



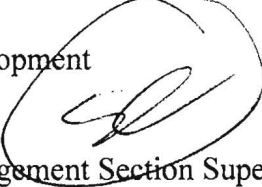
Howard County
Health Department

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

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

MEMORANDUM

TO: Cindy Hamilton
Div. of Land Development

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

DATE: September 2, 2005

RE: File Number: SDP-06-020
Title: Johnson Property

Well and septic system(s) remain. Submittal of documentation of proper abandonment/sealing of the well/septic system(s) that once served any structures required prior to submittal of originals for signature.

File

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 8-22-05

DPZ File No. SDP-06-020

Department of Planning and Zoning

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

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

Agencies

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

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

(F-05-046)

RE: B. Johnson Property LLC

ENCLOSED FOR YOUR → 1 Signature Approval 1 Review & Comments 1 Files
 THE ENCLOSED → 1 Original 1 Pre-Packaged Plan Set

Plans	# of Sheets	Supplemental Documents
<u>1</u> Sketch Plan	<u>1</u>	<u>1</u> Wetlands Report
<u>1</u> Prel Equiv Sketch Plan	<u>1</u>	<u>1</u> Soils/Topo Map/Drain Area Map
<u>1</u> Preliminary Plan	<u>1</u>	<u>1</u> FSD/FCP/Worksheet and Application
<u>1</u> Final Plat/Plat of Easement/RE Plat	<u>1</u>	<u>1</u> Declaration of Intent (Forest Cons)
<u>1</u> Final Constr Plans (RDS)	<u>1</u>	<u>1</u> Drainage and/or Computation/Pond Safety Comps
<u>1</u> Final Development Plan	<u>1</u>	<u>1</u> Preliminary Road Profiles
<u>25</u> Site Development Plan	<u>3</u>	<u>1</u> APFO Roads Test/Mitigation Plan/Traffic Study
<u>1</u> Landscape Plan/Supplemental Plan	<u>1</u>	<u>1</u> Noise Study
<u>1</u> Grading Plan	<u>1</u>	<u>1</u> Sight Distance Analysis/Speed Flow Study
<u>1</u> House Type Revision/Walk-Thru Red-Line	<u>1</u>	<u>1</u> Floodplain Study
<u>1</u> Water and Sewer Plan	<u>1</u>	<u>1</u> Stormwater Management Comps/Geo-Tech Report
<u>1</u> Waiver Petition Applic/Exhibit	<u>1</u>	<u>1</u> Industrial Waste Survey (DPW)
<u>1</u> Planning Board Application	<u>1</u>	<u>1</u> Road Poster Form Letter
<u>1</u> ASDP/CSDP Application	<u>1</u>	<u>1</u> Response Letter
<u>1</u> DED Application/Checklist	<u>1</u>	<u>1</u> Perc Plat
<u>1</u> DED Fee Receipt/Deeds/Cost Estimate	<u>1</u>	<u>1</u> Scenic Road Exhibits
		<u>1</u> Deeds
		<u>1</u> Photographs
		<u>1</u> Retaining Wall Comps/Details
		<u>1</u> Poster/Community or HDC Meeting Information
		<u>1</u> Route 1 Details/Summary

WAS: 1 Received 1 Tentatively Approved 1 Recorded
1 Received and Revised 1 Approved On 8-22-05

