

SHEET INDEX	
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SOILS LEGEND			
SOIL	NAME	CLASS	'K' VALUE
GgB	Glenelg loam, 3 to 8 percent slopes	B	0.20
GgC	Glenelg loam, 8 to 15 percent slopes	B	0.20
GmC	Glenville silt loam, 0 to 15 percent slopes	C	0.37
LaB	Lagore silt loam, 3 to 8 percent slopes	C	0.02
LeB	Lagore silt loam, 3 to 8 percent slopes, stony	C	0.02
Ld	Lagore-Reley gravelly loams, 15 to 25 percent slopes, very stony	B/C	0.02
MaD	Manor loam, 15 to 25 percent slopes	B	0.24
McC	Manor-channery loam, 0 to 15 percent slopes	B	
MfF	Manor-brinklow complex, 25 to 65 percent slopes, very rocky	B	0.24

Minimum Lot Size Chart			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	63,393 Sq.Ft.	3,819 Sq.Ft.	59,574 Sq.Ft.
5	50,335 Sq.Ft.	963 Sq.Ft.	49,372 Sq.Ft.
6	51,921 Sq.Ft.	1,950 Sq.Ft.	49,971 Sq.Ft.
7	52,082 Sq.Ft.	2,137 Sq.Ft.	49,945 Sq.Ft.
8	50,556 Sq.Ft.	1,109 Sq.Ft.	49,447 Sq.Ft.
9	50,116 Sq.Ft.	490 Sq.Ft.	49,626 Sq.Ft.

STREET SIGN CHART				
STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
ROAD 'A'	0+26.92	21.2' L	STOP	R1-1

DENSITY TABULATION

A. TRACT AREA = 36.13 AC.*
 B. FLOODPLAIN AREA = 0.00 AC.*
 C. STEEP SLOPES AREA = 0.99 AC.*
 D. NET TRACT AREA = 35.14 AC.*
 (36.13 AC. - 0.99 AC.)
 E. DENSITY ALLOWED BY A MATTER OF RIGHT: 35.14 ACRES X 1 DWELLING UNIT/4.25 ACRES = 8 SINGLE FAMILY DETACHED UNITS
 F. DENSITY ALLOWED WITH DENSITY EXCHANGE OPTION: 35.14 ACRES X 1 DWELLING UNIT/2 ACRES = 17 SINGLE FAMILY DETACHED UNITS
 G. TOTAL NUMBER OF DWELLING UNITS = 11 UNITS
 (10 CLUSTER LOTS + 1 BUILDABLE PRESERVATION PARCEL)
 H. DEVELOPMENT RIGHTS WILL BE TRANSFERRED TO THIS SUBDIVISION PURSUANT TO THE DENSITY TRANSFER PROVISION OF SECTION 106.0 OF THE ZONING REGULATIONS FOR THIS PROPERTY'S UNDERLYING RR ZONING DISTRICT

GENERAL NOTES:

- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL AND FIELD VERIFIED BY FISHER, COLLINS & CARTER, INC.
- ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
- THIS SUBDIVISION IS WITHIN THE GROWTH TIER III AREA, BUT NOT AFFECTED BY SB-236 (SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT).
- WELL AND SEPTIC CONTRACT PLAN FOR THE SHARED SYSTEM MUST BE SIGNED AND APPROVED PRIOR TO HEALTH SIGNATURE OF THE FINAL RECORD PLAT.
- LOT YIELD AND BEDROOM COUNTS ARE SUBJECT TO REVIEW BY MARYLAND DEPARTMENT OF THE ENVIRONMENT, BUREAU OF UTILITIES, AND THE HOWARD COUNTY HEALTH DEPARTMENT WHEN THE WATER AND SEWER CONTRACT PLANS WITH THE SHARED SEWERAGE DISPOSAL SYSTEM ARE SUBMITTED.
- APPROVAL OF THIS PERC CERTIFICATION PLAN DOES NOT GUARANTEE THAT THE SEWAGE DISPOSAL AREA ESTABLISHED WILL BE SUFFICIENT FOR A PROPOSED HOUSE. A SYSTEM DESIGN PLAN SHOWING 3 SYSTEMS FITTING IN THE AREA BASED ON THE PROPOSED NUMBER OF BEDROOMS MUST BE APPROVED BY THE HEALTH DEPARTMENT BEFORE HEALTH APPROVAL OF A BUILDING PERMIT. IF 3 SYSTEMS DO NOT FIT, THE AREA MAY NEED TO BE REVISED OR THE PROPOSED NUMBER OF BEDROOMS REDUCED.
- DETAILS OF SHARED SYSTEM DESIGN INCLUDING LOT YIELD WILL BE SHOWN ON WELL AND SEPTIC CONTRACT PLAN TO BE APPROVED BEFORE HEALTH SIGNATURE OF THE FINAL PLAT.
- A NITROGEN BALANCE STUDY SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO SUBMISSION OF THE SEWER CONTRACT AND IF THE STUDY DOES NOT INDICATE SUFFICIENT NITROGEN DILUTION, PRE-TREATMENT UTILIZING AN INDIVIDUAL ENGINEERED BAT UNIT SHALL BE INSTALLED ON THE SHARED SYSTEM WITH DETAILS SHOWN ON THE SEWER CONTRACT.
- HDE HAS APPROVED A VARIANCE TO ALLOW SDOs ON LOTS PPA, 2 AND 10 TO BE UPGRADE OF DIEHL PROP LOT 2 AND LOTS 10 & 9 OF THIS SUBDIVISION RESPECTIVELY. SUBJECT TO THE FOLLOWING CONDITIONS: 1) SDOs ON LOTS PPA, 2 & 10 MUST UTILIZE BAT TREATMENT UNITS AND LPO DRAINFIELD AND 6 FOOT MAX TRENCH BOTTOM DEPTH, STEEL CASING TO 50' OR 10' INTO BEDROCK WHICHEVER IS DEEPER ON THE WELLS. 2) WELLS ON LOTS 9 & 10 MUST HAVE STEEL CASING EXTENDING 50 FT OR 10 FT INTO COMPETENT BEDROCK WHICHEVER IS DEEPER.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, FOR BUILDABLE PRESERVATION PARCEL 'A', LOTS 1, 2, 3 AND 10 AND SHARED SEPTIC SYSTEM LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'C' FOR LOTS 4 THRU 9 HOWARD COUNTY HEALTH DEPARTMENT.

Maura Rogerson
 COUNTY HEALTH OFFICER

10/11/2019
 DATE

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valdis J. J. [Signature]
 PLANNING DIRECTOR

10-16-19
 DATE

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

7/25/19
 DATE

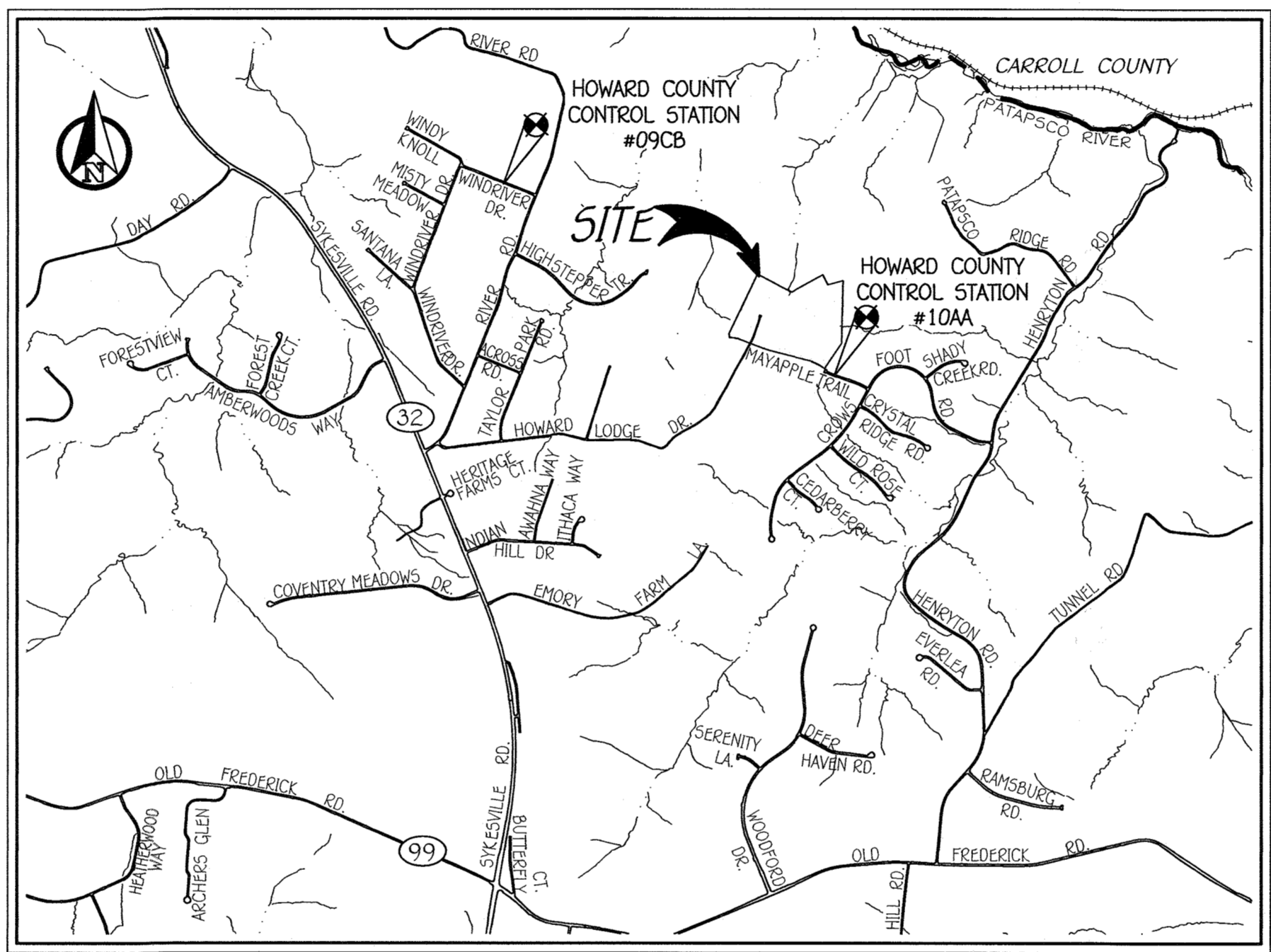
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2895

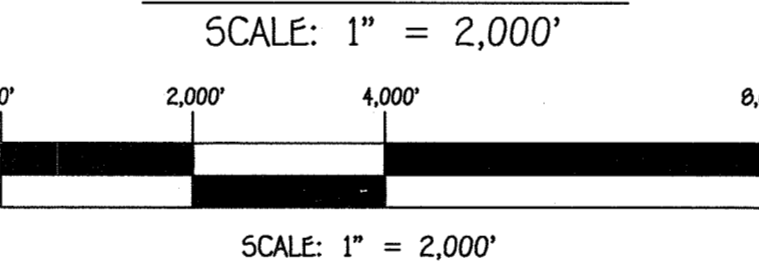
PRELIMINARY EQUIVALENT SKETCH PLAN BRICKELL PROPERTY

LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCELS 'B' 'C' 'D' AND 'E' RR-DEO (RURAL RESIDENTIAL: DENSITY EXCHANGE OPTION)

**TAX MAP No. 9 GRID No. 6, PARCEL 254
 TAX MAP No. 10 GRID No. 1, PARCEL 274**



VICINITY MAP



USE PROJECTIONS

PROPERTIES SERVED	6
BEDROOMS PER PROPERTY	5
FLOW PER BEDROOM (GPD)	150
MDF (GPD)	4,500
ADF (GPD)	2,250
SETTING TANK VOLUME REQUIRED (GAL)	9,000

NOTES:
 CALCULATED VALUES IN ITALICS
 ADF = AVERAGE DAILY FLOW
 MDF = MAXIMUM DAILY FLOW
 UNIT RATES FROM HOWARD COUNTY WELL AND SEPTIC MEMO NOV 2014

USE PROJECTIONS



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. 21476, EXPIRATION DATE: 7/14/21.

