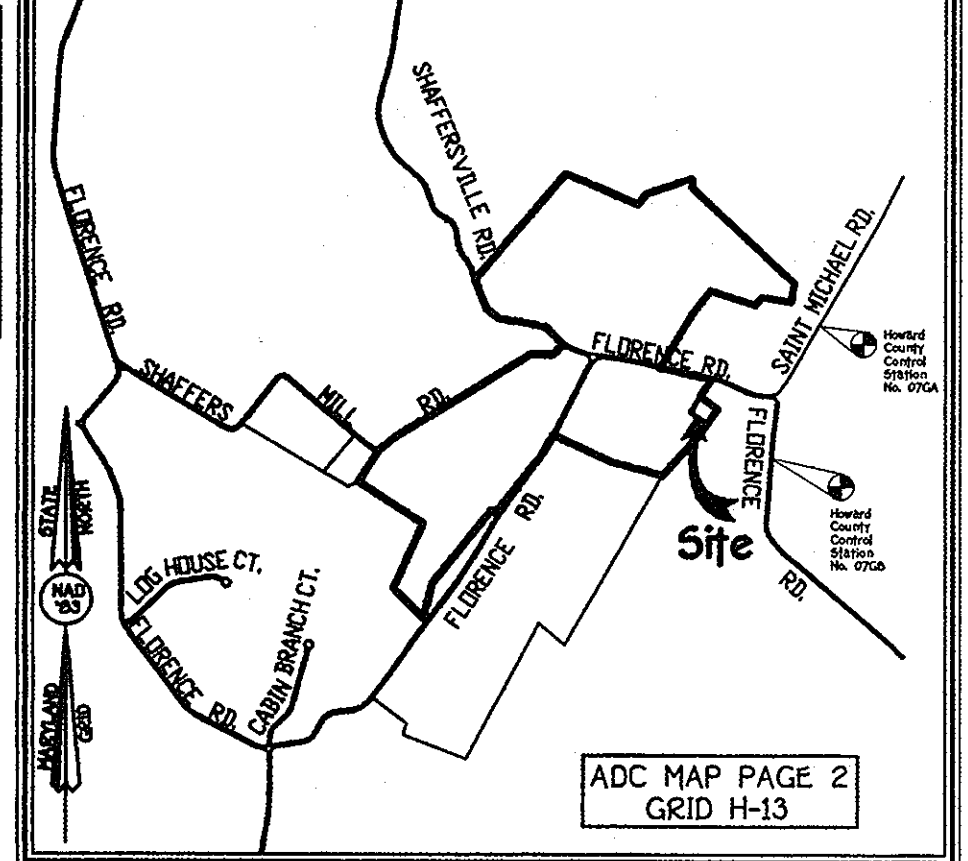


### SOILS LEGEND

SOIL	NAME	CLASS
OcC	Ocoquan loam, 0 to 15 percent slopes	B
GgB	Glenelig loam, 3 to 8 percent slopes	B
GgC	Glenelig loam, 8 to 15 percent slopes	B
MdD	Mānor loam, 15 to 25 percent slopes	B

