

LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- EXISTING WELL
- PROPOSED HOUSE
- 15%-24% SLOPES
- 25% AND GREATER SLOPE
- 1500 Sq.Ft. ALTERNATE WELL SITE
- PROPOSED PRIVATE SEWERAGE EASEMENT
- EXISTING PRIVATE SEWERAGE EASEMENT RECORD PLAT NO. 5073
- PRIVATE 24' WIDE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT
- SPECIMEN TREES
- PROPOSED PERIMETER LANDSCAPE TREES

LANDSCAPING PLANT LIST

QTY.	KEY	NAME	SIZE
30	○	ACER RUBRUM (OCTOBER GLORY) (OCTOBER RED MAPLE)	2 1/2" - 3" CALIPER FULL CROWN, BAB

At The Time Of Plant Installation All Shrubs And Trees Listed And Approved On The Landscape Plan, Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review And Approval From The Department Of Planning And Zoning. Any Deviation From The 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 Revision Are Made To The Applicable Plans.

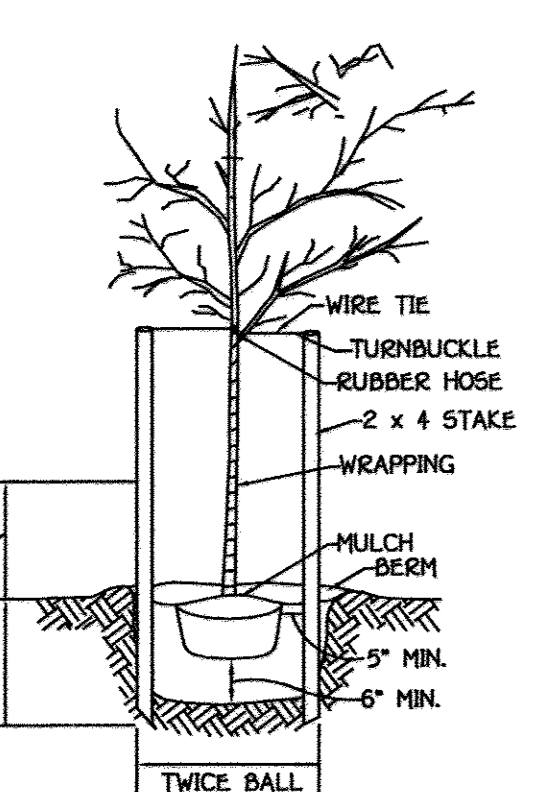
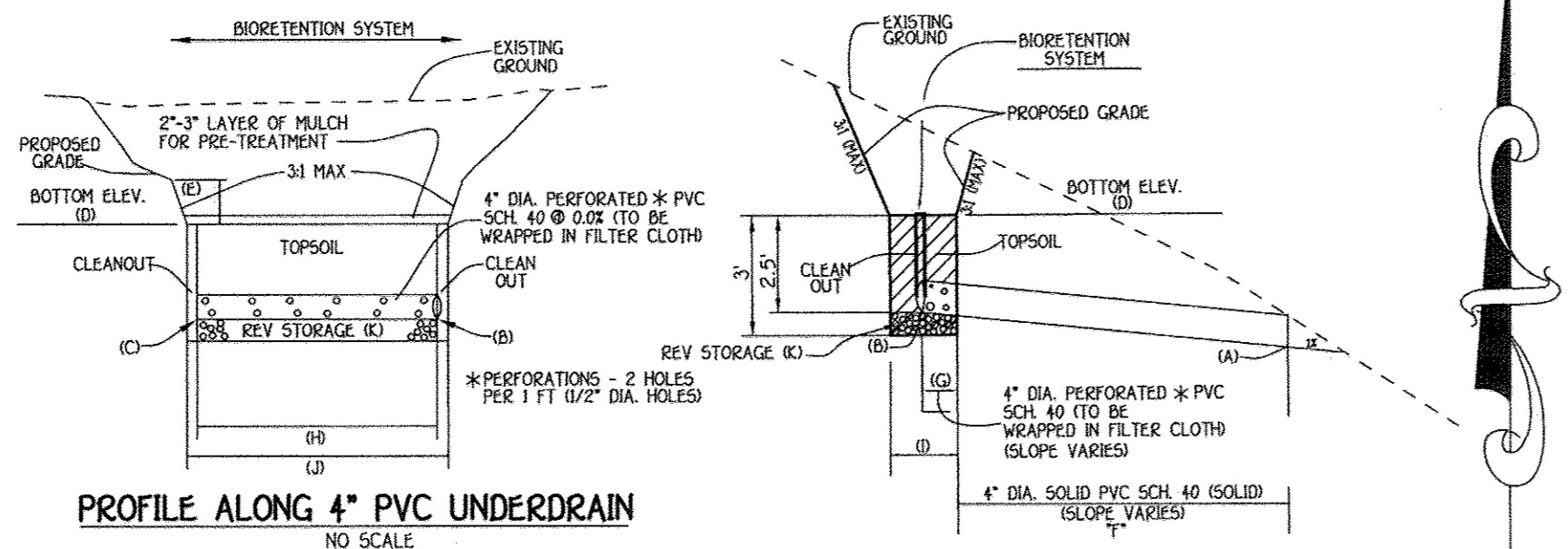
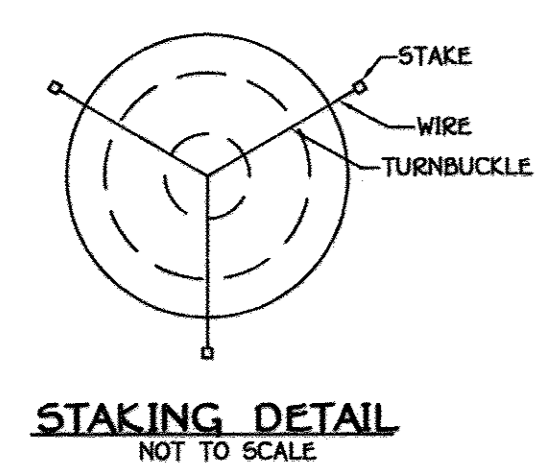
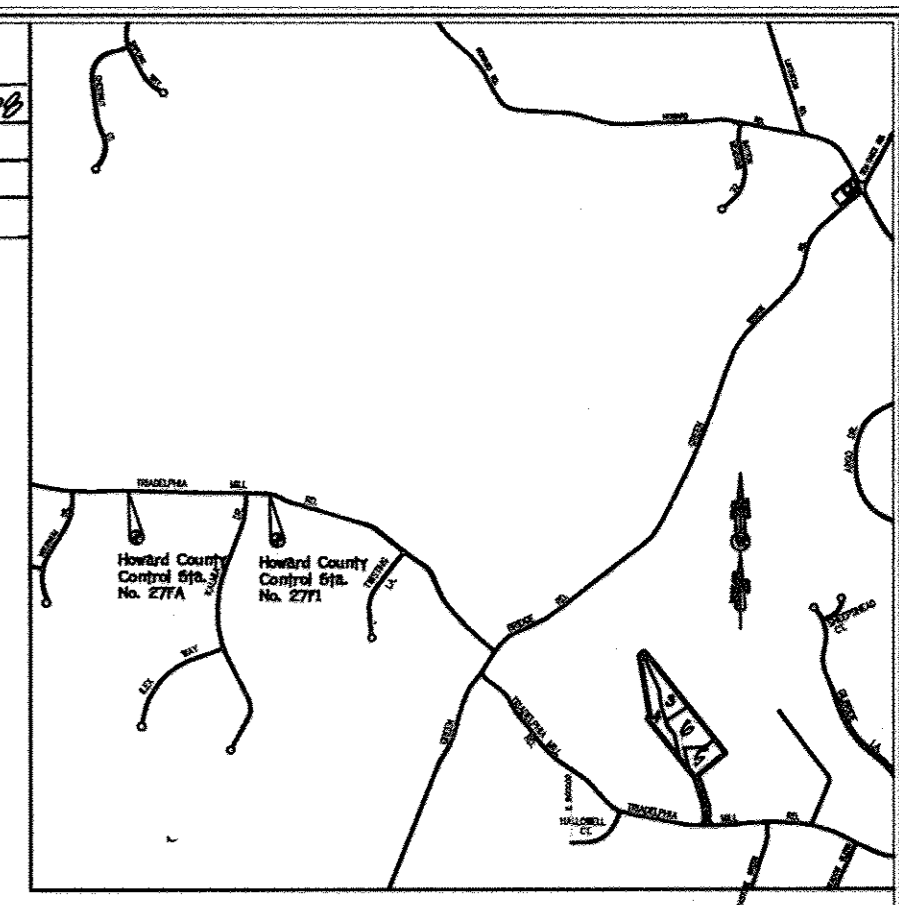
The Owner, Tenants And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping Including Both Plant Materials And Berms, Fences And Walls. All Plant Materials Shall Be Maintained In Good Growing Conditions, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.

