

GENERAL NOTES
FINAL PLAN

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS SHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 513-1880 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, MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATION SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- STREET LIGHTING 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 AREAS (JUNE 1993). A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM AERIAL SURVEY (SUPPLEMENTED BY FIELD SURVEY) WITH TWO-FOOT CONTOUR INTERVALS PREPARED BY VANMAR ASSOCIATES, INC., BETWEEN THE FALL OF 2004 AND THE SPRING OF 2005.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 28A1 AND 28AC WERE USED FOR THIS PROJECT.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- NO STORMWATER FACILITIES ARE PROPOSED OTHER THAN CREDITS. NO MAINTENANCE AGREEMENT IS REQUIRED.
- THE EXISTING UTILITIES ARE BASED ON FIELD SURVEY LOCATION AND OBSERVATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
- A FLOODPLAIN STUDY FOR THIS PROPERTY WAS PREPARED BY VANMAR ASSOCIATES, INC., DATED AUGUST 1989, AND WAS APPROVED ON SEPTEMBER 14, 1989 USING FIELD RUN CROSS-SECTIONS. A NEW STUDY WAS PREPARED BY VANMAR ASSOCIATES, INC IN 2005 AS A PART OF THE PRELIMINARY EQUIVALENT SKETCH PLAN SP 05-11 AND APPROVED ON 5/31/06.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC., DATED MAY 4, 2004 AND WAS APPROVED AS PART OF THE PRELIMINARY EQUIVALENT SKETCH PLAN SP 05-11 ON 5/31/06.
- THE TRAFFIC STUDY WAS FOR THIS PROJECT WAS PREPARED BY STREET TRAFFIC STUDIES, LTD. ON JUNE 18, 2004 AND WAS APPROVED AS PART OF THE PRELIMINARY EQUIVALENT SKETCH PLAN SP 05-11 ON 5/31/06.
- PROJECT BACKGROUND INFORMATION:
SUBDIVISION NAME: LINTHICUM OAKS, L.L.C.
ZONING: RC-DEO
TAX MAP: 22
GRID: 19
PARCEL: 50 AND 89
ELECTION DISTRICT: 5TH
GROSS TRACT AREA: 68.56 ACRES
TOTAL AREA OF STEEP SLOPES: 2.23 ACRES
TOTAL AREA FLOODPLAIN AREA: 10.22 ACRES
NET AREA OF PROPERTY TRACT: 56.05 ACRES
CLUSTER CALCULATION: 68.56/4.25 = 16 LOTS

NUMBER OF LOTS: 5 LOTS, 1 BUILDABLE PRESERVATION PARCE, 10 SENDING.
PRELIMINARY PLANS: SP-05-11 APPROVED 5/31/06 (FINAL PLAN TO BE SUBMITTED BY NOVEMBER 06, 2006)

WAIVER PETITION: WP-04-103 APPROVED ON MARCH 23, 2004 A REQUEST TO WAIVE SECTION 16.102 "APPLICABILITY" FOR THE PURPOSE OF RECORDING ADJOINER DEEDS TO RECONFIGURE TWO EXISTING PARCELS OF LAND. ALSO A WAIVER OF DESIGN MANUAL, VOLUME III, SECTION 2.3.1.B, WHICH REQUIRES THE USE OF AN OBJECT HEIGHT OF 6' FOR THE DETERMINATION OF STOPPING SIGHT DISTANCE, WAS APPROVED ON FEBRUARY 7, 2006 ALLOWING INSTEAD THE USE OF AN OBJECT HEIGHT OF 2 FEET FOR THE DETERMINATION OF STOPPING SIGHT DISTANCE.
FINAL PLAN: CONSOLIDATION PLAT F-07-45

16. A NOISE STUDY WAS NOT REQUIRED FOR THIS PROJECT PER PRELIMINARY EQUIVALENT SKETCH PLAN SP 05-11.
17. A GEOTECHNICAL REPORT WAS NOT REQUIRED FOR THIS PROJECT PER PRELIMINARY EQUIVALENT SKETCH PLAN SP 05-11.
18. THE REVISED PRELIMINARY STORMWATER MANAGEMENT REPORT WAS PREPARED BY VANMAR ASSOCIATES, INC. ON SEPTEMBER 1, 2005, OCTOBER 2005 & JANUARY 2006 AND APPROVED PER PRELIMINARY EQUIVALENT SKETCH PLANS SP 05-11 ON 5/31/06.
19. 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, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION PLAN WAS APPROVED PER PRELIMINARY EQUIVALENT SKETCH PLANS SP 05-11 ON 5/31/06.
20. LANDSCAPING AND STREET TREES ARE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY LANDSCAPE MANUAL.
21. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, NEW STRUCTURES AND PAVING IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AREA AND FOREST CONSERVATION EASEMENT AREAS.
22. DRIVEWAYS 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 - 14' SERVING MORE THAN ONE RESIDENCE.
2) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH R AND CHIP COATING (1-1/2" MIN)
3) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
4) STRUCTURES - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 - YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
6) MAINTENANCE - BY HOA, SUFFICIENT TO INSURE ALL WEATHER USE.
23. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL No. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL No. 75-2003.
24. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
25. ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION, APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 30 NOVEMBER 2006, HAVE BEEN RECORDED AT L. 10446 F.421. SUCH ARTICLES GOVERN THE MAINTENANCE OF THE USE IN COMMON DRIVEWAY AND THE FOREST CONSERVATION EASEMENT.
26. THE PURPOSE OF BUILDABLE PRESERVATION PARCEL A IS TO SUPPORT ONE DWELLING, ONE TENANT HOUSE, TO PROVIDE A 4.74 ACRE FOREST CONSERVATION EASEMENT, AND TO PROVIDE PASTURE, FOREST, AND UNDEVELOPED LAND FOR AGRICULTURE.