Frank Manlansan
 FRANK MANLANSAN, L.S.

8/27/19
 Date

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X 362.2	SPOT ELEVATION
(W)	DENOTES PROPOSED WELL
(W)	DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE
(Hatched)	DENOTES EXISTING FOREST TO BE REMOVED
(Hatched)	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	EXISTING TREE LINE
---	DRAINAGE DIVIDE
(Drywell)	DRYWELL (M-5)-TYPICAL
(Soil Lines)	SOIL LINES AND TYPES
(Bio)	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
(Proposed Roof Leader)	PROPOSED ROOF LEADER
(Trees to be removed)	DENOTES EXISTING TREES TO BE REMOVED
(Trees to remain)	DENOTES EXISTING TREES TO REMAIN
(Slopes)	DENOTES 15%-24.9% SLOPES
(Slopes)	DENOTES 25% AND GREATER SLOPE
(Failed Perc)	DENOTES FAILED PERC
(Passed Perc)	DENOTES PASSED PERC
(Proposed Septic Field)	PROPOSED SEPTIC FIELD
(Existing Septic Field)	EXISTING SEPTIC FIELD
(Forest Conservation Easement)	FOREST CONSERVATION EASEMENT
(Erodible Soils)	ERODIBLE SOILS
(Reforestation Planting)	REFORESTATION PLANTING

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

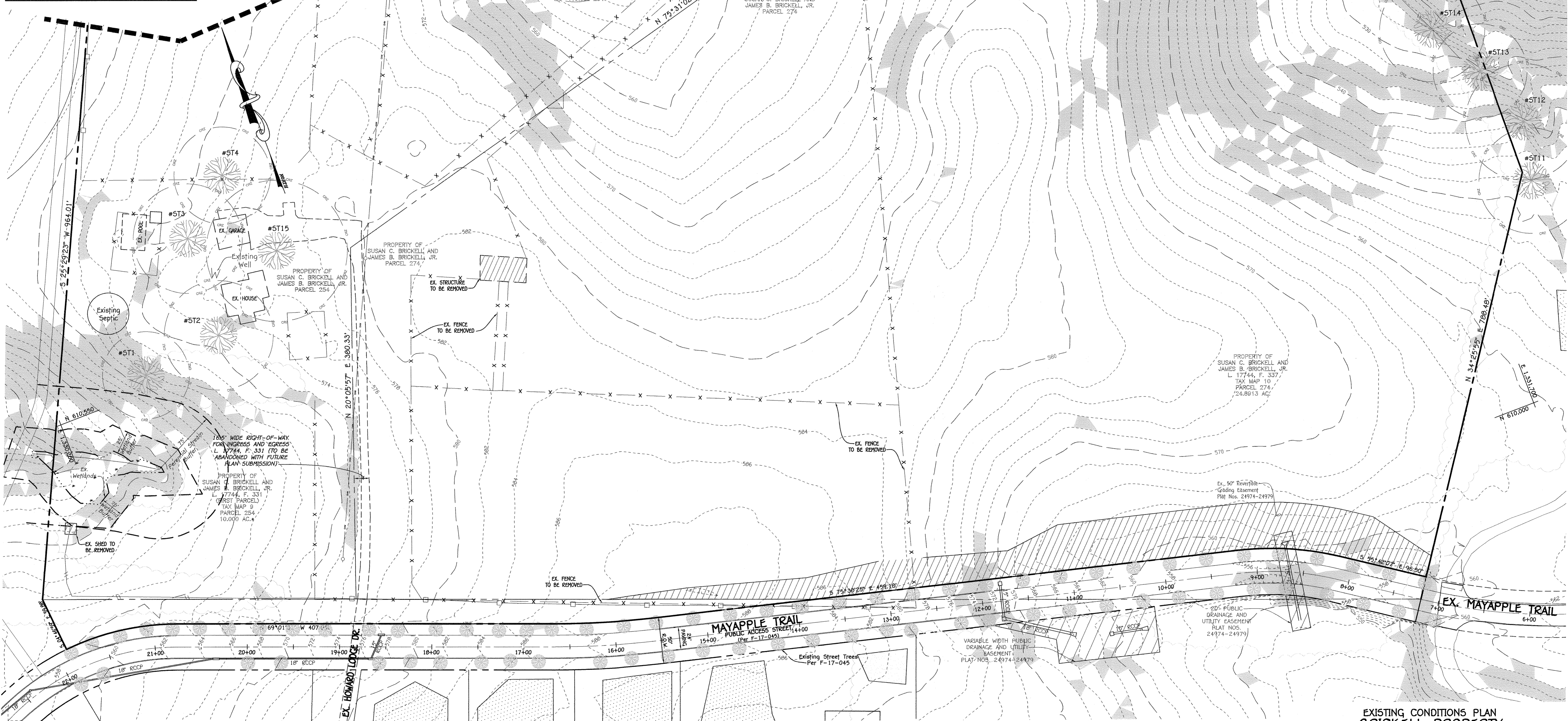
Total Number of Lots/Units Proposed	10
Number of MIHU Required	1
Number of MIHU Provided Onsite (except from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	0
MIHU Fee-in-Lieu (Indicate lot/unit numbers)	*

*See General Note #4

GENERAL NOTES

- PROPERTY ZONED RR-DEO PER 10/6/13 COMPREHENSIVE ZONING PLAN.
- AREA TABULATION:
 A. TOTAL TRACT AREA = 36.13 AC*
 B. AREA OF PROPOSED ROAD R/W = 0.59 AC*
 C. AREA OF PROPOSED BUILDABLE LOTS = 12.53 AC*
 D. AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
 E. AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
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 ET. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
 EU. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
 EV. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
 EV. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
 EW. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
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 EY. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
 EZ. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
 FA. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
 FB. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
 FC. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
 FD. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
 FE. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
 FF. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
 FG. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
 FH. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
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 FJ. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
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 FR. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
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 FU. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
 FV. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
 FV. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
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 GB. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
 GC. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
 GD. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
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 GF. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
 GG. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
 GH. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
 GI. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
 GJ. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
 GK. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
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 GN. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
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 GP. TOTAL AREA OF PROPOSED NON-BUILDABLE PRESERVATION PARCELS 'B', 'C', 'D', & 'E' = 18.77 AC*
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 GR. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL 'A' = 4.24 AC*
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 GV. TOTAL AREA OF PROPOSED ROAD R/W = 0.59 AC*
 GW. TOTAL AREA OF PROPOSED BUILDABLE PRESERVATION PARCEL '

LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL	□	DRYWELL (M-5)-TYPICAL	▨	DENOTES 15%-24.9% SLOPES
---	EXISTING CONTOUR 10' INTERVAL	○	SOIL LINES AND TYPES	▩	DENOTES 25% AND GREATER SLOPE
---	PROPOSED CONTOUR 10' INTERVAL	○	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED	○	DENOTES FAILED PERC
---	PROPOSED CONTOUR 2' INTERVAL	○	PROPOSED ROOF LEADER	○	DENOTES PASSED PERC
x362.2	SPOT ELEVATION	○	DENOTES EXISTING TREES TO BE REMOVED	▨	PROPOSED SEPTIC FIELD
○	DENOTES PROPOSED WELL	○	DENOTES EXISTING TREES TO REMAIN	▨	EXISTING SEPTIC FIELD
○	DENOTES 1500 SQ.FT. ALTERNATE WELL SITE	▨	REFORESTATION PLANTING		
▨	DENOTES EXISTING FOREST TO BE REMOVED				
---	LIMIT OF DISTURBANCE				
---	SSF SUPER SILT FENCE				
---	SF SILT FENCE				
---	EXISTING TREE LINE				
---	DRAINAGE DIVIDE				



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Naldin J. Miller 10/10/19
PLANNING DIRECTOR DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, FOR BUILDABLE PRESERVATION PARCEL 'A', LOTS 1, 2, 3 AND 10 AND SHARED SEPTIC SYSTEM LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'C' FOR LOTS 4 THRU 9 HOWARD COUNTY HEALTH DEPARTMENT.

William M. ... 10/14/2019
COUNTY HEALTH OFFICER DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

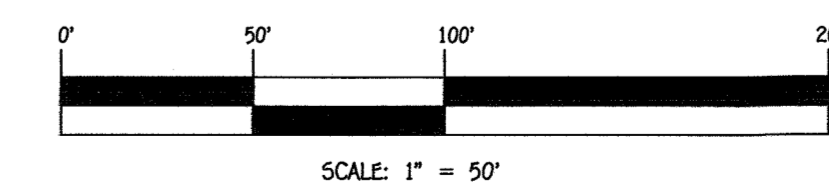
DATE: 7/25/19



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. 21476, EXPIRATION DATE: 7/14/21.

Frank Manalansan II 8/22/19
DATE



EXISTING CONDITIONS PLAN
BRICKELL PROPERTY

LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B', 'C', 'D', AND 'E'

