



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Valdis Lazdins, Director

www.howardcountymd.gov

FAX 410-313-3467

TDD 410-313-2323

TECHNICAL STAFF REPORT
LACEY PROPERTY

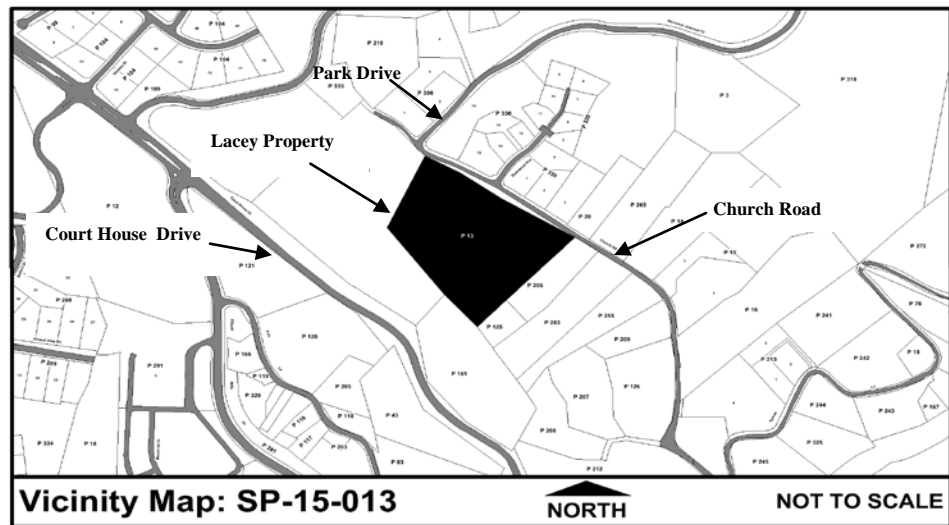
Planning Board Quasi-Judicial Public Hearing of May 19, 2016

Derrick Jones, *Staff Planner*

phone: 410-313-4330

email: djones@howardcountymd.gov

- Case No./Petitioner:** PB Case No. 418 / Charles Lacey, Sr. and Karlos Lacey
- Project Name:** Lacey Property, Parcel 13, SP-15-013
Lots 1-13 and Open Space Lots 14-18
- Filing Dates:** August 24, 2015 (SP-15-013) and February 17, 2016 (PB 418)
- Developer:** Land Holdings LLC c/o B. James Greenfield
- Land Consultant:** Fisher, Collins and Carter, Inc.
- Request:** For Planning Board approval of a Preliminary Equivalent Sketch Plan, SP-15-013, for the subdivision of 13 single-family detached lots and five (5) open space lots on 8.55 acres zoned R-ED (Residential: Environmental Development) zoning district in accordance with Section 107.0.F. of the Zoning Regulations and Section 1.105 of the Rules and Procedures of the Howard County Planning Board.
- Location:** The subject site is located at 3538 Church Road in Ellicott City in the Second Election District of Howard County, Maryland; approximately one-half mile north of Main Street. The site is within the Ellicott City Historic District and can be found on Tax Map 25, Grid 1, Parcel 13.
- DPZ Recommendation:** The Department of Planning and Zoning recommends approval of this Preliminary Equivalent Sketch Plan, SP-15-013, subject to compliance with the Subdivision Review Committee (SRC) comments, Subdivision and Design Manual waiver approvals, and any conditions imposed by the Planning Board.



Plan Summary:

- The Preliminary Equivalent Sketch Plan will establish the preliminary subdivision lot layout, street network, open space areas, sidewalks or pathways, drainage, stormwater management, landscaping, and forest conservation areas.
- The site is located in the *Established Communities* Allocation Area, within the Ellicott City Planning Area (per PlanHoward 2030).
- The site is located within the *Ellicott City Historic District* and is subject to Section 16.600 of the Howard County Code, including Historic Preservation Commission review/comment of the proposed subdivision.
- The 8.55 acre site is zoned R-ED; the allowed density is 2 dwelling units per net acre, and the minimum lot size is 6,000 square feet.
- The developer proposes 13 fee simple lots to accommodate single-family detached homes that are accessed by two private shared driveways with public road frontage from a proposed internal public roadway that accesses Church Road.
- The open space requirement is 50% of the site's gross area (4.28 acres) and 4.69 acres (or 54.8%) is being provided. The open space area includes a combination of recreation open space and a pathway.
- Environmentally sensitive areas are located on the property. Some of the natural areas that are located within open space lots will be protected, whereas others will be disturbed (see site history section below).
- The property is located in the Patapsco River Lower North Branch watershed.
- The site is within the Planned Service Area (PSA); public water and sewer will be provided.
- No zoning variances, administrative adjustments, conditional uses or any other zoning related requests have been made by the Developer.
- Tentative housing unit allocations and the APFO schools test will be evaluated upon the signature of the Decision and Order by the Planning Board.

Vicinal Properties:

The site is located on Church Road in the Ellicott City Historic District, just north of Main Street. This is an historic and scenic residential neighborhood that includes an assortment of vernacular late Victorian and American Foursquare style homes that front on the tree-lined Church Road. Church Road is the single means of access to this community and it terminates at the western edge of the

site, before connecting to Park Drive. Approximately $\frac{3}{4}$ of a mile from the end of Park Drive is Patapsco Valley State Park. The subject site is surrounded by the following properties:

North - Located to the north is Church Road. A residential subdivision, The Woods at Park Place, is located directly across from the site, on the north side of Church Road. Northwest of the site is Linwood Mansion, the original homestead prior to the 1888 subdivision.

East - Located on the east side are two deeded parcels, Parcels 125 and 206. They are zoned RR and contain two dwellings. Located at the southeastern end of Church Road, at the intersection with Sylvan Lane, is the Patapsco Female Institute Historic Park.

South - Located to the south are two deeded parcels, Parcels 161 and 320. Parcel 161 is zoned R-ED and has a dwelling, while Parcel 320 is zoned POR (Planned Office Research).

West - Located along the west side is Parcel 320. It is zoned POR and contains the State of Maryland Courts Building, located off Court House Drive.

I. General Comments

- A. **Legal Notices** - The subject property was properly posted with one official Planning Board notice located at the property ingress/egress at Church Road and verified by an on-site inspection by the Department of Planning and Zoning. Certifications of legal advertisements verifying that this case was advertised in two local newspapers a minimum of 30 days prior to the hearing date are on file.
- B. **Regulatory Compliance** - This project is subject to compliance with the Howard County Subdivision and Land Development Regulations, the Howard County Zoning Regulations, the DPW Design Manual, the MDE (Maryland Department of Environment Storm Water Design Manual), the Adequate Public Facilities Ordinance, the Forest Conservation Manual, the Landscape Manual, the Historic District Design Guidelines, the requirements of the Soils Conservation District, Health Department and the Department of Recreation and Parks.
- C. **General Plan** - The subject property is consistent with the Plan Howard 2030 General Plan and is within the Established Communities Allocation Area land use designation.
- D. **Pre-submission Community Meeting** - Three pre-submission community meetings were held for this project, with the most recent being July 13, 2015 at the Howard County George Howard Building.
- E. **Site History:**
- Parcel 13 was formerly part of the Linwood Farm and was later subdivided into lots as part of the *Plat of Lynwood Farm Divided* of 1888.
 - An Environmental Concept Plan (ECP-15-044) was submitted on July 8, 2014 and was approved on October 20, 2015.
 - A Waiver Petition application (WP-16-022) was submitted on August 21, 2015. The petitioner requested to waive the following three sections of the Subdivision and Land Development Regulations, as they apply to this subdivision plan:
 - Section 16.116(b)(1) requiring that the grading, removal of vegetative cover and trees, new structures and paving shall not be permitted on land with existing 25% or

greater steep slopes

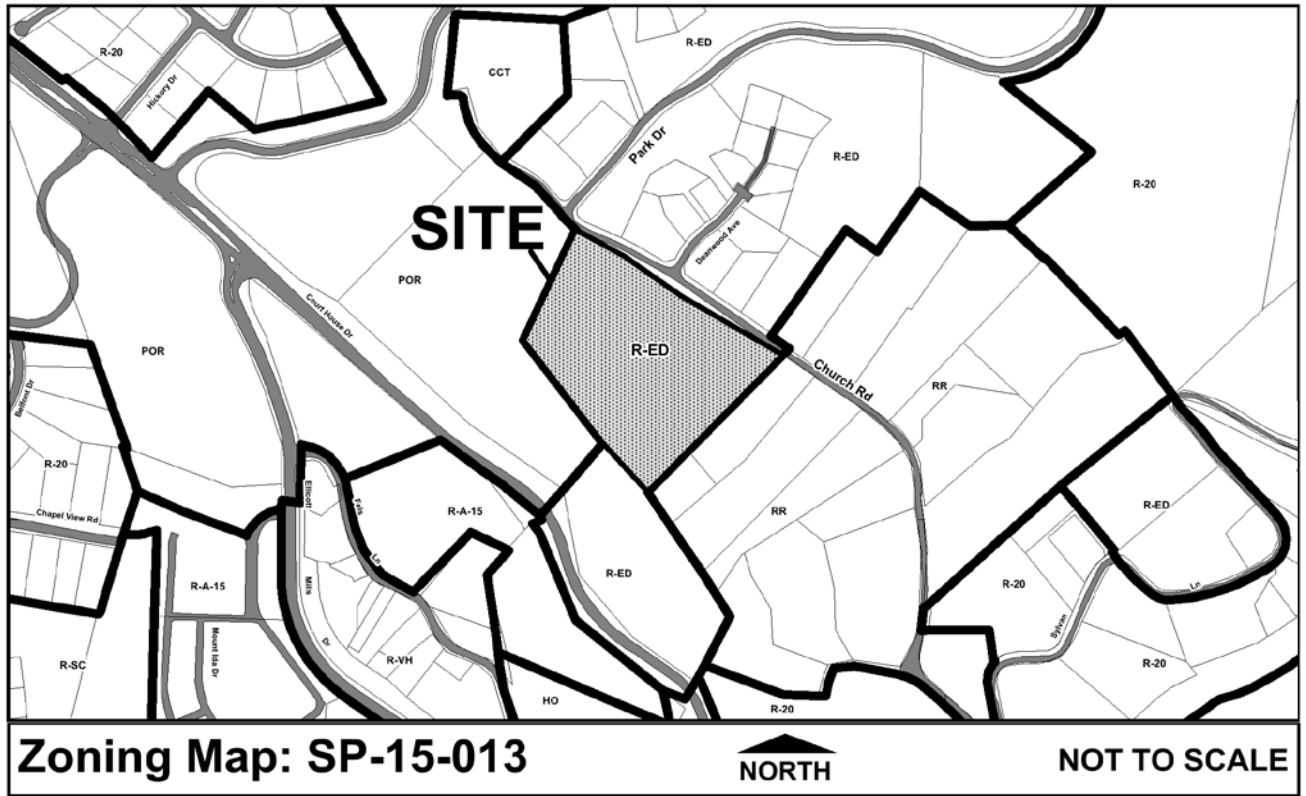
- Section 16.1205(a)(7) requiring the retention of specimen trees; to allow the removal of 8 specimen trees.
- Section 16.134(a)(1)(i) requiring sidewalks on only one side of cul-de-sacs and local streets of single-family detached subdivisions

The petitioner has provided written justification as part of the waiver petition request for the SRC to consider. On January 4, 2016 the Director of Planning and Zoning determined that **no action would be taken** on this waiver petition until after the Planning Board had an opportunity to review and consider SP-15-013 (the SP plan) at the public hearing.

- Design Manual Waiver – A design manual waiver to permit more than six users on a use-in-common driveway was approved on October 5, 2015 subject to the two following conditions:
 - The minimum width of the use-in-common driveway shall increase to 20 feet due its curvature.
 - Provide flush curb and gutter along the use-in-common driveway.

F. **Bulk Regulations** (Section 107.0.D):

- **Density** - R-ED regulations permit 2 dwelling units per net acre. The net site area is 7.20 acres; therefore, 14 dwellings are allowed, but 13 dwellings are proposed.
- **Lot Size Requirements** - R-ED bulk regulations require a minimum 6,000 square foot lot for single-family detached dwellings and this subdivision complies with that requirement.
- **Minimum Lot Width** - The minimum lot width at the front building restriction line (BRL) for R-ED lots is 50'. All lots in the subdivision are at least 50', as measured at BRL.
- **Building Restriction Setbacks** - All lots comply with the required building setback restrictions, per Section 107.0.D.4 of the Zoning Regulations. In addition, all structures and uses are at (or greater than) 75 feet from the external street right-of-way (Church Road) and the 'generic house boxes' shown on each lot are located more than 30 feet from project boundaries.



Zoning Map

II. Site Analysis

- A. **Existing Site Conditions** - The site consists of one parcel (Parcel 13) totaling 8.55 acres. It is mostly forested and located in the R-ED zoning district. The property is relatively rectangular and contains an uninhabited brick 'cottage' house that dates back to 1937, an in-ground swimming pool, and two outbuildings. The house and surrounding lawn are atop a relatively level plateau in the northwestern portion of the site. The house has been vacant for some time and is in an advanced deteriorated condition. A barn and a shed-like structure are located along the southern end of the lawn and both have partially collapsed. The lawn contains various landscaping and numerous specimen trees. These include spruce, walnut, maple, and hemlock trees (as reported in the *Forest Stand Delineation*, prepared by Eco-Science Professionals, Inc.). The balance of the site is gently to steeply sloping, with a headwater stream originating near the center of the property that flows south. Lastly, there is an existing driveway (that shall remain) located along the eastern perimeter of the site. This driveway is currently utilized by adjacent homes on Parcels 125 and 161. Both have a right to utilize this driveway to access Church Road.



Site Aerial View

B. Site and Density Information Chart:

Total Gross Area.....	8.55 acres
Minus 100-Year Floodplain Area.....	0.00 acres
Minus 25% of Greater Steep Slope Area.....	1.35 acres
Net Site Area.....	7.20 acres
Based Density Permitted (2 units per net acre).....	14 units
Number of Dwellings Proposed.....	13 units
Proposed Acreage of the 13 buildable lots.....	3.46 ac.
Moderate Income Housing Units (MIHU)	
Required (10% of dwellings).....	1.2 Units (one unit is exempt)
Provided.....	0 Units (fee-in lieu will be paid)
Approximate Limit of Disturbance.....	4.65 ac. (54% of gross area)
Open Space	
Required (50% of gross area).....	4.28 ac.
Proposed.....	4.69 ac. or 54.8 %
Recreational Open Space	
Required (300 sq. ft. per unit).....	3,900 sq. ft.
Provided (credited).....	3,900 sq. ft.
Proposed Public Road R/W and Widening Dedication Acreage.....	0.40 acres

- C. **Access and Frontage** - The entire subdivision fronts on Church Road, which is classified as a local scenic road. Section 16.125 of the Subdivision and Land Development Regulations addresses scenic roads and seeks to preserve the scenic qualities of roadside landscapes. The design of the subdivision proposes to retain and enhance the landscape along the Church Road frontage by applying a 35-foot wide buffer. An approximately 85 foot wide area along the frontage will be disturbed for the proposed access road.

The proposed subdivision will be accessed by a 24-foot wide public road from Church Road. The public access road will terminate approximately 180 feet into the subdivision. There it will branch off in two directions and connect to two private use-in-common driveways (of varying width) that access the proposed lots.

- D. **Water and Sewer Service** - The site is located within the Planned Service Area and water and sewer service will be provided through public contract No. 14-4913-D. The existing well and septic systems are to be abandoned prior to the recordation of the final plat, per the requirements of the Health Department.

E. **Existing Environmental Site Characteristics:**

- **General Site Features** - The site is gently to steeply sloping and mostly forested. A brick cottage style house, located approximately 150 feet south of Church Road, and dilapidated outbuildings are located at the northwestern portion of the property. An unnamed headwater seep, originating in the lowland area near the center of the site, begins as an intermittent stream channel, but becomes a perennial channel before leaving the site (as reported in the *Forest Stand Delineation*, prepared by Eco-Science Professionals, Inc.). The stream system is part of the Patapsco River watershed and is classified as a Use I stream.
- **Soils** - Five soil types have been defined and mapped on the SP plan (sheets 1 and 4) and are included in the Forest Stand Delineation. The soils have been evaluated by the Howard Soil Conservation District and are found to be moderately well-drained and none are hydric. In accordance with Section 16.123(c)(1) of the Subdivision and Land Development Regulations, the developer must plan for practical and effective sediment control on the site to prevent off-site damages due to erosion and sedimentation.
- **Forest Cover** - The site has 4.4 acres of forest cover in good condition. One forest stand, F-1, a Tulip Poplar dominated forest, has been identified in the Forest Stand Delineation Report. In addition, Maple, Sycamore, Mulberry, Pine, and Walnut trees are also common. Forty-three specimen trees (trees with a diameter of 30 inches or more, or trees having 75% or more of the diameter of the current state, county or municipal champion tree of that species) have been identified. Eight specimen trees have been identified for removal and are located where a majority of the development occurs.
- **Wetlands, Streams and Steep Slopes** – On-site wetlands were delineated by Eco-Science Professionals, Inc. in March 2013. While they did not find vegetated wetlands, a stream system was detected. It begins as a seep located near the center of the site and feeds an intermittent stream channel that drains to the south. Approximately 100 feet downslope, additional groundwater seepage enters the system and the flow within the channel appears to become perennial. Section 16.116(a)(2) requires a 50 foot buffer from an intermittent streambank and a 75 foot buffer from a perennial streambank. The proposed layout complies with these and both buffers are shown on the SP plan. No disturbances to these environmental features are proposed. The topographic data has been provided through a field run survey by Fisher, Collins

& Carter and supplemented with the Howard County GIS topography.

Steep slopes are present in the southwestern portion of the site. A smaller area of steep slopes is also located near the stream channel along the eastern and western sides of the site. According to the project engineer, the site contains 1.35 acres of steep slopes that average 25% or greater over 10 vertical feet. While Sections 16.116(b)(1) and (2) of the Subdivision and Land Development Regulations does not permit grading existing steep slopes and require steep slopes in residential subdivisions to be located in required open space areas, Subsection C addresses necessary disturbance. By the filing waiver petition (WP-16-022), the developer has requested to grade the steep slopes as a necessary disturbance to accommodate Lots 1 - 3 and the private driveway.

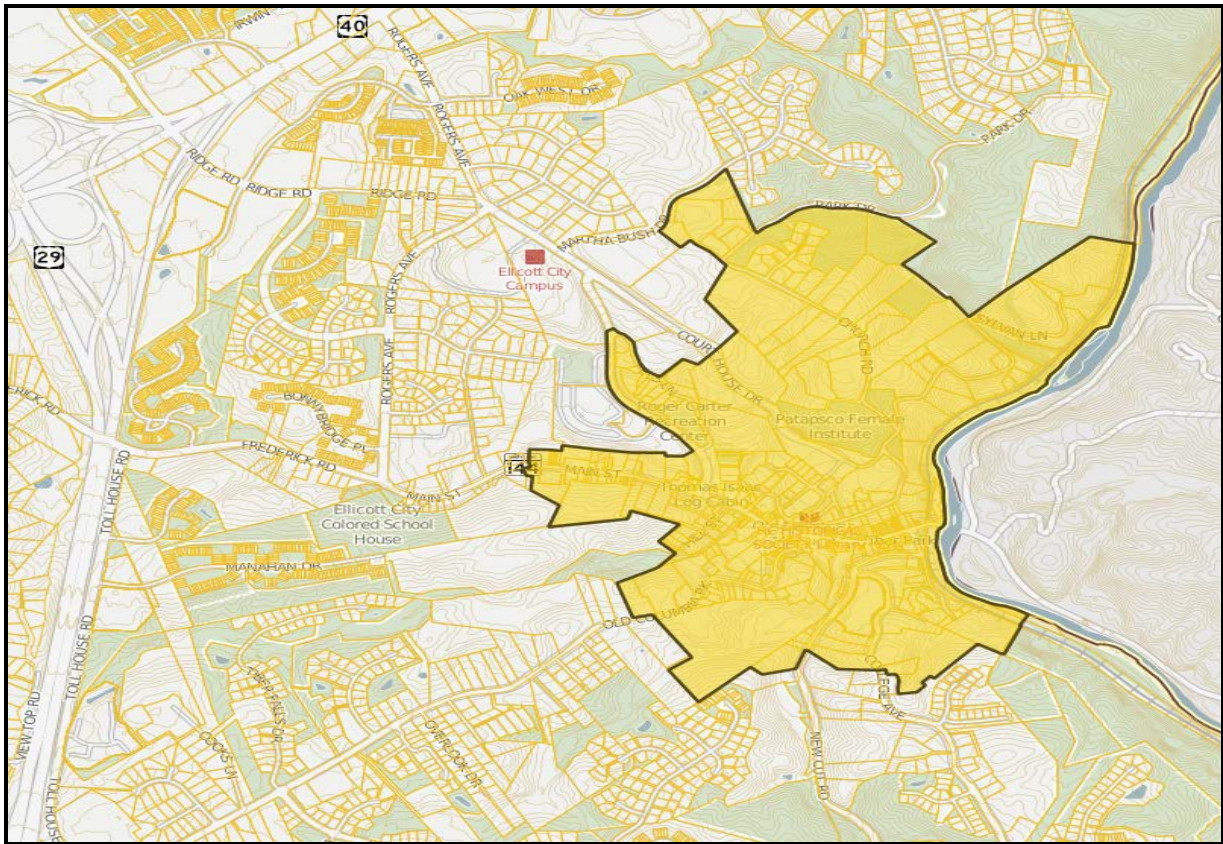


Stream System

F. **Historic Preservation** - The site is in the Ellicott City Local and National Register Historic District. In accordance with the Howard County Code (§§ 16.600-16.612), the developer received advisory comments from the Historic Preservation Commission regarding the subdivision layout. Certificates of Approval were issued to demolish the existing structures, construct two retaining walls, and remove 8 specimen trees and 135 trees between 12-29 inches Diameter at Breast Height (DBH). The Commission determined that the subject property, due to its lack of significant historic structures or buildings, does not contribute to Ellicott City's historical significance. Therefore, DPZ determined that none of the criteria of Section 16.118 of the Subdivision and Land Development Regulations for the Protection of Historic Resources triggered the need for any redesign of the proposed subdivision. The following Sections were considered as part of DPZ's review:

- Section 16.118(b)(2)- Open space will buffer the new development from neighboring historic homes.
- Section 16.118(b)(4)- The proposed subdivision road does not intrude on neighboring historic resources. Driveways serving the lots are interior to the site, rather than on Church Road.
- Section 16.118(b)(6)- This plan has evolved over several submissions to the Historic Preservation Commission. Initially the subdivision had fourteen houses and has now reduced to thirteen.

