

**NOTES**

- Existing Zoning: R-ED per April 2004 Comprehensive Zoning Plan and the 'Comp Lite' Zoning Amendments effective July 28, 2006.
- Dead Reference: 4621/230
- Flat Reference: N/A
- Gross Area of Tract: 2.0350 ac.
- Area of 100 Year Floodplain: N/A
- Area of Steep Slopes: 0.6403 ac.
- Net Area of Tract: 1.3745 ac.
- Number of Proposed Lots/Parcels: 5
- Area of Proposed Lots/Parcels: 1.9652 ac.

- Buildable Lots: 1.3011 ac.
  - Open Space Lots: 0.3941 ac.
  - Area of proposed public roads: 0.3398 ac.
- The existing topography shown herein is based on a field survey prepared by DeMario Design Consultants, Inc. dated March, 2006. Boundary provided by Hicks Engineering Company, Inc. dated January, 1999.
  - Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 0047 and 0084 (Meters X 3 28033333 = Feet X 0.28033333 = Meters No. 0047 N 581905.67 E 134759.06 No. 0084 N 583158.76 E 1370739.98
  - This property is within the Metropolitan District.
  - Existing utilities shown herein are based on field surveys and record drawings.
  - There is no floodplain analysis.
  - Project Background Information:

- Subdivision Name: Cahill Overlook
- Tax Map/Block/Parcel: 25A/24/329
- Zoning: R-ED
- Election District: 2ND
- Total (Gross) Tract Area: 2.0350 ac.
- Number of Proposed Lots/Parcels: 5
- Applicable Department of Planning & Zoning File No.s: F-06-115, WP-07-030, WP-06-062

- In accordance with Section 16.1200 of the Howard County Code and Forest Conservation Manual, Forest Conservation obligations shall be met by the placement of 0.2304 acres of existing forest into a retention easement and by payment of a fee-in-lieu for 0.3046 acres.
- BRL denotes the Building Restriction Line.
- Sediment and erosion control measures will be provided in accordance with the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control and will be shown on the Final Plan.
- Street trees will be provided on the access street in accordance with Section 16.124 of the Howard County Subdivision Regulations.
- There are no historic structures or cemeteries located on the subject property.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the wetlands, stream or their required buffers, flood plain and forest conservation easement.
- Stormwater management for the lots will be provided by the use of a dry swale for WQV and dry swale for retention. Stormwater management is not required for the proposed overlay since there is no additional impervious area.
- This plan is subject to WP-07-030 which was granted on November 16, 2006 for the following sections: Section 16.1200(b)(4)(II) which requires lot dimensions to generally not exceed a 3:1 lot depth to lot width ratio.
- Section 16.1200(c)(2) which requires all lots, preservation parcel or bulk parcels for single family detached dwellings to have minimum lot frontages on approved streets within a public right of way which provides access to the property.

- On the associated final plan (F-06-115), the developer shall create a 24' wide shared access easement for Lots 1 through 3 across Lots 1 and 2. Within this shared access, a Use-in-Common driveway (meeting Design Manual standards) shall be constructed.
- The Developer shall be responsible for the preparation of a Use-in-Common driveway maintenance agreement. This document will be recorded with the associated final plat (F-06-115).
- The developer shall comply with comments 1 & 3 generated by the Fire Department (Bureau of Life Safety).

- This plan is subject to WP-07-062 which was granted on January 22, 2007 for the following sections: Section 16.121(a)(1) which requires open space lots to have minimum of 40 feet of frontage on a public road.
- Section 16.120(b)(4)(iv) which prohibits residential lots from being encumbered by access easements for stormwater management facilities or open space.

- On the associated Final Plat (F-06-115), the developer shall create a 24' wide shared access easement for Lots 1 through 3 across Lots 1 & 2. Within this shared access, a Use-in-Common driveway (meeting Design Manual Standards) shall be constructed. This Use-in-Common will connect directly to a 20' wide private stormwater management access easement that travels across Lot 3 and connect to Open Space Lot parallel to the front building restriction line of Lot 3. The 20' access easement is not permitted to travel behind (to the rear of) any future dwelling on Lot 3. All easements shall be clear for vehicular passage. Reference 5.2.6D.1.b and 5.2.6D.1.c of the Design Manual-Volume I-Storm Drainage.
- The 20' access easement shall be paved if the access grade is greater than 12%. If the access grade is between 10% and 12%, the easement shall be crushed stone or other reinforced surface. If the grade is 10% or less it may be grassed. Reference 5.2.6D.1.b and 5.2.6D.1.c of the Design Manual-Volume I-Storm Drainage.
- The Developer shall be responsible for the preparation of a Stormwater Management access easement that will be recorded with the associated Final Plat (F-06-115).

**SEQUENCE OF CONSTRUCTION**

- OBTAIN A GRADING PERMIT.
- NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
- REMOVE EXISTING RAILROAD TIES TO PROPERTY LINE.
- BEGIN INSTALLATION OF 1 1/2" PAVING OVERLAY. (1 WEEK)
- STABILIZE ANY DISTURBED AREA.
- NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED SITE.

**DRAWING LEGEND**

	EXISTING MINOR CONTOUR (2' INTERVAL)
	EXISTING MAJOR CONTOUR (10' INTERVAL)
	ADJACENT PROPERTY LINE
	EXISTING PROPERTY BOUNDARY
	EX. ROAD / EDGE OF PAVING
	EX. SEWER LINE & MANHOLES, CLEAN-OUTS
	EX. OVERHEAD ELECTRIC & UTILITY POLES
	PROPOSED MINOR CONTOUR (2' INTERVAL)
	PROPOSED MAJOR CONTOUR (10' INTERVAL)
	PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
	EX. BUILDING
	PROPOSED HOUSE
	PROPOSED SPOT ELEVATION & FLOW ARROW
	EXISTING TREES
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	EXISTING TREELINE
	EXISTING SHRUB/BRUSH LINE
	PROPOSED 1 1/2" OVERLAY
	PROPOSED TURN AROUND
	LIMIT OF OVERLAY AND RAILROAD TIE REMOVAL

