

**LEGEND**

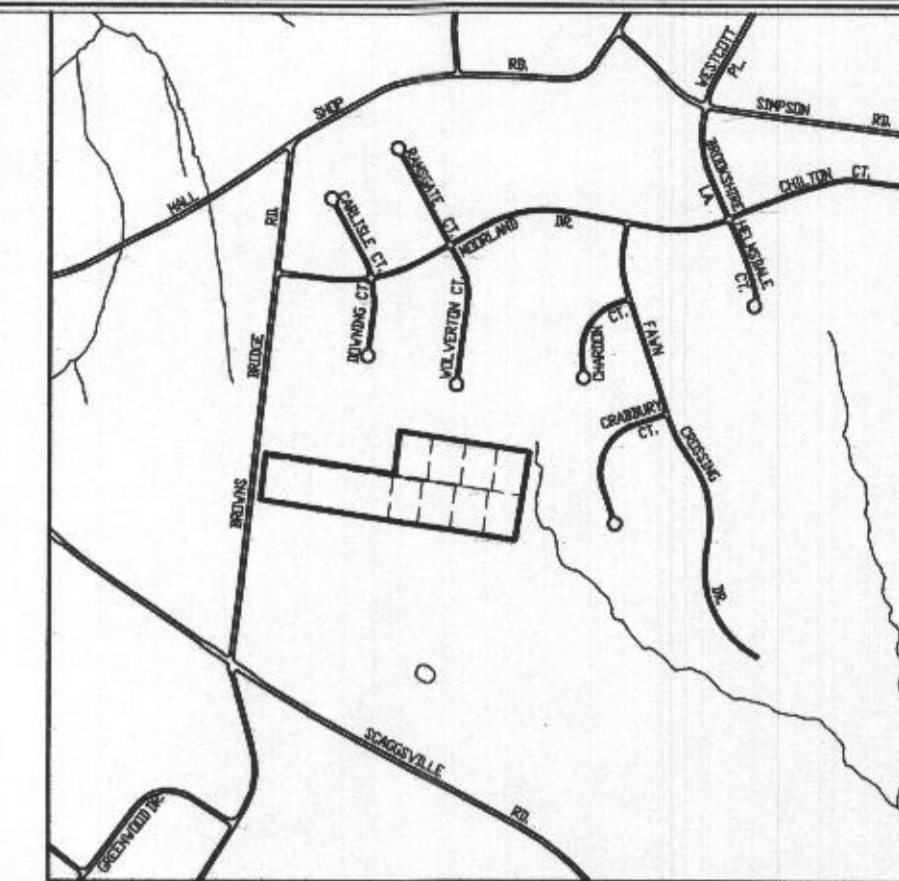
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES PROPOSED WELL
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- ⊗ DENOTES PROPOSED HOUSE
- ⊗ DENOTES 1500 Sq.Ft. ALTERNATE WELL SITE
- DENOTES EXISTING WELL

**SOILS LEGEND**

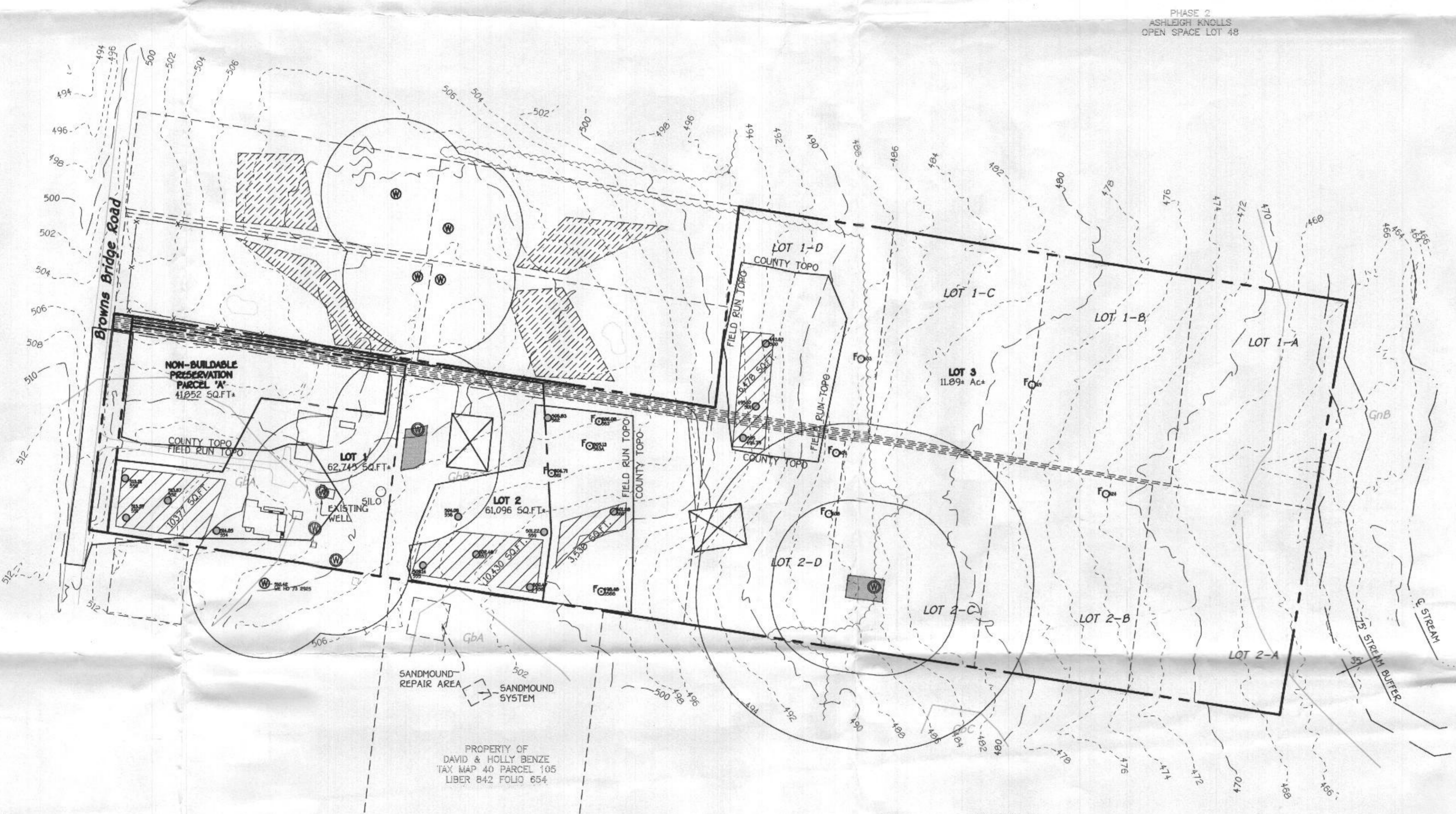
SOIL	NAME	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	B
GbB	Gladstone loam, 3 to 8 percent slopes	B
GrB	Glenville-Balle silt loams, 0 to 8 percent slopes	C

