SUPPLEMENTAL INFORMATION PLAN
HENDERSON PROPERTY
LOTS 1 & 2
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. SUBJECT PROPERTY ZONED RR-DEO PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 7.2227 AC. ±
3. PROPERTY ADDRESS: 4513 RUTHERFORD WAY, DAYTON MD 21036
4. DEED REFERENCE: LIBER 3371 FOLIO 193
5. PREVIOUS DPZ FILE NUMBERS: RECORD PLAT 9370, ECP-24-040, WP-25-011
6. LIMIT OF DISTURBANCE: 39,557 SF OR 0.9081 AC
7. PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
8. THIS AREA DESIGNATES A PRIVATE SEWAGE AREA, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
9. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SILL ENGINEERING GROUP, LLC IN FEBRUARY OF 2025.
10. THE ELEVATIONS AND TWO-FOOT CONTOURS SHOWN HEREON ARE TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL ENGINEERING GROUP, LLC IN FEBRUARY OF 2025. THE TOPOGRAPHY LOCATED OFFSITE ARE BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2025.
11. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 22GA AND 28AB WERE USED FOR THIS PROJECT.
12. THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE. HOWARD COUNTY SOILS GRID 12, SUB-GRID 227.
13. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
14. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
    2) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
    3) GEOMETRY - MAXIMUM 15% GRADE, MINIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
    5) DRAINAGE OVER DRIVEWAY SURFACE;
    6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
15. THERE IS AN EXISTING DWELLING LOCATED ON PROPOSED LOT 1 (WELL HO-92-0301) TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATION REQUIREMENTS.
16. ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADIENT OF EXISTING AND PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS HAVE BEEN LOCATED.
17. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF STEEP SLOPES, WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
18. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORDED DRAWINGS. APPROXIMATE LOCATIONS OF THE EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
19. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
20. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
22. CONTRACTOR TO MAINTAIN POSITIVE SLOPE AWAY FROM THE FOUNDATION OF THE HOUSE.
23. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
24. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES ON-SITE.
25. STORMWATER MANAGEMENT OBLIGATIONS FOR PROPOSED LOT 2 WILL BE MET ONSITE BY ONE MICRO-BIORETENTION FACILITY (M-6). ALL STORMWATER MANAGEMENT PRACTICES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER. LOT 1 IS EXISTING AND IS THEREFORE EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.
26. A WETLAND AND STREAM STUDY WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS INC. IN MAY OF 2024 AND APPROVED UNDER ECP-24-040. WETLANDS AND STREAMS WERE FOUND ON THE PROPERTY AND THEIR ASSOCIATED BUFFERS HAVE BEEN PROVIDED. NEITHER IS LOCATED WITHIN OUR AREA OF DEVELOPMENT.
27. THE EXISTING SEPTIC SYSTEM AND TRENCHES ON LOT 3 (4513 RUTHERFORD WAY) HAVE BEEN FIELD LOCATED BY SEG LAND SURVEYING, LLC IN AUGUST OF 2023.
28. THIS PROJECT IS EXEMPT FROM THE ADEQUATE PUBLIC FACILITIES ORDINANCE PER SECTION 16.1107(B)(1(IV) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
29. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRUBBING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
30. THE PROPOSED MINOR SUBDIVISION WILL COMPLY WITH THE FOREST CONSERVATION ACT REQUIREMENTS. WITH THE 0.6 ACRES OF RETENTION OF ON-SITE FOREST AND AFFORESTATION OF 0.7 ACRES ON-SITE. THE PLAN INCLUDES TEMPORARY IMPACT TO 1,515 SQUARE FEET OF FOREST TO ALLOW FOR THE INSTALLATION OF A SEWER LINE CONNECTION BETWEEN THE PROPOSED HOUSE SITE AND THE APPROVED SEPTIC AREA. THE SECURITY REQUIREMENT FOR THE 0.7 ACRES OF REFORESTATION PLANTING CREDIT PROPOSED IS CALCULATED AT $0.50/SQ.FT. = $15,246.00.
31. THE 65dba NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dba NOISE EXPOSURE. THE 65dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
32. A SPEED STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED OCTOBER OF 2025, AND WAS APPROVED ON XX/XX/XXXX.
33. A NOISE STUDY FOR THIS PROJECT WAS PREPARED BY HUSH ACOUSTICS, LLC, DATED JANUARY OF 2026, AND WAS APPROVED ON XX/XX/XXXX.
34. ON NOVEMBER 26, 2025 AN ALTERNATIVE COMPLIANCE REQUEST WAS APPROVED FOR SECTIONS 16.120(b)(4)(i), 16.120(b)(4)(iii), AND 16.116(b)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE ALTERNATIVE COMPLIANCE REQUEST WP-25-011 WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
    1) THE LOCATION OF THE FENCE SHALL BE AS SHOWN ON THE EXHIBIT TITLED OPTION 2 FOR FENCE LOCATION. THE LOCATION OF THE FENCE SHALL BE DELINEATED AND LABELED ON ALL APPLICATION PLANS.
    2) SITE CONSTRUCTION AND STEEP SLOPE ENCROACHMENT SHALL NOT EXCEED THE LIMIT OF DISTURBANCE SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT TITLED OPTION 2 FOR FENCE LOCATION.
    3) AFTER CONSTRUCTION IS COMPLETED, ALL DISTURBED AREAS SHALL BE STABILIZED AND PLANTED AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT.
35. 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 LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT. TWENTY SIX (26) SHADE TREES X $300 = $7,800, TWENTY (20) EVERGREENS X $150 = $3,000, AND ONE HUNDRED AND SIXTY SEVEN (167) SHRUBS X $30 = $5,010 FOR A TOTAL OF $15,810.
36. THE OPEN SPACE REQUIREMENT FOR PROPERTIES IN THE RR-ZONE WILL BE MET BY A FEE-IN-LIEU IN THE AMOUNT OF $1,500.00
37. 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.
38. PER SECTION 105.E.3.a OF THE HOWARD COUNTY ZONING REGULATIONS THE FRONT BUILDING RESTRICTION LINE WAS PLACED 134' TO MEET THE MINIMUM 200' LOT WIDTH REQUIREMENT FOR LOTS 3 ACRES AND LARGER.

MODERATE INCOME HOUSING CHART (MIHU) APPLICATION EXEMPTION

TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	2 PROPOSED
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	1
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	LOTS 1 & 2

M.I.H.U. NOTE: THIS SUBDIVISION WILL CREATE 2 NEW LOTS. BOTH LOTS WILL BE SUBJECT TO PAYMENT OF A M.I.H.U. FEE-IN-LIEU. FEE-IN-LIEU FOR LOT 1 WILL BE PAID IF/WHEN THE EXISTING HOUSE IS DEMOLISHED AND A NEW HOUSE IS CONSTRUCTED.

STORMWATER MANAGEMENT PRACTICES

LOT/ PARCEL NUMBER	FACILITY NAME & NUMBER	PRACTICE TYPE	PUBLIC	PRIVATE
PARCEL 75, LOT 2	MICRO-BIORETENTION FACILITY #1	M-6	-	X

PERMIT INFORMATION CHART

SUBDIVISION NAME HENDERSON PROPERTY		SECTION/AREA N/A		PARCEL 75 LOT 3	
PLAT # 9369	GRID # 2	ZONING RR-DEO	TAX MAP # 28	ELECT. DIST. 5TH	CENSUS TRACT 605,104

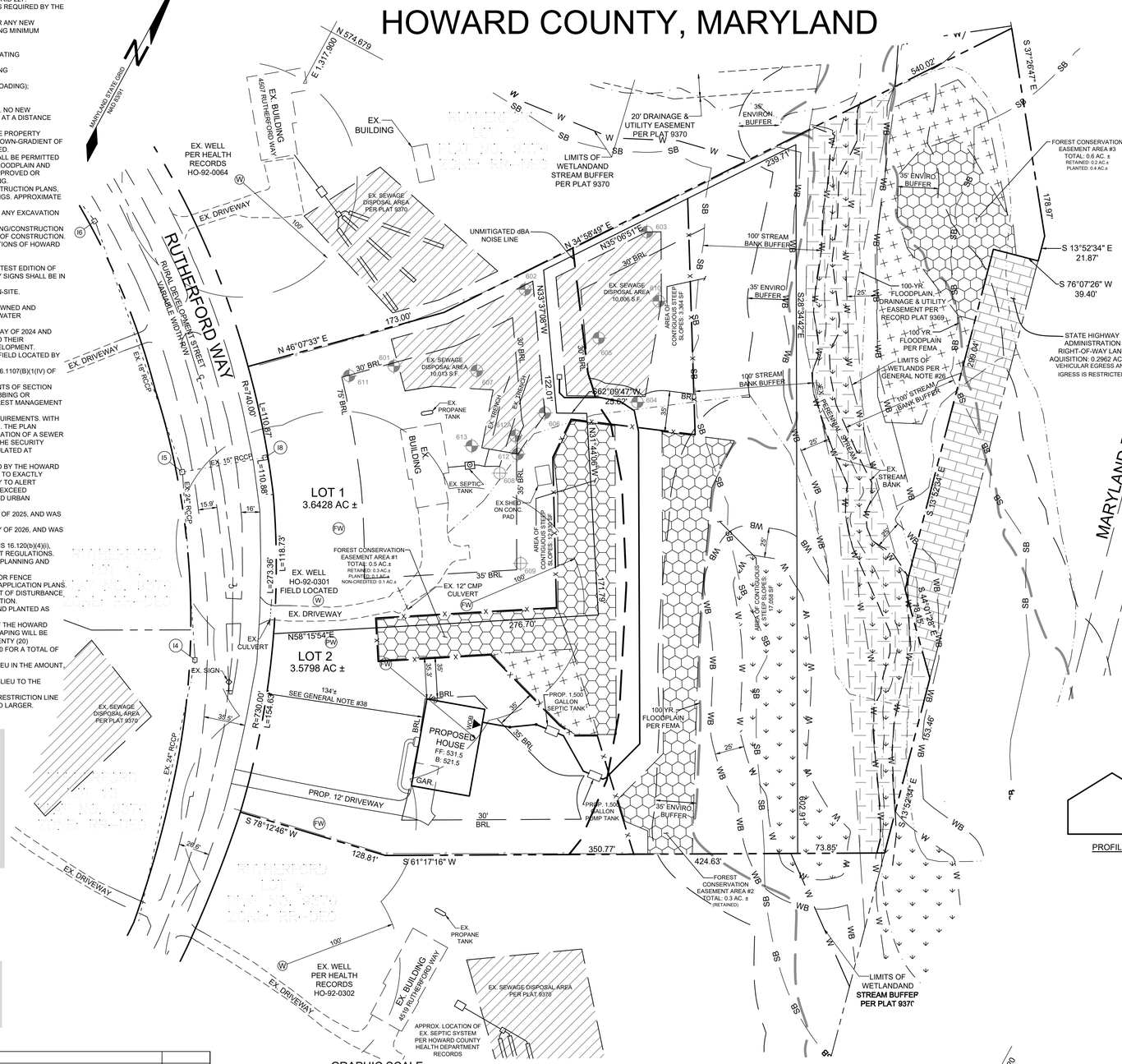
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

REVISIONS



GRAPHIC SCALE

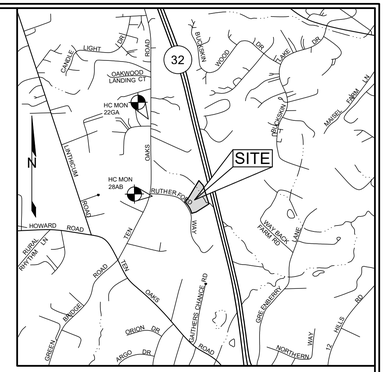
50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FEET

PLAN VIEW
SCALE: 1"=50'

LEGEND

- EXISTING TREELINE
- SOILS
- EXISTING FENCE
- ROAD CENTERLINE
- EXISTING STREAM
- STREAM BUFFER — SB
- EXISTING MOWED GRASS TRAIL
- MODERATE SLOPES 15%-24.99%
- STEEP SLOPES >25%
- EXISTING WELL — W
- PROPOSED WELL — PW
- FUTURE WELL — FW
- PASSED PERCOLATION TEST HOLES DATED 2023 — 610
- FAILED PERCOLATION TEST HOLES DATED 2023 — 610
- EXISTING FLOODPLAIN EASEMENT PER FEMA
- UNMITIGATED 65 dB NOISE LINE
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369
- PROPOSED FENCE
- EXISTING SEWAGE DISPOSAL AREA
- PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
- PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)



HOWARD COUNTY, MARYLAND ADC MAP 13 GRID J1

VICINITY MAP
SCALE: 1"=2000'

LEGEND (CONTINUED)

- AREA OF WETLANDS (SEE GENERAL NOTE #26) — W
- WETLAND BUFFER (SEE GENERAL NOTE #26) — WB
- LIMITS OF WETLANDS (SEE GENERAL NOTE #26)
- STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND ACQUISITION

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
22GA	576,646.790	1,316,983.527	589.231	46.7' SOUTH OF POLE G&E 511796, 2.5' WEST OF TEN OAKS ROAD, AND 47.2' NORTHWEST OF THE END OF MCADAM, CURB OFF OAKWOOD OVERLOOK CT
28AB	574,608.782	1,317,002.126	578.795	59.6' NORTHEAST OF POLE G&E 542718, 40' SOUTHWEST OF THE RUTHERFORD SIGN, 12.8' NORTHEAST OF THE STREET SIGN ALONG TEN OAKS ROAD

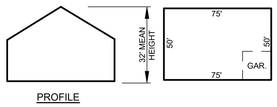
SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	7.2227 AC ±
ROW TO BE DEDICATED	0.000 AC ±
PROPOSED PROJECT AREA	7.2227 AC ±
LIMIT OF DISTURBANCE	0.9081 AC ±
GREEN OPEN AREA (LAWN)	6.3227 AC ±
EXISTING IMPERVIOUS AREA	0.1351 AC ±
PROPOSED IMPERVIOUS AREA	0.1419 AC ±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.6759 AC ±
WETLAND BUFFERS	0.9286 AC ±
FOREST	0.9000 AC ±
FLOODPLAIN	2.2000 AC ±
MODERATE SLOPES 15%-24.99%	1.0089 AC ±
SLOPES GREATER THAN 25%	0.7672 AC ±
HIGHLY ERODIBLE SOILS	4.7783 AC ± (2)

* NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.
3) THE FLOODPLAIN SHOWN IS PER FEMA AND THE WETLANDS SHOWN IS PER PLAT 9370

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	GRADING PLAN
4	SEDIMENT AND EROSION CONTROL PLAN
5	STORMWATER MANAGEMENT DRAINAGE AREA MAP, NOTES & DETAILS
6	STORMWATER MANAGEMENT PLAN, NOTES & DETAILS
7	FOREST CONSERVATION PLAN
8	FOREST CONSERVATION PLAN
9	LANDSCAPE PLAN



PROFILE

HOUSE ELEVATION
SCALE: 1"=50'

ADDRESS CHART

PARCEL, LOT	STREET ADDRESS
LOT 1	4513 RUTHERFORD WAY
LOT 2	4515 RUTHERFORD WAY

OWNER/DEVELOPER

THOMAS D. &
JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

COVER SHEET

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

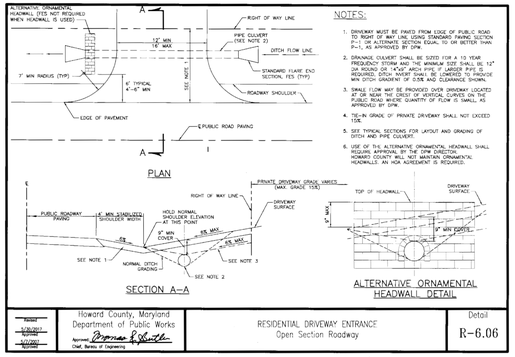
TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY:	PS
DRAWN BY:	TB
CHECKED BY:	PS
SCALE:	AS SHOWN
DATE:	JULY 6, 2026
PROJECT #:	23-005
SHEET #:	1 of 9

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. 32025. EXPIRATION DATE JUNE 20, 2027

