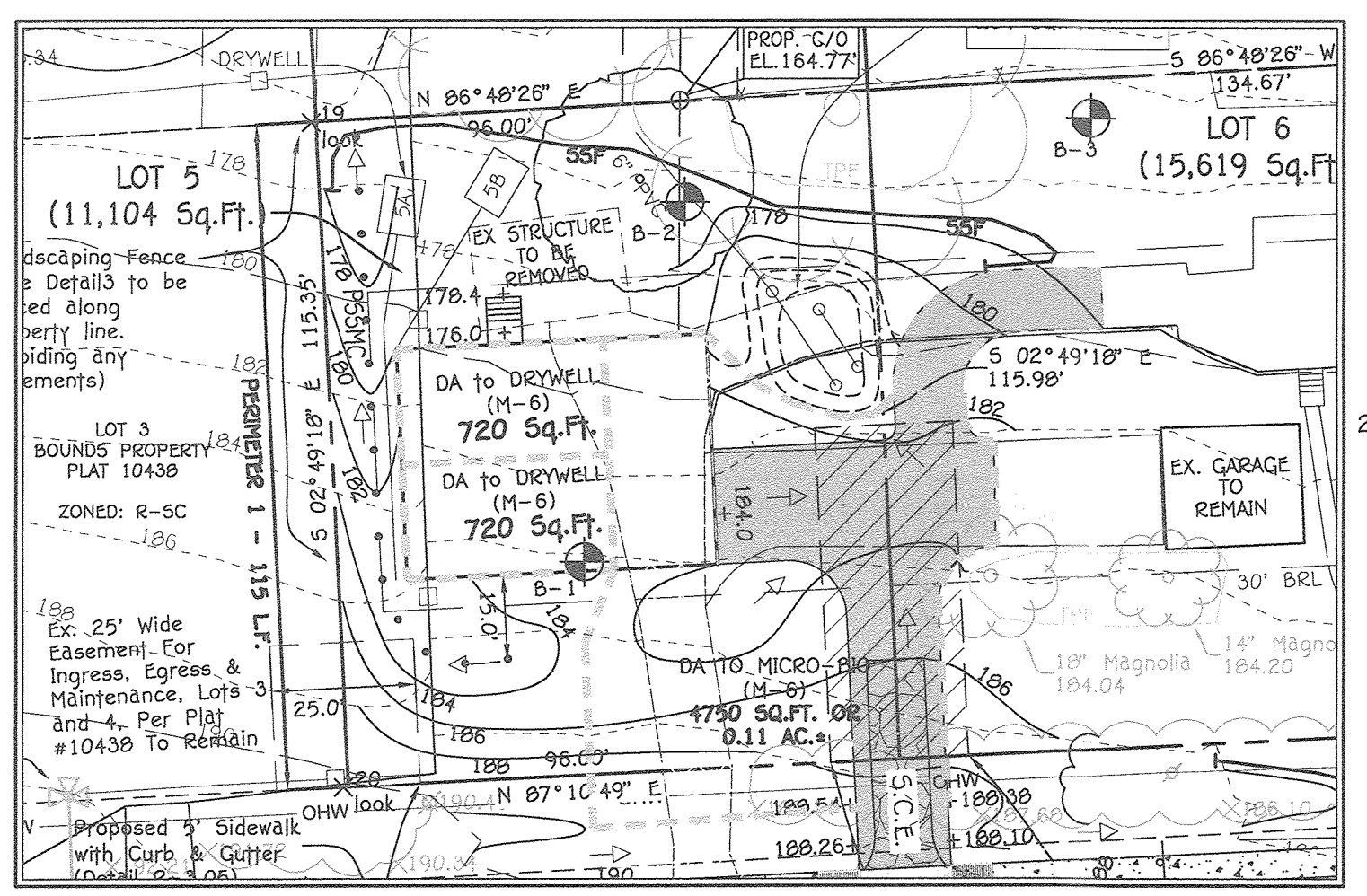
- NO SCALE
- ALL WOOD FENCING TO BE PRESSURE TREATED.
 - CONCRETE TO BE MIX NO. 1.

General Notes:

- At the Time of Plot Installation, All Shrubs and Trees Listed and Approved On the Landscape Plan, shall Comply With the Proper Height Requirement in Accordance With the Howard County Landscape Manual. In Addition, No Substitutions Or Relocations of the Required Plantings May Be Made Without Prior Review and Approval From the Department of Planning and Zoning. Any Deviation From the Approved Landscape Plan May Result in Denial Or Delay in the Release of Landscape Surety Until Such Time as All Required Materials Are Planned And/Or Revisions Are Made to the Applicable Plans.
- The Owner, Tenants 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.

