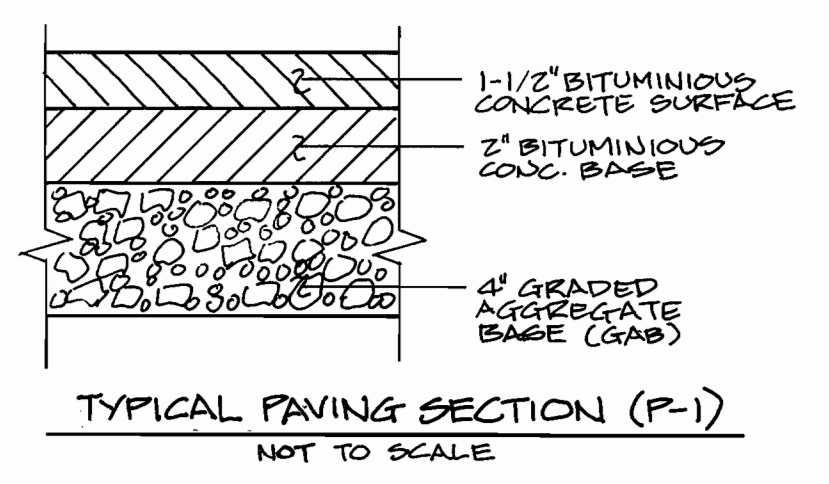


- ### GENERAL NOTES
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 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THE CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM F-99-62 SUPPLEMENTAL SHEET PREPARED BY FISHER, COLLINS & CARTER, INC., DATED OCTOBER 16, 1998
 - COORDINATES SHOWN ARE BASED UPON HOWARD COUNTY NAD '83, CONTROL STATIONS No.378A & No.378B
 - WATER AND SEWER FOR THIS PROJECT IS PUBLIC, CONTRACT No. 14-3766-D. DRAINAGE AREA IS IN THE PATAPSCO WATERSHED.
 - A FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED ON FEBRUARY 18, 1999
 - THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN ON-SITE.
 - EXISTING UTILITIES SHOWN WERE LOCATED FROM RECORD DRAWINGS.
 - SUBJECT PROPERTY IS ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
 - IN ACCORDANCE WITH SECTION 128 OF THE ZONING REGULATIONS, PORCHES OR DECKS, OPEN OR ENCLOSED TO PROJECT NOT MORE THAN 10' FEET INTO THE REQUIRED FRONT OR REAR YARD SETBACKS; BAY WINDOWS, BALCONIES, CHIMNEYS AND EXTERIOR STAIRWAYS, NOT MORE THAN 16' FEET IN WIDTH, MAY PROJECT NOT MORE THAN 4' FEET INTO ANY REQUIRED SETBACK.
 - HOUSES/GARAGES WILL BE SITED ON LOTS SO THAT A CAR, IF PARKED IN THE DRIVEWAY, WILL NOT OVERHANG THE USE-IN-COMMON ACCESS DRIVEWAY.
 - THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
 - PERMITS FOR INDIVIDUAL BUILDINGS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING (MINIMUM) RECOMMENDATIONS:
 - THE DEVELOPER MUST CONSTRUCT A 14 FOOT WIDE USE-IN-COMMON DRIVEWAY WITHIN A 24 FOOT WIDE SHARED ACCESS DRIVEWAY TO SERVE THE FOUR PROPOSED RESIDENTIAL LOTS WITH ACCESS TO MONTGOMERY ROAD (IN ADDITION TO THE EXISTING DRIVEWAY). THE PORTION OF THE DRIVEWAY WHICH TRAVELLED THE ADJACENT DEVELOPER'S GRANT MAY BE USED IN WIDTH (AND LOCATED WITHIN THE SETBACKS) AS DESIGNATED. EASEMENTS IN THE GRANT WITH THE PERSONAL AND ZONING ON THE 14 FOOT WIDE DRIVEWAY SHALL BE MAINTAINED WITH THE SHARED DRIVEWAY.
 - COMBUSTIBLE MATERIALS SHALL BE STORED WITHIN THE SHARED DRIVEWAY (1/2" MIN.) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - FOR EASEMENT AND OTHER RELATED INFORMATION REFER TO PLAT No.13967
 - FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (0.18 AC ± OF AFFORESTATION) HAVE BEEN MET BY A PAYMENT OF \$2,352.24 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
 - ARTICLES OF INCORPORATION OF THE COURTNEY'S PAR HOMEOWNERS ASSOCIATION, INC. FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON AUGUST 4, 1999 AS ACCOUNT No.D05430483.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: F-99-62, WP-97-101, BA-390-D, BA-391-D
 - THE EX. WELL ON-SITE SHALL BE PROPERLY ABANDONED BY A CERTIFIED WELL DRILLER AND DOCUMENTATION THEREOF SUBMITTED TO THE HO.CO. HEALTH DEPT. WITHIN 60 DAYS OF SDP SIGNATURE. ABANDONMENT MUST OCCUR PRIOR TO ISSUANCE OF BUILDING PERMIT FOR LOT 4.