LINTHICUM OAKS

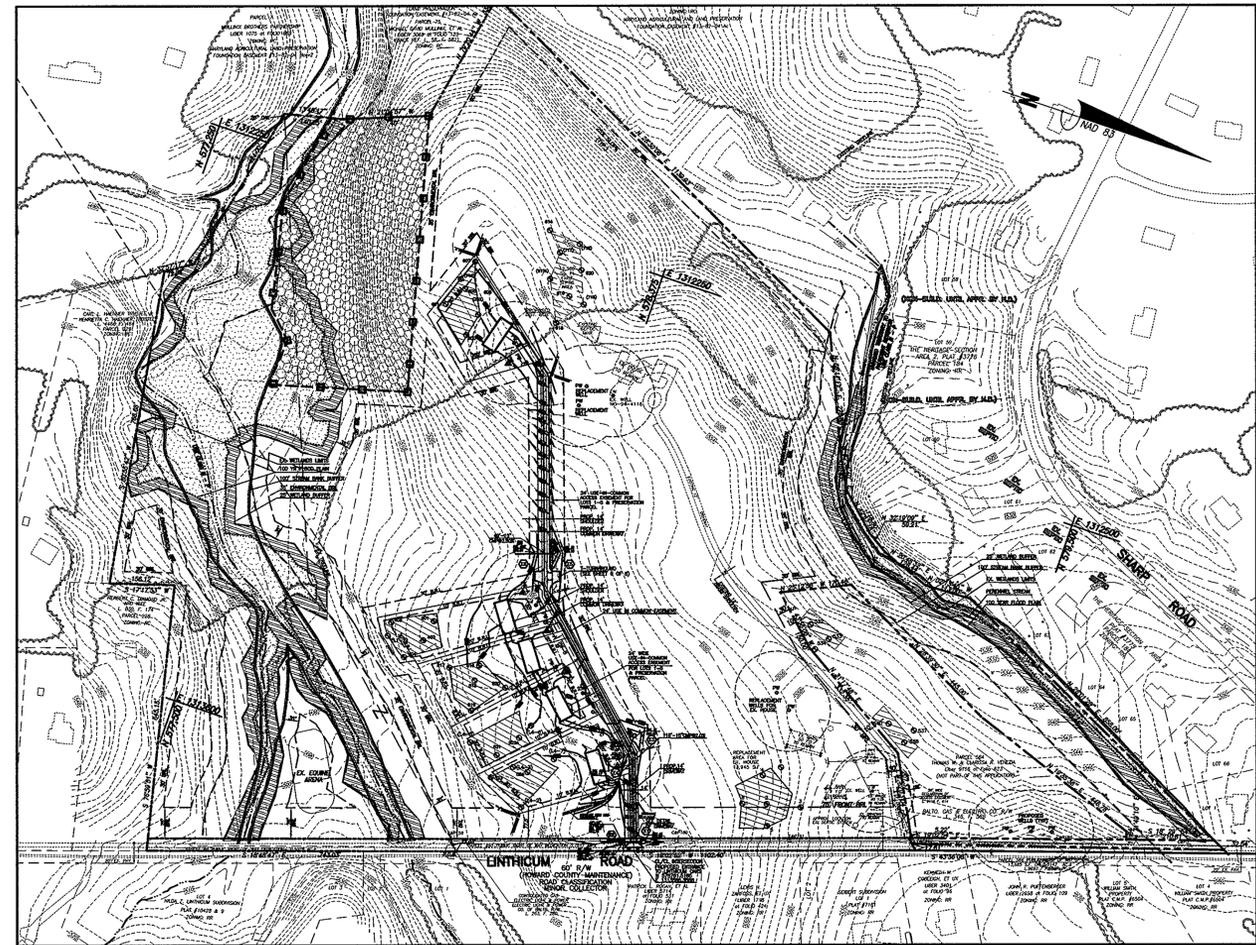
SINGLE FAMILY DETACHED

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

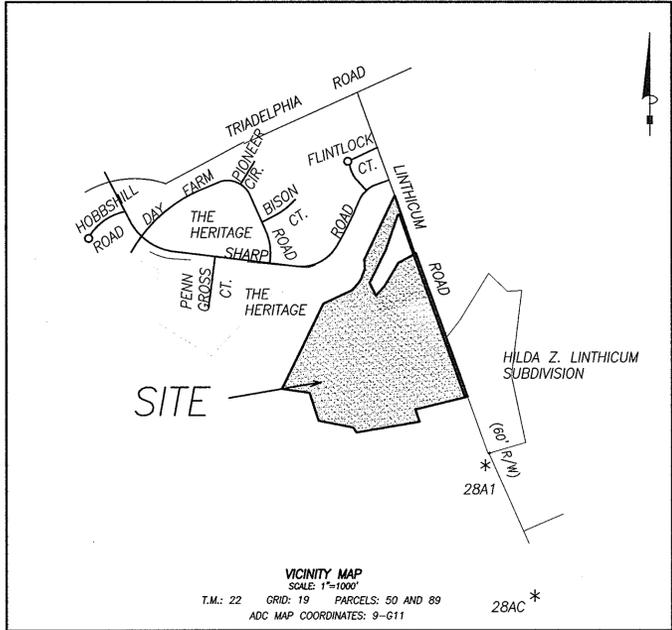
DRIVEWAY, CULVERT, GRADING AND LANDSCAPE PLANS

RESUBDIVISION OF BUILDABLE BULK PARCEL "A" (OF F-07-45)



LOCATION MAP
SCALE: 1" = 200'

CALL "MISS UTILITY" AT
1-800-257-7777
48 HOURS BEFORE START OF CONSTRUCTION



NOTES
THIS SURVEY IS IN THE MARYLAND STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS INCORPORATING THE FOLLOWING HOWARD COUNTY, MARYLAND CONTROL STATIONS:
STATION 28AC N 574679.3067 E 1314971.7633
STATION 28A1 N 576723.5447 E 1314261.7198

BENCH MARKS (NAD83)
BENCHMARK NO. 1 - HO. CO. No. 28AC
HOWARD COUNTY BRASS DISC ON CONCRETE MONUMENT EAST SIDE OF LINTHICUM ROAD.
N 574679.3067 E 1314971.7633 ELEV. 28AC = 625.112

BENCHMARK NO. 2 - HO. CO. No. 28A1
HOWARD COUNTY BRASS DISC ON CONCRETE MONUMENT WEST SIDE OF LINTHICUM ROAD.
N 576723.5447 E 1314261.7198 ELEV. 28A1 = 567.612

