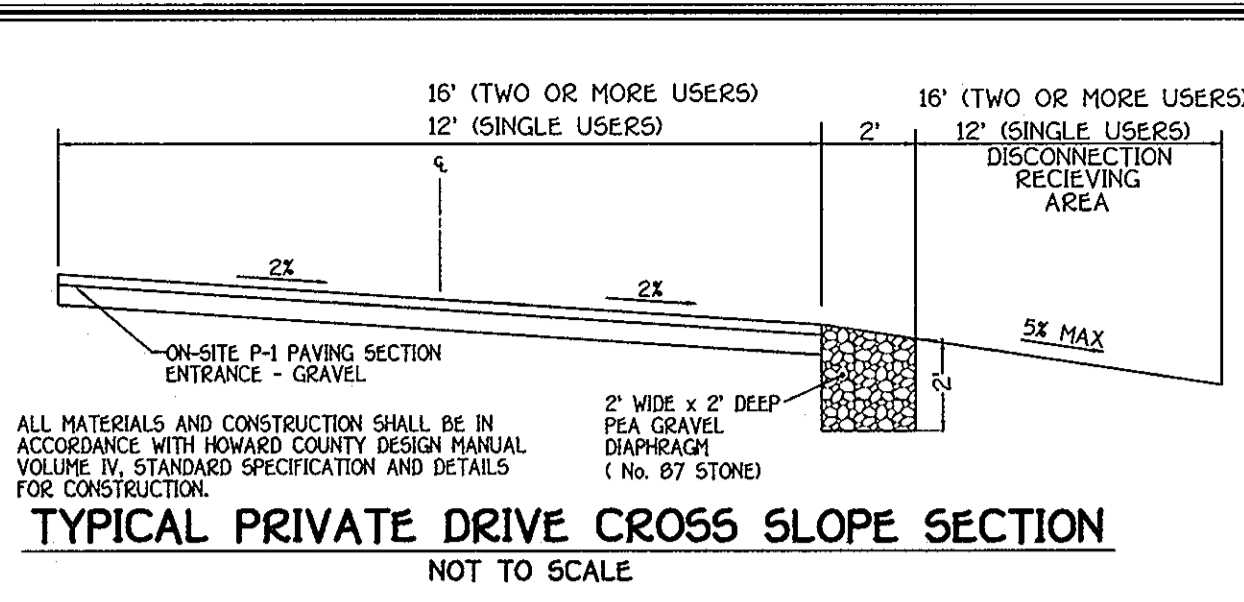


LEGEND

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED CONTOUR
- ROOF LEADER
- DISCONNECTED IMPERVIOUS AREA
- DISCONNECTION RECEIVING AREA
- PUBLIC WATER EASEMENT
- GLB2 MLC2 SOILS LINES AND TYPE
- EXISTING PUBLIC STORMWATER MANAGEMENT AND UTILITY EASEMENT LIBER 1952, FOLIO 322
- UNMITIGATED 65 dBA NOISE CONTOUR LINE
- EXISTING DRIVEWAY
- PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2



BIORETENTION FILTER DATA										
NO.	HEAVY PERENNIALS	MIXED GRASSES	SILY DOGWOOD							
1	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00

