

Building Address 8525 Old Frederick Rd
Ellicott City, Md 21043

Suite/Apt. #: _____ SDP/WP/Petition #: _____

Census Tract 6021 Subdivision Kelanner

Section _____ Area _____ Lot 1

Tax Map 18 Parcel 371 Grid 7

Zoning R Map Coordinates 12E3 Lot size 5.4A

Property Owner's Name Foehrkoib, Dr. & Chris
 Address same
 City _____ State _____ Zip Code _____
 Home Phone 410-750-1655 Work Phone 703-361-1492
 Applicant's Name & Mailing Address, (if other than stated hereon): _____

Phone _____ Fax _____

Existing Use Residential SF Home
 Proposed Use new family room addition for
 Estimated Construction Cost \$ 75,000

Description of Work 24'x24' slab, site
level, living room, framing,
2x4 trusses

Contractor Company owner
 Contact Person Chris Foehrkoib
 Address same as above
 City _____ State _____ Zip Code _____
 License No. _____
 Phone _____ Fax _____

Occupant or Tenant owner
 Contact Name [Signature]
 Address _____
 City _____ State _____ Zip Code _____
 Phone _____ Fax _____

Engineer or Architect Company _____
 Contact Person N/A
 Address _____
 City _____ State _____ Zip Code _____
 Phone _____ Fax _____

BUILDING DESCRIPTION - COMMERCIAL		BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities	Building Characteristics	Utilities
Height: _____	Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Private	SF Dwelling <input checked="" type="checkbox"/> SF Townhouse <input type="checkbox"/> Depth: <u>24'-0</u> Width: <u>24'-0</u>	Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
No. of stories: _____	Sewage Disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private	1st floor: _____ 2nd floor: _____ Basement: _____	Sewage Disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Gross area, sq. ft. per floor: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>	Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crawlspace <input type="checkbox"/> Slab on Grade <input type="checkbox"/> No. of Bedrooms: _____	Electric Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Gas Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/>	Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____	Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input checked="" type="checkbox"/> Propane Gas <input type="checkbox"/>
Construction type: <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular	Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Other Suppression # of Heads: _____	Other Structure: _____ Dimensions: _____ Footings: _____ Roof: _____ <input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home	Sprinkler system: <u>N/A</u> <input checked="" type="checkbox"/> <input type="checkbox"/> NFPA #13D <input type="checkbox"/> NFPA #13R <input type="checkbox"/> Other: _____

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER (ON TO) THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature [Signature] Title/Company _____
 Print Name Chris Foehrkoib
 Date 6/6/02

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
 ** PLEASE WRITE NEATLY AND LEGIBLY **

FOR OFFICE USE ONLY

AGENCY	DATE	SIGNATURE APPROVAL	DPZ SETBACK INFORMATION	PROPERTY ID#
Land Development, DPZ			Front: _____	14531
State Highways			Rear: _____	Filing fee \$ _____
Building Official	<u>6/6/02</u>	<u>[Signature]</u>	Side: _____	Permit fee \$ _____
Dev. Engineering, DPZ			Side St. _____	Excise tax \$ _____
Health	<u>6/6/02</u>	<u>[Signature]</u>	All minimum setbacks met? YES <input type="checkbox"/> NO <input type="checkbox"/>	Add'l per. fee \$ _____
Fire Protection			Is Entrance Permit required? YES <input type="checkbox"/> NO <input type="checkbox"/>	TOTAL FEES \$ _____
Is Sediment Control approval required prior to issuance? YES <input type="checkbox"/> NO <input type="checkbox"/>			Historic District? YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
CONTINGENCY CONSTRUCTION START <input type="checkbox"/>			Lot Coverage for Newtown Zone _____	Balance due \$ _____
ONE STOP SHOP <input type="checkbox"/>			SDP/Red-line approval date _____	Check # <u>132350</u>
Distribution of Copies: White: Building Official Green: LDD, DPZ Yellow: DED, DPZ Pink: Health Gold: SHA			Accepted by <u>[Signature]</u>	Validation # _____

COORDINATE LIST

NO.	NORTH	EAST
1	596,234.269	1,367,081.184
2	596,122.692	1,367,364.240
3	595,966.413	1,367,506.176
4	595,814.141	1,367,451.022
5	595,427.046	1,367,812.540
6	595,552.872	1,367,453.258
7	595,612.728	1,367,283.516
8	595,648.160	1,367,184.323
9	595,679.536	1,367,094.018
10	595,772.293	1,367,128.445
11	595,787.072	1,367,085.879
12	595,886.972	1,367,091.876
13	595,873.850	1,367,129.671
14	595,952.094	1,367,162.926
15	596,107.497	1,367,096.449
16	596,178.010	1,367,040.483

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

WETLAND TABLE

LINE	BEARING & DISTANCE
W1	S78°17'32"E 19.71'
W2	N50°30'29"W 19.88'
W3	N67°01'33"W 38.48'
W4	N81°25'30"W 28.30'
W5	S89°58'35"W 21.32'
W6	N84°51'37"W 30.61'
W7	N47°35'24"W 10.48'
W8	S27°44'17"W 63.84'
W9	N36°40'47"W 25.07'
W10	N45°58'05"W 70.31'
W11	N23°41'11"E 15.87'
W12	S72°46'52"E 41.81'
W13	N13°55'23"E 48.94'
W14	S52°07'35"E 32.53'
W15	S18°16'50"E 29.57'
W16	S67°25'30"E 19.03'
W17	S83°47'27"E 33.06'
W18	S88°15'41"E 26.58'
W19	S70°25'43"E 61.32'

OWNER
ANDREW J. FOEHRKOLB & CHRISTINE W. FOEHRKOLB
8525 OLD FREDERICK ROAD
ELLCOTT CITY, MARYLAND 21043

THE REQUIREMENTS OF §§3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

JOHN B. MILDENBERG, SURVEYOR	DATE
ANDREW J. FOEHRKOLB, OWNER	DATE
CHRISTINE W. FOEHRKOLB, OWNER	DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	5.43 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	5.43 AC ±

APPROVED: FOR PRIVATE WATER (LOT 4), PRIVATE SEWERAGE SYSTEMS (LOTS 4 & 5), AND PUBLIC WATER (LOT 5) HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

