



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

May 21, 2018

MRP LLC  
4829 Ten Oaks Road  
Dayton MD 21036

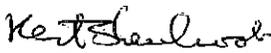
RE: WP-18-068, 4829 Ten Oaks Road

Dear Applicant:

This is to advise your original Alternative Compliance Plan Exhibit was approved on May 17, 2018, and will be kept on file with this Department (DPZ). You may order copies of this plan at the public service desk of the Department of Planning and Zoning, Monday thru Friday, 8:00 a.m. to 5:00 p.m.

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or email at [nhaines@howardcountymd.gov](mailto:nhaines@howardcountymd.gov).

Sincerely,

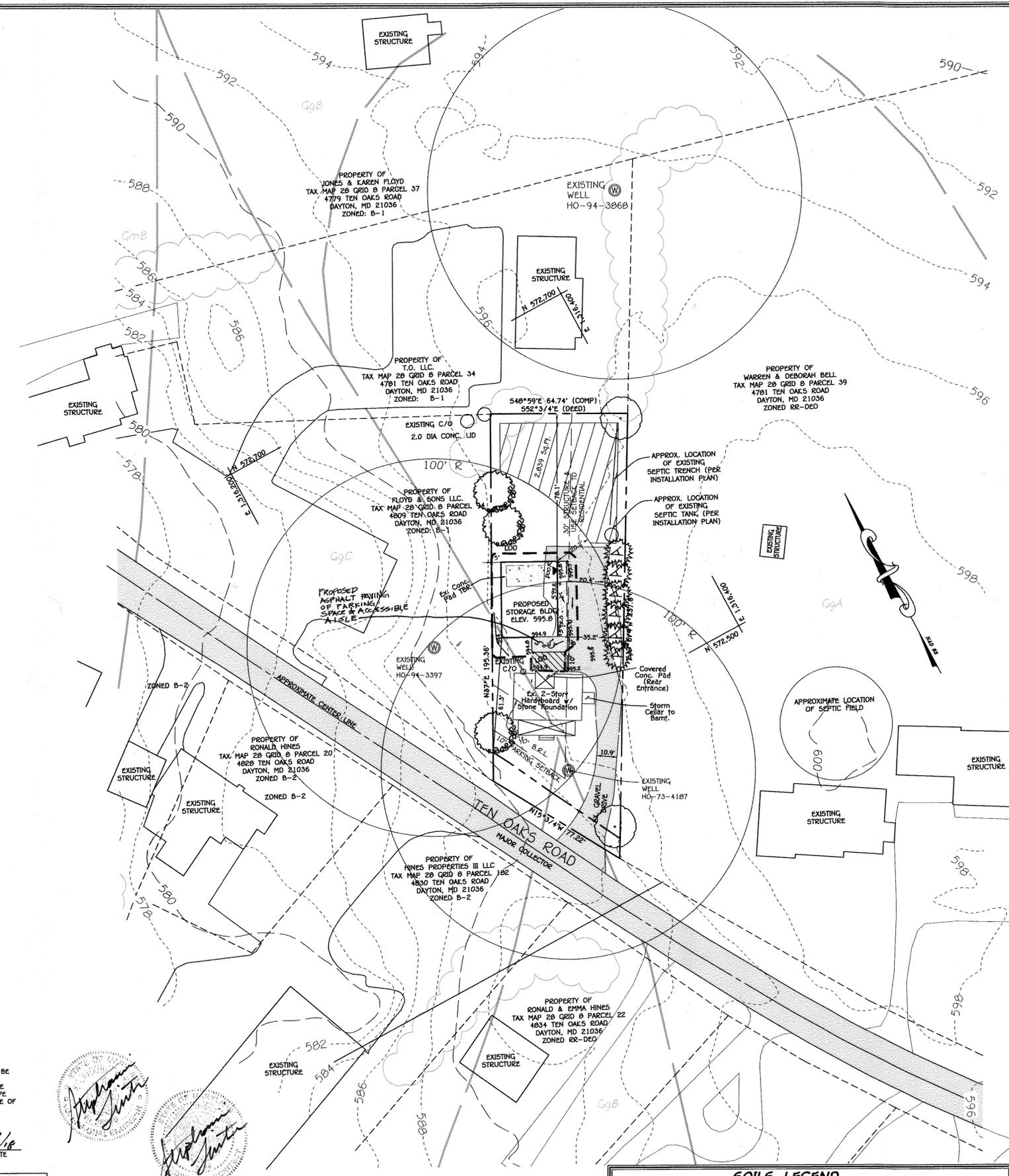
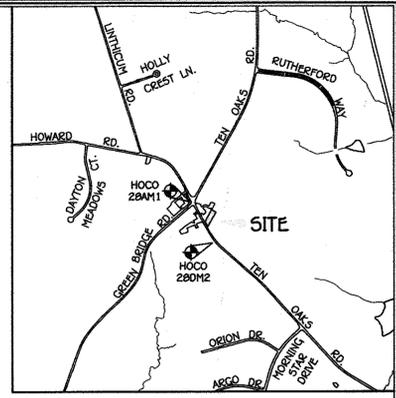
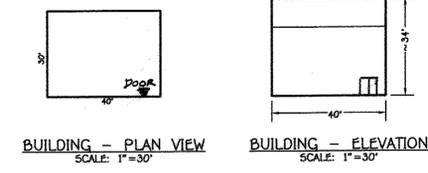
  
