
Vicinal Properties:

Surrounding properties are zoned RR-DEO and designated Tier III. They include:

North – Ten Oaks Road - across the street is the proposed Gaither's Chance subdivision.

East – Single family homes on Ten Oaks Road.

South – Single family homes on Ten Oaks Road.

West – The Linden Chapel Hills subdivision containing single family homes.

Legal Notice:

The property was properly posted and verified by DPZ.

Regulatory Compliance:

The Amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations (effective October 6, 2013), the Howard County Design Manual, the Adequate Public Facilities Ordinance, the Forest Conservation Manual, and the Landscape Manual all apply.

History:

- **ECP-16-013, Environmental Concept Plan** - Submitted April 28, 2016, for the 6 lot subdivision. The plan was approved on August 18, 2016.
- **WP-16-108** - Submitted March 9, 2016, to seek alternative compliance for Section 16.120(b)(4)(iii)(b) of the Subdivision Regulations that prohibits protected environmental features from being located on lots less than 10 acres. The Alternative Compliance request was approved on April 12, 2016.
- **WP-16-159** - Submitted June 30, 2016, to seek alternative compliance for Section 16.145(a) of the Subdivision Regulations stipulating the submission of a Preliminary Equivalent Sketch Plan. The Alternative Compliance request was approved on September 1, 2016.

Analysis:

Site Improvements – A proposed shared driveway from Ten Oaks Road will serve 6 single family lots. Lots 1 - 3 will contain floodplain, stream buffer, wetlands, forest conservation areas, and storm water management devices. Lots 4 – 6 will contain wetland areas and storm water management devices. There are no historic structures, but there is an existing dwelling to remain in Lot 4, and multiple sheds that are to be removed prior to recording the final subdivision plat.

Setbacks – The proposed development complies with all setback requirements.

Storm Water Management (SWM) - Storm water management is achieved through a combination of rooftop disconnects, sheet flow to conservation areas, rain barrels, and micro-bioretenion areas, in accordance with the 2010 Stormwater Management Act and the MDE Stormwater Design Manual.

Environmental Considerations – The property contains 1.76 acres of floodplain, wetlands, erodible soils, and 0.55 acres of forest. The subdivision layout only impacts the stream and wetland buffer for the necessary improvements to the damaged culvert and stormwater infrastructure at the driveway crossing.

Landscaping - Landscaping complies with the Howard County Landscape Manual and Design Criteria. Perimeter landscaping is being provided through credits for maintaining existing vegetation and providing additional landscaping along the public street and property boundaries.

Forest Conservation - The proposed development requires 3.12 acres of forest

retention. A forest conservation easement of 4.57 acres is proposed on Lots 1 – 3, the easement contains 1.45 acres of forest retention and 3.12 acres of afforestation.

Adequate Public Facilities – Allocations in the Rural West Allocation Area are currently available, but will not be finalized until the project has been approved by the Planning Board and the Decision and Order has been executed.

Adequate Road Facilities – This plan complies with acceptable levels of service established by Adequate Road Facilities requirements.

Development Criteria – This plan complies with the Howard County Subdivision and Land Development Regulations and the October 6, 2013 Howard County Zoning Ordinance.

Planning Board Criteria: The Final Plan complies with the below requirements of Senate Bill 236 “The Sustainable Growth and Agricultural Preservation Act of 2012”:

1. **The cost of providing local governmental services to the residential major subdivision unless a local jurisdiction’s Adequate Public Facilities Ordinance already requires a review of government services.**

Howard County has an Adequate Public Facilities ordinance; therefore, this requirement has been met.

2. **The potential environmental issues or a natural resources inventory related to the proposed residential major subdivision.**

Environmental features on the property will not be disturbed. The forest and floodplain area are being protected with an easement and the wetland areas are not being disturbed. The disturbances within the stream buffer area are to facilitate improvements to the driveway and culvert areas. The specimen trees located onsite are all being preserved.

SRC Action: The SRC determined the final plan can be approved, subject to addressing minor drafting errors that must be corrected prior to DPZ signature approval. Please see the attachment.

Recommendation: The Department of Planning and Zoning recommends approval of Final Plan (F-16-123), subject to complying with SRC comments (attached).


