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TDD (410) 313-2323 Toll Free 1-866-313-6300
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Penny E. Borenstein, M.D., M.P.H., Health Officer

January 4, 2005

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: John A. Boris, Jr., R.S.
Well and Septic Program
Development Coordination Section

RE: File Number: SDP-05-141
Title: Lisbon, Lot 84

The following comments apply to the plan prepared by DeMario Design Consultants, Inc. The revisions/corrections mentioned below must be corrected prior to plan approval or signature. Applicant is advised to revise and resubmit prior to signature.

- After conferring with the other plan reviewers at the May 26, 2005 SRC meeting, this agency is requesting that well and room for 2 septic systems must be established on this lot in order for the review process to continue.

JAB

April 2, 2004

MEMORANDUM

TO: File
TM 7, Parcel 195
Rear of 15949 Frederick Road

FROM: Mark Rifkin
Well and Septic Program

RE: Commercial Proposal

Office visit re: proposed 4000 ft² contractor equipment building at above site.

I advised agent that proposal would likely be sized at 400 gpd for minimal flows, but could still be limited by adjacent wells and septic and small parcel size.

Small parcel size would likely reduce possible building size by at least 30%

Due to possibility for marginal soils at south (low) end of parcel, suggested that proposed septic be concentrated at north (high) end of parcel.

Offsite easements also possible, but could also present conflicts with existing wells/septics and approval of repair area for any ex. structure on the receiving parcel.

Based on topo, soils, and adjacent property information (for 3 of four adjacent parcels), layout w/septic system at uphill (north) end and well at southeast corner may offer best potential for onsite approval. File info not found for occupied structure on parcel to northeast (15947 Fred. Rd).

MR
cc: File

General Planting Notes

- All plant materials to meet A.N.L.A. Standards.
- The Contractor is to follow specification guidelines for Baltimore & Washington Metropolitan Area as approved by the L.C.A. of Maryland, Washington D.C., & Virginia and described in the latest edition of "Landscape Specification Guidelines."
- No substitutions are to be made without the consent of the Landscape Architect and/or the Owner.
- All beds are to be topped with three (3) inches of hardwood mulch.
- Contractor shall notify Miss Utility at 1 (800) 257-7777, at least 72 hours prior to construction and verify the location of all utilities with the Owner before planting.
- Landscape Architect/Owner shall select, verify, and/or approve all plant material. At the Owner's discretion, specimen and other plant material may be selected.
- The Landscape Contractor shall coordinate with the general, lighting, & irrigation contractors regarding timing and installation of plant material. At the time of final inspection with acceptance, all electric, water & drainage utilities, as well as plant material, shall remain undamaged. Likewise, the Landscape Contractor and utilities contractors shall coordinate efforts to ensure that surface utilities are at the proper elevation relative to final grades.
- 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.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Ho. Co. Code. Financial surety for the required landscaping in the amount of \$3,800.00 must be posted as part of the Developer's Agreement (8 shade trees, 6 evergreen trees).
- Developer/Builder's Certificate

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that, upon completion, a certification of landscape installation, accompanied by an executed one-year guarantee of the plant materials, will be submitted to the Department of Planning and Zoning.

