

ADDRESS CHART	
LOT NO.	STREET ADDRESS
2	0400 OAK RUN WAY
3	0404 OAK RUN WAY
4	0400 OAK RUN WAY

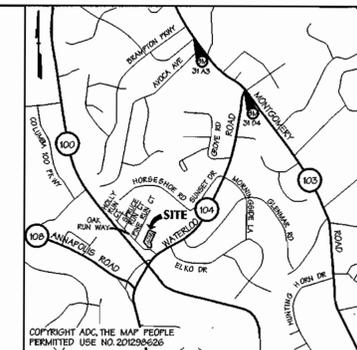
SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING AND SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT & EROSION CONTROL DETAILS
5	LANDSCAPE PLAN AND DETAILS

# SITE DEVELOPMENT PLAN

# SPRINGER PROPERTY

## LOTS 2, 3, & 4

## HOWARD COUNTY, MARYLAND



LOCATION MAP  
SCALE: 1" = 2000'

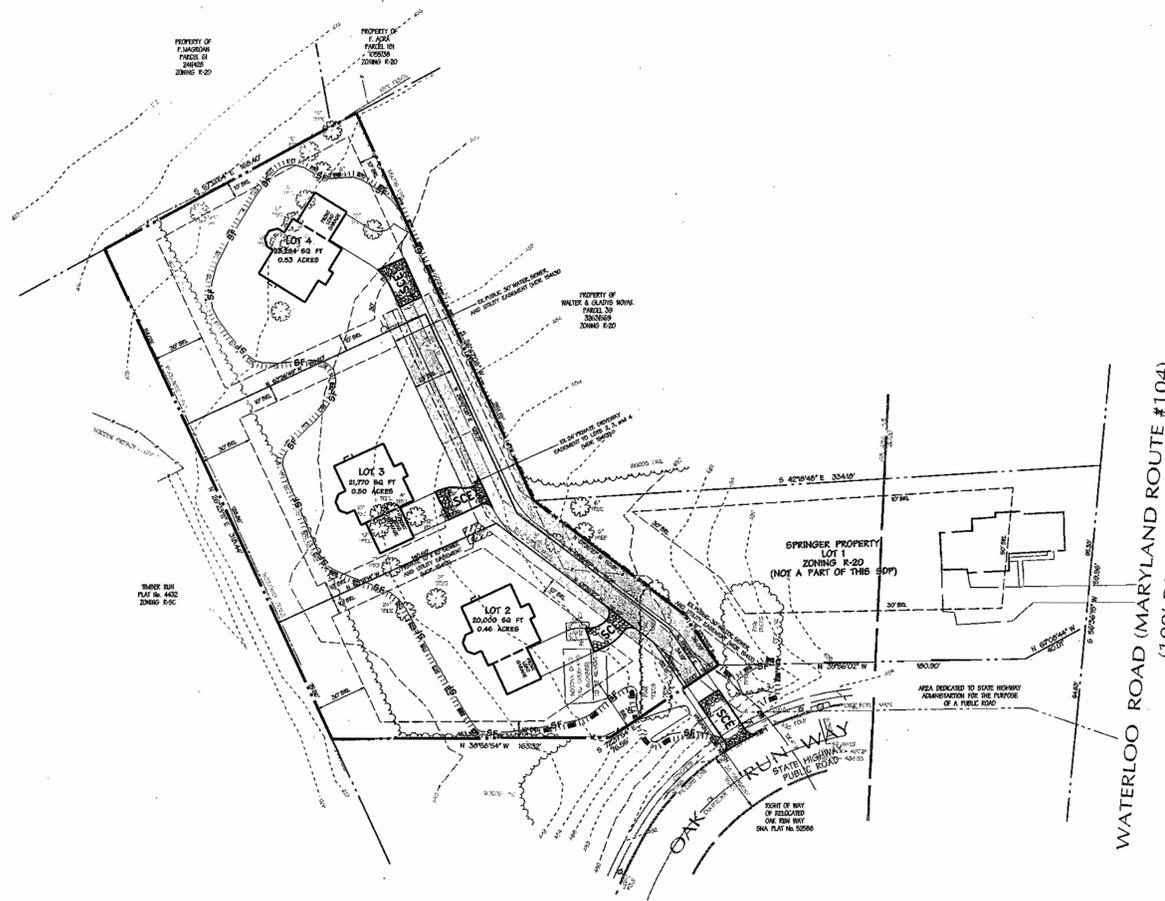
BENCHMARK			
DESCRIPTION			
COORDINATES AND BEARINGS SHOWN HEREON REFER TO THE HOWARD COUNTY GEODETIC CONTROL SYSTEM (HWD 89) BASED ON THE FOLLOWING TRAVERSE STATION:			
DESIGNATION	NORTH	WEST	ELEV.
2104	577027.879	1368003.251	486.044'
3104	577000.660	1368003.251	484.477'

