Account Identifier:

Maryland Department of Assessments and Taxation HOWARD COUNTY 1 **Real Property Data Search**

	Owner Information		
Owner Name:	BROWN CHRISTOPHER L	Use: Principal Residence:	RESIDENTIAL YES

Deed Reference:

District - 02 Account Number - 234416

10125 GREEN CLOVER DR Mailing Address: ELLICOTT CITY MD 21042-1640

					Structure Info				
remis	es Ad	dress					Leg	gal Description	
		N CLOVER DE	ર					Г 7 BL G 41686 SQ	an and the
LLICO	TT CIT	Y 21042						25 GREEN CLOVER	R DR
Мар	Crid	Parcel	Sub District	Subdivision	n Section	PL	ock Lot	ENFORD, SEC 7 Assesment Ar	ea Plat No:
17	2	610	Sub District	Subarvision	Section	DI	7	Assesment Ar	Plat Ref:
Specia	I Tay /			wn I Valorem	A/V, METR				
эресіа		Areas		x Class	AVV, METR		KE TAA		
	Prim	nary Structu	re Built	Enclose				Land Area	County Use
		1973		1,31	6 SF		41,686	.00 SF	
S	tories		Basem				уре		Exterior
	1		YES		ST	AND	ARD UNIT		FRAME
	_			Va	lue Information	n			
			Base	Value	Phase-in Asse	ssn	nents		
			Value	As Of	As Of		As Of		
		Land:	105 100	01/01/2004 198,960	07/01/2004	07,	/01/2005		
	Impro	vements:	105,100 89,500	198,960					
3	1	Total:	194,600	305,370	231,523		268,446		
Pre	eferen	tial Land:	0	0	0		0		
				Tran	sfer Informatio	on			
Seller:	LINK	WILLIAM H			Date	-	11/16/200		\$437,500
Туре:		OVED ARMS-					/ 8778/ 73		
Seller: Type:		OVED ARMS-	EMMET & WF		Date		06/01/199		\$175,000
Seller:	Contraction of the local division of the loc	OVED ARMS-	LLINGTH		Dee Date	-	/ 21/0/ 44	Price:	
Туре:					Dee			Deed2:	
				Exem	ption Informat	ion			
Partial	Exem	pt Assessme	ents Class		07/01/2004		07	/01/2005	
County		• • • • • • •	000		0		0		
State	1 . Der •		000		0		0		
Munici	pal		000		0		0		
Tax Ex	empt:	NO						Special Tax Reca	apture:
Exemp	t Class	S:							
								de stoste de	

Go Back

1) / 8778/ 73

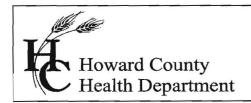
2)

View Map New Search

Ground Rent

http://sdatcert3.resiusa.org/rp_rewrite/detail.asp?accountnumber=02+234416&county=14&i... 5/4/2005

* NONE *



Bureau of Environmental Health 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

Peter L. Beilenson, M.D., M.P.H., Health Officer

October 13, 2009

Irene Seifert 10133 Green Clover Drive Ellicott City, MD 21042

RE: Variance Approval 10133 Green Clover Drive Ellicott City, MD 21042

Dear Madam:

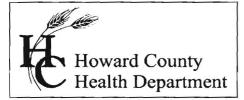
This letter is being issued as follow up to the Health Department's verbal approval of your waiver request. The Department of Health received your variance request dated September 17, 2009 for the above referenced property. This agency will grant **approval** of the waiver to waive the required connection to public sewer as required by the *Howard County Code, Subtitle 8, Section 3.802*. The waiver has been approved on the basis that the proposed garage and portico does not increase the wastewater flow from the single family residence and the proposed garage does not impact future sewage disposal area in the event that public sewer is not available when the existing on-site sewage disposal system fails.

Any future addition that increases living space will require connection to public sewer. Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,

Michael J. Davis, R.S. Assistant Director Bureau of Environmental Health

c: File



Peter L. Beilenson, M.D., M.P.H., Health Officer

April 6, 2010

RE: 10133 Green Clover Drive Ellicott, Maryland 21042

Dear Mr. John Seifert:

A site visit was scheduled on March 24, 2010 for a final plat revision, to revise the building restriction line at 10133 Green Clover Drive. During the site visit it was discovered that your pool is located within the septic area on top of the septic system. The required setback distance for a pool to the septic easement is 20 feet.

This letter is to inform you that your final revision plan will be approved through our office for the revision, but if we receive any building permits regarding this property we will have to address the current situation regarding the pool and the septic easement.

Respectfully,

Dana L. Bernard

Dana L. Bernard, Environmental Sanitarian Bureau of Environmental Health Well and Septic Program Development and Coordination Phone (410) 313-2775 E-mail: <u>dbernard@howardcountymd.gov</u>

DLB Enclosures cc: Well & Septic program file

WSME	WATER - SEWE	R BILLING SYSTEM	PAGE 1 OF 2
03/17/10	METER I	NFORMATION	2:12 PM
ACCOUNT# 17054514 PROPERTY LOC 010133 - ELLICOTT BOTTOM CHANGE DATE ORIGINAL INSTALL DATE READING CHANGE DATE ACTUAL METER NUMBER 19 ERT ID (RADIO ONLY) 26 METER SIZE X	CYCLE# 1 GREEN CLOV CITY 2104 09/05/1980 10/07/2008 152564 401007 = 5/8"WE	BILL STATU ER DR 20000 SUBDIVISIO ADC MAP NUMBER 1 TYPE SERVICE NUMBER OF DIALS TYPE METER PERMANENT CODE TAP SIZE	S B BILL BLDG# N 1-G1 2 = WATER 1 M=MASTER S=SUBMETER I * RADIO * =
METER SIZE X METER MANUFACTURER B	= 5/8"WE	TAP SIZE	atras teoro
WATER APPLICATION # WATER APPLICATION DATE APPLICATION FEE PAID \$ WATER CONNECT DATE ADO # WHC	1 74 113 10/10/1973 NONE 00/00/0000	SEWER APPLIC SEWER APPLICATI APPLICATION FEE SEWER CONNE	ATION # ON DATE 00/00/0000 PAID \$ NONE
F3=MENU F4=CONS F7=MOVE BETWEEN FIRST			INQ F6=BILL INQ F10=EXIT F11=NOTES

FILE INQUIRY NOTES

DATE **RESULTS OF REVIEW FOR FILE** 3-17-10 Reviewed file. Site Visit needed 3-24-10 Site Visit Discovered that the homeowners isting pool is located on top of septic system a letter will be sent out addressing this matter. 4-le-10 Spoke with Mike and the final Plat will be signed regardless of recent discovery time 4-6-10 Letter Sent



Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this report or the information contained herein or derived therefrom. The user assumes all risks and liabilities whatsoever resulting from or ansing out of the use of this information. There are no oral agreements or warranties relating to the use of this report.



39^18'42"

By: Office: Map Width: 455.00 ft. Print Date: 3/17/2010 Scale: 1 in. = 50 ft.

	· •	52		
9/11		PERM	IT	P <u>13941</u>
ľ	,	SEWAGE DISPOSAL		A 12280
		STATE DEPART		
HOWA	RD COUNTY	INDEXED		LLICOTT CITY
				DATE 9/6/68
	Emerson Feaga		LIS PERMITTED TO INS	TALL X ALTER
DDRESS	Old Frederick Rd.	Woodbtock, Md.	PHONE	DA 8-2481
SEWAGE DIS	OSAL-SYSTEM LOCATED	AT		
UBDIVISION	Allenford	ROAD.	Green Clover D	LOT 5, Blk.
ROPERTY OWN	Douglas 1	Lichliter		Sec.
DDRESS			* *	
PECIFICATION	5 - 3 bedrooms			
	DRAIN FIELD DEF	THFEET, BOTTO	M AREA	SQ. FT.
•	SEEPAGE PITS A	BSORBENT SIDE-WALL	REASQ. F1	•
	SEPTIC	TANK CAPACITY 7	0GALLONS	:
	FOR GARBAGE GRINDE	R, INCREASE DISPOSAL	AREA 225 & TANK CAP	ACITY 50%.
OTHER)ry well - 100 sq.	ft. absorbent sid	ewall area below	inlet pipe.
Inlet p	pe 4 ft. below or	iginal grade. Max	. depth permitted	for dry well
12 ft. 1	elow original grad	le. Place dry	well about 95 f	. from front lot
line and	about center of 1	Lot.		
PERMIT V	OID AFTER THREE YE	CARS.		
LANS APPROV	ED BY D. W. Mor	laghan	DATE 4/25/67	
	NK AND DISTRIBUTION E	OOX WITH WATER BEFOR	E CALLING FOR AN INS	PECTION. COVER NO WO
	HOWARD COUNTY COMM PERATION OF ANY SYSTI		EALTH DEPARTMENT	IS RESPONSIBLE FOR T
NOT	IFY THE HE	ALTH DEP <i>i</i>	RTMENT 4	8 HOURS
DEEO		TIONS ARE	TO DE DA	

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r,

A 12-28 100 280 4min at 42 9 At 10/27 66 200 150 100 100 50 20 54 42 INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE. GREEN CLOVER D'RIVE PERMIT CARD 202 SEPTIC TANK, LEVEL OK Congrele 1000 Top in 2FT below grade CLEANOUTS 210 DISTRIBUTION BOX, LEVEL TILE FIELD, DEPTH_ ___FT. TRENCH WIDTH_ .FT. GRAVEL DEPTH_____IN. TOTAL LENGTH_____ FT. TOTAL BOTTOM AREA. NUMBER OF TRENCHES 0 DEPTH BELOW INLET SEEPAGE PITS, INSIDE DIAMETER .FT. 190 counting not counting strend 310 SQ. FT. BSORBENT AREA 400 SQFT sulcevalance required REMARKS. Permeter of Day Mall se 1211 a ston 4PX p aren countin DATE SYSTEM APPROVED.