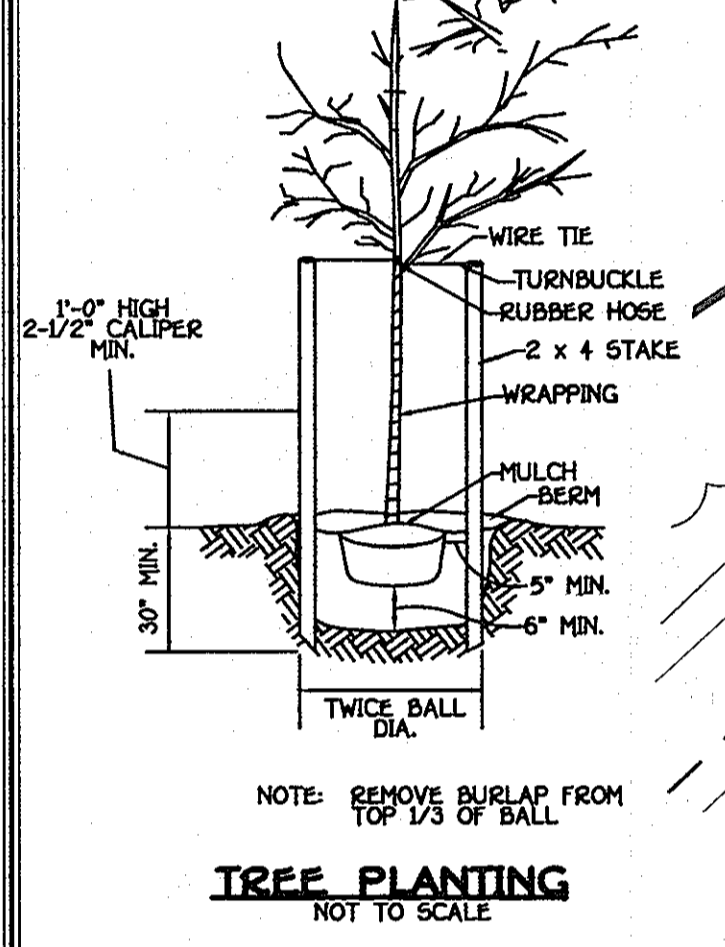
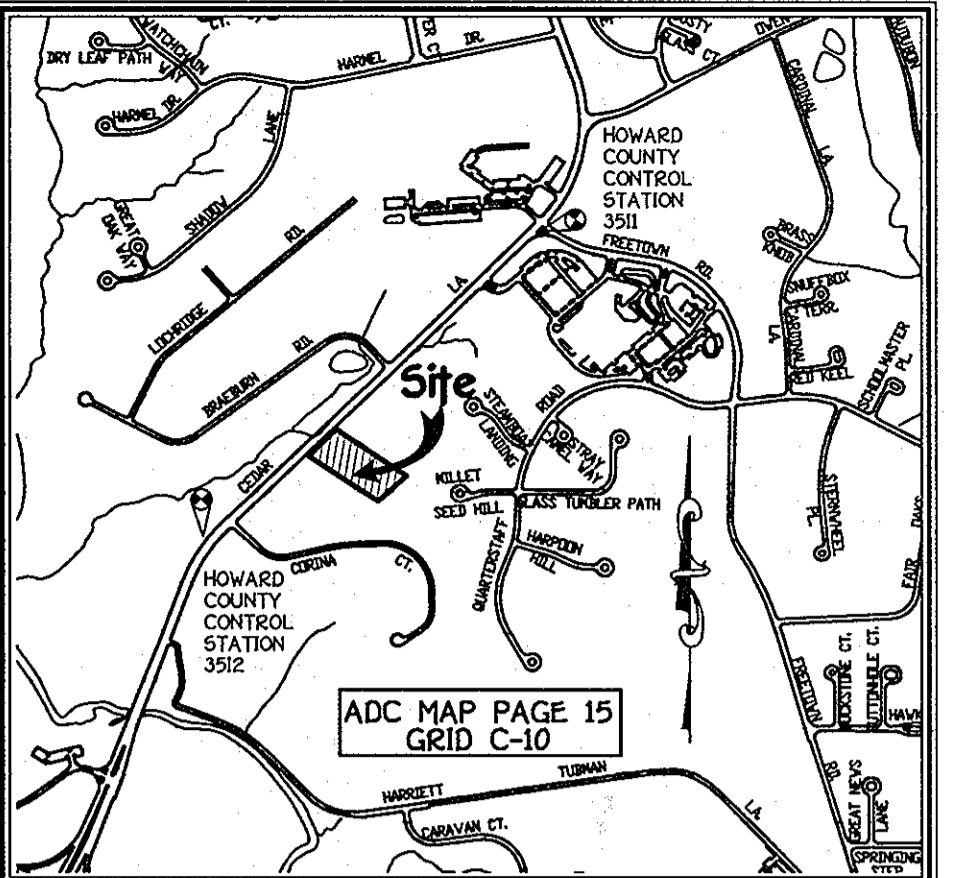
PRIVATE BIORETENTION FILTER OPERATION & MAINTENANCE SCHEDULE