Valdis Lazdins, Director
Department of Planning and Zoning

12/22/16
Date

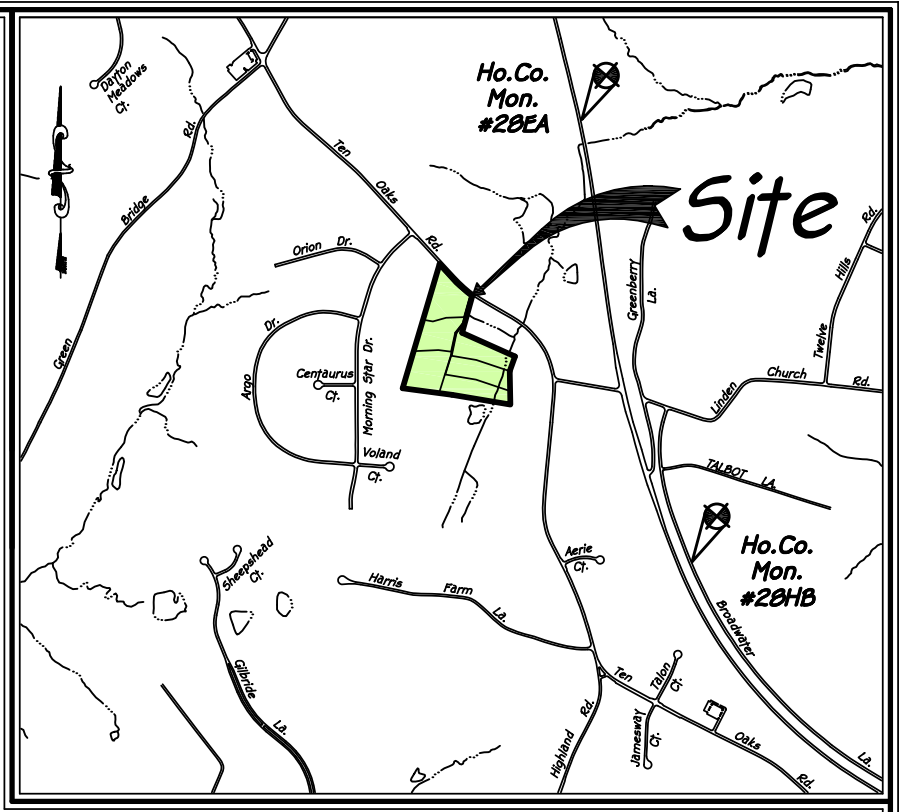
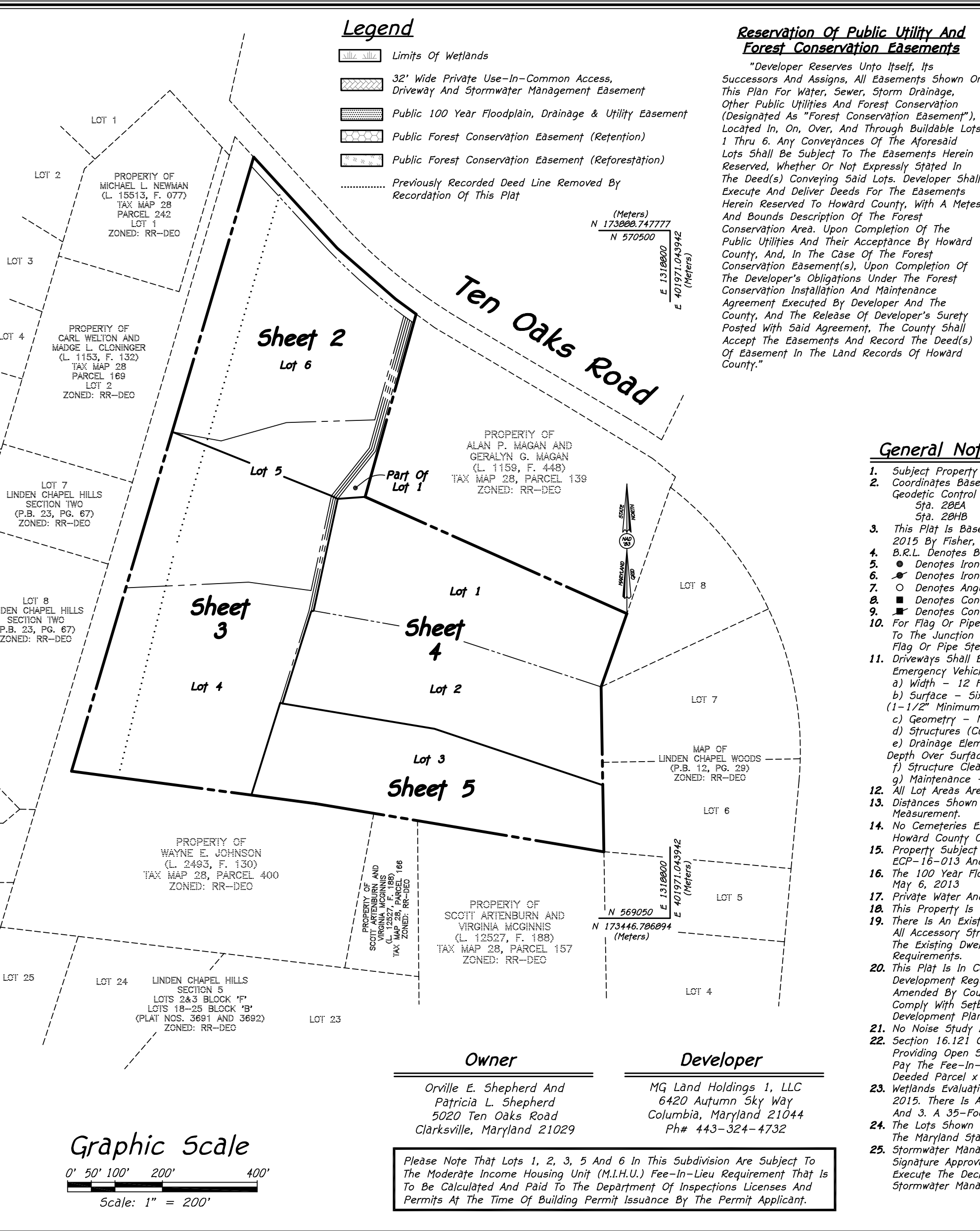
Please note that this file is available for public review by appointment at the Department of Planning and Zoning’s public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
19	569189.9705	1318660.4090	173489.449985	401928.496509
20	569291.6902	1318052.4796	173520.454143	401743.192965
21	569359.9272	1317537.5594	173541.252907	401586.281278
22	570654.8373	1317921.6781	173935.942287	401703.330801
23	570590.7446	1317980.4808	173916.406796	401721.253908
24	570462.8549	1318097.8149	173877.425944	401751.017507
25	570355.4315	1318221.2185	173844.683212	401794.630983
26	570323.8208	1318264.3067	173835.048258	401807.764313
27	569692.2403	1318708.8912	173642.542134	401943.261726
100	570075.5596	1317749.8427	173759.378080	401650.955346
101	570336.2011	1317916.1499	173930.261947	401721.649880
102	570477.8790	1318061.5513	173882.025271	401745.964319
103	570305.0577	1318259.0795	173829.329242	401806.169834
104	569934.2546	1318099.0372	173716.308249	401757.390039
105	569940.5659	1318085.6659	173718.231936	401753.314459
106	569698.2183	1318048.2294	173644.364212	401741.903813
107	569696.9386	1318043.0440	173643.974174	401740.323302
108	569502.8221	1317982.3070	173584.807357	401721.810625
109	569504.2555	1317977.7260	173585.244242	401720.414335
110	569305.6649	1317916.8427	173525.932899	401721.856438
111	569449.3828	1318303.0722	173568.519121	401819.600251
112	569330.4203	1318658.1565	173532.259183	401827.809955
500	569938.5157	1318156.8825	173717.607025	401775.021335
515	569346.9869	1317635.2076	173537.308680	401616.014514
526	569537.8730	1318654.4147	173595.490993	401926.669443