A

STATE OF MARYLAND THIS REPORT -66 State Office Building DEPARTMENTOF MUST BE SUBMITTED ANNAPOLIS, MARYLAND 21401 WITHIN 30 DAYS WATER RESOURCES AFTER COMPLETION OF THE WELL 2280 WELL COMPLETION REPORT 6 h WELL DESCRIPTION C Owner NonOFR L. Address 2620 WELL LOG CASING AND SCREEN RECORD MARY RA State the kind and size and position of casing, liner, shae, screen, and other occessories (if no casing used, give diameter of well). State the kind of formations penetrated, their Subdivision JELEW Forch color, their depth, their thickness, and if waterbearing Section 10=55 10=55 -5-PS STERL DIAM. FEET PUMPING TEST (indias) G F Soud STOME DLUE SHOLF Hours Pumped_ Type of Pump Used BAILER Pumping Rate Gallons per Minute_ WATER LEVEL Distance from land surface to water) 40 Before Pumping_ When Pumping APPEARANCE OF WATER Clan RECEIVED Non Odor 3 Height of Casing Abave Land . Surface . Ft. PUMP INSTALLED Туре Capacity Gallons per Minute ... Gallons per Hour Ft. Pump Column Longth_ LOCATION OF WELL ON LOT Show permanent structures such as building(s), septic tank, and/or other landmarks and indicate not less than 2 distances (measurements) to well, *499* NORTH - 600 - T WELL I hereby affirm that this report contains no willful misrep-DATE resentations or falsifications and that information given in WELL WAS this report is true, accurate and complete to the best of my COMPLETED knowledge and belief. Well Driller Well Driller License No.: HEALTH

FAST TRACK PLAN

DataBase No.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DPZ File No. 300-07-050 DATE: 11-30-06 Department of Planning and Zoning Transportation Planning Environmental and Community Planning (Ag Pres/Route 1) **Historic Preservation Development Engineering Division** Public Service and Zoning Administration Other Research File See Voided F-05-152 Address Coordinator Agencies Soil Conservation District Tax Assessment Department of Inspections, Licenses & Permits Verizon Department of Fire and Rescue Services BGE State Highway Administration Cable TV Health Department Police Public School System MTA Finance **Recreation and Parks** WSSC DPW, Real Estate Services MD Aviation Administration DPW, Construction and Inspection DPW, Bureau of Utilities 7 Lat enlord 3. RE: **Beview & Comments** Files ENCLOSED FOR YOUR Signature Approval THE ENCLOSED Pre-Packaged Plan Set Original Plans # of Sheets Supplemental Documents Sketch Plan Wetlands Report Prel Equiv Sketch Plan Soils/Topo Map/Drain Area Map Preliminary Plan FSD/FCP/Worksheet and Application Final Plat/Plat of Easement/RE Plat Declaration of Intent (Forest Cons) Final Constr Plans (RDS) Drainage and/or Computation/Pond Safety Comps **Final Development Plan Preliminary Road Profiles** Site Development Plan APFO Roads Test/Mitigation Plan/Traffic Study Landscape Plan/Supplemental Plan Noise Study Grading Plan Sight Distance Analysis/Speed Flow Study House Type Revision/Walk-Thru Red-Line Floodplain Study Water and Sewer Plan Stormwater Management Comps/Geo-Tech Report Applications Industrial Waste Survey (DPW) Waiver Petition Applic/Exhibit Road Poster Form Letter Planning Board Application Response Letter WY-S ASDP/CSDP Application Perc Plat **DED Application/Checklist** Scenic Road Exhibits DED Fee Receipt/Deeds/Cost Estimate Deeds Photographs Retaining Wall Comps/Details Poster/Community or HDC Meeting Information Route 1 Details/Summary WAS: Received **Tentatively Approved** Recorded 30-06 Received and Revised Approved On SRC/Comments Due By: 12-28-04 COMMENTS: Check, initiai and return to the Department of Planning and Zoning if plan is approved with no comments. 12/26/06 DPZ STAFF INITIALS

and the second second

FAST TRACK PLAN



DataBase No.

HOWARD	COUNTY DEP	ARTMENT	OF PLANNING	AND ZONING

Division of Land Development

	8-22 (5	24		DPZ File No.
 	nent of Planning and ZonIng Transportation Planning Historic Preservation Public Service and Zoning Administration Research Address Coordinator		44	Environmental and Community Planning (Ag Pres/Route 1) Development Engineering Division Other File
RE:	Soil Conservation District Department of Inspections, Licenses & Per Department of Fire and Rescue Services State Highway Administration Public School System Recreation and Parks WSSC MD Aviation Administration	<u>de a stat</u>		Tax Assessment Verizon BGE Cable TV Police MTA Finance DPW, Real Estate Services DPW, Construction and Inspection DPW, Bureau of Utilities
	SED FOR YOUR → Signature CLOSED → Original	Approval		eview & Comments Files re-Packaged Plan Set
 Applicatio	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 <u>ons</u> Waiver Petition Applic/Exhibit Planning Board Application ASDP/CSDP Application DED Application/Checklist DED Fee Receipt/Deeds/Cost Estimate	<u># of Sheets</u>		Supplemental Documents Wetlands Report Soils/Topo Map/Drain Area Map FSD/ECP/Worksheet and Application Declaration of Intent (Forest Cons) Drainage and/or Computation/Pond Safety Comparents 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 Perc Plat Scenic Road Exhibits Deeds Photographs Retaining Wall Comps/Details Poster/Community or HDC Meeting Information Route 1 Details/Summary
WAS:		Tentatively Approv Approved	ed	On
	NTS:			SRC/Comments Due By:

ROBERT H. VOGEL ENGINEERING, INC.

ENGINEERS · SURVEYORS · PLANNERS

August 19, 2005

Ms. Cindy Hamilton, Chief	
Division of Land Development	×
Howard County Department of	
Planning & Zoning	
3430 Courthouse Drive	Revised
Ellicott City, MD 21043	4110 0 0
	AUG 2 2 2005
Re: Allenford, Lots 90 & 91	DPZ - Land Dev
F-05-152	- A - LOUID DBY

Dear Ms. Hamilton,

The purpose of this letter is to respond to your comments dated July 8, 2005 for the above referenced project and to submit revised plans. The following is a point by point response.

Division of Land Development

- 1. The lot numbers have been corrected as requested.
- 2. The forest conservation worksheet is provided on the supplemental plan. A fee-in-lieu aforestation will be provided.
- 3. Open space is not required for this site since it is a resubdivision of existing Allenford, Lot 7. A note is provided on the plan and the plat indicating that the existing house is to be removed.
- 4. Proof of the removal of the existing house will be forwarded.
- 5. The dimension is provided from the centerline of the road and the right-of-way line. No right-of-way dedication is required.
- 6. The owner's name has been corrected on the plans.
- 7. The original plat of 'Allenford, Section 7' is in error. The dimension has been corrected with this plat.

Supplemental/Landscape Plan:

- 1. The use-in-common driveway has been removed. Two proposed entrances are now provided.
- 2. General Notes 6 and 13 have been corrected.
- 3. The landscape surety note has been corrected as requested.
- 4. The lots numbers in the title block have been corrected.
- 5. Note 12 has been removed.
- 6. The owner's name is now provided on the plans.

Development Engineering Division

Comments:

The raingarden outfall pipes are now shown and are 25' from the property lines. Real Estate Services

There is no right-of-way dedication required.

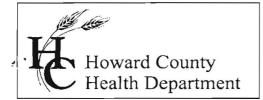
The private use-in-common driveway has been removed. No easement is required.

Health Department

A note has been added to the plans indicating that if a well and/or septic system is encountered during excavation the contractor is to contact the Health Department for proper abandonment procedures.

Should you have any questions or concerns please contact our office.

Sincerely, ROBERT H. VOGEL ENGINEERING, INC. J. Chris Ogle Project Manager



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

MEMORANDUM

TO:	Cindy Hamilton Div. of Land Development	
FROM:	Stuart Oster, R.S. Groundwater Management Section Supervisor Well and Septic Program	.:
DATE:	May 4, 2005	
RE:	File Number: F-05-152 Title: Allenford Lots 7A & 7B	

This dwelling was built in 1973. Although public water and sewer records indicate the house is currently connected, the dates of connection are not clear. No Health Dept. records are available. A well and septic system may remain. Submittal of documentation of locations of existing well and septic systems will be required prior to submittal of originals for signature. Engineer to submit suitable schedule for proper abandonment/sealing of the well/septic system(s) that once served this property. Also, Health Dept. review of the future demolition application is required.

