

Chief, Division of Land Development
Chief, Development Engineering Division

Developer's/Builder's Certificate
I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual.

Ellicott City Land Holding, Inc.
By: Donald R. Reuser, Jr.

LANDSCAPING PLANT LIST table with columns: QTY., KEY, NAME, SIZE

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

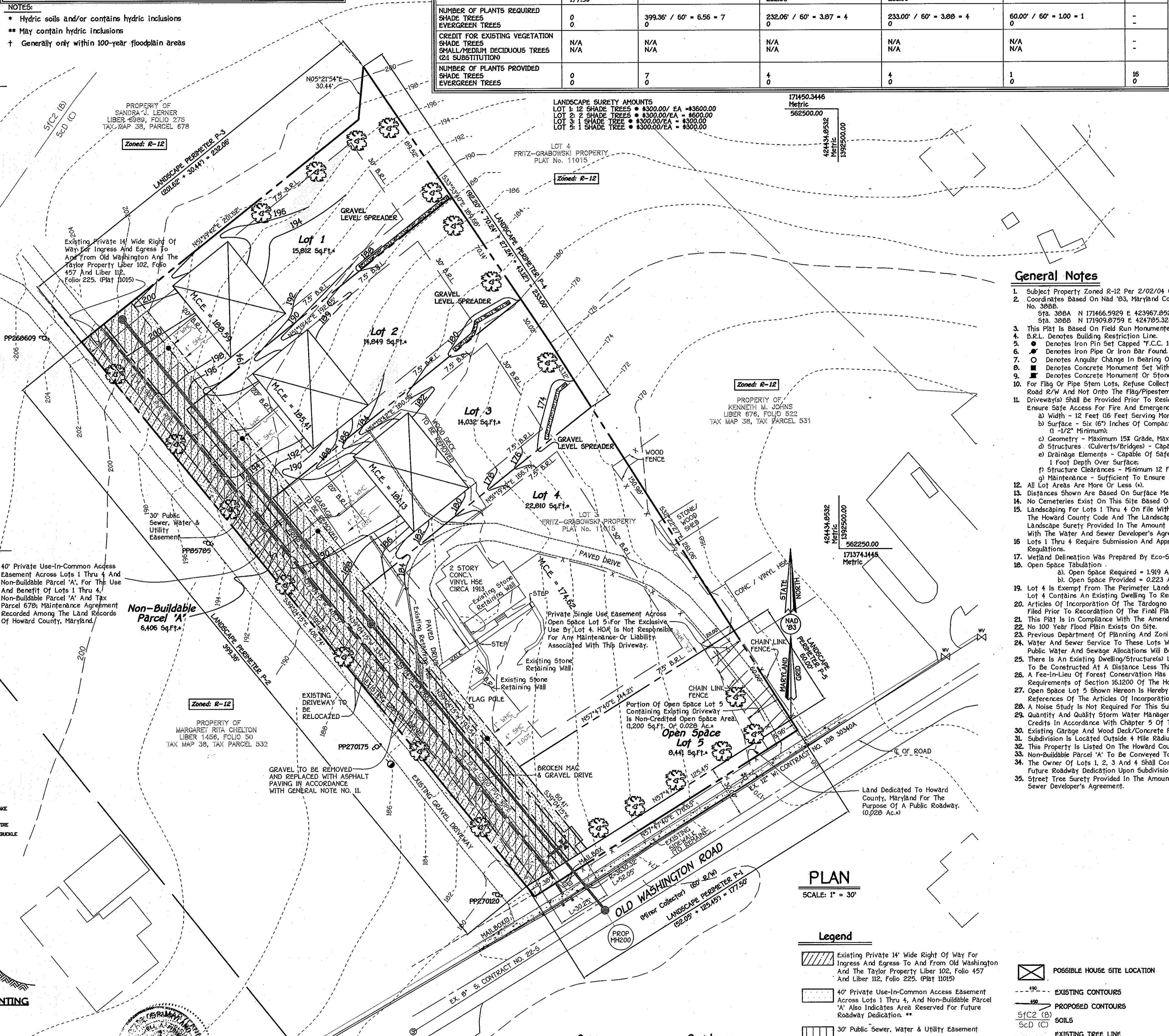
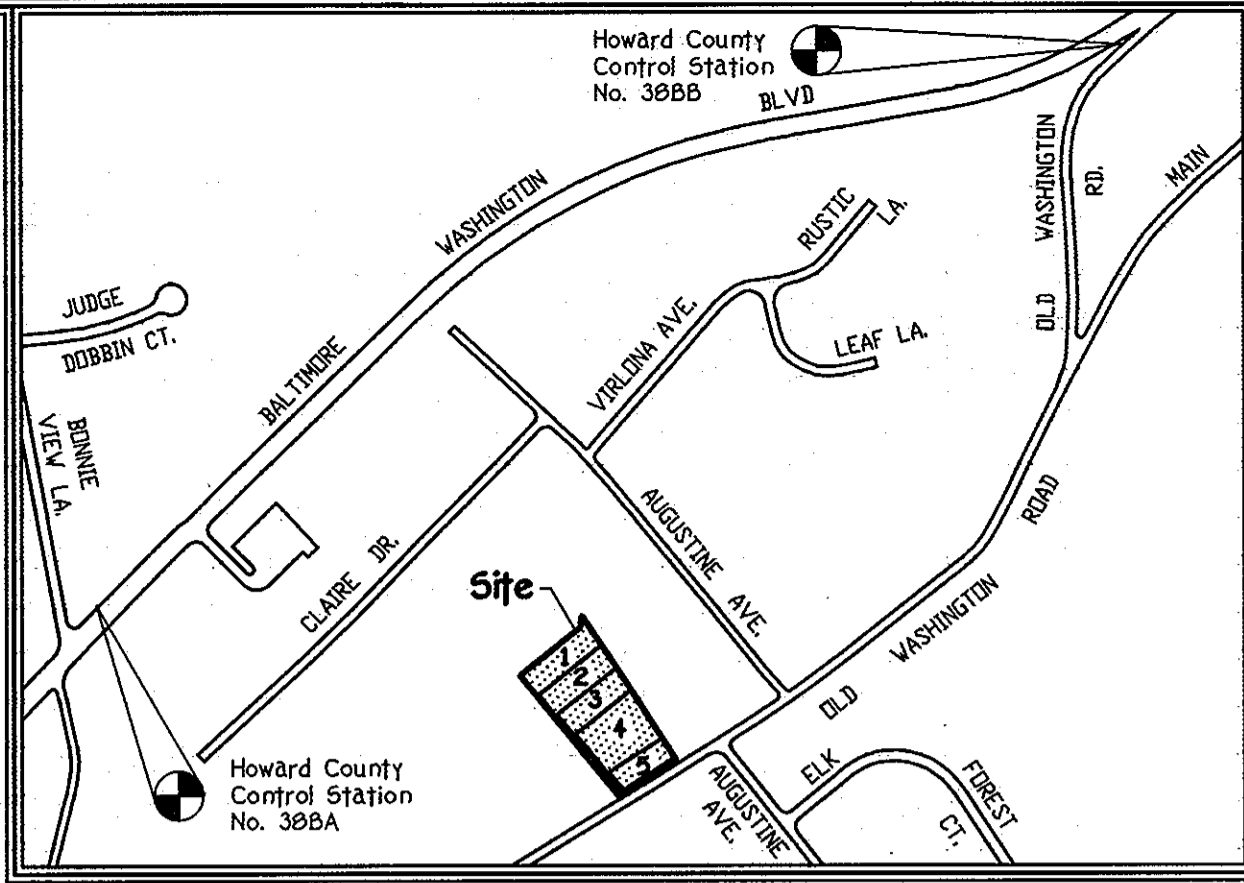
STREET TREES (OLD WASHINGTON ROAD) table with columns: QTY., KEY, NAME, SIZE

FINANCIAL SURETY FOR THE REQUIRED 6 STREET TREES HAS BEEN POSTED IN THE AMOUNT OF \$1800.00 AS PART OF THE WATER AND SEWER DEVELOPER'S AGREEMENT.

FOREST CONSERVATION WORKSHEET table with sections: NET TRACT AREA Acres, LAND USE CATEGORY, EXISTING FOREST COVER, PROPOSED FOREST CLEARING, PLANTING REQUIREMENTS

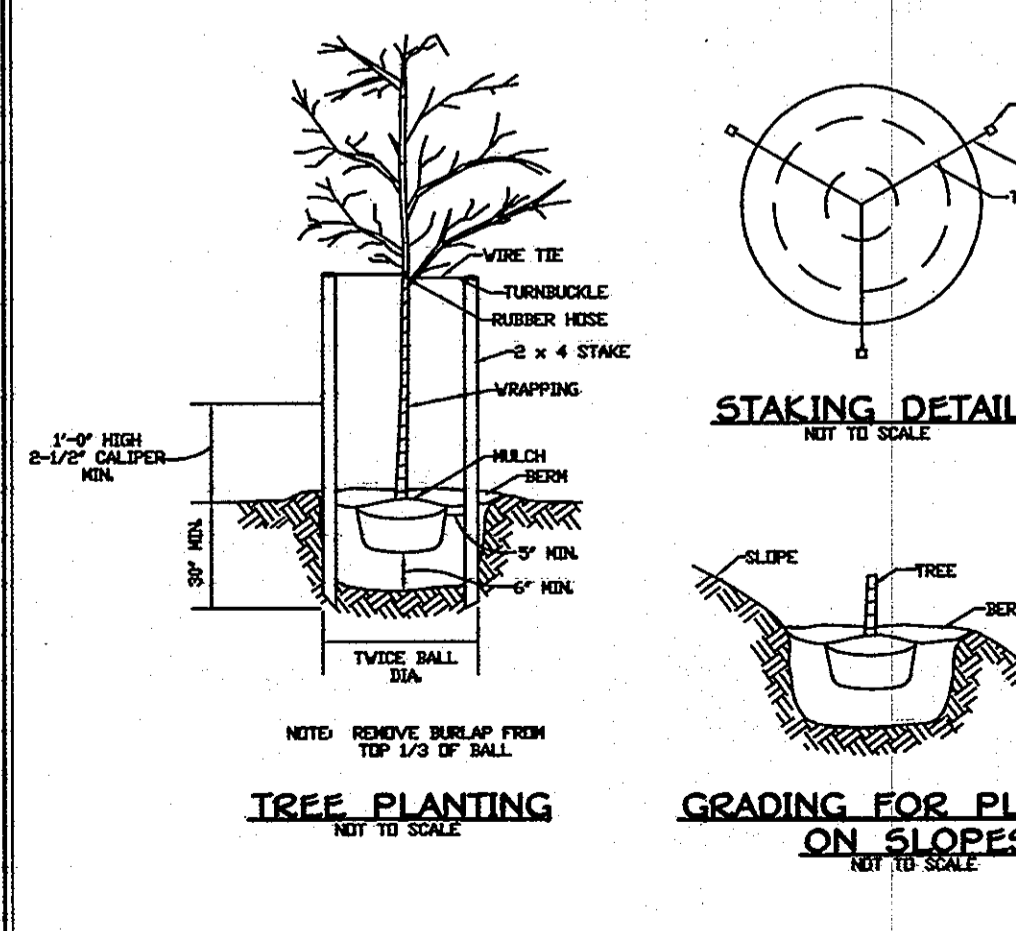
SOILS LEGEND table with columns: SOIL, NAME, CLASS

SCHEDULE A PERIMETER LANDSCAPE EDGE table with columns: PERIMETER, CATEGORY, ADJACENT TO PUBLIC ROADWAY, ADJACENT TO PERIMETER PROPERTIES



General Notes

- 1. Subject Property Zoned R-12 Per 2/02/04 Comprehensive Zoning Plan.
2. Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 308A And No. 308B.
3. This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About May 2005, By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set Capped T.C.C. 106".
6. ○ Denotes Iron Pipe Or Iron Bar Found.
7. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Aluminum Plate T.C.C. 106".
9. ■ Denotes Concrete Monument Or Stone Found.
10. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided At The Junction Of Flag Or Pipe Stem And The Road R/W And Not Onto The Flag/Pipestem Driveway.
11. Driveway(s) 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 (6 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures - (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance Sufficient To Ensure All Weather Use.
12. All Lot Areas Are More Or Less (a).
13. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
14. No Cemeteries Exist On This Site Based On A Visual Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
15. Landscaping For Lots 1 Thru 4 On File With Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.
16. Landscape Surety Provided In The Amount Of \$4,800.00 For 16 Shade Trees At \$300.00 Will Be Posted With The Developer's Agreement Associated With The Water And Sewer Developer's Agreement.
17. Lots 1 Thru 4 Require Submission And Approval Of A Site Development Plan In Accordance With Section 16.159(a)(2)(iii) Of The Subdivision Regulations.
18. Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated July 19, 2005. No Wetlands Exist Within Submission Limits.
19. Open Space Tabulation:
a) Open Space Required = 1.919 Ac. x 8% = 0.153 Ac.
b) Open Space Provided = 0.223 Ac. - 0.028 Ac. (Non-Credited Area For Driveway, Lot 5) = 0.195 Ac.
20. Lot 4 Is Exempt From The Perimeter Landscape Requirement Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 4 Contains An Existing Dwelling To Remain.
21. Articles Of Incorporation Of The Tardogno Homeowner's Association By The State Department Of Assessments And Taxation Will Be Filed Prior To Recordation Of The Final Plat.
22. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
23. No 100 Year Flood Plain Exists On Site.
24. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122B Of The Howard County Code. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
25. There Is An Existing Dwelling/Structure(s) Located On Lot 4 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
26. A Fee-In-Lieu Of Forest Conservation Has Been Paid In The Amount Of \$49,900.00 (0.3 Acres x \$43,560 Sq. Ft./Ac. x \$40.75/Sq. Ft) To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act.
27. Open Space Lot 5 Shown Hereon Is Hereby Dedicated To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.
28. A Noise Study Is Not Required For This Subdivision.
29. Quantity And Quality Storm Water Management Requirements Are Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Storm Water Design Manual.
30. Existing Garage And Wood Deck/Concrete Porch On Lots 2 And 3 To Be Removed Prior To Plat Recordation.
31. Subdivision Is Located Outside 4 Mile Radius From Centerline Of BWI Airport.
32. This Property Is Listed On The Howard County Historic Sites Inventory As Part Of HD-803, The Old Washington Road Survey District.
33. Non-Buildable Parcel 'A' To Be Converted To Tax Parcel #578 Simultaneously With Recordation Of The Plat.
34. The Owner Of Lots 1, 2, 3 And 4 Shall Convey To The Owner Of Tax Parcel #578 The Area Of Lots 1, 2, 3 And 4 Designated As Area Reserved For Future Roadway Dedication Upon Subdivision Of Tax Parcel #578 Into 3 Or More Buildable Lots.
35. Street Tree Surety Provided In The Amount Of \$1800.00 For 6 Street Trees At \$300.00/EA Along Old Washington Road Posted With The Water And Sewer Developer's Agreement.



PLAN SCALE: 1" = 30'

Legend table with symbols for: Existing Private 14' Wide Right Of Way For Ingress And Egress, 40' Private Use-In-Common Access Easement, 30' Public Sewer, Water & Utility Easement, 5:1 Steep Slopes 15% - 25%, 5:1 Steep Slopes 25% or greater, Private Single Use Easement For The Exclusive Use By Lot 4.

Eco-Science Professionals, Inc. CONSULTING ECOLOGISTS MD DNE Qualified Professional USACOE Wetland Delineator Certification # MD0593400600448

TOPOGRAPHY, LANDSCAPE AND SOILS MAP TARDOGNO PROPERTY Lots 1 Thru 5 TAX MAP No.: 30 PARCEL No.: 533 GRID: 3 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: April 3, 2012 SHEET 1 OF 1

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

Owner: Mr. Dominick J. Tardogno & Mrs. Jane M. Tardogno 6040 NW Old Washington Road Elkrige, Maryland 21075
Developer: Ellicott City Land Holding, Inc. 5300 Hill Drive Suite 102 Ellicott City, Maryland 21042 PH: 410-367-0422

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