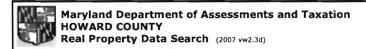
Tax Exempt:

**Exempt Class:** 

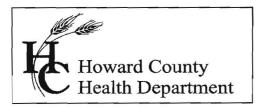


Go Back View Map New Search

**Account Identifier:** District - 02 Account Number - 229579 **Owner Information Owner Name:** SEIFERT JOHN D RESIDENTIAL SEIFERT IRENE C **Principal Residence:** YES Mailing Address: 10133 GREEN CLOVER DR **Deed Reference:** 1) / 4428/ 427 ELLICOTT CITY MD 21042-1640 2) **Location & Structure Information Premises Address Legal Description** 10133 GREEN CLOVER DR LOT 5 BL G 41948 SQ' 10133 GREEN CLOVER DR ELLICOTT CITY 21042-1640 ALLENFORD, SEC 7 Map Grid Parcel **Sub District** Subdivision **Block Lot** Plat No: Section **Assessment Area** 610 Plat Ref: 17 2 Town **Ad Valorem** A/V, METRO FIRE TAX Special Tax Areas Tax Class **Primary Structure Built Enclosed Area Property Land Area County Use** 1973 1,479 SF 41,948.00 SF **Stories Basement** Type Exterior YES STANDARD UNIT **BRICK Value Information Base Value** Value **Phase-in Assessments** As Of As Of As Of 01/01/2010 07/01/2009 07/01/2010 Land 299,290 241,200 Improvements: 286,680 155,300 Total: 585,970 396,500 585,970 396,500 **Preferential Land: Transfer Information** Seller: SYBOR JAMES K Date: 07/30/1998 Price: \$197,600 Type: IMPROVED ARMS-LENGTH Deed1: / 4428/ 427 Deed2: Seller: MCMURTRAY LAWRENCE C & WF Date: 08/22/1990 Price: \$190,000 Type: IMPROVED ARMS-LENGTH Deed1: / 2219/ 400 Deed2: Seller: Date: Price: Type: Deed1: Deed2: **Exemption Information Partial Exempt Assessments** Class 07/01/2009 07/01/2010 County 000 0 0 State 000 0 0 Municipal 000 0 0

**Special Tax Recapture:** 

\* NONE \*



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

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

October 13, 2009

Irene Seifert 10133 Green Clover Drive Ellicott City, MD 21042

RE:

Variance Approval

10133 Green Clover Drive Ellicott City, MD 21042

#### Dear Madam:

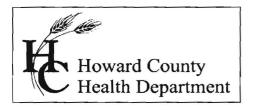
This letter is being issued as follow up to the Health Department's verbal approval of your waiver request. The Department of Health received your variance request dated September 17, 2009 for the above referenced property. This agency will grant **approval** of the waiver to waive the required connection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

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

Respectfully,

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

c: File



#### Bureau of Environmental Health 7178 Columbia Gateway Drive Columbia, MD 21046

(410) 313-2640 TDD (410) 313-2323 Fax (410) 313-2648 Toll Free 1-866-313-6300

Website: www.hchealth.org

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

April 6, 2010

RE: 10133 Green Clover Drive Ellicott, Maryland 21042

Dear Mr. John Seifert:

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

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

Respectfully, Dana L. Beinard

Dana L. Bernard, Environmental Sanitarian

Bureau of Environmental Health

Well and Septic Program

Development and Coordination

Phone (410) 313-2775

E-mail: <u>dbernard@howardcountymd.gov</u>

DLB

Enclosures

cc: Well & Septic program file

WSME 03/17/10

#### WATER - SEWER BILLING SYSTEM METER INFORMATION

PAGE 1 OF 2 2:12 PM

ACCOUNT# 17054514 CYCLE# 1
PROPERTY LOC 010133 - GREEN CLOVER DR ACCOUNT# 17054514 BILL STATUS B BILL BLDG#

ELLICOTT CITY 210420000 SUBDIVISION

BOTTOM CHANGE DATE

ORIGINAL INSTALL DATE 09/05/1980 TYPE SERVICE 2 = WATER

READING CHANGE DATE 10/07/2008 NUMBER OF DIALS 1

ACTUAL METER NUMBER 19152564 TYPE METER M=MASTER S=SUBMETER

ERT ID (RADIO ONLY) 26401007 PERMANENT CODE I \* RADIO \*

METER SIZE X = 5/8"WE TAP SIZE =

METER MANUFACTURER B = BADGER METER SIZE APPLIED FOR =

WATER APPLICATION # 1 74 113 SEWER APPLICATION # 00/00/0000 APPLICATION FEE PAID \$ NONE APPLICATION FEE PAID \$ NONE WATER CONNECT DATE 00/00/0000 SEWER CONNECT DATE 00/00/0000 WALKING DATTERN # 4535

ADO # WALKING PATTERN # 4535

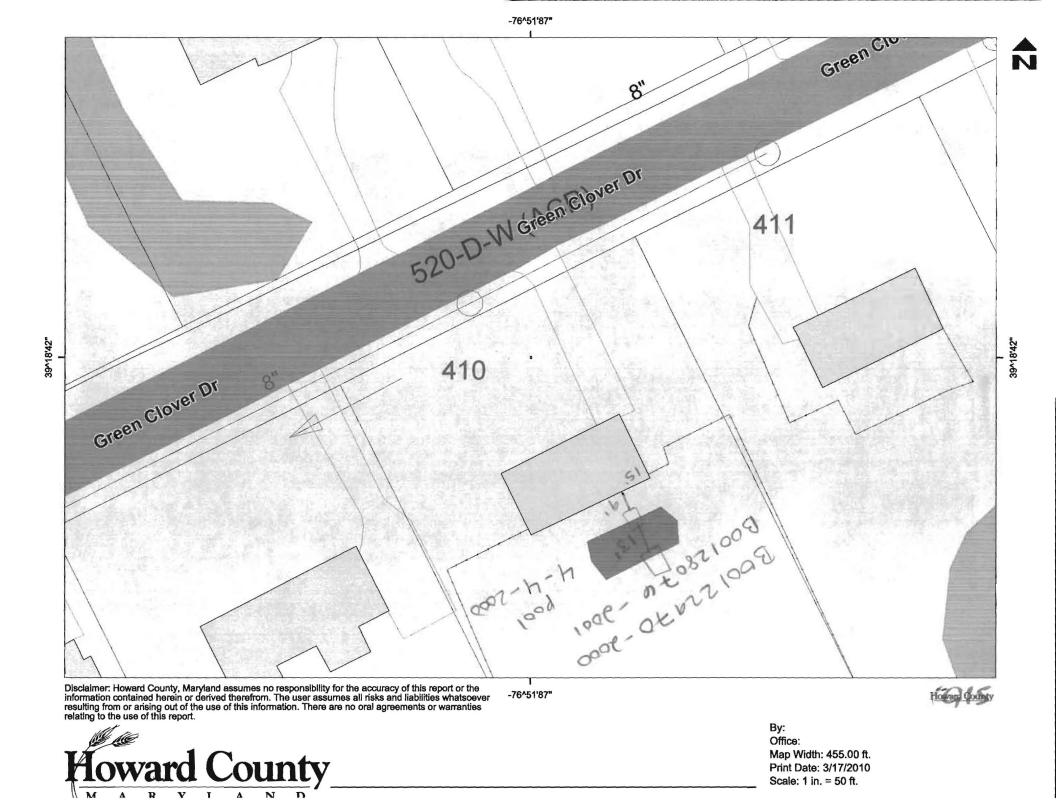
WHC SHC

F3=MENU F4=CONSUMPTION HISTORY F5=FINANCIAL INQ F6=BILL INQ

F7=MOVE BETWEEN FIRST AND SECOND PAGE F9=METER INFO F10=EXIT F11=NOTES

# FILE INQUIRY NOTES

	·
DATE	RESULTS OF REVIEW FOR FILE
3-17-10	Reviewed file. Site Visit needed.
2-24.0	O.L.T/: + 10 some of that the homeon would
existing	pod is located on top of septic system.
2	pod is located on top of septic system.  a letter will be sent out addressing this matter.
, ,	
4-6-10	Spoke with Mike and the Linal Plat will
	Spoke with Mike and the final Plat will not Building be signed regardless of recent discovery Finis Keurs. Letter Sent
4-6-10	Letter Lent
	·
	<del></del>