FÅST TRACK PLAN

4-12-05

- 0

DataBase No.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DPZ File No.

F-15-152

DATE:772705	DPZ File No.
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	Image: Construction and Inspection Image: Construction and Image: Construction Image: Construction and Image: Construction <td< td=""></td<>
RE: Allenford 3. 1 Jui	to 1A+1B a result Jot 7
ENCLOSED FOR YOUR → Signature Approval THE ENCLOSED → Original	Review & Comments Files Files
Plans # of Sheets Prel Equiv Sketch Plan	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
WAS: Received Tentatively Approve Approved	$\frac{1}{2} = \frac{1}{2} + \frac{1}$
COMMENTS:	SRC/Comments Due By: 5-5-05

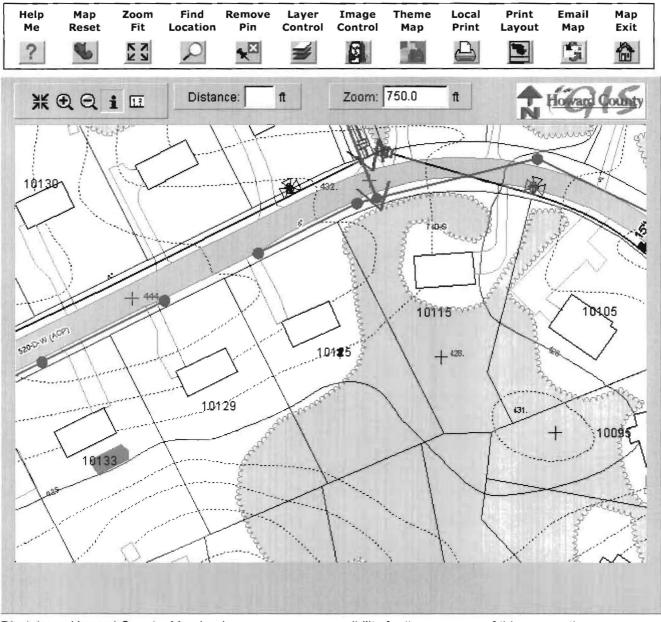
Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS

WSME 05/04/05 * NOTES EXIST *	WATER - SEWER	R BILLING SYSTEM		PAGE 1 OF 2
05/04/05	METER IN	IFORMATION		2:23 PM
ACCOUNT# 17054519	CYCLE# 1	BILL STAT	TUS B BILL	
PROPERTY LOC 010125 -	GREEN CLOVE	ER DR	BLDG#	
ELLICOTT	CITY 21042	21640 SUBDIVISI	LON	
BOTTOM CHANGE DATE		ADC MAP NUMBER	11-H1	
ORIGINAL INSTALL DATE	09/05/1980	TYPE SERVICE	1 = WATSE	W
READING CHANGE DATE	06/21/2003	NUMBER OF DIALS	1	
ACTUAL METER NUMBER 191	52568	TYPE METER	M=MAS	STER S=SUBMETER
READING CHANGE DATE ACTUAL METER NUMBER 191 ERT ID (RADIO ONLY) 258 METER SIZE A =	50724	PERMANENT CODE	I * RADIO) *
METER SIZE A =	5/8"	TAP SIZE	=	
METER MANUFACTURER B =	BADGER	METER SIZE APPLI	ED FOR =	:
WATER APPLICATION #				-85-2605
WATER APPLICATION DATE APPLICATION FEE PAID \$	08/17/1973	SEWER APPLICAT	FION DATE 0	7/05/1985
APPLICATION FEE PAID \$	NONE	APPLICATION FE	EE PAID \$ N	IONE
WATER CONNECT DATE ADO #	00/00/0000	SEWER CONN	NECT DATE 0	0/00/0000
ADO #		WALKING H	PATTERN # 4	542
WHC			SHC	
F3=MENU F4=CONSU	MPTION HISTORY	F5=FINANCIAI	LINQ F6=B	BILL INQ
F7=MOVE BETWEEN FIRST	AND SECOND PAG	E F9=METER INFO	F10=EXI	T F11=NOTES

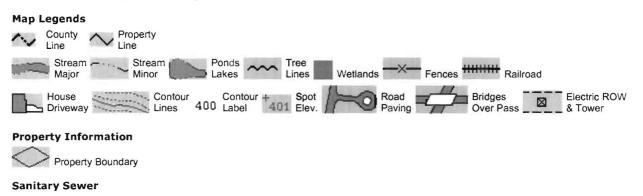
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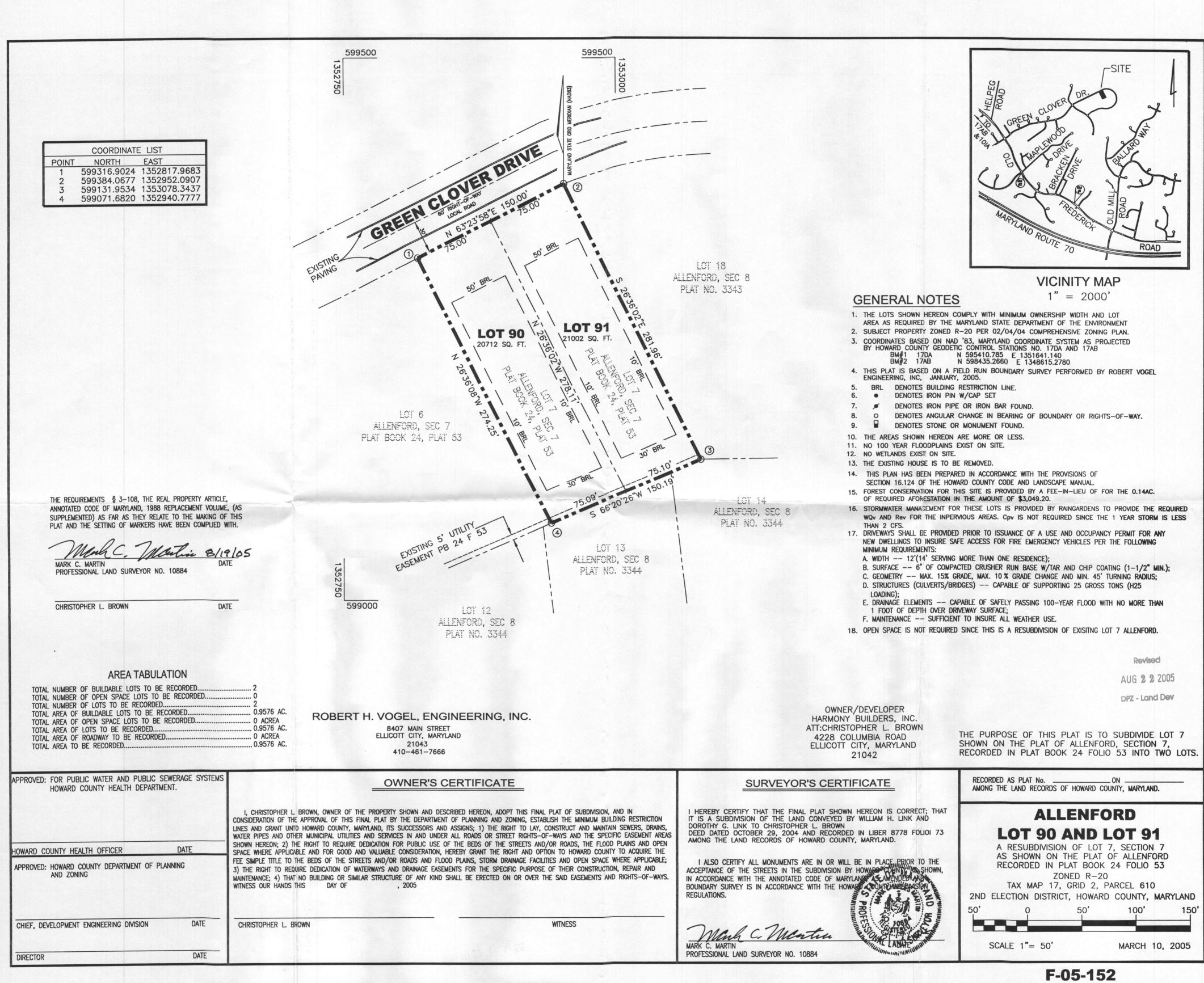
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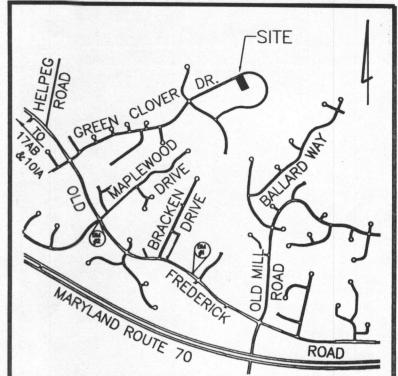


