

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

MINIMUM LOT SIZE TABULATION				
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	MIN. LOT AREA
1	19,916	2,846±	17,070±	17,070±
2	19,916	1,391±	18,525±	18,525±

* ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

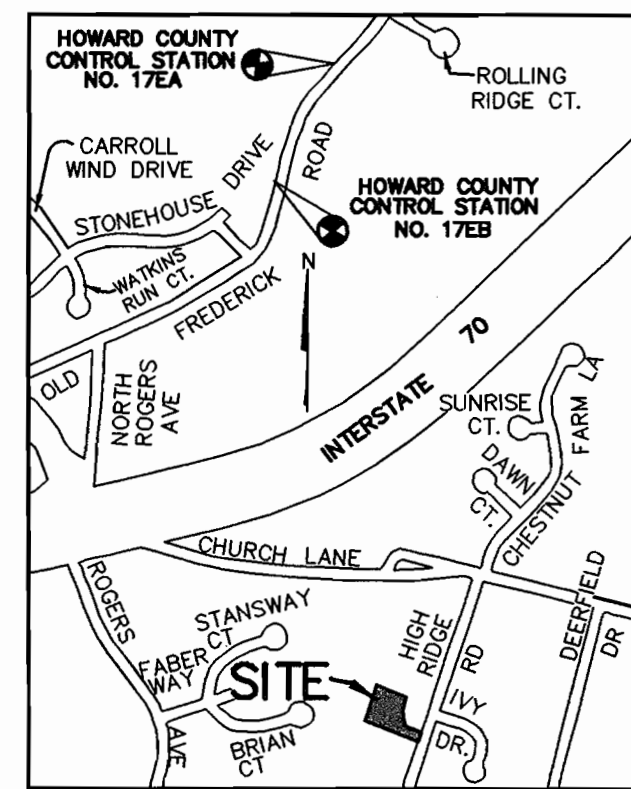
BITUMINOUS CONCRETE SURFACE	1"
BITUMINOUS CONCRETE BASE	2"
5" CRUSHER RUN BASE COURSE	5"
4" DENSE GRADED STABILIZED AGGREGATE BASE COURSE	4"

(ALTERNATE)

BITUMINOUS CONCRETE SURFACE	1"
BITUMINOUS CONCRETE BASE	2"

HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-2.01)

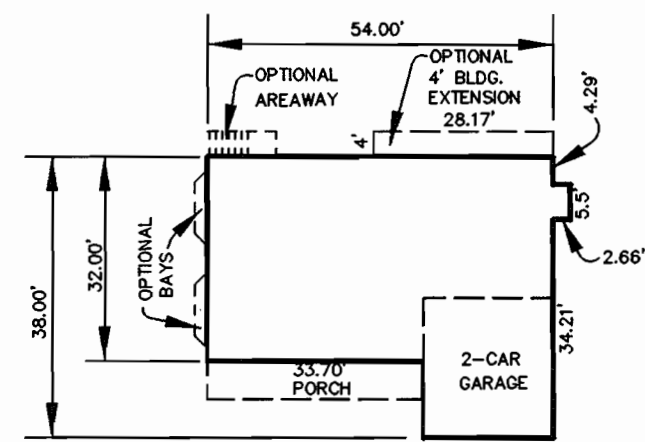
P-1 PAVING
NO SCALE



VICINITY MAP
SCALE: 1" = 120'

BENCHMARKS

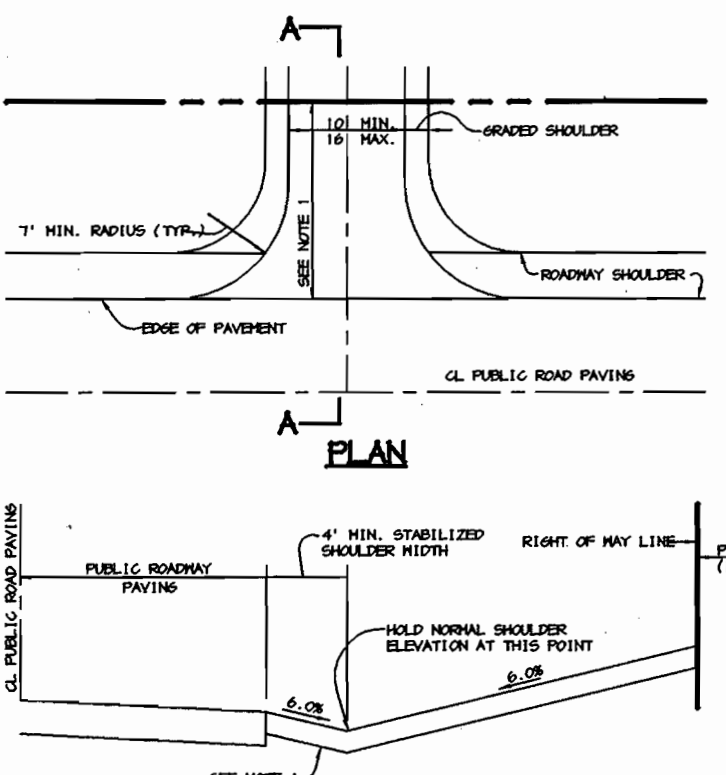
BM1	HOWARD COUNTY MONUMENT NO. 17EA N 594357.618 E 1357519.371 ELEV. 479.475
BM2	HOWARD COUNTY MONUMENT NO. 17EB N 593813.875 E 1355731.870 ELEV. 454.183



THE DORCHESTER HOUSE PLAN
SCALE: 1" = 30'