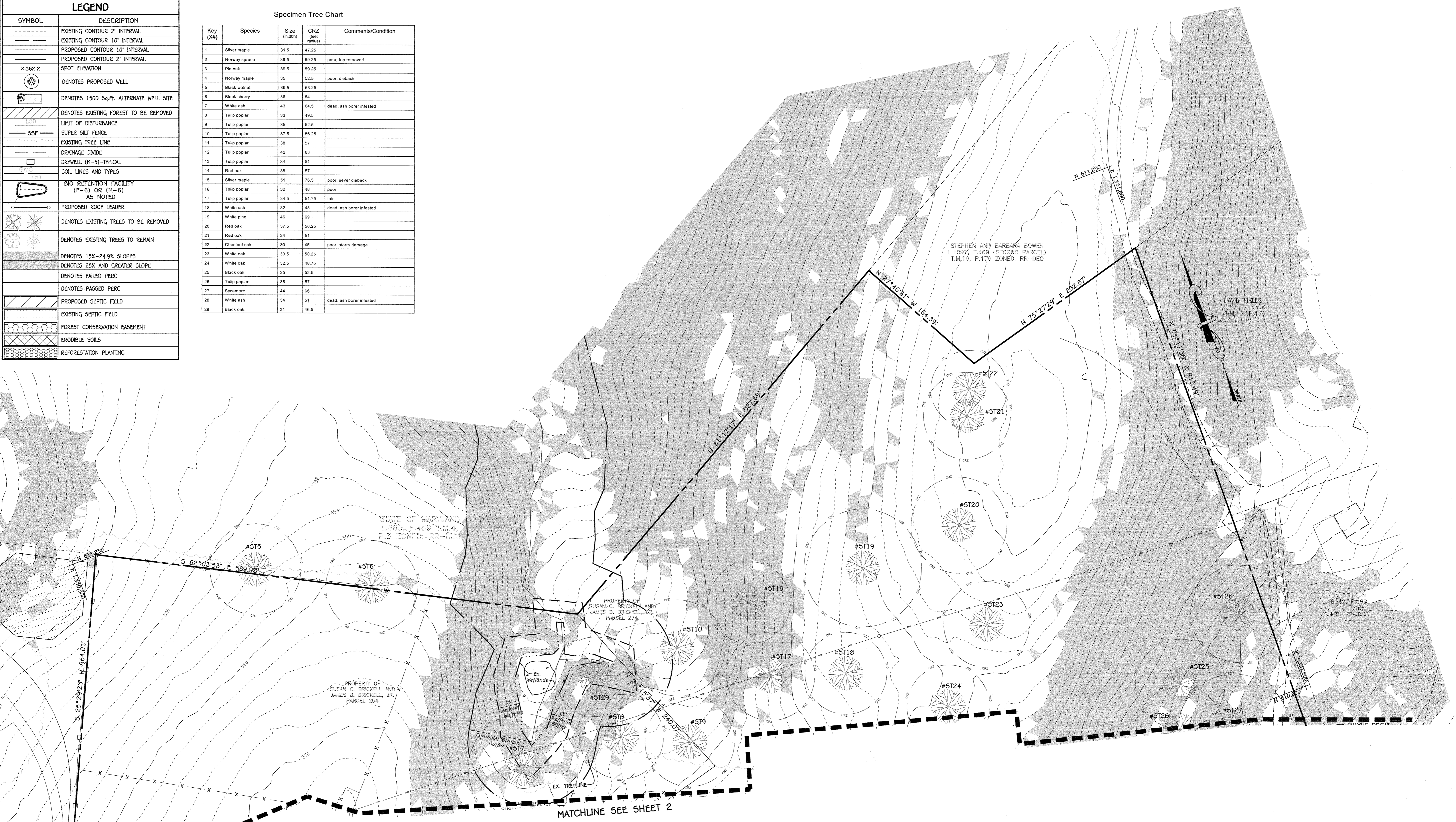
PREVIOUS HOWARD COUNTY FILES: ECP-19-021
TAX MAP NO.: 9 GRID NO.: 6 PARCEL NO.: 254
TAX MAP NO.: 10 GRID NO.: 1 PARCEL NO.: 274
ZONED RR-DEO

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2019
REVISED DATE: AUGUST, 2019
SHEET 2 OF 8

OWNER/DEVELOPER
JAMES AND SUSAN BRICKELL
12201 HOWARD LODGE DRIVE
SYKESVILLE, MD 21784-5404

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
X362.2	SPOT ELEVATION
W	DENOTES PROPOSED WELL
W	DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE
---	DENOTES EXISTING FOREST TO BE REMOVED
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	EXISTING TREE LINE
---	DRAINAGE DIVIDE
---	DRYWELL (M-5)-TYPICAL
---	SOIL LINES AND TYPES
---	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED ROOF LEADER
X	DENOTES EXISTING TREES TO BE REMOVED
○	DENOTES EXISTING TREES TO REMAIN
---	DENOTES 15%-24.9% SLOPES
---	DENOTES 25% AND GREATER SLOPE
---	DENOTES FAILED PERC
---	DENOTES PASSED PERC
---	PROPOSED SEPTIC FIELD
---	EXISTING SEPTIC FIELD
---	FOREST CONSERVATION EASEMENT
---	ERODIBLE SOILS
---	REFORESTATION PLANTING

Specimen Tree Chart				
Key (X#)	Species	Size (in.dia)	CRZ (feet radius)	Comments/Condition
1	Silver maple	31.5	47.25	
2	Norway spruce	39.5	59.25	poor, top removed
3	Pin oak	39.5	59.25	
4	Norway maple	35	52.5	poor, dieback
5	Black walnut	35.5	53.25	
6	Black cherry	36	54	
7	White ash	43	64.5	dead, ash borer infested
8	Tulip poplar	33	49.5	
9	Tulip poplar	35	52.5	
10	Tulip poplar	37.5	56.25	
11	Tulip poplar	38	57	
12	Tulip poplar	42	63	
13	Tulip poplar	34	51	
14	Red oak	38	57	
15	Silver maple	51	76.5	poor, sever dieback
16	Tulip poplar	32	48	poor
17	Tulip poplar	34.5	51.75	fair
18	White ash	32	48	dead, ash borer infested
19	White pine	46	69	
20	Red oak	37.5	56.25	
21	Red oak	34	51	
22	Chestnut oak	30	45	poor, storm damage
23	White oak	33.5	50.25	
24	White oak	32.5	48.75	
25	Black oak	35	52.5	
26	Tulip poplar	38	57	
27	Sycamore	44	66	
28	White ash	34	51	dead, ash borer infested
29	Black oak	31	46.5	



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, FOR BUILDABLE PRESERVATION PARCEL 'A', LOTS 1, 2, 3 AND 10 AND SHARED SEPTIC SYSTEM LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'C' FOR LOTS 4 THRU 9 HOWARD COUNTY HEALTH DEPARTMENT.

William M. Roman
COUNTY HEALTH OFFICER 3/12

10/12/19
DATE

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valerie J. [Signature]
PLANNING DIRECTOR

10-16-19
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

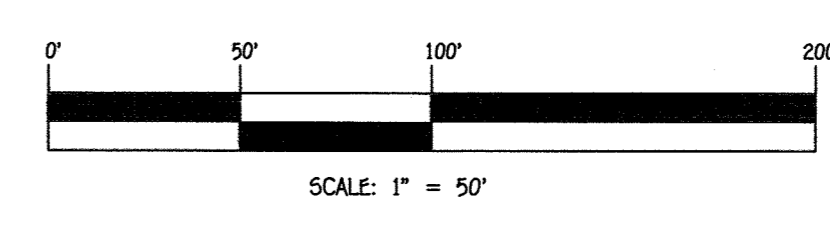
DATE: 7/25/19



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Frank Manalansan, II
FRANK MANALANSAN, II
DATE: 8/22/19



EXISTING CONDITIONS PLAN
BRICKELL PROPERTY

LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B', 'C', 'D', AND 'E'

PREVIOUS HOWARD COUNTY FILES: ECP-19-021
TAX MAP NO.: 9 GRID NO.: 6 PARCEL NO.: 254
TAX MAP NO.: 10 GRID NO.: 1 PARCEL NO.: 274
ZONED RR-DEO

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2019
REVISED DATE: AUGUST, 2019
SHEET 3 OF 8

OWNER/DEVELOPER
JAMES AND SUSAN BRICKELL
12201 HOWARD LODGE DRIVE
SYKESVILLE, MD 21784-5404

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2899

LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING CONTOUR 2' INTERVAL		DRYWELL (M-5)-TYPICAL		DENOTES 15%-24.9% SLOPES
	EXISTING CONTOUR 10' INTERVAL		SOIL LINES AND TYPES		DENOTES 25% AND GREATER SLOPE
	PROPOSED CONTOUR 10' INTERVAL		BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED		DENOTES FAILED PERC
	PROPOSED CONTOUR 2' INTERVAL		PROPOSED SEPTIC FIELD		DENOTES PASSED PERC
X 362.2	SPOT ELEVATION		DENOTES EXISTING TREES TO BE REMOVED		DENOTES EXISTING TREES TO REMAIN
	DENOTES PROPOSED WELL		DENOTES EXISTING TREES TO REMAIN		DENOTES EXISTING TREES TO REMAIN
	DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE		DENOTES EXISTING TREES TO REMAIN		DENOTES EXISTING TREES TO REMAIN
	DENOTES EXISTING FOREST TO BE REMOVED		DENOTES EXISTING TREES TO REMAIN		DENOTES EXISTING TREES TO REMAIN
	LIMIT OF DISTURBANCE		DENOTES EXISTING TREES TO REMAIN		DENOTES EXISTING TREES TO REMAIN
	SSF SUPER SILT FENCE		DENOTES EXISTING TREES TO REMAIN		DENOTES EXISTING TREES TO REMAIN
	SF SILT FENCE		DENOTES EXISTING TREES TO REMAIN		DENOTES EXISTING TREES TO REMAIN
	EXISTING TREE LINE		DENOTES EXISTING TREES TO REMAIN		DENOTES EXISTING TREES TO REMAIN
	DRAINAGE DIVIDE		DENOTES EXISTING TREES TO REMAIN		DENOTES EXISTING TREES TO REMAIN



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valley
PLANNING DIRECTOR

10-10-19
DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, FOR BUILDABLE PRESERVATION PARCEL 'A', LOTS 1, 2, 3 AND 10 AND SHARED SEPTIC SYSTEM LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'C' FOR LOTS 4 THRU 9 HOWARD COUNTY HEALTH DEPARTMENT.

Frank Manalansan
COUNTY HEALTH OFFICER

10/11/2019
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

7/25/19
DATE

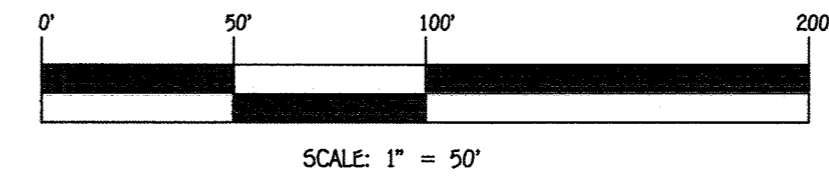


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Frank Manalansan, II
FRANK MANALANSAN, II
8/22/19
Date