See the addendum regarding the cases that were presented to the Historic Preservation Commission.



Ellicott City Historic District Boundary

- G. **Protection of Scenic Roads** – The site fronts a local scenic road (Church Road). Section 16.125 of the Subdivision and Land Development Regulations provides guidelines for land abutting a scenic road, including Section 16.125(b)(2) which requires a minimum 35-foot buffer of existing forest or woods between the road and the new development. This subdivision complies in the following manner:
1. Land disturbance and grading along Church Road is limited to just the proposed public access road. The plan provides a 35-foot buffer between Church Road and proposed development and preserves the remaining natural wooded areas and green space.
 2. The six houses proposed along Church Road are designed to front onto Church Road. The parking pads, driveways and garages will be internal to the development.
 3. Existing mature trees along the property's frontage (within the 35-foot buffer) will be preserved. In addition, 9 Pin Oaks will be added to the buffer.



Scenic View at Church Road (looking west) at Lacey's frontage

I. **Proposed Development Plan:**

- **Subdivision Plan** – Thirteen lots are proposed, ranging from 9,586 square feet to 15,558 square feet, with 8 lots on the west side of the site and 5 on the east. Site access will be from a 24-foot wide public road (Road A). It is located approximately at the center of the site's frontage on Church Road, directly across from Deanwood Avenue that serves The Woods of Park Place subdivision. The lots will gain access to Road A by way of two shared private driveways. All lots meet the minimum 50 foot width at building restriction line and the 25 foot rear yard area. All except Lot 5 abut open space. A 12,186 square foot community common green area (Open Space Lot 16) is proposed on the west side of the subdivision and 3,900 square feet is designated recreational open space. A small portion of the frontage, 0.12 acres, will be dedicated for the public road. The Department of Recreation and Parks has proposed a public, paved path that could connect Church Road to the adjacent State Court's property (Parcel 320) to the west. The following public improvements are proposed along Church Road: access to a public road to serve the development; one street light; a 5' x 10' concrete bus pad; and a 5' x 10' trash collection pad. All of the undisturbed environmentally sensitive features will be located within Open Space Lot 15. Two retaining walls are necessary to accommodate grading on Lots 1 - 3 and to support the proposed private driveway that provides access to Lots 9-13.
- **Community Compatibility for Residential Infill** - Section 16.127(c)(1) of the Subdivision and Land Development Regulations requires a residential infill project to be compatible with the existing neighborhood. The project has to be either the same as the surrounding residential neighborhood, in terms of unit type, or it has to achieve compatibility through enhanced perimeter landscaping, adjacent to lots with existing homes.

The subdivision proposes single-family detached, two-story houses that are of similar architectural style and design as the existing homes along Church Road. Second, the subdivision provides a minimum 25 foot wide buffer of existing trees along the eastern side of the site and a minimum 35 foot buffer of existing trees (along with 40 additional trees) along Church Road.

- **Open Space** – The R-ED zoning district requires at least 50% of a site's gross area to be open space (Section 16.121(a)(2) of the Subdivision and Land Development Regulations) and this subdivision proposes 54.8%. Five open space lots are proposed and all except one will be owned and maintained by the Homeowner's Association (Open Space Lot 15 will be owned and maintained by the Department of Recreation and Parks). A 12,186 square foot community commons 'square' (green area) on the west side of the development is proposed and 3,900 square feet will be for recreational purposes, as required by Section 16.121(a)(4) of the Subdivision and Land Development Regulations.
- **Forest Conservation** - The site contains 4.4 acres of existing forest cover, but 2.02 acres will be cleared. The subdivision's forest conservation obligation of 2.2 acres will be fulfilled by 2.37 acres of forest retention. However; the Historic Preservation Commission approved the removal of trees contingent upon the Petitioner exceeding the minimal requirement by 125%, equivalent to 2.8 acres.

A public forest conservation easement will be established within Open Space Lot 15 and recorded with the forthcoming plat. This easement (along with the deed of forest conservation) will serve as the legal device to protect and preserve the forested area from future development and/or disturbance. The Department of Recreation and Parks will own Open Space Lot 15 and will be responsible for its upkeep and management of the forest conservation area.

- **Landscaping** - This project will comply with the perimeter and street tree landscaping requirements of the Landscape Manual. Nine street trees (Red Maples) are proposed along Road A and nine street trees (Pin Oaks) are proposed along Church Road. New perimeter landscaping will be provided along project boundaries and credit is requested for a majority of the southern and eastern perimeters, where forested areas will be preserved.
- **Stormwater Management** - Stormwater management will be addressed according to the Stormwater Management Act of 2007. Environmental site design (ESD) will be applied to the maximum extent practicable (MEP), in accordance with the M.D.E. Storm Water Design Manual, Volumes I and II. Runoff from rooftops will be treated using drywells and/or micro-bioretenion facilities, while runoff from driveways will flow overland and be treated using micro-bio-retention facilities and a surface sand filter. Runoff from the public road will be treated using a surface sand filter.
- **Adequate Public Facilities Ordinance (APFO):**

Roads Test - The key intersections analyzed for this project are Rogers Avenue/Court House Drive, Main Street/Ellicott Mills Drive, and Main Street/Old Columbia Pike (MD 987). Based on the APFO study, the intersections will operate at an acceptable level-of-service and the results have been accepted by the Development Engineering Division (DED).

Schools Test - This project is located in the Ellicott City Planning Area, the Northeast School Region, the Veterans Elementary School District and the Dunloggin Middle School District. Upon signature of the Decision and Order for this project, the test for availability of housing unit allocations and the open/closed schools testing will be performed.

III. Planning Board Criteria:

Section 107.0.F.6 of the Zoning Regulations requires the Planning Board to consider the following when evaluating a Preliminary Equivalent Sketch Plan:

1. The proposed lay-out of the lots and open space effectively protects environmental and historic resources.

Approximately 55% of the site will be open space. The proposed subdivision locates lots, roads, stormwater management, and drainage systems outside forested conservation areas, wetlands, streams, and buffers. Environmental areas are in open space lots to be dedicated to the Department of Recreation and Parks. Open space and environmental areas provide contiguous and effective buffers and result in a contiguous forest conservation area.

Residential lots (average size $\frac{1}{4}$ acre) are standard in layout - square or rectangular and do not exceed a 3:1 lot depth to lot width ratio. Eight lots are concentrated at the highest elevation (location of the existing house) while the remaining five lots are near the northeast of the site, where land gradually slopes to the stream valley. The layout maximizes the use of developable land while also protecting environmentally sensitive areas as open space, in accordance with General Plan and Subdivision Regulation objectives.

Five open space lots surrounding the development to the north, east, and south provide a buffer on the three sides. Open Space Lot 15 would be dedicated to the Department of Recreational and Parks and contains the majority of the environmental features. This includes steep slopes, a stream, stream buffer, forested area, and seventeen of the forty-three specimen trees. Four small open space lots, dedicated to the homeowner's association, will be utilized for storm water management, recreational open space, and act as a buffer (Open Space Lots 17 and 18) to Church Road.

Public Road A and the use-in-common driveways are designed to avoid disturbing environmental features.

The Historic Preservation Commission approved the demolition of the house and the two outbuildings.

2. Buildings, parking areas, roads, stormwater management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.

The design of the subdivision takes advantage of and responds to site topography and minimizes necessary clearing and grading. Where possible, grading will be limited along Church Road, except for the proposed Road A. Grading will not take place in 35-foot scenic road buffer. Management of a 100-year storm will require more extensive grading in Open Space Lot 14, where the proposed sand filter and retaining walls are located.

The total disturbed area associated with this project is approximately 4.65 acres (54% of the site's gross area). In the northcentral and eastern portion of the site, approximately 2.02 acres of forest will be cleared. The remaining forest will be protected by Forest Conservation Easements located within Open Space Lot 15 (to be dedicated to the Department of Recreation and Parks). Approximately 2.37 acres of forest will be retained.

3. Setbacks, landscaped buffers, or other methods are proposed to buffer the development

from existing neighborhoods or roads, especially from designated scenic roads or historic districts.

The proposed subdivision complies with all setback requirements in Section 107.0.D of the Howard County Zoning Regulations. It requires a 75 foot setback for all structures and uses along Church Road, while lots 4, 5 and 6, along the west side of the site, require a 30 foot structure setback. A 35 foot wide buffer is provided along Church Road (a scenic road) and the six homes proposed along Church Road are designed to face the street while garages will face internally. Existing trees and vegetation will remain undisturbed within the buffer area.

A Type "A" landscaped edge (1 shade tree per 60') is required along the eastern and southeastern boundary adjacent to other residential properties, in accordance with the Howard County Landscape Manual. These requirements are satisfied by retaining existing trees and are supplemented by planting a Pin Oak. In addition, to provide additional buffering, a low berm is proposed between the use-in-common driveway for Lots 11 and 12 and the existing driveway to the east.

SRC Action:

By a letter dated February 12, 2016 the developer was notified that this subdivision plan, SP-15-013, is **technically complete**, subject to compliance with the Subdivision Review Committee (SRC) comments, Subdivision and Design Manual waiver approvals, and any conditions imposed by the Planning Board.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this project, as shown on the Preliminary Equivalent Sketch Plan, SP-15-013 Lacey Property, subject to compliance with the SRC comments, Subdivision and Design Manual waiver approvals, Historic Preservation Commission Certificates of Approval and any conditions imposed by the Planning Board.

This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m.


Valdis Lazdins, Director
Department of Planning and Zoning

5/5/16
Date

* *Special acknowledgement to DPZ Resource Conservation Division (Beth Burgess, Samantha Holmes, and Ken Short) and the Research Division (David Dell and Lisa Kenney) for their assistance in preparing this report.*

Attachments: Historic Preservation (Addendum)
Sketch Plan Exhibit



Illustrative Sketch of the Proposed Subdivision
designed by Steve Stannard



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

The Lacey Property Historic Preservation Commission Requirements, Case History and History of Area

HPC Case Requirements & Case History

The Lacey Property, 3538 Church Road, is located within the Ellicott City Local and National Register Historic District. As such, the Howard County Code (§§ 16.600-16.612) required the Applicant to submit an application to the Historic Preservation Commission for *Advisory Comments* on the subdivision and site development plan. Additionally, the Code requires a *Certificate of Approval* from the Commission for significant landscape changes and the construction of new structures. Applications for Certificates of Approval must contain detailed architectural plans and identify materials and colors to be used – the plans will include information on roofing materials as well as smaller details such as location, design and color of porch lights. To date, the Applicant has received a Certificate of Approval for the demolition of the existing structures, construction of two retaining walls and the removal of trees. In the future, the Applicant will need to apply for Certificates of Approval to construct the new homes and for a final landscape plan.

The following timeline provides information on the Applicant's cases before the Historic Preservation Commission:

April 4, 2013 (case HPC-13-17) – Application for Advisory Comments before the Historic Preservation Commission. The Applicant proposed to demolish all existing structures and create a 15 lot subdivision to consist of 14 buildable lots and 1 open space lot. Nine houses would front Church Road, with driveway access directly to Church Road. There would be two additional driveways coming off Church Road, for a total of 11 curb cuts, to serve 5 flag lots. The total site consists of 8.5 acres and open space Lot 15 would be 4.78 acres.

The proposed site plans shows lots that are approximately 10,000 square feet, which is significantly smaller than any other lot on Church Road. The density is higher than the rest of the neighborhood and the recently developed Woods of Park Place across the street. The number of curb cuts and driveways branching onto Church Road is also unusual for the street, degrading the integrity of the neighborhood and streetscape. There are also five flag lots in the plan, which is not a common development pattern in the Historic District.

There are a number of large specimen trees on the site. These will need to be identified as to which are to remain and which will come down for the new development. Staff would like to see as many trees retained as possible. If too many specimen trees are removed, it will further change the landscape of the historic district. Chapter 9.B of the Guidelines recommends, “retain mature trees and shrubs. Provide for their replacement when necessary” and “retain landscaping patterns that reflect the historic development of the property.” Church Road is also listed as a County Scenic Road. This development will further change the character and integrity of the road, which has been altered since the development of the Woods of Park Place.

Staff recommends the size of the lots be increased and the number of lots be decreased. It is important to remember for the future construction of the lots that front loading garages are not recommended or common in the historic district, especially on this street. Chapter 9.D of the Guidelines recommends against “new driveways, parking areas, walkways, terraces or other features that substantially alter the setting of a historic building.” The eleven proposed driveways will substantially alter the appearance of the streetscape. Additionally, Chapter 11.B recommends, “where needed, install new residential driveways that are narrow (one lane) and follow the contours of the site to minimize the need for clearing and grading. If possible, locate off-street parking spaces in side or rear yards.” Any new garages should resemble those built across the street at the Woods of Park Place, which tend to be detached side or rear garages. The size of the proposed lots do not appear large enough to accommodate this. Staff recommended the lots be redesigned to keep the historic main house and possibly the historic cottage house. The redesign should also include larger lot sizes to allow for side and rear detached garages and to keep large specimen trees.

The Commission was unanimous in their endorsement of the Staff recommendations that the lots be redesigned to retain the historic main house. They felt the redesign should include larger lots and lower density and retain the large specimen trees to reduce the number of driveways facing Church Road in an effort to maintain the character of Church Road as it exist today.

November 6, 2014 (case HPC-14-82) – Application for Advisory Comments before the Historic Preservation Commission. The amended plan contains 13 buildable lots, with 3 open space lots. There will be one main road, directly across from Deanwood Avenue, that will be a public road in order to handle trash and recycling pickup, in order to keep that function off of Church Road. Lot 6 is the only lot that will have a driveway with access from Church Road, but it is on the northwest side of the site (past Deanwood Avenue, just before Park Drive) and will not be highly noticeable. There will be six houses on Church Road; the rest will be accessed off of shared driveways.

Staff found this plan more in keeping with the historic district and that it had addressed several of the community concerns voiced at the last meeting for Advisory Comments. The row of houses lining Church Road is now similar to those found across the street at the Woods of Park Place. Staff recommended the site plan be similar to the Woods of Park Place so that the subdivision reads as one cohesive development. Staff had minor recommendations at this time regarding setbacks and street tree plantings.

Mr. Hauser, the Commission Chair, stated the density is not correct for Church Road. He said there should be fewer lots, which would allow for more separation between Lots 6, 7 and 8 and Lots 9, 10 and 11 which would make the lot sizing and spacing comparable to Deanwood. Mr. Hauser finds the overall proposal is much better than the previous one and that the idea is good. He said that once the houses come in for review, they will be reviewed to make sure the feel of the area stays the same with the architecture. Mr. Hauser agreed with Mr. Roth that the topography should not be altered much. The runoff/retention needs to be reviewed and there should be retention areas.

December 3, 2015 (case HPC-15-78) – Application for Certificate of Approval for the demolition of the existing structures, approval for four retaining walls larger than two feet high and twelve feet long and the removal of “specimen” trees, 12 inches and larger at diameter breast height (DBH), which is 4.5 feet.

The Applicant proposes to demolish the existing house, pool and accessory structures on-site. The existing house dates to 1937. The house has been vacant for several years and in disrepair. The accessory structures likely date to the same time period. A portion of the outbuilding that appears to be a tenant house has collapsed and there is a barn that has almost completely collapsed. The pool will be removed as well.

Four houses will be built on the east side of the property and there will be limited grading along Church Road. Based on the plans, there are four walls total. One wall is approximately 105 feet long and ranges from ground level to 5 feet in height and is located along the northeast side of the community green open space closest to Lot 7 & 8. The second retaining wall is more than 120 feet in length and has a max height of 9 feet. This wall is south of Lot 9 & 10. Wall Three is 100 feet long with a max height of 7 feet and is located on the southwest side that will face the forested area and will not be visible from the roads. The fourth wall is approximately 195 feet in length has a maximum height of 12 feet.

Tree removal along Church Road is proposed due to the poor condition of trees. No development is proposed along the road in these areas; trees are being removed for safety reasons. There are some specimen trees that are proposed to be removed, most of which are located around the existing dwelling and barns. There are 15 specimen trees proposed to be removed and they are in poor condition. Another 136 twelve to thirty inch trees will be removed as needed to construct the new houses and roads.

Mr. Roth moved to find that the structures are not of Unusual Importance. Mr. Shad seconded. The motion was approved unanimously. Mr. Roth moved to Approve the application to demolish the structures in accordance with the standards of Section 16.607, and finds that the structure does not have a significant or architectural historic value to the surrounding area. Ms. Tennor seconded. The motion was approved unanimously.

The Applicant withdrew the application for the retaining walls and tree removal.

February 4, 2016 (case HPC-16-06(a)) – Application for Certificate of Approval to construct retaining walls and remove trees.

In this revised plan, two of the four walls, Wall #1 and #3, have been eliminated. The first wall, which has been removed, was on the northeast side of open space Lot 16. The lot will be graded to fulfill the required 3,900 square feet of level open space, but without having a retaining wall. That wall varied in height, with a maximum wall height of 5 feet. The second wall located at the terminus of Deanwood Avenue into the development behind Lot 9 remains. Upon entering the driveway, the wall will be 2 feet high and will be faced with stone and have an additional 2 foot high black metal railing above the wall, allowing a 4 foot barrier at the terminus of Deanwood Avenue. The other side of the wall that is not visible from Church Road will be as follows: as the wall spans to the east it will increase to 8' 8" high at Section C-C, then decreases to 6' 6" high at Section B-B, and up to 7' 8" inches high at Section A-A. The maximum wall height will be a 12 foot drop into the stormwater management facility. The third wall was eliminated from the plan which was behind Lot 3. The fourth wall will be located at the rear of the development behind Lots 1 and 2. The maximum wall height in this location will be 3 feet high. At section F-F the wall will be 1'2" high and will go up to 2' 7" high at section E-E, directly behind Lot 1, toward the end of the wall. The original proposed fourth wall had a max height of 12 feet so this wall has been reduced by 9 feet in some areas. The walls will be faced in stone, subject to a future application for approval.

The Applicant proposed to remove 146 trees that are 12 inch or greater for the construction of the 13 houses. There was opposition to tree removal along Church Road, so the three trees that were going to be removed due their poor condition will now remain. The County Landscape Manual requires 8 shade trees, 2 evergreens and 7 shrubs to be installed to meet the minimum site landscape obligations. The application explains that “as part of the proposed landscaping, credit has been taken for 1 existing tree and 10 shade trees, 22 evergreens and 7 shrubs were proposed on the Preliminary Equivalent Sketch Plan. This is 3 shade trees and 20 evergreens more than required that are proposed to enhance the existing buffers along Church Road. As part of the retaining wall views attached, we have added 3 additional shrubs and 1 additional evergreen to soften the appearance of the end of the wall of the Y turnaround.”

Mr. Reich moved to Approve the retaining walls as shown on plans submitted for this evening’s hearing with the provision that there will be a later submission for the facing materials. Mr. Roth seconded. The motion was unanimously approved.