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-year floodplain areas



### GENERAL NOTES:

- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/20/06.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geographic Control System No. 07GA And 07CA.
- This Plat Is Based On Field Run Horizontal Boundary Survey Performed On Or About December 28, 2002 By Fisher, Collins & Carter, Inc.
- A.S.L. Denotes Building Restriction Line.
- 5/8" H.C.M. 07GA N 603796.620 E 1279220.677 S/8" H.C.M. 07CB N 60254.933 E 1278625.259
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "Y.C.C. 100".
- Denotes Concrete Monument Or Stone Found.
- 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.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
  - Width - 12 Feet (8 Feet) Serving More Than One Residence;
  - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating;
  - 1/2" Minimum;
  - Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (0.25-Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- Lot Areas Are More Or Less 1%.
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
- Concrete Setts On This Site Based On A By Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. However, The Title Deed Liber 756, Folio 650 Makes Reference To A "Graverted Not Exceeding 1/2 Acre With A Reserved Right Of Way".
- There Are No Existing Dwellings/Structures Located On Lot 4.
- Private Use-In Common Driveway Access And Maintenance Agreement For A Shared Driveway To Lots 2 And 4 Has Been Recorded Simultaneously With This Plat.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 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 And Per The Comp-Lite Zoning Regulations Dated July 28, 2006.
- Previous Department Of Planning And Zoning File Numbers: F-04-013.
- Landscape For Lot 4 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 104.6 Of The Howard County Code And The Landscape Manual.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.202(b)(1)(v) Of The Howard County Code Because The Property Is In The Agricultural Preservation Program And Will Not Exceed 40,000 Square Feet Or Greater Of Forest Within A 1-Year Period, Including The Off-Site Clearing For Lot 4 Driveway. The Total Clearing Of Grassy And Open Forest For Lot 4 Is 37,697 Square Feet.
- Requirements For Water Quality Volume (WV) And Groundwater Seepage Volume (GV) Will Be Met Per The "Manual" Chapter 3, Section 3.4 "Stormwater Filtering Systems" And The Design Criteria Contained In Appendix C-2, Section C2.4.1, For "Bioretention Systems" Along With Chapter 5, Section 5.3, "Disconnection Of Non-Rooftop Disconnection Credit" Contained In The "Manual". Channel Protection Volume (CV) Is Not Required Because The Developed 1-Year Peak Discharge Rate does Not Exceed 2.0 cfs As Handled In The "Manual".
- The SWM Measures Illustrated On This Plan Are Conceptual As Specific Flow Configurations Have Not Yet Been Established. Specific SWM Measures Will Be Provided With The Associated Plat Plan When Final Design Details Can Be Provided.
- Approval Of A Plat Plan Is Required For The Development Of Lot 4 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction.
- Noise Study Is Not Required For This Site.
- This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Easement Are Restricted. This Easement Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Revised Sewerage Easement Shall Not Be Necessary.
- The Lots Shown Hereon Conform With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- The Property Is Located Outside Of The Metropolitan District.
- All Wells Shall Be Drilled Prior To Final Plat Recordation. It Is The Developers Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Hold-up The Health Department Signature Of The Record Plat.
- A Community Meeting Was Conducted On 6-20-09 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments. Per Section 16.202(b), Of The Subdivision Regulations.
- There Are No Steep Slopes 25% Or Greater On The Subject Property.
- No Clearing Of Existing Vegetation Is Permitted Within The Landscape Edge For Which Credit Is Being Taken. However, Landscape Maintenance Is Authorized.
- The 30 Foot Wide Prescriptive Road Right Of Way For Shaffersville Road And Florence Road Is Based On The Howard County General Plan Of Highway.
- Lot 4 Has Been Created In Accordance With The Provision Of Section 104.6.E Of The Zoning Regulations.
- Idiot's Delight, Inc. And Idiot's Delight Corporation No. 2, Body Corporates Of The State Of Maryland, To The State Of Maryland For The Use Of The Maryland Agricultural Land Preservation Foundation Of The Department Of Agriculture And Recorded In Liber 1076, Folio 148.
- This Plat Creates Lot 4 And Will Establish A One (1) Acre Site In Accordance With The Terms Of The Maryland Agricultural Land Preservation Foundation Easement Agreement For Idiot's Delight, Inc. And Idiot's Delight Corporation No. 2, Body Corporates Of The State Of Maryland.
- Non-Buildable Bulk Parcel (Also Being The Residue Property Of Idiot's Delight Inc) Reserves The Right To Be Further Subdivided In Accordance With Terms And Conditions Of A Deed Of Easement With The Maryland Agricultural Land Preservation Foundation (MALPF) Of The Department Of Agriculture Recorded In Liber 1076 At Folio 148 And Approval Of Any Future Subdivision Plans By The Department Of Planning And Zoning The Howard County Health Department And MALPF.
- New Lots For The Three (3) Existing Homes Located On Site And Is Not An Encroachment Or Approval Of Lot 4.
- Lot 4 Elevations Are Based On Howard County GIS Topography And Field Verified By Fisher, Collins & Carter, Inc.
- Limit Of Disturbance Is 44,363 S.F.
- Should Any Tree Designated For Preservation For Which Landscaping Credit Is Given, Die Prior To Release Of Bonds, The Owner Will Be Required To Replace The Tree With The Equivalent Species Or With A Tree Which Will Obtain The Same Height, Spread And Growth Characteristics. The Replacement Tree Must Be A Minimum Of 3 Inches In Caliper And Installed As Required In The Howard County Landscape Manual.

### BIORETENTION FILTER PLANT MATERIAL

QUANTITY	NAME	MAXIMUM SPACING (FT)
45	PERENNIALS	1 FT.
45	GRASSES	1 FT.
1	SHRUB	PLANT AWAY FROM INFLOW LOCATION

### BIORETENTION FILTER DATA

BIORETENTION FILTER	A	B	C	D	E	F	G	H
1	120.70	72.70	72.82	720.99	720.99	720.78	720.78	720.78

### BIORETENTION FILTER SYSTEM DETAIL

NOT TO SCALE

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

### BIORETENTION FILTER PLANTING DETAIL

NOT TO SCALE

MIXED PERENNIALS

MIXED GRASSES

SILKY DOGWOOD

### LEGEND

SYMBOL DESCRIPTION

○ PASSED PERC HOLES

○ FAILED PERC HOLES

○ LANDSCAPE PERIMETER

○ SALT FENCE

○ L.O.D. LIMIT OF DISTURBANCE

○ SOILS LINE AND TYPE

○ EXISTING TREE LINE

○ PROPOSED TREE LINE

○ DISCONNECTED IMPERVIOUS AREA

○ DISCONNECTION RECEIVING AREA

### Boundary Tabulation

Sym	Bearing And Distance	Sym	Bearing And Distance	Sym	Bearing And Distance
B801	N43°32'15"W 257.42'	B809	S77°30'06"E 494.90'	B835	N24°42'00"E 741.41'
B802	N60°02'15"W 495.00'	B810	S77°30'06"E 574.42'	B836	N33°03'30"E 305.44'
B803	N45°32'15"W 353.00'	B811	S54°00'09"W 209.34'	B837	N33°03'30"E 305.44'
B804	N27°02'30"W 341.57'	B812	S54°00'09"W 180.00'	B838	N50°53'17"E 224.19'
B805	N40°30'17"E 162.72'	B813	S54°21'07"E 44.02'	B839	N50°53'17"E 224.19'
B806	S66°30'59"E 825.00'	B814	S39°15'41"W 347.72'	B840	S69°11'07"E 217.80'
B807	N30°36'10"E 140.15'	B815	S42°45'37"W 362.89'	B841	N48°19'30"E 151.80'
B808	N77°00'15"E 507.58'	B816	N74°19'07"W 258.00'	B842	N77°00'15"E 507.58'
B809	S01°19'19"W 91.00'	B817	N69°02'20"W 560.00'	B843	N09°50'47"E 282.25'
B810	S48°59'19"E 158.00'	B818	S29°02'30"W 115.50'	B844	S09°50'47"E 282.25'
B811	S08°23'56"W 200.80'	B819	S31°59'00"W 150.45'	B845	N08°09'16"E 217.80'
B812	N77°00'15"E 507.58'	B820	S30°29'07"W 769.00'	B846	N09°50'47"E 282.25'
B813	S30°33'57"W 106.00'	B821	N41°20'00"W 52.80'	B847	S09°50'47"E 282.25'
B814	N77°00'15"E 498.00'	B822	S39°11'07"W 606.77'	B848	N08°09'16"E 217.80'
B815	S30°27'29"W 299.87'	B823	S39°11'07"W 307.80'	B849	N09°50'47"E 183.84'
B816	S33°17'24"W 292.57'	B824	S39°12'14"W 378.22'	B850	N77°30'06"E 232.33'
B817	S32°17'29"W 421.9'	B825	N44°47'12"W 443.07'		

### DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to Section 104.6 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of notice of Landscape Installation accompanied by an annual one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

*Stanley Miller Jr.*  
 Stanley Miller Jr.  
 Date: 12-16-09

### TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION

NOT TO SCALE

ON-SITE PAVING SECTION ENTRANCE - GRAVEL

SEE MAX

### APPROVED: DEPARTMENT OF PLANNING AND ZONING

*Neil DeLoach*  
 Neil DeLoach  
 DATE: 10/16/09

*Robert J. Fisher*  
 Robert J. Fisher  
 DATE: 12/23/09

### FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE  
 ELKTON CITY, MARYLAND 21921  
 410-668-2250

### OWNER AND DEVELOPER

Idiot's Delight, Inc.  
 c/o Edward Hervey, President  
 2551 Florence Road  
 Woodbine, MD 21797-7800  
 410-489-4382

### SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1 ADJACENT TO PERIMETER PROPERTIES	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A	A	A	A	
LINEAR FEET OF PERIMETER	134.21	34.59	270.66	229.02	
NUMBER OF PLANTS REQUIRED	2	5	4	4	15
SHADE TREES	134.21/60 = 2.23 OR 2	34.59/60 = 0.58 OR 0	270.66/60 = 4.51 OR 5	229.02/60 = 3.81 OR 4	
CREDIT FOR EXISTING VEGETATION	YES	YES	YES	YES	17
SMALL PERIMETER DECIDUOUS TREES (21)	3	5	0	0	8
SUBSTITUTION	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	0	0	0	0	0

### DETAILED LEGEND

SYMBOL DESCRIPTION

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○ FAILED PERC HOLES

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○ SALT FENCE

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○ SOILS LINE AND TYPE

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### SUPPLEMENTAL PLAN

## LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHY AND SOILS

# Idiot's Delight

## LOT 4 AND NON-BUILDABLE BULK PARCEL 'A'

Zoned RC-DEO

Tax Map 6 Grid 24 Parcel 127  
 Tax Map 7 Grid 19 Parcel 471  
 Fourth Election District Howard County, Maryland  
 Scale 1"=2000'  
 Date: December 14, 2009

F-10-008