

SITE DEVELOPMENT PLAN

PARKER WOODS

LOTS 2 THRU 5

2nd ELECTION DISTRICT

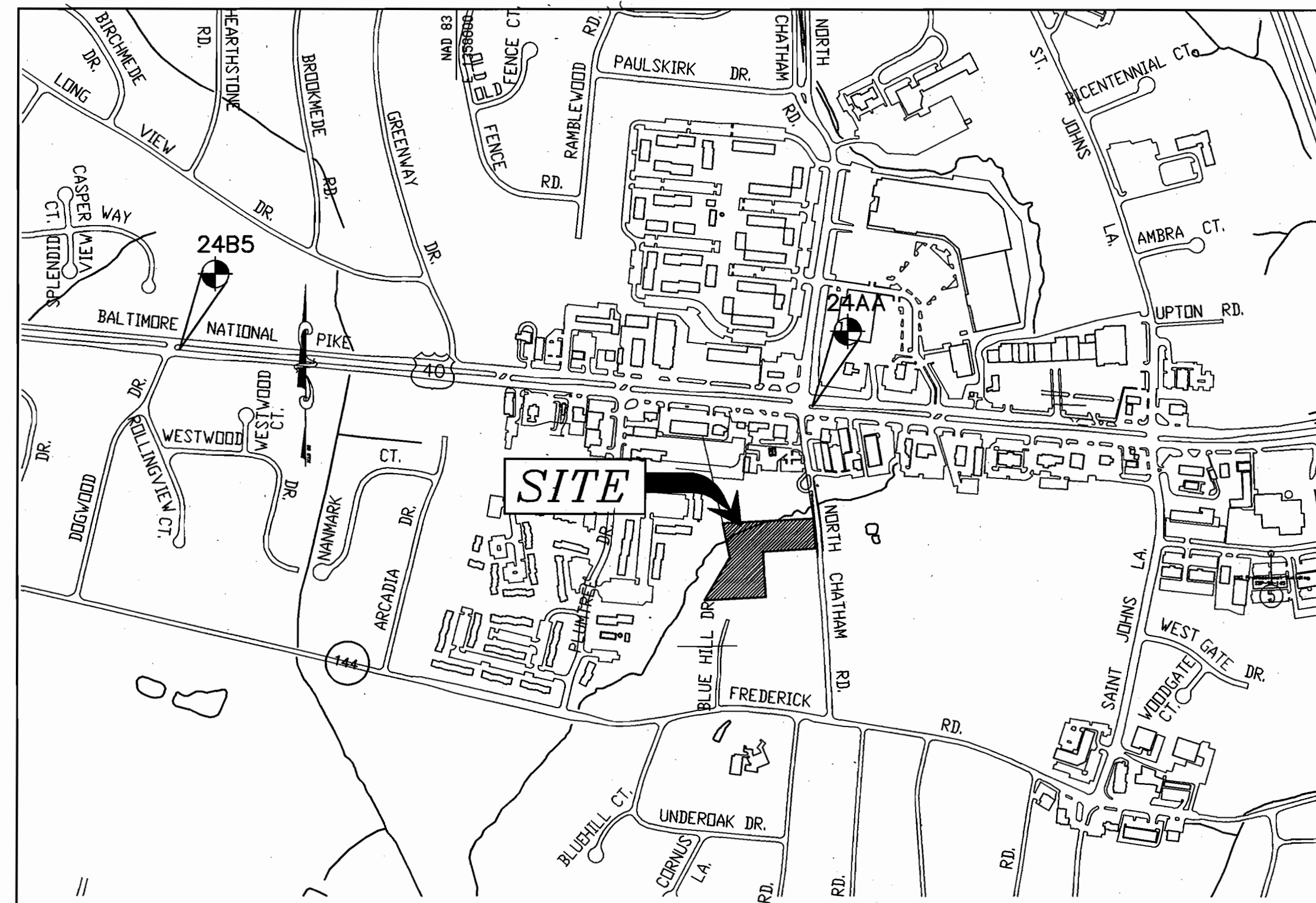
HOWARD COUNTY, MARYLAND

INDEX OF DRAWINGS	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN
3	SEDIMENT CONTROL NOTES AND DETAILS

ADDRESS CHART	
LOT NO.	STREET ADDRESS
2	3470 NORTH CHATHAM ROAD
3	3472 NORTH CHATHAM ROAD
4	3478 NORTH CHATHAM ROAD
5	3482 NORTH CHATHAM ROAD