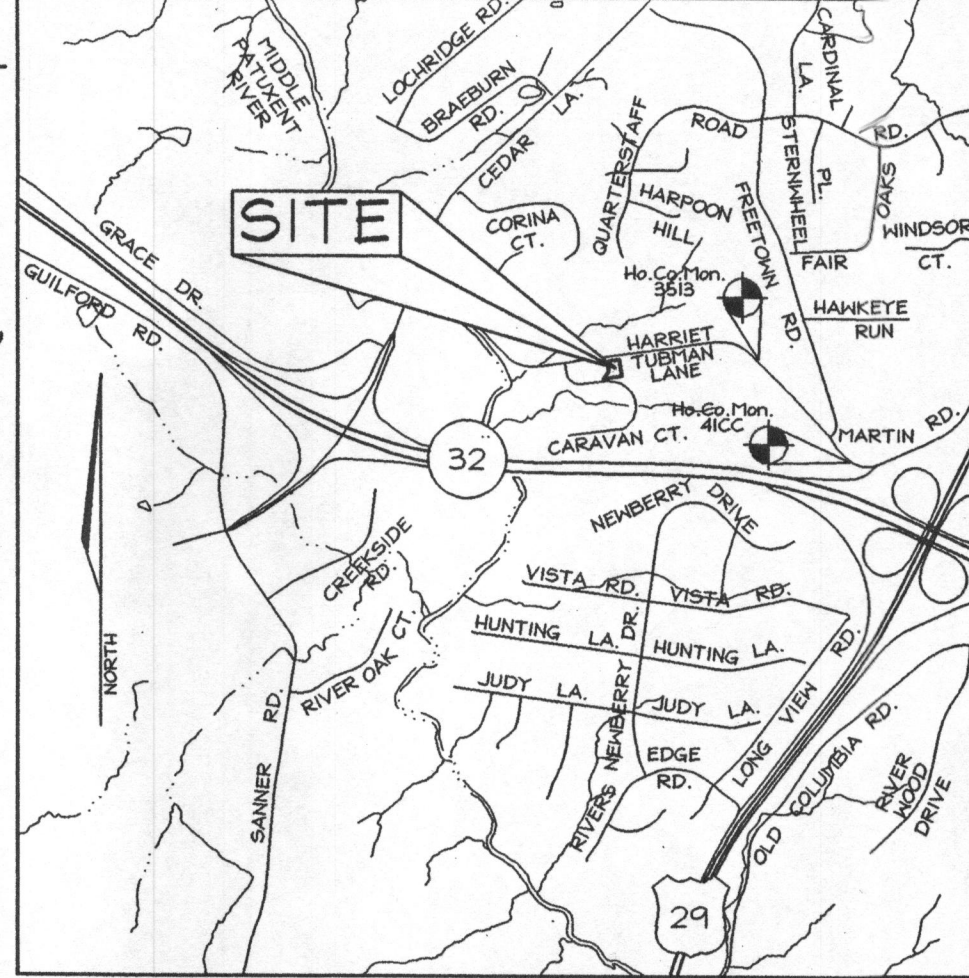
COMMENTS: _____ SRC/Comments Due By: 9-15-05

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

HARRIET TUBMAN LANE
(PUBLIC COUNTY ROAD)
(MAJOR COLLECTOR)

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- Existing Trees to Remain
- Existing Cleanout to be Removed
- Proposed Cleanout
- Utility Poles



BENCHMARKS SCALE: 1"=200'