SITE PLAN
SCALE: 1"=30'

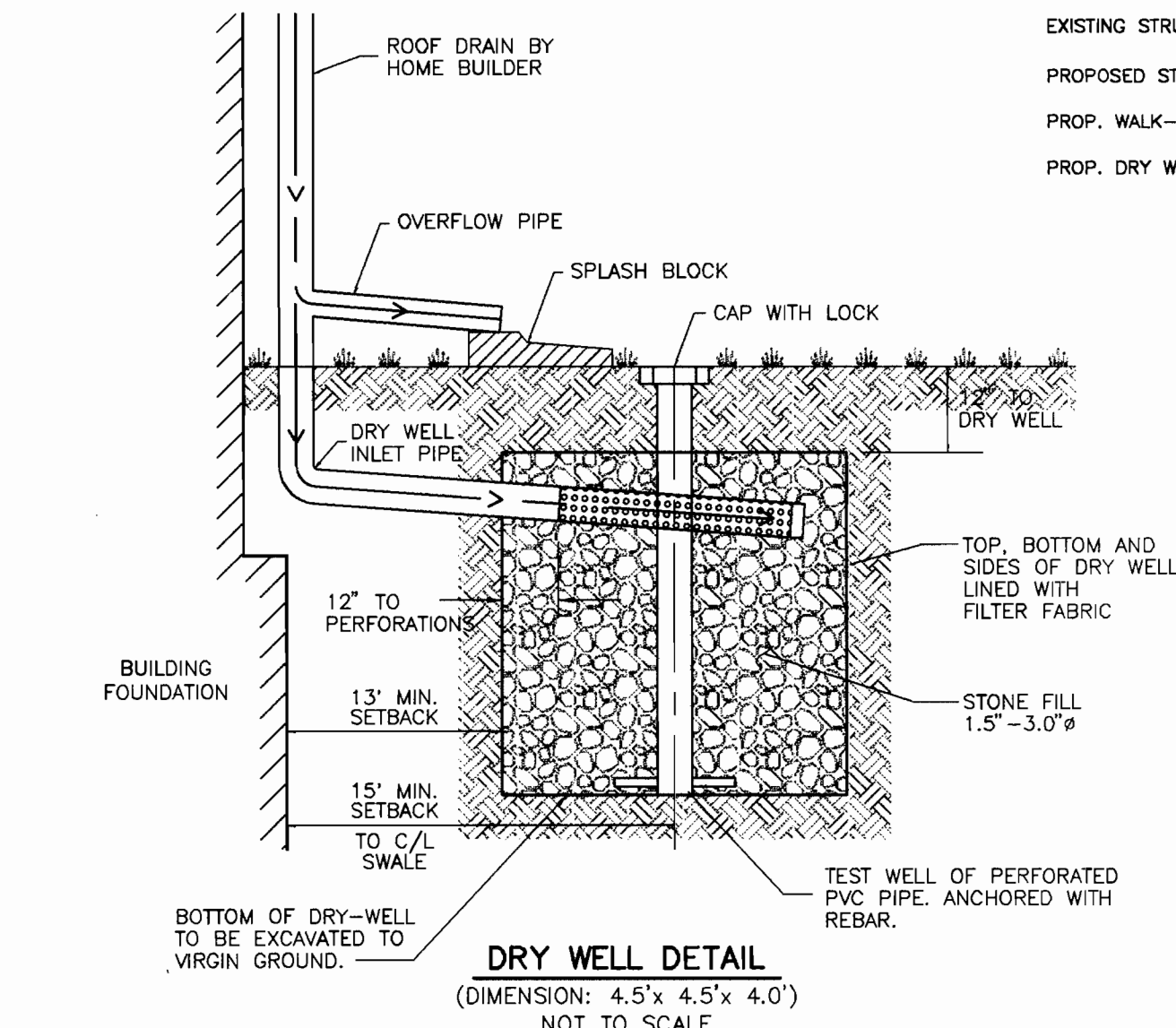
- ### LEGEND
- EXISTING CONTOURS ——— 999
 - PROPOSED CONTOURS ——— 999
 - EXISTING WOODS LINE (TO REMAIN) ———
 - EXISTING WATER ———
 - EXISTING SEWER ———
 - EXISTING OVER. ELEC. ——— OHE
 - EXISTING STRUCTURE ———
 - PROPOSED STRUCTURE ———
 - PROP. WALK-OUT BASEMENT ———
 - PROP. DRY WELL ———



