	0	PEN SF		СНАРТ	r										
<u> </u>		<i>LIN 31</i>		NON			RECRE	ATIC	ONAL OP	EN SPAC	<u>E</u>				
DT lo.	0	WNER	SPACE AREA (AC)	CREDITED OPEN SPACE	OPI SPACE	EN 📗	North Cor	nmunit	ty Recreation	al Open Space	(SDP-2				
			. ,	AREA (AC)	P-22-02							Rec. (Space	•	ec. Open bace	
56	НОМ	EOWNERS	8.09	1.03	7.0	·	<u> </u>	<u>Unit Ty</u>	<u>pe</u>		<u># of Ur</u>			equirement	
	HOWA				7.4			Single F	amily Detach	ned Units	0	200 s	.f./unit 0	s.f.	
57	RECREAT	RTMENT OF ION AND PARKS	7.43	0			-		amily Attach	<u>ed/Semi-</u>	38	3			
		ITY OPEN SPA			22-033)				<u>ned Units</u>			<u>400 s</u>		5,200 S.F.	_
58	ASS	OCIATION	3.33	0.24	3.0		Total Required 15,200 S.F.								
59	ASS	OCIATION EOWNERS	1.92	0.37	1.5		-	Total Pr	rovided				3(0,627 S.F	-
50	ASS	OCIATION	1.62	0.05	1.5				orraca					5,02,7 5.1	-
61	ASS	OCIATION	0.79	0	0.7		South Con	nmunit	y Recreation	Open Space	(F-22-0	33)			1
62	ASS	OCIATION	0.52	0	0.5							Rec. (-	ec. Open	
63	ASS	OCIATION	1.14	0.02	1.1						4 - 4 1 1-	Space		oace	
64	ASS		1.73	0.29	1.4			Unit Typ Single F	pe Family Detach	ned Units	<u># of Ur</u> 19			equirement 800 S.F.	-
65	DEPA RECREAT	RTMENT OF ION AND PARKS	2.41	0.02	2.3	39		_	amily Attach						
66	ASS	EOWNERS OCIATION	7.13	1.70	5.4	13		Detatch	ned Units		<u>97</u>	<u>400 s</u>	<u>.f./unit 38</u>	<u>8,800 S.F.</u>	THIS SDP S RECREATIO
67	DEPA	RD COUNTY RTMENT OF ION AND PARKS	10.96	0	10.	96		Total Re	equired				42	2,600 S.F.	CHART. THI
68	DEPA	RD COUNTY RTMENT OF ION AND PARKS	0.20	0	0.2	20		.							SHOWN FO
			47.27	3.72	43.	55		iotal Pi	rovided				40	5,174 S.F.	THE NORTH
SIZE {	& DWEL	LING TYPE	CHART	LOT SIZE	E & DWE	ELLING T	YPE CHART	LO	T SIZE & DWEL	LLING TYPE CH	ART	LOT SIZ	E & DWELLING	TYPE CHART	
OSS ARE	. ,	DWELLING TY		LOT # GROSS	. ,		ELLING TYPE		GROSS AREA (SF)			LOT # GROSS		WELLING TYPE	
2,800 (8 2,800 (8		SINGLE FAMILY A			5 (SF) 2 (SF)		AMILY DETACHED	73	3,066 (SF) 3,066 (SF)	SINGLE FAMILY ATTA				FAMILY ATTACHED	_
2,800 (\$	SF)	SINGLE FAMILY A	TTACHED	39 3,38	0 (SF)	SINGLE F.	AMILY ATTACHED	75	3,066 (SF)	SINGLE FAMILY ATTA	CHED	111 3,06	6 (SF) SINGLE	FAMILY ATTACHED	
2,800 (S		SINGLE FAMILY A SINGLE FAMILY A			9 (SF) 0 (SF)		AMILY ATTACHED AMILY ATTACHED	76	3,066 (SF) 3,066 (SF)	SINGLE FAMILY ATTA				FAMILY ATTACHED FAMILY ATTACHED	
2,800 (9		SINGLE FAMILY A			4 (SF)			78	3,066 (SF)	SINGLE FAMILY ATTA				FAMILY ATTACHED	_
2,800 (8 2,800 (8		SINGLE FAMILY A			9 (SF) 1 (SF)		AMILY ATTACHED AMILY ATTACHED	79 80	3,066 (SF) 3,066 (SF)	SINGLE FAMILY ATTA				FAMILY ATTACHED FAMILY ATTACHED	
2,800 (S 2,800 (S		SINGLE FAMILY A			9 (SF) 4 (SF)			81	3,101 (SF) 2,800 (SF)	SINGLE FAMILY ATTA			·		
2,800 (8		SINGLE FAMILY A			8 (SF)		AMILY ATTACHED AMILY ATTACHED	82 83	2,800 (SF)	SINGLE FAMILY ATTA					
2,800 (S 2,800 (S		SINGLE FAMILY A SINGLE FAMILY A			9 (SF) 5 (SF)		AMILY ATTACHED	84 85	2,800 (SF) 2,800 (SF)	SINGLE FAMILY ATTA					
2,800 (8		SINGLE FAMILY A			9 (SF)		AMILY ATTACHED	86	2,800 (SF)	SINGLE FAMILY ATTA					
2,800 (8		SINGLE FAMILY A			2 (SF) D (SF)		AMILY ATTACHED	87	2,800 (SF) 2,802 (SF)	SINGLE FAMILY ATTA					
2,800 (8		SINGLE FAMILY A			3 (SF)		AMILY ATTACHED	89	2,800 (SF)	SINGLE FAMILY ATTA					
2,800 (S 8,778 (S		SINGLE FAMILY A			3 (SF) 3 (SF)		AMILY ATTACHED	90	2,800 (SF) 3,382 (SF)	SINGLE FAMILY ATTA					
8,792 (8	SF)	SINGLE FAMILY D	ETACHED	56 3,09	1 (SF)	SINGLE F	AMILY ATTACHED	92	3,278 (SF)	SINGLE FAMILY ATTA	CHED				
8,792 (8 8,792 (8		SINGLE FAMILY D			7 (SF) 1 (SF)		AMILY ATTACHED	93	2,800 (SF) 2,800 (SF)	SINGLE FAMILY ATTA					
,792 (8		SINGLE FAMILY D			B (SF)		AMILY ATTACHED	95	2,800 (SF)	SINGLE FAMILY ATTA					
,792 (8 1,732 (8		SINGLE FAMILY D			6 (SF) 4 (SF)		AMILY ATTACHED AMILY ATTACHED	96 97	2,800 (SF) 2,800 (SF)	SINGLE FAMILY ATTA					
,927 (S ,691 (S		SINGLE FAMILY D			4 (SF) 4 (SF)		AMILY ATTACHED	98 99	2,800 (SF) 2,800 (SF)	SINGLE FAMILY ATTA					
,702 (S		SINGLE FAMILY D			4 (SF)		AMILY ATTACHED	100	2,800 (SF)	SINGLE FAMILY ATTA					
,699 (8 ,701 (8		SINGLE FAMILY D			9 (SF) 0 (SF)		AMILY ATTACHED	101 102	2,798 (SF) 2,800 (SF)	SINGLE FAMILY ATTA					
,699 (8	SF)	SINGLE FAMILY D		67 3,07	9 (SF)		AMILY ATTACHED	103	2,800 (SF)	SINGLE FAMILY ATTA					
,831 (8 ,426 (8		SINGLE FAMILY D			6 (SF) 6 (SF)		AMILY ATTACHED	104 105	2,800 (SF) 3,065 (SF)	SINGLE FAMILY ATTA					
,307 (8	SF)	SINGLE FAMILY D	ETACHED	70 3,06	6 (SF)	SINGLE F	AMILY ATTACHED	106	3,066 (SF)	SINGLE FAMILY ATTA	CHED				
,608 (S		SINGLE FAMILY D			6 (SF) 6 (SF)		AMILY ATTACHED	107 108	3,066 (SF) 3,066 (SF)	SINGLE FAMILY ATTA					
			1	1	1		UNIT & PA	RKING	S SCHEDUL	E TABLE		I		EVERE	1
			SINGLE	SINGLE FAMILY	SIN	GLE-	REQUIRED PA		OFF-STREET PARKING	REQUIRED PA	ARKING	OFF-STREE PARKING		EXCESS Y GUEST	
BORI	HOOD	TOTAL UNITS	FAMILY ATTACHED	SEMI-		MILY ACHED	SPACES F DWELLING U		SPACES FOR	SPACES FOR (0.3 SPACES/D)		SPACES FO		PARKING SPACES IN	TOTAL PARKING SPACES
			VILLAS	DETACHED VILLAS		NITS	(2 SPACES/DW UNIT)	ELLING	DWELLING UNITS *	(0.3 SPACES/D) UNIT)		GUESTS	PARKING ***	COMMON	
<u> </u>	MUNIT	,		VILLAS					CIIVIO *			· · ·		AREAS	
ЭМГ А		7 38	34	4			76		76	12		76	8	17	177
		r 38	34	4					76			76	8	17	177
	L MUNIT	(
С		18	18	0			36		36	6		36	0	13	85
D E		62 36	56 23	0		6 13	124 72		124 72	<u>19</u> 11		124 72	<u>22</u> 0	21 0	291 144
-					· · ·		12		12			12			
n	MUNIT	116	97	0	:	19			232			232	22	34	520
	L NITS	154	131	4		19	308		308	48		308	30	51	697
		104	191	4	<u> </u>	-J				40		000	<u> </u>	31	097
							★ TWOS ★ ★ TWOS								
	1.0.B.3	S PROJECT .C. AND 133					* * 10 SPA								
13 ⁻ 101	NS														