SEWER HOUSE CONNECTION		
LOT NO.	INV. @ PROPERTY LINE	MIN. CELLAR EL.
2	361.55	365.85
3	361.88	365.18
4	361.78	365.18
5	361.78	365.88

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #	TAX MAP	ELEC. DIST.	CENSUS TRACT
PARKER WOODS	PHASE 1	2 THRU 5	24	2ND	6023.06
PLAT # OR L/P	BLOCK #	ZONE			
15375	17	R-20			
WATER CODE	SEWER CODE				
H07	5992000				
PROPOSED IMPROVEMENTS:					
SFD					

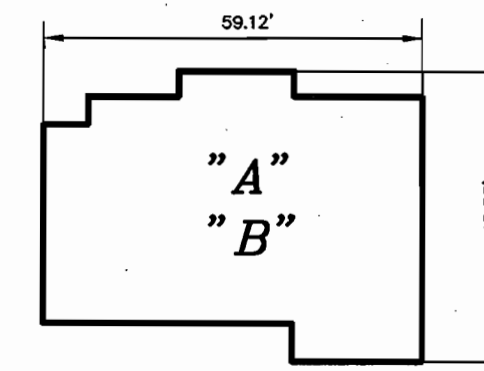
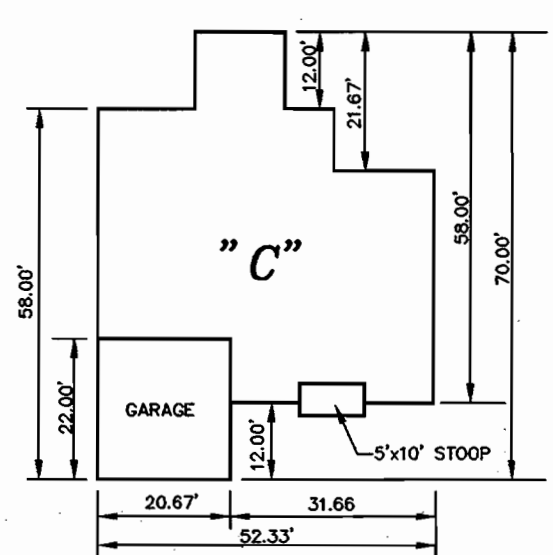
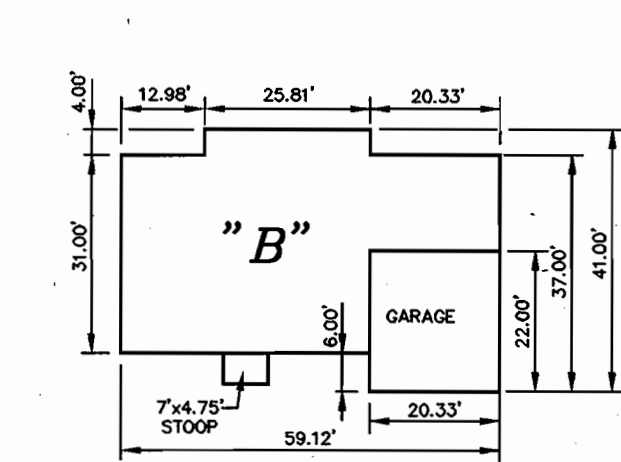
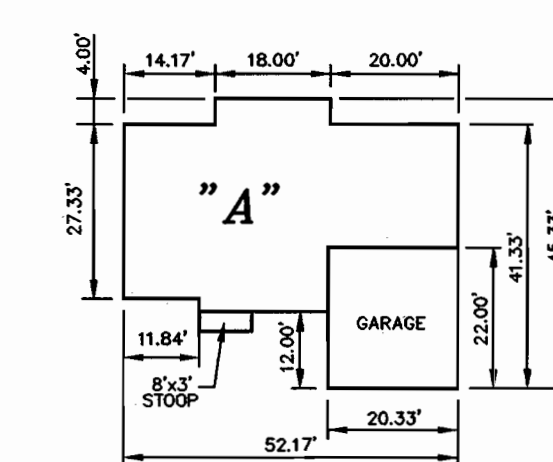
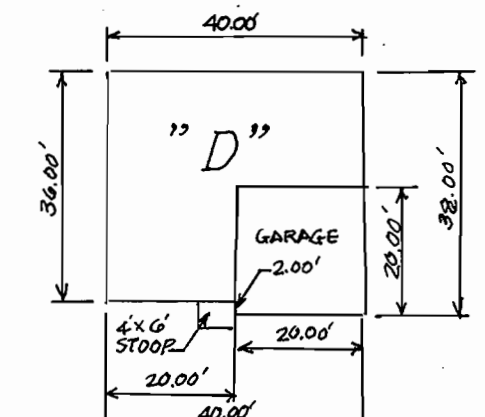
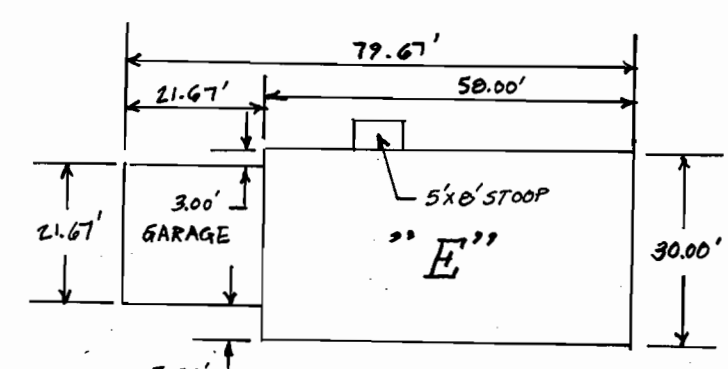
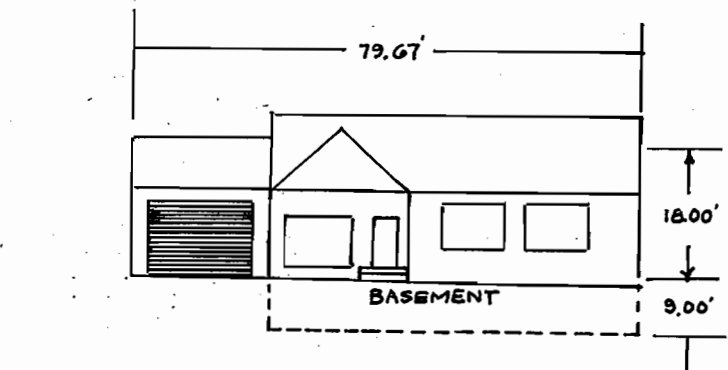