STREET LIGHT TABLE		
SYMBOL	TYPE	LOCATION
☆	100 WATT HIGH PRESSURE SODIUM(HPS) VAPOR, PREMIER	CENTERLINE STA. 0+78, 12' RT. ROSS ROAD CENTERLINE STA. 2+33, 14' LT. ROSS ROAD

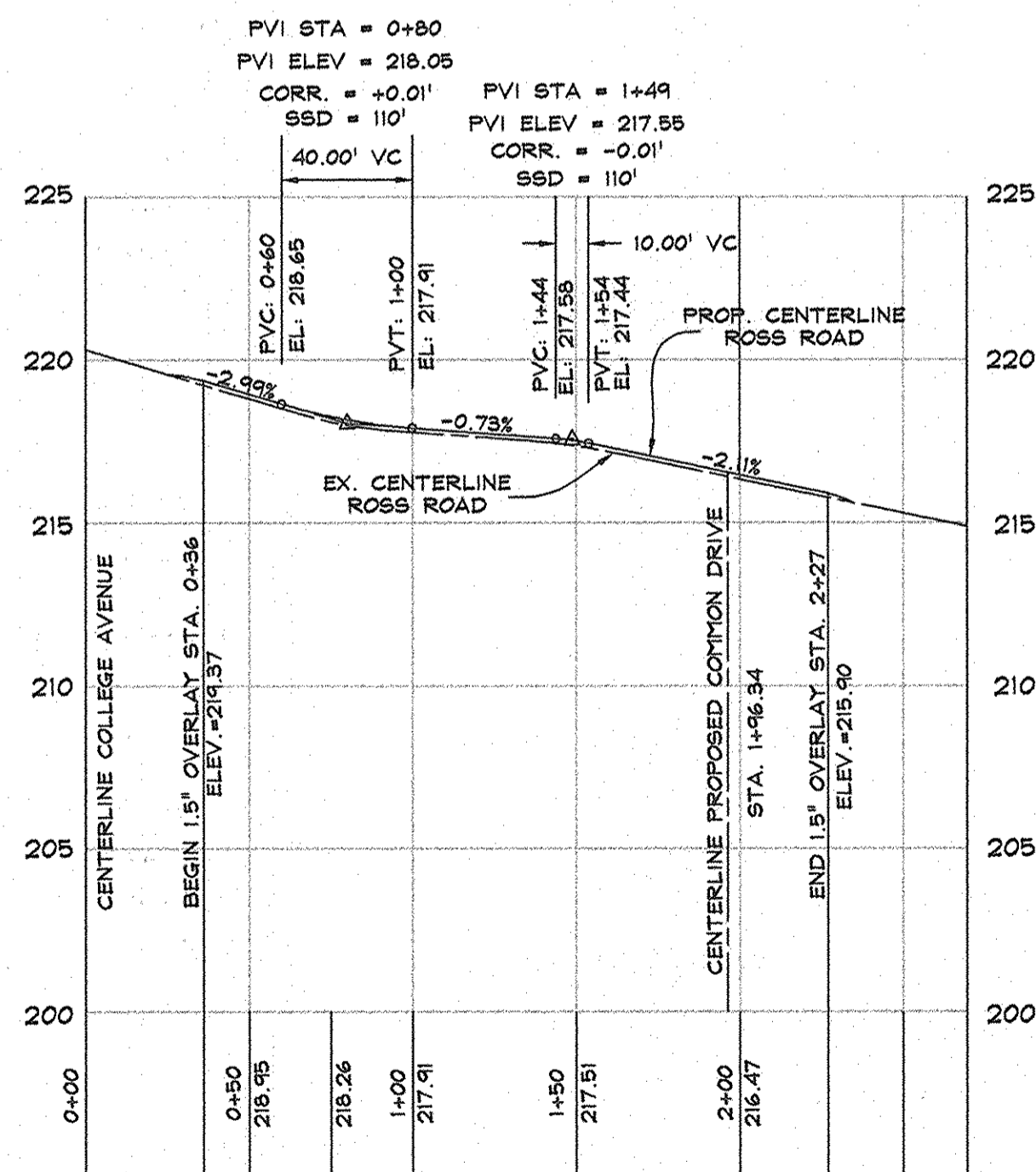
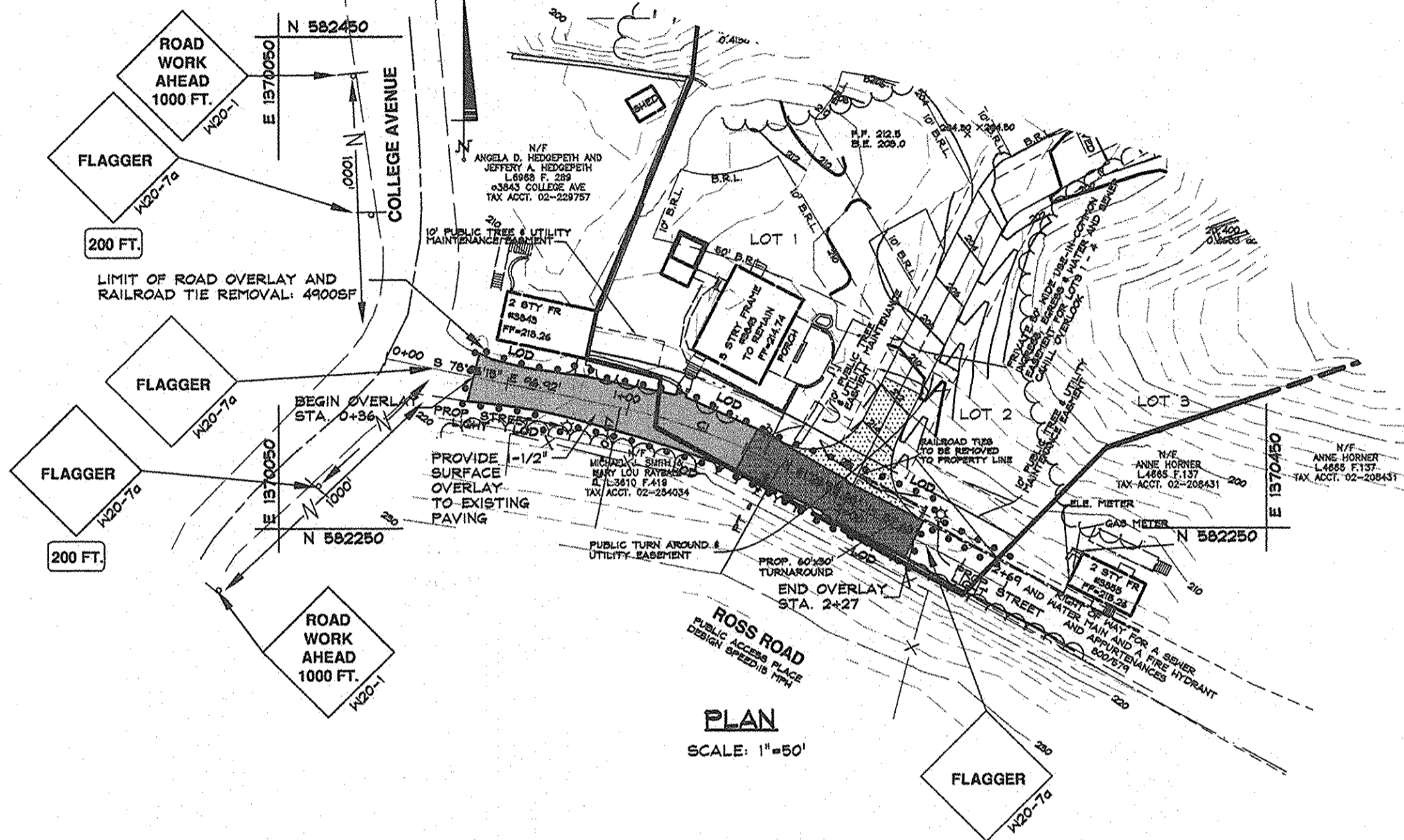
CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING
CI	68.99'	237.26'	34.74'	16°39'36"	N69°46'26"W 69.75'

