

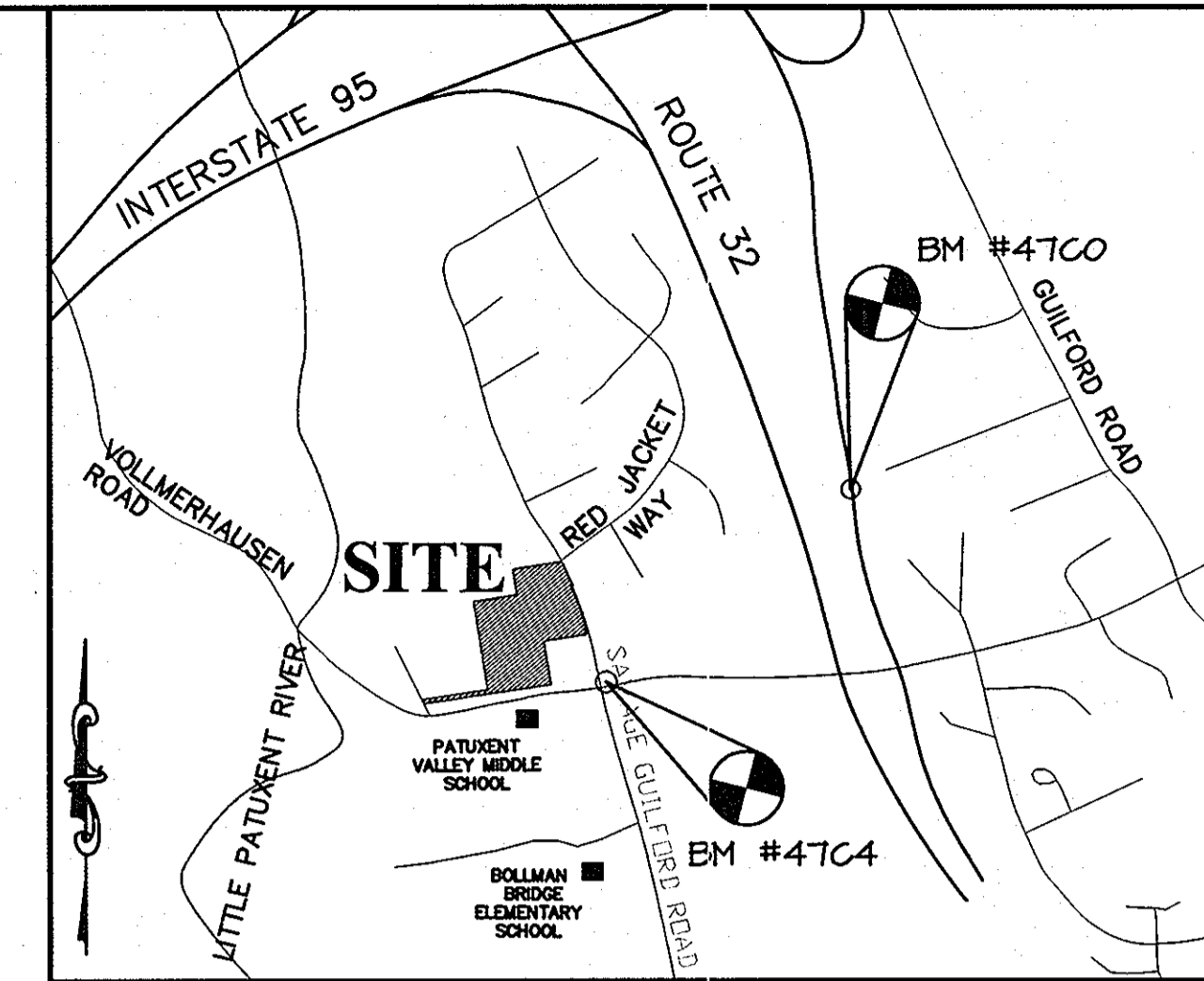
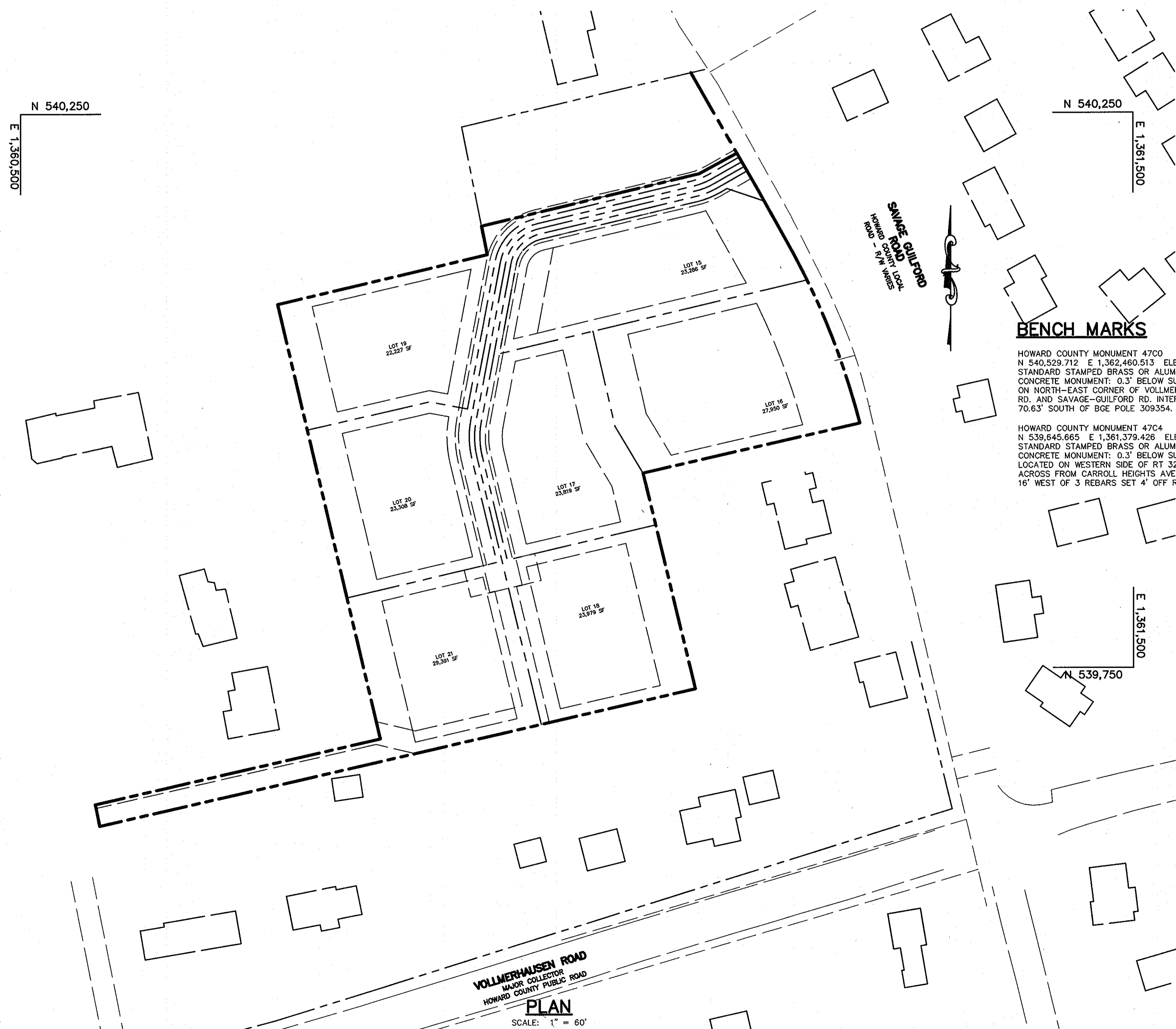
SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY PLAN
3	PRELIMINARY SWM, GRADING AND SEDIMENT CONTROL PLAN
4	PRELIMINARY PLAN OF ROSARIA LANE
5	PRELIMINARY PROFILE OF ROSARIA LANE
6	LANDSCAPE & FOREST CONSERVATION PLAN
7	LANDSCAPE & FOREST CONSERVATION NOTES AND TABULATIONS
8	EXISTING CONDITIONS AND DEMOLITION PLAN