9/1/1

## PERMIT

SEWAGE DISPOSAL SYSTEM

P\_\_\_12941

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

INDEXED

ELLICOTT CITY

DISTRICT\_\_\_

DATE 9/6/68

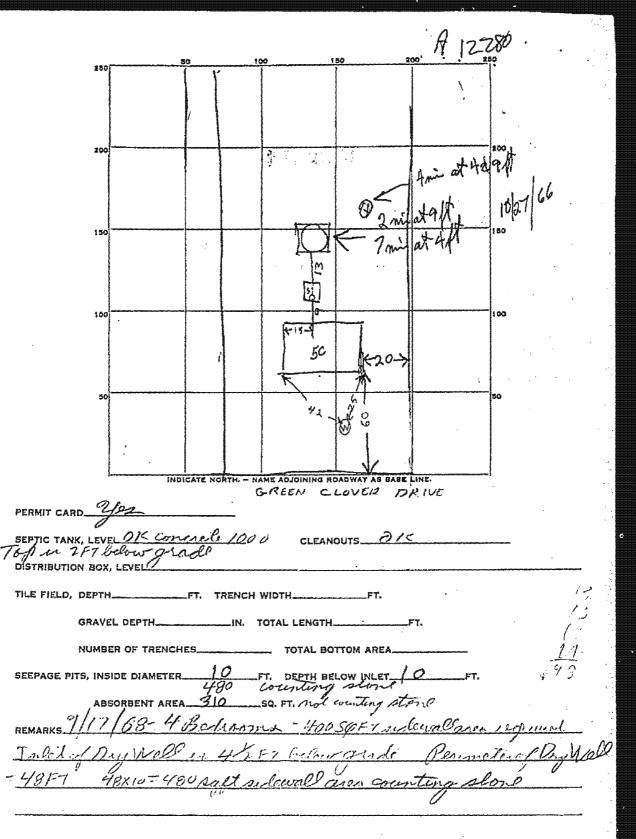
Emerson Feaga	IS PERMITTED TO INSTALL X_ALTER
ADDRESS Old Frederick Rd., Woodbtock,	MdPHONEDA 8-2481
A SEWAGE DISPOSAL-SYSTEM LOCATED AT	
SUBDIVISION Allenford	ROAD Green Clover Dr. LOT 5, Blk. C.
PROPERTY OWNER Douglas Lichliter	Sec. 1
ADDRESS	· ·
SPECIFICATIONS - 3 bedrooms	
DRAIN FIELD DEPTHFEET,	BOTTOM AREASQ. FT.
SEEPAGE PITS ABSORBENT SIDE-	WALL AREASQ. FT.
SEPTIC TANK CAPACITY	750 GALLONS
FOR GARBAGE GRINDER, INCREASE DIS	POSAL AREA 22% & TANK CAPACITY 50%.
OTHER Dry well - 100 sq. ft. absorber	nt sidewall area below inlet pipe.
Inlet pipe 4 ft. below original grade.	. Max. depth permitted for dry well
12 ft. below original grade. Place	ce dry well about 95 ft. from front lot
line and about center of lot.	
PERMIT VOID AFTER THREE YEARS.	
PLANS APPROVED BY D. W. Monaghan	DATE 4/25/67

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

NOTIFY THE HEALTH DEPARTMENT 48 HOURS BEFORE EXCAVATIONS ARE TO BE BACK FILLED.

a lasso



DATE SYSTEM APPROVED

INSPECTOR Tagnond Portigon

WR.W.4

State Office Building ANNAPOLIS, MARYLAND 21401 STATE OF MARYLAND

DEPARTMENT OF WATER RESOURCES

THIS REPORT
MUST BE SUBMITTED
WITHIN 30 DAYS
AFTER COMPLETION
OF THE WELL

APOLIS, MARYLAND 21401 WATER

WELL COMPLETION REPORT

A 12280

	WELL DE	DESCRIPTION 5C		Permi Number 67 W/4 Owner HONDER LES CO.	
WELL LOG State the kind of formations penetra f color, their depth, their thickness, and bearing		CASING AND SCREEN RECORD State the kind and size and position of casing, liner, shae, screen, and other occassories (if		Address L 620 Fract Portion Section Lot 5	
PECEIVED  103 SED 23 MI 9:39  WATER RESOURCES	-PS	TERL	DIAM.	FEET irony_hy/Z	PUMPING TEST  Hours Pumped  Type of Pump Used Bos LESS  Pumping Rate Gallons per Minute  WATER LEVEL  Distance from land surface to water)  Before Pumping  When Pumping  Ft.  APPEARANCE OF WATER  Cloudy  Taste  Cloudy  Taste  Cloudy  Height of Casing Abave Land  Surface  Ft.  PUMP INSTALLED  Type  Capacity  Gallons per Minute  Gallons per Hour
WELL WAS COMPLETED resentations or falsifing this report is true, or knowledge and belief	ications and the	ains no willful misrep- nat information given in nplete to the best of my	Show perm tank, and than 2 dis	ianent structu /or other lan tances (meas	Pump Column LengthFt.  F WELL ON LOT res such as building(s), septic dmarks and indicate not less urements) to well.  NORTH  LUVEIL DRIVA  PPX 30 FT  PPX + WELL  20
lug 1 4 18 Well Driller License	No.:	96			

DataBase No.	

#### HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

		2.110,0,, 0, 20,		iop.non
DATE:	11-30-06			DPZ File No. 30P-07-050
Depart	ment of Planning and Zoning			¥
	Transportation Planning		_/	Environmental and Community Planning (Ag Pres/Route 1)
1	Historic Preservation		4	Development Engineering Division
	Public Service and Zoning Administration			Other
-	Research Address Coordinator		2	File Southerland
			(8)	File (See Voided F-05-152)
Agenci				, = 00
4	Soil Conservation District Department of Inspections, Licenses & Per	rmita	-	Tax Assessment Verizon
2	Department of hispections, Elcenses & Fell Department of Fire and Rescue Services	iiiits	2	BGE
1	State Highway Administration			Cable TV
12/1	Health Department			Police
4	Public School System			MTA
	Recreation and Parks WSSC			Finance DPW, Real Estate Services
	MD Aviation Administration			DPW, Construction and Inspection
	W D / Wildion / Karin Hou allow			DPW, Bureau of Utilities
	010 0 1 4	7 8	$\overline{}$	- 30 min (video de 1901 1 4 5 4 7
RE:	allenford 3	· I dat		
ENCLO	SED FOR YOUR 4 Signature	Approval	<u></u> 5	Eview & Comments Files
THE EN	ICLOSED → Original		V P	Pre-Packaged Plan Set
Diama		# - 4 0   4 -		Considerated Decomposite
<u>Plans</u>	Skatah Blan	# of Sheets		Supplemental Documents  Wetlands Banart
	Sketch Plan Prel Equiv Sketch Plan			Wetlands Report Soils/Topo Map/Drain Area Map
	Preliminary Plan			FSD/FCP/Worksheet and Application
	Final Plat/Plat of Easement/RE Plat	-		Declaration of Intent (Forest Cons)
	Final Constr Plans (RDS)			Drainage and/or Computation/Pond Safety Comps
	Final Development Plan			Preliminary Road Profiles
25	Site Development Plan			APFO Roads Test/Mitigation Plan/Traffic Study
	Landscape Plan/Supplemental Plan			Noise Study
	Grading Plan			Sight Distance Analysis/Speed Flow Study
	House Type Revision/Walk-Thru Red-Line			Floodplain Study
<del></del>	Water and Sewer Plan			Stormwater Management Comps/Geo-Tech Report
Applicat				Industrial Waste Survey (DPW)
	Waiver Petition Applic/Exhibit			Road Poster Form Letter
	Planning Board Application ASDP/CSDP Application			Response Letter WYS Perc Plat
	DED Application/Checklist			Scenic Road Exhibits
	DED Fee Receipt/Deeds/Cost Estimate			Deeds
				Photographs
				Retaining Wall Comps/Details
				Poster/Community or HDC Meeting Information
				Route 1 Details/Summary
14/40	<b>1</b>			
WAS:	Received	Tentatively Approv	/ed	Recorded
	Received and Revised	Approved		on 11-30-06
СОММЕ	ENTS:			SRC/Comments Due By: 12-28-06
/	Check, initial and return to the Departme	nt of Diameter	d 70=!-	g if plan is approved with an assume -4-
	Oneck, initial and return to the Departme	incor Planning an	u zoning	y II plan is approved with no comments.
		(9)	12/2	b/06 DPZ STAFF INITIALS
		Charles I	, , - 0	