**NOTES:**

- \* Hydric soils and/or contains hydric inclusions
- \*\* May contain hydric inclusions
- † Generally only within 100-year floodplain areas



**VICINITY MAP**  
SCALE: 1" = 1200'



**GENERAL NOTES:**

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 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.
2. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
5. ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
6. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
7. TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL.
8. BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE BENEFIT OF A FIELD SURVEY AT THIS TIME.
9. ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
10. NEW WELL MUST BE DRILLED FOR LOT 1 OR THE EXISTING WELL MUST BE BROUGHT UP TO CODE PRIOR TO RECORD PLAT OR BUILDING PERMIT APPROVAL.
11. DEED REFERENCE:  
 1-D LIBER 1925 FOLIO 1  
 1-C LIBER 1925 FOLIO 3  
 1-B LIBER 1925 FOLIO 5  
 1-A LIBER 1925 FOLIO 7  
 2-B LIBER 1925 FOLIO 9  
 2-A LIBER 1925 FOLIO 11  
 2-C LIBER 1925 FOLIO 13  
 2-D LIBER 1925 FOLIO 15

**PERC CERTIFICATION**  
 I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.  
 Signature of Professional Land Surveyor: *Terrill A. Fisher* 6/30/11  
 Terrill A. Fisher, Professional Land Surveyor No. 10692 (Expires 12/13/11)

**APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,**  
 HOWARD COUNTY HEALTH DEPARTMENT  
 Signature: *Peter Bilsenon* 7/19/2011  
 COUNTY HEALTH OFFICER VS DATE

**PERC CERTIFICATION PLAT**  
**VAN NOY PROPERTY**

TAX MAP #40 PARCELS: 370,371,372, 468 THRU 473  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: JUNE 30, 2011

**LEGEND**

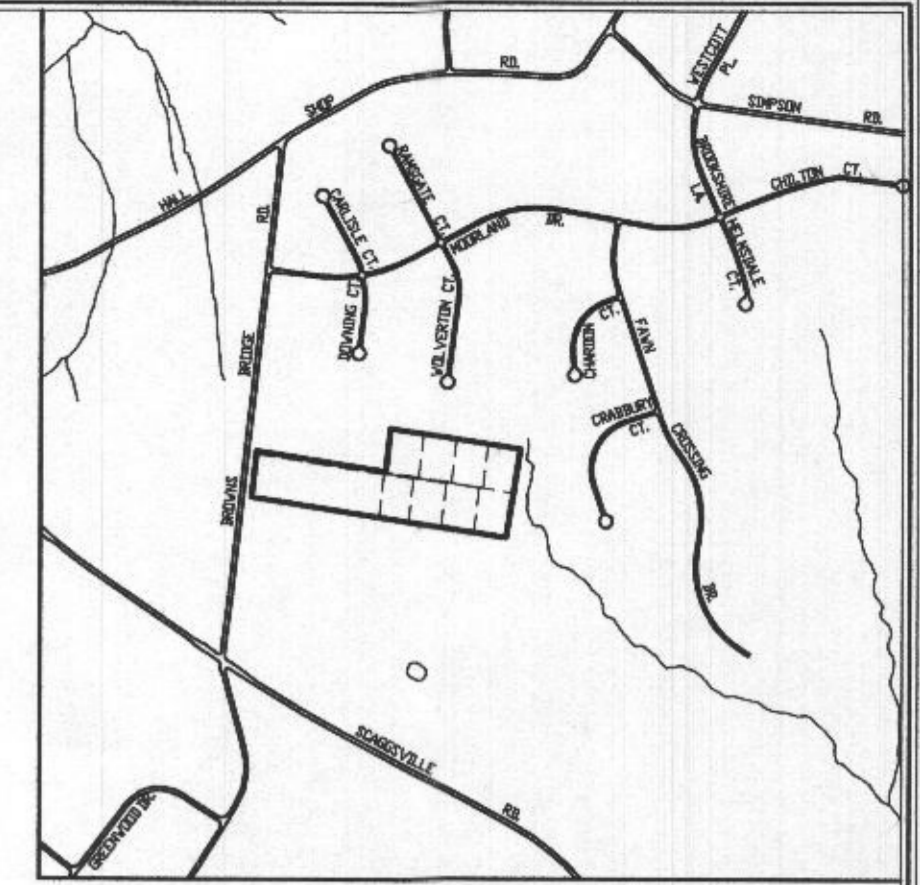
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING TREE LINE
- SOIL LINES AND TYPES
- DENOTES PROPOSED WELL
- DENOTES FAILED PERC
- DENOTES PASSED PERC
- ⊗ DENOTES PROPOSED HOUSE
- ⊗ DENOTES 1500 SQ.FT. ALTERNATE WELL SITE
- DENOTES EXISTING WELL

**SOILS LEGEND**

SOIL	NAME	CLASS
GbA	Gladstone loam, 0 to 3 percent slopes	B
GbB	Gladstone loam, 3 to 8 percent slopes	B
GnB	Glenville-Balle silt loams, 0 to 8 percent slopes	C