PRELIMINARY PLAN NICOTRA PROPERTY LOTS 15-21

A RESUBDIVISION OF LOT 14 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. IV "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- 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 WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS, (JANUARY 1998)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE TOPOGRAPHIC SURVEY WAS PREPARED BY PHR+A IN JUNE 2006. THE BOUNDARY SURVEY WAS PREPARED BY PHR+A IN 2003.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM NAD 83 (MCS), HOWARD COUNTY GEODETIC CONTROL STATION NOS. 47C4 & 47C0.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER (CONTRACT #R-3532).
- THIS PROPERTY WILL BE SERVED BY PUBLIC SEWER (CONTRACT #R-3532).
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY DRY WELLS, GRASS CHANNELS, ROOFTOP DISCONNECT.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS LOCATED ON-SITE.
- A TRAFFIC STUDY WAS CONDUCTED FOR THIS PROJECT UNDER S-03-10.
- NO NOISE STUDY WAS REQUIRED FOR THIS PROJECT.
- SUBJECT PROPERTY ZONED R-20.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- THERE ARE 2 EXISTING PERMANENT STRUCTURES ON LOT 16 WHICH ARE TO REMAIN. ONE IS AN EXISTING RESIDENCE, AND THE OTHER IS AN EXISTING GUESTHOUSE. ALL OTHER EXISTING STRUCTURES WILL BE REMOVED.
- BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN OF 0.68 ACRES (29,621 SF) OF AFFORESTATION, BASED ON THE TOTAL ACREAGE RECORDED ON F-03-219, SHALL BE MET BY THE PAYMENT OF A FEE-IN-LIEU OF \$14,810.40 (29,620.8 SF X \$0.50/SF = \$14,810.40) TO THE HOWARD COUNTY FOREST CONSERVATION FUND WITH THE FINAL RESUBDIVISION PLAN/PLAT.
- LANDSCAPING AND STREET TREES FOR THIS SUBDIVISION WILL BE PROVIDED ON THE FINAL PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT APPLICATIONS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-03-10, F-03-219, NCU-02-06, F-93-139, F-92-101, F-92-07, F-90-142, S-91-10, WP-93-54, & WP-91-35.
- A NON-CONFORMING USE PETITION (NCU-02-06) TO ALLOW TWO RESIDENTIAL STRUCTURES ON PROPOSED FUTURE LOT 15 WAS GRANTED ON FEBRUARY 27, 2003.
- WP-93-54 WAS APPROVED ON DECEMBER 31, 1992 TO WAIVE SECTIONS 16.113.(f)(7) AND 16.115.(c)(4) TO ALLOW DIRECT ACCESS ONTO VOLLMERHAUSEN ROAD, A MAJOR COLLECTOR ROAD FOR 5 LOTS SHARING A USE-IN-COMMON PRIVATE ROAD AND FROM SECTION 16.115.(c)(5) TO ALLOW A PRIVATE ROAD TO EXCEED 200 FEET IN LENGTH TO APPROXIMATELY 700 FEET, SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH DPW COMMENTS DATES DECEMBER 22, 1992.
 - THE APPLICANT SHALL PROVIDE ON ALL PLANS A 30 FOOT WIDE MINIMUM USE-IN-COMMON EASEMENT FOR INGRESS AND EGRESS TO SERVE LOTS 8-13. THE EASEMENT SHALL BE CENTERED ON THE PRIVATE ROAD.
 - THE APPLICANT SHALL EXECUTE AND RECORD IN THE HOWARD COUNTY LAND RECORDS OFFICE A "DECLARATION OF MAINTENANCE OBLIGATION AGREEMENT FOR THE USE-IN-COMMON ACCESS AREA", WHICH SHALL SPECIFY THE PRIVATE MAINTENANCE RESPONSIBILITIES OF THE LOT OWNERS OF THE PROPOSED SUBDIVISION FOR THE PRIVATE ROAD. THE RECORDING REFERENCES OF THIS DOCUMENT MUST BE ADDED TO THE PLAT PRIOR TO THE ACCEPTANCE OF THE PLAT ORIGINALS FOR RECORDATION. THE RECORDING REFERENCES MUST BE ADDED TO THE PLAT PRIOR TO THE SUBMISSION OF PLAT ORIGINALS.
 - THE APPLICANT SHALL PROVIDE A HOUSE NUMBER IDENTIFICATION SIGN WHERE THE USE-IN-COMMON PRIVATE ROAD ENTRANCE MEETS THE PUBLIC STREET IN ACCORDANCE WITH THE HOUSE NUMBERING SYSTEM AND SIGN DESIGN STANDARDS.
- WP-91-35 WAS A WAIVER TO WAIVE SECTIONS 16.113.(f)(7) AND 16.115.(c)(4) TO ALLOW DIRECT ACCESS ONTO VOLLMERHAUSEN ROAD, A MAJOR COLLECTOR ROAD FOR AN EXISTING DRIVEWAY WHICH SERVED THE ADJOINING DONALD BLAIR PROPERTY AND LOT 4 AND WHICH WAS APPROVED ON NOVEMBER 1, 1990.



VICINITY MAP
SCALE 1"=1000'

SITE TABULATION

EXISTING ZONING	R-20
GROSS AREA OF PROPERTY	4.0 AC
AREA IN 100 YR. FLOODPLAIN AND STEEP SLOPES	0 AC
NET TRACT AREA	4.00854 AC
AREA OF PROPOSED BUILDABLE LOTS	4.00854 AC
MINIMUM LOT SIZE	20,000 SF
AREA OF REQUIRED OPEN SPACE (6% OF GROSS)	0.27 AC (11,761.2 SF)
AREA OF PROVIDED OPEN SPACE*:	
CREDITED	0 AC
TOTAL PROVIDED	0 AC
NUMBER OF BUILDABLE LOTS	7 (INCLUDES 1 EX. HOUSE)
NUMBER OF OPEN SPACE LOTS	1
PROPOSED WATER AND SEWER	PUBLIC

* A FEE-IN-LIEU OF THE OPEN SPACE REQUIREMENT WILL BE PAID.

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA/ MIN. LOT SIZE
15	23,286	0	23,286
16	27,950	0	27,950
17	23,819	2,417	21,402
18	23,979	2,700	21,279
19	22,227	1,848	20,379
20	23,308	3,198	20,110
21	29,391	2,285	27,106

* ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark J. Loyell 2/5/07
PLANNING DIRECTOR DATE

DATE	NO.	REVISION

OWNER ALFIO & ANITA NICOTRA
AL NICOTRA
8070 W. SAVAGE GUILFORD ROAD
JESSUP, MD 20794

DEVELOPER ALFIO & ANITA NICOTRA
AL NICOTRA
8070 W. SAVAGE GUILFORD ROAD
JESSUP, MD 20794

PROJECT
NICOTRA PROPERTY, LOTS 15-21
A RESUBDIVISION OF LOT 14, PROPERTY OF ALFIO NICOTRA,
P.N. 16324, P/O TM 47 GRID 5 PARCEL 18

AREA
LOT 14, PROP. OF ALFIO NICOTRA (P/O TM 47 GRD 5 P 18)
6th ELECTION DISTRICT ZONED R20
HOWARD COUNTY, MARYLAND


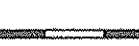



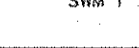


TITLE
TITLE SHEET

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

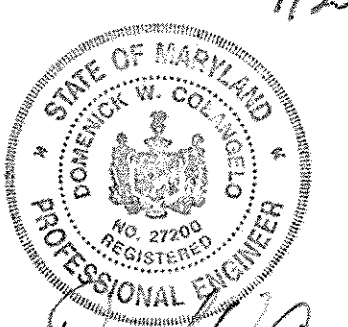
DESIGNED BY : PJS/JSN
DRAWN BY: JSN
PROJECT NO : 11511-1-1
P400COV.DWG
DATE : DECEMBER 27, 2006
SCALE : 1" = 60'
DRAWING NO. 1 OF 8

DOMENICK W. COLANGELO #27200
P-07-003

LEGEND

- EX. SIGN
 - EX. SANITARY SEWER MANHOLE
 - EX. STORM DRAIN MANHOLE
 - EX. WATER VALVE
 - EX. FIRE HYDRANT
 - EX. SANITARY CLEAN OUT
 - EX. POWER POLE
 - EX. MAIL BOX
 - EX. TREE
 - EX. WATER METER
 - EX. LIGHT POLE
 - EX. PINE TREE
 - EX. WATER METER
 - EX. BOLLARDS
 - EX. A/C UNIT
 - EX. UNKNOWN MANHOLE
 - IRON PIPE FOUND
 - EX. PLANTS
- DENOTES CONCRETE: 
- PROPOSED STORM DRAIN PIPE: 
- PROPERTY LINE: 
- EXISTING TREE: 
- SETBACK LINE: 
- SOIL BORING LOCATION: 
- PROPOSED SIDEWALK: 
- EXISTING SIDEWALK: 



TENTATIVELY APPROVED ZONING DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY <i>Mark Colangelo</i> 2/15/07 PLANNING DIRECTOR DATE		
DATE	NO.	REVISION
OWNER		ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794
DEVELOPER		ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794
PROJECT NICOTRA PROPERTY, LOTS 15-21 A RESUBDIVISION OF LOT 14, PROPERTY OF ALFIO NICOTRA, P.N. 16324, P/O TM 47 GRID 5 PARCEL 18		
AREA LOT 14, PROP. OF ALFIO NICOTRA (P/O TM 47 GRD 5 P 18) 6th ELECTION DISTRICT ZONED R20 HOWARD COUNTY, MARYLAND		
TITLE		
PRELIMINARY PLAN		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
 1/25/07 DOMENICK W. COLANGELO #27200		
DESIGNED BY :		PJS/JSN
DRAWN BY :		JSN
PROJECT NO :		11511-1-1 P400PRE
DATE :		DECEMBER 27, 2006
SCALE :		1" = 50'
DRAWING NO. :		2 OF 8