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# HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING Division of Land Development

DATE: _	8-22/5			DPZ File No.
Departm	nent of Planning and Zoning Transportation Planning Historic Preservation Public Service and Zoning Administration Research Address Coordinator		<u>4</u> —	Environmental and Community Planning (Ag Pres/Route 1) Development Engineering Division Other File
Agencie	Soil Conservation District Department of Inspections, Licenses & Per Department of Fire and Rescue Services State Highway Administration Public School System Recreation and Parks WSSC MD Aviation Administration	mits		Tax Assessment Verizon BGE Cable TV Police MTA Finance DPW, Real Estate Services DPW, Construction and Inspection DPW, Bureau of Utilities
	SED FOR YOUR → Signature CLOSED → Original	Approval		eview & Comments Files re-Packaged Plan Set
Plans  7  7  Application	Sketch Plan Prel Equiv Sketch Plan Preliminary Plan Final Plat/Plat of Easement/RE Plat Final Constr Plans (RDS) Final Development Plan Site Development Plan Landscape Plan/Supplemental Plan Grading Plan House Type Revision/Walk-Thru Red-Line Water and Sewer Plan	# of Sheets		Supplemental Documents  Wetlands Report Soils/Topo Map/Drain Area Map FSD/ECP/Worksheet and Application Declaration of Intent (Forest Cons) Drainage and/or Computation/Pond Safety Comps Preliminary Road Profiles APFO Roads Test/Mitigation Plan/Traffic Study Noise Study Sight Distance Analysis/Speed Flow Study Floodplain Study Stormwater Management Comps/Geo-Tech Repor Industrial Waste Survey (DPW) Road Poster Form Letter Response Letter Perc Plat Scenic Road Exhibits Deeds Photographs Retaining Wall Comps/Details Poster/Community or HDC Meeting Information Route 1 Details/Summary
WAS:	Received and Revised	Tentatively Approve Approved	ed	Recorded On 222
COMME	NTS:			SRC/Comments Due By:
	Check, Initial and return to the Departme			

### . \* ROBERT H. VOGEL ENGINEERING, INC.

#### ENGINEERS · SURVEYORS · PLANNERS

August 19, 2005

Ms. Cindy Hamilton, Chief Division of Land Development Howard County Department of Planning & Zoning 3430 Courthouse Drive Ellicott City, MD 21043

Revised

AUG 2 2 2005

DPZ - Land Dev

Re: Allenford, Lots 90 & 91 F-05-152

Dear Ms. Hamilton,

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

#### **Division of Land Development**

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

#### Supplemental/Landscape Plan:

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

#### **Development Engineering Division**

#### Comments:

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

There is no right-of-way dedication required.

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

#### Health Department

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

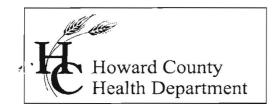
Should you have any questions or concerns please contact our office.

Sincerely,

ROBERTH. VOGEL ENGINEERING, INC.

J. Chris Ogle

Project Manager



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:

May 4, 2005

RE:

File Number: F-05-152

Title: Allenford Lots 7A & 7B

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

EXCT	TRACK	DI AAI
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DataBase	No.		

### HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

		Division of Lan	ia Develop	oment			
DATE: _	4-12-05				DPZ File No.	FO	5-152
Departr	nent of Planning and Zoning Transportation Planning Historic Preservation Public Service and Zoning Administration Research Address Coordinator		7		mental and Com ment Engineerin		g (Ag Pres/Route 1)
	Soil Conservation District Department of Inspections, Licenses & Per Department of Fire and Rescue Services State Highway Administration Health Department Public School System Recreation and Parks WSSC MD Aviation Administration  SED FOR YOUR CLOSED  Signature Original  Sketch Plan Prel Equiv Sketch Plan Preliminary Plan Final Plat/Plat of Easement/RE Plat Final Constr Plans (RDS) Final Development Plan Site Development Plan	. 7 Ja	T	Verizon BGE Cable T' Police MTA Finance DPW, R DPW, C DPW, B eview & C e-Packa	eal Estate Service onstruction and ureau of Utilities Comments  ged Plan Set  Mental Document  Wetlands Repo Soils/Topo Map FSD/FCP/Work Declaration of I Drainage and/o Preliminary Roa	Files  Files  Tribrain Area Missheet and Appointent (Forest Corputation) and Profiles	lication
Applicati	Landscape Plan/Supplemental Plan Grading Plan House Type Revision/Walk-Thru Red-Line Water and Sewer Plan ons Waiver Petition Applic/Exhibit Planning Board Application				Noise Study Sight Distance of Floodplain Stud	Analysis/Speed ly nagement Con e Survey (DPW orm Letter	d Flow Study
	ASDP/CSDP Application DED Application/Checklist DED Fee Receipt/Deeds/Cost Estimate				Perc Plat Scenic Road Ex Deeds Photographs Retaining Wall ( Poster/Communication) Route 1 Details	Comps/Details nity or HDC Me	eting Information
WAS:	Received	Tentatively Approv			Recorded	15	
СОММЕ	Received and Revised	Approved		On -	SRC/Comment	s Due By:	7-5-05
	Check, initial and return to the Departme	ent of Planning and	d Zoning	if plan is	s approved with	no comment	s. m M

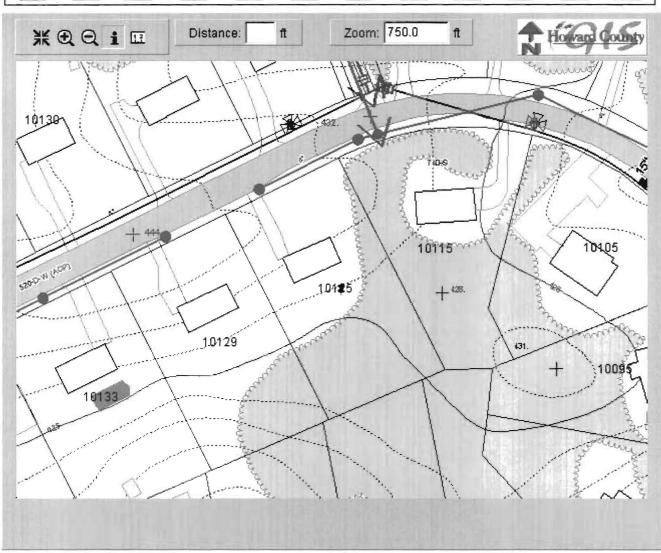
DPZ STAFF INITIALS

WATER - SEWER BILLING SYSTEM WSME PAGE 1 OF 2 METER INFORMATION 05/04/05 2:23 PM \* NOTES EXIST \* ACCOUNT# 17054519 CYCLE# 1
PROPERTY LOC 010125 - GREEN CLOVER DR BILL STATUS B BILL BLDG# ELLICOTT CITY 210421640 SUBDIVISION BOTTOM CHANGE DATE ADC MAP NUMBER 11-H1 ORIGINAL INSTALL DATE 09/05/1980 TYPE SERVICE 1 = WATSEW READING CHANGE DATE 06/21/2003 NUMBER OF DIALS 1 ACTUAL METER NUMBER 19152568 TYPE METER M=MASTER ERT ID (RADIO ONLY) 25850724 PERMANENT CODE I \* RADIO \* METER SIZE A = 5/8" TAP SIZE = METER MANUFACTURER B = BADGER METER SIZE APPLIED FOR = M=MASTER S=SUBMETER WATER APPLICATION # 1 74 74 SEWER APPLICATION # 2-85-2605 WATER APPLICATION DATE 08/17/1973 SEWER APPLICATION DATE 07/05/1985 APPLICATION FEE PAID \$ NONE APPLICATION FEE PAID \$ NONE WATER CONNECT DATE 00/00/0000 SEWER CONNECT DATE 00/00/0000 ADO # WALKING PATTERN # 4542 WHC SHC