F-25-039



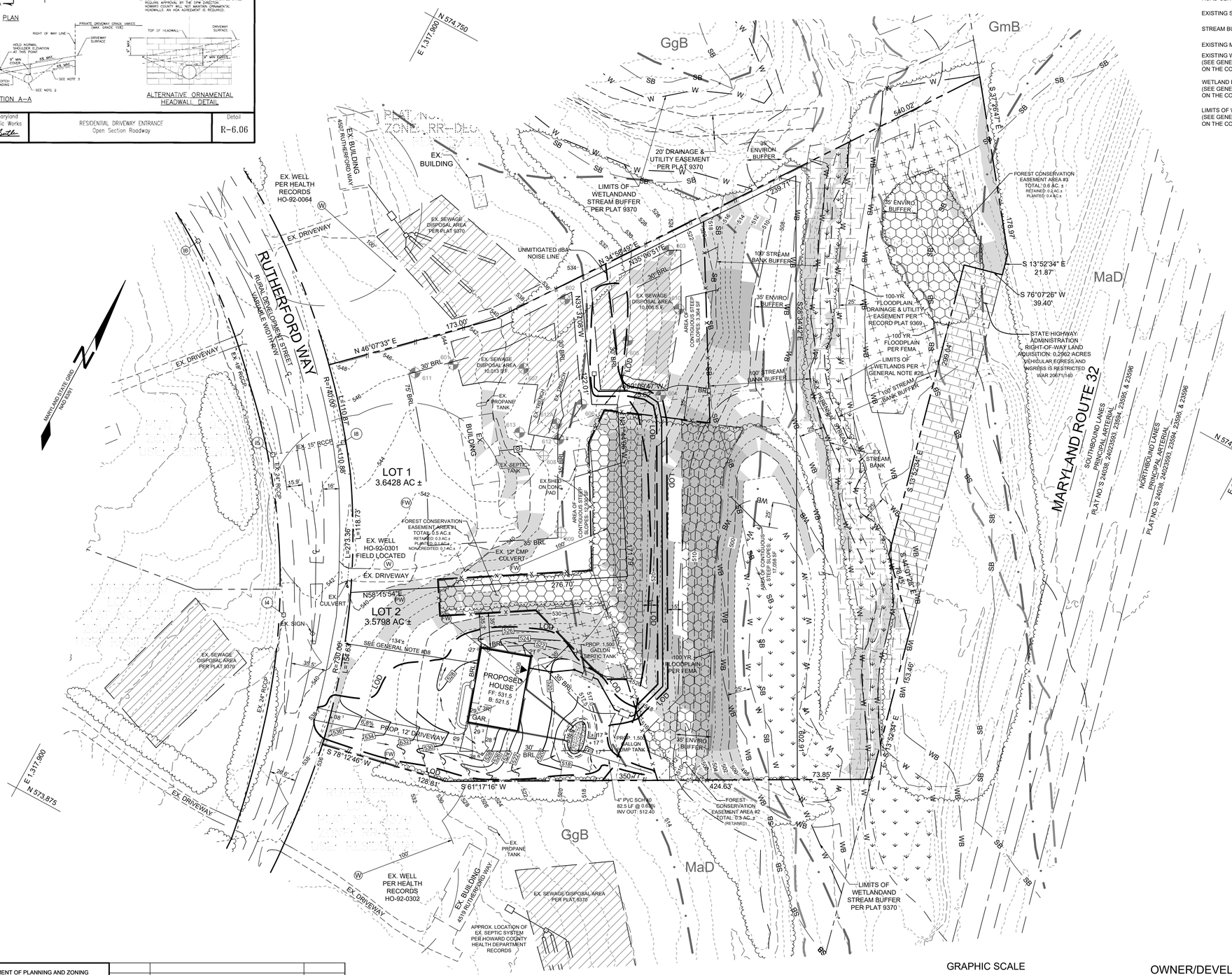
NOTES:

1. DRIVEWAY MUST BE PAVED FROM EDGE OF PUBLIC ROAD TO RIGHT OF WAY LINE USING STANDARD PAVING SECTION P-1 OR ALTERNATE SECTION EQUAL TO OR BETTER THAN P-1, AS APPROVED BY DPW.
2. DRAINAGE CULVERT SHALL BE SIZED FOR A 10 YEAR FREQUENCY STORM AND THE MINIMUM SIZE SHALL BE 12" DIA ROUND OR 14"x4" ARCH PIPE. IF LARGER PIPE IS REQUIRED, DITCH INVERT SHALL BE LOWERED TO PROVIDE MIN DITCH GRADEMT OF 0.5% AND CLEARANCE SHOWN.
3. SMALL FLOW MAY BE PROVIDED OVER DRIVEWAY LOCATED ON A PUBLIC ROAD WHERE QUANTITY OF FLOW IS SMALL. ON PUBLIC ROAD WHERE QUANTITY OF FLOW IS SMALL, AS APPROVED BY DPW.
4. TIE-IN GRADE OF PRIVATE DRIVEWAY SHALL NOT EXCEED 15%
5. SEE TYPICAL SECTIONS FOR LAYOUT AND GRADING OF DITCH AND PIPE CULVERT.
6. USE OF THIS ALTERNATIVE ORNAMENTAL HEADWALL SHALL BE APPROVED BY THE DEPT. OF PUBLIC WORKS. HOWARD COUNTY WILL NOT MAINTAIN ORNAMENTAL HEADWALLS. AN HOA AGREEMENT IS REQUIRED.

Revised 5/30/2023 Supersedes 12/1/2021 Supersedes 12/1/2021	Howard County, Maryland Department of Public Works Chief, Bureau of Engineering	RESIDENTIAL DRIVEWAY ENTRANCE Open Section Roadway	Detail R-6.06

LEGEND

EXISTING CONTOUR GIS	528
EXISTING FIELD RUN CONTOUR	528
PROPOSED CONTOUR	528
EXISTING TREELINE	
SOILS	
EXISTING FENCE	
ROAD CENTERLINE	℄
EXISTING STREAM	
STREAM BUFFER	SB
EXISTING MOWED GRASS TRAIL	
EXISTING WETLAND (SEE GENERAL NOTE #24 ON THE COVER SHEET)	W
WETLAND BUFFER (SEE GENERAL NOTE #24 ON THE COVER SHEET)	WB
LIMITS OF WETLANDS (SEE GENERAL NOTE #24 ON THE COVER SHEET)	
STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND AQUISITION	
MODERATE SLOPES 15%-24.99%	
STEEP SLOPES >25%	
EXISTING 100-YEAR FLOODPLAIN PER FEMA	
UNMITIGATED 65 dB NOISE LINE	
EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369	
EXISTING WELL	W
PROPOSED WELL	PW
FUTURE WELL	FW
PASSED PERCOLATION TEST HOLES DATED 2023	610
FAILED PERCOLATION TEST HOLES DATED 2023	610
PROPOSED SPLIT RAIL FENCE	X X
LIMIT OF DISTURBANCE	LOD
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)	
PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)	



PLAN VIEW

SCALE: 1"=50'

P-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (NA)	N/A	N/A	N/A	N/A	N/A	N/A
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22 LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	3.0	2.5
		GRADED AGGREGATE BASE (GAB)	8.5	7.0	5.0	4.0	4.0	4.0

NOTES :

1. HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.
2. HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX)
3. GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
4. THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
5. IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL / INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
6. THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CRB VALUE FOR EACH ROADWAY.

HMA SUPERPAVE FINAL SURFACE
HMA SUPERPAVE INTERMEDIATE SURFACE
HMA SUPERPAVE BASE
GRADED AGGREGATE BASE (GAB)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FEET

OWNER/DEVELOPER

THOMAS D. &
JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

GRADING PLAN

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)

ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75

5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY:	PS
DRAWN BY:	TB
CHECKED BY:	PS
SCALE:	AS SHOWN
DATE:	JULY 6, 2026
PROJECT #:	23-005
SHEET #:	3 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

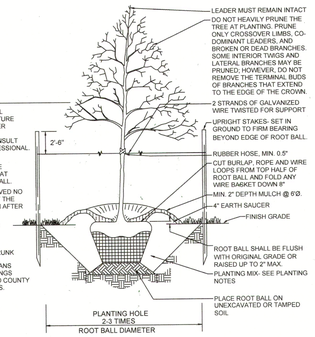
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

REVISIONS

F-25-039



NOTES

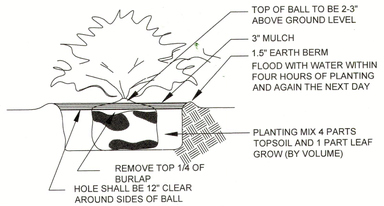
1. CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
2. EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
3. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
5. KEEP MULCH 1" FROM TRUNK
6. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
7. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE AREA.

TYPICAL TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER — NOT TO SCALE

LANDSCAPE NOTES

1. 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 LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT. TEN (10) SHADE TREES X $300 = $3,000 AND SEVENTY (70) SHRUBS X $30 = $2,100 FOR A TOTAL OF $5,100.
2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
3. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.



SHRUBS SHALL BE PLANTED IN TILLED BEDS, AMENDED WITH 3" OF LEAF GROW TILLED INTO THE SOIL. AFTER SHRUBS ARE PLANTED, COVER BEDS WITH 3" OF MULCH AND WATER AND MAINTAIN IN ACCORDANCE WITH THE SPECIFICATIONS.

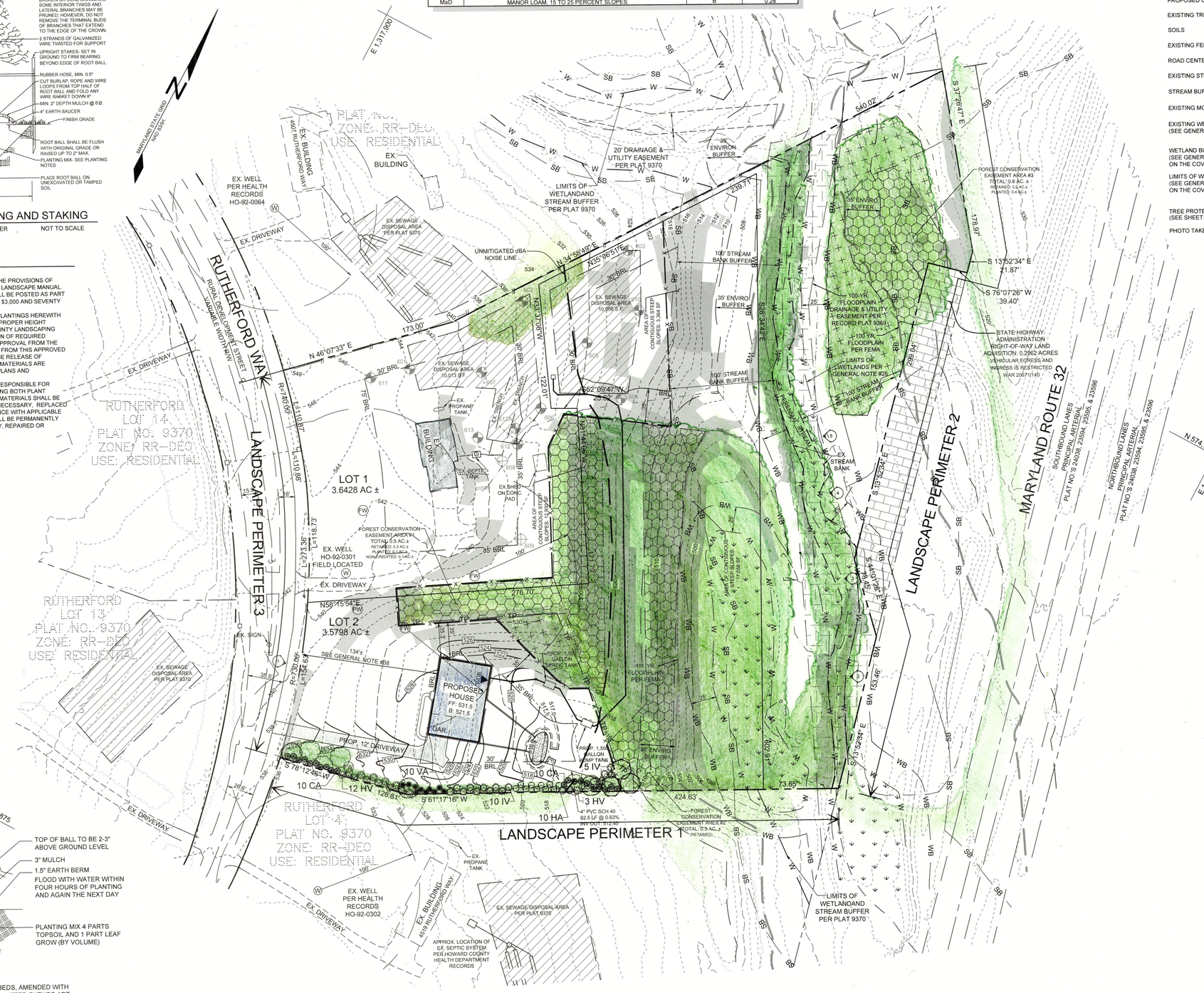
TYP. SHRUB PLANTING DETAIL

NOT TO SCALE

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	"K" FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	0.37
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



PLAN VIEW

SCALE: 1"=50'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FEET

LEGEND

EXISTING CONTOUR GIS — 528
EXISTING FIELD RUN CONTOUR — 528
PROPOSED CONTOUR — 528
EXISTING TREELINE
SOILS
EXISTING FENCE
ROAD CENTERLINE
EXISTING STREAM
STREAM BUFFER — SB
EXISTING MOWED GRASS TRAIL
EXISTING WETLAND (SEE GENERAL NOTE #254) — W
WETLAND BUFFER (SEE GENERAL NOTE #24 ON THE COVER SHEET) — WB
LIMITS OF WETLANDS PER (SEE GENERAL NOTE #24 ON THE COVER SHEET)
TREE PROTECTION FENCE (SEE SHEET 8 FOR DETAIL) — TP
PHOTO TAKEN HERE
STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND AQUISITION
MODERATE SLOPES 15%-24.99%
STEEP SLOPES >25%
EXISTING 100-YEAR FLOODPLAIN PER FEMA
UNMITIGATED 65 dB NOISE LINE
EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369
EXISTING WELL
PROPOSED WELL
FUTURE WELL
PASSED PERCOLATION TEST HOLES DATED 2023 — 619
FAILED PERCOLATION TEST HOLES DATED 2023 — 610
PROPOSED SPLIT RAIL FENCE — X
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)

LANDSCAPE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
SHADE TREES					
	3	ACER RUBRUM	RED MAPLE	2 1/2"-3" CAL.	B & B FULL HEAD
	4	BETULA NIGRA	RIVER BIRCH	2 1/2"-3" CAL.	B & B, MULTI STEM
	3	PLATANUS OCCIDENTALIS	SYCAMORE	2 1/2"-3" CAL.	B & B
SHRUBS					
	20	CLETHA ALNIFOLIA	SUMMERSWEET	3 GAL.	
	15	HAMMAMELIS VIRGINIANA	COMMON WITCHHAZEL	3 GAL.	
	10	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	3 GAL.	
	15	ILEX VERTICILLATA	WINTERBERRY HOLLY	3 GAL.	1 MALE PER 8 FEMALE
	10	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3 GAL.	

NOTE: ALL PLANTS ARE NATIVE AND MEET THE PERCENTAGES FOR DIVERSITY OF SPECIES PER TABLES 11, 12 AND 13 IN THE 2026 LANDSCAPE MANUAL.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	1	2	3
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	553.44(A)	771.19(B)	384.24(NONE)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES	NO
REMAINING PERIMETER LENGTH	-	771.19 0 0 LF	0 384.24 LF
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO
REMAINING PERIMETER LENGTH	-	-	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	1:60=10 - 1:8=70	1:50=16 1:40=20 1:8=97	- - -
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES SHRUBS	1:60=10 - 1:8=70	SEE NOTE 1 1:50=0 1:40=0 1:8=0	- - -

AN ALTERNATIVE PLAN REQUEST WILL ACCOMPANY THIS SUBMISSION.

LANDSCAPE PLAN
HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2
5TH ELECTION DISTRICT

PARCEL 75
HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: AUGUST 4, 2026
PROJECT #: 23-005
SHEET #: 9 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027

OWNER/DEVELOPER
THOMAS D. & JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

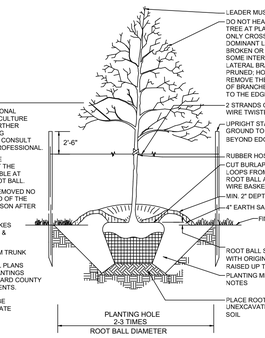
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE
	REVISIONS	

F-25-039



NOTES

1. CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
2. EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
3. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
5. KEEP MULCH 1" FROM TRUNK
6. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
7. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE AREA.

