

January 4, 2005

**Howard County Health Department**

3525-H Ellicott Mills Drive  
Ellicott City, Maryland 21043  
Attn: Mr. John A. Boris Jr., R.S.

Re: B. Johnson Property  
F-05-046

Dear Mr. Boris:

In response to your comments associated with the above referenced plan and dated December 16, 2004, please find attached two (2) sets of plans and this point-by-point response letter. Please note that due to a naming conflict, the property name has been changed to B. Johnson Property.

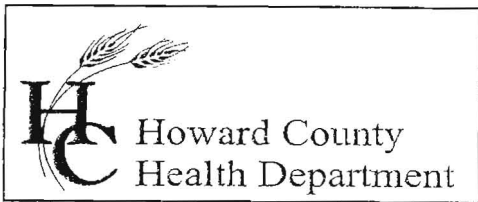
1. Please see the response to comment 2.
2. Note 14 on the plat refers to allocation of public water and sewer. This note is a required general note by the Department of Planning and Zoning. I have attached a copy of the Planning and Zoning checklist pertaining to this. There will not be a new water and sewer contract for the connections to these two lots. House connections have been previously provided. Per our phone conversation of January 5, 2004, Lot 1 will connect to public utilities when Lot 2 does. Please see general note 24 on the record plat

Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

Sincerely,  
**FSH Associates**



Paul Sill



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

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

December 16, 2004

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: F-05-0646  
Title: Johnson Property

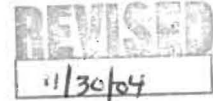
The following comments apply to the plan prepared by FSH Associates. The revisions/corrections mentioned below must be corrected prior to plan approval or signature. Applicant is advised to revise and resubmit prior to signature.

- As of this date, no associated paperwork on the well and septic abandonment has been received. Applicant is reminded that this must be turned prior to plan signature.
- Comment 14 should not be on the final plan. If the public utilities exist, the subdivision is required to connect. Based on the anticipated lot size of less than the required 40,000 ft<sup>2</sup> this plan will not be approved until a signed contract exists that these connections will be made.

JAB

November 29, 2004

Mr. Stuart Oster  
Howard County Health Department  
Bureau of Environmental Health  
7178 Columbia Gateway Drive  
Columbia, Maryland 21044




Re: Johnson Property  
Lots 1 & 2  
F-05-46

Dear Mr. Oster:

The existing dwelling and structures will connect to public utilities. The abandonment schedule will be provided prior to plat signature.

Should you have any questions or comments regarding this matter, please do not hesitate to contact this office.

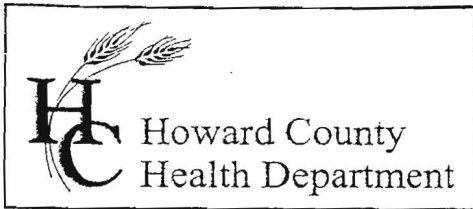
Sincerely,  
**FSH Associates**

  
Zacharia Y. Fisch, P.E.

ZYF:mlg

CC: File 3224

S:\WORD Documents\FSH Associates\Letters\Oster-Johnson Property.doc



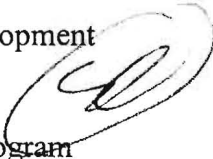
3525 H Ellicott Mills Drive, Ellicott City, MD 21043  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

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

October 20, 2004

MEMORANDUM

TO: Cindy Hamilton  
Div. of Land Development

FROM: Stuart Oster, R.S.   
Well and Septic Program

RE: File Number: F-05-046  
Title: Johnson Property

Numerous structures on plan predate (1874) connection to public utilities and no Health Dept. records are available. Structures appear to **not** be connected to public utilities. Well and septic system(s) likely remain. Submittal of documentation of location of existing septic systems is required. Existing well shown may need addition permitting to remain and it will need to be established what kind of well it is. Engineer to submit suitable schedule for proper abandonment/sealing of the well/septic system(s) that once served any structures.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.co.ho.md.us](http://www.co.ho.md.us)  
FAX 410-313-3467  
TDD 410-313-2323

December 23, 2004

Brian and Sarah Johnson  
7890 Harriet Tubman Lane  
Columbia, Maryland 21044

RE: F 05-06/Johnson Property  
Lots 1 and 2

Dear Mr. and Mrs. Johnson:

The Department of Planning and Zoning hereby grants **approval** of the Final Subdivision Plan for the Subdivision of the Johnson Property, consisting of two lots, containing 1.553 acres of land located on the south side of Harriet Tubman Lane, in the Fifth Election District of Howard County, Maryland, subject to compliance with the attached comments and **resolution of the concerns of the Development Engineering Division, Division of Land Development and the Health Department**, directly with those agencies within two weeks of the date of this letter (**on or before January 6, 2005**). If, in responding to those comments, design changes are made which could affect another SRC agency, you are advised to consult with the appropriate agency prior to submission of the originals to DPZ for signature approval. Do not submit originals to DPZ until all of the agencies have issued approval comments and the items listed below have been complied with.

You are advised that the plat originals will not be accepted by this Division for signature approval and recordation until written documentation is provided from the Health Department that all wells and septic systems have been properly abandoned.

**SUBMISSION OF THE FINAL PLAT ORIGINALS:**

Once all comments have been addressed, the original plat may be submitted for signature approval with the following:

1. Payment to *Director of Finance, Howard County* of the following fees, concurrent with the submission of the original plats for signature approval. Bring this letter and fees to the Department of Planning and Zoning to obtain the required receipts.

Distribution copies of recorded plat	
Original plat (per sheet)	FEE \$ <u>21.20</u>
Storm Drainage Construction, Sec.16.133	
Account #CR 814-003-7153	FEE \$ <u>75.00</u>
Open Space Land Acquisition, Sec.16.121	
Account #CR 813-003-7144	FEE \$ <u>1,500.00</u>

Page 2

F 05-06

**PLEASE BE ADVISED THAT ALL FEES PAYABLE TO THE CLERK OF THE COURT MUST BE INCLUDED ON A SINGLE CHECK. MULTIPLE CHECKS AND/OR CASH CANNOT BE ACCEPTED.**

2. A check made payable to the *Clerk of the Court* for the cost of recording the final plat original:

Recording fee for the original plat (per sheet) FEE \$ 5.00

3. A properly prepared and completed maintenance agreement for the shared driveway(s) must be submitted with the final plat original and accompanied by the correct recording fee: **\$40.00** for documents with up to 9 pages, or **\$95.00** for a document with 10 or more pages (Check made payable to the *Clerk of the Court*). This document shall be recorded by a staff member of this Department concurrent with the recording of the plat original(s).

4. a. Submission of two accurate 1" = 600' scale reduction(s) of the subdivision plat indicating lots/parcels with lot numbers/parcel letters and rights-of-way with approved street names.

- b. Submission of parcel and right-of-way boundaries in a digital format meeting one of the following County standards: Digital Plat Submissions

- AutoCAD Version 11 or MicroStation 95 or Version 5.5 are required formats for submission
- For MicroStation set working units to 10 for SU per ft and 100 for POS units per SU
- Use NAD 83 as coordinate system
- Please provide at least 2 North-East Coordinate reference points
- Do not rotate drawing (keep the North direction straight up)
- Undershoot and overshoot lines at all intersections; do not break
- Do not send elements other than those outlined below (no north arrow, notes, vicinity map, etc.)
- Set up the layers as is described in the following table:

AutoCAD Format					
No.	Layer's Name	Description	Color	Line Type	Text Style
1	Floodplain	Floodplain Easement	Blue	Solid	N/A
2	Lotline	Lot Line	Red	Solid	N/A
3	Parcelrow	Parcel Outline and Right Of Way	Yellow	Solid	N/A
4	Sublabel	Subdivision Label	Red	Solid	See note

Note: \*\*\* Font = Simplex, Height = 16.0, Width Factor = 1

MicroStation Format				
Level	Description	Weight	Line Style	Color
4	Subdivision Label (see note)	0	0	2
6	Parcel Outline and Right Of Way	1	6	4
7	Lot Line	0	0	2
60	Floodplain Easement	1	6	5

Note: Font = 1, Font Height = 16, Font Width = 16, Line Spacing = 5

This information is to be transferred on a virus-free 3.5" diskette. Diskette should be labeled with file number, name of subdivision, tax map, block and parcel and name and telephone number of engineering firm. Should you have any questions, contact Mike White of this Department at (410) 313-2350.

**Final record plat will not be recorded until digital file has been submitted and approved.**

Page 3

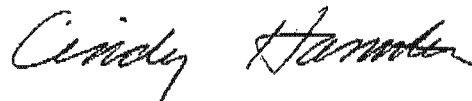
F 05-46

5. Submission of a Forest Conservation Data Summary (see enclosed memo of April 7, 2003).
6. Submission of the final plat original for signature and recordation within **180 days (on or before; June 21, 2005)** per Section 16.144(p) of the Howard County Subdivision Regulations, or approval will be considered withdrawn and void.

The Department of Planning and Zoning hereby grants **tentative allocations for one housing unit** in this subdivision for the Columbia Planning Area and for the year 2007. This subdivision, located in the Columbia West School Region, the Clemens Crossing Elementary School District and the Wilde Lake Middle School District has passed the APFO school test. The tentative allocation will remain valid provided you continue to meet all required processing deadlines. The tentative allocation will become permanent upon recordation of the final subdivision plat. Although allocations are assigned to a specific year, once the final plat has been recorded, you may apply for building permits at any time, unless a site development plan is required in accordance with Section 16.155(a) of the Subdivision and Land Development Regulations.

Compliance with all conditions and/or corrections is required before the original plat will be accepted for signature approval. Contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit originals for signature. **Please bring a copy of this letter with you as it will serve as the checklist for final plat original submission.** If you have any questions regarding this matter contact Brenda Barth, (410) 313-2350, at your convenience.

Sincerely,



Cindy Hamilton, Chief  
Division of Land Development



:btb/enclosures

cc: Research/DED/Health Dept.  
FSH Associates  
Marty Welsh  
Jason and Amy Stipe

# FSH ASSOCIATES TRANSMITTAL

<b>TO:</b> Health Department Howard County  <b>ATTN:</b> Mr. John A. Boris	<b>DATE:</b> January 6, 2005 <b>JOB NUMBER:</b> 3224 <b>JOB NAME:</b> B. Johnson Property <b>REGARDING:</b> F-05-046
<b>FROM:</b> Paul Sill	

	X	FOR YOUR APPROVAL
X		FOR YOUR USE
		APPROVED AS SUBMITTED
		FOR BIDS DUE:

COPIES	DATE	NO.	DESCRIPTION OF MATERIAL TRANSMITTED
1	01/04/05		FSH Associates Response Letter
1	12/23/04		Howard County Approval & Comment Letter
2	01/06/05	1-2/2	Subdivision Plat – Lots 1 & 2
2	01/06/05	1-2/2	Supplemental Grading, Landscaping & Soils Plan
1		1-2/2	Copy of DPZ – Final Plan App.

**REMARKS:**

Please do not hesitate to call if you have any questions. Thank-you.

8318 Forrest Street, Ellicott City, Maryland 21043  
 Phone #: (410) 750-2251 ✦ Fax #: (410) 750-7350  
 Email: Info@FSHA.biz

ENGINEER'S CERTIFICATE

"I hereby certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

\_\_\_\_\_  
Signature of Engineer [print name below signature]

\_\_\_\_\_  
Date

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan of development for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District."

\_\_\_\_\_  
Signature of Developer [print name below signature]

\_\_\_\_\_  
Date

**REQUIRED GENERAL NOTES**

(select the appropriate notes as applicable to the project)

- \_\_\_ 15.a. The subject property is zoned \_\_\_\_\_ per the \_\_\_\_\_ (indicate adopted date) Comprehensive Zoning Plan.
- b. Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - 1) Width -- 12' (14' serving more than one residence);
  - 2) Surface -- 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
  - 3) Geometry -- Max. 15% grade, max. 10% grade change and min. 45' turning radius;
  - 4) Structures (culverts/bridges) -- capable of supporting 25 gross tons (H25 loading);
  - 5) Drainage Elements -- capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface;
  - 6) Maintenance -- sufficient to insure all weather use.
- c. No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
- d. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- e. *County Road*  
Reference the road dedication area with the following note: "Land dedicated to Howard County, Maryland, for purposes of a public road (\_\_\_\_\_ acres).

*State Road*

Land dedicated to the State of Maryland for purposes of a public road (\_\_\_\_\_ acres).

- f. Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- g. Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- h. There is an existing dwelling/structure(s) located on Lot(s) \_\_\_\_\_ to remain. No new buildings, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulations require.
- i. In the New Town District, add the following note, "Minimum building setback restrictions from property lines and the public rights-of-way lines to be in accordance with FDP-\_\_\_\_ criteria.
- j. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and 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.
- k. Reservation of Public Utility and Forest Conservation Easements  
Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- l. Landscaping for Lot(s) \_\_\_\_\_ is provided in accordance with a certified Landscape Plan **'X' appropriate choice:** \_\_\_\_\_ *on file with this plat*  
\_\_\_\_\_ *included with the road construction plan set*  
in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- m. This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because \_\_\_\_\_

\_\_\_\_\_ [explain reason for exemption]

**OR**

This plat is conditionally exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation with the filing of a Declaration of Intent for \_\_\_\_\_

\_\_\_\_\_ [explain type of DOI]

**OR**

This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by \_\_\_\_\_

\_\_\_\_\_ [provide explanation on compliance]

FAST TRACK PLAN

DataBase No. \_\_\_\_\_

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

F-05-046

DATE: Nov. 30, 2004

DPZ File No. F-05-026

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research RETURN →
- 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

**REVISED**  
11/30/04

RE: Johnson Prop. Lots 1 and 2

ENCLOSED FOR YOUR →  Signature Approval  Review & Comments  Files  
 THE ENCLOSED →  Original  Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	_____	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	_____	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	_____	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<u>2</u>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	_____	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	_____	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	_____	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	_____	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	_____	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	_____	<input checked="" type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<b>Applications</b>		<input type="checkbox"/> Industrial Waste Survey (DPW) <u>DED</u>
<input type="checkbox"/> Waiver Petition Applic/Exhibit	_____	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	_____	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	_____	<input type="checkbox"/> Perc Plat
<input type="checkbox"/> DED Application/Checklist	_____	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	_____	<input type="checkbox"/> Deeds
		<input type="checkbox"/> Photographs
		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 11/30/04

COMMENTS: \_\_\_\_\_ SRC/Comments Due By: 12/14/04

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

DPZ STAFF INITIALS BJ

For DPZ office use only:

Case No. TU 05-003

Date Filed \_\_\_\_\_

Hearing Date \_\_\_\_\_

05 APR 18 AM 8:09

**Petition to the Howard County Department of Planning and Zoning  
Temporary Use**

1. **Petitioner's Name** BRIAN JOHNSON  
**Address** 7890 HARRIET TUBMAN LANE  
**Phone No.** (W) 800-305-3720 (H) 443-535-0019  
**Contact Name (If Different)** \_\_\_\_\_  
**(E-mail)** BSMJKS@AOL.COM

2. **Counsel for Petitioner:** Michael E. Henderson, Esq.  
**Counsel's Phone No.** 410-461-9400

3. **Property Identification:**  
**Address of Subject Property:** 7890 HARRIET TUBMAN LANE  
**Total Acreage of Property:** 1.54  
**Property Location:** \_\_\_\_\_  
**Election District:** 5<sup>th</sup> ELECTION DISTRICT **Zoning District:** \_\_\_\_\_  
**Tax Map #** 35 **Grid #** 23 **Parcel** 118 **Lot** 2  
**Subdivision Name (if applicable):** \_\_\_\_\_

4. **Petitioner's Interest in Subject Property:**  
 **Owner** (including joint ownership)  **Other** (describe and give name and address of owner)  
If the Petitioner is not the owner of the subject property, documentation from the owner authorizing the petition must accompany this petition.