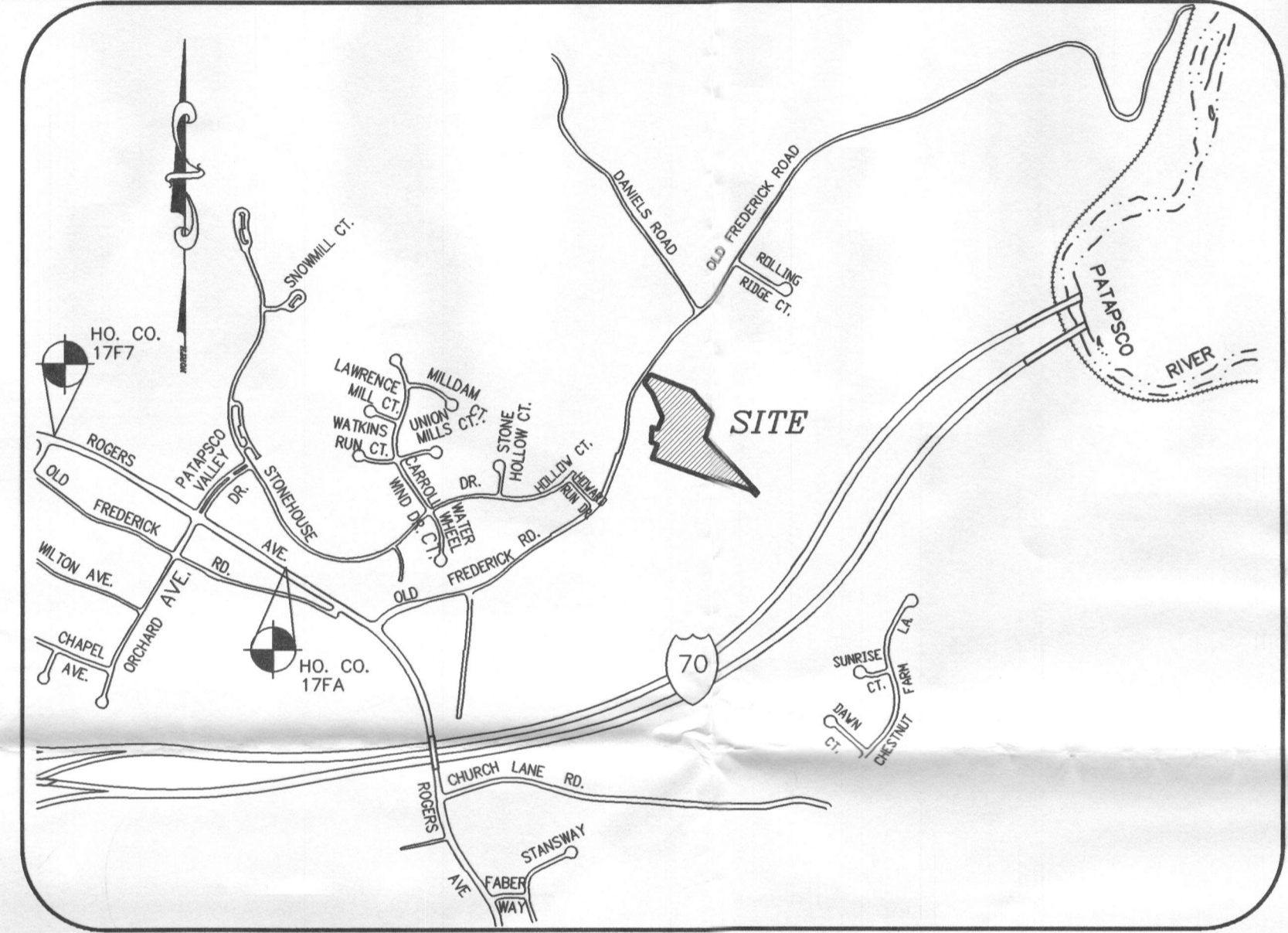
DIRECTOR DATE

EASEMENT TABLE

LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
E1	R=102.50'; L=66.48'; Δ=37°09'35"	E43	S17°15'34"E 130.64'	E64	N58°10'39"W 227.25'	E86	N48°04'11"E 6.92'
E2	T=34.46'; S35°50'22"E 65.32'	E44	117.34'	E65	61.25'	E87	N20°59'39"E 54.84'
E3	S17°15'34"E 148.26'	E45	13.31'	E66	19.14'	E88	N37°05'54"E 13.91'
E4	18.93'	E46	R=100.00'; L=37.41'; Δ=21°25'55"	E67	30.05'	E89	3.85'
E5	100.79'	E47	L=4.90'	E68	S31°23'13"W 112.54'	E90	5.17'
E6	R=117.50'; L=159.37'; Δ=77°42'39"	E48	L=32.51'	E69	S65°05'55"W 36.54'	E91	4.89'
E7	T=94.66'; S56°06'50"E 147.43'	E49	N85°00'22"E 32.72'	E70	32.36'	E92	N37°06'01"E 14.99'
E8	L=54.10'	E50	13.85'	E71	4.18'	E93	N65°05'55"E 35.46'
E9	L=21.94'	E51	S58°10'39"E 205.78'	E72	S37°06'01"W 10.01'	E94	N65°05'55"E 0.23'
E10	L=83.33'	E52	35.86'	E73	S37°05'54"W 11.09'	E95	N65°05'55"E 35.23'
E11	R=2012.50'; L=221.36'; Δ=06°18'08"	E53	39.90'	E74	1.96'		
	T=110.79'; S88°10'55"W 221.25'	E54	130.02'	E75	9.13'		
E12	R=1987.50'; L=210.20'; Δ=06°03'35"	E55	N31°40'36"E 8.71'	E76	N20°59'39"E 56.82'		
	T=105.20'; S88°03'39"W 210.11'	E56	N67°42'06"E 31.74'	E77	0.26'		
E13	L=103.57'	E57	S75°52'04"E 144.29'	E78	51.38'		
E14	L=20.13'	E58	N75°52'04"W 167.79'	E79	S48°04'11"W 33.14'		
E15	L=69.57'	E59	142.30'	E80	7.29'		
E16	N17°15'34"W 148.26'	E60	20.95'	E81	25.84'		
E17	104.44'	E61	4.54'	E82	S48°04'07"W 72.70'		
E18	25.20'	E62	S67°42'06"W 18.66'	E83	15.57'		
E19	18.63'	E63	S31°40'36"W 22.26'	E84	57.13'		
E20	R=77.50'; L=50.40'; Δ=37°28'			E85	N48°04'07"E 28.40'		
	T=26.13'; N35°53'18"W 210.11'						
E21	L=13.28'						
E22	L=37.12'						
E23	S06°10'30"E 9.79'						
E24	R=140.00'; L=63.17'; Δ=25°51'08"						
	T=32.13'; N30°11'08"W 62.63'						
E25	S17°15'34"E 130.64'						
E26	10.85'						
E27	30.54'						
E28	89.25'						
E29	R=107.50'; L=145.80'; Δ=77°42'39"						
	T=86.60'; S56°06'49"E 134.88'						
E30	52.91'						
E31	22.39'						
E32	70.50'						
E33	R=2022.50'; L=220.55'; Δ=06°14'52"						
	T=110.38'; S88°09'17"W 220.44'						
E34	R=1982.50'; L=207.97'; Δ=06°10'38"						
	T=104.08'; S88°02'10"W 207.88'						
E35	L=154.16'						
E36	7.66'						
E37	L=53.81'						
E38	R=147.50'; L=200.06'; Δ=77°42'39"						
	T=118.833'; S56°06'50"E 185.07'						
E39	L=105.81'						
E40	18.76'						
E41	L=21.21'						
E42	L=73.04'						

MINIMUM LOT SIZE CHART

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
4	52,609 SQ. FT.	5,162 SQ. FT.	56,771 SQ. FT.