### SITE ANALYSIS DATA CHART

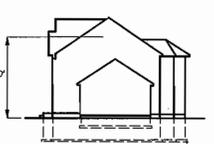
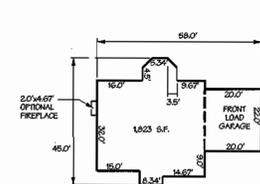
- General Site Data
  - Present Zoning: R-20
  - Applicable DPZ File Reference: F-97-31,24-3604-D
  - Proposed Use of Site or Structure(s): 3 Single Family Detached Residences
  - Proposed Water and Sewer Systems are public
  - Any Other Information Which May be Relevant:
- Area Tabulation
  - Total Project Area: 15.49 Acres
  - Area of this Plan Submission: 15.49 Acres
  - Limit of Disturbance Area: 1.00 Acres
  - Building Coverage of Site: 10.35% and 11% % of Gross Area (Proposed)

### GENERAL NOTES

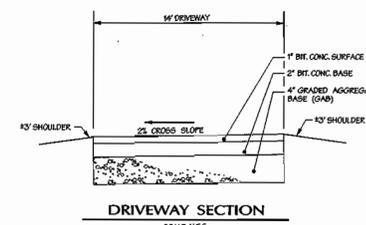
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH 2 FOOT CONTOUR INTERVALS, PREPARED BY DMW, INC. ON JUNE, 2002.
- 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 31A3 AND 31D4 WERE USED FOR THIS PROJECT.
- FEE-IN-LIEU OF STORMWATER MANAGEMENT APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 22, 1996 (F-97-31). THE SQUARE FOOTAGE OF EACH OF THE HOUSES SHALL NOT BE MORE THAN 1,836 SQUARE FEET.
- EXISTING UTILITIES ARE BASED ON CONTRACT NO. 24-3604-D.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SHC ELEVATIONS ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS, REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.01.
- THE PROPERTY IS ZONED R-20 PER THE 1993 COMPREHENSIVE ZONING PLAN.
  - 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 CLOSED, MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK (APPLIES FOR RESIDENTIAL SDP'S.)
  - 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:
    - WIDTH -- 12' (14' SERVING MORE THAN ONE RESIDENCE);
    - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
    - GEOMETRY -- MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RAD.; DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN AND TYPICAL SECTION PROVIDED ON THIS SITE DEVELOPMENT PLAN.
    - STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H-25 LOADING);
    - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
    - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PROJECT COMPLIES WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF FEE IN LIEU, \$7040.80 FOR 0.2 ACRES OF AFFORESTATION (F-97-31).
- 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 \$3,750.00 MUST BE POSTED AS PART OF THE BUILDERS GRADING PERMIT APPLICATION (10 SHADE TREES, 5 EVERGREEN TREES REQUIRED).
- THERE ARE NO KNOWN CEMETERIES ON SITE.
- THERE ARE NO WETLANDS, STREAMS, AND/OR FLOODPLAINS LOCATED ON OR WITHIN 100 FEET OF THE SPRINGER PROPERTY. PER DMW, INC. ENVIRONMENTAL SPECIALIST FIELD VISIT AND SITE INVESTIGATION.
- SECTION 18.122B OF HOWARD COUNTY CODE PUBLIC WATER AND PUBLIC SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- EXISTING ACCESSORY STRUCTURES ON LOT 2, SHALL BE REMOVED PRIOR TO CONSTRUCTION.
- APPLICABLE DPZ FILE REFERENCES: F-97-31,24-3604-D