5. **Description of Temporary Use**  
Please respond in detail to all of the following items applicable to the proposed use. Pages may be attached to this application if additional space is needed.

a. **Description of proposed use:** I WAS REQUESTED TO RECEIVE A TEMPORARY USE PERMIT SO THAT I COULD SUBDIVIDE THIS LOT. THE STRUCTURE IS A WORK SHOP THAT IS BEING USED FOR PERSONAL STORAGE. NO BUSINESS IS CURRENTLY OR IN THE FUTURE GOING TO BE RUN OUT OF THIS STRUCTURE.

- b. Dates of operation: N/A
- c. Daily hours of operation: N/A
- d. Description of temporary structures or other improvements to be installed on subject property:  
N/A
- e. Potential number of employees/staff on site at one time: N/A
- f. Potential number of customers/visitors on site at one time: N/A
- g. Description of parking facilities, including the number of parking spaces on site; number and location of off-site parking spaces available for use; surface material of parking areas:  
N/A
- h. Description of outdoor lighting to be used, including intensity and type of existing or proposed lighting fixtures: N/A
- i. Potential noise levels and sources of noise generated by proposed use; proposed noise mitigation measures: N/A

6. Temporary Use Plan

All plans must be folded to approximately 8-1/2 x 14 inches. The plan must be drawn to scale and must include the items listed below:

- (a) Distances to property lines
- (b) Size of property
- (c) North arrow
- (d) Scale of plan
- (e) Tax map, parcel and lot number of subject property
- (f) Existing and proposed uses, structures, parking spaces, driveways, and points of access on the subject property.
- (g) Location of well and private sewerage easement, if applicable
- (h) Floor area and height of structures, setback distances, and other numerical values necessary for examination of the petition.
- (i) Any other information necessary for full and proper consideration of the petition.

7. Materials, Fees, Posting and Advertising

- a. Eight (8) copies of this petition, all supplemental pages or reports, and the required plans must be submitted.
- b. The undersigned agrees to pay all costs in accordance with the current schedule of fees. The fee is \$100.00 plus \$15.00 for a poster. The undersigned also agrees to properly post the property at least 15 days immediately prior to the hearing, to maintain the posters as required, and to submit an affidavit of posting at the time of the hearing.

8. Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct; and

The undersigned has read the instructions on this form, and has filed all of the required information.

BRIAN K. JOHNSON  
Petitioner's Name Printed

[Signature] 4/15/05  
Petitioner's Signature Date

[Signature]  
Signature of Attorney

For DPZ office use only:

Hearing fee: \$ 100.00

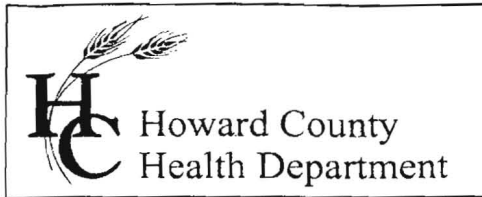
Poster fee: \$ 15.00

Total: \$ 115.00

Receipt No. \_\_\_\_\_

(Make checks payable to the "Director of Finance")

TU\_FORM.WPD 04/16/01



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

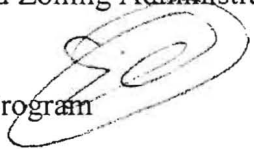
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**Penny E. Borenstein, M.D., M.P.H., Health Officer**

May 6, 2005

**MEMORANDUM**

TO: George Beisser  
Public Service and Zoning Administration

FROM: Stuart Oster, R.S.   
Well and Septic Program

RE: File Number: TU-05-003  
Title: Johnson Property

No objection to this Temporary Use Petition. Applicant is reminded that numerous structures on this plat are still on well and septic systems that will need to be properly abandoned/sealed.

File



# Howard County

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## *Internal Memorandum*

**Subject:** Temporary Use Application 05-003  
Brian Johnson

**To:** Department of Inspections, Licenses and Permits  
~~Bureau of Environmental Health~~  
Department of Fire and Rescue Services  
Development Engineering Division

**From:** George L. Beisser, Chief   
Division of Comprehensive Planning and Zoning Administration

**Date:** April 28, 2005

Attached is the application for the temporary use referenced above as permitted under Section 132 of the Howard County Zoning Regulations. This Section allows approval of a temporary use by the Director of the Department of Planning and Zoning, provided the following determinations are made:

1. The use will not adversely affect vicinal properties.
2. The use does not require significant or permanent changes to the existing topography, vegetation, structures or other features of the site.

A public hearing on the application is scheduled for **May 24, 2005**. Please submit any advisory comments or applicable requirements your agency has on the application by **May 9, 2005**.

If you have any questions, please contact me at extension 2350.

GLB:hg  
Attachment

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development

DATE: 9/27/04

DPZ File No. F-05-046

Department of Planning and Zoning

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

- 4 Environmental and Community Planning (Ag Pres/Route 1)
- 4 Development Engineering Division
- 2 Other
- 2 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

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

RE: Johnson Property

ENCLOSED FOR YOUR →  Signature Approval  
 THE ENCLOSED →  Original

Review & Comments  Files  
 Pre-Packaged Plan Set

Plans	# of Sheets
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>
<u>205</u> Final Plat/Plat of Easement/RE Plat	<u>2</u>
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>

Supplemental Documents	Count
<u>3</u> Wetlands Report	<u>3</u>
<input type="checkbox"/> Soils/Topo Map/Drain Area Map	<input type="checkbox"/>
<input type="checkbox"/> FSD/FCP/Worksheet and Application	<input type="checkbox"/>
<input type="checkbox"/> Declaration of Intent (Forest Cons)	<input type="checkbox"/>
<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps	<input type="checkbox"/>
<input type="checkbox"/> Preliminary Road Profiles	<input type="checkbox"/>
<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study	<input type="checkbox"/>
<input type="checkbox"/> Noise Study	<input type="checkbox"/>
<u>3</u> Sight Distance Analysis/Speed Flow Study	<u>3</u>
<input type="checkbox"/> Floodplain Study	<input type="checkbox"/>
<u>3</u> Stormwater Management Comps/Geo-Tech Report	<u>3</u>
<input type="checkbox"/> Industrial Waste Survey (DPW)	<input type="checkbox"/>
<input type="checkbox"/> Road Poster Form Letter	<input type="checkbox"/>
<input type="checkbox"/> Response Letter	<input type="checkbox"/>
<input type="checkbox"/> Perc Plat	<input type="checkbox"/>
<input type="checkbox"/> Scenic Road Exhibits	<input type="checkbox"/>
<u>2</u> Deeds <u>DED, DED</u>	<u>2</u>
<u>2</u> Photographs <u>DED, HDC</u>	<u>2</u>
<input type="checkbox"/> Retaining Wall Comps/Details <u>DED</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Poster/Community or HDC Meeting Information	<input checked="" type="checkbox"/>
<input type="checkbox"/> Route 1 Details/Summary	<input type="checkbox"/>
<u>1</u> Supplemental, 3DLD, 102D, 150D	<u>1</u>
<input type="checkbox"/> Recorded <u>15 HA, 1 Health</u>	<input type="checkbox"/>
On <u>9/29/04</u>	

- 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

COMMENTS: \_\_\_\_\_

SRC/Comments Due By: 10/25/04

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

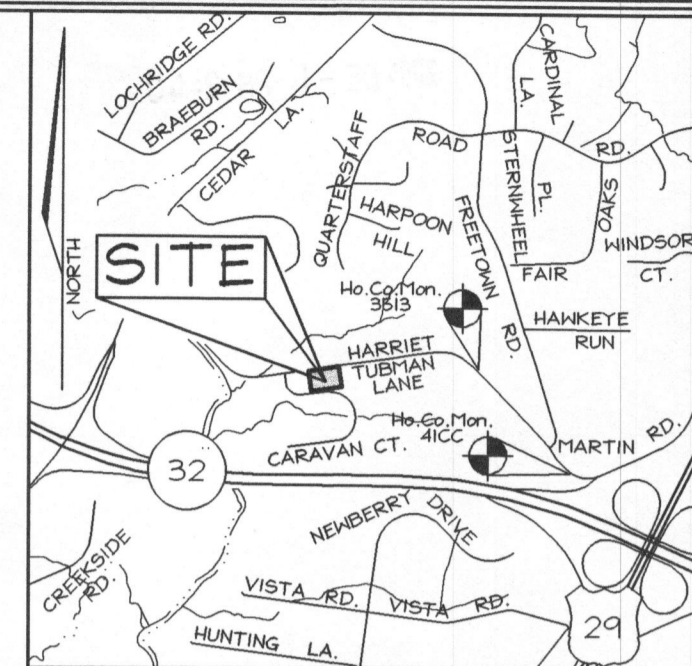
DPZ STAFF INITIALS SW

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
1	553,550.1829	1,344,324.2023
2	553,595.5212	1,344,643.1258
4	553,342.3883	1,344,354.5569
55	553,387.7266	1,344,673.4803
57	553,565.8210	1,344,647.5017
59	553,520.4980	1,344,328.5387

**Reservation Of Public Utility And Forest Conservation Easements**

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1 and 2, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area, upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."

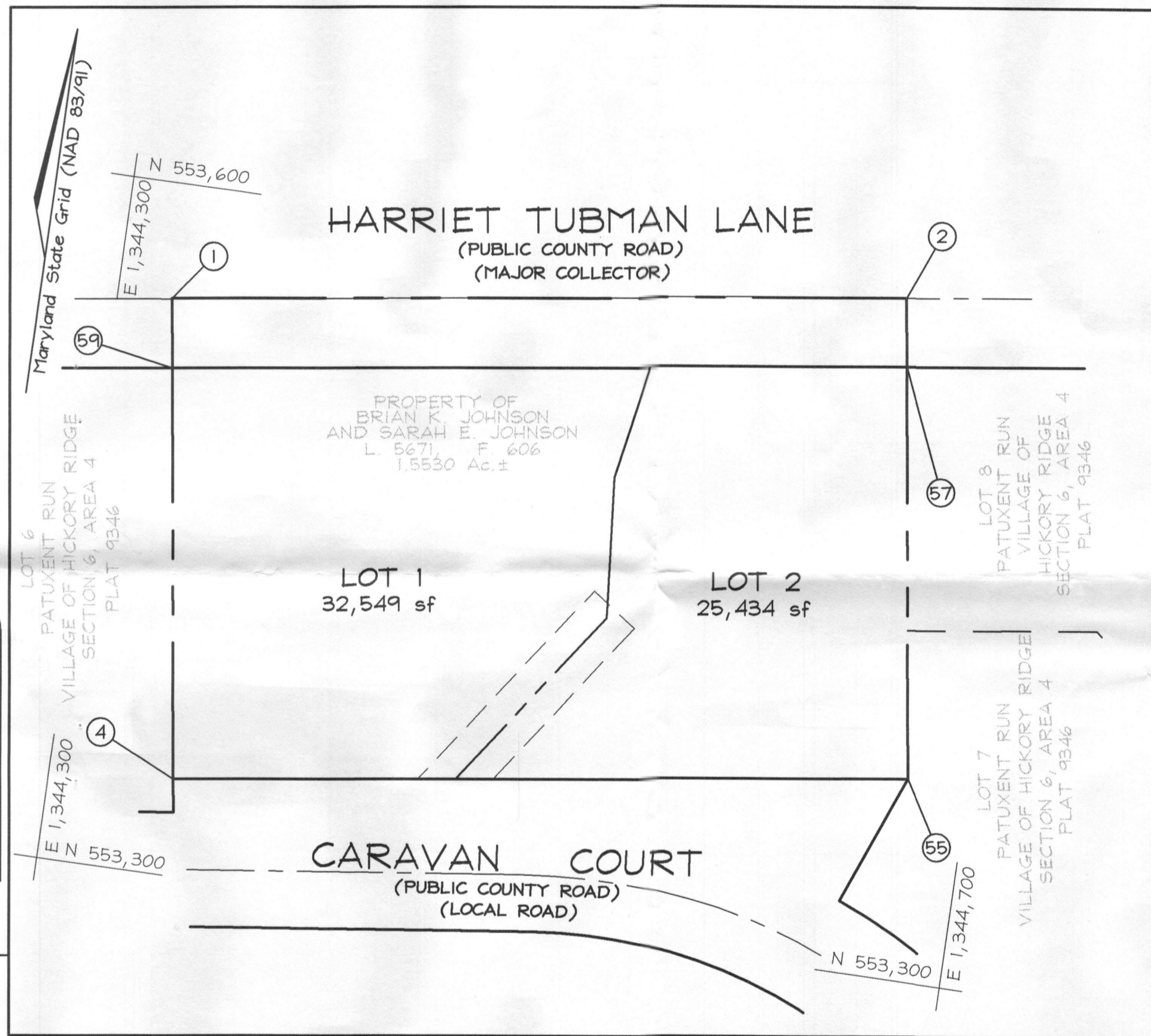


**VICINITY MAP**  
SCALE: 1=2000'

**GENERAL NOTES**

- Subject property zoned R-20, per 02/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 3513 and no. 41CC. Denotes approximate location (see location map).  

Sta. 3513	N 168,729.6007	E 410,291.5227	El.: 126.8187 (meters)
	N 553,573.698	E 1,346,098.104	El.: 416.071 (feet)
Sta. 41CC	N 168,400.5855	E 410,585.4444	El.: 122.1292 (meters)
	N 552,494.254	E 1,347,062.412	El.: 400.686 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about March 03, 2004 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:  
 A) Width - 12 feet (14 feet serving more than one residence);  
 B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);  
 C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot 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 depth over surface;  
 F) Structure clearances - minimum 12 feet;  
 G) Maintenances - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- There is no 100 Year Floodplain existing on-site.
- There are no wetlands on site per a non-tidal wetland delineation performed by Exploration Research, Inc.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Landscaping for lots 1 and 2 is provided in accordance with a certified landscape plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Posting of surety shall be deferred until site development plan approval.
- In accordance with section 16.1202.(b).(1).(viii) of the subdivision and land development regulations, this subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation.
- Operating speed studies for Harriet Tubman Lane and Caravan Court prepared by Street Traffic Studies in August 2004.
- Stormwater Management for this site is provided as follows:  
 a. Lot 1 is exempt from providing storm water management since it has an existing dwelling prior to recordation of this plat.  
 b. This site is exempt from providing channel protection (Cpv).  
 c. Water Quality (WQv) and Recharge (Rev) for Lot 2 are provided by two bioretention facilities
- Existing dwelling on lot 1 to remain, no new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- Existing accessory structure on lot 2 to remain, no new buildings, extensions or additions to the existing accessory structure are to be constructed at a distance less than the zoning regulations require.