NOTE: THIS SDP SHALL SATISFY THE SOUTH COMMUNITY **RECREATION OPEN SPACE AS SHOWN IN THE ABOVE** CHART. THE NORTH COMMUNITY OPEN SPACE IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND

	-		,										
	TTACHED		3,025 (SF) 3,199 (SF)		MILY ATTACHED	85 86	2,800 (SF) 2,800 (SF)	SINGLE FAMILY ATTACHED					
	TACHED		3,492 (SF)		MILY ATTACHED	87	2,800 (SF)	SINGLE FAMILY ATTACHED SINGLE FAMILY ATTACHED					
	TACHED		3,880 (SF)		MILY ATTACHED	88	2,802 (SF)	SINGLE FAMILY ATTACHED					
YA	TACHED	53	3,043 (SF)	SINGLE FA	MILY ATTACHED	89	2,800 (SF)	SINGLE FAMILY ATTACHED					
	TACHED		3,083 (SF)		MILY ATTACHED	90	2,800 (SF)	SINGLE FAMILY ATTACHED					
	ETACHED ETACHED		3,113 (SF) 3,091 (SF)		MILY ATTACHED	91 92	3,382 (SF) 3,278 (SF)	SINGLE FAMILY ATTACHED SINGLE FAMILY ATTACHED					
	ETACHED		3,127 (SF)		MILY ATTACHED	93		SINGLE FAMILY ATTACHED					
Y DE	ETACHED	58	3,181 (SF)	SINGLE FA	MILY ATTACHED	94	2,800 (SF)	SINGLE FAMILY ATTACHED					
Y DE	ETACHED		3,168 (SF)	SINGLE FA	MILY ATTACHED	95	2,800 (SF)	SINGLE FAMILY ATTACHED					
	TACHED		3,086 (SF)			96		SINGLE FAMILY ATTACHED					
	ETACHED ETACHED		3,024 (SF) 3,024 (SF)		MILY ATTACHED	97 98	2,800 (SF) 2,800 (SF)	SINGLE FAMILY ATTACHED SINGLE FAMILY ATTACHED					
	TACHED		3,024 (SF)		MILY ATTACHED	99	2,800 (SF)	SINGLE FAMILY ATTACHED					
Y DE	ETACHED	64	3,024 (SF)	SINGLE FA	MILY ATTACHED	100	2,800 (SF)	SINGLE FAMILY ATTACHED					
	ETACHED		3,079 (SF)		MILY ATTACHED	101	2,798 (SF)	SINGLE FAMILY ATTACHED					
	ETACHED ETACHED		3,090 (SF) 3,079 (SF)		MILY ATTACHED	102 103	2,800 (SF) 2,800 (SF)	SINGLE FAMILY ATTACHED SINGLE FAMILY ATTACHED					
	ETACHED		3,066 (SF)		MILY ATTACHED	103	2,800 (SF)	SINGLE FAMILY ATTACHED					
	ETACHED	69	3,066 (SF)	SINGLE FA	MILY ATTACHED	105	3,065 (SF)	SINGLE FAMILY ATTACHED					
Y DE	ETACHED	70	3,066 (SF)	SINGLE FA	MILY ATTACHED	106	3,066 (SF)	SINGLE FAMILY ATTACHED					
	ETACHED		3,066 (SF)		MILY ATTACHED	107	3,066 (SF)	SINGLE FAMILY ATTACHED					SHEET IN
Y DE	ETACHED	72	3,066 (SF)	SINGLE FA	MILY ATTACHED	108	3,066 (SF)	SINGLE FAMILY ATTACHED					
				I	JNIT & PAR			Ε ΤΔΒΙ Ε					SHEET TITLE
							JUNE				EXCESS		COVER SHEET
	SINGLE	SINGL	SIN SIN	IGLE-	REQUIRED PAR	RKING	OFF-STREET	REQUIRED PARKING	OFF-STREET	COMMUNITY	GUEST		
L	FAMILY	FAMIL	FA FA	MILY	SPACES FC		PARKING	SPACES FOR GUEST	PARKING SPACES FOR	BUILDING	PARKING	TOTAL PARKING	GENERAL NOTES
S	ATTACHED	SEMI-	DET/	ACHED	DWELLING U (2 SPACES/DWE		SPACES FOR DWELLING	(0.3 SPACES/DWELLING	GUESTS	PARKING	SPACES IN	SPACES	EXISTING CONDITIONS & LEGENDS
	VILLAS	VILLAS	U	NITS	UNIT)	LLING	UNITS *	UNIT)	**	***	COMMON		BUILDING ELEVATIONS
											AREAS		SITE LAYOUT PLAN
	34	4			76		76	12	76	8	17	177	GRADING AND STORMWATER MANAGEMEN
	34	4					76		76	8	17	177	LANDSCAPE PLAN OVERALL NEIGHBORHOO
													LANDSCAPE PLAN
	10	0			36		26	6	26	0	13	85	LANDSCAPE NOTES AND DETAILS
	18 56	0		6	36 124		36 124	6 19	36 124	0	21	85 291	PHASE I EROSION AND SEDIMENT CONTROL
	23	0		13	72		72	11	72	0	0	144	PHASE II EROSION AND SEDIMENT CONTRO
	97	0		19			232		232	22	34	520	PHASE I EROSION AND SEDIMENT CONTROL
	404			10	200		200		202	20		CO7	
	131	4		19	308		308	48	308	30	51	697	PHASE II EROSION AND SEDIMENT CONTRO
					🗱 TWO SP	ACES IN C	GARAGE						TRAP #1 PLAN, SECTION & DETAILS
сτ	IS IN ACCO	RDANCI	E WITH		🗰 🛊 TWO SP/	ACES DRI	VEWAY						TRAPS #2 PLAN, SECTION & DETAILS
33.	0.D.2. OF 1	THE ZON	ling		🗱 🗰 🗱 10 SPAC	ES/1,000 S	SF						TRAPS #3 PLAN, SECTION & DETAILS
													TRAPS #4 PLAN, SECTION & DETAILS
													TRAP #5 PLAN, SECTION & DETAILS
													SEDIMENT BASIN #1 PLAN, SECTION & DETAILS
													EROSION AND SEDIMENT CONTROL NOTES
													SWM NOTES AND DETAILS
								7					STORMWATER MANAGEMENT AND STORM I DETAILS
	E AN	ALY	312	JAIA	A / TAB	UL/	4 <i>11UN</i>						OVERALL STORMDRAIN DRAINAGE AREA M
	(F-22-033	AND SD	- 22-021)									ROAD PLAN AND PROFILES
					6 AC., 35.76 A	.C. (TH	IS PLAN)						STORM DRAIN PROFILES
	BUFFER AIN				6 AC. 0 AC.								
				27.6	0 AC.								BORING LOCATION DIAGRAM
	25% OR GF DICATION				4 AC. 9 AC.								BORING PLAN & BORING LOGS
	50' BUFFEF		~~~)		9 AC. 4 AC.								FOREST CONSERVATION PLAN
<u>،</u> م	(0.05)							-					

