

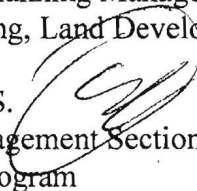


7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Cindy Hamilton, Planning Manager
Planning and Zoning, Land Development

FROM: Stuart F. Oster, R.S. 
Groundwater Management Section Supervisor
Well and Septic Program

DATE: May 19, 2006

RE: File Number: SP-06-021
Title: Riley Property
Map 46, Grid 12, Parcels 36 & 277

According to public tax records, the primary structure on Parcel 36 was built in 1946 and originally had a well and septic system. Connection to public water was made in 1998. On Parcel 277, the home was built in 1971 with connection to public water and a septic system. Submittal of the locations of existing well and septic systems is required on the plans at next submission. Documentation of or a suitable schedule for proper abandonment/sealing of the wells (by a licensed well driller) and the septic systems should be completed prior to submission of originals for signature. Also, a Health Department review of the future demolition application is required.

C: File

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING Division of Land Development

DATE: 5-3-06DPZ File No. SP-06-021**Department of Planning and Zoning**

☒ Transportation Planning
☒ Historic Preservation
☐ Public Service and Zoning Administration
☒ Research
☐ Address Coordinator

☒ Environmental and Community Planning (Ag Pres/Route 1)
☒ Development Engineering Division
☐ Other
☒ File

Agencies

☒ Soil Conservation District
☒ Department of Inspections, Licenses & Permits
☒ Department of Fire and Rescue Services
☒ State Highway Administration
☒ Health Department
☒ Public School System
☒ Recreation and Parks
☐ WSSC
☐ MD Aviation Administration

☐ Tax Assessment
☒ Verizon
☒ BGE
☐ Cable TV
☐ Police
☐ MTA
☐ Finance
☐ DPW, Real Estate Services
☐ DPW, Construction and Inspection
☐ DPW, Bureau of Utilities

RE: Riley Property Lots 1-9 + 0.5 Lot 10ENCLOSED FOR YOUR → ☐ Signature Approval☒ Review & Comments ☐ FilesTHE ENCLOSED → ☐ Original☒ Pre-Packaged Plan Set**Plans****# of Sheets**

☒ Sketch Plan
☒ Prel Equiv Sketch Plan
☐ Preliminary Plan
☐ Final Plat/Plat of Easement/RE Plat
☐ Final Constr Plans (RDS)
☐ Final Development Plan
☐ Site Development Plan
☐ Landscape Plan/Supplemental Plan
☐ Grading Plan
☐ House Type Revision/Walk-Thru Red-Line
☐ Water and Sewer Plan

3**Supplemental Documents**

☒ Wetlands Report
☒ Soils/Topo Map/Drain Area Map
☒ FSD/FCP/Worksheet and Application
☐ Declaration of Intent (Forest Cons)
☐ Drainage and/or Computation/Pond Safety Comps
☒ Preliminary Road Profiles
☒ APFO Roads Test/Mitigation Plan/Traffic Study
☐ Noise Study
☒ Sight Distance Analysis/Speed Flow Study
☐ Floodplain Study
☒ Stormwater Management Comps/Geo-Tech Report
☐ Industrial Waste Survey (DPW)
☐ Road Poster Form Letter
☐ Response Letter
☐ Perc Plat
☐ Scenic Road Exhibits
☒ Deeds
☒ Photographs
☐ Retaining Wall Comps/Details
☐ Poster/Community or HDC Meeting Information
☐ Route 1 Details/Summary

Applications

☐ Waiver Petition Applic/Exhibit
☐ Planning Board Application
☐ ASDP/CSDP Application
☒ DED Application/Checklist
☒ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☒ Received ☐ Tentatively Approved
☐ Received and Revised ☐ Approved