March 3, 2016 (case HPC-16-06(b)) – continued from February. Application for Certificate of Approval to remove trees. Trees in poor condition within scenic road buffer to remain, only one tree in buffer to be removed in order to build road into development.

The Applicant has submitted additional information regarding the proposed removal of trees. The additional information explains that the majority of the specimen trees proposed to be removed are Silver Maples, which can have a very intrusive root system that would impact paving and have been known to break through house foundation walls and sewer lines. The application states that the trees vary in condition from good to poor. The Applicant is looking into retaining two of the three Black Walnut trees on Lot 5 & 6, that are proposed to be removed and the application states that a plan to retain two of the three will be presented at the March meeting.

The new information provides an assessment of the trees on the property, breaking down the number of trees found in certain diameter breast height (DBH) ranges and the approximate age of the tree. The majority of the trees on the property have an average DBH range of 13”-16.3”.

Mr. Roth moved to Approve the removal of trees, as amended, and with the exception of the walnut grove consisting of T7, T8, T9 and the two smaller walnut trees next to T9, which are to be preserved and not removed. Mr. Reich seconded. The vote was 4 to 1 in favor. Mr. Shad was opposed.

April 7, 2016 – Motion for Reconsideration for case 16-06(a) - This motion was filed regarding the retaining walls. Prior to the April 7 meeting, opponents filed a Petition for Judicial Review in Howard County Circuit Court of the decision approving the retaining walls. Because of this, the Commission determined during the meeting that it would consider the Motion because jurisdiction of the matter was now in Circuit Court.

History of Upper Church Road and the Lacey Property

“Linwood,” the 400-acre farm of Maj. George Peter (great-grandson of Martha Washington), later owned by Washington, D. C. judge Richard Merrick, was subdivided in 1888 and a number of building lots in the range of 4 to 5 acres were created along present-day Church Road for sale. This seems to have been a response to the growing popularity of suburban houses on moderately-sized to large lots, in the last quarter of the nineteenth century. This trend was particularly strong just to the east, in Catonsville, where a horse-drawn trolley and the short-line railroad provided suburban dwellers with relatively rapid transit to work in Baltimore City. Detailed histories of individual properties along Church Road have not been conducted, but based on building types, construction must have been sporadic. Several houses, such as 3552, 3565, and 3575 Church Road must date to the period c. 1890-1915 and represent late versions of house forms popularized by A. J. Downing and A. J. Davis in the 1850s. The houses at 3560 and 3574 Church Road are foursquares that were popular c. 1915-1935. While the B. & O. Railroad provided passenger service into Baltimore, it was more expensive than a trolley, which limited its use. The delay in developing Church Road probably reflects the delay in getting a trolley to run to Ellicott City. Initially proposed in 1892, the trolley did not reach the Baltimore County side of the Patapsco until 1898, and the bridge that carried it across the river was not completed until the following summer.

Lot four of the subdivision (the Lacey property), which was adjacent to the Linwood homestead, was purchased in 1889 for \$562.50 by S. Francis Miller. The sale included building restrictions on the lot, stating that “. . . S. Francis Miller his heirs or assigns, shall not and will not at any time hereafter use or cause or permit to be used the premises herein conveyed for any other purpose than that of a residence, and shall not and will not erect or cause or permit to be erected on said premises any store, tavern or grocery, and shall not build or cause or permit to be built any outbuildings on said premises nearer to the Main Road than the residence itself, and that no outbuildings shall be built upon said premises within one hundred (100) feet of the adjacent lot.” The lot remained in the Miller family until 1905, and there is no evidence of whether it was built upon. William and Carrie Kurrelmeyer purchased it, and sold the lot in 1916 to Hugh and Flora Harrison. After her husband’s death in 1932, Flora Harrison sold the lot to John and Hattie Groener in September, 1938. The tax assessment records state that the house was constructed in 1937, but the source of this information is not known, and it seems more likely that the house was built in 1939.

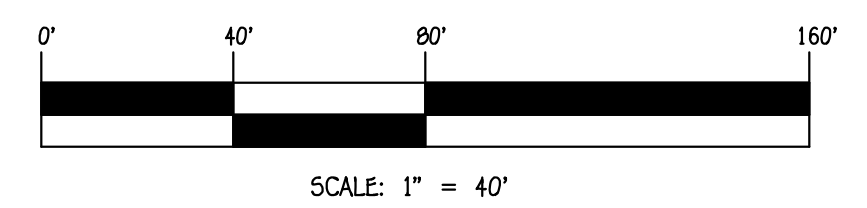
The Groener (Lacey) house appears to have been built in three stages. The earliest would seem to be the three sections of the main block to the southeast, which were probably built in frame originally. This would have formed a house similar to a blend of a Cape Cod and a bungalow, with a center block flanked by small wings on either side. The form is similar to nineteenth-century southern cottages and could have been intended as a revival of that building type. A date of the late 1930s is likely for this part of the building. The brick Section Four on the northwest and the wing on the rear were likely added as one build to the original house, perhaps in the late 1940s or early 1950s. The brick veneer on the southeastern section and the rear of the original house was likely added in the late 1950s or 1960s. The last change to the form must have been the northwestern-most section, Section Five, which probably dates to the 1970s or early 1980s.



DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

OWNERS
 CHARLES T. LACEY SR.
 KARLOS LACEY CO-TRUSTEES
 3539 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895



LACEY PROPERTY
 LOTS 1 THRU 13 AND
 OPEN SPACE LOTS 14 THRU 18
 ZONED R-ED
 TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=40' DATE: APRIL, 2016

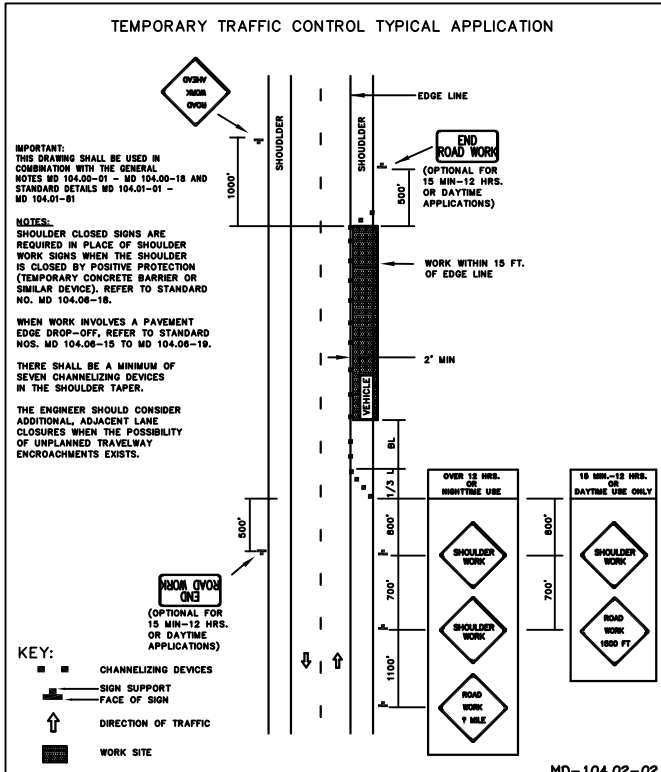
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITION & DEMOLITION PLAN
3	PRELIMINARY EQUIVALENT SKETCH PLAN
4	PRELIMINARY LANDSCAPE, FOREST CONSERVATION, & SOILS PLAN
5	PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
6	PRELIMINARY LANDSCAPE, FOREST CONSERVATION & STORMWATER MANAGEMENT DETAILS & NOTES
7	PRELIMINARY ROAD PROFILES
8	SIGHT DISTANCE ANALYSIS

SOILS LEGEND			
SOIL	NAME	CLASS	K FACTOR
GfC	Gladstone-Urban land complex, 0 to 15 percent slopes	A	0.28
GmC	Glenville all loam, 0 to 15 percent slopes	C	0.43
MbC	Manor loam, 0 to 15 percent slopes	B	0.28
MaD	Manor loam, 15 to 25 percent slopes	B	0.28
MgF	Manor-Banner town sandy loams, 25 to 65 percent slopes, rocky	B	0.20

STORMWATER MANAGEMENT SUMMARY			
AREA ID.	ESDY REQUIRED CU.FT.	ESDY PROVIDED CU.FT.	REMARKS
SITE	11,205	14,784	DRY WELLS (M-5), MICRO-BIORETENTION (M-6), AND POCKET SAND FILTER (F-5)
TOTAL	11,205	14,784	

GROSS AREA = 8.55 ACRES
 LOD = 4.65 ACRES
 RCN = 49.3
 TARGET Pe = 1.7

NOTE THAT THE PROPERTY IS LOCATED IN THE HISTORIC ELLICOTT CITY AREA OF HOWARD COUNTY IN THE WATERSHED OF THE PATAPSCO RIVER LOWER NORTH BRANCH (02130906). DRAINAGE AREAS 1A & 1B FLOW, WHICH MAKE UP THE MAJORITY OF THE SITE FLOW TOWARD AN UNNAMED TRIBUTARY OF THE HUDSON BRANCH WHICH RECEIVES 10 YEAR AND 100 YEAR MANAGEMENT, WHILE DA 2, THE REMAINING PORTION, FLOWS TOWARD CHURCH ROAD TO THE SUCKER BRANCH OF THE PATAPSCO RIVER. DRYWELLS HAVE BEEN OVERSIZED TO CAPTURE ADDITIONAL FLOW TO REDUCE THE AMOUNT OF 10 YEAR STORAGE REQUIRED WITHIN THE PROPOSED SAND FILTER.



MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPEDRAIN AREA	MINIMUM LOT SIZE
1	9,586 SQ.FT.	951 SQ.FT.	6,639 SQ.FT.
2	12,431 SQ.FT.	1,309 SQ.FT.	11,122 SQ.FT.
3	11,714 SQ.FT.	1,784 SQ.FT.	9,928 SQ.FT.
4	10,880 SQ.FT.	1,820 SQ.FT.	9,060 SQ.FT.
5	12,790 SQ.FT.	679 SQ.FT.	10,671 SQ.FT.
6	15,528 SQ.FT.	1,443 SQ.FT.	14,069 SQ.FT.
7	11,380 SQ.FT.	312 SQ.FT.	9,809 SQ.FT.
9	9,981 SQ.FT.	179 SQ.FT.	8,802 SQ.FT.
10	10,817 SQ.FT.	670 SQ.FT.	10,147 SQ.FT.
11	10,968 SQ.FT.	1,173 SQ.FT.	9,795 SQ.FT.
12	12,120 SQ.FT.	904 SQ.FT.	11,216 SQ.FT.
13	11,332 SQ.FT.	2,015 SQ.FT.	9,317 SQ.FT.

SITE ANALYSIS DATA CHART	
A.	TOTAL AREA OF THIS SUBMISSION = 8.55 AC.±
B.	LIMIT OF DISTURBED AREA = 4.65 AC.± (54%)
C.	PRESENT ZONING DESIGNATION = R-ED (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
D.	PROPOSED USE: RESIDENTIAL
E.	PREVIOUS HOWARD COUNTY FILES: ECP-15-044; WP-16-022.
F.	TOTAL AREA OF FLOODPLAIN LOCATED ON SITE = 0.00 AC.
G.	TOTAL AREA OF SLOPES IN EXCESS OF 5% = 07 AC. (1.35 AC. 25% OR GREATER)
H.	TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC.
I.	TOTAL AREA OF EXISTING FOREST = 4.4 AC.
J.	TOTAL GREEN OPEN AREA = 6.69 AC.±
K.	TOTAL IMPERVIOUS AREA = 1.86 AC.±
L.	AREA OF ERODIBLE SOILS = 4.02 AC.
M.	AREA OF ROAD DEDICATION = 0.40 AC.
N.	DENSITY PERMITTED = 8.55 AC. - 1.35 AC. = 7.20 ACRES X 2 LOTS PER ACRE = 14 LOTS
O.	PROPOSED NUMBER OF LOTS = 13 LOTS.
P.	OPEN SPACE REQUIRED = 8.55 AC X 50% = 4.28 AC
Q.	OPEN SPACE PROVIDED = 4.65 AC
R.	AREA OF LOTS = 3.50 AC

BENCHMARK INFORMATION	
B.M.#1 - HOWARD COUNTY CONTROL STATION #25A1 - HORIZONTAL - (NAD '83)	N 986,557.545 E 1,366,847.099 ELEVATION = 398.343 - VERTICAL - (NAVD '86)
B.M.#2 - HOWARD COUNTY CONTROL STATION #25A2 - HORIZONTAL - (NAD '83)	N 587,502.730 E 1,266,256.378 ELEVATION = 348.145 - VERTICAL - (NAVD '86)

LEGEND			
---+---	EXISTING 2' CONTOURS	---	PROPOSED CONTOUR
---+---	EXISTING 10' CONTOURS	+	SPOT ELEVATION
---	SOILS LINES AND TYPE	---	LOD
---	EXISTING TREELINE	---	LIMITS OF DISTURBANCE
---	PROPOSED TREELINE	---	EXISTING SEPTIC ASSEMBLY TO BE REMOVED
---	EXISTING PAVING TO BE MILLED AND OVERLAYED	---	PROPOSED PAVING
---	PROPOSED DRYWELL (M-5)	⊕ B-1	BORING HOLE
---	ROOFTOP DISCONNECTION (N-1)	—SF—	SILT FENCE
---	FLOW ARROW	---	EROSION CONTROL MATTING
---	EXISTING POWER POLE	---	SUPER SILT FENCE
---	SPECIMEN TREE	---	STABILIZES CONSTRUCTION ENTRANCE
---	EXISTING TREES	---	DRAINAGE AREA DIVIDE
---	SLOPES 15% TO 25%	---	TREE PROTECTION
---	SLOPES 25% OR GREATER	---	PROPOSED TREES

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36386, EXPIRATION DATE: 01/12/2018.

Signature of Professional Engineer _____ DATE _____

DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

OWNERS
 CHARLES T LACEY SR
 KARLOS LACEY CO-TRUSTEES
 3536 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402

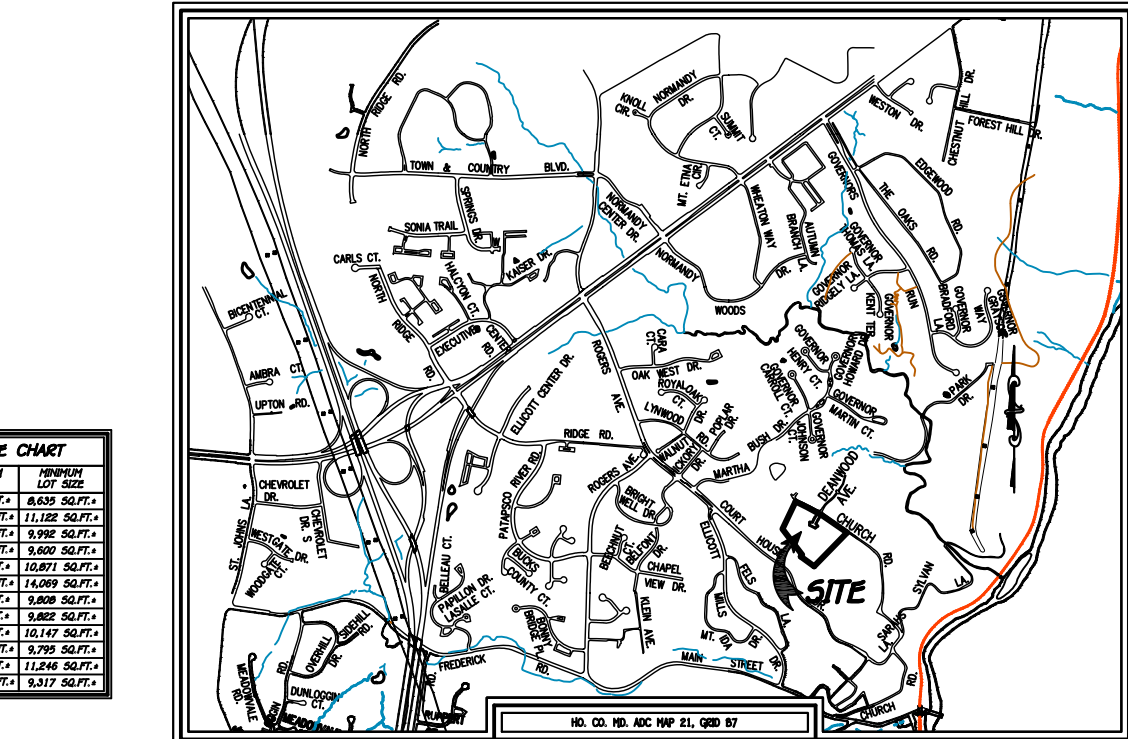
TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

APPROVED:
 PLANNING BOARD OF HOWARD COUNTY



NOTE: TRAFFIC CONTROLS SHALL BE INSTALLED ALONG CHURCH ROAD FOR CONNECTION OF PROPOSED ROAD TO CHURCH ROAD IN ACCORDANCE WITH MD-104.02-02, ABOVE.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10000 SOUTHWEST WISCONSIN PARK - SUITE 300
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2895



PRELIMINARY EQUIVALENT SKETCH PLAN

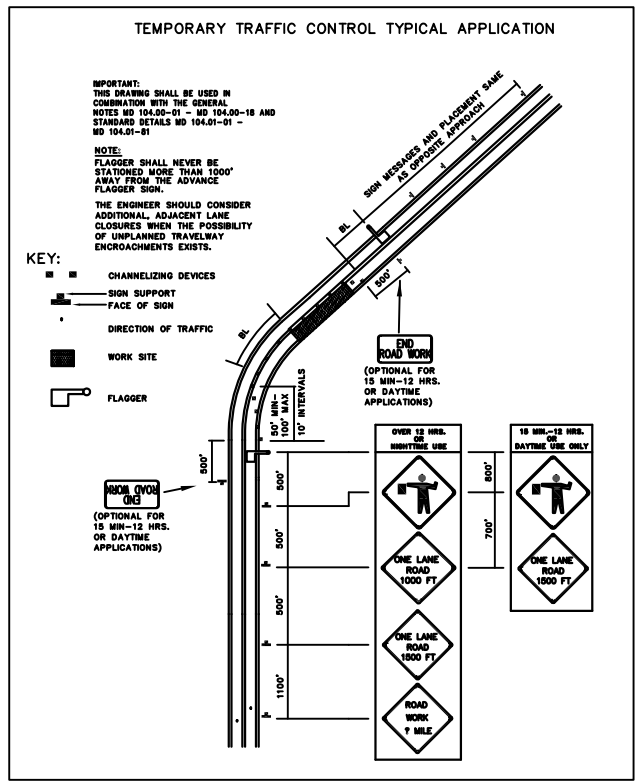
LACEY PROPERTY

LOTS 1 THRU 13 AND

OPEN SPACE LOTS 14 THRU 18

TAX MAP No. 25 GRID No. 1 PARCEL NO. 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