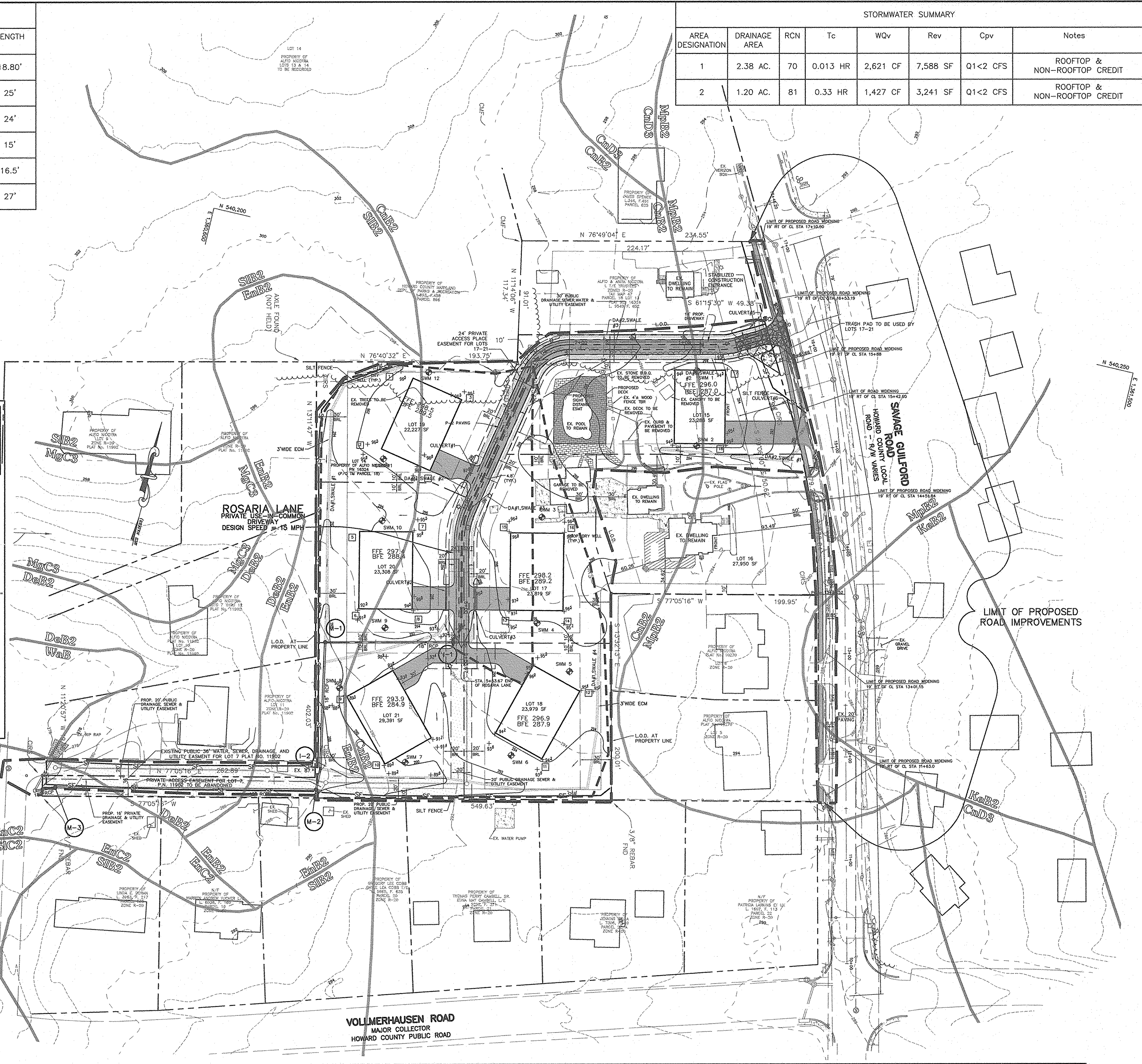
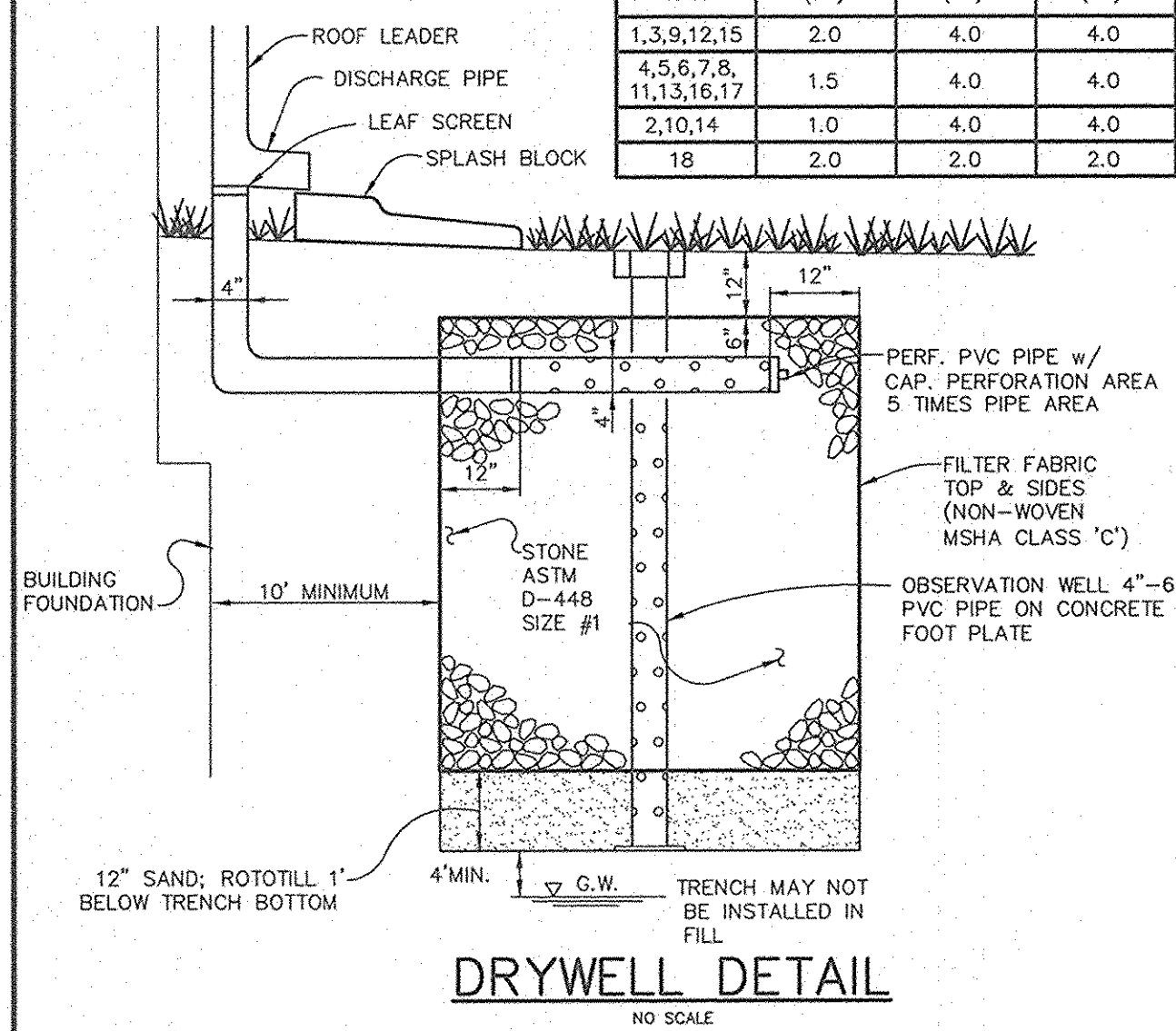
CULVERT SUMMARY						
	INV. IN	INV. OUT	SIZE	SLOPE	MATERIAL	LENGTH
CULVERT - 1	295.20	295.00	12"	1.06%	CONCRETE	18.80'
CULVERT - 2	294.00	293.40	12"	2.40%	CONCRETE	25'
CULVERT - 3	294.80	294.40	12"	1.66%	CONCRETE	24'
CULVERT - 4	292.20	292.00	12"	1.33%	CONCRETE	15'
CULVERT - 5	289.40	289.20	12"	1.21%	CONCRETE	16.5'
CULVERT - 6	288.30	288.00	12"	1.11%	CONCRETE	27'

STORMWATER SUMMARY							
AREA DESIGNATION	DRAINAGE AREA	RCN	Tc	WQv	Rev	Cpv	Notes
1	2.38 AC.	70	0.013 HR	2,621 CF	7,588 SF	Q1<2 CFS	ROOFTOP & NON-ROOFTOP CREDIT
2	1.20 AC.	81	0.33 HR	1,427 CF	3,241 SF	Q1<2 CFS	ROOFTOP & NON-ROOFTOP CREDIT

LEGEND	
EX. SIGN	
EX. SANITARY SEWER MANHOLE	
EX. STORM DRAIN MANHOLE	
EX. WATER VALVE	
EX. FIRE HYDRANT	
EX. SANITARY CLEAN OUT	
EX. POWER POLE	
EX. MAIL BOX	
EX. TREE	
EX. WATER METER	
EX. LIGHT POLE	
EX. PINE TREE	
EX. WATER METER	
EX. BOLLARDS	
EX. A/C UNIT	
EX. UNKNOWN MANHOLE	
IRON PIPE FOUND	
EX. PLANTS	
DENOTES CONCRETE	
PROPOSED STORM DRAIN PIPE	
PROPERTY LINE	
EXISTING TREE	
SETBACK LINE	
SOIL BORING LOCATION	
LIMIT OF DISTURBANCE	
SOIL DIVIDE	
SILT FENCE	
EROSION CONTROL MATTING	
STABILIZED CONSTRUCTION ENTRANCE	
PROPOSED DRY WELL	
PROPOSED SIDEWALK	
EXISTING SIDEWALK	
INLET DIVIDE LINE	

