



Howard County  
Health Department

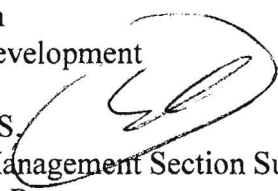
7178 Columbia Gateway Drive, Columbia MD 21046  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

---

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: June 24, 2005

RE: File Number: F-05-150  
Title: Reed Farm at Turf Valley

---

The existing dwelling was built in 1963 and public records indicate it is not connected to public water or sewer. The only Health Dept. records indicate there was a septic repair in 1974. Well and septic system(s) likely 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 any structures. Also, Health Dept. review of the future demolition application is required.

File



September 1, 2007

Stewart Oster  
Howard County Health Department  
7187 Gateway Drive  
Columbia, MD 21046

Hand Delivered, September 12, 2007

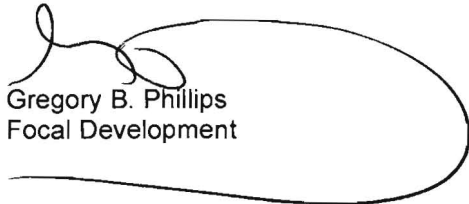
Regarding: Read Farm At Turf Valley, Parcel 440

Dear Mr Oster,

Per our telephonic conversation of late August, this letter serves as a hardship request to abandon the well at the same time as we abandon the septic field. All work will be done before any new building permits are issued on the above referenced parcel. This request is being made on behalf of the former owner who is currently finishing cancer treatment. Thanks again for your consideration in this matter.

If you have any questions regarding this submission please feel free to contact me at 410.977.0864 or Niles Morton at 410.790.5544.

Respectfully,



Gregory B. Phillips  
Focal Development

P.O. BOX 197  
CLARKSVILLE, MD 21029

OFFICE - 410.531.5330

FACSIMILE - 410.531.8660





September 1, 2007

Stewart Oster  
Howard County Health Department  
7187 Gateway Drive  
Columbia, MD 21046

Hand Delivered, September 12, 2007

Regarding: Read Farm At Turf Valley, Parcel 440

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If you have any questions regarding this submission please feel free to contact me at 410.977.0864 or Niles Morton at 410.790.5544.

Respectfully,

A handwritten signature in black ink, appearing to be "Gregory B. Phillips". The signature is fluid and cursive, with a large loop at the end. Below the signature is a long, horizontal, slightly wavy line that extends across the width of the signature area.

Gregory B. Phillips  
Focal Development

P.O. BOX 197  
CLARKSVILLE, MD 21029

OFFICE - 410.531.5330

FACSIMILE - 410.531.8660

P 21039 Repair  
DATE 12/19/74

LOCATION	<u>3059 Mullineaux La</u>	APPLICATION	
<del>ROAD</del>		HOLD	( )
		APPROVED	( )
		REJECTED	( )
LOT	<u>(off Boone's La)</u>		
APPLICANT		INSTALLATION	
OWNER	<u>Mr. Reed</u>	HOLD	( )
		APPROVED	( )
PERMITTEE	<u>Jenkins Brothers</u>	APPROVED	<u>12/20/74</u>
		DATE	

## FAST TRACK PLAN

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

## HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 2/1/06DPZ File No. F-06-092

## Department of Planning and Zoning

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

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

## Agencies

☒ 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

Revised

FEB 1 2006

DPZ - Land Dev

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

RE: Red Farm at Turt Valley

ENCLOSED FOR YOUR → ☐ Signature Approval  
 THE ENCLOSED → ☐ Original

☒ Review & Comments ☐ Files  
☒ Pre-Packaged Plan Set

## Plans

☐ 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

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## Supplemental Documents

☐ Wetlands Report  
☐ Soils/Topo Map/Drain Area Map  
☐ FSD/FCP/Worksheet and Application  
☐ Declaration of Intent (Forest Cons)  
☐ Drainage and/or Computation/Pond Safety Comps  
☐ Preliminary Road Profiles  
☐ APFO Roads Test/Mitigation Plan/Traffic Study  
☐ Noise Study  
☐ Sight Distance Analysis/Speed Flow Study  
☐ Floodplain Study  
☐ Stormwater Management Comps/Geo-Tech Report  
☐ Industrial Waste Survey (DPW)  
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☐ Response Letter  
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☐ Retaining Wall Comps/Details  
☐ Poster/Community or HDC Meeting Information  
☐ Route 1 Details/Summary

## 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

Recorded

On 2/1/06

COMMENTS:

Still awaiting documentation of well & septic abandonment. No originals until submitted.  
 SRC/Comments Due By: 2/17/06  
2/14/06

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

DPZ STAFF INITIALS ll

## FAST TRACK PLAN

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

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land DevelopmentDATE: 6/8/05DPZ File No. F-05-150

## 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  
6/8/05

RE: Revised

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

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☐ Scenic Road Exhibits  
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☐ DED Application/Checklist  
☐ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☒ Received ☐ Tentatively Approved  
☒ Received and Revised ☐ Approved

☐ Recorded  
 On 6/8/05

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

SRC/Comments Due By: 6/24/05

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

DPZ STAFF INITIALS 9

HEALTH

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

January 23, 2006

Cindy Hamilton, Chief  
Division of Land Development  
Howard County Department of Planning and Zoning  
3430 Court House Drive  
Ellicott City, Maryland  
21043

Re: Reed Farm  
F-06-092

Dear Ms. Hamilton,

In accordance with your comments dated December 19, 2005, I have responded as follows:

DEPARTMENT OF PLANNING AND ZONING

- 1.) The right of way width of Mullineaux Lane has been added to the Plat.
- 2.) The legend dimension of 32' has been added for the private water, sewer and utility easement.
- 3.) Documentation that the existing house has been demolished will be provided when plat originals are submitted.
- 4.) General note 21 has been revised as requested.
- 5.) F-05-150 has been added to the title block.
- 6.) Note 17 has been revised to clarify the fees.
- 7.) The use in common driveway maintenance agreement note has been added.

DEVELOPMENT ENGINEERING DIVISION

- 1.) A copy of the deed is provided herewith so that you may verify ownership.
- 2.) The right of way of 50 feet has been shown. There is no need for additional right of way dedication.
- 3.) The stopping sight distance analysis was submitted with the previous submission under F-05-150.
- 4.) Note 15 has been modified as requested. The Stormwater Management Report was submitted under the previous submission of F-05-150.

Revised

FEB 1 2006

DPZ - 10015 - 01

HEALTH

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

August 9, 2005

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

REVISED  
8/10/05

Re: Reed Farm at Turf Valley, Lots 1-4  
F-05-150

Dear Mrs. Hamilton,

The purpose of this letter is to respond to your comments dated June 28, 2005 for the above referenced project and to submit revised plans.

**Division of Land Development**

1. The correct deed for the property is provided with this submission. The deed indicates the property area as 2.328ac. whereas the survey indicates the property as 2.3502ac.
2. The centerline of the right-of-way is now dimensioned to the property. No dedication is necessary. The front BRL is shown correctly.
3. The general note has been added to the plat.

**Development Engineering Division**

Checklist Items:

II.2. The easement notation has been revised as requested.

III.4. The Sight Distance Exhibit has been corrected to indicate the object at the edge of pavement.

General Comments:

1. The drainage divides have been revised. The existing and developed drainage area maps have been revised. The Cpv computations have been revised to indicate the offsite drainage.

A site only drainage area map is provided indicating the credits used for the WQv and Rev requirements.

2. The existing and proposed RCNs have been revised based on the new drainage area.

The Rev and WQv have been revised based on the impervious area of the use-in-common

REAL ESTATE SERVICES COMMENTS:

- 1.) The Private Water Easement in the legend has been revised to indicate a 32' wide easement.
- 2.) The owners certificate has been revised to correctly spell Frank.
- 3.) The owners certificate now has a signature line for Lana J. Reed.
- 4.) The (Name of Corporation ) has been deleted from the Owners Certificate.
- 5.) The Supplemental plan showing access to existing water and sewer facilities, grading and storm water management was submitted with F-05-150.

Sincerely,

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

A handwritten signature in black ink, appearing to read "Mark C. Martin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark C. Martin

Professional Land Surveyor No. 10884

driveway. The impervious coverage has been revised in the computations.

Computations for the required WQv and Rev are provided in the report indicating how they are met for the site.

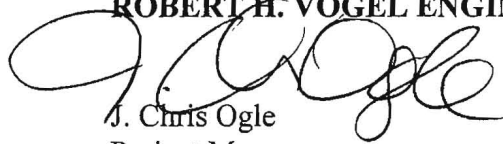
3. A TR-20 analysis for 1 year storm for each area is provided in the computations.
4. The performance standards are provided in the report.
5. The grading for the raingardens is provided. Spot elevations are also provided to indicate the top of the facility and the outfall elevation of each raingarden.
6. Concur.
7. Concur.

**Health Department**

No well or septic systems were indicated on the site survey. A schedule will be forwarded to indicate the proper abandonment/sealing of the well/septic system.

Sincerely,

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



J. Chris Ogle  
Project Manager



## FAST TRACK PLAN

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

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land DevelopmentDATE: 8/10/05DPZ File No. F-05-150

## Department of Planning and Zoning

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

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

## Agencies

- ☐ 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**  
8/10/05RE: Reed Farm @ Turf Valley

ENCLOSED FOR YOUR →  
THE ENCLOSED →

☐ Signature Approval  
☐ Original

☒ Review & Comments  
☒ Pre-Packaged Plan Set

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## # of Sheets

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## Supplemental Documents

- ☐ Wetlands Report  
☐ Soils/Topo Map/Drain Area Map  
☐ FSD/FCP/Worksheet and Application  
☐ Declaration of Intent (Forest Cons)  
☐ Drainage and/or Computation/Pond Safety Comps  
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☐ Scenic Road Exhibits  
☐ Deeds  
☐ Photographs  
☐ Retaining Wall Comps/Details  
☐ Poster/Community or HDC Meeting Information  
☐ Route 1 Details/Summary

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- ☐ Waiver Petition Applic/Exhibit  
☐ Planning Board Application  
☐ ASDP/CSDP Application  
☐ DED Application/Checklist  
☐ DED Fee Receipt/Deeds/Cost Estimate

WAS: ☒ Received  
☐ Received and Revised  
☐ Tentatively Approved  
☐ Approved

Recorded  
 On 8/10/05

COMMENTS:

No // & sept. abandonment  
still needed  
8/26/05

SRC/Comments Due By:

8/26/05

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

DPZ STAFF INITIALS W



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](http://www.hchealth.org)

---

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

### MEMORANDUM

TO: Cindy Hamilton, Chief  
Planning and Zoning, Land Development

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

DATE: January 30, 2008

RE: File Number: SDP-08-066  
Title: Reed Farm @ Turf Valley, Lots 1 - 4  
Map 17, Grid 19, Parcel 440

---

The well on this property needs to be properly abandoned (by a licensed well driller) prior to submission of originals for signature. Also, a Health Department review of the future demolition application is required. The septic can be abandoned at the demolition.