- ### GENERAL NOTES
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - THE SUBJECT PROPERTY IS ZONED R-ED (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN).
 - BOUNDARY SURVEY IS BASED ON A FIELD MONUMENTED SURVEY DATED AUGUST, 2014. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS & CARTER, INC. DATED SEPTEMBER 2013 AND SUPPLEMENTED BY HOWARD COUNTY GEO TOPOGRAPHY.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 3500 AND 3508 WERE USED FOR THIS PROJECT.
 - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT WATER AND SEWER IS PUBLIC, CONTRACT NO. 14-4913-D. EXISTING WELL AND SEPTIC SYSTEMS TO BE MAINTAINED IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
 - EXISTING UTILITIES ARE BASED ON FIELD LOCATION OF MISS UTILITY MARKINGS AS A PART OF THE TOPOGRAPHIC SURVEY.
 - SOILS ARE BASED ON THE NCEC VESBOLD SURVEY AND HOWARD COUNTY SOIL MAP 12.
 - THESE ARE EXISTING STRUCTURES ON-SITE ALL PROPOSED TO BE DEMOLISHED. THE OUTBUILDINGS ARE HISTORIC BUT ARE IN VERY POOR CONDITION. THE MAIN HOUSE IS NOT OF HISTORIC SIGNIFICANCE. THE HISTORIC PRESERVATION COMMISSION APPROVED THE DEMOLITION OF THE STRUCTURES ON DECEMBER 3, 2015.
 - THERE ARE NO WETLANDS ON THIS SITE PER INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. DATED SEPTEMBER, 2014.
 - A WETLAND DELINEATION & FOREST STAND DELINEATION REPORT FOR THIS PROJECT DATED SEPTEMBER 2014 WAS PREPARED BY ECO-SCIENCE PROFESSIONALS.
 - STEEP SLOPES, STREAM AND ITS BUFFERS EXIST ON-SITE.
 - NO 100 YEAR FLOODPLAIN, CREEPERS, NOR GRAVESTONES EXIST ON THE PROPERTY.
 - NO CLEARING, GRADING, OR VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF STREAM BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
 - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY HARS GROUP IN JUNE 2015, AND WAS APPROVED ON DECEMBER 21, 2015.
 - NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
 - NO SITE HAS FRONTAGE ON CHURCH ROAD, A COUNTY LOCAL SCENIC ROAD.
 - EXCAVATIONS TO VERIFY DEPTH TO ROCK AND WATER WERE CONDUCTED ON JUNE 8, 2015.
 - DESIGN MANUAL WOULD ALLOW 9 LOTS (8 BUILDABLE AND 1 OPEN SPACE) ON A USE-IN-COMMON DRIVEWAY WAS APPROVED ON OCTOBER 5, 2015 AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1) THE MINIMUM WIDTH OF THE USE-IN-COMMON DRIVEWAY SHOULD INCREASE TO 20 FEET DUE TO ITS CURVATURE.
 2) PROVIDE PUSH CUTS ALONG THE USE-IN-COMMON DRIVEWAY.
 3) STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II, REVISED 2009. NON-STRUCTURAL PRACTICES (MSRD BIO-RETENTION FACILITIES (M-6) AND DRYWELLS (M-5)) IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED. 100 YEAR MANAGEMENT IS BEING PROVIDED IN THE PROPOSED PLAN.
 - LANDSCAPING WILL BE PROVIDED AT THE FINAL PLAN STAGE OF THIS PROJECT. LANDSCAPING SHALL BE CONCEPTUAL.
 - FOREST CONSERVATION REGULATIONS WILL BE MET BY ON-SITE RETENTION OF EXISTING FOREST AT THE FINAL PLAN STAGE OF THIS PROJECT.
 - MINOR PETCHEN, WP-16-022, REQUESTING A WAIVER FROM HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SPECIFICALLY SECTION 16.1205(A)(7) FOREST RETENTION PRIORITIES - RETENTION OF SPECIMEN TREES, SECTION 16.116(B)(1) STATING THAT GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, NEW STRUCTURES, AND PAVING SHALL NOT BE PERMITTED ON LAND WITH EXISTING STEEP SLOPES TO REMOVE STEEP SLOPES IN AREAS GREATER THAN 20.000 SLOPE. 15 0022 SECTION 16.116(A)(1)(II) SIGNALLING ARE REQUIRED ON ONLY ONE SIDE OF CURB-DE-SACS AND LOCAL STREETS OF SINGLE-FAMILY DETACHED SUBDIVISIONS, AND SECTION 16.1205(B)(1)(II)(a)(2) REQUESTING MINIMIZATION OF TREE AND VEGETATION REMOVAL ALONG A SCENIC ROAD AND REQUESTING RETENTION OF FOREST OR WOODED AREAS OF 95-FOOT IN WIDTH, HAS BEEN SUBMITTED.
 - TRASH AND RECYCLES COLLECTION WILL BE AT ROAD A WITHIN 5' OF THE COUNTY BOUNDARY.
 - A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5732 FOR DETAILS AND COST ESTIMATE.
 - SUBDIVISION IS REQUIRED TO PROVIDE M.I.H.U. (MODERATE INCOME HOUSING UNIT). IT IS ANTICIPATED AT THIS TIME THAT A FE2-IN-LIEU WILL BE PAID. M.H.U. AGREEMENT WILL BE SUBMITTED AT FINAL PLAN STAGE OUTLINING HOW THE M.H.U. REQUIREMENT WILL BE MET.
 A. M.I.H.U. REQUIRED = 1.2 M.I.H.U.
 (12 LOTS X 10% M.I.H.U./LOT)
 B. ONE UNIT IS EXEMPT FROM M.H.U. REQUIREMENTS.
 - THIS PLAN RECEIVED ADVISORY COMMENTS FROM THE HISTORIC PRESERVATION COMMISSION (HPC) ON APRIL 4, 2013 AND NOVEMBER 6, 2014.
 - STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN HANDBOOK, VOLUME II (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
 - A 100'-WIDE HPS (VAPOR EQUIVALENT LED "MAPLE LEAF" ACCENT) FIXTURE MOUNTED ON A 12'-FOOT BLACK FIBERGLASS POLE (WITH A SHROUD) IS PROPOSED AT THE TERMINUS OF ROAD "A".
 - PREVIOUS OPZ FILE NOS. ECP-15-044, WP-16-022.
 - PLAN IS SUBJECT TO PLANNING BOARD APPROVAL IN ACCORDANCE WITH SECTION 107.0 OF THE ZONING REGULATIONS.
 - THIS SUBDIVISION IS SUBJECT TO THE PROTECTION OF SCENIC ROADS, PER SECTION 16.125 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - AN EXISTING (EASEMENT) "RIGHT OF WAY" OVER THE AVENUE 33 FEET IN WIDTH, 18.5 FEET OF WHICH IS LOCATED ON THIS PROPERTY, WAS LAD OUT FOR THE USE OF LOTS 5, 6 AND 8. SAID RIGHT OF WAY TO BE FOR USE IN CONFORM WITH OTHERS HAVING A LIKE RIGHT UNDER THE EXISTING PROPERTY DEED. THIS EASEMENT IS FOR THE BENEFIT OF LINWOOD PARK, LOT 5 WHICH IS THE SECOND PARCEL IN DEED FOR THIS SUBDIVISION, LOT 8 WHICH IS MADE UP OF CURRENT PARCELS 206 & 125, AND LOT 8 WHICH IS PARCEL 161. EASEMENT IS REFERENCE IN CURRENT DEED FOR THE PROPERTY UNDER LINES 817, FOLD 877.
 - PROPOSED STREET LIGHT TO BE LED-150 COLONIAL POST-TOP FIXTURE MOUNTAIN ON A 14' BLACK FIBERGLASS POLE.
 - TRAFFIC CONTROL DEVICES:
 (a) THE 811-("FRONT") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 (b) THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2400) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 (c) ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 (d) ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED ("QUICK PUNCH") SQUARE TUBE POST (1 1/2" GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (1 1/2" GAUGE) 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 (e) THE 811-("FRONT") SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - OPEN SPACE PROVIDED: 4.65 ACRES X 0.50% = 4.28 ACRES
 - RECREATIONAL OPEN SPACE PROVIDED: 3,900 SQ.FT.
 - ON DECEMBER 3, 2015, THE HISTORIC PRESERVATION COMMISSION APPROVED THE DEMOLITION OF THE HOUSE IN CASE HPC-15-78. ON FEBRUARY 4, 2016, THE HISTORIC PRESERVATION COMMISSION APPROVED THE CONSTRUCTION OF THE DETAILING WALLS AFTER THEY WERE REMOVED FROM 4 WALLS TO 2 WALLS AND RETAINING WALL 2 WAS REDUCED TO A MAXIMUM OF 3 FEET HIGH. ON FEBRUARY 4, 2016, APPLICATION FOR REMOVAL OF TREES WAS CONTINUED TO THE MARCH 3, 2016 MEETING FOR MORE INFORMATION TO BE PROVIDED.
 - SUBDIVISION IS REQUIRED TO PROVIDE M.I.H.U. (MODERATE INCOME HOUSING UNIT). IT IS ANTICIPATED AT THIS TIME THAT A FE2-IN-LIEU WILL BE PAID. M.H.U. AGREEMENT WILL BE SUBMITTED AT FINAL PLAN STAGE OUTLINING HOW THE M.H.U. REQUIREMENT WILL BE MET.



COMMUNITY MEETINGS			
NO.	DATE	LOCATION	PRESUBMISSION COMMUNITY MEETING (Y/N)
1	APRIL 30, 2013	MILLER BRANCH LIBRARY	YES
2	JUNE 11, 2014	HOWARD COUNTY GEORGE HOWARD BLDG	YES
3 *	JULY 28, 2014	HOWARD COUNTY GEORGE HOWARD BLDG	NO, CHARRETTE
4 *	AUGUST 26, 2014	HOWARD COUNTY GEORGE HOWARD BLDG	NO, GENERAL MEETING
5 **	SEPTEMBER 2, 2014	DW TAYLOR ASSOCIATES, INC.	NO, MEETING WITH A COMMUNITY REPRESENTATIVE
6 **	SEPTEMBER 22, 2014	HOWARD COUNTY GEORGE HOWARD BLDG	NO, GENERAL MEETING
7 **	NOVEMBER 13, 2014	DW TAYLOR ASSOCIATES, INC.	NO, MEETING WITH TWO COMMUNITY REPRESENTATIVES
8	JULY 13, 2015	HOWARD COUNTY GEORGE HOWARD BLDG	YES

* CHARRETTE AND GENERAL COMMUNITY MEETINGS WERE HELD WITH THE COMMUNITY AS A MEANS OF INFORMING THE COMMUNITY OF DESIGN PROGRESS AS WELL AS TO SOLICIT IDEAS / REQUEST CHANGES TO DESIGN CONCEPTS.

** MEETINGS WERE HELD WITH COMMUNITY REPRESENTATIVES SELECTED BY THE COMMUNITY DURING THE CHARRETTE / GENERAL COMMUNITY MEETINGS TO FURTHER THE COMMUNITY INPUT AT A MORE FINITE DESIGN LEVEL. THE COMMUNITY REPRESENTATIVES WERE A RETIRED LAND PLANNER AND LANDSCAPE ARCHITECT FROM ELLICOTT CITY.

STORMWATER MANAGEMENT PRACTICES					
LOT NO.	DRY WELLS (M-5) Y/N, NUMBER	MICRO-BIORETENTION (M-6) Y/N, NUMBER	LOT NO.	DRY WELLS (M-5) Y/N, NUMBER	MICRO-BIORETENTION (M-6) Y/N, NUMBER
1	YES, THREE (3)	NO	8	YES, THREE (3)	NO
2	YES, FOUR (4)	NO	9	YES, TWO (2)	NO
3	YES, THREE (3)	NO	10	YES, TWO (2)	NO
4	YES, THREE (3)	NO	11	YES, TWO (2)	NO
5	YES, THREE (3)	NO	12	YES, THREE (3)	NO
6	YES, THREE (3)	NO	13	YES, THREE (3)	NO
7	YES, THREE (3)	NO	OS LOT 14	NO	YES, BID 1 & 2 & POCKET SAND FILTER

TITLE SHEET
 LACEY PROPERTY
 LOTS 1 THRU 13 AND
 OPEN SPACE LOTS 14 THRU 18

ZONED R-ED
 TAX MAP No. 25 GRID No. 1 PARCEL NO. 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

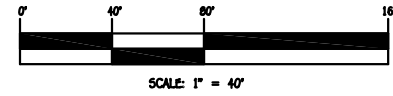
SCALE: AS SHOWN DATE: FEBRUARY, 2016
 SHEET 1 OF 8

KEY	SPECIES	SIZE (DBH)	CRZ (FT) (RMS)	COMMENTS	STATUS
1	HEMLOCK	35"	52.5		TBR
2	NORWAY SPRUCE	35"	49.5		
3	WHITE PINE	37"	55.5		
4	WHITE PINE	38.5"	57.25		
5	SILVER MAPLE	40.5"	59.25		
6	SILVER MAPLE	36.5"	54.75		
7	BLACK WALNUT	37.5"	56.25		
8	BLACK WALNUT	32"	48		
9	BLACK WALNUT	41"	61.5		
10	SILVER MAPLE	47.5"	71.25	HEAVILY OVERGROWN WITH PINE BY	FALLEN DOWN
11	SILVER MAPLE	42"	63	VERY POOR, TRUNK ROT	TBR
12	SILVER MAPLE	45.5"	68.25	POOR, TRUNK ROT	TBR
13	SILVER MAPLE	52"	78	POOR, TRUNK ROT	TBR
14	ENGLISH WALNUT	41"	61.5		
15	SILVER MAPLE	31"	46.5	FAR, LIMITED CROWN SPREAD	
16	SILVER MAPLE	39"	58.5		
17	SILVER MAPLE	33"	49.5	FAR, LEANING	
18	SILVER MAPLE	40.5"	60.75	FAR, NARROW CROWN	
19	SILVER MAPLE	37"	55.5	FAR, LIMITED CROWN SPREAD	
20	SILVER MAPLE	49"	73.5	FAR, LIMITED CROWN SPREAD	TBR
21	SILVER MAPLE	41"	61.5	FAR, MAJOR LIMB BROKEN	TBR
22	SILVER MAPLE	32"	48		TBR
23	SILVER MAPLE	34"	51	FAR, LIMITED CROWN SPREAD	TBR
24	SILVER MAPLE	39"	58.5		TBR
25	TULIP POPLAR	39.5"	59.25		
26	TULIP POPLAR	39"	58.5	TWIN STEMS	
27	TULIP POPLAR	33.5"	50.25		
28	TULIP POPLAR	32"	48		
29	TULIP POPLAR	32"	48	TWIN STEMS	
30	TULIP POPLAR	31"	46.5		
31	TULIP POPLAR	39"	58.5		
32	TULIP POPLAR	46"	69		
33	TULIP POPLAR	33"	49.5	2 ADDITIONAL NEAR SPECIMEN SIZE TRUNKS	
34	TULIP POPLAR	32.5"	48.75		
35	TULIP POPLAR	39.5"	59.25		
36	TULIP POPLAR	40"	60		
37	TULIP POPLAR	59"	88.5		
38	TULIP POPLAR	61"	91.5	SPLITS INTO 2 TRUNKS ABOVE DBH	
39	TULIP POPLAR	41"	61.5		
40	SYCAMORE	31"	46.5		
41	SILVER MAPLE	31.5"	47.25	POOR, VERY LIMITED CROWN	
42	SILVER MAPLE	39.5"	59.25	POOR, CROWN REDUCED	
43	SILVER MAPLE	39.75"	59.625	POOR, SPLIT TRUNK ABOVE BRANCH HEIGHT, TRUNK ROT, AND LIMB DAMAGE	

NOTE: "TBR" REFERS TO EXISTING SPECIMEN TREES PROPOSED TO BE REMOVED.



- T19 SPECIMEN TREE TO BE REMOVED
- 12'-30' TREES TO BE REMOVED
- STEEP SLOPES 25% & GREATER TO BE REMOVED



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36386, EXPIRATION DATE: 01/12/2018.



Signature of Professional Engineer _____ DATE _____

DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

OWNERS
 CHARLES T LACEY SR
 KARLOS LACEY CO-TRUSTEES
 3538 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402

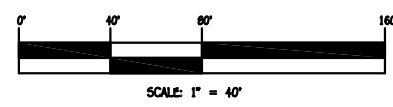
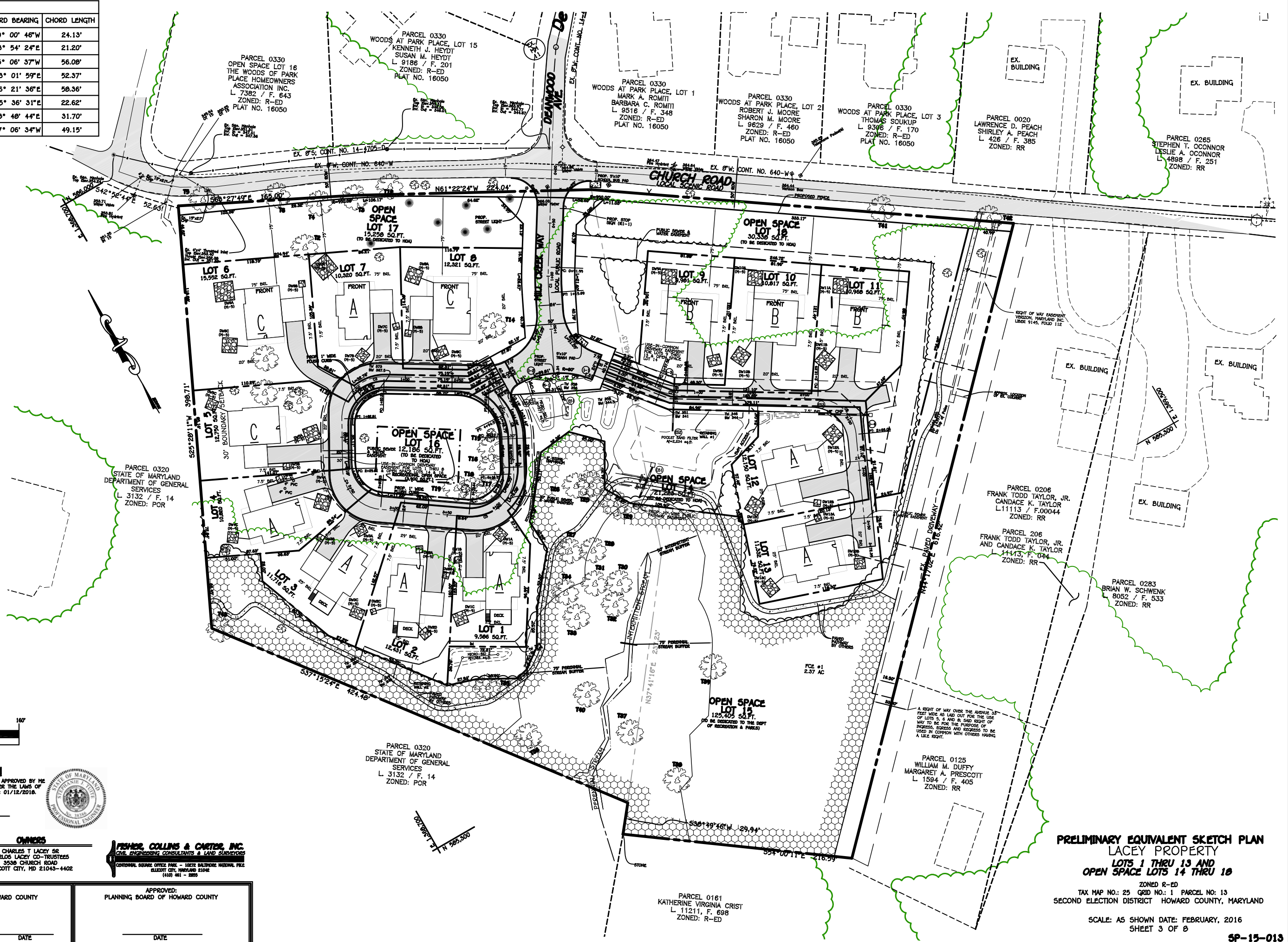
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 18272 BALDWIN NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21040
 (410) 461-2895

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY
 PLANNING DIRECTOR _____ DATE _____

APPROVED:
 PLANNING BOARD OF HOWARD COUNTY
 _____ DATE _____

EXISTING CONDITION & DEMOLITION PLAN
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18
 ZONED R-ED
 TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY, 2016
 SHEET 2 OF 8
SP-15-013

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	24.14'	238.00'	005° 48' 39"	S29° 00' 46"W	24.13'
C2	21.45'	41.00'	029° 58' 21"	S73° 54' 24"E	21.20'
C3	62.58'	39.00'	091° 56' 18"	S75° 06' 37"W	56.08'
C4	57.41'	39.00'	084° 20' 55"	S13° 01' 59"E	52.37'
C5	65.93'	39.00'	096° 51' 54"	N76° 21' 36"E	58.36'
C6	22.79'	53.00'	024° 38' 17"	N15° 36' 31"E	22.62'
C7	31.86'	92.00'	019° 50' 19"	S48° 48' 44"E	31.70'
C8	53.76'	37.00'	083° 14' 38"	N17° 06' 34"W	49.15'



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 01/12/2018.