- ANNUAL MAINTENANCE OF PLANT MATERIAL, MULCH LAYER AND SOIL LAYER IS REQUIRED. MAINTENANCE OF MULCH LAYER SHALL BE DONE BY THE HOMEOWNER. MAINTENANCE OF SOIL LAYER SHALL BE DONE BY THE HOMEOWNER. MAINTENANCE OF PLANT MATERIAL SHALL BE DONE BY THE HOMEOWNER.
- IF THE MULCH LAYER IS FOUND TO BE DEPLETED, IT SHALL BE REPLACED WITH A 2" DEEP LAYER OF MULCH. THE MULCH SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE BIORETENTION FILTER.
- IF THE SOIL LAYER IS FOUND TO BE DEPLETED, IT SHALL BE REPLACED WITH A 2" DEEP LAYER OF SOIL. THE SOIL SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE BIORETENTION FILTER.
- IF THE PLANT MATERIAL IS FOUND TO BE DEPLETED, IT SHALL BE REPLACED WITH A 2" DEEP LAYER OF PLANT MATERIAL. THE PLANT MATERIAL SHALL BE APPLIED TO THE ENTIRE SURFACE OF THE BIORETENTION FILTER.

SCHEDULE A - PERIMETER LANDSCAPE CHART

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	TOTAL
LANDSCAPE TYPE	N/A	A	A	A	
LINEAR FEET OF PERIMETER	105.90 LF.	526.56 LF.	237.37 LF.	209.00 LF.	17
NUMBER OF PLANTS REQUIRED	N/A	(526.56/60' = 8.77) = 9	(237.37/60' = 3.95) = 4	(209.00/60' = 3.48) = 4	17
SHADE TREES	N/A	6 EVERGREENS = 3 SHADE TREES	4	2 EVERGREENS = 1 SHADE TREE	4
SMALL/MEDIUM DECIDUOUS TREES	N/A	0	0	0	0
CREDIT FOR WALL, FENCE OR BERM	N/A	N/A	N/A	N/A	0
CREDIT FOR EXISTING VEGETATION	N/A	6	4	2	12
NUMBER OF PLANTS PROVIDED	N/A	(9 REQUIRED - 9 CREDIT) = 0	(4 REQUIRED - 4 CREDIT) = 0	(4 REQUIRED - 3 CREDIT) = 1	1
SHADE TREES	N/A	0	0	0	0
SMALL/MEDIUM DECIDUOUS TREES	N/A	0	0	0	0

A Total Landscape Surety For 1 Shade Tree @ \$300/each = \$300.00 is provided With Site Development Plan Developer's agreement.