SYMBOL	DESCRIPTION	HYDROLOGIC SOIL GRADE	SLOPE %
SIC2	SASSAFRAS LOAM	B	5 - 10
MyC3	MANOR GRAVELLY LOAM	B	8 - 15
DeB2	DELANCO SILT LOAM	B	3 - 8
WaB	WATCHUNY SILT LOAM	B	3 - 8
EnC2	ELNSBORO LOAM	B	8 - 15
EnB2	ELNSBORO LOAM	B	3 - 8
CnB2	CHILLUM-FAIRFAX LOAM	B	1 - 5
CnD3	CHILLUM-FAIRFAX LOAM	B	5 - 15
MpB2	MONTALTO SILT LOAM	C	3 - 8
KeB2	KELLY SILT LOAM	D	3 - 8

DRY WELL	DEPTH (FT)	LENGTH (FT)	WIDTH (FT)
1,3,9,12,15	2.0	4.0	4.0
4,5,6,7,8,11,13,16,17	1.5	4.0	4.0
2,10,14	1.0	4.0	4.0
18	2.0	2.0	2.0



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark A. Wyle 2/5/07
PLANNING DIRECTOR DATE

DATE NO. REVISION

OWNER ALFIO & ANITA NICOTRA
AL NICOTRA
8070 W. SAUGE GUILFORD ROAD
JESSUP, MD 20794

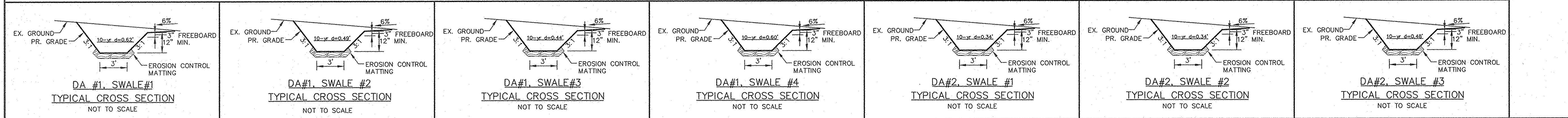
DEVELOPER ALFIO & ANITA NICOTRA
AL NICOTRA
8070 W. SAUGE GUILFORD ROAD
JESSUP, MD 20794

PROJECT
NICOTRA PROPERTY, LOTS 15-21
A RESUBDIVISION OF LOT 14, PROPERTY OF ALFIO NICOTRA,
P.N. 16324, P/O TM 47 GRID 5 PARCEL 18

AREA
LOT 14, PROP. OF ALFIO NICOTRA (P/O TM 47 GRID 5 P 18)
6TH ELECTION DISTRICT ZONED R20
HOWARD COUNTY, MARYLAND

TITLE
**PRELIMINARY SWM, GRADING
AND SEDIMENT CONTROL PLAN**
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects,
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DESIGNED BY: PJS/JSN
DRAWN BY: JSN
PROJECT NO. 11511-1-1
P401PRE
DATE: DECEMBER 27, 2006
SCALE: 1" = 50'
DRAWING NO. 3 OF 8

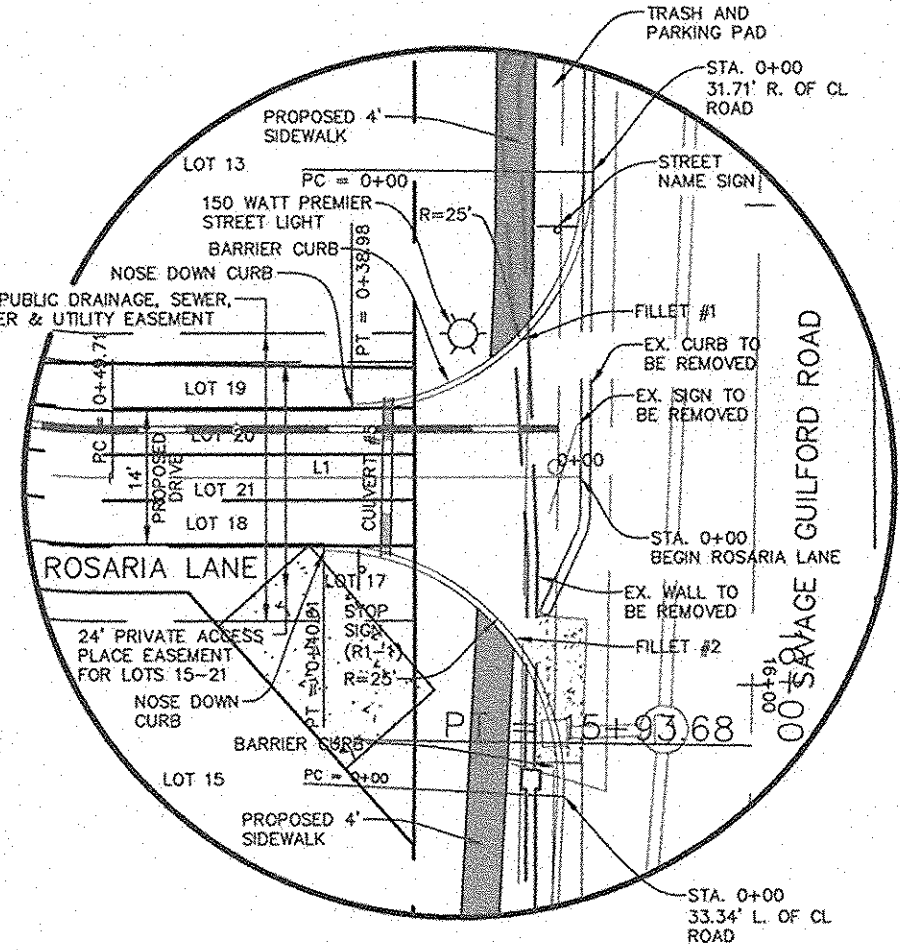


STATE OF MARYLAND
HOWARD COUNTY
PROFESSIONAL ENGINEER

Domenick W. Colangelo
DOMENICK W. COLANGELO #27200
P-07-003

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD LENGTH
C1	16°18'50"	62.00'	17.65'	8.89'	N68°27'36"E	17.59
C2	65°56'43"	42.00'	48.34'	27.25'	S43°38'39"W	45.72
C3	24°06'19"	80.00'	33.66'	17.08'	S01°22'52"E	33.41

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.69'	S60°18'11"W
L2	144.74'	S76°37'01"W
L3	144.56'	S10°40'18"W
L4	116.04'	S13°26'01"E



INSET
SCALE: 1" = 20'

