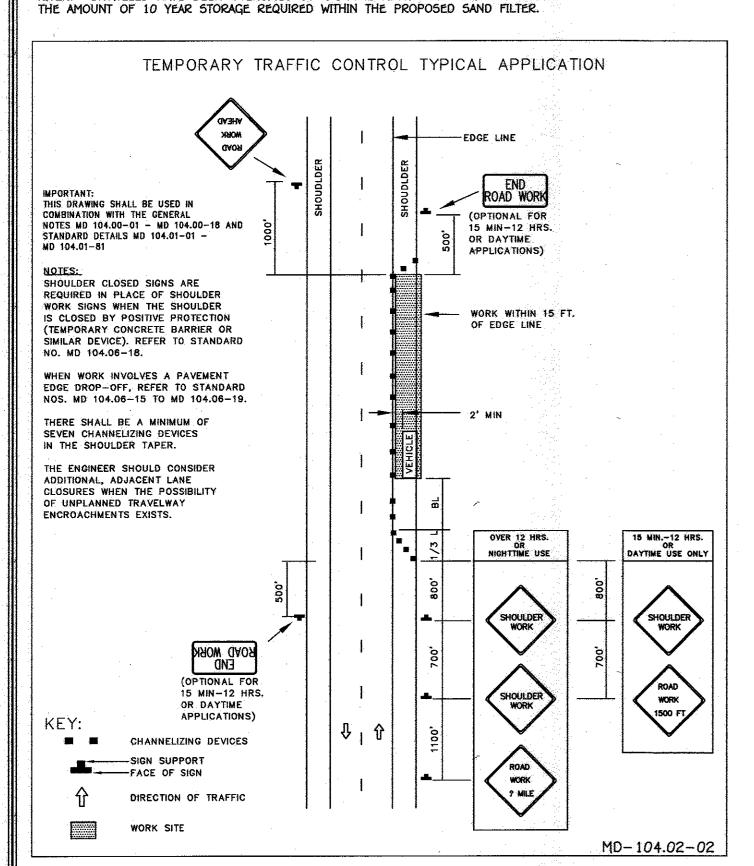
| | 50ILS LEGEND | | |
|------|--|-------|----------|
| 50IL | NAME ^ | CLA55 | K FACTOR |
| GfC | Gladstone-Urban land complex, 8 to 15 percent slopes | A | 0.28 |
| GmC | Glenville silt loam, 8 to 15 percent slopes | c | 0.43 |
| MaC | Manor loam, 8 to 15 percent slopes | В | 0.28 |
| MaD | Manor loam, 15 to 25 percent slopes | В | 0.28 |
| MgF | Manor-Bannertown sandy loams, 25 to 65 percent slopes, rocky | В | 0.20 |

| | STORMWA | TER MAN | AGEMENT SUMMARY |
|----------|----------------------------|----------------------------|---|
| AREA ID. | E50v REQUIRED CU.FT. | E5DV PROVIDED CU.FT. | REMARK5 |
| 5ITE | 11,205 | 14,784 | DRY WELLS (M-5), MICRO-BIORETENTION (M-6), AND POCKET SAND FILTER (F-5) |
| TOTAL | 11,205 | 14,784 | |

GROSS AREA = 8.55 ACRES LOD = 4.65 ACRESRCN = 49.3TARGET Pe = 1.7"

NOTE THAT THE PROPERTY IS LOCATED IN THE HISTORIC ELLICOTT CITY AREA OF HOWARD COUNTY IN THE WATERSHED OF THE PATAPSCO RIVER LOWER NORTH BRANCH (02130906). DRAINAGE AREAS 1A & 1B FLOW, WHICH MAKE UP THE MAJORITY OF THE SITE FLOW TOWARD AN UNNAMED TRIBUTARY OF THE HUDSON BRANCH WHICH REQUIRES 10 YEAR AND 100 YEAR MANAGEMENT, WHILE DA 2, THE REMAINING PORTION, FLOWS TOWARD CHURCH ROAD TO THE SUCKER BRANCH OF THE PATAPSOC RIVER. DRYWELLS HAVE BEEN OVERSIZED TO CAPTURE ADDITIONAL FLOW TO REDUCE



OWNERS

CHARLES T LACEY 5R

KARLOS LACEY CO-TRUSTEES

3530 CHURCH ROAD

ELLICOTT CITY, MD 21043-4402

PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF

TENTATIVELY APPROVED:

DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

DEVELOPER

LAND HOLDINGS LLC

C\O B. JAMES GREEFIELD

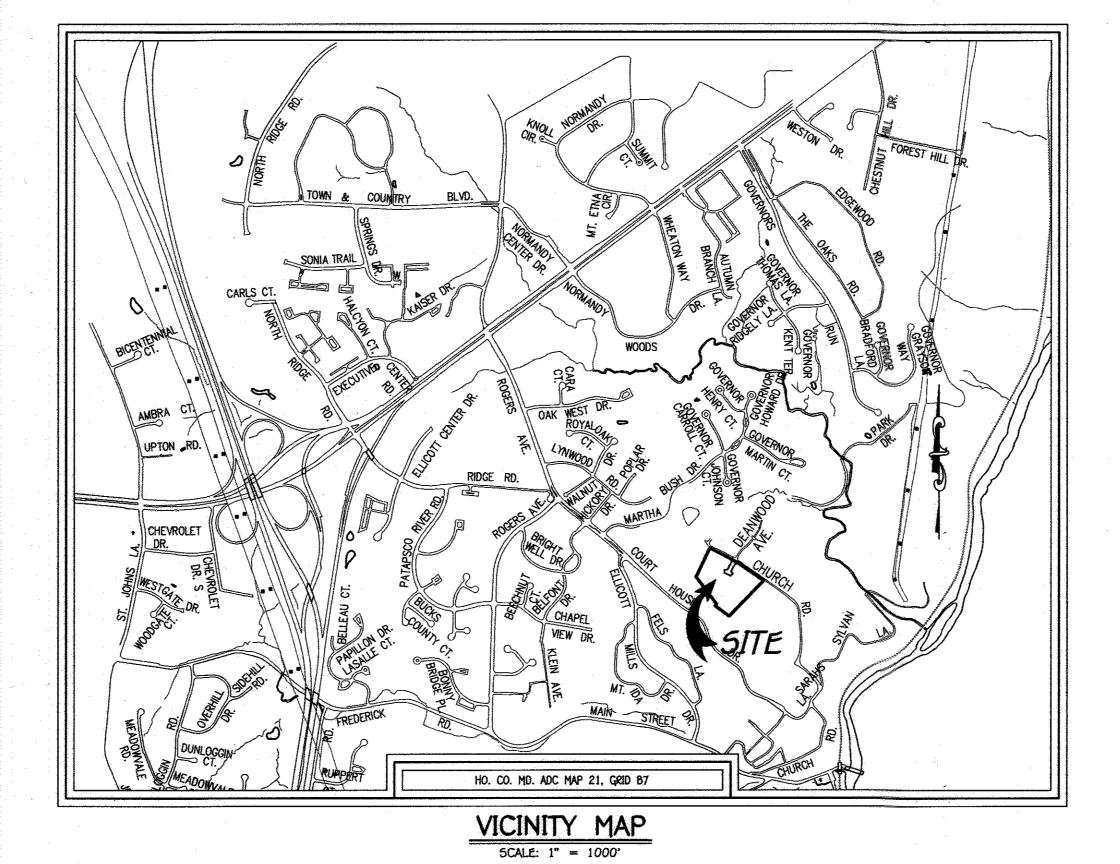
6420 AUTUMN SKY WAY

COLUMBIA, MD 21044

443-324-4732

PRELIMINARY EQUIVALENT SKETCH PLAN LACEY PROPERTY LOTS 1 THRU 13 AND OPEN SPACE LOTS 14 THRU 18

TAX MAP No. 25 GRID No. 1 PARCEL NO. 13 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



SITE ANALYSIS DATA CHART

MINIMUM LOT SIZE CHART

2 12,431 5Q.FT.± 1,309 5Q.FT.± 11,122 5Q.FT.±

3 11,716 5Q.FT.± 1,724 5Q.FT.± 9,992 5Q.FT.± 4 10,820 50.FT.± 1,220 50.FT.± 9,600 50.FT.±

5 12,750 5Q.FT.± 879 5Q.FT.± 10,871 5Q.FT.±

6 15,552 5Q.FT. ± 1,483 5Q.FT. ± 14,069 5Q.FT. ± 7 10,320 5Q.FT.± 512 5Q.FT.± 9,808 5Q.FT.±

9 9,981 5Q.FT.± 159 5Q.FT.± 9,822 5Q.FT.±

10 10,817 5Q.FT.± 670 5Q.FT.± 10.147 5Q.FT.±

11 10.968 5Q.FT.± 1,173 5Q.FT.± 9,795 5Q.FT.±

12 12,150 5Q.FT.± 904 5Q.FT.± 11,246 5Q.FT.± 13 11,332 5Q.FT.± 2,015 5Q.FT.± 9,317 5Q.FT.±

9,586 5Q.FT. # 951 5Q.FT. # 8,635 5Q.FT. #

AREA

TOTAL AREA OF THIS SUBMISSION = 8.55 AC.±. LIMIT OF DISTURBED AREA = 4.65 Ac. ± (54%) PRESENT ZONING DESIGNATION = R-ED

TOTAL AREA OF EXISTING FOREST = 4.4 AC.