TYPICAL TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER — NOT TO SCALE

LANDSCAPE NOTES

1. 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 LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT. TEN (10) SHADE TREES X $300 = $3,000 AND SEVENTY (70) SHRUBS X $30 = $2,100 FOR A TOTAL OF $5,100.
2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
3. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

SOILS LEGEND

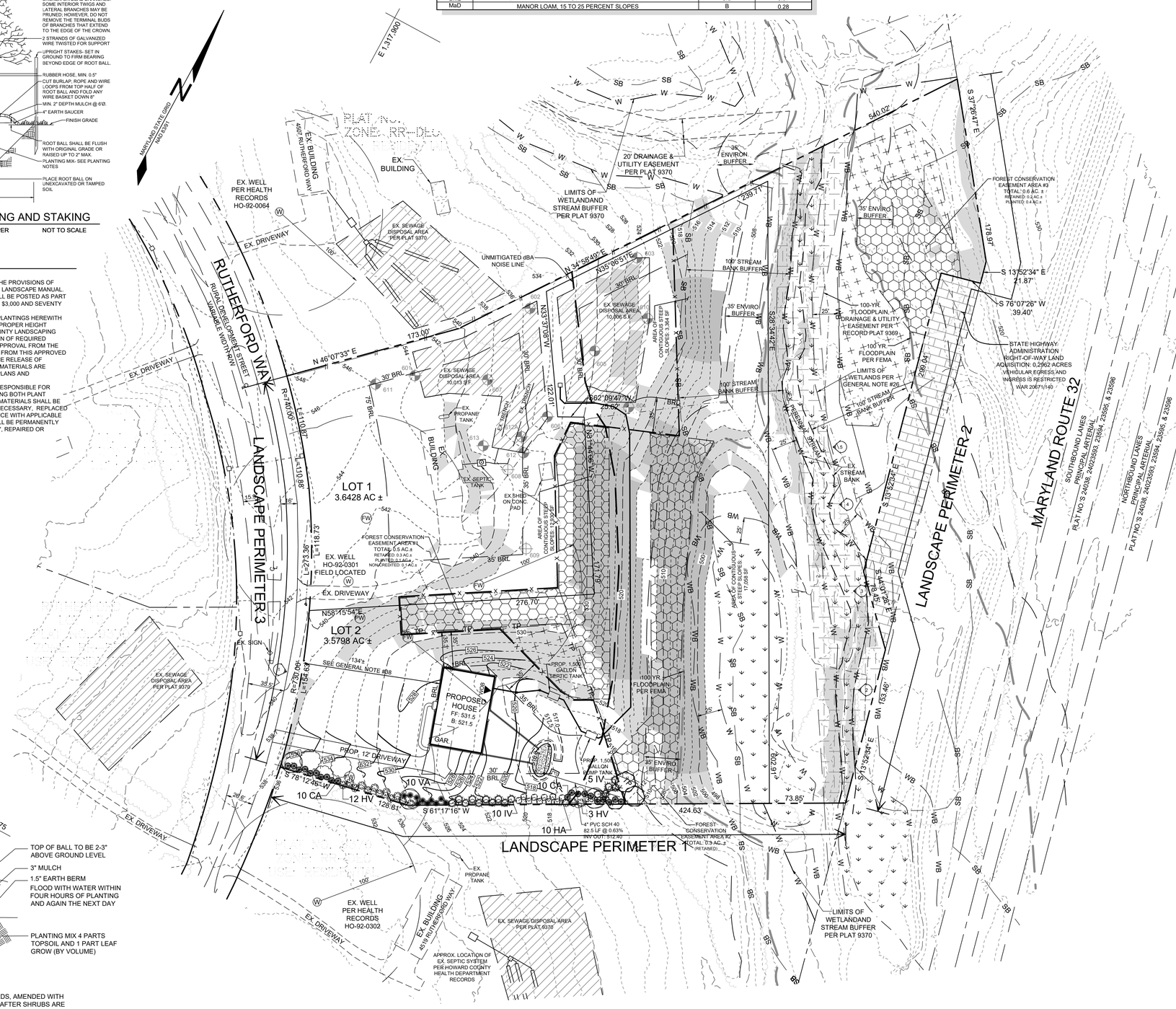
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	0.37
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:

1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

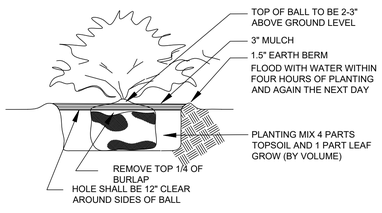
LEGEND

EXISTING CONTOUR GIS — 528
EXISTING FIELD RUN CONTOUR — 528
PROPOSED CONTOUR — 528
EXISTING TREELINE
SOILS
EXISTING FENCE
ROAD CENTERLINE
EXISTING STREAM
STREAM BUFFER — SB
EXISTING MOWED GRASS TRAIL
EXISTING WETLAND (SEE GENERAL NOTE #254) — W
WETLAND BUFFER (SEE GENERAL NOTE #24 ON THE COVER SHEET) — WB
LIMITS OF WETLANDS PER (SEE GENERAL NOTE #24 ON THE COVER SHEET)
TREE PROTECTION FENCE (SEE SHEET 8 FOR DETAIL) — TP
PHOTO TAKEN HERE — 2
STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND AQUISITION
MODERATE SLOPES 15%-24.99%
STEEP SLOPES >25%
EXISTING 100-YEAR FLOODPLAIN PER FEMA
UNMITIGATED 65 dB NOISE LINE
EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369
EXISTING WELL — W
PROPOSED WELL — PW
FUTURE WELL — FW
PASSED PERCOLATION TEST HOLES DATED 2023 — 610
FAILED PERCOLATION TEST HOLES DATED 2023 — 610
PROPOSED SPLIT RAIL FENCE — X
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)



PLAN VIEW

SCALE: 1"=50'



SHRUBS SHALL BE PLANTED IN TILLED BEDS, AMENDED WITH 3" OF LEAF GROW TILLED INTO THE SOIL; AFTER SHRUBS ARE PLANTED, COVER BEDS WITH 3" OF MULCH AND WATER AND MAINTAIN IN ACCORDANCE WITH THE SPECIFICATIONS.

TYP. SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
SHADE TREES					
	3	ACER RUBRUM	RED MAPLE	2 1/2"-3" CAL	B & B FULL HEAD
	4	BETULA NIGRA	RIVER BIRCH	2 1/2"-3" CAL	B & B, MULTI STEM
	3	PLATANUS OCCIDENTALIS	SYCAMORE	2 1/2"-3" CAL	B & B
SHRUBS					
	20	CLETHA ALNIFOLIA	SUMMERSWEET	3 GAL.	
	15	HAMMAMELIS VIRGINIANA	COMMON WITCHHAZEL	3 GAL.	
	10	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	3 GAL.	
	15	ILEX VERTICILLATA	WINTERBERRY HOLLY	3 GAL.	1 MALE PER 8 FEMALE
	10	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3 GAL.	

NOTE: ALL PLANTS ARE NATIVE AND MEET THE PERCENTAGES FOR DIVERSITY OF SPECIES PER TABLES 11, 12 AND 13 IN THE 2026 LANDSCAPE MANUAL.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	
PERIMETER/FRONTAGE DESIGNATION			
LANDSCAPE TYPE	1	2	3
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	553.44(A)	771.19(B)	384.24(NONE)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES	NO
REMAINING PERIMETER LENGTH	-	771.19	0
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	-	0 LF	384.24 LF
REMAINING PERIMETER LENGTH	NO	NO	NO
NUMBER OF PLANTS REQUIRED	-	-	
SHADE TREES	1:60=10	1:50=16	-
EVERGREEN TREES	-	1:40=20	-
SHRUBS	1:8=70	1:8=97	-
NUMBER OF PLANTS PROVIDED		SEE NOTE 1	
SHADE TREES	1:60=10	1:50=0	-
EVERGREEN TREES	-	1:40=0	-
SHRUBS	1:8=70	1:8=0	-

AN ALTERNATIVE PLAN REQUEST WILL ACCOMPANY THIS SUBMISSION.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FEET

OWNER/DEVELOPER

THOMAS D. &
JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

LANDSCAPE PLAN

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)

ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: AUGUST 4, 2026
PROJECT #: 23-005
SHEET #: 9 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027

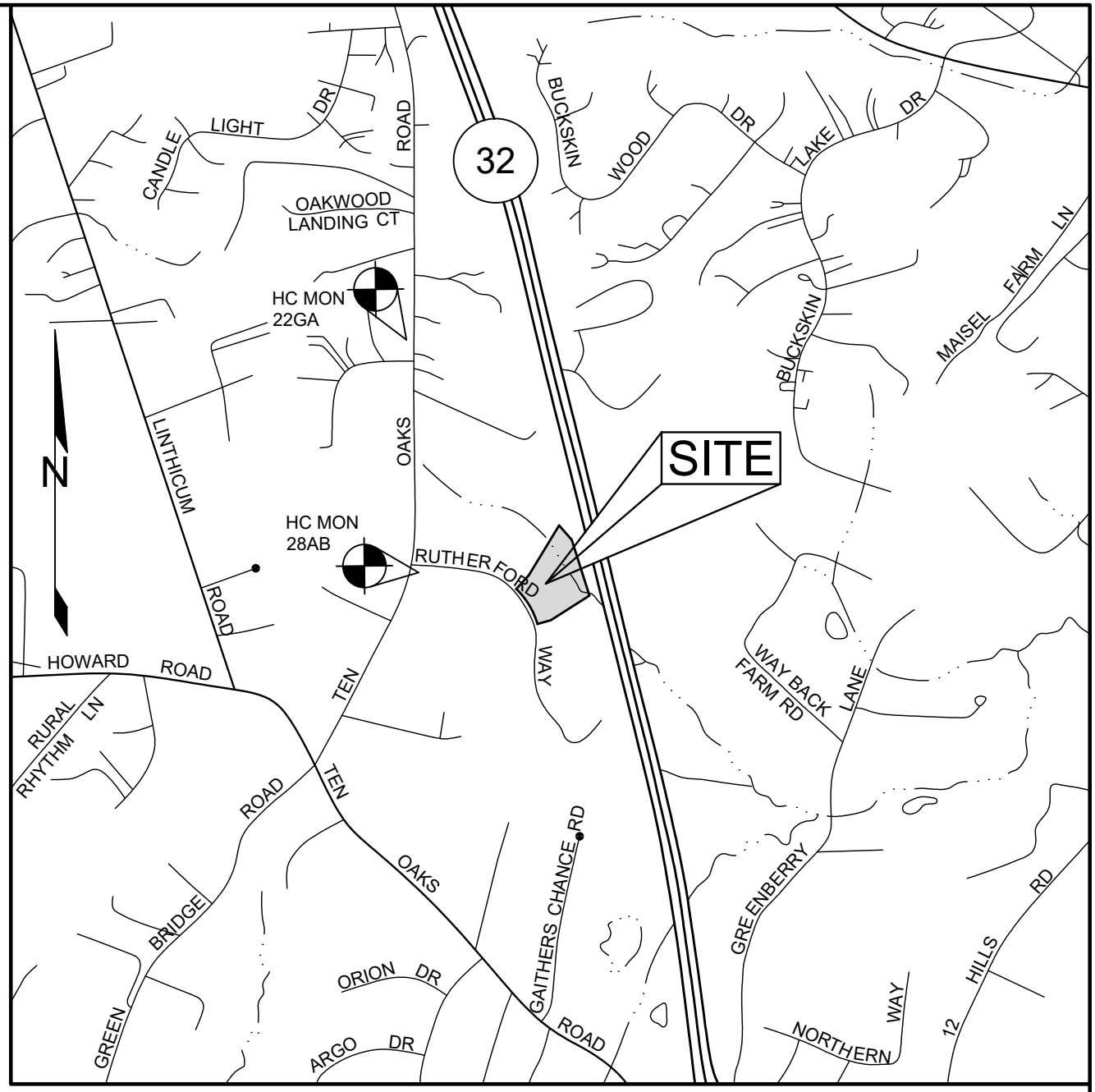
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE
	REVISIONS	

F-25-039



HOWARD COUNTY, MARYLAND ADC MAP 13 GRID J1

VICINITY MAP

SCALE: 1"=2000'

SUPPLEMENTAL INFORMATION PLAN
HENDERSON PROPERTY
LOTS 1 & 2
HOWARD COUNTY, MARYLAND

GENERAL NOTES

1. SUBJECT PROPERTY ZONED RR-DEO PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. TOTAL AREA OF PROPERTY = 7.2227 AC. ±
3. PROPERTY ADDRESS: 4513 RUTHERFORD WAY, DAYTON MD 21036
4. DEED REFERENCE: LIBER 3371 FOLIO 193
5. PREVIOUS DPZ FILE NUMBERS: RECORD PLAT 9370, ECP-24-040, WP-25-011
6. LIMIT OF DISTURBANCE: 39,557 SF OR 0.9081 AC
7. PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
8. THIS AREA DESIGNATES A PRIVATE SEWAGE AREA, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
9. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY SILL ENGINEERING GROUP, LLC IN FEBRUARY OF 2025.
10. THE ELEVATIONS AND TWO-FOOT CONTOURS SHOWN HEREON ARE TAKEN FROM A FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY SILL ENGINEERING GROUP, LLC IN FEBRUARY OF 2025. THE TOPOGRAPHY LOCATED OFFSITE ARE BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2025.
11. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 22GA AND 28AB WERE USED FOR THIS PROJECT.
12. THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE. HOWARD COUNTY SOILS GRID 12, SUB-GRID 227.
13. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
14. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
    2) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
    3) GEOMETRY - MAXIMUM 15% GRADE, MINIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
    5) DRAINAGE OVER DRIVEWAY SURFACE;
    6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
15. THERE IS AN EXISTING DWELLING LOCATED ON PROPOSED LOT 1 (WELL HO-92-0301) TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATION REQUIREMENTS.
16. ALL EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND ALL EXISTING AND PROPOSED WELLS THAT ARE LOCATED WITHIN 200 FEET DOWN-GRADIENT OF EXISTING AND PROPOSED SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS HAVE BEEN LOCATED.
17. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF STEEP SLOPES, WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
18. EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORDED DRAWINGS. APPROXIMATE LOCATIONS OF THE EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
19. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
20. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
22. CONTRACTOR TO MAINTAIN POSITIVE SLOPE AWAY FROM THE FOUNDATION OF THE HOUSE.
23. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
24. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES ON-SITE.
25. STORMWATER MANAGEMENT OBLIGATIONS FOR PROPOSED LOT 2 WILL BE MET ONSITE BY ONE MICRO-BIORETENTION FACILITY (M-6). ALL STORMWATER MANAGEMENT PRACTICES SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER. LOT 1 IS EXISTING AND IS THEREFORE EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.
26. A WETLAND AND STREAM STUDY WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS INC. IN MAY OF 2024 AND APPROVED UNDER ECP-24-040. WETLANDS AND STREAMS WERE FOUND ON THE PROPERTY AND THEIR ASSOCIATED BUFFERS HAVE BEEN PROVIDED. NEITHER IS LOCATED WITHIN OUR AREA OF DEVELOPMENT.
27. THE EXISTING SEPTIC SYSTEM AND TRENCHES ON LOT 3 (4513 RUTHERFORD WAY) HAVE BEEN FIELD LOCATED BY SEG LAND SURVEYING, LLC IN AUGUST OF 2023.
28. THIS PROJECT IS EXEMPT FROM THE ADEQUATE PUBLIC FACILITIES ORDINANCE PER SECTION 16.1107(B)(1)(IV) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
29. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRUBBING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
30. THE PROPOSED MINOR SUBDIVISION WILL COMPLY WITH THE FOREST CONSERVATION ACT REQUIREMENTS. WITH THE 0.6 ACRES OF RETENTION OF ON-SITE FOREST AND AFFORESTATION OF 0.7 ACRES ON-SITE. THE PLAN INCLUDES TEMPORARY IMPACT TO 1,515 SQUARE FEET OF FOREST TO ALLOW FOR THE INSTALLATION OF A SEWER LINE CONNECTION BETWEEN THE PROPOSED HOUSE SITE AND THE APPROVED SEPTIC AREA. THE SECURITY REQUIREMENT FOR THE 0.7 ACRES OF REFORESTATION PLANTING CREDIT PROPOSED IS CALCULATED AT $0.50/SQ.FT. = $15,246.00.
31. THE 65dba NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65dba NOISE EXPOSURE. THE 65dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
32. A SPEED STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED OCTOBER OF 2025, AND WAS APPROVED ON XX/XX/XXXX.
33. A NOISE STUDY FOR THIS PROJECT WAS PREPARED BY HUSH ACOUSTICS, LLC, DATED JANUARY OF 2026, AND WAS APPROVED ON XX/XX/XXXX.
34. ON NOVEMBER 26, 2025 AN ALTERNATIVE COMPLIANCE REQUEST WAS APPROVED FOR SECTIONS 16.120(b)(4)(i), 16.120(b)(4)(iii), AND 16.116(b)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE ALTERNATIVE COMPLIANCE REQUEST WP-25-011 WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
    1) THE LOCATION OF THE FENCE SHALL BE AS SHOWN ON THE EXHIBIT TITLED OPTION 2 FOR FENCE LOCATION. THE LOCATION OF THE FENCE SHALL BE DELINEATED AND LABELED ON ALL APPLICATION PLANS.
    2) SITE CONSTRUCTION AND STEEP SLOPE ENCROACHMENT SHALL NOT EXCEED THE LIMIT OF DISTURBANCE SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT TITLED OPTION 2 FOR FENCE LOCATION.
    3) AFTER CONSTRUCTION IS COMPLETED, ALL DISTURBED AREAS SHALL BE STABILIZED AND PLANTED AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT.
35. 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 LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT. TWENTY SIX (26) SHADE TREES X $300 = $7,800, TWENTY (20) EVERGREENS X $150 = $3,000, AND ONE HUNDRED AND SIXTY SEVEN (167) SHRUBS X $30 = $5,010 FOR A TOTAL OF $15,810.
36. THE OPEN SPACE REQUIREMENT FOR PROPERTIES IN THE RR-ZONE WILL BE MET BY A FEE-IN-LIEU IN THE AMOUNT OF $1,500.00
37. 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.
38. PER SECTION 105.E.3.a OF THE HOWARD COUNTY ZONING REGULATIONS THE FRONT BUILDING RESTRICTION LINE WAS PLACED 134' TO MEET THE MINIMUM 200' LOT WIDTH REQUIREMENT FOR LOTS 3 ACRES AND LARGER.