Recorded On 5-3-06

COMMENTS: _____ SRC/Comments Due By: 6-1-06

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

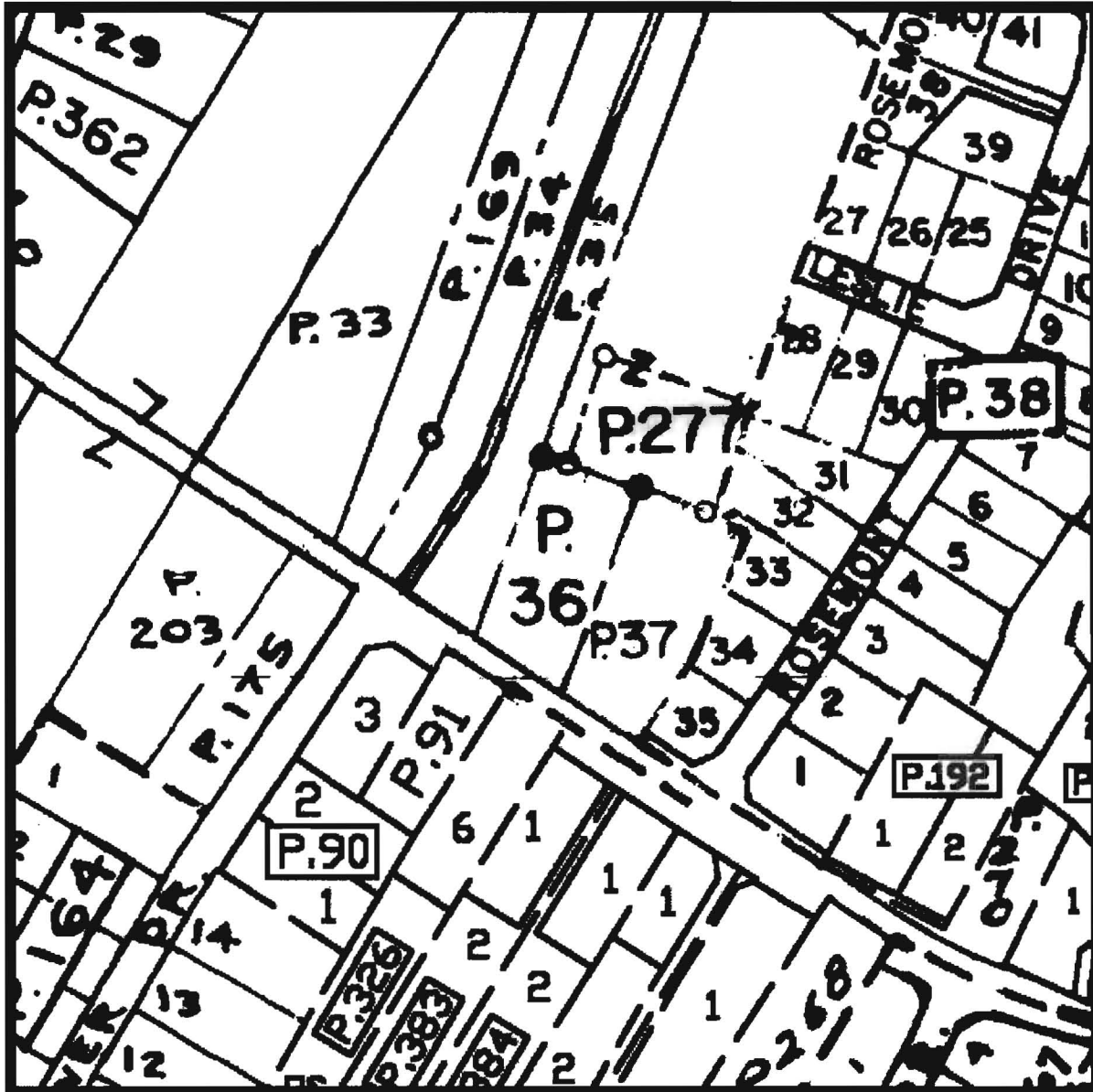
DPZ STAFF INITIALS mpf



Maryland Department of Assessments and Taxation
HOWARD COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 06 Account Number - 406416



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

Howard County Department of Planning and Zoning
Division of Land Development
WAIVER PETITION APPLICATION

Date Submitted/Accepted MAY 3 2006 DPZ File Number WP06-112

I. Site Description

Subdivision Name/Property Identification: RILEY PROPERTY

Location of property: SCAGGSVILLE ROAD
(Street Address and/or Road Name)

RESIDENTIAL
(Existing Use)

RESIDENTIAL
(Proposed Use)

46
(Tax Map No.)

(Grid/Block No.)

36 & 277
(Parcel No.)

SIXTH
(Election District)

R-20
(Zoning District)

4.93 AC
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations** if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.121.(a)(2)</u>	<u>WHICH PREVENT CERTAIN INFILL SUBDIVISIONS FROM USING THE OPTIONAL LOT SIZE AREA</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

SEE ATTACHED JUSTIFICATION

IV. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- b. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petitioner application.

V. Plan Exhibit

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12"**. The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u>✓</u> Information Provided	<u>X</u> Information Not Provided,
	<u>NA</u> Not Applicable	Justification Attached

- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- ✓ 3. North arrow and scale of plan.
- ✓ 4. Location, extent, boundary lines and area of any proposed lots.
- ✓ 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- ✓ 6. Delineation of building setback lines.
- ✓ 7. Delineation of all existing public road and/or proposed street systems.
- ✓ 8. Identification and location of all easements.
- ✓ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- N/A 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- N/A 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- N/A 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- ✓ 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- ✓ 14. Submit 2 sets of photographs for all existing on-site structures.
- N/A 15. Identify the location of any existing wells and/or private septic systems.