C: File

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

DATE: 1/9/08DPZ File No. SDP-08-066**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  
2 Cable TV  
2 Police  
2 MTA  
2 Finance  
2 DPW, Real Estate Services  
2 DPW, Construction and Inspection  
2 DPW, Bureau of Utilities

RE: REED FARM @ TURF VALLEY (MULLINEUX LANE)

ENCLOSED FOR YOUR →      Signature Approval  
 THE ENCLOSED →      Original

✓ Review & Comments      Files  
     Pre-Packaged Plan Set

**Plans**      # of Sheets

     Sketch Plan  
     Prel Equiv Sketch Plan  
     Preliminary Plan  
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25 Site Development Plan 2  
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     ASDP/CSDP Application  
✓ DED Application/Checklist  
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     Deeds  
     Photographs  
     Retaining Wall Comps/Details  
     Poster/Community or HDC Meeting Information  
     Route 1 Details/Summary

\* SEE F-05-150 \*

WAS: ✓ Received      Tentatively Approved  
     Received and Revised      Approved

     Recorded 1/9/08  
     On     

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

SRC/Comments Due By: 1/31/08

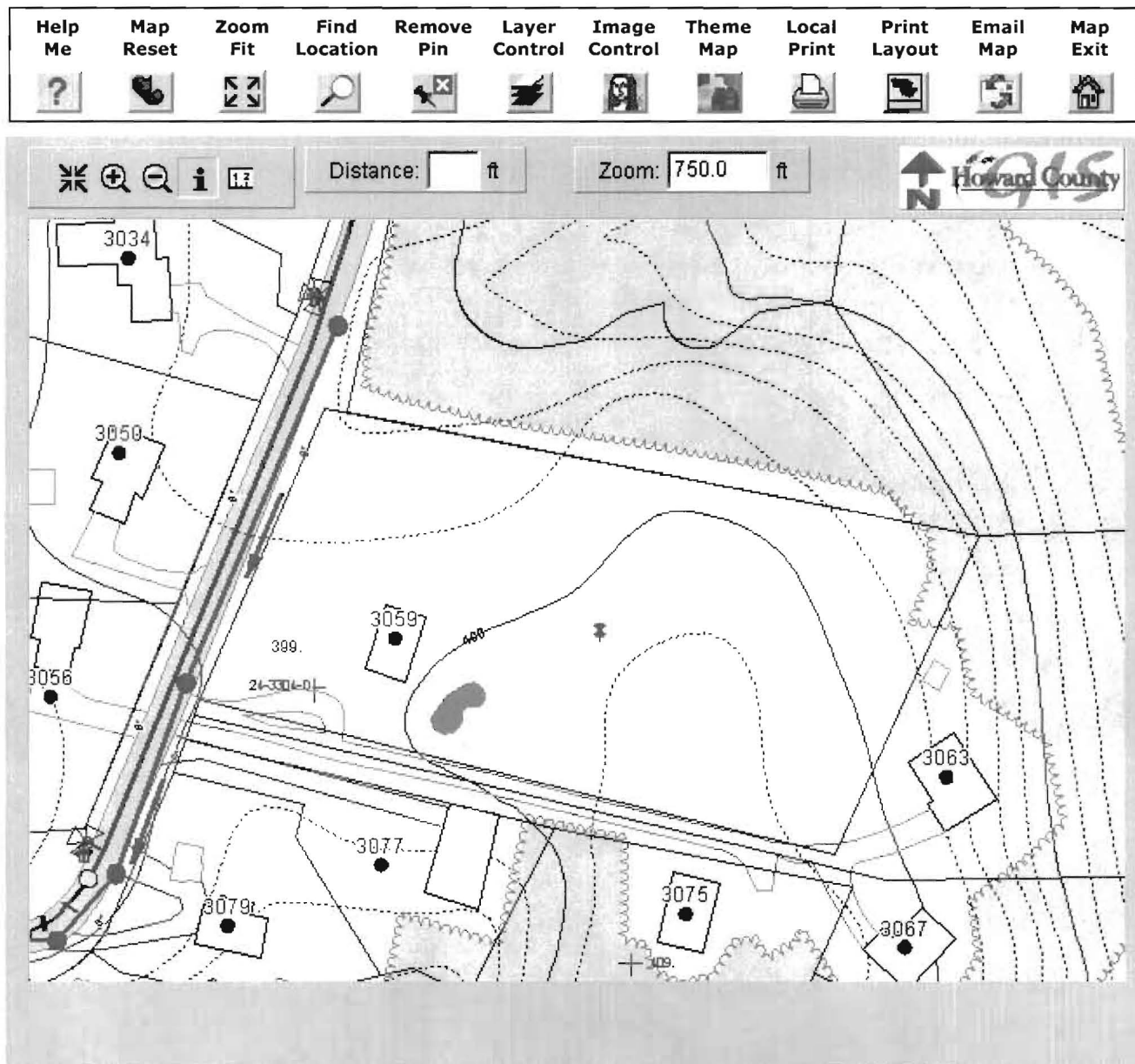
Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS   J

No file

P. 21039 Repair  
DATE 12/19/74

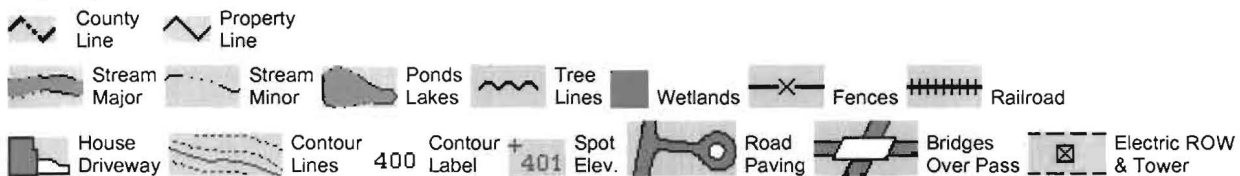
LOCATION	3059 Mullineaux La	APPLICATION
<del>Wood</del>		HOLD ( )
		APPROVED ( )
		REJECTED ( )
LOT	(off Bonne's La)	
APPLICANT		INSTALLATION
OWNER	Mr. Reed	HOLD ( )
		APPROVED ( )
PERMITTEE	Jenkins Brothers	APPROVED 12/20/74
		DATE



**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.

Friday, June 24 2005 | 11:47:18 AM | @699

#### Map Legends



#### Property Information



#### Sanitary Sewer

HEALTH

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

June 8, 2005

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

Re: Reed Farm at Turf Valley, Lots 1-4  
F-05-150

Dear Mrs. Hamilton,

The purpose of this letter is to respond to your comments dated May 4, 2005 for the above referenced project and to submit original plans.

**Division of Land Development**

- 6/8/05
1. The building restriction lines have been revised as requested.
  2. A Minimum Lot Size Chart has been added to the plans.
  3. The centerline of Mullineaux Lane is labeled. The right-of-way from centerline of road is 25' or greater.
  4. The previous deed reference was incorrect. The correct information has been added to the plat.
  5. Concur.
  6. Lots 1 and 2 of the Shown property have been added to the plans.
  7. A note has been added as requested.
  8. A note has been added as requested.
  9. Note 13 has been revised as requested.
  10. Note 12 has been revised as requested.
  11. A Simplified FSD has been included with this submission. Forest Conservation obligations will be fulfilled by a fee-in-lieu of 0.35 ac.
  12. Note 2 has been revised as requested.
  13. Note 14 has been removed.
  14. Note 16 has been revised as requested.
  15. The Vicinity Map has been labeled and the spelling of Boones Lane has been corrected.
  16. The Supplemental Plan has been retitled as requested.

**Development Engineering Division**

**Checklist Items**

- II.2. The wording of the easement has been revised as requested.
- II.1.0. The width of the easement has been revised as requested. The Supplemental

8407 Main Street • Ellicott City • Maryland 21043  
Tel 410.461.7666 • Fax 410.461.8961

Information Plan has also been revised.

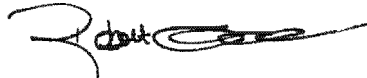
- III.4. A Design Manual Waiver has been submitted to allow the utilization of the posted speed plus 5 mph.
- III.5. The note has been added as requested.
- III.8. The water and sewer note (option c) has been added to the plans as requested.
- III.9. The note has been added as requested.

General Comments

- 1. The Drainage Area Maps have been revised as requested. A Drainage Area Map showing the credits for Rev and Wqv has been included in this submission.
- 2. The RCN's, Tc's and area computations have been revised as requested. Rev computations for the entire site have been provided in the SWM report. Computations for Wqv have been provided for each subarea.
- 3. The existing and developed 1 year peak runoff is now shown in the report and on the drainage area maps.
- 4. The SWM Narrative has been revised to comply with all the items in the Final Plan Checklist.
- 5. The underdrain pipes for the Raingardens have been added to the plans and spot elevations are provided to show adequate outfall.
- 6. Concur.
- 7. Concur.

Sincerely,

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

A handwritten signature in black ink, appearing to read 'Robert H. Vogel', with a stylized flourish at the end.

Robert H. Vogel, PE  
President



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](http://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 5, 2005

RE: File Number: F-05-150  
Title: Reed Property

---

Public records indicate this house was built in 1963. No Health Dept. records are available. The existing structure is not connected to public utilities. Well and septic system(s) remain. Submittal of documentation of the locations of existing well and septic systems and suitable schedule for proper abandonment/sealing of the well/septic system(s) that once served any structures will be required prior to submittal of originals for signature.

File



**FAST TRACK PLAN**

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

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

DATE: 4/6/05

DPZ File No. F-05-150

**Department of Planning and Zoning**

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

\_\_\_\_ Environmental and Community Planning (Ag Pres/Route 1)  
\_\_\_\_ Development Engineering Division  
\_\_\_\_ Other  
\_\_\_\_ File

**Agencies**

\_\_\_\_ 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

RE: REED PROP.

ENCLOSED FOR YOUR → \_\_\_\_\_ Signature Approval  
THE ENCLOSED → \_\_\_\_\_ Original

\_\_\_\_ Review & Comments \_\_\_\_\_ Files  
\_\_\_\_ **Pre-Packaged Plan Set**

**Plans** \_\_\_\_\_ **# of Sheets**

\_\_\_\_ ✓ 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

**Applications**

\_\_\_\_ Waiver Petition Applic/Exhibit  
\_\_\_\_ Planning Board Application  
\_\_\_\_ ASDP/CSDP Application  
\_\_\_\_ DED Application/Checklist  
\_\_\_\_ DED Fee Receipt/Deeds/Cost Estimate

**Supplemental Documents**

\_\_\_\_ Wetlands Report  
\_\_\_\_ Soils/Topo Map/Drain Area Map  
\_\_\_\_ FSD/FCP/Worksheet and Application  
\_\_\_\_ Declaration of Intent (Forest Cons)  
\_\_\_\_ Drainage and/or Computation/Pond Safety Comps  
\_\_\_\_ Preliminary Road Profiles  
\_\_\_\_ APFO Roads Test/Mitigation Plan/Traffic Study  
\_\_\_\_ Noise Study  
\_\_\_\_ Sight Distance Analysis/Speed Flow Study  
\_\_\_\_ Floodplain Study  
\_\_\_\_ Stormwater Management Comps/Geo-Tech Report  
\_\_\_\_ Industrial Waste Survey (DPW)  
\_\_\_\_ Road Poster Form Letter  
\_\_\_\_ Response Letter  
\_\_\_\_ Perc Plat  
\_\_\_\_ Scenic Road Exhibits  
\_\_\_\_ Deeds  
\_\_\_\_ Photographs  
\_\_\_\_ Retaining Wall Comps/Details  
\_\_\_\_ Poster/Community or HDC Meeting Information  
\_\_\_\_ Route 1 Details/Summary

WAS: \_\_\_\_\_ Received \_\_\_\_\_ Tentatively Approved  
\_\_\_\_ Received and Revised \_\_\_\_\_ Approved

Recorded \_\_\_\_\_  
On 4/6/05

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

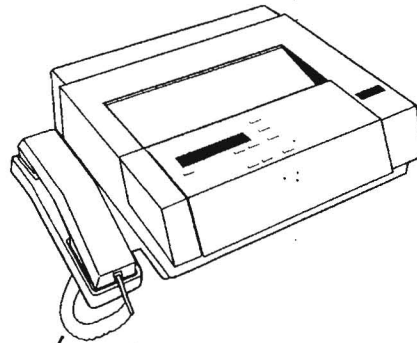
SRC/Comments Due By: 4/29/05

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

DPZ STAFF INITIALS \_\_\_\_\_

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

**F A X**



Date

5/5/05

To

Derrick Jones

Department

P# 2

FAX #

From

Stuart Oster

Telephone

X 1788

FAX (410) 313-2648

# Of Pages

3

(including cover page)

Comments

Recd Prop.