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SHEET 6 OF 7	- MASS GRADING PLAN & DRIVEWAY PROFILE
SHEET 7 OF 7	- LANDSCAPE PLAN, DETAILS & SPECIFICATIONS

OWNER / DEVELOPER
STEPHEN P. GRIFFIN
TRACY D. GRIFFIN
4074 LINTHICUM ROAD
DAYTON, MARYLAND 21036
(410) 531-3137

DRIVEWAY, CULVERT, GRADING AND LANDSCAPE PLANS

RESUBDIVISION OF BUILDABLE BULK PARCEL "A" (OF F-07-45)

COVER SHEET

LINTHICUM OAKS
LOTS 1 TO 5 AND BUILDABLE PRESERVATION PARCEL "A"
ZONING RC-DEO
SITUATED ON THE WEST SIDE OF LINTHICUM ROAD
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
T.M.: 22, GRID: 19, PARCELS: 50 AND 89
SCALE: 1"=100' OCTOBER, 2006
WAIVER PETITION: WP-04-103
SP 05-11
F-07-45

SHEET 1 OF 7

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

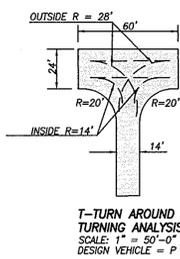
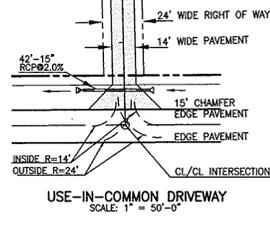
Andy Hamel 7/29/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mike Deussen 7/27/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751