SOILS LEGEND

SOIL	NAME	CLASS
GIB2	Glenely loam, 3 to 8 percent slopes, moderately eroded	B
GIC3	Glenely loam, 8 to 15 percent slopes, severely eroded	B
GIB2	Glenerville silt loam, 3 to 8 percent slopes, moderately eroded	C
MIE	Manor loam, 25 to 45 percent slopes	B
MIB2	Manor loam, 3 to 8 percent slopes, moderately eroded	B
MIC2	Manor loam, 8 to 15 percent slopes, moderately eroded	B
MIC3	Manor loam, 8 to 15 percent slopes, severely eroded	B
MID3	Manor loam, 15 to 25 percent slopes, severely eroded	B

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

No.	Revision	Date
1	Relocate the common lot line between Lot 5 & 6, formerly Lots 1 & 2, remove the existing private sewer easement on Lots 5 & 6 recorded on Plat 5073, revised lot numbers in Gen Notes 20, 21 & 24.	12/10/08



BIORETENTION FILTER PLANT MATERIAL

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

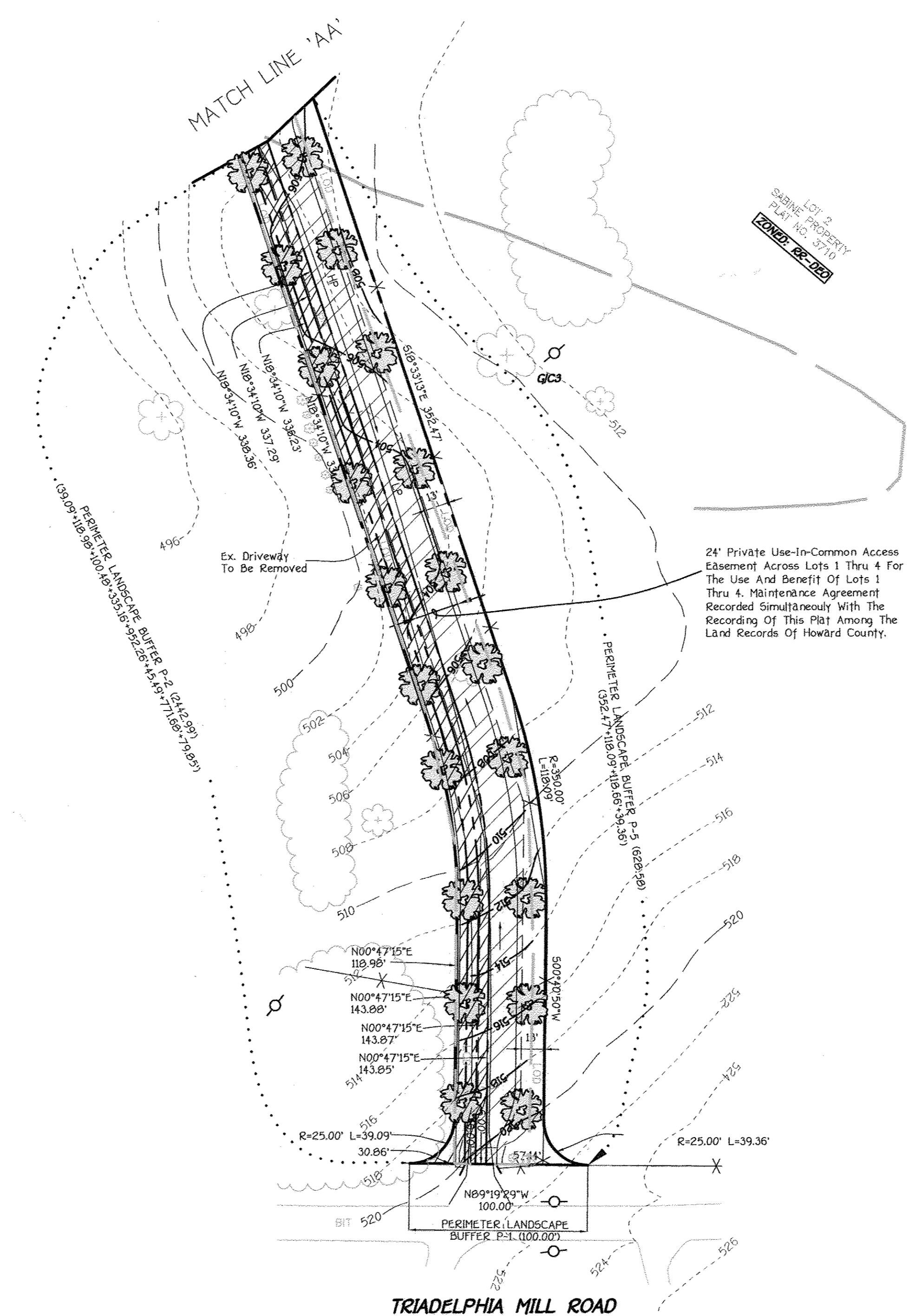
BIORETENTION FILTER DATA