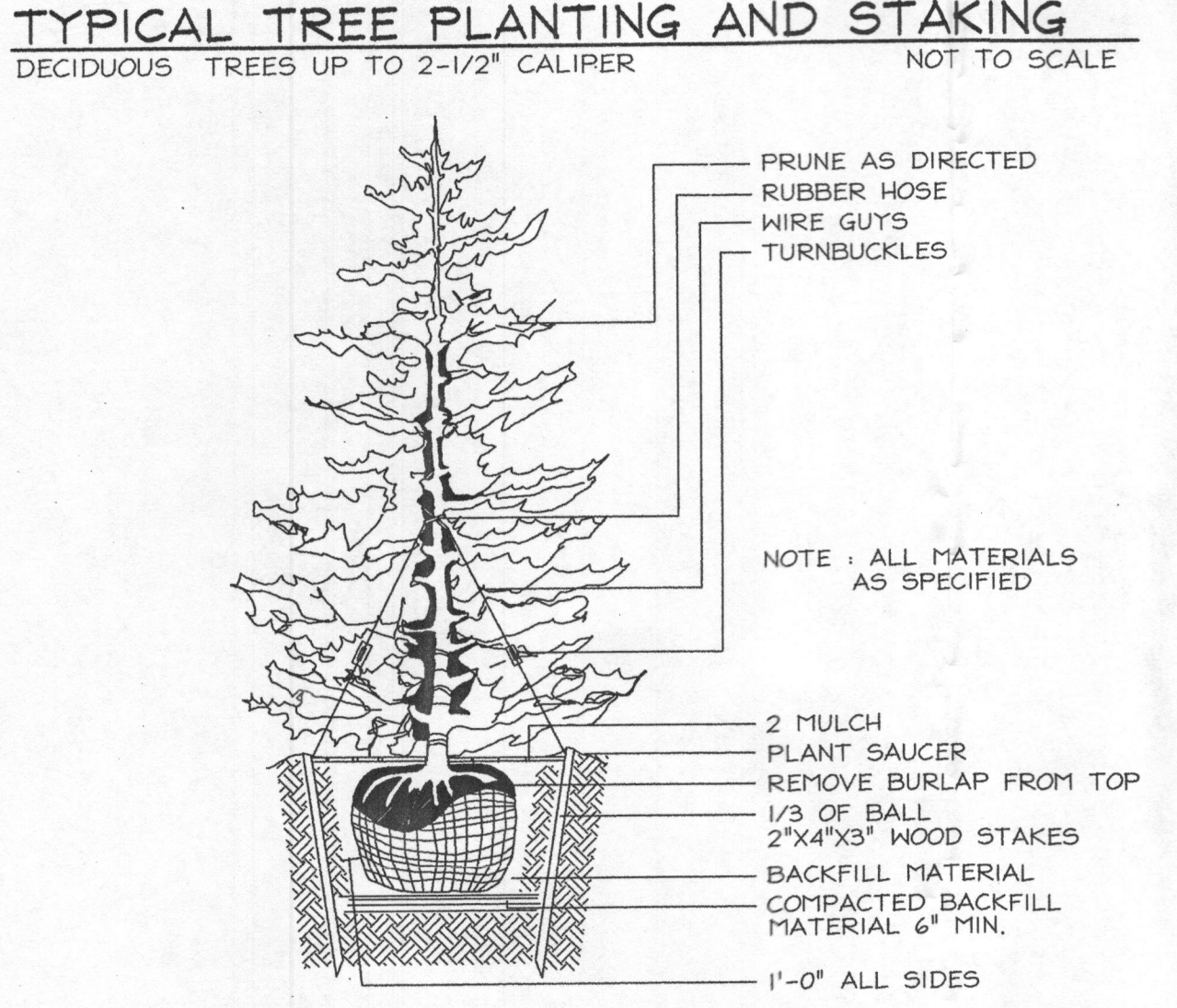
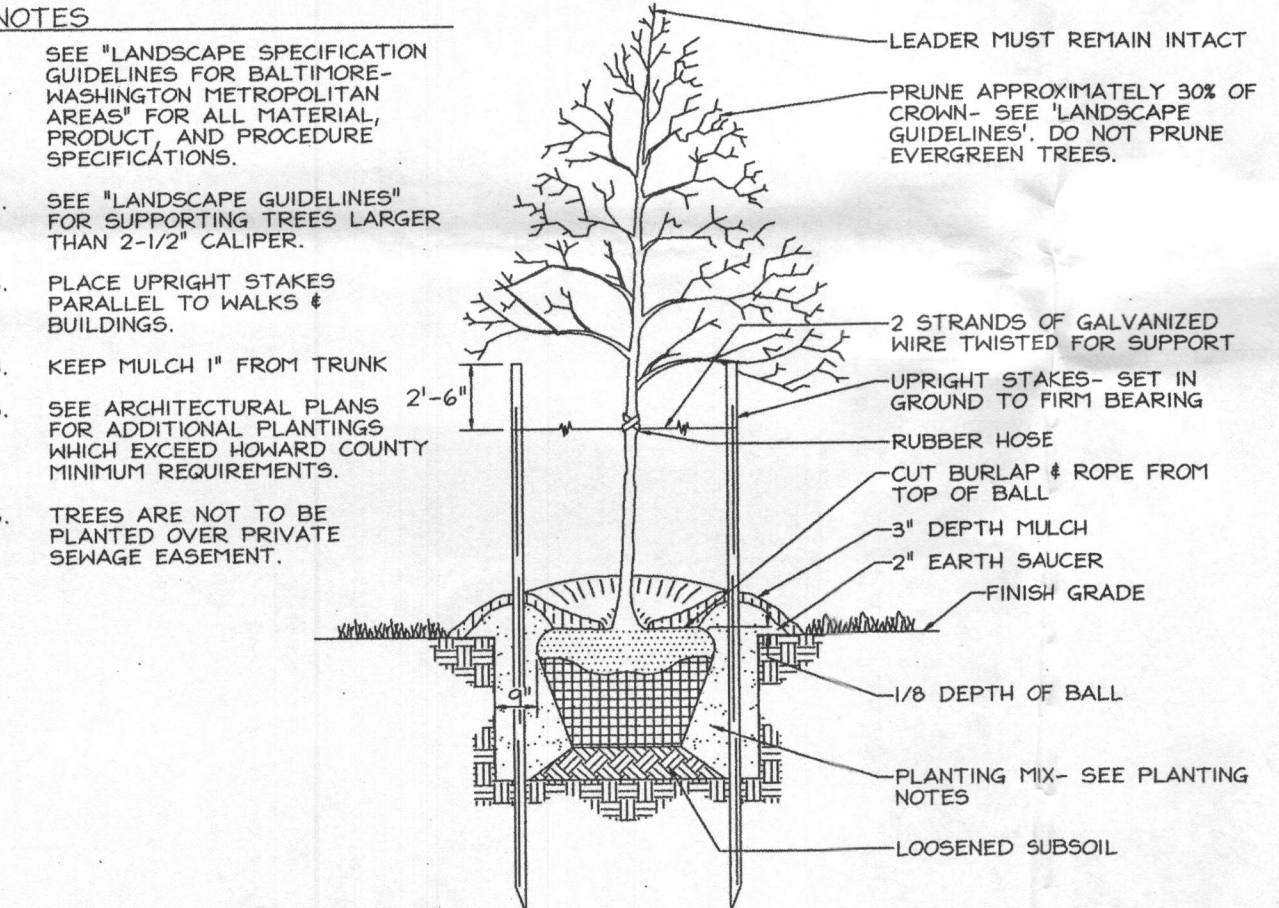
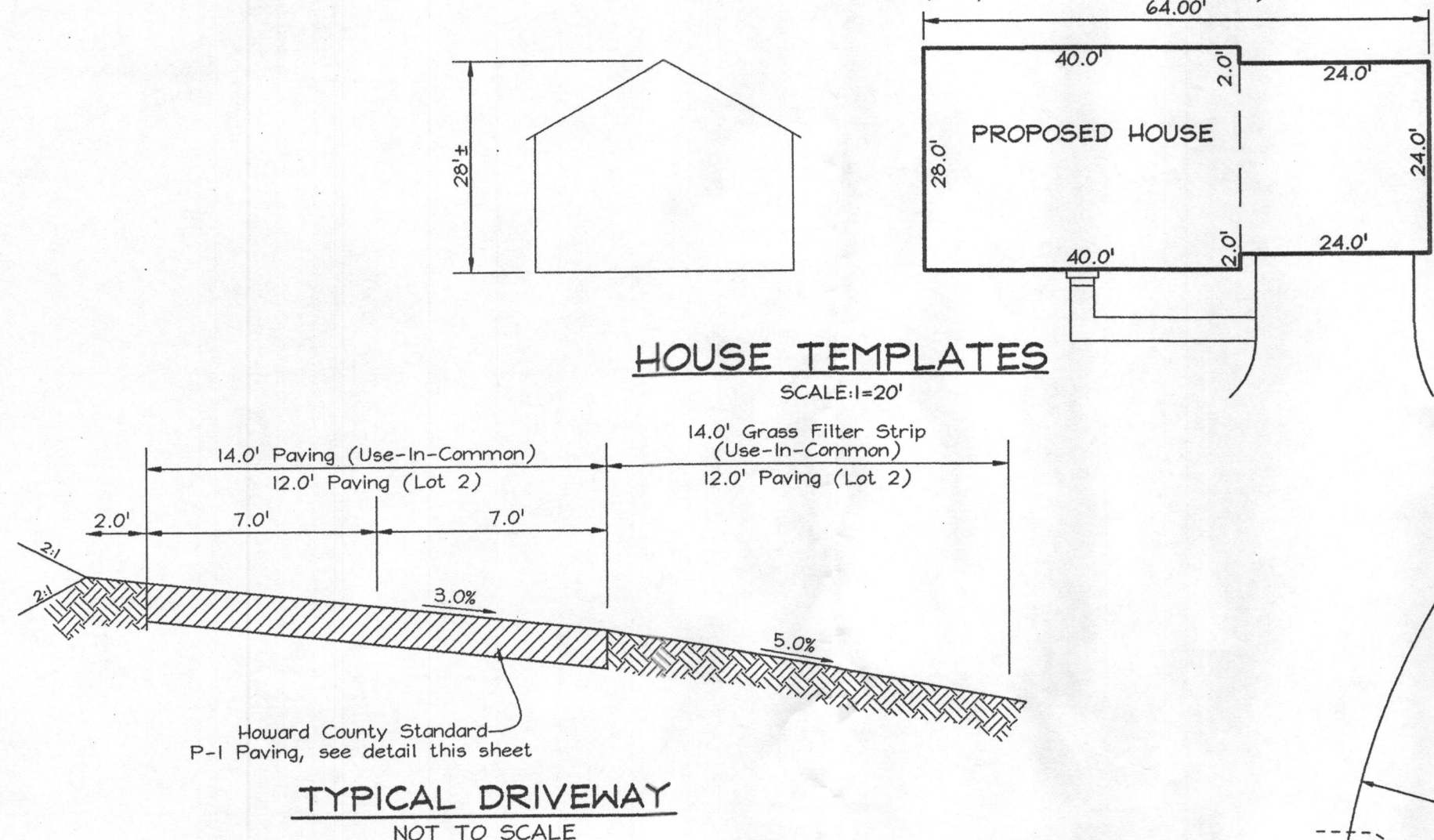
Sta. 3513	N 168,729.6007	E 410,291.5227	El. 126.8187 (meters)
Sta. 41CC	N 553,573.6498	E 1,346,098.104	El. 416.071 (feet)
	N 168,400.5855	E 410,585.4444	El. 122.1292 (meters)
	N 552,494.254	E 1,347,062.412	El. 400.686 (feet)

