

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PUBLIC WORKS STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MSS UTILITY: 1-800-257-7777
 - VERIZON TELEPHONE COMPANY: 1-800-944-4201
 - HOWARD COUNTY BUREAU OF UTILITIES: 410-313-2366
 - ARAT CABLE LOCATION DIVISION: 1-800-393-3553
 - B.G.&E. CO. CONTRACTOR SERVICES: 410-850-4620
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 410-787-4620
 - STATE HIGHWAY ADMINISTRATION: 410-531-5533
- THIS FINAL PLAN IS SUBJECT TO THE FOLLOWING DPZ FILES:
 - WP-18-067, ECP-19-009
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED OCTOBER 2016, OPPOSITE TOPOGRAPHY FROM HOWARD COUNTY GIS.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED SEPTEMBER 2018.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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.
- THERE IS AN EXISTING DWELLING/STRUCTURE 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 REGULATION REQUIREMENTS, TO THE BEST OF THE OWNERS KNOWLEDGE, OR THE HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT. THERE IS ONE EXISTING STRUCTURE ON THIS SITE TO BE REMOVED.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - WATER FOR THIS PROJECT WILL BE A SERVICE CONNECTION TO CONTRACT NO. 70-W
 - SEWER FOR THIS PROJECT SHALL BE A SERVICE CONNECTION TO CONTRACT NO. 238-S.
 - WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1222.B OF THE HOWARD COUNTY CODE.
- ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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, ALTERNATIVE COMPLIANCE REQUESTS, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- ANY DAMAGE INCURRED TO THE EXISTING UTILITIES, DUE TO CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES ARE BASED ON 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.
- 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. 18R3 AND 18R4 WERE USED FOR THIS PROJECT.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-19-009) WAS APPROVED DECEMBER 11, 2018.
- NO FLOODPLAIN IS LOCATED ON SITE.
- A WETLAND AND SIMPLIFIED FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, SEPTEMBER 13, 2018.
 - THREE (3) SPOKEMEN TREES WERE FOUND ON SITE. ALL EFFORTS WILL BE MADE TO SAVE THE TREES.
 - NO WETLANDS, STREAMS OR BUFFERS ARE PRESENT ON THE SUBJECT PROPERTY.
- A TOTAL OF 2 RESIDENTIAL LOTS (1 NEW AND AN EXISTING HOUSE TO REMAIN IS PROPOSED UNDER THIS PLAN.)
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF A MICRO-BIORETENTION FACILITY (M-6) AND DRYWELLS (M-5) IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS MINOR SUBDIVISION PROJECT (DESIGN MANUAL VOLUME 3 - SECTION 4.7.B.5).
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ON SITE.
- IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv), THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$4,500 FOR THE REQUIRED 15 SHADE TREES SHALL BE POSTED WITH THE BUILDERS GRADING PERMIT.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- DRIVEWAYS(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR 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 1/2" MIN).
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES - CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (105 LOADS).
 - 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.
- HIGH RIDGE ROAD IS CLASSIFIED AS A LOCAL ROAD.
 - LOT 2 WILL UTILIZE A PRIVATE DRIVEWAY TO AN EXISTING USE-IN-COMMON DRIVEWAY.
- F-04-140 PROVIDE A PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 2 AND 3 OF THE CARVER ESTATES AND PARCEL 263.
 - THE REQUIRED DRIVEWAY CULVERT, PROVIDING ACCESS ACROSS THE SDP-15-006 SWALE WILL BE MAINTAINED BY THE OWNER OF LOT 2 AS SHOWN HEREON.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOT 2 AND CARVER ESTATES ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- TROUGH AND RECYCLING COLLECTION WILL BE AT HIGH RIDGE ROAD WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- CERTIFIED TEST PITS HAVE BEEN PROVIDED TO VERIFY THE LOCATIONS OF GROUNDWATER AND/OR ROCK. OPEN TEST PITS WERE OBSERVED BY VOGEL ENGINEERING+TIMMONS GROUP, FEBRUARY 2019.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT (20,000 SF LOT) IS 6% OF GROSS AREA (0.94 AC. GROSS AREA X 6% = 0.056 AC.) AND WILL BE MET BY A \$1,500 PAYMENT OF FEE-IN-LIEU.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD 6:00 PM ON FEBRUARY 14, 2019 AT THE HOWARD COUNTY LIBRARY SYSTEM - MILLER BRANCH.
- MODERATE INCOME HOUSING UNITS (MIHU) ARE REQUIRED FOR THIS PROJECT.
 - IN ACCORDANCE WITH SECTION 108.0.E OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. THE MIHU OBLIGATION FOR THIS DEVELOPMENT WILL BE PROVIDED BY A PAYMENT OF FEE-IN-LIEU TO THE HOWARD COUNTY HOUSING DEPARTMENT FOR EACH UNIT OR PORTION OF THE UNITS REQUIRED BY THE DEVELOPMENT.
 - THE MIHU AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAN.
- IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS PROJECT IS EXEMPT FROM PROVIDING RECREATIONAL OPEN SPACE.
- IN ACCORDANCE WITH DESIGN MANUAL-VOLUME 3, CHAPTER 2 - SECTION 2.9.B, PARKING IS REQUIRED AT TWO (2) SPACES PER UNIT SEE TABULATION THIS SHEET.
- REFERENCE WP-18-067, APPROVED 03/29/18 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.1202(c)(2)(1) WHICH REQUIRE TO HAVE 20 FEET OF ROAD FRONTAGE FOR SINGLE PIPESTEM LOTS SERVING SINGLE FAMILY DETACHED DWELLINGS, AND OF SECTION 16.127(c)(4)(i) WHICH REQUIRES ANY EXISTING DRIVEWAY ENTRANCES ONTO THE PUBLIC ROAD RIGHT OF WAY MUST BE CONNECTED TO A SINGLE USE IN COMMON DRIVEWAY OR ABANDONED. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
 - THE ALTERNATIVE COMPLIANCE APPLICATION NUMBER WP-18-067 AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL SUBDIVISION PLANS AND FINAL PLAT.
 - THE PROPOSED LOT FOR THE EXISTING HOUSE MUST COMPLY WITH ALL SETBACK PER THE R-20 ZONING REGULATIONS.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- SEDIMENT AND EROSION CONTROL WILL BE PROVIDED FOR THIS SITE UNDER FUTURE SITE DEVELOPMENT PLAN.
- ALL SIGN POST USED FOR TRAFFIC CONTROL IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, ("QUICK PUNCH") SQUARE TUBE POST (14 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 THE TOP OF EACH POST.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLIES SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE FOR ALL USE-IN-COMMON DRIVEWAYS IN THE DEVELOPMENT. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- THE PLANNING DIRECTOR AND CHIEF OF THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION DETERMINED THAT THIS PROJECT IS NOT CONSIDERED NEIGHBORHOOD INFILL SUBDIVISION OR RESUBDIVISION BECAUSE THE PROPERTY IS SURROUNDED BY LESS THAN 60% OF THE PERIMETER BY RECORDED SUBDIVISION LOTS 20,000 SF OR GREATER.

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	20,002 SF	0 SF	20,002 SF	20,000 SF
2	21,048 SF	1,042 SF	20,005 SF	20,000 SF

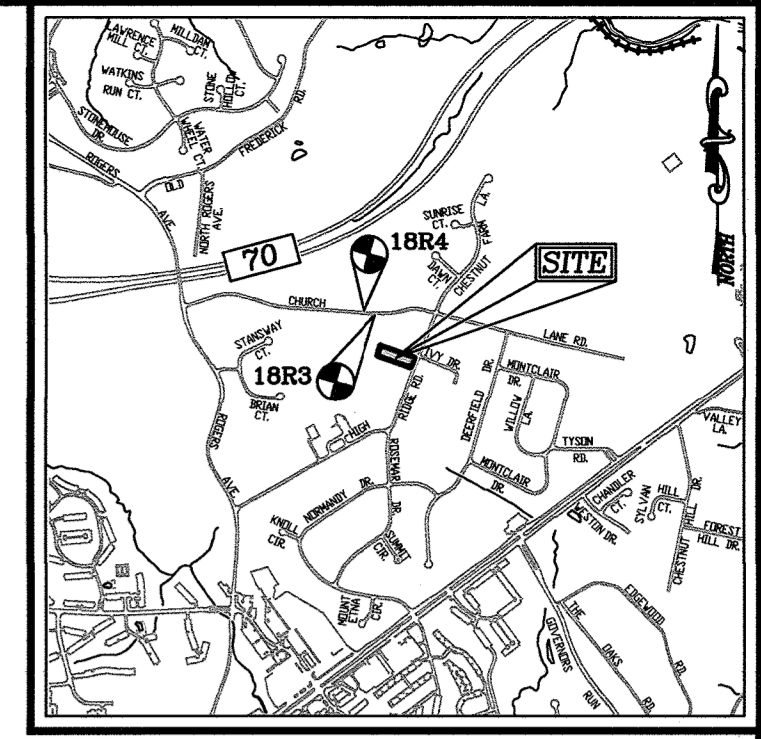
UTILITY NOTE:
 1. ALL WATER CONNECTIONS SHALL BE 1-1/2" WITH 1" OUTSIDE METER SETTINGS, UNLESS OTHERWISE NOTED. REFER TO HOWARD COUNTY DETAILS W-3.28 OUTSIDE METER SETTINGS.

FINAL SUPPLEMENTAL PLAN STAMATAKIS PROPERTY

LOTS 1 & 2

8418 HIGH RIDGE ROAD, ELLICOTT CITY, MD 21043
HOWARD COUNTY, MD

BENCHMARKS
 HOWARD COUNTY BENCHMARK - 18R3
 N 529044.94 E 1350855.03 ELEV.: 337.81
 HOWARD COUNTY BENCHMARK - 18R4
 N 530494.49 E 1350872.35 ELEV.: 312.28



NOTE:
 - HOUSES MAY NOT BE BUILT USING THIS PLAN.



SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET / LAYOUT PLAN	1 OF 5
GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN	2 OF 5
CULVERT DRAINAGE AREA MAP AND PROFILE	3 OF 5
LANDSCAPE, FOREST CONSERVATION AND SITE PLAN-NOTES AND DETAILS	4 OF 5
STORMWATER MANAGEMENT DRAINAGE AREA MAP-NOTES AND DETAILS	5 OF 5

LEGEND:

EXISTING CONTOUR	RIGHT-OF-WAY LINE
PROPOSED CONTOUR	RAIN GARDEN
PROPOSED SPOT ELEVATION	EX 25' PRIVATE USE IN COMMON ACCESS EASEMENT (PLAT 16168)
EXISTING SPOT ELEVATION	EX 30' PRIVATE DRIVEWAY & UTILITY ACCESS EASEMENT (PLAT 16168 & 16169)
EXISTING CURB AND GUTTER	EX 30' WIDE PRIVATE SEWER EASEMENT (L 4729 F. 212)
EXISTING UTILITY POLE	EX 20' PUBLIC SEWER EASEMENT (PLAT 16168 & 16169)
EXISTING MAILBOX	EXISTING WATER LINE
EXISTING SIGN	STORM DRAIN
EXISTING SANITARY MANHOLE	EXISTING TREETRUNK
EXISTING SANITARY LINE	EXISTING FENCE
EXISTING CLEANOUT	PROPERTY LINE
EXISTING FIRE HYDRANT	
EXISTING WATER LINE	
STORM DRAIN	
EXISTING TREETRUNK	
EXISTING FENCE	
PROPERTY LINE	

MIHU AGREEMENT
 PLEASE NOTE THAT ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION (LOTS 1-2) 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.

OWNER/DEVELOPER
 STEVE AND EVE STAMATAKIS
 8418 HIGH RIDGE ROAD
 ELLICOTT CITY, MD 21043
 (410) 461-9295

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
 COVER SHEET
 AND LAYOUT PLAN
STAMATAKIS PROPERTY
 LOTS 1 & 2
 8418 HIGH RIDGE ROAD, ELLICOTT CITY, MD 21043

TAX MAP: 18 PARCEL: 263
 2ND ELECTION DISTRICT

BLOCK: 13 ZONING: R-20
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 N. RIDGE ROAD, SUITE 110
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

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. 16193, EXPIRATION DATE: 09-27-2020

DESIGN BY: RHV
 DRAWN BY: VTG
 CHECKED BY: RHV
 DATE: JUNE 2019
 SCALE: AS SHOWN
 W.O. NO.: 05-09/40398

1 SHEET OF 5

MCE CHART

DROP THRU SLAB = 2.5'	EL @ MAIN	TYPE	DIST. TO RW	EL @ RW	DIST. ESMT. TO HOUSE	EL @ HOUSE	MCE
2	454.15	SHC	35	455.02	289	457.92	460.42

NOTES:
 1. FUTURE BUILDER'S SITE DEVELOPMENT PLAN SHALL PROVIDE FINAL DESIGN.
 2. FUTURE BUILDER'S SITE DEVELOPMENT PLAN SHALL DETAIL COPPER WHC.
 3. IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME II WATER & SEWER, CHAPTER 5, SECTION 5.4.C.2, VERTICAL CLEARANCE BETWEEN THE WHC AND SEWER HOUSE CONNECTION (SHC) SHALL BE 1 FOOT MINIMUM, WHC ABOVE SHC.
 4. THE REQUIRED 1.5" MINIMUM HORIZONTAL CLEARANCE SHALL BE MET

STORMWATER MANAGEMENT PRACTICE CHART

LOT #	STREET ADDRESS	ESD PRACTICE
LOT 1	8418 HIGH RIDGE ROAD	N/A
LOT 2	8414 HIGH RIDGE ROAD	(3) DRY WELL M-5 - (1) MICRO-BIORETENTION M-6

PARKING TABULATION:

TOTAL NUMBER OF DWELLING UNITS PROPOSED: 1

OFF-STREET PARKING SPACES REQUIRED:
 2 SPACES PER UNIT = 2 SPACES
 OVERFLOW / GUEST PARKING SPACES REQUIRED:
 0.5 SPACES PER SFD UNIT X 1 = .5 SPACE

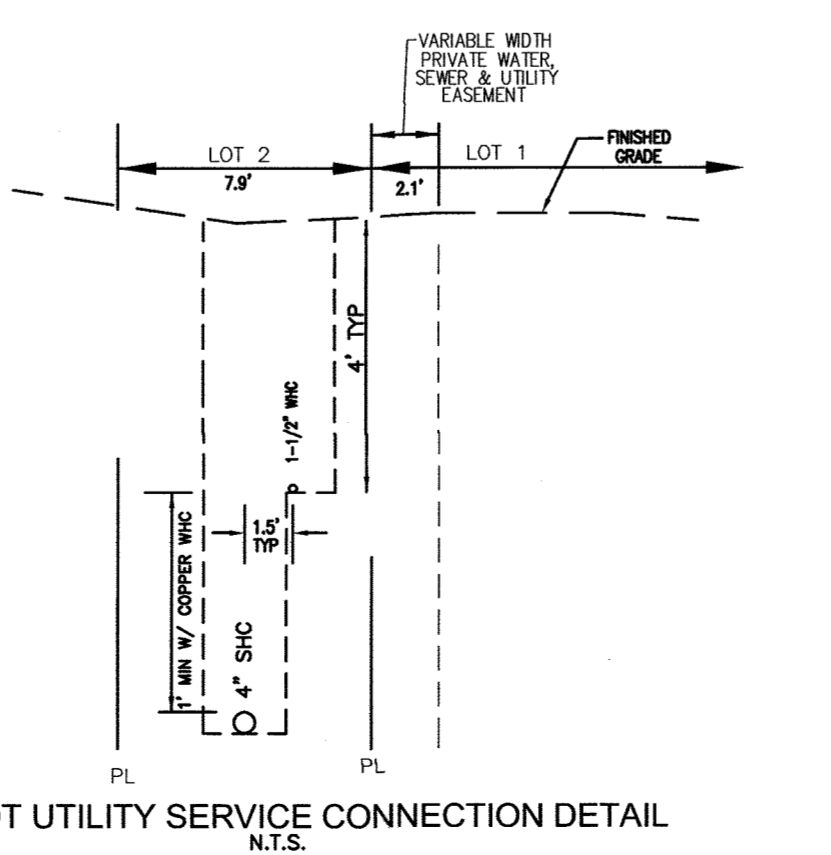
TOTAL PARKING REQUIRED = 2.5 SPACES

PARKING SPACES PROVIDED:
 SFD = 2 GARAGE/2 DRIVEWAY
 2 SPACE IN GARAGE = 2 SPACES (FOR 1 UNIT)
 2 SPACES ON DRIVEWAY = 2 SPACES (FOR 1 UNIT)