BIORETENTION FILTER	A	B	C	D	E	F	G	H	I	J	K
1	205.50	206.50	N/A	509.00	509.50	59	5'	N/A	10'	10'	100'
2	469.50	470.50	473.00	473.50	487	9'	10'	10'	20'	100'	100'
3	475.05	476.0	476.50	478.50	479.0	30'	5'	10'	10'	20'	100'

PRIVATE BIORETENTION FILTER OPERATION & MAINTENANCE SCHEDULE

- ANNUAL MAINTENANCE OF PLANT MATERIAL MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH CORRECTION SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING.
- SCHEDULE OF PLANT INSPECTION WILL BE TWICE A YEAR IN SPRING AND FALL. THIS INSPECTION WILL INCLUDE REMOVAL OF DEAD AND DISEASED VEGETATION BEYOND TREATMENT TREATMENT OF ALL DISEASED TREES AND SHRUBS AND REPLACEMENT OF ALL DEFUNCT STAKES AND WIRES.
- MULCH SHALL BE INSPECTED EACH SPRING. REMOVE PREVIOUS MULCH LAYER BEFORE APPLYING NEW LAYER ONCE EVERY 2 TO 3 YEARS.
- SOIL EROSION TO BE ADDRESSED ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER HEAVY STORM EVENTS.