LOCATION MAP  
SCALE: 1" = 50'



LAUREN MARIE  
SCALE: 1" = 30'



SEWER HOUSE CONNECTION TABLE			
LOT	INV. AT R.	MIN. C.	
2	475.7	482.8	
3	475.7	479.2	
4	475.8	474.8	

\* MIN. C. is minimum floor elevation of unit that can be served by proposed sanitary connection.



3-25-03  
Date

Professional Engr. No. 10581

Date	No.	Revision Description

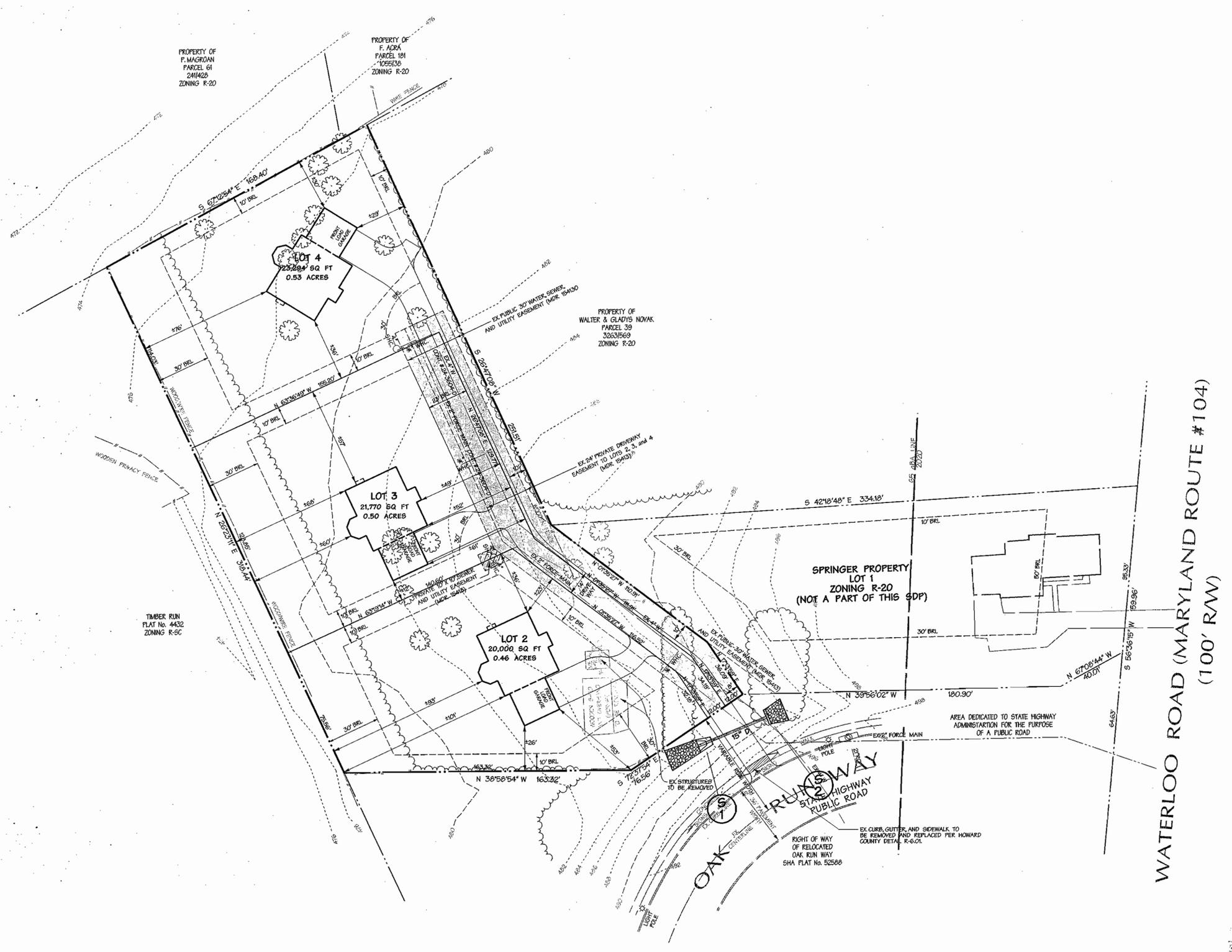
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING  
 Chief, Development Engineering Division: *[Signature]* 4/16/03  
 Chief, Division of Land Development: *[Signature]* 4/22/03  
 Director: *[Signature]* 4/24/03