TOTAL PARKING SPACES PROVIDED: = 4 SPACES OFF-STREET

SITE DATA

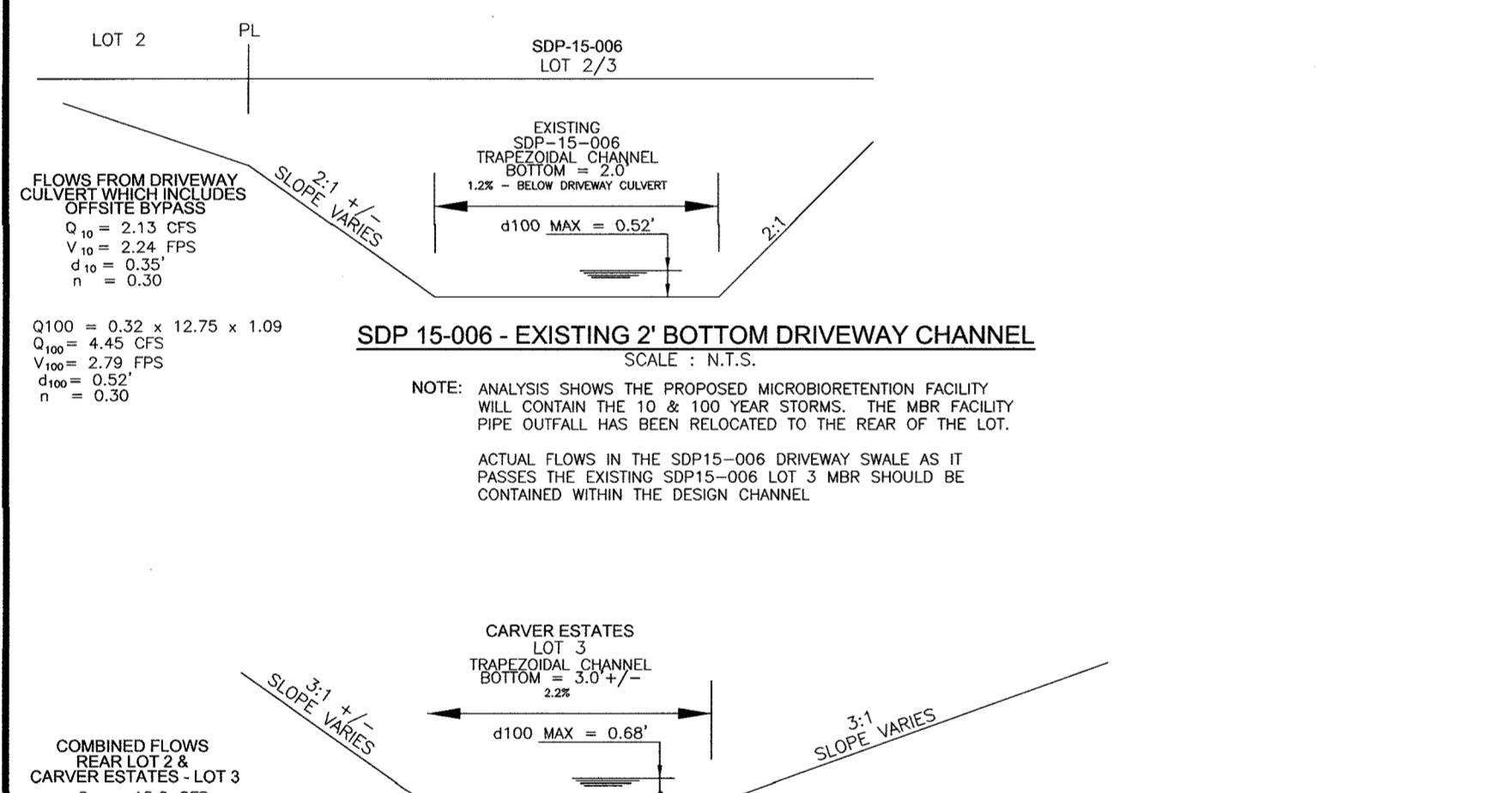
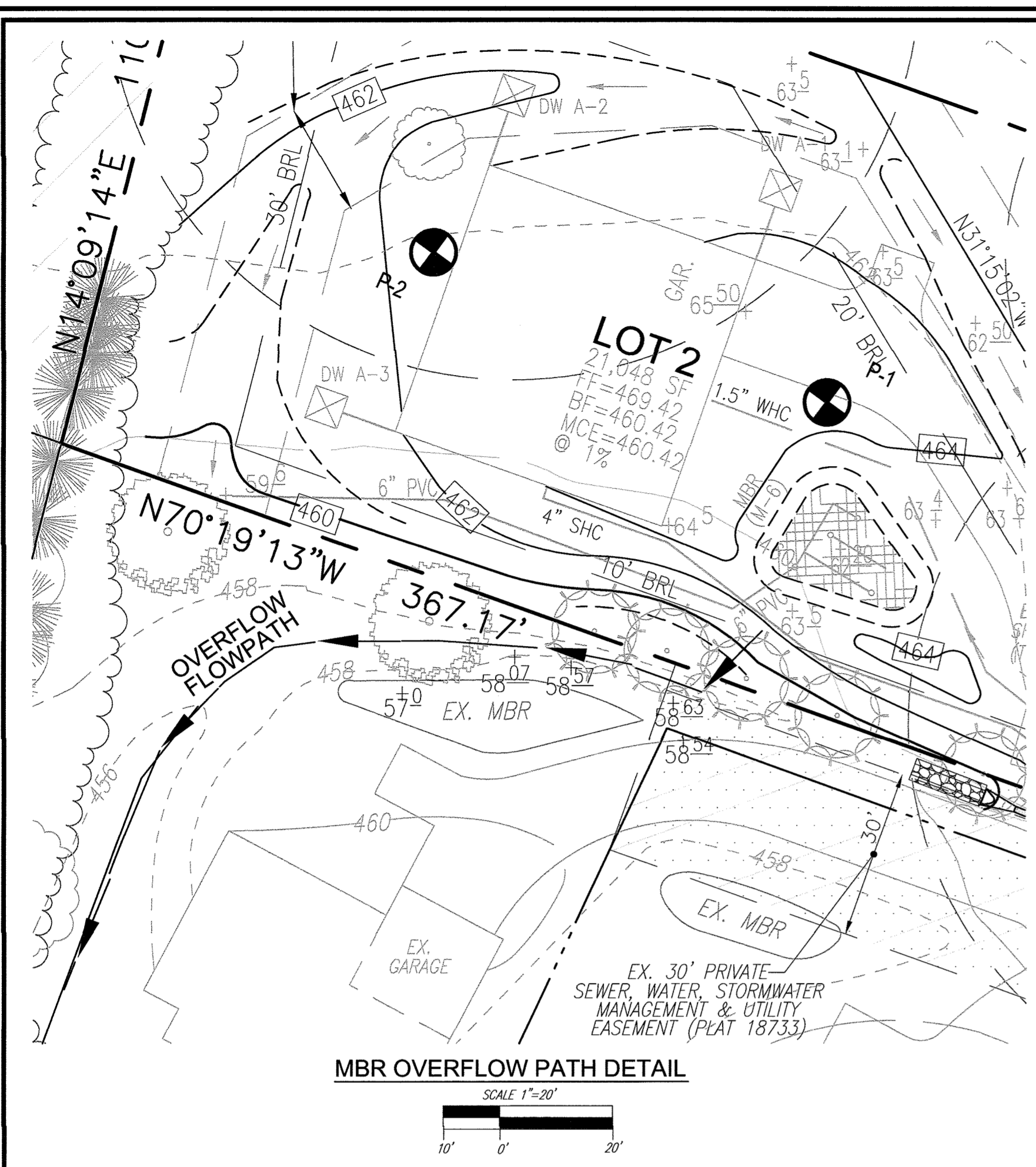
DEED REFERENCE: PARCEL 263 (L.947 F. 624)
 ELECTION DISTRICT: 2ND
 LOCATION: HIGH RIDGE ROAD, ELLICOTT CITY, MD
 EXISTING ZONING: R-20
 GROSS AREA: 0.94± AC
 AREA OF 100 YEAR FLOODPLAIN: 0.00 AC
 AREA OF STEEP SLOPES (25% & GREATER): 0.00 S.F. OR 0.00 AC.
 AREA OF WETLANDS & BUFFERS: 0.00 AC
 NET AREA (GROSS-STEEP SLOPES & FLOODPLAIN): 0.94± ACRES±
 BASE DENSITY: 2 LOTS
 NUMBER OF PROPOSED RESIDENTIAL LOTS: 2 LOTS
 AREA OF PROPOSED RESIDENTIAL LOTS (SFD): 0.94 AC
 OPEN SPACE REQUIRED: 6% OF GROSS AREA = 0.056 AC±
 LIMIT OF DISTURBANCE: 0.47 AC±
 EXISTING USE OF SITE: RESIDENTIAL SFD
 PROPOSED USE OF SITE: RESIDENTIAL SFD
 PROPOSED WATER SYSTEM: PUBLIC WHC - 70-W
 PROPOSED SEWER SYSTEM: PUBLIC SHC - 238-S
 MINIMUM LOT AREA: 20,000 SF



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 CHIEF, BUREAU OF HIGHWAYS
 DATE: 7/1/2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7-8-19

CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 7-25-19



LEGEND:

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
+	PROPOSED SPOT ELEVATION
+	EXISTING SPOT ELEVATION
---	EXISTING CURB AND GUTTER
---	EXISTING UTILITY POLE
---	EXISTING MANHOLE
---	EXISTING SIGN
---	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY LINE
---	EXISTING CLEANOUT
---	EXISTING FIRE HYDRANT
---	EXISTING WATER LINE
---	STORM DRAIN
---	EXISTING TREELINE
---	EXISTING FENCE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SOILS BOUNDARY
---	RAIN GARDEN
---	EX. 30" PRIVATE USE-IN-COMMON ACCESS EASEMENT (PLAT 18733)
---	EX. 30" PRIVATE SEWER, WATER, STORMWATER MANAGEMENT & UTILITY EASEMENT (PLAT 18733)
---	EX. 20" WIDE PRIVATE SEWER EASEMENT (L. 4729 F. 212)
---	EX. 20" PUBLIC SEWER EASEMENT (PLAT 18733 & 18733)
---	EX. 30" PRIVATE SEWER, WATER, STORMWATER MANAGEMENT & UTILITY EASEMENT (PLAT 18733)
---	LOD
---	LIMIT OF DISTURBANCE
---	STABILIZED CONSTRUCTION ENTRANCE
---	SILT FENCE
---	DRIVAGE FENCE
---	DRAINAGE DIVIDE
---	PROPOSED EROSION CONTROL MATING
---	TEMPORARY STONE OUTLET STRUCTURE
---	TEMPORARY CARBON OUTLET STRUCTURE

F-04-140 - USE-IN-COMMON DRIVEWAY:

- F-04-140 PROVIDED A 35' PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 2 AND 3 OF THE CARVER ESTATES AND PARCEL 263.
- ASSOCIATED SDP-15-006 PROVIDED A 16' WIDE USE-IN-COMMON DRIVEWAY TO A POINT AT OR NEAR THE LOT 2 CARVER ESTATES DRIVEWAY ENTRANCE.
- THE FUTURE SDP FOR THE STAMATAKIS PROPERTY SHALL PROVIDE ANY DEFICIENT WIDTH AT ITS POINT OF TIE-IN.

NOTE:
HOUSES MAY NOT BE BUILT USING THIS PLAN. SEDIMENT CONTROL DESIGN SHOWN HEREON SHALL BE FINALIZED WITH A FUTURE SITE DEVELOPMENT PLAN SUBMISSION FOR HOUSE CONSTRUCTION.

OWNER/DEVELOPER
STEVE AND EVE STAMATAKIS
8418 HIGH RIDGE ROAD
ELLCOTT CITY, MD 21043
(410) 461-9295

STORMWATER MANAGEMENT TEST PIT DATA

BORING #	APPROX EXIST GROUND ELEV	APPROX PROP PRACTICE ELEV	INVERT FACILITY / PRACTICE	MIN. DEPTH TO GROUNDWATER	BOTTOM PIT	REQ PIT DEPTH
P-1	481.00	482.30	487.00	4	483.2	8
P-2	482.00	482.00	486.00	4	482.0	10

CERTIFIED TEST PITS HAVE BEEN PROVIDED TO VERIFY THE LOCATIONS OF GROUNDWATER AND/OR ROCK. OPEN TEST PITS WERE OBSERVED BY VOGEL ENGINEERING+TIMMONS GROUP, FEBRUARY 2019.

THE WITNESSED PITS REVEALED NO GROUNDWATER OR LIMITING ROCK AT THE REQUIRED DEPTHS.