OVERALL SI TOTAL PROJECT AREA AREA OF WETLANDS AND AREA OF 100-YR FLOODPL AREA OF FOREST AREA OF STEEP SLOPES AREA OF PUBLIC ROAD DE

INTERMITTENT STREAM & 50' BUFFER 11.44 AC 14.37 AC. HIGHLY ERODIBLE SOILS (K> 0.35) NUMBER OF RESIDENTIAL UNITS TO REMAIN NUMBER OF RESIDENTIAL UNITS PROPOSED LIMIT OF DISTURBED AREA 48.77 AC., 35.76 AC. (THIS PLAN) PRESENT ZONING DESIGNATION R-20 PROPOSED USE: AGE RESTRICTED ADULT HOUSING IMPERVIOUS COVER 17.24 AC. OTE: THE TOTAL PROPERTY AREA IS 68.56 ACRES. 100-YR FLOODPLAINS. FORESTED AREAS, AREAS OF STEEP SLOPES, AND ERODIBLE SOILS HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA. ROADWAY INFORMATION CHART

				1		MA	AINTENANCE OF TRAFFIC PLAN
		ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH (PUBLIC) ACCESS EASEMENT WIDTH (PRIVATE)	ST	RUCTURAL WALL DESIGNS
		BLUE IVY WAY	PUBLIC ACCESS STREET	30 MPH	50 FT.		ESD SUMMARY TABLE
		BAKER LANE	PUBLIC ACCESS STREET	30 MPH	50 FT.		<u>ESD SUMMARY TABLE</u>
	APPROVED: DEPARTMENT OF PUBLIC WORKS	LONGVIEW DRIVE	PUBLIC ACCESS PLACE	25 MPH	50 FT.	"SITE AREA"	48.77 AC.
		CALMING	PRIVATE ACCESS PLACE	25 MPH	50 FT.	ESDv	114,627.51 C.F. (REQUIRED), 119,720.36 C.F. (PRO
	CHIEF, BUREAU OF HIGHWAYS DATE	COURT		23 101 11	3011.	Rev	15,195.10 C.F. (REQUIRED), 17,126.95 C.F. (PRO
	APPROVED: DEPARTMENT OF PLANNING AND ZONING	HOPE PLACE	PRIVATE ACCESS PLACE	25 MPH	50 FT.	CPv	INCLUDED IN ESDy
		WISTERIA LANE	PRIVATE ACCESS PLACE	25 MPH	50 FT.		
		STONE WELL	PRIVATE ACCESS PLACE	25 MPH	50 FT.	QP(10)	EX: 242.23 CFS, PROP. 236.09 CFS
		WAY	PRIVATE ACCESS PLACE	25 MPH	50 FT.	QP(100)	EX: 629.92 CFS, PROP. 578.32 CFS
Ċ		WISHING WELL	PRIVATE ACCESS PLACE	25 MPH	50 FT.	QP(6.6)	EX: 645.84 CFS, PROP. 599.55 CFS
	COMEN, DEVELOR MENT ENGINEERING DIVISION DATE]	

FINAL ROAD CONSTRUCTION PLAN

– FOR

SHALL BE PROVIDED UNDER A SEPARATE PLAN FOR

SHEET INDEX

BETHANY LANE CROSS SECTIONS

BOX CULVERT STRUCTURAL DESIGN PLAN

SIGNAGE AND PAVEMENT MARKING PLAN

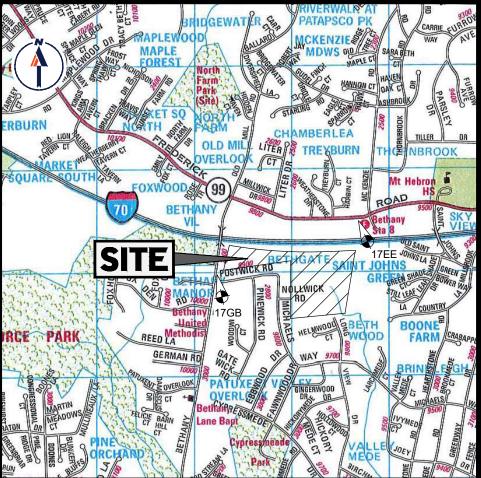
CULVERT INSTALLATION PLAN, NOTES AND DETAILS

CULVERT END WALL DESIGN

CULVERT END WALL DETAILS

BETHANY GLEN - ARAH SOUTH COMMUNITY **NEIGHBORHOODS C, D, & E** LOTS 1 THRU 116 AND **OPEN SPACE LOTS 158 THRU 168**

LOCATION OF SITE 9891 OLD FREDERICK ROAD - ROUTE 99 2ND ELECTION DISTRICT TAX MAP 17, GRID 15, PARCEL 34 HOWARD COUNTY, MARYLAND