16. Route 1 Manual

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

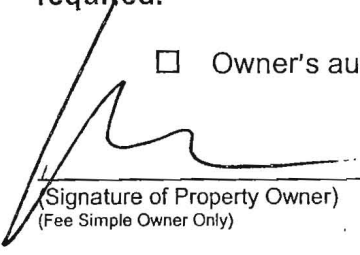
VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

☐ Owner's authorization attached *


(Signature of Property Owner)
(Fee Simple Owner Only)

4/28/06
(Date)

EUGENE RILEY c/o
MILDENBERG, BOENDER & ASSOC.
(Name of Property Owner)


(Signature of Petition Preparer) *

4/28/06
(Date)

MILDENBERG, BOENDER & ASSOC.
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

5072 DORSEY HALL DR, SUITE 202
(Address)

5072 DORSEY HALL DR, SUITE 202
(Address)

ELICOTT CITY, MD 21042
(City, State, Zip Code)

ELICOTT CITY, MD 21042
(City, State, Zip Code)

E-Mail _____

E-Mail _____

(410) 997-0296
(Telephone)

(Fax)

(410) 997-0296
(Telephone)

(410) 997-0298
(Fax)

Contact Person: _____

Contact Person: _____

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name _____ DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete.....
 - b. Required number of plans and applications are provided.....
 ___ Plans (14 sets on County Road or
 ___ Applications 18 sets on State Road)
 - c. Supplemental Information is provided.....
 - d. Certification of pre-submission HDC advisory meeting for new projects in
 Historic District or listed in Historic Sites Inventory.....
 - e. Photographs of existing structures (for Historic Preservation Review).....
 - f. MAA Approval Letter (if applicable).....
 - g. Written summary of Route 1 manual compliance (if applicable).....

- II. **Fee Computation** **Fee**
- Number of waivers requested.....
- * Base Fee for first two waiver sections (\$450).....
- Fee for each additional waiver section (___ additional waivers x \$50 each).....
- * (Maximum fee of \$350 for Agricultural Preservation parcels)
- TOTAL** _____

III. **Certification**

Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted: Date _____ Staff initials _____

Comments/Notes _____

April 27, 2006
RILEY PROPERTY
Waiver Petition Application, Section 16.121(a)(2)
III. Justification:

a. Extraordinary Hardship:

Section 16.121.(a)(2), of the Subdivision and Land Development Regulations specifies that infill lot sizes in the R-20 district may not utilize the minimum optional lot area by increasing the amount of dedicated open space.

Providing the 20,000 S.F. minimum lot size will result in a less than desirable lot shapes by having the proposed lots 8 and 9 be converted into 3 elongated lots encumbered with environmentally sensitive areas.

Providing the required 20,000 minimum lot areas will result in a very small open space area (4.93 acres at 6% or 10,672 S.F.) That could not be enjoyed by all of the lot owners. This would reduce the desirability of the subdivision.

Not providing the 30% open space will prevent the satisfaction of the forest conservation requirements on site. This will in a hardship in locating offsite forest conservation.

b. Intent of the Regulations:

The requested waiver will allow the creation of a larger open space lot that would encompass all of the environmentally sensitive areas.

This requirement exists in conjunction with Section 16.127. Residential Infill Development. The intent of the regulation is to ensure development occurs in a manner that protects the environment, achieves high quality design (Section 16.127(a)(2), create compatibility with the existing neighborhood (Section 127(c)(1), and properly locate and preserve open space which protects environmental resources and to equitably apportion costs of providing the sites necessary to serve the additional families into the community (Sections 16.121.(a)(1)(i) and (ii)), provide forest conservation retention on site and its priority areas (Section 16.1200)

The intent of the Regulations will be served to a greater extent though the implementation of the proposed alternative based on the following:

1. By allowing the reduced lot areas, an open space that can accommodate all of the environmentally sensitive areas can be created. By placing the environmentally sensitive areas within the open space will further guarantee their protection. (Section 127.127)

2. By allowing the reduced lot areas, the development will be compatible with the neighborhood. The development is surrounded by Rosemont development on the east and the proposed Milk Producer-South development (S-06-004) on the north. The Rosemont development is based on minimum lot area of 14,000 S.F and the milk producers is proposing a development with minimum lot area of 12,000 S.F. Section 16.127(c)(1).
3. By allowing the reduced lot areas and the resulting larger open space, we are able to provide the entire required forest conservation requirements on site. The requirements will also be met via retaining the existing forest.
4. The resulting larger open space will be combined with the proposed open space at the Milk producer's site to create a significant open space that would be much more beneficial for encouraging wild life habitat.