**NOTES:**

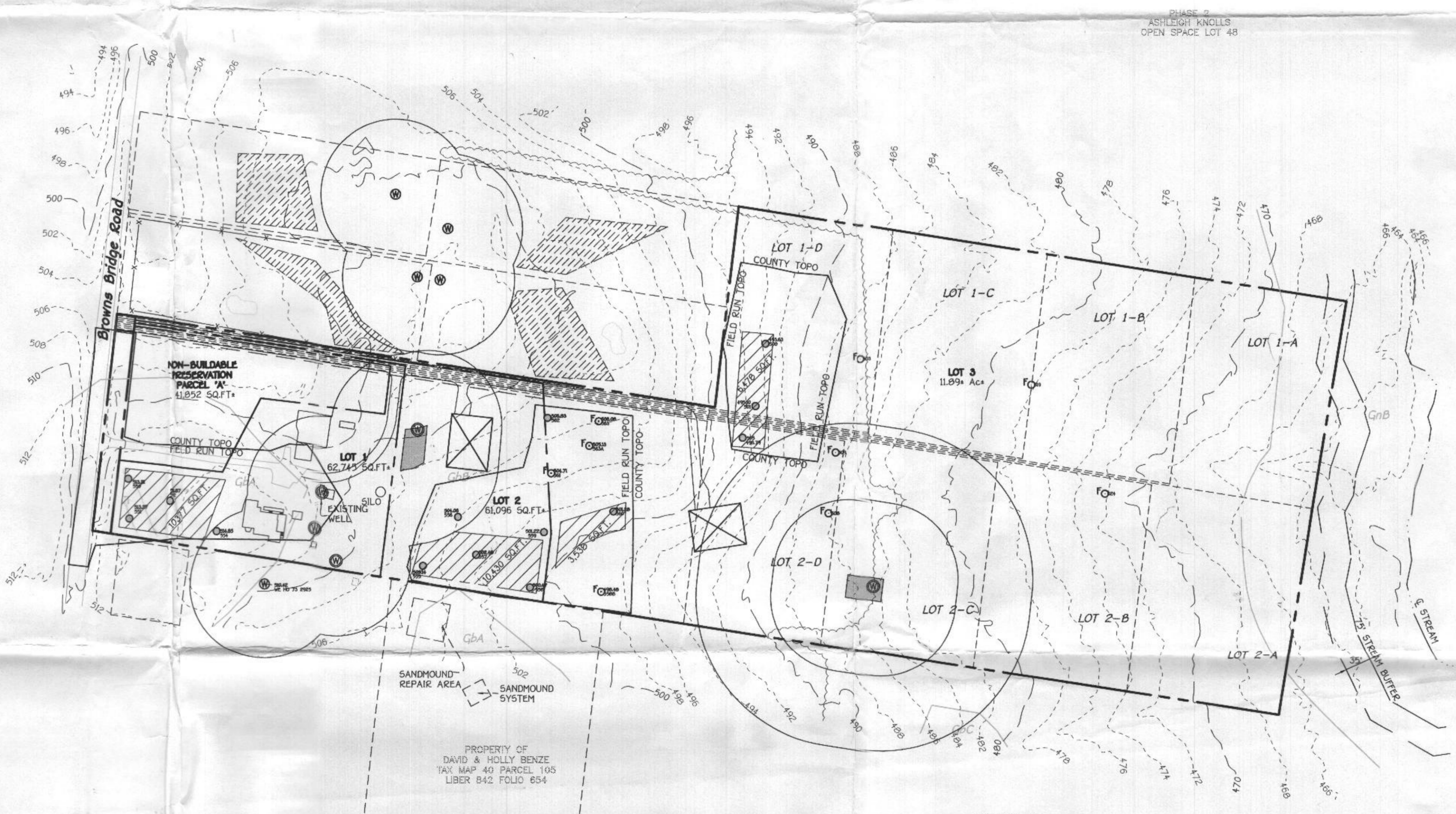
- \* Hydric soils and/or contains hydric inclusions
- \*\* May contain hydric inclusions
- † Generally only within 100-year floodplain areas



**VICINITY MAP**  
SCALE: 1" = 1200'

**GENERAL NOTES:**

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 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.
  2. ADJUSTMENTS TO SEPTIC EASEMENT AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
  3. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
  4. EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
  5. ALL HOUSE SITES SHOWN COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
  6. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPERS RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
  7. TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 2' CONTOUR INTERVAL.
  8. BOUNDARY OUTLINE BASED ON AVAILABLE DEED OF RECORD WITHOUT THE BENEFIT OF A FIELD SURVEY AT THIS TIME.
  9. ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
  10. NEW WELL MUST BE DRILLED FOR LOT 1 OR THE EXISTING WELL MUST BE BROUGHT UP TO CODE PRIOR TO RECORD PLAT OR BUILDING PERMIT APPROVAL.
- DEED REFERENCE:  
 1-D LIBER 1925 FOLIO 1  
 1-C LIBER 1925 FOLIO 3  
 1-B LIBER 1925 FOLIO 5  
 1-A LIBER 1925 FOLIO 7  
 2-B LIBER 1925 FOLIO 9  
 2-A LIBER 1925 FOLIO 11  
 2-C LIBER 1925 FOLIO 13  
 2-D LIBER 1925 FOLIO 15



PHASE 2  
ASTLEIGH KNOLLS  
OPEN SPACE LOT 4B

SANDMOUND REPAIR AREA SANDMOUND SYSTEM

PROPERTY OF DAVID & HOLLY BENZE  
TAX MAP 40 PARCEL 103  
LIBER 842 FOLIO 654

PROPERTY OF VIVIAN & MINA  
TAX MAP 40 PARCEL 108  
LIBER 1567 FOLIO 703

**PERC CERTIFICATION**  
 I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.  
*Terrell A. Fisher* 6/30/11  
 Signature of Professional Land Surveyor Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 (Expires 12/13/11)

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*Peter Beilenson* 7/9/2011  
 COUNTY HEALTH OFFICER DATE

*superseded 8/1/12*

**PERC CERTIFICATION PLAT**  
**VAN NOY PROPERTY**

TAX MAP #40 PARCELS: 370,371,372, 468 THRU 473  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: JUNE 30, 2011

SCHEDULE A PERIMETER LANDSCAPE EDGE						
PERIMETER	CATEGORY	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED AND PROVIDED
						SHADE TREES EVERGREEN TREES SHRUBS
P-1	ADJACENT TO ROADWAY	N/A				0
P-2	EX. HOME LOT	N/A				
P-3	ADJACENT TO PERIMETER	A	1257.17'	YES - 580' EX. TREES WITH 35' MINIMUM WIDTH	NO	12
P-4	ADJACENT TO PERIMETER	A	598.23'	YES - EX. TREES	NO	0
P-5	ADJACENT TO PERIMETER	A	832.09'	NO	NO	10
P-6	ADJACENT TO PERIMETER	A	270.00'	NO	NO	5
P-7	ADJACENT TO PERIMETER	A	807.38'	NO	NO	14
TOTALS						41 8 0

LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	EXISTING 2' CONTOURS
(Symbol)	EXISTING 10' CONTOURS
(Symbol)	PROPOSED CONTOUR
(Symbol)	362.5 SPOT ELEVATION
(Symbol)	LIMITS OF DISTURBANCE
(Symbol)	EXISTING TREELINE
(Symbol)	SOILS LINES AND TYPE
(Symbol)	SUPER SILT FENCE
(Symbol)	LIMIT OF WETLANDS
(Symbol)	25' WETLANDS BUFFER
(Symbol)	TREE PROTECTION FENCE

SOILS LEGEND		
SOIL	NAME	CLASS
** Ba	Baltic silt loam	D
Eka	Ekaok silt loam, 0 to 3 percent slopes	B
Ekb2	Ekaok silt loam, 3 to 8 percent slopes, moderately eroded	B
* Gna	Garnville silt loam, 0 to 3 percent slopes	C
* Gnb2	Garnville silt loam, 3 to 8 percent slopes, moderately eroded	C

NOTES:  
 \* Hydric soils and/or contains hydric inclusions  
 \*\* May contain hydric inclusions  
 † Generally only within 100-foot floodplain areas

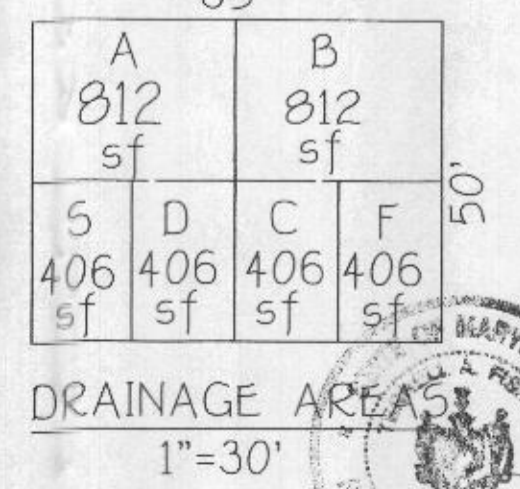


**LANDSCAPE DEVELOPER'S CERTIFICATE**  
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a letter of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