SITE DATA TABULATION

- GENERAL SITE DATA**
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: F-99-62, WP-97-101, BA-390-D, BA-391-D
 - PROPOSED USE OF SITE: SINGLE-FAMILY DETACHED
 - PROPOSED WATER PUBLIC
PROPOSED SEWER PUBLIC
- AREA TABULATION**
- TOTAL PROJECT AREA..... 1.985 AC.
 - TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT..... 3
 - TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED ON THIS SUBMISSION..... 3
 - APPROXIMATE LIMIT OF DISTURBANCE..... 0.55 AC.
 - AREA OF THIS PLAN SUBMISSION..... 1.15 AC.
 - BUILDING COVERAGE OF SITE (PERMITTED)..... N/A (00%)
 - BUILDING COVERAGE OF SITE (PROPOSED)..... N/A

ADDRESS CHART	
LOT NO.	STREET ADDRESS
1	5872 MONTGOMERY ROAD
2	5872A MONTGOMERY ROAD
4	5874B MONTGOMERY ROAD



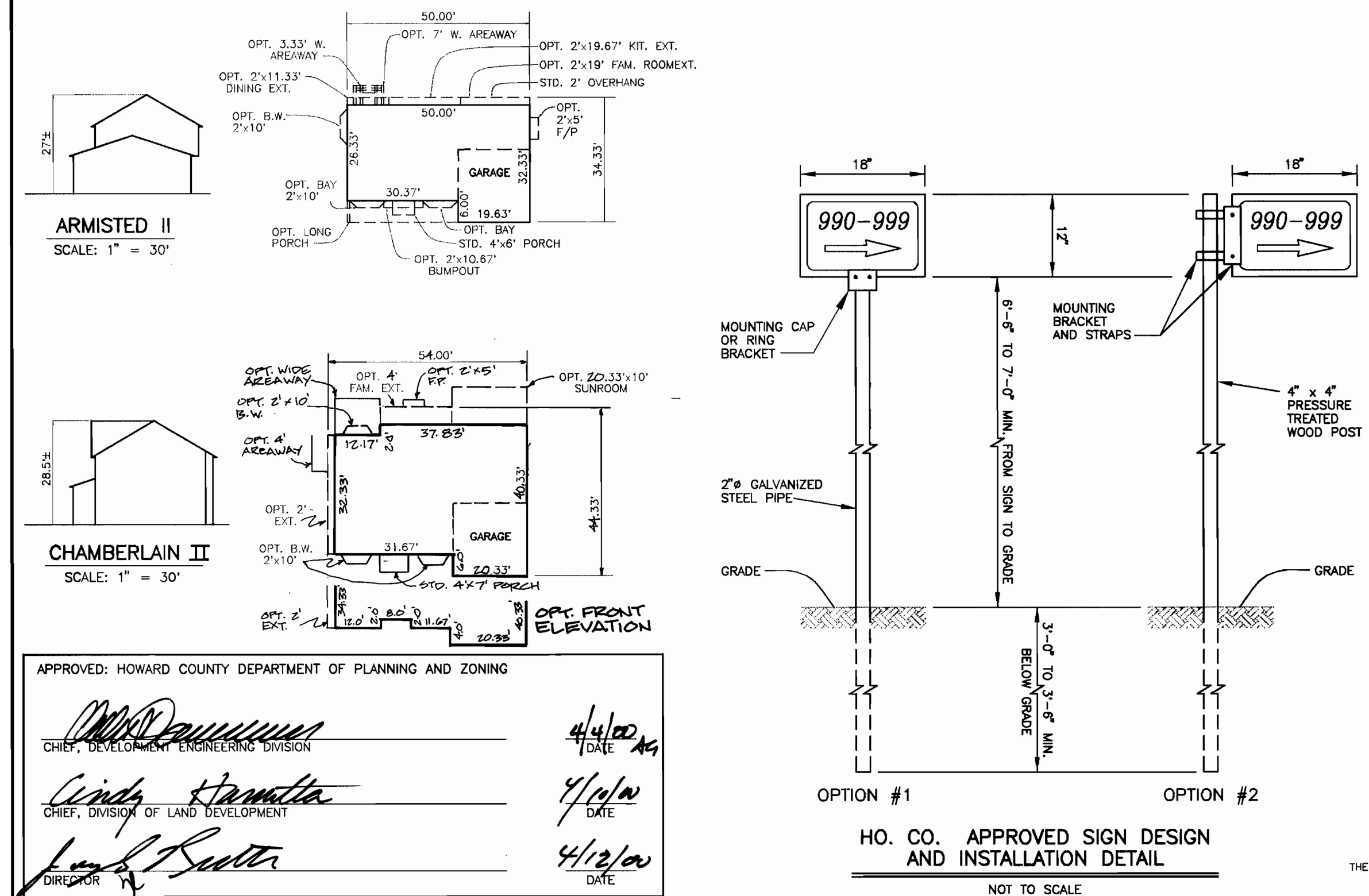
PLANTING LIST		
SYMBOL	NAME	REMARKS
(Symbol)	ACER RUBRUM "RED SUNSET" OR EQUIVALENT	2 1/2" - 3" CAL.
(Symbol)	PRUNUS STROBUS "EASTERN WHITE PINE" OR EQUIVALENT	6"-8" HT.