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel, P.L.S. #339 (Property Line Surveyor)	Date
Orville E. Shepherd	Date
Patricia L. Shepherd	Date

Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	3.100 Ac.±	0.100 Ac.±	3,000 Ac.±
2	3.103 Ac.±	0.072 Ac.±	3,031 Ac.±
3	3.117 Ac.±	0.095 Ac.±	3,022 Ac.±
4	3.872 Ac.±	0.068 Ac.±	3,804 Ac.±
5	3.025 Ac.±	0.025 Ac.±	3,000 Ac.±



Graphic Scale
0' 50' 100' 200' 400'
Scale: 1" = 200'

Owner
Orville E. Shepherd And Patricia L. Shepherd
5020 Ten Oaks Road
Clarksville, Maryland 21029

Developer
MG Land Holdings 1, LLC
6420 Aftunum Sky Way
Columbia, Maryland 21044
Ph # 443-324-4732

Please Note That Lots 1, 2, 3, 5 And 6 In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

Owner's Certificate
Orville E. Shepherd And Patricia L. Shepherd, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This _____ Day Of _____, 2016.

Orville E. Shepherd _____ Witness
Patricia L. Shepherd _____ Witness

- General Notes:**
Scale: 1" = 2,000'
- Subject Property Is Zoned RR-DEO Per The 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 28EA And No. 28HB.
Sta. 28EA N 572.58967 E 1,319,400.744 Elevation 484.996
Sta. 28HB N 567,548.744 E 1,320,551.726 Elevation 556.008
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 7, 2015 By Fisher, Collins & Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem Lot And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
 - Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet (16 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On This Site.
 - Property Subject To Prior Department Of Planning And Zoning File No's: WP-16-10B, ECP-16-013 And WP-16-159.
 - The 100 Year Floodplain Out Line Shown On This Plat Is Based On An Available FEMA Map Dated May 6, 2013
 - Private Water And Sewage Will Be Used Within This Site
 - This Property Is Not Located Within The Metropolitan District.
 - There Is An Existing Historic Dwelling And Swimming Pool Located On Lot 4 Which Are To Remain. All Accessory Structures Are To Be Removed On Site. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.
 - No Noise Study Is Required For This Project.
 - Section 16.121 Of The Subdivision Regulations Require A \$1,500.00 Payment For Fee-In-Lieu Of Providing Open Space For Non-Cluster Subdivisions In The RR Zoning District. The Developer Will Pay The Fee-In-Lieu In The Amount Of \$7,500.00 Based On 6 Cluster Lots - 1 Existing Buildable Deeded Parcel x \$1,500/Lot For 5 Non-Cluster Lots 1, 2, 3, 5 And 6.
 - Wetlands Evaluation And Report Prepared By Eco-Science Professionals, Inc. Dated December 4, 2015. There Is A 100 Year Floodplain, Wetlands And A Perennial Stream Located On Lots 1, 2 And 3. A 35-Foot Environmental Buffer Has Been Provided From The 25-Foot Wetland Buffer.
 - The Lots Shown Hereon Comply With The Minimum Ownership, Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Stormwater Management Practices Are Required In Accordance With The Design Manuals. Prior To Signature Approval Of The Final Plat Or Site Development Plan, The Developer Will Be Required To Execute The Declaration Of Covenant And/Or A Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.

Surveyor's Certificate
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Frank F. Willson And Linda W. Willson, Edwin G. Willson And Betty H. Willson, Robert G. Johnsen And Nellie L. Johnsen And Robert Behrendt To Orville E. Shepherd And Patricia L. Shepherd By Deed Dated August 12, 1967 And Recorded Among The Land Records Of Howard County, Maryland In Liber 474 At Folio 263; And (2) All The Lands Conveyed By Wayne E. Johnson And Tracy L. Johnson To Orville E. Shepherd And Patricia L. Shepherd By Deed Dated September 25, 1993 And Recorded Among The Aforesaid Land Records In Liber 3043 At Folio 81; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel, Property Line Surveyor No. 339
Expiration Date: October 4, 2016

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Ten Oaks Farm
Lots 1 Thru 6

Zoned: RR-DEO
Tax Map: 28 Grid: 14 Parcel: 140
Fifth Election District - Howard County, Maryland
Date: September 22, 2016 Scale: As Shown Sheet 1 Of 5

General Notes Continued:

- This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.
- Existing Well On Lot 4 To Be Properly Abandoned.
- Wells On Lots 1 Thru 6 Must Be Drilled Prior To Howard County Health Department Signature Of The Final Plat.
- This Subdivision Is Within Growth Tier III Which Allows Major Subdivisions Of Greater Than 4 Lots That Utilize On-Site Septic Systems.
- The Private Use-In-Common Driveway Access Easement And Maintenance Agreement For Shared Driveways Is Recorded Simultaneously With This Plat. Lots 1 Thru 6 Shall Be The Only Lots Permitted To Use This Shared Driveway.
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted As Part Of The Builders Grading Permit In The Amount Of \$16,350.00. (39 Shade Trees & 31 Evergreen Trees, Based On The Total Number Of Required Shade Trees @ \$300.00 Each & Evergreen Trees @ \$150.00 Each)
- A Pre-Submission Community Meeting For This Project Was Held On July 20, 2015 In Accordance With Section 16.127 Of The Howard County Subdivision And Land Development Regulations.
- This Site Is Not Adjacent To A Scenic Road.
- This Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
- No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Are Permitted Within The 100 Year Floodplain, 25-Foot Wetland Buffers And 100-Foot Stream Buffer.
- APFO Traffic Report Dated June, 2015 Prepared By Mars Group.
- Free-Flow Speed Study Report Dated June, 2015 Prepared By Mars Group.
- Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
a. M.I.H.U. Required = (5 Lots x 10%) = 0.5 M.I.H.U.
b. M.I.H.U. Proposed - Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	19.922 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	19.922 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.193 Ac.±
TOTAL AREA TO BE RECORDED	20.115 Ac.±

APPROVED: For Private Water And Private Sewerage Systems.
Howard County Health Department.