MODERATE INCOME HOUSING CHART (MIHU) APPLICATION EXEMPTION

TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	2 PROPOSED
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	1
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	LOTS 1 & 2

M.I.H.U. NOTE: THIS SUBDIVISION WILL CREATE 2 NEW LOTS. BOTH LOTS WILL BE SUBJECT TO PAYMENT OF A M.I.H.U. FEE-IN-LIEU. FEE-IN-LIEU FOR LOT 1 WILL BE PAID IF/WHEN THE EXISTING HOUSE IS DEMOLISHED AND A NEW HOUSE IS CONSTRUCTED.

STORMWATER MANAGEMENT PRACTICES

LOT/ PARCEL NUMBER	FACILITY NAME & NUMBER	PRACTICE TYPE	PUBLIC	PRIVATE
PARCEL 75, LOT 2	MICRO-BIORETENTION FACILITY #1	M-6	-	X

PERMIT INFORMATION CHART

SUBDIVISION NAME HENDERSON PROPERTY		SECTION/AREA N/A		PARCEL 75 LOT 3
PLAT # 9369	GRID # 2	ZONING RR-DEO	TAX MAP # 28	ELECT. DIST. 5TH	CENSUS TRACT 605,104

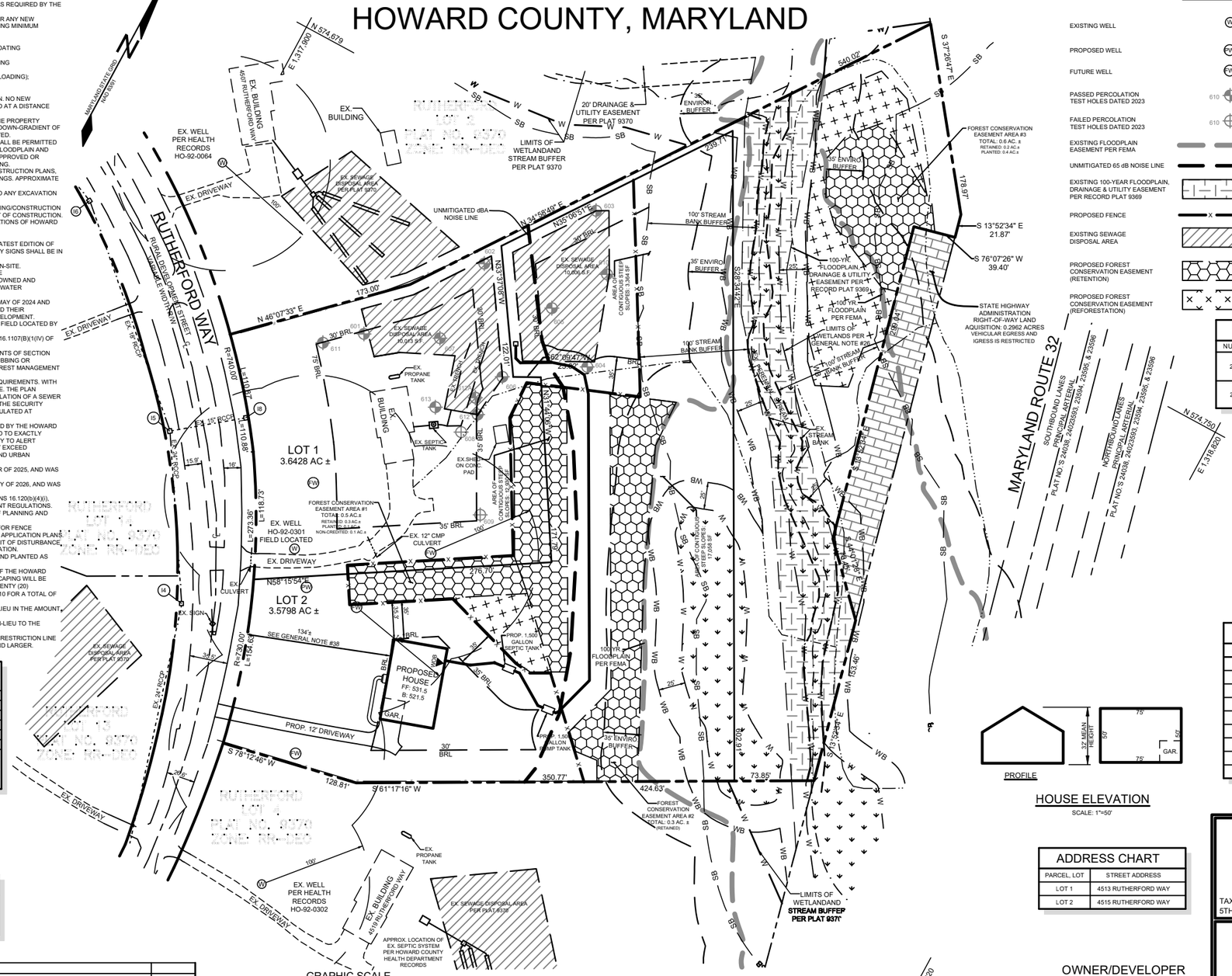
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

REVISIONS



GRAPHIC SCALE

50 0 25 50 100 200

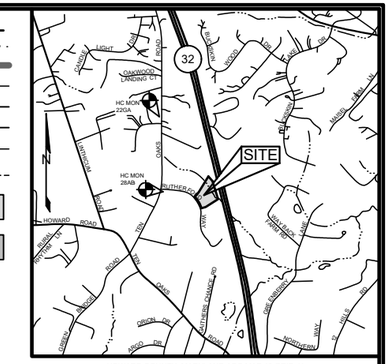
(IN FEET)
1 INCH = 50 FEET

PLAN VIEW

SCALE: 1"=50'

LEGEND

EXISTING TREELINE
SOILS
EXISTING FENCE
ROAD CENTERLINE
EXISTING STREAM
STREAM BUFFER — SB
EXISTING MOWED GRASS TRAIL
MODERATE SLOPES 15%-24.99%
STEEP SLOPES >25%
EXISTING WELL
PROPOSED WELL
FUTURE WELL
PASSED PERCOLATION TEST HOLES DATED 2023 — 610
FAILED PERCOLATION TEST HOLES DATED 2023 — 610
EXISTING FLOODPLAIN EASEMENT PER FEMA
UNMITIGATED 65 dB NOISE LINE
EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369
PROPOSED FENCE
EXISTING SEWAGE DISPOSAL AREA
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)



HOWARD COUNTY, MARYLAND ADC MAP 13 GRID J1

VICINITY MAP

SCALE: 1"=2000'

LEGEND (CONTINUED)

AREA OF WETLANDS (SEE GENERAL NOTE #26) — W
WETLAND BUFFER (SEE GENERAL NOTE #26) — WB
LIMITS OF WETLANDS (SEE GENERAL NOTE #26)
STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND ACQUISITION

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	7.2227 AC ±
ROW TO BE DEDICATED	0.000 AC ±
PROPOSED PROJECT AREA	7.2227 AC ±
LIMIT OF DISTURBANCE	0.9081 AC ±
GREEN OPEN AREA (LAWN)	6.3227 AC ±
EXISTING IMPERVIOUS AREA	0.1351 AC ±
PROPOSED IMPERVIOUS AREA	0.1419 AC ±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	0.6759 AC ±
WETLAND BUFFERS	0.9286 AC ±
FOREST	0.9000 AC ±
FLOODPLAIN	2.2000 AC ±
MODERATE SLOPES 15%-24.99%	1.0089 AC ±
SLOPES GREATER THAN 25%	0.7672 AC ±
HIGHLY ERODIBLE SOILS	4.7783 AC ± (2)

* NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.
3) THE FLOODPLAIN SHOWN IS PER FEMA AND THE WETLANDS SHOWN IS PER PLAT 9370

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
22GA	576,646.790	1,316,983.527	589.231	46.7' SOUTH OF POLE G&E 511796, 2.5' WEST OF TEN OAKS ROAD, AND 47.2' NORTHWEST OF THE END OF MCADAM, CURB OFF OAKWOOD OVERLOOK CT
28AB	574,608.782	1,317,002.126	578.795	59.6' NORTHEAST OF POLE G&E 542718, 40' SOUTHWEST OF THE RUTHERFORD SIGN, 12.8' NORTHEAST OF THE STREET SIGN ALONG TEN OAKS ROAD

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	GRADING PLAN
4	SEDIMENT AND EROSION CONTROL PLAN
5	STORMWATER MANAGEMENT DRAINAGE AREA MAP, NOTES & DETAILS
6	STORMWATER MANAGEMENT PLAN, NOTES & DETAILS
7	FOREST CONSERVATION PLAN
8	FOREST CONSERVATION PLAN
9	LANDSCAPE PLAN

HOUSE ELEVATION

SCALE: 1"=50'

ADDRESS CHART

PARCEL, LOT	STREET ADDRESS
LOT 1	4513 RUTHERFORD WAY
LOT 2	4515 RUTHERFORD WAY

OWNER/DEVELOPER

THOMAS D. & JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

COVER SHEET

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: AUGUST 4, 2026
PROJECT #: 23-005
SHEET #: 1 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027.

F-25-039

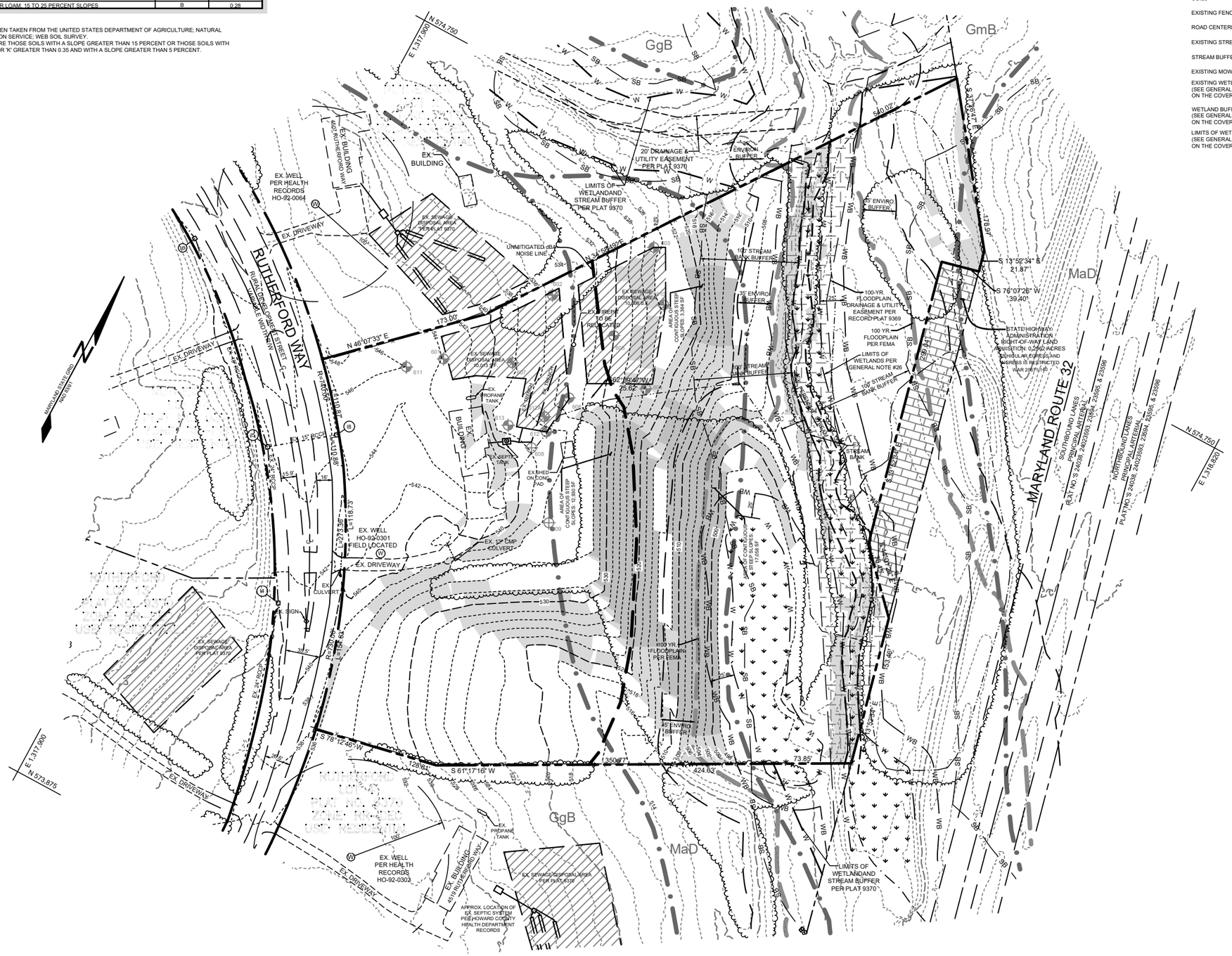
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	0.37
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND

- EXISTING CONTOUR GIS
- EXISTING TREELINE
- SOILS
- EXISTING FENCE
- ROAD CENTERLINE
- EXISTING STREAM
- STREAM BUFFER (SB)
- EXISTING MOWED GRASS TRAIL
- EXISTING WETLAND (SEE GENERAL NOTE #24 ON THE COVER SHEET) (W)
- WETLAND BUFFER (SEE GENERAL NOTE #24 ON THE COVER SHEET) (WB)
- LIMITS OF WETLANDS (SEE GENERAL NOTE #24 ON THE COVER SHEET)
- STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND AQUISITION
- MODERATE SLOPES 15%-24.99%
- STEEP SLOPES >25%
- EXISTING 100-YEAR FLOODPLAIN PER FEMA
- UNMITIGATED 65 dB NOISE LINE
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369
- EXISTING WELL
- PASSED PERCOLATION TEST HOLES DATED 2023
- FAILED PERCOLATION TEST HOLES DATED 2023



PLAN VIEW
SCALE: 1"=50'

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FEET

OWNER/DEVELOPER
THOMAS D. & JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

EXISTING CONDITIONS PLAN

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: AUGUST 4, 2026
PROJECT #: 23-005
SHEET #: 2 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

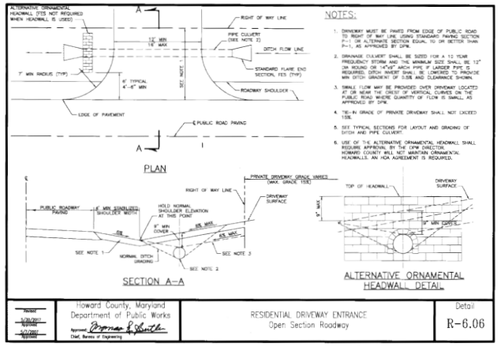
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