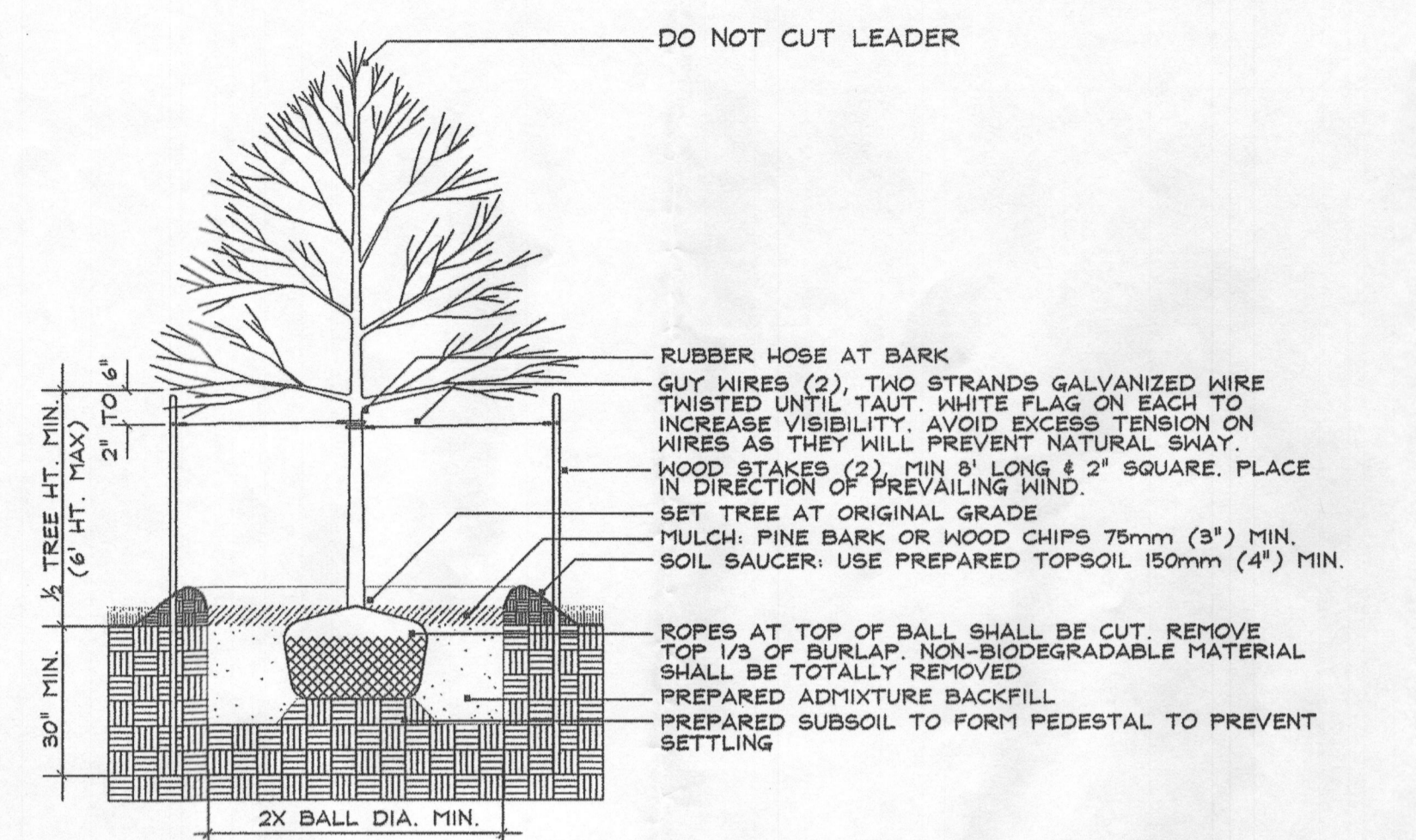
Category	Adjacent to Roadways		Adjacent to Perimeter Properties	
	B	B	A	A
Linear Feet of Roadway Frontage Perimeter	PI - 165 L.F.	PIV - 65 L.F.	PII - 65 L.F.	PIII - 165 L.F.
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe Below if needed)	N/A	N/A	N/A	N/A
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe Below if needed)	N/A	N/A	N/A	N/A
Number of Plants Required				
Shade Trees	3	1	1	3
Evergreen Trees	4	0	0	0
Shrubs	0	0	0	0
Number of Plants Provided				
Shade Trees	2	1	1	3
Evergreen Trees	0	1	0	0
Other Trees (2:1 substitution)	2	10	0	0
Shrubs (10:1 substitution)	30			
(Describe plant substitution credits below if needed)				

NOTE: [I] 10 SHRUBS HAVE BEEN SUBSTITUTED FOR ONE SHADE TREE, 20 SHRUBS HAVE BEEN SUBSTITUTED FOR TWO EVERGREEN TREES, 2 FLOWERING TREES HAVE BEEN SUBSTITUTED FOR TWO EVERGREENS.
 [II] 10 SHRUBS HAVE BEEN SUBSTITUTED FOR 1 EVERGREEN TREE.