**DMW**  
 Daft-McCune-Walker, Inc.  
 A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

SECTION NAME	SECTION AREA	DATE	BY	DATE	BY
SPRINGER PROPERTY	N/A				
PLAN #	15	31			
WATER CODE	G-02	SEWER CODE	5750691		

TITLE: COVER SHEET

Des. By: BKC	Scale: AS NOTED	Proj. No. 02067.00
Chk. By: BKC	Date: 03-05-03	
Approved:		1 of 5



**LEGEND**

- EX CURB & GUTTER
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- EX SEWER
- EX WATER
- EX TREE
- EX WOODS
- PROPERTY BOUNDARY LINE
- BUILDING SETBACK
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LIMIT OF DISTURBANCE
- END-SECTION/HEADWALL REFERENCE
- GRINDER PUMP

**NOTES:**  
 THERE ARE NO WETLANDS, STREAMS, AND/OR FLOODPLAINS LOCATED ON OR WITHIN 100 FEET OF THE SPRINGER PROPERTY. PER DMW, INC. ENVIRONMENTAL SPECIALIST FIELD VISIT AND SITE INVESTIGATION.  
 THERE ARE NO SLOPES 15% - 24.99% OR SLOPES 25% AND GREATER LOCATED ON THE SITE.  
**DATA SOURCES:**  
 TOPOGRAPHY AND EXISTING UTILITIES ARE BASED ON FIELD SURVEY BY DMW, INC. DATED JUNE 2002 AND SUPPLEMENTED WITH HOWARD COUNTY GIS 2000.  
 BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE PLAT "SPRINGER PROPERTY LOTS 1-4", PREPARED BY "RIEMER MUEGGE AND ASSOCIATES, INC."

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING  
 Chief, Development Engineering Division *[Signature]* 4/1/03  
 Chief, Division of Land Development *[Signature]* 4/2/03  
 Director *[Signature]* 4/2/03

Date	No.	Revision Description

**SPRINGER PROPERTY - LOTS 2, 3, 4**  
**SITE DEVELOPMENT PLAN**  
**"SINGLE FAMILY DETACHED"**  
 OWNER/DEVELOPER:  
**FAIRMOUNT REAL ESTATE SERVICES**  
 946-A MARIMICH COURT  
 ELDERSBURG, MARYLAND 21784  
 (410) 791-3400

**DMW**  
 DaR-McCune-Walker, Inc.  
 A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 Fax 296-4705

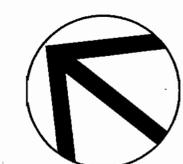
SECTION NAME	SECTION AREA	SECTION NO.	SECTION TOTAL
SPRINGER PROPERTY	N/A		P 66
PLAT OF L&P	15	R-20	6023.02
WATER CODE	G-02	5750091	

TITLE  
**SITE PLAN**

Des By: BKC Scale: 1"=30' Proj. No. 02067.00  
 Date: 03-05-03  
 Appr'd: [Signature] 2 of 5