**LOCATION MAP**  
SCALE: 1=50'

**OWNER/DEVELOPER**

Brian K. Johnson & Sarah E. Johnson  
7890 Harriet Tubman Ln  
Columbia, MD 21044-4011  
Phone: (410)440-0338

**FSH Associates**

Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel.: 410-750-2251 Fax: 410-750-7350  
E-mail: info@fsha.biz

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (Maryland Property Line Surveyor #135)	Date
Brian K. Johnson	Date
Sarah E. Johnson	Date

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 2  
Total area of Buildable Lots to be recorded: 1.3311 Acres±
- Total area of road widening to be recorded: 0.2219 Acres±
- Total area of subdivision to be recorded: 1.5530 Acres±

Howard County Health Department  
APPROVED: For Public Water and Sewerage Systems

Howard County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

Director \_\_\_\_\_ Date \_\_\_\_\_

**OWNER'S CERTIFICATE**

We, Brian K. Johnson & Sarah E. Johnson, owners of the property shown and described hereon, hereby adopt this plan 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 road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.  
Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Brian K. Johnson \_\_\_\_\_ Witness \_\_\_\_\_

Sarah E. Johnson \_\_\_\_\_ Witness \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Mark Anthony Croft to Brian K. Johnson & Sarah E. Johnson by deed dated August 28th, 2001 and recorded in the land records of Howard County in liber 5671 folio 606, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller (Maryland Property Line Surveyor #135) \_\_\_\_\_ Date \_\_\_\_\_

Recorded as Plat No. \_\_\_\_\_ on \_\_\_\_\_  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF JOHNSON PROPERTY**

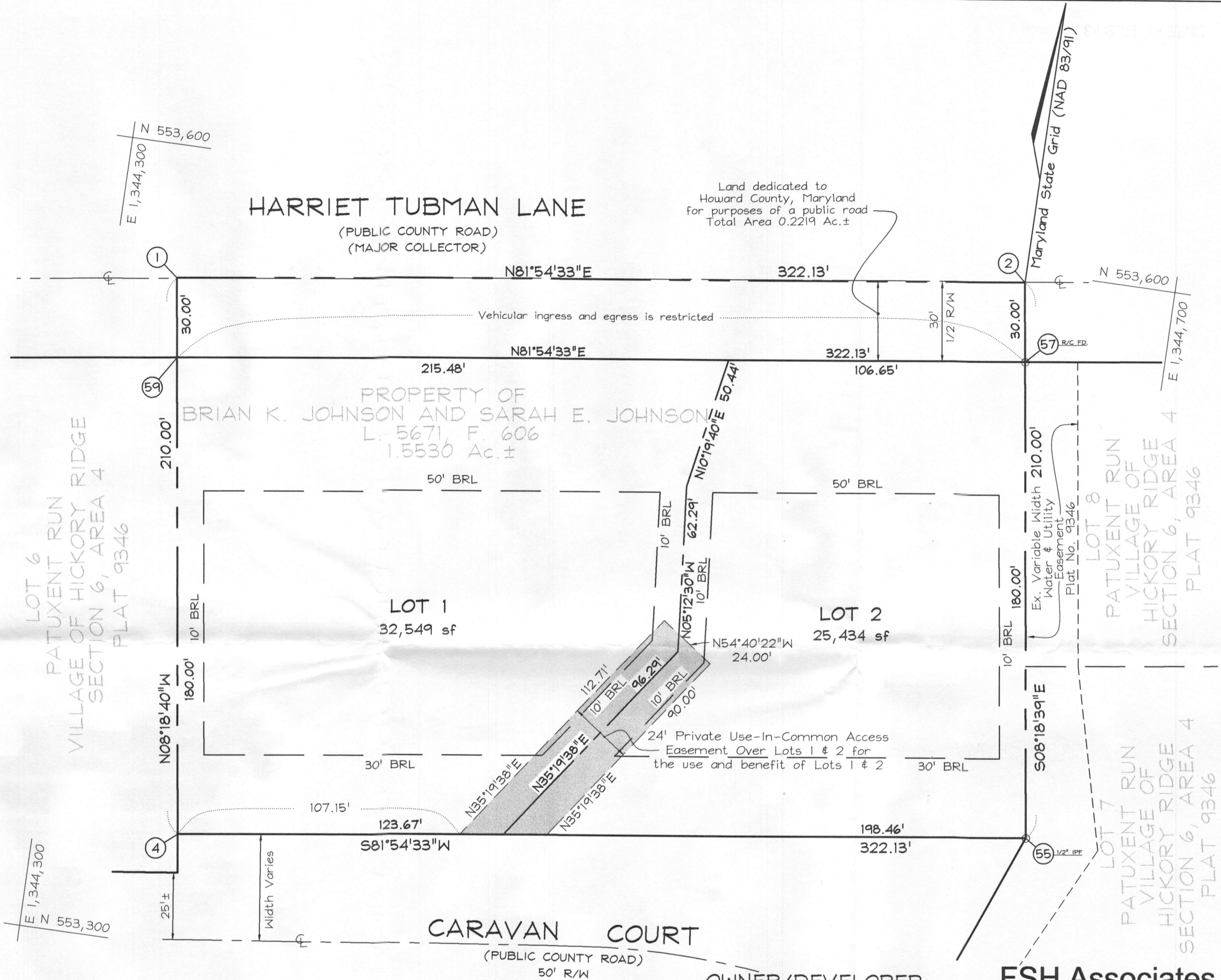
LOTS 1 AND 2

REVISED  
11/30/04

A SUBDIVISION OF PARCEL 118  
TAX MAP 35 GRID 23  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: As Shown  
Date: Sept. 29, 2004  
Sheet 1 of 2

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (Maryland Property Line Surveyor #135)	Date
Brian K. Johnson	Date
Sarah E. Johnson	Date



**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 1.3311 Acres±
- Total area of road widening to be recorded: 0.2219 Acres±
- Total area of subdivision to be recorded: 1.5530 Acres±

Howard County Health Department APPROVED: For Public Water and Sewerage Systems	Howard County Health Officer	Date
APPROVED: Howard County Department of Planning and Zoning	Chief, Development Engineering Division	Date
	Director	Date

**OWNER'S CERTIFICATE**

We, Brian K. Johnson & Sarah E. Johnson, owners of the property shown and described hereon, hereby adopt this plan 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 road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public Use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

Brian K. Johnson \_\_\_\_\_ Witness  
Sarah E. Johnson \_\_\_\_\_ Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Mark Anthony Croft to Brian K. Johnson & Sarah E. Johnson by deed dated August 28th, 2001 and recorded in the land records of Howard County in liber 5671 folio 606, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller (Maryland Property Line Surveyor #135) \_\_\_\_\_ Date

Recorded as Plat No. \_\_\_\_\_ on \_\_\_\_\_  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF**  
**JOHNSON PROPERTY**

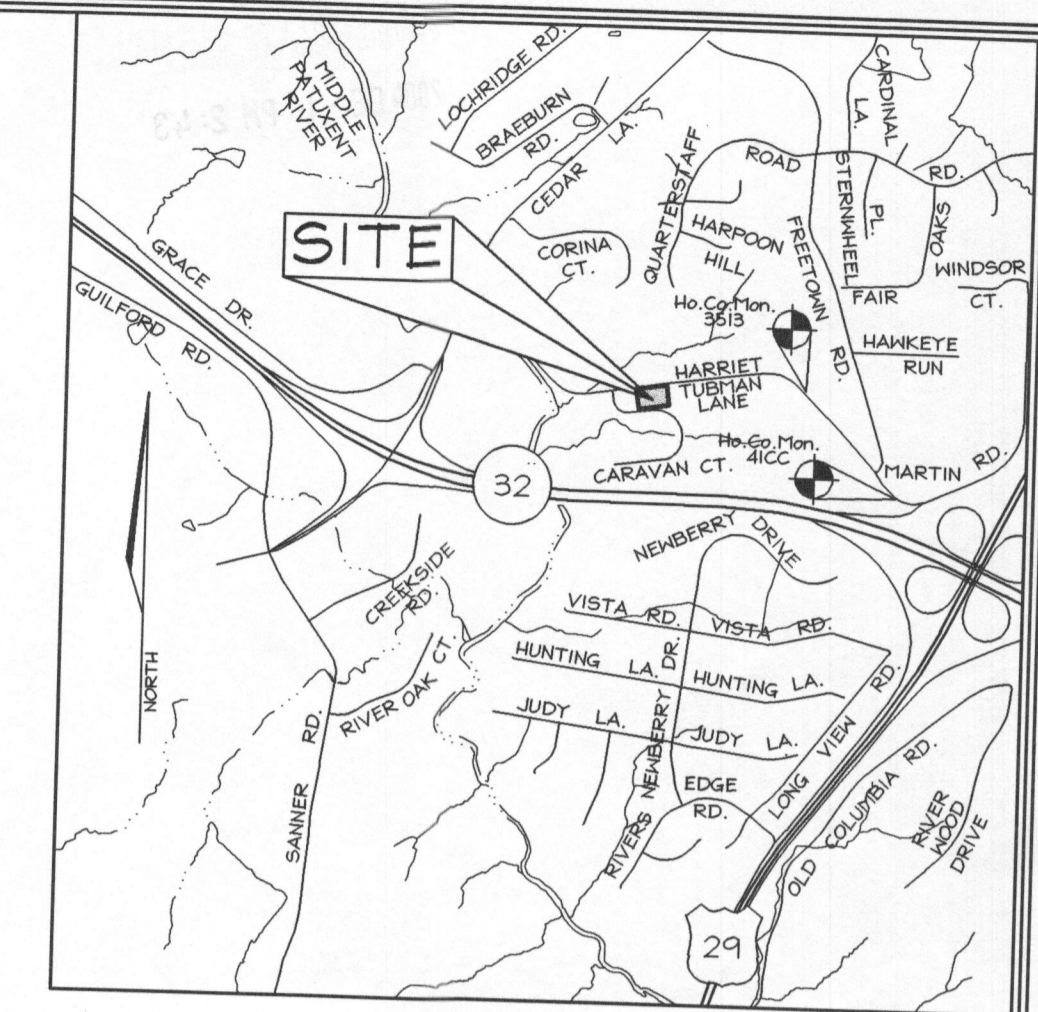
LOTS 1 AND 2

A SUBDIVISION OF PARCEL I18  
TAX MAP 35 GRID 23  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1" = 30'  
Date: Sept. 29, 2004  
Sheet 2 of 2

PERIMETER FOUR PERIMETER FIVE CREDIT 1 16" LOCUST

**LEGEND**

- Existing Contour
- Proposed Contour
- Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Stabilized Construction Entrance
- Silt Fence
- Super Silt Fence
- Limit of Disturbance
- Erosion Control Matting
- Landscape Perimeter
- Prop. Dwelling
- 15% to 24.9% slopes
- 25% or greater slopes
- Prop. landscape trees



**BENCHMARKS**

Sta. 3513	N 168,729.6007	E 410,291.5227	Elev. 126.8187 (meters)
Sta. 41CC	N 553,573.698	E 1,346,098.104	Elev. 416.071 (feet)
	N 168,400.5855	E 410,585.4444	Elev. 122.1292 (meters)
	N 552,494.254	E 1,347,062.412	Elev. 416.071 (feet)
	N 553,573.698	E 1,346,098.104	Elev. 416.071 (feet)
	N 168,729.6007	E 410,291.5227	Elev. 126.8187 (meters)

**GENERAL NOTES**

- Subject property zoned R-20 per 02/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 41CC and no. 3513. Denotes approximate location (see vicinity map).  
Sta. 41CC N 552,494.254 (ft) E 1,347,062.412 (ft) Elev. 400.686 (ft)  
N 168,400.5855 (m) E 410,585.4444 (m) Elev. 122.1292 (m)  
Sta. 3513 N 553,573.698 (ft) E 1,346,098.104 (ft) Elev. 416.071 (ft)  
N 168,729.6007 (m) E 410,291.5227 (m) Elev. 126.8187 (m)
- Public water and sewer to be utilized.
- Gross area of site: 1.5530 Ac.±
- Area of proposed public R/W: 0.2219 Ac.±  
a. Number of proposed buildable lots: 2  
b. Area of proposed buildable lots: 1.331 ac.±
- On-site topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in May, 2001.
- The existing house on Lot 1 is to remain. The existing accessory structure on Lot 2 is to remain.
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- There are no wetlands on-site.
- SWM Requirements:  
A. Lot 1 has an existing house and is exempt.  
B. SWM for CPV is not required for this site.  
C. Key and REE for the proposed house on Lot 2 is provided by rooftop disconnects and by a grass channel for the proposed driveway.
- Soils map No. 29.
- There is no 100 Year Floodplain on site.

**LANDSCAPE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
1	3	Quercus coccinea 'Scarlet Oak'	2 1/2"-3" Cal.	B # B
2	4	Acer rubrum 'October Glory Red Maple'	2 1/2"-3" Cal.	B # B
3	4	Betula nigra 'River Birch'	1 1/2"-2" Cal.	B # B
4	5	Thuja occidentalis 'Nigra' 'Dark American Arborvitae'	6'-8' Ht.	B # B

**LANDSCAPE NOTES**

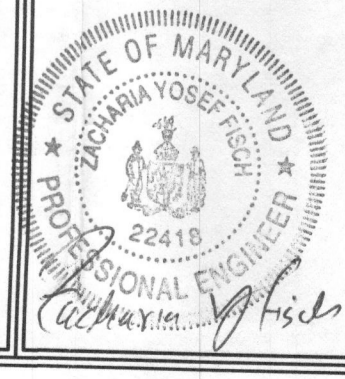
- At the time of installment, all shrubs and other plantings here listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscaping Plan may result in denial or delay in the release of landscape surety until such time and certificates.
- 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.
- Financial surety for the required landscaping will be posted as part of the Developer's Grading Permit in the amount of \$2,250.00 (5 shade trees @ \$300.00 each and 5 evergreen trees @ \$250.00) at Site Development Plan Stage.
- Planting soil mix for Bioretention Facility to be screened topsoil (USDA classified silt loam, sandy loam).
- Bioretention storage area up to elev. 362.5 for Facility #1 and up to elev. 365.0 for Facility #2 to be vegetatively stabilized with Red Top (Agrostis alba) at 1 lb./1000sf.