**MAINTENANCE OF TRAFFIC NOTES**

- ALL MAINTENANCE OF TRAFFIC DEVICES MUST MEET MSHA STANDARDS.
- CONTRACTOR TO OVERLAY 1/2" ROAD AT A TIME AND PROVIDE CHANNELIZING DEVICES TO CREATE ONE LANE. CONTRACTOR TO MAINTAIN ACCESS TO RESIDENCES AT ALL TIMES.
- TRAFFIC CONTROL SIGN LOCATIONS TO BE PLACED PER THE INSPECTORS IN THE FIELD.

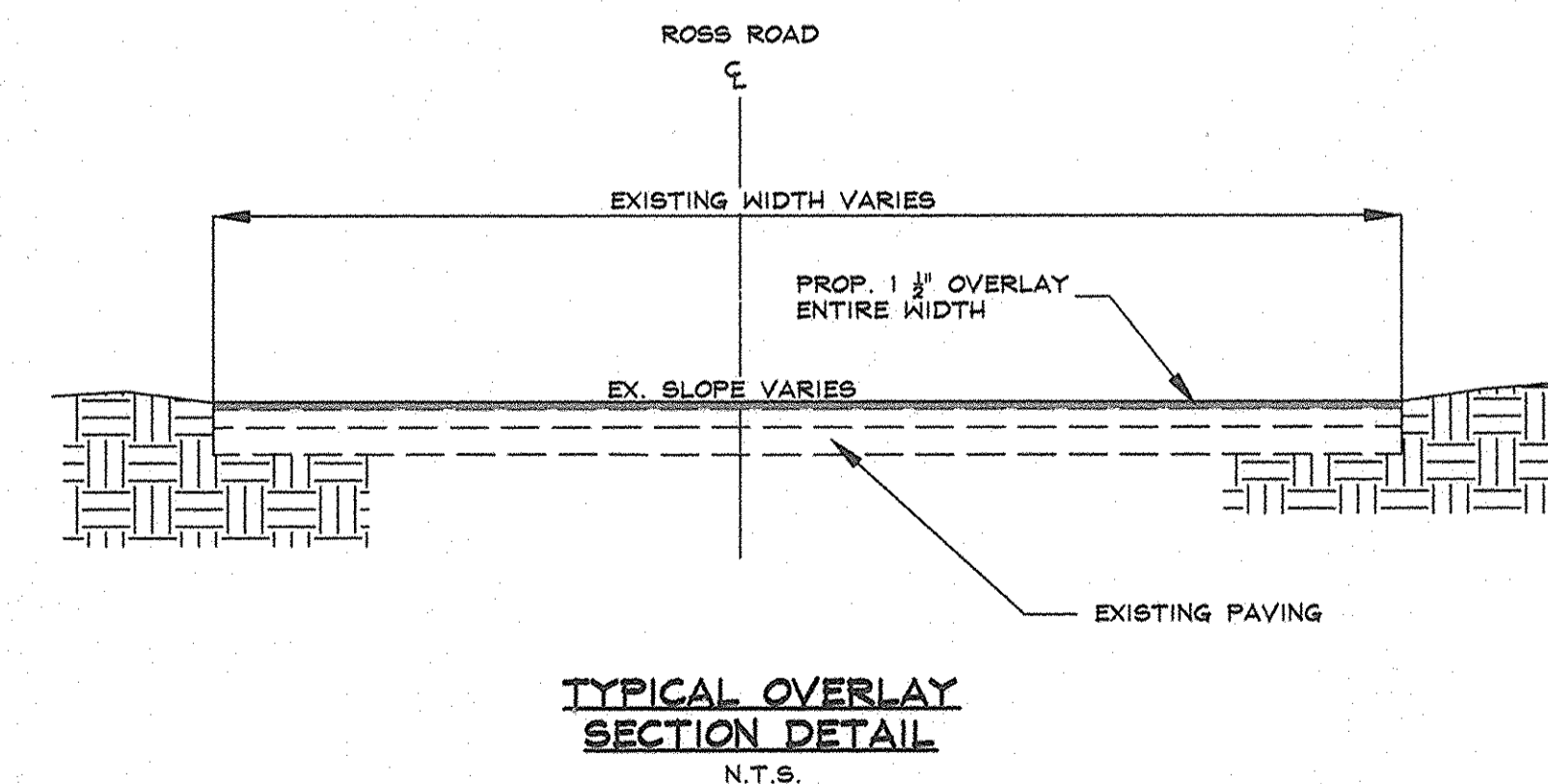
# FINAL ROAD CONSTRUCTION PLANS for CAHILL OVERLOOK