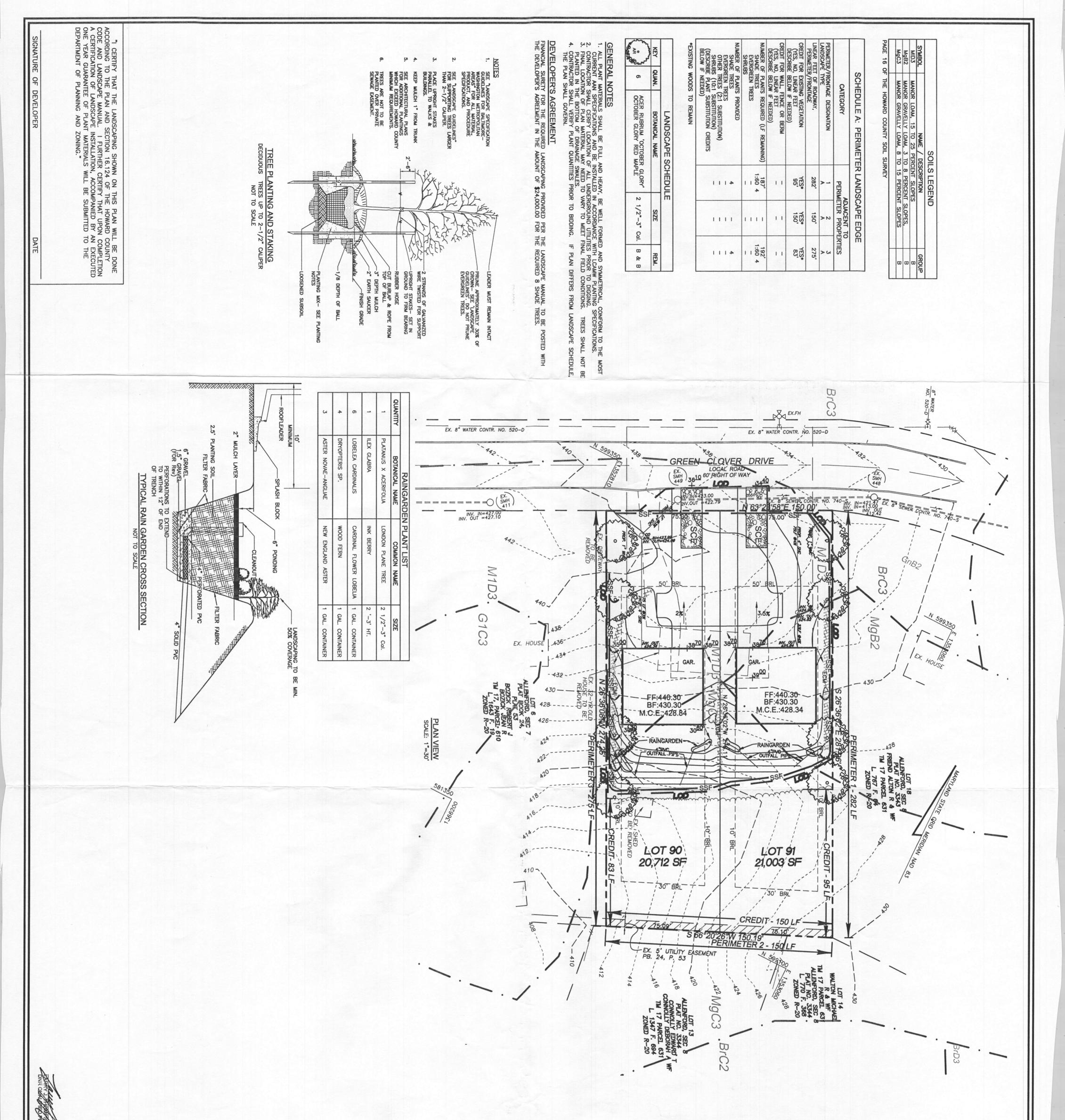
Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this map or the information contained herein or derived therefrom. The buyer and/or user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this map. There are no oral agreements or warranties relating to this sale and/or use of this map.

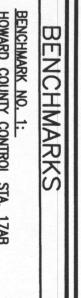
Wednesday, May 04 2005 | 2:26:51 PM | @810











BENCHMARK NO. 2: HOWARD COUNTY CONTROL STA. 17DA N. 595410.785, E. 1351641.140 ELEV. = 482.019 BENCHMARK NO. 1: HOWARD COUNTY CONTROL STA. 17AB N. 598435.266 E. 1348615.278 ELEV. = 506.66

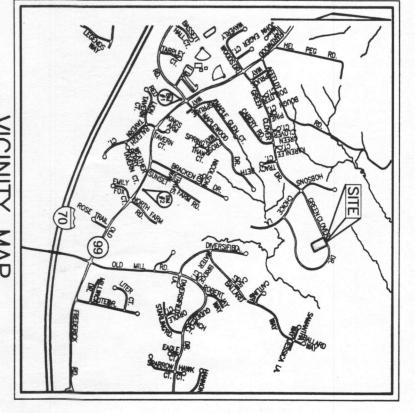
 Net Tract Area

 A.
 Total Tract Area

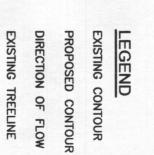
 B.
 Deductions

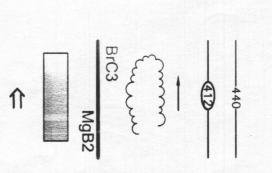
 C.
 Net Tract Area

 Land Use Category
 Louit H
 Forest Conservation Worksheet 2.2 eak Ev ng Forest Cove Existing Forest Cover within the Net Tract Area Area of Forrst Above Conservation Threshold Total Area of Forest to be Cleared Total Area of Forest to be Retained ARA Afforestatio: Threshold (Net Tract Area x 15% Conservatio: Threshold (Net Tract Area x 20% t for Retention above the Reforestation Required Afforestation Required Planting Requirement Apple the number "1" under the appropriate land use coning, and limit to only one entry MDR IDA HDR MPD CIA 1 for Clearing Above the Conservation Threshold 1 for Clearing Below the Conservation Threshold tention above the Conservation Threshold ng Permitted Without Mitigation OCA L= 0.00 M= 0.00 P= 0.00 Q= 0.14 R= 0.14 A = 0.96 B = 0.00 C = 0.96 D= 0.14 E= 0.19 <u>-</u> - -G TI 0.00 0.00 0.00



VICINITY MAP SCALE: 1"=2000'





SOILS

ROOFTOP LEADER

AREA OF 15 TO 24.9 PERCENT SLOPES

GENERAL NOTES

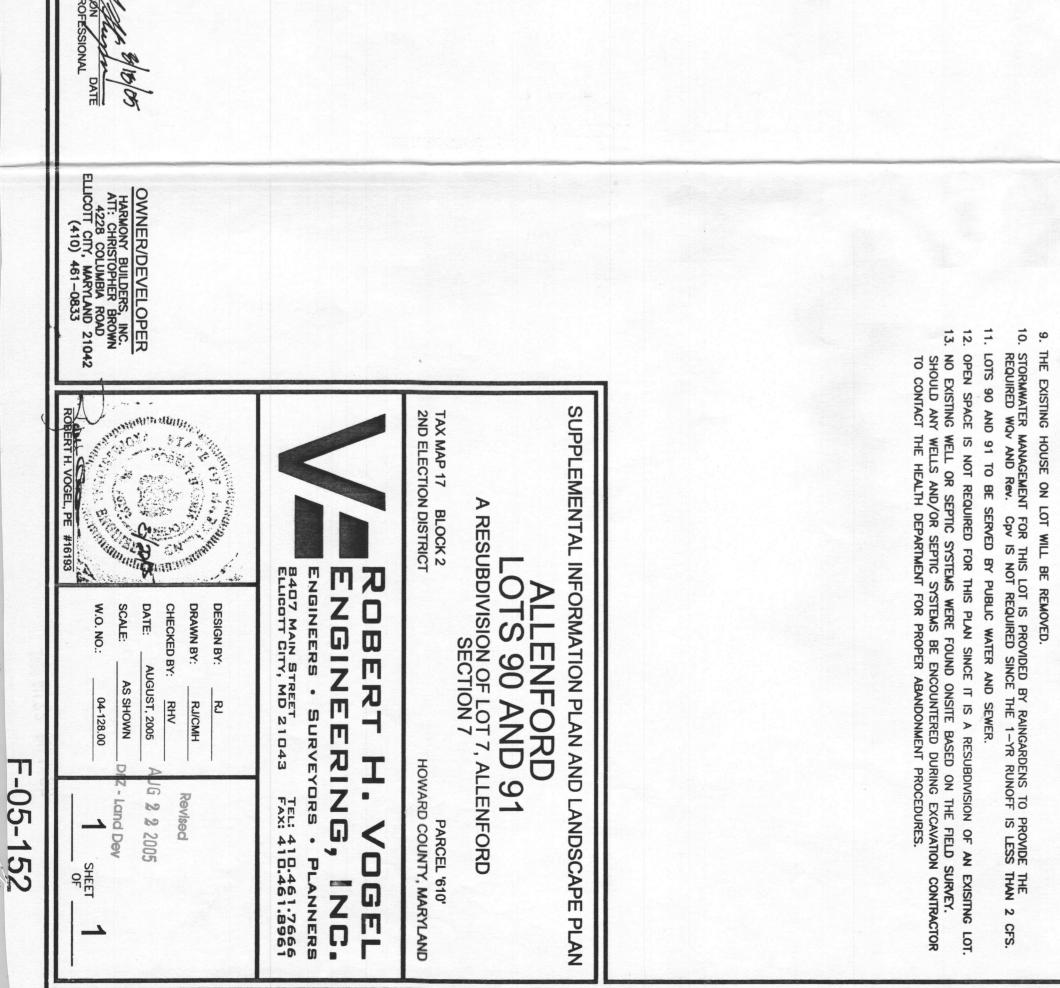
- THE PROPERTY BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., ON OR ABOUT JANUARY 2005. THE EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON TOPO SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING , INC., ON OR ABOUT JANUARY 2005. THERE ARE NO WETLANDS EXIST ON-SITE. NO 100-YR FLOODPLAIN EXISTS ON-SITE.