NOTE: TREES SHOWN ARE PROPOSED AS PART OF F-99-62. NO ADDITIONAL TREES ARE REQUIRED AS PART OF THIS SITE PLAN.
THE LANDSCAPE SURVEY HAS BEEN POSTED WITH THE F-99-62 DEVELOPER'S AGREEMENT.

SEWER HOUSE CONNECTION TABLE	
LOT NO.	MINIMUM CELLAR ELEV. / INVERT ELEVATION
1	382.10 / 378.35 (1%)
2	386.52 / 381.52
4	384.55 / 390.55 (1%)

NOTE: CONTRACTOR SHALL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF THE HOUSE TO ENSURE PROPER SLOPES CAN BE MAINTAINED.

SHEET INDEX	
NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN AND DETAILS
2	SEDIMENT & EROSION CONTROL PLAN & DETAILS



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mr. Dan...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
4/4/00
DATE

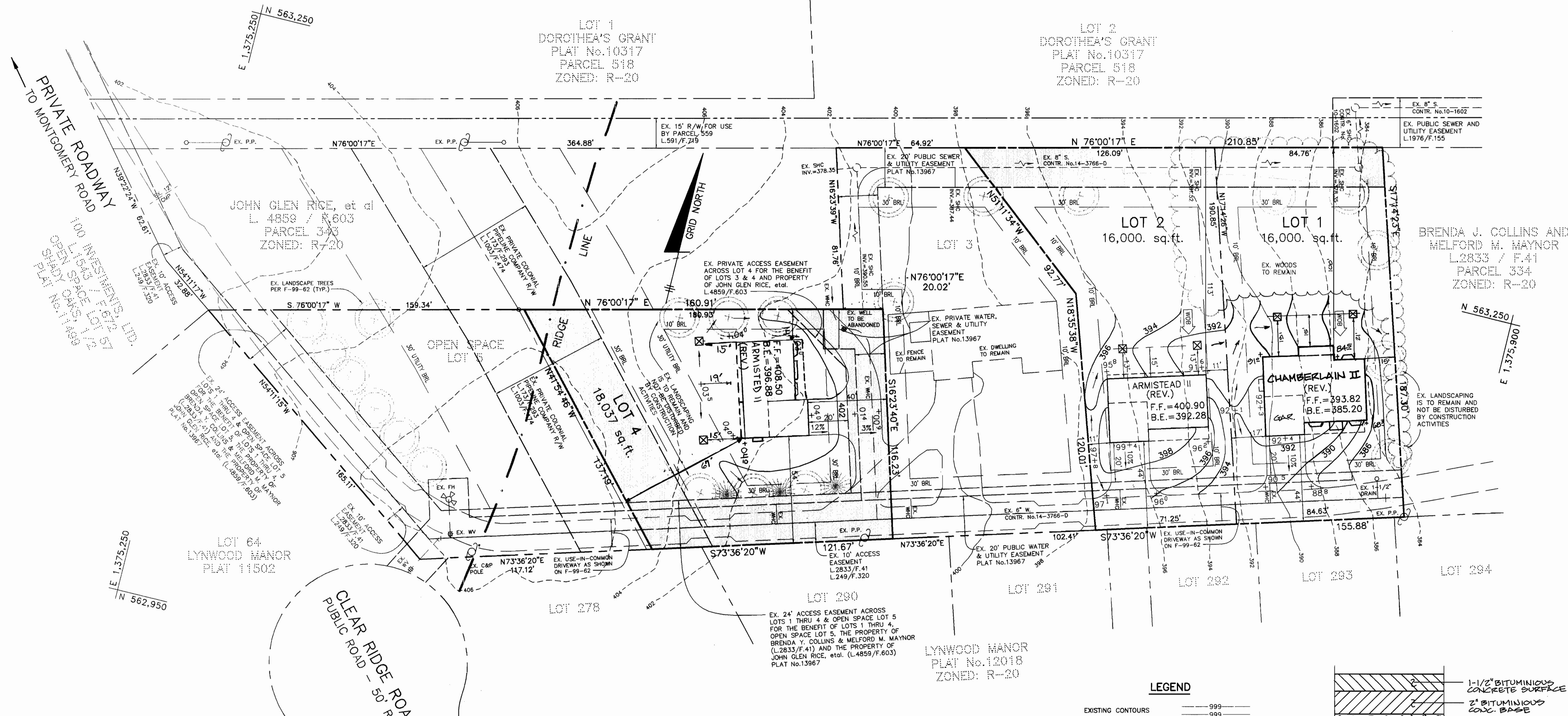
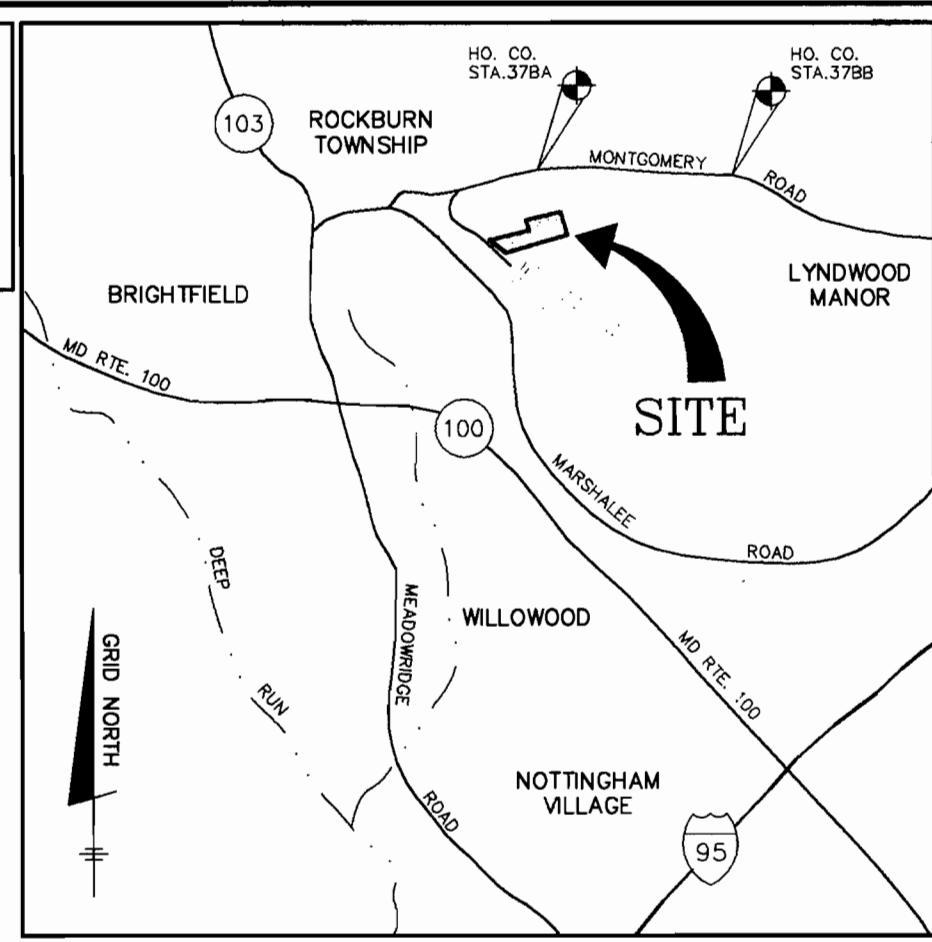
Cindy...
CHIEF, DIVISION OF LAND DEVELOPMENT
4/10/00
DATE