ROSS ROAD  
TAX MAP 25A, GRID 24, PARCEL 329  
2ND ELECTION DISTRICT HOWARD COUNTY, MD



1.5" BIT. CONC. SURFACE COURSE (5F)  
EX. PAVING

SURFACE OVERLAY  
DETAIL  
N.T.S.



APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*Walter J. Cahill*  
CHIEF, BUREAU OF HIGHWAYS 6-22-07 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

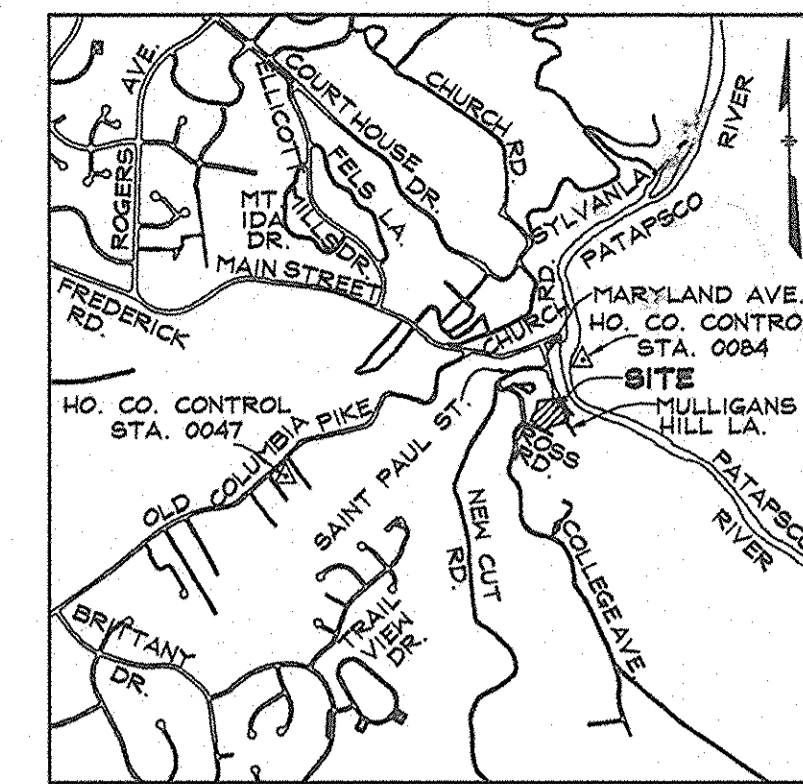
*Conrad Handley*  
CHIEF DIVISION OF LAND DEVELOPMENT 6/28/07 DATE

*Robert J. ...*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/20/07 DATE

6/10/07  
DATE



DRAWING INDEX	
SHEET	DESCRIPTION
1	FINAL ROAD CONSTRUCTION PLANS AND M.O.T. PLAN
2	FOREST CONSERVATION PLAN
3	FOREST CONSERVATION PLAN
4	LANDSCAPE PLAN & DETAILS



**VICINITY MAP**

SCALE: 1"=200'

ADC MAP NO. 12, G10  
NEAR ADC COORDINATES  
39°15'00", 76°47'30"

**General Notes**

- All construction shall be in accordance with the latest standards and specifications of Howard County 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 of 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 (June 1993). A minimum spacing of 20' shall be maintained between any streetlight and any tree.
- All sign posts used for traffic control signs installed in the County right-of-way shall be mounted on a 2" galvanized steel, perforated, square tube post (14 gauge) inserted into a 2-1/2" galvanized steel, perforated, square tube sleeve (12 gauge) - 3' long. A galvanized steel pole cap shall be mounted on top of each post.
- Water is public. (Contract Number 661 W & S, Patapsco Drainage Area).
- Sewer is public. (Contract Number 661 W & S, Patapsco Drainage Area).
- There are no wetlands on this site.
- The traffic study for this project was prepared by The Traffic Group, dated October 28, 2005, and was approved on January 5, 2006.

**DATA SOURCES:**

THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY DEMARIO DESIGN CONSULTANTS IN MAY, 2005. THE BOUNDARY SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY HICKS ENGINEERING, INC. IN JANUARY OF 1999, AND TIED TO MARYLAND COORDINATE SYSTEM NAD 83 (1983) BY DEMARIO DESIGN CONSULTANTS IN MAY OF 2005.

**DeMario Design Consultants, Inc.**

192 East Main Street  
Westminster, MD 21157  
Phone: (410) 386-0550  
Fax: (410) 386-0564  
eMail: ddc@demariodesign.com