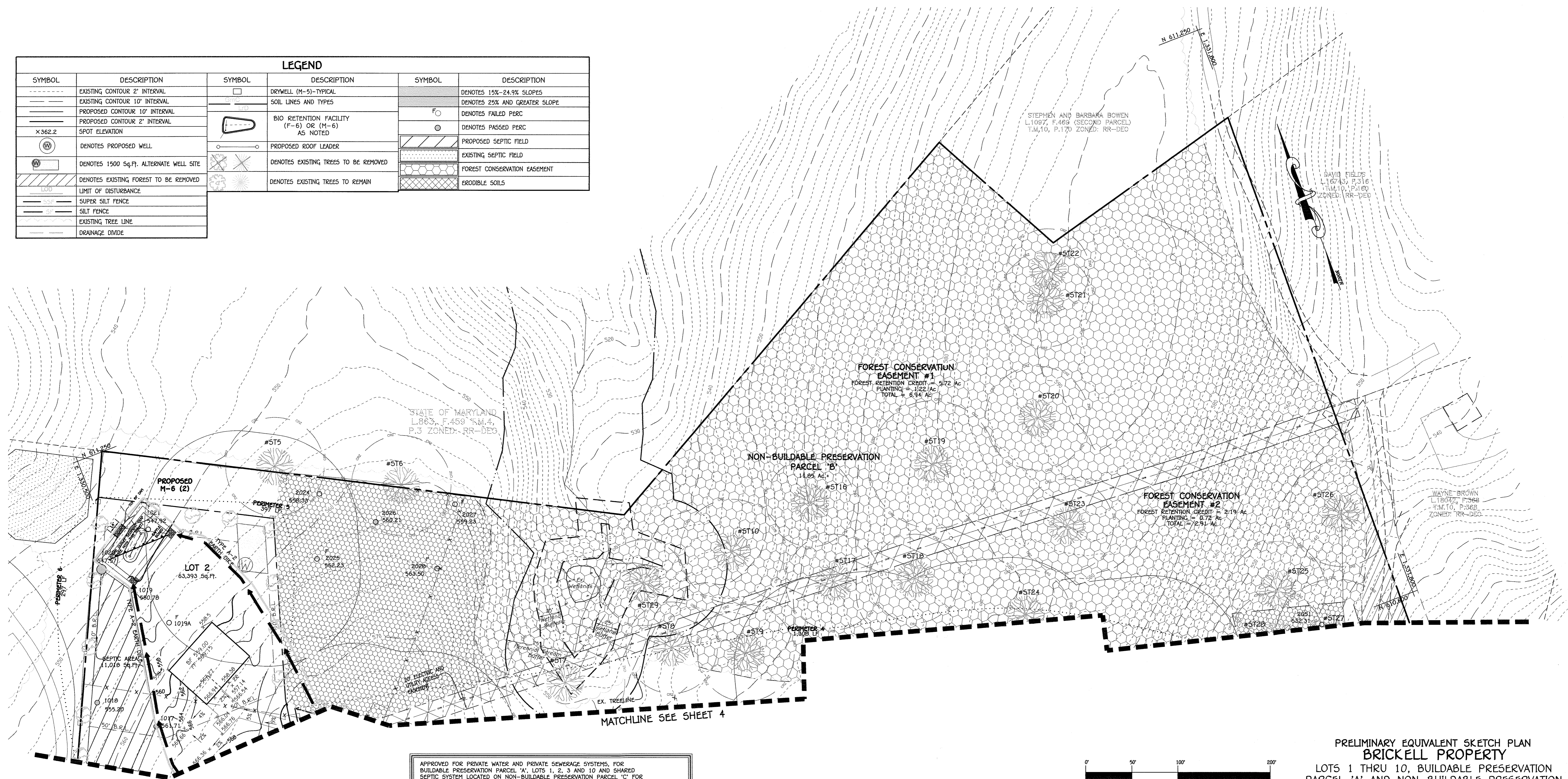
OWNER/DEVELOPER
JAMES AND SUSAN BRICKELL
12201 HOWARD LODGE DRIVE
SYKESVILLE, MD 21784-5404



PRELIMINARY EQUIVALENT SKETCH PLAN
BRICKELL PROPERTY
LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B', 'C', 'D', AND 'E'

PREVIOUS HOWARD COUNTY FILE# ECP-19-021
TAX MAP NO.: 9 GRID NO.: 6 PARCEL NO.: 254
TAX MAP NO.: 10 GRID NO.: 1 PARCEL NO.: 274
ZONED RR-DEO
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2019
REVISED DATE: AUGUST, 2019
SHEET 4 OF 8

LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
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---	EXISTING CONTOUR 10' INTERVAL	□	SOIL LINES AND TYPES	▨	DENOTES 25% AND GREATER SLOPE
---	PROPOSED CONTOUR 10' INTERVAL	□	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED	○	DENOTES FAILED PERC
---	PROPOSED CONTOUR 2' INTERVAL	□	PROPOSED ROOF LEADER	○	DENOTES PASSED PERC
x.362.2	SPOT ELEVATION	□	DENOTES EXISTING TREES TO BE REMOVED	▨	PROPOSED SEPTIC FIELD
⊙	DENOTES PROPOSED WELL	□	DENOTES EXISTING TREES TO REMAIN	▨	EXISTING SEPTIC FIELD
⊙	DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE	▨	FOREST CONSERVATION EASEMENT	▨	ERODIBLE SOILS
▨	DENOTES EXISTING FOREST TO BE REMOVED	▨	LIMIT OF DISTURBANCE	---	SUPER SILT FENCE
---	LIMIT OF DISTURBANCE	---	SUPER SILT FENCE	---	SILT FENCE
---	SUPER SILT FENCE	---	EXISTING TREE LINE	---	DRAINAGE DIVIDE
---	SILT FENCE	---	DRAINAGE DIVIDE		



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, FOR BUILDABLE PRESERVATION PARCEL 'A', LOTS 1, 2, 3 AND 10 AND SHARED SEPTIC SYSTEM LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'C' FOR LOTS 4 THRU 9 HOWARD COUNTY HEALTH DEPARTMENT.

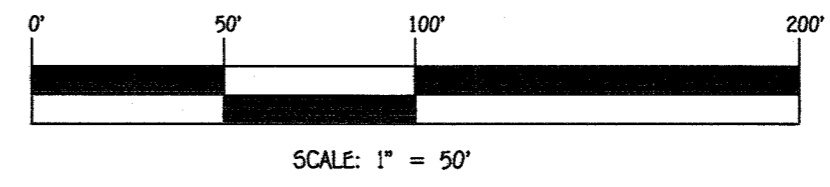
Madison for Maureen Rosenman 10/14/2019 DATE
 COUNTY HEALTH OFFICER *[Signature]*

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Valerie J. [Signature] 10/16/19 DATE
 PLANNING DIRECTOR

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE: 7/25/19



PRELIMINARY EQUIVALENT SKETCH PLAN
BRICKELL PROPERTY
 LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B', 'C', 'D', AND 'E'
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 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MARCH, 2019
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 SHEET 5 OF 8

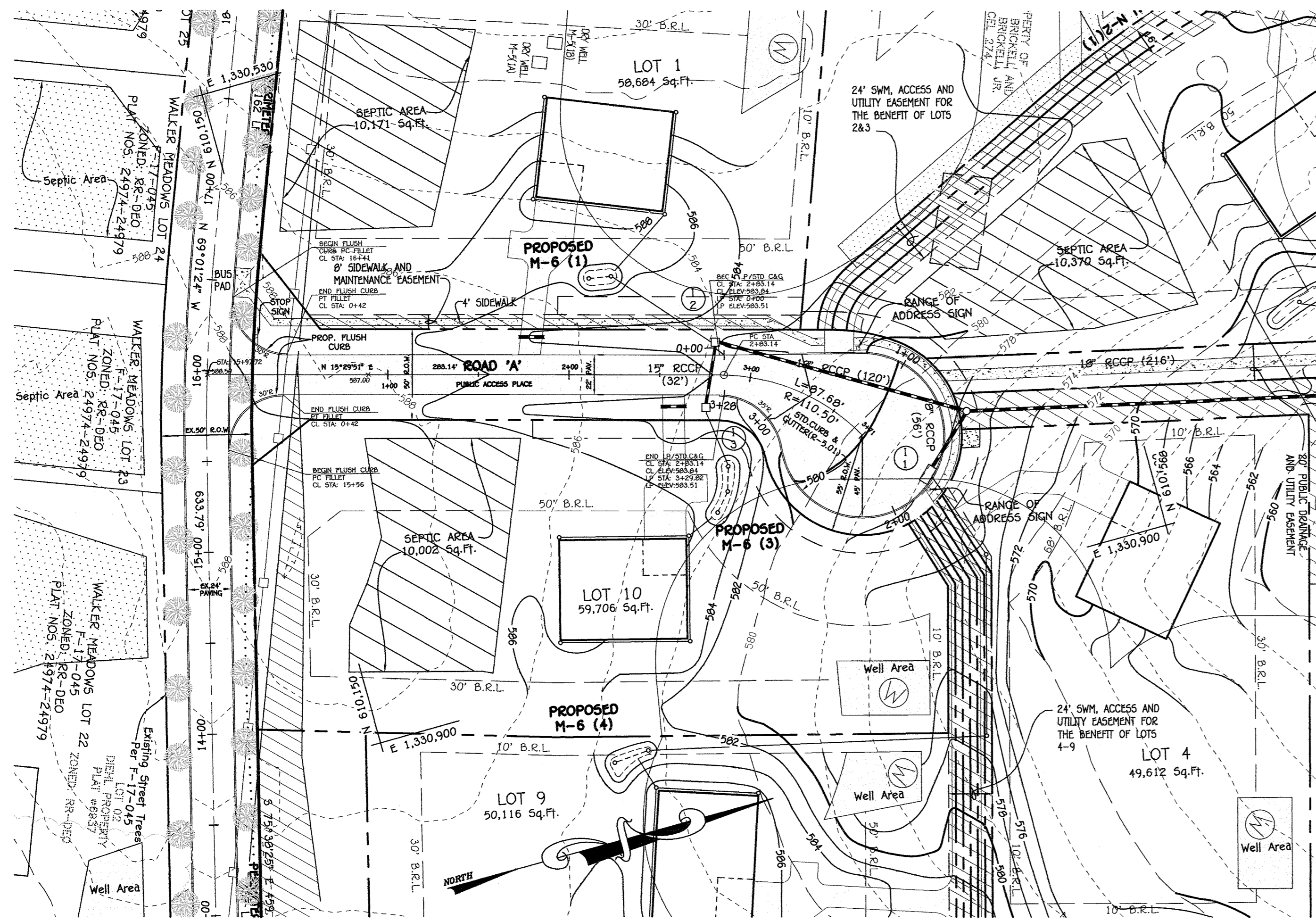
FISHER, COLLINS & CARTER, INC.
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 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2095



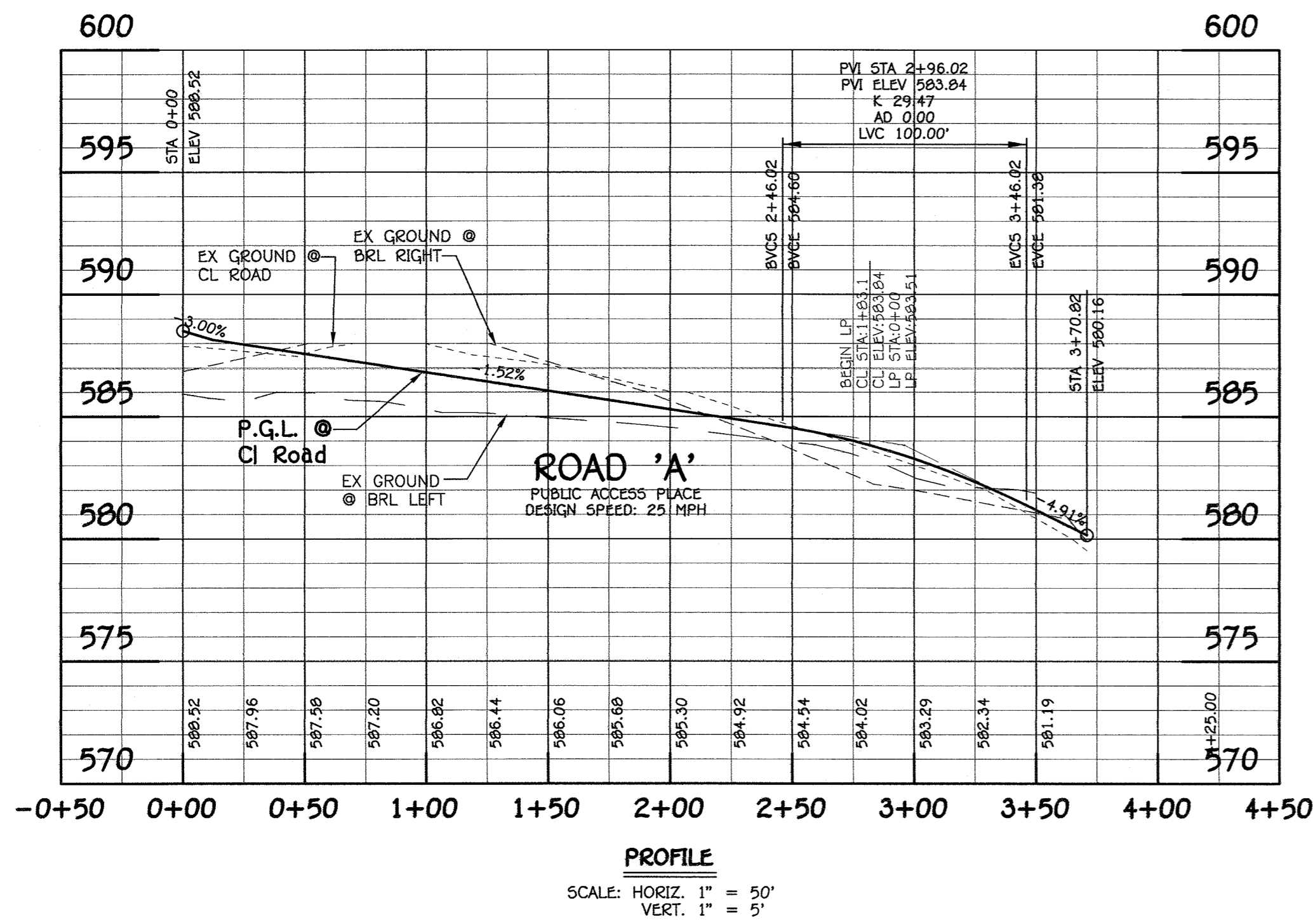
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Frank Manalansan, II 8/22/19 Date
 FRANK MANALANSAN, II

