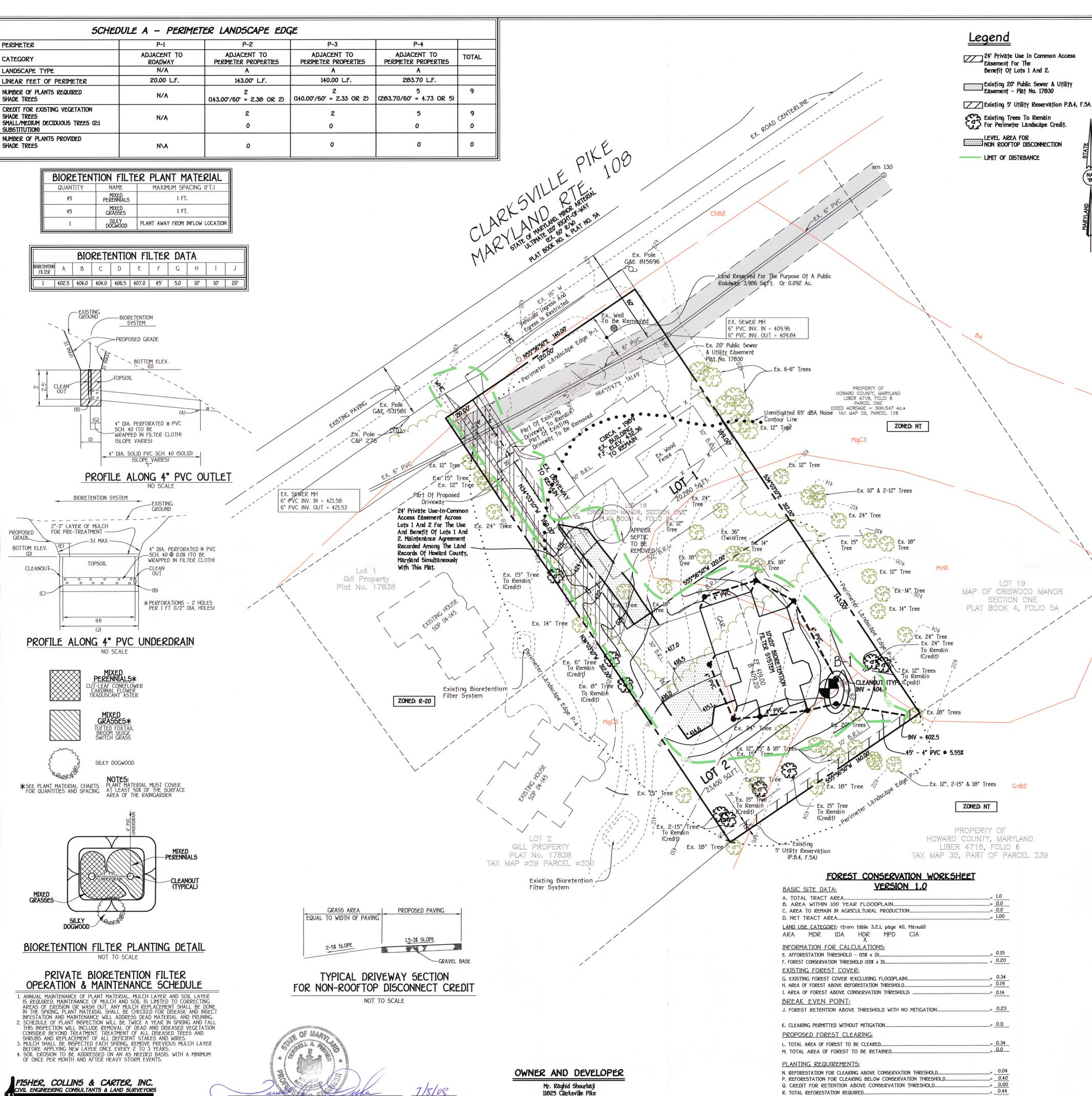


ELLICOTT CITY, MARYLAND 21042



Clarksville, MD 21029-1235

410-324-4418

5. TOTAL AFFORESTATION REQUIRED...

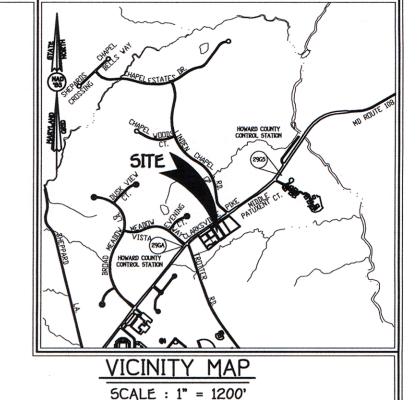
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED...

SOILS LEGEND CLA55 SOIL ** Ba Baile silt loam D ChB2 | Chester silt loam, 3 to 8 percent slopes, moderately eroded В * GnB2 | Glenville silt loam, 3 to 8 percent slopes, moderately eroded MqC3 | Montalto silty clay loam, 8 to 15 percent slopes, severely eroded В MnD Manor very stony loam, 3 to 25 percent slopes В NOTES:

* Hydric soils and/or contains hydric inclusions

** May contain hydric inclusions

t Generally only within 100-year floodplain areas



General Notes:

Subject Property Zoned R-20 Per 2/2/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments Effective 7/28/06. 2. Coordinates Shown Are Based On Nad '83, Maryland Coordinate System As Projected By Howard County

Geodetic Control Stations No. 29GA And No. 29G5 29GA N 566867.478 E 1333325.606 29G5 N 568341.223 E 1335392.467

3. This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About December 16, 2003 By Fisher, Collins & Carter, Inc.

4. B.R.L. Denotes Building Restriction Line. Denotes Iron Pin Set Capped "F.C.C. 106".

Denotes Iron Pipe Or Iron Bar Found.