NOTE: THE PROPOSED PLAN, INCLUDING THE NEED FOR A WAIVER, WAS PRESENTED TO THE ROSEMONT COMMUNITY ASSOCIATION AND INTERESTED MEMBERS OF THE COMMUNITY ON APRIL 26, 2006. THEY INDICATED THEIR SUPPORT OF THE PROPOSED LAYOUT.

b. Detrimental to Public Interest:

Approval of this waiver request will not be detrimental to the public interest. Approval of the waiver will allow the dedication of open space areas in excess of the minimum requirements. The stream and stream buffer areas will be dedicated to Home Owners Association (or Howard County if requested) providing improved environmental protection in addition to improved open space when combined with the adjacent proposed open space.. An easement is being provided to this open space lot to provide access for all of the proposed lots. The character of the existing neighborhood will not be adversely affected, and the requested relief will provide lot sizes in excess of those being provided by Milk Produce's site. Representative of the public reviewed the proposed plan and supports the layout.

c. Nullify the Intent of the Regulations:

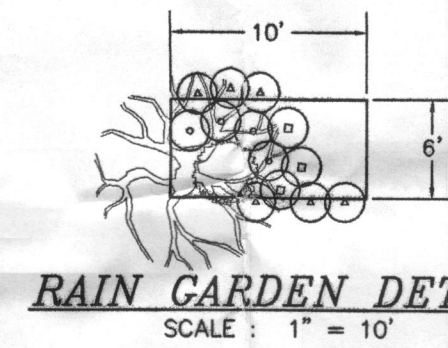
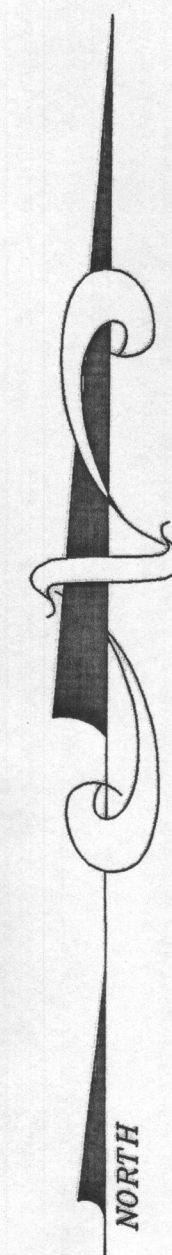
The intent of the regulations will be preserved if this request is granted. The intent of the regulations is to preserve the continuity of the neighborhood. This parcel is bordered by similarly sized developed properties, therefore, granting this request will not nullify the intent of the regulations.

SOIL DISCRIPTION:

BeA	(B)	BELTSVILLE SILT LOAM, 0-1% SLOPES
luB	(C)	LUKA LOAM, LOCAL ALLUVIUM 1-5% SLOPES
CmB2	(B)	CHILLUM SILT LOAM, 1-5% SLOPES, MODERATELY ERODED.
MID2	(B)	MANOR LOAM, 15-25% SLOPES, MODERATELY ERODED.
SIC2	(B)	SASSAFRAS LOAM, 5-10% SLOPES, MODERATELY ERODED.
SIC2	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 5-10% SLOPES, MODERATELY ERODED.