F3=MENU F4=CONSUMPTION HISTORY F5=FINANCIAL INQ F6=BILL INQ F7=MOVE BETWEEN FIRST AND SECOND PAGE F9=METER INFO F10=EXIT F11=NOTES

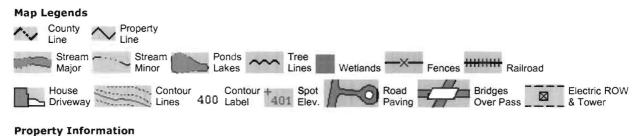






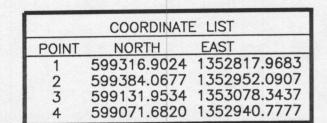
Disclaimer: Howard County, Maryland assumes no responsibility for the accuracy of this map or the information contained herein or derived therefrom. The buyer and/or user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this map. There are no oral agreements or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

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



Property Boundary

**Sanitary Sewer** 



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

PROFESSIONAL LAND SURVEYOR NO. 10884

DATE CHRISTOPHER L. BROWN

### AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.95/6 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	O ACREA
TOTAL AREA OF LOTS TO BE RECORDED	0.95/6 AL
TOTAL AREA OF ROADWAY TO BE RECORDED	0 9576 AC
IUIAL AKEA IU BE RECORDED	0.3070 A

DATE

LOT 18 ALLENFORD, SEC 8 PLAT NO. 3343 **LOT** 91 **LOT 90** \21002 SQ. FT. 20712 SQ. FT. LOT 6 ALLENFORD, SEC 7 PLAT BOOK 24, PLAT 53 LOT 14 ALLENFORD, SEC 8 PLAT NO. 3344 LOT 13 ALLENFORD, SEC 8 PLAT NO. 3344 599000 LOT 12 ALLENFORD, SEC 8 PLAT NO. 3344

599500

ROBERT H. VOGEL, ENGINEERING, INC.

599500

8407 MAIN STREET ELLICOTT CITY, MARYLAND 21043 410-461-7666

# ROAD VICINITY MAP 1" = 2000'

**GENERAL NOTES** 

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

  BM#1 17DA N 595410.785 E 1351641.140 N 598435.2660 E 1348615.2780
- 4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT VOGEL ENGINEERING, INC, JANUARY, 2005.
- DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- 10. THE AREAS SHOWN HEREON ARE MORE OR LESS.
- 11. NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- 12. NO WETLANDS EXIST ON SITE. 13. THE EXISTING HOUSE IS TO BE REMOVED.
  - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF
- SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. 15. FOREST CONSERVATION FOR THIS SITE IS PROVIDED BY A FEE-IN-LIEU OF FOR THE 0.14AC. OF REQUIRED AFORESTATION IN THE AMOUNT OF \$3,049.20.
- 16. STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED BY RAINGARDENS TO PROVIDE THE REQUIRED WQV AND Rev FOR THE INPERVIOUS AREAS. Cpv IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS
- 17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A. WIDTH -- 12'(14' SERVING MORE THAN ONE RESIDENCE);
  - B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
  - C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;

RECORDED AS PLAT No. \_

- D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
- E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
- F. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE. 18. OPEN SPACE IS NOT REQUIRED SINCE THIS IS A RESUBDIVISION OF EXISITING LOT 7 ALLENFORD.

Revised

AUG 2 2 2005

DPZ - Land Dev

\_ON .

OWNER/DEVELOPER HARMONY BUILDERS, INC. ATT: CHRISTOPHER L. BROWN 4228 COLUMBIA ROAD ELLICOTT CITY, MARYLAND 21042

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 7 SHOWN ON THE PLAT OF ALLENFORD, SECTION 7, RECORDED IN PLAT BOOK 24 FOLIO 53 INTO TWO LOTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT. HOWARD COUNTY HEALTH OFFICER DATE APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR

### OWNER'S CERTIFICATE

I, CHRISTOPHER L. BROWN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDINISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS DAY OF , 2005

WITNESS CHRISTOPHER L. BROWN

PROFESSIONAL LAND SURVEYOR NO. 10884

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY WILLIAM H. LINK AND DOROTHY G. LINK TO CHRISTOPHER L. BROWN DEED DATED OCTOBER 29, 2004 AND RECORDED IN LIBER 8778 FOLIOI 73 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE

IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND A AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY HORSEN SON REGULATIONS.

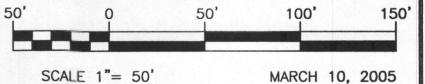
**ALLENFORD** 

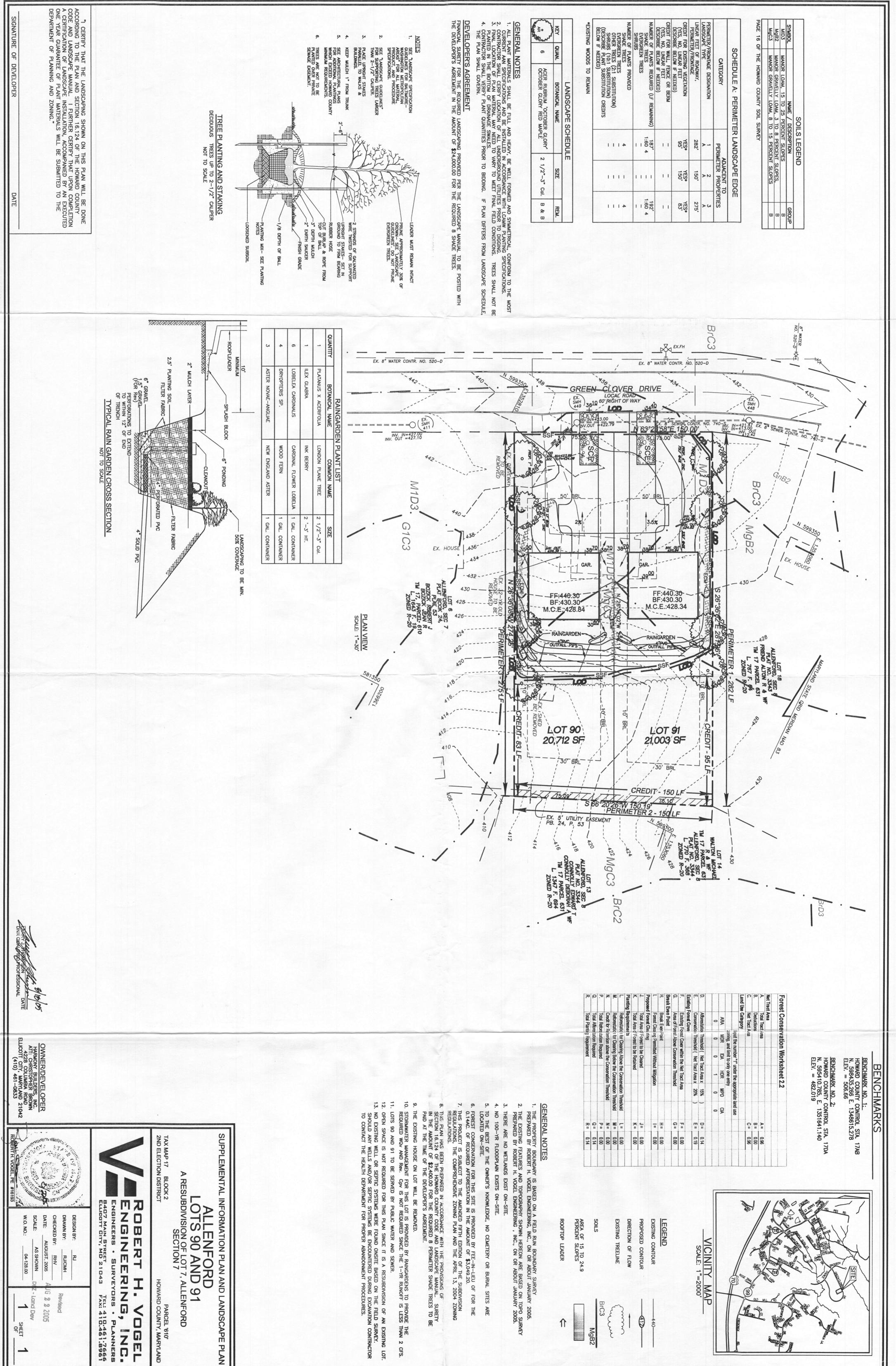
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### **LOT 90 AND LOT 91** A RESUBDIVISION OF LOT 7, SECTION 7