STATE OF MARYLAND
PROFESSIONAL ENGINEER
7/11/07

DATE	REVISIONS



- VEGETATIVE SPECIFICATIONS AND NOTES**
1. Disturb as small an area of the present cover as possible while performing grading.
 2. Limit duration of exposure of bare earth from grading operation to 7 days by the establishment of temporary vegetation (or mulching if appropriate) or by completing permanent seeding within 14 days.
 3. Establish permanent vegetative cover immediately after final grading is completed. (This includes all grading on or off this site that is affected by this construction.) If final grading is completed at a time other than the seeding season, a temporary ground cover such as mulching will be used to stabilize the bare soil.
 4. Recommended temporary seed mixture:
Seed: Bahoa Rye at 150 lbs. per acre
Lime: 2 tons ground limestone per acre
Fertilizer: 10-10-10 at 1,000 lbs. per acre
Mulch: Straw at 1.5 tons per acre
Asphalt: SS-1 or equivalent at 200 gal. per acre
 5. Recommended permanent seed mixture:
Seed: Ky. 31 Fescue at 60 lbs. per acre
Lime: 2 tons ground limestone per acre
Fertilizer: 10-10-10 at 1,000 lbs. per acre
Asphalt: SS-1 or equivalent at 200 gal. per acre
 6. All points of construction ingress and egress shall be protected by 50 ft. (linear) of crushed stone to prevent tracking of mud onto public roads.
 7. Following initial soil disturbance or redistribution, permanent or temporary stabilization (specified on plans) shall be completed within seven calendar days as to the surface of all perimeter control, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days as to all other disturbed or graded areas on the project site.
 8. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. Approval shall be requested upon final stabilization of all sites with disturbed areas in excess of 2 acres before removal of sediment controls.

**HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

1. Preferred—Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs/acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq. ft.).
2. Acceptable—Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 1000 lbs/acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.

Seeding: For the periods March 1-April 30, and August 1-October 15, seed with 60 lbs/acre (1.4 lbs/1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1-July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 16-February 28, protect site by:

- Option 1—Two tons per acre of well anchored straw mulch and seed as soon as possible in the spring.
- Option 2—Use sod.
- Option 3—Seed with 60 lbs/acre Kentucky 30 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

Maintenance: Inspect all seeding areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.).

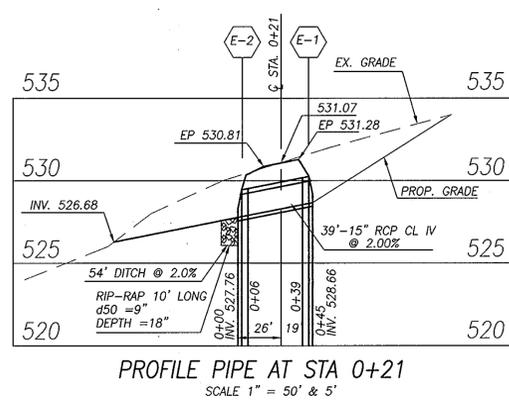
Seeding: For periods March 1-April 30, and from August 15-October 15, seed with 2-1/2 bushel per acre of annual ryegrass (3.2 lbs/1000 sq. ft.). For the period May 1-August 14, seed with 3 lbs/acre of weeping lovegrass (.07 lbs/1000 sq. ft.). For the period November 16-February 28, protect site by applying 2 tons of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons/acre (70 to 90 lbs/1000 sq. ft.) of unrotted weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 ft. or higher use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

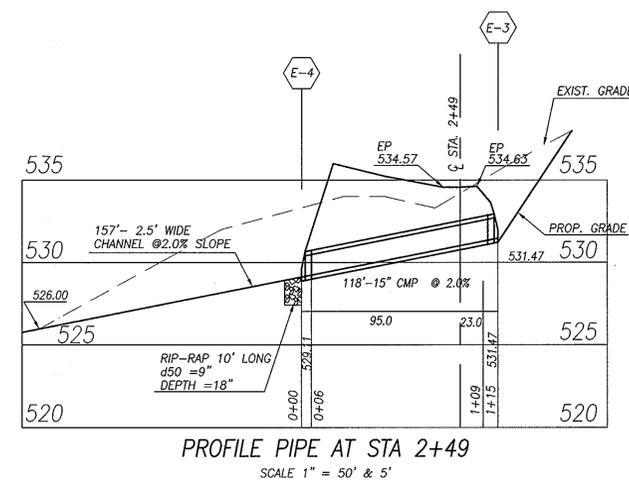
Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

- HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES**
- 1) A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction, (313-1855).
 - 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", and revisions thereto.
 - 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days as to all other disturbed or graded areas on the project site.
 - 4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1 Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
 - 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seeding (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
 - 6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 - 7) Site Analysis:
Total Area of Site: 68.58 Acres
Area Disturbed: 10 Acres
Area to be roofed or paved: 0 Acres
Area to be vegetatively stabilized: 0 Acres
Total Cut: 200 Cu. Yds.
Total Fill: 200 Cu. Yds.
Offsite waste/borrow area location: 0
 - 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
 - 9) Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
 - 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
 - 11) Trenches for the construction of utilities is limited to three pipe lengths or that which can be back filled and stabilized within one working day, whichever is shorter.