Kent Sheubrooks, Chief  
Division of Land Development

KS/NH

cc: Research  
DED  
Bob Frances, Plan Review Division, DILP  
Real Estate Services, DPW  
Department of Assessments and Taxation  
FCC

**LEGEND**

- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- - - EXISTING TREE LINE
- - - SOIL LINES AND TYPES
- ⊙ DENOTES EXISTING WELL
- ▭ DENOTES EXISTING GRAVEL DRIVEWAY
- ▨ DENOTES PROPOSED ASPHALT PAVING
- ▩ DENOTES SEPTIC BASEMENTS



**GENERAL NOTES**

1. SUBJECT PROPERTY IS ZONED B-1 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. TOTAL PROJECT AREA = 11,890 SQ.FT.  
AREA OF PLAN SUBMISSION = 11,890 SQ.FT.  
LIMIT OF DISTURBANCE = 2,586 SQ.FT.  
EXISTING USE = OFFICE  
PROPOSED USE = OFFICE  
DEED REFERENCE: LIBER 16022, FOLIO 394.  
LOCATION: 4829 TEN OAKS ROAD, DAYTON, MARYLAND 21036.
3. THIS PROPERTY IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
4. TOPOGRAPHY SHOWN IN THE REAR OF THE PROPERTY IS BASED ON A FIELD SURVEY PERFORMED MAY, 2015 BY FISHER, COLLINS, INC. WITH AVAILABLE HOWARD COUNTY GIS CONTOUR MAPPING OUTSIDE PROPERTY LIMITS.
5. BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE BENEFIT OF A FIELD SURVEY AT THIS TIME.
6. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 28A11 AND 28D12.
7. PREVIOUS DPZ FILE NUMBERS: N/A.
8. SOIL BOUNDARIES ARE BASED ON NCS WESSOL SURVEY AND HOWARD COUNTY SOIL SURVEY, MAP #16.
9. NO FOREST, WETLANDS, WETLAND BUFFERS, NOR STEEP SLOPES EXIST ON-SITE, HOWEVER 100 YEAR FLOODPLAIN, STREAM BANKS, AND STREAM BUFFERS DO EXIST.
10. NO FOREST STANDS OR WETLANDS EXIST ON-SITE. NO STRUCTURES EXIST ON-SITE.
11. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON-SITE. NO STRUCTURES EXIST ON-SITE.
12. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
13. STATE HIGHWAY ADMINISTRATION 410.531.5533
14. BOE (CONTRACTOR SERVICES) 410.850.4620
15. BOE (UNDERGROUND DAMAGE CONTROL) 410.787.9068
16. MISS UTILITY 1.800.257.7777
17. MISS UTILITY 410.795.1390
18. MISS UTILITY 410.313.4900
19. HOWARD COUNTY, DEPT. OF PUBLIC WORKS, BUREAU OF UTILITIES 1.800.255.1133
20. HOWARD COUNTY HEALTH DEPARTMENT 410.313.2840
21. AT&T 1.800.255.1133
22. VERIZON 1.800.743.0033/410.224.9210
23. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
24. ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
25. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
26. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY IN ADDITION TO MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
28. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
29. STRUCTURES EXIST ON THIS PROPERTY AND ARE TO REMAIN.
30. ALL LOT AREAS ARE MORE OR LESS (±).
31. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SINCE THIS PLAN IS TO SIMPLY INSTALL A STORAGE BUILDING, NO LANDSCAPING IS REQUIRED.
32. 95% COMPACTION IN FILL AREAS SHALL BE IN ACCORDANCE WITH ASTM D 1557-100 STANDARDS.
33. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE 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 SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
34. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
35. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM ALL REASONABLE EFFORTS.