SHEET INDEX

DESCRIPTION	SHEET No.
Site Development Plan and Landscaping Details	1 of 3
Sediment and Erosion Control, SOILS, Landscaping Plan and Details	2 of 3
Bioretention Facility Construction Notes and Details	3 of 3

- GENERAL NOTES**
- Property is within the Metropolitan District.
 - Public water and sewer will be used within this site.
 - The Contractor shall notify the following utility companies or agencies at least five (5) working days before starting work shown on these plans:
 - Verizon: 1.800.743.0033/410.224.9210
 - AT&T: 1.800.252.1133
 - BGE (Contractor Services): 410.531.5533
 - BGE (Underground Damage Control): 410.850.4620
 - Miss Utility: 410.787.9068
 - Colonial Pipeline Company: 1.800.257.7777
 - Howard County, Dept. of Public Works, Bureau of Utilities: 410.313.4900
 - Howard County Health Department: 410.313.2640
 - The contractor shall notify Miss Utility at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
 - The contractor shall notify the Department of Public Works/Bureau of Engineering Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
 - The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
 - Boundary and Topographic Survey prepared by FSH Associates in May, 2001.
 - Contractor to confirm all dimension, utilities and topography in the field. If any conflicts arise, contact Engineer before beginning any work.
 - Howard County Soil Map #29.
 - There are no floodplains, streams, cemeteries or wetlands on site.
 - Wetlands and stream evaluation conducted on October 7, 2004 by Exploration Research, Inc.
 - The project is in conformance with the latest Howard County Standards unless waived hereon as approved.
 - The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 3513 and 41CC were used for this project.
 - In accordance with section 12B 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. BRL's shown taken from Howard County Zoning Regulation for the Zoning District.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwelling to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
 - a) Width-12 feet (14' serving more than one residence).
 - b) Surface-6 inches of compacted crusher run base with 1 1/2" Min. tar and chip coating.
 - c) Geometry-max. 14% grade, max. 10% grade change, and 45 foot turning radius.
 - d) Structures (bridges/culverts)-capable of supporting 25 gross tons (H25-loading).
 - e) Drainage elements-capable of safely passing 100 year flood with no more than one foot depth over driveway surface.
 - f) Structure clearance-minimum 12 feet.
 - g) Maintenance-sufficient to insure all weather use.
 - All Sewer House Connections to be a minimum of 1% and a maximum of 5%. If no slope is shown, 2.0% may be assumed.
 - This project is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations. Development or Construction on this parcel must comply with Setback and Buffer or Building / Grading Permit.
 - This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping is part of the Grading Permit application in the amount of \$1,350.00 (3 shade trees @ \$300.00 each and 3 evergreens @ \$150.00 each).
 - 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.
 - The Subject Property is zoned R-20 per the 02/02/04 Comprehensive Zoning Plan per Council Bill 75-2003.
 - Stormwater Management for this site is provided as follows:
 - a) This site is exempt from providing channel protection (Cpv).
 - b) Water Quality (WQ) and Recharge (Rev) for Lot 2 are provided by two bioretention facilities, these facilities are privately owned and maintained by the owner.
 - Provide Residential Driveway Apron per Howard County Standard Detail R-6.03.
 - The existing accessory structure on Lot 2 is to remain.