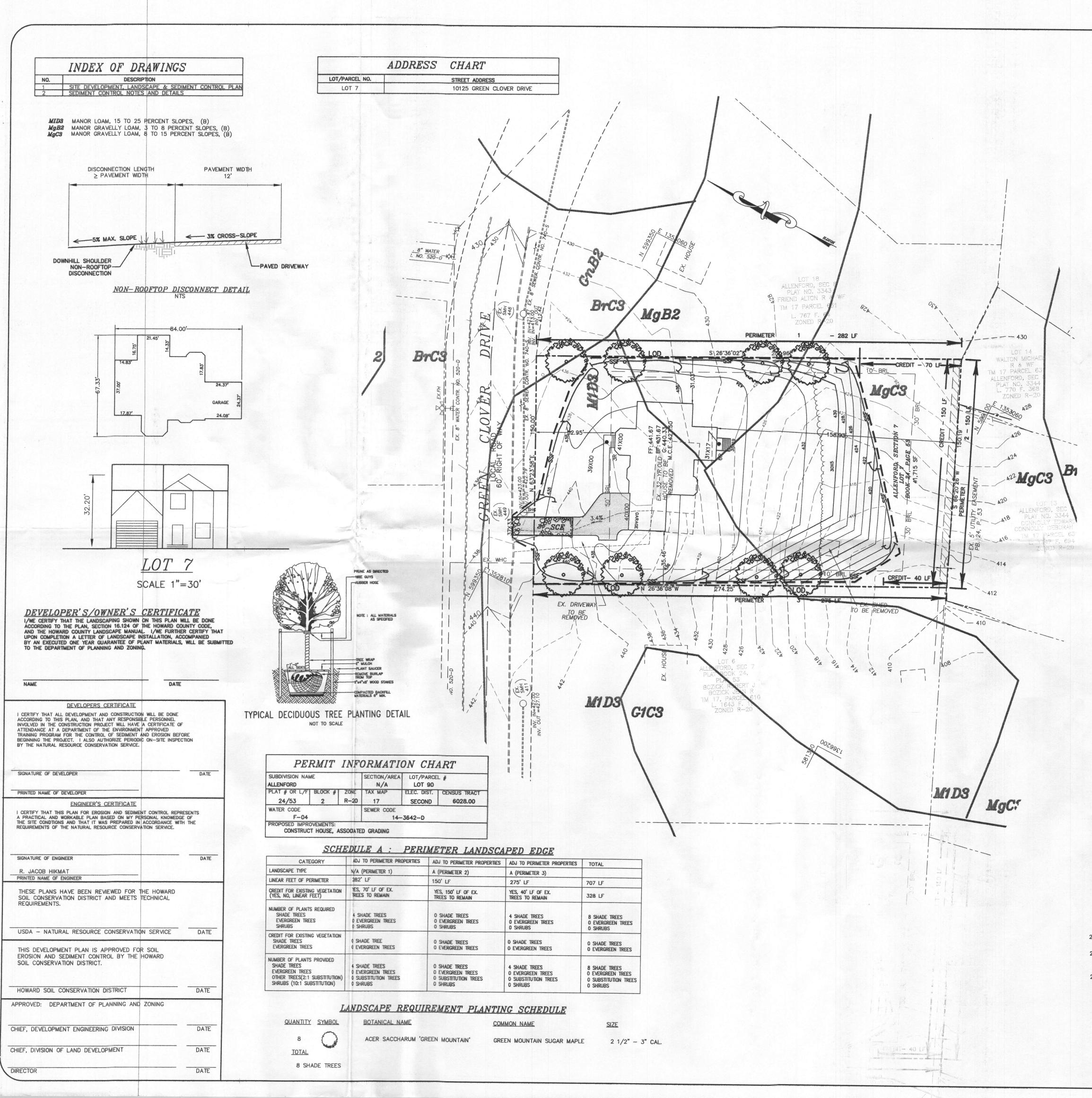
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5

- TO THE BEST OF THE OWNER'S KNOWLEDGE, LOCATED ON-SITE. NO CEMETERY OR BURIAL SITES ARE
- FOREST CONSERVATION FOR THIS SITE IS PROVIDED BY FEE-IN-LIEU OF FOR THE 0.14AC. OF REQUIRED AFFORESTATION IN THE AMOUNT OF \$3,049.20.
- 1. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS, THE COMPREHENSIVE ZONING PLAN AND THE APRIL 13, 2004 ZONING REGULATIONS.
- 00 This plan has been phepared in accordance with the provisions of section 16.124 of the howard county code and landscape manual. Surety in the amount of \$2,400.00 for the required 8 perimeter shade trees to be paid at the time of the developer's agreement.
- 9
- 10.





	LEGEND LOG _ LIMIT OF DISTURBANCE	project date project date 06-022 0CT 2006 illustration engineering MMT MMT scale approval 1"=30' RJH
	CENEDAL NOTIFIC <u>VICINITY MAP</u> SCALE: 1"=2000'	S
	<u>GENERAL NOTES</u>	icriptic
1.	ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.	de s rev
2	PROJECT BACKGROUND: TAX MAP : 17 , PARCEL : 610 GRID: 2 ELECTION DISTRICT : SECOND. ZONING: R-20 DEED REFERENCE : 10232/486	
	PROPOSED USE: SINGLE FAMILY DETACHED.	
3	A. TOTAL TRACT AREA: 0.96 AC. \pm B. NUMBER OF PROPOSED BUILDABLE LOTS : 1 D. MINIMUM LOT AREA: 41,715 SQ.FT. E. AREA OF BUILDABLE LOTS : 0.96 AC. \pm F. TOTAL AREA DISTURBED : 0.75 AC. \pm	
4.	HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 25A1 & 25A2. STA. No. 25A1 N 586,557.508 ELEV. 396.416 E 1,366,847.12 STA. No. 25A2 N 587,502.689 ELEV. 348,217	AND
5	E 1,366,556.40	MARYLAND
6.	SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE. ALL AREAS ARE MORE OR LESS.	MA
7. 8.	THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.	7 OUNTY,
9.	STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT.	
	NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.	ION GRID 2 WARD (PLAN
	NOT WETLANDS EXIST ON SITE. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.	DITIO
	DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCURANCY TO ENSURE SAFE ADDED	
	 FOR FIRE AND EMERCENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT). B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS. D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS 	D, S LOT 7 PARCEL OPMH
	 (H25 LOADING). E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. F) STRUCTURE CLEARANCES - MINIMUM 12 FEET 	17- 17- UE
14.	G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.	ENI MAP ICT
45	TO THE PIPESTEM LOT DRIVEWAY.	ALLE TAX M DISTRIC
15. 16.	COMMENCING CONSTRUCTION.	A D N
	MISS UTILITY	CTIO
	VERIZON TELEPHONE COMPANY1-800-257-7777HOWARD COUNTY BUREAU OF UTILITIES(410) 725-9976AT&T CABLE LOCATION DIVISION(410) 313-4900BALTIMORE GAS & ELECTRIC(410) 393-3533STATE HIGHWAY ADMINISTRATION(410) 685-0123HOWARD COUNTY DEPT. OF PUBLIC WORKS/(410) 531-5533CONSTRUCTION INSPECTION DIVISION(410) 313-1880	OND ELE
17.	IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.	SEC
	PUBLIC WATER AND WILL BE PROVIDED VIA THE EXISITING WATER AND SEWER HOUSE CONNECTIONS SEWER CONTRACT NO. 740-S, WATER CONTRACT NO. 520-D.	
19.	THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.	
20.	WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.	INC. 21042 8 Fax.
21. 22. 23	LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL# 50-2001. DRIVEWAY INTERSECTION FOR LOT 7 SHALL MEET HOWARD COUNTY STANDARD DETAIL BE OF	OC., I yors , Maryland)) 997-0298
2	CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 8 SHADE TREES IN THE AMOUNT OF \$2,400.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOT 90.	SSC urvey (110)
	SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL EPON THE DESERVENT OF REQUIRED PLANTINGS	A A Ash
26.	ANY DEVIATION FROM THIS APPROVED LAND ACFROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES. STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP AND NON-ROOFTOP DISCOMMENTAL.	BBE Plan bite 2 621-5
27.	THIS PROPERTY IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS DEP SECTION	DEN, VDE. VDE. eers ^{eers} (301)
28.	BECAUSE THE TOTAL AREA OF OF OF FOREST TO BE CLEARED IS LESS THAN 40,000 SQUARE FEET IN AREA. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR THEIR BUFFER.	MILDE BOENL Engineers Dorsey Hall Drive 997–0296 Balt. (3
		5072 Dorse 410) 997-02
	OWNER	
	CHRISTOPHER L. BROWN 4228 COLUMBIA RD., ELLICOTT CITY, MD 21042	
	(410) 461-0833	(1 OF 2)

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING , DISKING OR OTHER ACCEPTABLE MEANS

- BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED. SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES: 1) PREFERRED - APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING.
- HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING , APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.).
- ACCEPTABLE APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING - FOR THE PERIODS MARCH I THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE 1.4 LBS/1000 SQ.FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LOBS. PER ACRE (.05 LBS./1000 SQ.FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) – 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) – USE SOD. OPTION (3) – SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONE/ACRE WELL ANCHORED STRAW.

