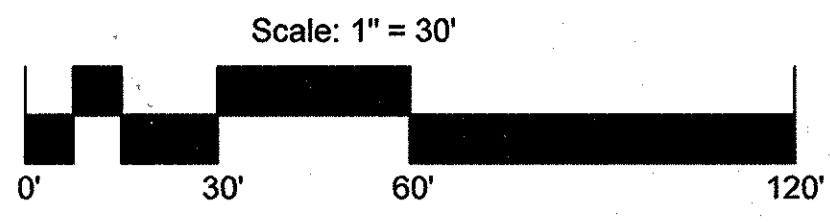


- NOTES:**
1. TYPE OF CURB VARIETIES (MODIFIED COMBINATION CURB & GUTTER OR COMBINATION CURB & GUTTER - SEE DESIGN MANUAL VOLUME II FOR CRITERIA)
  2. 4\"/>

CLASSIFICATION	A	B	C	D	PROPOSED SECTION
MINOR COLLECTOR 3000 ADT	28"	4"	11"	P-3	
ACCESS STREET 1000 ADT	24"	8"	13"	P-2	
ACCESS PLACE 300 ADT	24"	8"	13"	P-2	

FORMULAS, CONFORMANCE / ADAPTIVE DEVELOPMENTS  
SOURCE: SEWER MANUAL PLANS WORK (P-3) PAVING SECTION

Howard County, Maryland Department of Public Works	TYPICAL SECTIONS - Residential Streets Access Place, Access Street, Minor Collector (Closed Section)	Detail R-1.02
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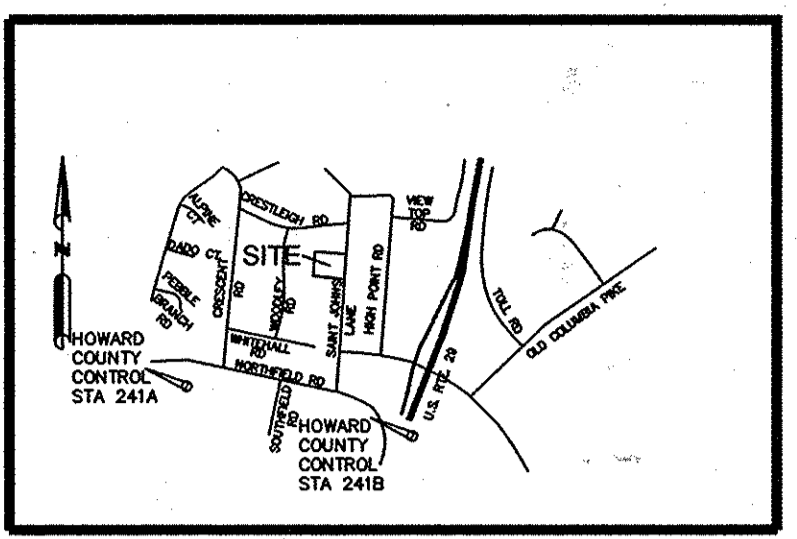