- (PER 10/06/2013 COMPREHENSIVE ZONING PLAN) PROPOSED USE: RESIDENTIAL PREVIOUS HOWARD COUNTY FILES: ECP-15-044; WP-16-022
- TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 0.00 AC. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 3.07 AC. (1.35 AC. 25% OR GREATER) TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC.
- TOTAL GREEN OPEN AREA = 6.69 AC.+ TOTAL IMPERVIOUS AREA = 1.86 AC.+ AREA OF ERODIBLE SOILS = 4.02 AC. AREA OF ROAD DEDICATION = 0.40 AC.
- 8.55 AC 1.35 AC = 7.20 ACRES X 2 LOTS PER ACRE = 14 LOTS PROPOSED NUMBER OF LOTS = 13 LOTS. P. OPEN SPACE REQUIRED = 8.55 AC X 50% = 4.28 AC
- OPEN SPACE PROVIDED = 4.65 AC
- R. AREA OF LOTS = 3.50 AC

N. DENSITY PERMITTED =

NOTE: TRAFFIC CONTROLS

ABOVE.

BENCHMARK INFORMATION B.M.#1 - HOWARD COUNTY CONTROL STATION #25A1 - HORIZONTAL - NAD '83) N 586,557,549 ELEVATION = 396.343 - VERTICAL - (NAVD '80) 3.M.#2 - HOWARD COUNTY CONTROL STATION #25A2 - HORIZONTAL - (NAD '83) N 587 502 730 ELEVATION = 348.145 - VERTICAL - (NAVD '88)

SHALL BE INSTALLED ALONG CHURCH ROAD FOR CONNECTION OF PROPOSED ROAD TO CHURCH ROAD IN ACCORDANCE WITH MD-104.02-02, FISHER, COLLINS & CARTER, INC. ELLICOTT CITY, MARYLAND 21042 PLANNING BOARD OF HOWARD COUNTY PB 418

| | LEGEND | | | | | | | | |
|----------------------|--|--------------|--|--|--|--|--|--|--|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | | | | | | |
| ~492 | EXISTING 2' CONTOURS | 102 | PROPOSED CONTOUR | | | | | | |
| -490 | EXISTING 10' CONTOURS | +362.5 | SPOT ELEVATION | | | | | | |
| GLB2 MLC2 | SOILS LINES AND TYPE | LOD | LIMITS OF DISTURBANCE | | | | | | |
| ~~~~ | EXISTING TREELINE | | EXISTING SEPTIC EASEMENT TO BE REMOVED | | | | | | |
| ~~~~ | PROPOSED TREELINE | | PROPOSED PAVING | | | | | | |
| | EXISTING PAVING TO BE MILLED AND OVERLAYED | ₿ В-1 | BORING HOLE | | | | | | |
| | PROPOSED DRYWELL (M-5) | —5F— | SILT FENCE | | | | | | |
| | ROOFTOP DISCONNECTION (N-1) | ECM | EROSION CONTROL MATTING | | | | | | |
| | FLOW ARROW | 55F | SUPER SILT FENCE | | | | | | |
| D | EXISTING POWER POLE | | STABILIZES CONSTRUCTION ENTRANCE | | | | | | |
| हिनु <mark>रा</mark> | SPECIMEN TREE | | DRAINAGE AREA DIVIDE | | | | | | |
| (C) (B) * | existing trees | —тР — | TREE PROTECTION | | | | | | |
| | SLOPES 15% TO 25% | 00 | PROPOSED TREES | | | | | | |
| | SLOPES 25% OR GREATER | *** | PROPOSED INCES | | | | | | |

| NO. | DATE | LOCATION | PRESUBMISSION COMMUNITY MEETING (Y/N) |
|------|--------------------|----------------------------------|---|
| 1 | APRIL 30, 2013 | MILLER BRANCH LIBRARY | YE5 |
| 2 | JUNE 11, 2014 | HOWARD COUNTY GEORGE HOWARD BLDG | YE5 |
| 3 * | JULY 28, 2014 | HOWARD COUNTY GEORGE HOWARD BLDG | NO, CHARRETTE |
| 4 * | AUGUST 26, 2014 | HOWARD COUNTY GEORGE HOWARD BLDG | no, general meeting |
| 5 ** | SEPTEMBER 2, 2014 | DW TAYLOR ASSOCIATES, INC. | NO, MEETING WITH A COMMUNITY REPRESENTATIVE |
| 6 * | SEPTEMBER 22, 2014 | HOWARD COUNTY GEORGE HOWARD BLDG | NO, GENERAL MEETIN |
| 7 ** | NOVEMBER 13, 2014 | DW TAYLOR ASSOCIATES, INC. | NO, MEETING WITH TWO COMMUNITY REPRESENTATIVE |
| 8 | JULY 13, 2015 | HOWARD COUNTY GEORGE HOWARD BLDG | YES |

DESIGN PROGRESS AS WELL AS TO SOLICIT IDEAS / REQUEST CHANGES TO DESIGN CONCEPTS. MEETINGS WERE HELD WITH COMMUNITY REPRESENTATIVES SELECTED BY THE COMMUNITY DURING THE CHARETTE / GENERAL COMMUNITY MEETINGS TO FURTHER THE COMMUNITY INPUT AT A MORE FINITE DESIGN LEVEL. THE COMMUNITY REPRESENTATIVES WERE A RETIRED

| STORMWATER MANAGEMENT PRACTICES | | | | | | | | | |
|---------------------------------|-----------------------------------|--|-----------|-----------------------------------|--|--|--|--|--|
| LOT NO. | DRY WELLS (M-5) Y/N, NUMBER | MICRO-BIORETENTION (M-6) Y/N, NUMBER | LOT NO. | DRY WELLS (M-5) Y/N, NUMBER | MICRO-BIORETENTION (M-6) Y/N, NUMBER | | | | |
| 1 | YES, THREE (3) | NO | 8 | YES, THREE (3) | NO | | | | |
| 2 | YES, FOUR (4) | NO | 9 | YES, TWO (2) | NO | | | | |
| 3 | YES, THREE (3) | NO | 10 | YES, TWO (2) | NO NO | | | | |
| 4 | YES, THREE (3) | NO | 11 | YES, TWO (2) | NO | | | | |
| 5 | YES, THREE (3) | NO | 12 | YES, THREE (3) | NO | | | | |
| 6 | YES, THREE (3) | NO | 13 | YES, THREE (3) | NO | | | | |
| 7 | YES, THREE (3) | NO | 05 LOT 14 | NO | YES, BIO 1 & 2 & POCKET SAND FILTE | | | | |

LAND PLANNER AND LANDSCAPE ARCHITECT FROM ELLICOTT CITY.

GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROV THE SUBJECT PROPERTY IS ZONED R-ED (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN).

 BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY DATED AUGUST, 2014. THE EXISTING TOPOGRAPHY IS TAKEN FROM
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 3500 AND 3508 WERE USED FOR THIS PROJECT. property is located within the metropolitan district. Water and sewer is public, contract no. 14–4913–d. existing well and septic systems to
 - E ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS. EXISTING UTILITIES ARE BASED ON FIELD LOCATION OF MISS UTILITY MARKINGS AS A PART OF THE TOPOGRAPHIC SURVEY SOILS ARE BASED ON THE NRCS WEBSOIL SURVEY AND HOWARD COUNTY SOIL MAP 12.
- THERE ARE EXISTING STRUCTURES ON-SITE, ALL PROPOSED TO BE REMOVED. THE OUTBUILDINGS ARE HISTORIC BUT ARE IN VERY POOR CONDITION. THE MAIN HOUSE IS NOT OF HISTORIC SIGNIFICANCE. THE HISTORIC PRESERVATION COMMISSION APPROVED THE DEMOLITION OF THE STRUCTURES ON DECEMBER 3, 2015. THERE ARE NO WETLANDS ON THIS SITE PER INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2014. 10. A WETLAND DELINEATION & FOREST STAND DELINEATION REPORT FOR THIS PROJECT DATED SEPTEMBER 2014 WAS PREPARED BY ECO-SCIENCE PROFESSIONALS.

 11. STEEP SLOPES, STREAM AND ITS BUFFERS EXIST ON-SITE.

 12. NO 100 YEAR FLOODPLAIN, CEMETERIES, NOR GRAVESITES EXIST ON THE PROPERTY.

 13. NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF STREAM BUFFERS
- AND FOREST CONSERVATION EASEMENT AREAS.
 THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP IN JUNE 2015, AND WAS APPROVED ON DECEMBER 21, 2015. 15. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.

 16. SITE HAS FRONTAGE ON CHURCH ROAD, A COUNTY, LOCAL, SCENIC ROAD.
- EXCAVATIONS TO VERIFY DEPTH TO ROCK AND WATER WERE CONDUCTED ON JUNE 8, 2015. DESIGN MANUAL WAIVER TO ALLOW 9 LOTS (8 BUILDABLE AND 1 OPEN SPACE) ON A USE-IN-COMMON DRIVEWAY WAS APPROVED ON OCTOBER 5, 2015 AND IS
- SUBJECT TO THE FOLLOWING CONDITIONS:

 1) THE MINIMUM WIDTH OF THE USE-IN-COMMON DRIVEWAY SHOULD INCREASE TO 20 FEET DUE TO ITS CURVATURE 2) PROVIDE FLUSH CURB AND GUTTER ALONG THE USE-IN-COMMON DRIVEWAY.