**LANDSCAPE NOTES**

1. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 5.36 ACRES OF FOREST TO MEET THE BREAK-EVEN REQUIREMENT. NO SURETY IS REQUIRED TO BE POSTED.
2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY FOR 5 SHADE TREES AT \$300/TREE AND 6 EVERGREEN TREES AT \$150/TREE IN THE AMOUNT OF (\$2400.00) WILL BE POSTED AS PART OF THE BUILDERS GRADING PERMIT.
3. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELIEF OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS 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 REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
4. THE OWNER, TENANT, 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 CONDITION, 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.

**SCHEDULE A - PERIMETER LANDSCAPE EDGE**

PERIMETER	P-1	P-2	P-3	P-4	TOTAL
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	N/A	A	A	A	
LINEAR FEET OF PERIMETER	156 L.F.	195 L.F.	65 L.F.	238 L.F.	
CREDIT FOR EXISTING VEGETATION					
SHADE TREES	N/A	N/A	N/A	N/A	0
SMALL/MEDIUM DECIDUOUS TREES (2:1 SUBSTITUTION)					
NUMBER OF PLANTS REQUIRED	0	(195/60 = 3)	(65/60 = 1)	(238/60 = 4)	8
SHADE TREES					0
EVERGREEN TREES					0
NUMBER OF PLANTS PROVIDED	0	3	1	6	5
SHADE TREES					0
EVERGREEN TREES					5

**LANDSCAPING PLANT LIST**

QTY.	KEY	NAME	SIZE
3	⊙	ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE)	2.5" - 3" CAL. FULL CROWN, B&B
2	⊙	TILIA CORDATA 'GREENSPIRE' (GREENSPIRE LITTLELEAF LINDEN)	2.5" - 3" CAL. FULL CROWN, B&B
6	⊙	ILEX 'NELLIE R. STEVENS' (NELLIE STEVENS HOLLY)	5" - 6" HT. B&B

TOTAL: 5 SHADE TREES & 6 EVERGREENS

**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 LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *[Signature]* DATE: 5/1/18

APPROVED: DEPARTMENT OF PLANNING AND ZONING  
 Director - Department of Planning and Zoning  
 Chief, Division of Land Development

5-17-18  
 5-17-18  
 5-15-18

*[Signatures and Stamps]*

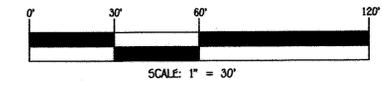
**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELKOTT CITY, MARYLAND 21042  
 (410) 461-2899

**OWNER**  
 MKP LLC  
 4829 TEN OAKS ROAD  
 DAYTON, MD 21036  
 410-984-7296

**BUILDER**  
 MARK STEVENS  
 4829 TEN OAKS ROAD  
 DAYTON, MD 21036  
 410-984-7296

**SOILS LEGEND**

SOIL	NAME	CLASS	K FACTOR
GgA	Glenely loam, 0 to 3 percent slopes	B	.20
GgB	Glenely loam, 3 to 8 percent slopes	B	.20
GgC	Glenely loam, 8 to 15 percent slopes	B	.20
GmB	Glenville silt loam, 3 to 8 percent slopes	C	.20



**PLAN TO ACCOMPANY ALTERNATIVE COMPLIANCE APPLICATION**

4829 TEN OAKS ROAD  
 TAX MAP #28 PARCEL: 95  
 ZONED: B-1  
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DATE: APRIL 2018