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
MqB2	Minor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
MID2	Minor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Minor loam, 15 to 25 percent slopes, severely eroded	B
MnF	Minor very stony loam, 25 to 60 percent slopes	B

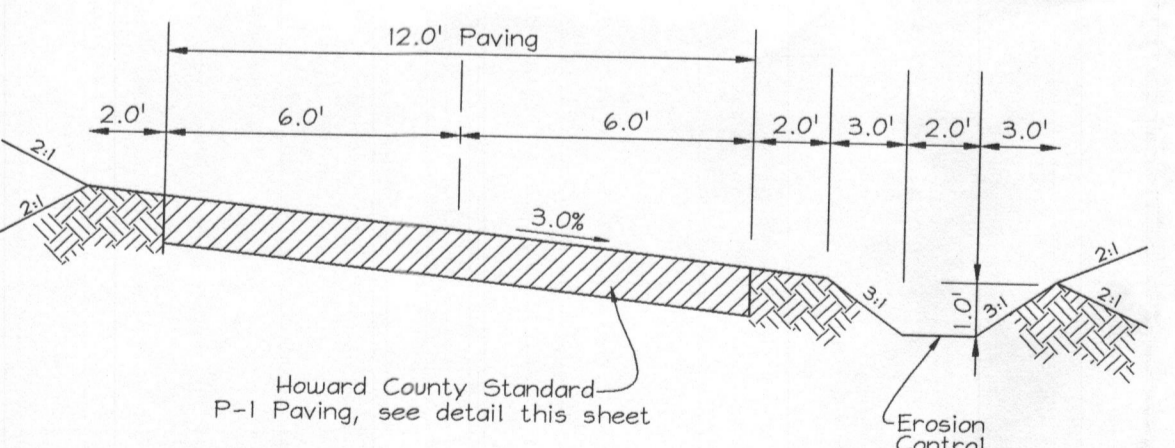
**SUPPLEMENTAL GRADING, LANDSCAPING & SOILS PLAN JOHNSON PROPERTY LOTS 1 & 2**

TAX MAP 35, GRID 23 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



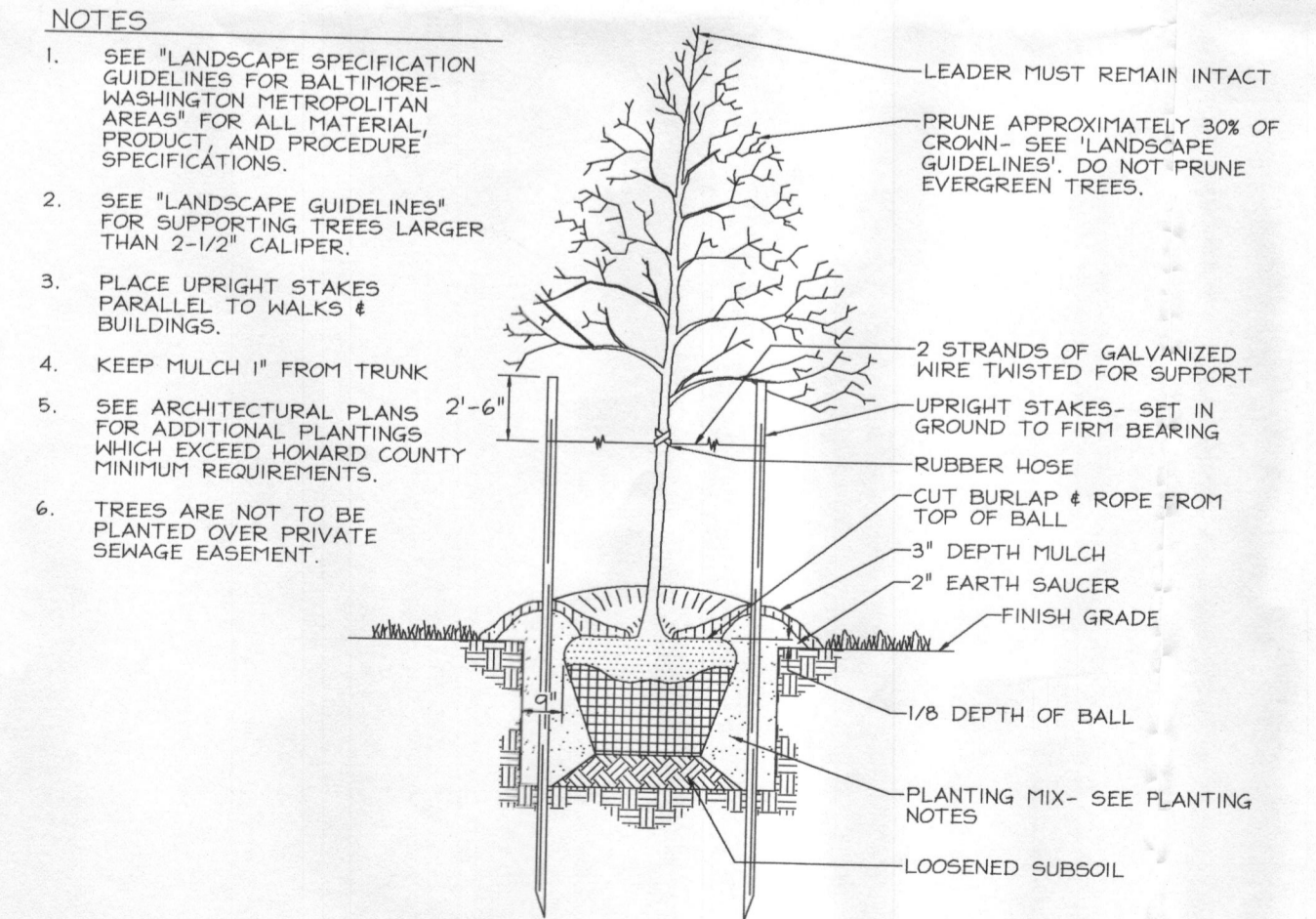
**FSH Associates**  
Engineers Planners Surveyors  
8318 Forest Street | Elkridge City, MD 21043  
Tel: 410-750-2251 | Fax: 410-750-7350  
E-mail: info@fshaz.com

DESIGN BY: PS/KO  
DRAIN BY: MM/MT/KO  
CHECKED BY: ZYF  
SCALE: 1"=20'  
DATE: Nov. 29, 2004  
W.O. No.: 3224  
SHEET No. 1 OF 1



**DEVELOPER'S 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(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER DATE

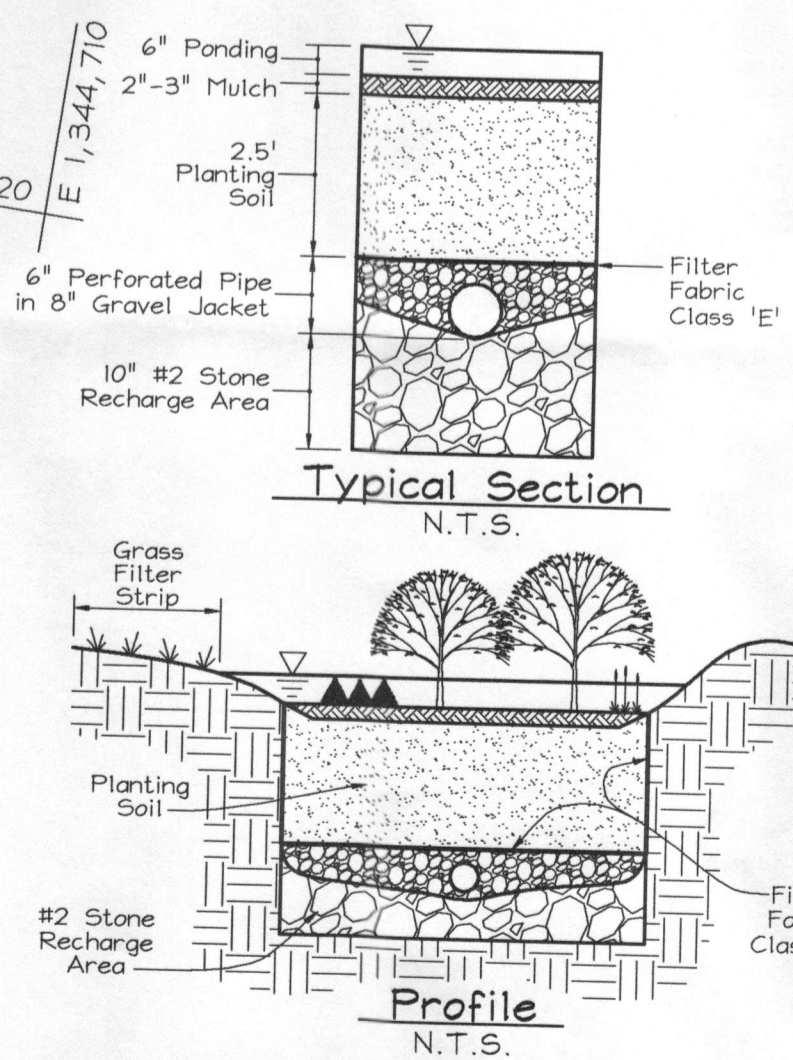


**TYPICAL TREE PLANTING AND STAKING**  
DECIDUOUS TREES UP TO 2-1/2" CALIPER NOT TO SCALE

**SCHEDULE PERIMETER LANDSCAPE EDGE**

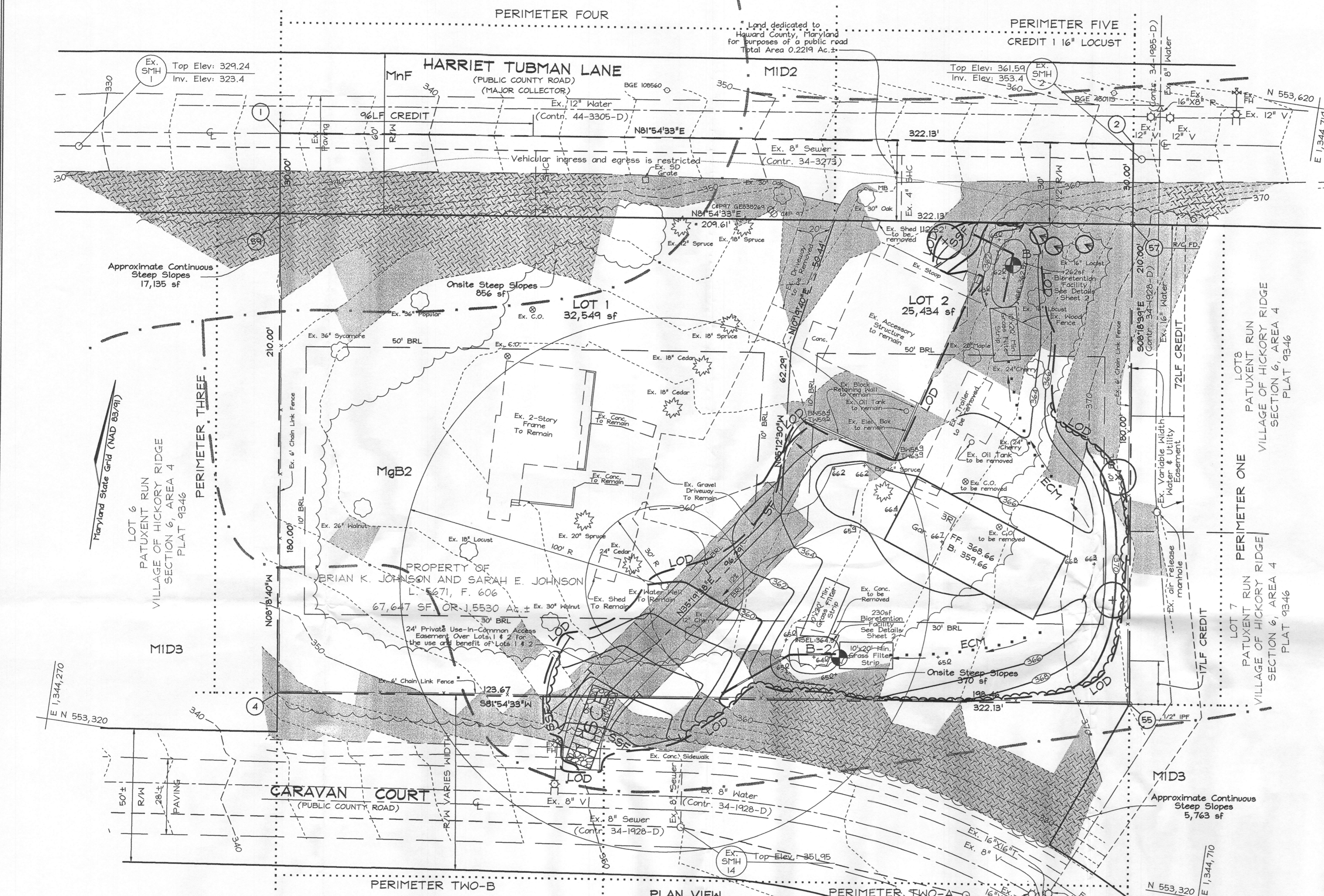
CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	2	5	1	3
Perimeter/Frontage Designation	2	5	1	3
Linear Feet of Roadway	322	210	112	180
Frontage/Perimeter	N/A(2)	B	A	A
Credit for Existing Vegetation (Yes, No, Linear Feet)	Yes(1) 242	-	Yes(3) 84	Yes(1) 180
Remaining Perimeter Length (Yes, No, Linear Feet)	(80)	-	(107)	(0)
Credit for Mail, Fence or Berm (Yes, No, Linear Feet)	NO	NO	NO	NO
Remaining Perimeter Length	NO	NO	NO	NO
Number of Plants Required				
Shade Trees	1:50 2	-	1:50 3	1:60 2
Evergreen Trees	1:40 2	-	1:40 3	1:60 0
Number of Plants Provided				
Shade Trees	1	-	1(3)	1
Evergreen Trees	1	-	1	1
Other Trees (2:1 Substitution)	-	-	-	-
Shrubs (10:1 Substitution)	-	-	-	-
(Describe Plant Substitution Credits Below if needed)	-	-	-	-

NOTE:  
1. Existing woods to remain  
2. Existing House Fronts Road  
3. Credit taken for Ex. tree.



**BIORETENTION FACILITY**

**OWNER/DEVELOPER**  
JOHNSON, BRIAN K. & JOHNSON, SARAH E.  
7890 Harriet Tubman Lane  
Columbia, Maryland 21044-4011  
Phone: (410) 440-0338  
Fax: (410) 750-7350



### LEGEND

Existing Contour: ---382  
 Proposed Contour: ---+8253  
 Spot Elevation: ●  
 Direction of Flow: →

Existing Trees to Remain: [Symbol]

Stabilized Construction Entrance: [Symbol]

Silt Fence: SF  
 Super Silt Fence: SSF

Limit of Disturbance: LOD  
 Erosion Control Matting: ECM  
 Landscape Perimeter: [Symbol]

Prop. Dwelling: [Symbol]

15% to 24.9% slopes: [Symbol]

25% or greater slopes: [Symbol]

Prop. landscape trees: [Symbol]

### BENCHMARKS

Sta. 3513	N 168,729.6007	E 410,291.5227	Elev. 126.8187 (feet)
Sta. 41CC	N 553,573.698	E 1,346,098.104	Elev. 416.071 (feet)
	N 168,400.5955	E 410,585.4444	Elev. 122.1292 (m)
	N 552,494.254	E 1,347,062.412	Elev. 416.071 (ft)
	N 168,729.6007	E 410,291.5227	Elev. 126.8187 (m)

### GENERAL NOTES

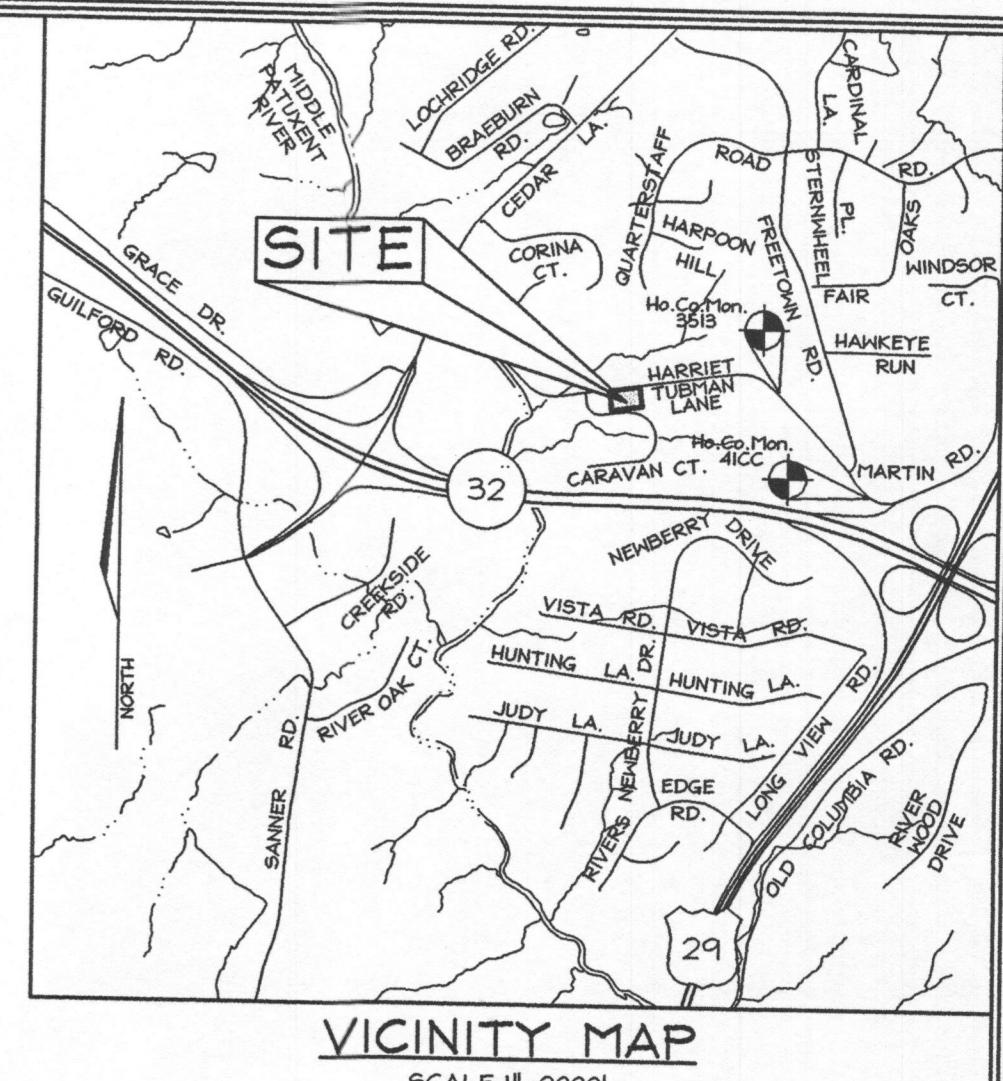
- Subject property zoned R-20 per 02/02/04 Comprehensive Zoning Plan.
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- Sta. 3513: N 168,400.5955 (m) E 410,585.4444 (m) Elev. 122.1292 (m)
- Sta. 41CC: N 553,573.698 (ft) E 1,346,098.104 (ft) Elev. 416.071 (ft)
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- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- There are no wetlands on-site.
- SMN Requirements:
  - A. Lot 1 has an existing house and is exempt.
  - B. SMN for CPV is not required for this site.
  - C. Way and REV for the proposed house on Lot 2 is provided by rooftop disconnects and by a grass channel for the proposed driveway.
- Soils map No. 29.
- There is no 100 Year Floodplain on site.

### LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
1	1	Quercus coccinea 'Scarlet Oak'	2 1/2"-3" Cal.	B & B
2	2	Acer rubrum 'October Glory Red Maple'	2 1/2"-3" Cal.	B & B
3	3	Thuja occidentalis 'Nigra' 'Dark American Arborvitae'	6'-8' Ht.	B & B

### LANDSCAPE NOTES

- At the time of installation, 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 Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
- 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.
- Posting of surety for required landscaping in accordance with Section 16.124 of the Landscape Manual in the amount of \$1,350.00 for 3 shade trees and 3 evergreen trees on Lot 2 shall be deferred until site development plan approval. Lot 1 is exempt since it has an existing house which is to remain.



### PRIVATE DRIVEWAY FOR LOT 2

NOT TO SCALE

Howard County Standard - P-1 Paving, see detail this sheet.

### DEVELOPER'S 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(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER: \_\_\_\_\_ DATE: \_\_\_\_\_

### TYPICAL TREE PLANTING AND STAKING

SCALE: 1"=20'

LEADER MUST REMAIN INTACT  
 PRUNE APPROXIMATELY 30% OF CROWN - SEE LANDSCAPE GUIDELINES. DO NOT PRUNE EVERGREEN TREES.

2 STRANDS OF GALVANIZED WIRE TWISTED FOR SUPPORT  
 UPRIGHT STAKES - SET IN GROUND TO FIRM BEARING  
 RUBBER HOSE  
 CUT BURLAP & ROPE FROM TOP OF BALL  
 3" DEPTH MULCH  
 2" EARTH SAUCER  
 FINISH GRADE  
 1/8" DEPTH OF BALL  
 PLANTING MIX - SEE PLANTING NOTES  
 LOOSENEE SUBSOIL

NOT TO SCALE

### SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROPERTIES	
	2-A	2-B	4	5	1	A
Perimeter/Frontage Designation	2-A	2-B	4	5	1	A
Linear Feet of Roadway	N/A	N/A	N/A	112.4	179.9	-
Frontage/Perimeter	-	-	-	112.4	179.9	-
Credit for Existing Vegetation (Yes, No, Linear Feet)	-	-	-	Yes***	Yes	-
Remaining Perimeter Length (Yes, No, Linear Feet)	-	-	-	0	88.4	-
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	-	-	-	(107)	(91.5)	-
Remaining Perimeter Length	-	-	-	NO	NO	-
Number of Plants Required						
Shade Trees	-	-	-	1:50	2	1:60
Evergreen Trees	-	-	-	1:40	3	-
Shrubs	-	-	-	-	-	-
Number of Plants Provided						
Shade Trees	-	-	-	1:50	2	1:60
Evergreen Trees	-	-	-	1:40	3	-
Other Trees (2:1 Substitution)	-	-	-	1:50	3	-
Shrubs (10:1 Substitution)	-	-	-	-	-	-
(Describe Plant Substitution Credits Below if needed)						

NOTE:  
 \* Existing woods to remain  
 \*\* Exempt - Existing Dwelling  
 \*\*\* Credit taken for Ex. 16" Locust  
 \*\*\*\* Exempt - House Fronts Road

### OWNER/DEVELOPER

BRIAN K. & SARAH E. JOHNSON  
 7890 Harriet Tubman Lane  
 Columbia, Maryland 21044-4011  
 Phone: (410) 440-0338  
 Fax: (410) 750-7350

### SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
M2B2	Fluvial loam, 15 to 25 percent slopes, moderately eroded	B
MID2	Fluvial loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Fluvial loam, 15 to 25 percent slopes, severely eroded	B
MnF	Fluvial very stony loam, 25 to 60 percent slopes	B

### SUPPLEMENTAL GRADING, LANDSCAPING & SOILS PLAN

#### B. JOHNSON PROPERTY

LOTS 1 & 2

TAX MAP 35, GRID 23  
 5TH ELECTION DISTRICT

PARCEL 118  
 HOWARD COUNTY, MARYLAND

### FSH Associates

Engineers Planners Surveyors  
 8318 Forest Street Ellicott City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: info@fshaz.com

DESIGN BY: PS/KO  
 DRAWN BY: MH/MT/KC  
 CHECKED BY: ZYF  
 SCALE: As Shown  
 DATE: Jan. 06, 2005  
 W.O. No.: 3224  
 SHEET No. 1 OF 2

### B.3.B. SPECIFICATIONS FOR BIORETENTION

- Material Specifications**  
The allowable materials to be used in bioretention area are detailed in Table B.3.2. of the 2000 Maryland Storm Water Design Manual, Volumes 1 & II.
- Planting Soil**  
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnsongrass, or other noxious weeds as specified under COMAR 15.08.01.05.  
The planting soil shall be tested and shall meet the following criteria:

pH range	5.2 - 7.0
organic matter	1.5 - 4% (by weight)
magnesium	35 lb./ac.
phosphorus (phosphate - P <sub>2</sub> O <sub>5</sub> )	75 lb./ac.
potassium (potash - K <sub>2</sub> O)	85 lb./ac.
soluble salts	not to exceed 500 ppm

All bioretention areas shall have a minimum of one test. Each test shall consist of both the standard soil test for pH, phosphorus, and potassium and additional tests of organic matter, and soluble salts. A texture analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

Since different labs calibrate their testing equipment differently, all testing results shall come from the same testing facility.

Should the pH fall out of acceptable range, it may be modified (higher) with lime or (lower) with iron sulfate plus sulfur.

#### 3. Compaction

It is very important to minimize compaction of both the base of the bioretention area and the required backfill. When possible, use excavation hoes to remove original soil. If bioretention areas are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel, plow, ripper or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the required sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

#### 4. Plant Material

Recommended plant material for bioretention areas can be found in Appendix A, Section A.2.3. of the 2000 Maryland Storm Water Design Manual, Volumes 1 & II.

#### 5. Plant Installation

Mulch should be placed to a uniform thickness of 2" to 3". Shredded hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Root stock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8" of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches longer than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

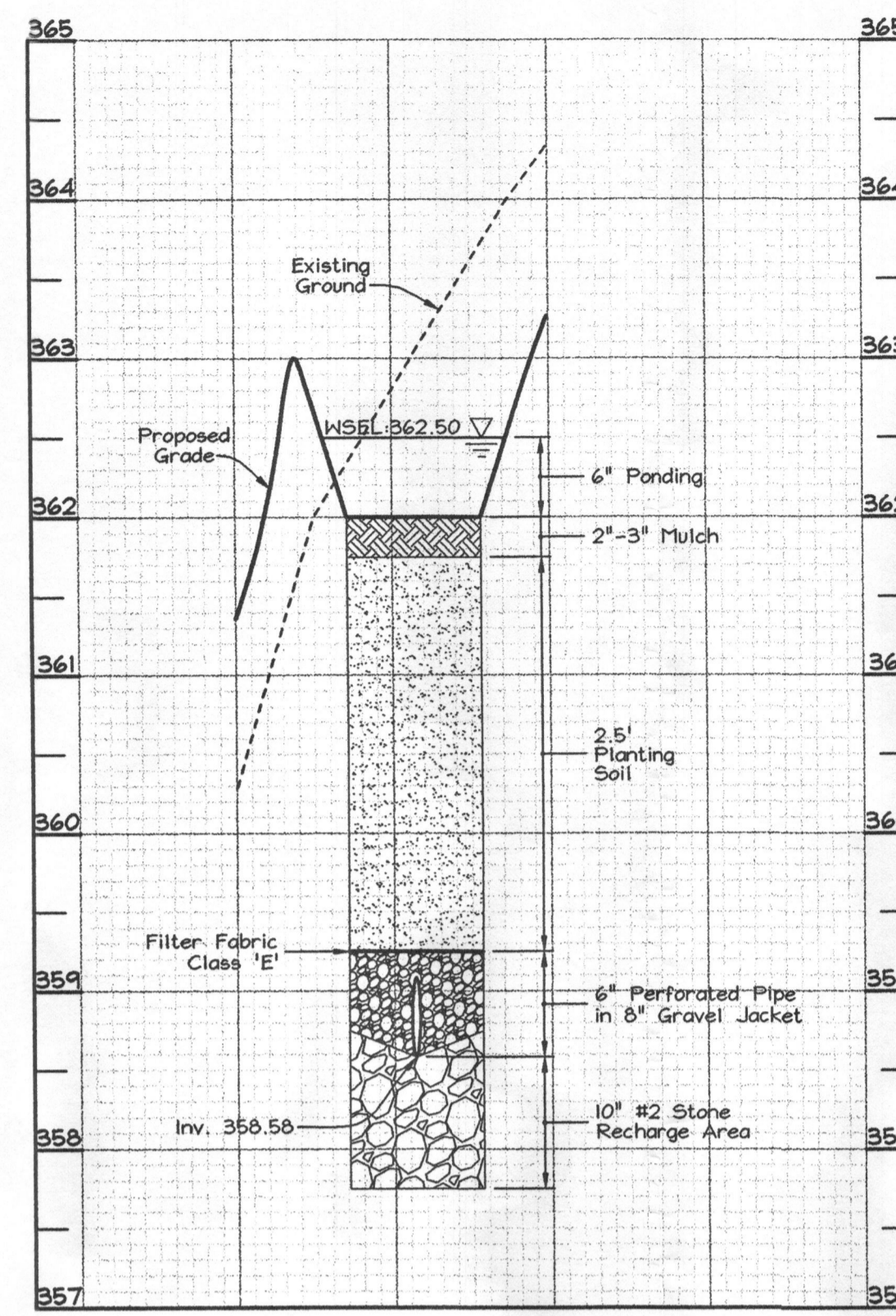
#### 6. Underdrains

Underdrains are to be placed on a 3'-0" wide section of filter cloth. Pipe is placed next, followed by the gravel bedding. The ends of underdrain pipes not terminating in an observation well shall be capped.

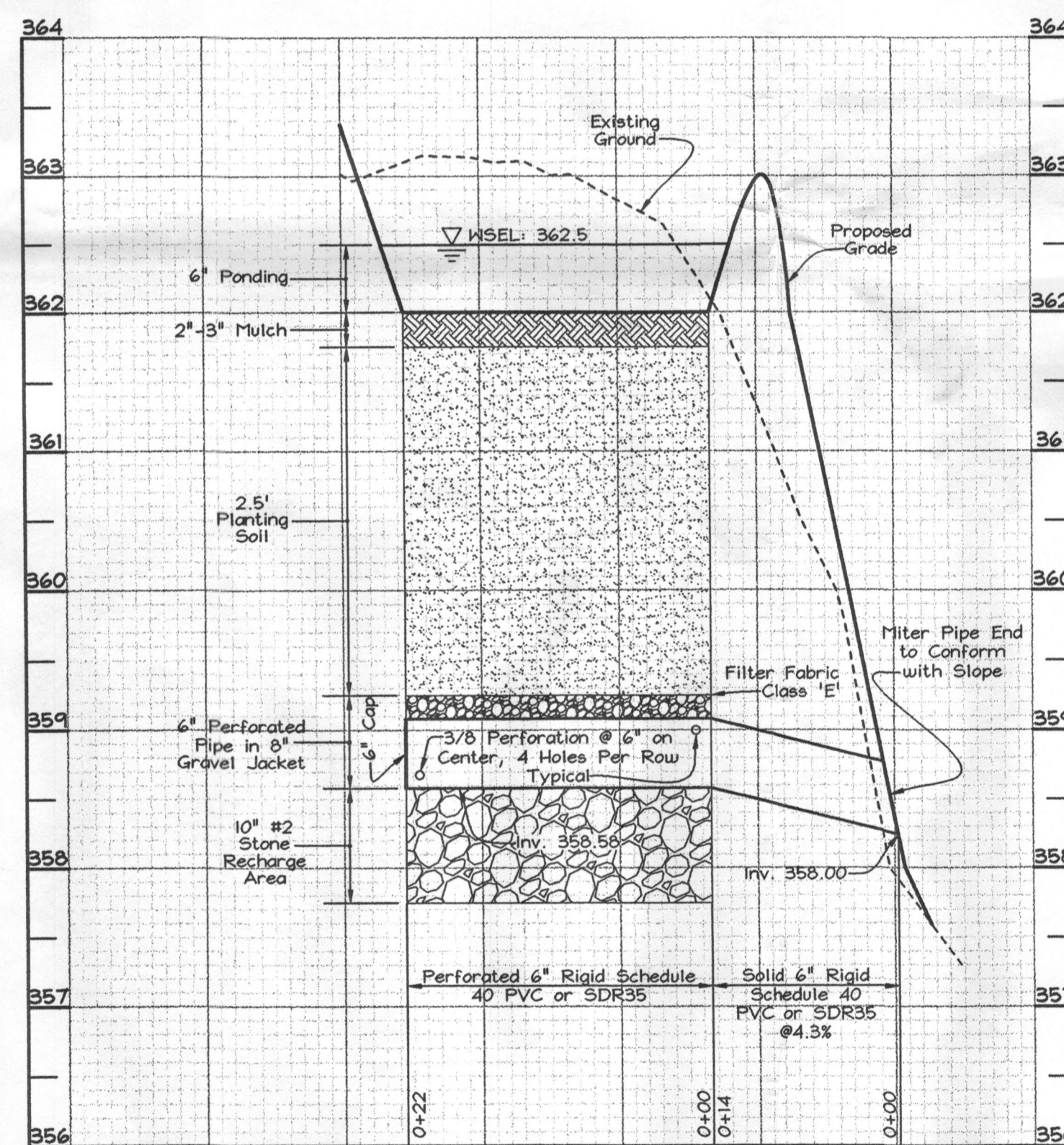
The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5 %. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