Joseph...
DIRECTOR
4/12/00
DATE

HO. CO. APPROVED SIGN DESIGN AND INSTALLATION DETAIL
NOT TO SCALE

BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043 PHONE: 410-465-6105 FAX: 410-465-6844		
BUILDER: DORSEY FAMILY HOMES 9926 CYPRESSMEDE DRIVE ELLICOTT CITY, MD 21043 PHONE: 410-465-7200	PROJECT: COURTNEY'S PAR LOTS 1, 2 AND 4 (SINGLE FAMILY DETACHED)	
OWNER: MR. JOHN GLEN RICE MRS. ROBIN PATRICIA RICE & MR. ROBERT H. GLENN 9229 OSPREY COURT COLUMBIA, MD 21043		LOCATION: PLAT No. 13967 PARCEL: 331 - CENSUS TRACT: 6011.01 1st ELECTION DISTRICT - HOWARD COUNTY, MARYLAND WATER CODE: D04 - SEWER CODE: 2153800
TITLE: SITE PLAN		DATE: JANUARY, 2000 MARCH, 2000
Design: DAM Draft: MCR		PROJECT NO.: 1340 SCALE: AS SHOWN DRAWING: 1 OF 2

BENCHMARKS NAD'83
 HO. CO. STA.37AB
 N 171842.2058(M) E 419510.2654(M)
 HO. CO. STA.37BB
 N 171804.9589(M) E 420027.5970(M)
 * SEE VICINITY MAP FOR LOCATIONS