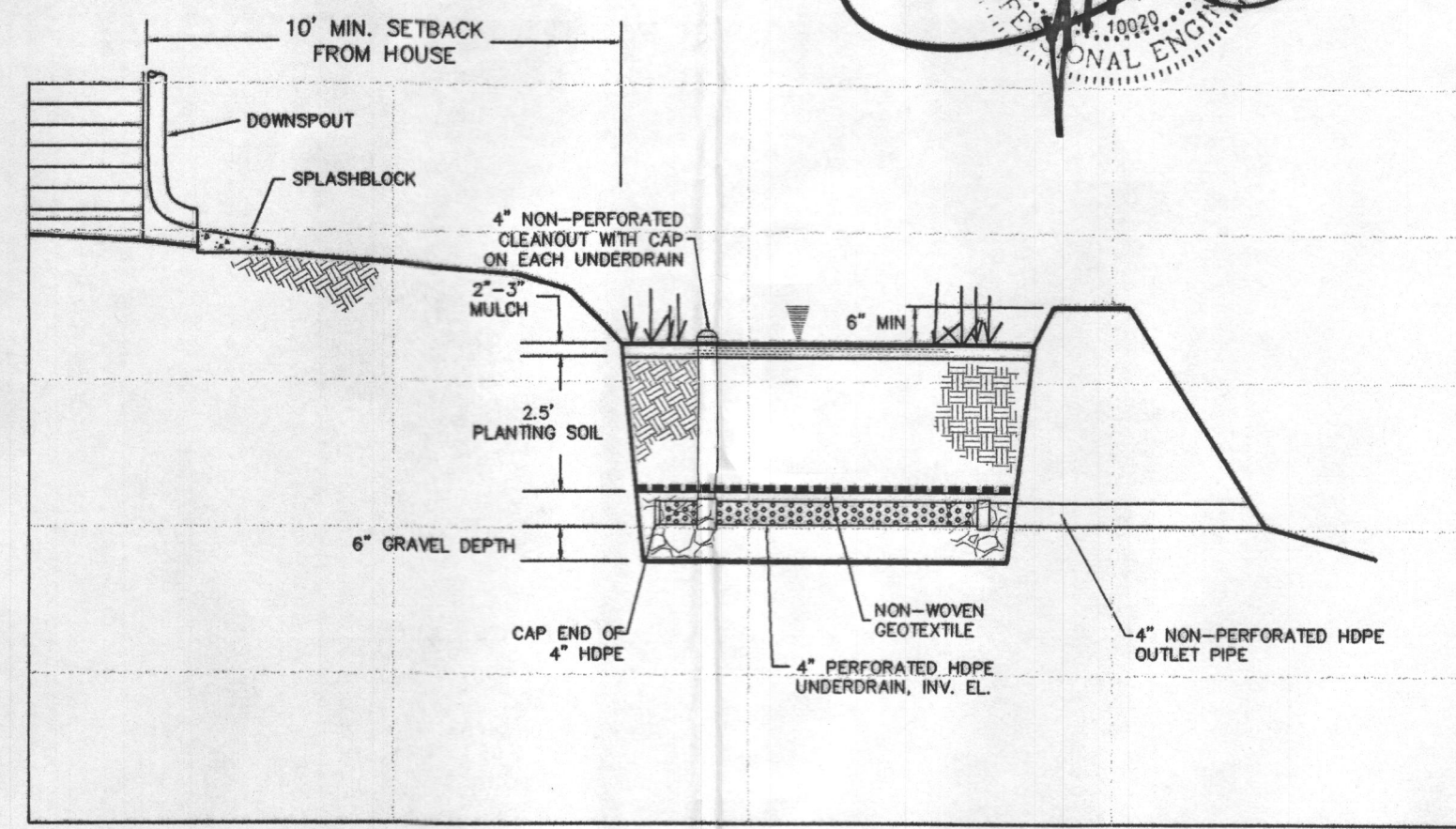
LEGEND

- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES WETLANDS
- DENOTES SLOPES 15% TO 25%
- DENOTES SLOPES 25% AND GREATER
- DENOTES STABILIZED CONSTRUCTION ENTRANCE
- DENOTES SILT FENCE
- DENOTES LIMIT OF DISTURBANCE
- DENOTES RAIN GARDEN



PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1		ILEX GLABRA	INK BERRY	2' - 3' HT.
6		LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
4		ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
3		ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER
TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)				



TYPICAL RAIN GARDEN PROFILE

NTS

OWNER
EUGENE RILEY
C/O MILDENBERG, BOENDER & ASSOC., INC.
5072 DORSEY HALL DR. SUITE 202
ELICOTT CITY, MARYLAND 21042
(410) 997-0298

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

project 05-006

date APRIL 2008

illustration MMM

engineering MMM

scale 1"=50'