 19. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES
- MICRO BIO-RETENTION FACILITIES (M-6) AND DRYWELLS (M-5)) IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED. 100 YEAR MANAGEMENT IS BEING
- LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT, LANDSCAPING SHOWN IS CONCEPTUAL FOREST CONSERVATION OBLIGATIONS WILL BE MET BY ON-SITE RETENTION OF EXISTING FOREST AT THE FINAL PLAN STAGE OF THIS PROJECT.
- 22. WAIVER PETITION, WP-16-022, REQUESTING A WAIVER FROM HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SPECIFICALLY SECTION 16.1205(A)(7) FOREST RETENTION PRIORITIES - RETENTION OF SPECIMEN TREES, SECTION 16.116(B)(1) STATING THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, NEW STRUCTURES, AND PAVING SHALL NOT BE PERMITTED ON LAND WITH EXISTING STEEP SLOPES TO REMOVE STEEP SLOPES IN AREAS GREATER than 20,000 sq.ft. is size, section 16.134(a)(1)(i) sidewalks are required on only one side of cul-de-sacs and local streets of single-family DETACHED SUBDIVISIONS, AND SECTION 16.125(B)(1)(II)&(2) REQUIRING MINIMIZATION OF TREE AND VEGETATION REMOVAL ALONG A SCENIC ROAD AND REQUIRING RETENTION OF FOREST OR WOODED AREAS OF 35-FOOT IN WIDTH., HAS BEEN SUBMITTED.
- TRASH AND RECYCLABLES COLLECTION WILL BE AT ROAD A WITHIN 5' OF THE COUNTY ROADWAY. 24. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATE. SUBDIMISION IS REQUIRED TO PROVIDE M.I.H.U. (MODERATE INCOME HOUSING UNIT). IT IS ANTICIPATED AT THIS TIME THAT A FEE-IN-LIEU WILL BE PAID. MIHL AGREEMENT WILL BE SUBMITTED AT FINAL PLAN STAGE OUTLINING HOW THE MIHU REQUIREMENT WILL BE MET. A. M.I.H.U. REQUIRED = 1.2 M.I.H.U.
- (12 LOTS X 10% M.I.H.U./LOT) 8. ONE UNIT IS EXEMPT FROM MIHU REQUIREMENTS. 26. THIS PLAN RECEIVED ADVISORY COMMENTS FROM THE HISTORIC PRESERVATION COMMISSION (HPC) ON APRIL 4, 2013 AND NOVEMBER 6, 2014.
- 27. STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE. 28. A 100-WATT HPS VAPOR EQUIVALENT LED "MAPLE LAWN ACORN" FIXTURE MOUNTED ON A 12-FOOT BLACK FIBERGLASS POLE (WITH A SHROUD) IS PROPOSED AT THE TERMINUS OF ROAD "A".
- 29. PREVIOUS DPZ FILE NOS: ECP-15-044, WP-16-022.
- 30. PLAN IS SUBJECT TO PLANNING BOARD APPROVAL ON NOVEMBER 17, 2016 AND SIGNED DECISION & ORDER ON MARCH 2, 2017, IN ACCORDANCE WITH SECTION 107.0 OF THE ZONING REGULATIONS. 31. THIS SUBDIMISION IS SUBJECT TO THE PROTECTION OF SCENIC ROADS, PER SECTION 16.125 OF THE SUBDIMISION AND LAND DEVELOPMENT REGULATIONS. 32. AN EXISTING (EASEMENT) "RIGHT OF WAY OVER THE AVENUE 33 FEET IN WIDTH, 16.5 FEET OF WHICH IS LOCATED ON THIS PROPERTY, WAS LAID OUT FOR THE USE OF LOTS 5, 6 AND 8; SAID RIGHT OF WAY TO BE FOR THE PURPOSE OF INGRESS, EGRESS AND REGRESS TO BE USED IN COMMON WITH OTHERS HAVING A LIKE RIGHT UNDER THE EXISTING PROPERTY DEED." THIS EASEMENT IS FOR THE BENEFIT OF LYNWOOD FARM, LOT 5 WHICH IS THE SECOND PARCEL IN DEED FOR THIS SUBDIVISION, LOT 6 WHICH IS MADE UP OF CURRENT PARCELS 206 & 125, AND LOT 8 WHICH IS PARCEL 161. EASEMENT IS REFERENCE IN CURRENT
- DEED FOR THE PROPERTY UNDER LIBER 8317, FOLIO 657.
- 33. PROPOSED STREET LIGHT TO BE LED-150 COLONIAL POST-TOP FIXTURE MOUNTAIN ON A 14' BLACK FIBERGLASS POLE (a) THE RI-1 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS (b) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
- (c) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND TRAFFIC CONTROL DEVICES" (MDMUTCD). (d) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED 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 TOP OF EACH POST
- 35. OPEN SPACE REQUIRED: 8.55 ACRES X 0.50% = 4.28 ACRES OPEN SPACE PROVIDED: 4.69 ACRES
- 36. RECREATIONAL OPEN SPACE REQUIRED: 13 LOTS X 300 SQ.FT. PER LOT = 3,900 SQ.FT.
- RECREATIONAL OPEN SPACE PROVIDED: 3,900 5Q.FT. 37. ON DECEMBER 3, 2015, THE HISTORIC PRESERVATION COMMISSION APPROVED THE DEMOLITION OF THE HOUSE IN CASE HPC-15-78. ON FEBRUARY 4, 2016, THE HISTORIC PRESERVATION COMMISSION APPROVED THE CONSTRUCTION OF THE RETAINING WALLS AFTER THEY WERE REDUCED FROM 4 WALLS TO 2 WALLS AND RETAINING WALL 2 WAS REDUCED TO A MAXIMUM OF 3 FEET HIGH. ON FEBRUARY 4, 2016, APPLICATION FOR REMOVAL OF TREES WAS CONTINUED TO THE MARCH 3, 2016 MEETING FOR MORE INFORMATION TO BE PROVIDED.
- 38. IN ACCORDANCE WITH SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, PRE-SUBMISSION COMMUNITY MEETINGS WERE HELD ON APRIL 3, 2013, JUNE 11, 2014, AND JULY 13, 2015 FOR THE DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING THE PROPOSED INITIAL PLAN SUBMITTAL AND TO ALLOW COMMUNITY RESIDENTS TO ASK QUESTIONS AND TO MAKE COMMENTS
- 39. THE HOWARD COUNTY PLANNING BOARD SIGNED THE DECISION & ORDER GRANTING APPROVAL OF THIS SP PLAN ON MARCH 2, 2017. BASED UPON THAT
- approval, dpz hereby grants tentative allocations for 12 housing units for this subdivision year 2019.
- 40. THIS PROPERTY IS LOCATED WITHIN THE ELLICOTT CITY HISTORIC DISTRICT. 41. MILL CREEK WAY IS A PROPOSED PUBLIC ROAD.

