

- GENERAL NOTES**
RESIDENTIAL
SITE DEVELOPMENT PLAN
- 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.
 - The existing topography is a field run topographic survey with two (2) foot contour intervals prepared by VanMar Associates, Inc., dated March 18, 1999.
 - The coordinates shown herein are based on Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 4366 and 0030 were used for this project.
 - Existing Utilities are based on Contract No. 24W&S (3/24/81)(Revised-11/5/83) and a field run survey by VanMar Associates, Inc. on March 18, 1999.
 - Any damage to the County's right-of-way shall be corrected at the developer's expense.
 - For driveway entrance details refer to Howard County Design Manual, Volume IV, Standard Detail R-6.06.
 - B.R.L. - Represents building restriction line
 - Public water and sewer are available to this site. Project is located within the DORSEY SUB-DISTRICT area.
 - Driveways shall be provided prior to issuance of occupancy permit to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 14 feet wide use-in-common.
 - Surface - 6 inches of compacted crusher run base with a tar and chip coating
 - Geometry - Maximum 15% grade, maximum 8% grade change and minimum 45 foot turning radius
 - Maintenance - Sufficient to insure all weather use
 - On August 25, 1999, WP-00-06 was approved by Howard County Planning and Zoning to waive Section 16.120(c) to permit the required frontage of two adjacent piecemeal lots, each in a separate minor subdivision, to be reduced to a collective width of 24 feet, 12 each (F-00-07 & 08, Amylyne Dorsey & Rebecca Dorsey) All 4 lots will share common access. The approval is subject to compliance with conditions listed in approval letter dated 8/25/1999.
 - Plan subject to WP-00-40, in which a waiver from Section 16.121(e)(1) was granted on December 3, 1999 to permit the required 40 foot minimum open space lot frontage to be reduced to 6 feet for each of the two proposed open space lots (Amylyne Dorsey/F-00-07 & Rebecca Dorsey/F-00-08), subject to compliance with DRP and MSHA comments.
 - On March 8, 1999 a variance was granted by the Maryland Department of Transportation, Board of Airport Zoning Appeals, (BAZA Docket No. 325) from Airport Zoning Regulations promulgated at COMAR 11.03.03. Variance is subject to the conditions listed in BAZA Docket No. 325.
 - Water and sewer service to these lots will be granted under the provisions of Section 16.122B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
 - Owner/Developer is required to obtain a residential Use-in-Common driveway permit. Contact Nitesh Patel @ 301-624-8121, DISTRICT 7, STATE HIGHWAY ADMINISTRATION.
 - Landscape surety shall be posted as a part of any required grading permit.
 - A request to pay a fee-in-lieu of providing stormwater management in the amount of \$4,400.00 was approved on 02/01/2000. Fee has been paid to the Department of Public Works, Real Estate Services Division, Account #814-003-7160.
 - SITE ANALYSIS DATA CHART:
 - Total Project Area: 12,221 SF or 0.2806 Ac.±
 - area of plan submission, same as above
 - Limit of Disturbed area: 6,020 SF
 - Zoned: R12
 - Improvement to Property: Single Family Residence
 - Total number of units allowed per final plat: 1
 - Total number of units proposed on submission: 1
 - Final Plan Approval Date: 02/09/2000.
 - DPZ Reference Number: F-00-08
 - Subject property zoned "R12" per the 10/18/93 comprehensive zoning plan.
 - SHC elevations shown are located at the property line.
 - In accordance with Section 12B of the Howard County Zoning Regulations, bay windows, chimneys or exterior stairways not more than 16 feet in width may project not more than 4 feet into any setbacks, porches or decks, open or enclosed may project not more than 10 feet into the front or rear setback.
 - No clearing, grading or construction is permitted within the required wetlands, stream(s) or their buffers and forest conservation easement areas.
- * By MAA Order dated 10/23/01, the expiration date has been extended until 09/08/02.*
- Landscape and Forest Conservation Notes
- 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 shall be posted as part of the Grading Permit, in the amount of \$ 1,200.00.
 - This project is not exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. The 0.351 Ac. forest conservation easement (retention) on the open space parcel "A" satisfies the 0.35 Ac. forest conservation obligation (retention) for this subdivision.

SITE DEVELOPMENT PLAN

LOT 2

REBECCA DORSEY

(PLAT # MDR 14278)

#6866 DORSEY ROAD

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION A MINIMUM OF 48 HOURS PRIOR TO START OF WORK. (410) 313-1855
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE, AND SILT FENCES.
 - GRADE SITE AND INSTALL EROSION CONTROL MATING IN SWALES.
 - STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.
 - CONSTRUCT BUILDING.
 - INSTALL DOWNSPOUTS AND DRAINAGE LINES TO DRYWELL AREA.
 - STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.
 - UPON APPROVAL FROM SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE AS PER PERMANENT SEEDING NOTES.
 - CONSTRUCT DRY WELL AND PLACE IN SERVICE AFTER ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED AND APPROVED BY RESPONSIBLE INSPECTOR. (SEE CONSTRUCTION SPECIFICATIONS - SHEET 2 OF 2)