approval

description

revisions

date

RILEY PROPERTY

LOTS 1-9 AND OPEN SPACE LOT 10

TAX MAP 46 PARCELS: 36 AND 227

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

PRELIMINARY GRADING, AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042

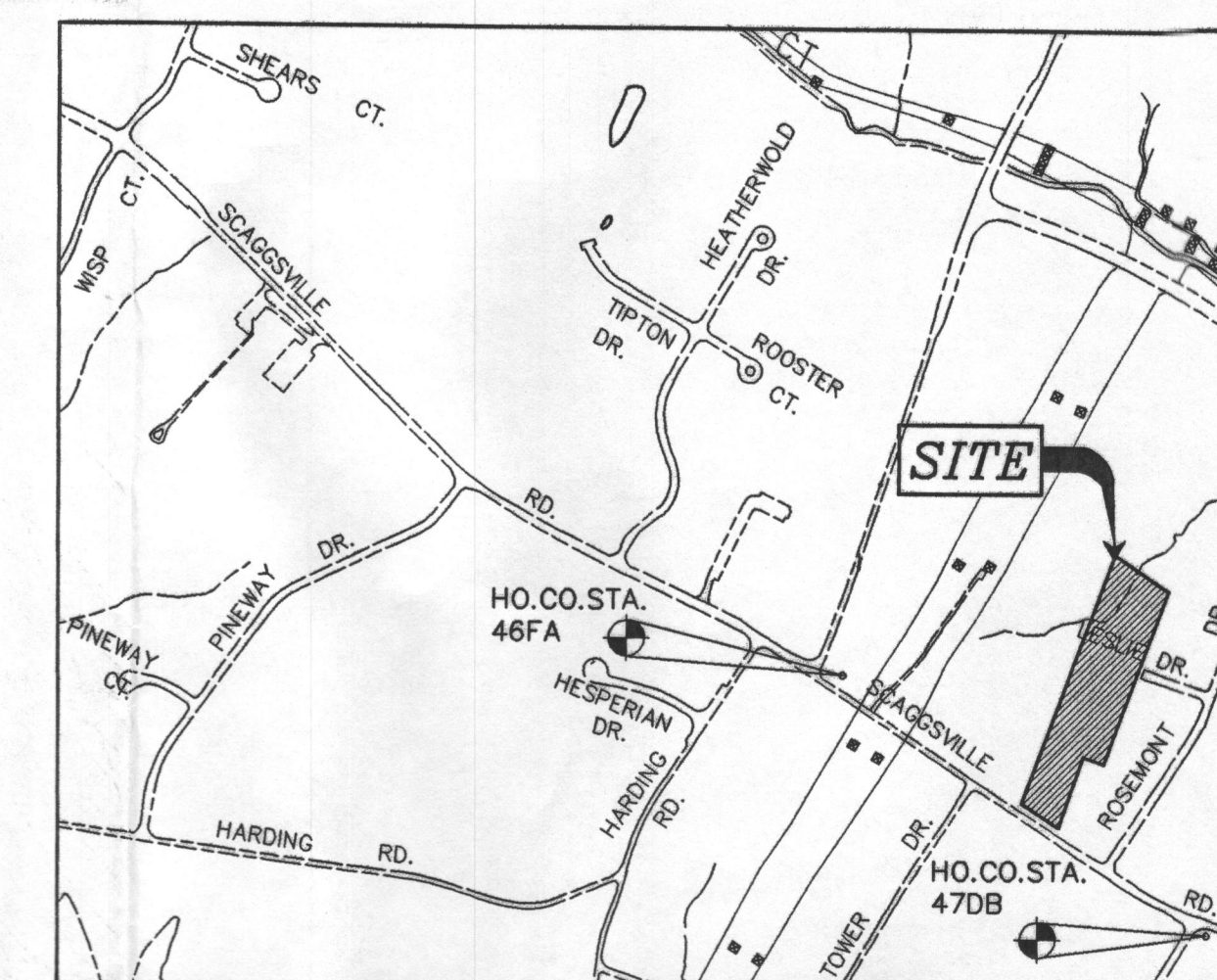
(410) 997-0298 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

2 OF 3

SP-

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	14,414 SQ.FT.	414 SQ.FT.	14,000 SQ.FT.
3	15,121 SQ.FT.	1,121 SQ.FT.	14,000 SQ.FT.
4	14,713 SQ.FT.	713 SQ.FT.	14,000 SQ.FT.
5	15,716 SQ.FT.	1,716 SQ.FT.	14,000 SQ.FT.
6	15,632 SQ.FT.	1,632 SQ.FT.	14,000 SQ.FT.
7	15,817 SQ.FT.	1,817 SQ.FT.	14,000 SQ.FT.
8	16,803 SQ.FT.	12,803 SQ.FT.	14,000 SQ.FT.



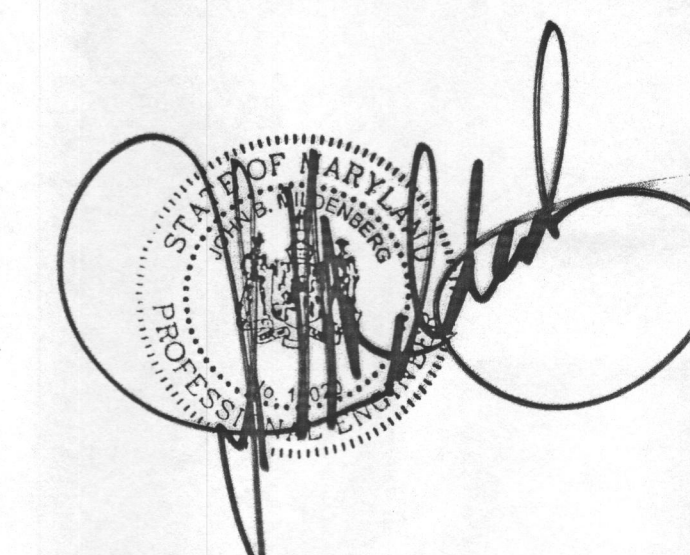
VICINITY MAP
SCALE: 1"=600'

GENERAL NOTES:

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS OTHERWISE SHOWN BY WAIVERS INDICATED.
- PROJECT BACKGROUND:
LOCATION: TAX MAP: 46 - PARCEL: 36 AND 277 - GRID 12
ZONING: R-20
ELECTION DISTRICT: SIXTH
DEED REFERENCE: 3962/387, 8581/224
AREA OF TRACT: 4.93 ACRES
MINIMUM LOT SIZE: 14,000 SQ.FT.
OPEN SPACE REQUIRED (30%): 1.48 ACRES
OPEN SPACE PROVIDED: 1.67 ACRES
RIGHT OF WAY DEDICATION: 0.09 ACRES
AREA OF BUILDABLE LOTS: 3.17 ACRES
NO OF BUILDABLE LOTS PROPOSED: 9
NO OF OPEN SPACE LOTS PROPOSED: 1
- TOPOGRAPHIC INFORMATION IS BASED ON AERIAL TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. DATED APRIL 10, 2006.
- BOUNDARY INFORMATION IS BASED ON FIELD RUN MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOC., INC. DATED NOVEMBER 2005.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO: 46FA & 47DB.
STA. No. 46FA N 535,140.866 EL. 403.650
E 1,346,962.690
STA. No. 47DB N 534,316.917 EL. 398.560
E 1,348,131.250
- FOREST STAND DELINEATION AND WETLAND STUDY BY JEFFREY WOLINSKI, CONSULTING ECOLOGIST DATED: APRIL 2006.
- APFO ROAD TEST PREPARED BY MARS GROUP, DATED JANUARY 2006.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. EXTENSION OF WATER AND SEWER CONTRACT #24-1233-D WILL BE PROVIDED.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- SLOPES GREATER THAN 15% HAVE BEEN SHOWN ON SITE.
- THE SOILS INFORMATION BASED ON "SOIL SURVEY" HOWARD COUNTY, MARYLAND, PAGE 33
15. DENOTES FOREST CONSERVATION EASEMENT
16. DENOTES WETLANDS
17. DENOTES ACCESS EASEMENT
18. DENOTES WATER, SEWER AND UTILITY EASEMENT
19. DENOTES SLOPES 15% TO 25%
20. DENOTES SLOPES 25% AND GREATER
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.

SOIL DESCRIPTION:

BeA	(B)	BELTSVILLE SILT LOAM, 0-1% SLOPES
LuB	(C)	ILICA LOAM, LOCAL ALLUVIUM 1-5% SLOPES
CmB2	(C)	CHILLUM SILT LOAM, 1-5% SLOPES, MODERATELY ERODED.
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TENTATIVELY APPROVED
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HOWARD COUNTY

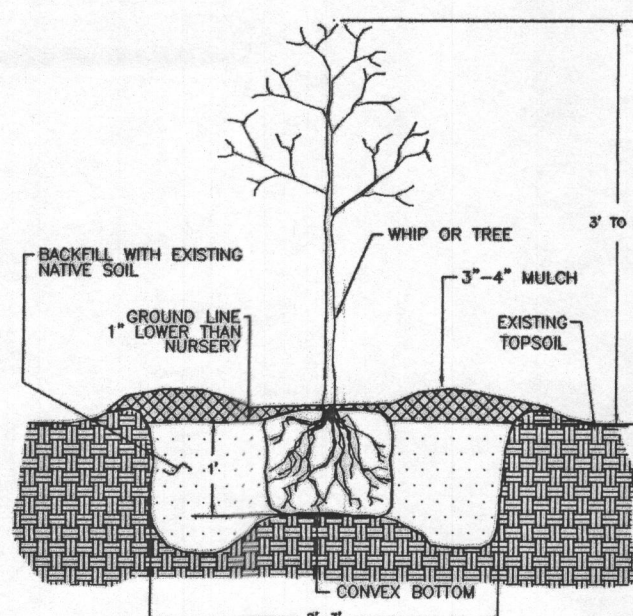
PLANNING DIRECTOR DATE

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0298 Fax (301) 621-5521 Wash. (410) 397-0298 Fax

RILEY PROPERTY
LOTS 1-9 AND OPEN SPACE LOT 10
TAX MAP 46 PARCELS: 36 AND 277
SIXTH ELECTION DISTRICT
PRELIMINARY EQUIVALENT SKETCH PLAN
HOWARD COUNTY, MARYLAND

SOIL DISCRPTION:

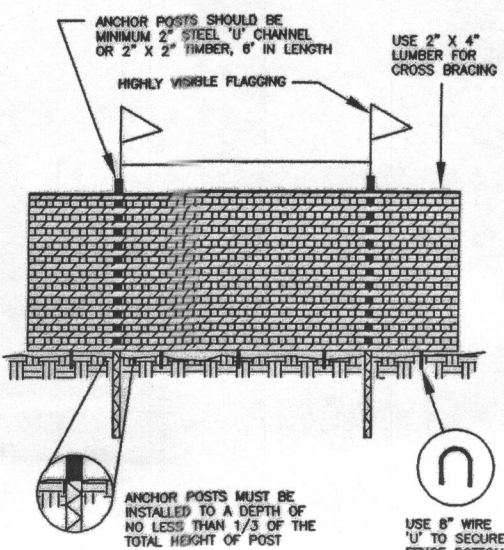
BeA	(B)	BELTSVILLE SILT LOAM, 0-1% SLOPES
luB	(C)	LUKA LOAM, LOCAL ALLUVIUM 1-5% SLOPES
CmB2	(B)	CHILLUM SILT LOAM, 1-5% SLOPES, MODERATELY ERODED.
MD2	(B)	MANOR LOAM, 15-25% SLOPES, MODERATELY ERODED.
SIC2	(B)	SASSAFRAS LOAM, 5-10% SLOPES, MODERATELY ERODED.
SIC2	(B)	SASSAFRAS GRAVELLY SANDY LOAM, 5-10% SLOPES, MODERATELY ERODED.