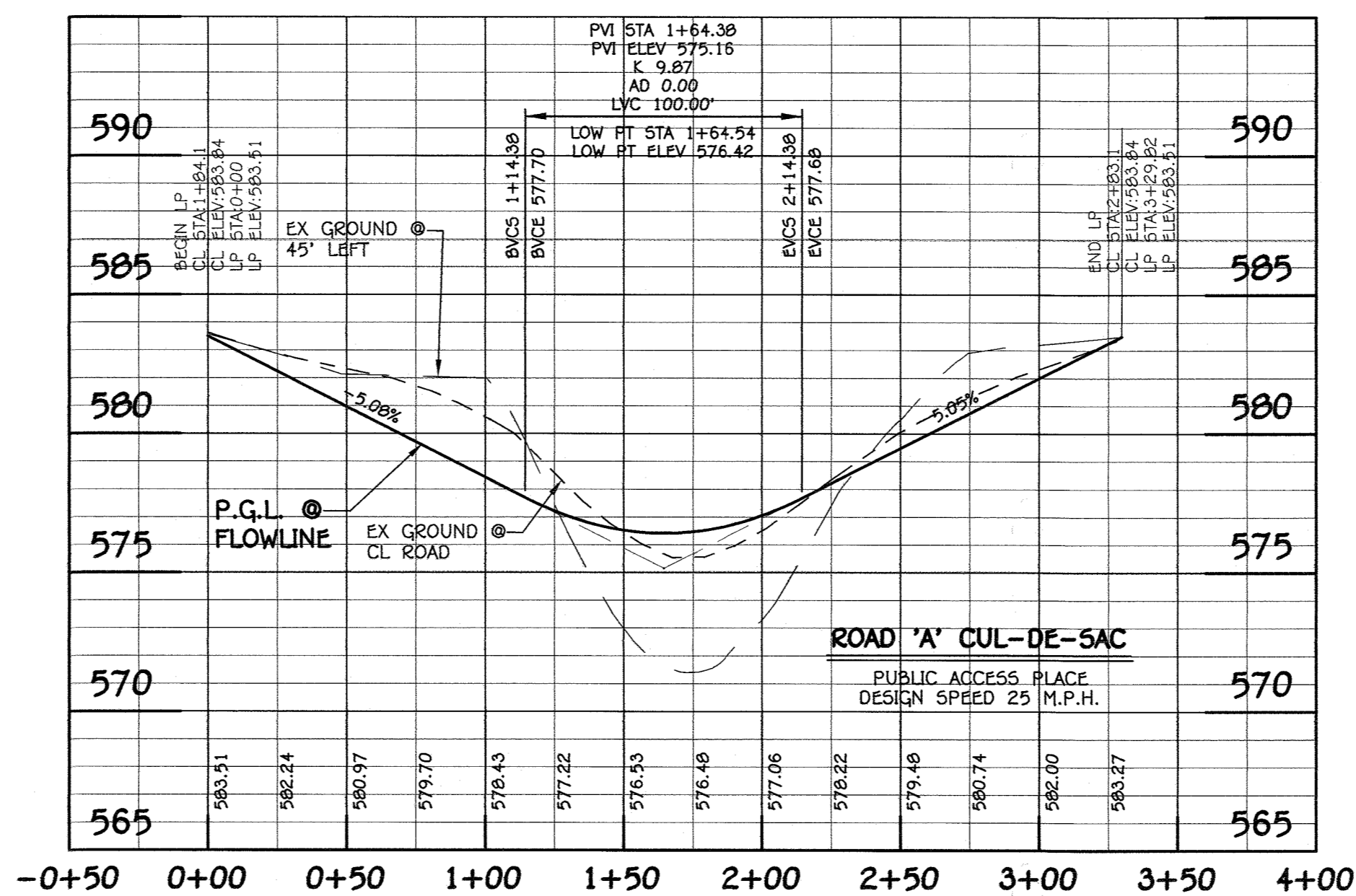
OWNER/DEVELOPER
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 12201 HOWARD LODGE DRIVE
 SYKESVILLE, MD 21784-5404



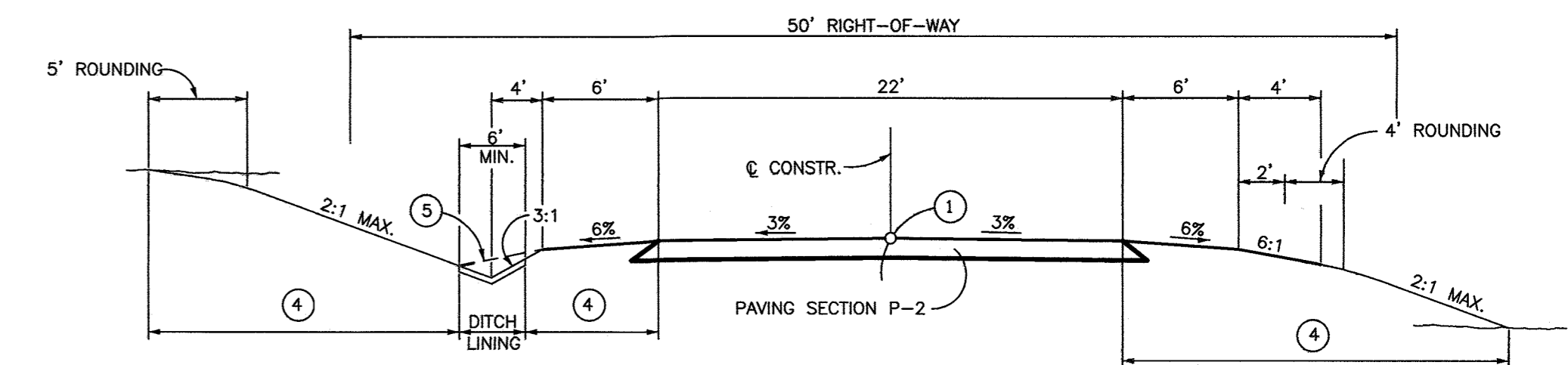
PLAN
SCALE: 1" = 50'



PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

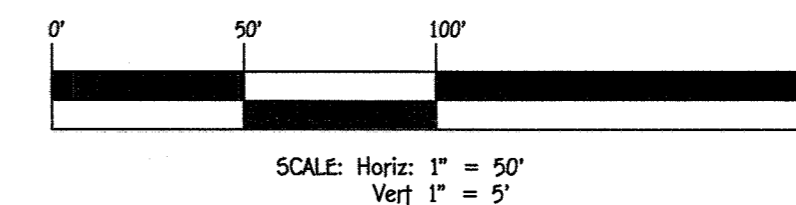


PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



- ① Profile Grade Line (PGL) - See Design Manual
 - ② Type Of Curb Varies (Bituminous Curb Or Mod. Comb. Curb & Gutter Or St'd. Comb. Curb & Gutter - See Design Manual)
 - ③ 4" Concrete Sidewalk As Req'd. By Subdivision Regulations.
 - ④ Indicates 2" Top Soil, Seed And Mulch.
 - ⑤ Ditch Cross-Section Slope May Be Flattened To Provide A Swale At Or Near The Crest Of Vertical Curves Where Quantity Of Swale Flow Is Small, As Approved By DFW.
- Note: Normal Crown Sections Are Shown. See Design Manual For Superlevation Requirements.

LOCAL TYPICAL ROADWAY SECTION
NOT TO SCALE



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, FOR BUILDABLE PRESERVATION PARCEL 'A', LOTS 1, 2, 3 AND 10 AND SHARED SEPTIC SYSTEM LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'C' FOR LOTS 4 THRU 9 HOWARD COUNTY HEALTH DEPARTMENT.

Maureen Roseman
COUNTY HEALTH OFFICER
DATE: 10/14/2019

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 7/25/19

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nathan J. J...
PLANNING DIRECTOR
DATE: 10-10-19

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2095



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Frank Manalasan, II
FRANK MANALASAN, II
DATE: 8/22/19