Signature of Professional Engineer _____ DATE _____

DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

OWNERS
 CHARLES T LACEY SR
 KARLOS LACEY CO-TRUSTEES
 3536 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 18272 BALDWIN INDUSTRIAL PARK
 ELLICOTT CITY, MARYLAND 21040
 (410) 441-2888

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

APPROVED:
 PLANNING BOARD OF HOWARD COUNTY

DATE _____

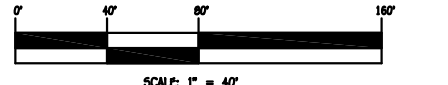
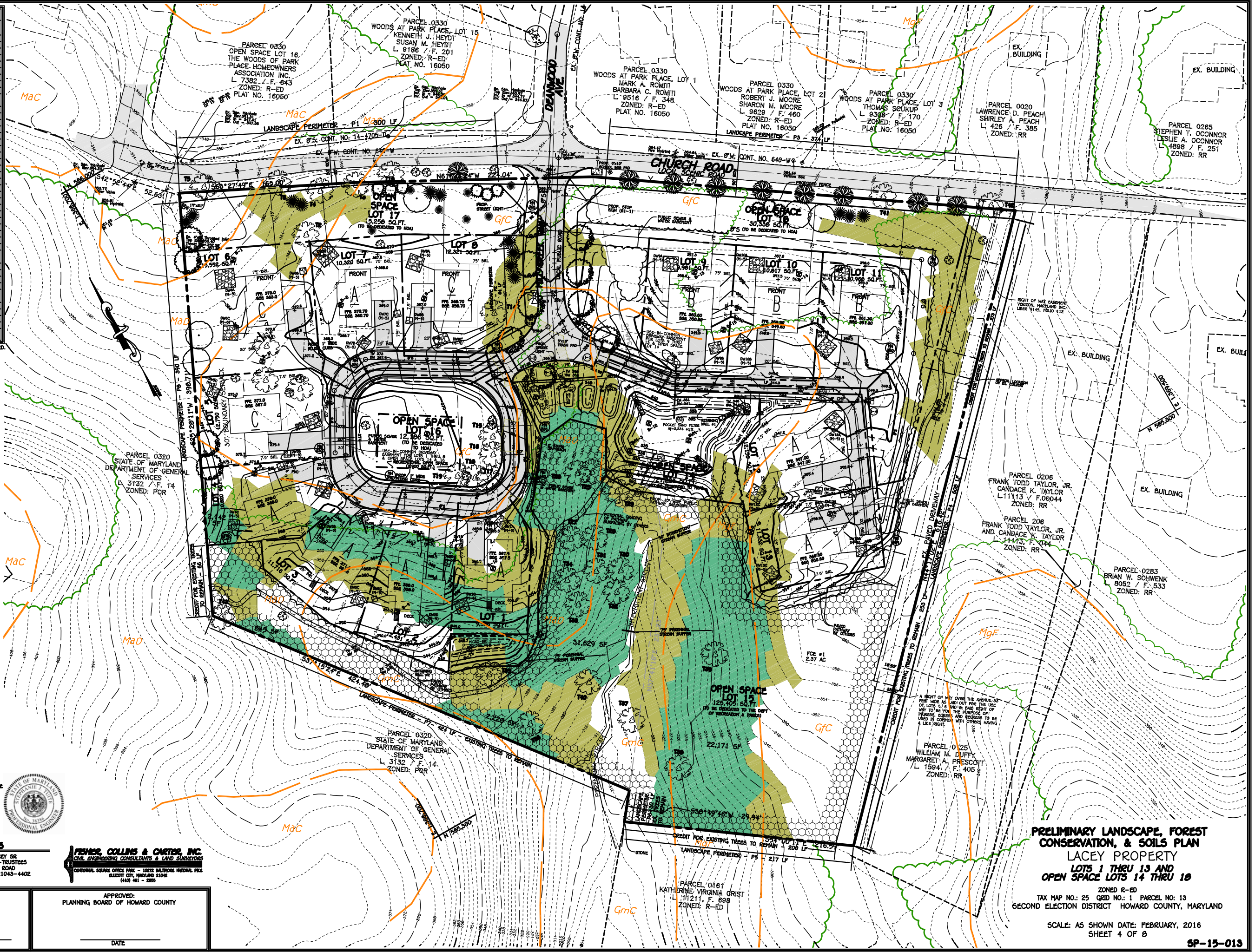
PRELIMINARY EQUIVALENT SKETCH PLAN
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18

ZONED R-ED
 TAX MAP NO: 25 GRID NO: 1 PARCEL NO: 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: FEBRUARY, 2016
 SHEET 3 OF 8

KEY	SPECIES	SIZE (DBH)	CE2 BT (INCH)	COMMENTS	STATUS
1	HEMLOCK	35"	52.5		TBR
2	NORWAY SPRUCE	35"	49.5		
3	WHITE PINE	37"	55.5		
4	WHITE PINE	36.5"	57.75		
5	SILVER MAPLE	43.5"	62.25		
6	SILVER MAPLE	36.5"	54.75		
7	BLACK WALNUT	37.5"	56.25		
8	BLACK WALNUT	32"	48		
9	BLACK WALNUT	41"	61.5		
10	SILVER MAPLE	47.5"	71.25		
11	SILVER MAPLE	42"	63	HEAVILY OVERGROWN WITH ENGLISH HAY	FALLEN DOWN
12	SILVER MAPLE	45.5"	68.25	VERY POOR, TRUNK ROT	TBR
13	SILVER MAPLE	52"	78	POOR, TRUNK ROT	TBR
14	ENGLISH WALNUT	41"	61.5	FAR, LIMITED CROWN SPREAD	
15	SILVER MAPLE	31"	46.5	FAR, LIMITED CROWN SPREAD	
16	SILVER MAPLE	39"	58.5	FAR, LEANING	
17	SILVER MAPLE	33"	49.5	FAR, NARROW CROWN	
18	SILVER MAPLE	40.5"	60.75	FAR, NARROW CROWN	
19	SILVER MAPLE	37"	55.5	FAR, LIMITED CROWN SPREAD	
20	SILVER MAPLE	42"	63	FAR, LIMITED CROWN SPREAD	TBR
21	SILVER MAPLE	41"	61.5	FAR, MAJOR LIMB BROKEN	TBR
22	SILVER MAPLE	32"	48		TBR
23	SILVER MAPLE	34"	51		TBR
24	SILVER MAPLE	39"	58.5	FAR, MAJOR CROWN SPREAD	TBR
25	TULIP POPLAR	39.5"	59.25	POOR, TRUNK ROT	TBR
26	TULIP POPLAR	59"	88.5		
27	TULIP POPLAR	33.5"	50.25	TWIN STEMS	
28	TULIP POPLAR	32"	48		
29	TULIP POPLAR	32"	48		
30	TULIP POPLAR	31"	46.5	TWIN STEMS	
31	TULIP POPLAR	39"	58.5		
32	TULIP POPLAR	48"	69		
33	TULIP POPLAR	38"	57		
34	TULIP POPLAR	32.5"	48.75	2 ADDITIONAL NEAR SPECIMEN SIZE TRUNKS	
35	TULIP POPLAR	39.5"	59.25		
36	TULIP POPLAR	40"	60		
37	TULIP POPLAR	55"	82.5		
38	TULIP POPLAR	61"	91.5	SPLITS INTO 2 TRUNKS ABOVE DBH	
39	TULIP POPLAR	41"	61.5		
40	SYCAMORE	31"	46.5		
41	SILVER MAPLE	31.5"	47.25	POOR, VERY LIMITED CROWN	
42	SILVER MAPLE	39.5"	59.25	POOR, CROWN REDUCED	
43	SILVER MAPLE	39.75"	59.63	POOR, SPLIT TRUNK ABOVE BRANCH HEIGHT, TRUNK ROT, AND LIMB DAMAGE	

NOTE: "TBR" REFERS TO EXISTING SPECIMEN TREES PROPOSED TO BE REMOVED.



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38366, EXPIRATION DATE 01/12/2018.

Signature Of Professional Engineer _____ DATE _____



DEVELOPER
LAND HOLDINGS LLC
C/O B. JAMES GREENFIELD
6420 AUTUMN SKY WAY
COLUMBIA, MD 21044
443-324-4732

OWNERS
CHARLES T. LACEY SR.
KARLOS LACEY CO-TRUSTEES
3536 CHURCH ROAD
ELICOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CORPORATE SQUARE OFFICE PARK - 10272 BALDORNE INDUSTRIAL PARK
ELICOTT CITY, MARYLAND 21043
(410) 441-2888

TENTATIVELY APPROVED:
DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

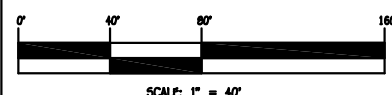
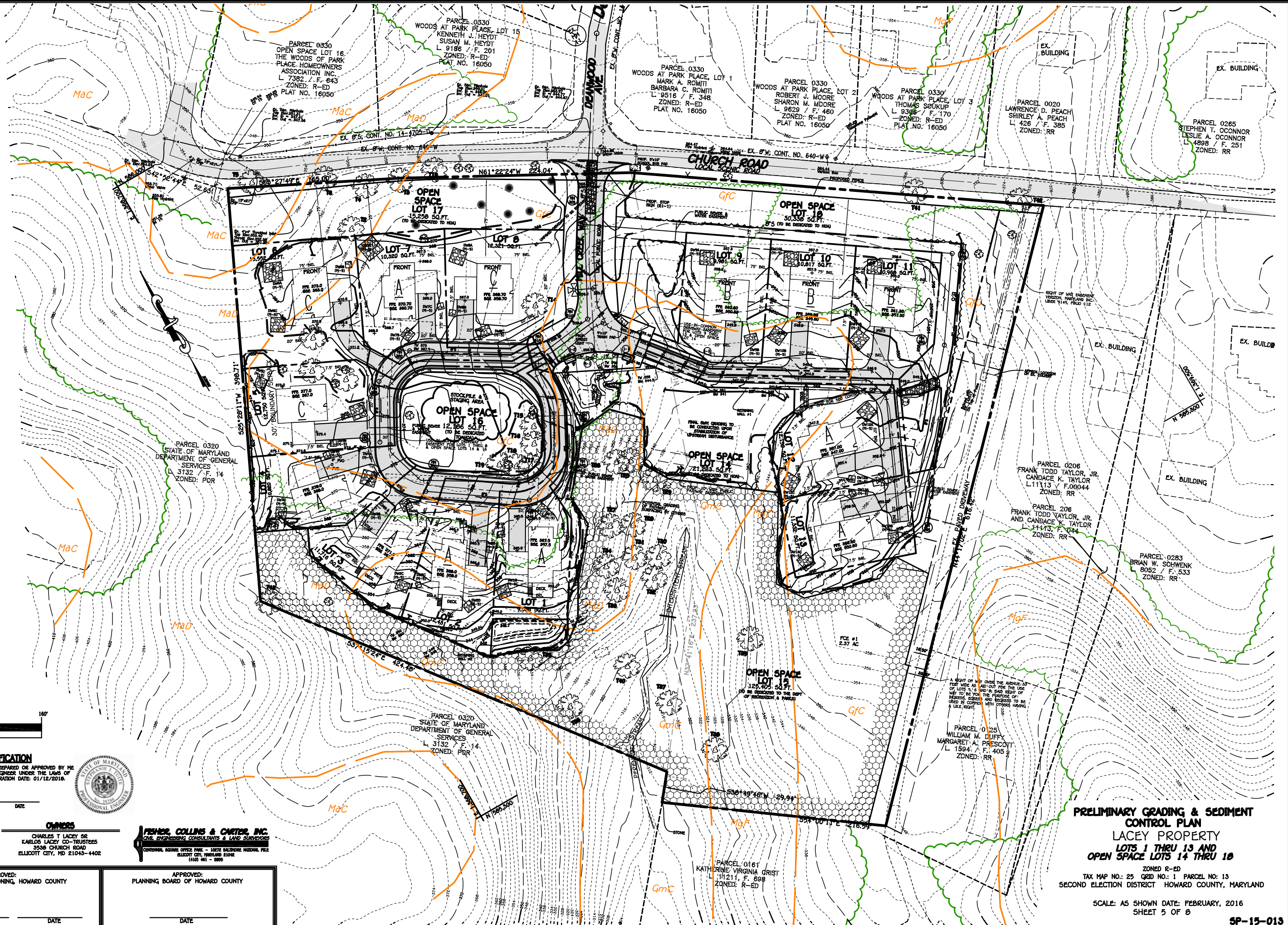
APPROVED:
PLANNING BOARD OF HOWARD COUNTY

APPROVED: _____ DATE _____

PRELIMINARY LANDSCAPE, FOREST CONSERVATION, & SOILS PLAN
LACEY & SOILS PLAN
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18

ZONED: R-ED
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: FEBRUARY, 2016
SHEET 4 OF 8



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38366, EXPIRATION DATE: 01/12/2016.



Signature Of Professional Engineer _____ DATE _____

DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

OWNERS
 CHARLES T LACEY SR
 KARLOS LACEY CO-TRUSTEES
 3536 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 1872 BALDWIN MARSHAL FLEE
 ELLICOTT CITY, MARYLAND 21043
 (410) 441-2888

TENTATIVELY APPROVED:
 DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

APPROVED:
 PLANNING BOARD OF HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

APPROVED: _____ DATE _____

PRELIMINARY GRADING & SEDIMENT CONTROL PLAN
LACEY PROPERTY
LOTS 1 THRU 13 AND OPEN SPACE LOTS 14 THRU 17
 ZONED R-ED
 TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: FEBRUARY, 2016
 SHEET 5 OF 8

NOTES

- THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 2.37 ACRES OF FOREST. NO SURETY WILL BE REQUIRED. A FOREST CONSERVATION AGREEMENT WILL BE REQUIRED FOR THE FOREST CONSERVATION RETENTION AREA AT FINAL PLAN STAGE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL A LANDSCAPE SURETY FOR REQUIRED SHADE TREES WILL BE REQUIRED AT FINAL PLAN STAGE.

FOREST PROTECTION GENERAL NOTES

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING, AS NECESSARY, AND SIGNAGE AS INDICATED ON THE PLANS. THE FENCING SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE FOREST RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES, UNLESS ROOT PRUNING IS PROPOSED.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS.
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

MULTIFLORA ROSE CONTROL NOTE:

PRIOR TO PLANTING ALL MULTIFLORA ROSE WITHIN PLANTING AREAS SHALL BE REMOVED. Removal of the Multiflora Rose may be performed with mowing and herbicide treatments. Physical removal of all top growth followed by a periodic herbicide treatment of sprouts is recommended. Native Tree and Shrub Species Occurring Within the Rose Thickets should be retained wherever possible. Herbicide treatments shall occur on two (2) month intervals during the first growing season and once in the spring and once in the fall for subsequent years. Herbicide used shall be made specifically to address woody plant material and shall be applied as per manufacturers specifications. Care should be taken not to spray planted trees or naturally occurring native tree and shrub seedlings. It is recommended that infiltration of rose removal begin at least six months prior to planting so that new growth of roses is able to be more successfully managed.

FOREST CONSERVATION WORKSHEET
VERSION 1.0

BASIC SITE DATA:		
A. TOTAL TRACT AREA	8.95 AC	
B. AREA WITHIN 100 YEAR FLOODPLAIN	0	
C. AREA TWO (2) YEAR AGRICULTURAL PRODUCTION	0	
C. NET TRACT AREA	8.95 AC	

LAND USE CATEGORIES (from table 8.5.1, p.814, H&M&D)					
AREA	HDR	IDA	HDR	MPD	CA

INFORMATION FOR CALCULATIONS:		
D. AFFORESTATION THRESHOLD	0.15% x D =	1.34
E. FOREST CONSERVATION THRESHOLD	0.20% x D =	1.79

EXISTING FOREST COVER:		
F. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	4.40	
G. AREA OF FOREST ABOVE CONSERVATION THRESHOLD	2.69	

BREAK-EVEN POINT:		
H. BREAK-EVEN POINT	2.85	
I. CLEARING PERMITTED WITHOUT MITIGATION	2.13	

PROPOSED FOREST CLEARING:		
J. TOTAL AREA OF FOREST TO BE CLEARED	2.08	
K. TOTAL AREA OF FOREST TO BE RETAINED	2.88	

PLANTING REQUIREMENTS:		
L. REAFFORESTATION FOR CLEARING ABOVE CONSERVATION THRESHOLD	0.51	
M. REAFFORESTATION FOR CLEARING BELOW CONSERVATION THRESHOLD	0	
N. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.67	
P. TOTAL REAFFORESTATION REQUIRED	0	
Q. TOTAL AFFORESTATION REQUIRED	0	
R. TOTAL REAFFORESTATION AND AFFORESTATION REQUIRED	0	
S. EXCESS FOREST CREDIT	0.17	

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36366, EXPIRATION DATE: 01/12/2016.



Signature of Professional Engineer DATE

DEVELOPER

LAND HOLDINGS LLC
C/O B. JAMES GREENFIELD
6420 AULBURN SKY WAY
COLUMBIA, MD 21044
443-324-4732

OWNERS

CHARLES LACEY SR.
KARLOS LACEY CO-TRUSTEES
3558 CHURCH ROAD
ELLCOTT CITY, MD 21043-4402

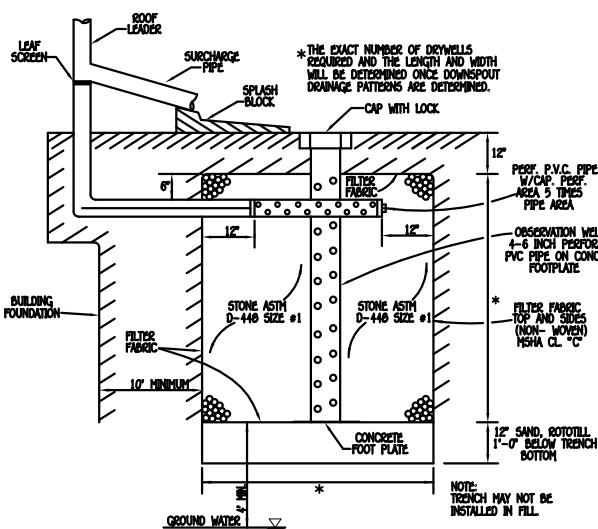
FISHER, COLLINS & CARTER, INC.
ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL ENGINEERING OFFICE: 10072 BALDWIN INDUSTRIAL PARK
ELLCOTT CITY, MARYLAND 21041-2805

TENTATIVELY APPROVED: DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

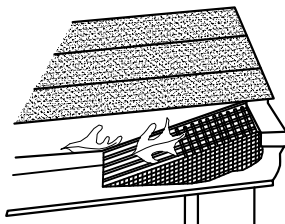
PLANNING DIRECTOR DATE

APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE



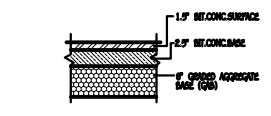
DRY WELL DETAIL (M-5)
NOT TO SCALE



GUTTER DRAIN FILTER DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT NOTES

- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH CHAPTER 5, "ENVIRONMENTAL SITE DESIGN" OF THE 2007 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, EFFECTIVE MAY 4, 2010.
- MAXIMUM CONTRIBUTING ROOF TOP AREA TO EACH DOWNSPOUT SHALL BE 1,000 SQ. FT. OR LESS.
- DRYWELLS SHALL BE PROVIDED AT LOCATIONS WHERE THE LENGTH OF DISCONNECTION IS LESS THAN 75' AT 5%. THE SIZE AND CONSTRUCTION OF THE DRYWELL SHALL BE IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS SHEET.
- FINAL GRADING IS SHOWN ON THIS SITE DEVELOPMENT PLAN.



P-1 DRIVEWAY PAVING SECTION
NOT TO SCALE

Table B.4. Materials Specifications for Micro-Bioretenation, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see Appendix A; Table A.4	n/a	plantings are site-specific
Planting soil (2' to 4' deep)	loamy sand 60-80% compost 20-40% or sandy loam 30% coarse sand 30% compost 40%		USDA soil types loamy sand or sandy loam; clay content <5%
Organic Content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum
Post gravel diaphragm	post gravel: ASTM D-448	No. 8 or No. 9 (1/8" to 3/8")	
Curbside drain	ornamental stone: washed cobble	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration basins)	AGHTO H-43	No. 57 or No. Aggregate (3/8" to 3/4")	
Underdrain piping	F 750, Type PS 20 or AGHTO H-270	4" to 6" rigid schedule 40 PVC or 50625	slotted or perforated pipes: 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underdrain pipes. Perforated pipe shall be wrapped with 1/4 inch galvanized hardware cloth
Poured in place concrete (if required)		MINA Mix No. 3; f = 3500 psi at 28 days, normal weight, air-entrained, reinforcing to meet ASTM-615-02	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using prequalified approved sites or local alternatives requires design drawings, sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting AZ Code 5901.69; vertical loading 01-10 or H-201; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AGHTO-H-6 or ASTM-C-33	0.075" to 0.09"	Sand substitutions such as Diabase and Gneiss (AGHTO #10 are not acceptable. No calcium carbonate or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

OPERATION & MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

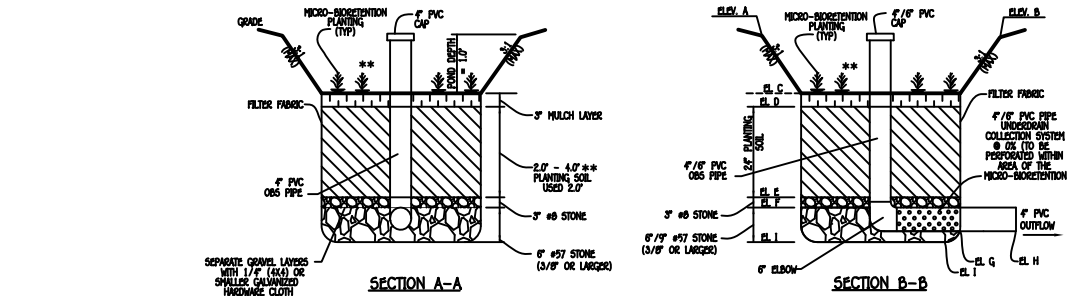
- THE OWNER SHALL INSPECT THE MONITORING WELLS AND STRUCTURES ON A QUARTERLY BASIS AND AFTER EVERY HEAVY STORM EVENT.
- THE OWNER SHALL RECORD THE WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS OVER A PERIOD OF SEVERAL DAYS TO ENSURE TRENCH DRAINAGE FACILITY DRAINS.
- THE OWNER SHALL MAINTAIN A LOG BOOK TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN DOWN WITHIN A SEVENTY-TWO (72) HOUR TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO HOWARD COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.