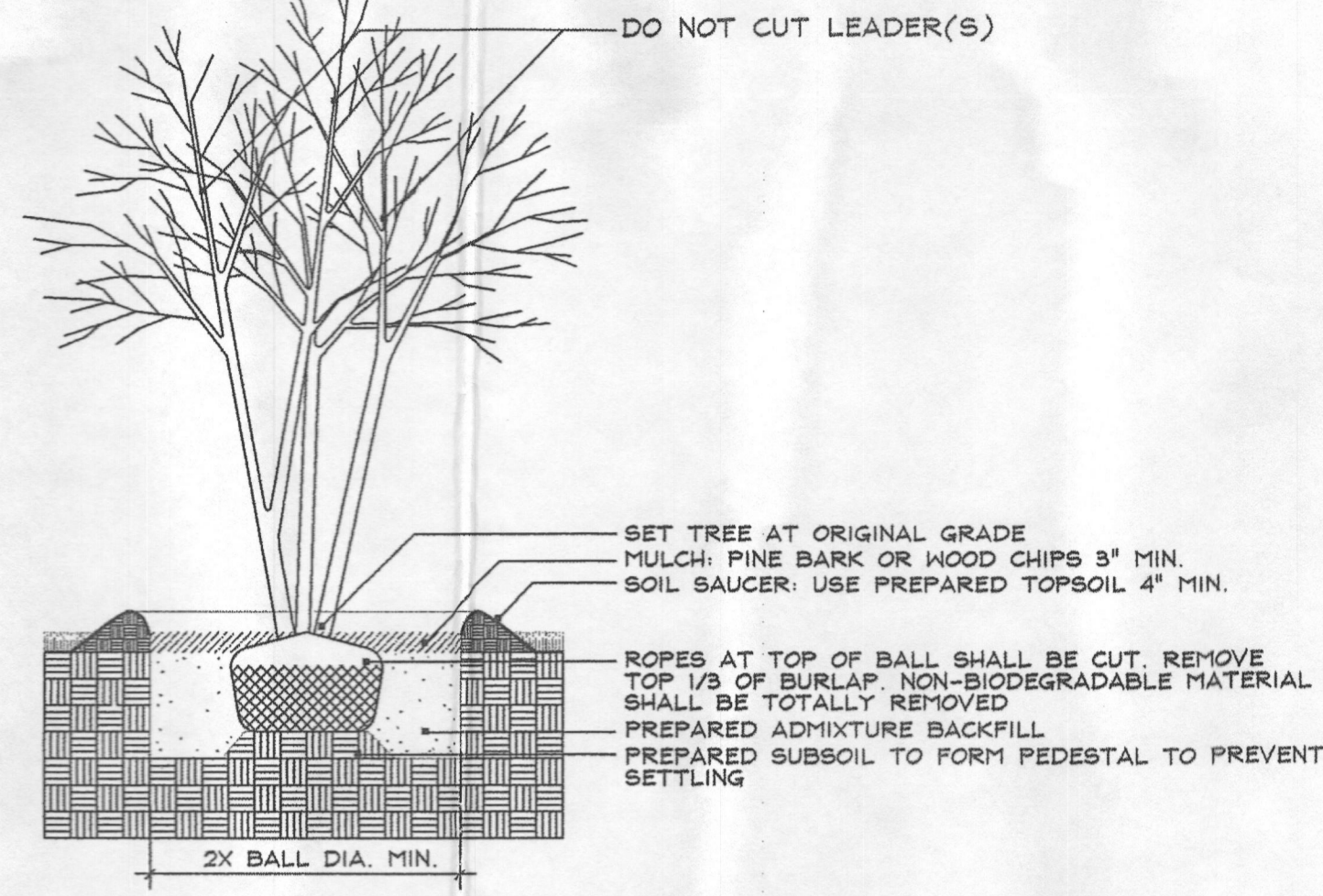
Becky Meade 5-2-05
 NAME DATE

PLANT LIST

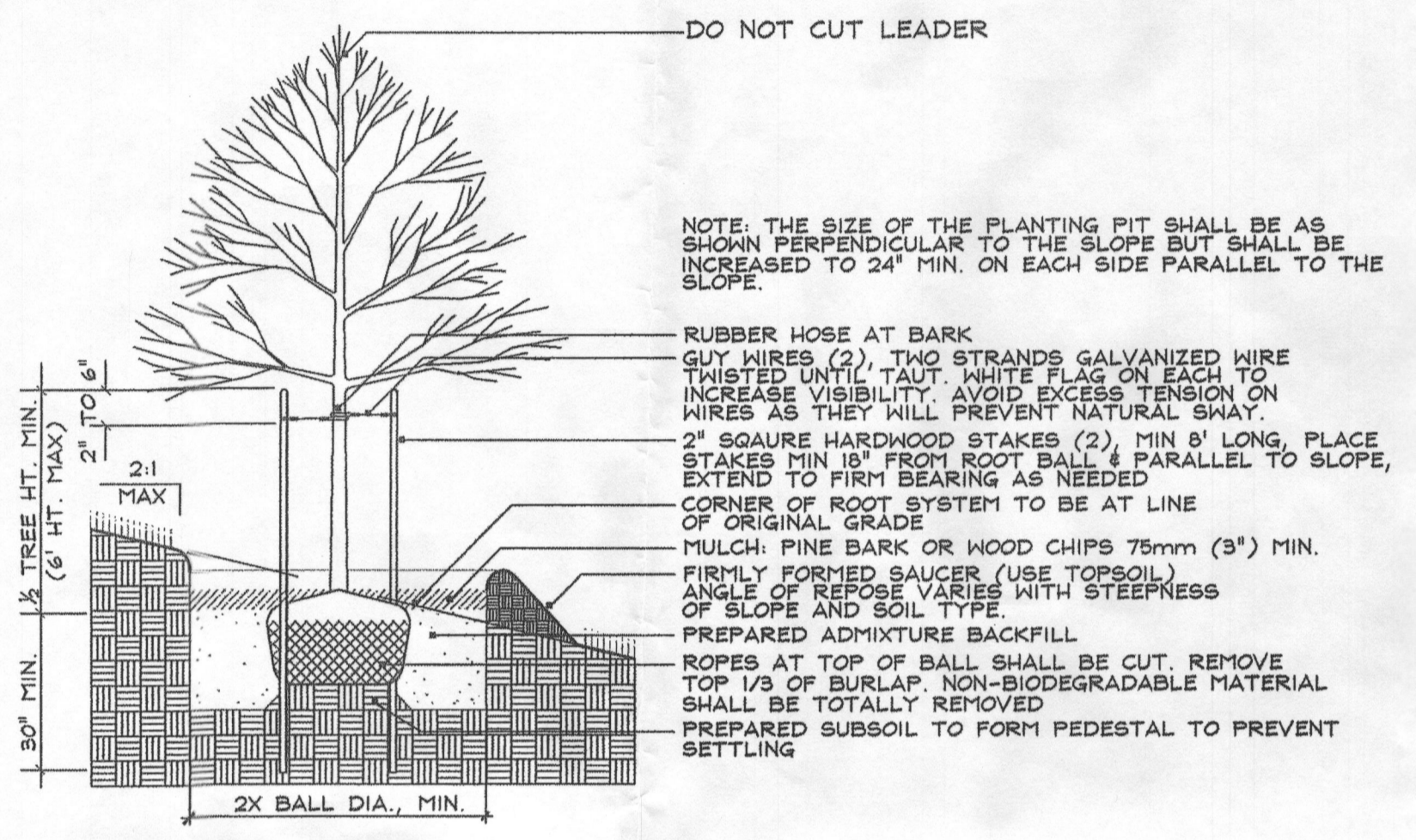
QTY	SYM	BOTANICAL NAME/ COMMON NAME	SIZE	REMARKS
LARGE TREES				
7	QP	QUERCUS PALUSTRIS PIN OAK	2 1/2" - 3" CAL. 12' - 14' HT.	B & B
EVERGREEN TREES				
1	CD	CEDRUS DEODORA DEODOR CEDAR	6' - 8' HT.	B & B
FLOWERING TREES				
2	CV	CRATHEGUS VIRDIS WINTER KING WINTER KING HAWTHORNE	8' - 10' HT.	B & B
SHRUBS				
40	IG	ILEX GLABRA LOMPALTA COMPACT INKBERRY	24" HT	#5/#7 CONT. 48" O.C.



