

SOILS LEGEND

SOIL	NAME	CLASS
MD3	Manor loam, 15 to 25 percent slopes, severely eroded	B
GrB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
GC2	Glenlea loam, 8 to 15 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
MC3	Manor loam, 8 to 15 percent slopes, severely eroded	B
MnD	Manor very stony loam, 3 to 25 percent slopes	B

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

B.R.L. ACROSS PART OF LOT 1

COURSE	Bearing And Distance
1	S01°13'33"E 97.52'
2	S41°16'48"E 45.32'

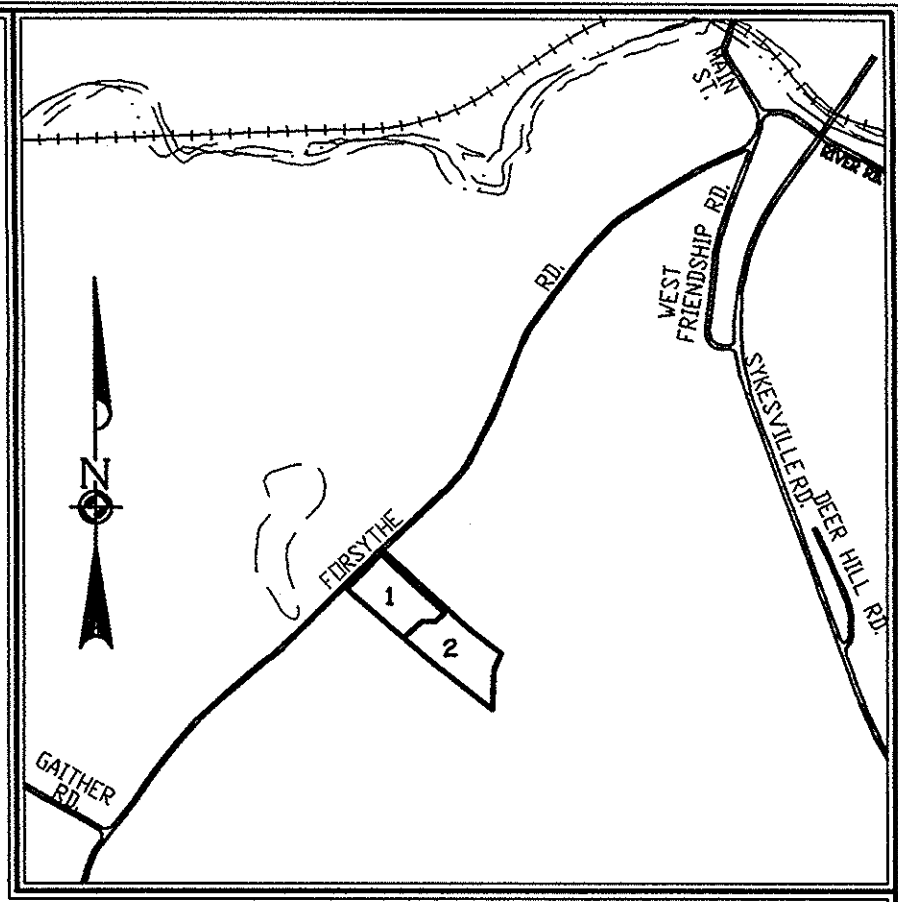
SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	P-1 ADJACENT TO ROADWAY	P-2 ADJACENT TO PERIMETER PROPERTIES	P-3 ADJACENT TO PERIMETER PROPERTIES	P-4 ADJACENT TO PERIMETER PROPERTIES	P-5 ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	N/A	A	A	A	B (SEE NOTE NO. D)	
LINEAR FEET OF PERIMETER	20.29 L.F.	920.43 L.F.	390.62 L.F.	697.36 L.F.	153.33 L.F.	
NUMBER OF PLANTS REQUIRED	N/A	(920.43/60' = 15)	292.27 + 108.35 = 390.62 (390.62/60' = 7)	(697.36/60' = 12)	153.33/50' = 3 153.33/40' = 4	37 4
SHADE TREES	N/A	0	0	0	0	0
EVERGREEN TREES	N/A	0	0	0	0	0
CREDIT FOR EXISTING VEGETATION	N/A	250*275' = 68,750	282.27 + 108.35 = 390.62 390.62/60' = 7	70 + 55' = 60' 609/60' = 10	0	25 0
SMALL/MEDIUM DECIDUOUS TREES (24" SUBSTITUTION)	N/A	15 - 9 = 6	7 - 7 = 0	12 - 10 = 2	3	11 4
NUMBER OF PLANTS PROVIDED	N/A	REMOVED - CREDIT + PROVIDED	REMOVED - CREDIT + PROVIDED	REMOVED - CREDIT + PROVIDED	3	11 4
SHADE TREES						
EVERGREEN TREES						

NOTE NO. 1
 At Request Of DPZ Staff Type 'B' Landscape Buffer Placing 3 Shade Trees And 4 Evergreen Trees Have Been Added To Minimize Infringement On The Privacy Of Adjoining Residential Properties Between The Front Of Lot 2 And The Rear Of Lot 1.

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. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

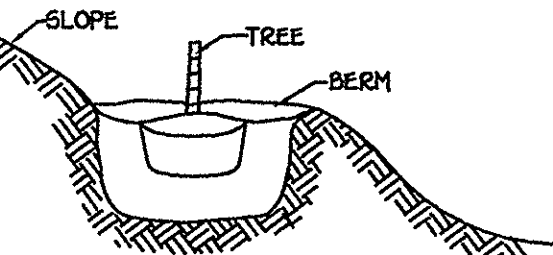
JOHN GASKE _____ Date _____



LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
11		ACACIA (OCTOBER RED MAPLE)	2 1/2" - 3" CALIBER FULL CROWN, BAB
4		FINUS STROBUS / EASTERN WHITE PINE	6'-8" Ht

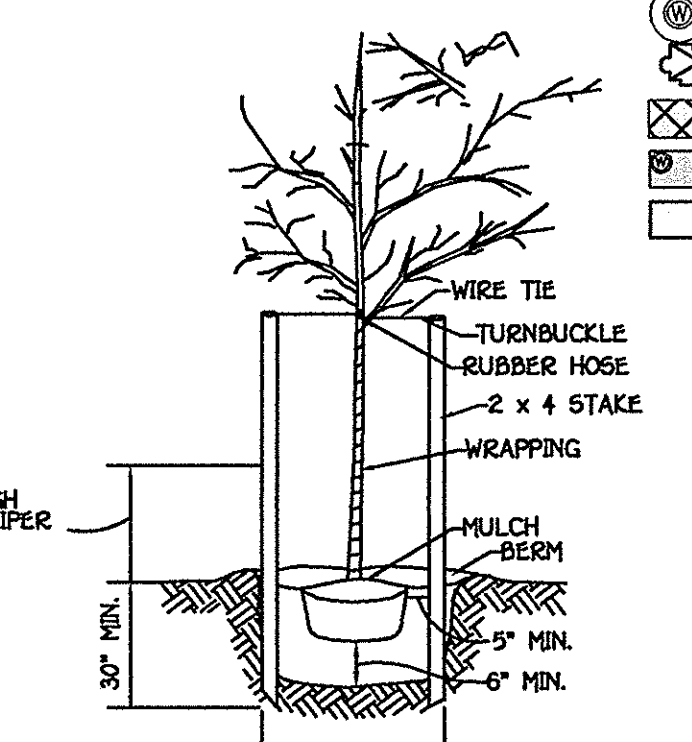
NOTE: LANDSCAPING FOR LOT 2 SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, AND AS SHOWN ON THIS PLAN FILED WITH HOWARD COUNTY. THE LANDSCAPE OBLIGATION FOR LOT 2 WILL BE FULFILLED BY PROVIDING 11 SHADE TREES AND 4 EVERGREEN TREES. LANDSCAPE SURETY IN THE AMOUNT OF \$3000 (3000/ SHADE TREE x 11 SHADE TREES AND #150 / EVERGREEN TREES x 4 EVERGREEN TREES) WILL BE PROVIDED AT THE TIME OF THE BUILDING / PERMIT APPLICATION.



GRADING FOR PLANTING ON SLOPES
 NOT TO SCALE

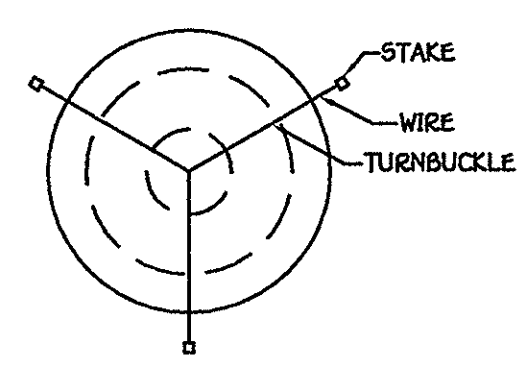
- LEGEND**
- EXISTING 2' CONTOURS
 - EXISTING 10' CONTOURS
 - - - EXISTING TREE LINE
 - GLB2 M/C2
 - SOIL LINES AND TYPES
 - DENOTES PROPOSED WELL
 - DENOTES PROPOSED HOUSE
 - ▨ DENOTES 25% AND GREATER SLOPE
 - ▨ DENOTES 1500 SQ.FT. ALTERNATE WELL SITE
 - ▨ DENOTES 15%-24.9% SLOPES

- LEGEND**
- ▨ PRIVATE USE-IN-COMMON SHARED DRIVEWAY EASEMENT, FOR THE BENEFIT OF LOTS 1 AND 2.
 - ▨ WETLAND AREA
 - SB STREAM BUFFER
 - WB WETLAND BUFFER
 - ▨ AREA CONSIDERED AS DISCONNECTION CREDIT FOR STORMWATER MANAGEMENT.
 - ▨ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 2.



NOTE: REMOVE BURLAP FROM TOP 1/3 OF BALL

TREE PLANTING
 NOT TO SCALE



STAKING DETAIL
 NOT TO SCALE

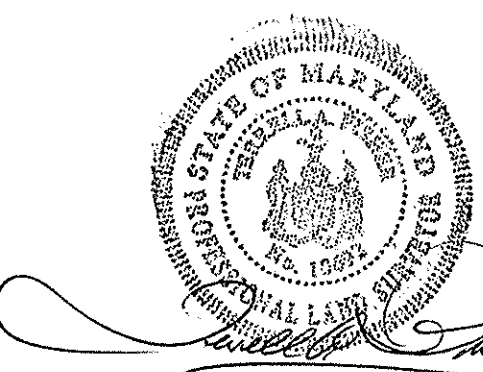
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTONAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL Fwy.
 ELLICOTT CITY, MARYLAND 21114
 410-681-2855

OWNER:
 STEPHEN & SANDRA HOFMEISTER
 13395 FORSYTHE RD
 SYKESVILLE MD, 21784

DEVELOPER:
 JOHN GASKE
 P.O. BOX 1281
 Sykesville, Maryland 21784

GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements 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 Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Character Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geographic Control Stations No. 09A6 And No. 09A4.
- Sta. 09A6 N 195.509-9259 M E 401379.602 M
Sta. 09A4 N 185.072-6031 M E 40107.6895 M (Outside Limits Of Vicinity Map)
- This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2005, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 100'.
- Denotes Iron Pipe Or Iron Box Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 100'.
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road R/W Line And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy.
- To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 a) Width - 12 Feet (14 Feet Serving More Than One Residence).
 b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
 c) 1/2" Minimum.
- Geometry - Minimum 10% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
- Structures - (Culverts/Boxes) - Capable Of Supporting 25 Tons (125-Load).
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces.
- Structure Clearances - Minimum 12 Feet.
- Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less As Shown.
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Cornerstones Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Welland Delineation Was Prepared By Eco-Science S^r, Professionals, Inc., Dated September, 2005.
- This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- There Is An Existing Driveway/Structure Located On Lot 1 To Servants.
 No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- A Fee-In-Lieu Of Providing Open Space Is Paid In The Amount Of \$150,000.
- Landscaping For Lots 1 And 2 On File With This Plan Is Provided With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain Landscape Surety Provided In The Amount Of \$3,900.00 For 11 Shade Trees At \$300/each And 4 Evergreen Trees At \$150/each Will Be Posted With Building/Grading Permit Applications.
 Surety For Lot 2 Is 11 Shade Trees At \$300/each And 4 Evergreen Trees At \$150/each = \$3,900.00.
- This Plan Is Exempt From Forest Conservation With Section 16.120(b)(1)(viii) Of The Howard County Code And Forest Conservation Manual For Minor Subdivisions That Create One (1) Additional Lot And Have No Further Subdivision Potential, Since It Is A Subdivision That Does Not Create A New Parcel But Adjuncts A Common Deed Line Between Two Deeded Parcels.
- Private Use-In-Common Shared Driveway Access Easement And Maintenance Agreement Is Recorded Simultaneously With This Plan.
- No 100 Year Floodplain Exists Within PBT Submission Limits.
- Tree Clearing Or Impacts To Steep Slopes Are Not Permitted In The Construction Of The Driveway. The Building Restriction Line Shown Along The East Side Of The Driveway Easement Serving Lot 2 Are Created To Avoid Existing Steep Slopes And Disconnect Receiving Area.
- The Planning Director Approved WP-06-047 On March 7, 2006 To Waive Sections 16.120 (b)(1)(viii) And 16.118 Subject To The Following Conditions:
 a. In No Case Shall The Proposed Home Be Larger Than 72'x40'. The Siting Of The Home Within The Building Envelope Shall Allow Room For Accessory Structures Between The Home And The Streambank Buffer.
 b. The Area West Of The Existing Stream On Lot 2 Is Restricted From Construction Of Accessory Structures / Outbuildings.
 c. The 24-inch Diameter Sewer Pipe Shall Be Installed Along A Hand Guided Ditch With Within The Travelled Bed Of The Existing Driveway Crossing The Stream.
 d. Super-Sill Fence Shall Be Installed Along The Limits Of Disturbance For The "ditch With Scenario" As Shown On The "Plan To Accompany Waiver Request" Dated January 31, 2006 And Shall Remain In Place Until The Completion Of All Construction Activities. No Other Disturbance/Activity Is Authorized By This Waiver For The Acreage Within The Stream Buffer. All Impacted Areas Must Be Stabilized/Revegetated.
 e. A Type "B" Landscape Buffer Shall Be Installed Along 544'35"34" Between Proposed Lots 1 And 2. The Surety To Be Processed With The Building Permit.
 f. The Applicant Must Acquire Any Necessary State/Corps Of Engineers Permits For The Proposed Disturbance Within The Stream And/Or Stream Buffer.
 The Topography Has Been Field Surveyed By Fisher, Collins And Carter, Inc. On December, 2005 And Supplemented With Howard County GIS Aerial Contour Mapping.



SUPPLEMENTAL PLAN
LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS
HOFMEISTER PROPERTY
LOTS 1 AND 2

TAX MAP #4 GRID #21 PARCEL #67 AND 76
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1" = 50' DATE: MAY 26, 2006

F06-080