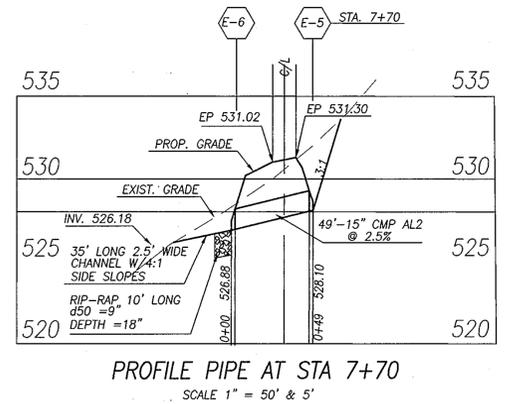
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
Jim Mason 7/24/07
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Jim D. Johnson 7/24/07
HOWARD SCD DATE
APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris Harris 7/20/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
[Signature] 7/20/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



PROFILE PIPE AT STA 0+21
SCALE 1" = 50' & 5'



PROFILE PIPE AT STA 2+49
SCALE 1" = 50' & 5'



PROFILE PIPE AT STA 7+70
SCALE 1" = 50' & 5'

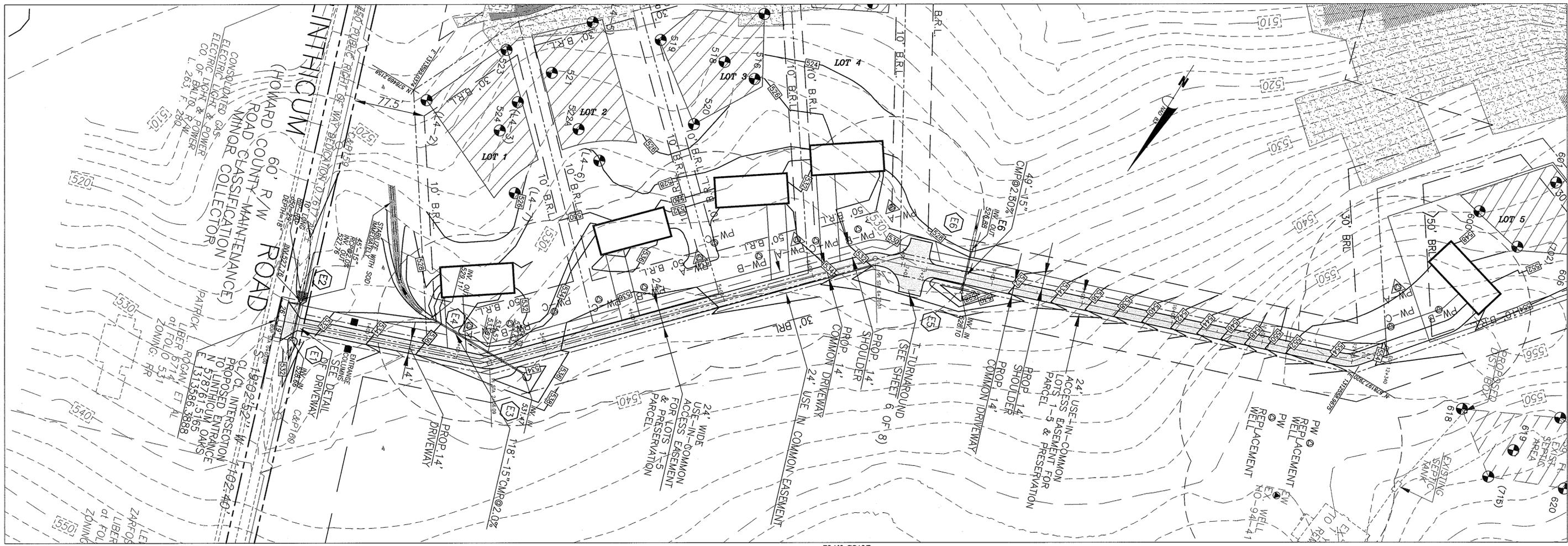
CALL "MISS UTILITY" AT
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48 HOURS BEFORE START OF CONSTRUCTION

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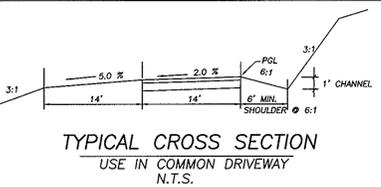
**DRIVEWAY, CULVERT, GRADING
AND LANDSCAPE PLANS**
RESUBDIVISION OF BUILDABLE BULK PARCEL "A" (OF F-07-45)

DATE	REVISIONS

DRIVEWAY & CULVERT CONSTRUCTION PLANS
STANDARD DRIVEWAY ENTRANCE
PROFILES OF ENTRANCE & DRIVEWAY CULVERTS
& SEC DETAILS
LINTHICUM OAKS
LOTS 1-5 AND BUILDABLE PRESERVATION PARCEL "A"
SITUATED ON THE WEST SIDE OF LINTHICUM ROAD
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
T.M.: 22, GRID: 19, PARCEL: 50
SCALE: 1"=50' OCTOBER, 2006
WAIVER PETITION: WP-04-103
SP 05-11
YANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street, Box 328
Mount Airy, Maryland 21771
(301) 529-2992 (301) 529-5015 (410) 544-2751