VICINITY MAP
SCALE 1"=1000'

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY MDE. A VARIANCE FROM MDE TO THIS SECTION OF THE REGULATION IS NOT REQUIRED FOR THESE LOTS.
- THIS PLAT IS SUBJECT TO WP-91-32 APPROVED ON NOVEMBER 6, 1990, GRANTING DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROADWAY (OLD FREDERICK ROAD).
- Denotes a 25' Ingress & Egress Easement for Lot 5.
- THIS PLAT IS SUBJECT TO WP-05-20 APPROVED ON JANUARY 25, 2005, WAIVING SECTION 16.120(b)(4) WHICH REQUIRES RESIDENTIAL LOTS TO BE DESIGNED TO BE USABLE IN TERMS OF BEING REGULAR, GENERALLY RECTANGULAR LOT SHAPE, AND WITH LOT DIMENSIONS GENERALLY NOT EXCEEDING A 3:1 LOT DEPTH TO LOT WIDTH RATIO AND PROHIBITS THE CREATION OF FOREST CONSERVATION EASEMENTS ON A RESIDENTIAL LOT LESS THAN 10 ACRES IN SIZE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPROVAL AND COMPLIANCE TO ALL COMMENTS GENERATED FROM THE REVIEW OF THE SUBDIVISION, FINAL PLAT F-04-161.
 - TO FULFILL PART OF THE FOREST CONSERVATION OBLIGATION, THE APPLICANT SHALL AMEND THE PLAT AND PLAN FOR F-04-161 TO REFLECT THE CREATION OF A FOREST CONSERVATION EASEMENT.
 - COMPLIANCE WITH THE ENCLOSED HEALTH DEPARTMENT COMMENTS DATED SEPTEMBER 30, 2004.
- THIS PLAT IS SUBJECT TO A DESIGN MANUAL WAIVER APPROVED ON 2005 TO ALLOW THE EXISTING HOUSE ON LOT 4 TO UTILIZE AN EXISTING PRIVATE WELL IN LIEU OF PROVIDING A PUBLIC WATER CONNECTION. LOT 5 WILL UTILIZE A PUBLIC WATER CONNECTION.
- THE OFF-SITE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE OFF-SITE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOT 5.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF 1 NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) IN ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.121(a) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS FINAL PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. DECLARATION OF MAINTENANCE OBLIGATION FOR THE EXISTING USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.

GENERAL NOTES

- TAX MAP: 18, PARCEL: 371, BLOCK: 7.
- SUBJECT PROPERTY ZONED R-20 PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 2004 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17F7 & 17FA.
STA. No. 17F7 N 595,829.624 E 1,363,088.37 ELEV. 469.47
STA. No. 17FA N 594,948.366 E 1,364,626.79 ELEV. 476.79
- DENOTES AN IRON ROD & CAP OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO CEMETERIES EXIST ON-SITE.
- NO HISTORIC STRUCTURES EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON-SITE.
- WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 28, 2004.
- FOREST CONSERVATION OBLIGATIONS FOR LOT 5 IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY REFORESTATION OF 0.94 ACRES (40,946.4 SQ. FT.) AND AFFORESTATION OF 0.21 ACRES (9,147.6 SQ. FT.) FOR A TOTAL OF 1.15 ACRES OF FOREST AND PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OF 0.13 ACRES (5,662.8 SQ. FT.) IN THE AMOUNT OF \$2,831.40. REFER TO THE FOREST CONSERVATION PLAN ON FILE WITH THIS PLAT FOR CALCULATIONS.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- Denotes existing 25' drainage and utility easement; easement for ingress, egress, & maintenance for lots 1, 2, & 3; and easement for access to and from drainage facilities located on lots 1, 2, & 3 per plat # 9862.
- Denotes an existing 20' private drainage & utility easement per plat # 9862.
- Denotes a 40' private use-in-common driveway easement & 40' future road reservation.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR THE ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- AREA OF SUBDIVISION = 5.43 Ac. ±
AREA OF THE SMALLEST LOT = 56,771 SQ. FT. (1.30 ACRES)
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA RAIN GARDENS, NON-ROOFTOP DISCONNECTION, AND SHEET FLOW TO BUFFER CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING REQUIREMENTS WILL BE FURTHER REVIEWED UNDER THE SITE DEVELOPMENT PLAN FOR LOT 5, AND IF UNCHANGED, THE FINANCIAL SURETY FOR THE REQUIRED 10 SHADE TREES IN THE AMOUNT OF \$3,000.00 SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 5.
- THERE IS AN EXISTING STRUCTURE ON LOT 4 KNOWN AS 8525 OLD FREDERICK ROAD. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- THIS PROJECT IS SUBJECT TO DESIGN MANUAL WAIVER TO SECTION 2.5.2.H TO ALLOW USE OF STOPPING SIGHT DISTANCE INSTEAD OF INTERSECTION SIGHT DISTANCE, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON JUNE 8, 2004.
- THERE IS RESTRICTED ACCESS TO OLD FREDERICK ROAD, EXCEPT AT THE INTERSECTION OF THE USE-IN-COMMON DRIVEWAY EASEMENT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS, UNLESS APPROVED UNDER A WAIVER PETITION.

NOTE: THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE LOT 1 INTO LOTS 4 AND 5.

OWNER'S STATEMENT

WE, ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF

ANDREW J. FOEHRKOLB, OWNER
CHRISTINE W. FOEHRKOLB, OWNER
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THAT LAND RECORDED AS PLAT # 9862, "KEFAUVER PROPERTY, LOTS 1 TO 3" AND THAT LAND CONVEYED BY JOHN ROBERT MCNABB AND PHYLLIS IRENE MCNABB, HUSBAND & WIFE, EMERSON KEFAUVER AND ALMA RUTH KEFAUVER, HUSBAND & WIFE, TO ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB BY DEED DATED JANUARY 8, 1993, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 2857 AT FOLIO 0005 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S. NO. 10718 DATE

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

KEFAUVER PROPERTY,
LOTS 4 & 5
A RESUBDIVISION OF
KEFAUVER PROPERTY,
LOT 1

TAX MAP 18 PARCEL NO. 371 GRID NO. 7 LOT 1
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: AS SHOWN DATE: MARCH 2005 DPZ FILE NOS. WP-91-32; F-89-35

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

JOHN WELLHAM
TAX MAP 18, PARCEL 19, LOT 2
LIBER 2717, FOLIO 381
WELLHAM PROPERTY (PLAT #11779)
8507 OLD FREDERICK ROAD
ZONED : R-20

ELIAS & DIANE ZAMBIDIS
TAX MAP 18, PARCEL 371, LOT 3
LIBER 6428, FOLIO 184
KEFAUVER PROPERTY (PLAT #9862)
8517 OLD FREDERICK ROAD
ZONED : R-20

WALTER & LORETTA WILKERSON
TAX MAP 18, PARCEL 371, LOT 2
LIBER 2323, FOLIO 645
KEFAUVER PROPERTY (PLAT #9862)
8521 OLD FREDERICK ROAD
ZONED : R-20

ALFRED & MARY ARSENAULT
TAX MAP 18, PARCEL 18
LIBER 2897, FOLIO 698
8535 OLD FREDERICK ROAD
ZONED : R-20

OWNER
ANDREW J. FOEHRKOLB &
CHRISTINE W. FOEHRKOLB
8525 OLD FREDERICK ROAD
ELLCOTT CITY, MARYLAND 21043

THE REQUIREMENTS OF §§3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

JOHN B. MILDENBERG, SURVEYOR DATE
ANDREW J. FOEHRKOLB, OWNER DATE
CHRISTINE W. FOEHRKOLB, OWNER DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	5.43 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	5.43 AC ±