OWNER: TIMOTHY CAHILL  
3845 COLLEGE AVENUE  
ELLICOTT CITY, MD 21043  
410-992-6000

DEVELOPER: TIMOTHY CAHILL  
3845 COLLEGE AVENUE  
ELLICOTT CITY, MD 21043  
410-992-6000

SITE ADDRESS:  
3845 COLLEGE AVENUE

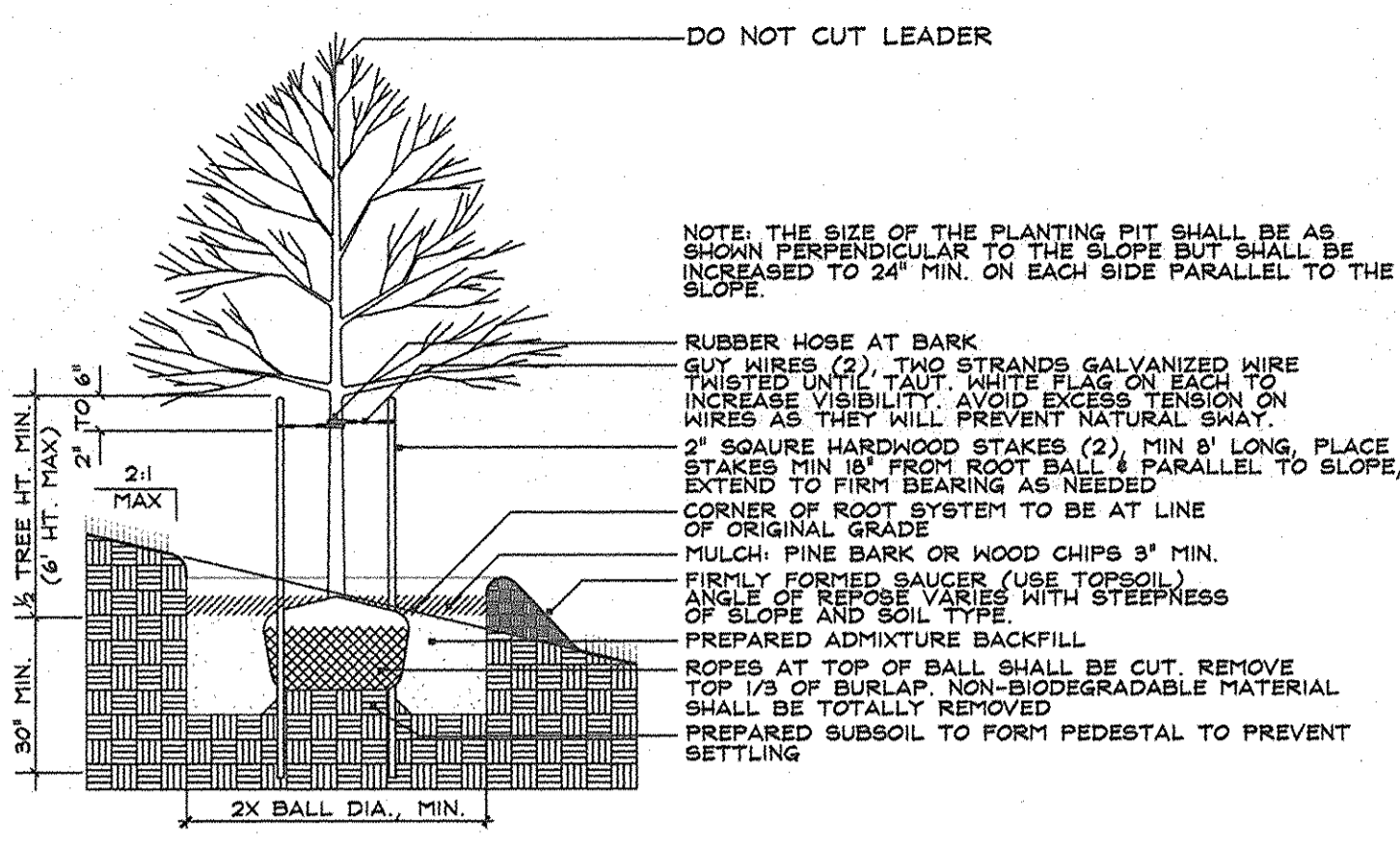
FINAL ROAD CONSTRUCTION PLANS  
CAHILL OVERLOOK LOTS 1-3 &  
OPEN SPACE LOTS 4 & 5  
FINAL ROAD  
CONSTRUCTION PLANS  
AND M.O.T. PLAN

ELLICOTT CITY, MD 21043 HOWARD COUNTY, MD

REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	F-06-115	DES. BY:	JAI/JCO	
TAX ACC. #:	02-392526	DRN. BY:	JAI/JCO	
TAX MAP:	25A	CHK. BY:	MRT	
BLOCK / GRID:	24	DATE:	04.13.07	
PARCEL #:	329	DDC JOB #:	05027.1	
ZONE / USE:	R-ED	SHEET NUMBER:		
DWG. SCALE:	AS SHOWN		1	of 4