SEQUENCE OF CONSTRUCTION

HOUSE MAY NOT BE BUILT USING THIS PLAN.

- OBTAIN GRADING PERMIT. - 1 DAY
- DEVELOPER / CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE ENFORCEMENT AUTHORITY PRIOR TO BEGINNING CONSTRUCTION (1 DAY)
- NOTIFY HOWARD COUNTY BUREAU OF INSPECTIONS AND PERMITS (410-313-1880) AT LEAST 24 HOURS BEFORE STARTING ANY WORK. (1 DAY)
- STAKEOUT LIMITS OF DISTURBANCE. - 1 DAY
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, WHERE SHOWN HEREON. - 1 DAY
- COMPLETE ANY REQUIRED CLEARING AND GRUBBING ON-SITE AREA FOR THE INSTALLATION OF PERIMETER CONTROLS. - 1 DAY
- INSTALL PERIMETER FENCING AS SHOWN. - 1 DAY
- COMPLETE THE INSTALLATION OF THE DRIVEWAY CULVERT AND DRIVEWAY ENTRANCE FROM THE EXISTING USE-IN-COMMON DRIVEWAY TO PROVIDE ACCESS TO LOT 2. - 1 DAY
- WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE THE CONSTRUCTION OF THE HOME (REFER TO ASSOCIATED BUILDER SDP) AND INSTALLATION OF THE WATER & SEWER SERVICE CONNECTIONS. - 3 MONTHS
- STABILIZE THE DISTURBED AREAS FROM THE AFFOREMENTIONED DISTURBANCES WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. - 2 DAYS
- INSTALL AND PROTECT ANY ESD FACILITIES FROM RECEIVING "DIRTY" RUNOFF.
- UPON COMPLETION OF PROJECT HOME CONSTRUCTION AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, COMPLETE ANY REMAINING FINE GRADING IN ACCORDANCE WITH STORMWATER MANAGEMENT CRITERIA, ADD TOPSOIL PER THE SPECIFICATIONS SHOWN HEREON, AND STABILIZE DISTURBED AREAS WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. - 1 WEEK
- INSTALL PROJECT LANDSCAPING. - 3 DAYS
- AFTER PERMISSION HAS BEEN GIVEN BY SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING E/S CONTROLS AND STABILIZE THE DISTURBED AREAS FROM THE AFFOREMENTIONED DISTURBANCES WITH PERMANENT SEEDING MIXTURE AND STRAW MULCH. - 1 WEEK

NOTE: ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION

EROSION AND SEDIMENT CONTROL NOTES:

- EITHER PERMANENT OR TEMPORARY STABILIZATION IS TO BE APPLIED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR REGARDLESS OF DAYS/DATES IN THE STANDARD SEDIMENT CONTROL NOTES AND/OR SEEDING SPECIFICATIONS.
- AT NO TIME DURING CONSTRUCTION WILL FENCING BE ALLOWED TO INTERCEPT CONCENTRATED FLOWS
- A DOUBLE ROW OF SSF MAY BE REQUIRED AT THE DOWNHILL BOUNDARY LINE.
- SOILS CONSIDERED HIGHLY ERODIBLE BY THE HOWARD SOIL CONSERVATION DISTRICT MAY REQUIRE MORE STRINGENT SEEDING AND STABILIZATION METHODS.

NOTE:

- STABILIZATION IS TO BE DONE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR AT THE INTERVALS REQUIRED BY THE 2011 STDS. & SPECS, WHICHEVER IS MORE RESTRICTIVE.
- LOCATE STOCKPILE AS SHOWN HEREON OR AS DIRECTED BY THE SEDIMENT CONTROL INSPECTOR. ANY STOCKPILES EXCEEDING 15 FEET IN HEIGHT SHALL BE BENCHED.
- SILT FENCE IS TO BE REPLACED WITH SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.
- SILT FENCE SHALL BE CURLED UPHILL. NO MORE THAN 35 FEET APART
- DOUBLE ROWS OF SUPER SILT FENCE SHALL BE INSTALLED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

NOTE:
- HOUSES MAY NOT BE BUILT USING THIS PLAN.
- THE HOWARD SCD STANDARD SEDIMENT CONTROL PLAN MAY NOT BE USED TO OBTAIN PERMITS FOR THIS PROJECT.

SOILS LEGEND
HOWARD COUNTY SOILS MAP #14

SYMBOL	NAME / DESCRIPTION	GROUP	K FACTOR	ERODIBLE	HYDRIC
GbB	Glennel-Urban land complex, 0 to 8 percent slopes	B	0.43	NO	NO
LcB	Legore-Montalto-Urban land complex, 0 to 8 percent slopes	C	0.64	NO	NO
LmB	Legore-Montalto-Urban silt loams, 3 to 8 percent slopes	C	0.64	NO	NO

-TAKEN FROM: USDA, SCS-WEB SOIL SURVEY, HOWARD COUNTY.
-K VALUES PER <https://www.howardscd.org/documents> - "K" FACTORS (USE KW)
-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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
7/1/2019
CHIEF, BUREAU OF HIGHWAYS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
7.8.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION

7-35-19
CHIEF, DIVISION OF LAND DEVELOPMENT

NO. _____ REVISION _____ DATE _____

FINAL SUPPLEMENTAL PLAN
GRADING, SOIL EROSION AND SEDIMENT CONTROL PLAN
STAMATAKIS PROPERTY
LOTS 1 & 2
8418 HIGH RIDGE ROAD, ELLCOTT CITY, MD 21043

TAX MAP: 18 PARCEL: 263
2ND ELECTION DISTRICT

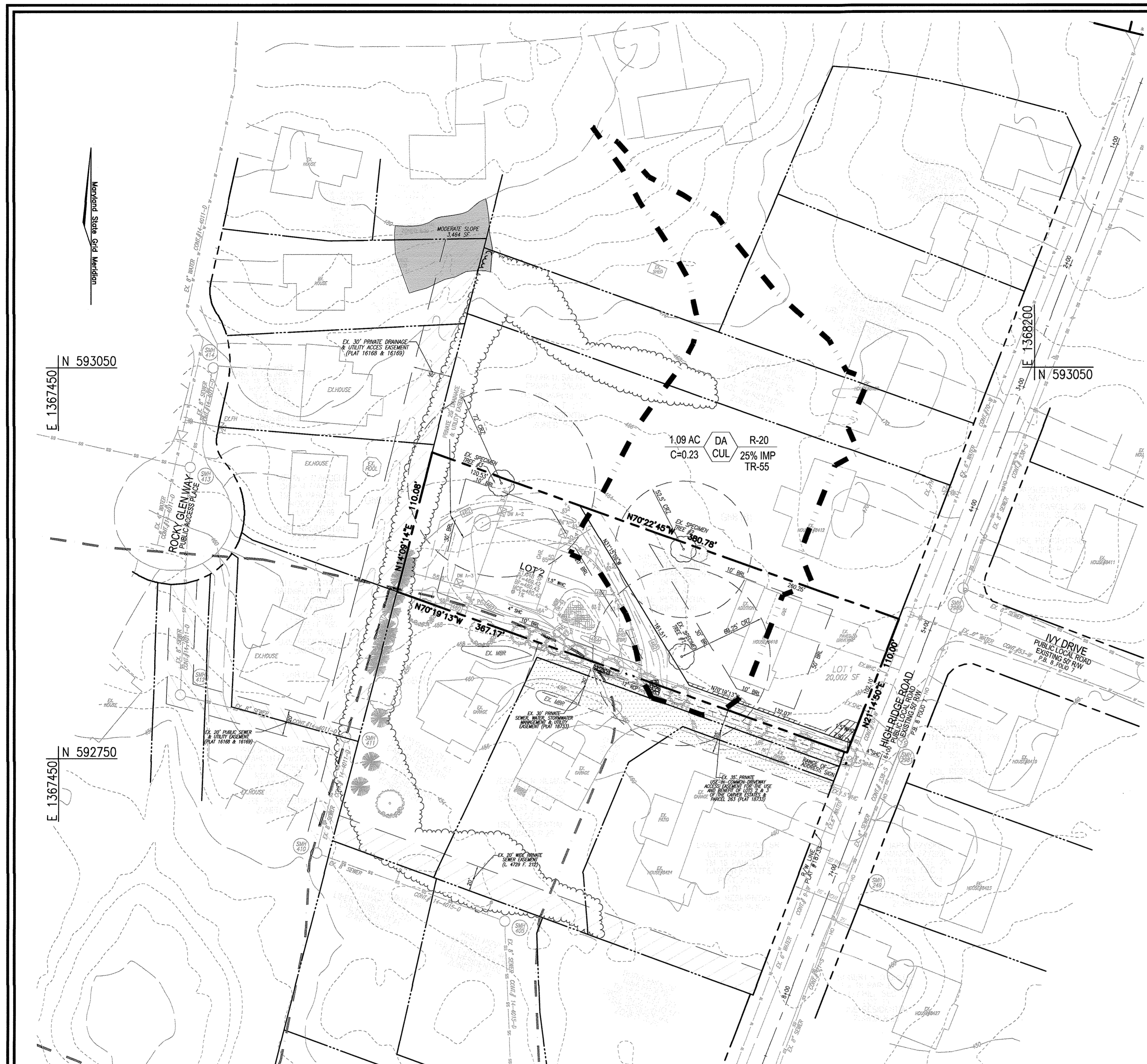
BLOCK: 13 ZONING: R-20
2ND ELECTION DISTRICT

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 N. RIDGE ROAD, SUITE 110
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