APPROVED: FOR PRIVATE WATER (LOT 4), PRIVATE SEWERAGE SYSTEMS (LOTS 4 & 5), AND PUBLIC WATER (LOT 5) HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

OWNER'S STATEMENT

WE, ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF

ANDREW J. FOEHRKOLB, OWNER

WITNESS

CHRISTINE W. FOEHRKOLB, OWNER

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THAT LAND RECORDED AS PLAT # 9862, "KEFAUVER PROPERTY, LOTS 1 TO 3" AND THAT LAND CONVEYED BY JOHN ROBERT MCNABB AND PHYLLIS IRENE MCNABB, HUSBAND & WIFE, EMERSON KEFAUVER AND ALMA RUTH KEFAUVER, HUSBAND & WIFE, TO ANDREW J. FOEHRKOLB AND CHRISTINE W. FOEHRKOLB BY DEED DATED JANUARY 8, 1993, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 2857 AT FOLIO 0005 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S. NO. 10718

DATE

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

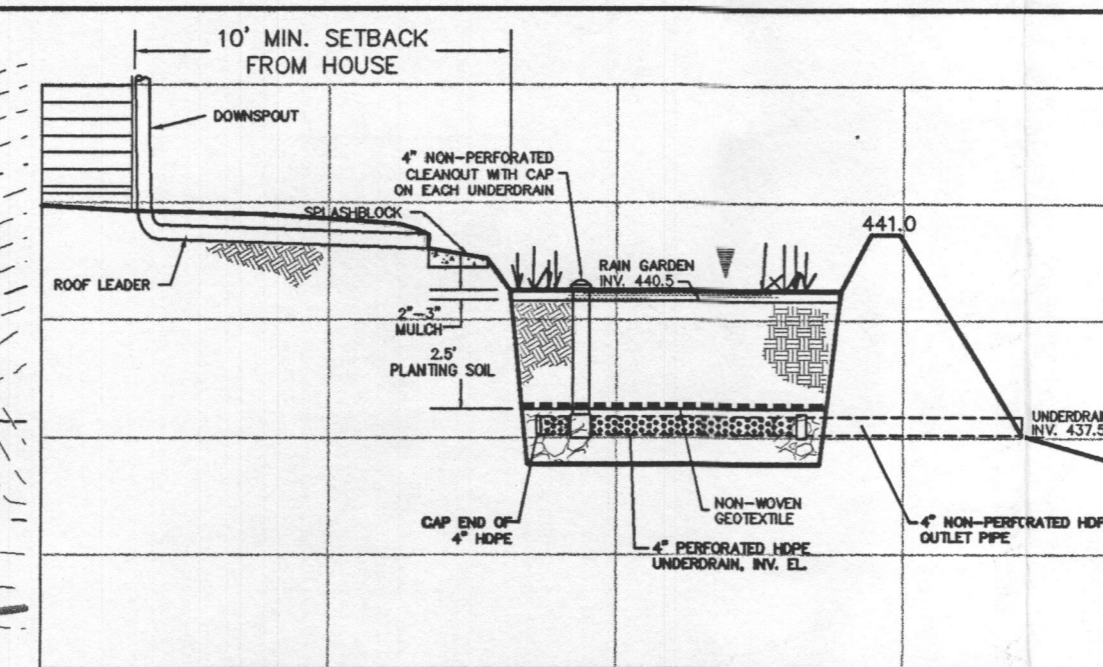
**KEFAUVER PROPERTY,
LOTS 4 & 5
A RESUBDIVISION OF
KEFAUVER PROPERTY,
LOT 1**

SHEET 2 OF 2

TAX MAP 18 PARCEL NO. 371 GRID NO. 7 LOT 1
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE : 1" = 50'
DATE : MARCH 2005
DPZ FILE NOS. WP-91-32; F-89-35

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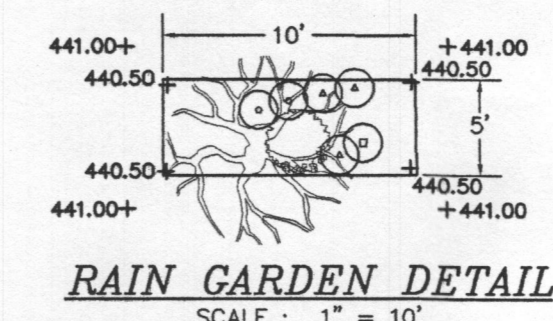


TYPICAL RAIN GARDEN PROFILE

PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	○	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-1/2" - 3" CAL.
1	○	ILEX GLABRA	HICK BERRY	2" - 3" HT.
3	○	LOBELIA SIPHILITICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
2	○	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
1	○	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)

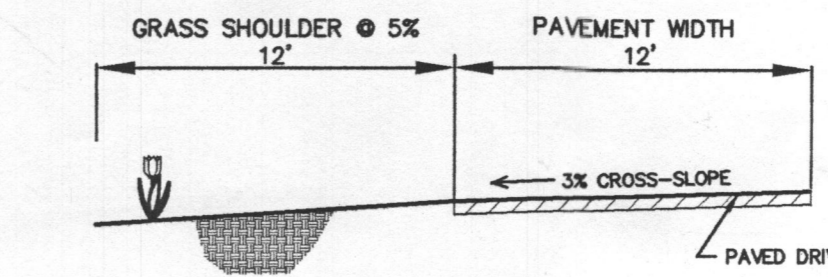


RAIN GARDEN DETAIL

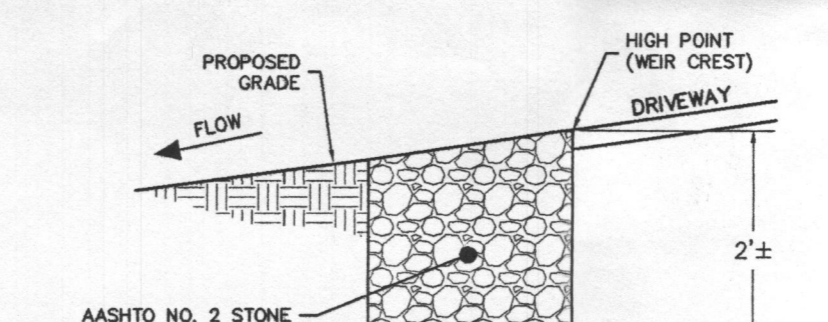
RAIN GARDEN DESIGN DATA

RAIN GARDEN	RAIN GARDEN TOP EL.	RAIN GARDEN BOTTOM EL.	UNDERDRAIN INVERT EL.	UNDERDRAIN INVERT EL.	MAX. PONDING DEPTH	RIP-RAP DIMENSIONS
						Lo W H
1	441.0	440.5	437.5	437.3	6"	3' 2' 6"
2	441.0	440.5	437.5	437.3	6"	3' 2' 6"