3-14-03  
 Date

WATERLOO ROAD (MARYLAND ROUTE #104)  
 (100' R/W)

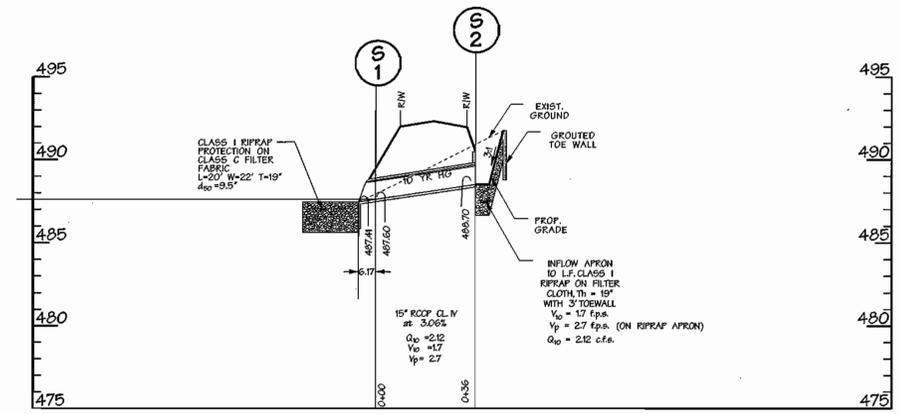


Professional Engr. No. 10551

SDP-03-038

**LEGEND**

- EX. CURB & GUTTER
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- EX. SEWER
- EX. WATER
- EX. TREE
- EX. WOODS
- PROPERTY BOUNDARY LINE
- BUILDING SETBACK
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LIMIT OF DISTURBANCE
- SILT FENCE
- EROSION CONTROL MATTING
- END SECTION REFERENCE



**STORM DRAIN PROFILE**

SCALE: HOR. 1" = 30'  
VER. 1" = 5'

**STRUCTURE SCHEDULE**

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS	LOCATION
S-1	CONCRETE END SECTION (15")	487.60	487.41		STD. DETAIL, SD.5.51	
S-2	TYPE 'A' HEADWALL (15")	488.70		491.70	STD. DETAIL, SD.5.11	



- 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 (03-1055).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
  - SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1.
  - FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 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'S" STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOBS, TEMPORARY SEEDING AND MULCHING (SECTION G); TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 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.
- SITE ANALYSIS:
 

TOTAL AREA OR SITE	1.49 ACRES
AREA TO BE ROOFED OR PAVED	1.00 ACRES
AREA TO BE VEGETATIVELY STABILIZED	.74 ACRES
TOTAL CUT	102 CUBIC YARDS
TOTAL FILL	102 CUBIC YARDS
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

**Sediment Control General Notes**

Detail Not To Scale

**OWNER'S CERTIFICATION:**  
I HEREBY 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 PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SEDIMENT CONTROL DIVISION.

*Chris L. Rachuba*  
SIGNATURE OF DEVELOPER  
DATE: 3-12-03

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

*Jim Mays*  
U.S. NATURAL RESOURCE CONSERVATION SERVICE  
DATE: 4/10/03

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SEDIMENT CONTROL DIVISION.

*John W. Ramocchia, S.*  
SIGNATURE OF ENGINEER  
DATE: 3-14-03

**ENGINEER'S CERTIFICATION:**  
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 HOWARD COUNTY SEDIMENT CONTROL DIVISION.