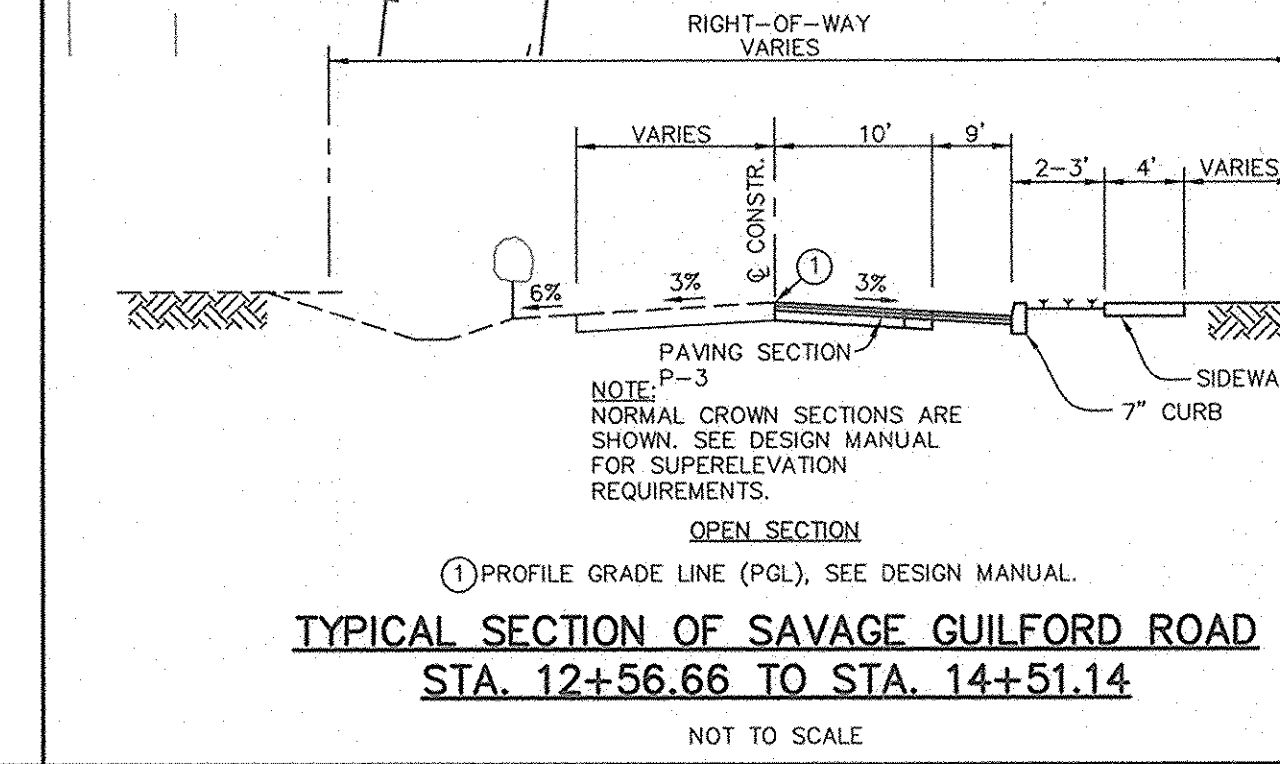
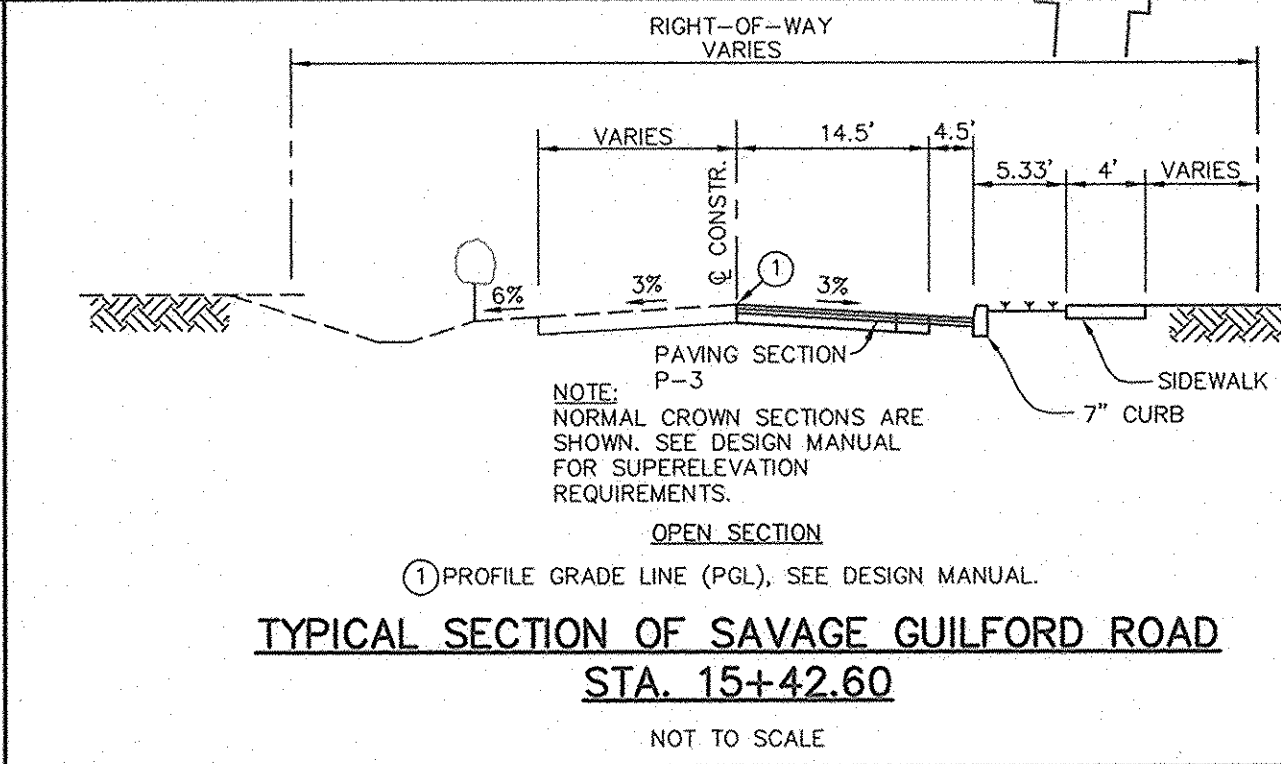
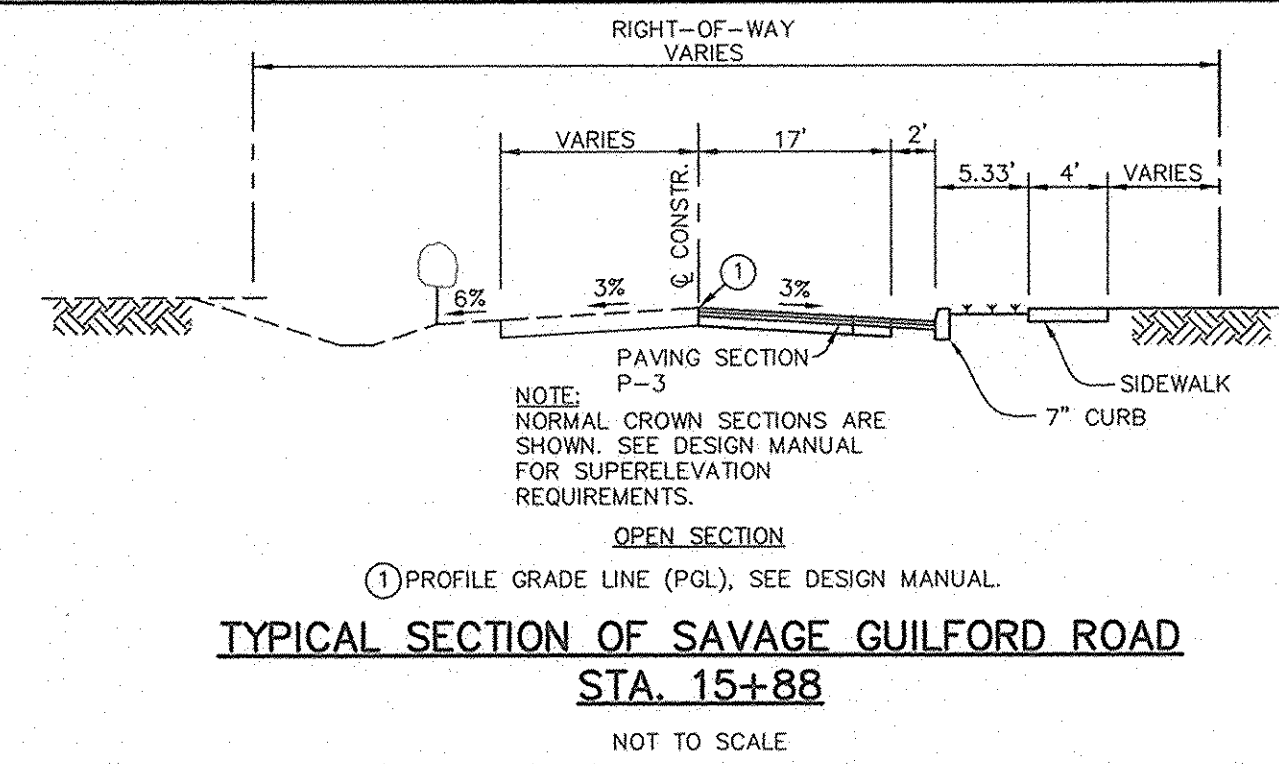
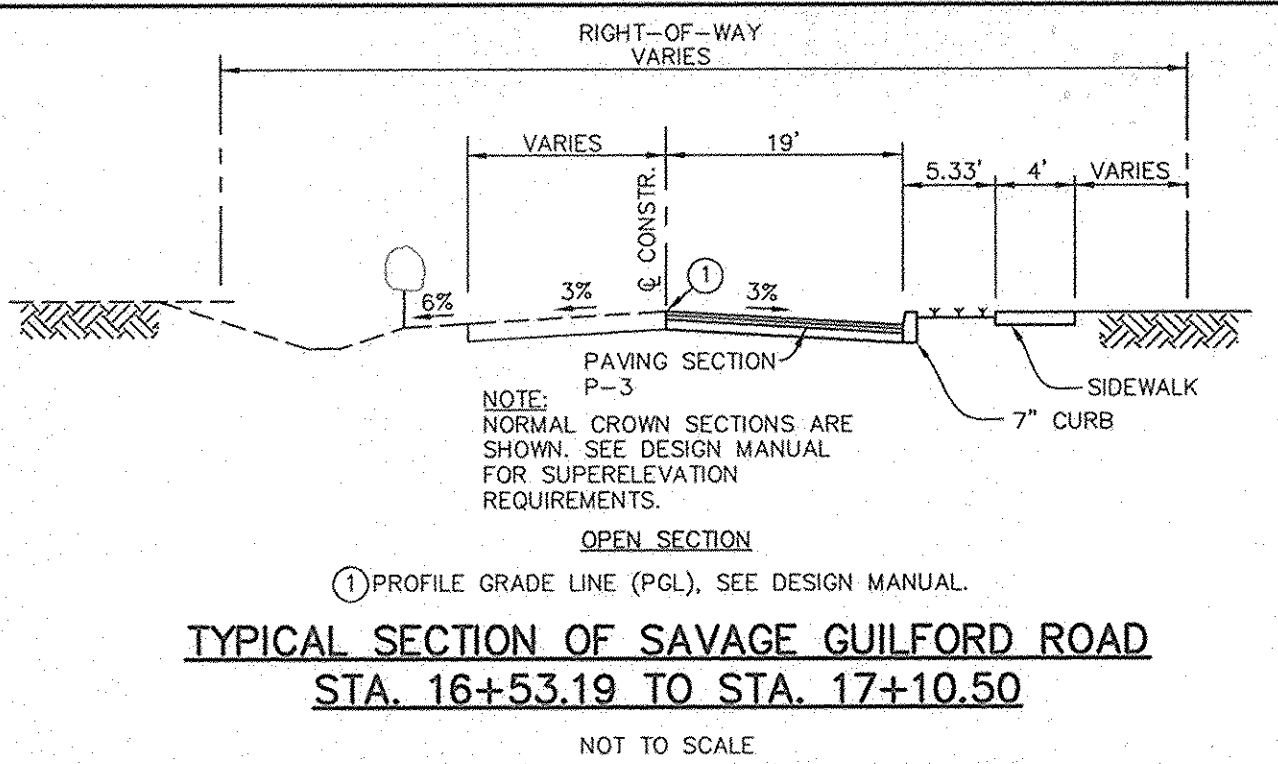
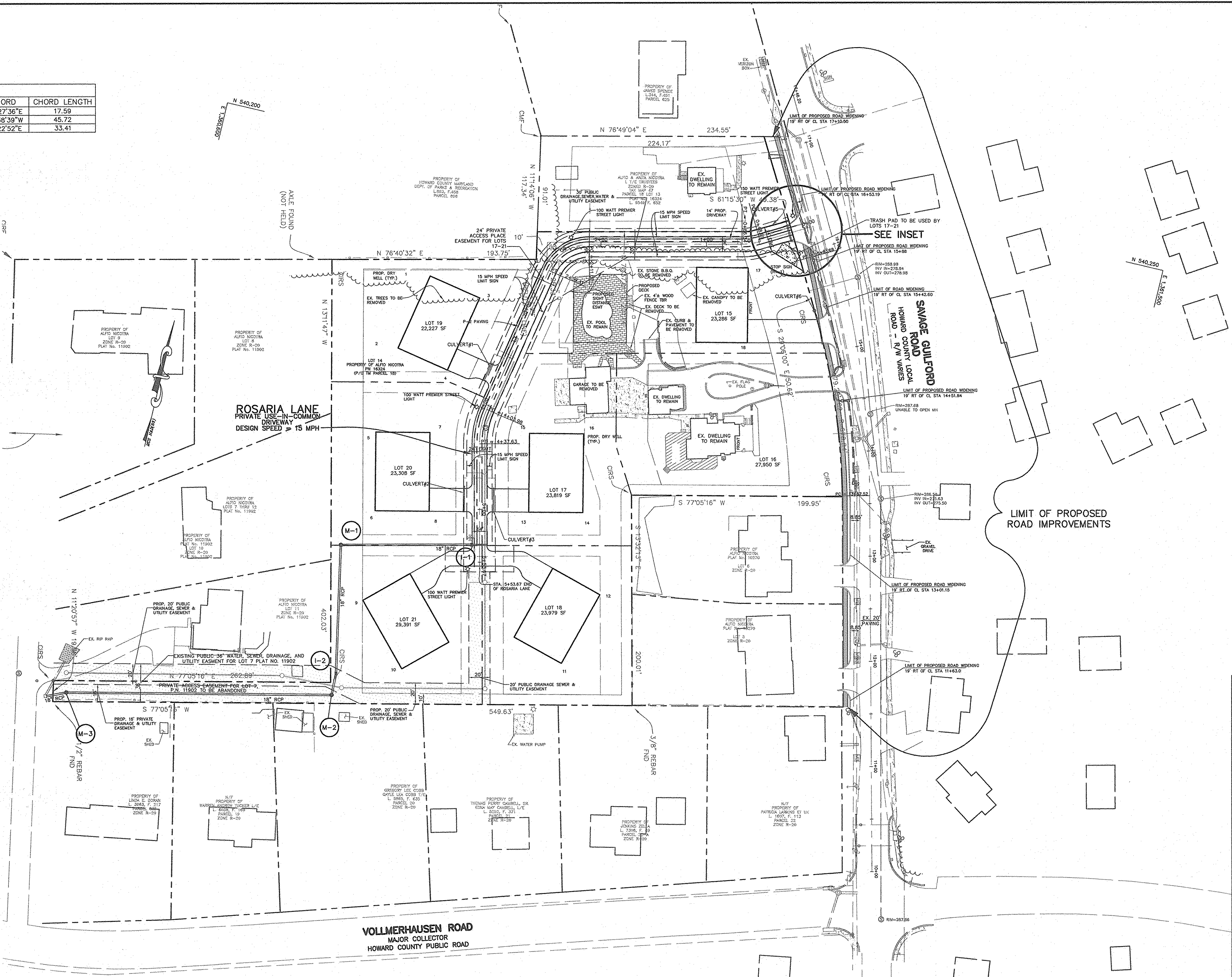
LEGEND