DRYWELL NO.	AREA OF ROOF PROVIDED PER DOWN SPOUT	VOLUME REQUIRED	VOLUME PROVIDED	AREA OF TREATMENT	L	W	D
LOT 1 (FRONT)	754 SQ. FT.	99 C.F.	200 C.F.	100%	10'x	10'x	5'
LOT 1 (GARAGE)	474 SQ. FT.	60 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 1 (REAR)	760 SQ. FT.	101 C.F.	280 C.F.	100%	12'x	12'x	5'
LOT 2 (FRONT)	754 SQ. FT.	99 C.F.	128 C.F.	100%	8'x	8'x	5'
LOT 2 (GARAGE)	474 SQ. FT.	63 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 2 (LT REAR)	324 SQ. FT.	43 C.F.	98 C.F.	100%	7'x	7'x	5'
LOT 2 (RT REAR)	444 SQ. FT.	59 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 3 (FRONT)	754 SQ. FT.	99 C.F.	200 C.F.	100%	10'x	10'x	5'
LOT 3 (GARAGE)	474 SQ. FT.	63 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 3 (REAR)	760 SQ. FT.	101 C.F.	240 C.F.	100%	12'x	10'x	5'
LOT 4 (FRONT)	754 SQ. FT.	99 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 4 (GARAGE)	474 SQ. FT.	63 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 4 (REAR)	760 SQ. FT.	101 C.F.	200 C.F.	100%	10'x	10'x	5'
LOT 5 (FRONT)	754 SQ. FT.	99 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 5 (GARAGE)	474 SQ. FT.	63 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 5 (REAR)	760 SQ. FT.	101 C.F.	200 C.F.	100%	10'x	10'x	5'
LOT 6 (FRONT)	754 SQ. FT.	99 C.F.	648 C.F.	100%	18'x	18'x	5'
LOT 6 (GARAGE)	474 SQ. FT.	63 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 6 (REAR)	760 SQ. FT.	101 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 7 (FRONT)	754 SQ. FT.	99 C.F.	200 C.F.	100%	10'x	10'x	5'
LOT 7 (GARAGE)	474 SQ. FT.	63 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 7 (REAR)	760 SQ. FT.	101 C.F.	648 C.F.	100%	18'x	18'x	5'
LOT 8 (FRONT)	840 SQ. FT.	111 C.F.	280 C.F.	100%	14'x	10'x	5'
LOT 8 (GARAGE)	474 SQ. FT.	63 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 8 (REAR)	812 SQ. FT.	107 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 9 (FRONT)	875 SQ. FT.	115 C.F.	240 C.F.	100%	12'x	10'x	5'
LOT 9 (REAR)	840 SQ. FT.	111 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 10 (FRONT)	875 SQ. FT.	115 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 10 (REAR)	840 SQ. FT.	111 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 11 (FRONT)	875 SQ. FT.	115 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 11 (REAR)	840 SQ. FT.	111 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 12 (FRONT)	754 SQ. FT.	99 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 12 (GARAGE)	474 SQ. FT.	63 C.F.	71 C.F.	100%	6.3'x	6.3'x	4.5'
LOT 12 (REAR)	760 SQ. FT.	101 C.F.	392 C.F.	100%	14'x	14'x	5'
LOT 13 (FRONT)	754 SQ. FT.	99 C.F.	200 C.F.	100%	10'x	10'x	5'
LOT 13 (GARAGE)	474 SQ. FT.	63 C.F.	72 C.F.	100%	6'x	6'x	5'
LOT 13 (REAR)	760 SQ. FT.	101 C.F.	336 C.F.	100%	14'x	12'x	5'

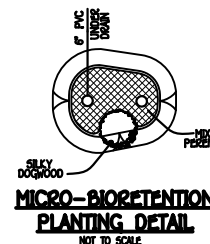
* AREA OF TREATMENT EXCEEDS THAT REQUIRED.

OPERATION & MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

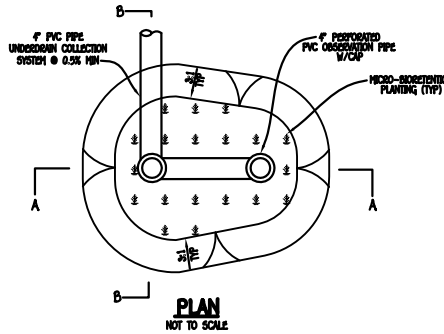
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT. REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL. TREAT DISEASED TREES AND SHRUBS AND REPLACE ALL DEFICIENT STAKES AND WIRDS.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PROBLEM SHOULD BE REMOVED BEFORE THE MULCH LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.



MICRO-BIORETENTION DETAIL (M-6)
NOT TO SCALE



MICRO-BIORETENTION PLANTING DETAIL
NOT TO SCALE

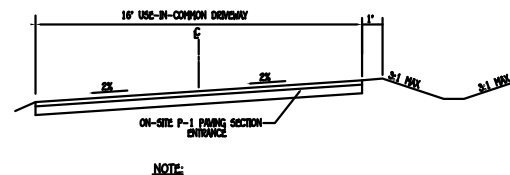


PLAN
NOT TO SCALE

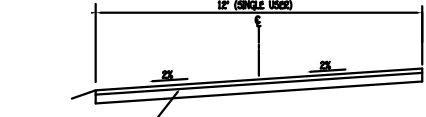
MICRO-BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
1	356.00	356.00	359.00	354.75	352.75	352.50	352.17	351.00	352.00
2	343.70	343.70	342.00	342.45	340.45	340.20	339.87	339.70	339.70

NOTE: DRAIN CAP ON MICRO-BIO 2 TO BE SET AT 343.32 (0.62 FT. HIGHER THAN BOTTOM OF FACILITY).

MICRO-BIORETENTION PLANT MATERIAL				
MICRO-BIO 1 QUANTITY	MICRO-BIO 2 QUANTITY	MICRO-BIO 3 QUANTITY	NAME	MAXIMUM SPACING (FT.)
35	35	45	RED PERSIMMON	1.5 TO 3.0 FT.
1	1	1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION



16' USE-IN-COMMON DRIVEWAY CROSS SLOPE SECTION
NOT TO SCALE



TYPICAL PRIVATE DRIVE CROSS SLOPE SECTION
NOT TO SCALE

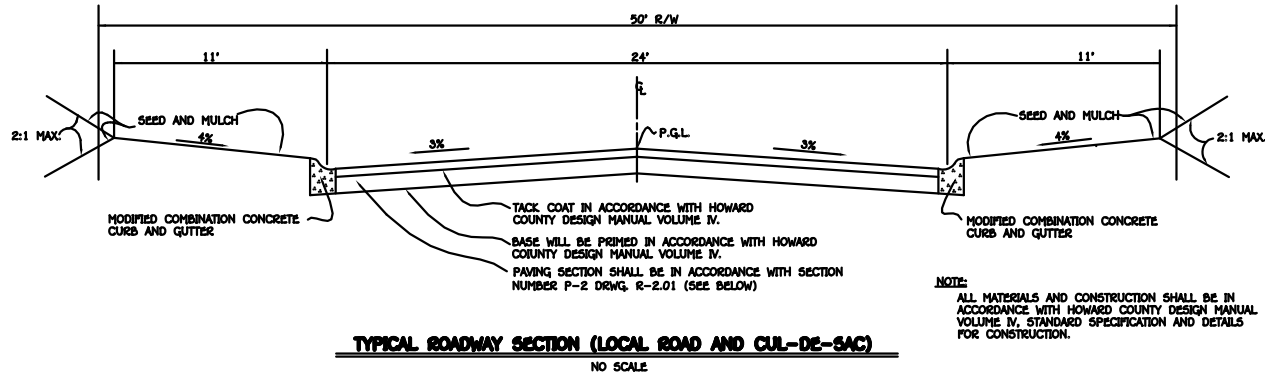
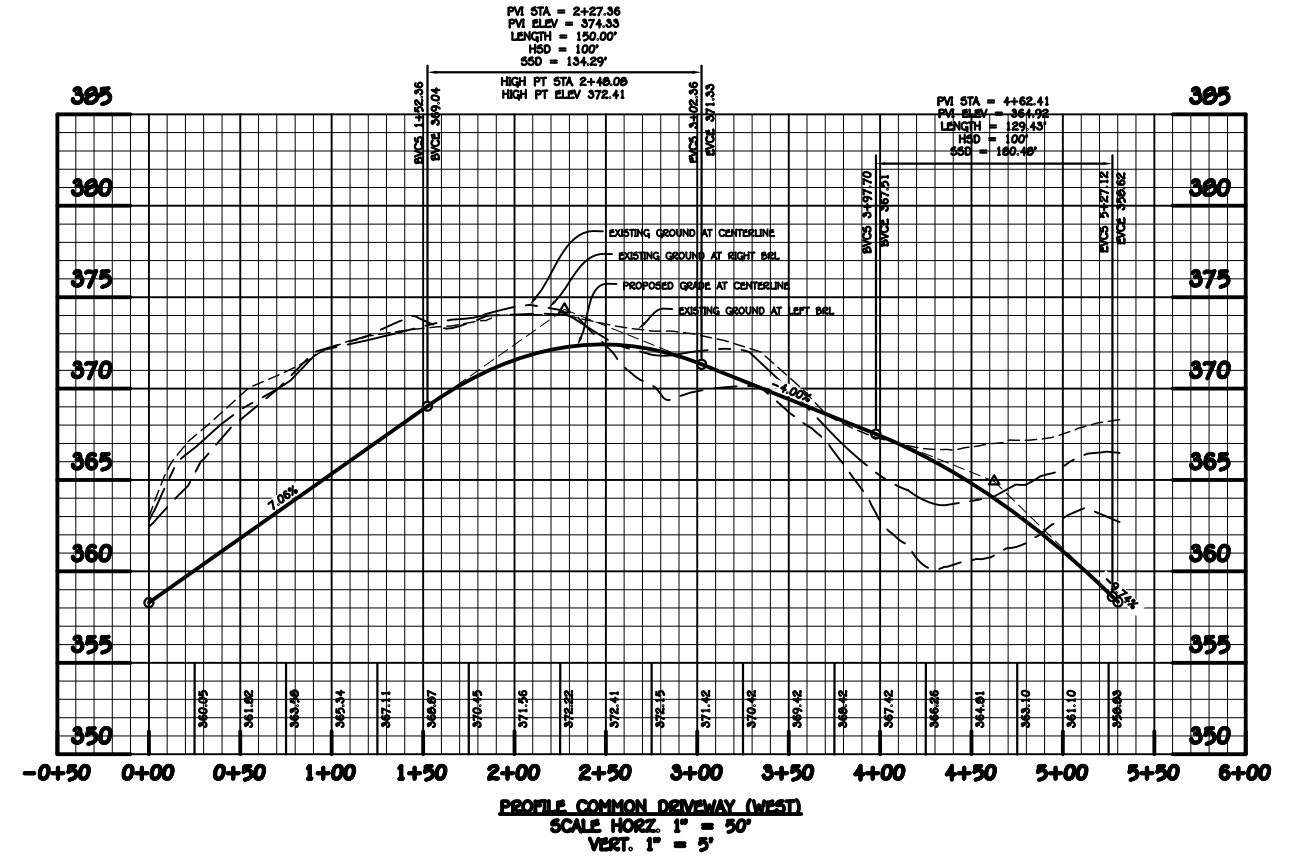
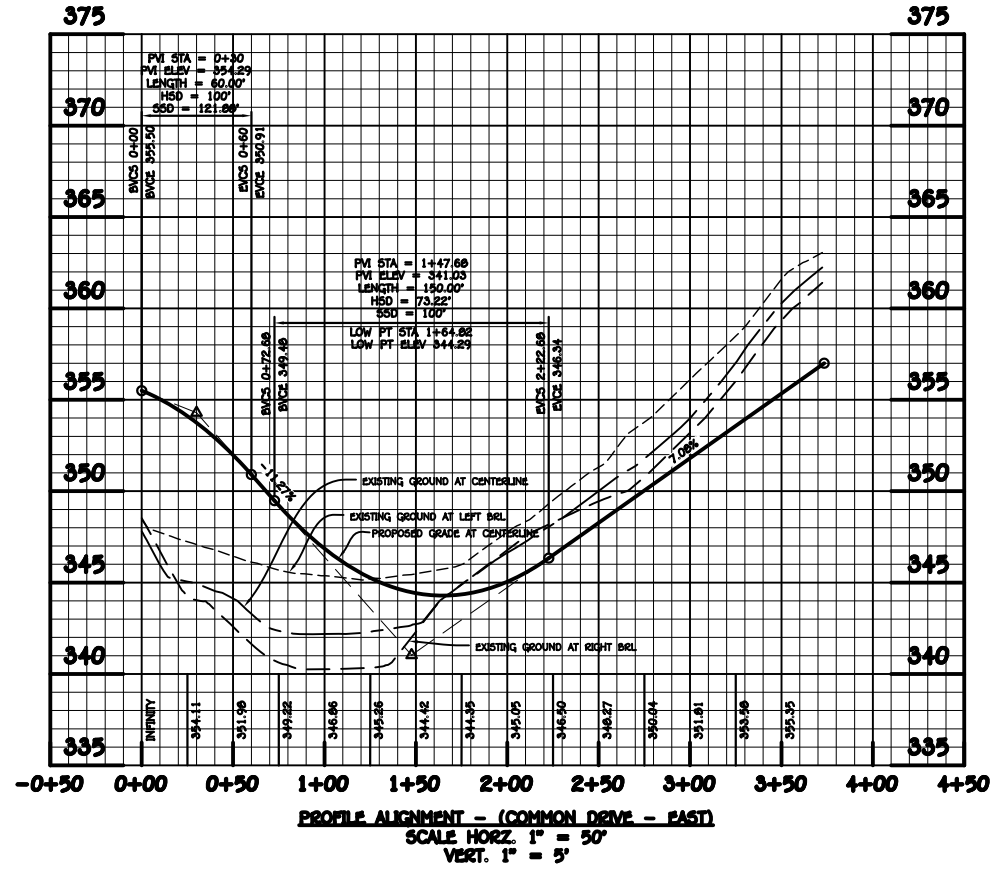
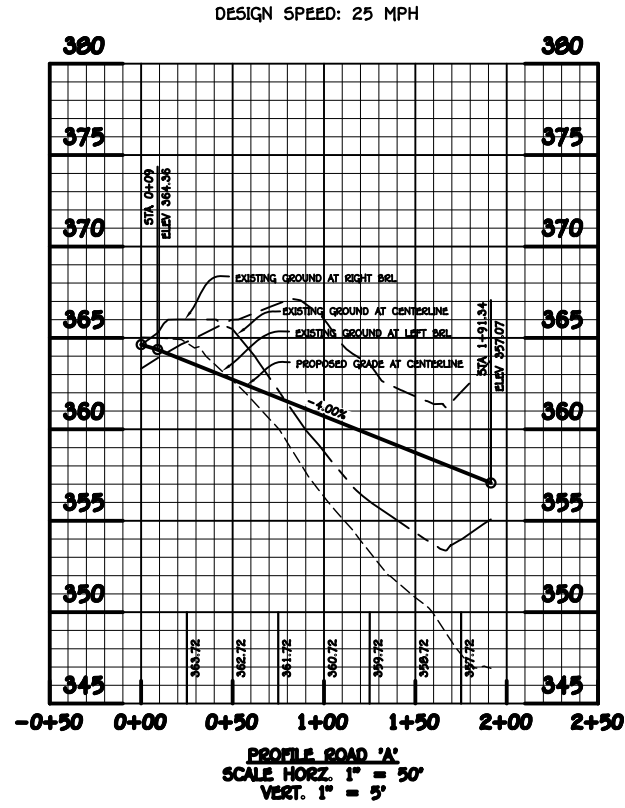
SCHEDULE A - PERIMETER LANDSCAPE EDGE

PERIMETER CATEGORY	1	2	3	4	5	6	7	8	TOTAL
ADJACENT TO ROADWAY	ADJACENT TO ROADWAY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO PERIMETER PROPERTIES	
LANDSCAPE TYPE	N/A (FRONT)	B (SIDE TO ROAD)	N/A (FRONT)	A	A	A	A	A	
LINEAR FEET OF PERIMETER	500 L.F.	84 L.F.	574 L.F.	608 L.F.	217 L.F.	30 L.F.	424 L.F.	590 L.F.	
CREDIT FOR EXISTING TREES (YES/NO, LENGTH)	N/A	N/A	N/A	YES, 526 L.F. (82 L.F. REMAINING)	YES, 200 L.F. (17 L.F. REMAINING)	YES, 30 L.F. (0 L.F. REMAINING)	YES, 424 L.F. (0 L.F. REMAINING)	YES, 66 L.F. (32 L.F. REMAINING)	
NUMBER OF PLANTS REQUIRED SHADE TREES/EVERGREENS	0	2/2 (84/50' = 1.7 OR 2) (84/40' = 2.1 OR 2)	0	1 (82/60' = 1.4 OR 1)	0 (17/60' = 0.3 OR 0)	0	0	5 (32/60' = 5.4 OR 5)	8 2
CREDIT FOR EXISTING VEGETATION SHADE TREES SMALL/MEDIUM DECIDUOUS TREES/EVERGREENS SHRUBS	0	1	0	0	0	0	0	0	1 0
NUMBER OF PLANTS PROVIDED SHADE TREES SMALL/MEDIUM DECIDUOUS TREES/EVERGREENS SHRUBS	1	4	2	1	0	0	0	6	10 22 7

NOTE: CREDIT ALONG PERIMETER 2 IS FOR ONE (1) EXISTING 41" ENGLISH WALNUT.

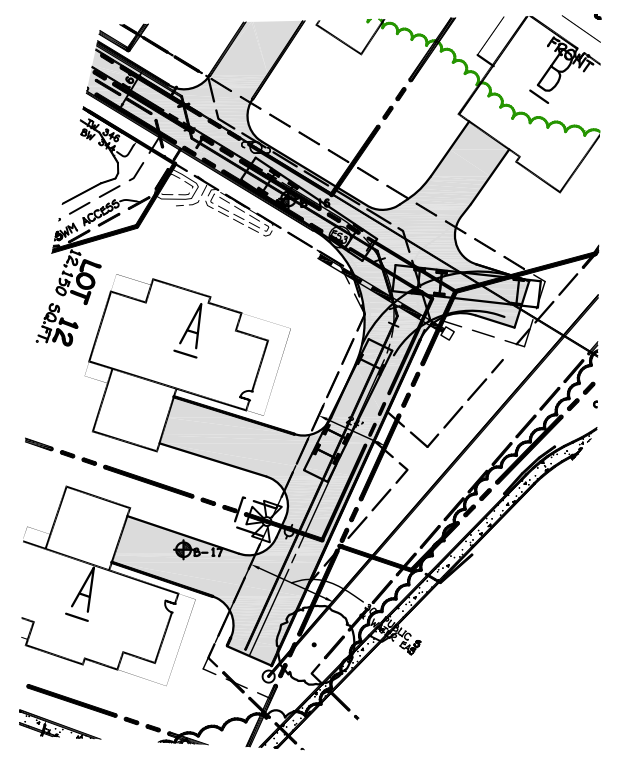
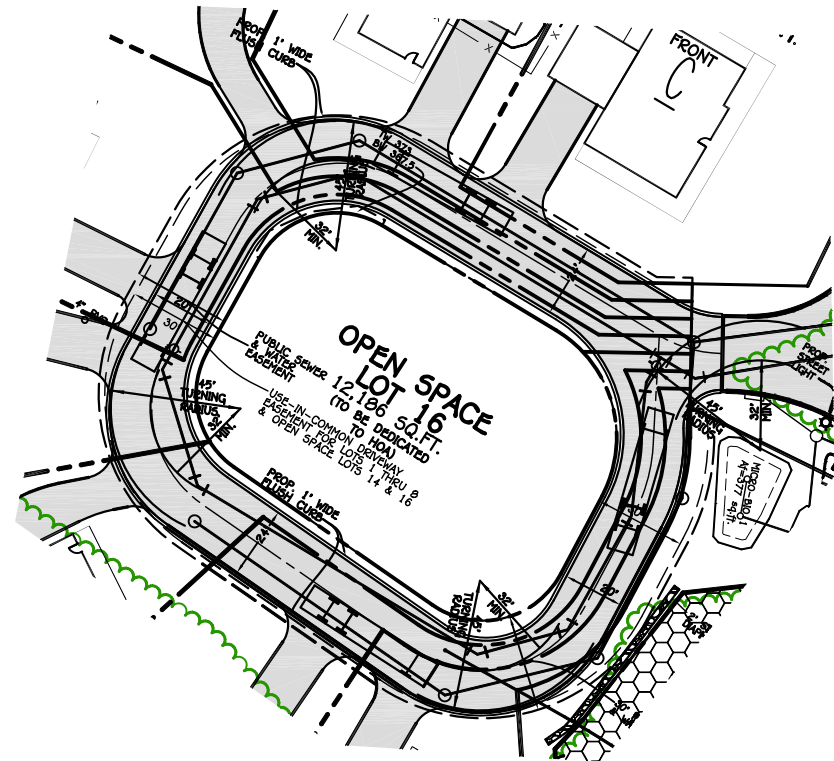
STREET TREE PLANT LIST			
QTY.	KEY	NAME	SIZE
9	(Symbol)	ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE)	2.5" - 3" CAL. FULL CROWN, B&B

DESIGN SPEED: 15 MPH



ROADWAY INFORMATION CHART					
ROAD NAME	CLASSIFICATION	DESIGN SPEED	ZONING	STATION LIMITS	PAVING SECTION
ROAD A	Y-TURNAROUND	25 M.P.H.	R-ED	0+00 TO 1+91.34	P-2

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)		
		3 TO <5	5 TO <7	>7
P-2	PARKING DRIVE ASBLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	PAVEMENT MATERIAL (INCHES)		
		HMA SUPERPAVE FINAL SURFACE 9.5 MM. PG 64-22, LEVEL 1 (ESAL)	MIN HMA WITH GAB	HMA WITH CONSTANT GAB
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.2 MM. PG 64-22, LEVEL 1 (ESAL)		
		HMA SUPERPAVE BASE 19.0 MM. PG 64-22, LEVEL 1 (ESAL)		
		GRADED AGGREGATE BASE (GAB)		



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38866, EXPIRATION DATE: 01/12/2016.