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

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 18725 DALLHOPE MITCHELL PARK  
 ELICOTT CITY, MARYLAND 21034  
 410.480.2055

**OWNER/DEVELOPER**  
 PATRICIA A. VANNOY  
 7319 BROWNS BRIDGE ROAD  
 FULTON, MARYLAND 20759  
 PHONE No. 515-851-8110



PLANT LIST			
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE
(Symbol)	14	CLADRASTIS KENTUCKEA YELLOWWOOD	2 1/2 - 3" CAL.
(Symbol)	16	PRUNUS ARGENTEA SARGENT CHERRY	2 1/2 - 3" CAL.
(Symbol)	11	* ACER CAMPESTRIS HEDGE MAPLE	2 1/2 - 3" CAL.
(Symbol)	8	* ILEX OPACA AMERICAN HOLLY	5' - 6' HT.

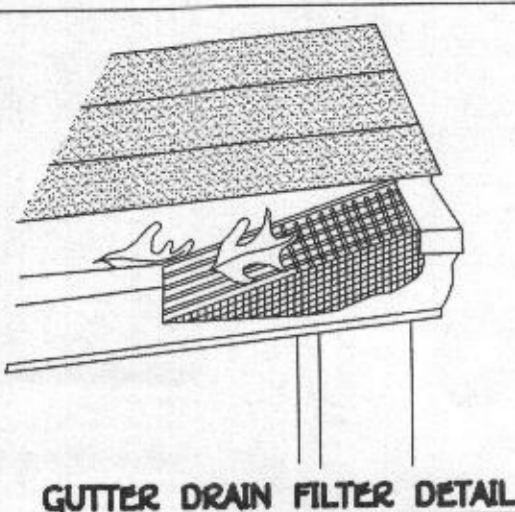
"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 41 SHADE & B EVERGREEN TREES HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$13,500.00."

TERRELL A. FISHER, P.E. 5757  
 I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9727, Expiration Date 3-3-13.  
 DATE: 5/30/12

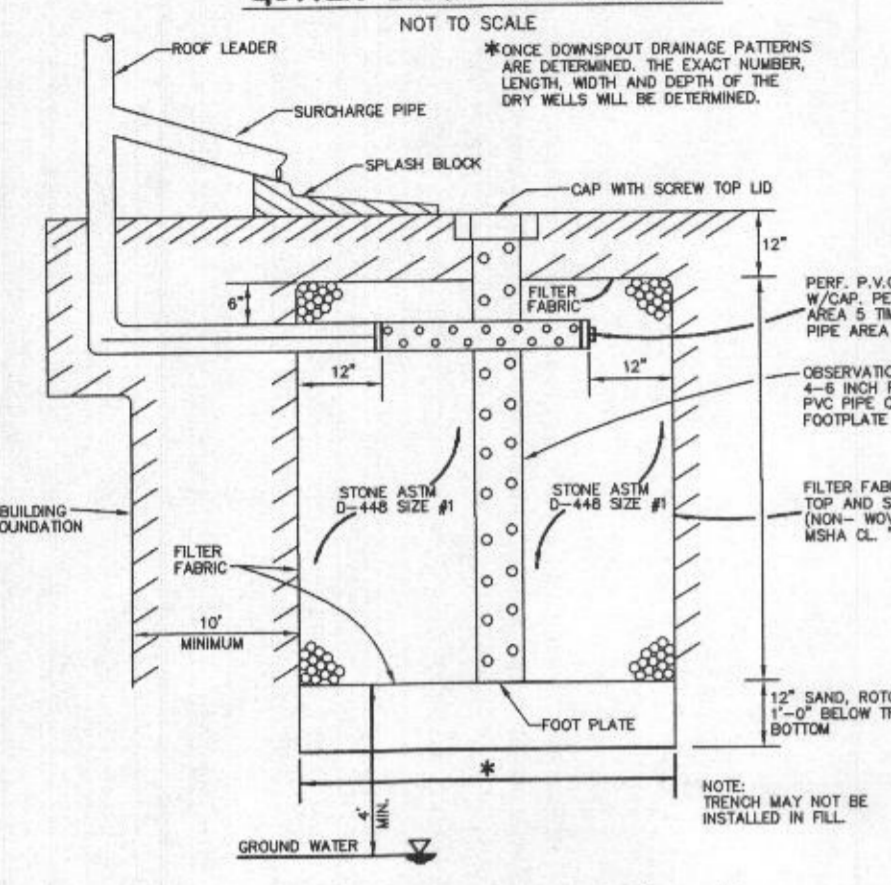
**SUPPLEMENTAL PLAN DEZ Land Development**  
**TOPOGRAPHY, SOILS, STORMWATER MANAGEMENT AND PERIMETER LANDSCAPING**  
**VANNOY PROPERTY**  
**LOTS 1 & 2,**  
**NON-BUILDABLE PRESERVATION PARCEL 'A'**  
**& BUILDABLE PRESERVATION PARCEL 'B'**  
 TAX MAP 40 PARCELS: 370 THRU 372, 468 THRU 473 GRID: 12  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 ZONED: RR-DEO  
 SCALE: 1" = 50' DATE: MAY 30, 2012  
 SHEET 1 OF 4

F-12-078

1:2008(08)5-010(08)5 Van Vnoy Supplemental Plan Sheet 1 of 4 (2012) 7:52:05 AM, 11