- EX. SIGN
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN MANHOLE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. SANITARY CLEAN OUT
- EX. POWER POLE
- EX. MAIL BOX
- EX. TREE
- EX. WATER METER
- EX. LIGHT POLE
- EX. PINE TREE
- EX. WATER METER
- EX. BOLLARDS
- EX. A/C UNIT
- EX. UNKNOWN MANHOLE
- IRON PIPE FOUND
- EX. PLANTS
- DENOTES CONCRETE
- PROPOSED STORM DRAIN PIPE
- PROPERTY LINE
- EXISTING TREE
- SETBACK LINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

STREET LIGHT DATA

LOCATION: 15' RIGHT OF CL STA 0+13 ROSARIA LANE
POLE HEIGHT = 30' LIGHT FIXTURES = 150W HPS
POLE TYPE = BLACK FIBERGLASS

LOCATION: 10' RIGHT OF CL STA = 2+25 ROSARIA LANE
LOCATION: 10' RIGHT OF CL STA = 4+05 ROSARIA LANE
LOCATION: 10' RIGHT OF CL STA = 5+53 ROSARIA LANE (TEE)
POLE HEIGHT = 30' LIGHT FIXTURES = 100W HPS
POLE TYPE = BLACK FIBERGLASS



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Mark R. Lyle 2/5/07
PLANNING DIRECTOR 7th DATE

DATE	NO.	REVISION

OWNER: ALFIO & ANITA NICOTRA
AL NICOTRA
8070 W. SAVAGE GUILFORD ROAD
JESSUP, MD 20794

DEVELOPER: ALFIO & ANITA NICOTRA
AL NICOTRA
8070 W. SAVAGE GUILFORD ROAD
JESSUP, MD 20794

PROJECT: **NICOTRA PROPERTY, LOTS 15-21**
A RESUBDIVISION OF LOT 14, PROPERTY OF ALFIO NICOTRA,
P.N. 16324, P/O TM 47 GRID 5 PARCEL 18

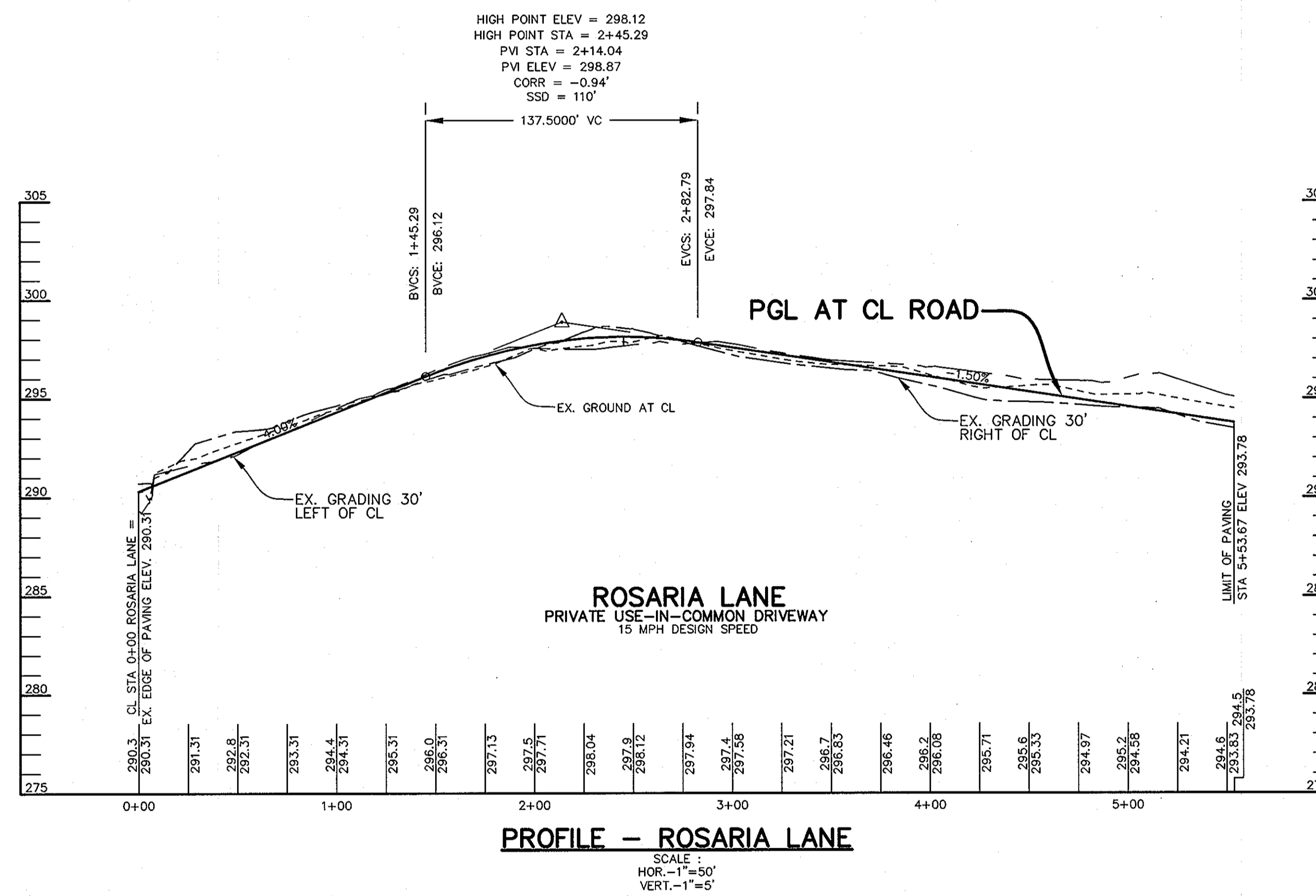
AREA: LOT 14, PROP. OF ALFIO NICOTRA (P/O TM 47 GRD 5 P 18)
6th ELECTION DISTRICT ZONED R20
HOWARD COUNTY, MARYLAND