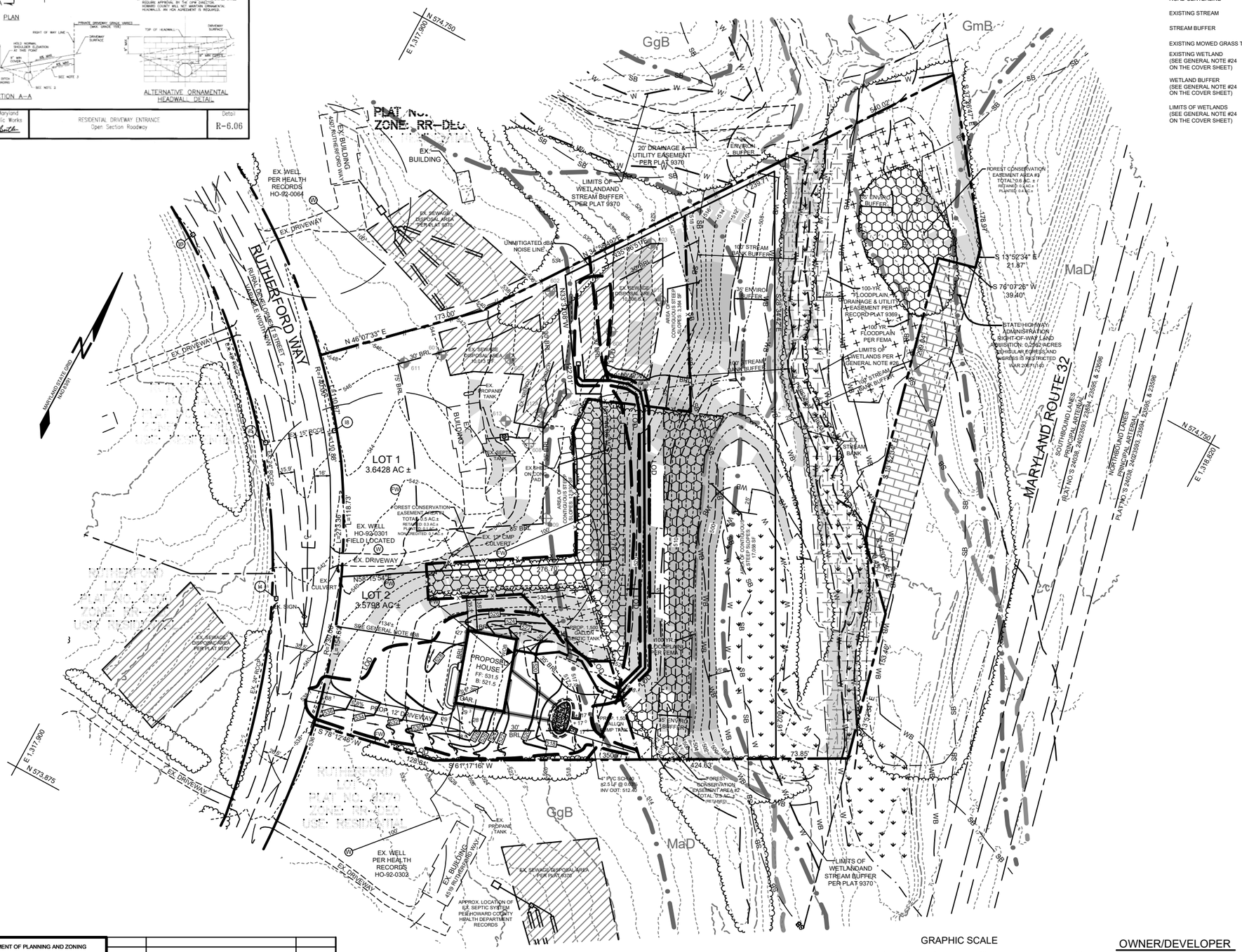
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

REVISIONS

F-25-039





PLAN VIEW

SCALE: 1"=50'

LEGEND

- EXISTING CONTOUR GIS — 528
- EXISTING FIELD RUN CONTOUR — 528
- PROPOSED CONTOUR — 528
- EXISTING TREELINE
- SOILS
- EXISTING FENCE
- ROAD CENTERLINE
- EXISTING STREAM
- STREAM BUFFER — SB
- EXISTING MOWED GRASS TRAIL
- EXISTING WETLAND (SEE GENERAL NOTE #24 ON THE COVER SHEET) — W
- WETLAND BUFFER (SEE GENERAL NOTE #24 ON THE COVER SHEET) — WB
- LIMITS OF WETLANDS (SEE GENERAL NOTE #24 ON THE COVER SHEET)
- STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND AQUISITION
- MODERATE SLOPES 15%-24.99%
- STEEP SLOPES >25%
- EXISTING 100-YEAR FLOODPLAIN PER FEMA
- UNMITIGATED 65 dB NOISE LINE
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369
- EXISTING WELL — W
- PROPOSED WELL — PW
- FUTURE WELL — FW
- PASSED PERCOLATION TEST HOLES DATED 2023 — 610
- FAILED PERCOLATION TEST HOLES DATED 2023 — 610
- PROPOSED SPLIT RAIL FENCE
- LIMIT OF DISTURBANCE — LOD
- PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
- PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)

P-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE AISLES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE (NA)	N/A	N/A	N/A	N/A	N/A	N/A
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22 LEVEL 1 (ESAL)	2.0	2.0	2.0	3.5	3.0	2.5
		GRADED AGGREGATE BASE (GAB)	8.5	7.0	5.0	4.0	4.0	4.0

NOTES :

1. HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARBAGE TRUCKS.
2. HMA SUPERPAVE LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0" MIN TO 4.0" MAX), 12.5 MM SURFACE (1.5" MIN TO 3.0" MAX), AND 9.5 MM SURFACE (1.0" MIN TO 2.0" MAX).
3. GRADED AGGREGATE BASE (GAB) TO BE PLACED AND COMPACTED IN 6" MAX COMPACTED THICKNESS LAYERS.
4. THE INTERMEDIATE SURFACE COURSE LAYER MUST BE PLACED WITHIN 2 WEEKS OF PLACEMENT OF BASE COURSE, AND IS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION INSPECTION AND BOND REDUCTION.
5. IN LIEU OF PLACING THE INTERMEDIATE SURFACE COURSE LAYER FOR COMMERCIAL / INDUSTRIAL ENTRANCE APRONS WITHIN THE COUNTY RIGHT-OF-WAY WHERE AUXILIARY LANES ARE NOT REQUIRED, THE THICKNESS OF THE INTERMEDIATE PAVEMENT LAYER CAN BE ADDED TO THE REQUIRED THICKNESS OF THE BASE ASPHALT LAYER.
6. THE CONSTRUCTION DRAWINGS SHALL SHOW THE PAVING SECTION, ROAD CLASSIFICATION AND CRB VALUE FOR EACH ROADWAY.

- HMA SUPERPAVE FINAL SURFACE
- HMA SUPERPAVE INTERMEDIATE SURFACE
- HMA SUPERPAVE BASE
- GRADED AGGREGATE BASE (GAB)

GRAPHIC SCALE

(IN FEET)
1 INCH = 50 FEET

OWNER/DEVELOPER

THOMAS D. &
JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

GRADING PLAN
HENDERSON PROPERTY - LOTS 1 & 2
A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: AUGUST 4, 2026
PROJECT #: 23-005
SHEET #: 3 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

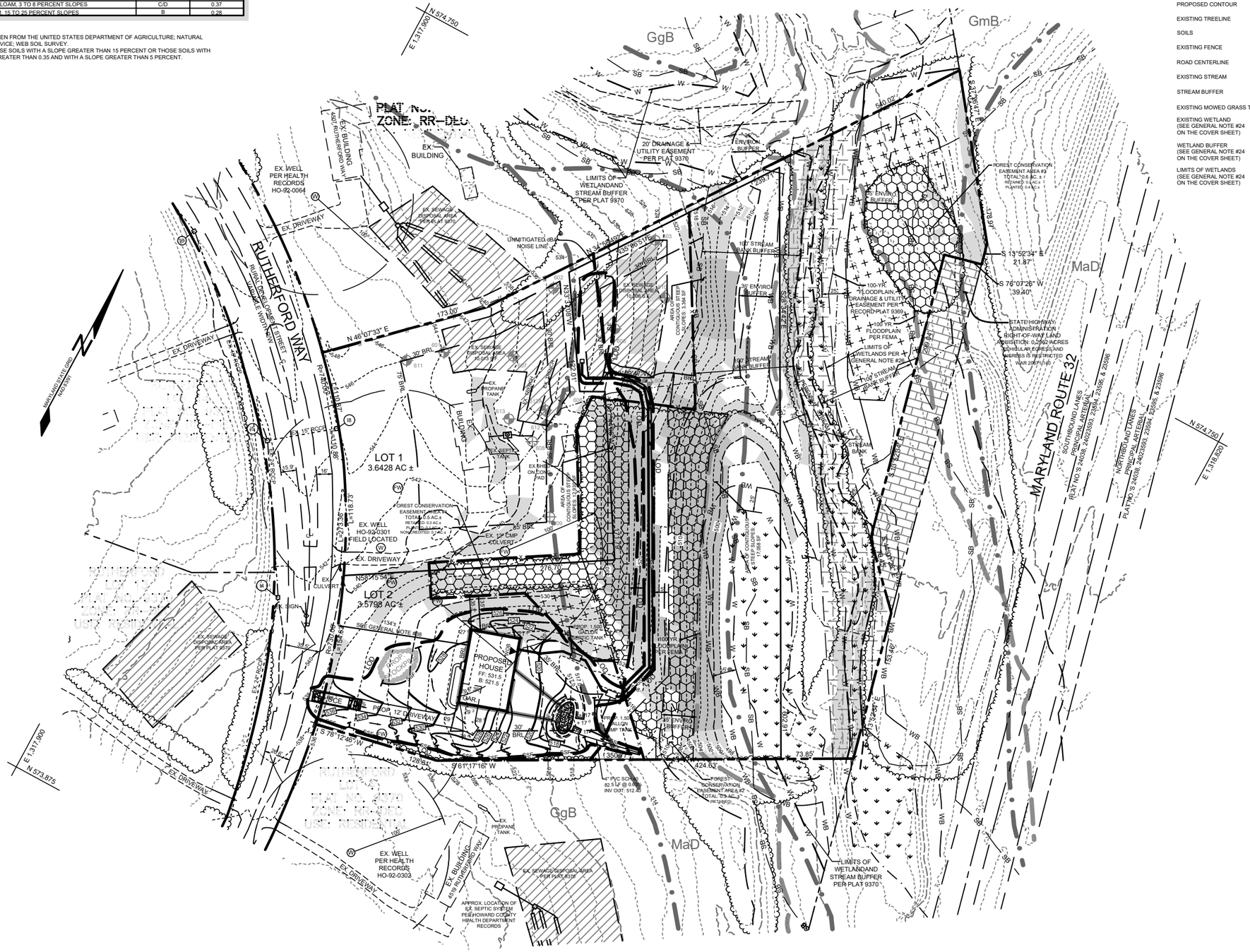
REVISIONS

F-25-039

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	0.37
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



PLAN VIEW
SCALE: 1"=50'

LEGEND

EXISTING CONTOUR GIS	528
EXISTING FIELD RUN CONTOUR	528
PROPOSED CONTOUR	528
EXISTING TREELINE	
SOILS	
EXISTING FENCE	
ROAD CENTERLINE	℄
EXISTING STREAM	
STREAM BUFFER	SB
EXISTING MOWED GRASS TRAIL	
EXISTING WETLAND (SEE GENERAL NOTE #24 ON THE COVER SHEET)	W W
WETLAND BUFFER (SEE GENERAL NOTE #24 ON THE COVER SHEET)	WB
LIMITS OF WETLANDS (SEE GENERAL NOTE #24 ON THE COVER SHEET)	
STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND AQUISITION	
MODERATE SLOPES 15%-24.99%	
STEEP SLOPES >25%	
EXISTING 100-YEAR FLOODPLAIN PER FEMA	
UNMITIGATED 65 dB NOISE LINE	
EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369	
EXISTING WELL	W
PROPOSED WELL	PW
FUTURE WELL	FW
PASSED PERCOLATION TEST HOLES DATED 2023	610
FAILED PERCOLATION TEST HOLES DATED 2023	610
PROPOSED SPLIT RAIL FENCE	X X
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)	
PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)	
STABILIZED CONSTRUCTION ENTRANCE	SCE
SILT FENCE	SF
SUPER SILT FENCE	SSF
DIVERSION FENCE	DF
LIMIT OF DISTURBANCE	LOD
PROPOSED STOCKPILE AREA	PROP. STOCKPILE

SEDIMENT AND EROSION CONTROL PLAN

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FEET

OWNER/DEVELOPER
THOMAS D. &
JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY:	PS
DRAWN BY:	TB
CHECKED BY:	PS
SCALE:	AS SHOWN
DATE:	AUGUST 4, 2026
PROJECT #:	23-005
SHEET #:	4 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

REVISIONS

F-25-039

SOILS LEGEND

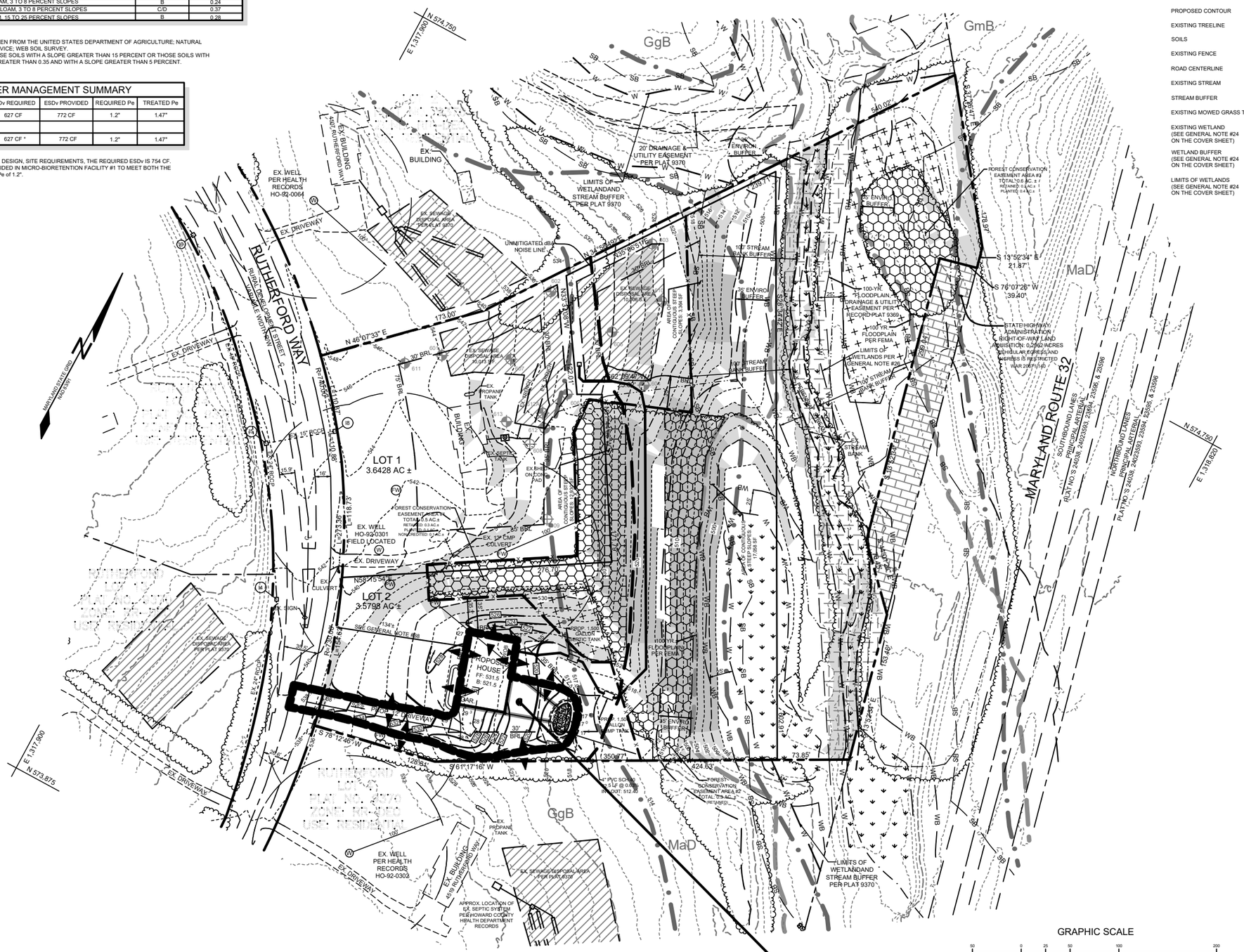
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	0.37
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

STORMWATER MANAGEMENT SUMMARY

FACILITY	ESDv REQUIRED	ESDv PROVIDED	REQUIRED Pe	TREATED Pe
MICRO-BIORETENTION 1	627 CF	772 CF	1.2"	1.47"
TOTAL	627 CF *	772 CF	1.2"	1.47"

NOTE: PER THE ENVIRONEMTNAL SITE DESIGN, SITE REQUIREMENTS, THE REQUIRED ESDv IS 754 CF. ADDITIONAL VOLUME HAS BEEN PROVIDED IN MICRO-BIORETENTION FACILITY #1 TO MEET BOTH THE ESDv REQUIRED AND THE REQUIRED Pe of 1.2".