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Howard County Health Department.

Howard County Health Officer _____ Date _____

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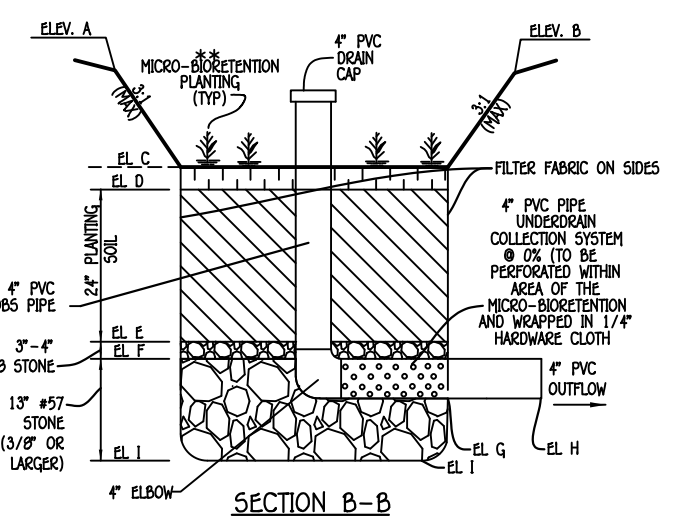
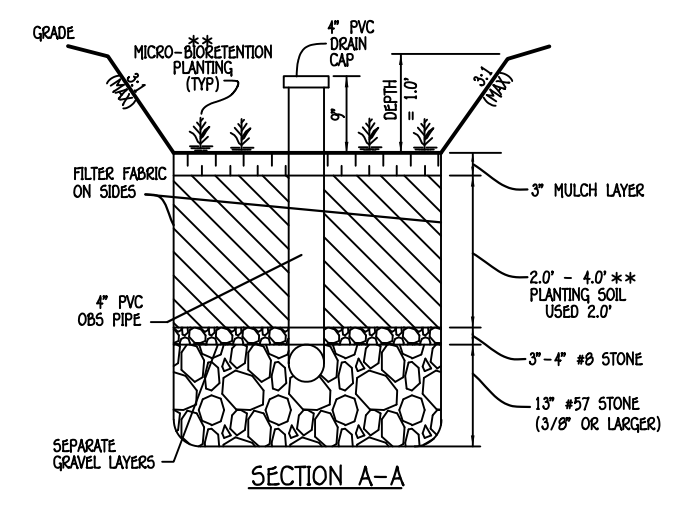
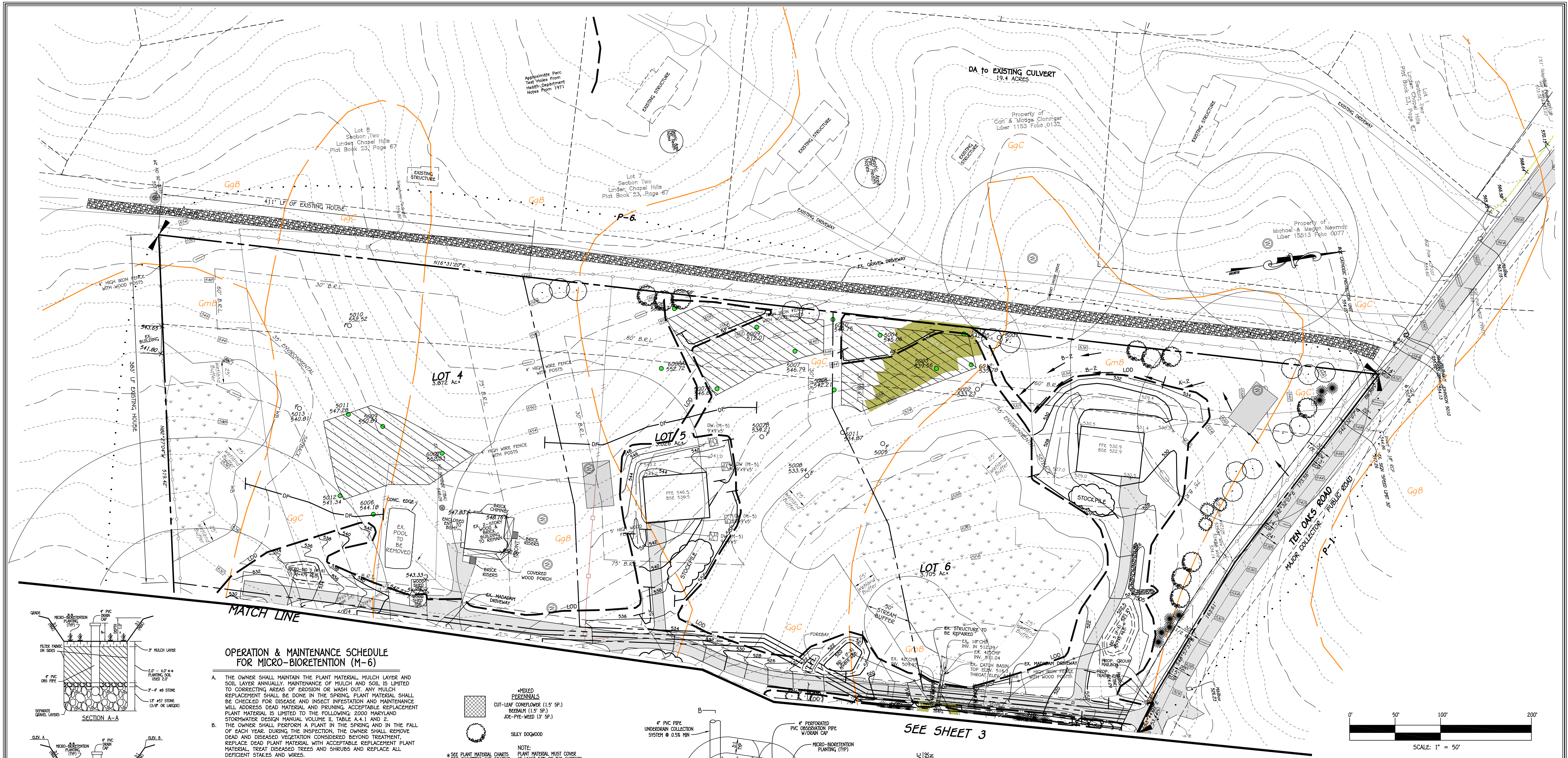
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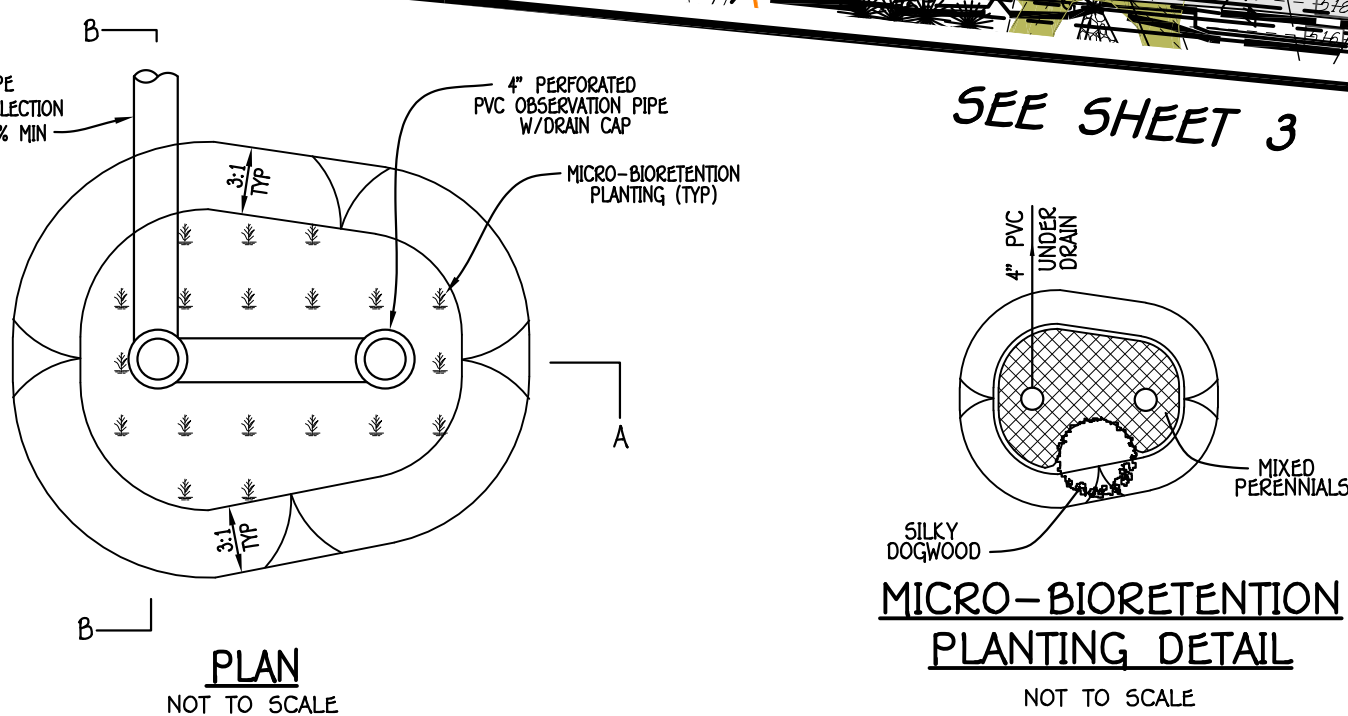
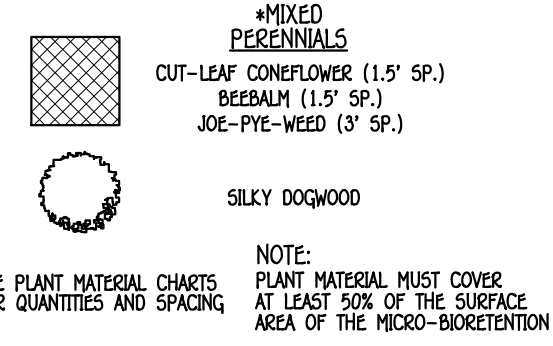
Director _____ Date _____