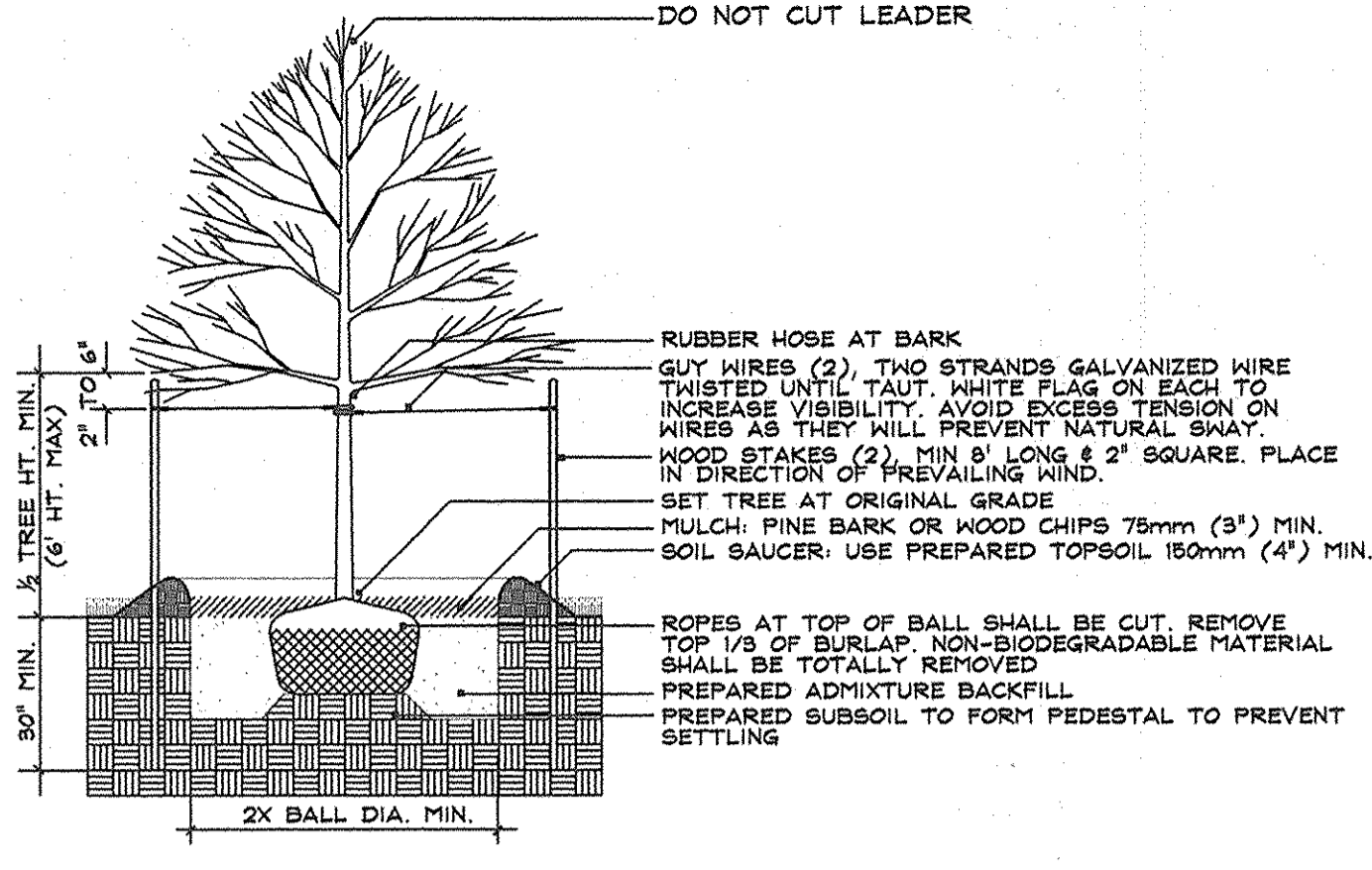




NOTE: THE SIZE OF THE PLANTING PIT SHALL BE AS SHOWN PERPENDICULAR TO THE SLOPE BUT SHALL BE INCREASED TO 24" MIN. ON EACH SIDE PARALLEL TO THE SLOPE.

RUBBER HOSE AT BARK  
 GUY WIRES (2), TWO STRANDS GALVANIZED WIRE TWISTED UNTIL TAUT. WHITE FLAG ON EACH TO INCREASE VISIBILITY. AVOID EXCESS TENSION ON WIRES AS THEY WILL PREVENT NATURAL SWAY.  
 2" SQUARE HARDWOOD STAKES (2), MIN 8' LONG. PLACE STAKES MIN 18" FROM ROOT BALL & PARALLEL TO SLOPE. EXTEND TO FIRM BEARING AS NEEDED.  
 CORNER OF ROOT SYSTEM TO BE AT LINE OF ORIGINAL GRADE  
 MULCH: PINE BARK OR WOOD CHIPS 3" MIN.  
 FIRMLY FORMED SAUCER (USE TOPSOIL). ANGLE OF REPOSE VARIES WITH STEEPNESS OF SLOPE AND SOIL TYPE.  
 PREPARED ADMIXTURE BACKFILL  
 ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.  
 PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING

DECIDUOUS TREE PLANTING ON SLOPE (LESS THAN 3° CAL.)  
 N.T.S.



RUBBER HOSE AT BARK  
 GUY WIRES (2), TWO STRANDS GALVANIZED WIRE TWISTED UNTIL TAUT. WHITE FLAG ON EACH TO INCREASE VISIBILITY. AVOID EXCESS TENSION ON WIRES AS THEY WILL PREVENT NATURAL SWAY.  
 WOOD STAKES (2), MIN 8' LONG & 2" SQUARE. PLACE IN DIRECTION OF PREVAILING WIND.  
 SET TREE AT ORIGINAL GRADE  
 MULCH: PINE BARK OR WOOD CHIPS 75mm (3") MIN.  
 SOIL SAUCER: USE PREPARED TOPSOIL 150mm (4") MIN.  
 ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.  
 PREPARED ADMIXTURE BACKFILL  
 PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING

DECIDUOUS TREE PLANTING (LESS THAN 3° CAL.)  
 N.T.S.

**DRAWING LEGEND**

- 682 EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- N 06°45'45"W 120.0'
- EXISTING PROPERTY BOUNDARY
- SOIL DELINEATION LINE
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- EX/PROP. ROAD CENTERLINE
- EX. BUILDINGS
- PROPOSED BUILDING/HOME
- EXISTING TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- STEEP SLOPES (15% - 24.4%)
- EXISTING TREES (25%+)

**General Planting Notes**

1. All plant materials to meet A.N.L.A. Standards.
2. The Contractor is to follow specification guidelines for Baltimore & Washington Metropolitan Area as approved by the L.C.A. of Maryland, Washington D.C., & Virginia and described in the latest edition of "Landscape Specification Guidelines."
3. No substitutions are to be made without the consent of the Landscape Architect and/or the Owner.
4. All beds are to be topped with three (3) inches of hardwood mulch.
5. Contractor shall notify Miss Utility at 1 (800) 257-7777, at least 72 hours prior to construction and verify the location of all utilities with the Owner before planting.
6. Landscape Architect/Owner shall select, verify, and/or approve all plant material. At the Owner's discretion, specimen and other plant material may be selected.
7. The Landscape Contractor shall coordinate with the general, lighting, & irrigation contractors regarding timing and installation of plant material. At the time of final inspection with acceptance, all electric, water & drainage utilities, as well as plant material, shall remain undamaged. Likewise, the Landscape Contractor and utilities contractors shall coordinate efforts to ensure that surface utilities are at the proper elevation relative to final grades.
8. 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.
9. This plan has been prepared in accordance with the provisions of Section 16.124 of the Ho. Co. Code. Financial surety for the required landscaping in the amount of \$600 must be posted as part of the Developer's Agreement (2 shade trees, 0 evergreen trees). Financial surety for the required street trees in the amount of \$1500.00 must be posted as part of the Developer's Agreement for roads, storm drainage and/or stormwater management (5 shade trees, 0 evergreen trees).
10. Developer/Builder's Certificate