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE

PERMIT USE NO. 20602153-5

SCALE: 1"=2000'

ADC MAP COORDINATES: 24/B5

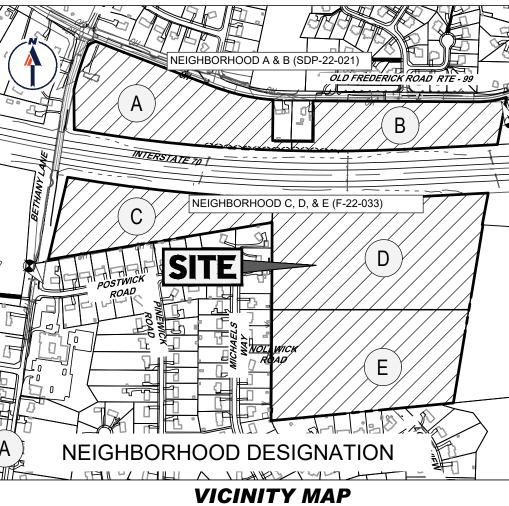
SITE LAYOUT PLAN	5 - 7	IBSTATON
GRADING AND STORMWATER MANAGEMENT PLAN	8 - 10	GREE
LANDSCAPE PLAN OVERALL NEIGHBORHOOD PLAN	11	RUN
LANDSCAPE PLAN	12-14	0
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PHASE II EROSION AND SEDIMENT CONTROL PLAN	19-21	
PHASE I EROSION AND SEDIMENT CONTROL DRAINAGE AREAS	22	
INTERIM EROSION AND SEDIMENT CONTROL DRAINAGE AREAS	23	
PHASE II EROSION AND SEDIMENT CONTROL DRAINAGE AREAS	24	
TRAP #1 PLAN, SECTION & DETAILS	25	
TRAPS #2 PLAN, SECTION & DETAILS	26	
TRAPS #3 PLAN, SECTION & DETAILS	27	
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FOREST CONSERVATION NOTES AND DETAILS	77	

SHEET

NUMBER

2

4





6 C.F. (PROVIDED)	BOHLER //
5.09 CFS	
3.32 CFS	CONTACT BRANDON ROWE P F

78 - 81

82

83

84 - 86

87 - 89

90

91-92

93-102

CONTACT: BRANDON ROWE, P.E.

STORMV	VALER	MAN	AGI
FACILITY NAME & NUMBER	PRACTICE TYPE (QUALITY)	PUBLIC	PRIV
8'W X 14'L X 4.67'D DRYWELLS (1,000SF)	MDE M-5		N
7'W X 12'L X 4.67'D DRYWELLS (748 SF)	MDE M-5		Ň
6.5'W X 17'L X 4.67'D DRYWELLS (1000 SF)	MDE M-5		N
7'W X 12'L X 3.33'D DRYWELLS (538 SF)	MDE M-5		N
SURFACE SAND FILTER WETLAND #C1	MDE F-1		N
SUBMERGED GRAVEL WETLAND #C4	MDE M-2	V	
MICRO-BIORETENTION FACILITY #C5	MDE M-6	V	
SUBMERGED GRAVEL WETLAND #C6	MDE M-2		N
MICRO-BIORETENTION FACILITY #D1	MDE M-6	V	
BIORETENTION FACILITY #D2	MDE F-6		N
MICRO-BIORETENTION FACILITY #D3	MDE M-6		N
BIORETENTION FACILITY #D4	MDE F-6		V
SURFACE SAND FILTER FACILITY #D5	MDE F-1		N
SURFACE SAND FILTER FACILITY #D6	MDE F-1		N
SURFACE SAND FILTER FACILITY #D7	MDE F-1		N
BIORETENTION FACILITY #E1	MDE F-6		N
SURFACE SAND FILTER FACILITY #E2	MDE F-1		N
MICRO-BIORETENTION FACILITY #E4	MDE M-6		N
MICRO-BIORETENTION FACILITY #E5	MDE M-6		N
MICRO-BIORETENTION FACILITY #E6	MDE M-6		N
BIORETENTION FACILITY #E7	MDE F-6		N
MICRO-BIORETENTION FACILITY #E8	MDE M-6		N