O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".

Denotes Concrete Monument Or Stone Found.

10. Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:

a) Width - 12 Feet (16 Feet Serving More Than One Residence) b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2"

c) Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius: d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25-Loading):

e) Drainage Elements - Capable Of Safety Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface:

f) Structure Clearances - Minimum 12 Feet: a) Maintenance - Sufficient To Ensure All Weather Use.

11. All Lot Areas Are More Or Less (+ or -).

12. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.

13. Property Is Located Within The Metropolitan District. Public Water And Sewer Is Utilized In This Subdivision.

14. Previous Department Of Planning And Zoning File Numbers: F-06-085 And WP-08-051.

15. There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain Which Is Non-Conforming With Respect To The Front 50' BRL. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Regulare.

19. Wetland Delineation Was Prepared June, 2006 By Eco-Science Professionals, Inc. No Non-Tidal Wetlands Exist On Site. Lots 1 And 2 Do Not Include Wetland, Stream,

16. Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To The Issuance Of A Building Permit For The Construction Of A Residential Dwelling On Lot 2.

17. Speed Study Dated February, 2006 Was Prepared By Mars Group, Inc.

18. No Cemeteries Exist On This Site Based On A Visual Site Visit And On A Examination Of The Howard County Cemetery Inventory Map.

Associated Wetland Buffers And Stream Buffers, Forest Conservation Easements And Associated Buffers, 100 Year Flood Plain And Steep Slopes.

20. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.

21. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time. 22. Landscaping For Lot 2 Associated With This Plat Is Provided In Accordance With A Certified Landscape Plan On File. In Accordance With Section

16.124 Of The Howard County Code And The Landscape Manual Landscape Obligation For Lot 2 Fulfilled With Credit With Existing Trees. 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 Requirements Will Be Further Reviewed At The Site Development Plan Stage.

23. Noise Study Dated February, 2006 Was Prepared By Mars Group, Inc. And Approved On July 7, 2006.

24. 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.

25. A Fee In Lieu Of Forest Conservation Easement Has Been Paid In The Amount Of \$14,374.80 (0.44 Ac. x 43,560 5q.Ft./Ac x \$0.75/5q.Ft.) To

Fulfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act.

26. A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1500.00.

27. The 65dBA Noise Conjour Line Drawn On This Subdivision Plan Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February 1992, And Cannot Be Considered To Exactly Located The 65 dBA Noise Exposure. The 65dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.

28. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And The Road Right-Of-Way

Line And Not Onto The Pipestem Lot Driveway. 29. The Location Of The Existing House On Lot 1 Was Constructed Based On The Recorded Plat For Chriswood Manor, Section One, Plat Book 4, Page 5A. That Recorded Plat

Shows The Front BRL To Be 80 Feet From The Road Center Line On Route 108 Paving. The House Is Located 82 Feet From The Existing Road Centerline And Was Not Constructed In Violation Or Required Any Variance To Zoning At The Time Of Construction In 1989. 30. Water Quality Volume (WQV) And Groundwater Recharge Volume (Rev) Stormwater Management Requirement Are Proposed To Be Met In Accordance With The 2000

Stormwater Management Design Manual By The Applying The Criteria Contained In Chapter 3 "Performance Criteria For Urban BMP Design" And Appendix C-2, Section C.2.4.1. "Bioretention Systems" Along With Chapter 5, Section 5.3 "Disconnection Of Non Rooftop Runoff Credits". The Site Is Exempt From Providing Channel Protection Volume (Cpv) Requirements Because The Cpv Discharge Rate At Study Point "A" Does Not Exceed 2.0 Cfs.

31. Plat Subject To A Fee-In-Lieu Payment In The Amount Of \$3,976.00 For Providing Sidewalk As Per Section 2.4.G. Of The Howard County Design Manual, Volume III Approved By Development Engineering Division On May 28, 2008.

32. Plat Subject To WP-08-051 Which The Planning Director On January 15, 2008 Approved A Request To Waive Section 16.132.(a)(i).(a); Section 16.134.(b).(2); Section 16.135 (a) And Section 16.136 Of The Subdivision And Land Development Regulations Which Requires Road Frontage Improvements Which Includes Providing Sidewalks, Street Lighting And Street Trees Subject To:

1) Compliance With All SRC Agency Comments 2) Pay A Fee-In-Lieu For Sidewalks.

33. This Development Is Designed To Be In Accordance With Section 16.127 Resident Infill Development Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed House.

34. A Shared Driveway Access And Maintenance Obligation Agreement For The 16' Driveway Which Serves Lots 1 And 2 Has Been Recorded In The Land Records Of Howard County Simultaneously With The Recordation Of This Plat.

35. Field Run Topo By Fisher, Collins And Carter On Or About February, 2006.

36. The Developer Must Contact Mr. Paul Baschke Of The State Highway Administration At 301-624-8121, In Order To Obtain The Required Residential Use-In-Cxommon Access

SUPPLEMENTAL PLAN

LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS

GILL EAST

(SHOURBAJI PROPERTY)

LOTS 1 AND 2

(A RESUBDIVISION OF LOT 18, CRISWOOD MANOR, SECTION ONE - PLAT BOOK 4, FOLIO 5A AND REVISION PLAT, LOT 18 - MAP OF CRISWOOD MANOR, SECTION ONE - PLAT NO. 17830)

TAX MAP •29 GRID 20 PARCEL •116 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND ZONED: R-20 5CALE: 1"=30' DATE: JULY 8, 2008

SHEET 1 OF 1