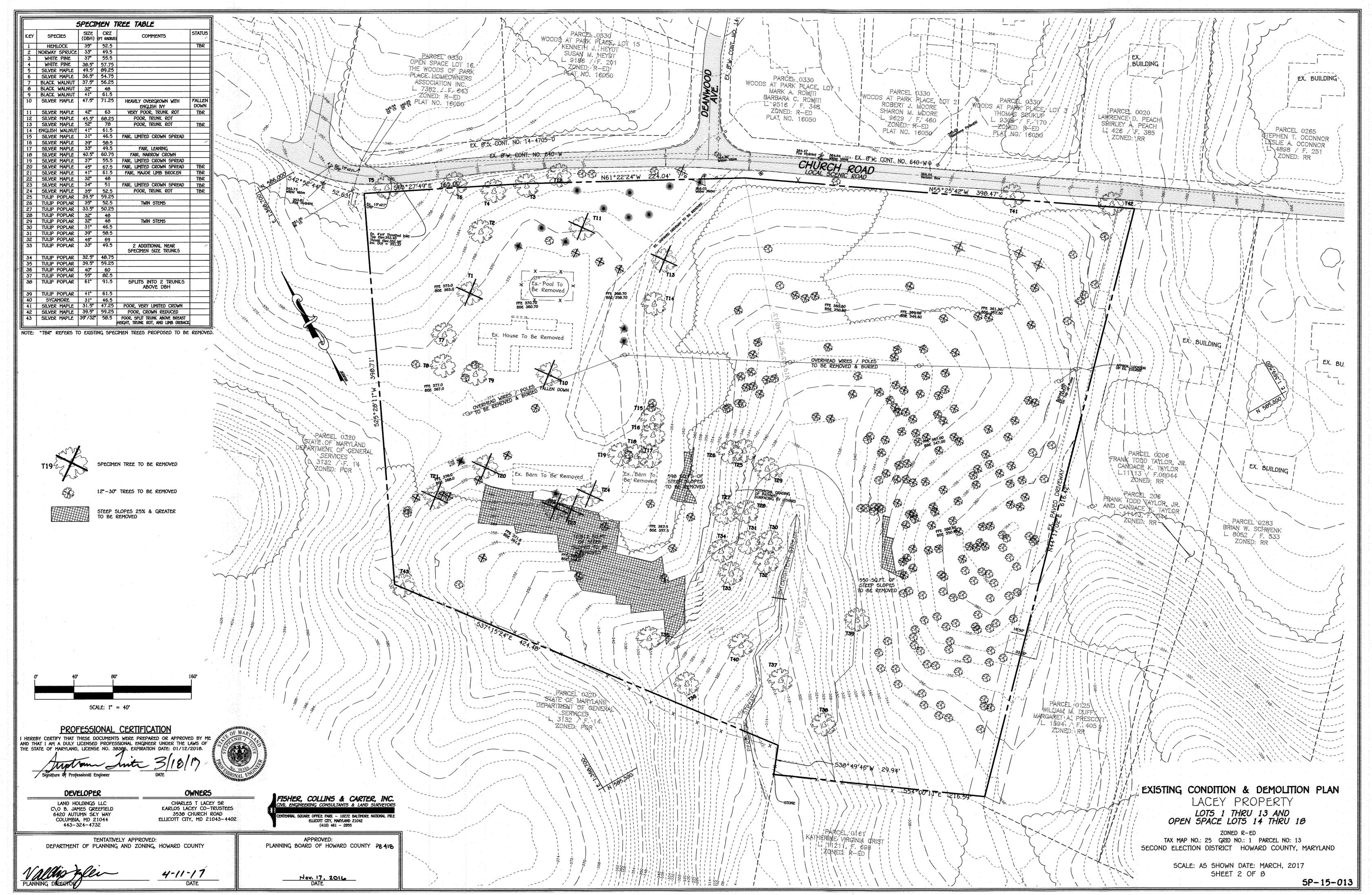
| HERDERATIC THIS BRANNING SHALL BE USED IN COMBINATION WHITH THE GENERAL ADDITION SO 104.00—10 40.00—18 AND STRIBBORD STALES NO 104.01—01 — WOTE: PORTION OF THAN 1000 WAY FROM THE ADVANCE PLACET SION. THE ENGINEER SHOULD CONSIDER ADDITIONAL ADJACENT LANE OF UNPLANNED TRAVELWAY ENGRACHMENTS EXISTS. CHANNELIZING DEVICES SION SUPPORT FACE OF SIGN DIRECTION OF TRAFFIC WORK SITE WORK SITE FLAGOER FLAGO | TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION |
|--|--|
| CLOSURES WHEN THE POSSIBLITY OF UNPLANMED TRAVELIANY ENGROACHMENTS EXISTS. CHANNELIZING DEVICES SIGN SUPPORT FACE OF SIGN DIRECTION OF TRAFFIC WORK SITE (OPTIONAL FOR 15 MIN-12 HRS. OR DAYTINE APPLICATIONS) OVER 13 HRS. HRS. HRS. HRS. HRS. HRS. HORTTIME USE (OPTIONAL FOR 15 MIN-12 HRS. OR DAYTINE USE ONLY) OR DAYTINE APPLICATIONS) OR DAYTINE APPLICATIONS) OR DAYTINE APPLICATIONS) OR DAYTINE USE ONLY OR DAYTINE USE | |
| CLOSURES WHEN THE POSSIBLITY OF UNPLANMED TRAVELIANY ENGROACHMENTS EXISTS. CHANNELIZING DEVICES SIGN SUPPORT FACE OF SIGN DIRECTION OF TRAFFIC WORK SITE (OPTIONAL FOR 15 MIN-12 HRS. OR DAYTINE APPLICATIONS) OVER 13 HRS. HRS. HRS. HRS. HRS. HRS. HORTTIME USE (OPTIONAL FOR 15 MIN-12 HRS. OR DAYTINE USE ONLY) OR DAYTINE APPLICATIONS) OR DAYTINE APPLICATIONS) OR DAYTINE APPLICATIONS) OR DAYTINE USE ONLY OR DAYTINE USE | IMPORTANT: THIS DRAWING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES MD 104.00-01 - MD 104.00-18 AND STANDARD DETAILS MD 104.01-01 - MD 104.01-81 |
| CLOSURES WHEN THE POSSIBLITY OF UNPLANMED TRAVELIANY ENGROACHMENTS EXISTS. CHANNELIZING DEVICES SIGN SUPPORT FACE OF SIGN DIRECTION OF TRAFFIC WORK SITE (OPTIONAL FOR 15 MIN-12 HRS. OR DAYTINE APPLICATIONS) OVER 13 HRS. HRS. HRS. HRS. HRS. HRS. HORTTIME USE (OPTIONAL FOR 15 MIN-12 HRS. OR DAYTINE USE ONLY) OR DAYTINE APPLICATIONS) OR DAYTINE APPLICATIONS) OR DAYTINE APPLICATIONS) OR DAYTINE USE ONLY OR DAYTINE USE | NOTE: FLAGGER SHALL NEVER BE STATIONED MORE THAN 1000' AWAY FROM THE ADVANCE FLAGGER SIGN. |
| CHANNELIZING DEVICES SIGN SUPPORT FACE OF SIGN DIRECTION OF TRAFFIC WORK SITE OPTIONAL FOR 15 MIN-12 HRS. OR DAYTHME USE ONLY OPTIONAL FOR 15 MIN-12 HRS. OR DAYTHME USE ONLY OPTIONAL FOR 15 MIN-12 HRS. OR DAYTHME USE ONLY ONE LANE APPLICATIONS) ONE LANE ROAD ROAD ONE LANE ROAD ROAD ONE LANE ROAD ROAD ONE LANE ROAD ROAD ROAD ROAD ROAD ROAD ROAD ROAD | CLOSURES WHEN THE POSSIBILITY OF UNPLANNED TRAVELWAY ENCROACHMENTS EXISTS. |
| SIGN SUPPORT FACE OF SIGN DIRECTION OF TRAFFIC WORK SITE OPTIONAL FOR 15 MIN-12 HRS. OR DAYTIME USE ORLY OPTIONAL FOR 15 MIN-12 HRS. OR DAYTIME USE ORLY OPTIONAL FOR 15 MIN-12 HRS. OR DAYTIME USE ORLY OPTIONAL FOR 15 MIN-12 HRS. OR DAYTIME USE ORLY OPTIONAL FOR 15 MIN-12 HRS. OR DAYTIME USE ORLY OR DAYTIME USE ORL | |
| WORK SITE STAND WORK (OPTIONAL FOR 15 MIN-12 HRS. OR DAYTIME APPLICATIONS) OVER 12 HRS. HIGHTIME USE ONE LANE ROAD ONE LA | SIGN SUPPORT |
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| FLAGGER OFTIONAL FOR 15 MIN-12 HRS. OR DAYTIME APPLICATIONS) OVER 12 HRS. OR DAYTIME APPLICATIONS) OVER 12 HRS. OR DAYTIME APPLICATIONS) ONE LANE ROAD 1500 FT | |
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TITLE SHEET LACEY PROPERTY LOTS 1 THRU 13 AND OPEN SPACE LOTS 14 THRU 18