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

NAME: Timothy Cahill  
 DATE: 6/13/07

**SCHEDULE A  
 PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	PERIMETER 2 (SFD - FRONT ORIENTATION)	PERIMETER 1 TYPE 'W'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	194 L.F.	879 L.F. TOTAL
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	756 L.F.
CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A
NUMBER OF PLANTS REQUIRED		
SHADE TREES		2
EVERGREEN TREES		0
SHRUBS		0
NUMBER OF PLANTS PROVIDED		
SHADE TREES		2
EVERGREEN TREES		0
OTHER TREES (2:1 SUBSTITUTION)		0
SHRUBS		0
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

- NOTES:
1. \* - CREDIT WILL BE TAKEN FOR 756 L.F. OF EXISTING TREES TO REMAIN ON THIS PERIMETER.
  2. STORMWATER MANAGEMENT WILL BE PROVIDED BY SUB-SURFACE/ON-STRUCTURAL MEANS AND WILL NOT REQUIRE LANDSCAPE PERIMETERS.
  3. PERIMETER 2 IS EXEMPT FROM LANDSCAPE REQUIREMENTS AS IT REPRESENTS SINGLE FAMILY DETACHED UNITS WITH A FRONT ORIENTATION TO A PUBLIC R/W. STREET TREES HAVE BEEN PROVIDED INDEPENDENTLY OF THIS REQUIREMENT (SEE PLAN FOR LOCATION).

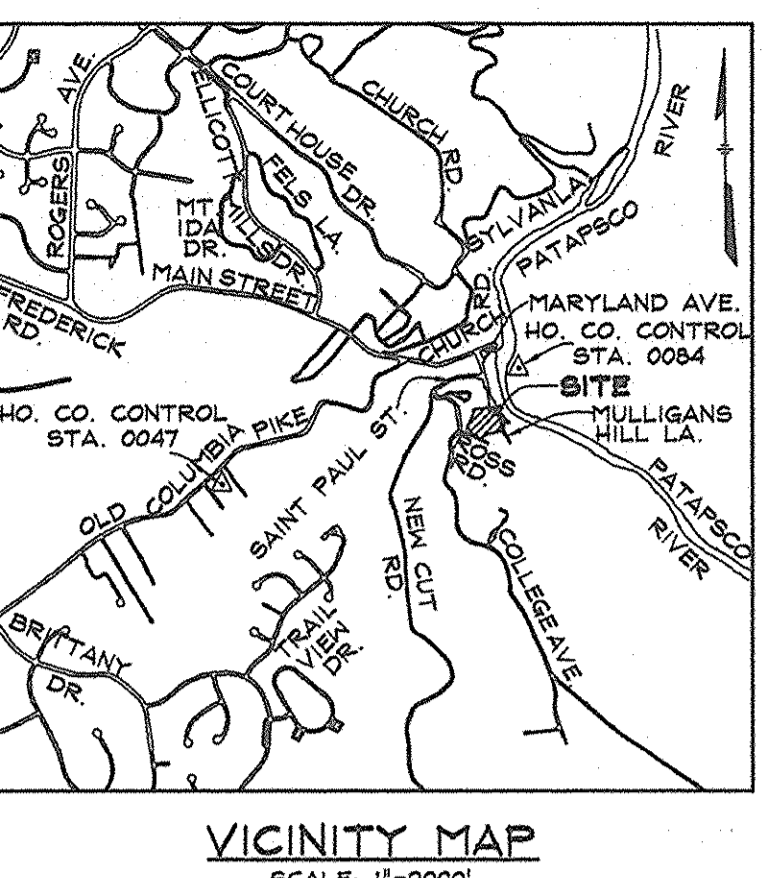
**STREET TREE CALCULATIONS:**

1. STREET TREES REQUIRED = 5  
 194 L.F. @ 1 TREE/40 L.F.
2. STREET TREES PROVIDED = 5

NOTE: STREET TREES SHALL NOT BE INCLUDED IN THE SURETY POSTED WITH THE DEVELOPERS AGREEMENT.

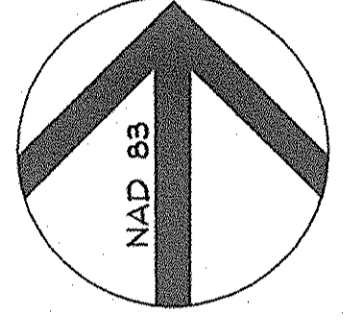
**PLANT LIST**

QTY	SYM	BOTANICAL NAME/ COMMON NAME	SIZE	REMARKS
7	QR	QUERCUS RUBRA	2 1/2' - 3' CAL.	B & B
		RED OAK	12' - 14' HT.	



VICINITY MAP  
 SCALE: 1"=2000'