PLAN VIEW
SCALE: 1"=50'

LEGEND

EXISTING CONTOUR GIS	528
EXISTING FIELD RUN CONTOUR	528
PROPOSED CONTOUR	528
EXISTING TREELINE	
SOILS	
EXISTING FENCE	
ROAD CENTERLINE	℄
EXISTING STREAM	
STREAM BUFFER	SB
EXISTING MOWED GRASS TRAIL	
EXISTING WETLAND (SEE GENERAL NOTE #24 ON THE COVER SHEET)	W W
WETLAND BUFFER (SEE GENERAL NOTE #24 ON THE COVER SHEET)	WB
LIMITS OF WETLANDS (SEE GENERAL NOTE #24 ON THE COVER SHEET)	
STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND AQUISITION	
MODERATE SLOPES 15%-24.99%	
STEEP SLOPES >25%	
EXISTING 100-YEAR FLOODPLAIN PER FEMA	
UNMITIGATED 65 dB NOISE LINE	
EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369	
EXISTING WELL	W
PROPOSED WELL	PW
FUTURE WELL	FW
PASSED PERCOLATION TEST HOLES DATED 2023	610
FAILED PERCOLATION TEST HOLES DATED 2023	610
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)	
PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)	
PROPOSED SPLIT RAIL FENCE	X X
DRAINAGE DIVIDE	

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FEET

A=0.3519 Ac. | BIO 1 | Z=RR-DEO
P_E : 1.2" | 'B' & 'D' SOIL | P=40%

OWNER/DEVELOPER

THOMAS D. &
JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

STORMWATER MANAGEMENT DRAINAGE AREA MAP, NOTES & DETAILS

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: AUGUST 4, 2026
PROJECT #: 23-005
SHEET #: 5 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

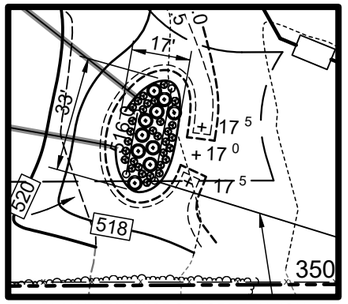
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

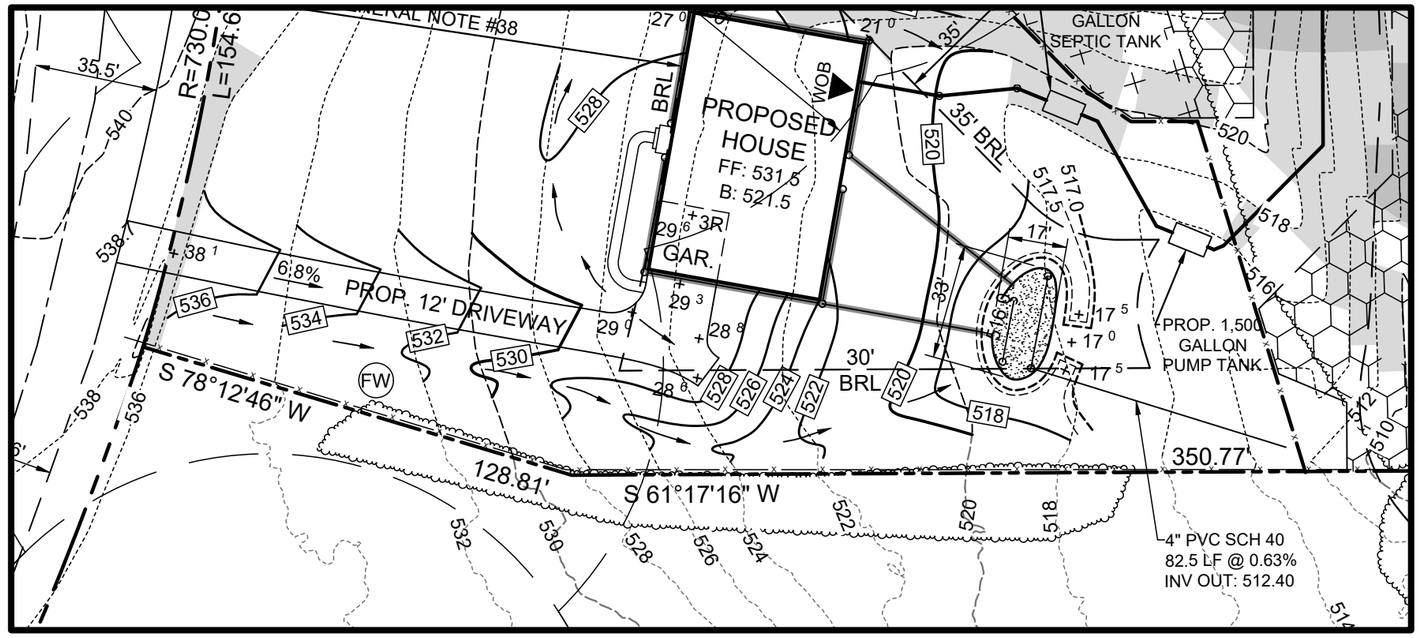
REVISIONS

F-25-039



PLAN VIEW: MICRO-BIORETENTION FACILITY #1 (M-6) LANDSCAPE PLAN

SCALE: 1"=20'



PLAN VIEW: MICRO-BIORETENTION FACILITY #1 (M-6)

SCALE: 1"=20'

LEGEND

- EXISTING CONTOUR GIS
- PROPOSED CONTOUR
- EXISTING TREELINE
- MODERATE SLOPES 15-24.99%
- STEEP SLOPES >25%
- PROPOSED WELL BOX (MINIMUM 1,500 SF)

BIORETENTION ELEVATIONS AND DIMENSIONS

DESCRIPTION	BIO 1
'A' PONDING DEPTH	1.0'
'B' TOP OF MULCH	516.00
'C' WSEL	517.00
'D' EMBANKMENT WIDTH	4.0'
'E' SPILLWAY WIDTH	7.5'
'F' SPILLWAY LENGTH	9.5'
'G' FACILITY LENGTH	33.0'
'H' FACILITY WIDTH (AVERAGE)	17.0'
'I' PERF. UNDERDRAIN PIPE DIMENSION	20.0'
'J' UNDERDRAIN PIPE INVERT	512.92
'K' SOLID UNDERDRAIN DIMENSION	82.5'
'L' OUTFALL INVERT	512.40
'M' PERF. OVERFLOW PIPE DIMENSION	17.8'
'N' OVERFLOW PIPE INVERT	512.92
'O' GRAVEL STORAGE DEPTH	2.5'
'P' BOTTOM ELEVATION OF FACILITY	510.25
'Q' GRADE % OF OUTFALL PIPE	0.63%

BIORETENTION PLANT LIST

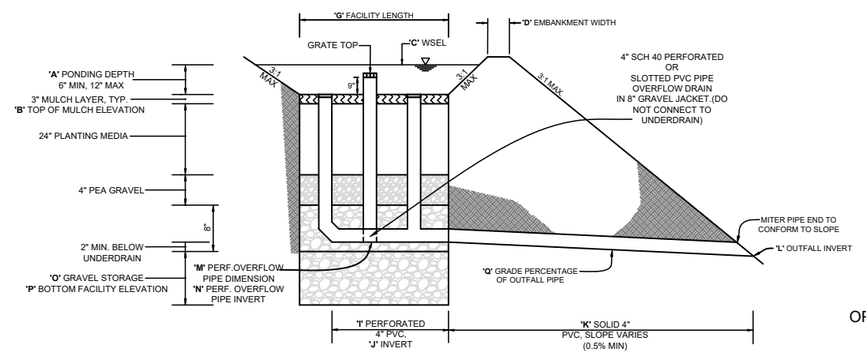
SHRUBS						
LEGEND	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS	QTY. BIO 1
	ILEX VERTICILLATA	WINTER BERRY	AS SHOWN* (MIN. 4' O.C.)	24"- 36" HT.	--	10
	RUDBECKIA	BLACK-EYED SUSAN	AS SHOWN* (MIN. 2' O.C.)	1 GALLON	--	31

NOTE: PLANT MATERIAL MUST COVER 50% OF THE MULCH AREA AT MATURE GROWTH.
*INTERSPERSE PLANTINGS THROUGHOUT BIORETENTION FILTER AREA

BIO 1 - TOTAL BIORETENTION AREA = 444 S.F. OR 0.0102 AC.
PROVIDED: 10 SHRUBS AND 31 HERBACEOUS SPECIES

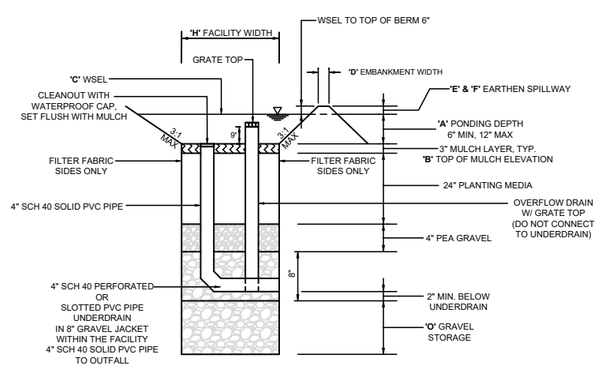
MATERIALS SPECIFICATIONS FOR MICRO-BIORETENTION, RAIN GARDEN & LANDSCAPE INFILTRATION

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLANT LIST THIS SHEET	N/A	PLANTINGS ARE SITE-SPECIFIC, SEE PLANT LIST THIS SHEET
PLANTING SOIL [2'-4' TO 4' DEEP]	LOAMY SAND (60% - 65%) & COMPOST (35%-40%) OR SANDY LOAM (30%), COARSE SAND (30%) & COMPOST (40%)	N/A	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; NO PINE OR WOOD CHIPS
PEA GRAVEL DIAPHRAGM	PEA GRAVEL: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
CURTAIN DRAIN (IF REQUIRED)	ORNAMENTAL STONE: WASHED COBBLES	STONE: 2" TO 5"	
GEOTEXTILE		N/A	PE TYPE 1 NONWOVEN
GRAVEL (UNDERDRAINS & INFILTRATION BERMS)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" TO 3/4")	
UNDERDRAIN PIPING	F 758, TYPE PS 28 OR AASHTO M-278	4" TO 6" RIGID SCHEDULE 40 PVC OR SDR35	SLOTTED OR PERFORATED PIPE, 3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH 1/4" GALVANIZED HARDWARE CLOTH.
POURED IN PLACE CONCRETE (IF REQUIRED)	MSHA MX NO.3; F'c= 3500 PSI @ 28 DAYS, NORMAL WEIGHT, AIR-ENTRAINED; REINFORCING TO MEET ASTM-615-60	N/A	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 PREVOUSLY APPROVED STATE OR LOCAL STANDARDS* REQUIRES DESIGN DRAWINGS SEALED AND APPROVED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND-DESIGN TO INCLUDE MEETING ACI CODE 350.R/89; VERTICAL LOADING (H-10 OR H-20); ALLOWABLE HORIZONTAL LOADING (BASED ON SOIL PRESSURES); AND ANALYSIS OF POTENTIAL CRACKING.
SAND	AASHTO-M-6 OR ASTM-C-33	0.02" TO 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (AASHTO) #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATED OR DOLOMITIC SAND SUBSTITUTIONS ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND.



BIORETENTION FACILITY TYPICAL PROFILE

NOT TO SCALE



BIORETENTION FACILITY TYPICAL SECTION

NOT TO SCALE

NOTES:
- FOR ADDITIONAL INFORMATION, SEE THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II.
- SEE CHART, THIS SHEET, FOR ELEVATIONS AND DISTANCES

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED MICRO-BIORETENTION FACILITIES (M-6)

1. 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.
2. THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD OR 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.
3. 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.
4. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

REVISIONS

OWNER/DEVELOPER

THOMAS D. & JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

STORMWATER MANAGEMENT PLAN, NOTES AND DETAILS

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: AUGUST 4, 2026
PROJECT #: 23-005
SHEET #: 8 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027

F-25-039

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	0.37
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

SITE CONDITION NOTES

1. The stream that cuts across the rear of the site is a perennial channel within the Use IV-P watershed of the Middle Patuxent River (021311060962).

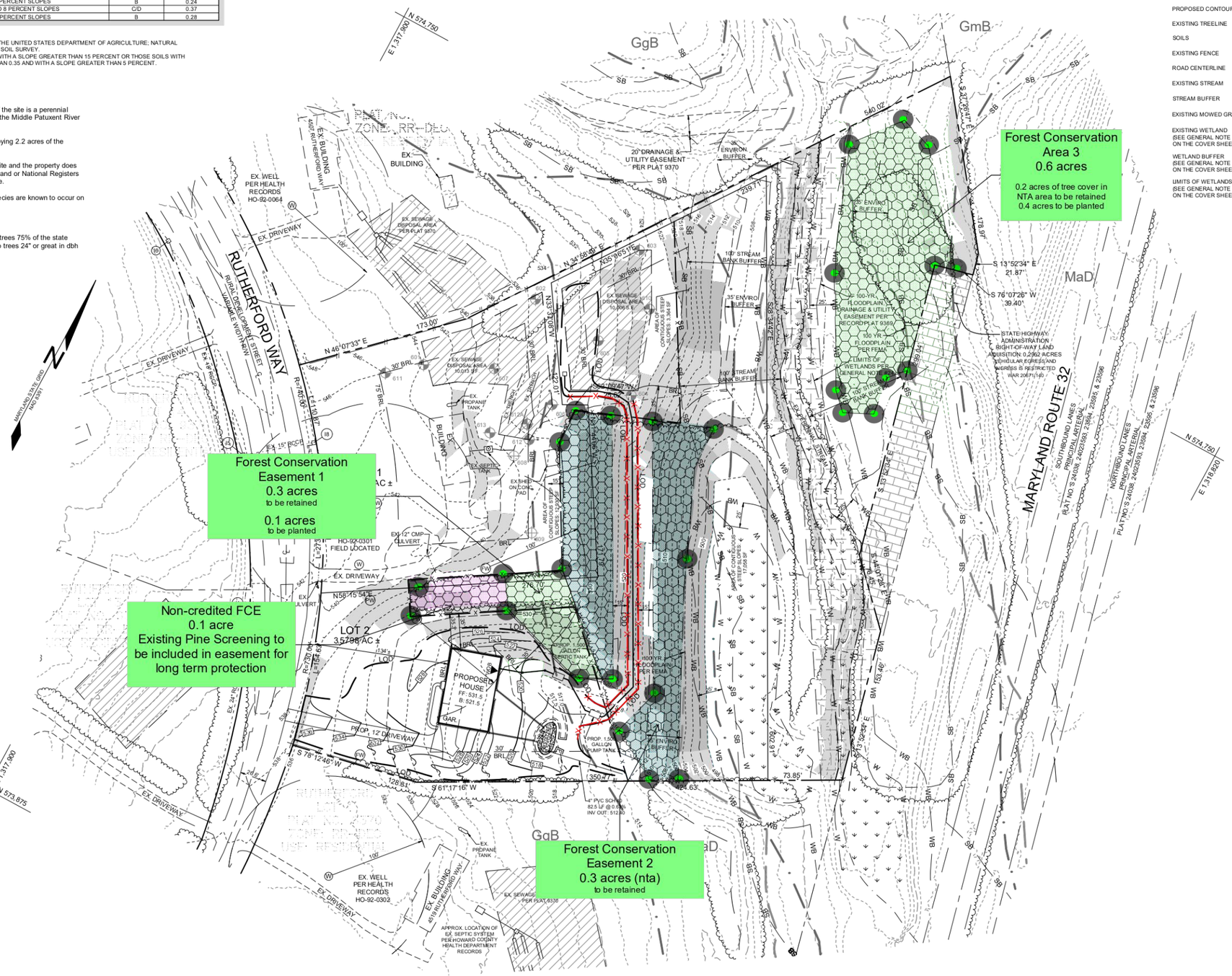
2. A 100-year floodplain is present, occupying 2.2 acres of the property.

3. No cemeteries were observed on the site and the property does not show any elements listed on the Maryland or National Registers of Historic Places per the MERLIN website.

4. No rare, threatened or endangered species are known to occur on the site.

5. Steep slopes are present on the site.

6. No specimen trees, state champion or trees 75% of the state champion are present on the property. No trees 24" or great in dbh are present on the site.