*John W. Ramocchia, S.*  
SIGNATURE OF ENGINEER  
DATE: 3-14-03

**Sequence of Construction**

SEQUENCE	NUMBER OF DAYS
1. OBTAIN A GRADING PERMIT.	7
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND STABILIZE.	2
3. WHILE CONSTRUCTING UTILITIES THE LIMIT-OF-DISTURBANCE SHALL INCLUDE ONLY THREE (3) PIPE LENGTHS OR THAT WHICH WILL BE BACKFILLED AND STABILIZED IN ONE WORK DAY.	14
4. WITH PERMISSION FROM THE COUNTY INSPECTOR TO PROCEED CONSTRUCT HOUSES, ADJACENT TO USE IN COMMON DRIVEWAY.	120
5. STABILIZE ALL AREAS IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS.	14
6. UPON APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES AND STABILIZE.	7



3-14-03  
Date

*Professional Engr. No. 14557*

**NOTES:**

THERE ARE NO WETLANDS, STREAMS, AND/OR FLOODPLAINS LOCATED ON OR WITHIN 100 FEET OF THE SPRINGER PROPERTY. PER DMW, INC. ENVIRONMENTAL SPECIALIST FIELD VISIT AND SITE INVESTIGATION.

THERE ARE NO SLOPES 15% - 24.99% OR SLOPES 25% AND GREATER LOCATED ON THE SITE.

**DATA SOURCES:**

TOPOGRAPHY AND EXISTING UTILITIES ARE BASED ON FIELD SURVEY BY DMW, INC. DATED JUNE 2002 AND SUPPLEMENTED WITH HOWARD COUNTY GIS 2000.

BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE PLAN "SPRINGER PROPERTY, LOTS 1-4", PREPARED BY TREMER MUEGGE AND ASSOCIATES, INC.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*Chief, Development Engineering Division*  
DATE: 4/10/03

*Chief, Division of Land Development*  
DATE: 4/2/03

*Director*  
DATE: 4/14/03

SPRINGER PROPERTY - LOTS 2, 3, 4  
SITE DEVELOPMENT PLAN  
"SINGLE FAMILY DETACHED"