TREE PLANTING DETAIL
CONTAINING GROUND

PROTECTIVE FENCE DETAIL

BLAZE ORANGE PLASTIC MESH



ANCHOR POSTS MUST BE LOCATED AT 10' INTERVALS OR 2' x 3' TUBES, 8' IN LENGTH, USE 1\"/>

FOREST RETENTION AREA

MACHINERY, DUMPING OR STORAGE OF ANY MATERIALS IS PROHIBITED

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991

SIGNAGE DETAILS

NOT TO SCALE

OWNER
EUGENE RILEY
C/O MILDENBERG, BOENDER & ASSOC., INC.
5072 DORSEY HALL DRIVE, SUITE 202
ELICOTT CITY, MARYLAND 21042
(410) 997-0298

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

PLANNING DIRECTOR DATE



FOREST CONSERVATION WORKSHEET

VERSION 1.0

NET TRACT AREA:
A. Total tract area: 4.93
B. Area within 100 year floodplain: 0.00
C. Area to remain in agricultural production or utility ROW: 0.00
D. Net tract area: 4.93

LAND USE CATEGORY:
(from table 3.2.1, page 40, Manual) Input the number "1" under the appropriate land use, and limit to only one entry.

ADA HIGH WOOD HIGH WOOD COA
0 0 0 0 1 0 0

F. Afforestation Threshold: 15% x D = 0.74
G. Conservation Threshold: 20% x D = 0.99

EXISTING FOREST COVER:
H. Existing forest cover (excluding floodplain): 3.28
I. Area of forest above afforestation threshold: 2.54
J. Area of forest above conservation threshold: 2.29

BREAK EVEN POINT:
K. Forest retention above threshold with no mitigation: 1.44
L. Clearing permitted without mitigation: 1.84

PROPOSED FOREST CLEARING:
M. Total area of forest to be cleared: 1.67
N. Total area of forest to be retained: 1.67

PLANTING REQUIREMENTS:
O. Reforestation for clearing above conservation threshold: 0.40
P. Reforestation for clearing below conservation threshold: 0.00
Q. Credit for retention above conservation threshold: 0.68
R. Total reforestation required: 0.00
S. Total afforestation required: 0.00
T. Total reforestation and afforestation required: 0.00

LEGEND

- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES WETLANDS
- DENOTES SLOPES 15% TO 25%
- DENOTES SLOPES 25% AND GREATER

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES					
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	TOTAL	
LINEAR FEET OF PERIMETER	157.26 LF	1069.19 LF	265.81 LF	712.08 LF	76.77 LF	283.34 LF		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES, 521.58 LF OF EXISTING TREES	YES, 235.81 LF OF EXISTING TREES	NO	NO	NO		
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED								
SHADE TREES	0 SHADE TREES	9 SHADE TREES	0 SHADE TREES	12 SHADE TREES	1 SHADE TREES	5 SHADE TREES	27 SHADE TREES	
EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	0 EVERGREEN TREES	
SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	0 SHRUBS	

NOTE: THIS DRAWING IS TO BE USED FOR PRELIMINARY LANDSCAPE & FOREST CONSERVATION PLAN PURPOSES ONLY.

GENERAL NOTES

FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING 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.
- 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.
- 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.
- 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.
- 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.
- 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. AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. 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 MEETING WILL BE:
 - 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;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - 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 REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- 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 ENGINEER.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

NOTE :

- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 1.67 ACRES (72,745.20 SQ. FT.) FINANCIAL SURETY FOR THE RETENTION OF 1.67 AC (72,745.20 SQ. FT.) OF FOREST HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$14,549.04.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.

project	date	APRIL 2006
05-006	illustration	engineering
MM	scale	MM
MM	scale	1"=50'
MM	scale	approval

description	revisions	date
NO.		

RILEY PROPERTY
LOTS 1-9 AND OPEN SPACE LOT 10
TAX MAP 46 PARCELS: 36 AND 277
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PRELIMINARY LANDSCAPE AND FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Fax: (410) 997-0298 Fax.