BIORETENTION FILTER PLANTING DETAIL



- GENERAL NOTES:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The 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 Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Zoned R2-DEO Per 02/02/04 Comprehensive Zoning Plan And Per The "Comp Lite" Zoning . Amendments Effective 7/29/06.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 277A And No. 277I.
Sta. 277A N 173432.1949 (meters), E 398341.6417 (meters)
Sta. 277I N 173420.7613 (meters), E 398070.9464 (meters)
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 2006, By Fisher, Collins And Carter, Inc.
 - B.L.L. Denotes Building Restriction Line.
 - Denotes Iron Pin 5/8" Capped T.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate T.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Area Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
 - 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 Or 6 Feet Serving More Than One Residence
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 0-1/2" 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 (1-125-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.
 - All Lot Areas Are Based On A Survey Of Less Than 1" = 40'.
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - Wetlands Area Delineated By Eco-Science Professionals August, 2006. No Non-Tidal Wetlands Exist Within Subdivision Limits.
 - Plat Subject To Prior Department Of Planning And Zoning File Numbers F-02-27.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Of Construction On These Lots/Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building Or Grading Permit Application.
 - Landscaping For Lots 3, 4 And 5 On File With This 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. Lot 2 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 2 Contains An Existing Dwelling To Remain. Landscape Surety Provided In The Amount Of \$140,000 For 37 Shade Trees At \$300/Each Will Be Posted With The Developer's Agreement For This Plat (F-07-30).
 - There Is An Existing Dwelling/Structure(s) Located On Lot 6 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - Water Quality Volume (wqv) And Groundwater Recharge Volume (grev) Requirements Will Be Met By Applying The Rooftop Disconnection, Non-Rooftop Disconnection Credits Along With Bioretention Filter Systems In Accordance With The Criteria Contained In Chapters 3 & 5 Of The 2000 Maryland Stormwater Design Manual (02/00). Channel Protection Volume (cpv) Is Not Required Because The Computed Discharge For The Cpv Storm For Each Design Point Is Less Than The 2.0 Cfs As Mandated In The Above Referenced Manual.
 - This Property Is Located Outside Of The Metropolitan District.
 - A Maintenance Agreement For The 24' Private Use-In-Common Driveway For Lots 3 Thru 6 Shall Be Recorded Among The Land Records Of Howard County, Maryland Simultaneously With The Plat.
 - A Fee-In-Lieu Of Providing Open Space Has Been Paid In The Amount Of \$4500.00.
 - Forest Conservation Obligation Of 2.0 Acres Reforestation To Fulfill The Requirements Of Section 16.120 Of The Howard County Code Forest Conservation Act Is Provided By Off-Site Planting On The Hobart Mullineux Property, Tax Map 6, Grid B, Tax Parcel No. 15. A Forest Conservation Surety In The Amount Of \$43,560.00 Based On 2.0 Acres X 43,560 Sq.Ft./Acres X \$0.50/Acres Will Be Posted With The Developers Agreement For This Plat (F-07-30).
 - Lot 3 Septic System Must Be Installed Prior To Building Permit Approval.
 - All Wells Shall Be Drilled Prior To Final Plat Recordation.
 - Waiver Petition File Number Wp-07-61 For The Phelps Estates Was Approved By The Director Of The Department Of Planning And Zoning On January 25, 2007. The Specific Sections Waived Were Section 16.120 (b) (i) (ii), Requiring Regular Rectangularity Shaped Lots; Section 16.120 (b) (4) (ii), Lot Ratio Not To Exceed 3:1 Lot Depth; Section 16.120 (b) (4) (iii), Lots Not To Be Encumbered By Environmentally Sensitive Features; Section 16.120 (b) (6) (v), Front Setbacks To Be Dimensioned On A Straight Line, Subject To The Following Conditions:
1. A 35' Environmental Building Restriction Line From The Stream Bank Buffer On Lot 3 Shall Be Shown On The Final Plat, F-07-30.
2. A Note Shall Be Added To Final Plat, F-07-30, Indicating That No Grading, Disturbance Or Construction Of Any Kind May Occur Within The Stream Bank Buffer On Lot 3.
3. The Proposed House On Lot 4 Shall Be Shifted Away From The Western Property Line To Allow For A Minimum Of 20' Of Existing Vegetation To Remain For Landscape Buffering From The Western Adjoining Properties. The Front Setback On Lot 4 Shall Be Credited As An Arc With A Radius Dimensioned From The Pipestem And Established At A Distance To Meet The 200' Lot Width.
 - No Grading, Disturbance Or Construction May Occur Within The 100' Stream Bank Buffer Located On Lot 3.

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	TOTALS
LANDSCAPE TYPE	NONE	A	A	A	A	
LINEAR FEET OF PERIMETER	100.00 L.F.	2442.99' L.F.	1631.99 L.F.	445.22 L.F.	628.50 L.F.	
CREDIT FOR EXISTING VEGETATION (NO, YES AND #)	NO	YES (462.02) 1462.02/60'/TREE= 24	YES (985+150) 1135/60'/TREE= 19	YES (665.0) 665.0/60'/TREE= 3	NO	YES 46
CREDIT FOR WALL, FENCE OR BERM (NO, YES AND #)	NO	NO	NO	NO	NO	NO
NUMBER OF TREES REQUIRED	0	2442/60'/TREE= 40	1631.99/60'/TREE= 27	(445.22/60'/TREE= 7)	(628.50/60'/TREE= 10)	84
SHADE TREES	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0
NUMBER OF PLANTS PROVIDED	0	40-24 CREDIT= 16	27-19 CREDIT= 8	7-3 CREDIT= 4	10	38
SHADE TREES	0	0	0	0	0	0
EVERGREEN TREES	0	0	0	0	0	0