OWNER/DEVELOPER:  
FAIRMOUNT REAL ESTATE SERVICES  
946-A MARYMICH COURT  
ELDERSBURG, MARYLAND 21784  
(410) 781-3400

**DMW**  
DRAFT-McCune-Walkers, Inc.  
A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

300 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4705

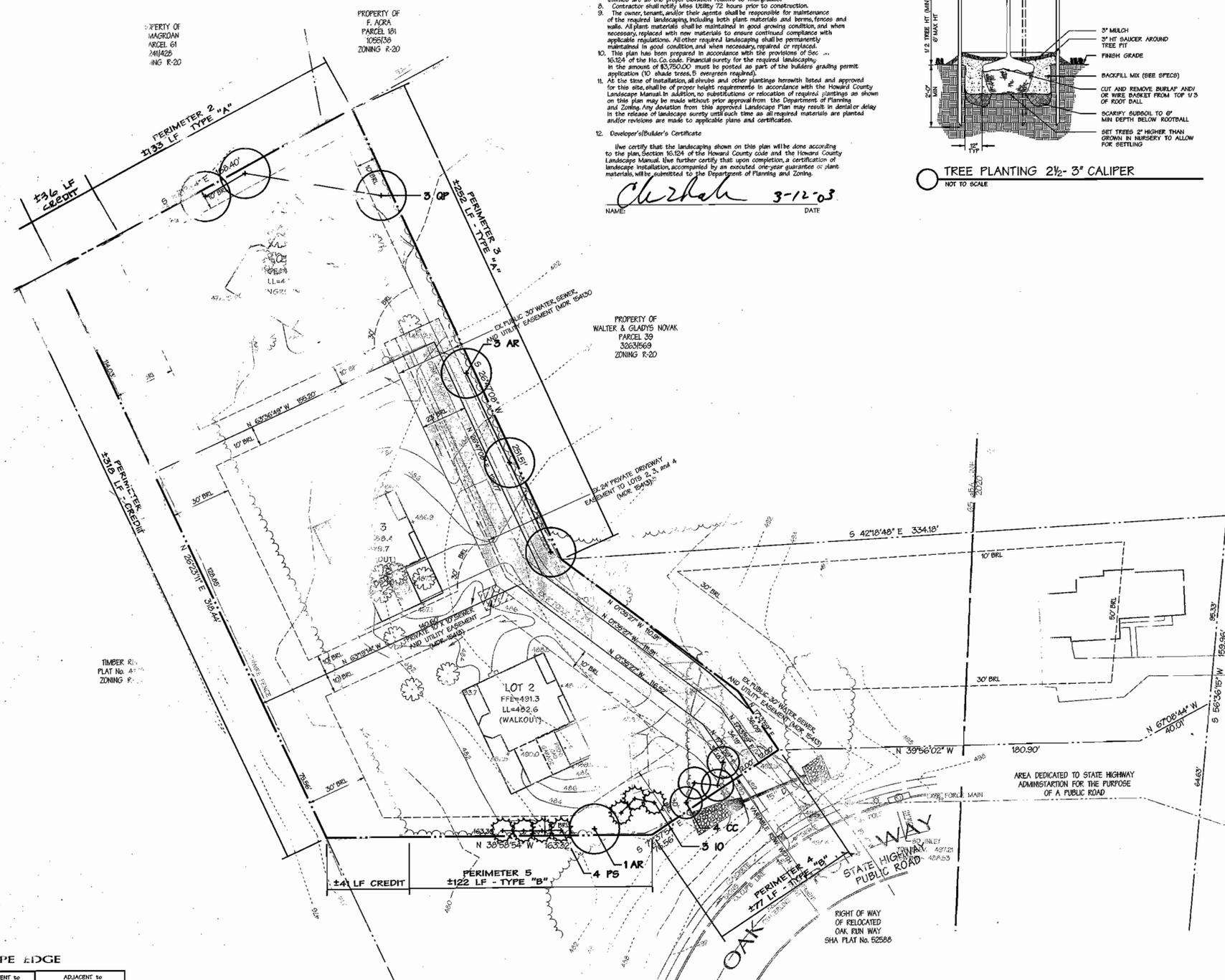
NO.	DATE	REVISION DESCRIPTION

TITLE: GRADING AND SEDIMENT & EROSION CONTROL PLAN

Proj. No. 02067.00

3 of 5



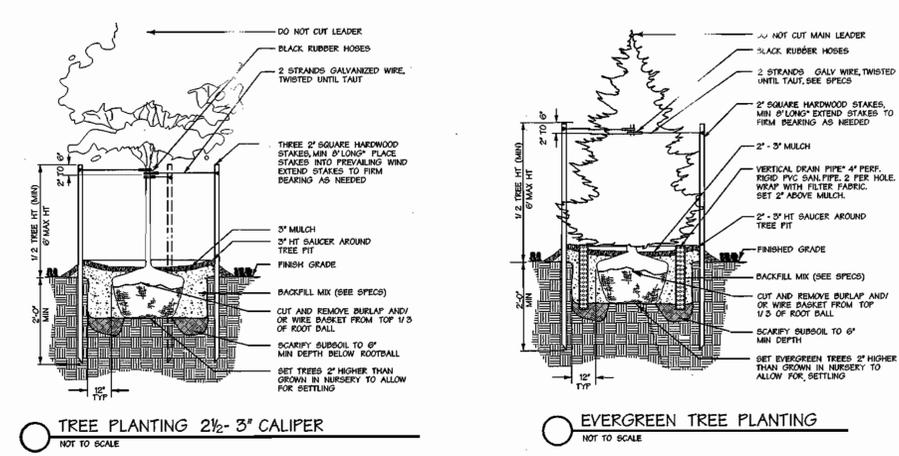


**General Planting Notes**

- All plant material to meet A.A.N. Standards.
- Landscape Contractor to follow landscape specification guidelines for Baltimore Washington Metro area approved by LCMW.
- No substitutions to be made without consent of Landscape Architect.
- All trees to be topped with three inches of live wood.
- Landscape Contractor to verify location of utilities with Owner before planting.
- Landscape Architect/Owner shall select, verify and approve all plant material. At Owner's discretion, specimen and other plant material will be selected.
- Landscape Contractor shall coordinate plant bed filling operations and plant material installation with General Contractor and Utilities Contractor. At the time of final inspection with acceptance, all electric, water, drainage, and foundation utilities, as well as all plant materials, shall remain undamaged. Likewise, Landscape Contractor and Utilities Contractor shall coordinate efforts to ensure that surface utilities are at the proper elevation relative to final grades.
- Contractor shall notify Miss Utility 72 hours prior to construction.
- The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping including both plant materials and terms, 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 has been prepared in accordance with the provisions of Sec. 16-124 of the Ho. Co. Code. Financial surety for the required landscaping in the amount of \$3,750.00 must be posted as part of the building grading permit application (10 shade trees, 5 evergreen required).
- At the time of installation, all shrubs and other plantings herewith listed and approved for this site shall be of proper height requirements in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocation of required plantings as shown on this plan may be made without prior approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certification.
- Developer's/Builder's Certificate