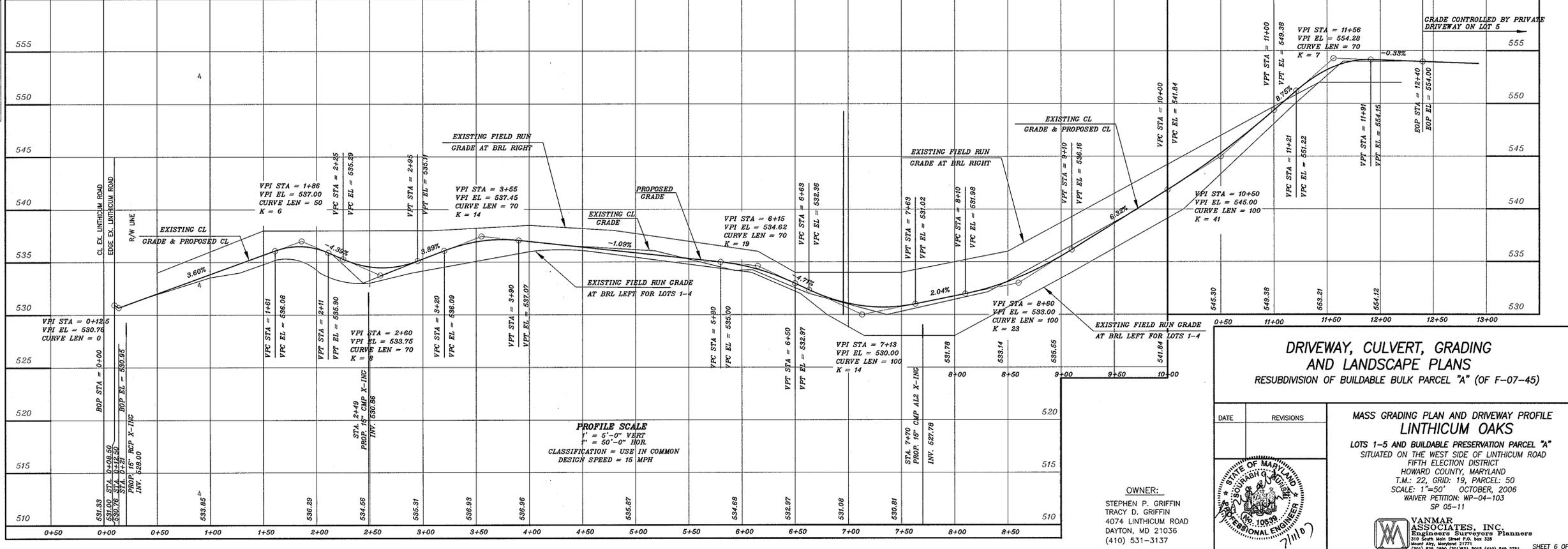
PLAN SCALE
1" = 50'-0"



LEGEND

- 15 - 24.0% SLOPES = 0.19 AC± (0.2775 F.) (IN PROPOSED LOT AREAS ONLY) NO CONTIGUOUS AREAS OF OFF-SITE STEEP SLOPES EXIST.
- 25% SLOPES AREA OF 25% SLOPES = 0 AC± (IN PROPOSED LOT AREAS ONLY) NO CONTIGUOUS AREAS OF OFF-SITE STEEP SLOPES EXIST.
- EXISTING FENCELINE
- EXISTING TREELINE
- PROPOSED TREELINE