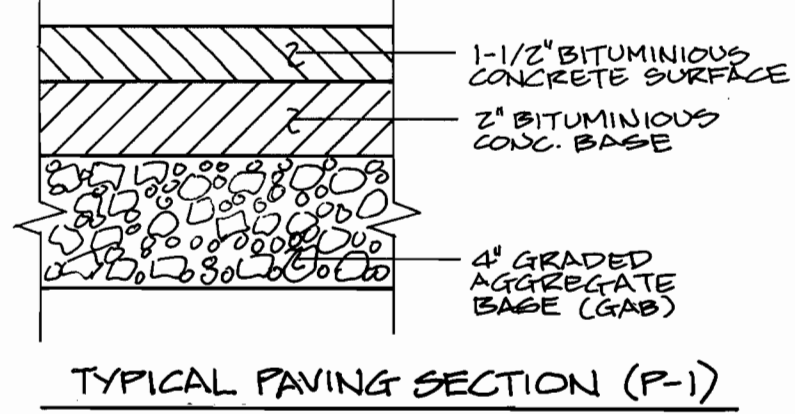


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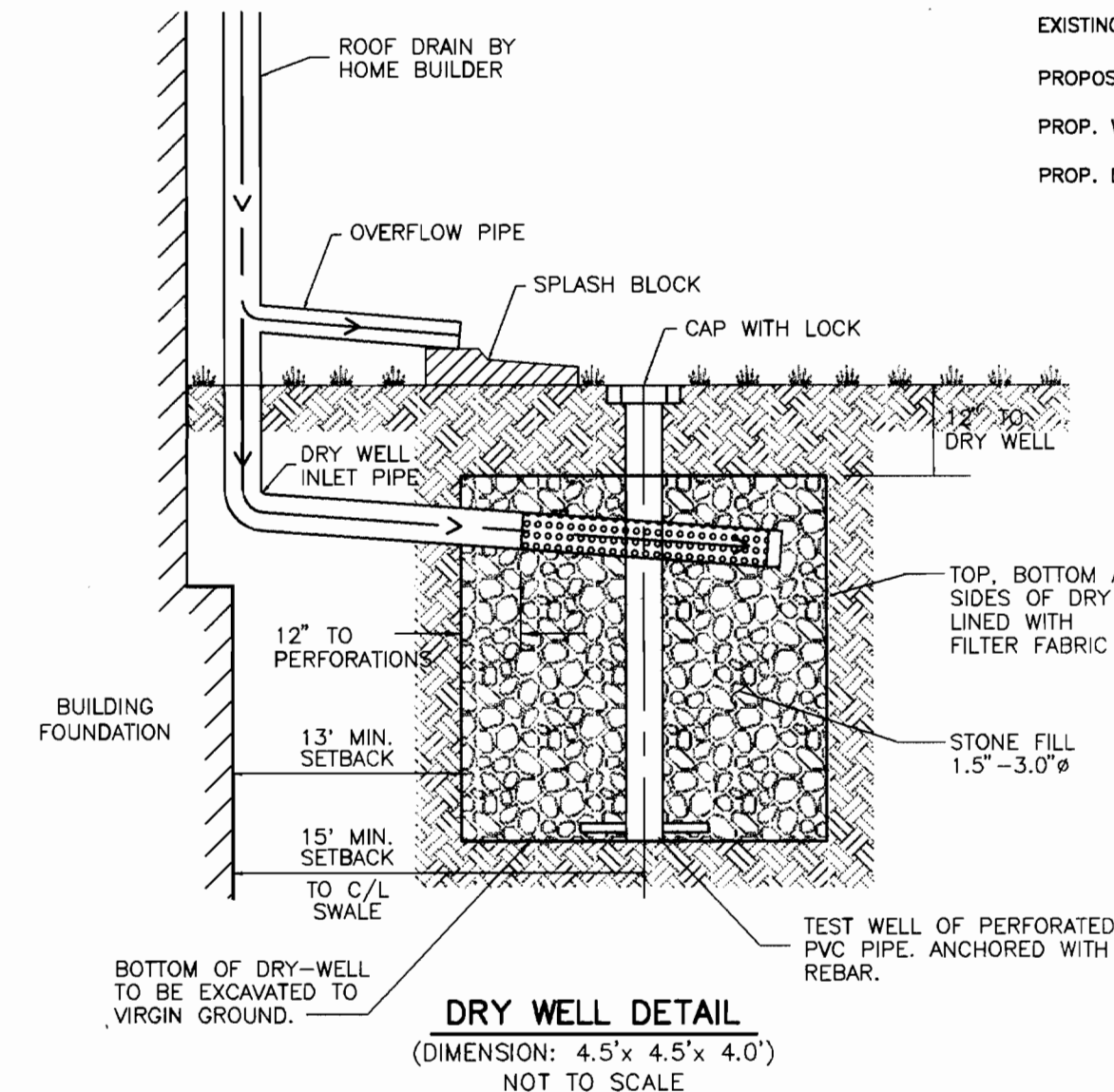