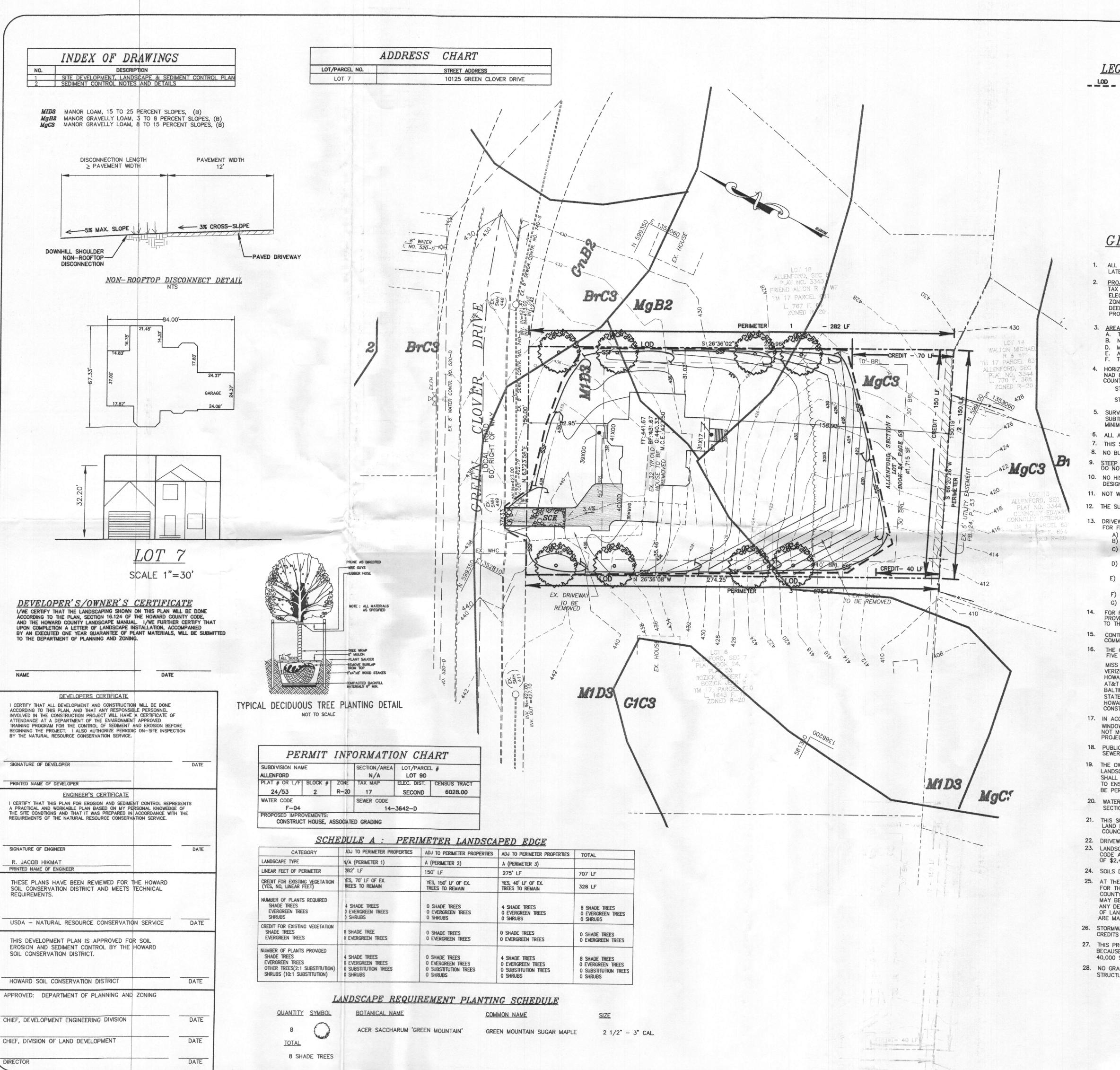
AS SHOWN ON THE PLAT OF ALLENFORD RECORDED IN PLAT BOOK 24 FOLIO 53 ZONED R-20

TAX MAP 17, GRID 2, PARCEL 610 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

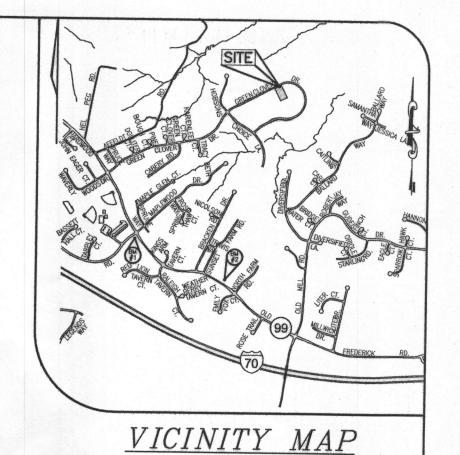




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**LEGEND** \_\_LOD \_ LIMIT OF DISTURBANCE



SCALE: 1"=2000"

# GENERAL NOTES

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
- PROJECT BACKGROUND: TAX MAP: 17, PARCEL: 610 GRID: 2 ELECTION DISTRICT : SECOND. DEED REFERENCE: 10232/486 PROPOSED USE: SINGLE FAMILY DETACHED.
- A. TOTAL TRACT AREA: 0.96 AC.± B. NUMBER OF PROPOSED BUILDABLE LOTS: MINIMUM LOT AREA: 41,715 SQ.FT. AREA OF BUILDABLE LOTS : 0.96 AC. ± F. TOTAL AREA DISTURBED : 0.75 AC. ±
- 4. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 25A1 & 25A2.
- STA. No. 25A1 STA. No. 25A2 N 587,502.689 ELEV. 348.217 E 1,366,556.40
- 5. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- 6. ALL AREAS ARE MORE OR LESS.
- 7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. 8. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
- 10. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- 11. NOT WETLANDS EXIST ON SITE.
- 12. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- 13. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- A) WIDTH 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT). B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
- D) STRUCTURES (CULVERT/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
- G) MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.
- 14. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESETM AND ROAD RIGHT—OF—WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- 15. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:
- MISS UTILITY 1-800-257-7777 VERIZON TELEPHONE COMPANY (410) 725-9976 (410) 313-4900 HOWARD COUNTY BUREAU OF UTILITIES AT&T CABLE LOCATION DIVISION (410) 393-3533 BALTIMORE GAS & ELECTRIC (410) 685-0123 STATE HIGHWAY ADMINISTRATION (410) 531-5533 HOWARD COUNTY DEPT. OF PUBLIC WORKS/ (410) 313-1880 CONSTRUCTION INSPECTION DIVISION
- 17. IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- 18. PUBLIC WATER AND WILL BE PROVIDED VIA THE EXISITING WATER AND SEWER HOUSE CONNECTIONS SEWER CONTRACT NO. 740-S, WATER CONTRACT NO. 520-D.
- 19. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- 20. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- 21. THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL# 50-2001.
- 22. DRIVEWAY INTERSECTION FOR LOT 7 SHALL MEET HOWARD COUNTY STANDARD DETAIL R6.06. 23. LANDSCAPING FOR LOT 7 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 8 SHADE TREES IN THE AMOUNT OF \$2,400.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOT 90.
- 24. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED JULY 1968, SHEET 20.
- 25. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL 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.
- 26. STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL.
- 27. THIS PROPERTY IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION BECAUSE THE TOTAL AREA OF OF OF FOREST TO BE CLEARED IS LESS THAN 40,000 SQUARE FEET IN AREA.
- 28. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR THEIR BUFFER.