TITLE: **PRELIMINARY PLAN OF ROSARIA LANE**

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

1/25/07
DESIGNED BY: PJS/JSN
DRAWN BY: JSN
PROJECT NO: 11511-1-1
P402PRE
DATE: DECEMBER 27, 2006
SCALE: 1" = 50'
DRAWING NO. 4 OF 8

DOMENICK W. COLANGELO #27200
P-07-003



TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
<i>Mark R. Lytle</i> PLANNING DIRECTOR	1/5/07 DATE
DATE NO.	REVISION
OWNER	ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794
DEVELOPER	ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794
PROJECT	NICOTRA PROPERTY, LOTS 15-21 A RESUBDIVISION OF LOT 14, PROPERTY OF ALFIO NICOTRA, P.N. 16324, P/O TM 47 GRID 5 PARCEL 18
AREA	LOT 14, PROP. OF ALFIO NICOTRA (P/O TM 47 GRD 5 P 18) 6th ELECTION DISTRICT ZONED R20 HOWARD COUNTY, MARYLAND
TITLE PRELIMINARY PROFILE OF ROSARIA LANE	
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
	DESIGNED BY : PJS/JSN
<i>Domenick W. Colangelo</i> DOMENICK W. COLANGELO #27200	DRAWN BY: JSN
	PROJECT NO : 11511-1-1 P400PRE
	DATE : DECEMBER 27, 2006
	SCALE : 1" = 50'
	DRAWING NO. 5 OF 8

1/26/07

P-07-003

P:\Project\11511-1\Plan\P400PRE.dwg, 1/25/2007 2:58:49 PM



LEGEND

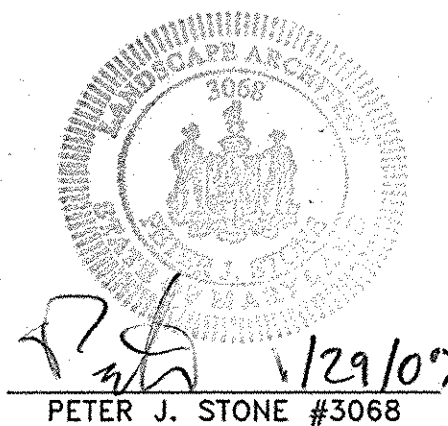
PROP. BUILDING	
LIMIT OF DISTURBANCE	
PERIMETER LANDSCAPE EDGE LIMITS	
PROPOSED STREET TREE	

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
PLANNING DIRECTOR	<i>Mark J. Coyle</i> 2/5/07 DATE
DATE NO.	REVISION
OWNER	ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794
DEVELOPER	ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794
PROJECT	NICOTRA PROPERTY, LOTS 15-21 A RESUBDIVISION OF LOT 14, PROPERTY OF ALFIO NICOTRA, P.N. 16324, P/O TM 47 GRID 5 PARCEL 18
AREA	LOT 14, PROP. OF ALFIO NICOTRA (P/O TM 47 GRD 5 P 18) 6th ELECTION DISTRICT ZONED R20 HOWARD COUNTY, MARYLAND
TITLE	LANDSCAPE & FOREST CONSERVATION PLAN
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DESIGNED BY :	PJS/JSN
DRAWN BY :	JSN
PROJECT NO :	11511-1-1 L400FCP01.DWG
DATE :	JANUARY 29, 2007
SCALE :	1" = 50'
DRAWING NO. :	6 OF 8

SOILS CHART

MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS Dwellings w/ Basements	EROSION HAZARD	HYDRIC	SLOPE (%)
CnB2	Chillum-Fairfax loams	Slight	Moderate	N	1-5
EnB2	Elsinboro loam	Slight	Moderate	N	3-8
MpB2	Montalto silt loam	Slight	Moderate	N	3-8

SOURCE: SOIL INFORMATION TAKEN FROM HOWARD COUNTY, MARYLAND SOIL SURVEY MAP 34.



P-07-003

GENERAL NOTES:

1. THE TOPOGRAPHIC SURVEY WAS PREPARED BY PHR+A IN JUNE 2006. THE BOUNDARY SURVEY WAS PREPARED BY PHR+A IN 2003.
2. NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
3. NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
4. THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY CEMETERIES INVENTORY.
5. EXISTING BUILDINGS ARE PRESENT ON THE SITE AS SHOWN AND WILL BE REMOVED AS NOTED.
6. THE SOILS ON SITE ARE CHILLUM-FAIRFAX LOAMS (1-5% SLOPES)-CnB2, DELANCO SILT LOAM (3-8% SLOPES)-DeB2, ELSINBORO LOAM (3-8% SLOPES)-EnB2, ELSINBORO LOAM (8-15% SLOPES)-Enc2, AND MONTALTO SILT LOAM (3-8% SLOPES)-MpB2 ACCORDING TO THE HOWARD COUNTY SOIL SURVEY MAP #34.
7. THE FSD, DATED DECEMBER 10, 2002 HAS BEEN PREPARED BY PATTON HARRIS RUST & ASSOCIATES IN CONJUNCTION WITH THESE PLANS.
8. THE HOWARD COUNTY FOREST CONSERVATION MANUAL SUPERCEDES ANY DISCREPANCIES BETWEEN THE MANUAL AND THESE PLANS.
9. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
10. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN OF 0.68 ACRES (29,621 SF) OF AFFORESTATION, BASED ON THE TOTAL ACREAGE RECORDED ON F-05-219 SHALL BE MET BY THE PAYMENT OF A FEE-IN-LIEU OF \$14,810.40 (29,620.8 SF X \$0.50/SF = \$14,810.40) TO THE HOWARD COUNTY FOREST CONSERVATION FUND.

GENERAL 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.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT WITH THE FINAL PLAN SUBMISSION.
3. THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
4. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
5. ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
6. ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION AND THE HOWARD COUNTY LANDSCAPE MANUAL.
7. AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
8. NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.

Project Name: **Nicotra Property**
 County File #: **P-07-**
 Date: **October 13, 2006**

Net Tract Area

A. Total Tract Area **Acres**
 B. Floodplain **A = 4.52**
 C. Net Tract Area Net Tract Area = (A-B-C) **B = 0.00**
C = 4.52

Land Use Category: Residential Medium Density

D. Afforestation Threshold (Net Tract Area X 15%) **D = 0.68**
 E. Conservation Threshold (Net Tract Area X 20%) **E = 0.90**

Existing Forest Cover

F. Existing Forest Cover within the Net Tract Area **F = 0.00**
 G. Area of Forest Above Conservation Threshold **G = 0.00**
 If the Existing Forest Cover (F) is greater than Conservation Threshold (G), then
 G = Existing Forest Cover (F) - Conservation Threshold (E); Otherwise G = 0

Break Even Point

H. Break Even (Amount of forest that must be retained so that no mitigation is required)
 (1) If the area of forest above the Conservation Threshold (G) is greater than zero, then
 $H = (0.2 \times \text{the area of forest above Conservation Threshold (G)}) + \text{the Conservation Threshold (E)}$
H = 0.00
 (2) If the area of forest above the Conservation Threshold (G) is equal to zero, then
 H = Existing Forest Cover (F)
H = 0.00

Proposed Forest Clearing

J. Total Area of Forest to be Cleared **J = 0.00**
 K. Total Area of Forest to be Retained **K = 0.00**
 K = Existing Forest Cover (F) - forest to be cleared (J)

Planting Requirements

If the Total Area of Forest to be Cleared (K) is at or above the Breakeven Point (H), no planting is required and no further calculations are necessary (L=0, M=0, N=0, P=0);

If not, calculate the planting requirement below.

L. Reforestation for Clearing Above the Conservation Threshold **L = 0.00**
 (1) If the total area of forest to be retained (K) is greater than the Conservation Threshold (E), then
 $L = \text{the area of forest to be cleared (J)} \times 0.25$; or
 (2) If the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then
 $L = \text{area of forest above Conservation Threshold (G)} \times 0.25$

M. Reforestation for Clearing Below the Conservation Threshold **M = 0.00**
 (1) If Existing Forest Cover (F) is greater than Conservation Threshold (E) and the forest to be retained (K) is less than or equal to the Conservation Threshold (E), then
 $M = 2.0 \times (\text{the Conservation Threshold (E)} - \text{the forest to be retained (K)})$
 (2) If Existing Forest (F) is less than or equal to the Conservation Threshold (E), then
 $M = 2.0 \times \text{Forest to be cleared (J)}$

N. Credit for Retention Above the Conservation Threshold **N = 0.00**
 If the area of forest to be retained (K) is greater than the Conservation Threshold (E), then
 $N = K - E$