VICINITY MAP
SCALE: 1"=600'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, AND MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ 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.
- PROJECT BACKGROUND:
TAX MAP : 24, PARCEL : 83, BLOCK 4.
ELECTION DISTRICT : SECOND.
ZONING: R-20
DEED REFERENCE : 2448/0250
DPZ FILE NO. F-02-08
- AREA TABULATION:
A. TOTAL PROJECT AREA: 3.07 AC.±
B. AREA OF PLAN SUBMISSION: 1.54 AC.±
C. LIMIT OF DISTURBANCE: 1.50 AC.±
D. PROPOSED USE: SFD
E. TOTAL NO. OF UNITS ALLOWED: 2
F. TOTAL NO. OF UNITS PROPOSED: 2
- TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2001.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2001.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24AA, 24B5.

STA. No. 24AA	N 587,380.458	ELEV. 387.274
	E 1,352,603.488	
STA. No. 24B5	N 586,956.233	ELEV. 390.937
	E 1,356,570.840	
- WATER AND SEWER IS PUBLIC. CONTRACT NO. 24-3999-D
- THE STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN PROVIDED UNDER F-02-08. STORMWATER MANAGEMENT IS BEING PROVIDED BY ON-SITE CREDITS.
- NO STRUCTURES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON-SITE.
- WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED MAY 3, 2001. APPROVED UNDER F-02-08
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION OBLIGATION IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BECAUSE IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL FOR THIS SUBDIVISION HAVE BEEN PARTIALLY FULFILLED UNDER F-02-08, PARKER WOODS, LOTS 1-5 BY POSTING FINANCIAL SURETY IN THE AMOUNT OF \$4,500.00 AS PART OF THE DPW DEVELOPERS AGREEMENT. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING UNDER THIS PLAN (2 SHADE TREES) MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$600.00.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- RESIDENTIAL DRIVEWAY ENTRANCE HO.CO.STD. R-6.06 TO BE USED UNLESS OTHERWISE NOTED.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS AND THEIR BUFFERS OR FOREST CONSERVATION AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- IN ACCORDANCE WITH SECTION 128(A)(1) 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 SETBACK, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
- THIS SITE DEVELOPMENT PLAN IS GRANDFATHERED TO THE 4-TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED UNDER F-02-08 BY PROVIDING 1.53 AC OPEN SPACE LOT # 1. (REQUIRED OPEN SPACE AREA= 0.92 AC.)
- ANY DAMAGE TO THE COUNTY RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE EASEMENT LINE.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, 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.
- THIS PLAN IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DUE TO ORIENTATION OF LOTS 3, 4 AND 5, ANY ADDITION OF A PORCH OR DECK CANNOT ENCROACH INTO THE 10' SIDE BRL.
- THE PROPERTY OWNERS OF LOTS 2, 3 AND 4, WHOSE LOT INCLUDES A FLOODPLAIN AREA MAY USE THE FLOODPLAIN AREA IN ANY MANNER CONSISTENT WITH THE MAINTENANCE AND PRESERVATION OF THE AREA AS A FLOODPLAIN. THEIR USE INCLUDES BUT NOT LIMITED TO CONDITIONS AS OUTLINED IN SECTION 16.115 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR OPEN SPACE LOT 1 AND LOTS 2-5 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND AT LIBER 6139 FOLIO 449.



HOUSE TYPES

GENERIC BOX

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY 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 PERSONS ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Christopher L. Brown 5/18/02
SIGNATURE OF DEVELOPER DATE
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL RESOURCE CONSERVATION SERVICE.

Jim Myers 5-21-02
SIGNATURE OF ENGINEER DATE
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY NATURAL RESOURCE CONSERVATION SERVICE AND MEETS TECHNICAL REQUIREMENTS.

John Wilkinton 5-21-02
SIGNATURE OF DISTRICT ENGINEER DATE
HOWARD COUNTY SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF DEVELOPMENT ENGINEERING DIVISION
Chris Stambaugh 5/23/02
CHIEF, DIVISION OF LAND DEVELOPMENT
Jim Myers 5/30/02
DIRECTOR

OWNER
JASON PARKER ET AL
12925 RT 144
WEST FRIENDSHIP, MD 21794

DEVELOPER/BUILDER
HARMONY BUILDERS
4228 COLUMBIA ROAD
ELLICOTT CITY, MD 21042

date	MAY 2002
project	01-008
illustration	MMP
scale	MMP
approval	RJH
NTS	

date	2/19/02
description	ADD HOUSE TYPE, MODEL 'E'
revisions	ADD HOUSE TYPE, MODEL 'D'
no.	1

PARKER WOODS
LOTS 2 THRU 5
TAX MAP 24 PARCEL 83
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Horsee Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

Wq_v REQUIRED = 3,065 C.F.
 TOTAL Wq_v PROVIDED = 4,583 C.F.
 SITE AREA = 3.07 AC.
 Wq_v PROVIDED:
 SHEET FLOW TO BUFFER CREDIT = 3,567 C.F.
 ROOF TOP DISCONNECTION CREDIT = 698 C.F.
 NATURAL AREA CONSERVATION CREDIT = 1,518 C.F.
 TOTAL Wq_v PROVIDED = 4,583 C.F.
 Rev REQUIRED = 398 C.F.
 Rev PROVIDED = 398 C.F. (BY CREDITS)
 C_{pv} REQUIRED = NONE (Q2 = 2.0 CFS)
 Q_p REQUIRED = NONE
 Q_f REQUIRED = NONE

LOT NO.	TYPE OF Wq _v PROVIDED
2	SHEET FLOW TO BUFFER
3	SHEET FLOW TO BUFFER
4	ROOF TOP DISCONNECTION
5	SHEET FLOW TO BUFFER

LEGEND

- TREE PROTECTIVE FENCING
- WETLANDS
- 100 YR FLOODPLAIN
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- DRYWELL
- SHADE TREE PROPOSED UNDER F-02-08
- PROPOSED SHADE TREE



DEVELOPERS CERTIFICATE

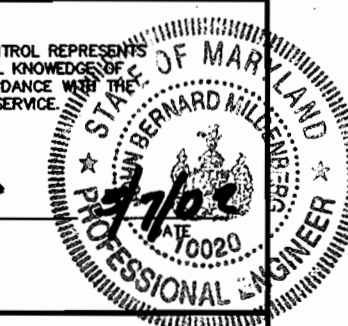
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT PROVIDED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERSONNEL WORKING BY THE NATHAN RESOURCE CONSERVATION SERVICE.