CALL "MISS UTILITY" AT
1-800-257-7777
48 HOURS BEFORE START OF CONSTRUCTION



PROFILE SCALE
1" = 5'-0" VERT
1" = 50'-0" HOR.
CLASSIFICATION = USE IN COMMON
DESIGN SPEED = 15 MPH

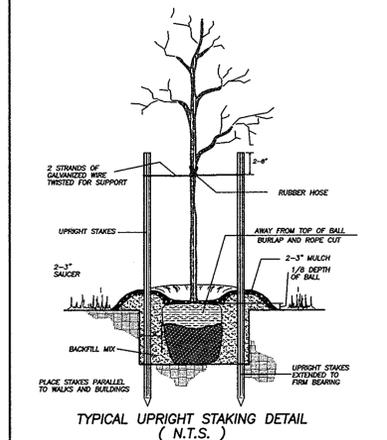
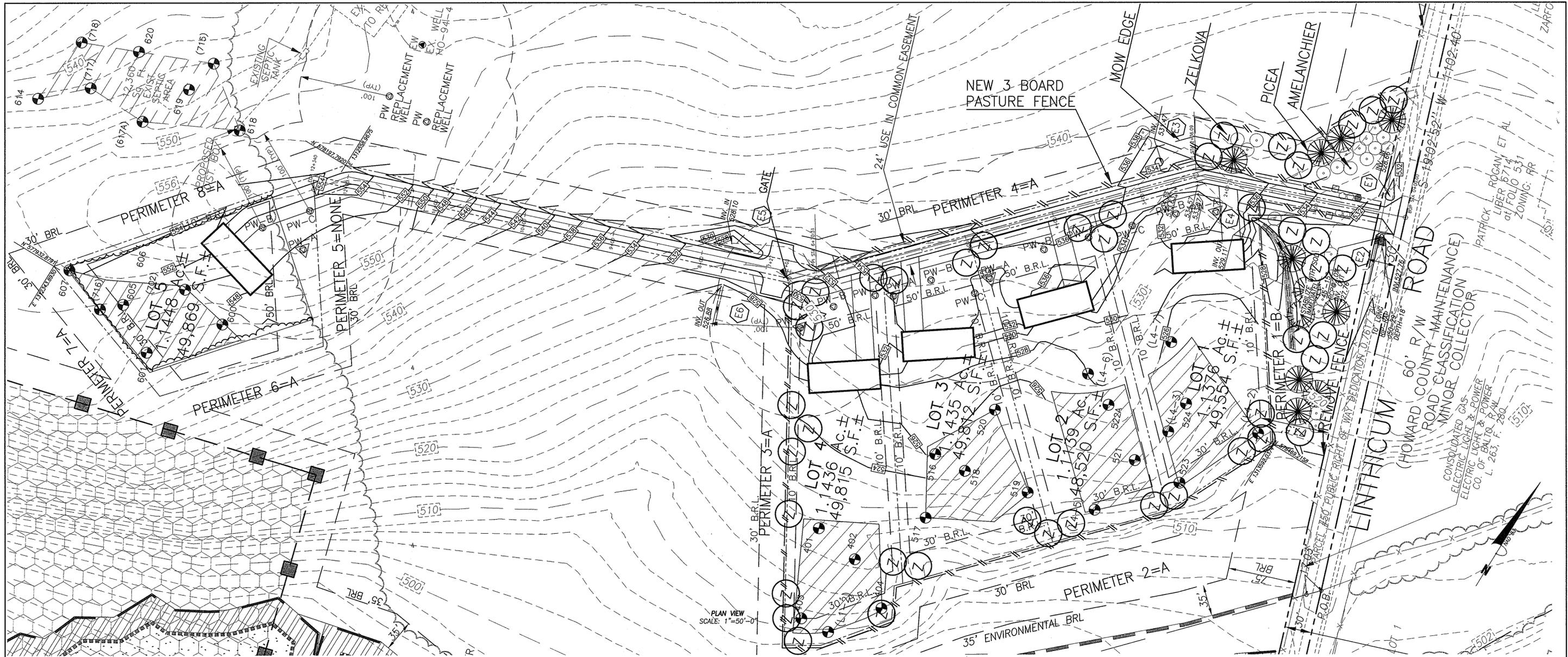
DRIVEWAY, CULVERT, GRADING AND LANDSCAPE PLANS
RESUBDIVISION OF BUILDABLE BULK PARCEL "A" (OF F-07-45)

MASS GRADING PLAN AND DRIVEWAY PROFILE
LINTHICUM OAKS
LOTS 1-5 AND BUILDABLE PRESERVATION PARCEL "A"
SITUATED ON THE WEST SIDE OF LINTHICUM ROAD
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
T.M.: 22, GRID: 19, PARCEL: 50
SCALE: 1"=50' OCTOBER, 2006
WAIVER PETITION: WP-04-103
SP 05-11

OWNER:
STEPHEN P. GRIFFIN
TRACY D. GRIFFIN
4074 LINTHICUM ROAD
DAYTON, MD 21036
(410) 531-3137

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
7/30/07
7/25/07

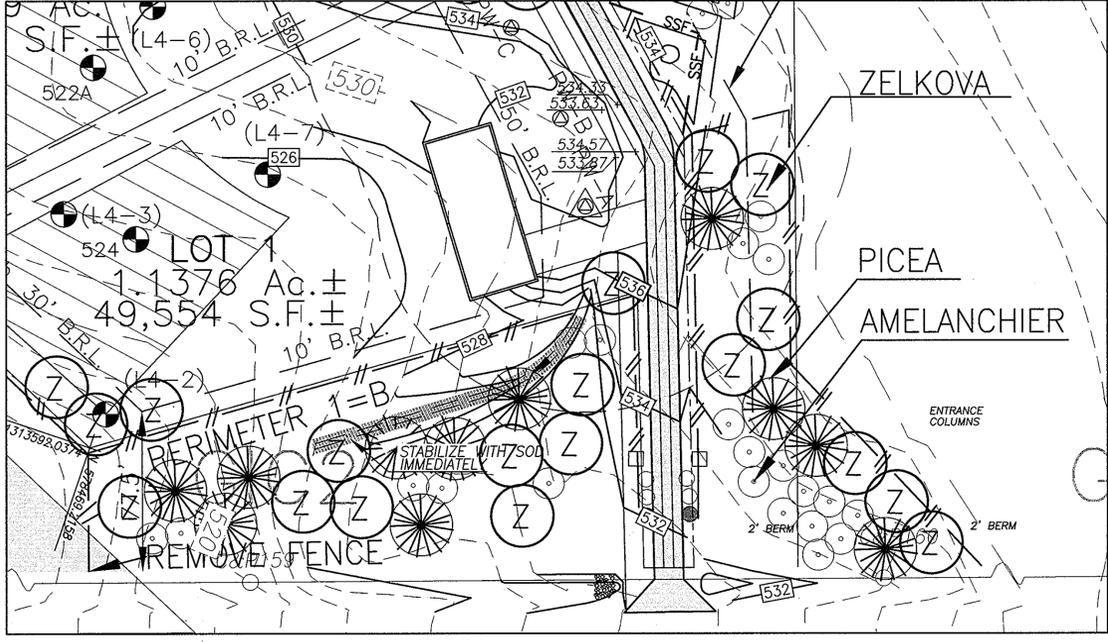
YANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
110 South West Street, Box 238
Mount Airy, Maryland 21771
(301) 292-2922 (301) 251-5015 (410) 542-2711