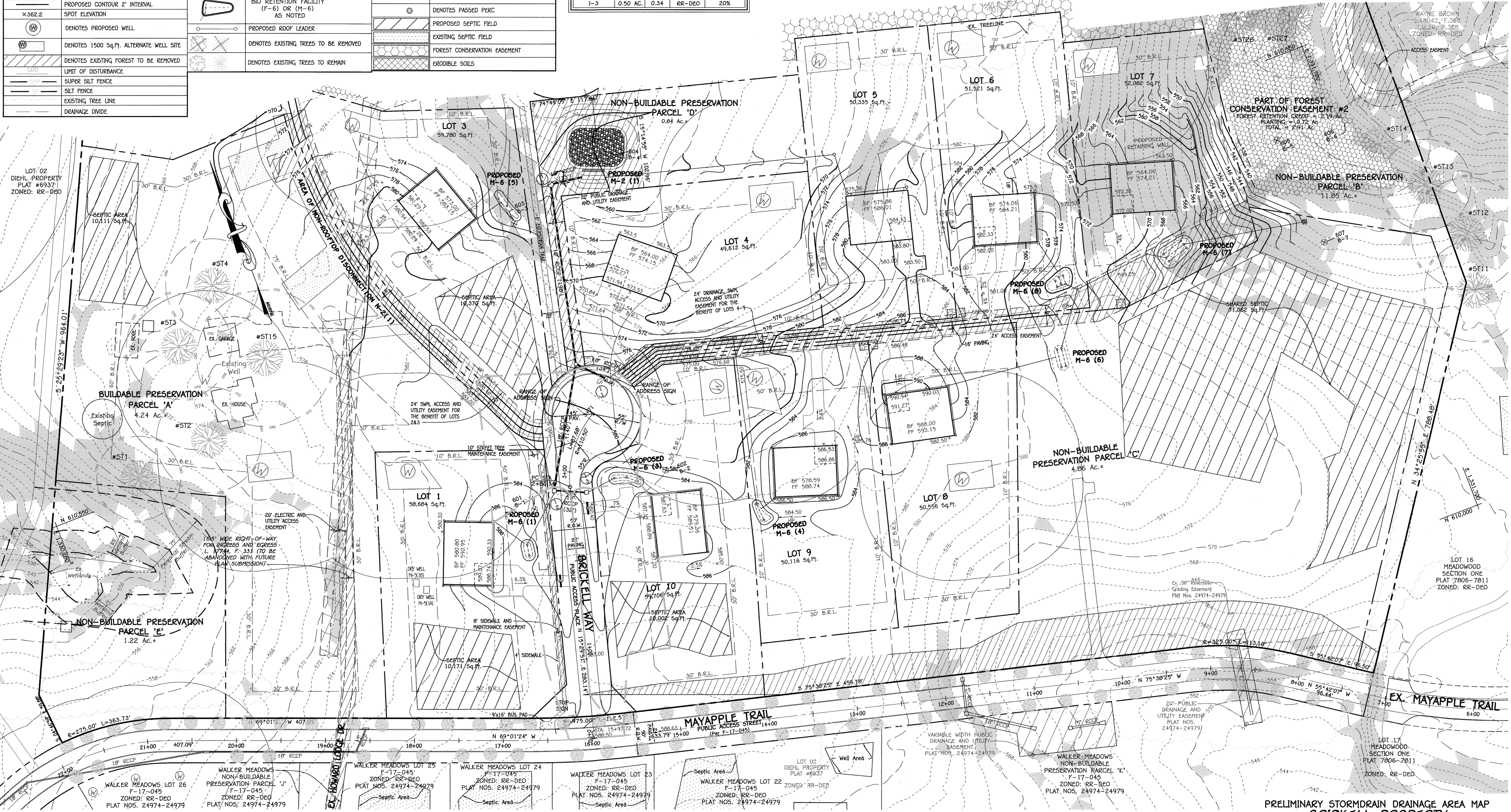
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PRELIMINARY ROAD PROFILES
BRICKELL PROPERTY
LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B', 'C', 'D', AND 'E'

PREVIOUS HOWARD COUNTY FILE# ECP-19-021
TAX MAP NO.: 9 GRID NO.: 6 PARCEL NO.: 254
TAX MAP NO.: 10 GRID NO.: 1 PARCEL NO.: 274
ZONED RR-DEO
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2019
REVISED DATE: AUGUST, 2019
SHEET 6 OF 8

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL	□	DRYWELL (M-5)-TYPICAL
---	EXISTING CONTOUR 10' INTERVAL	---	SOIL LINES AND TYPES
---	PROPOSED CONTOUR 10' INTERVAL	○	BIO RETENTION FACILITY (F-6) OR (M-6) AS NOTED
---	PROPOSED CONTOUR 2' INTERVAL	○	PROPOSED ROOF LEADER
x362.2	SPOT ELEVATION	○	PROPOSED SEPTIC FIELD
⊙	DENOTES PROPOSED WELL	○	EXISTING SEPTIC FIELD
⊙	DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE	---	DENOTES EXISTING TREES TO BE REMOVED
---	DENOTES EXISTING FOREST TO BE REMOVED	---	DENOTES EXISTING TREES TO REMAIN
---	LIMIT OF DISTURBANCE	---	FOREST CONSERVATION EASEMENT
---	SUPER SILT FENCE	---	ERODIBLE SOILS
---	SILT FENCE		
---	EXISTING TREE LINE		
---	DRAINAGE DIVIDE		

DRAINAGE AREA DATA				
STRUCTURE NO.	AREA	'C'	ZONED	% IMP.
I-1	0.45 AC.	0.52	RR-DEO	44%
I-2	0.40 AC.	0.46	RR-DEO	35%
I-3	0.50 AC.	0.34	RR-DEO	20%



APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, FOR BUILDABLE PRESERVATION PARCEL 'A', LOTS 1, 2, 3 AND 10 AND SHARED SEPTIC SYSTEM LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'C' FOR LOTS 4 THRU 9 HOWARD COUNTY HEALTH DEPARTMENT.

Adrian A. Mousa
COUNTY HEALTH OFFICER

10/4/2019
DATE

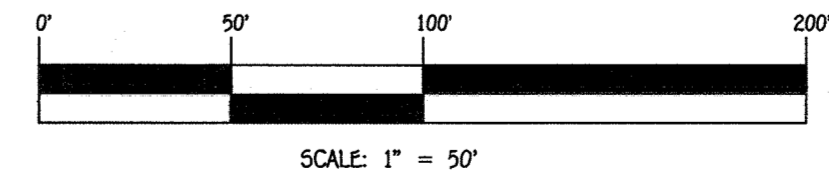
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nancy J. ...
PLANNING DIRECTOR

10/10/19
DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 7/25/19



**PRELIMINARY STORMDRAIN DRAINAGE AREA MAP
BRICKELL PROPERTY**

LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B', 'C', 'D', AND 'E'

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SHEET 7 OF 8

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2895



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. 21476, EXPIRATION DATE: 7/14/21.

Frank Manalansan, II
FRANK MANALANSAN, II
DATE: 8/22/19

OWNER/DEVELOPER

JAMES AND SUSAN BRICKELL
12201 HOWARD LODGE DRIVE
SYKESVILLE, MD 21784-5404

SCHEDULE A PERIMETER LANDSCAPE EDGE										
PERIMETER	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10
CATEGORY	SINGLE FAMILY DETACHED TO ALL USES	SINGLE FAMILY DETACHED TO ALL USES	SINGLE FAMILY DETACHED TO ALL USES	SINGLE FAMILY DETACHED TO ALL USES	SINGLE FAMILY DETACHED TO ALL USES	SINGLE FAMILY DETACHED TO ALL USES	SINGLE FAMILY DETACHED TO ALL USES	SINGLE FAMILY DETACHED TO ALL USES	SINGLE FAMILY DETACHED TO ALL USES	SINGLE FAMILY DETACHED TO ALL USES
LANDSCAPE TYPE	A	A	A	A	A	A	A	A	B	B
LINEAR FEET OF PERIMETER	305.23'	326.48'	245.36'	1,307.81'	396.85'	296.77'	238.24'	980.94'	161.82'	437.05'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED										
SHADE TREES	7	6	4	22	7	5	4	16	3	9
EVERGREEN TREES	-	-	-	-	-	-	-	-	4	11
SHRUBS	-	-	-	-	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED										
SHADE TREES	7	6	4	22	7	5	4	16	3	9
EVERGREEN TREES	-	-	-	-	-	-	-	-	4	11
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	-	-	-	-	-	-	-	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)										

STREET TREE SCHEDULE		
QTY.	SIZE	COMMENTS
371/40 = 9.28	2 1/2" - 3" CAL	PUBLIC ROAD 'A'
9.28 x 2 = 18.56		
19 TREES		

LANDSCAPING PLANT LIST				
SYMBOL	QUANTITY	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
	102	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" - 3" CAL.	
	15	PICEA ABIAS NORWAY SPRUCE	6' - 8' HT.	

FOREST CONSERVATION WORKSHEET
VERSION 1.0

BASIC SITE DATA:

A. TOTAL TRACT AREA	=	56.1AC
B. AREA WITHIN 100 YEAR FLOODPLAIN	=	0.00
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	=	0.00
D. NET TRACT AREA	=	56.1AC

LAND USE CATEGORY: (from table 3.2.1, page 40, MBR#48)

AGA	HDR	IDA	HFD	CIA
0	0	0	0	0

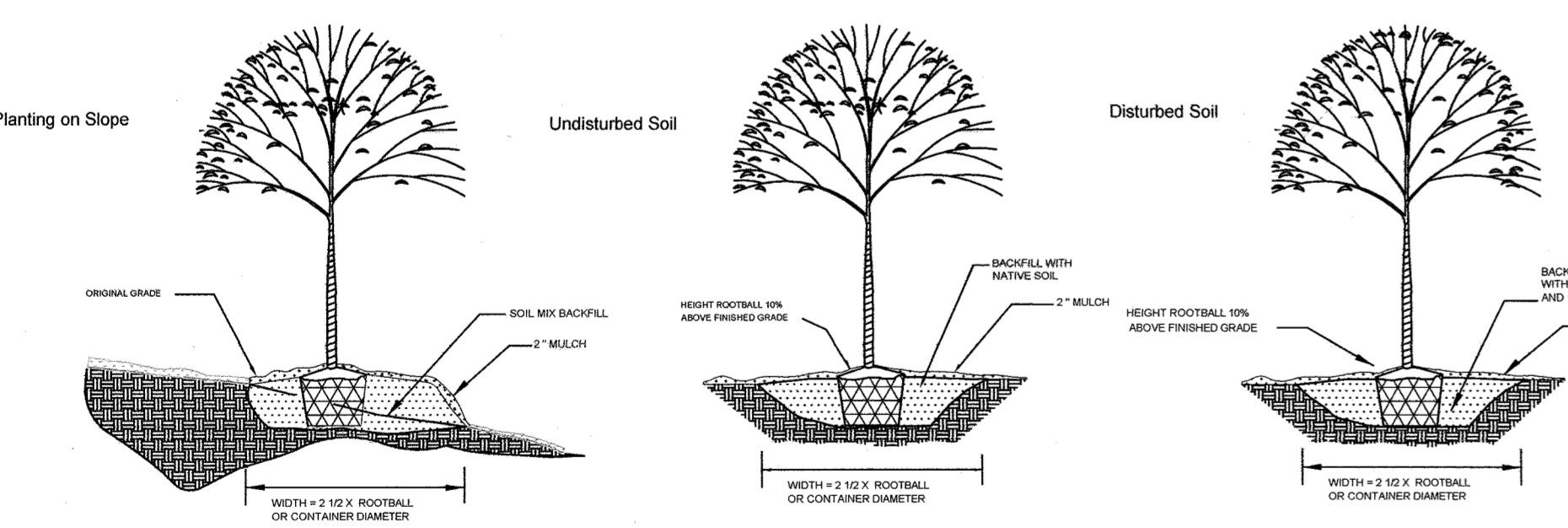
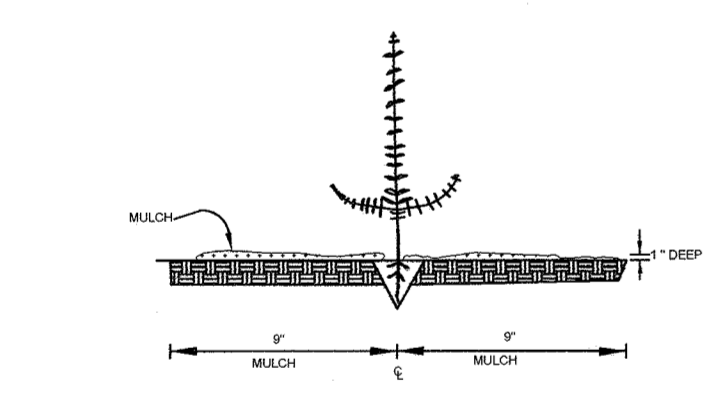
INFORMATION FOR CALCULATIONS:

E. AFFORESTATION THRESHOLD	0.15% x D =	7.2AC
F. FOREST CONSERVATION THRESHOLD	0.20% x D =	9.0AC
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	=	8.9
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	=	1.7
I. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	=	0.0
J. BREAK-EVEN POINT (BEP)	=	0.0
K. CLAIMING PERMITTED WITHOUT MITIGATION	=	0.0
L. TOTAL AREA OF FOREST TO BE CLEARED	=	1.0
M. TOTAL AREA OF FOREST TO BE RETAINED	=	7.9

PLANTING REQUIREMENTS:

N. REFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	=	0.0
O. REFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	=	1.3
P. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	=	0.0
Q. TOTAL REFORESTATION REQUIRED	=	1.3
R. TOTAL AFFORESTATION REQUIRED	=	0.0AC
S. TOTAL AFFORESTATION AND REFORESTATION REQUIRED	=	1.3AC

NOTE:
THE LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$27,150.00 FOR 83 SHADE TREES @ \$300/SHADE TREE AND 15 EVERGREEN TREES @ \$150/EVERGREEN TREE SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT WITH THE FINAL PLAN STAGE



Seeding and Whip Planting Specification

THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valerie J. ...
PLANNING DIRECTOR
DATE: 10/16/19

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, FOR BUILDABLE PRESERVATION PARCEL 'A', LOTS 1, 2, 3 AND 10 AND SHARED SEPTIC SYSTEM LOCATED ON NON-BUILDABLE PRESERVATION PARCEL 'C' FOR LOTS 4 THRU 9 HOWARD COUNTY HEALTH DEPARTMENT.

