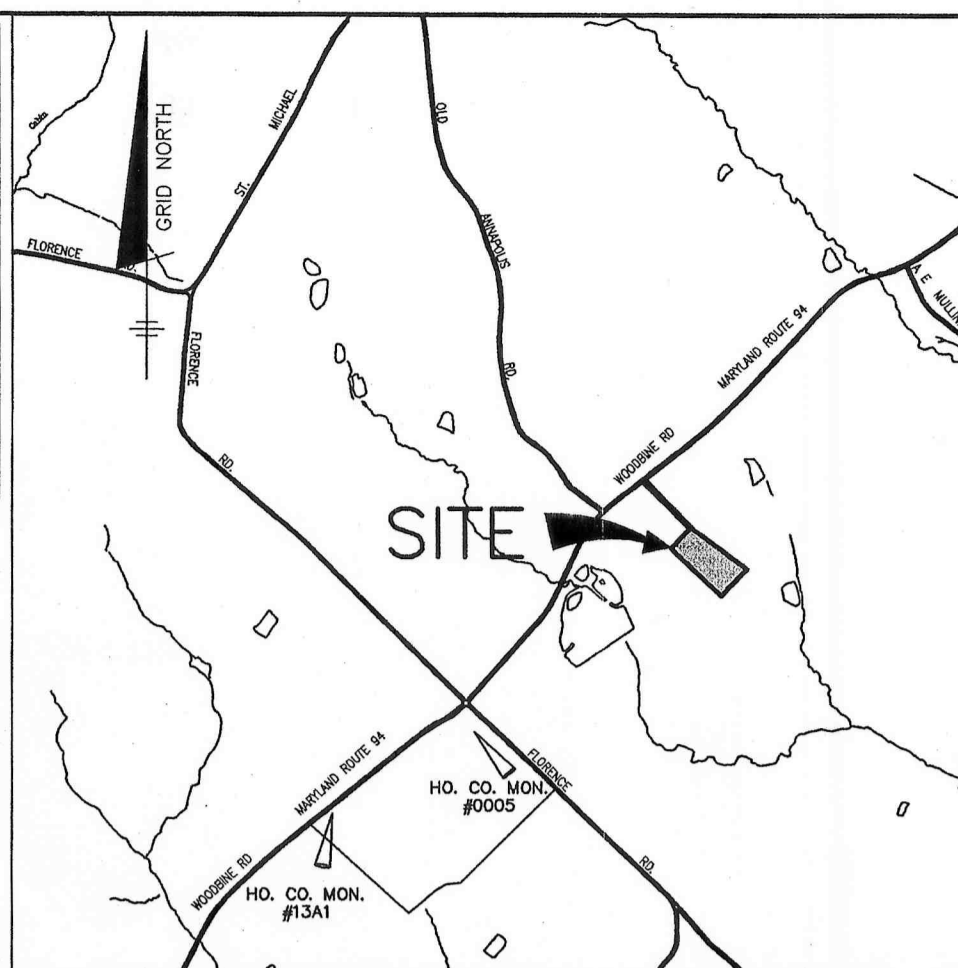
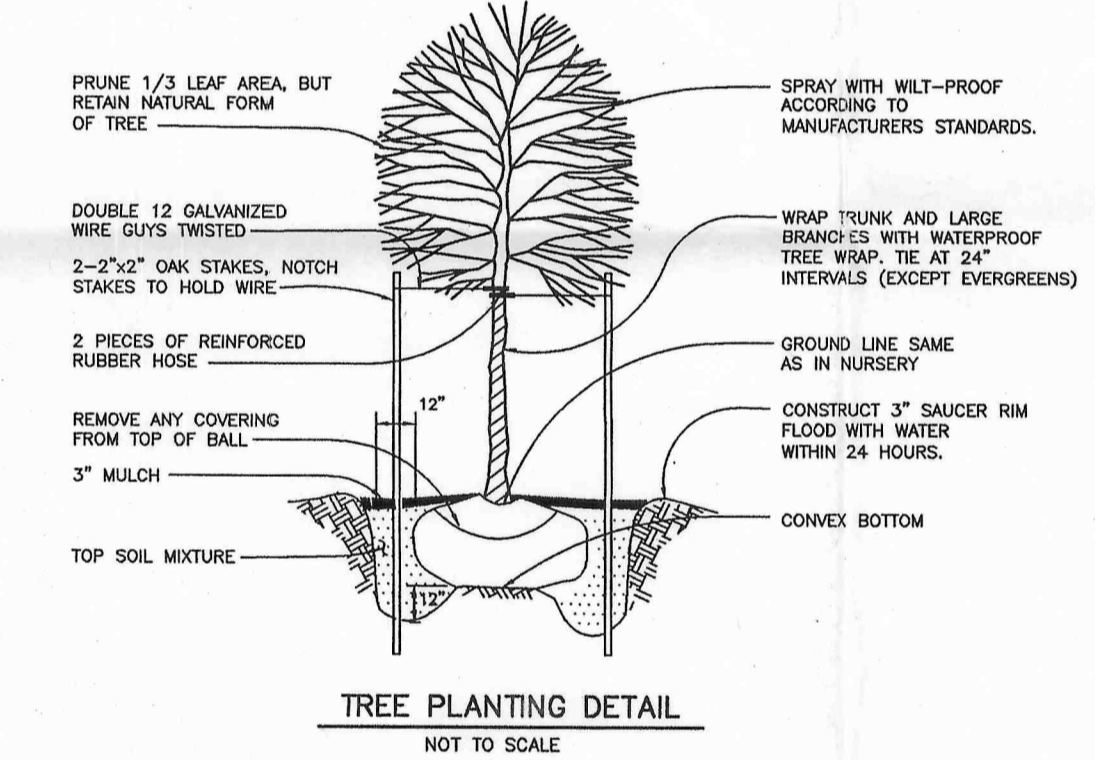
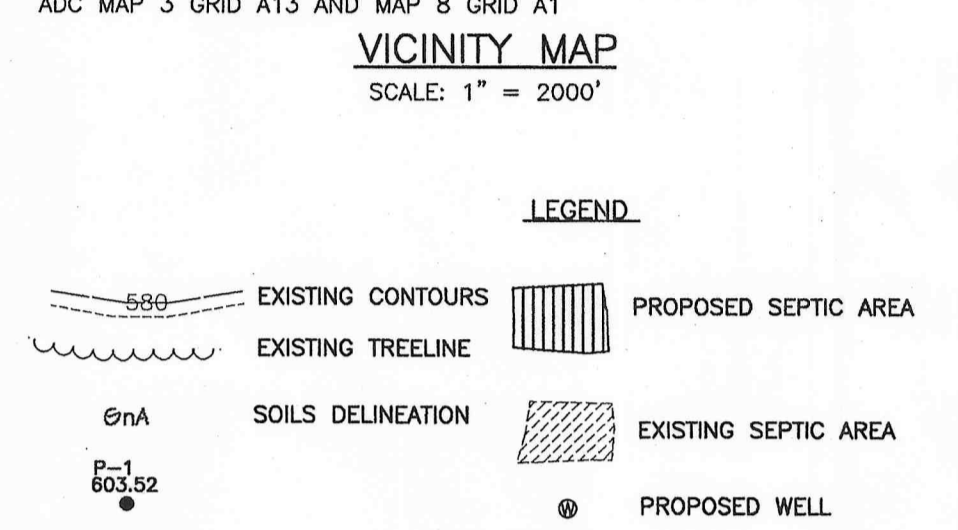