Christopher L. Brown 5/8/02
 SIGNATURE OF DEVELOPER DATE
 Christopher L. Brown
 PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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 NATURAL RESOURCE CONSERVATION SERVICE.

Jim Meyer
 SIGNATURE OF ENGINEER
 Jim Meyer
 PRINTED NAME OF ENGINEER



THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Williams 5/24/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Williams 5/24/02
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John Smith 5/30/02
 DIRECTOR DATE

DEVELOPER'S/BUILDER'S CERTIFICATE

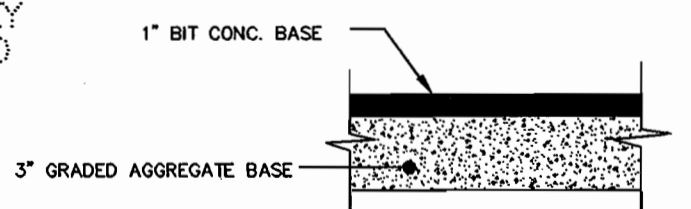
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Christopher L. Brown 5/8/02
 NAME DATE

SCHEDULE A - PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES		TOTAL
	A (PERIMETER 4)	A (PERIMETER 5)	
LANDSCAPE TYPE	322.35 LF	260.66 LF	
LINEAR FEET OF PERIMETER	322.35 LF	260.66 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 31 LF OF EX. TREES	YES, 77 LF OF EX. TREES	
CREDIT FOR VEGETATION PROPOSED UNDER F-02-08 (YES, NO, LINEAR FEET)	YES, 5 SHADE TREES	YES, 1 SHADE TREE	
NUMBER OF PLANTS REQUIRED			
SHADE TREES	0	2	2
EVERGREEN TREES	0	0	0
SHRUBS	0	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	0	2	2
EVERGREEN TREES	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0

DRIVEWAY PAVING SECTION



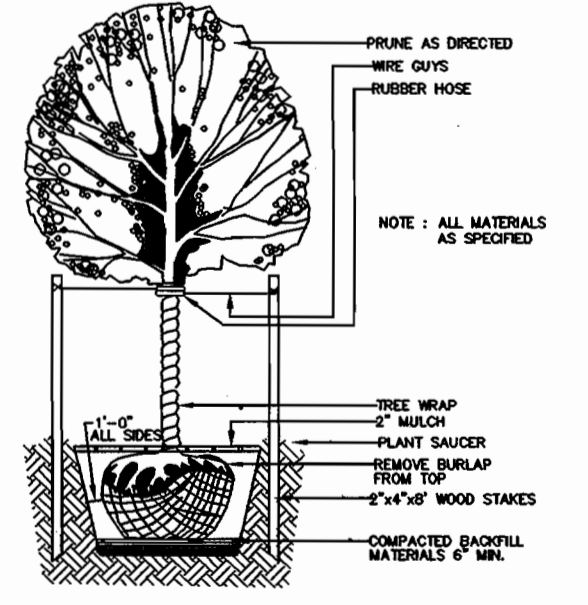
N.T.S.

NOTES

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LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
2		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
TOTAL				2 SHADE TREES



TYPICAL DECIDUOUS TREE PLANTING DETAIL

OWNER
 JASON PARKER ET AL
 12925 RT 144
 WEST FRIENDSHIP, MD 21794

Project	date	description	scale	approval
01-008	MAY 2002	illustration	MMP	JBM

Project	date	description	scale	approval
2/19/03	2/19/03	REVISE HOUSE TIP & GRADING ON LOT 5	MMP	JBM
2/19/03	2/19/03	REVISE HOUSE TIP & GRADING ON LOT 5	MMP	JBM

PARKER WOODS
 LOTS 2 THRU 5
 TAX MAP 24, PARCEL 83
 HOWARD COUNTY, MARYLAND
 SECOND ELECTION DISTRICT
 SITE DEVELOPMENT, LANDSCAPE & SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0206 Fax (301) 821-5521 Wash. (410) 997-0298 Fax