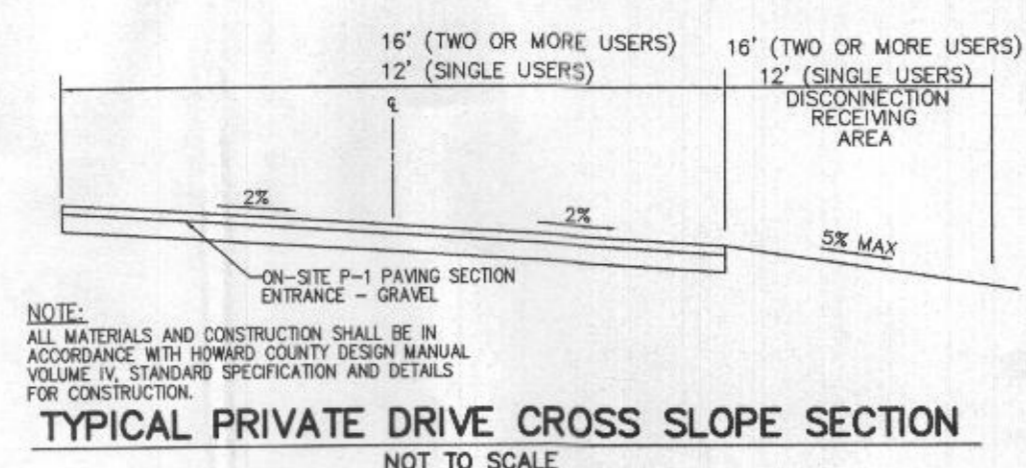
**GUTTER DRAIN FILTER DETAIL**  
NOT TO SCALE



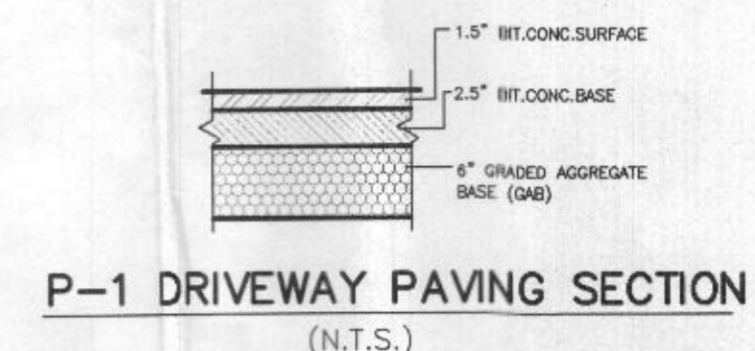
**DRY WELL DETAIL (M-5)**  
NOT TO SCALE

**DRY WELL CHART**

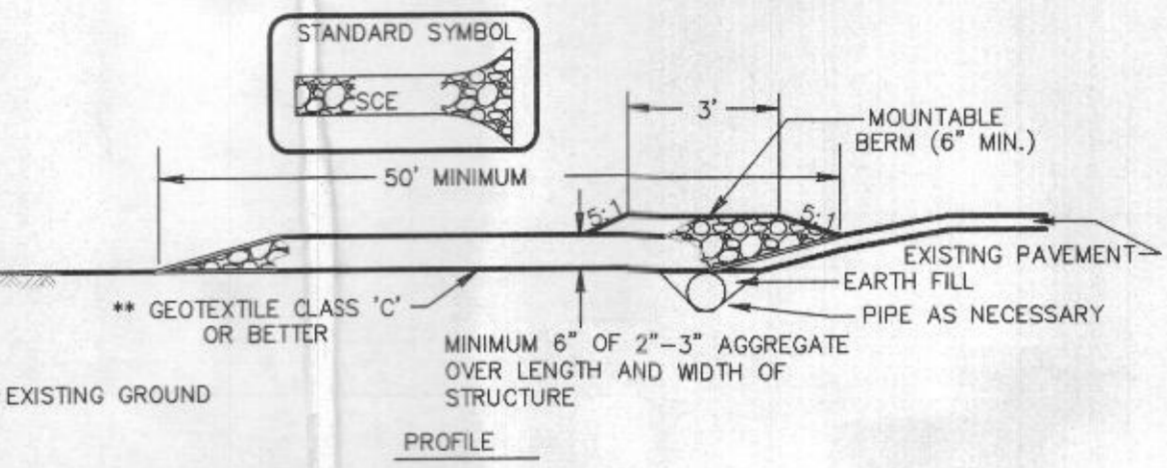
DRY WELL	AREA OF ROOF SQ. FT.	VOL. REQ. CU. FT.	VOL. PROVIDED CU. FT.	SIZE PROVIDED
1 THRU 3	812	65	66	8' x 5.5' x 5'



**TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION**  
NOT TO SCALE



**P-1 DRIVEWAY PAVING SECTION**  
(N.T.S.)



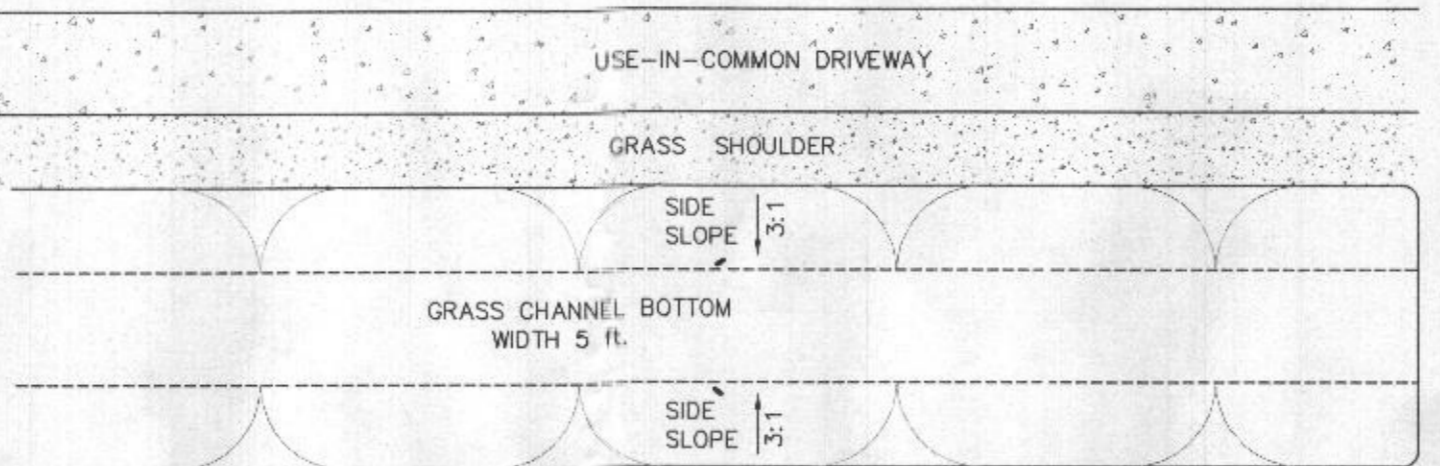
**SUPER SILT FENCE**  
NOT TO SCALE

**LEGEND**

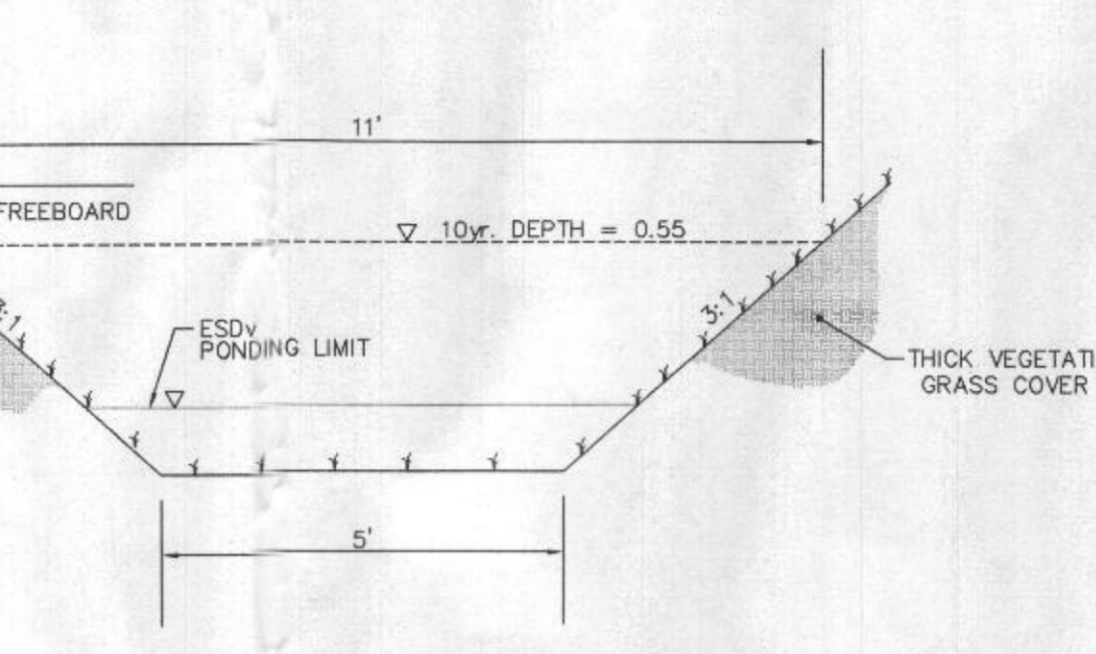
SYMBOL	DESCRIPTION
---	EXISTING 2' CONTOURS
---	EXISTING 10' CONTOURS
---	PROPOSED CONTOUR
---	SPOT ELEVATION
---	LIMITS OF DISTURBANCE
---	EXISTING BOUNDARY
---	SOILS LINES AND TYPE
---	SUPER SILT FENCE
---	LIMIT OF WETLANDS
---	25' WETLANDS BUFFER
---	TREE PROTECTION FENCE

**SITE ANALYSIS DATA**

- TOTAL AREA OF SUBJECT PROPERTY = 15.852 ACRES
- DEVELOPMENT AREA (EXCLUDING ROAD DEDICATION): 15.749 ACRES
- WETLANDS AND BUFFERS: 7.10 ACRES
- FLOODPLAIN: NONE
- FOREST: 7.9 ACRES
- STEEP SLOPES 25% OR GREATER: NONE
- ERODIBLE SOILS: 2.07 ACRES
- LIMIT OF DISTURBANCE: 2.53 ACRES
- PROPOSED SITE USE: RESIDENTIAL
- STREAMS AND BUFFERS: 0.00 ACRES



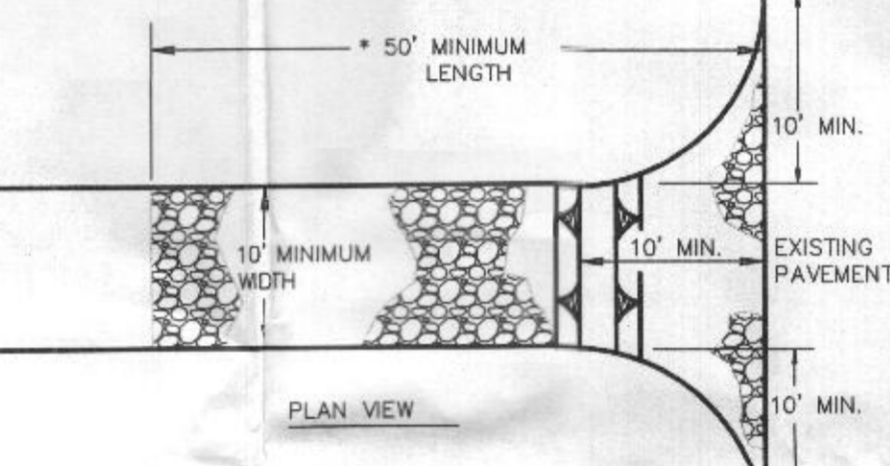
**PLAN - GRASS CHANNEL (M-8)**  
NO SCALE



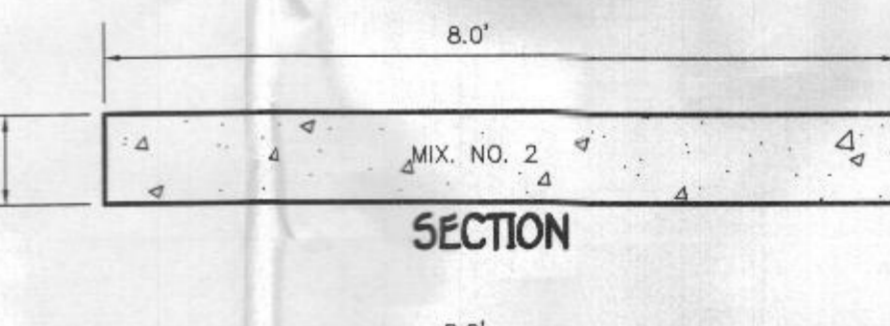
**SECTION - GRASS CHANNEL (M-8)**  
NO SCALE

**STORMWATER MANAGEMENT PRACTICES**

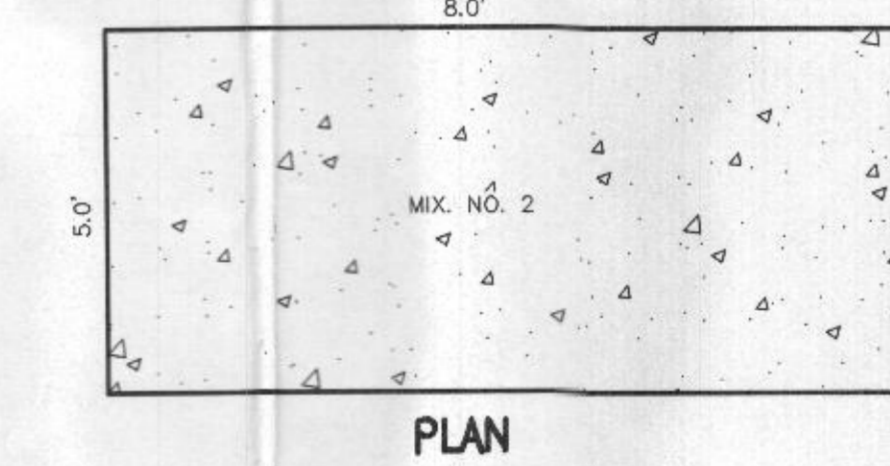
LOT No.	ADDRESS	DISCONNECTION OF ROOFTOP RUNOFF (N-1) (NUMBER)	DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) (Y/N)	DRY WELLS (M-5) (NUMBER)	SWALES (M-8) (NUMBER)
2	BROWNS BRIDGE ROAD	4	Y	2	1
PAR. B	BROWNS BRIDGE ROAD	4	Y	2	1
PAR. A	BROWNS BRIDGE ROAD	4	Y	2	1