BENCHMARKS NAD'83 HORIZONTAL
 HO. CO. #0005
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
 N 598454.538' E 1281750.89'
 ELEVATION: 611.927'
 CORNER OF FLORENCE RD. & RT-94
 HO. CO. #15A1
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.
 N 597660.631' E 1280301.99'
 ELEVATION: 624.920'
 RT. 94 0.35 MI. SW OF FLORENCE RD.



- NOTES:**
- 1.) THE SUBJECT PROPERTY ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-06.
 - 2.) WATER AND SEWER IS PRIVATE.
 - 3.) THERE ARE NO WETLANDS, FLOODPLAINS, STEEP SLOPES OR STREAMS OR STREAM BUFFERS PER THE REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 18, 2008. THERE IS NO FOREST CONSERVATION EASEMENT AREA LOCATED ON THIS SITE.
 - 4.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC FEATURES LOCATED ON THIS SITE.
 - 5.) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SUBTITLE 12 FOREST CONSERVATION, BECAUSE OF SECTION 16.122(b)(1)(A)(II) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
 - 6.) THE STORMWATER MANAGEMENT MEASURES FOR THE PROPOSED DRIVEWAY (NON-ROOFTOP DISCONNECT CREDIT) AND PROPOSED HOUSE (ROOFTOP DISCONNECT).
 - 7.) THE OPEN SPACE REQUIREMENT FOR THIS PROJECT WILL BE MET THROUGH THE PAYMENT OF A FEE-IN-LIEU FOR \$1,500 FOR THE ONE (1) ADDITIONAL LOT/DWELLING UNIT.
 - 8.) SECTION 16.125, PROTECTION OF SCENIC ROADS, IS ADDRESSED BY FACING THE HOUSE ON LOT 2 TOWARD THE ROAD AND UTILIZING THE EXISTING DRIVEWAY AS A SHARED DRIVEWAY. THE HOUSE ON LOT 2 SHALL FACE WOODBINE ROAD AND WILL BE SET BACK APPROXIMATELY 110'. THE PRIVATE DRIVEWAY EASEMENT WILL BE OFFSET FROM THE BOUNDARY LINE IN THE VICINITY OF THE BUILDABLE AREA OF LOT 1 SO THAT EXISTING VEGETATION CAN BE MAINTAINED.
 - 9.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
 - 10.) THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - 11.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.)
 - C) GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE & MIN. 45° TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOAD)
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - 12.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT INTO THE FLAG OR PIPESTEM LOT.
 - 13.) ON APRIL 7, 2009 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING APPROVED WAIVER PETITION WP-09-141 WHICH WAS A REQUEST TO WAIVER SECTION 16.120(b),(6),(v) - DRIVEWAY SETBACK FROM PROJECT BOUNDARY.