PLAN VIEW
SCALE: 1"=50'

LEGEND

EXISTING CONTOUR GIS
EXISTING FIELD RUN CONTOUR
PROPOSED CONTOUR
EXISTING TREELINE
SOILS
EXISTING FENCE
ROAD CENTERLINE
EXISTING STREAM
STREAM BUFFER
EXISTING MOWED GRASS TRAIL
EXISTING WETLAND (SEE GENERAL NOTE #24 ON THE COVER SHEET)
WETLAND BUFFER (SEE GENERAL NOTE #24 ON THE COVER SHEET)
LIMITS OF WETLANDS PER (SEE GENERAL NOTE #24 ON THE COVER SHEET)
STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND AQUISITION
MODERATE SLOPES 15%-24.99%
STEEP SLOPES >25%
EXISTING 100-YEAR FLOODPLAIN PER FEMA
EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369
EXISTING WELL
PROPOSED WELL
FUTURE WELL
PASSED PERCOLATION TEST HOLES DATED 2023
FAILED PERCOLATION TEST HOLES DATED 2023
PROPOSED SPLIT RAIL FENCE
PROPOSED FOREST CONSERVATION EASEMENT
LIMIT OF DISTURBANCE
TEMPORARY PROTECTIVE FENCING
PERMANENT PROTECTIVE SIGNAGE
FCE- REFORESTATION AREA
FCE - RETENTION AREA

FOREST CONSERVATION WORKSHEET FOR: 4513 RUTHERFORD WAY

Net Tract Area

A.	Total (Gross) Tract Area	A =	7.2
B.	Area within 100-year Floodplain	B =	2.2
C.	Other Deductions (Identify _____)	C =	0.0
D.	Net Tract Area	D =	5.0

Land Use Category
Insert the number "1" under the appropriate land use (limit to only one entry)

Resid. Rural LD	Resid. Rural MD	Resid. Suburban	Inst./ Linear	Retail/Ind./ Office	Mixed Use/ PUD
0	1	0	0	0	0

E.	Afforestation Threshold	(Net Tract Area x	20%)	E =	1.0
F.	Reforestation Threshold	(Net Tract Area x	25%)	F =	1.3

Existing Forest Cover

G.	Existing Forest Cover within the Net Tract Area	G =	0.9
H.	Area of Forest above Afforestation Threshold	H =	0.0
I.	Area of Forest above Reforestation Threshold	I =	0.0

Break Even Point

J.	Break Even Point	J =	0.0
K.	Forest Clearing Permitted without Mitigation	K =	0.0

Proposed Forest Clearing

L.	Total Area of Forest to be Cleared	L =	0.3
M.	Total Area of Forest to be Retained	M =	0.6

Planting Requirements Inside Watershed

N.	Reforestation for Clearing above the Reforestation Threshold	N =	0.0
P	Reforestation for Clearing below the Reforestation Threshold	P =	0.6
Q.	Credit for Retention above the Reforestation Threshold	Q =	0.0
R.	Total Reforestation Required	R =	0.6
S.	Total Afforestation Required	S =	0.1
T	Total Reforestation and Afforestation Requirement	T=	0.7
U	75% of Total Obligation (Retention + Planting)	U=	1.0
V	Planting Required Onsite to meet 75% Obligation	V=	0.4

Planting Requirements Outside Watershed

W.	Total Planting within Development Site Watershed	W=	0.7
X.	Total Afforestation Required	X=	0.0
Y.	Remaining Planting within Watershed for Reforestation Credit	Y=	0.6
Z.	Reforestation for Clearing above the Reforestation Threshold	Z=	0.0
AA.	Reforestation for Clearing below the Reforestation Threshold	AA=	0.0
BB.	Credit for Retention above the Reforestation Threshold	BB=	0.0
CC.	Total Reforestation Required	CC=	0.0
DD.	Total Afforestation and Reforestation Requirement	DD=	0.0

FOREST CONSERVATION PLAN
HENDERSON PROPERTY - LOTS 1 & 2
A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: AUGUST 4, 2026
PROJECT #: 23-005
SHEET #: 7 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

REVISIONS

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FEET

OWNER/DEVELOPER
THOMAS D. & JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

F-25-039

Figure 3-N: Planting Patterns

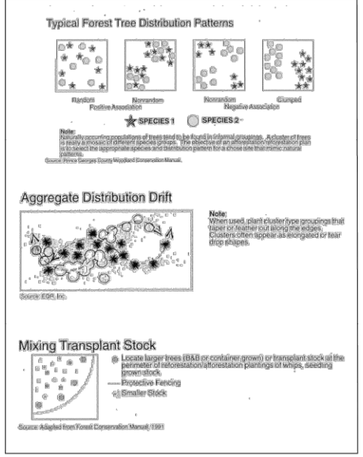
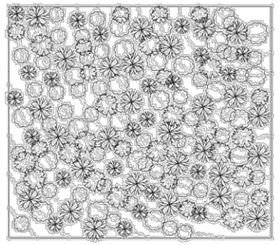


Figure 3-N: Planting Patterns (continued)

Curvilinear Randomized Planting



Plant placement detail not to scale.

1. Mix tree species in the staging area.
2. Set the guide curvilinear line as close to contour as possible.

Source: Used with the permission of Exploration Research, Inc. (ERI).

Figure E-2: Forest Conservation Easement Signs

FOREST CONSERVATION AREA

TREES FOR YOUR FUTURE

DUMPING, MACHINERY, OR STORAGE OF MATERIALS, CUTTING OR DISTURBANCE OF VEGETATION OR SOIL IN THIS AREA IS STRICTLY PROHIBITED

Howard County Code, Title 16 Subtitle 12

VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT

For more information or to report violations, please call Howard County Department of Recreation and Parks, Natural Resources Division

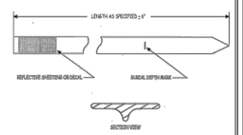
410-313-4725
TTY 410-313-6665

Howard County MARYLAND

Forest Conservation Decal

Notes:
1. Decal is available from the Department of Recreation and Parks 410-313-1678.
2. Decal material is number 3690 Scotchcal non-reflexive substrate.
3. Dimensions are 2.5" wide by 12" high.
4. Colors are dark green text and border on beige background.

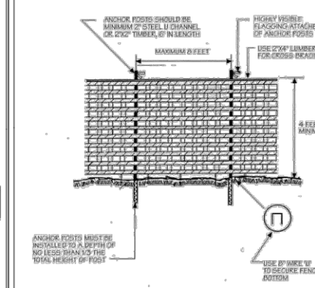
Forest Conservation Post



Notes:
1. Post is available from the Department of Recreation and Parks 410-313-1678.
2. Post material is Curflex CRM 250R, UV resistant continuous glass reinforced composite marker.
3. Dimensions are 2.62" wide by 6' high.
4. Post will be embedded in ground to a depth of 18".
5. Color to be dark brown.

Source: Howard County Department of Recreation and Parks

Figure E-3: Plastic Mesh Tree Protection Fence



Notes:
1. Blaze orange or blue plastic mesh fence for forest protection device, only.
2. Boundaries of Retention Area will be established as part of the Forest Conservation Plan review process.
3. Stake and flag boundaries of Retention Area prior to installing device.
4. Avoid damage to critical root zone. Do not damage or sever large roots when installing posts.
5. Protection signs are required, see Figures E-1 and E-2.
6. Maintain device throughout construction.

Source: Adapted from Prince George's County, Maryland: Woodland Conservation Manual and State Forest Conservation Technical Manual, 1991

FCP NOTES

1. FOREST CLEARING IS REQUIRED TO PERMIT THE INSTALLATION OF A UTILITY LINE FOR THE PROPOSED LOT. THE FOREST CLEARING HAS BEEN CALCULATED BASED ON THE ACTUAL FOREST TO BE CLEARED PLUS A 15 FOOT SETBACK FROM THE LOD WITHIN THE FOREST. TOTAL FOREST TO BE CONSIDERED CLEARED FOR THIS PROJECT IS 0.3 ACRES.

2. THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE WILL BE ADDRESSED WITH 0.6 ACRES OF ONSITE RETENTION AND 0.7 ACRES OF REFORESTATION.

3. REFORESTATION HAS BEEN DESIGNED TO UTILIZE EXISTING TREED AREAS THAT DO NOT CURRENT MEET THE DEFINITION OF FOREST. FCE 1 WILL EXPAND UPON AN EXISTING WHITE PINE PLANTING. THE PLANTINGS WILL BE INSTALLED ALONG THE EDGES OF THE PINE PLANTING TO EXPAND THE AREA TO 50 FEET AND TO DIVERSIFY THE COMMUNITY. FCE 3 WILL EXPAND UPON A SMALL TREE GROVE. THE EXISTING TREES WILL BE COUNTED TOWARD THE PLANTING SUCCESS OF THESE REFORESTATION AREAS.

4. TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. FENCING SHALL BE INSTALLED ALONG ALL LOD AREAS ADJACENT STREAM BUFFERS, TREE STANDS, AND SPECIMEN TREES TO BE RETAINED.

5. PERMANENT PROTECTIVE SIGNAGE SHALL BE INSTALLED ALONG THE PERIMETER OF THE FOREST CONSERVATION EASEMENTS AS SHOWN

6. THE SECURITY REQUIREMENT FOR THE 0.7 ACRES OF ONSITE REFORESTATION PLANTING CREDIT PROPOSED IS CALCULATED AT $0.50/SQ.FT = $15,246.00.

7. ANY INVASIVE TREES, SHRUBS OR VINES PRESENT IN THE PLANTING AREAS SHALL BE REMOVED PRIOR TO PLANTING AND CONTROLLED DURING THE MAINTENANCE AND MONITORNIG PROCESS. THIS INCLUDES BUT IS NOT LIMITED TO ORIENTAL BITTERSWEET, JAPANESE HONEYSUCKLE, ENGLISH IVY, RUSSIAN OR AUTUMN OLIVE, MULTILFORA ROSE, AND TREE-OF-HEAVEN.

PLANTING SCHEDULE

FCE 1 Reforestation Area – 0.1 acres*
Planting Units Required: 70 - 30 units allocated to existing pine planting (0.05 acres)
Planting Units Provided: 45 units

Qty	Species	Size	Spacing **	Total FCA Units
3	Cercis canadensis - Red bud	5-6' cont.	15' oc (CC)	
3	Cornus florida - Flowering dogwood	5-6' cont.	15' oc (CF)	
2	Juniperus virginiana – Red cedar	5-6' cont.	15' oc (JV)	
2	Quercus alba - White Oak	5-6' cont.	15' oc (QA)	
3	Viburnum prunifolium - Blackhaw	5-6' cont.	15' oc (VP)	
13	Total 1" caliper plantings x 3.5 units /tree = FCA unit credit			45.5
	Total Unit Credit			45.5

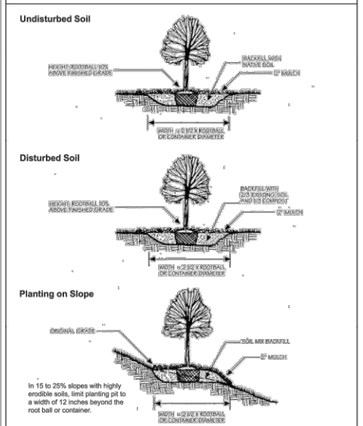
* These plantings will be located along the outer edge of the existing 0.05 acre (2,300 sf) white pine screen planting to create a 50 foot wide easement and to increase diversity of the community. The white pines present in the easement will be counted toward the overall planting obligation.
**See planting details for proposed planting locations.

FCE Reforestation Area 4 – 0.6 acres*
Planting units Required: 420 - 140 units allocated to existing tree stand (0.2 acres)
Planting units Provided: 280

Qty	Species	Size	Spacing	Total FCA Units
5	Acer rubrum - Red maple	5-6' cont.	15' oc	
10	Cornus florida - Flowering dogwood	5-6' cont.	15' oc	
10	Juniperus virginiana – Red cedar	5-6' cont	15' oc	
15	Liriodendron tulipifera - Tulip poplar	5-6' cont.	15' oc	
10	Platanus occidentalis - Sycamore	5-6' cont.	15' oc	
15	Prunus serotina - Black cherry	5-6' cont.	15' oc	
5	Quercus alba - White Oak	5-6' cont.	15' oc	
10	Viburnum prunifolium - Blackhaw	5-6' cont.	15' oc	
80	Total 1" caliper plantings x 3.5 units /tree = FCA unit credit			280
	Total Unit Credit			280

* These plantings will expand the existing 8,900 sf tree stand located within the overall planting area. The existing trees present in the easement will be counted toward the overall planting obligation. Invasive trees shrubs and vines shall be removed from the planting area.

Figure E-18: Plant Installation



Source: Adapted from State Forest Conservation Technical Manual, 1991

REFORESTATION NOTES

A. Planting Plan and Methods

Plant species selection was based on our knowledge regarding plant communities in Maryland's Piedmont Plateau and information provided in the soil survey on typical vegetation for the soil type on the planting site. Species selection was also based on our knowledge of plant availability in the nursery industry.

Reforestation will be accomplished through a mixed planting of whips and branched transplants. Container grown stock is recommended but bareroot stock may be used to help control afforestation costs. If bareroot stock is used the root systems of all plants will be dipped in an anti-desiccant gel prior to planting to improve moisture retention in the root systems.

Prior to planting the proposed Forest Conservation Easements all multiflora rose in the planting area shall be removed. Removal of the rose may be performed with mowing and herbicide treatments. Physical removal of all top growth following by a periodic herbicide treatment of stump sprouts is recommended. Native tree and shrub species occurring within the rose thickets should be retained wherever possible. Herbicides treatments shall occur on 2 month intervals during the first growing season and once each in the spring and fall for subsequent years. Herbicide used shall be made specifically to address woody plant material and shall be applied as per manufacturers specifications, as needed. Care should be taken not to spray planted trees or naturally occurring native tree/shrub seedlings. It is recommended that initiation of rose removal begin at least six months prior to planting.

B. Planting and Soil Specifications

Plant material will be installed in accordance with the Planting Detail and Planting Specifications shown on the Forest Conservation Plan.

Amendments to existing soil will be in accordance with the Planting Specifications shown on the Forest Conservation Plan. Soil disturbance will be limited to individual planting locations.

C. Guarantee Requirements

A 90 percent survival rate of the reforestation plantings will be required after one growing season. All plant material below the 90 percent survival threshold will be replaced at the beginning of the second growing season. At the end of the second growing season, a 75 percent survival rate will be required. All plant material below the 75 percent survival threshold will be replaced by the beginning of the next growing season.

D. Security for Reforestation

Section 16-1209 of the Howard County Forest Conservation Act requires that a developer shall post a security (bond, letter of credit, etc.) with the County to insure that all work is done in accordance with the FCP.

CONSTRUCTION PERIOD PROTECTION PROGRAM

A. Forest Protection Techniques

1. Soil Protection Area (Critical Root Zone)

The soil protection area, or critical root zone, of a tree is that portion of the soil column where most of a its roots may be found. The majority of roots responsible for water and nutrient uptake are located just below the soil surface. Temporary fencing shall be placed around the critical root zone of the forest in areas where the forest limits occur within 50 feet of the limit of disturbance.

2. Fencing and Signage

Existing forest limits occurring within 50 feet of the limits of disturbance shall be protected using temporary protective fencing. Permanent signage shall be placed around the afforestation area prior to plant installation, as shown on the plan.

B. Pre-Construction Meeting

Upon staking of limits of disturbance a pre-construction meeting will be held between the developer, contractor and appropriate County inspector. The purpose of the meeting will be to
verify that all sediment control is in order, and to notify the contractor of possible penalties for non-compliance with the FCP.

C. Storage Facilities/Equipment Cleaning

All equipment storage, parking, sanitary facilities, material stockpiling, etc. associated with construction of the project will be restricted to those areas outside of the proposed Forest Conservation Easement. Cleaning of equipment will be limited to area within the LOD of the proposed homesites. Wastewater resulting from equipment cleaning will be controlled to prevent runoff into environmentally sensitive areas.

D. Sequence of Construction

The following timetable represents the proposed timetable for development. The items outlined in the Forest Conservation Plan will be enacted within two (2) years of subdivision approval.

Below find a proposed sequence of construction.

1. Install all signage and sediment control devices.

2. Hold pre-construction meeting between developer, contractor and County inspector.

3. Build access roads, install well and septic systems, and construct houses. Stabilize all disturbed areas accordingly.

4. Begin multiflora rose/invasive species removal, as needed. Install permanent protective signage for Easements and initiate plantings in accordance with Forest Conservation Plan. Plantings will be completed within two (2) years of subdivision approval.

5. Remove sediment control.

6. Hold post-construction meeting with County inspectors to assure compliance with FCP. Submit Certification of Installation.

7. Monitor and maintain plantings for 2 years.

E. Construction Monitoring

Eco-Science Professionals, or another qualified professional designated by the developer, will monitor construction of the project to ensure that all activities are in compliance with the Forest Conservation Plan.

F. Post-Construction Meeting

Upon completion of construction, Eco-Science Professionals, or another qualified professional designated by the developer, will notify the County that construction has been completed and arrange for a post-construction meeting to review the project site. The meeting will allow the County inspector to verify that afforestation plantings have been installed.

POST-CONSTRUCTION MANAGEMENT PLAN

Howard County requires a two year post-construction management plan be prepared as part of the forest conservation plan. The plan goes into effect upon acceptance of the construction certification of completion by the County. Eco-Science Professionals, or another qualified professional designated by the developer, will be responsible for implementation of the post-construction management plan.

The following items will be incorporated into the plan:

A. Fencing and Signage

Permanent signage indicating the limits of the retention/reforestation area shall be maintained.

B. General Site Inspections/Maintenance of Plantings

Site inspections will be performed a minimum of three times during the growing season. The purpose of the inspections will be to assess the health of the afforestation plantings. Appropriate measures will be taken to rectify any problems which may arise.