	26.	NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA EXCEPT AS APPROVED BY AN ALTERNATE COMPLIANCE AND NECESSARY DISTURBANCE JUSTIFICATION.
	27.	FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
	28.	WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD
	20	COUNTY CODE. WATER AND SEWER TO BE PUBLIC FOR ALL LOTS. THIS PLAN IS SUBJECT TO COUNCIL BILL NO. 61-2019 AND 62-2019, WHICH WENT INTO EFFECT ON FEB. 5, 2020.
		RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. BEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION AND MAINTENANCE AGREEMENT OF THE DEVELOPER AND THE COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT SAUCUTED BY THE DEVELOPER AND THE COUNTY, AND MAINTENANCE AGREEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
	31.	GRADING AND DISTURBANCE OF ENVIRONMENTAL FEATURES AS APPLICABLE FOR OUTFALL LOCATIONS AND/OR UTILITY CONSTRUCTION IS CONSIDERED ESSENTIAL DISTURBANCE. NO OTHER GRADING, DISTURBANCE OR VEGETATIVE REMOVAL IS PERMITTED IN WETLANDS, STREAMS, THEIR BUFFERS, FLOOD PLAIN OR FOREST CONSERVATION EASEMENT AREAS.
	32.	IN ACCORDANCE WITH SECTION 131.0.N.1.A (16) OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN EACH R-20 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS. SIXTEEN (16) MODERATE INCOME HOUSING UNITS FOR THE ENTIRE COMMUNITY (SDP-22-021 AND F-22-033) ARE PROPOSED OR A FEE-IN-LIEU PAYMENT WILL BE PROVIDED.
	34.	HIGHLY ERODIBLE SOILS EXIST ON SITE. SEDIMENT CONTROL PLANS WILL ADDRESS THE EROSION CONCERNS. EXISTING STRUCTURE (HOUSE) ON PROPOSED LOT 155 TO REMAIN. ALL OTHER STRUCTURES TO BE REMOVED PRIOR TO FINAL RECORDATION OF THE FINAL PLAT AND BEFORE THE RELEASE OF ANY BUILDING PERMITS.
	37. 38. 39.	A CRITICAL FLOODPLAIN REPORT, DATED NOVEMBER 2020 HAS BEEN PREPARED BY BOHLER FOR THIS PROJECT. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON JUNE 30, 2016. NO DECKS, PATIOS, SHEDS OR OTHER IMPERVIOUS STRUCTURES OR SURFACES SHALL EXTEND INTO THE DRAINAGE EASEMENTS AT THE REAR OF THE LOTS. PER SECTION 3.105 OF THE COUNTY CODE, ELECTRIC VEHICLE (EV) CHARGING STATIONS (IF REQUIRED) ARE TO BE LOCATED WITHIN PROPOSED GARAGES AND SPECIFIED BY THE BUILDERS. CONTRACTOR/BUILDER TO CONTACT HOWARD COUNTY CHIEF OF PLAN REVIEW FOR DILP TO CONFIRM REQUIREMENTS. LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPE AND STORMWATER MANAGEMENT SURETY IN THE AMOUNT OF \$54,800 FOR THE INSTALLATION OF 81 SHADE TREES (\$300.00 EACH); AND, 108 EVERGREEN TREES (\$150.00 EACH); THE INSTALLATION OF A FENCE TOTALING 1,436 LINEAR FEET (\$10 PER LINEAR FOOT); AND FINANCIAL SURETY IN THE AMOUNT OF \$54,000 FOR 135 SHADE TREES (\$300 EACH) FOR RESEDENTIAL LANDSCAPING, FOR A TOTAL SURETY OF \$60,260 SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT.
	41.	FINANCIAL SURETY FOR THE REQUIRED 301 LARGE STREET TREES (\$300 EACH) WILL BE POSTED FOR THE AMOUNT OF
	42.	\$90,300 WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COST ESTIMATE UNDER THE FINAL PLAN SUBMISSION. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 10.7 ACRES. THE REFORESTATION OBLIGATION OF 12.4 ACRES WILL BE PROVIDED BY 16.4 ACRES ONSITE, AND ACRES AT A FOREST CONSERVATION BANK (). TOTAL REFORESTATION PROVIDED FOR THIS SUBDIVISION IS 12.4 ACRES. SURETY IN THE AMOUNT OF \$278,292.00 WILL BE POSTED WITH THE DEVELOPERS AGREEMENT F-22-033.
	43.	IN AREAS WHERE FOREST CONSERVATION EASEMENTS ARE LESS THAN 35 FEET FROM LOT LINES, A LARGE STOCK (TWO ROWS OF ONE (1) INCH CALIPER) TREES ARE TO BE PLANTED ALONG THE EDGE OF THE FOREST CONSERVATION EASEMENT IN ACCORDANCE WITH SECTION 16.1209(B)(4) OF THE COUNTY CODE.
		THE AGE-RESTRICTED ADULT HOUSING CONDITIONAL USE PLAN WAS PRESENTED BEFORE THE DESIGN ADVISORY PANEL ON DECEMBER 7, 2016, FOR BUILDING ARCHITECTURAL ADVISORY COMMENTS AS REQUIRED UNDER SECTION 131.0.N.1.A.18 OF THE ZONING REGULATIONS AND AS APPROVED UNDER BA-17-018C. THE CONDITIONAL USE PLAN IS INCLUDED WITH BA-17-018C.
		PER SECTION 131.0.N.1.(4) OF THE ZONING REGULATIONS, THIS MAXIMUM PERMITTED DENSITY FOR THIS AGE-RESTRICTED PROJECT IS 5 UNITS PER NET ACRE OR 322 DWELLING UNITS. IF THIS DEVELOPMENT IS TO BE CONSTRUCTED IN PHASES, PER THE D&O FOR THE CONDITIONAL USE, OPEN SPACE AREA, RECREATIONAL FACILITIES/COMMUNITY CENTERS SHALL BE PROVIDED IN EACH PHASE TO MEET THE NEEDS OF THE RESIDENTS. THE DEVELOPERS WILL NEED TO PROVIDED A SCHEDULE FOR THE INSTALLATION OF SUCH FACILITIES
O DO		THE RESIDENTS. THE DEVELOPERS WILL NEED TO PROVIDED A SCHEDULE FOR THE INSTALLATION OF SUCH FACILITIES WITH SDPS. MAINTENANCE OF ON STREET PARKING SHALL BE THE RESPONSIBILITY OF THE HOA.
TITEE		THE PROPOSED 6' HIGH FENCES IN NEIGHBORHOODS C AND D WILL SCREEN THE PROPOSED DEVELOPMENT FROM ADJOINING SUBDIVISIONS TO THE SOUTH AND WEST, AS REQUIRED BY THE CONDITIONAL USE APPROVAL. A 10' MAINTENANCE EASEMENT HAS BEEN ESTABLISHED FOR THE FENCE WHEN THE FENCE IS LOCATED ON PRIVATE LOTS. THIS EASEMENT WILL ALLOW THE HOA TO MAINTAIN THE FENCE ON THESE PRIVATE LOTS. REFER TO GRADING SHEETS FOR FENCE PLACEMENT.
1	49.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
	50.	THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
	51.	THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
1 7	52.	THE PRIVATE ROADS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
1	53.	AN APPLICATION FOR THE PROPOSED IMPACTS TO ENVIRONMENTAL FEATURES ON THE SUBJECT PROPERTY HAS BEEN PROCESSED WITH MDE. THE MDE TRACKING NUMBER IS 22-NT-3046.
Д		
$2 \sqrt{3}$		

BENCHMARK **GEODETIC SURVEY CONTROL - 17GB**

ELEV. 441.515' N 592,656.774 E 1,353,019.981 **GEODETIC SURVEY CONTROL - 17EE** ELEV. 453.949' N 593,815.262 E 1,355,774.821

EMENT PRACTICES GE							
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GENERAL NOTES

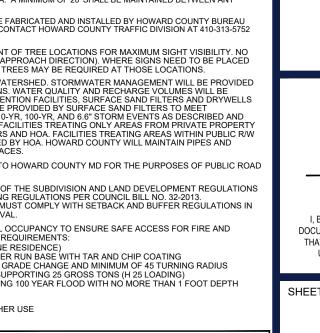
- L CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY AND MSHA STANDARDS AND PECIFICATIONS IF APPLICABLE, UNLESS WAIVERS HAVE BEEN APPROVED. HE PROPERTY BOUNDARY AND ON-SITE EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY Y BOHLER ENGINEERING, TITLED "BOUNDARY & TOPOGRAPHIC SURVEY, HARBIN PROPERTY, 9891 OLD FREDERICK ROAD ROUTE 99 , 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND", FILE NO. SD152018, DATED 03/04/16; LAST REVISED
- HE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED IPON THE MARYLAND STATE PLANE COORDINATES SYSTEM. HOWARD COUNTY MONUMENT Nos. 17GB AND 17EE WERE SED FOR THIS PROJECT. VATER IS PUBLIC. CONT. # 71 W, 463-D-W, 436-W (ACP), 25-5109-D, 688-D-W & S
- EWER IS PUBLIC. CONT. # 2738-S-A, 409 W & S, 738-S-A, 25-5109-D
- EXISTING UTILITIES ARE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED 03/04/16 AND HOWARD COUNTY RECORDED PLANS. UBJECT PROPERTY ZONED R-20 PER THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS. AN AGE RESTRICTED ONDITIONAL USE COMMUNITY IS PROPOSED UNDER SECTION 131.O.N.1 AND AS APPROVED PER BA-17-018C. THE ECISION AND ORDER FOR THE CONDITIONAL USE WAS SIGNED BY THE HEARINGS EXAMINER ON SEPT. 2, 2020.
- DECISION AND ORDER FOR THE CONDITIONAL USE WAS SIGNED BY THE HEARINGS EXAMINER ON SEPT. 2, 2020.
 PROPERTY INFORMATION:

 GROSS AREA OF TRACT = 68.56 AC., 35.76 AC. (THIS PLAN)
 AREA OF FLOODPLAIN = 2.10 AC.
 AREA OF FLOODPLAIN = 2.10 AC.
 AREA OF FLOODPLAIN = 2.10 AC.
 NET TRACT AREA NOTED AS A AC.
 NET TRACT AREA OF 96.49 AC.*
 *NET TRACT AREA NOTED ABOVE MATCHES THE AREA OF EXISTING HOUSE ON PROPOSED LOT 155 (1.2 AC.). NET TRACT AREA NOTED ABOVE MATCHES THE DEVELOPEMENT'S CONDITIONAL DECISION AND ORDER.
 AREA OF PROPOSED R/W DEDICATION = 7.09 AC. (TOTAL)
 NUMBER OF LOTS/PARCELS PROPOSED = 168 (TOTAL), 127 (THIS PLAN)
 AREA OF PROPOSED LOTS = 13.82 AC. (TOTAL), 11.34 AC. (THIS PLAN)
 OPEN SPACE LOT(S) = 13 (TOTAL), 11 (THIS PLAN)
 OPEN SPACE LOT(S) = 13 (TOTAL), 11 (THIS PLAN)
 OPEN SPACE REQUIRED : 24.00 AC. (35% OF GROSS AREA) (TOTAL)
 OPEN SPACE REQUIRED : 24.00 AC. (35% OF GROSS AREA) (TOTAL)
 OPEN SPACE PROVIDED : 45.71 AC. -5.99 AC. (NON-CREDITED) = 39.72 AC. (57.9%) OPEN SPACE (CREDITED) (TOTAL)
 COMMUNITY CENTER FLOOR AREA REQUIRED : 2.910 SF (TOTAL).
 COMMUNITY CENTER FLOOR AREA PROVIDED (TOTAL): 2.910 SF. THIS PROJECT IS TO PROVIDE 2 COMMUNITY CENTER FLOOR AREA PROVIDED (TOTAL): 2.910 SF. THIS PROJECT IS TO PROVIDE 2 COMMUNITY CENTER FLOOR AREA PROVIDED (TOTAL): 2.910 SF. THIS PROJECT IS TO PROVIDE 2 COMMUNITY CENTER S ONE IN NEIGHBORHOOD D.