DESIGN BY: RHV
DRAWN BY: VTG
CHECKED BY: RHV
DATE: JUNE 2019
SCALE: AS SHOWN
W.O. NO.: 05-09/40398

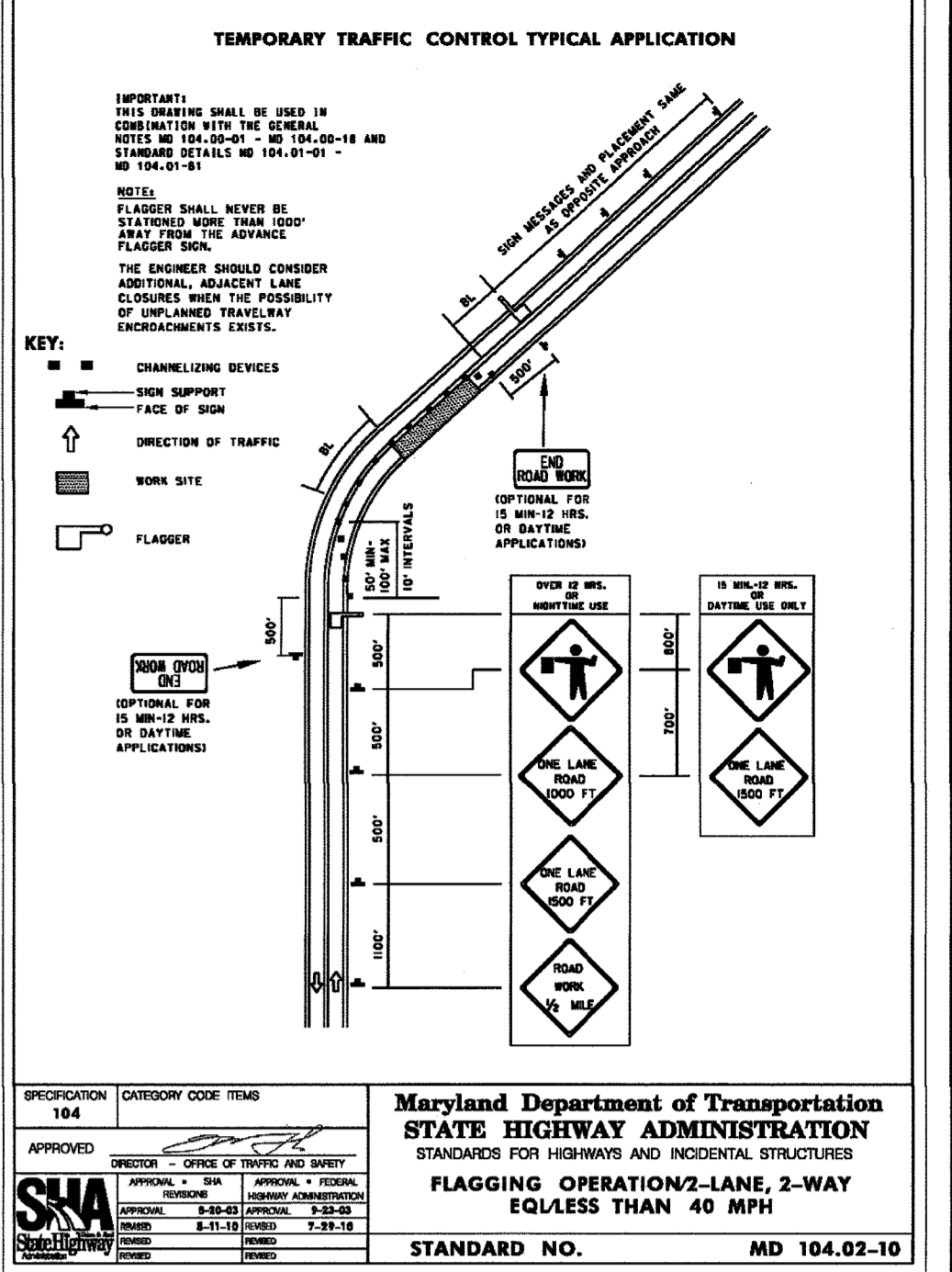
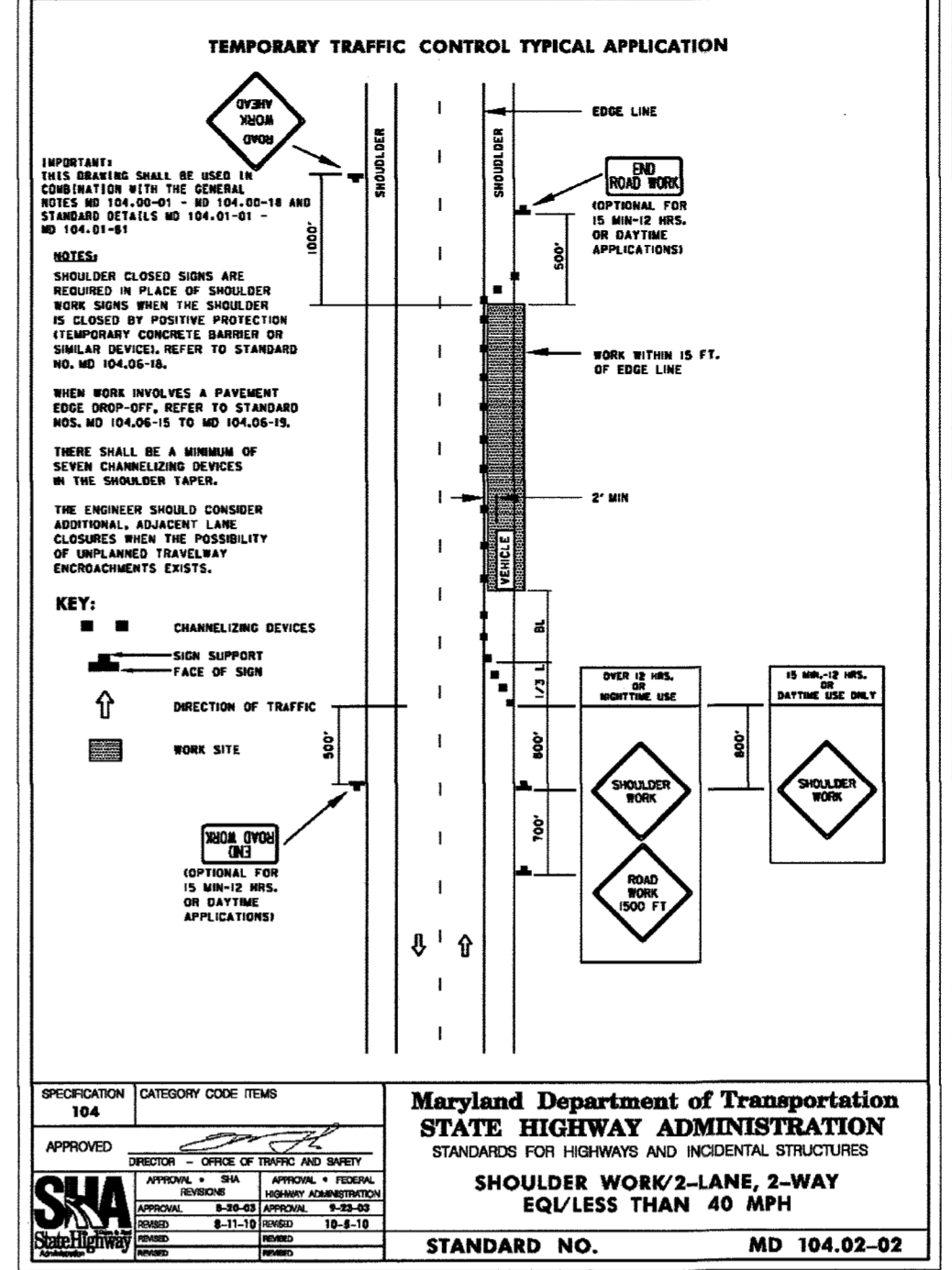
PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18184, EXPIRATION DATE: 09-27-2020