Signature of Professional Engineer _____ DATE _____

DEVELOPER
LAND HOLDINGS LLC
C/O B. JAMES GREEFFIELD
6420 AUTUMN SKY WAY
COLUMBIA, MD 21044
443-324-4732

OWNERS
CHARLES T LACEY SR
KARLOS LACEY CO-TRUSTEES
3558 CHURCH ROAD
ELLCOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
Civil Engineering Consultants & Land Surveyors
CENTRAL SQUARE OFFICE BLDG. - 10725 BALDWIN INDUSTRIAL PARK
ELLCOTT CITY, MARYLAND 21042
(410) 461-2895

TENTATIVELY APPROVED:
DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

APPROVED:
PLANNING BOARD OF HOWARD COUNTY

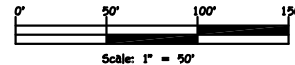
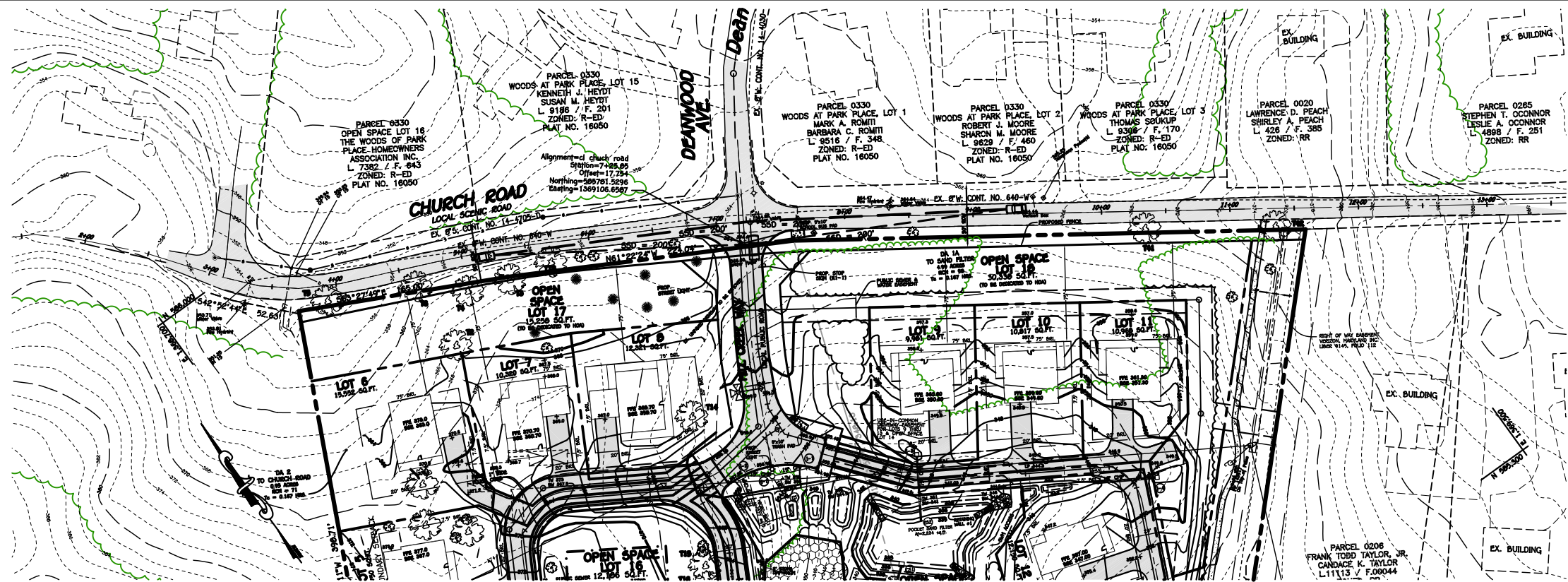
PLANNING DIRECTOR _____ DATE _____

_____ DATE _____

ZONED R-ED
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

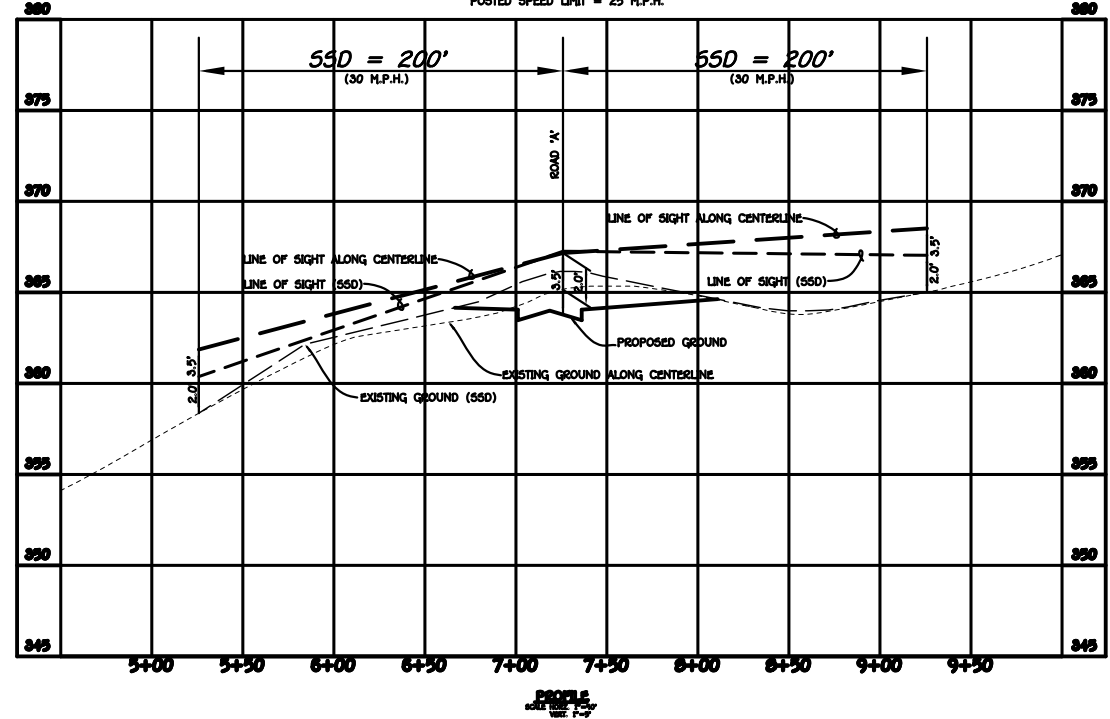
SCALE: AS SHOWN DATE: FEBRUARY, 2016
SHEET 7 OF 8

SP-15-019



NOTE: SPEEDS ENCOUNTERED DURING THE STUDY WERE LESS THAN THE POSTED SPEED LIMIT OF 25 MPH. A SPEED LIMIT OF 30 M.P.H. WAS USED FOR THIS PLAN.

CHURCH ROAD
LOCAL ROAD
POSTED SPEED LIMIT = 25 M.P.H.



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE: 01/12/2018.

Signature Of Professional Engineer _____ DATE _____

DEVELOPER
LAND HOLDINGS LLC
C/O B. JAMES GREENFIELD
6420 AUTUMN SKY WAY
COLUMBIA, MD 21044
443-324-4732

OWNERS
CHARLES T. LACEY SR.
KARLOS LACEY CO-TRUSTEES
3538 CHURCH ROAD
ELLIOTT CITY, MD 21043-4402

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PIKE
ELLIOTT CITY, MARYLAND 21042
(410) 461-2995

TENTATIVELY APPROVED:
DEPARTMENT OF PLANNING AND ZONING, HOWARD COUNTY

PLANNING DIRECTOR _____ DATE _____

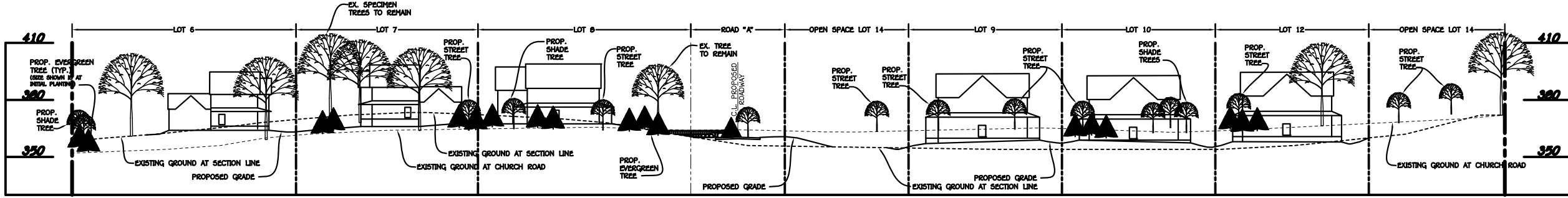
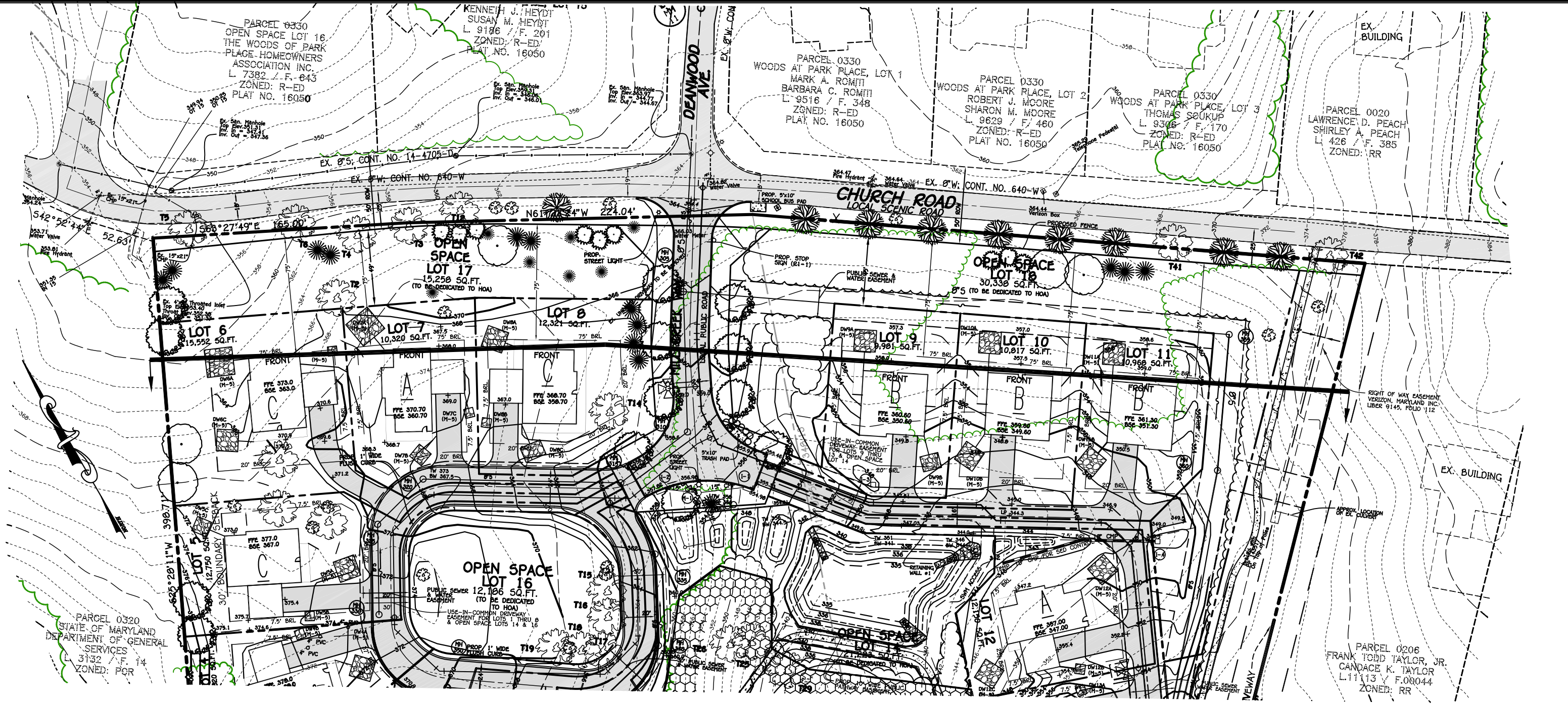
APPROVED:
PLANNING BOARD OF HOWARD COUNTY

DATE _____

SIGHT DISTANCE ANALYSIS
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18

ZONED R-ED
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: FEBRUARY, 2016
SHEET 8 OF 8



RETAINING WALL EXHIBIT
VIEW AT CHURCH ROAD
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 18

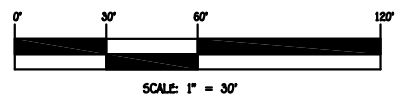
ZONED R-ED
 TAX MAP NO: 25 GRID NO: 1 PARCEL NO: 13
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

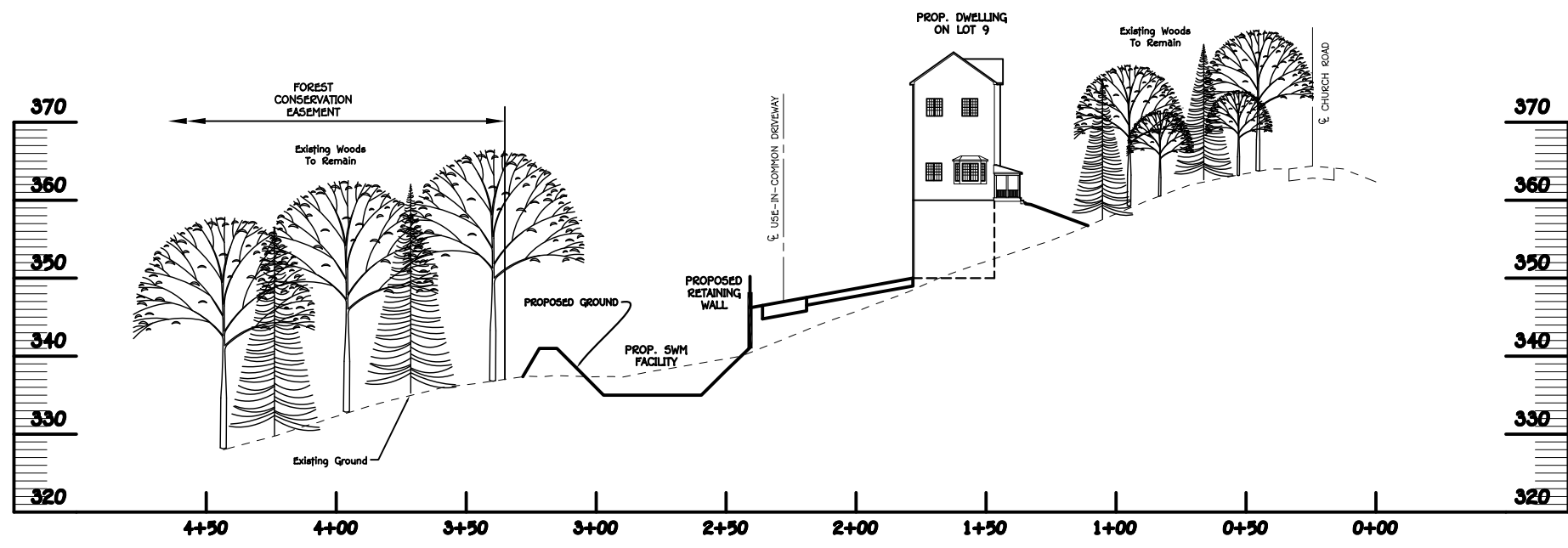
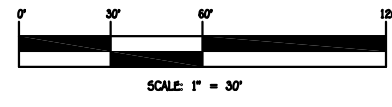
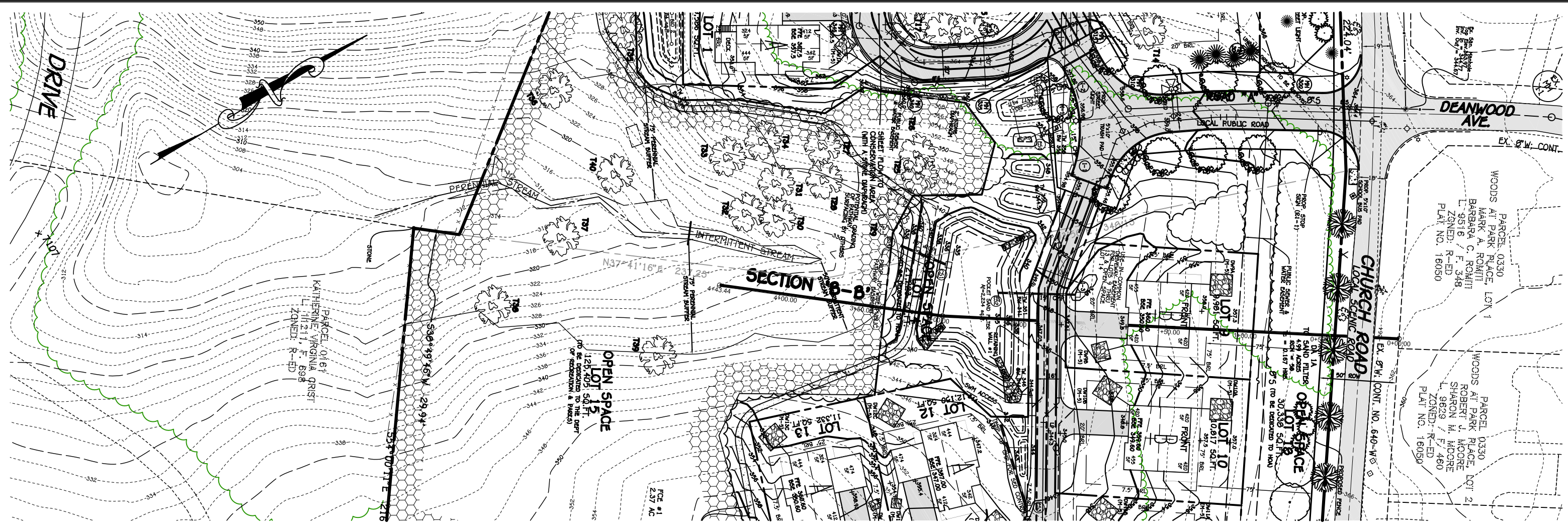
SCALE: AS SHOWN DATE: MARCH, 2016
 SHEET 1 OF 1

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 NATIONAL SQUARE OFFICE PARK - 10272 BALDWIN NATIONAL PARK
 ELLICOTT CITY, MARYLAND 21104
 (410) 461-2999