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 2. LOT 1 - LANDSCAPE SURETY IN THE AMOUNT OF \$4200.00 (14 SHADE TREES @ 300/EA)
 LOT 4 - LANDSCAPE SURETY IN THE AMOUNT OF \$4800.00 (16 SHADE TREES @ 300/EA)
 LOT 3 - LANDSCAPE SURETY IN THE AMOUNT OF \$2400.00 (8 SHADE TREES @ 300/EA)

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.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division Of Land Development
 Chief, Development Engineering Division

Neal R. Phelps
 Linda Westland Phelps



OWNER/DEVELOPER
 Neal A. Phelps & Linda Westland Phelps
 13760 Triadelphia Mill Road
 Clarksville, Maryland 21029-1022
 (410) 531-7908

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 NATIONAL SQUARE OFFICE PARK - 3027 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2999

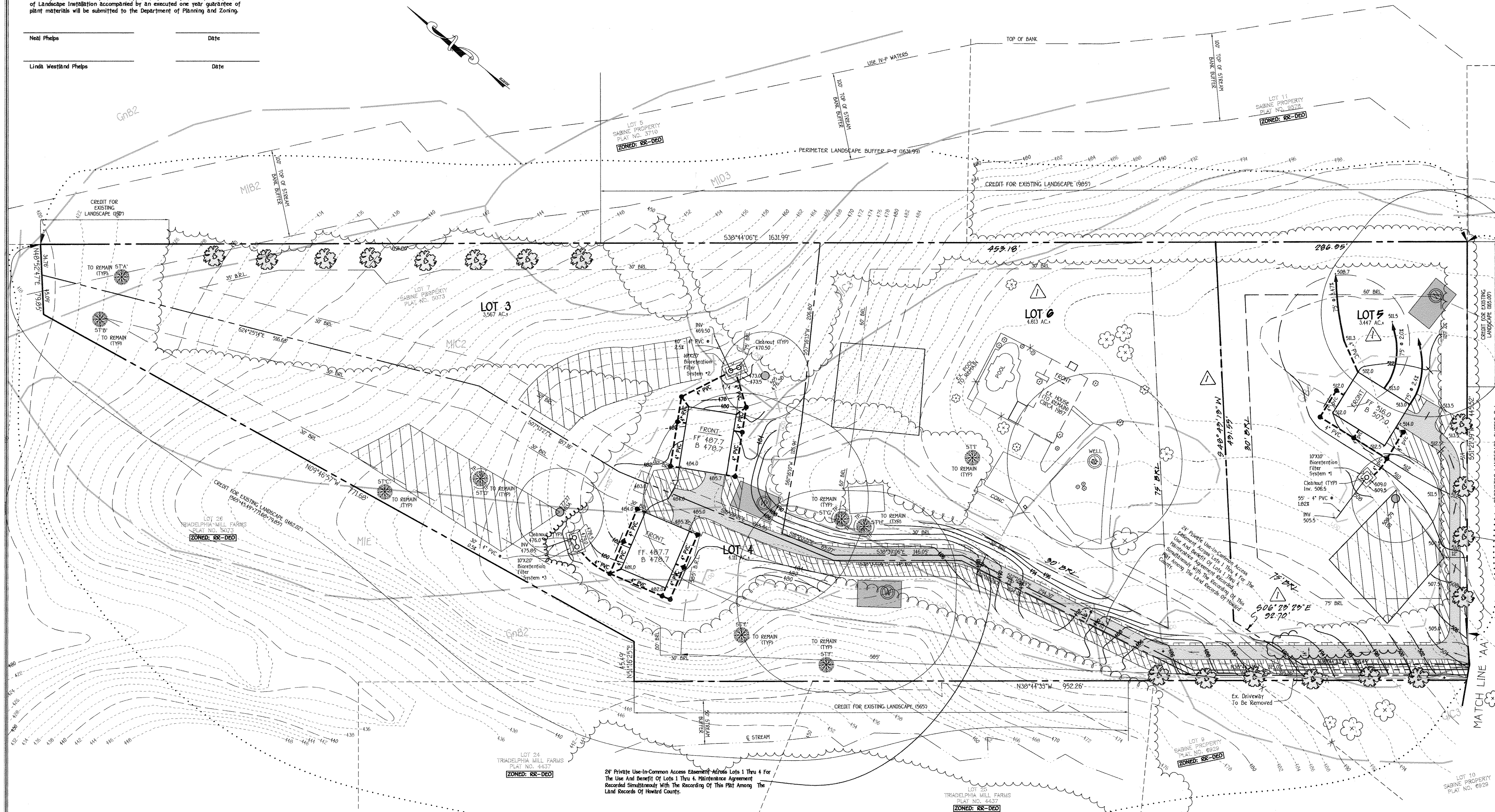
(A RESUBDIVISION OF LOT 7, SABINE PLAT NO. 5073)
 TAX MAP #28 PARCEL: 300
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"= 50' SHEET 1 OF 3 DATE: September 16, 2007