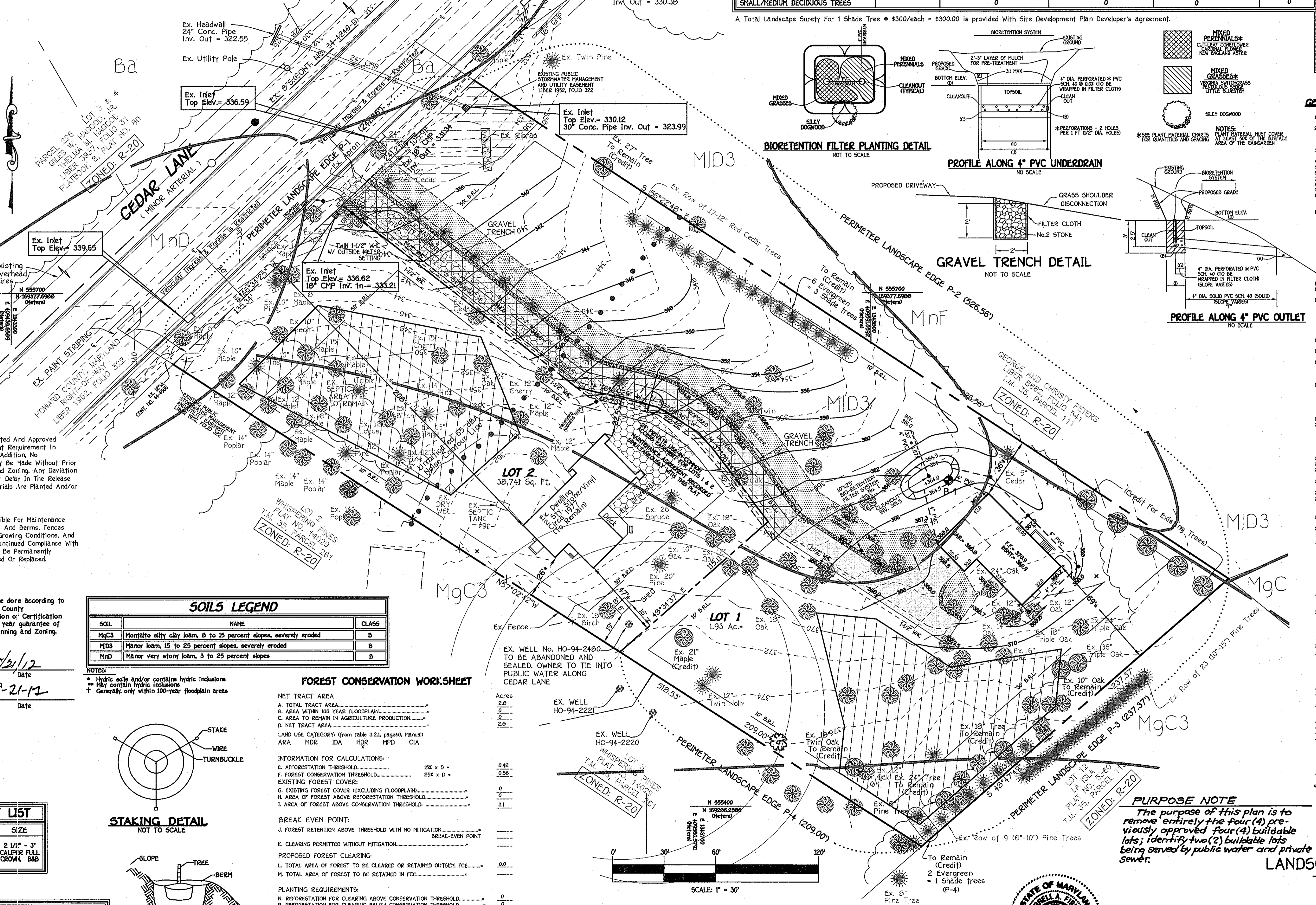
At the Time of Plant Installation All Shrubs and Trees Listed And Approved On the Landscape Plan Shall Comply With The Proper Height Requirement In Accordance With The Howard County Landscape Manual. In Addition, No Substitutions Or Relocations Of The Required Plantings May Be Made Without Prior Review 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.

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.

Shirley Ann Bankes 8/21/12
Date
Shirley Ann Bankes 8-21-12
Date

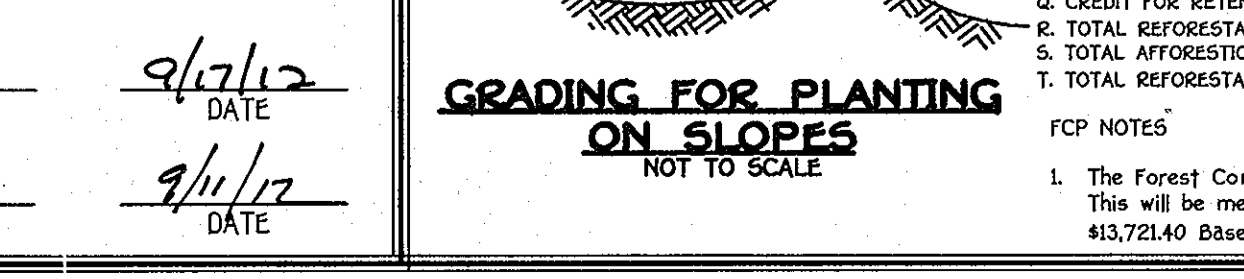
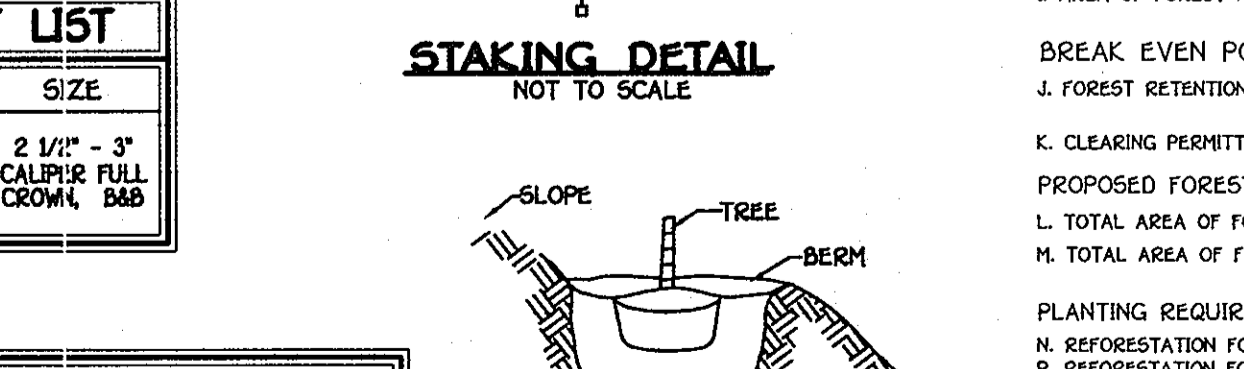