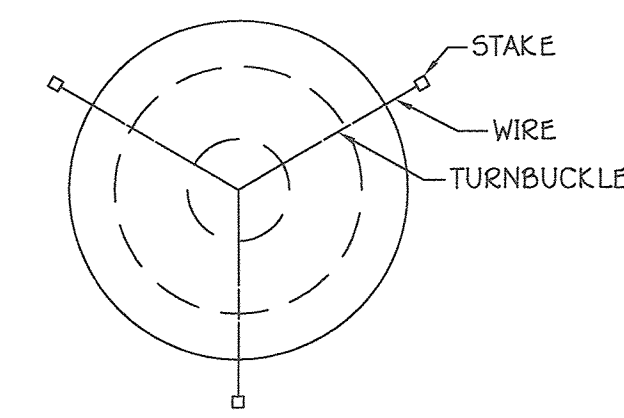
DRAINAGE AREA MAP

SCALE: 1" = 30'



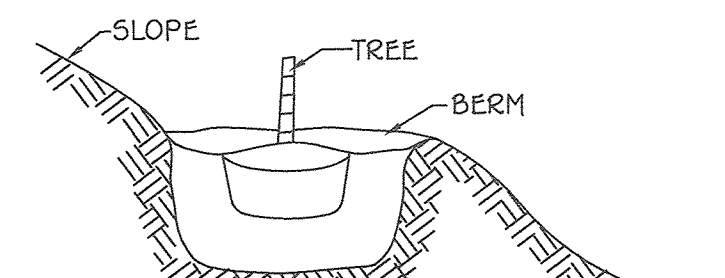
TREE PLANTING

NOT TO SCALE



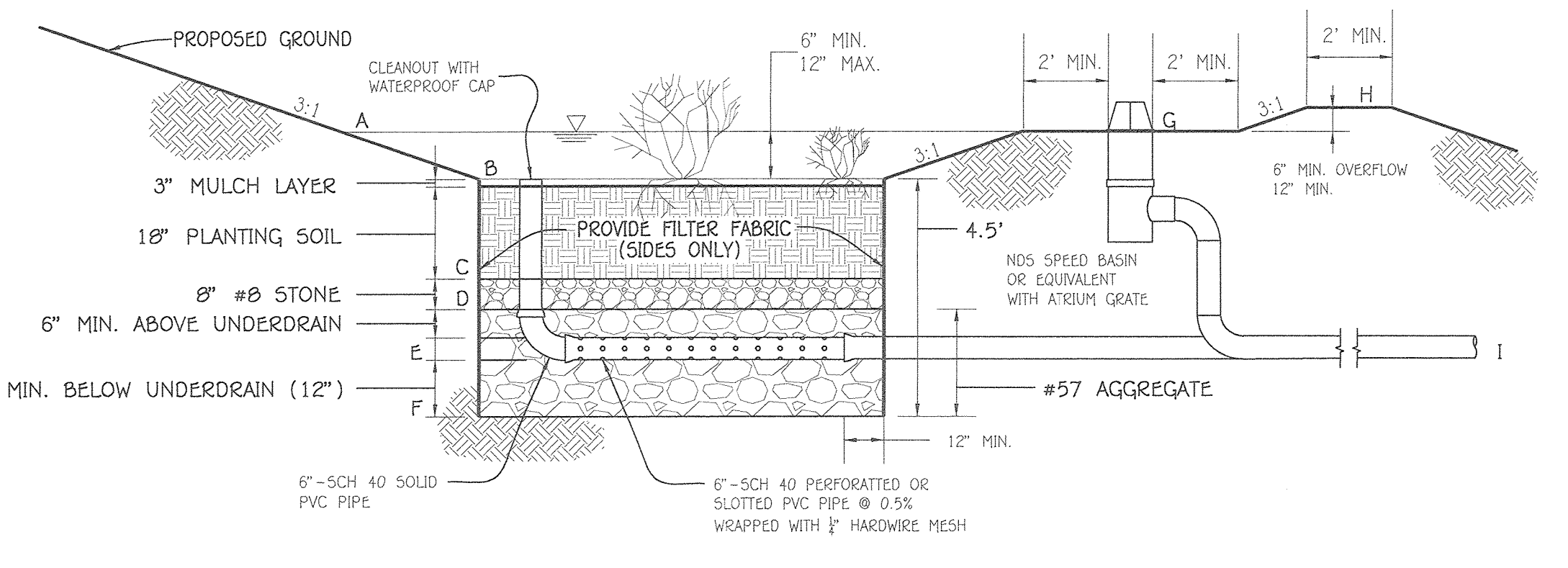
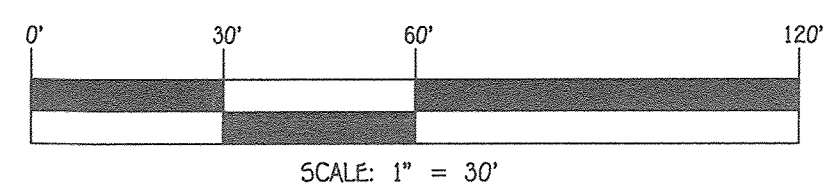
STAKING DETAIL

NOT TO SCALE



GRADING FOR PLANTING ON SLOPES

NOT TO SCALE



MICRO-BIORETENTION FACILITY WITH 6" OVERFLOW DISTRIBUTION PIPE

NO SCALE

SUPPLEMENTAL PLAN

BOUNDS PROPERTY

LOTS 5 AND 6

ZONED: R-20
 TAX MAP #47 GRID #17 PARCEL #341
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: MARCH 18, 2019
 SHEET 2 OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

K. DeLoe 5-16-19
 Chief, Division of Land Development KS Date

Ch. Edwards 5-15-19
 Chief, Development Engineering Division JP Date

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21351, EXPIRATION DATE: 07/15/2019.