**STABILIZED CONSTRUCTION ENTRANCE**

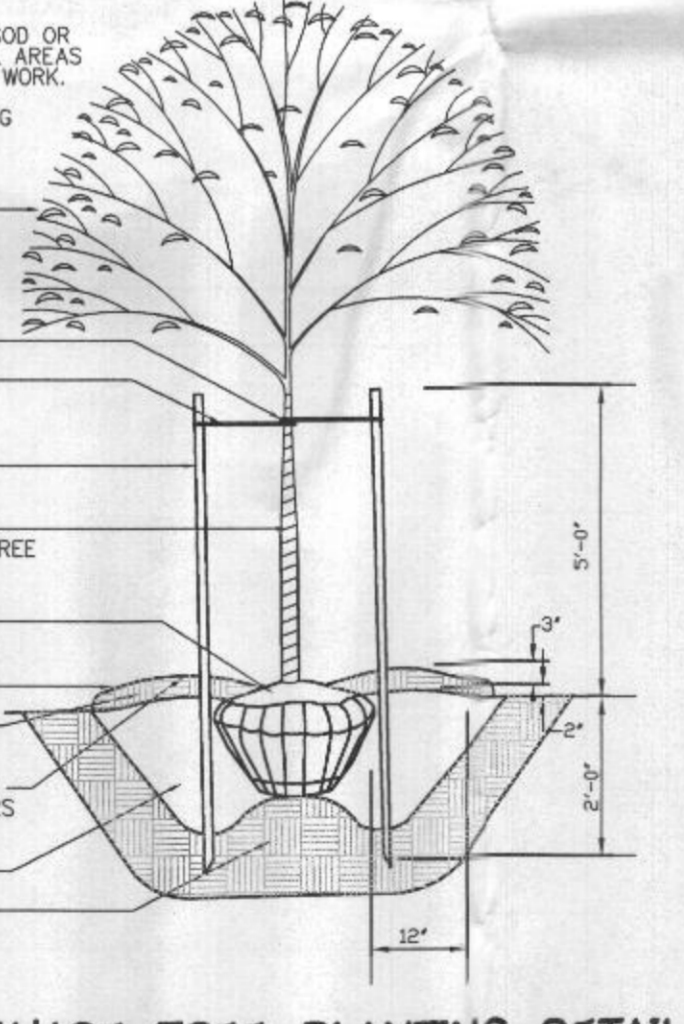


**SECTION**



**PLAN**

**CONCRETE REFUSE/RECYCLING PAD**  
NO SCALE



**SHADE TREE PLANTING DETAIL**

**PLANTING SPECIFICATIONS**

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable infestations. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug, no heeled-in plants from old storage will be accepted. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", hereinafter "Landscape Guidelines" approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all updates. Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material. Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor. Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the strip line. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from site conditions differing from those indicated on drawings and specifications. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plant list take precedence. All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans. Positive drainage shall be maintained in planting beds 2 percent slope. Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure, Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus, one part organic matter. Add 1 lb. of evergreen fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines. Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded. This plan is intended for landscape use only. See other plan sheets for more information on grading, sediment control, layout, etc.

**LANDSCAPE NOTES:**

Should any tree designated for preservation for which landscaping credit is given, die prior to release of bonds, the owner will be required to replace the tree with the equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of 3 inches in caliper and installed as required in the Howard County landscape manual. At the time of plant installation, all 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 deviations 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 revisions are made to the landscape drawing plans. The Owner, tenants and/or their agents shall be responsible for maintenance of the required perimeter landscaping. 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 the other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

**LANDSCAPE DEVELOPER'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 \_\_\_\_\_ Date \_\_\_\_\_

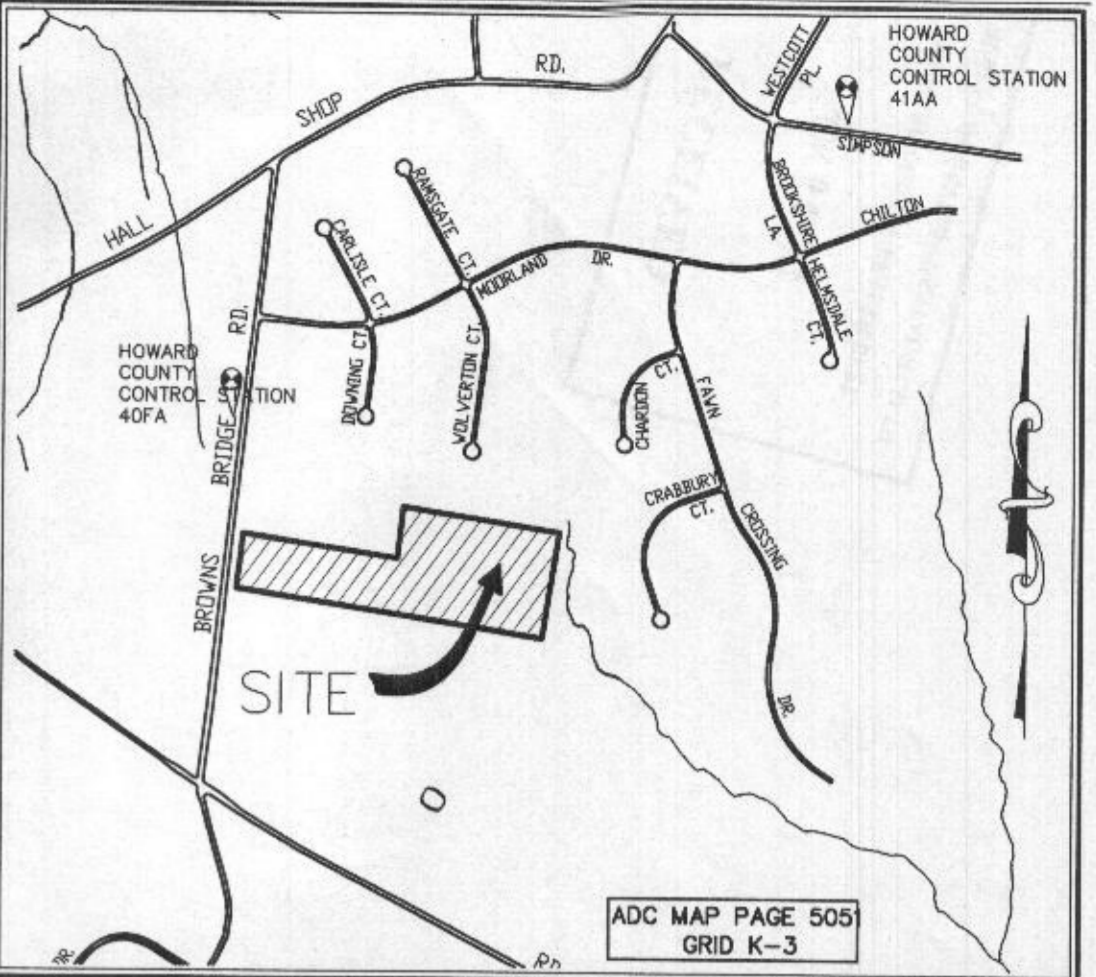
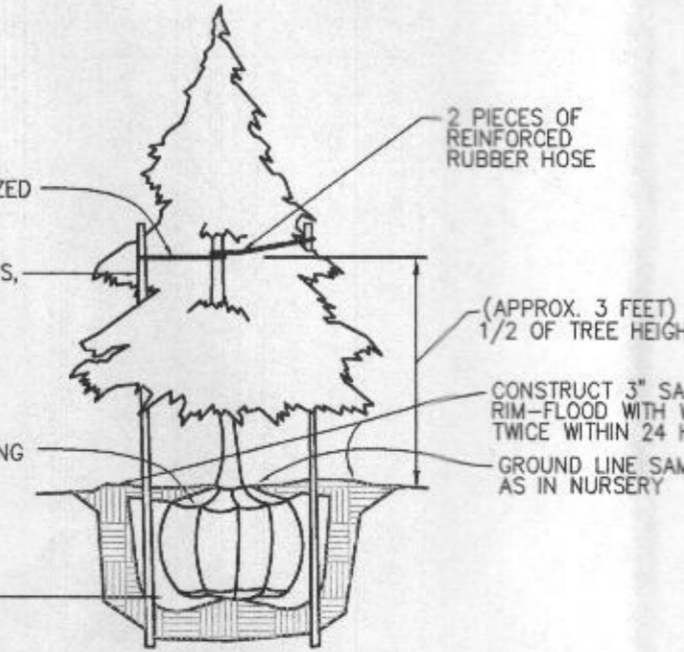
**Owner/Developer**