SOILS LEGEND

SOIL	NAME	CLASS
MqC3	Monticello silty clay loam, 8 to 15 percent slopes, severely eroded	B
MID3	Minor loam, 15 to 25 percent slopes, severely eroded	B
MnD	Minor very stony loam, 3 to 25 percent slopes	B

FOREST CONSERVATION WORKSHEET

NET TRACT AREA	Acres
A. TOTAL TRACT AREA	2.8
B. AREA WITHIN 100 YEAR FLOODPLAIN	0.0
C. AREA TO REMAIN IN AGRICULTURE PRODUCTION	0.0
D. NET TRACT AREA	2.8
LAND USE CATEGORY (from table 3.2.1, page 40, Manual)	
ARA MDR IDA HDR MPD CIA	



LANDSCAPING PLANT LIST

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

PURPOSE NOTE
The purpose of this plan is to remove entirely the four (4) previously approved four (4) buildable lots; identify two (2) buildable lots being served by public water and private sewer.

- ### GENERAL NOTES:
- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And The Comp Lite Zoning Amendments Effective 07/28/06.
 - Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 3511 GA And No. 3522.
 - North 5570100.00 East 1460000.00 Station No. 3512 North 55500.7780 East 13423.0493
 - This Plan Is Based On Field Run Monumented Boundary Survey Performed On Or About June 7, 2007 By Fisher, Collins & Carter, Inc.
 - D.S.L. Denotes Building Restriction Line.
 - Denotes Iron Pipe And With Cap "I.P.C." 100'.
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
 - Denotes Concrete Monument Or Stone Found.
 - For Flag Or Pipe Stem Lines, Utility Collection Lines, Sewer Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right Of Way Line And Not Onto The Flag Or Pipe Stem Itself.
 - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Driveway To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - a) Width - 12 Feet 00 Inches Serving More Than One Residence
 - b) Surface - Six (6) Inches Of Concrete Or Asphalt On Base With Tar And Chip Coating, 0 - "Minimum"
 - c) Shoulder - Minimum 100 Grk. Maximum 100 Grk. Change And 15-Foot Turning Radius.
 - d) Structure (Curb/Verdure) - Capable Of Supporting 25 Gross Tons 04-25 Loading Capacity - Minimum 12 Feet
 - e) Maintenance - Sufficient To Ensure All Weather Use.
 - f) Structure Clearance - Minimum 12 Feet
 - All Lot And Area Measurements Are Based On Surface Measurements And Not Reduced To NAD 83 Grid Measurements.
 - The Surveys Used To Achieve The Requirements For WOV And Rev Have Been Designed In Accordance With The Design Criteria Contained In Chapter 3 "Performance Criteria For Urban Exp Design" And Appendix C-2, Section C-2.4 "Performance Criteria For Urban Exp Design".
 - "Disconnection Of Rooftop Runoff Credits" And Section 5.3 "Disconnection Of Non Rooftop Runoff Credits" From The Manual. This Site Is Exempt From Providing Channel Protection Volume (CPV) Because The 5-yr 1-Year Discharge Ratio To Study Point "X" Is Less Than The 2.0 cfs Handled By The Affected Channel.
 - No Contingencies Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory File.
 - Forest Stands Identification And Wetland Study Was Prepared By Eco-Science Professionals, Inc. Dated October 28, 2007. No Wetlands Or Streams Exist On Site.
 - Landscaping For Lot 1 Is On File With This Plan And Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 of the Howard County Code And The Landscape Manual. A Landscape Surety For 1 Shade Tree In The Amount Of \$300.00 For Lot 1.
 - This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Annotated Code Of Maryland As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Subdivision And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building Code Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2006.
 - Noise Study Prepared By Misa Group Dated October, 2007
 - The 65 dBA Noise Contour Line Drawn On This Plan Is Advisory As Required By The Howard County Design Manual, Chapter 9, Revised February, 1992, And Cannot Be Considered To Exceed The 65 dBA Noise Contour. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Noise Levels Established By The U.S. Department Of Housing And Urban Development.
 - No 100 Year Flood Plain Exists On Site.