**CONFIDENTIALITY NOTICE**

**"WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEPHONIC  
COMMUNICATION COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW"**

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P. 21039 Repair  
DATE 12/19/74

LOCATION	<u>3059 Mullins La</u>	APPLICATION	
<del>ROAD</del>		HOLD	
LOT	<u>Off Boone's La</u>	APPROVED	( )
APPLICANT		REJECTED	
OWNER	<u>Mr. Reed</u>	INSTALLATION	
PERMITTEE	<u>Jenkins Brothers</u>	HOLD	
		APPROVED	( )
		DATE	<u>12/20/74</u>

Click here for a plain text [ADA](#) compliant screen.



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

[Go Back](#)  
[View Map](#)  
[New Search](#)  
[Ground Rent](#)

**Account Identifier:** District - 02 **Account Number -** 238810

#### Owner Information

**Owner Name:** REED FRANK C & WF **Use:** RESIDENTIAL  
**Principal Residence:** YES  
**Mailing Address:** 3059 MULLINEAUX LN  
 ELLICOTT CITY MD 21042-2151 **Deed Reference:** 1) / 562/ 324  
 2)

#### Location & Structure Information

**Premises Address** 3059 MULLINEAUX LN  
 ELLICOTT CITY 21042 **Legal Description** 2.322 A  
 3059 MULLINEAUX LN  
 ELLICOTT CITY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No: Plat Ref:
17	19	440						1	

**Special Tax Areas** **Town Ad Valorem Tax Class** A/V, METRO FIRE TAX

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1963	1,716 SF	2.32 AC	
<b>Stories</b> 2	<b>Basement</b> NO	<b>Type</b> SPLIT LEVEL	<b>Exterior</b> FRAME

#### Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
<b>Land:</b>	119,800	203,200		
<b>Improvements:</b>	74,310	103,170		
<b>Total:</b>	194,110	306,370	231,530	268,950
<b>Preferential Land:</b>	0	0	0	0

#### Transfer Information

Seller:	Date:	Price:
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
Seller:	Date:	Price:
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
Seller:	Date:	Price:
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

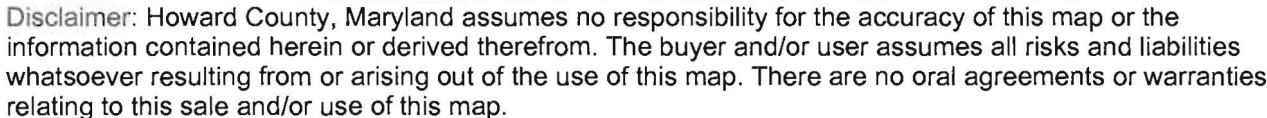
#### Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

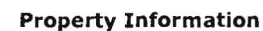
**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

\* NONE \*



### Map Legends



WSPR  
05/05/05

WATER - SEWER BILLING SYSTEM  
PROPERTY SEARCH

PAGE 1 OF 2  
10:42 AM

LOCATION 003059 MULLINEAUX LN

	LOCATION	ACCOUNT NAME	ACCOUNT#
-	3004 - MULLINEAUX LN	MICHAEL MANDELBERG	17017840
-	3005 - MULLINEAUX LN	JAMES PFAU	17017890
-	3008 - MULLINEAUX LN	KEVIN & VIRGINIA SLACK	17017845
-	3012 - MULLINEAUX LN	JENNIFER PEFFALL	17017850
-	3032 - MULLINEAUX LN	STEVE & DEBBIE PUSATERI	17017853
-	3034 - MULLINEAUX LN	DEBORAH L PUSATERI	17017855
-	3035 - MULLINEAUX LN	JEFF HENLINE	17013950
-	3041 - MULLINEAUX LN	ROBERT HENLINE & D FOOTE	17017858
-	3050 - MULLINEAUX LN	KEN & DEBRA ZGRAGGEN	17017860
-	<u>3056 - MULLINEAUX LN</u>	PAULA LOGAN	17017880
-	<u>3063 - MULLINEAUX LN</u>	KENNETH C NEUMEISTER	17014000
-	<u>3067 - MULLINEAUX LN</u>	PETER W FINCK	17014100
-	3077 - MULLINEAUX LN	WALTER SHOWN JR	17014110

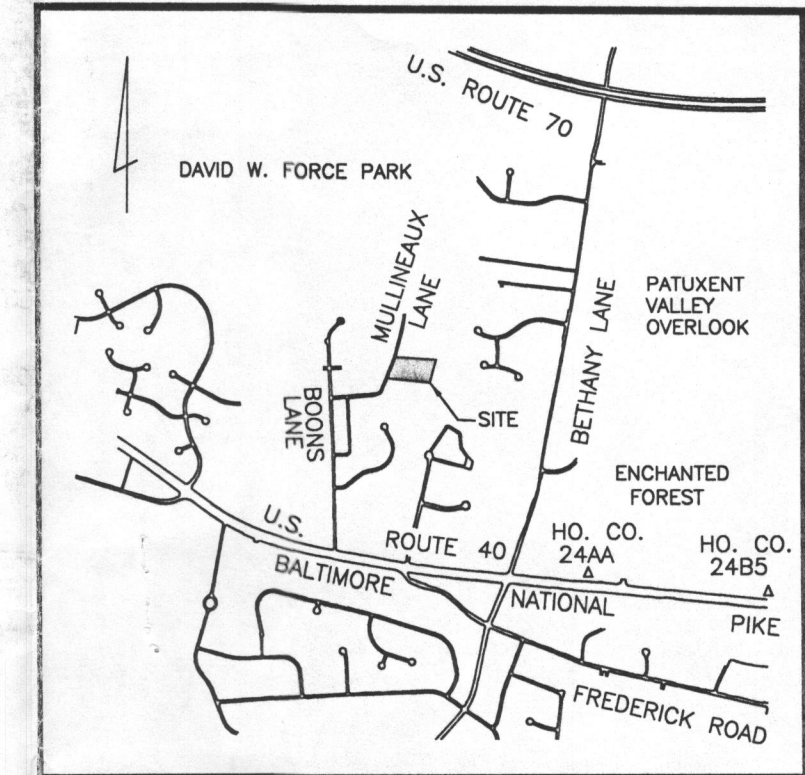
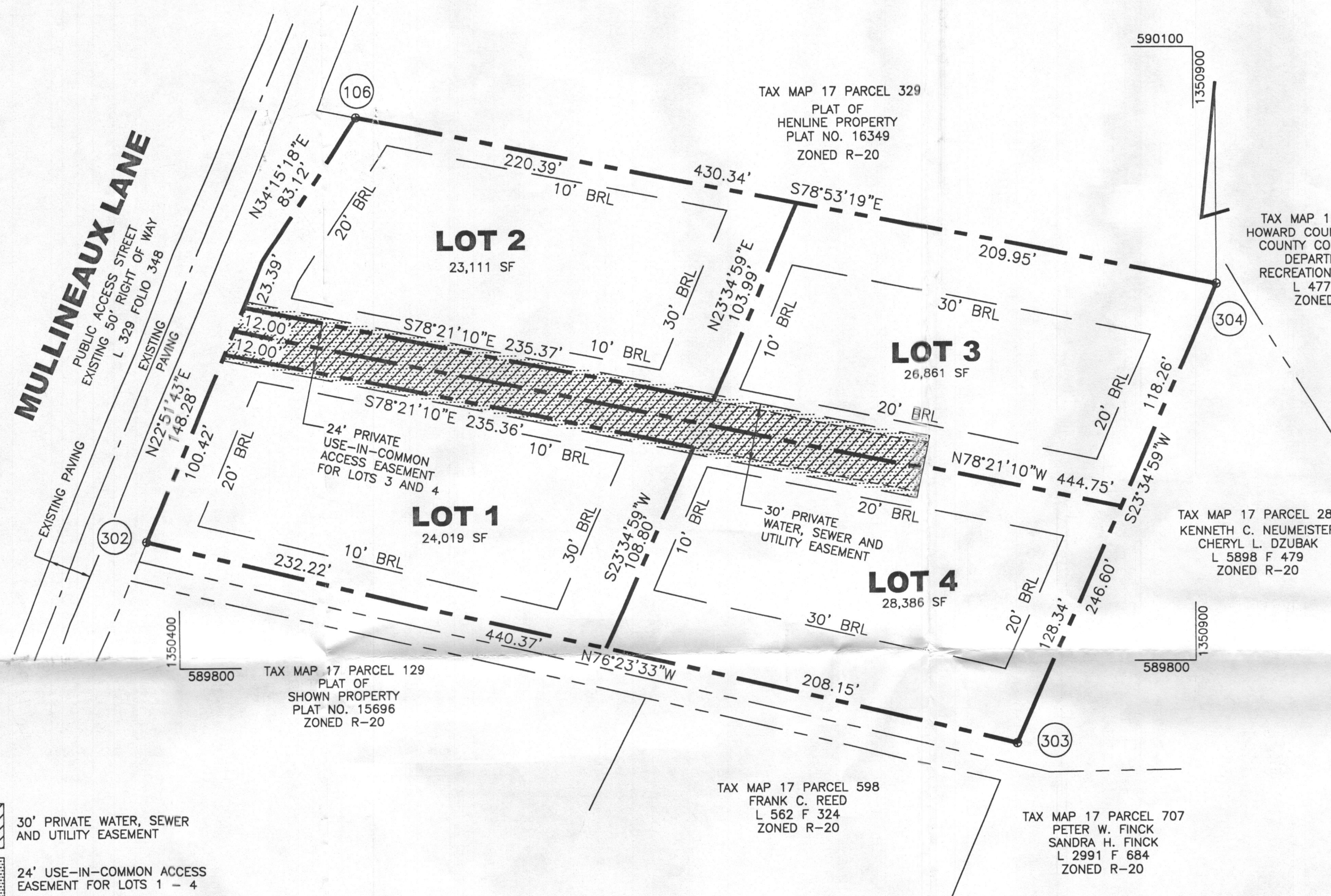
- ENTER "W" ON SELECTION TO ACCESS WORK ORDER

----- FIRST PAGE -----

PF3=MENU    PF4=CONSUMPTION HISTORY    PF5=FINANCIAL INQ.    PF6=BILL INQ.  
PF7=NEXT PAGE    PF8=PREVIOUS PAGE    PF9=METER INFO    PF10=EXIT



COORDINATE LIST		
POINT	NORTH	EAST
106	590068.6824	1350488.6204
302	589863.3158	1350384.2112
303	589759.7440	1350812.2344
304	589985.7487	1350910.8934



### GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED R-20 PER 02/04/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB  
24AA 587380.57 1352603.60  
24B5 586956.20 1356570.70
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. ON OR ABOUT FEBRUARY 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE.
- THE EXISTING HOUSE ON LOT 1 IS TO BE REMOVED.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRED.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b) OF THE HOWARD COUNTY CODE BECAUSE IT IS A SINGLE LOT WHERE THE AREA OF FOREST TO BE CUT, CLARED OR GRADED DOES NOT EXCEED 40,000 SF.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$6,300 FOR THE 21 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY RAINGARDENS FOR WQv AND Rv IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL. CPv IS NOT REQUIRED FOR THIS SUBDIVISION.