2 SHEET OF 5



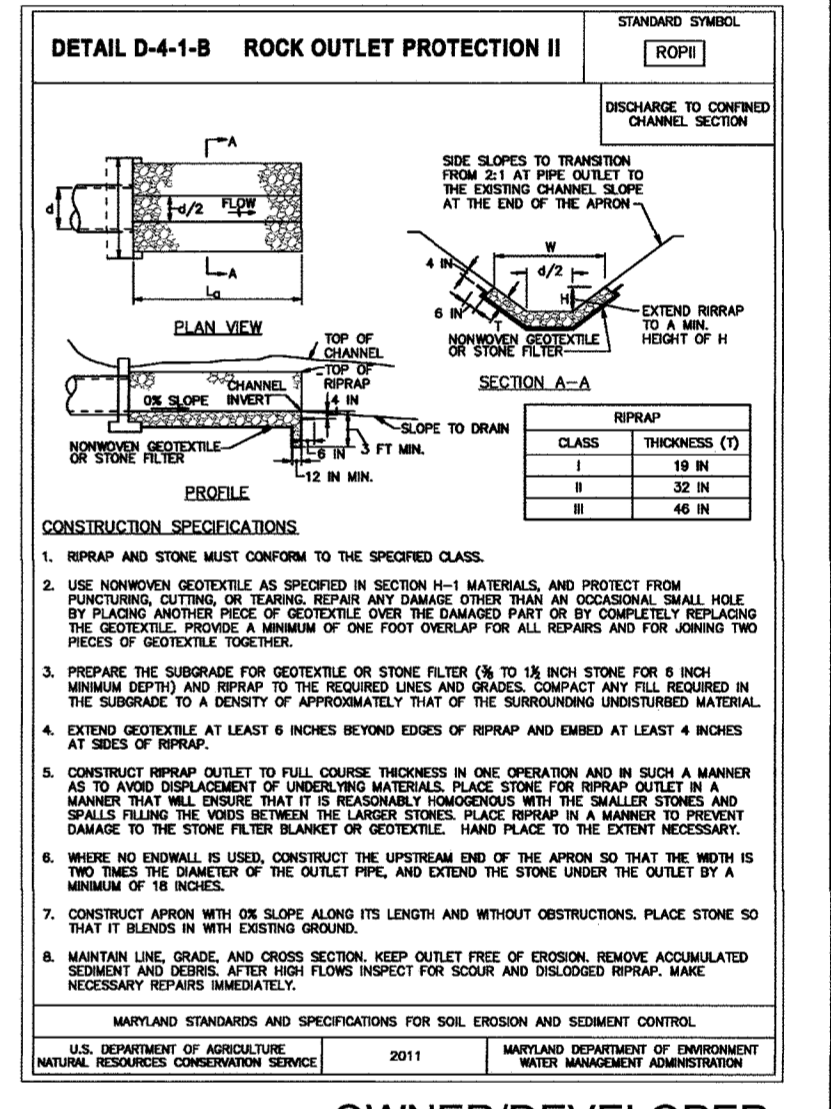
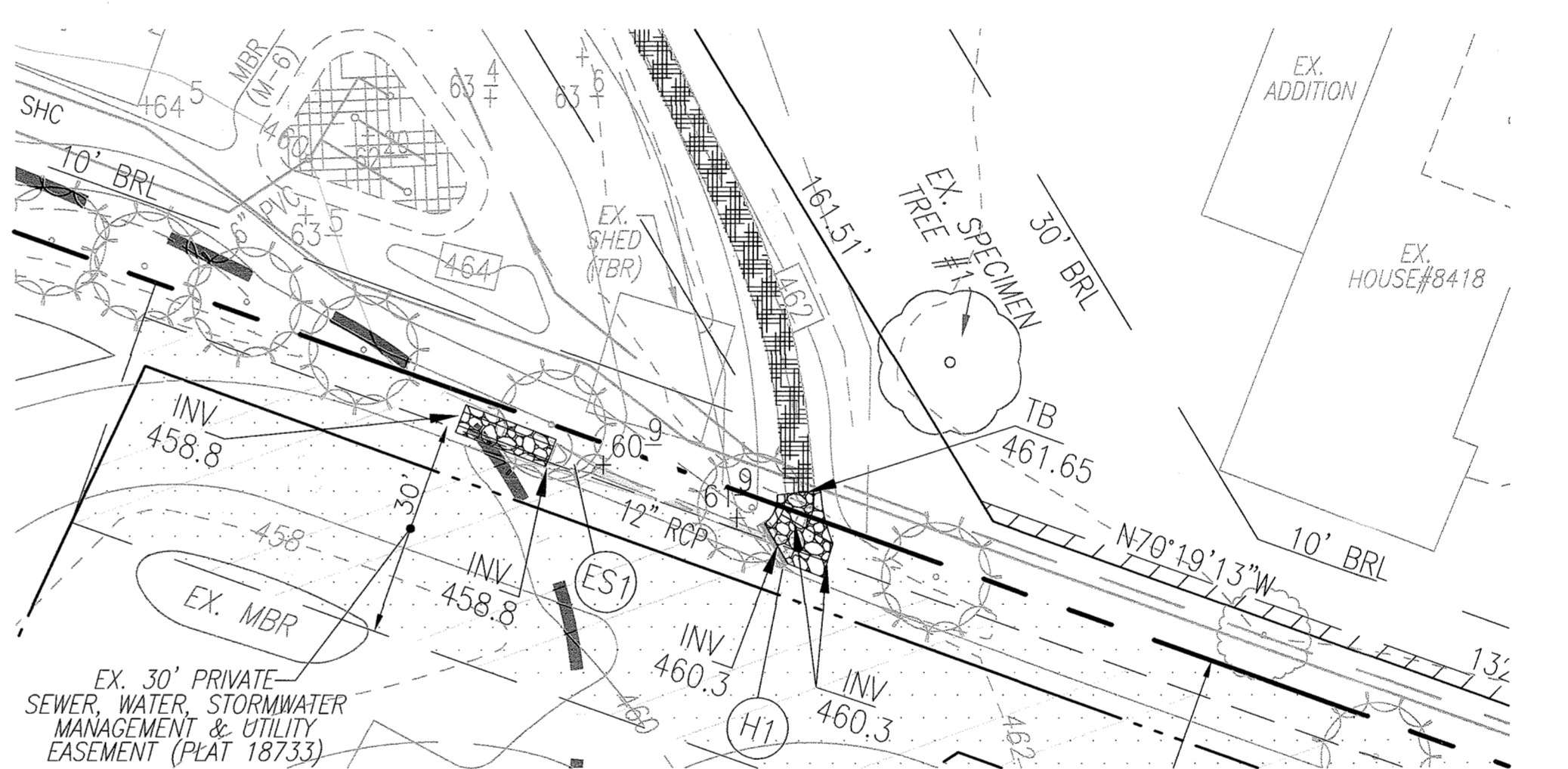
LEGEND:

---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
100.00	EXISTING SPOT ELEVATION
100.00	EXISTING CURB AND GUTTER
100.00	EXISTING UTILITY POLE
100.00	EXISTING MAILBOX
100.00	EXISTING SIGN
100.00	EXISTING SANITARY MANHOLE
100.00	EXISTING SANITARY LINE
100.00	EXISTING CLEANOUT
100.00	EXISTING FIRE HYDRANT
100.00	EXISTING WATER LINE
100.00	STORM DRAIN
100.00	EXISTING TREELINE
100.00	EXISTING FENCE
100.00	PROPERTY LINE
100.00	RIGHT-OF-WAY LINE
100.00	SOILS BOUNDARY
100.00	RAIN GARDEN
100.00	EX. 30' PRIVATE USE IN COMMON ACCESS EASEMENT (PLAT 18733)
100.00	EX. 30' PRIVATE DRAINAGE UTILITY ACCESS EASEMENT (PLAT 1616B & 1616C)
100.00	EX. 20' WIDE PRIVATE SEWER EASEMENT (L. 4729 F. 212)
100.00	EX. 20' PUBLIC SEWER EASEMENT (PLAT 1616B & 1616C)
100.00	EX. 30' PRIVATE SEWER, WATER, STORMWATER MANAGEMENT & UTILITY EASEMENT (PLAT 18733)
100.00	DRAINAGE DIVIDE
100.00	AREA RCN
100.00	CULVERT
100.00	ZONE % IMP



HIGH RIDGE ROAD TYPICAL WORK ZONE TRAFFIC CONTROL DETAILS

ALL WORK WITHIN THE HIGH RIDGE ROAD PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE STANDARD MARYLAND STATE HIGHWAY ADMINISTRATION DETAILS MD 104.02-02 & MD 104.02-10 OR AS DIRECTED BY THE HOWARD COUNTY - TRAFFIC ENGINEERING DIVISION.



OWNER/DEVELOPER
STEVE AND EVE STAMATAKIS
8418 HIGH RIDGE ROAD
ELLCOTT CITY, MD 21043
(410) 461-9295

STRUCTURE SCHEDULE

STR #	TYPE	INV. IN	TOP OF	UPPER/LOWER	DETAIL	LOCATION	REMARKS
H-1	TYPE C HEADWALL TOP	458.30	459.30	D-5.51	TBD	(1)	
E-1	12" RCP - END SECTION	458.80	459.80	D-5.51	TBD	(1)	

(1) Coordinate for End Section = Centerline of Pipe @ Downstream Face
TOP TO BOTTOM = 12" RCP - END SECTION