- OTS 1-116 WILL HAVE UNITS THAT WILL BE AGE RESTRICTED ADULT HOUSING. THE 116 AGE-RESTRICTED UNITS SHALL ONSISTS OF 97 SINGLE-FAMILY ATTACHED UNITS, AND 19 SINGLE-FAMILY DETACHED UNITS. OT 155 IS BEING CREATED FOR THE EXISTING STRUCTURE THAT IS TO REMAIN. THIS LOT AND STRUCTURE IS NOT A ART OF THE APPROVED CONDITIONAL USE AND WILL NOT BE AN AGE RESTRICTED ADULT HOUSING UNIT.
- WETLAND DELINEATION REPORT WAS COMPLETED FOR THIS PROJECT BY FORENVICON INC. ON 04/12/16 AND A FORES TAND DELINEATION REPORT WAS COMPLETED BY FORENVICON INC. ON 04/12/16, REVISED 01/25/20.
- HE ADEQUATE ROAD FACILITIES TEST EVALUATION FOR THIS PROJECT (ARAH) WAS PREPARED BY THE TRAFFIC GROUP HIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- HERE ARE NO KNOWN CEMETERIES OR HISTORICAL FEATURES KNOWN ONSITE ESIGN MANUAL WAIVER:
- I) BETHANY LANE (MINOR ARTERIAL ROAD), TO HAVE A MINIMUM INTERSECTION SPACE OF 330 FEET BETWEEN PROPOSED ROAD "C" AND EXISTING POSTWICK ROAD, MEASURING ALONG BETHANY LANE CENTERLINES OF THE PROPOSED ROAD "C" AND POSTWICK ROAD WAS APPROVED PENDING THE FOLLOWING CONDITIONS: a) REQUIRED INTERSECTION AND STOPPING SIGHT DISTANCES ARE MAINTAINED AND THE PROPOSED ROAD IMPROVEMENT (EXCLUSIVE LEFT TURN LANE) ALONG BETHANY IS EXTENDED SOUTHWARD TO POSTWICK ROAD.
- 2) FROM HCDM-VOL. 2, SECTION 3.3.B.2.b1 "HORIZONTAL ALIGNMENT LOCATION" WHICH LIMITS THE NON-LOOPED LENGTH OF 8" WATER MAIN TO 2,000 L.F. OR LENGTH REQUIRED TO PROVIDE THE SERVICE TO 50 UNITS, WHICH IS SHORTER. WAS APPROVED ON 9/13/26 WITHOUT CONDITIONS.
- 3) FROM HCDM-VOL. 3, CHAPTER 2.5.B.1, TABLE 2.07 TO REDUCE THE REQUIRED INTERSECTION SPACING FROM 750 FT TO 330 FT WAS APPROVED ON 6/10/21. SUBJECT TO THE IMPROVEMENTS SHOWN ON THE PLANS TO BE CONSTRUCTED.
- 4) FROM HCDM-VOL. 3, CHAPTER 5.2.3 APPENDIX A, TO REQUEST 350 FT MIN. CURVE RADIUS ON PUBLIC ACCESS STREETS CLOSED CROSS SECTION WAS APPROVED ON 6/10/21, WITHOUT CONDITIONS. 5) FROM HCDM-VOL.5, CHAPTER 2.6(A) AND APPENDIX A, WHICH REQUIRE USE-IN-COMMON DRIVEWAY UTILIZED IN RESIDENTIAL USE ONLY AND SHARED BY NO MORE THAN SIX (6) DWELLING UNITS WAS APPROVED ON 9/17/21, SUBJECT TO THE FOLLOWING: THE FOLLOWING:
 PROVIDING 24 FT. WIDE PAVEMENT FOR THE PROPOSED USE-IN-COMMON DRIVEWAY SEGMENT STA. 10+25 TO 13+50;
 - 2. EXTENDING ROAD MEDIAN ON INTERNAL ROAD 6 TO 11+25; THE NORTHERN ENTRANCE OF PROPOSED USE-IN-COMMON DRIVEWAY SHALL BE DESIGNED RIGHT TURN EXIT ONLY;
- A SIDEWALK MUST BE PROVIDED ON THE INSIDE RADIUS OF LOOP ROAD/DRIVEWAY AS STATED IN CONDITION No. 7 FOR WP-21-127;
 COMPLIANCE WITH STAFF REVIEW COMMENTS FOR SP-21-021 & ROAD FRONTAGE/ROAD DESIGN STANDARDS PER THE REGULATIONS 5) FROM HCDM VOL. II, SECTION 3.3(B)(5) TO REQUEST THE MAXIMUM GROUND COVER PERMITTED OVER DISTRIBUTION MAINS TO BE INCREASED TO DEPTHS GREATER THAN 8'. 7) FROM HCDM VOL. II, SECTION 4.3(B)(2)(B) TO ALLOW THE USE OF C900 PIPE TO BE USED IN LIEU OF DIP FOR SEWER DEPTHS BEYOND 20' 8) FROM HCDM VOL. II, SECTION 56.4(B)(4) TO ALLOW MINIMUM VERTICAL CLEARANCES OF LESS THAN 1' FROM OTHER UTILITIES OR LESS THAN 2' FROM STREAM TO CASING PIPE
- 14. ALTERNATIVE COMPLIANCE NDER THE PROVISIONS OF SECTION 18.122.B OF REQUEST WP-21-064: DECISION LETTER DATED 2-11-21
 - 1. FOR A VARIANCE WITH RESPECT TO SECTION 16.115(C)(2), 16.116(A)(1) AND 16.116(A)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO DISTURB STREAMS, STREAM BANK BUFFERS, WETLANDS, WETLAND BUFFERS, AND FLOODPLAINS TO CONSTRUCT TWO (2) PUBLIC ROADS (ROADS A AND B), WATER AND SEWER LINES, STORMWATER MANAGEMENT FACILITIES AND CULVERTS IN NEIGHBORHOODS C, D, AND E OF THE PROPOSED BETHANY GLEN ARAH SUBDIVISION WAS **APPROVED**.
 - SUBDIVISION WAS APPROVED. 2. FOR VARIANCE WITH RESPECT TO SECTION 16.1205(A)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR THE PURPOSES OF CONSTRUCTING TWO (2) PUBLIC ROADS (ROADS A AND B), WATER AND SEWER LINES, STORMWATER MANAGEMENT FACILITIES AND CULVERTS IN NEIGHBORHOODS D, AND E OF THE PROPOSED BETHANY GLEN ARAH SUBDIVISION: APPROVED THE REMOVAL OF 18 AND DENIED THE REMOVAL OF 1 OF THE PROPOSED SPECIMEN TREES TO BE REMOVED AS INCLUDED IN THE APPLICATION. APPROVAL OF THIS ALTERNATE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - PPROVAL OF THIS ALTERNATE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
 THE DISTURBANCE TO THE STREAMS, WETLANDS, THEIR BUFFERS, AND THE FLOODPLAIN SHALL BE LIMITED TO THE GRADING REQUIRED TO CONSTRUCT PUBLIC ROADS A AND ROAD B, WATER AND SEWER LINES, CULVERTS AND STORM WATER MANAGEMENT FACILITIES AND RELATED INFRASTRUCTURE IN POINTS #1, #2 AND #3 OF THE PLAN EXHIBIT SUBMITTED WITH THIS PETITION.
 ANY NATURAL VEGETATION DISTURBED DURING THE GRADING OF THE IMPACTED ENVIRONMENTAL FEATURES MUST BE RESTORED TO ITS NATURAL CONDITION TO THE GREATEST EXTENT POSSIBLE ONCE CONSTRUCTION IS COMPLETED. A PLAN TO DEMONSTRATE HOW THESE IMPACTED AREAS SHALL BE RESTORED TO ITS NATURAL CONDITIONS MUST BE INCLUDED ON THE ROAD CONSTRUCTION PLAN WITH THE FINAL SUBDIVISION PLANS.
 A COPY OF THE MARYLAND DEPARTMENT OF ENVIRONMENTAL (MDE) PERMIT FOR THE DISTURBANCE TO THE TWO STREAMS AND FLOODPLAIN MUST BE PROVIDED TO DP2 PRIOR TO THE RECORDATION OF THE FINAL PLAT AND REFERENCED AS A NOTE ON THE PLAT.
 INCLUDE THIS ALTERNATIVE COMPLIANCE PETITION DECISION AS A GENERAL NOTE ON THE PRELIMINARY EQUIVALENT SKETCH PLAN, THE PLAT AND SITE DEVELOPMENT PLAN(S). THE NOTE SHALL INCLUDE THE PETITION'S FILE NUMBER, THE REGULATORY SECTIONS, THE DECISION DATE, AND THE CONDITIONS OF APPROVAL.
 - REQUEST WP-21-127: DECISION LETTER DATED 08-04-21:
 - WITH RESPECT TO SECTIONS 16.119(F)(1), 16.120(C)(3), 16.120(C)(4) AND A PORTION OF 16.134(A)(1) OF THE SUBDIVISION AND LAN. DEVELOPMENT REGULATIONS TO RETAIN THE DRIVEWAY FOR THE EXISTING HOUSE ON LOT 155 FOR INGRESS/EGRESS TO MD ROUTE 99; TO DEVELOP SINGLE-FAMILY ATTACHED LOTS 1-18; 82-104; 117-154 WITHOUT PUBLIC ROAD FRONTAGE TO PROVIDE A SIDEWALK ON ONE SIDE OF PUBLIC ROAD A (NEIGHBORHOOD C) AND PRIVATE ROADS 1, 2, 3, 4, 5, AND 7 WAS APPROVED. APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. ALL THE PRIVATE ROAD MUST PROVIDE SAFE, ADEQUATE ACCESS TO THE RESIDENTIAL AND OPEN LOTS. THE PRIVATE ROADS ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY HOA.