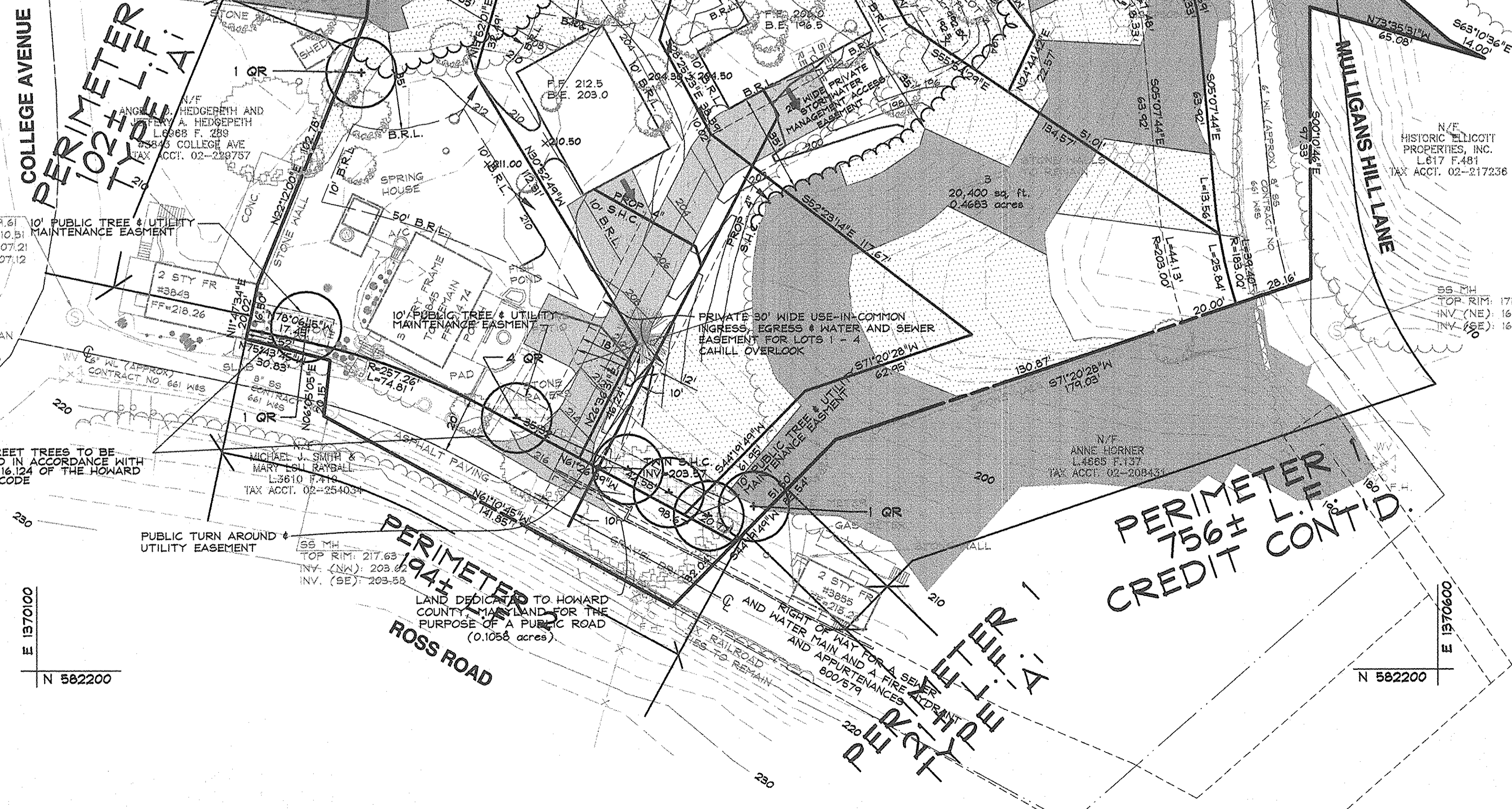
N 582650  
 E 197000



N 582200  
 E 1970000

PERIMETER 1  
 756± L.F.  
 CREDIT

PERIMETER 1  
 756± L.F.  
 CREDIT CONT'D.



**DATA SOURCES:**  
 THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY DEMARIO DESIGN CONSULTANTS, INC. IN MAY 2005. THE BOUNDARY SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY HICKS ENGINEERING IN JANUARY OF 1999 AND IS TIED TO MARYLAND NAD 83 COORDINATES BY DEMARIO DESIGN CONSULTANTS, MAY 2005.

**DeMario Design Consultants, Inc.**  
 192 East Main Street  
 Westminster, MD 21157  
 Phone: (410) 386-0560  
 Fax: (410) 386-0564  
 eMail: ddc@demariodesign.com

**OWNER:** TIMOTHY CAHILL  
 3845 COLLEGE AVENUE  
 ELLICOTT CITY, MD 21043

**DEVELOPER:** S/A OWNER

**SITE ADDRESS:**  
 3845 COLLEGE AVENUE  
 ELLICOTT CITY, MD 21043

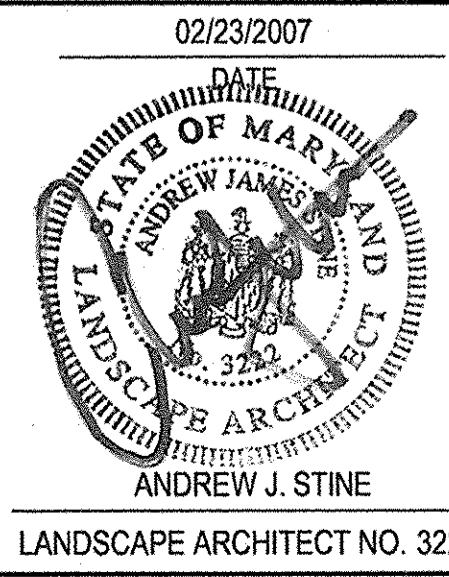
**CAHILL OVERLOOK LOTS 1-3 & OPEN SPACE LOTS 4 AND 5  
 LANDSCAPE PLAN & DETAILS**

2ND ELECTION DISTRICT HOWARD COUNTY, MD  
 REVISIONS

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*William A. Wald*  
 CHIEF, BUREAU OF HIGHWAYS  
 DATE: 6-22-07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Cynthia Howard*  
 CHIEF DIVISION OF LAND DEVELOPMENT  
 DATE: 6/25/07

*Andrew J. Stine*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 6/25/07



NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	N/A	DES. BY:	AJS	
TAX ACC. #:	02-392526	DRN. BY:	AJS	
TAX MAP:	25 A	CHK. BY:	AJS	
BLOCK / GRID:	24	DATE:	02/23/2007	
PARCEL #:	329	DDC JOB#:	05027.1	
ZONE / USE:	R-ED	SHEET NUMBER:		
DWG. SCALE:	1" = 30'		4	of 4