**LEGEND:**

- EXISTING HOUSE
- PROPERTY LINE
- LOT LINE

**SITE ANALYSIS DATA CHART:**

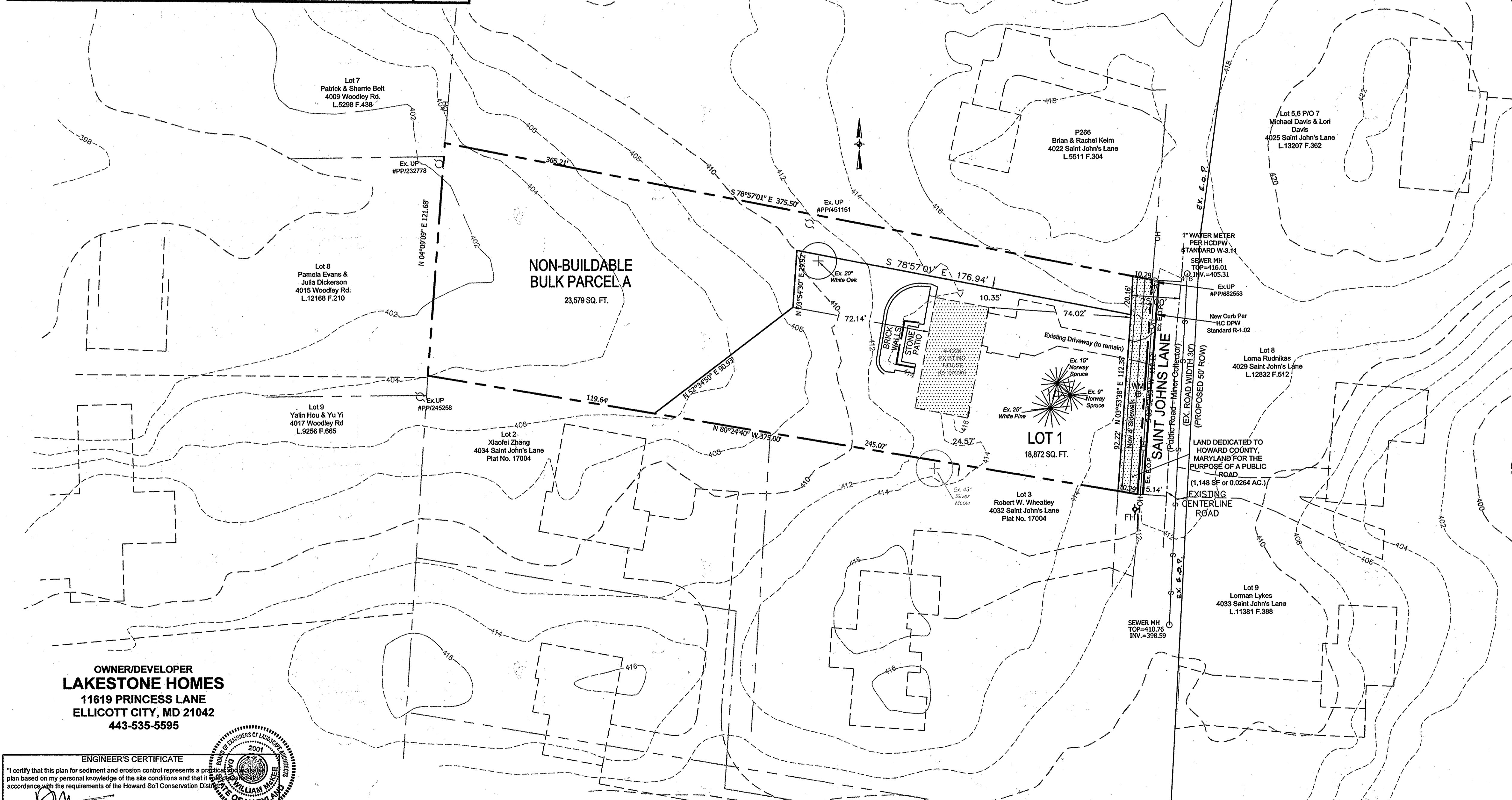
1. TOTAL PROJECT AREA: 43,599 SF  
LOT 1 - 18,872 SF  
(ROADWAY DEDICATION 1,148 SF)  
Non Buildable Bulk Parcel A - 23,579 SF
2. LIMIT OF DISTURBED AREA: 0 SF
3. ZONING: R-20
4. PROPOSED USE: RESIDENTIAL
5. TOTAL AREA OF FLOODPLAIN LOCATED ON SITE: 0.0 AC.
6. TOTAL AREA OF MODERATE STEEP SLOPES: 15% - 24.9% 0.0 AC.
7. TOTAL AREA OF STEEP SLOPES: 25% or Greater 0.0 AC.
8. TOTAL AREA OF ON SITE WETLANDS (INCL. BUFFER): 0.0 AC.
9. TOTAL AREA / LENGTH OF ON SITE STREAMS: 0.0 AC.
10. TOTAL AREA OF FOREST: 0.0 AC.
11. TOTAL GREEN OPEN AREA:  
LOT 1 - 0.35 AC  
Non Buildable Bulk Parcel A - 0.54 AC.
12. TOTAL IMPERVIOUS AREA:  
LOT 1 - 0.085 AC.  
Non Buildable Bulk Parcel A - 0.0 AC.