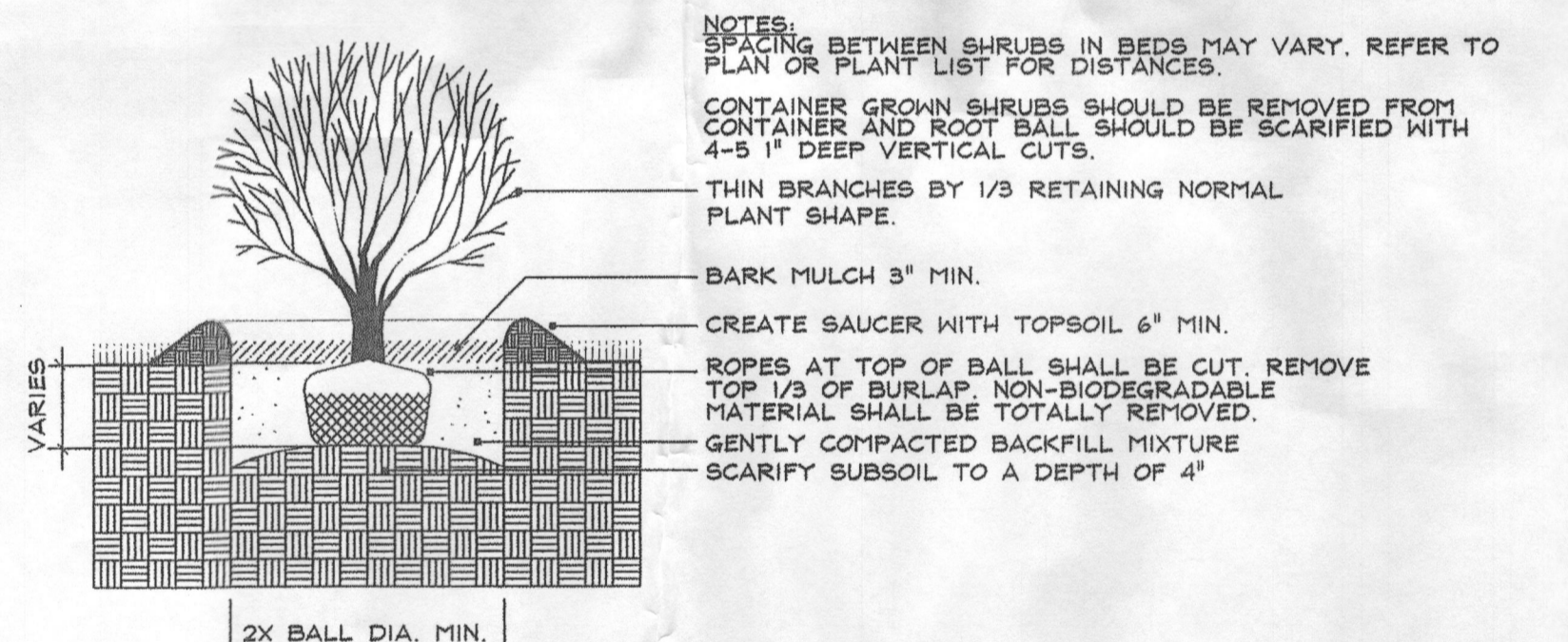
DECIDUOUS TREE PLANTING (LESS THAN 3" CAL.)
 N.T.S.