* USE AASHTO NO. 2 STONE



LOT 5 DRIVEWAY CROSS SECTION TREATED BY NON ROOFTOP DISCONNECTION



LEVEL SPREADER DETAIL

FOREST CONSERVATION DATA

NET TRACT AREA:

- A. Total tract area: 5.43
- B. Area within 100 year floodplain: 0.00
- C. Area to remain in agricultural production: 0.00
- D. Net tract area: 5.43

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

- E. Afforestation Threshold: 15% x D = 0.81
- F. Conservation Threshold: 20% x D = 1.09

EXISTING FOREST COVER:

- G. Existing forest cover (excluding floodplain): 0.47
- H. Area of forest above afforestation threshold: 0.00
- I. Area of forest above conservation threshold: 0.00

BREAK EVEN POINT:

- J. Forest retention above threshold with no mitigation: 0.00
- K. Clearing permitted without mitigation: 0.00

PROPOSED FOREST CLEARING:

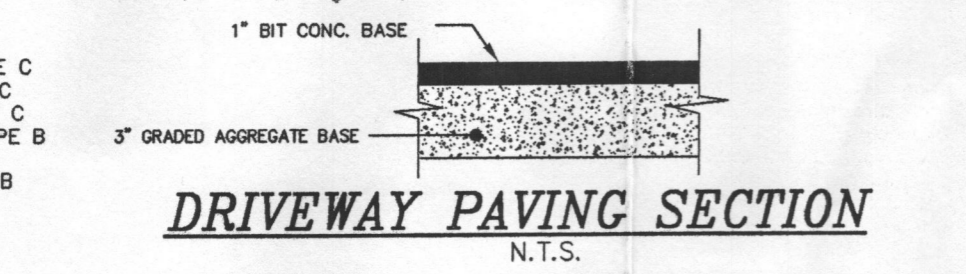
- L. Total area of forest to be cleared: 0.47
- M. Total area of forest to be retained: 0.00

PLANTING REQUIREMENTS:

- N. Reforestation for clearing above conservation threshold: 0.00
- P. Reforestation for clearing below conservation threshold: 0.94
- Q. Credit for retention above conservation threshold: 0.00
- R. Total reforestation required: 0.94
- S. Total afforestation required: 0.34
- T. Total reforestation and afforestation required: 1.28

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BrB2	BRANDYWINE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
BrC3	BRANDYWINE LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE C
BrD3	BRANDYWINE LOAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE C
ChB2	CHESTER SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
ChB3	CHESTER SILT LOAM, LOCAL ALUMINUM, 3% TO 8% SLOPES --- TYPE B
ElB2	ELLSBORO LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
ElB3	ELLSBORO LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B
MbB2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
MbB3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B
MbC3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE B



DRIVEWAY PAVING SECTION

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
7	○	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				7 SHADE TREES

FOREST STAND
FS1 - SUCCESSIONAL STAND

SCHEDULE A: PERIMETER LANDSCAPED EDGE

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE 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: _____ DATE: _____

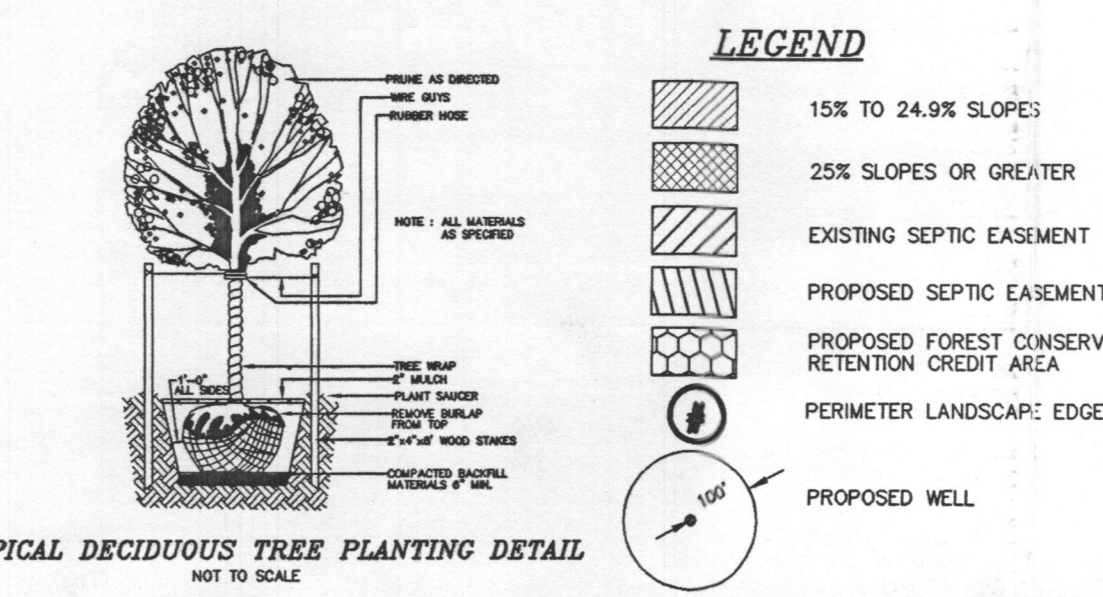
APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: _____

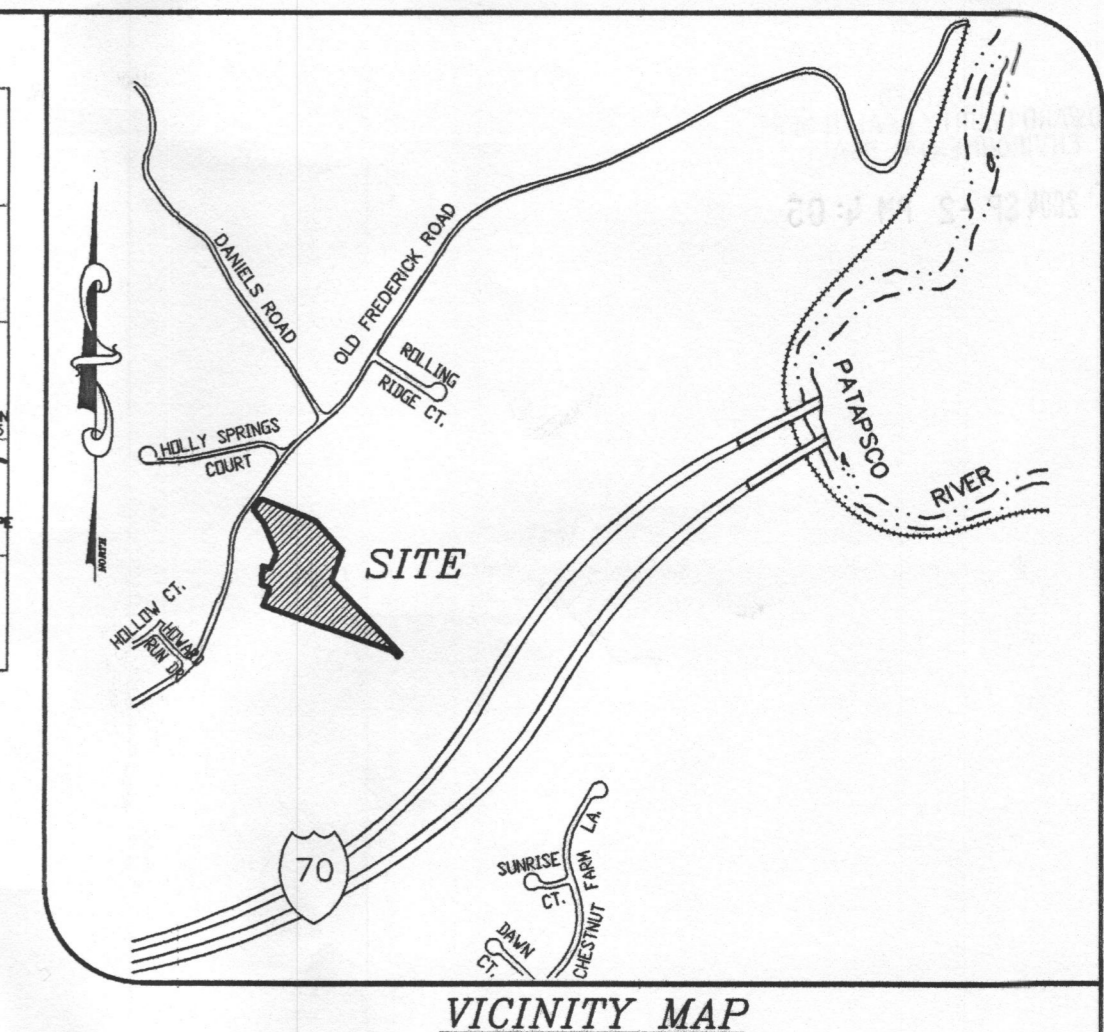
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: _____