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.

*Mark C. Martin* 4/6/05  
MARK C. MARTIN DATE

FRANK C. REED DATE

LANA J. REED DATE

### AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.3502 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0 ACRES
TOTAL AREA OF LOTS TO BE RECORDED.....	2.3502 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0 ACRES
TOTAL AREA TO BE RECORDED.....	2.3502 ACRES

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

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

OWNERS  
FRANK C. REED  
LANA J. REED  
3059 MULLINEAUX LANE  
ELLCOTT CITY, MARYLAND  
21042

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 DATE

### OWNER'S CERTIFICATE

WE, FRANK C. REED AND LANA J. REED, OWNERS 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. WITNESS OUR HANDS THIS DAY OF , 2005

FRANK C. REED  
(NAME OF CORPORATION)

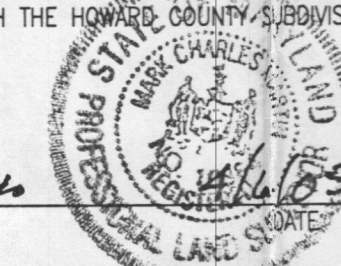
WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LESTER C. MULLINEAUX JR. AND BLANCH D. MULLINEAUX TO FRANK C. REED AND LANA J. REED BY DEED DATED JANUARY 23, 1976 AND RECORDED IN LIBER 753 FOLIO 367 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 HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

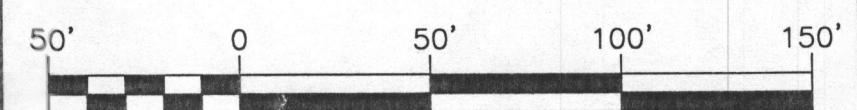
*Mark C. Martin*  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884



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

### MINOR SUBDIVISION OF THE REED PROPERTY

ZONED R-20  
TAX MAP 17, GRID 19, PARCEL 440  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

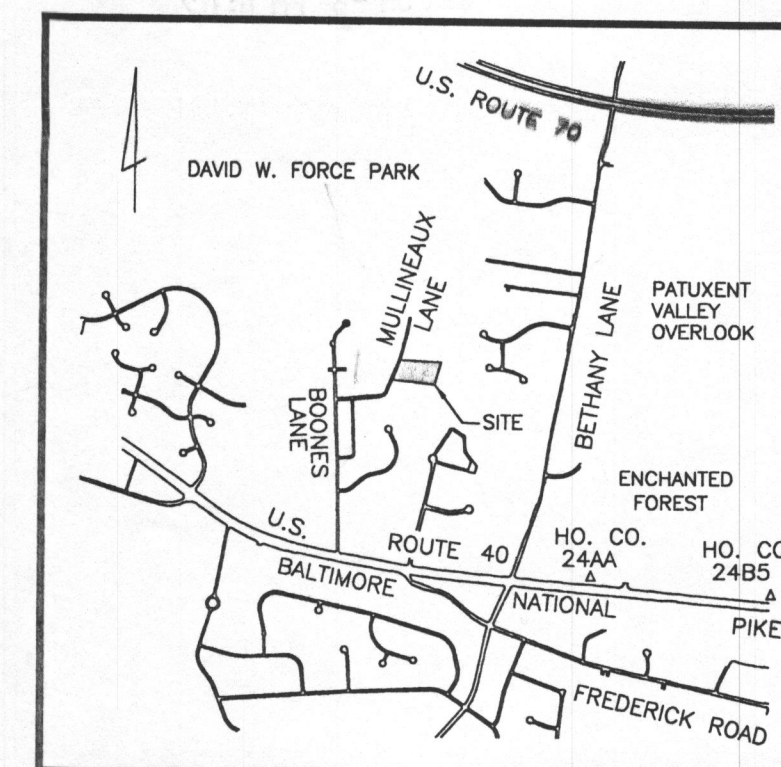


SCALE 1"= 50' APRIL 6, 2005

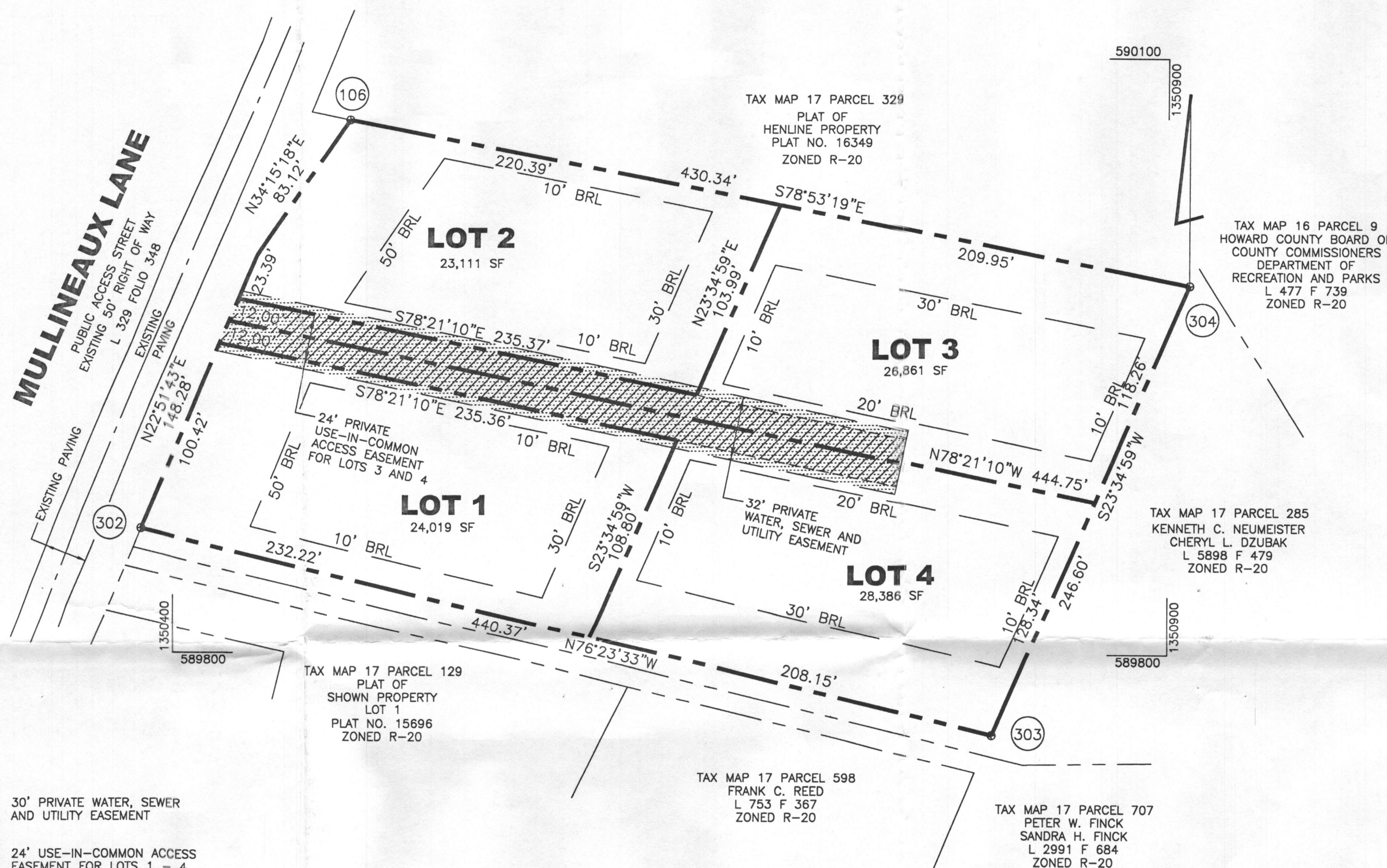


COORDINATE LIST		
POINT	NORTH	EAST
106	580088.6824	1350488.6264
302	589863.3158	1350384.2112
303	589759.7440	1350812.2344
304	589985.7487	1350910.8934

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	26,861 SF	2,839 SF	24,022 SF
4	28,386 SF	2,807 SF	25,579 SF



VICINITY MAP  
SCALE: 1"=2000'



### GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED R-20 PER FEB. 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB  
24AA 587380.57 1352603.60  
24B5 586956.20 1356570.70
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. ON OR ABOUT FEBRUARY 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- ⊥ DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION MADE ON MARCH 14, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- THE EXISTING HOUSE ON LOT 1 IS TO BE REMOVED PRIOR TO THE RECORDATION OF THE SUBDIVISION.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$6,300 FOR THE 21 SHADE TREES SHALL BE DEFERRED TO THE SITE DEVELOPMENT PLAN.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY RAINGARDENS FOR WQV AND REV IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL. CPV IS NOT REQUIRED FOR THIS SUBDIVISION.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.
- FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED BY A FEE-IN-LIEU OF 0.35 ACRES IN THE AMOUNT OF \$7,623.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF THE SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

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.

*Mark C. Martin* 6/8/05  
MARK C. MARTIN DATE

FRANK C. REED DATE

LANA J. REED DATE

### AREA TABULATION

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TOTAL AREA TO BE RECORDED.....	2.3502 ACRES

ROBERT H. VOGEL, ENGINEERING, INC.