#### 7. Miscellaneous

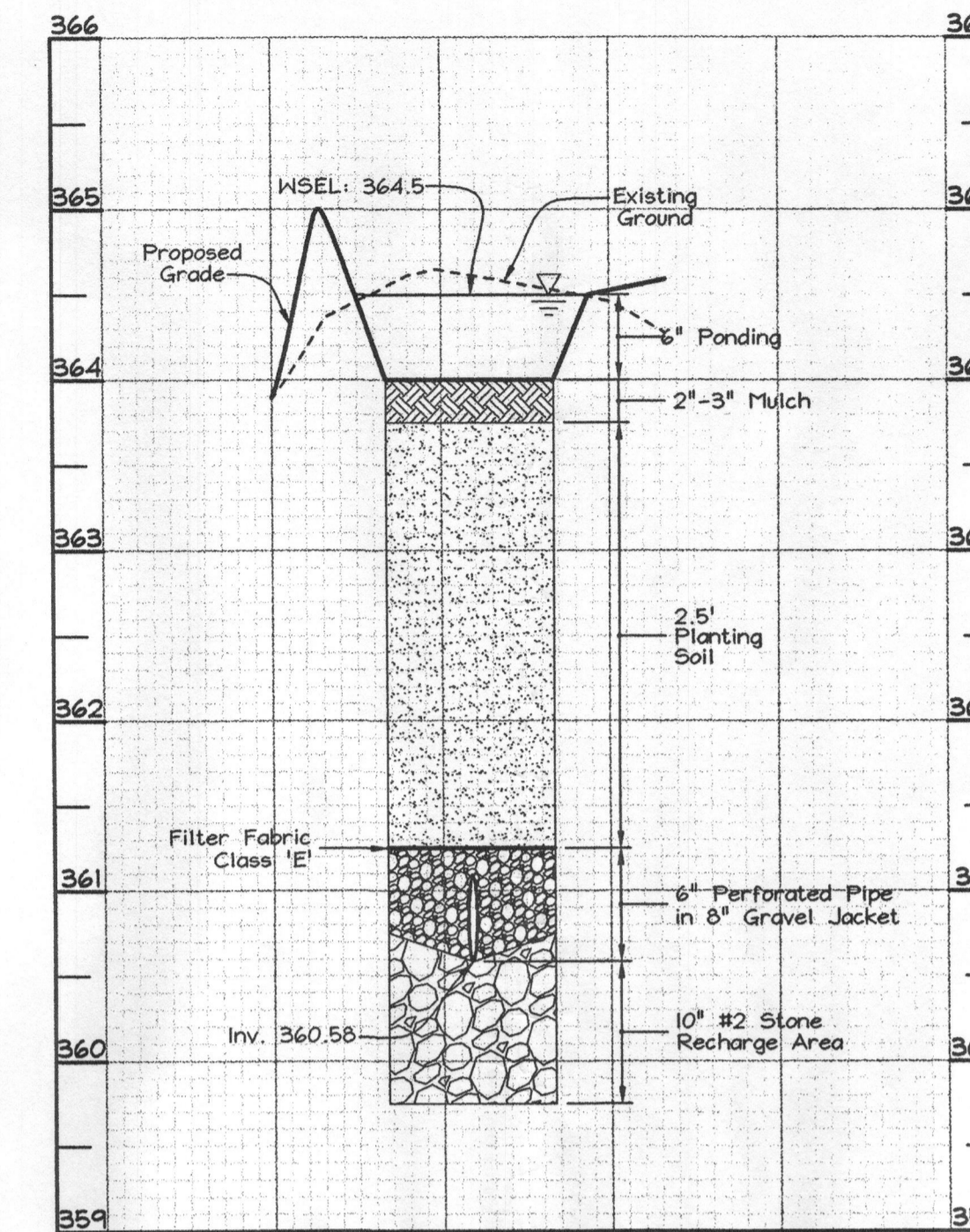
The bioretention facility may not be constructed until all contributing drainage area has been stabilized.



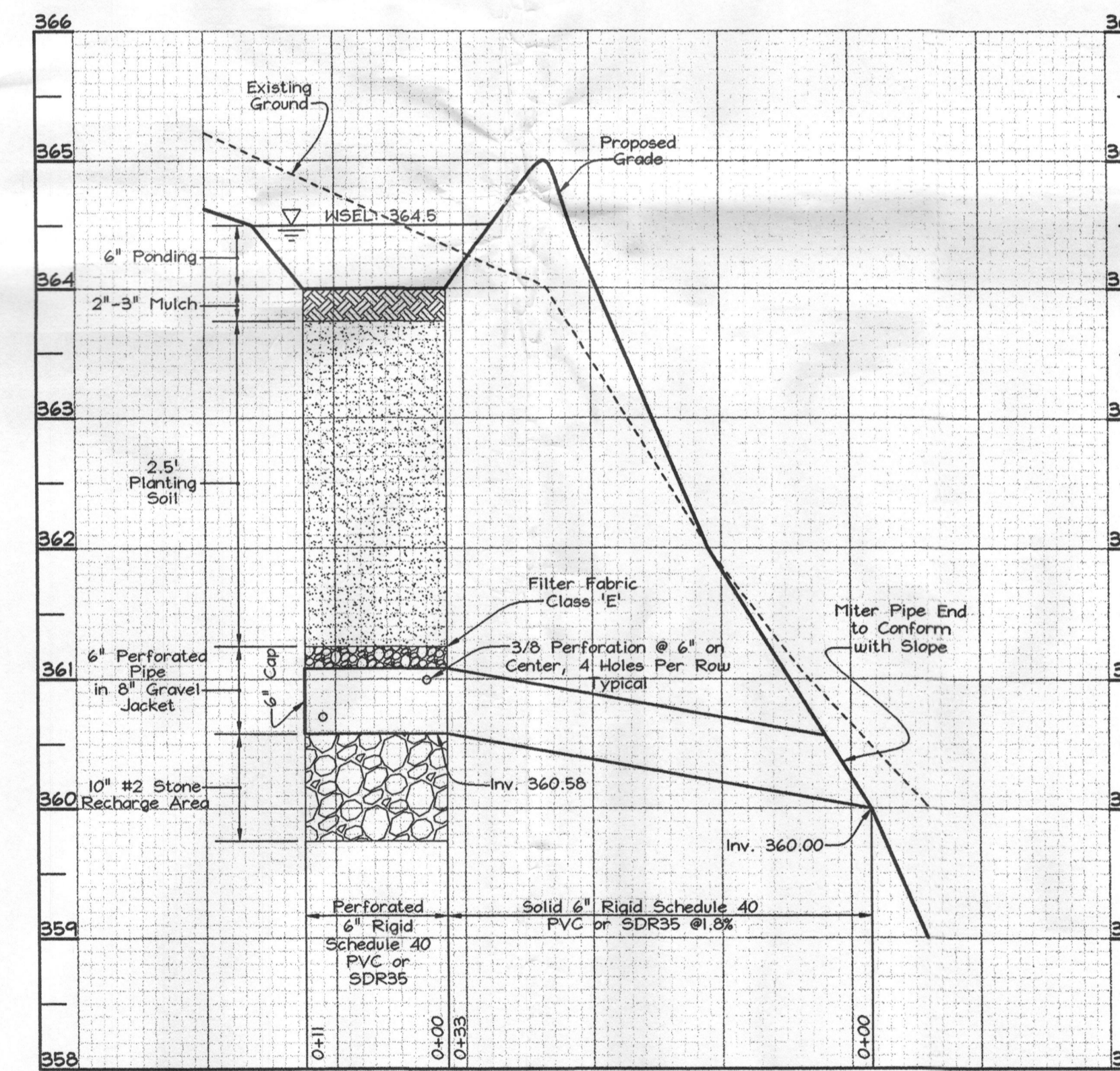
**SECTION A-A**  
Bioretention Facility #1  
Section Through Facility  
Scale: Hor.: 1"=10'  
Vert.: 1"=1'



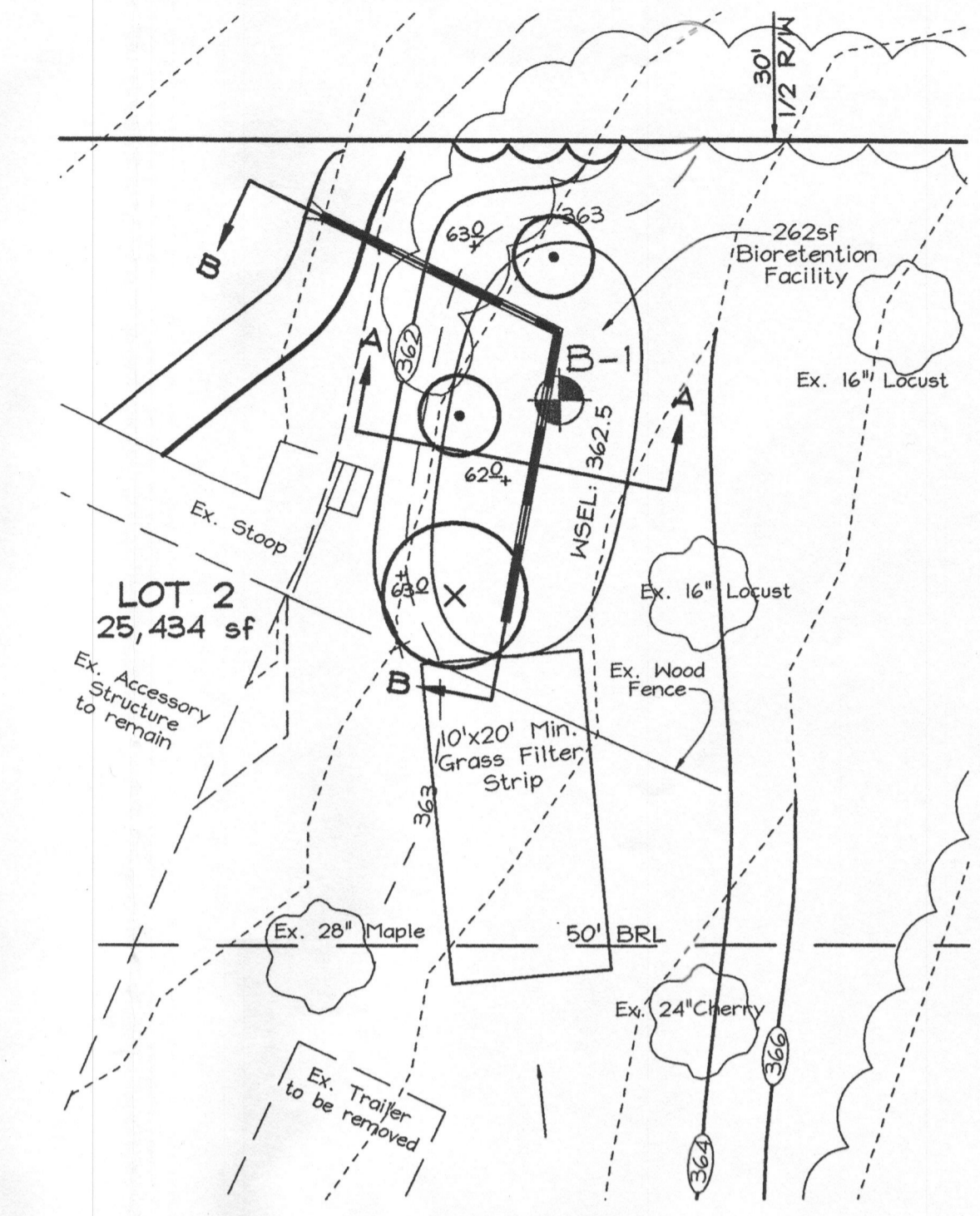
**SECTION B-B**  
Bioretention Facility #1  
Section along Underdrain  
Scale: Hor.: 1"=10'  
Vert.: 1"=1'



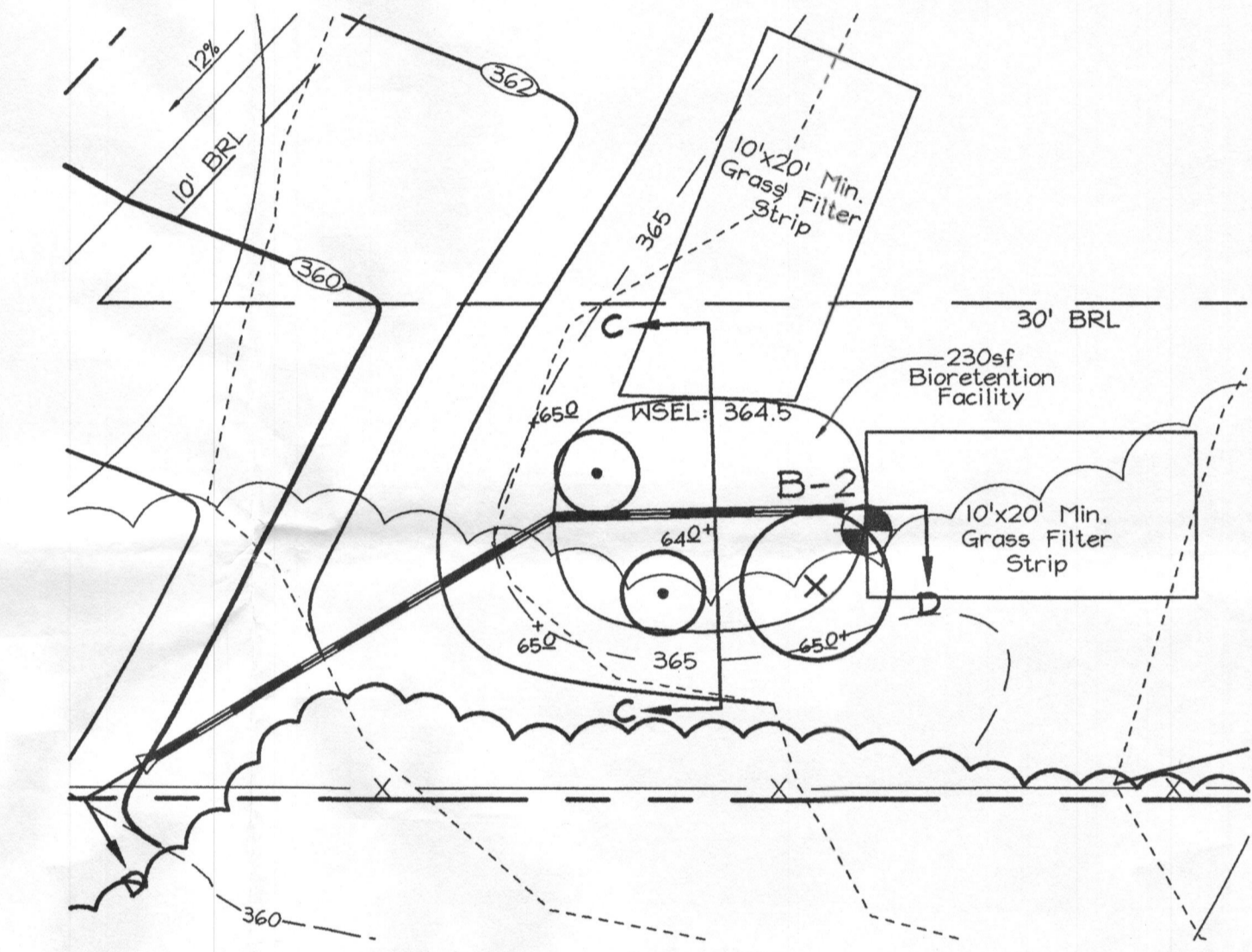
**SECTION C-C**  
Bioretention Facility #2  
Section Through Facility  
Scale: Hor.: 1"=10'  
Vert.: 1"=1'



**SECTION D-D**  
Bioretention Facility #2  
Section along Underdrain  
Scale: Hor.: 1"=10'  
Vert.: 1"=1'



**DETAIL #1**  
Scale: 1"=10'



**DETAIL #2**  
Scale: 1"=10'

BIORETENTION LANDSCAPE SCHEDULE				
KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
⊙	2	Acer rubrum 'October Glory Red Maple'	2 1/2"-3" Cal.	B # B
⊙	4	Betula nigra 'River Birch'	1 1/2"-2" Cal.	B # B

#### BIORETENTION LANDSCAPE NOTES

- Planting soil mix for Bioretention Facility to be screened topsoil (USDA classified silt loam, sandy loam).
- Bioretention storage area up to elev. 362.5 for Facility #1 and up to elev. 365.0 for Facility #2 to be vegetatively stabilized with Red Top (*Agrostis alba*) at 1 lb./1000sq.