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1) 529.55 LF A (PERIMETER 2) 761.44 LF A (PERIMETER 3) 98.92 LF A (PERIMETER 4) 45.05 LF A (PERIMETER 5) 100.00 LF A (PERIMETER 6) 40.00 LF A (PERIMETER 7) 85.02 LF A (PERIMETER 8) 259.04 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 402.02 LF OF EX. TREES YES, 320 LF OF EX. TREES NO NO NO NO NO NO	
NUMBER OF PLANTS REQUIRED	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 7 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS 2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 1 SHADE TREE 0 EVERGREEN TREES 0 SHRUBS 4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS 22 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	
CREDIT FOR EXISTING VEGETATION	2 SHADE TREES * 0 EVERGREEN TREES N/A N/A N/A 1 SHADE TREE 0 EVERGREEN TREES 3 SHADE TREES 0 EVERGREEN TREES 15 SHADE TREES 0 EVERGREEN TREES	
NUMBER OF PLANTS PROVIDED	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS 0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS 2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS 1 SHADE TREE 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS 2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS 0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS 7 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	

* PERIMETER 1: CREDIT FOR ONE (1) EX. 21" POPLAR AND ONE (1) EX. 3-STEM 17" MAPLE; PERIMETER 2: CREDIT FOR TWO (2) EX. 13" POPLAR, ONE (1) EX. 8" MAPLE, ONE (1) EX. 13" LOCUST, ONE (1) EX. 10" HICKORY, ONE (1) EX. 15" CHERRY, AND ONE (1) EX. 15" MAPLE; PERIMETER 6: CREDIT FOR ONE (1) EX. 4" RED MAPLE; PERIMETER 7: CREDIT FOR TWO (2) EX. 6" RED MAPLES; PERIMETER 8: CREDIT FOR THREE (3) EX. 8" PEARS.



TYPICAL DECIDUOUS TREE PLANTING DETAIL



VICINITY MAP

GENERAL NOTES

- TAX MAP: 18, PARCEL: 371, BLOCK: 7, LOT: 1.
- SUBJECT PROPERTY ZONED R-20 PER THE 4/2/2004 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 2004 BY MILDBERGER, BOENDER & ASSOC., INC. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON FIELD RUN SURVEYS CONDUCTED BY MILDBERGER, BOENDER & ASSOCIATES, INC. IN JANUARY & MARCH 2004.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 1777 & 177A.

STA. No. 1777	E 1,363,088.37	ELEV. 469.47
STA. No. 177A	N 595,829.824	ELEV. 476.79
	E 1,364,626.79	
- DENOTES AN IRON ROD & CAP OR IRON PIPE FOUND.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BR. DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON-SITE.
- WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY 2004.
- FOREST CONSERVATION OBLIGATIONS FOR LOT 5 IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY A FEE-IN-LIEU OF RESTORATION OF 0.94 ACRES (40,846.4 SQ. FT.) AND AFFORESTATION OF 0.34 ACRES (14,810.4 SQ. FT.) FOR A TOTAL OF 1.28 ACRES (55,756.8 SQ. FT.) IN AMOUNT OF \$27,876.40.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 10.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT. A PRIVATE SEWERAGE EASEMENT IS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS FOR ANY NATURE IN THIS AREA. RESTRICTED UTIL. PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SITE LOCATION: DEED REFERENCE: 2857/5. SITE AREA: 5.43 ACRES ±.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - CONSTRUCTION - COMPACTED CRUSHED STONE BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADII.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING STRUCTURE ON LOT 4 KNOWN AS 8525 OLD FREDERICK ROAD WHICH IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA RAIN GARDENS, NON-ROOFTOP DISCONNECT, AND SHEET FLOW TO BUFFER CREEKS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING REQUIREMENTS WILL BE FURTHER REVIEWED UNDER THE SITE DEVELOPMENT PLAN FOR LOT 5, AND IF UNCHANGED, THE FINANCIAL SURETY FOR THE REQUIRED 7 SHADE TREES IN THE AMOUNT OF \$2,000.00 SHALL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT APPLICATION FOR LOT 5.
- THIS PROJECT IS SUBJECT TO WP-91-32, APPROVED ON NOVEMBER 6, 1990, WHICH GRANTED DIRECT DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROADWAY (OLD FREDERICK ROAD).
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS OTHERWISE APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2002. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 4, 5, AND EXISTING LOTS 2 AND 3 WILL BE FURTHER REVIEWED UNDER THE SITE DEVELOPMENT PLAN FOR LOT 5.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2222, FOLIO 514.
- A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,500 HAS BEEN PAID FOR THE ESTABLISHMENT OF A NEW NON-CLUSTER SUBDIVISION LOT (LOT 5) IN ACCORDANCE WITH THE OPEN SPACE REQUIREMENTS OF SECTION 16.1210 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP LOT WIDTH AND AREA AS REQUIRED BY CODE. A VARIANCE FROM MOE TO THIS SECTION OF THE REGULATION IS NOT REQUIRED FOR THESE LOTS.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- TO THE BEST OF OUR KNOWLEDGE ALL ADJACENT WELL AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BENCH FINISHES, 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.
- 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 LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OR 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 THAT ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND SPECIFICATIONS.
- THE OFF-SITE 65 ABA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADMISSORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 ABA NOISE EXPOSURE. THE OFF-SITE 65 ABA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS IN ESTABLISHED RESIDENTIAL DEVELOPMENT.
- THE RESIDUE OF LOT 4 WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION PLAN, HOWEVER, UPON FURTHER RESUBDIVISION OF THE LOT, THEN SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ITS ACREAGE SIZE.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPED EDGE, HOWEVER LANDSCAPE MAINTENANCE IS AUTHORIZED.
- NO DNR QUALIFIED PROFESSIONAL