Patricia A. Van Noy  
And John A. Korland  
7319 Browns Bridge Road  
Fulton, MD 20759-9743  
Ph (301) 854-3442



TERRELL A. FISHER, P.E. 5/30/12  
DATE  
"Professional certification, I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 9727, Expiration Date 3-3-13"

**EVERGREEN TREE PLANTING DETAIL**



**VICINITY MAP**  
SCALE: 1" = 1000'

**GENERAL NOTES**

- Subject Property Zoned RR-DEO Per the 02/02/04 Zoning Regulations And The Comp-Lite Zoning Amendments Dated 07/28/06.
- Previous DPZ File Numbers: ECP-12-018
- Septic Easement Subject To Howard County Health Department Review.
- Length Of Trench To Be Determined At Time Of Septic Permit Issuance.
- Contractor/Builder To Verify Elevation In The Field Before Beginning Any Construction.
- Field Run Topographic Survey Done By Fisher, Collins & Carter, Inc. June, 2011.
- stormwater Management (SWM) Requirements For This Site Will Be Met Using Environmental Site Design To The Maximum Extent Possible (Esd To The Mep) In Accordance With The Maryland Stormwater Design Manual, Volumes I & II, Effective May, 2010. It Is To Be Noted That Lot 1 Contains An Existing House For Which SWM Is Not Required. Runoff From The Proposed Houses And Individual Driveways On Lot 2 And Buildable Preservation Parcel 'b' Along With The Use-In-Common (UIC) Driveway Will Be Treated Using The Following Practices: Lot 2: Disconnection Of Rooftop Runoff (N-1) And One (1) Drywell (M-5) For The Proposed House And Disconnection Of Non-rooftop Runoff (N-2) For The Proposed Driveway. Buildable Preservation Parcel 'b': Disconnection Of Rooftop Runoff (N-1) And Two (2) Drywells (M-5) For The Proposed House And Disconnection Of Non-rooftop Runoff (N-2) For The Proposed Driveway. Non-buildable Preservation Parcel 'a', Grass Channel (M-8) For The Proposed Driveway Adjacent To Lot 1 And Non-buildable Preservation Parcel 'a'. It Is To Be Noted That Individual Declarations Of Covenants Are Required For This Project.
- A Findings Of Fact Letter For The Wetlands And Their Buffers Will Not Be Disturbed By This Proposal.
- The Existing Well Shown On This Plan, Tag No. Ho 73-2925 Has Been Field Located By Fisher, Collins & Carter, Inc., Professional Land Surveyors And Is Accurately Shown.
- This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Kind 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 Adjustment To The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.
- Limit Of Disturbance Is 110,288 Sq. Ft. Or 2.53 Acres.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Required Wetlands, Stream(s) Or Buffers, Forest Conservation Easement Areas And 100 Year Floodplain.
- No Steep Slopes 25% Or Greater Exist On Subject Property.
- Non-buildable Preservation Parcel 'a' And Buildable Preservation Parcel 'b' Will Be Privately Owned With Two Easement Holders (Howard County, Maryland And The Homeowner's Association).
- For Flow Or Pipelimit Slope, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flow Or Pipelimit And Road Right-Of-Way Line And Not Onto The Pipelimit Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements: a) Width - 12 Feet (16 Feet Serving More Than One Residence); b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum); c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius; d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loadings); e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface; f) Structure Clearances - Minimum 12 Feet; g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- No 100 Year Floodplain Events Within Property Boundary.
- This Property Is Located Outside Of The Metropolitan District.
- This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And 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 Subsoil And Building Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- Property Submitted To Historic District Commission For Advisory Comments. Historic District Commission Meeting Scheduled June 16, 2011.
- The 28' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lot 2 And Buildable Preservation Parcel 'b' Is To Be Recorded Simultaneously With The Recordation Of This Plan.
- The Lots/Parcels Shown Herein Comply With The Minimum Lot Width And Lot Area Is Required By The Maryland State Department Of The Environment.
- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed. The Plan Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation By Providing 4.7 Acres On-Site Forest Retention Within Buildable Preservation Parcel 'b'. No Forest Surety Is Required Since This Is A Minor Subdivision With On-Site Forest Retention Satisfying The Forest Conservation Obligation.
- There Is An Existing Dwelling And Accessory Structures Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation's Requirements.
- Landscaping For Lots 1, 2, And Buildable Preservation Parcel 'b' Is Provided With A Certified Landscape Plan On File With This Plan In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual. Surety Is \$12,000.00 Based On 36 Shade Trees @ \$300/Shade Tree And 8 Evergreen Trees @ \$150/Evergreen Tree.
- Simultaneously With The Recordation Of This Plan Subdivision Plot The Owner Will Record A Deed Abandoning And Reallocating Their Rights To A Recorded 20 Foot Wide Private Right-Of-Way Recorded In Liber 713 At Folio 293 And Also Their Rights To A Recorded 25 Foot Wide Private Easement For Ingress And Egress Recorded In Liber 1242 At Folio 201.

**SUPPLEMENTAL PLAN - DETAIL SHEET**  
**VANNOY PROPERTY**  
LOTS 1 & 2,  
**NON-BUILDABLE PRESERVATION PARCEL 'A'**  
**& BUILDABLE PRESERVATION PARCEL 'B'**

TAX MAP #40 PARCELS: 370 THRU 372, 468 THRU 473 GRID: 12  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
ZONED: RR-DEO  
SCALE: 1" = 50' DATE: MAY 30, 2012  
SHEET 2 OF 4

F-12-078

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



**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK • 10272 BALDORNE WATSON BLVD  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2855