PIPE SCHEDULE

SIZE	MATERIAL	LENGTH
12"	RCP	36 LF

SOILS LEGEND
HOWARD COUNTY SOILS MAP #14

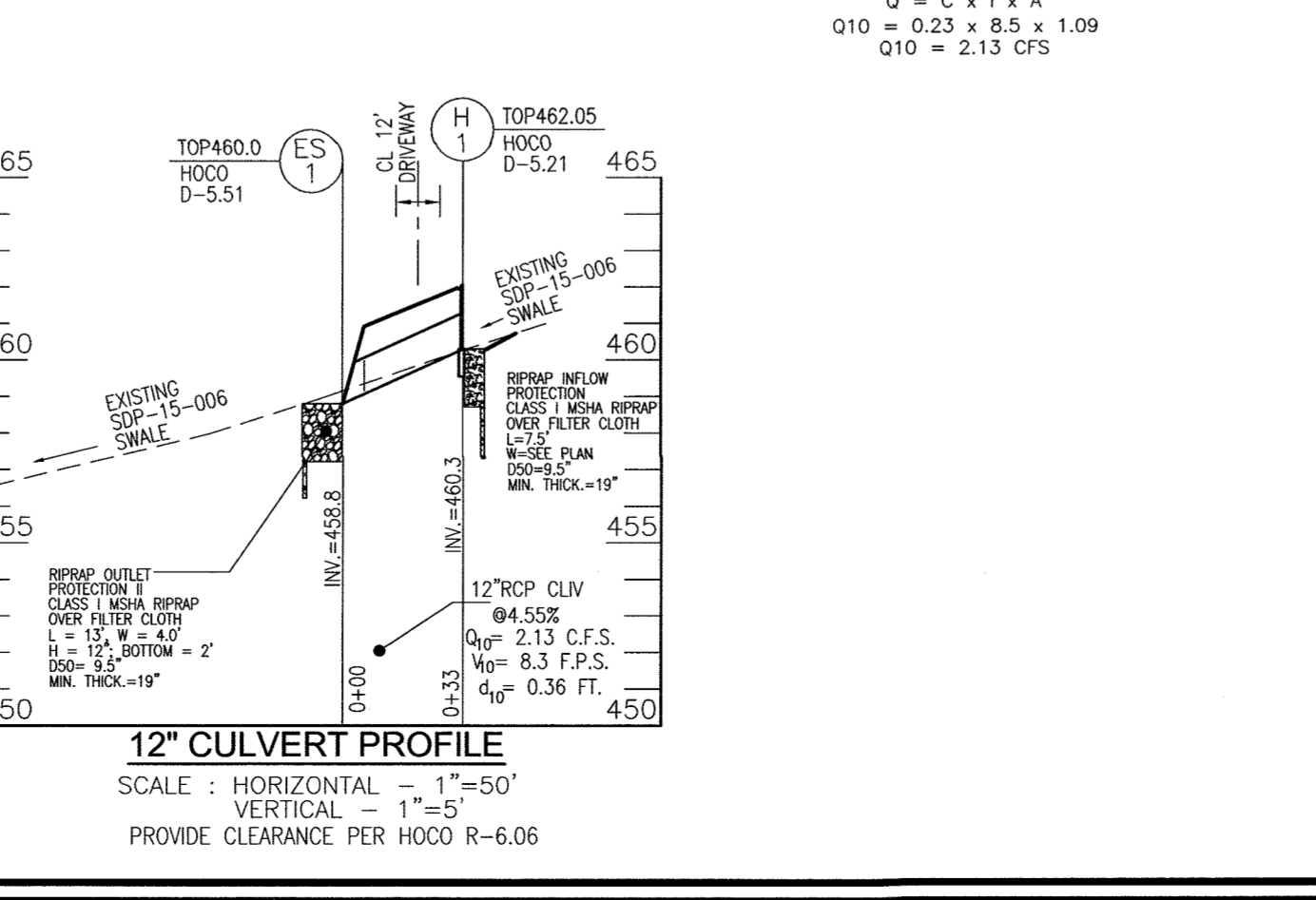
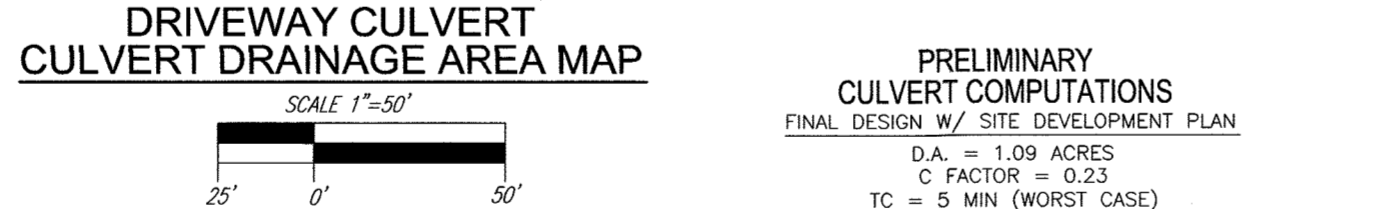
SYMBOL	NAME / DESCRIPTION	GROUP	K	FACTOR	ERODIBLE	HYDRIC
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-TAKEN FROM: USDA, CEC-WIS, SOIL SURVEY, HOWARD COUNTY.
-K VALUES PER: <https://www.howardcountymd.gov/documents> - "K" FACTORS (USE KW).
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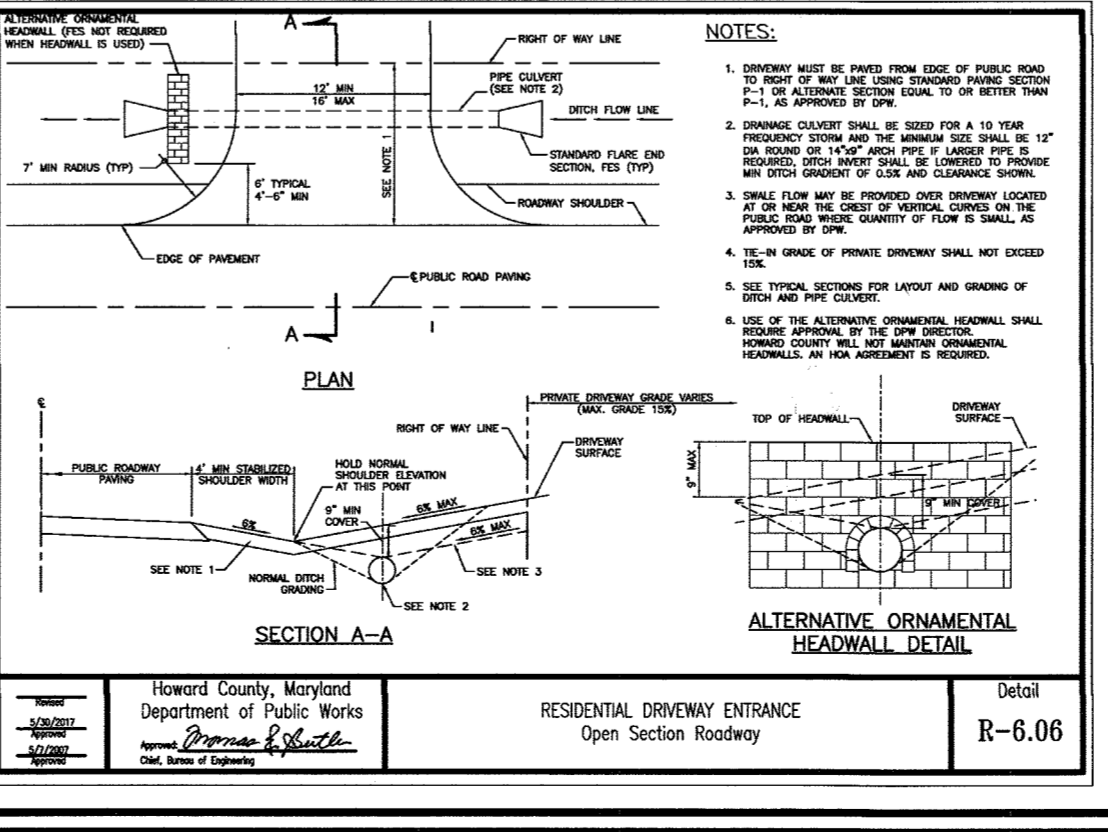
APPROVED: *[Signature]* 7/1/2019
CHIEF, BUREAU OF HIGHWAYS

APPROVED: *[Signature]* 7.8.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: *[Signature]* 7-25-19
CHIEF, DIVISION OF LAND DEVELOPMENT



- F-04-140 - USE-IN-COMMON DRIVEWAY:**
- F-04-140 PROVIDED A 35' PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOTS 2 AND 3 OF THE CARVER ESTATES AND PARCEL 263
 - ASSOCIATED SDP-15-006 PROVIDED A 16' WIDE USE-IN-COMMON DRIVEWAY TO A POINT AT OR NEAR THE LOT 2 CARVER ESTATES DRIVEWAY ENTRANCE.
 - THE FUTURE SDP FOR THE STAMATAKIS PROPERTY SHALL PROVIDE ANY DEFICIENT WIDTH AT ITS POINT OF TIE-IN



SECTION

SECTION NUMBER	ROAD AND STREET	PROPOSED WIDTH (FEET)	EXISTING WIDTH (FEET)	PROPOSED SPEED (MPH)	EXISTING SPEED (MPH)	PROPOSED SIGNAGE	EXISTING SIGNAGE
P-1	DRIVEWAY	16.0	16.0	15	15	NO SIGNAGE	NO SIGNAGE
P-2	DRIVEWAY	16.0	16.0	15	15	NO SIGNAGE	NO SIGNAGE
P-3	DRIVEWAY	16.0	16.0	15	15	NO SIGNAGE	NO SIGNAGE
P-4	DRIVEWAY	16.0	16.0	15	15	NO SIGNAGE	NO SIGNAGE

NOTES:

- SECTION NUMBER IS IDENTIFIED AS SHOWN WITH THE SECTION NUMBER AND THE SECTION NUMBER.
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DETAIL R-2.01

FINAL SUPPLEMENTAL PLAN

DRIVEWAY CULVERT DRAINAGE AREA MAP AND PROFILE

STAMATAKIS PROPERTY
LOTS 1 & 2
8418 HIGH RIDGE ROAD, ELLCOTT CITY, MD 21043

TAX MAP: 18 PARCEL: 263
2ND ELECTION DISTRICT

BLOCK: 13 ZONING: R-20
HOWARD COUNTY, MARYLAND

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ENGINEERS • SURVEYORS • PLANNERS
3300 N. RIDGE ROAD, SUITE 110
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.18961

PROFESSIONAL CERTIFICATE

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. 18183, EXPIRATION DATE: 09-27-2020

DESIGN BY: RHV
DRAWN BY: VTG
CHECKED BY: RHV
DATE: JUNE 2019
SCALE: AS SHOWN
W.O. NO.: 05-09/40398

3 SHEET OF 5

ROBERT H. VOGEL, PE NO. 16193

1. NO FOREST IS PRESENT ON THE SITE.
2. NO WETLANDS, STREAMS OR THEIR BUFFERS ARE PRESENT ON THE PROPERTY.
3. THREE (3) SPECIMEN TREES ARE PRESENT ON THE SITE.

Specimen Tree Chart

Key (X#)	Species	Size (in-DBH)	CRZ (ft-Radius)	Comments
1	Silver maple	45.5	68.25	fair condition, limited crown
2	White pine	35	52.5	good condition
3	Silver maple	48	72	fair condition, good shape but trunk rot noted

NOTE:
 SPECIMEN TREES TO REMAIN UNDISTURBED.

LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY LINE
- EXISTING CLEANOUT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- STORM DRAIN
- EXISTING TREELINE
- EXISTING FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SOILS BOUNDARY
- RAIN GARDEN
- EXISTING VEGETATION
- EXISTING SPECIMEN TREE
- PERMETER LANDSCAPING
- SPECIMEN TREE REPLACEMENT W/17-225
- STREET TREES
- TREE PROTECTION FENCE
- BZE "GREEN ZONE" TREE HEIGHT LIMITED (TREE HEIGHT 25' MAX.)
- BZE "YELLOW ZONE" TREE HEIGHT LIMITED (TREE HEIGHT 25'-40' MAX.)