<u>OWNER</u> CHRISTOPHER L. BROWN 4228 COLUMBIA RD., ELLICOTT CITY, MD 21042 (410) 461-0833

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## HOWARD SOIL CONSERVATION DISTRICT

### PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES: 1) PREFERRED - APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS/1000 SQ.FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ.FT.) BEFORE SEEDING.

HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ.FT.). 2) ACCEPTABLE — APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

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

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

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

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

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

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

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

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

### STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF MAY CONSTRUCTION, (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", AND REVISIONS THERETO.
- 3) FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL THER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- 5) ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC.51), SOD (SEC. 4), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7) SI	TE ANALYSIS: TOTAL AREA OF SITE:	0.96	ACRES
	AREA DISTURBED:	0.75	ACRES
	AREA TO BE ROOFED OR PAVED:	0.08	ACRES
	AREA TO BE VEGITATIVELY STABILIZED:	0.67	ACRES
	TOTAL CUT:	500	CU. YDS.
	TOTAL FILL:	500	CU. YDS.
	TOTAL WASTE/BORROW AREA LOCATION:_	N/A	
TI-	HESE QUANTITIES ARE FOR PERMIT PURPOSES	ONLY.	

CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

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

### STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION

PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

### **PURPOSE**

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

		LS TOXIC TO PLANTS, AND/OF
-	DEVELOPERS CERTIFICATE	İ
	I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AS BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC BY THE NATURAL RESOURCE CONSERVATION SERVICE.	E PERSONNEL A CERTIFICATE OF APPROVED ND EROSION BEFORE
	SIGNATURE OF DEVELOPER	DATE
	PRINTED NAME OF DEVELOPER	
Г	ENGINEER'S CERTIFICATE	
	I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMEN A PRACTICAL AND WORKABLE PLAN BASED ON MY PER THE SITE CONDTIONS AND THAT IT WAS PREPARED IN REQUIREMENTS OF THE NATURAL RESOURCE CONSERVA	SONAL KNOWEDGE OF ACCORDANCE WITH THE
	SIGNATURE OF ENGINEER	DATE
	R. JACOB HIKMAT	
	PRINTED NAME OF ENGINEER	
	THESE PLANS HAVE BEEN REVIEWED FOR THE SOIL CONSERVATION DISTRICT AND MEETS TREQUIREMENTS.	HE HOWARD ECHNICAL
	USDA - NATURAL RESOURCE CONSERVATION	N SERVICE DATE
	THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE FOUND CONSERVATION DISTRICT.	SOIL HOWARD
	HOWARD SOIL CONSERVATION DISTRICT	DATE
	APPROVED: DEPARTMENT OF PLANNING AND	ZONING
	CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
	CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

### CONDITIONS WHERE PRACTICE APPLIES

I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE

c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

- b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS
- OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
- d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1
  REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

### CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATION. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA—SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- II. TOPSOIL SPECIFICATIONS SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
  - TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CON-TRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
- TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSON-SON GRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
  - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
- ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
- a. PH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF
- LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERSCRIBED TO RAISE THE pH TO 6.5 OR HIGHER. b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
- c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED. d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL

- ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE
- MAINTAINED, ALBEIT 4" 8" HIGHER IN ELEVATION. iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- iv. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER
- ALTERNATIVE FOR PERMANENT SEEDING INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
- COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE
- b. COMPOSTED SLUDGE SHALL CONTAIN AT LEASE 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHOURUS, AND 0.2 PERCENT POTASSIUM AND HAVE A Ph OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS. THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE. c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
- iv. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILLIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

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

### TEMPORARY DUST CONTROL MEASURES

1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.

2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.

3. TILLAGE - TO ROUGHTN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SQIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

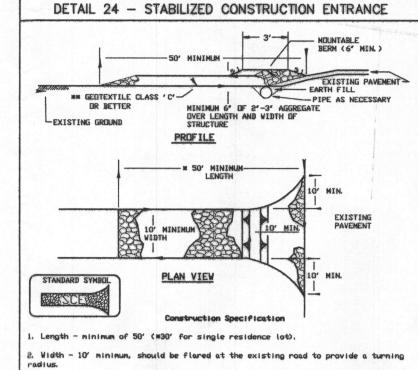
4. IRRIGATION — THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.

5. BARRIERS — SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALT OF ABOUT 10 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.

6. CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

### SEQUENCE OF CONSTRUCTION

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



3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*\*\*The plan approval authority may not require single family

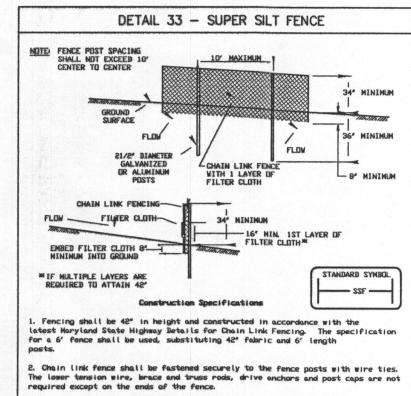
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the

5. Surface Vater - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable bern with 5:1 stopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

where construction traffic enters or leaves a construction site. Vehicles leaving

seems will be require

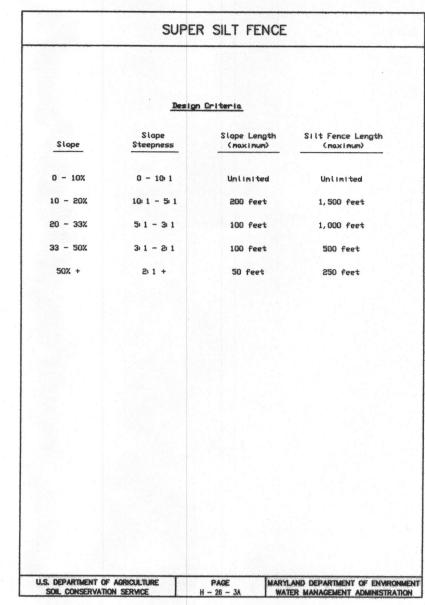
TOWN I STREET ME PROPERTY



. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24° at the top and mid section. 4. Filter cloth shall be embedded a minimum of 8' into the ground.

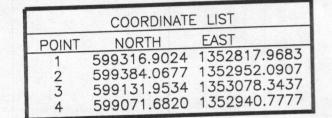
5. When two sections of filter cloth adjoin each other, they shall be overlapped by  $\mathbf{6}^{\star}$  and folded. Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height 7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall neet the following requirements for

I.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3		NRTMENT OF ENVIRONMENT SEMENT ADMINISTRATION
Filtering Efficiency	75% (min.)		MSMT 322
Flow Rate	0. 3 gal/ft*/minute	(max.) Testi	MSMT 322
Tensile Modulus	20 (bs/in (min.)		MSMT 509
Tensile Strength	50 lbs/in (min.)	Testi	MSMT 509
otextile Class Fi			