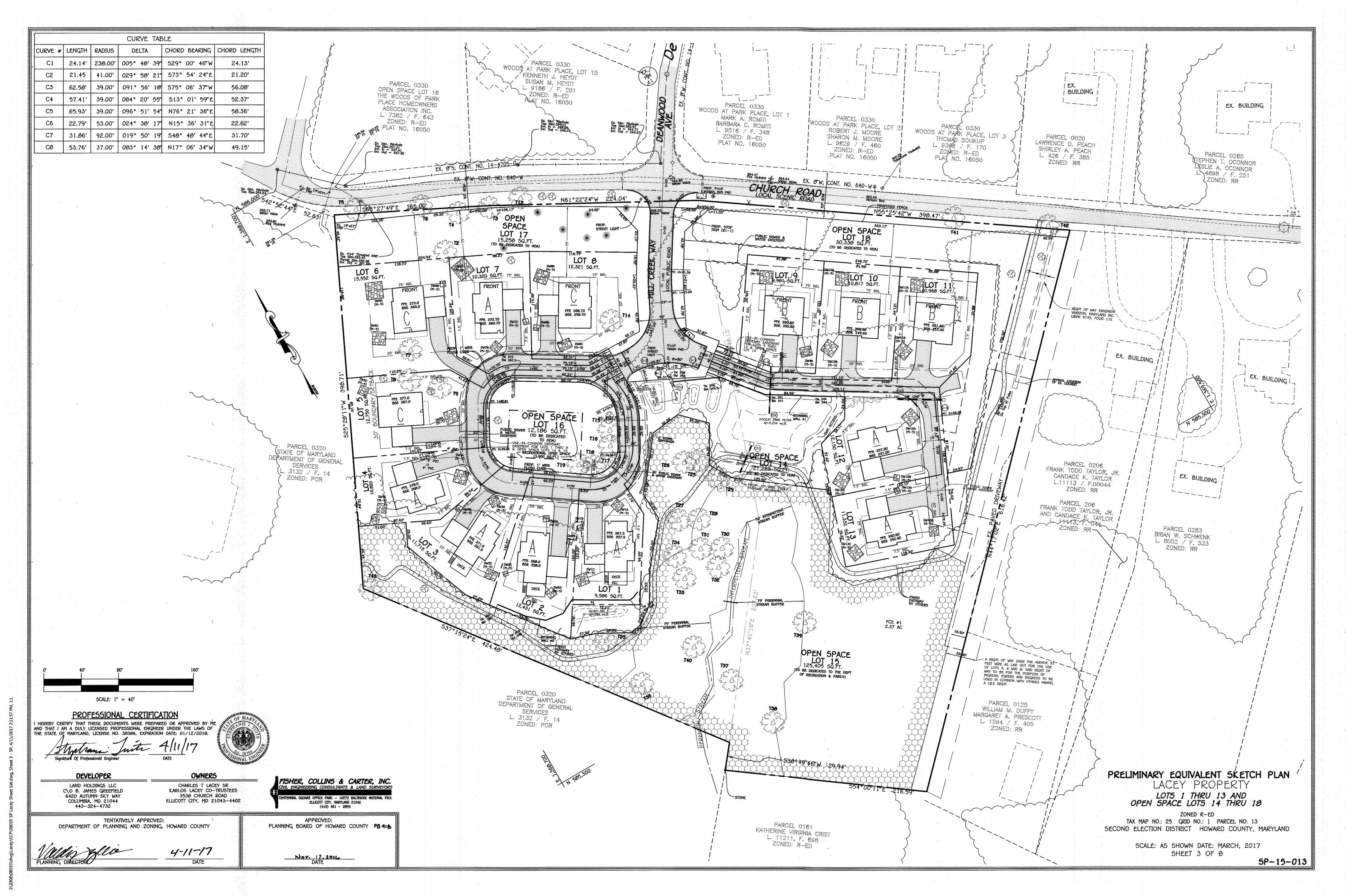
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO: 13 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

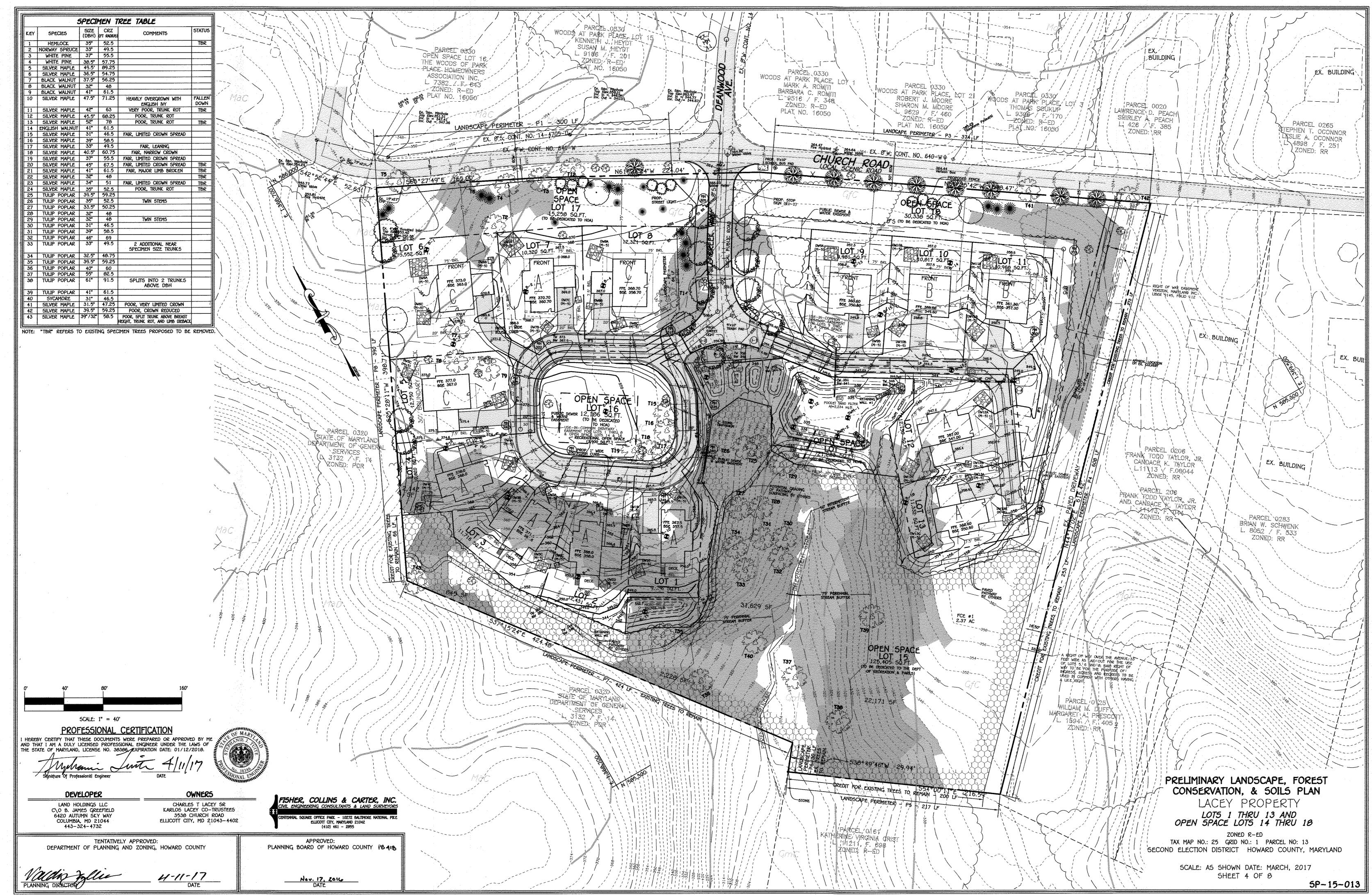
> SCALE: AS SHOWN DATE: MARCH, 2017 SHEET 1 OF 8

5P-15-013



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2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL A LANDSCAPE SURETY FOR REQUIRED SHADE TREES

FOREST PROTECTION GENERAL NOTES

WILL BE REQUIRED AT FINAL PLAN STAGE.

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING, AS NECESSARY, 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.
- 2. 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, UNLESS ROOT PRUNING IS PROPOSED.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE
- 8. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- 9. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS
- A. TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
- B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES; C. MAKE ALL NECESSARY ADJUSTMENTS:
- D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL
- 3. THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR

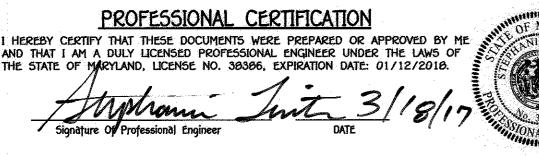
MULTIFLORA ROSE CONTROL NOTE:

PRIOR TO PLANTING ALL MULTIFLORA ROSE WITHIN PLANTING AREAS SHALL BE REMOVED. Removal Of The Multiflora Rose May Be Performed With Mowing And Herbicide Treatments. Physical Removal Of All Top Growth Followed By A Periodic Herbicide Treatment Of Stump Sprouts Is Recommended. Native Tree And Shrub Species Occurring Within The Rose Thickets Should Be Retained Wherever Possible. Herbicide Treatments Shall Occur On Two (2) Month Intervals During The First Growing Seaseon And Once In The Spring And Once In the Fall For Subsequent Years. Herbicide Used Shall Be Made Specifically To Address Woody Plant Material And Shall Be Applied As Per Manufacturers Specifications. Care Should be Taken Not To Spray Planted Trees Or Naturally Occurring Native Tree And Shrub Seedlings. It is Recommended That Initiation Of Rose Removal Begin At Least Six Months Prior To Planting So That New Growth OF Roses is Able To Be More Successfully Managed.

FOREST CONSERVATION WORKSHEET VERSION 1.0

| | 1240.011 | 1 |
|---|---|-------------------|
| | BASIC SITE DATA: | |
| | A. TOTAL TRACT AREA | 2.22 / |
| • | B. AREA WITHIN 100 YEAR FLOODPLAIN | |
| | AREA TO REMAIN IN AGRICULTURAL PRODUCTION | U |
| | C. NET TRACT AREA | 9. 33 / |
| | LAND USE CATEGORY: (from table 3.2.1, page+0, Manual) | |
| | ARA MDR IDA HDR MPD CIA | |
| | X IDK IDK IID ON | |
| | INFORMATION FOR CALCULATIONS: | |
| | D. AFFORESTATION THRESHOLD | 1.28 |
| | E. FOREST CONSERVATION THRESHOLD | 1.71 |
| | EXISTING FOREST COVER: | |
| | ENDING FOREST COVER. | 4.40 |
| | F. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN) | 2.69 |
| | G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD | |
| | BREAK EVEN POINT: | |
| | H. BREAK-EVEN POINT | 2.25 |
| | I. CLEARING PERMITTED WITHOUT MITIGATION | 2.15 |
| | I. CELYCOTA (ECCHICE WILLIAM I TAISON | |
| | PROPOSED FOREST CLEARING: | 100 |
| | • | 2.02 |
| | J. TOTAL AREA OF FOREST TO BE CLEARED= | |
| | K. TOTAL AREA OF FOREST TO BE RETAINED | 2.38 |
| | · | |
| | PLANTING REQUIREMENTS: | A = 4 |
| | L REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD | 0.21 |
| | \mathbf{A} ACKARECTATION FOR CLEARING ASLAW CONSEQUATION THRESHALD \mathbf{A} | |
| | N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD | 0.07 |
| | N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD = P. TOTAL REFORESTATION REQUIRED = Q. TOTAL AFFORESTATION REQUIRED = | <u> </u> |
| | Q. TOTAL AFFORESTATION REQUIRED | |