Maryland State Grid (NAD 83/94)

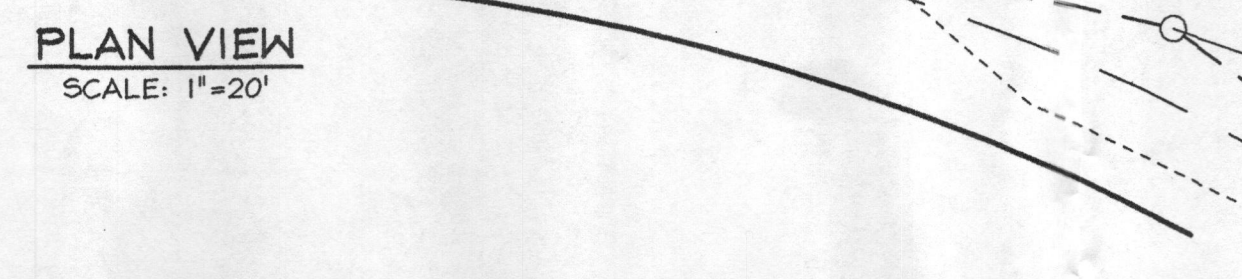


LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	NOTE
1	2	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 'Eastern 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.



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS		ADJACENT TO PERIMETER PROPERTIES	
	N/A/###	B	A	N/A/##
Perimeter/Frontage Designation	2	4	1	3
Linear Feet of Roadway	-	112.4	179.9	-
Credit for Existing Vegetation (Yes, No, Linear Feet)	-	Yes###	Yes#	-
Remaining Perimeter Length (Yes, No, Linear Feet)	-	(107)	(91.8)	-
Number of Plants Required	-	1:50 2	1:60 2	-
Number of Plants Provided	-	1:## 3	-	-
Other Trees (2:1 Substitution)	-	3	-	-
Shrubs (10:1 Substitution)	-	-	-	-
(Describe Plant Substitution Credits Below if needed)	-	-	-	-

OWNER
DAVE & JENNIFER MERKE
7823 Whistling Pines
Ellicott City, MD 21043

DEVELOPER
JULIUS GROUP LLC
1263 Beggs Road
Westminster, Maryland 21157
410.259.2033

ADDRESS CHART

LOT	STREET
2	6511 Caravan Court

SITE ANALYSIS DATA CHART

- Total project area: 0.58 Acres±
- Area of plan subdivision: 0.65 Acres±
- Limit of disturbed area: 0.48 Acres±
- Subject property zoned R-20 per 02/02/04 Comprehensive Zoning Plan.
- Proposed uses for site: structures: single family detached
- Floor space on each level of building(s), per use: See house templates this sheet
- Total number of units allowed: 1
- Total number of units proposed: 1
- Proposed building coverage of site: 0.09 acre±; 15% of gross lot area
- Existing building coverage of site: 0.05 acre±; 8% of gross lot area
- Howard County file references: Contr.#34-1928-D; Contr.#34-1985-D; Contr.#34-3273; Contr.# 44-3305-D; F-05-046

PERMIT INFORMATION CHART

Subdivision Name:	Section/Area	Lot No.			
B. Johnson Property	N/A	2			
Plot #	Grid	Zoning	Tax Map No.	Elect. District	Census Tract
17544	23	R-20	35	5th	6056.02
Water Code	E 29	Sewer Code	6580000		

SITE DEVELOPEMENT PLAN AND LANDSCAPING DETAILS

B. JOHNSON PROPERTY

LOT 2

TAX MAP 35 GRID 23
5TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

PARCEL 118

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

DESIGN BY: PS
DRAWN BY: HK
CHECKED BY: JTF
SCALE: As Shown
DATE: Aug. 10, 2005
W.O. No.: 3304
SHEET No. 1 OF 3