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

- A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR 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.
- B. 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 WIRES.
- C. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW 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.
- D.

BIORETENTION & MICRO-BIORETENTION PLANT MATERIAL						
QUANTITY MICRO-BIO 1	QUANTITY MICRO-BIO 2	QUANTITY MICRO-BIO 3	QUANTITY BIO 4	QUANTITY BIO 5	NAME	MAXIMUM SPACING (FT.)
55	70	50	80	70	MIXED PERENNIALS	1.5 TO 3.0 FT.
1	1	1	1	1	SILKY DOGWOOD	PLANT AWAY FROM INFLOW LOCATION



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

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Signature of Developer _____ Date _____
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

ENGINEER'S CERTIFICATE

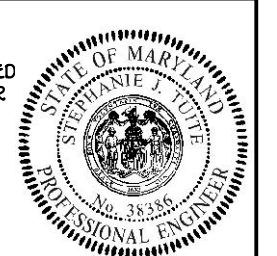
"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer _____ Date _____

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. 36306, EXPIRATION DATE: 01/12/2018.

Signature of Professional Engineer _____ DATE _____



MICRO-BIORETENTION									
BIORETENTION FILTER	A	B	C	D	E	F	G	H	I
1 (LOT 1)	512.00	512.00	511.00	510.75	508.75	508.50	508.25	507.50	507.50
2 (LOT 2)	516.00	516.00	515.00	514.75	512.75	512.50	512.25	511.00	511.50
3 (LOT 4)	533.80	533.80	532.80	532.55	530.55	530.30	530.05	527.00	529.30
4 (LOT 5)	521.00	521.00	520.00	519.75	517.75	517.50	517.25	515.00	516.50
5 (LOT 6)	522.50	522.50	521.50	521.25	519.25	519.00	518.75	516.50	518.00

OWNER
ORVILLE E. & PATRICIA L. SHEPHERD
(ESTATE OF)
5020 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21029
C/O JAMES GREENFIELD 443-324-4732

DEVELOPER
MG LAND HOLDINGS I, LLC
8420 AUTUMN SKY WAY
COLUMBIA, MARYLAND 21044
443-324-4732

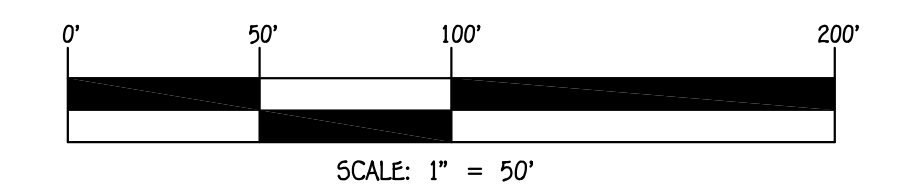
SPECIMEN TREE TABLE					
KEY	SPECIES	SIZE (DBH)	CRZ (FT RADIUS)	COMMENTS	STATUS
1	SILVER MAPLE	79"	118.5	MULTI-STEMMED ABOVE BH, POOR CONDITION, TRUNK ROT	TO REMAIN
2	ENGLISH WALNUT	40.5"	60.75	POOR CONDITION, TRUNK ROT, NOT NATIVE	TO REMAIN
3	NORWAY MAPLE	39"	52.5	GOOD CONDITION, NOT NATIVE	TO REMAIN
4	NORWAY MAPLE	39"	58.5	FAIR CONDITION, NOT NATIVE	TO REMAIN
5	NORWAY MAPLE	31"	46.5	GOOD CONDITION, NOT NATIVE	TO REMAIN
6	MULBERRY	35"	52.5	POOR CONDITION, TRUNK ROT & BROKEN LIMBS	TO REMAIN
7	MULBERRY	37"	55.5	POOR CONDITION, TRUNK ROT & BROKEN LIMBS	TO REMAIN
8	MULBERRY	42"	63	POOR CONDITION, BROKEN TRUNK & LIMB FAILURE	TO REMAIN
9	BOX ELDER	53.5"	80.25	POOR CONDITION, BROKEN TRUNK & ROT	TO REMAIN