I hereby 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 further certify that upon completion, a certification of landscape installation, accompanied by an enclosed one-year guarantee on plant materials, will be submitted to the Department of Planning and Zoning.

*Cherishah* 3-12-03  
NAME DATE



**LEGEND**

- EX CURB & SLOPER
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- EX SEWER
- EX WATER
- EX TREE
- EX WOODS
- PROPERTY BOUNDARY LINE
- BUILDING SETBACK
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LIMIT OF DISTURBANCE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

CATEGORY	VOLUME to ROADWAYS	ADJACENT to PERIMETER PROPERTIES		
		P 1	P 2	P 3
LANDSCAPE TYPE 'A'		510 LF.	100 LF.	202 LF.
LANDSCAPE TYPE 'B'				
CREDIT FOR EXISTING VEGETATION	N/A	411'	510 LF.	30 LF.
NUMBER OF PLANTS REQ'D.				
SHADE TREES	2	2	0	2
EVERGREEN TREES	2	2	0	0
ORNAMENTAL TREES	0	1	0	2
SHRUBS	2	0	0	0

**PLANT LIST**

QTY	SYM	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
4	AR	ACER RUBRUM 'October Glory' / October Glory Red Maple	2 1/2" - 3" CAL. / 12' - 14' HT.	D & D / FULL HEAD
3	QP	QUERCUS PHELLOS / Willow Oak	2 1/2" - 3" CAL. / 12' - 14' HT.	D & D / FULL HEAD
4	CC	CERCIS CANADENSIS / Redbud	6" - 8" HT.	D & D
5	ID	ILEX OPACA / American Holly	6" - 8" HT.	D & D / ONE MALE
4	PS	FINIS STROBUS / Eastern White Pine	6" - 8" HT.	D & D

WATERLOO ROAD (MARYLAND ROUTE #104)  
(100' RAW)

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*John D. ...* 4/11/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Conita Hamstra* 4/23/03  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*James J. ...* 4/23/03  
DIRECTOR DATE

Date No. Revision Description

SPRINGER PROPERTY - LOTS 2, 3, 4  
SITE DEVELOPMENT PLAN  
"SINGLE FAMILY DETACHED"

OWNER/DEVELOPER:  
FAIRMOUNT REAL ESTATE SERVICES  
946-A MARIMICH COURT  
ELDERSBURG, MARYLAND 21784  
(410) 781-3400

**DMW**  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4706

A Team of Land Planners,  
Landscape Architects,  
Civil Engineers,  
Engineers, Surveyors &  
Environmental Professionals

DESCRIPTION NAME: SPRINGER PROPERTY SECTION AREA: N/A LOT/FACILITY # P 06  
 PLAT OR LOT # 13 ZONE R-20 MAP 31 BLOCK/STRIP 2 W. 1023.02  
 WATER CODE: G-02 SEWER CODE: 5750691

TITLE: LANDSCAPE PLAN AND DETAILS

Drawn By: BKC Scale: 1"=30' Proj. No.: 02067.00  
 Des. By: BKC Date: 03-05-03  
 CHK By: Approved: 5 of 5