F-07-030

Developer's/Builder's Certificate

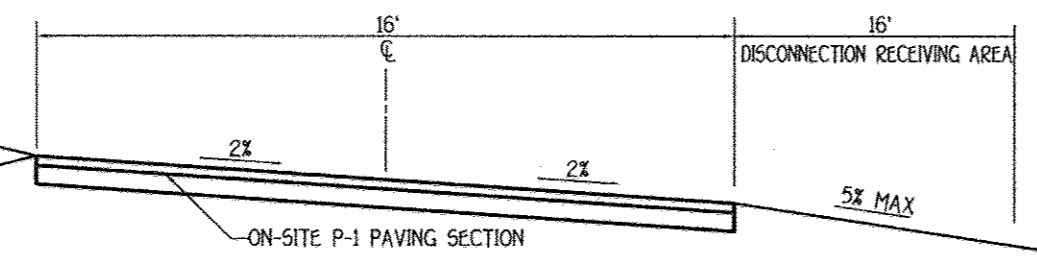
I/We certify that the landscaping shown on this plan will be done according to Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Neal Phelps _____ Date _____
 Linda Westland Phelps _____ Date _____

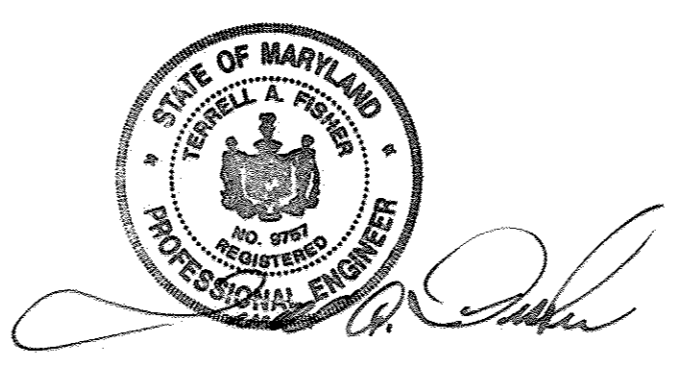


24' Private Use-In-Common Access Easement Across Lots 1 Thru 4 For the Use and Benefit of Lots 1 Thru 4. Maintenance Agreement Recorded Simultaneously With the Recording of This Plat Among the Land Records of Howard County.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Cindy Hunt, 10/23/09, CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature], 10/16/07, CHIEF, DEVELOPMENT ENGINEERING DIVISION



NOTE:
 ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION.
TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
 NOT TO SCALE



No.	Revision	Date
1	Relocate the common lot line between Lots 5 & 6, formerly Lots 1 & 2; remove the existing private sewer easement recorded on Plat 5073 on Lots 5 & 6.	12-10-08

SUPPLEMENTAL PLAN, STORMWATER MANAGEMENT, FOREST CONSERVATION, LANDSCAPE, TOPOGRAPHIC AND SOILS

Phelps Estates
 LOTS 3 THRU 6
 (A RESUBDIVISION OF LOT 7, SABINE PLAT NO. 5073)
 TAX MAP NO: 28 PARCEL NO: 300
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: September 16, 2007
 SHEET 2 OF 3

F-07-030