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

OWNERS  
FRANK C. REED  
LANA J. REED  
3059 MULLINEAUX LANE  
ELLICOTT CITY, MARYLAND  
21042

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

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 DATE

WE, FRANK C. REED AND LANA J. REED, OWNERS 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. WITNESS OUR HANDS THIS DAY OF , 2005

FRANK C. REED  
(NAME OF CORPORATION)

WITNESS

### OWNER'S CERTIFICATE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY RONALD HAHN AND PHYLLIS N. HAHN TO FRANK C. REED AND LANA J. REED BY DEED DATED JUNE 16, 1971 AND RECORDED IN LIBER 562 FOLIO 324 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 HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

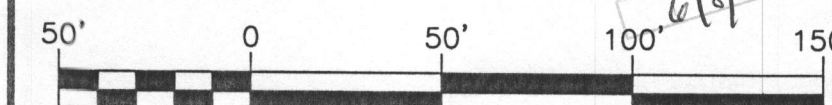
*Mark C. Martin*  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884

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

### REED FARM AT TURF VALLEY

MINOR SUBDIVISION OF THE REED PROPERTY

ZONED R-20  
TAX MAP 17, GRID 19, PARCEL 440  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

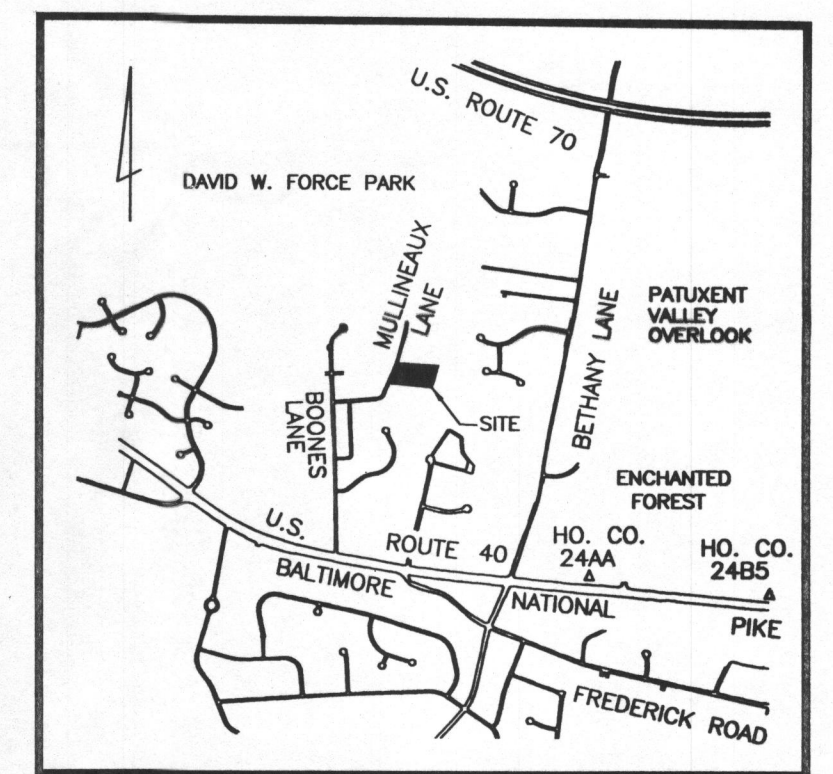


SCALE 1"= 50' APRIL 6, 2005



COORDINATE LIST		
POINT	NORTH	EAST
106	590068.6824	1350488.6204
302	589863.3158	1350384.2112
303	589759.7440	1350812.2344
304	589985.7487	1350910.8934

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	26,861 SF	2,839 SF	24,022 SF
4	28,386 SF	2,807 SF	25,579 SF



VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED R-20 PER FEB. 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 31EB  
24AA 587380.57 1352603.60  
24B5 586956.20 1356570.70
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. ON OR ABOUT FEBRUARY 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- ⦿ DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION MADE ON MARCH 14, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- THE EXISTING HOUSE ON LOT 1 IS TO BE REMOVED PRIOR TO THE RECORDATION OF THE SUBDIVISION.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$6,300 FOR THE 21 SHADE TREES SHALL BE DEFERRED TO THE SITE DEVELOPMENT PLAN.
- STORMWATER MANAGEMENT WILL BE PROVIDED BY RAINGARDENS FOR WQV AND REV IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL. CPV IS NOT REQUIRED FOR THIS SUBDIVISION.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.
- FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED BY A FEE-IN-LIEU OF 0.35 ACRES IN THE AMOUNT OF \$7,623.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF THE SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

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.

*Mark C. Martin* 8/10/05  
MARK C. MARTIN DATE

FRANK C. REED DATE

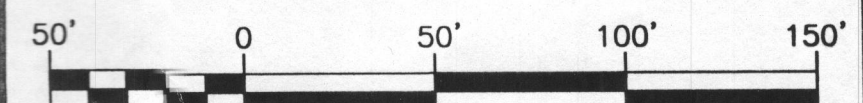
LANA J. REED DATE

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

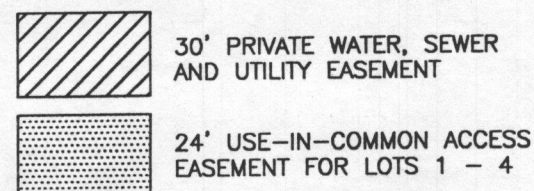
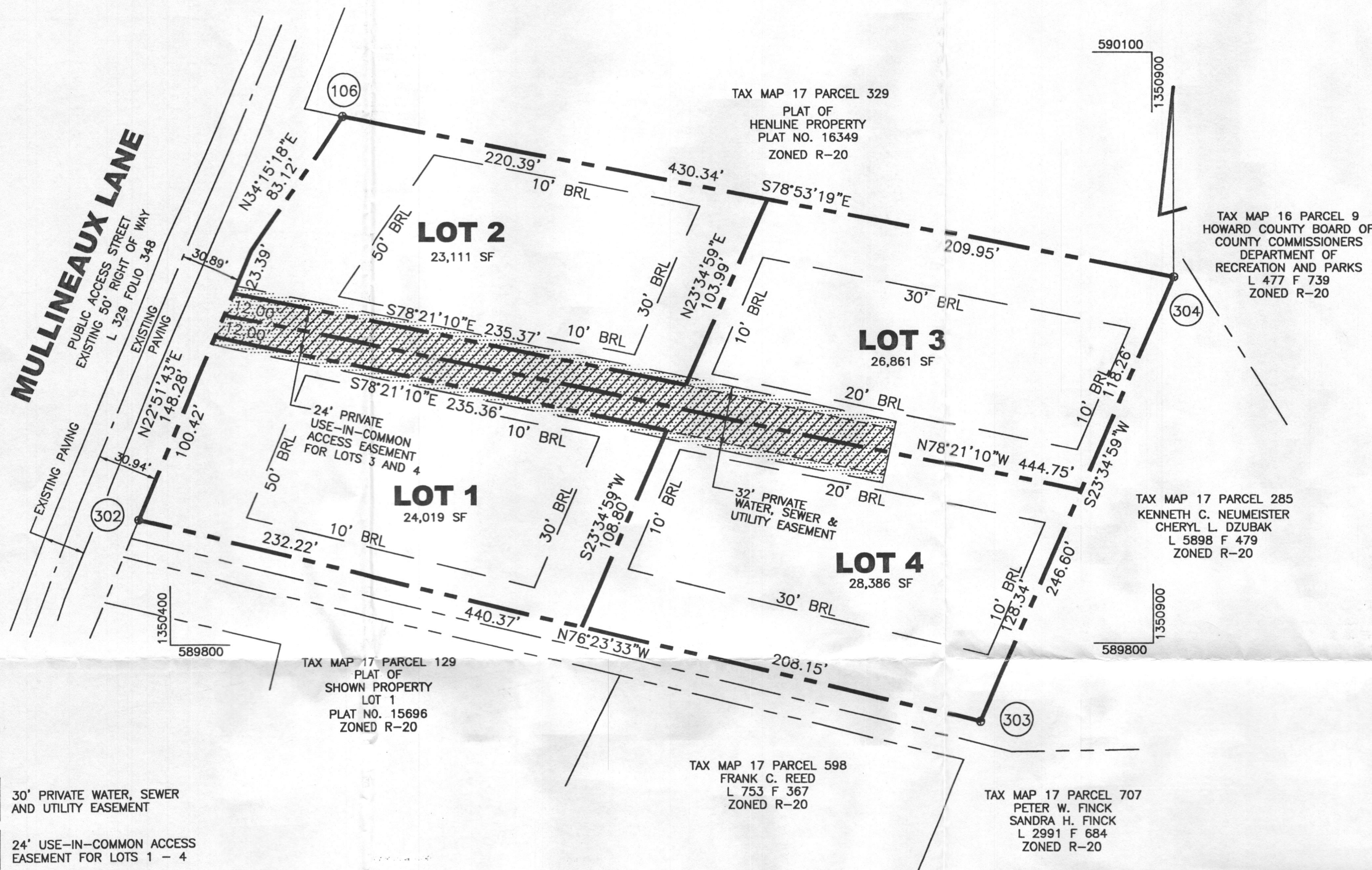
### REED FARM AT TURF VALLEY

MINOR SUBDIVISION OF THE REED PROPERTY

ZONED R-20  
TAX MAP 17, GRID 19, PARCEL 440  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



SCALE 1"= 50' AUGUST 8, 2005



### AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.3502 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0 ACRES
TOTAL AREA OF LOTS TO BE RECORDED.....	2.3502 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0 ACRES
TOTAL AREA TO BE RECORDED.....	2.3502 ACRES

ROBERT H. VOGEL, ENGINEERING, INC.

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

OWNERS  
FRANK C. REED  
LANA J. REED  
3059 MULLINEAUX LANE  
ELLICOTT CITY, MARYLAND  
21042

### OWNER'S CERTIFICATE

WE, FRANK C. REED AND LANA J. REED, OWNERS 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. WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

FRANK C. REED  
(NAME OF CORPORATION)

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 RONALD HAHN AND PHYLLIS N. HAHN TO FRANK C. REED AND LANA J. REED BY DEED DATED JUNE 16, 1971 AND RECORDED IN LIBER 562 FOLIO 324 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 HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Mark C. Martin*  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884



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

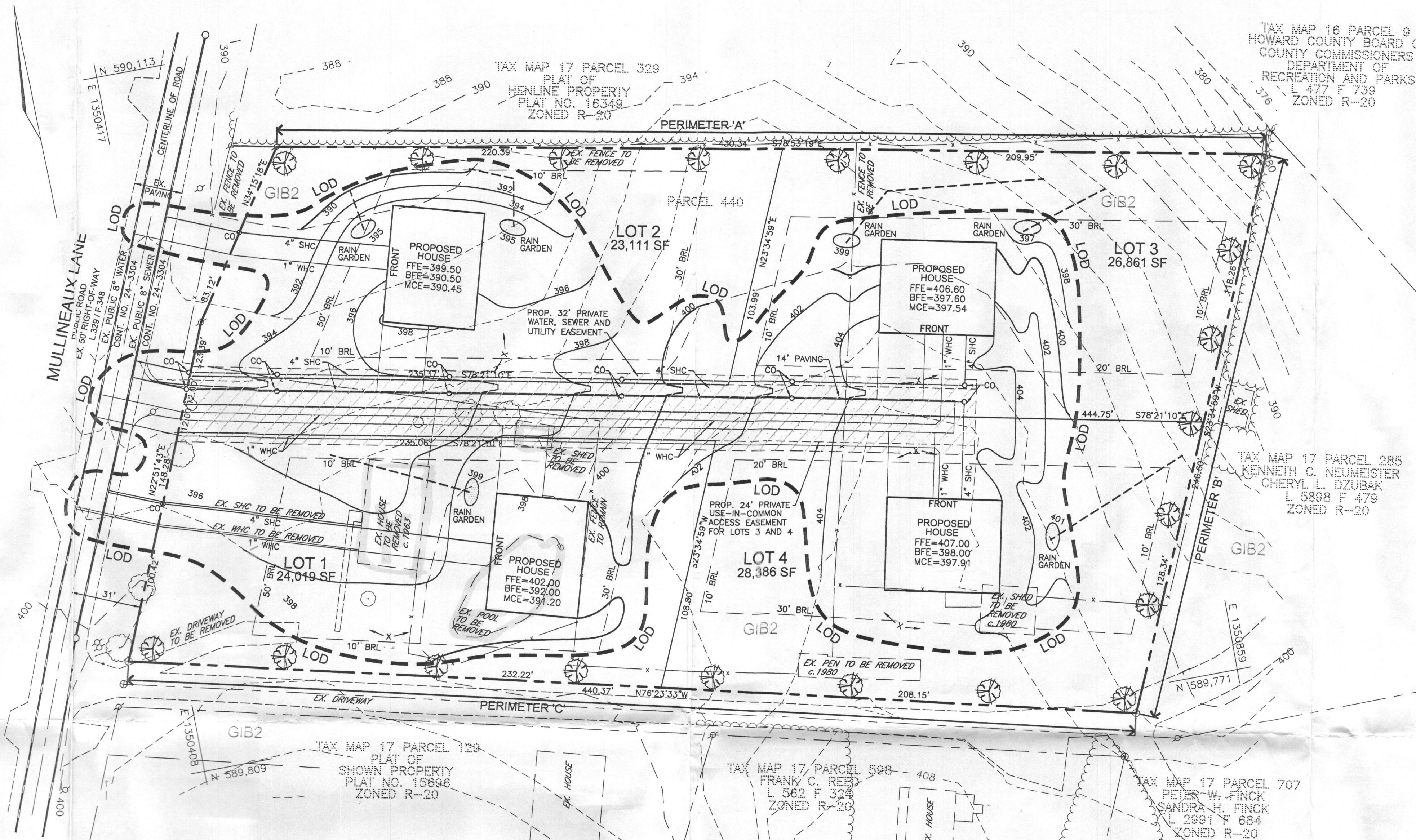
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