LANDSCAPING NOTES:

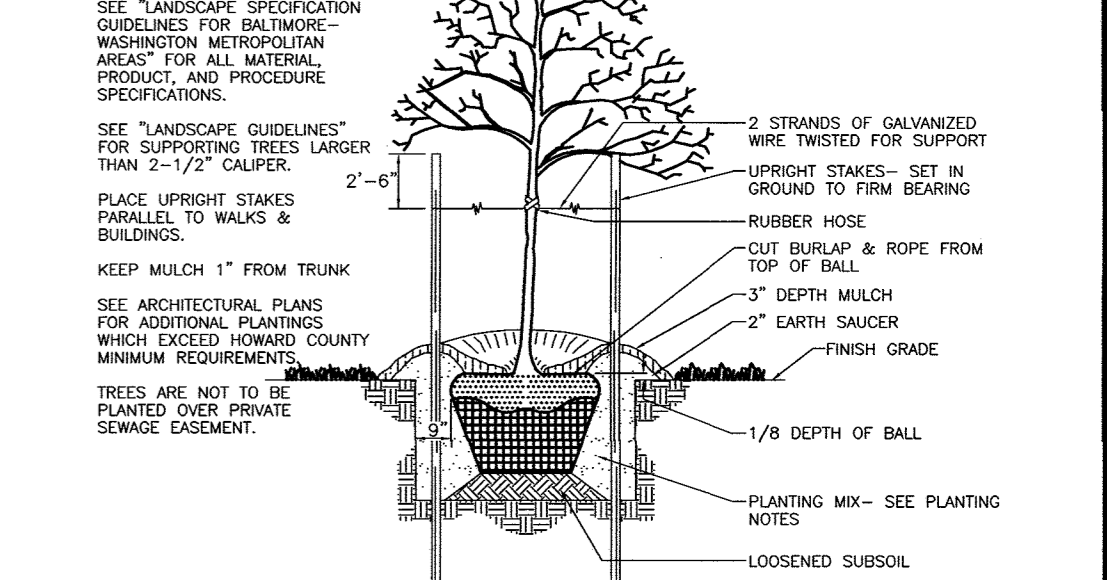
1. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR 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 PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.
2. 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.
3. 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.
4. PLANTINGS SHOWN HEREON ARE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL DURING THE CONSTRUCTION OF THE FINAL PLAN.
5. SURETY FOR THE PROPOSED LANDSCAPING SHALL BE BASED ON THE NUMBER OF PLANTINGS REQUIRED.
6. THE REMOVAL OF TREES 30" OR GREATER DBH IS PROHIBITED WITHOUT COUNTY APPROVAL.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS AND PERIMETER PROPERTIES	TOTAL
PERIMETER/FRONTAGE DESIGNATION	N/A	2
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	110	855'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	**	160
SHADE TREES	**	**
EVERGREEN TREES	**	**
SHRUBS	**	**
NUMBER OF PLANTS PROVIDED	-	15
SHADE TREES	-	15
EVERGREEN TREES	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-
EX. SPECIMEN TREES TO REMAIN DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED	-	-

** LANDSCAPING NOT REQUIRED.

NOTES:



TREE PLANTING AND STAKING
 DECIDUOUS TREES UP TO 2-1/2" GALIPER NOT TO SCALE

LANDSCAPE SCHEDULE - REQUIRED PLANTING

SYMB.	KEY	QUAN.	BOTANICAL NAME	SIZE	CAT.
AC	9	9	ACER RUBRUM 'OCTOBER GLORY'	3 1/2" CAL.	B & B
OC	6	6	QUERCUS COCCINEA SCARLET OAK	2.5"-3" CAL.	B & B

NOTE: WITH PERMISSION FROM HOWARD COUNTY, PLANTINGS SPECIFIED HEREON MAY BE SUBSTITUTED WITH APPROVED SPECIES LISTED IN APPENDIX B & C OF THE HOWARD COUNTY LANDSCAPE MANUAL.

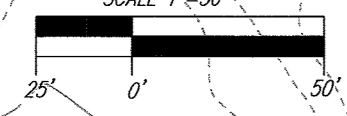
LANDSCAPE SCHEDULE NOTE:

1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT ANR SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
3. 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.
4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

OWNER/DEVELOPER
 STEVE AND EVE STAMATAKIS
 8418 HIGH RIDGE ROAD, ELLICOTT CITY, MD 21043
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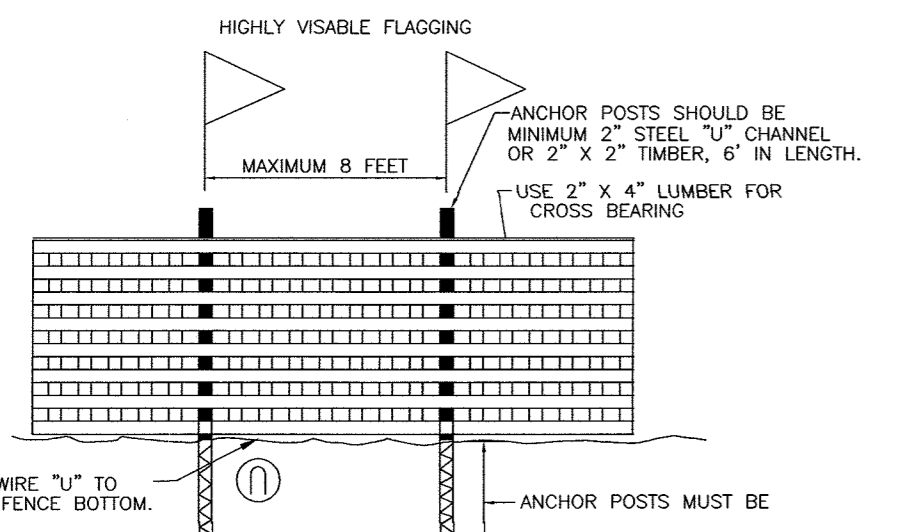


LANDSCAPE AND FOREST CONSERVATION PLAN



FOREST CONSERVATION NOTE

IN ACCORDANCE WITH SECTION 16.1202(b)(1)(viii), THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS.



- NOTES:
1. FOREST PROTECTION DEVICE ONLY.
 2. RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 3. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 4. ROOT DAMAGE SHOULD BE AVOIDED.

BLAZE ORANGE PLASTIC MESH TYPICAL TREE PROTECTION FENCE DETAIL
 ANY SPECIMEN TREE DESIGNATED AS TO REMAIN AND LOCATED WITHIN THE LIMITS OF DISTURBANCE SHALL BE PROTECTED WITH BLAZE ORANGE TREE PROTECTION FENCING. DETAIL ON SHEET 34

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 7/1/2019
 CHIEF, BUREAU OF HIGHWAYS MK DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 7.9.19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3-25-19
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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 CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

[Signature] DATE 6-10-19
 [Signature] DATE 6-10-19
 [Signature] DATE 6-10-19

DPZ'S POLICIES GOVERNING THE PLACEMENT OF LANDSCAPING AND STREET TREES IN PROXIMITY TO BGE'S POWER LINES OR TRANSMISSION RIGHT-OF-WAY ARE BASED ON BGE'S PUBLISHED "PLANTING ZONE CONCEPT" WHICH SPECULATES THE MAXIMUM ALLOWABLE SIZE OF PLANT MATERIALS FOR THREE DEFINED ZONES. AS THE DISTANCE FROM BGE EQUIPMENT INCREASES, SO DOES THE SIZE OF THE ALLOWABLE PLANT MATERIALS. THESE THREE ZONES ARE DEFINED AS FOLLOWS:

ZONE	DISTANCE FROM THE BGE POWER LINE OR TRANSMISSION RIGHT-OF-WAY	MAXIMUM HEIGHT OF VEGETATION
GREEN	UP TO 20 FEET	25 FEET
YELLOW	BETWEEN 20 FEET AND 45 FEET	40 FEET
RED	BEYOND 45 FEET	ABOVE 40 FEET

- B & E NOTES:**
1. BGE RESERVES THE RIGHT TO TRIM, TOP OR CUT DOWN ANY TREE IN PROXIMITY TO THE LINE THAT IN THE OPINION OF BGE SHALL BE DEEMED A HAZARD TO THE SAFE AND RELIABLE DELIVERY OF ELECTRICITY.
 2. THE DEPARTMENT OF PLANNING AND ZONING MAY AUTHORIZE THE TRIMMING OR REMOVAL OF TREES OR VEGETATION IMMEDIATELY ADJACENT TO THE BGE ROW OR EQUIPMENT. BGE DETERMINES THE TREES ARE COMPROMISING THE SAFETY OF A TRANSMISSION LINE LOCATED WITHIN THEIR UTILITY ROW OR EQUIPMENT. IF BGE INTENDS TO TRIM OR REMOVE TREES WITHIN A FOREST CONSERVATION EASEMENT, A LETTER SPECIFYING THE LOCATION AND SCOPE OF WORK NEEDS TO BE SENT TO DPZ AT LEAST 30 DAYS IN ADVANCE OF UNDERTAKING THE WORK. DPZ UNDERSTANDS CONSULTATION ENERGY'S NEED TO PROTECT ITS TRANSMISSION.
 3. CALL WESS UTILITY TO MARK UP THE LOCATION OF EXISTING GAS LINE BEFORE PLANTING ALONG TREES THE USE-IN-COMMON DRIVEWAY AND HIGH RIDGE ROAD & PLANT STREET TREES 10' AWAY FROM EXISTING GASLINE AS REQUIRED.

NO.	REVISION	DATE

FINAL SUPPLEMENTAL PLAN
 LANDSCAPE AND FOREST CONSERVATION PLAN AND SITE PLAN-NOTES AND DETAILS
 STAMATAKIS PROPERTY
 LOTS 1 & 2
 8418 HIGH RIDGE ROAD, ELLICOTT CITY, MD 21043

TAX MAP: 18 PARCEL: 263 BLOCK: 13 ZONING: R-20
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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 ENGINEERS • SURVEYORS • PLANNERS
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DESIGN BY: RHV
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4 SHEET OF 5