 - Previous Department Of Planning And Zoning File Number: None
 - 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 Sewer Allocations Will Be Granted At Time Of Issuance Of The Building Permit Prior To The Issuance Of Any Building Permit For New House Construction.
 - A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$15,000.00.
 - There Is An Existing Dwelling/Structure Located On Lot 2 To Remain No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - A Private Use-In-Common Access And Maintenance Agreement For Lots 1 & 2 Is Recorded Simultaneously With This Plan.
 - Property Is Located Within The Metropolitan District.
 - No Hazardous Substances Exist On The Subject Property.
 - The Forest Conservation Requirements Of Section 16.120D Of The Howard County Code And Forest Conservation Act For This Subdivision Have Been Fulfilled By A Fee In Lieu Payment Of \$13,724.00 Based On 0.42 Acres x \$3,269.52/Acre.
 - The Development Is Designed To Be In Accordance With Section 16.127 Residential Infill Development - Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Established Frontset Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
 - Approval Of A Site Development Plan Is Required For The Development Of Lot 1 Prior To The Issuance Of Any Building Permit For New House Construction In Accordance With Section 16.125 Of The Subdivision And Land Development Regulations.
 - Should Any Tree Designated For Preservation Be Damaged Or Destroyed, It Shall Be Replaced By A Tree Of Similar Species Or With A Tree Of The Same Height, Spread And Growth Characteristics. The Replacement Tree Must Be A Minimum Of 3 Inches In Caliper And Installed As Needs Established By The Howard County Landscape Manual.
 - There Are No 15-24% Slopes On The Subject Property.
 - There Are No 25% Or Greater Slopes On The Subject Property.
 - This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland Code Of The Environment For Individual Sewerage Disposal Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Be Held And Valid Upon Conveyance 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 Sewerage Easement Shall Not Be Necessary.
 - The Lot Shows Hereon Complies With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment For The Proposed Residential Housing Unit.
 - Existing Walls And/or Sewerage Easements Within 100 Feet Of The Property Have Been Shown From Available Health Department Records Supplemented With Field Run By Fisher Collins & Carter.
 - All House Sites Shown Comply With Minimum Building Restriction Regulations.
 - Topography Shows In Field Run By Fisher Collins & Carter. Show At 5' Contour Interval.
 - Any Changes To A Private Sewerage Easement Shall Require A Revised Per Certification Plan.
 - Property Subject To Waiver Of Section 14B Of Volume 1, Water And Sewer Of The Howard County Design Manual Which On January 27, 2012 The Bureau Of Engineering Approved A Waiver To Lot 1 And Lot 2 To Connect To The Public Sewer System With The Following Conditions:
 - a) Lots 1 And 2 Of The Subdivision Development Must Connect To The Public Sewer System Within One Year After The Public Sewer Abutting The Lots Is Constructed And Placed In Service.
 - b) Lots 1 And 2 Of The Subdivision Development Will Connect To Public Water. The Well On Lot 1 Of The Subdivision Development Will Be Sealed Prior To The Record Plat Signature.
 - A Community Meeting Was Conducted On November 20, 2007 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And Allow The Community To Ask Questions And To Make Comments. Per Section 16.126B, Of The Subdivision Regulation.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELKTON CITY, MARYLAND 21828
410-461-2992

OWNER/DEVELOPER
HOWARD F. BANKES JR.
SHIRLEY ANN BANKES
6555 CEDAR LANE
COLUMBIA, MARYLAND 21044-4026
410-531-3192



REVISED SUPPLEMENTAL PLAN
LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS CEDARVIEW
Lots 1 and 2
TAX MAP #35 PARCEL #260
FIFTH DISTRICT HOWARD COUNTY, MARYLAND
ZONED: R-20
SCALE: 1"=30' DATE: JULY 18, 2012
SHEET 1 OF 1

F-08-185