R. TOTAL REPORESTATION AND AFFORESTATION REQUIRED



TENTATIVELY APPROVED:

DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

DEVELOPER

LAND HOLDINGS LLC CO B. JAMES GREEFIELD 6420 AUTUMN SKY WAY COLUMBIA, MD 21044 443-324-4732

OWNERS CHARLES T LACEY SR KARLOS LACEY CO-TRUSTEES 3536 CHURCH ROAD ELLICOTT CITY, MD 21043-4402

4-11-17

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS nial square office park – 10272 baltimore national pike ELLICOTT CITY, MARYLAND 21042

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS 15

PROHIBITED

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

11" MINIMUM

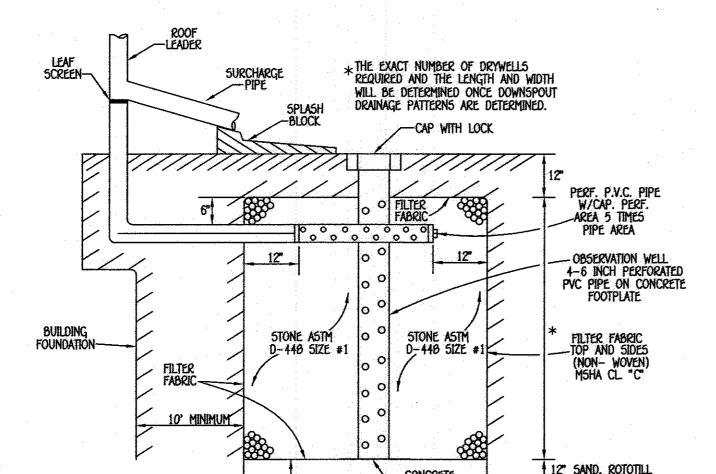
NOTE: THE PROTECTIVE SIGNAGE SHALL BE IN PLACE FOR PERPETUITY.

FOREST CONSERVATION

<u>SIGN DETAIL</u> NOT TO SCALE

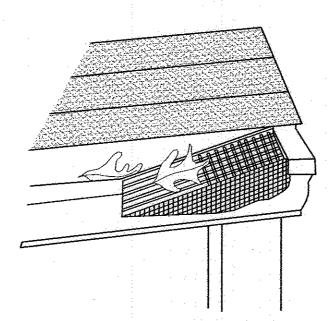
PLANNING BOARD OF HOWARD COUNTY P8 418

Nov. 17, 2016



DRY WELL DETAIL (M-5)

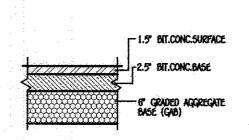
TRENCH MAY NOT BE INSTALLED IN FILL



GUTTER DRAIN FILTER DETAIL NOT TO SCALE

STORMWATER MANAGEMENT NOTES

- 1. 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.
- 2. MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT
- SHALL BE 1,000 SQ. FT. OR LESS. 3. 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.
- 4. FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



P-1 DRIVEWAY PAVING SECTION

Table B.4. Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration

| Material | Specification | Size | Notes |
|---|--|--|---|
| Plantings | see Appendix A; Table A.4 | n/a | plantings are site-specific |
| Planting soil [2' to 4' deep] | loamy sand 60-65% compost 35-40% or sandy loam 30% coarse sand 30% compost 40% | | USDA soil types loamy sand or sandy loam; clay content <5% |
| Organic Content | Min. 10% by dry weight (ASTM D 2974) | | |
| Mulch | shredded hardwood | | aged 6 months, minimum |
| Pea gravel diaphragm | pea gravel: ASTM-D-448 | No. 8 or No. 9 (1/8" to 3/8") | |
| Curtain drain | ornamental stone: washed cobbles | stone: 2" to 5" | |
| Geotextile | | δ\n | PE Type 1 nonwoven |
| Gravel (underdrains and infiltration berms) | AASHTO M-43 | No. 57 or No. Aggregate (3/0" to 3/4") | |
| Underdrain piping | F 750, Type P5 20 or AASHTO M-270 | 4" to 6" rigid schedule 40 PVC or 50R35 | Slotted or perforated pipe; 3/8" pert. \$6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth |
| Poured in place concrete (if required) | MSHA Mix No. 3; f = 3500 psi at 20 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60 | n.a | on-site testing of poured-in-place concrete required: 20 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved 5tate or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the 5tate of Maryland - design to include meeting ACI Code 350.R/09; vertical loading IH-10 or H-201; allowable horizontal loading (based on soil pressures); and analysis of potential cracking |
| Sand . | AA5HTO-M-6 or A5TM-C-33 | 0.02" to 0.04" | Sand substitutions such as Diabase and Graystone (AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand. |

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

- A. THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- B. 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.
- C. THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE
- D. 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. E. THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION

THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA. F. ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED. THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS

| DRY WELL CHART | | | | | | | | | |
|-----------------|--------------------------------|--------------------|--------------------|----------------------|-------|---------------|------|--|--|
| DRYWELL NO. | AREA OF ROOF PER DOWN SPOUT | VOLUME REQUIRED | VOLUME PROVIDED | AREA OF TREATMENT | L | W | D | | |
| LOT 1 (FRONT) | 754 5Q. FT. | 99 C.F. | 200 C.F. | 100%* | 10'x | 10'x | 5' | | |
| LOT 1 (GARAGE) | 474 5Q. FT. | 60 C.F. | 72 C.F. | 100%* | 6' x | 6' x | 5' | | |
| LOT 1 (REAR) | 768 5Q. FT. | 101 C.F. | 286 C.F. | 100%* | 12'x | 12'x | 5' | | |
| LOT 2 (FRONT) | 754 5Q. FT. | 99 C.F. | 128 C.F. | 100%* | 8' x | 8, x | 5' | | |
| LOT 2 (GARAGE) | 474 5Q. FT. | 63 C.F. | 72 C.F. | 100%* | 6' x | 6' x | 5' | | |
| LOT 2 (LT REAR) | 324 5Q. FT. | 43 C.F. | 98 C.F. | 100%* | 7° x | 7' x | 5' | | |
| LOT 2 (RT REAR) | 444 5Q. FT. | 59 C.F. | 72 C.F. | 100%* | 6' x | 6' x | 5' | | |
| LOT 3 (FRONT) | 754 5Q. FT. | 99 C.F. | 200 C.F. | 100%* | 10'x | 10'x | 5' | | |
| LOT 3 (GARAGE) | 474 5Q. FT. | 63 C.F. | 72 C.F. | 100%* | 6' x | 6' x | 5' | | |
| LOT 3 (REAR) | 768 5Q. FT. | 101 C.F. | 240 C.F. | 100%* | 12'x | 10'x | 5' | | |
| LOT 4 (FRONT) | 754 5Q. FT. | 99 C.F. | 392 C.F. | 100%* | 14'x | 14'x | 5' | | |
| LOT 4 (GARAGE) | 474 5Q. FT. | 63 C.F. | 72 C.F. | 100%* | 6' x | 6' x | 5' | | |
| LOT 4 (REAR) | 76ø 5Q. FT. | 101 C.F. | 200 C.F. | 100%* | 10'x | 10'x | 5' | | |
| LOT 5 (FRONT) | 754 5Q. FT. | 99 C.F. | 392 C.F. | 100%* | 14'x | 14'x | 5' | | |
| LOT 5 (GARAGE) | 474 5Q. FT. | 63 C.F. | 72 C.F. | 100%* | 6' x | 6' x | 5' | | |
| LOT 5 (REAR) | 768 5Q. FT. | 101 C.F. | 200 C.F. | 100%* | 10'x | 10'x | 5' | | |
| LOT 6 (FRONT) | 754 5Q. FT. | 99 C.F. | 648 C.F. | 100%* | 18'x | 18'x | 5' | | |
| LOT 6 (GARAGE) | 474 SQ. FT. | 63 C.F. | 72 C.F. | 100%* | 6' x | 6' x | 5' | | |
| LOT 6 (REAR) | 768 5Q. FT. | 101 C.F. | 392 C.F. | 100%* | 14'x | 14'x | 5' | | |
| LOT 7 (FRONT) | 754 5Q. FT. | 99 C.F. | 200 C.F. | 100%* | 10'x | 10'x | 5' | | |
| LOT 7 (GARAGE) | 474 5Q. FT. | 63 C.F. | 72 C.F. | 100%* | 6, x | 6' x | 5' | | |
| LOT 7 (REAR) | 768 SQ. FT. | 101 C.F. | 640 C.F. | 100%* | 18'x | 18'x | 5' | | |
| LOT & (FRONT) | 840 SQ. FT. | 111 C.F. | 280 C.F. | 100%* | 14'x | 10'x | 5' | | |
| LOT & (GARAGE) | 474 5Q. FT. | 63 C.F. | 72 C.F. | 100%* | 6' x | 6, x | 5' | | |
| LOT & (REAR) | 812 5Q. FT. | 107 C.F. | 392 C.F. | 100%* | 14'x | 1 4 ′x | 5' | | |
| LOT 9 (FRONT) | 975 SQ. FT. | 115 C.F. | 240 C.F. | 100%* | 12'x | 10'x | 5' | | |
| LOT 9 (REAR) | 840 5Q. FT. | 111 C.F. | 392 C.F. | 100%* | 14'x | 14'x | 5' | | |
| LOT 10 (FRONT) | 875 SQ. FT. | 115 C.F. | 392 C.F. | 100%* | 14'x | 14'x | 5' | | |
| LOT 10 (REAR) | 840 5Q. FT. | 111 C.F. | 392 C.F. | 100%* | 14'x | 14'x | 5' | | |
| LOT 11 (FRONT) | 675 SQ. FT. | 115 C.F. | 392 C.F. | 100%* | 14'x | 14'x | 5' | | |
| LOT 11 (REAR) | 840 SQ. FT. | 111 C.F. | 392 C.F. | 100%* | | 14'x | _ | | |
| LOT 12 (FRONT) | 754 5Q. FT. | 99 C.F. | 392 C.F. | 100%* | 14'x | 14'x | 5' | | |
| LOT 12 (GARAGE) | 474 5Q. FT. | 63 C.F. | 71 C.F. | 100%* | 6.3'x | 6.3'x | 4.5' | | |
| LOT 12 (REAR) | 768 5Q. FT. | 101 C.F. | 392 C.F. | 100%* | | 14'x | | | |
| LOT 13 (FRONT) | 754 5Q. FT. | 99 C.F. | 200 C.F. | 100%* | 10'x | 10'x | 5' | | |
| LOT 13 (GARAGE) | 474 5Q. FT. | 63 C.F. | 72 C.F. | 100%* | 6' x | 6' x | 5' | | |
| LOT 13 (REAR) | 768 5Q. FT. | 101 C.F. | 336 C.F. | 100%* | 14'x | 12'x | 5' | | |