VICINITY MAP  
1" = 2000'  
MAP 27 D-2

**GENERAL NOTES**

- 1) THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- 2) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - 4" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1/2" MIN.)  
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1' OVER DRIVEWAY SURFACE.  
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 3) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLAND, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 4) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND THE ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- 5) THERE IS AN EXISTING DWELLING/STRUCTURE ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSION OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- 6) THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120D OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(b)(1)(viii) OF THE FOREST CONSERVATION MANUAL - A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT WITH NO FURTHER SUBDIVISION POTENTIAL.
- 7) HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 241A & 241B.  
241A = N 578167.067 E 1350260.183 EL. 357.155  
241B = N 578753.518 E 1362302.921 EL. 390.564
- 8) WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1229 OF THE HOWARD COUNTY CODE.
- 9) PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 10) THE SUBJECT PROPERTY IS NOT SUBJECT TO LANDSCAPING SINCE THERE ARE NO NEW BUILDABLE LOTS.
- 11) THE SUBJECT PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT WHICH IS SERVED BY PUBLIC WATER AND SEWER.
- 12) THERE ARE NO WETLANDS, STREAMS, STREAM BUFFERS, FOREST, OR STEEP SLOPES ON THE SITE.
- 13) IN ACCORDANCE WITH SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, EXTERIOR CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 10 FEET INTO ANY SETBACKS. PORCHES OR DECKS, OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- 14) IN ACCORDANCE WITH SECTION 16.128 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS A PRE-SUBMISSION MEETING WAS HELD AT THE MILLER BRANCH LIBRARY ON JANUARY 6, 2015 AT 7PM.



ADDRESS CHART	
LOT/PARCEL #	STREET ADDRESS
LOT 1	4026 SAINT JOHN'S LANE

PERMIT INFORMATION CHART				
Subdivision Name	VAN STONE PROPERTY	Section/Block	Lot/Parcel No.	LOT 1
Plat # or L.P.	L15786 F.029	Code #	12	Zoning
Water Code		Tax Map No.	35	Election District
		Section	05	Census Tract
		Water Code		6056.02

REVISIONS	

**SUPPLEMENTAL PLAN**  
**Lot 1 of the Van Stone Property**  
**L.15786 F.29**  
**Tax Map No. 24 Fifth Election District**  
**Grid 17, Parcel 953**  
**Howard County, Maryland**

DESIGN BY: DWM	I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2001
DRAWN BY: PHS	EXPIRATION DATE: 10/21/2016
CHECKED BY: DWM	1 SHEET OF 1
DATE: SEPT. 2015	
SCALE: 1" = 30'	

**ENGINEER'S CERTIFICATE**  
 I certify that this plan for sediment and erosion control represents a practical plan based on my personal knowledge of the site conditions and that it is in accordance with the requirements of the Howard Soil Conservation District.  
 Signature of Engineer (print name below signature) *David W. McKee* Date 10-22-15

**DEVELOPER'S CERTIFICATE**  
 We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District.  
 Signature of Developer (print name below signature) *Diana Van Stone* Date 10/22/15

**APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

CHIEF, DEVELOPMENT ENGINEERING DIVISION	<i>JR</i>	DATE	11-9-15
CHIEF, DEVELOPMENT OF LAND DEVELOPMENT	<i>KE</i>	DATE	11-10-15

**DEVELOPER / BUILDER CERTIFICATE**  
 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. 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.  
 Signature *Diana Van Stone* Date 10/22/15

*BENNING & Assoc.*  
 8933 SHADY GROVE CT.  
 GAITHERSBURG, MD 20877  
 301.948.0240  
 10-22-15