Frank Manalansan, II
COUNTY HEALTH OFFICER
DATE: 10/14/2019

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 7/25/19

EASEMENT NO.	TOTAL EASEMENT AREA	RETENTION	PLANTING
1	6.94 AC.	5.72 AC.	1.22 AC.
2	2.91 AC.	2.19 AC.	0.72 AC.
TOTAL	9.85 AC.	7.91 AC.	1.94 AC.

- PFCP NOTES**
- Any Forest Conservation Easement (FCE) area shown herein is subject to protective covenants which may be found in the Land Records of Howard County which restrict the disturbance and use of these areas.
 - Forested areas occurring outside of the FCE shall not be considered part of the FCE and shall not be subject to protective land covenants.
 - Limits of disturbance shall be restricted to areas outside the limit of temporary fencing or the FCE boundary, whichever is greater.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement, except as permitted by Howard County DPZ.
 - No stockpiles, parking areas, equipment cleaning areas, etc. shall occur within areas designated as Forest Conservation Easements.
 - Temporary fencing shall be used to protect forest resources during construction. The fencing shall be placed along all FCE boundaries which occur within 15 feet of the proposed limits of disturbance.
 - Permanent signage shall be placed 50'-100' apart along the boundaries of all areas included in Forest Conservation Easements.
 - The Forest Conservation Act requirements will be met through the onsite retention of 7.91 acres of forest, onsite planting 1.94 acres.

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE 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 500 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 GRADING PLAN.