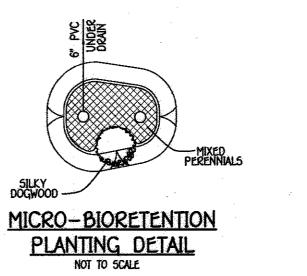
* AREA OF TREATMENT EXCEEDS THAT REQUIRED.

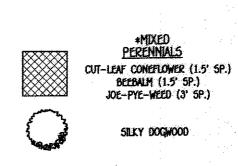
OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. 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. B. 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 BEYOND treatment, replace dead plant material with acceptable replacement plant material... Treat
- DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRES. C. 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. D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

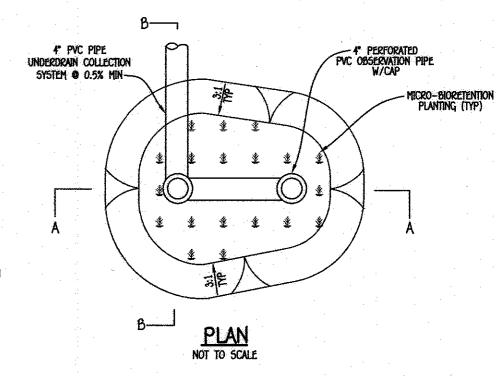
1,1,1, #,1,1,1, OUTFLOW 6"/9" #57 STONE --(3/8" OR LARGER) (3/8" OR LARGER) SECTION A-A SECTION B-B

MICRO-BIORETENTION DETAIL (M-6)



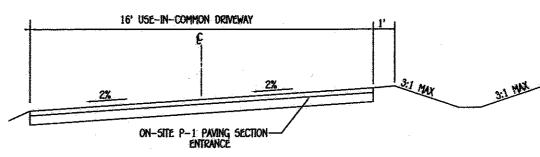


* SEE PLANT MATERIAL CHARTS FOR QUANTITIES AND SPACING AT LEAST 50% OF THE SURFACE AREA OF THE MICRO-BIORETENTIO

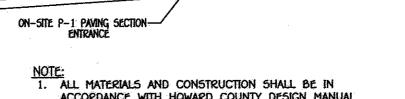


| | | MICI | CU - | DIUK | LIL | VIIU | H | | |
|------------------------|--------|--------|-------------|--------|--------|--------|--------|--------|--------|
| BIORETENTION FILTER | A | В | С | D | E | F | G | Н | I |
| 1 | 356.00 | 356.00 | 355.00 | 354.75 | 352.75 | 352.50 | 352.17 | 351.00 | 352.00 |
| 2 | 343.70 | 343.70 | 342.70 | 342.45 | 340.45 | 340.20 | 339.67 | 339.70 | 339.70 |

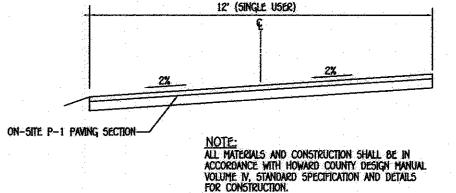
| MICRO-BIORETENTION PLANT MATERIAL | | | | | | | | | | |
|-----------------------------------|-------------------------|-------------------------|---------------------|------------------------------------|--|--|--|--|--|--|
| MICRO-BIO 1 QUANTITY | MICRO-BIO 2 QUANTITY | MICRO-BIO 3 QUANTITY | NAME | MAXIMUM SPACING (FT.) | | | | | | |
| 35 | 35 35 | | MIXED PERENNIALS | 1.5 TO 3.0 FT. | | | | | | |
| 1 | 1 | 1 | SILKY DOGWOOD | PLANT AWAY FROM INFLOW LOCATION | | | | | | |



UTILIZED FOR TREATMENT CREDIT.



ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR 2. SWALES ARE FOR CONVEYANCE OF RUNOFF AND NOT



16' USE-IN-COMMON DRIVEWAY CROSS SLOPE SECTION

TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION

| SCHEDULE A - PERIMETER LANDSCAPE EDGE | | | | | | | | | |
|---|------------------------|---|------------------------|---|--------------------------------------|------------------------------------|-------------------------------------|------------------------------------|---------------|
| PERIMETER | 1 | 2 | 3 | 4. | 5 | 6 | 7 | 8 | TOTAL |
| CATEGORY | ADJACENT TO ROADWAY | ADJACENT TO ROADWAY | ADJACENT TO ROADWAY | ADJACENT TO PERIMETER PROPERTIES | ADJACENT TO PERIMETER PROPERTIES | ADJACENT TO PERIMETER PROPERTIES | ADJACENT TO PERIMETER PROPERTIES | ADJACENT TO PERIMETER PROPERTIES | |
| LANDSCAPE TYPE | N/A (FRONT) | B (SIDE TO ROAD) | N/A (FRONT) | A | Α | A | Α | Α | |
| LINEAR FEET OF PERIMETER | 300 LF. | 84 LF. | 374 L.F. | 608 L.F. | 217 L.F. | 30 L.F. | 424 LF. | 390 LF. | |
| CREDIT FOR EXISTING TREES (YES/NO, LENGTH) | N/A | N/A | N/A | YES, 526 LF. (82 LF. REMAINING) | YE5, 200 L.F. (17 L.F. REMAINING) | YES, 30 L.F. (0 L.F. REMAINING) | YES, 424 L.F. (0 L.F. REMAINING) | YES, 66 LF. (324 LF. REMAINING) | |
| NUMBER OF PLANTS REQUIRED SHADE TREES/EVERGREENS | 0 | 2/2 (04'/50' = 1.7 OR 2) (84'/40' = 2.1 OR 2) | 0 | $(82^{\circ}/60^{\circ} = 1.4 \text{ OR } 1)$ | | 0 | 0 | (324'/60' = 5.4 OR 5) | 9 2 |
| CREDIT FOR EXISTING VEGETATION SHADE TREES SMALL/MEDIUM DECIDUOUS TREES/ EVERGREENS SHRUBS | 0 | 1 0 | 0 | 0 0 | 0 0 | 0 0 | 0 0 | 0 0 | 1 0 |
| NUMBER OF PLANTS PROVIDED SHADE TREES SMALL/MEDIUM DECIDUOUS TREES/ EVERGREENS SHRUBS | 1 12 | O 4 | 2 6 | 1 0 | 0 | 0 0 | 0 | 6 0 | 10 22 7 |

NOTE: CREDIT ALONG PERIMETER 2 IS FOR ONE (1) EXISTING 41" ENGLISH WALNUT.