MULCHING - APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS. TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DI\$KING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, FOR NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ.FT.) FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ.FT.). FOR THE PERIOD NOVEMBER 16 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ.FT.) OF UNROTTED WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF

INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF MAY CONSTRUCTION, (313-1855).

- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.
- 3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL THER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 4), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC.52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER
- GERMINATION AND ESTABLISHMENT OF GRASSES. 6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 7) SITE ANALYSIS:

TOTAL AREA OF SITE:	0.96	ACRES
AREA DISTURBED:	0.75	ACRES
AREA TO BE ROOFED OR PAVED:	0.08	ACRES
AREA TO BE VEGITATIVELY STABILIZED:	0.67	ACRES
TOTAL CUT:	500	CU. YDS.
TOTAL FILL:	500	CU. YDS.
TOTAL WASTE/BORROW AREA LOCATION: _	N/A	

THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

- 8) ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF
- TILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE. 9) ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- 11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER. STANDARD AND SPECIFICATIONS FOR TOPSOIL
- DEFINITION PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. PURPOSE

DATE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

DEVELOPERS CERTIFICATE	
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AI BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC BY THE NATURAL RESOURCE CONSERVATION SERVICE.	E PERSONNEL CERTIFICATE OF APPROVED ND EROSION BEFORE
SIGNATURE OF DEVELOPER	DAT
adjusticity of practorial	
PRINTED NAME OF DEVELOPER	
ENGINEER'S CERTIFICATE	
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMEN A PRACTICAL AND WORKABLE PLAN BASED ON MY PER THE SITE CONDITIONS AND THAT IT WAS PREPARED IN A REQUIREMENTS OF THE NATURAL RESOURCE CONSERVA	SONAL KNOWEDGE OF ACCORDANCE WITH THE
SIGNATURE OF ENGINEER	DAT
R. JACOB HIKMAT	
FRINTED NAME OF ENGINEER	
THESE PLANS HAVE BEEN REVIEWED FOR THE SOIL CONSERVATION DISTRICT AND MEETS THE REQUIREMENTS.	HE HOWARD ECHNICAL
1996년 - 1997년 전 1996년 1997년 전 1997년 19 1997년 1997년 1997	

SIGNATURE OF ENGINEER	DATE
R. JACOB HIKMAT	
PRINTED NAME OF ENGINEER	
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.	
USDA - NATURAL RESOURCE CONSERVATION SERVICE	DATE
USDA - NATURAL RESOURCE CONSERVATION SERVICE	UAIL
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	
HOWARD SOIL CONSERVATION DISTRICT	DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

- CONDITIONS WHERE PRACTICE APPLIES I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE
- GROWTH. b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS
- OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS. C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
- d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS. CONSTRUCTION AND MATERIAL SPECIFICATIONS TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

- II. TOPSOIL SPECIFICATIONS SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND.
- TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL
- BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES: PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS. IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:

 - b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR

CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS. NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

- ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS. TOPSOIL APPLLICATION

- MAINTAINED, ALBEIT 4" 8" HIGHER IN ELEVATION. THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE
- FORMATION OF DEPRESSIONS OR WATER POCKETS. GRADING AND SEEDBED PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
- ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS: a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
- COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
- IV. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILLIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

TEMPORARY DUST CONTROL MEASURES

1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING. 2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER. 3. TILLAGE - TO ROUGHTN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS

ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT. 4. IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED

TO THE POINT THAT RUNOFF BEGINS TO FLOW.

5. BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALT OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING. 6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT (ONE DAY) 2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN. (ONE DAY)
- 3. CONSTRUCT SUPER SILT FENCE (TWO DAYS)
- 4. COMPLETE CONSTRUCTION AS SHOWN. (90 DAYS) 5. COMPLETE FINE GRADING OF SITE TO GRADES INDICATED. (TWO DAYS)
- 6. SEED AND MULCH ALL REMAINING DISTURBED AREAS. (TWO DAYS) UPON STABILIZATION OF THE SITE AND WITH THE APPROVAL OF THE
- SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (ONE DAY)

DIRECTOR

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

b. COMPOSTED SLUDGE SHALL CONTAIN AT LEASE 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOURUS, AND 0.2 PERCENT POTASSIUM AND HAVE A Ph OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS. THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.

COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5

IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER

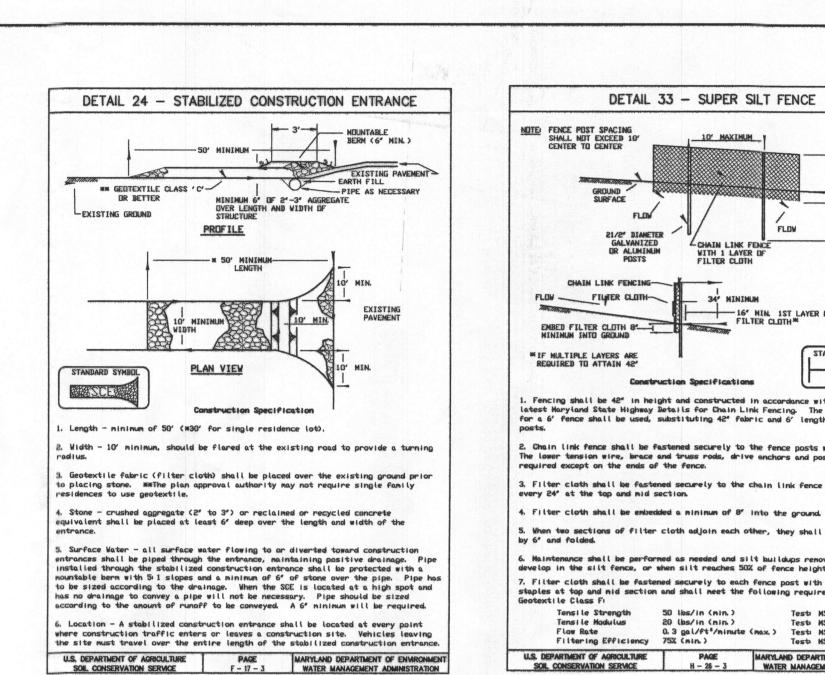
WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE III. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM

c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.

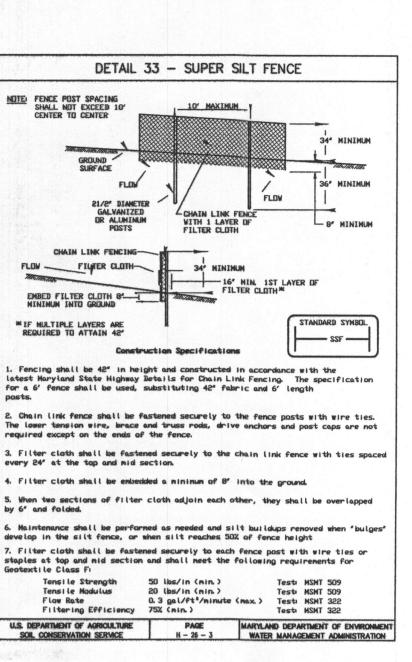
ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING: a. pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER.

COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.

OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CON-TRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG,



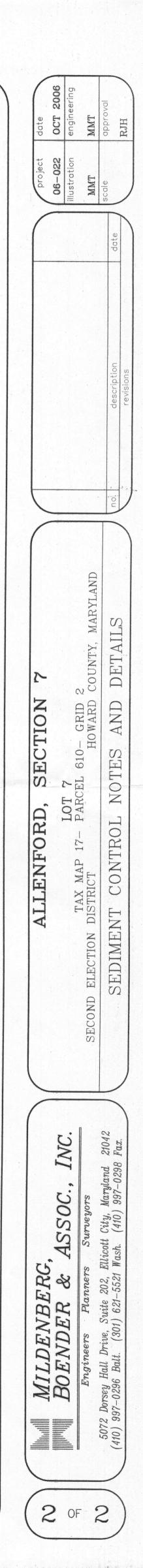




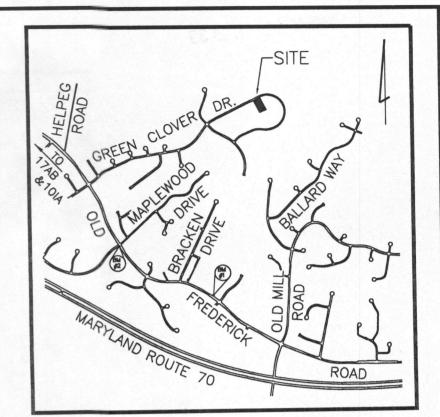
SOIL CONSERVATION SERVICE

	SUPE	R SILT FENCE	
	Desig	n Criteria	
Stope	Stope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10 1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	51 1 - 31 1	100 feet	1,000 feet
33 - 50%	31 - 21	100 feet	500 feet
50% +	21+	50 feet	250 feet

SOIL CONSERVATION SERVICE H - 26 - 3A WATER MANAGEMENT ADMINISTRATION



599500 599500 352 750 GREEN CLOVER DRIVE COORDINATE LIST EAST NORTH POINT 599316.9024 1352817.9683 599384.0677 1352952.0907 599131.9534 1353078.3437 599071.6820 1352940.7777 DAVING LOT 7B 15% LOT 7A 21002 SQ. FT. 20712 SQ. FT. LOT 6 ALLENFORD, SEC 7 2. PLAT BOOK 24, PLAT 53 THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS 24 F 53 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. 101 13 ALLENFORD, SEC 8 PLAT NO. 3344 MARK C. MARTIN 352 PROFESSIONAL LAND SURVEYOR NO. 10884 750 599000 LOT 12 DATE CHRISTOPHER L. BROWN ALLENFORD, SEC 8 PLAT NO. 3344 AREA TABULATION TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED ... TOTAL NUMBER OF LOTS TO BE RECORDED ... ROBERT H. VOGEL, ENGINEERING, INC. 0.9576 AC. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED ... O ACREA TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED. 8407 MAIN STREET TOTAL AREA OF LOTS TO BE RECORDED ... 0.9576 AC. ELLICOTT CITY, MARYLAND . O ACREA TOTAL AREA OF ROADWAY TO BE RECORDED ... 21043 0.9576 AC. TOTAL AREA TO BE RECORDED 410-461-7666 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS OWNER'S CERTIFICATE HOWARD COUNTY HEALTH DEPARTMENT. I, CHRISTOPHER L. BROWN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE DATE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; HOWARD COUNTY HEALTH OFFICER 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. AND ZONING , 2005 WITNESS OUR HANDS THIS DAY OF WITNESS CHRISTOPHER L. BROWN CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE DATE DIRECTOR



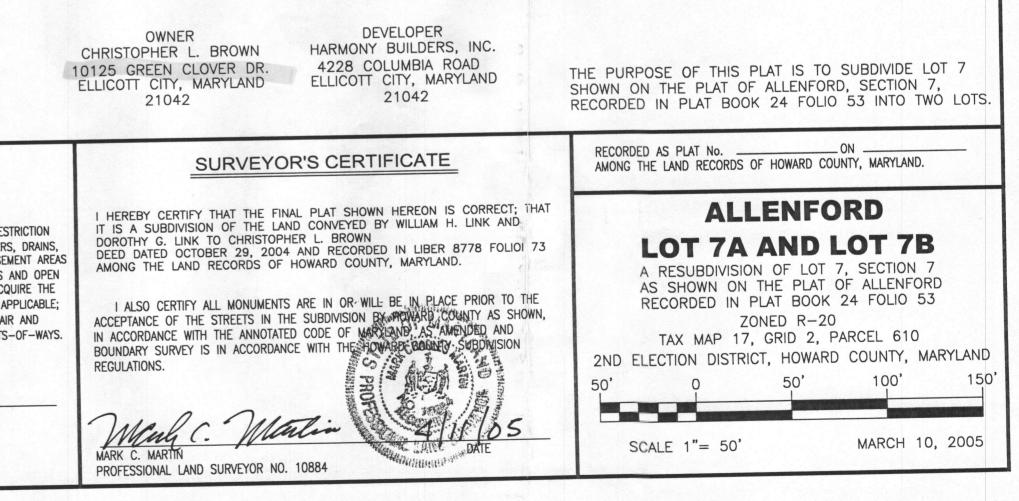
VICINITY MAP 1'' = 2000'

GENERAL NOTES

- 1. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT
- AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT 2. SUBJECT PROPERTY ZONED R-20 PER 02/04/04 COMPREHENSIVE ZONING PLAN.
- 3. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DA AND 17AB
 - - N 595410.785 E 1351641.140 N 598435.2660 E 1348615.2780 BM#1 17DA BM#2 17AB

4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT VOGEL ENGINEERING, INC, JANUARY, 2005.

- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET •
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- 10. THE AREAS SHOWN HEREON ARE MORE OR LESS.
- 11. NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- 12. NO WETLANDS EXIST ON SITE.
- 13. THE EXISTING HOUSE IS TO BE REMOVED.
- 14. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7A AND 7B WILL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- 15. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF
- SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. 16. THIS RESUBDIVISION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION
- PROGRAM PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- 17. STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED BY RAINGARDENS TO PROVIDE THE REQUIRED WQV AND Rev FOR THE INPERVIOUS AREAS. Cpv IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS THAN 2 CFS.
- 18. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH -- 12'(14' SERVING MORE THAN ONE RESIDENCE);
 - B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS; D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25
 - LOADING);
 - E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN
 - 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
 - F. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.





LOT 14

ALLENFORD, SEC 8

PLAT NO. 3344

	SOILS LEGEND	
SYMBOL	NAME / DESCRIPTION	GROUP
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES	· B
MgB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES,	В
MgC3	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES	В

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

SCHEDULE A:	PERIMETER	LANDSCAPE	EDGE
			and the second second

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		
PERIMETER/FRONTAGE DESIGNATION	1 A	2 A	3 A
LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE	282'	150'	275'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES* 95'	YES* 150'	YES* 83'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	=	=	-
NUMBER OF PLANTS REQUIRED (LF REMAINING) SHADE TREES EVERGREEN TREES SHRUBS	187' 1:60 4 _ _	-	192' 1:60 4 - -
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	4 -	=	4 -