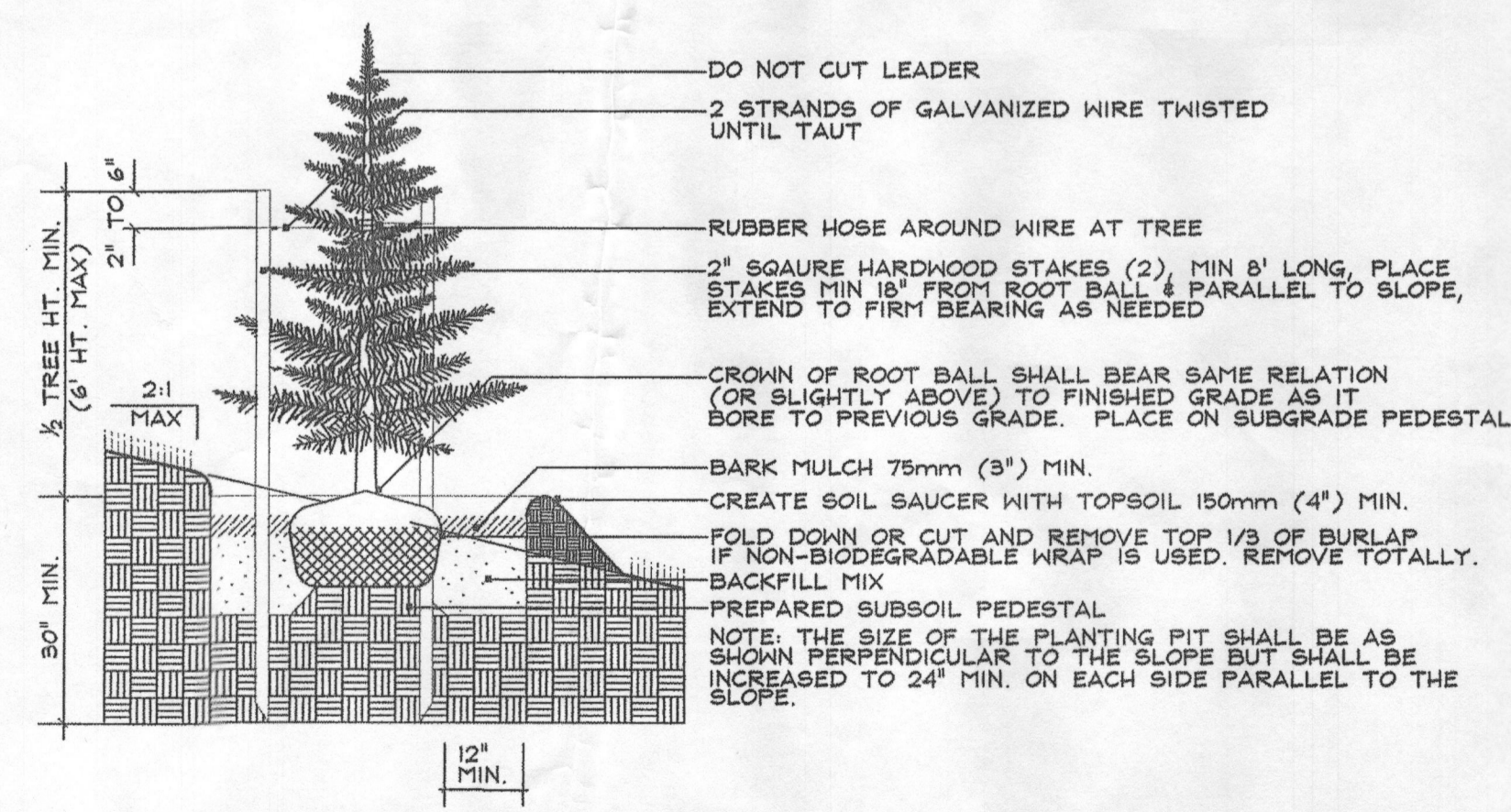
DECIDUOUS MULTI-STEM TREE PLANTING
 N.T.S.