| STREET TREE PLANT LIST | | | | |
|------------------------|-----|--|------------------------------------|--|
| QTY. | KEY | NAME | SIZE | |
| 9 | | ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE) | 2.5" - 3" CAL FULL CROWN 8&8 | |
| 9 | | QUERCUS PALUSTRIS (PIN OAK) | 2.5"-3" CAL FULL CROWN B&B | |

| LANDSCAPING PLANT LIST | | | | | |
|------------------------|---------------|---|------------------------------------|--|--|
| QTY. | KEY | NAME | 5IZE | | |
| 4. | | ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE) | 2.5"-3" CAL. FULL CROWN, B&B | | |
| 6 | \odot | QUERCUS PALUSTRIS (PIN OAK) | 2.5"-3" CAL FULL CROWN, B&B | | |
| 9 | ** | ILEX 'NELLIE R. STEVENS' (NELLIE R. STEVENS HOLLY) | 5' - 6' HT. B&B | | |
| 13 | Market Market | JUNIPERUS VIRGINIANA (EASTERN RED CEDAR) | 5' - 6' HT. B&B | | |

TOTAL: 10 SHADE TREES, 22 EVERGREENS

PRELIMINARY LANDSCAPE, FOREST CONSERVATION & STORMWATER MANAGEMENT DETAILS & NOTES LACEY PROPERTY

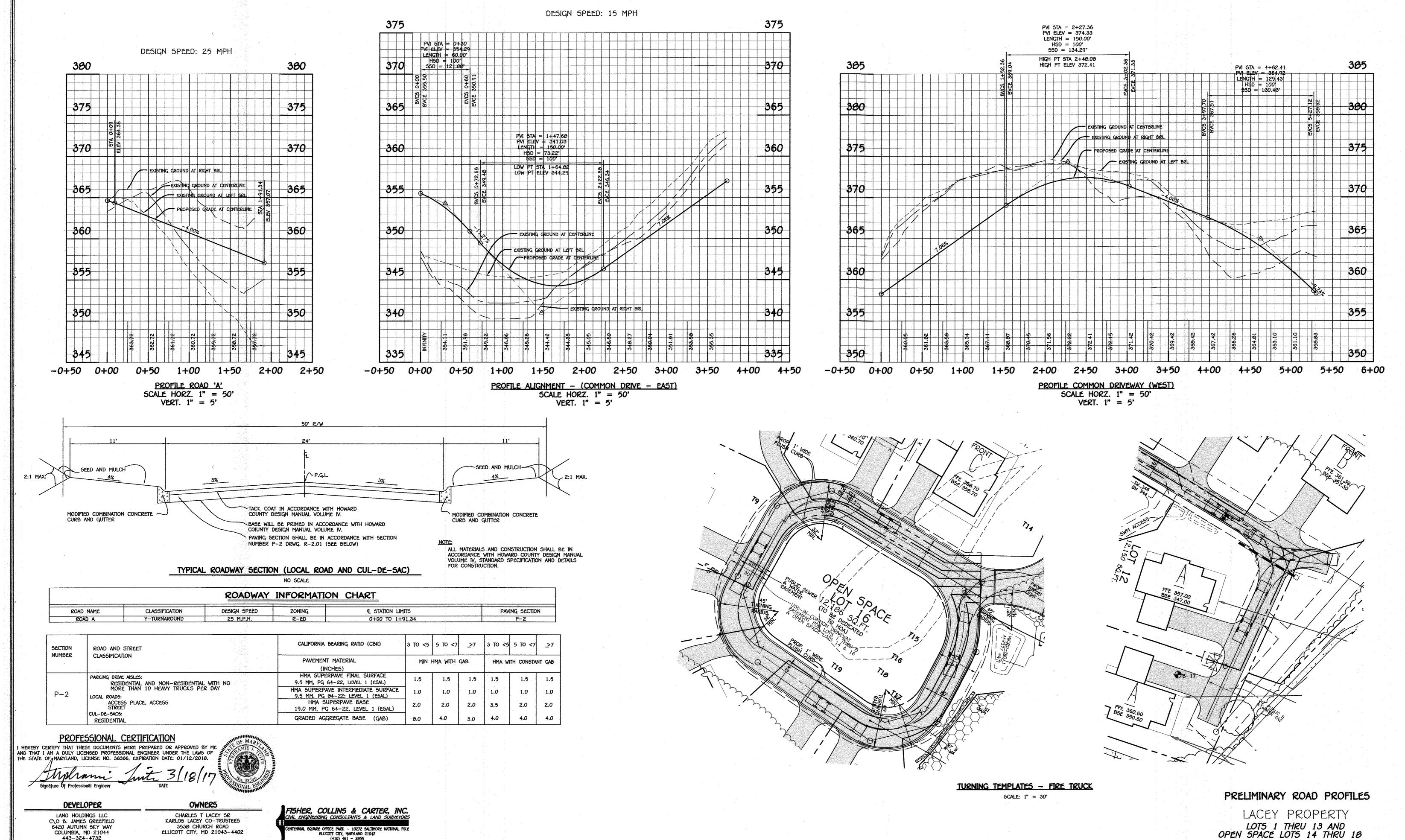
LOTS 1 THRU 13 AND OPEN SPACE LOTS 14 THRU 18

ZONED R-ED TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO: 13 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: MARCH, 2017

SHEET 6 OF 8

5P-15-013



6420 AUTUMN SKY WAY

COLUMBIA, MD 21044

443-324-4732

TENTATIVELY APPROVED:

DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

3530 CHURCH ROAD

ELLICOTT CITY, MD 21043-4402

ELLICOTT CITY, MARYLAND 21042

PLANNING BOARD OF HOWARD COUNTY PB418

Nov. 17 , 2016

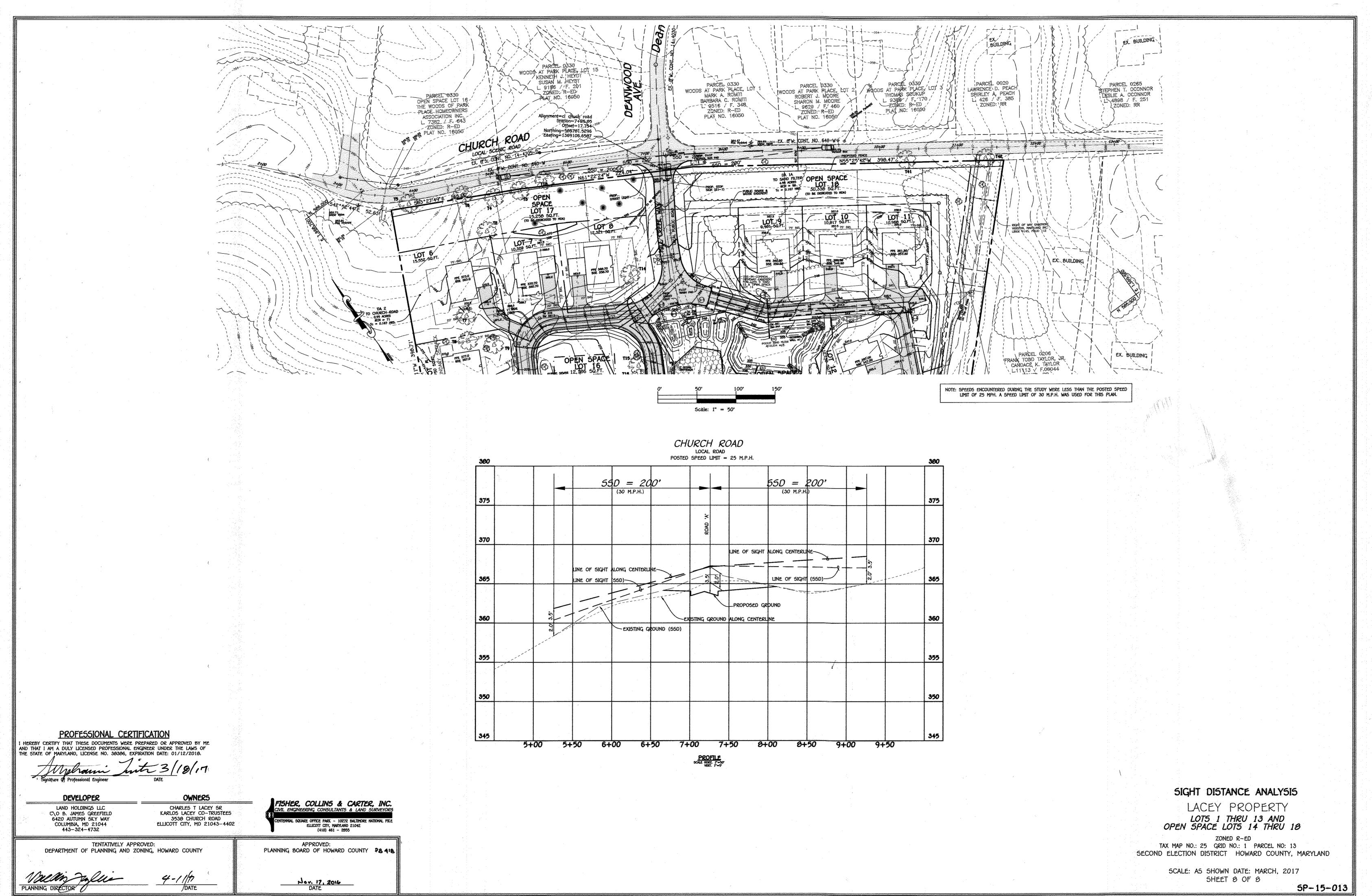
DATE

5P-15-013

TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO: 13

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: MARCH, 2017 SHEET 7 OF 8



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