SUPPLEMENTAL PLAN - TOPOGRAPHY, SOILS, STORMWATER MANAGEMENT, LANDSCAPE & FOREST CONSERVATION
TEN OAKS FARM
LOTS 1 THRU 6
ZONED RR-DEO
TAX MAP No. 28 GRID No. 14 PARCEL Nos. 140
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER, 2016
SHEET 2 OF 5

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10275 BALTIMORE NATIONAL PIKE
CLICOTT CITY, MARYLAND 21042
(410) 461-2295

MATCH LINE

SEE SHEET 2



DEVELOPER'S CERTIFICATE

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ENGINEER'S CERTIFICATE

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Signature of Professional Engineer _____ DATE _____



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2255

Chief, Division of Land Development _____ Date _____
Chief, Development Engineering Division _____ Date _____

OWNER
ORVILLE E. & PATRICIA L. SHEPHERD
(ESTATE OF)
5020 TEN OAKS ROAD
CLACKSVILLE, MARYLAND 21029
C/O JAMES GREENFIELD 443-324-4732

DEVELOPER
MG LAND HOLDINGS 1, LLC
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SUPPLEMENTAL PLAN - TOPOGRAPHY, SOILS, STORMWATER
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SCALE: AS SHOWN DATE: SEPTEMBER, 2016
SHEET 3 OF 5

December 16, 2016
DEPARTMENT OF PLANNING AND ZONING
SUBDIVISION REVIEW COMMITTEE
COMMENTS

RE: Ten Oaks Farm: F-16-123 Plan Comments

Supplemental Sheet 1:

Comment #01



Created by: Nicholas Haines

On: Wednesday, October 26, 2016 8:30:57 AM

Please make the following changes to the general notes:

Update general note number 40 item 2 to include the condition of WP-16-159.

Correct the text size for general notes number 41 through 51.

Supplemental Sheet 2:

Catch basin

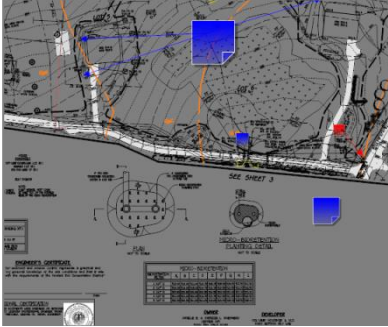


Created by: Jayesh Pancholi

On: Friday, October 14, 2016 1:21:58 PM

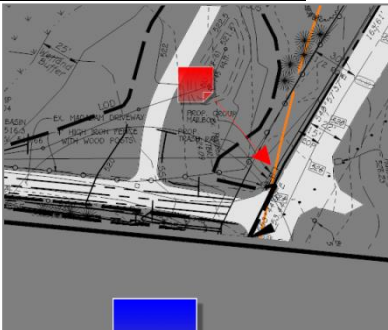
Is catch basin at 42" pipe broken? Provide a detail to show how it will be repaired.

DOC



Created by: Jayesh Pancholi
On: Friday, October 14, 2016 1:25:13 PM
DOC for SWM shall be done with this plan.

Fire Changemark #1



Status as of Friday, October 14, 2016 8:16:48 AM

Type: Action

State: For Discussion

Created by: Thomas Skiles

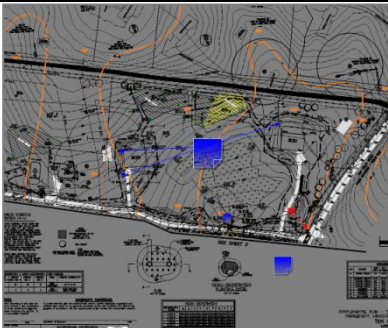
On: Friday, October 14, 2016 8:16:48 AM

Type: Action

State: For Discussion

Please ensure that you show and label an address range sign on your plans.

Swale near house for lots 5 & 6



Created by: Jayesh Pancholi

On: Friday, October 14, 2016 1:21:10 PM

Move the proposed swale away from the house as it carries lot of drainage from upgrade.