610

2 OF



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

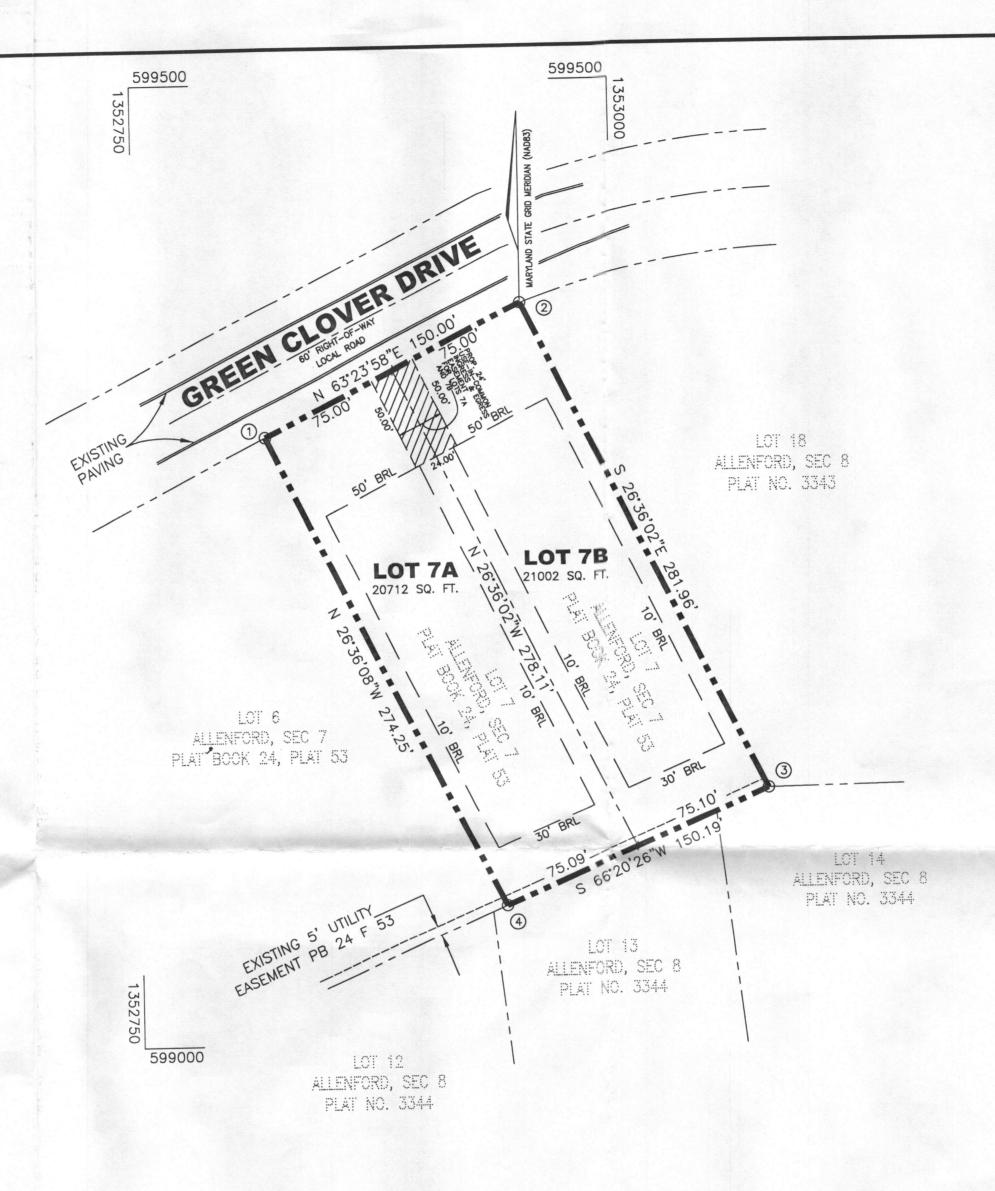
PROFESSIONAL LAND SURVEYOR NO. 10884

CHRISTOPHER L. BROWN

DATE

### AREA TABULATION

/ (( \_ / \		
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	U	
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0.3010 1	'
TOTAL AREA OF OPEN SPACE LOIS TO BE RECORDED	0.9576 A	(
TOTAL AREA OF COTS TO BE RECORDED	O HOILDI	
TOTAL AREA TO BE INCOMPLED		



OWNER CHRISTOPHER L. BROWN 10125 GREEN CLOVER DR. ELLICOTT CITY, MARYLAND

21042

DEVELOPER HARMONY BUILDERS, INC. 4228 COLUMBIA ROAD ELLICOTT CITY, MARYLAND 21042

ROAD VICINITY MAP 1" = 2000'

**GENERAL NOTES** 1. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT

2. SUBJECT PROPERTY ZONED R-20 PER 02/04/04 COMPREHENSIVE ZONING PLAN. 3. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DA AND 17AB

N 595410.785 E 1351641.140 N 598435.2660 E 1348615.2780

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

BRL DENOTES BUILDING RESTRICTION LINE.

DENOTES IRON PIN W/CAP SET DENOTES IRON PIPE OR IRON BAR FOUND.

DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.

10. THE AREAS SHOWN HEREON ARE MORE OR LESS.

11. NO 100 YEAR FLOODPLAINS EXIST ON SITE.

12. NO WETLANDS EXIST ON SITE.

14. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 7A AND 7B WILL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.

15. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

16. THIS RESUBDIVISION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION

PROGRAM PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE. 17. STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED BY RAINGARDENS TO PROVIDE THE REQUIRED WQV AND Rev FOR THE INPERVIOUS AREAS. Cpv IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS

THAN 2 CFS. 18. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING

A. WIDTH -- 12'(14' SERVING MORE THAN ONE RESIDENCE);

B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);

C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS; D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25

E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;

F. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 7 SHOWN ON THE PLAT OF ALLENFORD, SECTION 7, RECORDED IN PLAT BOOK 24 FOLIO 53 INTO TWO LOTS.

TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED  TOTAL NUMBER OF LOTS TO BE RECORDED  TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED  TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED  TOTAL AREA OF LOTS TO BE RECORDED	2 0.9576 A 0 ACREA 0.9576 A 0 ACREA
	TOTAL NUMBER OF LOTS TO BE RECORDED

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH DEPARTMENT.

### ROBERT H. VOGEL, ENGINEERING, INC.

8407 MAIN STREET ELLICOTT CITY, MARYLAND 21043 410-461-7666

### OWNER'S CERTIFICATE

I, CHRISTOPHER L. BROWN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. , 2005 WITNESS OUR HANDS THIS DAY OF

CHRISTOPHER L. BROWN

WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY WILLIAM H. LINK AND DOROTHY G. LINK TO CHRISTOPHER L. BROWN DEED DATED OCTOBER 29, 2004 AND RECORDED IN LIBER 8778 FOLIOI 73 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR-WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY POWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MAR LAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

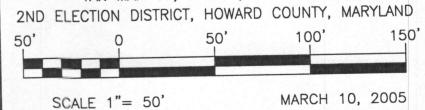
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### **ALLENFORD LOT 7A AND LOT 7B**

A RESUBDIVISION OF LOT 7, SECTION 7 AS SHOWN ON THE PLAT OF ALLENFORD RECORDED IN PLAT BOOK 24 FOLIO 53 ZONED R-20

TAX MAP 17, GRID 2, PARCEL 610



DIRECTOR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

HOWARD COUNTY HEALTH OFFICER

AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

DATE

	SOILS LEGEND	
SYMBOL	NAME / DESCRIPTION	GROUP
MID3	MANOR LOAM, 15 TO 25 PERCENT SLOPES	. B
MqB2	MANOR GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES,	В
MqC3	MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES	В

PAGE 16 OF THE HOWARD COUNTY SOIL SURVEY

SCHEDULE A: PERIMETE	R LANDS	CAPE EDG	SE .
CATEGORY		DJACENT TO	
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	1 A	2 A	3 A
LINEAR FEET OF ROADWAY, PERIMETER/FRONTAGE	282'	150'	275'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES* 95'	YES* 150'	YES* 83'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	=	Ξ	122
NUMBER OF PLANTS REQUIRED (LF REMAINING) SHADE TREES EVERGREEN TREES SHRUBS	187' 1:60 4 - -	= = = = = = = = = = = = = = = = = = = =	192' 1:60 4 - -
NUMBER OF PLANTS PROVIDED  SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	4 - - -		4 - -

\*EXISTING WOODS TO REMAIN

		LANDSCAPE SCHEDU	LE	27.6
KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
AR AR	6	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" Cal.	В & В

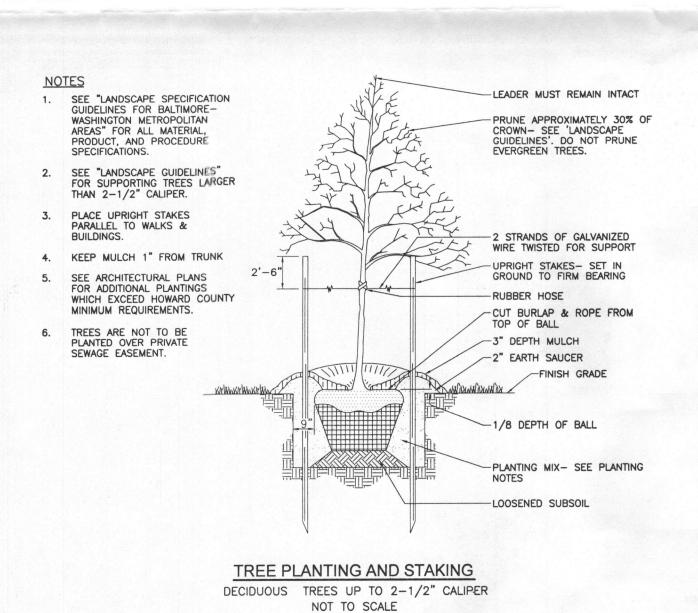
- 1. ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST
- CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMW PLANTING SPECIFICATIONS.