**BIORETENTION FACILITY  
CONSTRUCTION NOTES & DETAILS  
B. JOHNSON PROPERTY  
LOTS 1 & 2**

TAX MAP 35, GRID 23  
5TH ELECTION DISTRICT

PARCEL 118  
HOWARD COUNTY, MARYLAND

**OWNER/DEVELOPER**  
BRIAN K. & SARAH E. JOHNSON  
7890 Harriet Tubman Lane  
Columbia, Maryland 21044-4011  
Phone: (410) 440-0338  
Fax: (410) 750-7350

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forrest Street, Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: info@fsha.biz

DESIGN BY: PS/KO  
DRAWN BY: KO  
CHECKED BY: ZYF  
SCALE: As Shown  
DATE: Jan. 06, 2005  
W.O. No.: 3224  
SHEET No. 2 OF 2

**DEVELOPER'S/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(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_

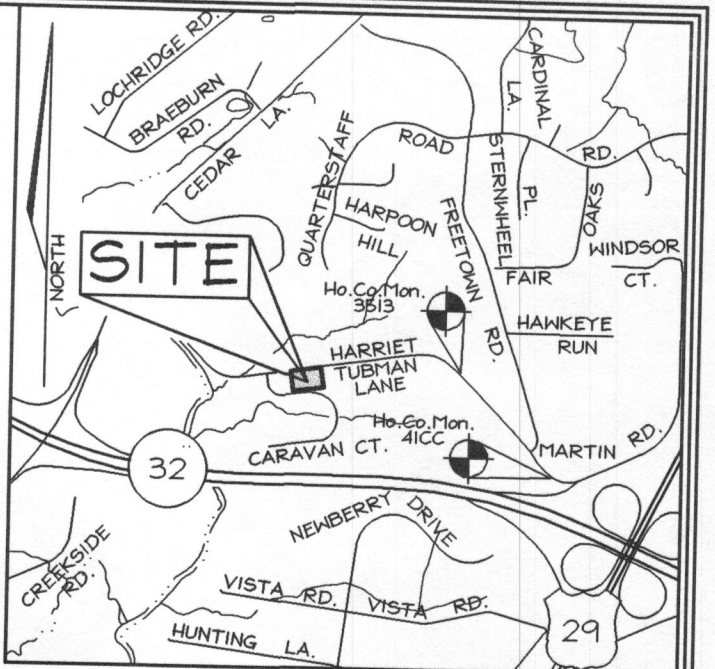
- General Notes Continued...
- Existing accessory structure on lot 2 to remain, no new buildings, extensions or additions to the existing accessory structure are to be constructed at a distance less than the zoning regulations require. A temporary use permit for the accessory structure on Lot 2 has been approved.
  - A Use-in-Common Access Maintenance Agreement has been recorded simultaneously with this final plat in the Land Records Office of Howard County, MD.
  - A Fee-in-Lieu of Open Space in the amount of \$1500.00 has been paid.
  - A site development plan shall be required for Lot 2.
  - Lot 1 will connect to public water and sewer concurrent with Lot 2.

### U.S. EQUIVALENT COORDINATE TABLE

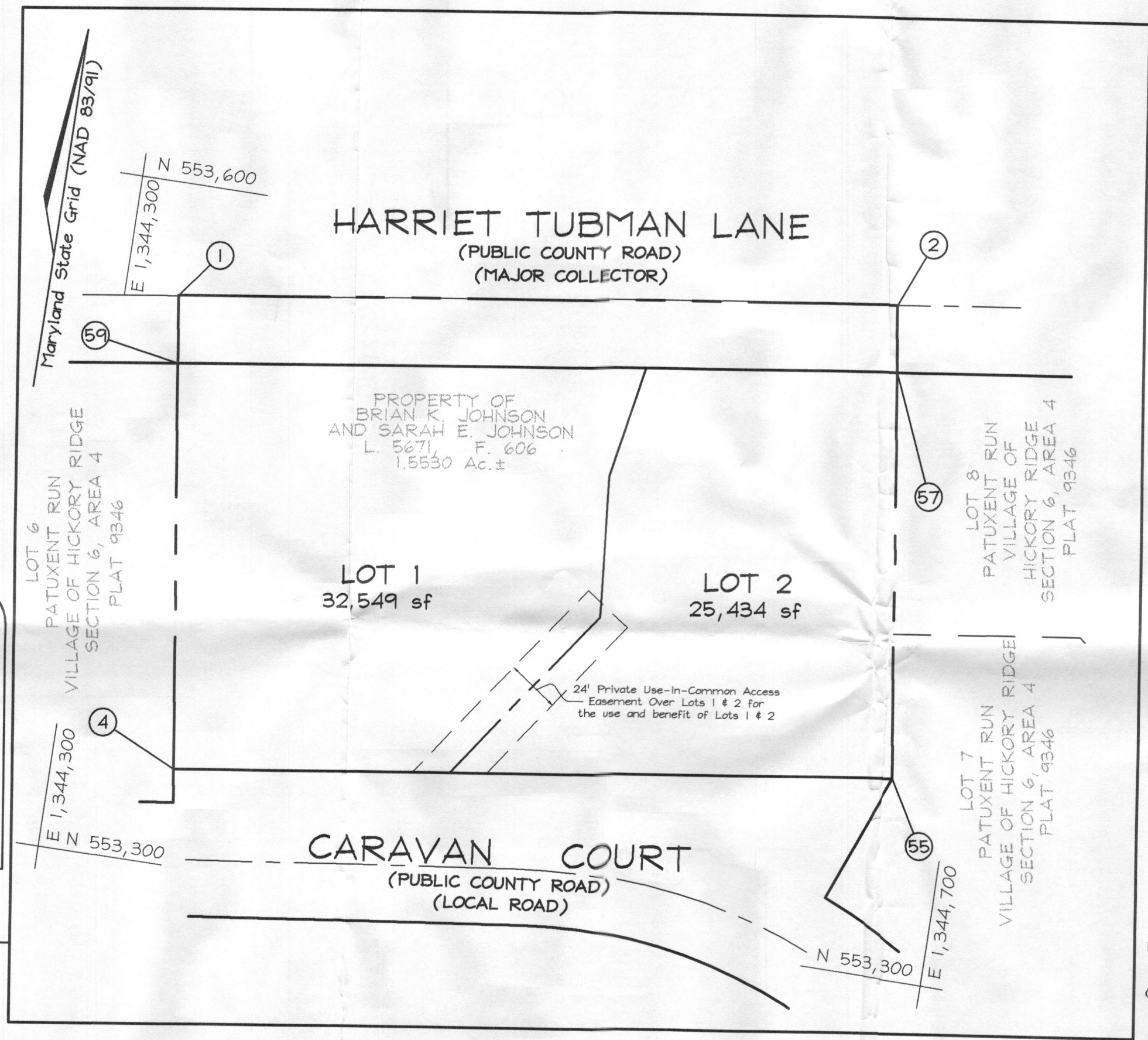
POINT	NORTHING	EASTING
1	553,550.1829	1,344,324.2023
2	553,595.5212	1,344,643.1258
4	553,342.3883	1,344,354.5569
55	553,387.7266	1,344,673.4803
57	553,565.8210	1,344,647.5017
59	553,520.4980	1,344,328.5387

### Reservation Of Public Utility Easements

"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, and other public utilities located in, on, over, and through lots 1 and 2, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Upon completion of the public utilities and their acceptance by Howard County, executed by Developer and the County, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."



**VICINITY MAP**  
SCALE: 1=2000'



### GENERAL NOTES

- Subject property zoned R-20, per 02/02/04 Comprehensive Zoning Plan.
  - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 3513 and no. 41CC. Denotes approximate location (see location map).
 

Sta. 3513	N 168,729.6007	E 410,291.5227	El.: 126.8187 (meters)
	N 553,573.698	E 1,346,098.104	El.: 416.071 (feet)
Sta. 41CC	N 168,400.5855	E 410,585.4444	El.: 122.1292 (meters)
	N 552,494.254	E 1,347,062.412	El.: 400.686 (feet)
  - Denotes iron pipe found.
  - Denotes rebar and cap set.
  - Denotes concrete monument found.
  - Denotes concrete monument set.
  - BRL Denotes Building Restriction Line.
  - This plat is based on field run Monumented Boundary Survey performed on or about March 03, 2004 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
  - Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
    - Width - 12 feet (14 feet serving more than one residence);
    - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2' Minimum);
    - Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
    - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
    - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
    - Structure clearances - minimum 12 Feet;
    - Maintenances - sufficient to ensure all weather use
  - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
  - There is no 100 Year Floodplain existing on-site.
  - There are no wetlands on site per a non-tidal wetland delineation performed by Exploration Research, Inc.
  - Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
  - Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
  - Posting of surety for required landscaping in accordance with Section 16.124 of the Landscape Manual in the amount of \$1,350.00 for 3 shade trees and 3 evergreen trees on Lot 2 shall be deferred until site development plan approval. Lot 1 is exempt since it has an existing house which is to remain.
  - In accordance with section 16.1202.(b).(1).(viii) of the subdivision and land development regulations, this subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation.
  - Operating speed studies for Harriet Tubman Lane and Caravan Court prepared by Street Traffic Studies in August 2004.
  - Stormwater Management for this site is provided as follows:
    - Lot 1 is exempt from providing storm water management since it has an existing dwelling prior to recordation of this plat
    - This site is exempt from providing channel protection (Cpv).
    - Water Quality (WQv) and Recharge (Rev) for Lot 2 are provided by two bioretention facilities, these facilities are privately owned and maintained by lot 2.
  - Existing dwelling on lot 1 to remain, no new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- General Notes Continued This Page...

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (Maryland Property Line Surveyor #135)	Date
Brian K. Johnson	Date
Sarah E. Johnson	Date

### AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 1.3311 Acres±
- Total area of road widening to be recorded: 0.2219 Acres±
- Total area of subdivision to be recorded: 1.5530 Acres±

**LOCATION MAP**  
SCALE: 1=50'

### OWNER/DEVELOPER

Brian K. Johnson & Sarah E. Johnson  
7890 Harriet Tubman Ln  
Columbia, MD 21044-4011  
Phone: (410)440-0338

### FSH Associates

Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel.: 410-750-2251 Fax: 410-750-7350  
E-mail: info@sha.biz

Howard County Health Department  
APPROVED: For Public Water and Sewerage Systems

Howard County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

Director \_\_\_\_\_ Date \_\_\_\_\_

### OWNER'S CERTIFICATE

We, Brian K. Johnson & Sarah E. Johnson, owners of the property shown and described hereon, hereby adopt this plan 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 road and street beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 200 .

Brian K. Johnson \_\_\_\_\_ Witness \_\_\_\_\_

Sarah E. Johnson \_\_\_\_\_ Witness \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Mark Anthony Croft to Brian K. Johnson & Sarah E. Johnson by deed dated August 28th, 2001 and recorded in the land records of Howard County in liber 5671 folio 606, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller (Maryland Property Line Surveyor #135) \_\_\_\_\_ Date \_\_\_\_\_

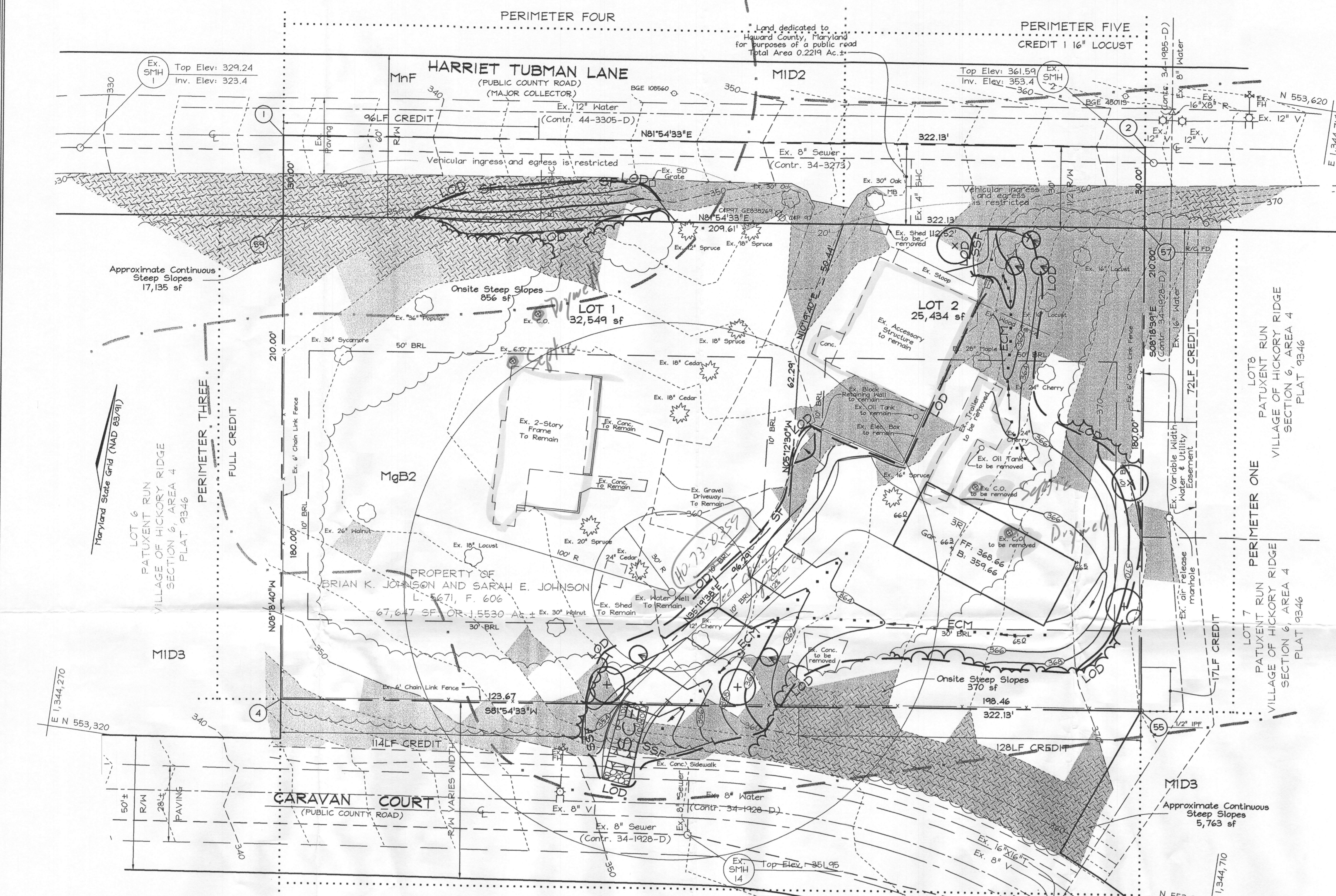
Recorded as Plat No. \_\_\_\_\_ on \_\_\_\_\_  
Among the Land Records of Howard County, Maryland.