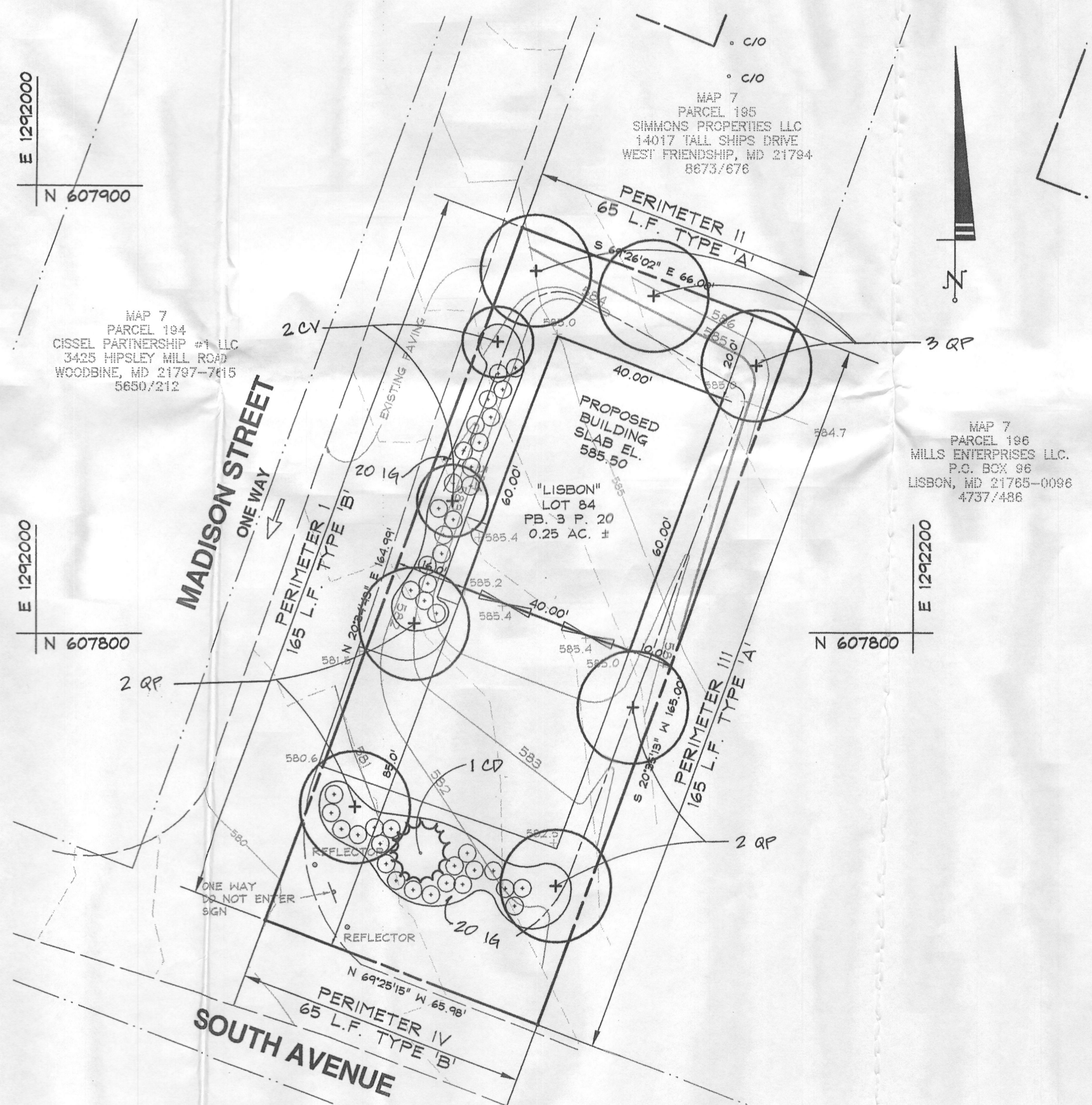
DECIDUOUS TREE PLANTING ON SLOPE (LESS THAN 3" CAL.)
 N.T.S.