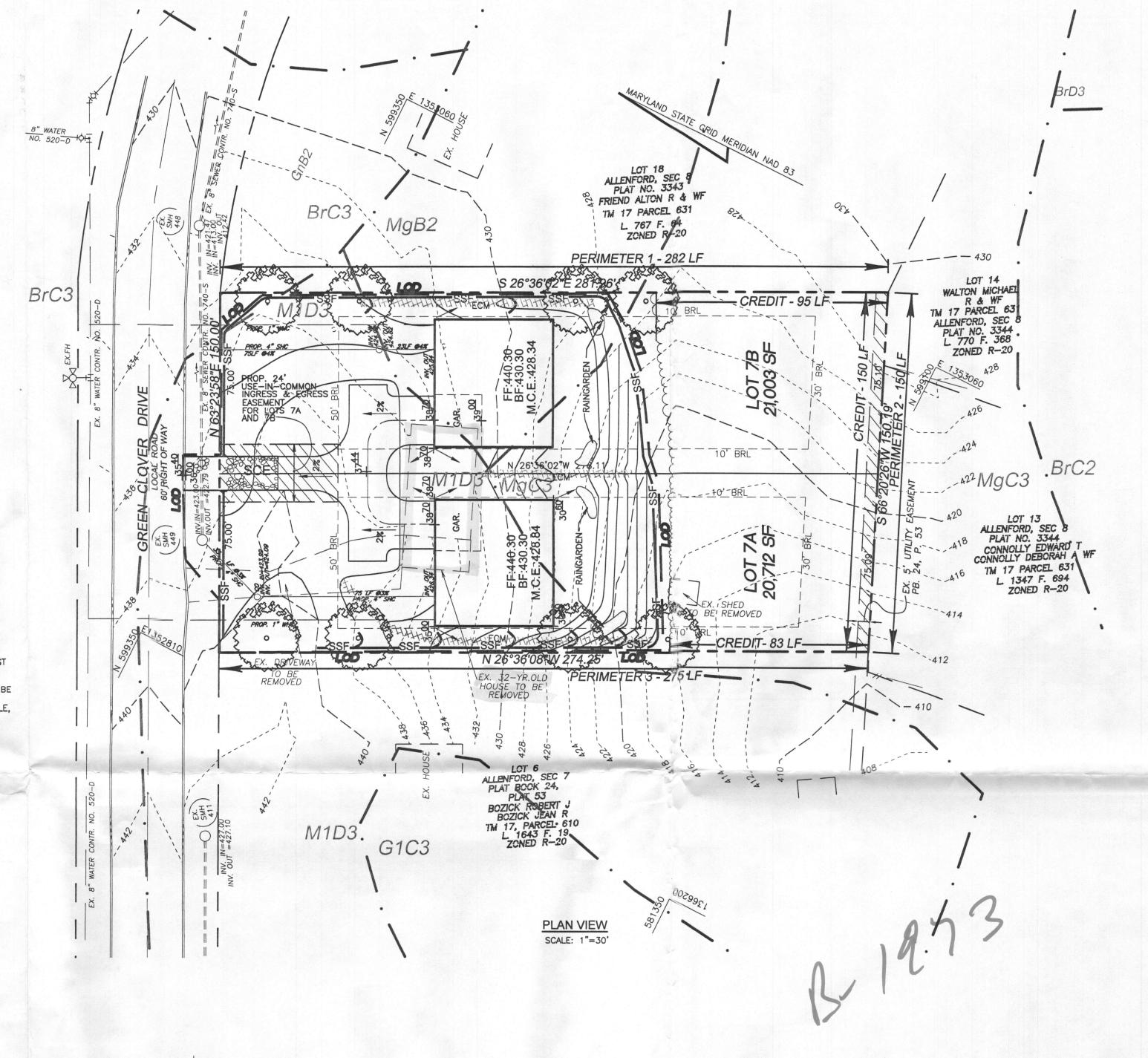
  CONTRACTOR SHALL CERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.

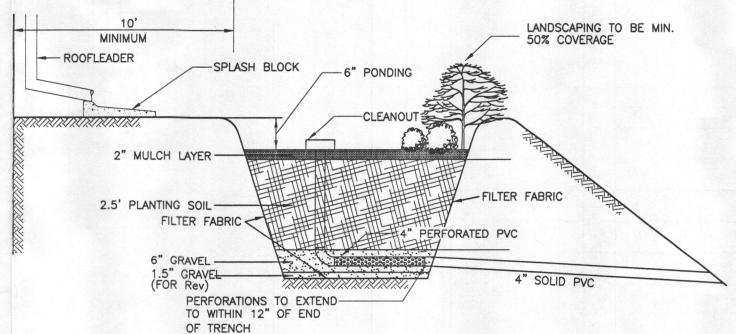
  FINAL LOCATION OF PLAN MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES. 4. CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE,

THE PLAN SHALL GOVERN.

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







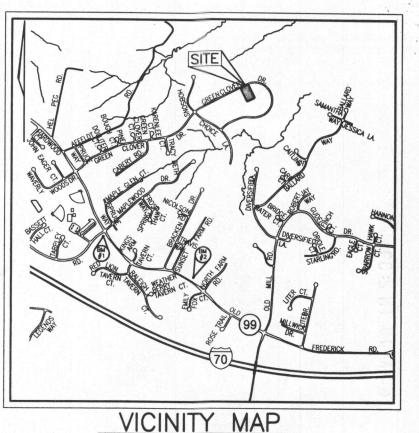
AL	RAIN	GAF	RDE	NC	CROS	S SE	CTIC	NC	
		NOT	TO	LAC	_				

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

BENCHMARKS

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

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



VICINITY MAP SCALE: 1"=2000'

**LEGEND** EXISTING CONTOUR PROPOSED CONTOUR DIRECTION OF FLOW mm EXISTING TREELINE SOILS PERCENT SLOPES ROOFTOP LEADER

### **GENERAL NOTES**

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

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

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

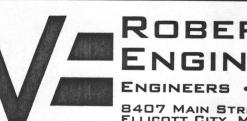
SUPPLEMENTAL INFORMATION PLAN AND LANDSCAPE PLAN

ALLENFORD LOTS 7A AND 7B

A RESUBDIVISION OF LOT 7, ALLENFORD **SECTION 7** 

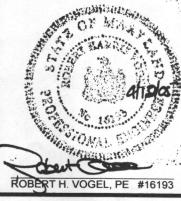
TAX MAP 17 BLOCK 2 2ND ELECTION DISTRICT

PARCEL '610' HOWARD COUNTY, MARYLAND



ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS . SURVEYORS . PLANNERS

8407 MAIN STREET TEL: 410.461.7666 ELLICOTT CITY, MD 21043 FAX: 410.461.8961



DEVELOPER

HARMONY BUILDERS, INC. 4228 COLUMBIA ROAD

ELLCOTT CITY, MARYLAND 21042

(410) 461-0833

DESIGN BY: RJ/CMH DRAWN BY: CHECKED BY: DATE: SCALE: 04-128.00 W.O. NO.:

SHEET \_\_\_

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

CHIEF, DIVISION OF LAND DEVELOPMENT

"I CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN AND SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. I FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

SIGNATURE OF DEVELOPER DATE