[Signature] 4/22/2019
 Signature of Professional Land Surveyor DATE

OWNER/DEVELOPER

RT REALTY LLC
 C/O GOMI MANDELA
 6404 IVY LANE
 GREENBELT, MARYLAND 20770
 301-703-2020

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10700 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, 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.

[Signature]
 NAME DATE: 4/22/2019

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---	EXISTING 10' CONTOURS	---	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LIMITS OF DISTURBANCE
---	EXISTING TREETLINE	---	DRAINAGE AREA DIVIDE
---	EXISTING TREETLINE	---	SUPER SILT FENCE
---	INDIVIDUAL TREES & SHRUBS	---	PERMANENT SOIL STABILIZATION MATING
---	EXISTING CHAIN LINK FENCE LINE (CLF)	---	STABILIZES CONSTRUCTION ENTRANCE
---	EXISTING WOOD FENCE LINE	---	TREE PROTECTION FENCE
---	EXISTING PAVING	---	PROPOSED 24' USE-IN-COMMON DRIVEWAY EASE.
---	PROPOSED PAVING	---	TO BE REMOVED
---	PROPOSED SIDEWALK (CURB & GUTTER)	---	

SPECIMEN TREE TABLE

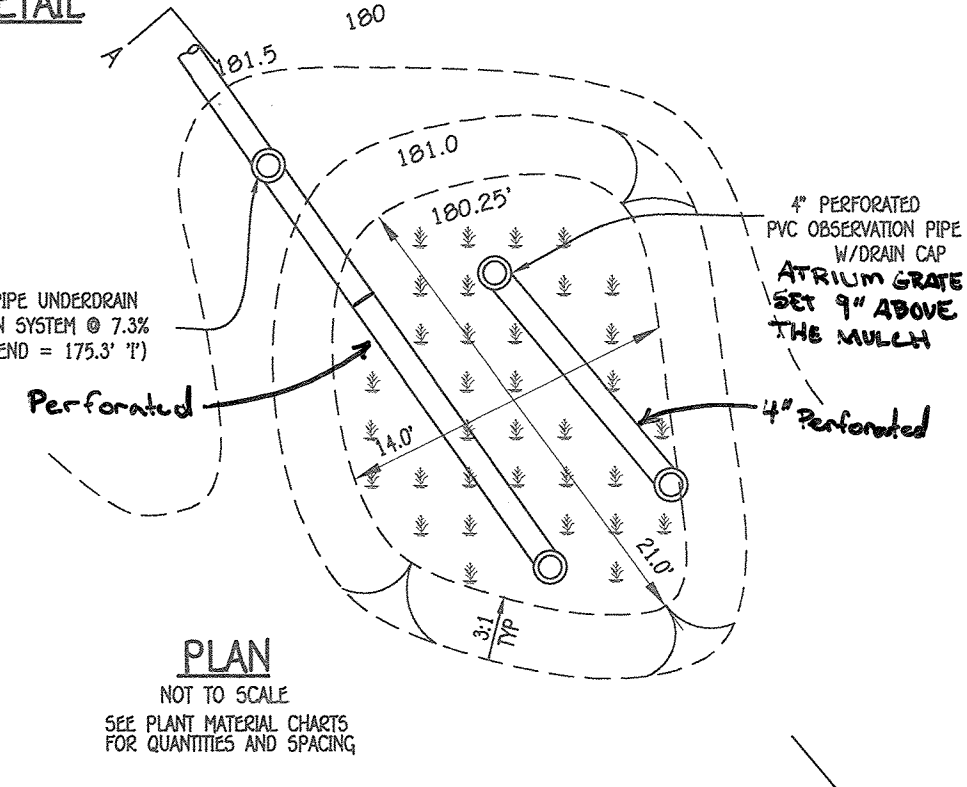
KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS
1	WHITE OAK	45.5"	68.2'	TO REMAIN
2	RED OAK	55"	82.5'	TO REMAIN

MICRO-BIORETENTION PLANT MATERIAL

MICRO-BIO QUANTITY	NAME	MAXIMUM SPACING (FT.)
25	MIXED PERENNIALS	1.5 TO 3.0 FT.

MICRO-BIORETENTION PLANTING DETAIL

NOT TO SCALE



PLAN

NOT TO SCALE
 SEE PLANT MATERIALS SHEETS FOR QUANTITIES AND SPACING

MICRO-BIORETENTION / BIORETENTION

BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
LOT 5	181.0	180.25	178.5	177.83	176.83	175.83	181.0	181.5	175.30