PLANT SCHEDULE					
SYMBOL	QUAN	COMMON NAME/BOTANICAL NAME	SIZE	NOTES	SPACING
(Z)	43	ZELKOVA ZELKOVA SERRATA "GREEN VASE"	2.5-3" CAL 13-15' HT.	B&B	AS SHOWN
(Z)	23	DOWNY SHADBLow AMELANCHIER CANADENSIS MULTISTEM	8-10' HT.	B&B	AS SHOWN
(Z)	11	NORWAY SPRUCE PICEA ABIES (EXCELSA)	7-8' HT.	B&B UNSHEARED	AS SHOWN
(Z)	4	HARDY CAMALLA "WINTER STAR" CAMILLA x "WINTER STAR"	6-8' HT. MULTISTEM	B&B	AS SHOWN
(Z)	8	HOSTA			AS SHOWN
(Z)		HEMEROCALLIS "STELLA D'ORO" 18" DAYLILY YELLOW REPEAT			AS SHOWN
(Z)		SHASTA DUSY, BEHND GRASS, WHITE LEUCANTHOSUM x SUPERBUM ALASKA	QUART POTS 24-36" MATURE HT.		AS SHOWN
(Z)		GRASSES PENSUM ORIENTALE, ORIENTAL, PENSUM	1 GALLON 24" MATURE HT.		AS SHOWN

* THE PLANTINGS ARE NOT PART OF THIS APPROVAL AND ARE PROVIDED FOR REFERENCE ONLY.

CATEGORY	PERIMETER LANDSCAPE EDGE								TOTAL	
	ADJACENT TO ROADWAYS	#1=B	#2=A	#3=A	#4=A	#5=NONE	#6=A	#7=A		#8=A
LANDSCAPE TYPE										
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	274'	602'	404'	530'	135'	189'	187'	305'		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	EX. FOREST TO REMAIN	EX. FOREST TO REMAIN	EX. FOREST TO REMAIN		
CREDIT FOR OTHER LANDSCAPING SWH BUFFER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
NUMBER OF PLANTS REQUIRED	6	11	7	8	0	0	0	0		33
NUMBER OF PLANTS PROVIDED	6	11	7	8	0	0	0	0		33
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)										



LANDSCAPED ENTRANCE DETAIL
SCALE: 1" = 40'-0"

GENERAL LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE REQUIRED PERIMETER PLANTINGS IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. SURETY WILL BE PROVIDED WITH THE GRADING PERMIT AT THE FINAL PLAN STAGE.
- NOTE: SURETY FOR PERIMETER PLANTINGS SHALL BE BASED ON 33 REQUIRED SHADE TREES AND 7 EVERGREEN TREES.
33 SHADE TREES = \$9,250.00
7 EVERGREEN TREES = \$1,050.00
TOTAL = \$10,300.00

LANDSCAPE CERTIFICATION

LANDSCAPING FOR LOTS 1-5 AND BUILDABLE PRESERVATION PARCEL "A" IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

OWNER:
STEPHEN P. GRIFFIN
TRACY D. GRIFFIN
4074 LINTHICUM ROAD
DAYTON, MD 21036
(410) 531-3137

CALL "MISS UTILITY" AT
1-800-257-7777
48 HOURS BEFORE START OF CONSTRUCTION

DRIVEWAY, CULVERT, GRADING AND LANDSCAPE PLANS
RESUBDIVISION OF BUILDABLE BULK PARCEL "A" (OF F-07-45)

DATE: 7/27/07 REVISIONS:

LANDSCAPE PLAN, DETAILS, & SPECIFICATIONS
LINTHICUM OAKS

LOTS 1-5 AND BUILDABLE PRESERVATION PARCEL "A"
SITUATED ON THE WEST SIDE OF LINTHICUM ROAD
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
T.M.: 22, GRID: 19, PARCEL: 50
SCALE: AS SHOWN OCTOBER, 2006
WAIVER PETITION: WP-04-103
SP 05-11

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
1715 South Hill Street, P.O. Box 338
Mount Airy, Maryland 21771
(301) 428-3881 (COMM) 301.5 (410) 548-2751

DATE: 7/27/07

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Tracy D. Griffin
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 7/27/07

Stephen P. Griffin
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7/27/07