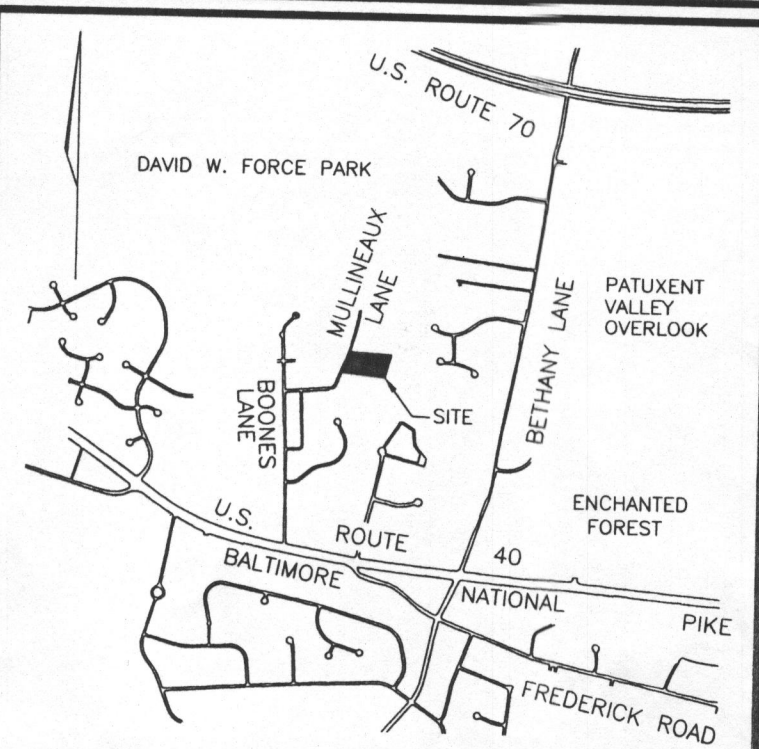


## GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
  - MISS UTILITY 1-800-257-7777
  - BELL ATLANTIC TELEPHONE CO. 725-9976
  - HOWARD COUNTY BUREAU OF UTILITIES 313-2368
  - VERIZON CABLE LOCATION DIVISION 393-3553
  - B.G.&E. CO. CONTRACTOR SERVICES 850-4620
  - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL 787-4620
  - STATE HIGHWAY ADMINISTRATION 531-5533
- 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 START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 18 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO OPEN SETBACKS OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
  - 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 45 FOOT TURNING RADIUS
  - D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MARCH 2005.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MARCH 2005.
- ACCESS TO PUBLIC WATER AND SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 24-3304.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO STREAMS OR WETLANDS EXIST ON SITE.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- NO STEEP SLOPES EXIST ON SITE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06 (OPEN SECTION).
- FOREST CONSERVATION OBLIGATIONS WILL BE PROVIDED BY A FEE-IN-LIEU OF 0.35 ACRES IN THE AMOUNT OF \$7,623.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$6,300 FOR THE 21 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE MDE STORMWATER MANAGEMENT MANUAL SECTION 1.2.2, DEVELOPMENTS
- A FEE-IN-LIEU FOR OPEN SPACE IN THE AMOUNT OF \$4,500 WILL BE PAID WITH PLAT RECORDATION.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.



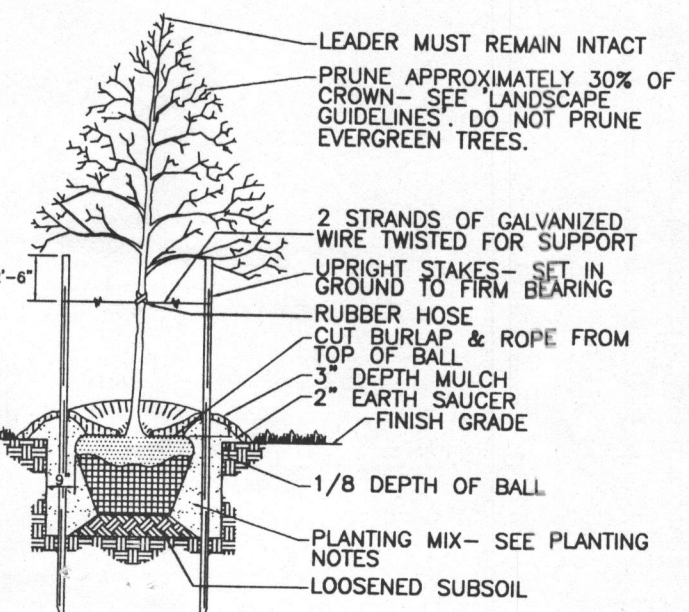
TAX MAP 16 PARCEL 8  
HOWARD COUNTY BOARD OF  
COUNTY COMMISSIONERS  
DEPARTMENT OF  
RECREATION AND PARKS  
L 477 F 739  
ZONED R-20



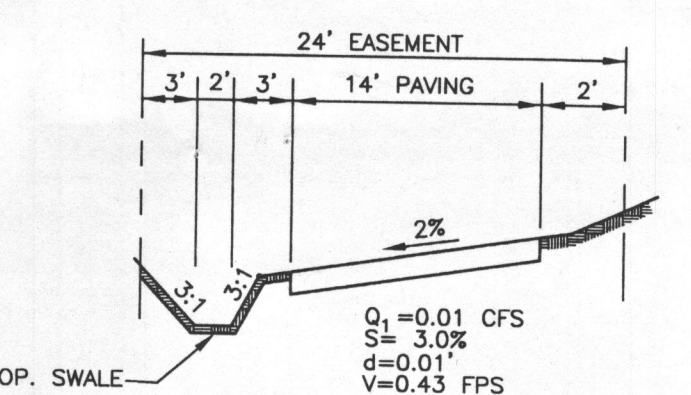
VICINITY MAP  
SCALE: 1"=2000'

### 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.



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



TYPICAL DRIVEWAY SECTION DETAIL  
NOT TO SCALE

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	26,861 SF	2,839 SF	24,022 SF
4	28,386 SF	2,807 SF	25,579 SF

## SUPPLEMENTAL PLAN - LANDSCAPE PLAN AND FOREST CONSERVATION PLAN REED FARM AT TURF VALLEY

TAX MAP 17 2ND ELECTION DISTRICT PARCEL 440 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7566 FAX: 410.461.8961



DESIGN BY: LJT  
DRAWN BY: LJT  
CHECKED BY: RHV  
DATE: MAR. 12, 2005  
SCALE: 1"=30'  
W.O. NO.: 04-68.00

6/8/05

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	430' (A)	247' (B)	440' (C)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	8	5	8
EVERGREEN TREES	0	0	0
SHRUBS	0	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	8	5	8
EVERGREEN TREES	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

PLANT LIST			
QTY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT
21	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2-1/2"-3" CAL B & B	

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

LEGEND	
---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
---	PROPOSED 2 FT CONTOUR
---	PROPOSED 10 FT CONTOUR
---	LIMIT OF DISTURBANCE
---	PERIMETER TREE
---	EXISTING TREELINE

## Forest Conservation Worksheet 2.2

**Net Tract Area**

A. Total Tract Area	A = 2.35
B. Deductions	B = 0.00
C. Net Tract Area	C = 2.35

**Land Use Category**

Input the number "1" under the appropriate land use zoning, and limit to only one entry

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	1	0	0

**Existing Forest Cover**

D. Afforestation Threshold ( Net Tract Area x 15% )	D = 0.35
E. Conservation Threshold ( Net Tract Area x 20% )	E = 0.47

**Existing Forest Cover**

F. Existing Forest Cover within the Net Tract Area	F = 0.00
G. Area of Forest Above Conservation Threshold	G = 0.00

**Break Even Point**

H. Break Even Point	H = 0.00
I. Forest Clearing Permitted Without Mitigation	I = 0.00

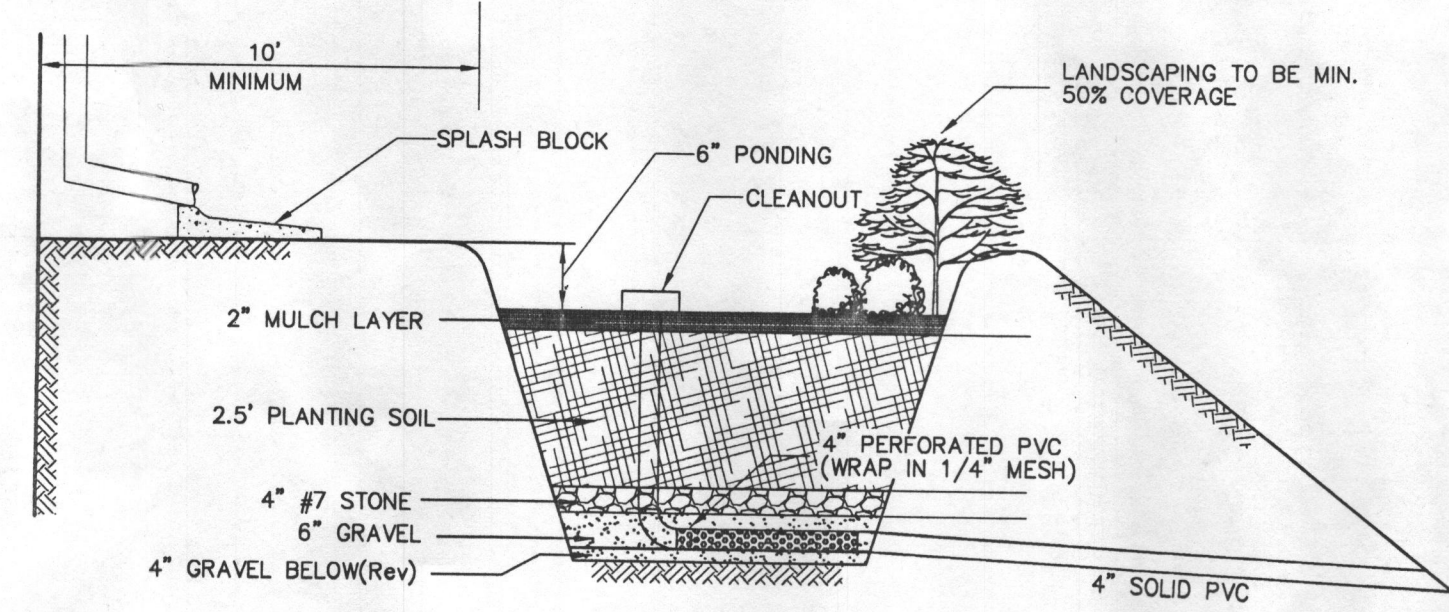
**Proposed Forest Clearing**

J. Total Area of Forest to be Cleared	J = 0.00
K. Total Area of Forest to be Retained	K = 0.00

**Planting Requirements**

L. Reforestation for Clearing Above the Conservation Threshold	L = 0.00
M. Reforestation for Clearing Below the Conservation Threshold	M = 0.00
N. Credit for Retention above the Conservation Threshold	N = 0.00
P. Total Reforestation Required	P = 0.00
Q. Total Afforestation Required	Q = 0.35
R. Total Planting Requirement	R = 0.35