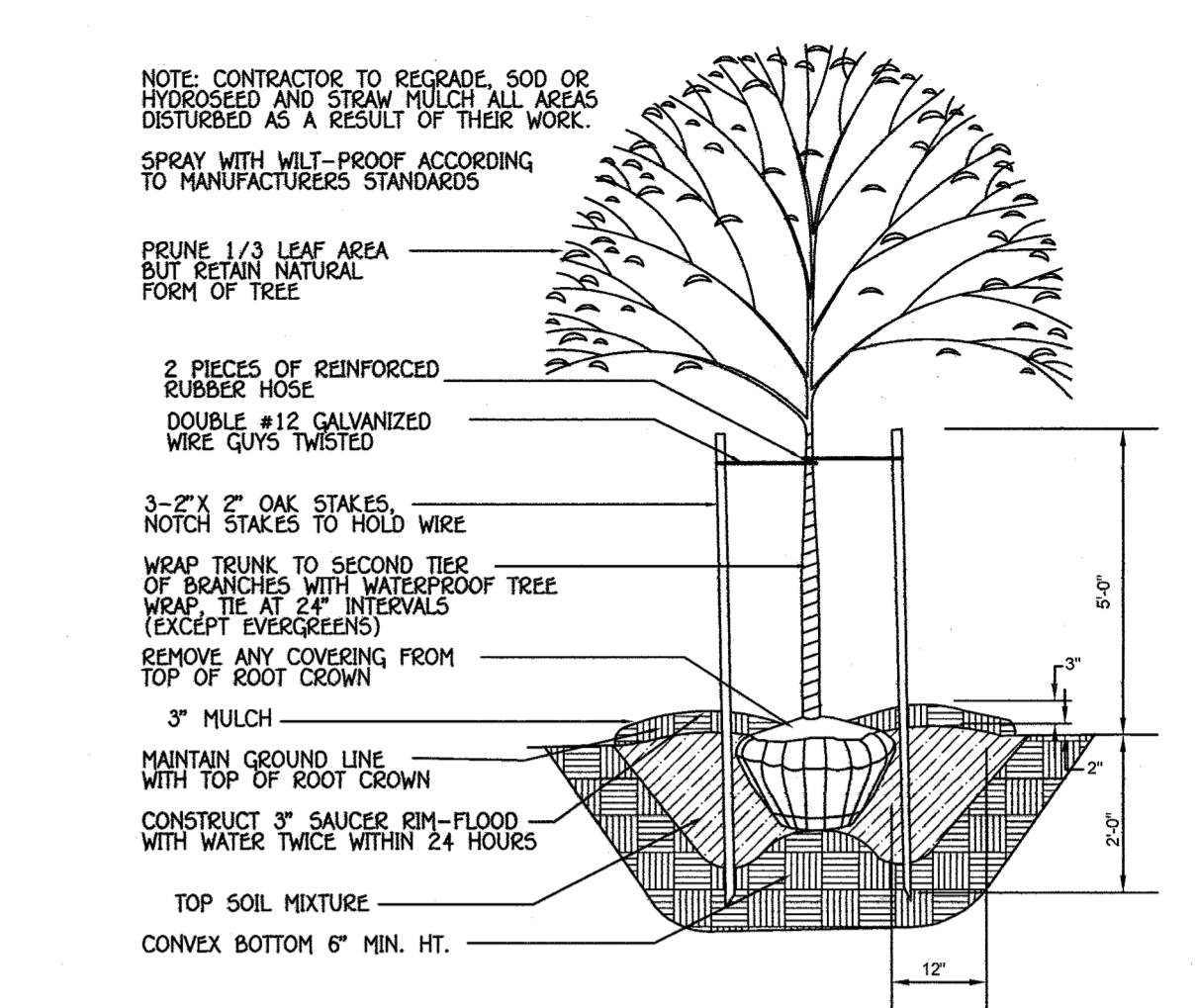
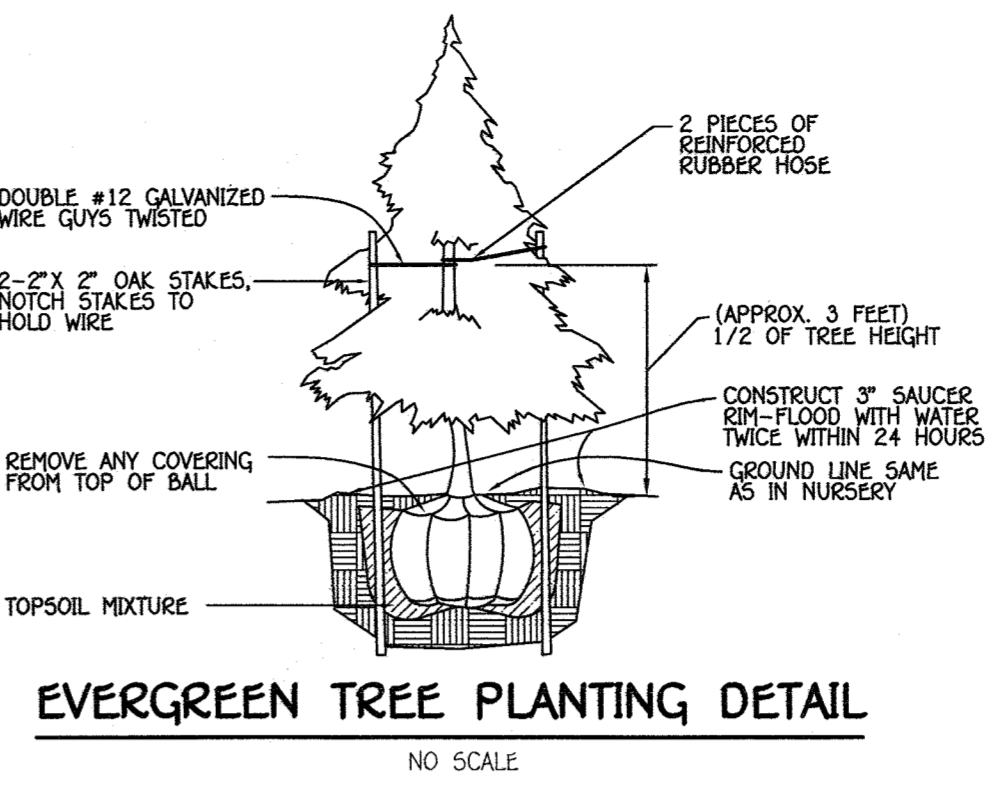
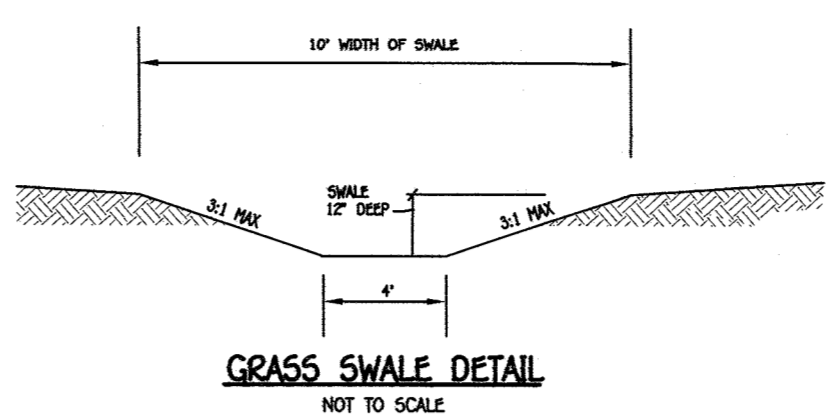
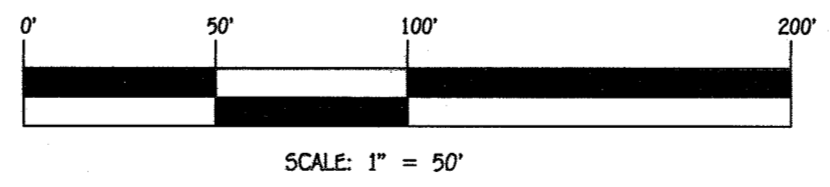
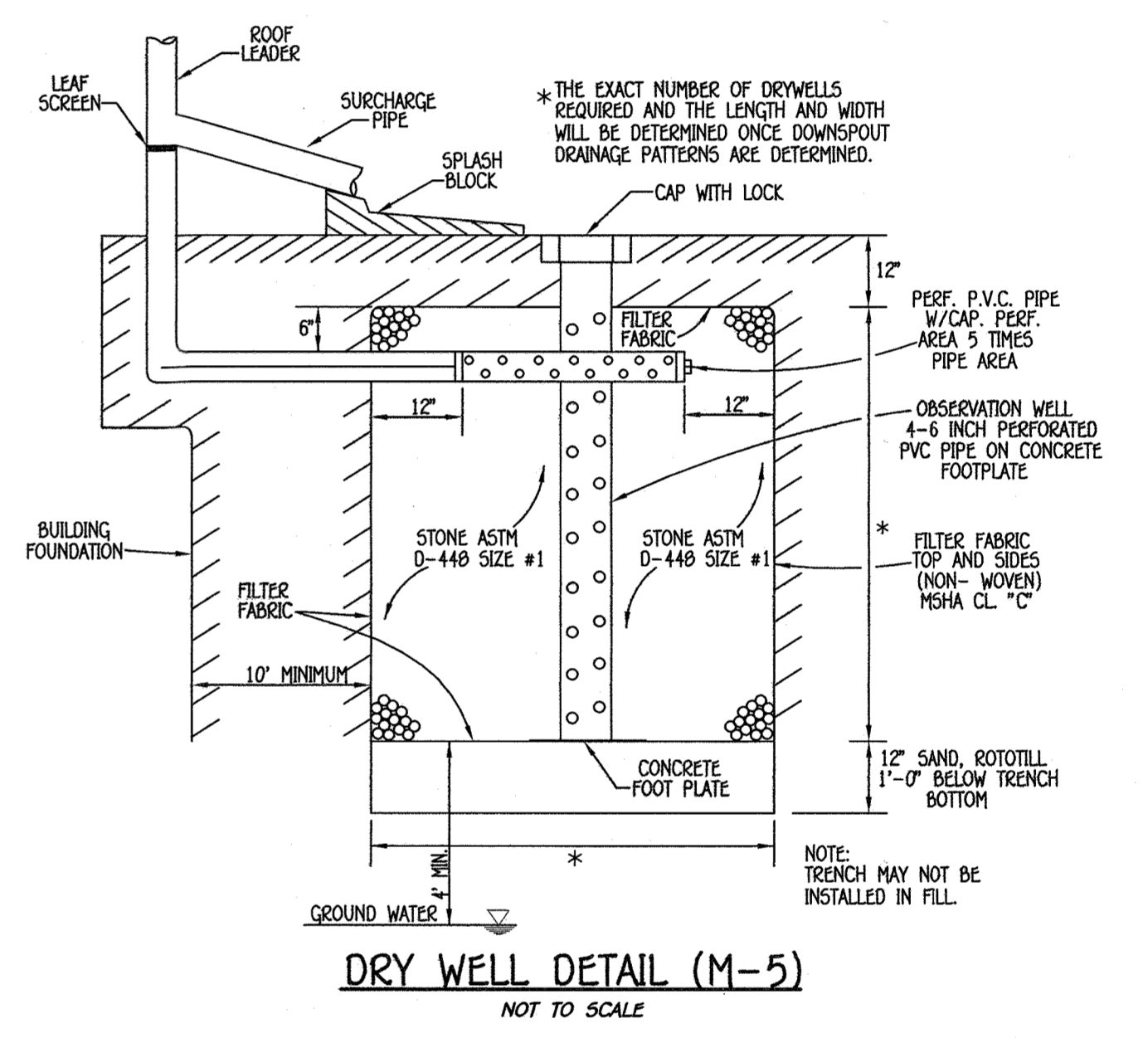
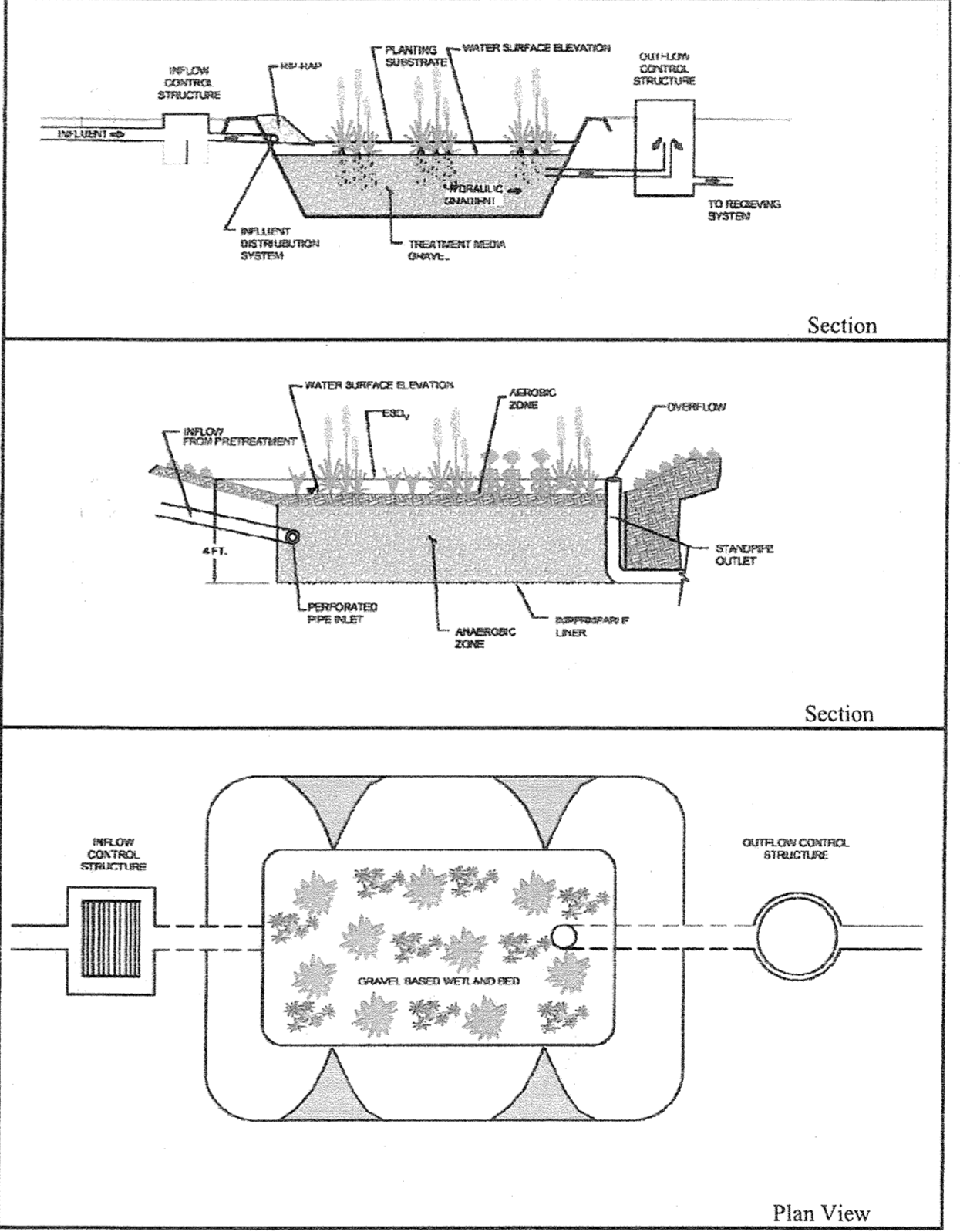
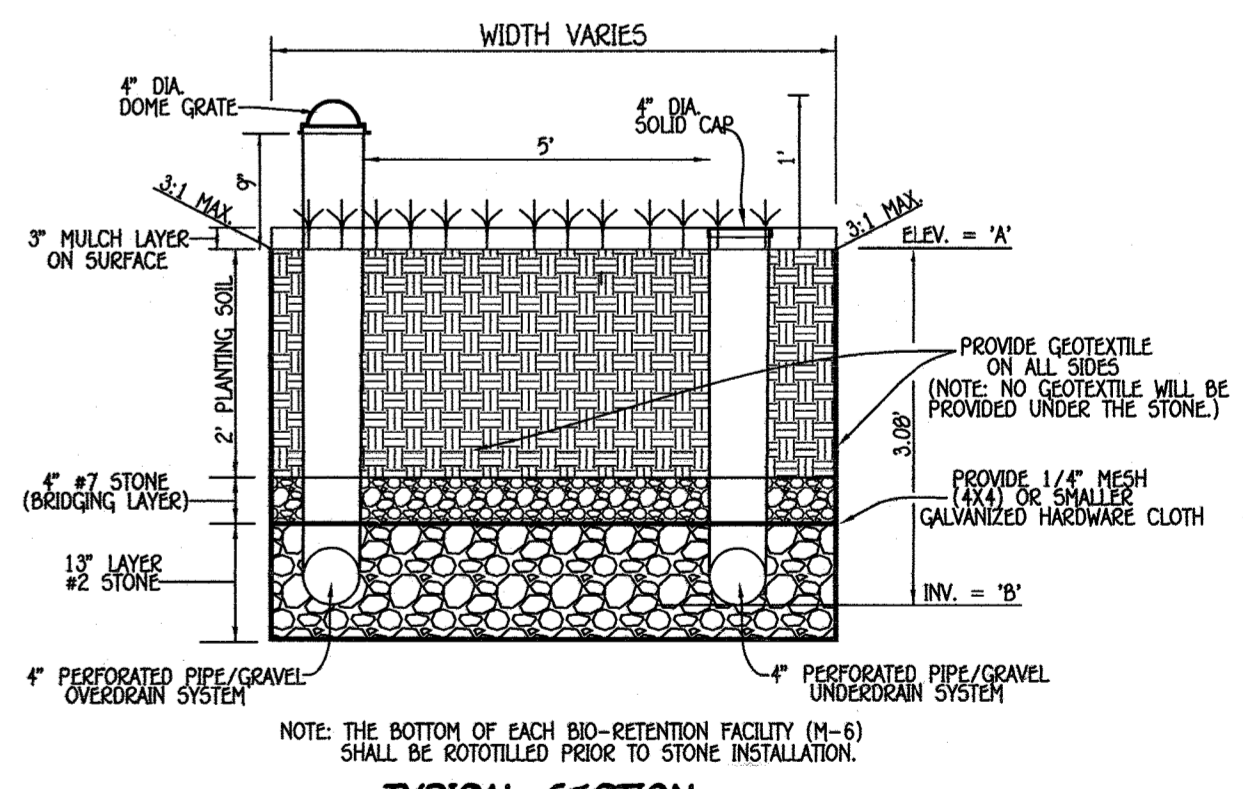


Figure 5.10 Submerged Gravel Wetland



STORMWATER MANAGEMENT PRACTICES					
AREA ID	GRASS SWALE M-8(Y/N)	DRY WELLS M-5 (Y/N)	BIO-RETENTION M-6 (Y/N)	NON-ROOFTOP DISCONNECTION F-6 (Y/N)	SUBMERGED GRAVEL WETLAND M-2 (Y/N)
LOT 1	Y	Y	Y		
LOT 2	Y	Y	Y		
LOT 3			Y		
LOT 4			Y		
LOT 5			Y		
LOT 6			Y		
LOT 7			Y		
LOT 8			Y		
LOT 9			Y		
LOT 10	Y	Y	Y		
PUBLIC ROAD	Y				Y
USE-IN-COMMON DRIVE FOR LOTS 2-3				Y	
USE-IN-COMMON DRIVE FOR LOTS 5-10				Y	Y



TYPICAL SECTION BIO-RETENTION FACILITY (F-6)

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