DEVELOPER
 LAND HOLDINGS LLC
 C/O B. JAMES GREENFIELD
 6420 AUTUMN SKY WAY
 COLUMBIA, MD 21044
 443-324-4732

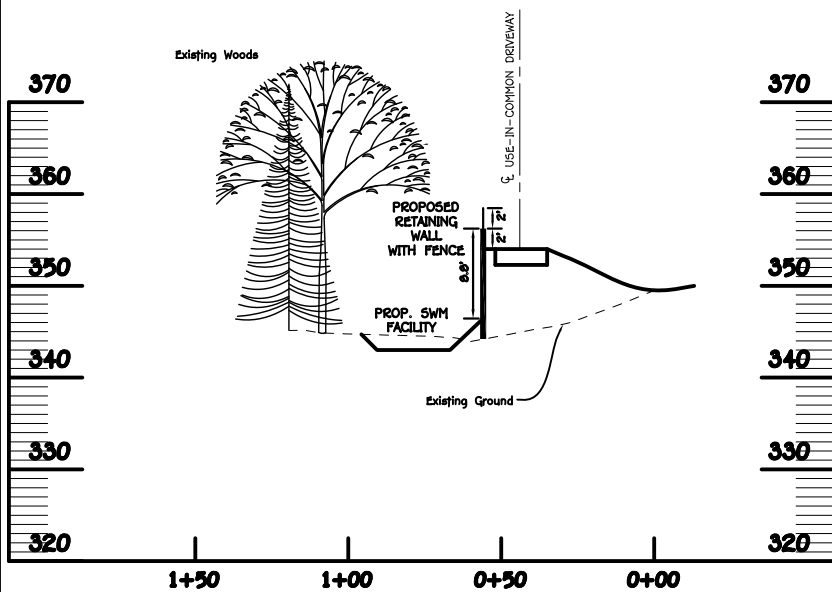
OWNERS
 CHARLES T LACEY SR
 KARLOS LACEY CO-TRUSTEES
 3538 CHURCH ROAD
 ELLICOTT CITY, MD 21043-4402



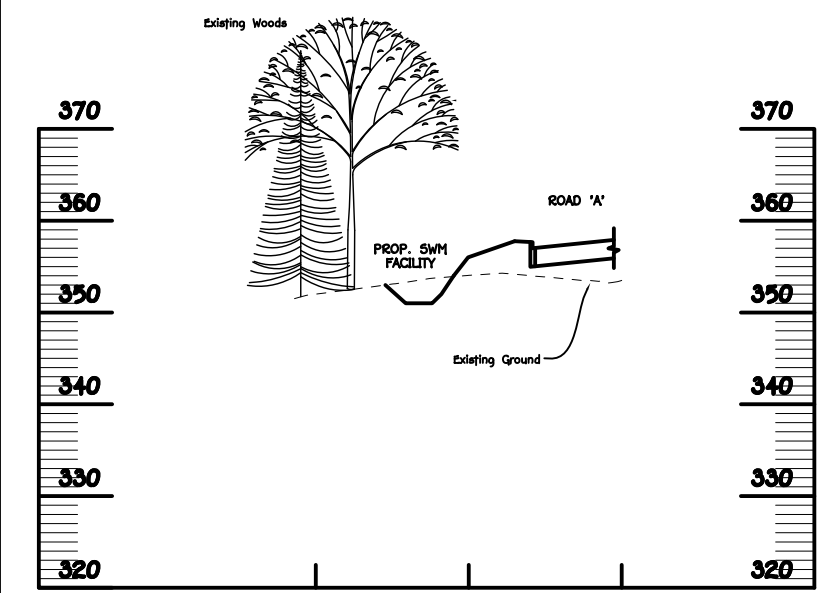


SECTION 'A-A' THRU SITE
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 16

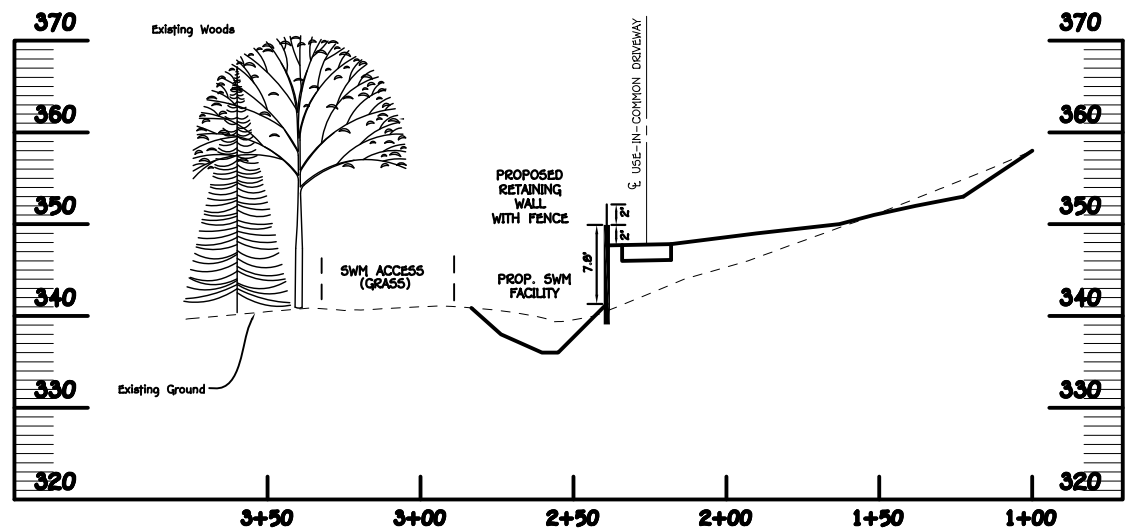
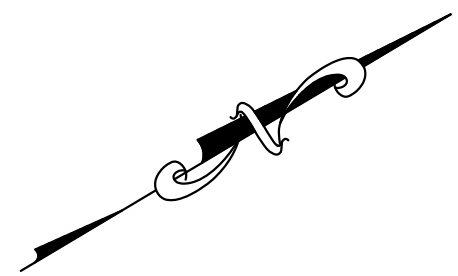
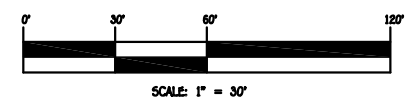
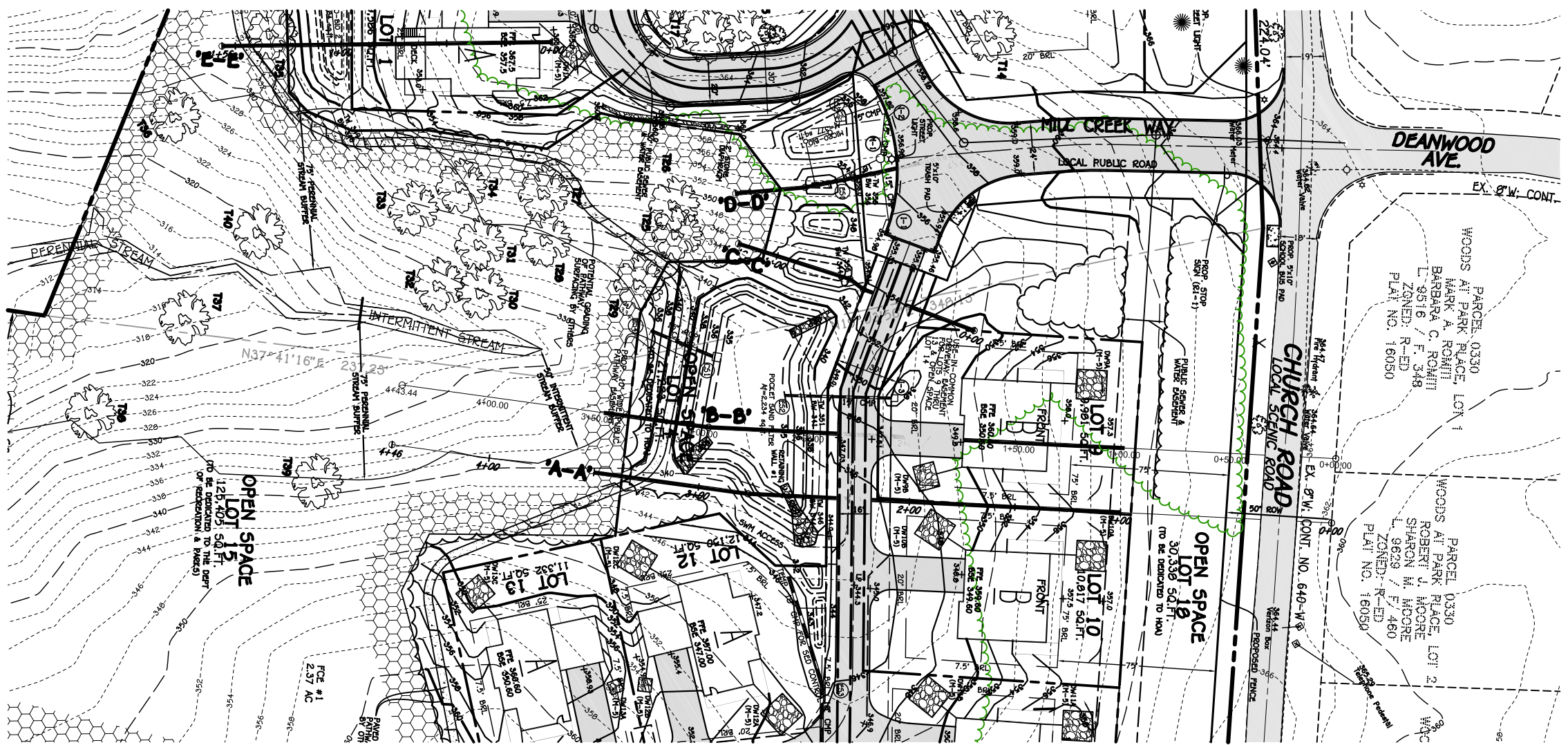
ZONED R-ED
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY, 2016
SHEET 1 OF 1



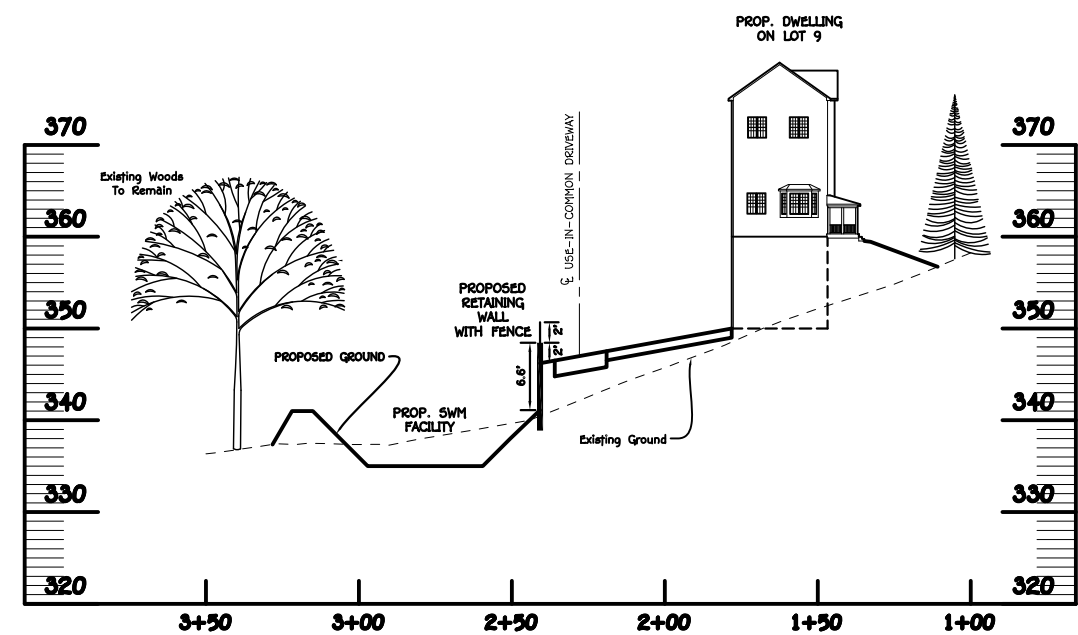
SECTION C-C
SCALE: HORIZ. 1" = 30'
VERT. 1" = 10'



SECTION D-D
SCALE: HORIZ. 1" = 30'
VERT. 1" = 10'

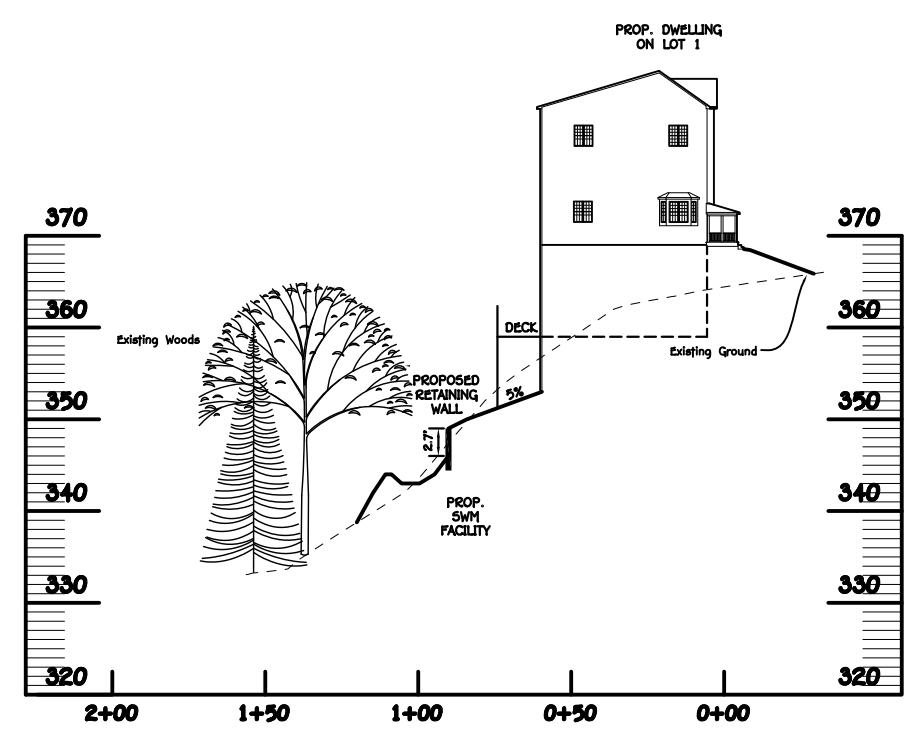
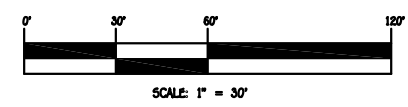
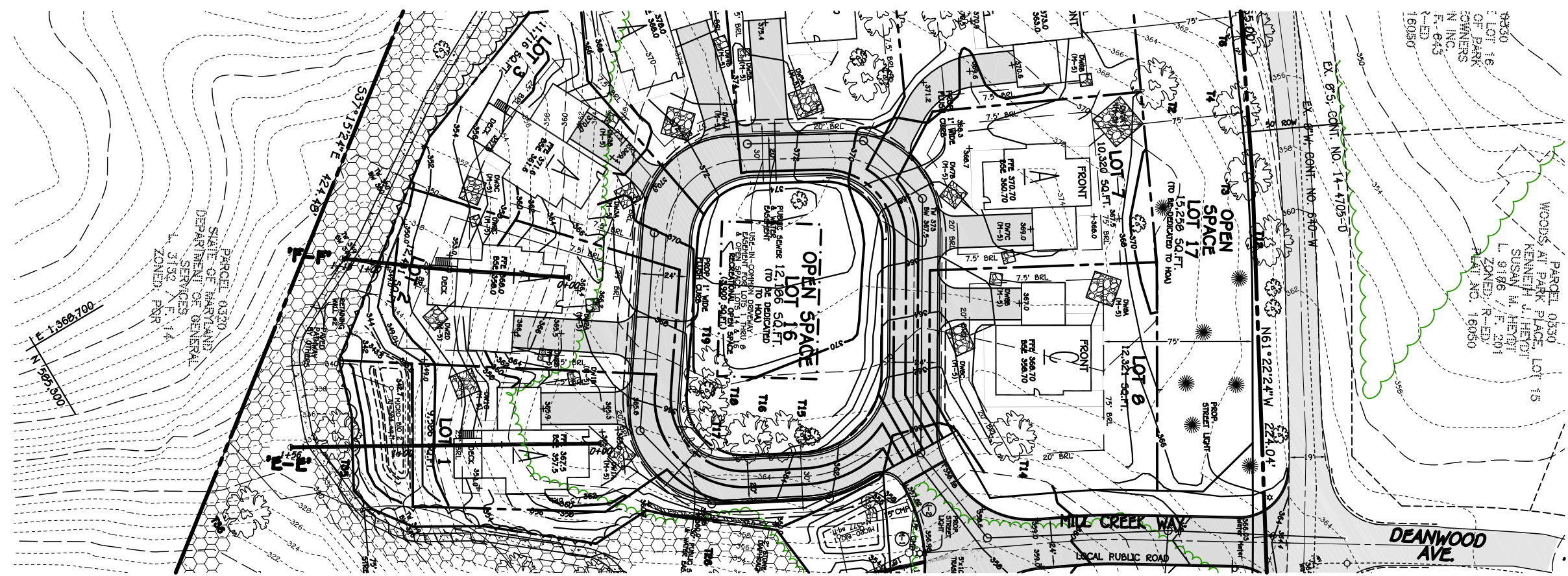
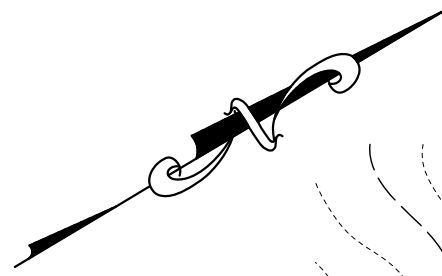


SECTION A-A
SCALE: HORIZ. 1" = 30'
VERT. 1" = 10'

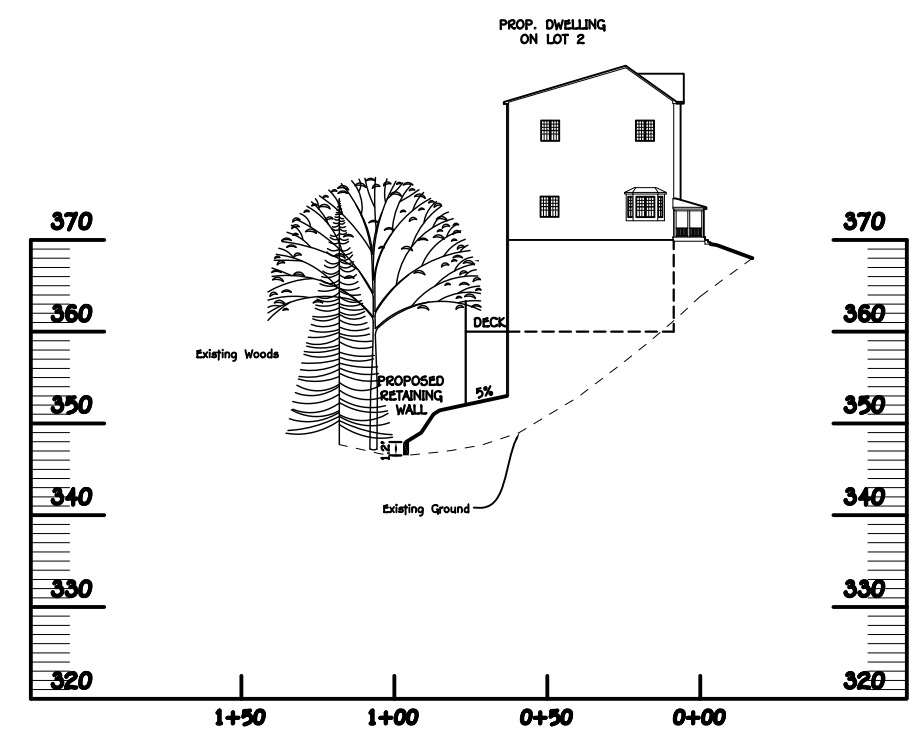


SECTION B-B
SCALE: HORIZ. 1" = 30'
VERT. 1" = 10'

SECTION 'A-A' THRU 'D-D'
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 16
ZONED R-ED
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2016
SHEET 1 OF 2



SECTION E-E
SCALE: HORIZ. 1" = 30'
VERT. 1" = 10'



SECTION F-F
SCALE: HORIZ. 1" = 30'
VERT. 1" = 10'

SECTION 'E-E' THRU 'F-F'
LACEY PROPERTY
LOTS 1 THRU 13 AND
OPEN SPACE LOTS 14 THRU 16

ZONED R-ED
TAX MAP NO.: 25 GRID NO.: 1 PARCEL NO.: 13
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH, 2016
SHEET 2 OF 2



HOUSE 'A' ELEVATION #1



HOUSE 'A' ELEVATION #2

dw taylor
ARCHITECT

CHURCH ROAD

Ellicott City, Maryland



HOUSE 'B'

dw taylor
ARCHITECT

CHURCH ROAD

Ellicott City, Maryland



HOUSE 'C'

dw taylor
ARCHITECT

CHURCH ROAD

Ellicott City, Maryland



HOUSE 'D'

dw taylor
ARCHITECT

CHURCH ROAD

Ellicott City, Maryland