PLAN  
SCALE: 1"=30'



TYPICAL RAIN GARDEN CROSS SECTION  
NOT TO SCALE

RAINGARDEN PLANT LIST(EACH)(SURFACE AREA=77SF)			
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



## GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
MISS UTILITY 1-800-257-7777  
BELL ATLANTIC TELEPHONE CO. 725-9978  
HOWARD COUNTY BUREAU OF UTILITIES: 313-2386  
VERIZON CABLE LOCATION DIVISION: 393-3553  
B.G.&E. CO. CONTRACTOR SERVICES: 850-4620  
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4620  
STATE HIGHWAY ADMINISTRATION: 531-5533
- 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 START OF WORK.
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- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- IN ACCORDANCE WITH SECTION 128 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS, OR EXTERIOR STAIRWAYS NOT MORE THAN 18 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)  
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 45 FOOT TURNING RADIUS  
D) STRUCTURES (CULVERTS, BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS, EFFECTIVE 7/28/06.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 7, 2007.
- THE PROJECT BOUNDARY IS BASED ON RECORD PLAT # 19416.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. DATED FEBRUARY 2002.
- ACCESS TO PUBLIC WATER AND SEWER SERVICES HAVE BEEN PROVIDED UNDER CONTRACT #
- FOREST CONSERVATION OBLIGATIONS HAS BEEN FULFILLED BY A FEE-IN-LIEU OF 0.35 AC. IN THE AMOUNT OF \$11,434.50 PER PLAT# 19416.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 2006 PER PLAT# 19416.
- NO 100 YEAR FLOODPLAINS EXISTS ON SITE.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION MADE ON MARCH 14, 2005 BY ROBERT H. VOGEL ENGINEERING, INC. PER PLAT# 19416.
- FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING IS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$6,480 FOR THE 21 SHADE TREES AND 6 SHRUBS WILL BE PAID AS A PART OF DEVELOPER'S AGREEMENT UNDER THIS SITE PLAN.
- A FEE-IN-LIEU FOR OPEN SPACE IN THE AMOUNT OF \$4,500 HAS BEEN PAID WITH PLAT RECORDATION PER PLAT# 19416.
- STORMWATER MANAGEMENT COMPUTATION HAVE BEEN PROVIDED FOR WQ, AND REV. C/PV IS NOT REQUIRED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE 2000 MDE STORMWATER MANAGEMENT MANUAL. OBLIGATION HAS BEEN PROVIDED BY RAINGARDEN PER F-05-150 AND PLAT# 19416. FINANCIAL SURETY FOR THE REQUIRED RAINGARDENS IN THE AMOUNT OF \$2160 WILL BE PAID AS A PART OF THE DEVELOPER'S AGREEMENT UNDER THIS PLAN.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- DPZ FILE NUMBERS- F-05-150, F-06-092 PLAT# 19416.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ALL EXISTING STRUCTURES ON THE SITE ARE TO BE REMOVED.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A DECLARATION OF MAINTENANCE OBLIGATIONS FOR THE PRIVATE USE-IN-COMMON DRIVEWAY SERVING LOTS 1-4 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE ALONG WITH THE RECORDING OF PLAT# 19416.

## DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

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

DEVELOPER'S/OWNER'S NAME:  
FOCAL DEVELOPMENT, LLC

## B G & E NOTES

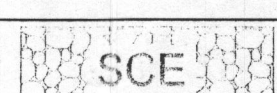
- THE LANDSCAPING ON WIREZONE (40' FROM BGE POLES) IS IN ACCORDANCE WITH BGE LIST OF TREES AND PLANTS, WILL BE PROVIDED UNSER FUTURE FINAL PLAN STAGE.
- BGE RESERVES THE RIGHT TO TRIM, TOP OR CUT DOWN ANY TREE IN PROXIMITY TO THE LINE THAT IN THE OPINION OF BGE SHALL BE DEEMED A HAZARD TO THE SAFE AND RELIABLE DELIVERY OF ELECTRICITY.
- THE DEPARTMENT OF PLANNING AND ZONING MAY AUTHORIZE THE TRIMMING OR REMOVAL OF TREES OR VEGETATION IMMEDIATELY ADJACENT TO THE BGE R/W OR EASEMENT, IF BGE DETERMINES THE TREES ARE COMPROMISING THE SAFETY OF A TRANSMISSION LINE LOCATED WITHIN THEIR UTILITY R/W OR EASEMENT. IF BGE INTENDS TO TRIM OR REMOVE TREES WITHIN A FOREST CONSERVATION EASEMENT, A LETTER SPECIFYING THE LOCATION AND SCOPE OF WORK NEEDS TO BE SENT TO DPZ AT LEAST 30 DAYS IN ADVANCE OF UNDERTAKING THE WORK. DPZ UNDERSTANDS CONSTELLATION ENERGY'S NEED TO PROTECT ITS TRANSMISSION LINES AND WILL NOT UNREASONABLE WITHHOLD PERMISSION.

## LAYOUT, GRADING, SEDIMENT & LANDSCAPE PLAN

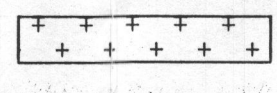
SCALE: 1"=30'

## LEGEND

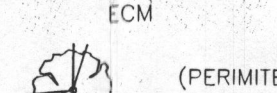
- 585 EXISTING 2 FT CONTOUR
- 580 EXISTING 10 FT CONTOUR
- 582 PROPOSED 2 FT CONTOUR
- 580 PROPOSED 10 FT CONTOUR
- SF SILT FENCE
- LOD LIMIT OF DISTURBANCE



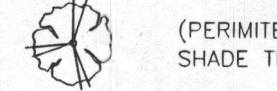
STABILIZED CONSTRUCTION ENTRANCE



B G & E WIRE ZONE



ECM EROSION CONTROL MATTING



(PERIMETER LANDSCAPING)  
SHADE TREE

## SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

## MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA SQ. FT.	PIPESTEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
3	26,860 SF	2,823 SF	24,037 SF
4	28,387 SF	2,821 SF	25,566 SF

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

## ENGINEERS CERTIFICATE

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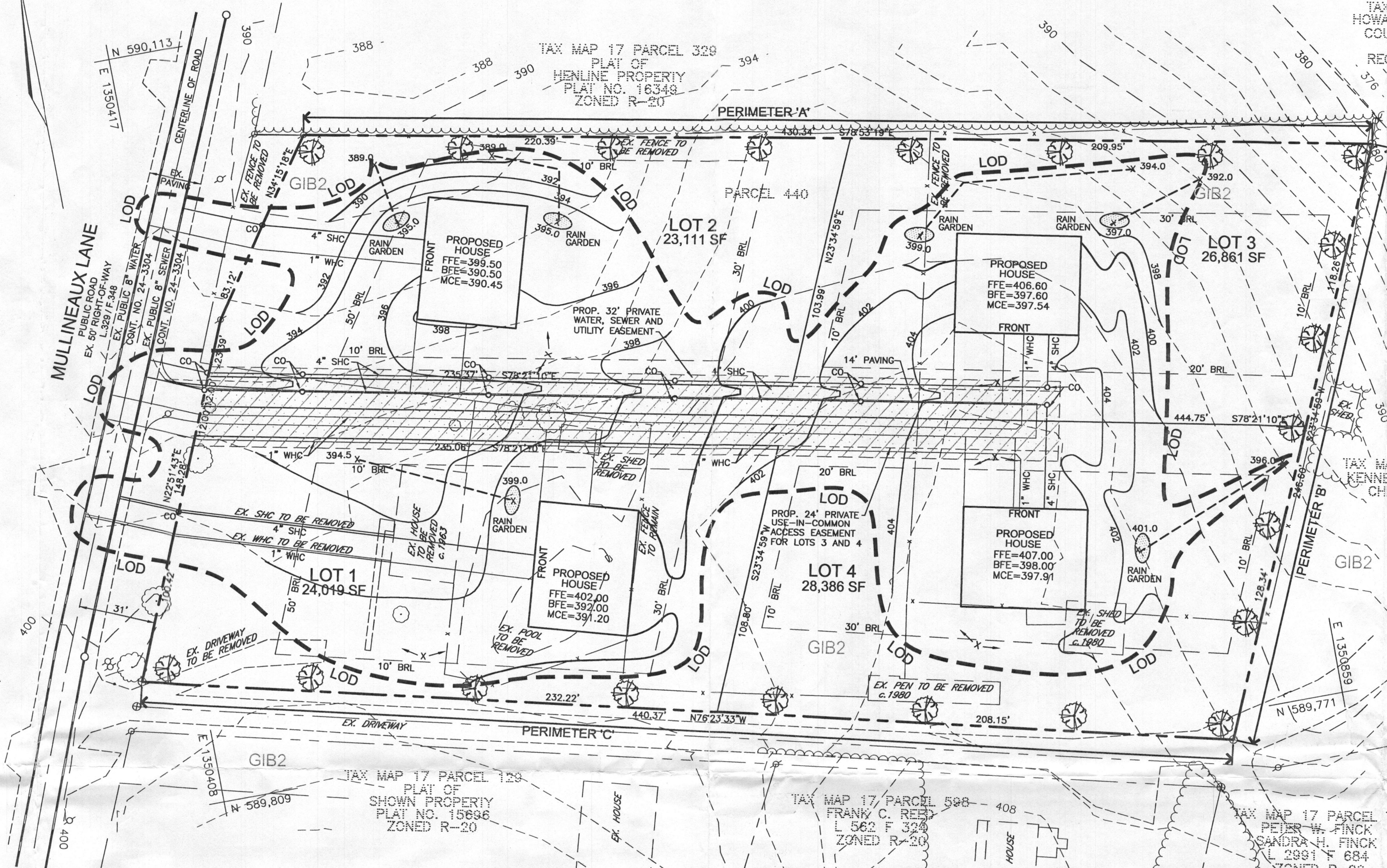
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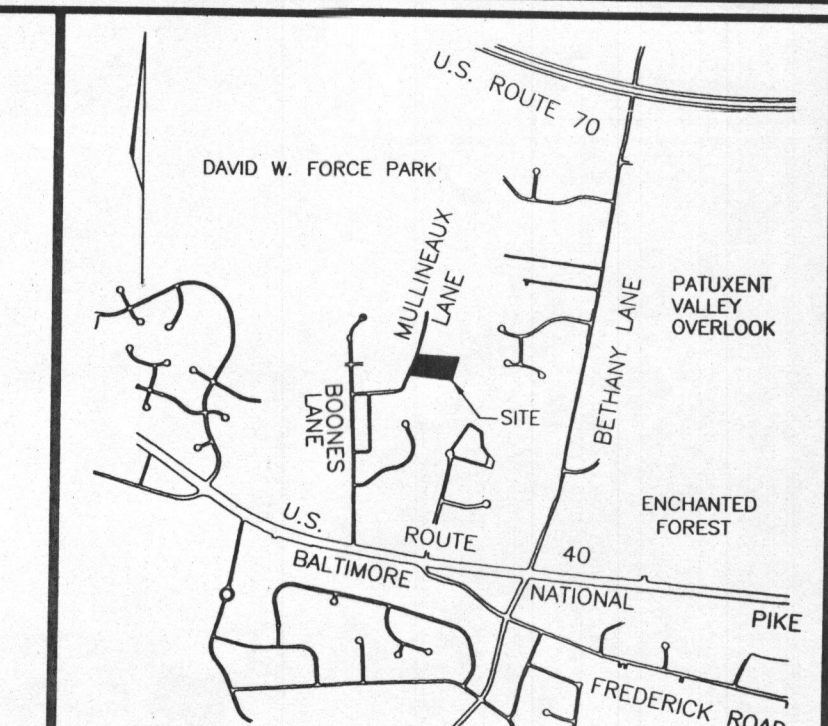


## GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:  
MISS UTILITY 1-800-257-7777  
BELL ATLANTIC TELEPHONE CO. 725-9976  
HOWARD COUNTY BUREAU OF UTILITIES 393-3553  
VERIZON CABLE LOCATION DIVISION 393-3553  
B.G.E. CO. CONTRACTOR SERVICES 650-4620  
B.G.E. CO. UNDERGROUND DAMAGE CONTROL 787-4620  
STATE HIGHWAY ADMINISTRATION 531-5533
- 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 START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHTS-OF-WAY, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)  
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 45 FOOT TURNING RADIUS  
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCTOBER 2, 2003.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MARCH 2005.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHICAL SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MARCH 2005.
- ACCESS TO PUBLIC WATER AND SEWER HAS BEEN PROVIDED UNDER CONTRACT NO. 24-3304.
- NO BURIAL GROUNDS OR CEMETERIES ARE LOCATED ON THIS PROPERTY.
- NO STREAMS OR WETLANDS EXIST ON SITE.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO STEEP SLOPES EXIST ON SITE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06 (OPEN SECTION).
- FOREST CONSERVATION OBLIGATIONS WILL BE PROVIDED BY A FEE-IN-LIEU OF 0.35 ACRES IN THE AMOUNT OF \$7,623.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPING MANUAL. SURETY IN THE AMOUNT OF \$6,300 FOR THE 21 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE MDE STORMWATER MANAGEMENT MANUAL SECTION 1.2.2, DEVELOPMENTS
- A FEE-IN-LIEU FOR OPEN SPACE IN THE AMOUNT OF \$4,500 WILL BE PAID WITH PLAT RECORDATION.
- A FOREST STAND DELINEATION WAS PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MAY 2005.

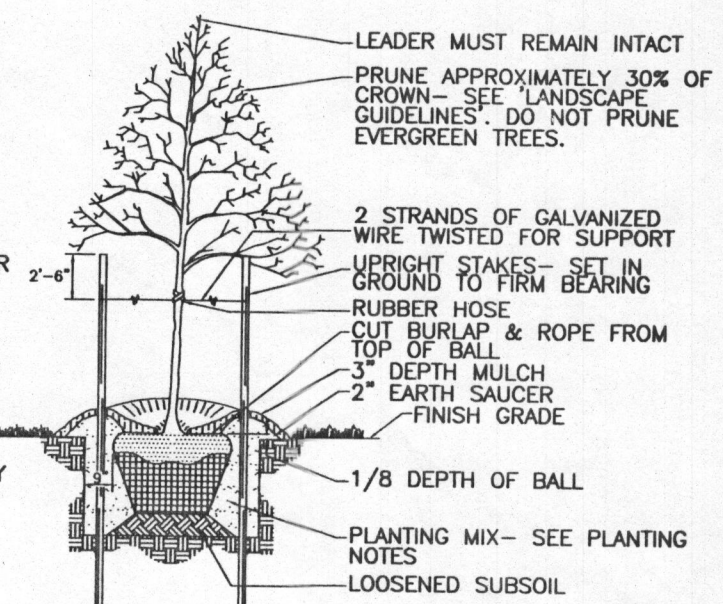


TAX MAP 16 PARCEL 9  
HOWARD COUNTY BOARD OF  
COUNTY COMMISSIONERS  
DEPARTMENT OF  
RECREATION AND PARKS  
L 477 F 739  
ZONED R-20

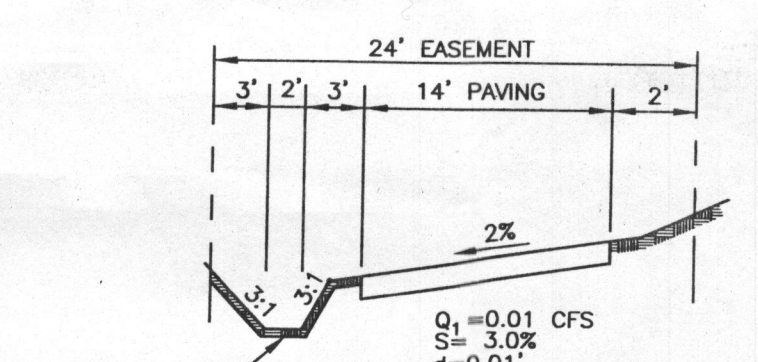


VICINITY MAP  
SCALE: 1"=2000'

- NOTES**
- SEE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA" FOR ALL MATERIALS, 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.



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



TYPICAL DRIVEWAY SECTION DETAIL  
NOT TO SCALE

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	26,861 SF	2,839 SF	24,022 SF
4	28,386 SF	2,807 SF	25,579 SF

SCHEDULE A PERIMETER LANDSCAPE EDGE			
CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	TYPE 'A'	TYPE 'A'	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	430' (A)	247' (B)	440' (C)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	8	5	8
EVERGREEN TREES	0	0	0
SHRUBS	0	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	8	5	8
EVERGREEN TREES	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

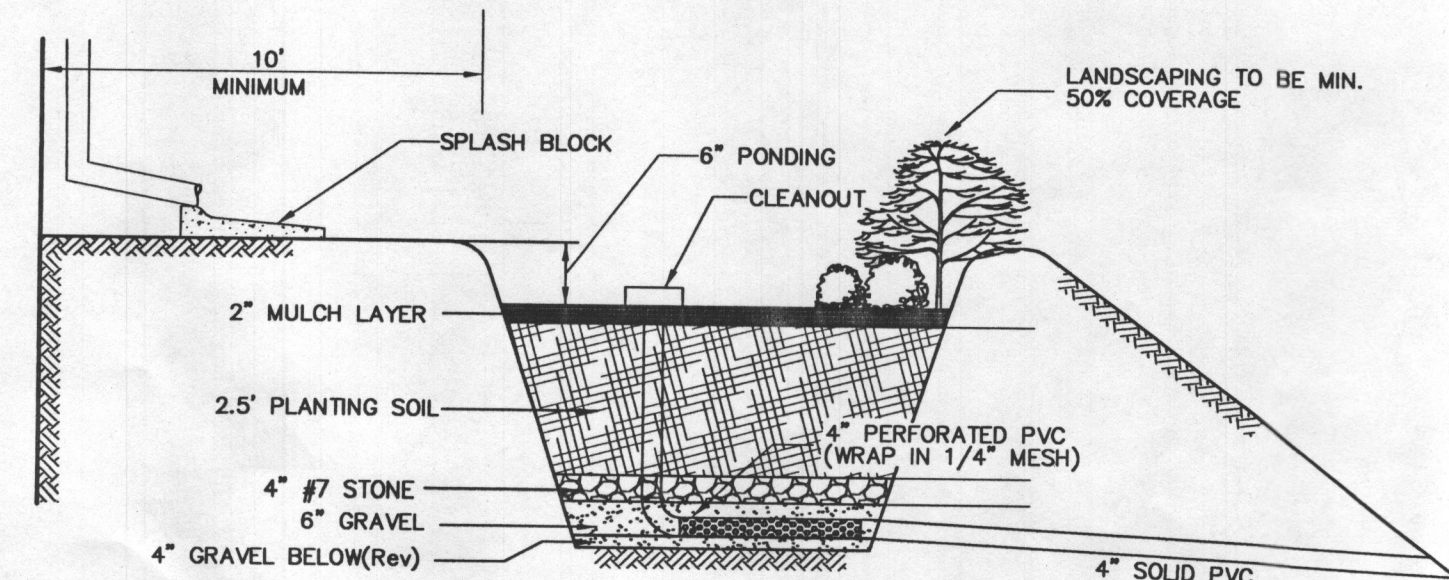
PLANT LIST			
QTY	BOTANICAL NAME/COMMON NAME	SIZE	ROOT
21	ACER RUBRUM "OCTOBER GLORY"/OCTOBER GLORY RED MAPLE	2-1/2"-3" CAL	B & B

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B

LEGEND	
---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
---	PROPOSED 2 FT CONTOUR
---	PROPOSED 10 FT CONTOUR
---	LIMIT OF DISTURBANCE
---	PERIMETER TREE
---	EXISTING TREELINE

## Forest Conservation Worksheet 2.2

<b>Net Tract Area</b>						
A.	Total Tract Area				A = 2.35	
B.	Deductions				B = 0.00	
C.	Net Tract Area				C = 2.35	
<b>Land Use Category</b>						
Input the number "1" under the appropriate land use zoning, and limit to only one entry						
	ARA	MDR	IDA	HDR	MPD	CIA
	0	0	0	1	0	0
D.	Afforestation Threshold ( Net Tract Area x 15% )					D = 0.35
E.	Conservation Threshold ( Net Tract Area x 20% )					E = 0.47
<b>Existing Forest Cover</b>						
F.	Existing Forest Cover within the Net Tract Area					F = 0.00
G.	Area of Forest Above Conservation Threshold					G = 0.00
<b>Break Even Point</b>						
H.	Break Even Point					H = 0.00
I.	Forest Clearing Permitted Without Mitigation					I = 0.00
<b>Proposed Forest Clearing</b>						
J.	Total Area of Forest to be Cleared					J = 0.00
K.	Total Area of Forest to be Retained					K = 0.00
<b>Planting Requirements</b>						
L.	Reforestation for Clearing Above the Conservation Threshold					L = 0.00
M.	Reforestation for Clearing Below the Conservation Threshold					M = 0.00
N.	Credit for Retention above the Conservation Threshold					N = 0.00
P.	Total Reforestation Required					P = 0.00
Q.	Total Afforestation Required					Q = 0.35
R.	Total Planting Requirement					R = 0.35



TYPICAL RAIN GARDEN CROSS SECTION  
NOT TO SCALE

RAINGARDEN PLANT LIST (EACH) (SURFACE AREA=77SF)			
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2 1/2"-3" Cal.
1	ILEX GLABRA	INK BERRY	2 1/2"-3" HT.
6	LOBELIA 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

## SUPPLEMENTAL PLAN - LANDSCAPE PLAN AND FOREST CONSERVATION PLAN REED FARM AT TURF VALLEY

TAX MAP 17  
2ND ELECTION DISTRICT

PARCEL 440  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.8961

DESIGN BY: LJT	1
DRAWN BY: LJT	1
CHECKED BY: RHV	
DATE: AUGUST, 2005	
SCALE: 1"=30'	
W.O. NO.: 04-68.00	

1 SHEET OF 1

Revised  
FEB 1 2006  
DPZ - Land Dev

Revised  
FEB 1 2006  
DPZ - Land Dev