## SUBDIVISION PLAT OF B. JOHNSON PROPERTY

LOTS 1 AND 2

A SUBDIVISION OF PARCEL 118  
TAX MAP 35 GRID 23  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: As Shown  
Date: Jan. 06, 2005  
Sheet 1 of 2



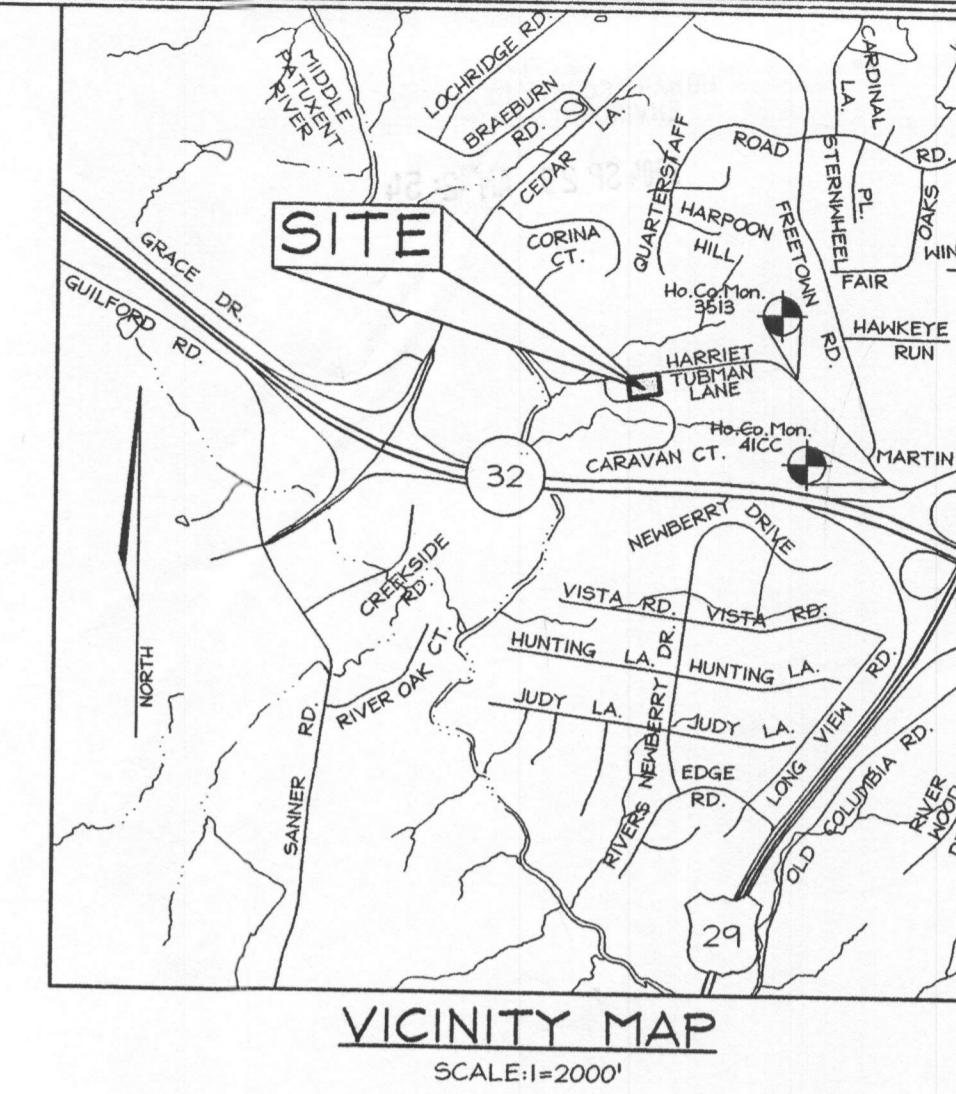


### LEGEND

Existing Contour  
Proposed Contour  
Spot Elevation  
Direction of Flow

Existing Trees to Remain  
Stabilized Construction Entrance  
Silt Fence  
Super Silt Fence  
Limit of Disturbance  
Erosion Control Matting  
Landscape Perimeter

Prop. Dwelling  
15% to 24% slopes  
25% or greater slopes  
Prop. landscape trees



### BENCHMARKS

Sta. 3513	N 168,729.6007	E 410,291.5227	Elev. 126.8187 (meters)
Sta. 41CC	N 553,573.698	E 1,346,098.104	Elev. 416.071 (feet)
	N 168,400.5855	E 410,585.4444	Elev. 122.1292 (meters)
	N 552,494.254	E 1,347,062.412	Elev. 416.071 (feet)

- ### GENERAL NOTES
- Subject property zoned R-20 per 02/02/04 Comprehensive Zoning Plan.
  - Coordinates based on NAD 83/91, Maryland Coordinate System as projected by Howard County Geospatial Control Station no. 41CC and no. 3513. ⚡ Denotes approximate location (see vicinity map).
  - Sta. 41CC N 552494.254 (ft) E 1347062.412 (ft) Elev. 400.686 (ft)
  - Sta. 3513 N 168400.5855 (m) E 410585.4444 (m) Elev. 122.1292 (m)
  - Sta. 3513 N 553573.698 (ft) E 1346098.104 (ft) Elev. 416.071 (ft)
  - Sta. 3513 N 168,729.6007 (m) E 410291.5227 (m) Elev. 126.8187 (m)
  - Public water and sewer to be utilized.
  - Gross area of site: 1.5530 Ac.±
  - Area of proposed public R/W: 0.2219 Ac.±
  - Number of proposed buildable lots: 2
    - Area of proposed buildable lots: 1.3311 ac.±
  - On-site topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in May, 2001.
  - The existing house on Lot 1 is to remain. The existing accessory structure on Lot 2 is to remain.
  - The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
  - There are no wetlands on-site.
  - SWM Requirements:
    - SWM for CPU is not required for this site.
    - Way and REV for the proposed house on Lot 2 is provided by rooftop disconnects and by a grass channel for the proposed driveway.
  - See map No. 27.
  - There is no 100 Year Floodplain on site.

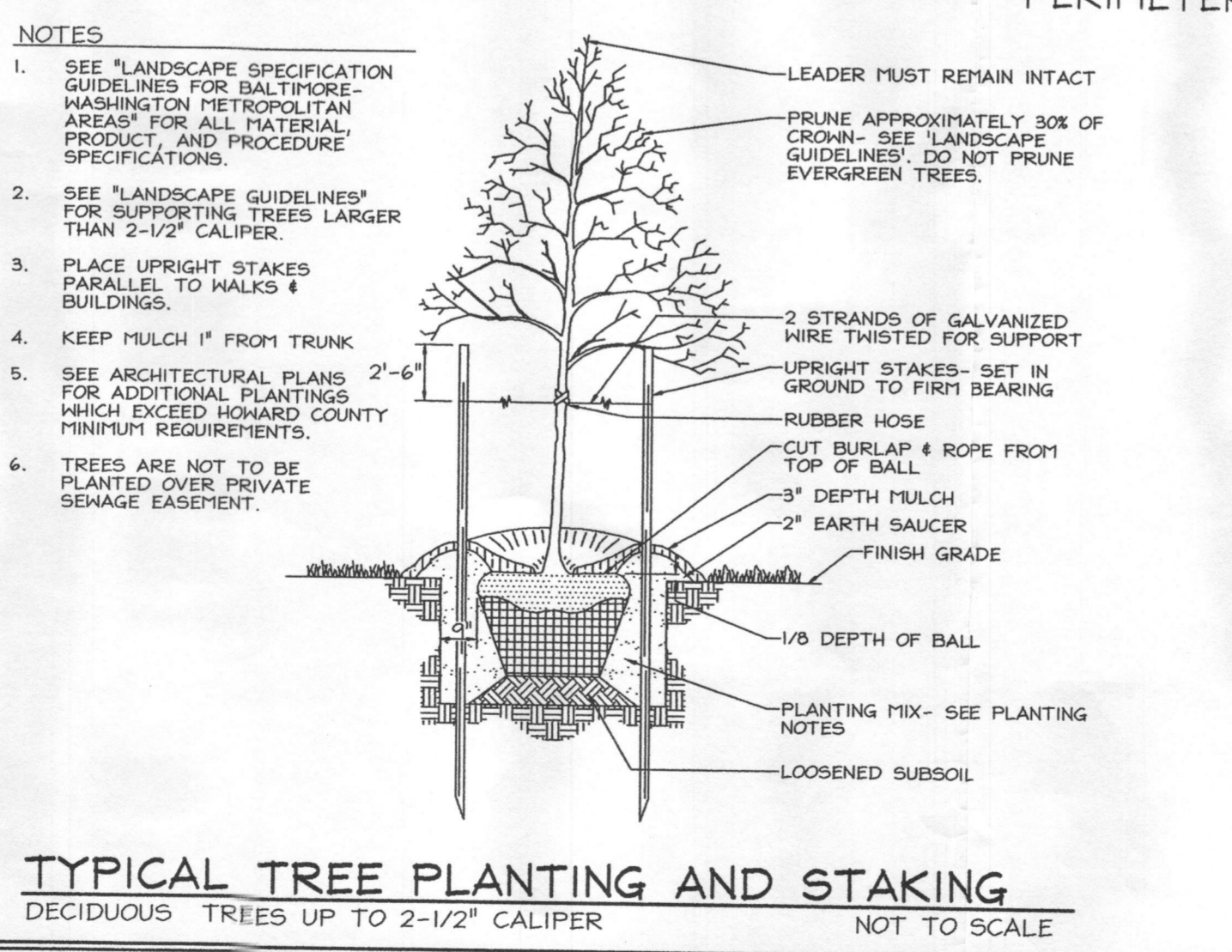
### LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
1	3	Quercus coccinea Scarlet Oak	2 1/2"-3" Cal.	B # B
2	2	Acer Rubrum October Glory Red Maple	2 1/2"-3" Cal.	B # B
5	5	Thuja occidentalis 'Nigra' Dark American Arborvitae	6'-8' Ht.	B # B

- ### LANDSCAPE NOTES
- At the time of installation, 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 Landscaping Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
  - 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.
  - Financial surety for the required landscaping will be posted as part of the Developer's Grading Permit in the amount of \$2,250.00 (5 shade trees @ \$300.00 each and 5 evergreen trees @ \$250.00) at Site Development Plan Stage.

### SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	SOIL GROUP
MqB2	Minor gravelly loam, 3 to 8 percent slopes, moderately eroded	B
MID2	Minor loam, 15 to 25 percent slopes, moderately eroded	B
MID3	Minor loam, 15 to 25 percent slopes, severely eroded	B
MnF	Minor very stony loam, 25 to 60 percent slopes	B

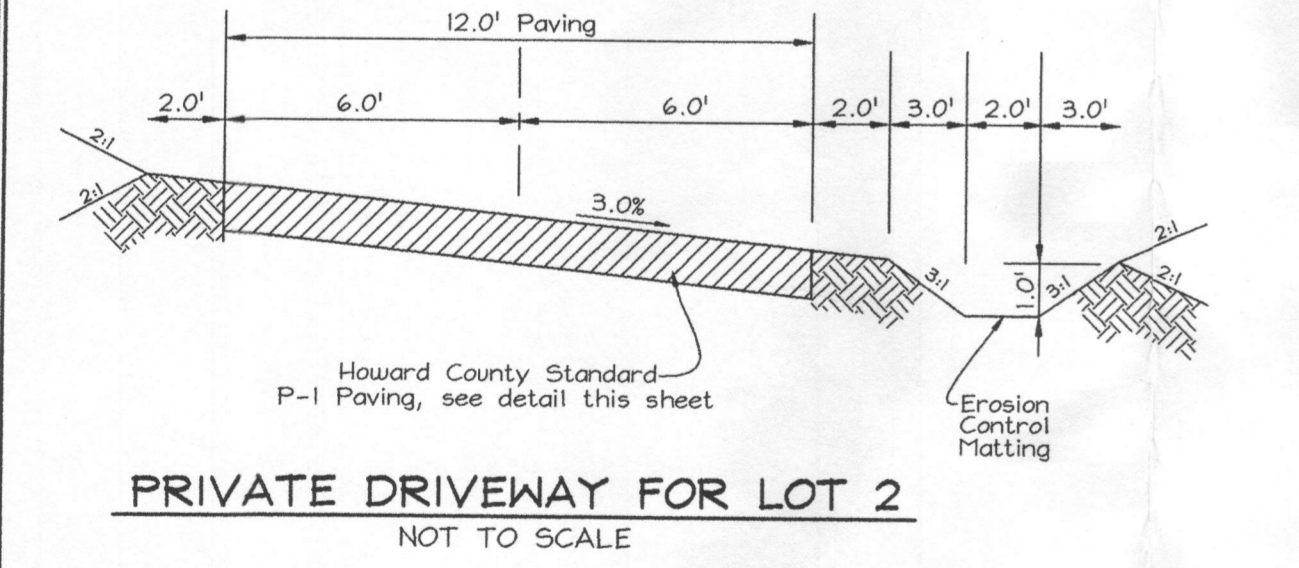


### SCHEDULE PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Perimeter/Frontage Designation	2 B	4 A
Linear Feet of Roadway	322	210
Frontage/Perimeter Credit for Existing Vegetation (Yes, No, Linear Feet)	Yes(1) 242 (80)	Yes(3) 0 (107)
Remaining Perimeter Length	0	89 (91)
Credit for Wall, Fence or Berm (Yes, No, Linear Feet)	0	0
Remaining Perimeter Length	NO	NO
Number of Plants Required	1:50 2	1:50 2
Shade Trees	1:40 2	1:40 3
Evergreen Trees	0	1:60 2
Shrubs	0	1:60 0
Number of Plants Provided	2	1
Shade Trees	2	1
Evergreen Trees	0	0
Other Trees (2:1 Substitution)	0	0
Shrubs (10:1 Substitution)	0	0
(Describe Plant Substitution Credits Below if needed)		

- NOTE:
- Existing woods to remain
  - Existing House Fronts Road
  - Credit taken for Ex. trees

- ### NOTES
- SEE LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS FOR ALL MATERIAL, PRODUCT, AND PROCEDURE SPECIFICATIONS.
  - SEE LANDSCAPE GUIDELINES FOR SUPPORTING TREES LARGER THAN 2-1/2" CALIPER.
  - PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
  - KEEP MULCH 1" FROM TRUNK.
  - SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
  - TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE EASEMENT.



### DEVELOPER'S 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(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_

B-1874

OWNER/DEVELOPER  
JOHNSON BRIAN K & JOHNSON SARAH E  
7840 HARRIET TUBMAN LN  
COLUMBIA, MD 21044-4011  
PHONE: (410)440-0338  
FAX: (410)750-7950

### SUPPLEMENTAL GRADING, LANDSCAPING AND SOILS PLAN JOHNSON PROPERTY LOTS 1 AND 2

TAX MAP 35, GRID 23  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

DESIGN BY: FSH  
DRAWN BY: Slim & Ming  
CHECKED BY: ZTF  
SCALE: 1"=20'  
DATE: Sept 28, 2004  
P.O. No.: 3224  
SHEET No. 1 OF 1

FSH Associates  
Engineers Planners Surveyors  
8318 Forest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com