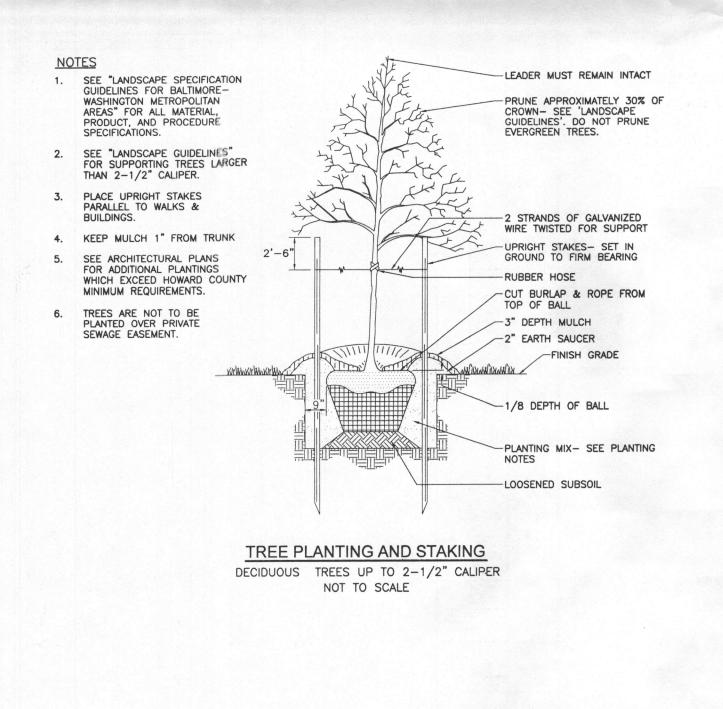
*EXISTING WOODS TO REMAIN

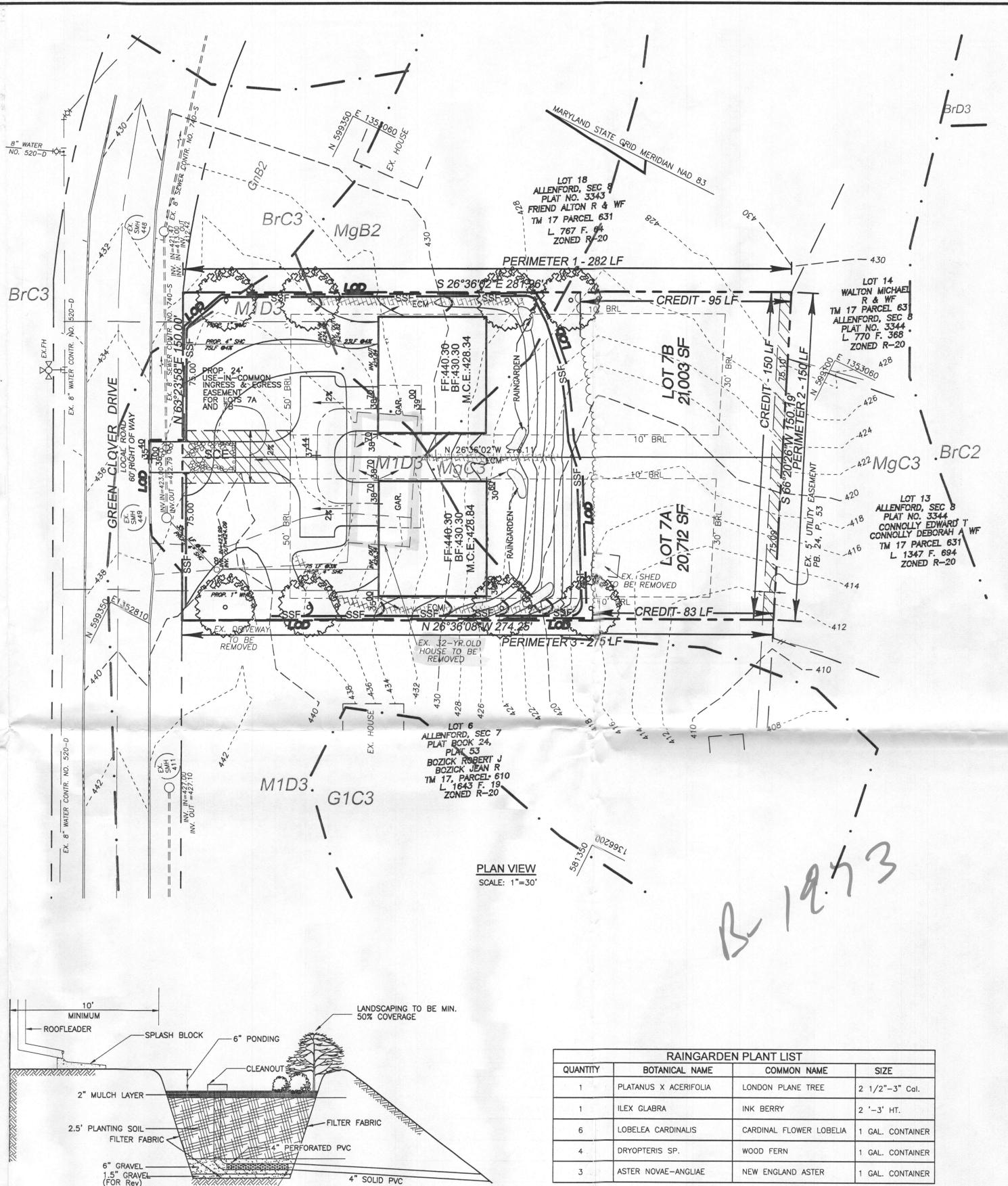
		LANDSCAPE SCHEDU	LE	
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR	6	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"—3" Cal.	B & B

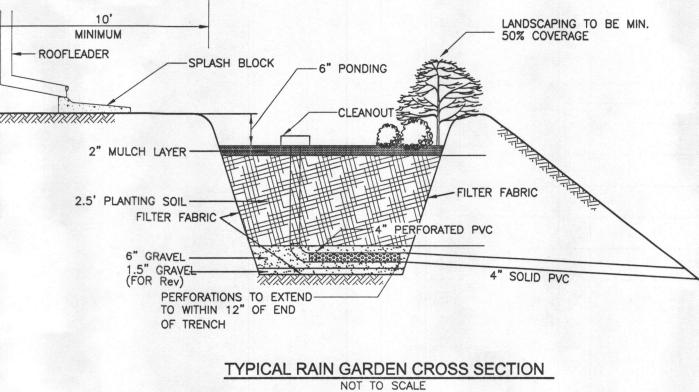
GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMW PLANTING SPECIFICATIONS.
 CONTRACTOR SHALL CERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 FINAL LOCATION OF PLAN MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
 CONTRACTOR SHALL VERIFY PLANT OURNITIES PRIOR TO PLANT OF DRAINAGE SWALES.
- 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

DEVELOPER'S AGREEMENT FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$24,000.00 FOR THE REQUIRED 8 SHADE TREES.







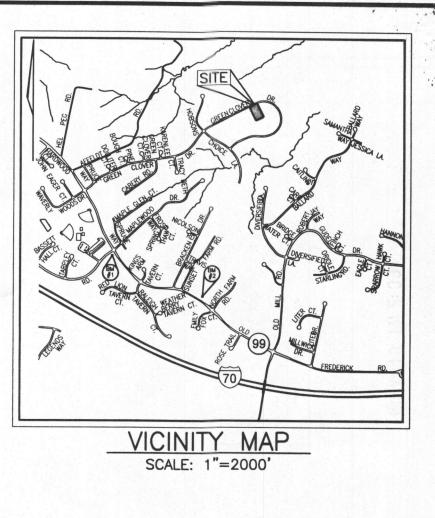
	G AND ZONING	"I CERTIFY THAT THE LANDSCAPING SHOWN OF ACCORDING TO THE PLAN AND SECTION 16.124 CO CODE AND LANDSCAPE MANUAL. I FURTHER CER A CERTIFICATION OF LANDSCAPE INSTALLATION, AC ONE YEAR GUARANTEE OF PLANT MATERIALS WILL DEPARTMENT OF PLANNING AND ZONING."	F THE HOWARD COUNTY TIFY THAT UPON COMPLETION COMPANIED BY AN EXECUTED
DIRECTOR	DATE	SIGNATURE OF DEVELOPER	DATE

	RAINGARDI	EN PLANT LIST	
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2 1/2"-3" Cal.
1	ILEX GLABRA	INK BERRY	2 '-3' HT.
6	LOBELEA CARDINALIS	CARDINAL FLOWER LOBELIA	1 GAL. CONTAINER
4	DRYOPTERIS SP.	WOOD FERN	1 GAL. CONTAINER
3	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

BENCHMARKS

BENCHMARK NO. 1: HOWARD COUNTY CONTROL STA. 17AB N. 598435.266 E. 1348615.278 ELEV. = 506.66

BENCHMARK NO. 2: HOWARD COUNTY CONTROL STA. 17DA N. 595410.785, E. 1351641.140 ELEV. = 482.019



LEGEND	
and the second state of th	_

ISTING CONTOUR	440
ROPOSED CONTOUR	
RECTION OF FLOW	
KISTING TREELINE	
DILS	BrC3 MgB2
REA OF 15 TO 24.9 RCENT SLOPES	
OFTOP LEADER	⇐

GENERAL NOTES

- 1. THE PROPERTY BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., ON OR ABOUT JANUARY 2005.
- 2. THE EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON TOPO SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING , INC., ON OR ABOUT JANUARY 2005.
- 3. THERE ARE NO WETLANDS EXIST ON-SITE.
- 4. NO 100-YR FLOODPLAIN EXISTS ON-SITE.
- 5. TO THE BEST OF THE OWNER'S KNOWLEDGE, NO CEMETERY OR BURIAL SITES ARE LOCATED ON-SITE.
- 6. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM BECAUSE IT IS A MINOR SUBDIVISION THAT CREATES ONLY ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- 7. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS, THE COMPREHENSIVE ZONING PLAN AND THE APRIL 13, 2004 ZONING REGULATIONS. 8. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF
- SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$2400.00 FOR THE REQUIRED 8 PERIMETER SHADE TREES TO BE PAID AT THE TIME OF THE DEVELOPER'S AGREEMENT.
- 9. THE EXISTING HOUSE ON LOT WILL BE REMOVED.
- 10. STORMWATER MANAGEMENT FOR THIS LOT IS PROVIDED BY RAINGARDENS TO PROVIDE THE REQUIRED WQV AND Rev. Cpv IS NOT REQUIRED SINCE THE 1-YR RUNOFF IS LESS THAN 2 CFS. 11. LOTS 7A AND 7B TO BE SERVED BY PUBLIC WATER AND SEWER.
- 12. THE MINIMUM LOT SIZE AREA REQUIREMENT FOR THIS SUBDIVISION OF 20,000 SF IS SATISFIED ACCORDING TO SECTION 16.120(b)(2)(ii) WHICH STATES LAND DEDICATED FOR STREET WIDENING IN A MINOR SUBDIVISION MAY BE COUNTED TO SATISFY UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENTS.

LOT A	REA SUMMARY
	NET LOT AREA
LOT 7A LOT 7B	20,712 SQ. FT 21,003 SQ. FT.

13. THIS DEVELOPMENT IS EXEMPT FROM OPEN SPACE REQUIREMENTS BECAUSE IT IS AN R-20 INFILL DEVELOPMENT WITH LOTS GREATER THAN 20,000 SF.

	ALLE LOTS 7 A RESUBDIVISION	ION PLAN AND LANDSCAPE PLAN NFORD A AND 7B I OF LOT 7, ALLENFORD CTION 7 PARCEL '610' HOWARD COUNTY, MARYLAND
	ROBERT H. VOGEL BADT MAIN STREET ELLICOTT CITY, MD 21043 EAX: 410.461.8961	
DEVELOPER HARMONY BUILDERS, INC. 4228 COLUMBIA ROAD ELLCOTT CITY, MARYLAND 21042 (410) 461-0833	CHECKED DATE: CHECKED DATE: SCALE: W.O. NO:	RJ/CMH

Heatth