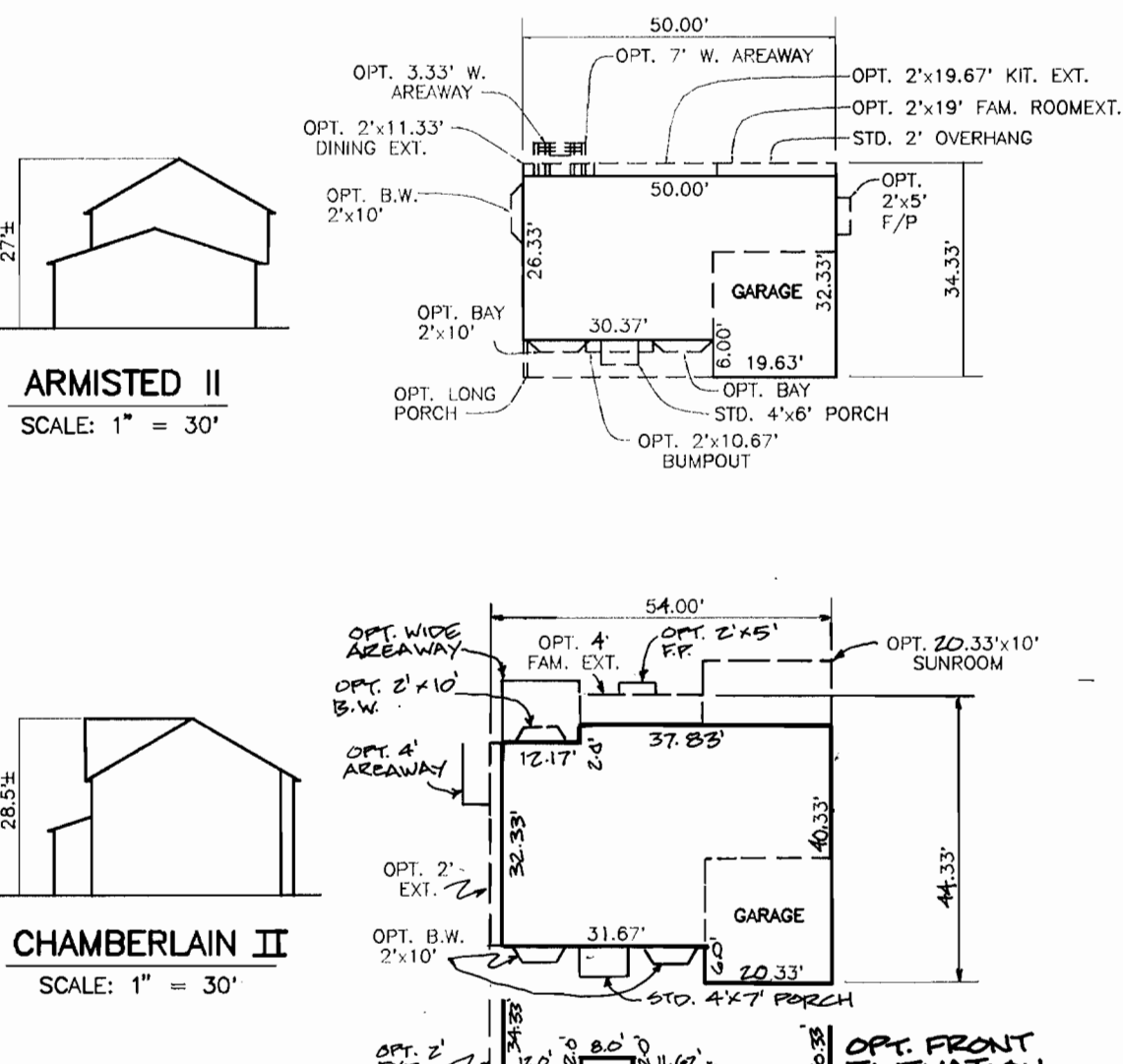
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. Butler
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 4/1/00