OWNER: ANDREW J. FOCHRKOLB & CHRISTINE W. FOCHRKOLB, 8525 OLD FREDERICK ROAD, ELLICOTT CITY, MARYLAND 21043

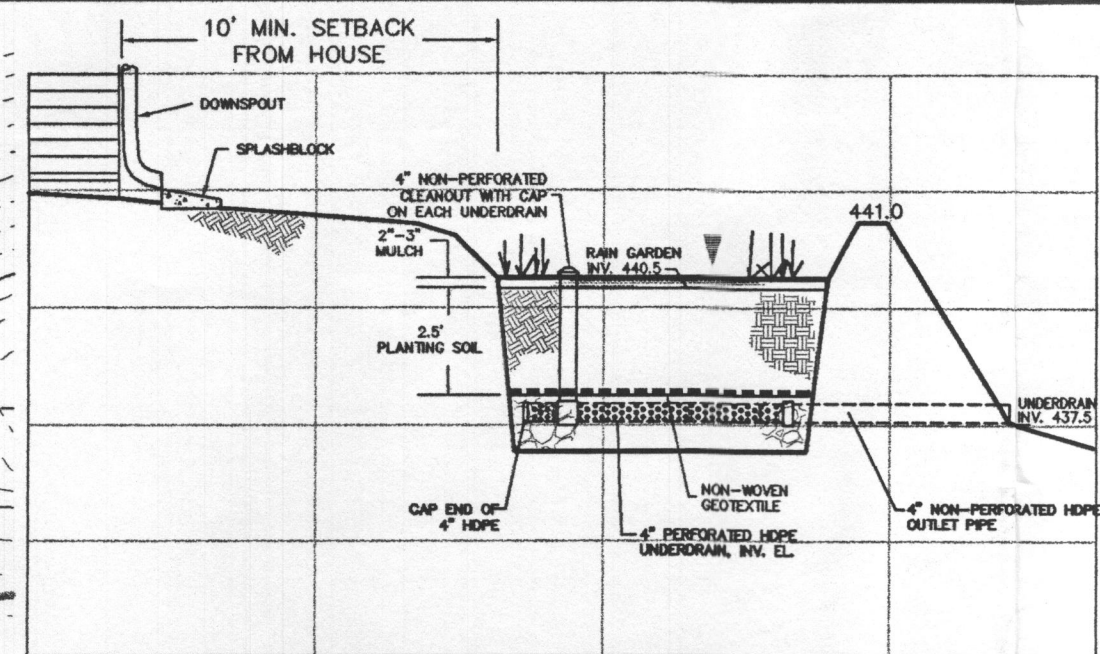
project	2003-082	date	APR 2004
illustration	SID	approval	RIH
scale	1"=50'	description	revisions
no.		date	

no.		date	

KEFAUVER PROPERTY
A RESUBDIVISION OF KEFAUVER PROPERTY, LOT 1
TAX MAP 18 - PARCEL 371 - GRID 7 - LOT 1
SECOND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN

MILDBERGER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0286 Fax: (301) 651-5521 Wash. (410) 997-0298 Fax

1 OF 1

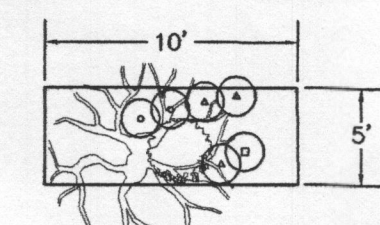


TYPICAL RAIN GARDEN PROFILE

PLANT LIST

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
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3	○	LOBELIA SIPHUTICA	GREAT BLUE LOBELIA	1 GAL. CONTAINER
2	○	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 GAL. CONTAINER
1	○	ASTER NOVAE-ANGIAE	NEW ENGLAND ASTER	1 GAL. CONTAINER

TOTAL: 13 PERENNIALS, 1 SHRUB, 1 TREE (PER EACH RAIN GARDEN)

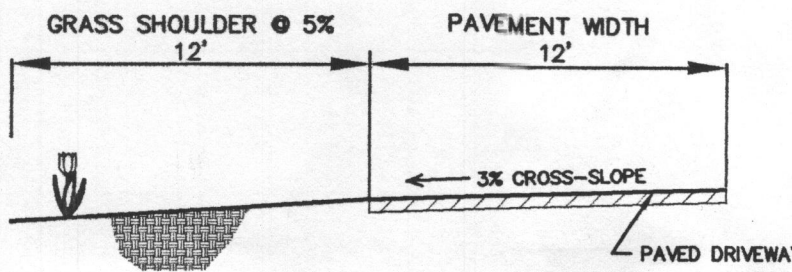


RAIN GARDEN DETAIL
SCALE: 1" = 10'

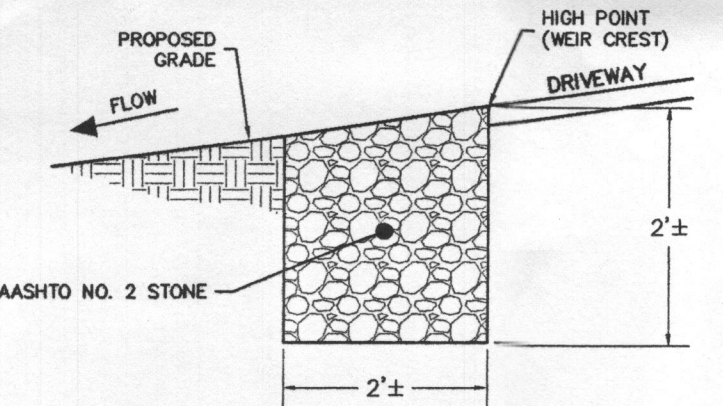
RAIN GARDEN DESIGN DATA

RAIN GARDEN #	RAIN GARDEN TOP EL.	RAIN GARDEN BOTTOM EL.	UNDERDRAIN INVERT EL.	UNDERDRAIN OUTLET INVERT EL.	MAX. PONDING DEPTH	RIP-RAP DIMENSIONS
	La	W	T			
1	441.0	440.5	437.5	437.3	6"	3' x 2' x 6"
2	441.0	440.5	437.5	437.3	6"	3' x 2' x 6"

* USE AASHTO NO. 2 STONE



LOT 5 DRIVEWAY CROSS SECTION TREATED BY NON ROOFTOP DISCONNECTION
N.T.S.



LEVEL SPREADER DETAIL
N.T.S.