SHEET INDEX

Sheet 1 of 2 - Cover Sheet
Sheet 2 of 2 - Site Development Plan

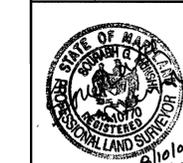
ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
LOT #2, p/o PARCEL #83	#6866 DORSEY ROAD

PERMIT INFO CHART

Subdivision Name: REBECCA DORSEY		Section/Area: LOT 2, #83	
Plat# or L/F: M.D.R.14278	Grid#: 06	Zoning: R12	Tax Map No.: 43
WATER CODE: (B-01)		SEWER CODE: (232-0000)	
DATE: 08/08/01	REVISION: REVISED PER COMMENTS (08-06/19/01), (08-06/18/01), (08-06/19/01)	OWNER/DEVELOPER: PALMETTO GROUP, INC. P.O. BOX 841 ELLICOTT CITY, MARYLAND 21041 (410) 750-0791	
DATE: 10/09/01	REVISION: REVISED PER DED (09/14/01)	TAX MAP: #43, BLOCK: #06, PARCEL: P/O #83	

SITE DEVELOPMENT PLAN
LOT 2
REBECCA DORSEY
(PLAT-M.D.R. #14278)
SITUATE SOUTH SIDE OF DORSEY ROAD (MD. RTE. NO. 176) FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=20' MAY, 2001



VANMAR ASSOCIATES, INC.
Engineers & Surveyors Planners
510 South Main Street P.O. Box 328
Hollywood, Maryland 20636
(301) 837-0960 (301)831 5015 (410) 549 2751

ENGINEER'S CERTIFICATE:

"I CERTIFY THAT THESE PLANS FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

Saurabh G. Munshi 8/10/01
SOURABH G. MUNSHI, P.E. DATE

DEVELOPER'S CERTIFICATE:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Eric Beer 8/10/01
DEVELOPER DATE

BURIAL GROUNDS CERTIFICATION:

I HEREBY CERTIFY THAT THERE ARE NO BURIAL GROUNDS ON THE PROPERTY BEING DEVELOPED ACCORDING TO THE CEMETERY INVENTORY LIST AND MAPS LOCATED AT THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Eric Beer 8/10/01
DEVELOPER DATE

APPROVED: SOIL CONSERVATION SERVICE

REVIEW FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Jim Meyer 10/16/01
USDA NATURAL RESOURCES CONSERVATION SERVICE DATE

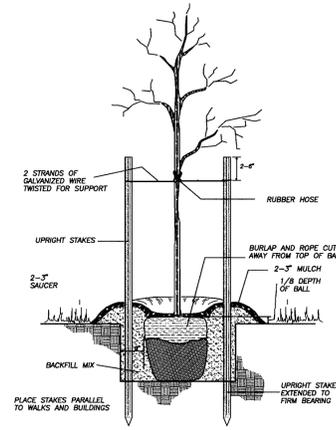
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John P. ... 10/16/01
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

... 10/19/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 11/5/01
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

... 11/9/01
DIRECTOR DATE



TYPICAL UPRIGHT STAKING DETAIL (N.T.S.)

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	B (1:50')	A (1:60')
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	60 L.F.	201 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BEAM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	(NONE REQUIRED SEE TABLE #2 (Pg. #18 of Manual))	4 Shade Trees (as per approved subdivision plan)
NUMBER OF PLANTS PROVIDED	NONE REQUIRED	4 SHADE TREES
SHADE TREES		
EVERGREEN TREES		
SHRUBS		
OTHER TREES (2:1 SUBSTITUTION)		
SHRUBS (10:1 SUBSTITUTION)		
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)		

(NOTE: SCHEDULE B, C, & D, NOT APPLICABLE)

SCHEDULE A - PERIMETER LANDSCAPE EDGE

SYMBOL	QUANTITY	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	SPACING
RM	2	ACER RUBRUM RED SUNSET RED MAPLE	2-1/2" - 3" CAL.	B & B	AS SHOWN
GM	2	ACER SACCHARUM GREEN MOUNTAIN GREEN MTN. SUGAR MAPLE	2-1/2" - 3" CAL.	B & B	AS SHOWN

THIS PLANTING PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

SURETY WILL BE PAID AT THE TIME OF GRADING PERMIT APPLICATION.
Eric Beer 8/10/01
DEVELOPER/OWNER SIGNATURE DATE

DEVELOPER'S / OWNER'S CERTIFICATION
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.
Eric Beer 8/10/01
DEVELOPER/OWNER SIGNATURE DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SITE DEVELOPMENT PLAN OF ALL OF THE LANDS CONVEYED BY ROLAND A. PHELPS AND VIRGINIA T. PHELPS TO THE PALMETTO GROUP, INC. BY DEED DATED JULY 31, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5160 AT FOLIO 0158, AND THAT IT IS A RESULT OF AN ACTUAL FIELD SURVEY, BASED ON THE DATA FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS REFERENCED HEREON, AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Saurabh G. Munshi 8/10/01
Sourabh G. Munshi, Prof. L.S. #10770 DATE

File name: T:\P\WORKS\08-4284\SDP\LOT2\SDP.LOT2.DWG