SHRUB PLANTING - BALL AND BURLAP
 N.T.S.



EVERGREEN TREE PLANTING ON SLOPE
 N.T.S.



DRAWING LEGEND

682	EXISTING MINOR CONTOUR (2' INTERVAL)
680	EXISTING MAJOR CONTOUR (10' INTERVAL)
---	ADJACENT PROPERTY LINE
---	EXISTING PROPERTY BOUNDARY
---	SOIL DELINEATION LINE
---	EX. ROAD / EDGE OF PAVING
---	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
---	EX. OVERHEAD ELECTRIC & UTILITY POLES
---	PROPOSED MINOR CONTOUR (2' INTERVAL)
---	EXISTING OR PROPOSED FENCE
---	PROPOSED MAJOR CONTOUR (10' INTERVAL)
---	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
---	PROPOSED SPOT ELEVATION & FLOW ARROW
---	EXISTING TREES
---	PROPOSED ORNAMENTAL TREE
---	PROPOSED SHADE TREE
---	PROPOSED EVERGREEN TREE

DATA SOURCES:
 THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON WERE PROVIDED BY JOHN C. MELLEMA, SR. INC. EXISTING SOILS (IF SHOWN) ARE FROM HOWARD COUNTY SOIL SURVEY MAP NO. 2 DATED JULY, 1988

DeMario Design Consultants, Inc.
 Winchester Exchange Building
 15 East Main Street, Suite 226
 Westminster, MD 21157
 Phone: (410) 840-4499
 Fax: (410) 840-8866
 eMail: DeMarioDesign@adelphia.net

OWNER: MARK K. MEADE & BECKY W. MEADE
 15826 BELLIS DRIVE
 WOODBINE, MD 21797-8422

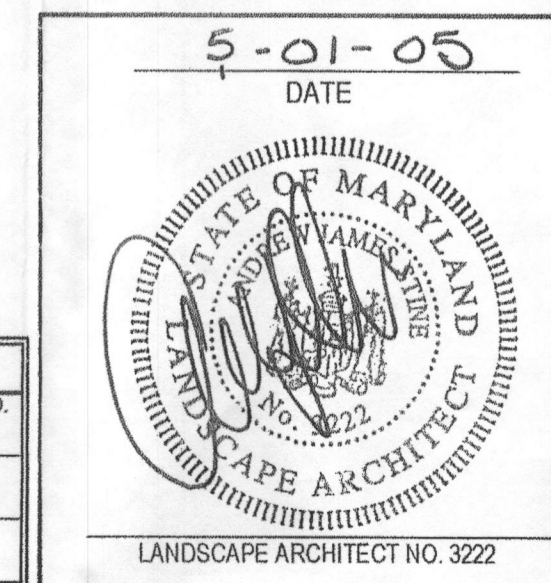
DEVELOPER: SAME AS OWNER

SITE ADDRESS:
 SOUTH AVENUE
 LISBON, MD 21785

LISBON LOT 84 LANDSCAPE PLAN

4TH ELECTION DISTRICT HOWARD COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	N/A	DES. BY:	AJS	
TAX ACC. #	04-368665	DRN. BY:	JAI	
TAX MAP:	7	CHK. BY:	AJS	
BLOCK / GRID:	12	DATE:	04/29/05	
PARCEL #:	195	DDC JOB#:	04137.1	
ZONE / USE:	B-2/COMM.	SHEET NUMBER:		
DWG. SCALE:	1"=20'			



APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

PERMIT INFORMATION CHART

SUBDIVISION NAME: LISBON	SECTION/AREA: N/A	LOT/PARCEL NO.: 84
PLAT # OR L/F: P.B. 3, F. 20	GRID# 12	ZONING B-2
TAX MAP NO. 7	ELECT. DISTRICT FOURTH	CENSUS TRACT 6040.01
WATER CODE N/A	SEWER CODE N/A	