P. Total Reforestation Required **P = 0.00**
 $P = L + M - N$

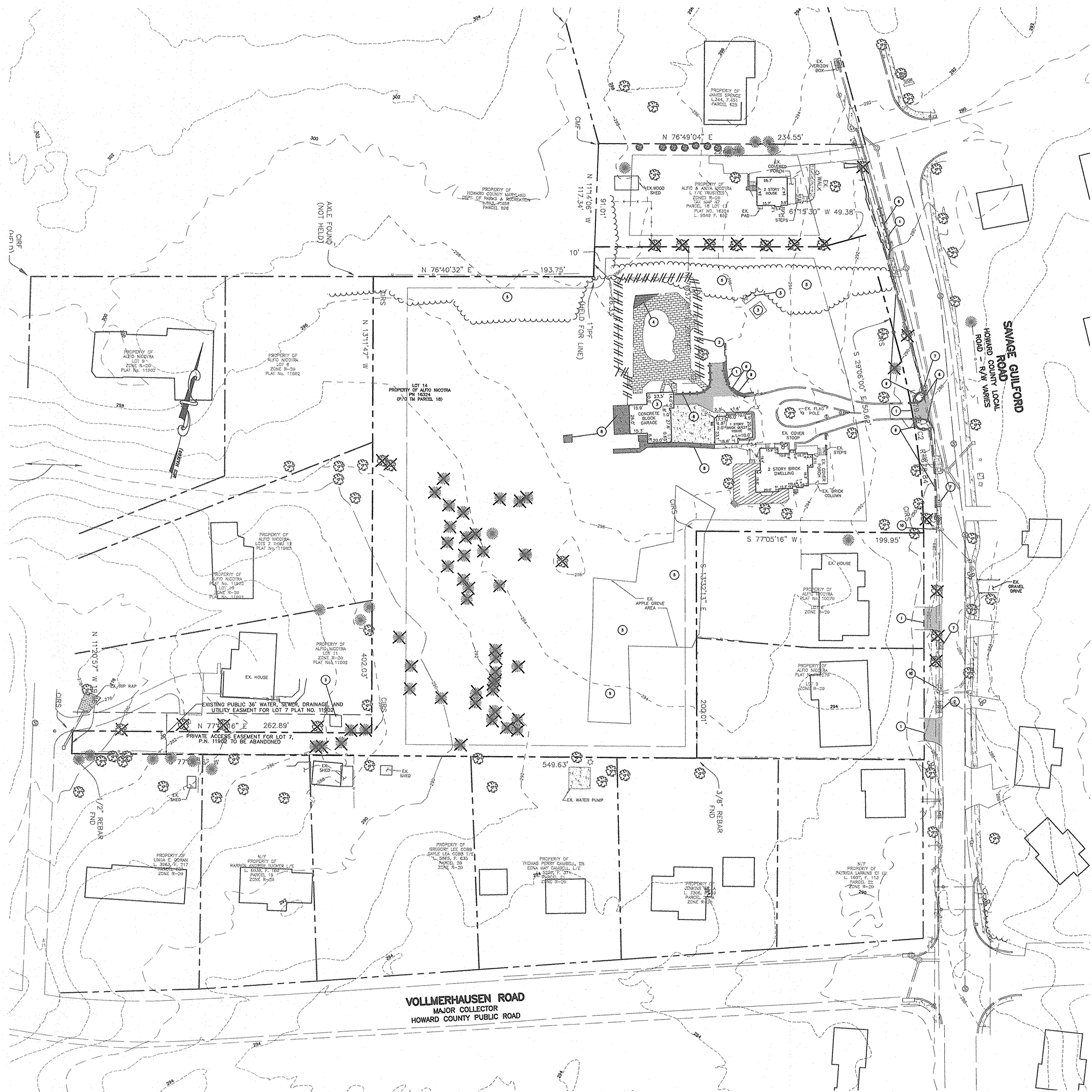
Q. Total Afforestation Required **Q = 0.68**
 (1) If Existing Forest Cover (F) is less than the Afforestation Threshold (D) then
 $Q = \text{the Afforestation Threshold (D)} - \text{the Existing Forest Cover (F)}$

R. Total Planting Requirement **R = 0.68**
 $R = P + Q$

STREET TREE CALCULATIONS		
ROSARIA LANE	1,060'/40	27 LARGE TREES
SAVAGE GUILFORD RD.	550'/40	14 LARGE TREES
TOTAL TREES REQUIRED		41 LARGE TREES

PERIMETER	ADJACENT TO PERIMETER PROPERTIES	
	1	2
LANDSCAPE TYPE	NA	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±221'	±2,095'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	YES 15'	NO
LINEAR FEET REMAINING	±266'	±2,095'
NUMBER OF PLANTS REQUIRED:		
SHADE TREES	0	35
EVERGREEN TREES	0	0
FLOWERING TREES	0	0
SHRUBS	0	0

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
<i>Mark de la Cruz</i> PLANNING DIRECTOR	<i>2/29/07</i> DATE
DATE NO.	REVISION
OWNER	ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794
DEVELOPER	ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794
PROJECT	NICOTRA PROPERTY, LOTS 15-21 A RESUBDIVISION OF LOT 14, PROPERTY OF ALFIO NICOTRA, P.N. 16324, P/O TM 47 GRID 5 PARCEL 18
AREA	LOT 14, PROP. OF ALFIO NICOTRA (P/O TM 47 GRD 5 P 18) 6th ELECTION DISTRICT ZONED R20 HOWARD COUNTY, MARYLAND
TITLE	LANDSCAPE & FOREST CONSERVATION NOTES & TABULATIONS
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9262	
DESIGNED BY :	PJS/JSN
DRAWN BY:	JSN
PROJECT NO :	11511-1-1 L400FCP02.DWG
DATE :	JANUARY 29, 2007
SCALE :	1" = 50'
DRAWING NO. :	7 OF 8



DEMOLITION NOTES

1. ALL MATERIALS DEMOLISHED, UNLESS IDENTIFIED TO BE SALVAGED (CONCRETE, PAVING, AND OTHER DEBRIS), SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PER FEDERAL, STATE AND LOCAL REGULATIONS. ALL COSTS OF HAULING, DISPOSAL AND TIPPING FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR AS PART OF THE BASE BID.
2. ALL QUANTITIES OF DEMOLITION SHALL BE DETERMINED BY THE CONTRACTOR AND COVERED IN THE BASE BID. CONTRACTOR SHALL MAKE NECESSARY SITE INSPECTIONS PRIOR TO BID TO VERIFY ALL QUANTITIES TO HIS SATISFACTION.
3. CONTRACTOR SHALL REFER TO SEPARATE PLANS IN THE PRELIMINARY/FINAL/SITE DEVELOPMENT PLAN (STORMWATER MANAGEMENT, SEDIMENT CONTROL, PAVING, WATER/SEWER, ETC.) TO DETERMINE APPROPRIATE SEQUENCE OF ALL DEMOLITION ACTIVITIES.
4. EXISTING TREES NOT SHOWN TO BE REMOVED SHALL REMAIN. CONTRACTOR SHALL PROVIDE PROTECTIVE DEVICES TO AVOID DAMAGE TO TREES DURING CONSTRUCTION ACTIVITIES.
5. REFER TO SEPARATE PLAN FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
6. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY PRIOR TO REMOVAL OR RELOCATION OF ANY EXISTING UTILITIES.
7. EXISTING UTILITY LINES HAVE BEEN SHOWN USING THE BEST AVAILABLE RECORDS OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL CALL MISS UTILITY TO LOCATE ALL UNDERGROUND UTILITY LINES AND SUPPLEMENT THOSE MARKINGS BY ENGAGING A PRIVATE UTILITY LOCATING COMPANY (AT CONTRACTORS EXPENSE) TO ENSURE THAT ALL EXISTING UTILITIES HAVE BEEN MARKED.
8. EXISTING PAVING SHOWN TO BE REMOVED SHALL BE REPLACED AS REQUIRED BY APPROVED CONSTRUCTION PLANS.

LEGEND

- EX. TREES
- EX. TREES TO BE REMOVED
- EX. BITUMINOUS PAVING TO BE REMOVED
- EX. FENCE TO BE REMOVED
- EX. CURB AND GUTTER TO BE REMOVED
- EX. CONCRETE TO BE REMOVED

DEMOLITION KEY:

- 1 REMOVE EXISTING BITUMINOUS PAVING
- 2 REMOVE EXISTING FENCE(S) AND GATE(S)
- 3 REMOVE EXISTING STRUCTURE
- 4 REMOVE EXISTING POOL DECK
- 5 REMOVE EXISTING TREES/VEGETATION
- 6 REMOVE EXISTING CURB AND GUTTER
- 7 RELOCATE EXISTING MAILBOX
- 8 REMOVE EXISTING CONCRETE PAVING
- 9 REMOVE EXISTING WALL
- 10 RELOCATE EXISTING UTILITY POLES

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY	
<i>Patton Harris Rust & Associates, PC</i> 2/5/07 PLANNING DIRECTOR DATE	
DATE	NO. REVISION
OWNER ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794	
DEVELOPER ALFIO & ANITA NICOTRA AL NICOTRA 8070 W. SAVAGE GUILFORD ROAD JESSUP, MD 20794	
PROJECT NICOTRA PROPERTY, LOTS 15-21 A RESUBDIVISION OF LOT 14, PROPERTY OF ALFIO NICOTRA, P.N. 16324, P/O TM 47 GRD 5 PARCEL 18	
AREA LOT 14, PROP. OF ALFIO NICOTRA (P/O TM 47 GRD 5 P 18) 6th ELECTION DISTRICT ZONED R20 HOWARD COUNTY, MARYLAND	
TITLE EXISTING CONDITIONS AND DEMOLITION PLAN	
Patton Harris Rust & Associates, PC Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DESIGNED BY : PJS/JSN	
DRAWN BY: JSN	
PROJECT NO : 11511-1-1 P404PRE	
DATE : DECEMBER 27, 2006	
SCALE : 1" = 50'	
DRAWING NO. 8 OF 8	

CALL "MISS UTILITY"
AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION
AT
1-800-257-7777