In addition, maintenance of the afforestation plantings will involve the following steps:

1. Watering - All plant material shall be watered twice a month during the 1st growing season, more or less frequently depending on weather conditions. During the second growing season, once a month during May-September, if needed.

2. Removal of invasive exotics and noxious weeds. Old field successional species will be retained.

3. Identification of serious plant pests and diseases, treatment with appropriate agent.

4. Pruning of dead branches.

5. After 12 and 24 months, replacement of plants, if required, in accordance with the Guarantee Requirements shown on the FCP.

C. Education

The developer will provide appropriate materials to property owners informing them of the location and purpose of the afforestation area. Materials may include site plans and information explaining the intent of the forest conservation law.

D. Final Inspection

At the end of the two year post-construction management period, Eco-Science Professionals, or another qualified professional, will submit to the administrator of the Howard County Forest Conservation Program certification that all retention/afforestation requirements have been met. Upon acceptance of this certification, the County will release the developer from all future obligations and release the developer's bond.

Planting/Soil Specifications

1. Installation of bareroot/plug plant stock shall take place between March 15 - April 20; b&b/container stock March 15 -May 30 or September 15 - November 15. Fall planting of B&B stock is not recommended.
2. Disturbed areas shall be seeded and stabilized as per general construction plan for project. Planting areas not impacted by site grading shall have no additional topsoil installed.
3. Bareroot plants shall be installed so that the top of root mass is level with the top of existing grade. Roots shall be dipped in an anti-desiccant gel prior to planting. Backfill in the planting pits shall consist of 3 parts existing soil to 1 part pine fines or equivalent.
4. Fertilizer shall consist of Agriform 22-8-2, or equivalent, applied as per manufacturer's specifications, for woody plants. Herbaceous plant shall be fertilized with Osmocote 8-6-12.
5. Plant material shall be transported to the site in a tarped or covered truck. Plants shall be kept moist prior to planting.
6. The contractor shall remove all non-organic debris associated with the planting operation from the site.

Sequence of Construction

1. Sediment control shall be installed in accordance with general construction plan for site.
2. Plants shall be installed as per Plant Schedule and the Planting/Soil Specifications for the project.
3. Upon completion of the planting, signage shall be installed as shown.
4. Plantings shall be maintained and guaranteed in accordance with the Maintenance and Guarantee requirements for project.

Maintenance of Plantings

1. Maintenance of plantings shall last for a period of (3) years.
2. Plantings must receive 2 gallons of water, either through precipitation or watering, weekly during the 1st growing season, as needed. During second growing season, once a month during May-September, if needed.
3. Invasive exotics and noxious weeds will be removed, as required, from planting areas mechanically and/or with limited herbicide. Old field successional species will be retained.
4. Plants shall be examined a minimum two times during the growing season for serious plant pests and diseases. Serious problems will be treated with the appropriate agent.
5. Dead branches will be pruned from plantings.

Guarantee Requirements

3. A 75 percent survival rate of forestation plantings will be required at the end of two growing seasons. All plant material below the 75 percent threshold will be replaced at the beginning of the next growing season. Wild trees arising from natural regeneration may be counted up to 50 percent towards the total survival number if they are healthy, native species at least 12 inches tall.

Education of New Occupants

1. The developer shall provide educational information to all property owners within the new development/home about the proper use of forest conservation areas.

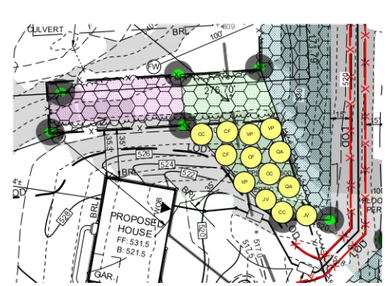
Final Inspection and Release of Obligations

1. At the end of the post-construction management and protection period the developer shall submit a certification to the County that all forest conservation areas have remained intact or have been restored to appropriate condition, that the stipulated survival rates have been achieved, and that any permanent protection measures required by the plan are in place. Upon review and acceptance, the County will inform the developed of their release the development of future obligations related to the Forest Conservation Act.

Priority Forest Clearing Justification

Priority Ranking	Justification for Clearing - as needed
(1) Howard County Green Infrastructure Network.	Not applicable
(2) 100-year floodplain as defined in the Subdivision Regulations.	No impact to floodplain forest is proposed
(3) Stream buffers as defined in the Subdivision Regulations, except that a minimum 100-foot buffer shall be provided for perennial streams;	No impact to forest within the stream buffer is proposed
(4) Forested wetlands and wetland buffers as defined in the Subdivision Regulations;	No impact to forest within wetland and their buffers is proposed.
(5) Critical habitat areas and forest corridors with a minimum width of 300 feet, where practical, for wildlife movement;	Not applicable
(6) Forest suitable for forest interior-dwelling species;	Not applicable
(7) Steep slopes as defined in the Subdivision Regulations and slopes of 15% or greater with a soil erodibility factor greater than 0.35;	Approximately 1,300 square feet of the forest to be disturbed occurs on steep slopes. This forest impact is necessary because there are no other viable alternatives that allow for the sewer connection between the proposed homesite and the approved septic area due to the lot configuration and the existing site improvements. Impacts to steep slopes have been approved by WP-25-011.
(8) Forest located in a Tier II or Tier III high quality watershed as identified by the Maryland Department of the Environment;	Not applicable
(9) Forest located in a water resource protection zone, a reservoir watershed, or a wellhead protection area;	Not applicable
(10) Forest in urban areas;	Not applicable
(11) Forest contiguous with the priority areas listed above;	No forest clearing is proposed to areas contiguous to priority retention areas listed in rows 1-10.
(12) Forest contiguous with off-site forest if the off-site forest is also protected by a Forest Conservation Easement;	Not applicable
(13) Property line and right-of-way buffers, particularly adjacent to scenic roads	Not applicable

Detailed Planting Plan for FCE 1



PLANTING KEY

CC - CERCIS CANADENSIS
CF - CORNUS FLORIDA
JV - JUNIPERUS VIRGINIANA
QA - QUERCUS ALBA
VP- VIBURNUM PRUNIFOLIUM

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FEET

OWNER/DEVELOPER

THOMAS D. &
JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

FOREST CONSERVATION PLAN

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: JUNE 3, 2026
PROJECT #: 23-005
SHEET #: 8 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. BOX 7086 GLEN ARM, MARYLAND 21057
Telephone: (410) 583-7848
www.ecoscienceprofessionals.com

CERTIFIED ARBORIST ISA

J. Brody McAllister
ISA Certified Arborist
Cert ID: MA6471A
MD DNR FCA Qualified Professional

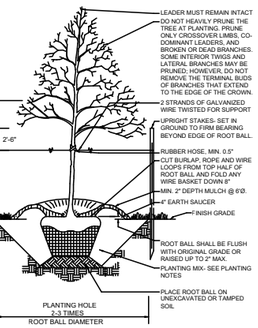
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE
	REVISIONS	

F-25-039



NOTES

1. CONSULT INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES FOR FURTHER DETAILS OF PLANTING SPECIFICATIONS, OR CONSULT WITH A QUALIFIED PROFESSIONAL.
2. EACH TREE SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.
3. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. PLACE UPRIGHT STAKES PARALLEL TO WALKS & BUILDINGS.
5. KEEP MULCH 1" FROM TRUNK
3. SEE ARCHITECTURAL PLANS FOR ADDITIONAL PLANTINGS WHICH EXCEED HOWARD COUNTY MINIMUM REQUIREMENTS.
7. TREES ARE NOT TO BE PLANTED OVER PRIVATE SEWAGE AREA.

TYPICAL TREE PLANTING AND STAKING

DECIDUOUS TREES UP TO 2-1/2" CALIPER — NOT TO SCALE

LANDSCAPE NOTES

1. 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 LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT. TEN (10) SHADE TREES X $300 = $3,000 AND SEVENTY (70) SHRUBS X $30 = $2,100 FOR A TOTAL OF $5,100.
2. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
3. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

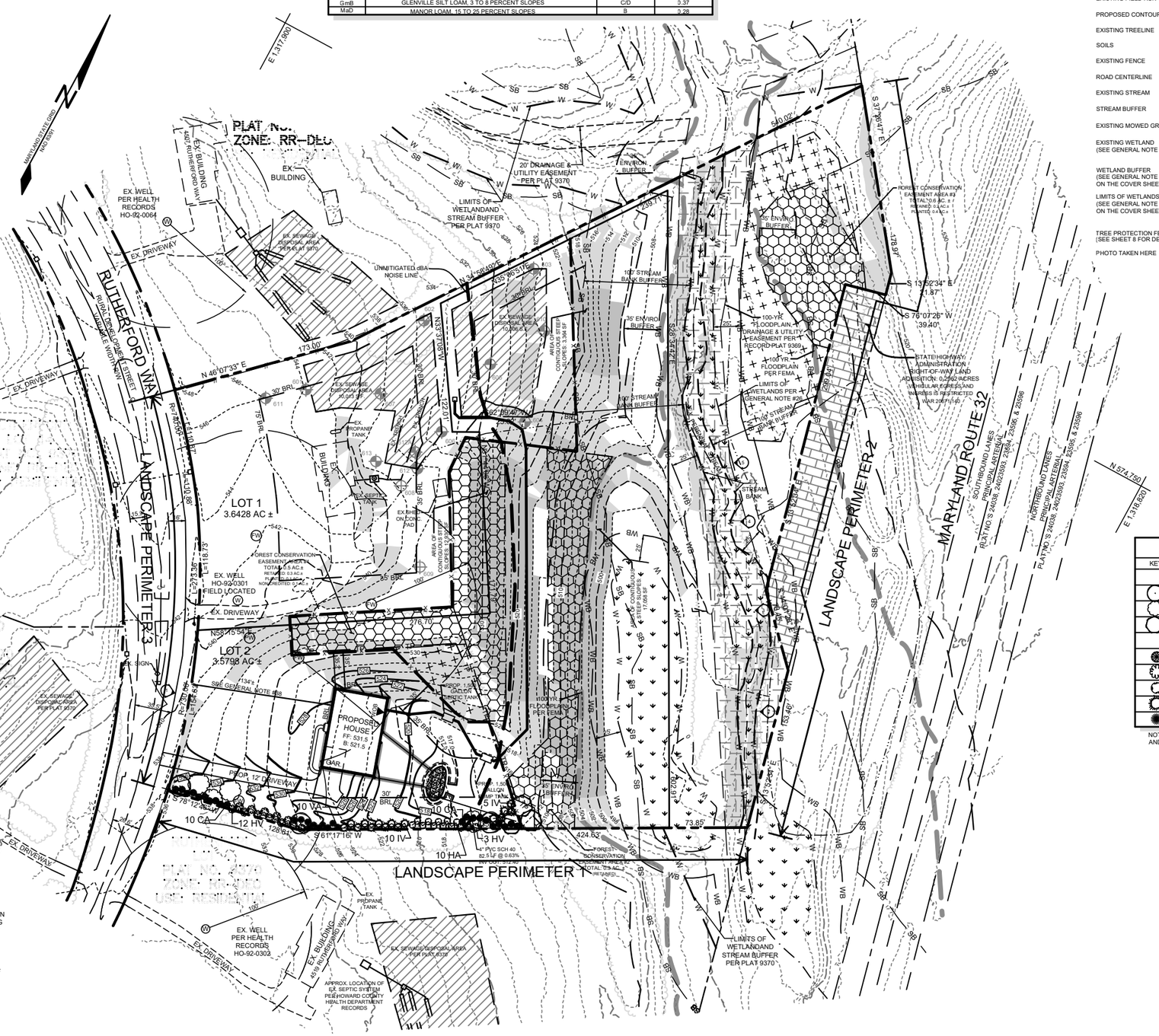
SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B	0.24
GmB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES	C/D	0.37
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES	B	0.28

NOTES:
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE; NATURAL RESOURCES CONSERVATION SERVICE; WEB SOIL SURVEY.
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

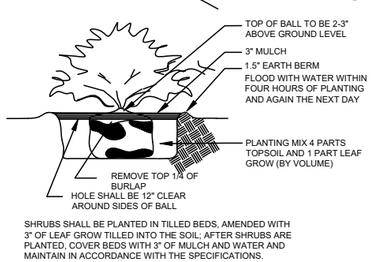
LEGEND

EXISTING CONTOUR GIS — 528
EXISTING FIELD RUN CONTOUR — 528
PROPOSED CONTOUR — 528
EXISTING TREELINE
SOILS
EXISTING FENCE
ROAD CENTERLINE
EXISTING STREAM
STREAM BUFFER — SB
EXISTING MOWED GRASS TRAIL
EXISTING WETLAND (SEE GENERAL NOTE #254) — W W
WETLAND BUFFER (SEE GENERAL NOTE #24 ON THE COVER SHEET) — WB
LIMITS OF WETLANDS PER (SEE GENERAL NOTE #24 ON THE COVER SHEET)
TREE PROTECTION FENCE (SEE SHEET 8 FOR DETAIL) — TP TP
PHOTO TAKEN HERE
STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY LAND AQUISITION
MODERATE SLOPES 15%-24.99%
STEEP SLOPES >25%
EXISTING 100-YEAR FLOODPLAIN PER FEMA
UNMITIGATED 65 dB NOISE LINE
EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PER RECORD PLAT 9369
EXISTING WELL — W
PROPOSED WELL — PW
FUTURE WELL — FW
PASSED PERCOLATION TEST HOLES DATED 2023 — 610
FAILED PERCOLATION TEST HOLES DATED 2023 — 610
PROPOSED SPLIT RAIL FENCE — X X
PROPOSED FOREST CONSERVATION EASEMENT (RETENTION)
PROPOSED FOREST CONSERVATION EASEMENT (REFORESTATION)



PLAN VIEW

SCALE: 1"=50'



SHRUBS SHALL BE PLANTED IN TILLED BEDS, AMENDED WITH 3" OF LEAF GROW TILLED INTO THE SOIL; AFTER SHRUBS ARE PLANTED, COVER BEDS WITH 3" OF MULCH AND WATER AND MAINTAIN IN ACCORDANCE WITH THE SPECIFICATIONS.

TYP. SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
SHADE TREES					
	3	ACER RUBRUM	RED MAPLE	2 1/2"-3" CAL	B & B FULL HEAD
	4	BETULA NIGRA	RIVER BIRCH	2 1/2"-3" CAL	B & B, MULTI STEM
	3	PLATANUS OCCIDENTALIS	SYCAMORE	2 1/2"-3" CAL	B & B
SHRUBS					
	20	CLETHA ALNIFOLIA	SUMMERSWEET	3 GAL.	
	15	HAMMAMELIS VIRGINIANA	COMMON WITCHHAZEL	3 GAL.	
	10	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	3 GAL.	
	15	ILEX VERTICILLATA	WINTERBERRY HOLLY	3 GAL.	1 MALE PER 8 FEMALE
	10	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3 GAL.	

NOTE: ALL PLANTS ARE NATIVE AND MEET THE PERCENTAGES FOR DIVERSITY OF SPECIES PER TABLES 11, 12 AND 13 IN THE 2026 LANDSCAPE MANUAL.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJ. TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS	
PERIMETER/FRONTAGE DESIGNATION LANDSCAPE TYPE	1	2	3
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	553.44(A)	771.19(B)	384.24(NONE)
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	YES	NO
REMAINING PERIMETER LENGTH	-	771.19	0
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET)	NO	0 LF	384.24 LF
REMAINING PERIMETER LENGTH	-	NO	NO
NUMBER OF PLANTS REQUIRED	-	-	-
SHADE TREES	1:60=10	1:50=16	-
EVERGREEN TREES	-	1:40=20	-
SHRUBS	1:8=70	1:8=97	-
NUMBER OF PLANTS PROVIDED		SEE NOTE 1	
SHADE TREES	1:60=10	1:50=0	-
EVERGREEN TREES	-	1:40=0	-
SHRUBS	1:8=70	1:8=0	-

AN ALTERNATIVE PLAN REQUEST WILL ACCOMPANY THIS SUBMISSION.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 INCH = 50 FEET

OWNER/DEVELOPER

THOMAS D. &
JILL D. HENDERSON
4513 RUTHERFORD WAY
DAYTON, MARYLAND 21036
TDHENDERSON@COMCAST.NET
(240)-876-1255

LANDSCAPE PLAN

HENDERSON PROPERTY - LOTS 1 & 2

A RE-SUBDIVISION OF RUTHERFORD, LOT 3 (PLAT NO. 9370)
ZONE: RR-DEO

TAX MAP 28 GRID 2 — PARCEL 75
5TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: TB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: AUGUST 4, 2026
PROJECT #: 23-005
SHEET #: 9 of 9

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. 32025, EXPIRATION DATE JUNE 20, 2027

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE

NO.	DESCRIPTION	DATE

REVISIONS

F-25-039