 2. THE DRIVATE DOAD DESTION AND MAINTAINED BY COMMUNITY HOA. WIDTHS MUST COMPLY 3. COMPLIANCE WITH THE SRC PLAN REVIEW COMMENTS FOR THE PRELIMINARY EQUIVALENT SKETCH PLAN, SP-21-002. 4. ALL SIDEWALK, CURB RAMPS AND OTHER ROADSIDE IMPROVEMENTS SHOULD BE DESIGNED CONSISTENT WITH THE HOWARD COUNTY DESIGN MANUAL AND US ACCESS BOARD ADA/PROWAG DESIGN SPECIFICATIONS.
 - HOWARD COUNTY DESIGN MANUAL AND US ACCESS BOARD ADA/PROWAG DESIGN SPECIFICATIONS. 5. SIDEWALK MUST BE PROVIDED ALONG THE LOT FRONTAGE OF THE TOWNHOME UNITS FOR PRIVATE ROAD 1, 2, AND 3 IN THE NEIGHBORHOOD C. NO SIDEWALK IS REQUIRED ALONG THE SIDE OF PRIVATE ROAD 1,2 AND THAT ABUTS THE RECREATIONAL OPEN SPACE AREA; NO SIDEWALK ARE REQUIRED ALONG THE WESTERN SIDE OF PRIVATE ROAD 4 AND 5; AND NO SIDEWALK IS REQUIRED ALONG THE EASTERN SIDE OF PRIVATE ROAD 7. NO SIDEWALK IS REQUIRED ALONG THE SOUTHERN SIDE OF PUBLIC ROAD A IN NEIGHBORHOOD C. 6. A SIDEWALK MUST BE PROVIDED ALONG THE LOT FRONTAGES OF THE TOWNHOME UNITS FOR THE PRIVATE ROAD 6 IN NEIGHBORHOOD A. 5. NECESSARY DISTURBANCE
 - SECTION 16.115(C)(2) AND 16.116(C)(1): DECISION LETTER DATED SEPTEMBER 21, 2021 REQUEST TO ALLOW IMPACTS TO THE STREAM STREAM BUFFER, WETLANDS, WETLAND BUFFER, AND 100-YEAR FLOODPLAIN WAS APPROVED FOR THE CONSTRUCTION OF TWO (2) PUBLIC SEWER LINE INSTALLATIONS FOR THE BETHANY GLEN ARAH PROJECT THIS REQUEST AND DECISION LETTER REPLACES THE PREVIOUS NECESSARY DISTURBANCE REQUEST THAT WAS APPROVED ON PREFERRED LAYOUT OF PUBLIC UTILITIES BY DPW AND DED. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS AND MITIGATION METHODS:
 - I. THE SEWER LINE SHALL ONLY DISTURB THOSE ENVIRONMENTAL AREAS AS STATED IN THE REQUEST AND DELINEATED IN NEIGHBORHOOD D AND E ON THE NECESSARY DISTURBANCE PLAN EXHIBIT: ANY DISTURBANCE TO ENVIRONMENTALLY REGULATED FEATURES BEYOND WHAT HAS BEEN APPROVED ARE NOT PERMITTED UNLESS THE DEVELOPER SUBMITS A FORMAL REQUEST TO DPZ FOR SUCH DISTURBANCE IN ACCORDANCE WITH SECTION 16.115(c)(2) AND 16.116(c)(1).
 2. THE DISTURBEN AREA SHALL BE RE-VEGETATED AND RETURNED TO ITS NATURAL CONDITION TO THE GREATEST EXTENT POSSIBLE; ALL STEEP SLOPE DISTURBANCES ARE TO BE STABILIZED UTILIZING METHODS OF BEST PRACTICES.
 3. THE DEVELOPER SHALL OBTAIN AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND U.S. ARMY CORPS OF ENGINEERS FOR ACTIVITIES IN REGULATED WETLAND AND STREAM AREAS PRIOR TO SUBMISSION OF ANY GRADING PERMIT APPLICATIONS, SIFE DEVELOPMENT PLANS AND BUILDING OR GRADING PERMITS.
 - 16. EXISTING WELL AND SEPTIC SYSTEMS MUST BE PROPERLY ABANDONED AND HOWARD COUNTY HEALTH DEPARTMENT NOTIFIED PRIOR TO THE HEALTH DEPARTMENTS SIGNATURE ON THE FINAL PLAT. 17. A NOISE STUDY HAS BEEN PERFORMED BY FORENVICON, DATED 11/18/2020, REVISED 04/26/2021 AND A COMBINATION OF A PROPOSED EARTH BERMS AND NOISE BARRIERS HAS BEEN PROVIDED FOR NOISE MITIGATION. NOTE, IN AREAS WHERE THERE ARE "GAPS" IN NOISE WALLS PROPOSED, EARTH BERM ELEVATIONS PROVIDE SUFFICIENT HEIGHT FOR MITIGATION.
- BY THE CONDITIONAL USE APPROVAL. A 10' MITIGATION. EWHEN THE FENCE IS LOCATED ON PRIVATE LOTS. 18. TRAFFIC CONTROL DEVICES: THESE PRIVATE LOTS. REFER TO GRADING A) THE R1-1 ("STOP") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - B) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES. APPROVED BY HOWARD COCC... TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THI "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MDMUTCD). 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 MOUNTE ON TOP OF EACH POST.
 - STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURES AND POLES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (2006), SECTION 5.5.A. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
 - PRIVATE RANGE OF ADDRESS SIGN ASSEMBLIES 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 ESTIMATES.
 - 21. ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED IN FRONT OF TREE LOCATIONS FOR MAXIMUM SIGHT VISIBILITY. NO TREE CAN BE INSTALLED WITHIN 30' OF ANY STOP SIGN (APPROACH DIRECTION). WHERE SIGNS NEED TO BE PLACED BEHIND THE SIDEWALK, ADDITIONAL SPACING BETWEEN TREES MAY BE REQUIRED AT THOSE LOCATIONS. 22. THE SITE IS LOCATED WITHIN THE PLUMTREE BRANCH WATERSHED. STORMWATER MANAGEMENT WILL BE PROVIDED 2. THE SITE IS LOCATED WITHIN THE PLUMTREE BRANCH WATERSHED, STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS. WATER QUALITY AND RECHARGE VOLUMES WILL BE PROVIDED BY MICRO-BIORETENTION FACILITIES, BIORETENTION FACILITIES, SURFACE SAND FILTERS AND DRYWELLS TO MEET MDE REQUIREMENTS. WATER QUANTITY WILL BE PROVIDED BY SURFACE SAND FILTERS TO MEET REQUIREMENTS INCLUDING THE MANAGEMENT OF THE 10-YR, 100-YR, AND 6.6° STORM EVENTS AS DESCRIBED AND REQUIRED BY COUNTY COUNCIL RESOLUTION 123-2019. FACILITIES TREATING ONLY AREAS FROM PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY PROPERTY OWNERS AND HOA. FACILITIES TREATING AREAS WITHIN PUBLIC R/W WILL BE PLACED IN EASEMENTS AND WILL BE MAINTAINED BY HOA. HOWARD COUNTY WILL MAINTAIN PIPES AND PROPERTY OWNERS/HOA WILL MAINTAIN FACILITY SURFACES.
 - A TOTAL OF 7.09 ACRES OF LAND SHALL BE DEDICATED TO HOWARD COUNTY MD FOR THE PURPOSES OF PUBLIC ROAD RIGHT OF WAY. 24. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF CONDITIONAL USE PLAN APPROVAL.
 - 25. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE) SURFACE SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 05 to UNROLOGIA STRUCTURED (2010) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADIN DRAINAGE ELEMEN OVER DRIVEWAY S F. STRUCTURE CLEAF G. MAINTENANCE - SU

DEVELOPER:

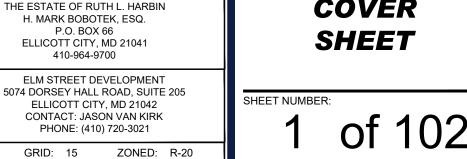
TAX MAP: 17



P.O. BOX 66

410-964-9700





F-22-033

SUBDIVISION NAME: BETHANY GLEN - ARAH SECTION/AREA: SOUTH COMMUNITY NEIGHBORHOODS C, D, & E DEED # 00226/ 00064

PARCEL: 34

GRID: 15

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

BA-CASE NO. 17-018C ECP-21-017, WP-21-064 SP-19-005, F-22-033, WP-21-127 25-5109-D, 688-D-W & S, SP-21-002

WP-19-118, ECP-19-04

REVIOUS FILE No.

SURFACE. RANCES - MINIMUI	SAFELY PASSING 100 YE M 12 FEET JRE ALL WEATHER USE
	OWNER: