

**LEGEND**

- SB 75' STREAM BUFFER
- WB 25' WETLAND BUFFER
- W NON-TIDAL WETLAND
- FP 100 YR FLOODPLAIN
- CS CENTERLINE STREAM
- SD SOILS DIVIDE
- LD LIMITS OF DISTURBANCE

**STORMWATER MANAGEMENT SUMMARY TABLE**

SHEETFLOW TO BUFFER CREDIT APPLIED

STORAGE REQMT	D.A. 'A'	With Credit Applied	REMARKS	'D.A. 'B'
Rev	Required: 503 cu. ft.	503 cu. ft.	Met in forested buffer	78 cu. ft.
	Provided: 503 cu. ft.	503 cu. ft.		
WQv	Required: 4871 cu. ft.	0.00 cu. ft.	Met in forested buffer	436 cu. ft.
	Provided: 4871 cu. ft.	0.00 cu. ft.		
Qpv	Required: N/A	N/A	N/A	N/A
	Provided: N/A	N/A	N/A	N/A
Qp10	Required: N/A	N/A	N/A	N/A
	Provided: N/A	N/A	N/A	N/A
Qp100	Required: N/A	N/A	N/A	N/A
	Provided: N/A	N/A	N/A	N/A

\* Drainage area 'B' is located entirely on Lot 1 where the existing site improvements exist. No improvements are proposed within drainage area 'B'. Therefore, stormwater management is not required to be addressed.

- NOTES:**
- Existing Zoning: RR-DEO
  - Deed Reference: Parcel 243 Liber 3965 Folio 128
  - Proposed number of lots: 2
  - Proposed open space: 0.0 Ac. (Fee-in-Lieu - \$1500.00)
  - Total Area of the Lots: 6.9881 Ac. ±
  - Total Public Road Right-of-Way to be dedicated: 0.0123 Ac. ±
  - Total Area of subdivision: 7.0004 Ac. ±
  - The topography shown hereon was field run by LDE, Inc. in May 2005. The topography along the lines of sight used to prepare the sight distance exhibit was field run by LDE, Inc. in May, 2005. The topography shown outside of the subdivision boundaries is taken from County Aerial Orthophotography.
  - The protection of the retained landscaped trees and vegetation used as landscape credit is the responsibility of the builder. If the builder removes the credited landscaping, the builder is responsible for replacement in accordance with the Howard County Landscape Manual.
  - Stormwater Management for this project is provided through the use of stormwater credits.
  - There is an existing dwelling located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at distances less than the zoning regulations require.
  - This project is exempt from the forest conservation requirements under Section 16.1202(b)(1)(viii) of the Howard County Forest Conservation Manual. This exemption applies to minor subdivisions that create only one new lot and do not have any remaining subdivision potential.
  - At the time of installment, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved landscape plan may result in denial or delay in the release of Landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
  - This project is located outside of the Metropolitan District. The project is located in the rural west and will be served by private well and septic systems.
  - Access to the proposed lots is provided via an existing use-in-common driveway with frontage on Ten Oaks Road. This subdivision will create the required private use-in-common access easement.
  - Financial surety for the required landscaping shall be posted as part of the grading permit surety in the amount of \$2,400.00.
  - Total proposed disturbed area, Lot 2 = 1.0 Ac. (43,519 s.f.).

HYDROLOGIC SOIL GROUP	SOILS SYMBOLS	DESCRIPTION	REMARKS
D	Ba	Baile Silt Loam	Hydric Soil Type
D	Ha	Hatboro Silt Loam	Hydric Soil Type
B	Cha	Chester Silt Loam 0 to 3 percent slopes	
B	CgC2	Chester gravelly Silt Loam 8 to 15 percent slopes moderately eroded	
B	ChC3	Chester Silt Loam 8 to 15 percent slopes severely eroded	
B	CgB2	Chester gravelly Silt Loam 3 to 8 percent slopes moderately eroded	
B	MID2	Manor Loam 15 to 25 percent slopes moderately eroded	
B	GIC2	Glenelg Loam 3 to 6 percent slopes moderately eroded	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

**DEVELOPER'S / BUILDER'S CERTIFICATION**

I certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I further certify that upon completion 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.

SIGNATURE OF DEVELOPER / BUILDER \_\_\_\_\_ DATE \_\_\_\_\_

**REVISIONS**

No.	Date	Description

**LDE Inc.**  
Engineers, Surveyors, Planners  
9250 Runsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)896-3424 - FAX(410)715-9540

**SUPPLEMENTAL PLAN**

**MITCHELL PROPERTY**  
Lots 1 & 2  
Plat No. \_\_\_\_\_  
Tax Map 28 Grid 2 Parcel 243  
5th Election District - Howard County, Maryland

DESIGNED: JMB  
DRAWN: JMB, AB  
CHECKED: BDB  
DATE: 1/2006

DEVELOPER: William Mitchell  
4451 Ten Oaks Road  
Dayton, MD 21036

SCALE: 1" = 50'  
DRAWING: 1 OF 3  
JOB NO.: 04-058  
FILE NO.: F 06-

SCHEDULE A PERIMETER LANDSCAPE EDGE		
Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	B	A
Linear Feet of Roadway Frontage/Perimeter		1,497 L.F.
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)		YES - 3 EX. PINES 975 L.F.
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)		NO
Number of Plants Required		(BASED ON 522 L.F.) 9 TREES
Number of Plants Provided		8 SHADE TREES 3 FX. TO REMAIN
Shade Trees		
Evergreen Trees		
Other Trees (2:1 substitution)		
Shrubs (10:1 substitution)		
(Describe plant substitution credits below if needed)		

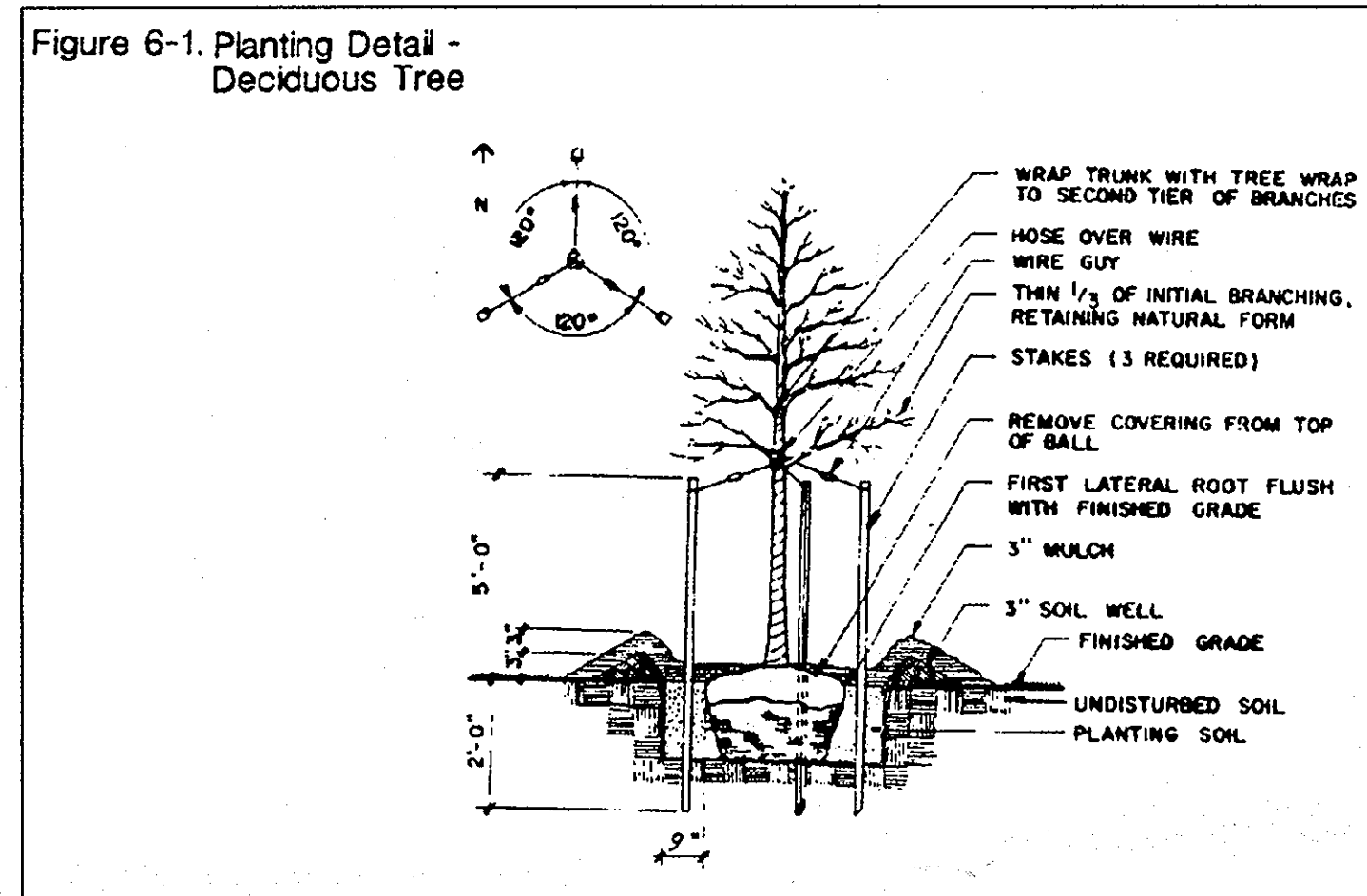
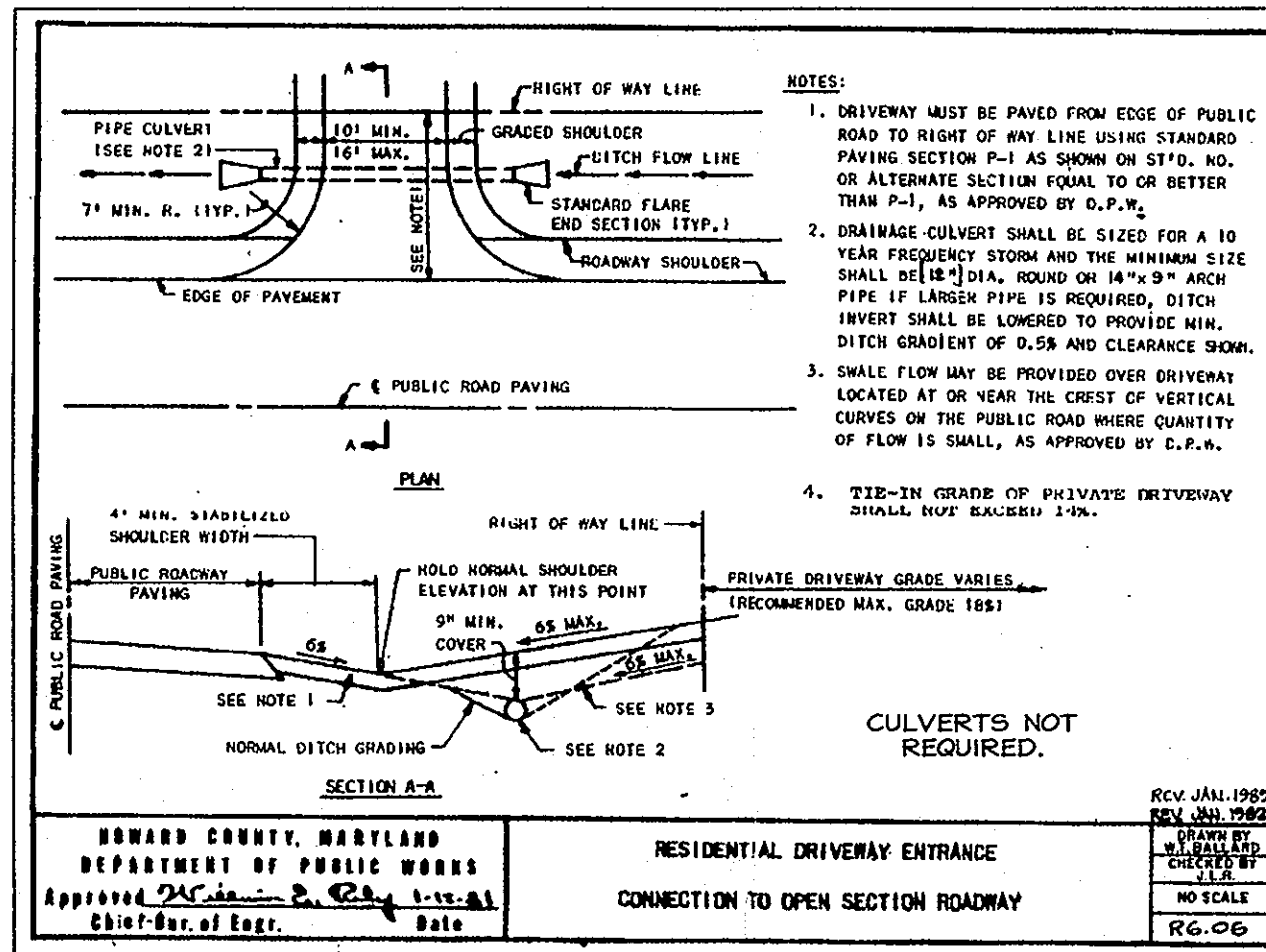
Comments: The Owner/Developer will provide (8) shade trees and plant them as shown along perimeter no. 5.

LANDSCAPE PERIMETER TABLE			
Perimeter No.	Perimeter Length	Buffer Type	Adjacent Land Use
1	194	A	RESIDENTIAL
2	408	A	RESIDENTIAL
3	159	A	RESIDENTIAL
4	214	A	RESIDENTIAL
5	522	A	RESIDENTIAL
Total	1,497 L.F.		

LANDSCAPE SCHEDULE					
SYMBOL	QNTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	8	Red Maple October Glory	<i>Acer rubrum</i>	2'-2 1/2' Caliper	B & B

LANDSCAPE NOTES

- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual.
- The Owner/Developer is responsible for the planting of all plant material required to meet the standards established by the Howard County Landscape Manual.
- Financial Surety for the required landscaping has been posted as part of the Grading Permit Surety in the amount of \$2,400.00.



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING BAYS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO HEAVY TRUCKS TRAVELWAYS FOR APARTMENTS AND COMMERCIAL INDUSTRIAL ZONES WITH NO HEAVY TRUCK	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 2" BIT. CONC. BASE 4" GRADED AGGREGATE BASE (GAB)
* TRAVELWAYS ARE DEFINED AS THE ROADWAYS LEADING TO THE PARKING BAYS.			
* HEAVY TRUCKS ARE DEFINED AS THOSE WITH 6 WHEEL OR MORE INCLUDING GARBAGE TRUCKS.			
HOWARD COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS Approved: <i>[Signature]</i> Chief-Bur. of Engr. Date: 1-12-81		PAVING SECTIONS P-1 THROUGH P-4 REV. OCT. 1990 REV. JAN. 1999 REV. JAN. 2002 DRAWN BY: W.T. BALLARD CHECKED BY: J.L.B. NO SCALE R-2.01	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

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No.	Date	Description

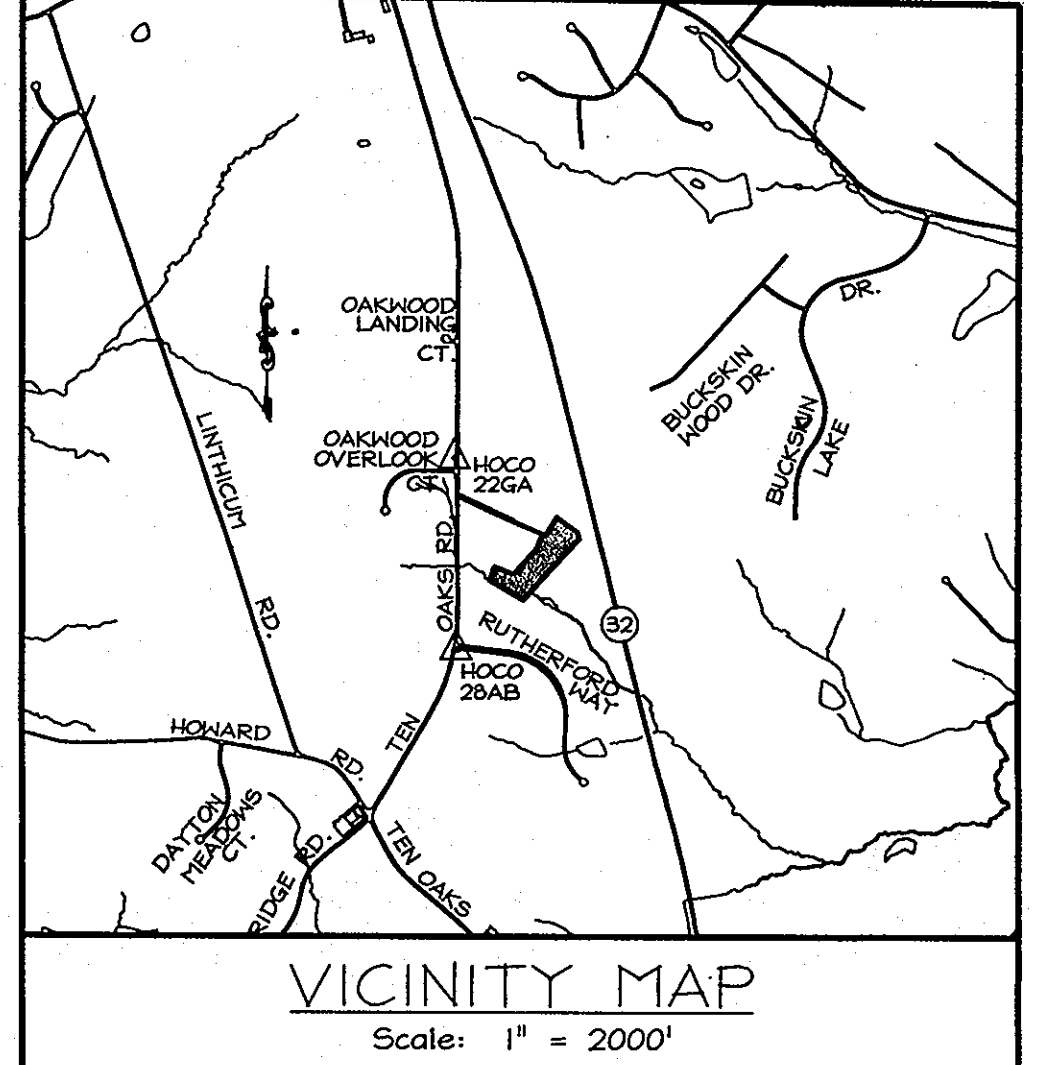
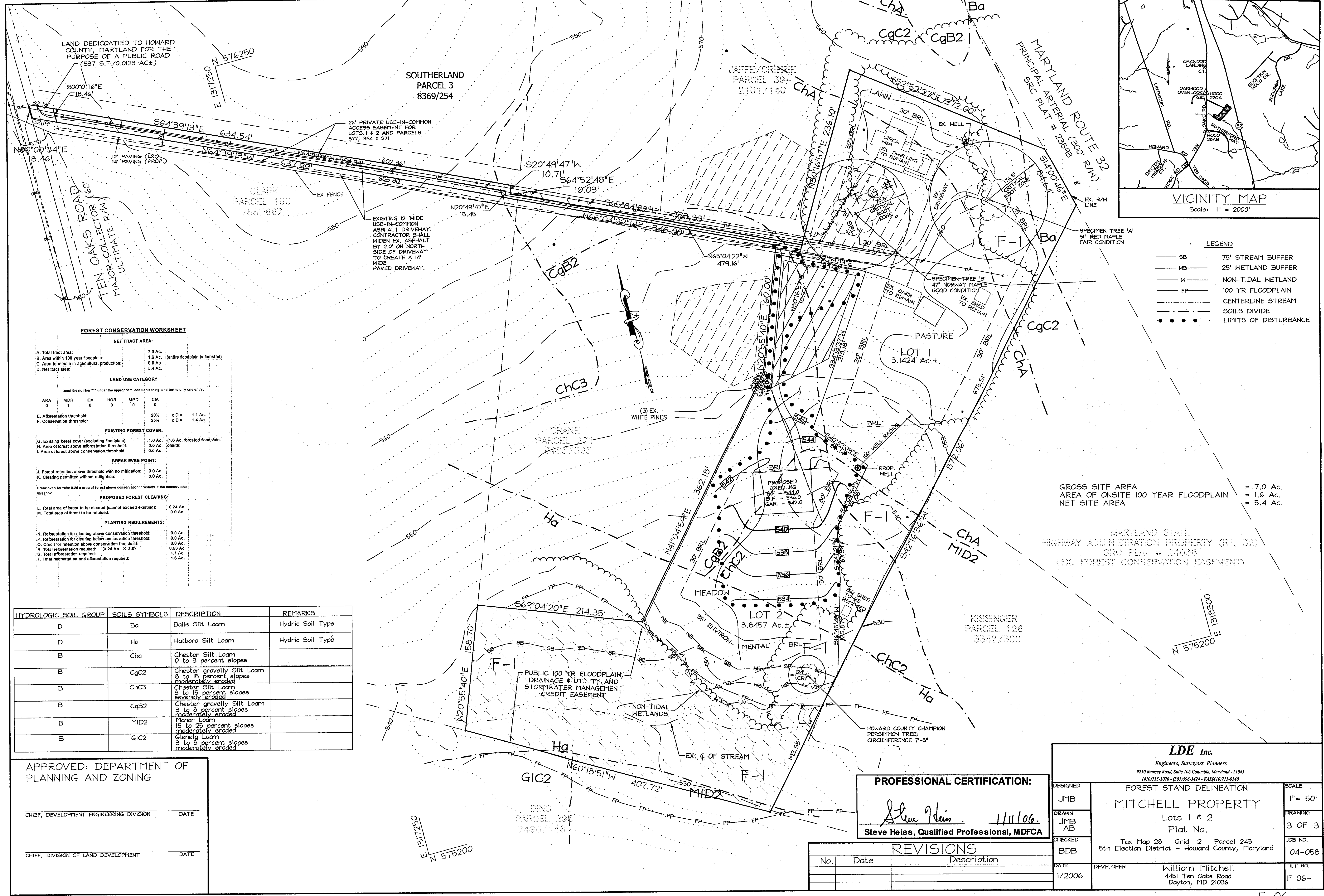
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 CHECKED: BDB

SUPPLEMENTAL PLAN DETAILS  
 MITCHELL PROPERTY  
 Lots 1 & 2  
 Plat No.  
 Tax Map 28 Grid 2 Parcel 243  
 5th Election District - Howard County, Maryland

SCALE: 1" = 50'  
 DRAWING: 2 OF 3  
 JOB NO.: 04-058  
 FILE NO.: F 06-

DATE: 1/2006  
 DEVELOPER: William Mitchell  
 4451 Ten Oaks Road  
 Dayton, MD 21036



**LEGEND**

- SB 75' STREAM BUFFER
- WB 25' WETLAND BUFFER
- W NON-TIDAL WETLAND
- FP 100 YR FLOODPLAIN
- CS CENTERLINE STREAM
- SD SOILS DIVIDE
- LIMITS OF DISTURBANCE

GROSS SITE AREA = 7.0 Ac.  
 AREA OF ONSITE 100 YEAR FLOODPLAIN = 1.6 Ac.  
 NET SITE AREA = 5.4 Ac.

MARYLAND STATE  
 HIGHWAY ADMINISTRATION PROPERTY (RT. 32)  
 SRC PLAT # 24038  
 (EX. FOREST CONSERVATION EASEMENT)

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (537 S.F./0.0123 AC ±)

26' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2 AND PARCELS 377, 394 & 271

EXISTING 12' WIDE USE-IN-COMMON ASPHALT DRIVEWAY. CONTRACTOR SHALL WIDEN EX. ASPHALT BY 2.0' ON NORTH SIDE OF DRIVEWAY TO CREATE A 14' WIDE PAVED DRIVEWAY.

CIRCA 1900 EX. DUELLING TO REMAIN

EX. BARN TO REMAIN

EX. SHED TO REMAIN

EX. WELLS

EX. WELLS

EX. WELLS

EX. WELLS

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**FOREST CONSERVATION WORKSHEET**

NET TRACT AREA:

A. Total tract area: 7.0 Ac.  
 B. Area within 100 year floodplain: 1.6 Ac. (entire floodplain is forested)  
 C. Area to remain in agricultural production: 0.0 Ac.  
 D. Net tract area: 5.4 Ac.

LAND USE CATEGORY

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

ARA	MDR	IDA	HDR	MPD	CA
0	1	0	0	0	0

E. Afforestation threshold: 20% x D = 1.1 Ac.  
 F. Conservation threshold: 25% x D = 1.4 Ac.

EXISTING FOREST COVER:

G. Existing forest cover (excluding floodplain): 1.0 Ac. (1.6 Ac. forested floodplain)  
 H. Area of forest above afforestation threshold: 0.0 Ac. (onsite)  
 I. Area of forest above conservation threshold: 0.0 Ac.

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation: 0.0 Ac.  
 K. Clearing permitted without mitigation: 0.0 Ac.

Break even formula: 0.20 x area of forest above conservation threshold + the conservation threshold

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared (cannot exceed existing): 0.24 Ac.  
 M. Total area of forest to be retained: 0.0 Ac.

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold: 0.0 Ac.  
 P. Reforestation for clearing below conservation threshold: 0.0 Ac.  
 Q. Credit for retention above conservation threshold: 0.0 Ac.  
 R. Total reforestation required: (0.24 Ac. X 2.0) 0.50 Ac.  
 S. Total afforestation required: 1.1 Ac.  
 T. Total reforestation and afforestation required: 1.6 Ac.

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CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF, DIVISION OF LAND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

**PROFESSIONAL CERTIFICATION:**

*Steve Heiss* 1/11/06

Steve Heiss, Qualified Professional, MDPCA

**REVISIONS**

No.	Date	Description

**LDE Inc.**  
 Engineers, Surveyors, Planners  
 9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
 (410)715-1070 - (301)596-3424 - FAX (410)715-9240

DESIGNED JMB	FOREST STAND DELINEATION <b>MITCHELL PROPERTY</b> Lots 1 & 2 Plat No.	SCALE 1" = 50'
DRAWN JMB AB		3 OF 3
CHECKED BDB	Tax Map 28 Grid 2 Parcel 243 5th Election District - Howard County, Maryland	JOB NO. 04-058
DATE 1/2006	DEVELOPER William Mitchell 4451 Ten Oaks Road Dayton, MD 21036	TITLE NO. F 06-