FOREST CONSERVATION DATA

NET TRACT AREA:

- A. Total tract area.....=4.18
- B. Area within 100 year floodplain.....=0.00
- C. Area to remain in agricultural production.....=0.00
- D. Net tract area.....=4.18

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA MDR IDA HDR MPD CIA
0 0 0 1 0 0

E. Afforestation Threshold.....15% x D = 0.63
F. Conservation Threshold.....20% x D = 0.84

EXISTING FOREST COVER:

- G. Existing forest cover (excluding floodplain).....=0.47
- H. Area of forest above afforestation threshold.....=0.00
- I. Area of forest above conservation threshold.....=0.00

BREAK EVEN POINT:

- J. Forest retention above threshold with no mitigation.....=0.00
- K. Clearing permitted without mitigation.....=0.00

PROPOSED FOREST CLEARING:

- L. Total area of forest to be cleared.....=0.47
- M. Total area of forest to be retained.....=0.00

PLANTING REQUIREMENTS:

- N. Reforestation for clearing above conservation threshold.....=0.00
- P. Reforestation for clearing below conservation threshold.....=0.94
- Q. Credit for retention above conservation threshold.....=0.00
- R. Total reforestation required.....=0.94
- S. Total afforestation required.....=0.16
- T. Total reforestation and afforestation required.....=1.10

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
B#B2	BRANDYWINE LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE C
B#C3	BRANDYWINE LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE C
B#B3	BRANDYWINE LOAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE C
C#B2	CHESTER SILT LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
C#B3	CHESTER SILT LOAM, LOCAL ALLUVIUM, 3% TO 8% SLOPES --- TYPE B
E#B2	ELLSBORO LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
M#B2	MANOR LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
M#C3	MANOR LOAM, 8% TO 15% SLOPES, SEVERELY ERODED --- TYPE B
M#D3	MANOR LOAM, 15% TO 25% SLOPES, SEVERELY ERODED --- TYPE B

DEVELOPER'S/OWNER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE IN ACCORDANCE TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXEMPTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME	DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

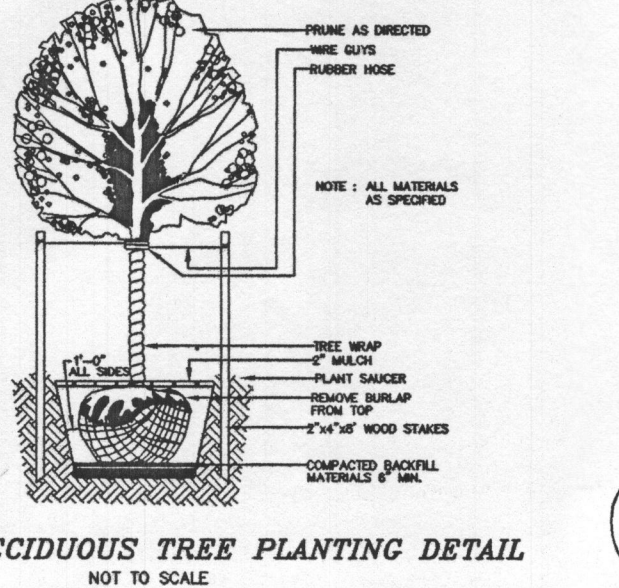
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10	○	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	1 1/2" - 3" CAL.

FOREST STAND
FS1 - SUCCESSIONAL STAND

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1) A (PERIMETER 2) A (PERIMETER 3) A (PERIMETER 4) A (PERIMETER 5) A (PERIMETER 6) A (PERIMETER 7) A (PERIMETER 8) A (PERIMETER 9)	
LINEAR FEET OF PERIMETER	304.19 LF 211.07 LF 161.92 LF 529.55 LF 761.44 LF 98.92 LF 45.05 LF 100.00 LF 40.00 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 100 LF OF EX. TREES YES, 150 LF OF EX. TREES NO YES, 402.02 LF OF EX. TREES YES, 320 LF OF EX. TREES NO NO NO	
NUMBER OF PLANTS REQUIRED	SHADE TREES 3 SHADE TREES 1 SHADE TREE 3 SHADE TREES 2 SHADE TREES 7 SHADE TREES 2 SHADE TREES 1 SHADE TREE 2 SHADE TREES 1 SHADE TREE 19 SHADE TREES EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0 SHRUBS 0	
CREDIT FOR EXISTING VEGETATION	SHADE TREES 1 SHADE TREE * N/A 3 SHADE TREES * N/A 7 SHADE TREES * N/A N/A N/A 1 SHADE TREE 12 SHADE TREES EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0	
NUMBER OF PLANTS PROVIDED	SHADE TREES 2 SHADE TREES 1 SHADE TREE 0 SHADE TREES 2 SHADE TREES 0 SHADE TREES 2 SHADE TREES 1 SHADE TREE 2 SHADE TREES 0 SHADE TREES 10 SHADE TREES EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 EVERGREEN TREES 0 SHRUBS 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0 SUBSTITUTION TREES 0	

* PERIMETER 1 : CREDIT FOR ONE (1) EX. 8' PEAR ; PERIMETER 3 : CREDIT FOR ONE (1) EX. 7' LOCUST, ONE (1) EX. 11" CHERRY, AND ONE (1) EX. 5" LOCUST ; PERIMETER 4 : CREDIT FOR ONE (1) EX. 21" POPLAR AND ONE (1) EX. 3-STEM 17" MAPLE ; PERIMETER 5 : CREDIT FOR TWO (2) EX. 13" POPLAR, ONE (1) EX. 8" MAPLE, ONE (1) EX. 13" LOCUST, ONE (1) EX. 10" HICKORY, ONE (1) EX. 15" CHERRY, AND ONE (1) EX. 15" MAPLE ; PERIMETER 9 : CREDIT FOR ONE (1) EX. 4" RED MAPLE.

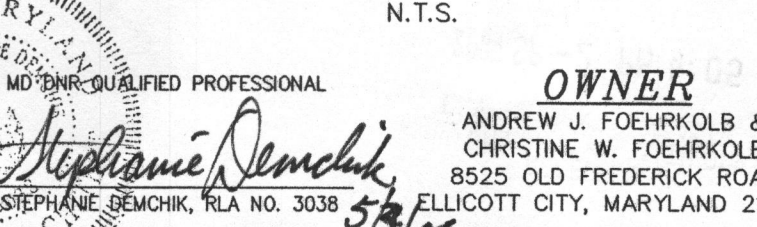


TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LEGEND

15% TO 24.9% SLOPES	1" BIT CONC. BASE
25% SLOPES OR GREATER	3" GRADED AGGREGATE BASE
EXISTING SEPTIC EASEMENT	PROPOSED SEPTIC EASEMENT
PROPOSED FOREST CONSERVATION	PROPOSED WELL
PERIMETER LANDSCAPE EDGE	

DRIVEWAY PAVING SECTION



OWNER
ANDREW J. FOERKOLB & CHRISTINE W. FOERKOLB
8525 OLD FREDERICK ROAD
ELLICOTT CITY, MARYLAND 21043

MILDENBERG, BOENDER, & ASSOC., INC.
Engineers Surveyors
5072 Horse Hill Drive, Suite 202, Beltsville, Maryland 21042
(410) 997-0286 Fax: (301) 621-5321

KEFAUVER PROPERTY
A RESUBDIVISION OF KEFAUVER PROPERTY, LOT 1
TAX MAP 18 - PARCEL 371 - GRID 7 - LOT 1
HOWARD COUNTY, MARYLAND
SECOND ELECTION DISTRICT
SUPPLEMENTAL, LANDSCAPE, & FOREST CONSERVATION PLAN

date: APR 2004
project: 2003-062
illustration: SJD
scale: SJD
1" = 50'

date: MAY 2004
description: revisions

1 OF 1