Linda Hamilton
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/1/00

John P. Butler
 DIRECTOR
 DATE: 4/12/00

HO. CO. APPROVED SIGN DESIGN AND INSTALLATION DETAIL
 NOT TO SCALE

NO.	DATE	REVISION
2	7-24-00	REV. HSE. TYP. LOT 4 FROM "CHAMBERLAIN" TO "ARMISTED"
1	6-6-2000	REVISED "CHAMBERLAIN I" HOUSE TYPE TO "CHAMBERLAIN II" REVISE HOUSE TYPE AND GRADES ON LOT 1.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-8105 FAX: 410-465-8644

John P. Butler
 REGISTERED PROFESSIONAL ENGINEER

BUILDER: DORSEY FAMILY HOMES
 9926 CYPRESSMEDE DRIVE
 ELLICOTT CITY, MD 21043
 PHONE: 410-465-7200

PROJECT: COURTNEY'S PAR
 LOTS 1, 2 AND 4
 (SINGLE FAMILY DETACHED)

OWNER: MR. JOHN GLEN RICE
 MRS. ROBIN PATRICIA RICE
 & MR. ROBERT H. GLENN
 9229 OSPREY COURT
 COLUMBIA, MD 21043

LOCATION: PLAT No. 13967
 PARCEL 331 - CENSUS TRACT: 6011.01
 1st ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 WATER CODE: D04 - SEWER CODE: 2153800

TITLE: SITE PLAN

DATE: JANUARY, 2000
 MARCH, 2000

PROJECT NO.: 1340

SCALE: AS SHOWN

DRAWING: 1 OF 2

Design: DAM Draft: MCR