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAY				ADJACENT TO PERIMETER PROPERTIES			
	NO	NO	NO	NO	YES	YES	YES	YES
PERIMETER NO. / LANDSCAPE TYPE	1	2	3	4	1	2	3	4
LINEAR FEET OF (FRONTAGE/PERMETER)		122	406	736				
CREDIT FOR EXISTING VEGETATION: NO OR YES (W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO	YES 303	YES 706'				
CREDIT FOR WALL, FENCE OR BERM: NO OR YES (W/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO	NO	NO				
NUMBER OF PLANTS REQUIRED: SHADE TREES		2	103 LF	30 LF				
EVERGREEN TREES		-	-	-				
OTHER TREES (2:1 SUBSTITUTE)		-	-	-				
SHRUBS (10:1 SUBSTITUTE)		-	-	-				
NUMBER OF PLANTS PROVIDED: SHADE TREES		2	2	0				
EVERGREEN TREES		-	-	-				
OTHER TREES (2:1 SUBSTITUTE)		-	-	-				
SHRUBS (10:1 SUBSTITUTE)		-	-	-				
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		-	-	-				

PERIMETER LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
⊙	4	ACER SACHARUM 'GREEN MOUNTAIN' GREEN MOUNTAIN SUGAR MAPLE	2 1/2"-3" CAL

- LANDSCAPING NOTES**
- 1.) PERIMETER LANDSCAPING SHALL BE PROVIDED BY THE PLANTINGS AS SHOWN ON THESE PLANS.
 - 2.) TREES MUST BE A MINIMUM OF FOUR(4) FEET FROM THE CURB OR SIDEWALK AND MUST BE A MINIMUM OF FIVE(5) FEET FROM ANY STORM DRAIN.
 - 3.) A MINIMUM DISTANCE OF TWENTY(20) FEET MUST BE MAINTAINED BETWEEN ANY TREES LOCATED ALONG THE CURB LINE AND FROM ANY STREET LIGHTS.
 - 4.) TREES MUST BE PLANTED A MINIMUM OF TEN(10) FEET FROM A DRIVEWAY.
 - 5.) PERIMETER LANDSCAPING PLANTINGS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS SUBDIVISION SURETY IN THE AMOUNT OF \$1,000.00 FOR 4 SHADE TREES SHALL BE POSTED AT THE TIME OF APPLICATION FOR A BUILDER'S GRADING PERMIT.

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/WE 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/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Gail Schwarz 5/1/09
 DEVELOPER DATE

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-485-6105 • fax: 410-485-6644
 WWW.BEI-CIVILENGINEERING.COM

STATE OF MARYLAND
 BRUNN F. CLERY
 PROFESSIONAL ENGINEER
 License No. 28559
 Date: 7-22-2005

HOWARD COUNTY, MARYLAND (MD027)

GgB	Glenelg loam, 3 to 8 percent slopes
GgC	Glenelg loam, 8 to 15 percent slopes
McD	Manor loam, 15 to 25 percent slopes, very rocky

OWNER: JOSEPH AND GAIL SCHWARZ
 2355 WOODBINE ROAD
 WOODBINE, MARYLAND 21797-8221

SCHWARZ PROPERTY
 LOTS 1 AND 2

LOCATION: TAX MAP: 13, GRID: 3
 PARCEL: 281
 ELECTION DISTRICT NO. 4
 HOWARD COUNTY, MARYLAND

TITLE: **SUPPLEMENTAL & LANDSCAPE PLAN**

DATE: MARCH, 2008
 JANUARY, 2009 PROJECT. NO. 2111

SCALE: AS SHOWN SHEET 1 OF 1

DESIGN: DAM DRAFT: EDD CHECK: DAM

PLAN
SCALE: 1" = 100'

NATURAL RESOURCES CONSERVATION SERVICES
 WEB SOIL SURVEY 2.0