GENERAL NOTES

- 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 TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT APRIL, 2001.
- 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. 17EA AND 17EB WERE USED FOR THIS PROJECT. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2001 BY FISHER, COLLINS AND CARTER, INC.
- STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED IN A GRASS CHANNEL LOCATED WITHIN THE 24-FOOT WIDE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT. THIS IS A PRIVATE FACILITY TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITH MAINTENANCE OBLIGATION RECORDED WITH THE MODIFIED AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY.
- EXISTING UTILITIES ARE BASED ON PUBLIC WATER AND PUBLIC SEWER SERVICE, GRANTED UNDER THE TERMS AND PROVISIONS OF SECTION 18122B OF THE HOWARD COUNTY CODE, EFFECTIVE MAY 22, 2002, ON WHICH DATE DEVELOPER AGREEMENT 14-4015-D WAS FILED AND ACCEPTED. LOTS 1 AND 2 SHALL BE PROVIDED WITH GRAVITY SEWER SERVICE TO FIRST FLOOR ONLY. BASEMENT SEWER SHALL BE PROVIDED BY PRIVATE ON-SITE PUMP.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE.
- FOR DRIVEWAY ENTRANCE DETAILS REFER TO THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-6.06. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH --- 12 FEET (4 FEET OF SERVING MORE THAN ONE RESIDENCE).
B) SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2 INCHES MINIMUM).
C) GEOMETRY --- MAXIMUM 10% GRADE, MAXIMUM 10% GRADE CHASE, AND MINIMUM 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) --- MUST SUPPORT 25 GROSS TON LOADING (W55-LOADING).
E) DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES --- MINIMUM 12 FEET.
G) MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- SOILS DATA IS BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968.
- NO NON-TIDAL WETLANDS EXIST ON SITE BASED ON A SITE EVALUATION BY ECO-SCIENCE PROFESSIONALS, INC. ON MAY 4, 2000.
- NO 100 YEAR FLOODPLAIN EXISTS ON LOTS 1 AND 2.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 161200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH SECTION 161202(X)(1) SINCE THE SUBDIVISION IS LESS THAN 40,000 SQUARE FEET.
- OPEN SPACE OBLIGATION HAS BEEN PROVIDED BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
- PERMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL FOR LOTS 1 AND 2 SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THE SUBDIVISION PLAT. SURETY FOR SIX (6) REQUIRED PERMETER SHADE TREES IN THE AMOUNT OF \$1,800.00 SHALL BE POSTED WITH THE GRADING PERMITS FOR THESE LOTS.
- THIS PLAN CONFORMS TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- PROJECT BACKGROUND INFORMATION:
SUBDIVISION NAME: APPLE GROVE SUBDIVISION TAX MAP #18
LOTS 1 AND 2 PARCEL: P/O 46 ZONING: R-20 ELECTION DISTRICT: 2nd.
DEED REFERENCE: LIBER 5545, FOLIO 208
PLAT NO. 15528 RECORDED ON 7-31-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
GROSS AREA: 0.914 ACRES
AREA OF STEEP SLOPES: 0 ACRES
AREA OF WETLANDS: 0 ACRES
AREA IN ROW AND ROAD: 0 ACRES
TOTAL AREA OF DISTURBANCE: 0.63 ACRES
DPZ FILE NOS.: F-02-33



SECTION A-A
RESIDENTIAL DRIVEWAY ENTRANCE
SECTION TO OPEN SECTION ROADWAY
(COUNTY DETAIL R-6.06)
NO SCALE

LEGEND

SUBDIVISION BOUNDARY	---	EXISTING SILT FENCE	---
ADJACENT PROPERTY	---	SOILS	MIB2
EXISTING TREES & TREELINE	Msd	LIMIT OF CLEARING	---
EXISTING PAVEMENT	---	LIMIT OF DISTURBANCE	---
PRIVATE USE-IN-COMMON ACCESS EASEMENT	---	STABILIZED CONSTRUCTION ENTRANCE	---
EXISTING HOUSE	---	SILT FENCE	SF
EXISTING UTILITY POLE	---	PROPOSED HOUSE	---
EXISTING FIRE HYDRANT	---	DRYWELL	---
EXISTING WATER & WATER METER	---	LANDSCAPE PERIMETER	P1
EXISTING WATER VALVE	---	PROPOSED TREE	---
EXISTING GAS	---		
EXISTING SEWER & MANHOLE	---		
EXISTING FENCE	---		

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.
- PERMETER LANDSCAPING FOR LOTS 1 AND 2 SHALL BE PROVIDED AS SHOWN ON THE CERTIFIED LANDSCAPE PLAN ON FILE WITH THE SUBDIVISION PLAT. SURETY FOR SIX SHADE TREES ON LOTS 1 AND 2 IN THE AMOUNT OF \$1,800.00 SHALL BE POSTED WITH THE GRADING PERMIT FOR THESE LOTS.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING.
- ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN WILL 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 CERTIFICATES.

PLANTING SPECIFICATIONS

- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between standards & guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.
- All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, dieback, girdling roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug, no heated-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA, (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the contractor.
- Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Landscape plants are not to be installed before site is graded to final grade.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those shown on drawings and specifications.
- Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plant list take precedence. Where discrepancies on the plan exist between the quantity and the callout leader, the number of quantity take precedence.
- Planting mix: For trees not in a prepared bed, mix 50% compo or Leafgro with 50% soil, from tree hole to use as backfill; see tree planting detail.
- Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
- Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.

PLAN VIEW - LOTS 1 AND 2
SCALE: 1" = 30'

SHC CHART			
LOT NO.	INV.	@ P	MCE
1*	449.18		454.88
2*	448.32		454.02

* GRAVITY SEWER SERVICE FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP FOR LOTS 1 AND 2.

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 CODE AND THE HOWARD COUNTY 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.

Signature: *Drew Sikorski* 12/19/02
DATE: 12/19/02

DRREW SIKORSKI

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
1	8436 HIGH RIDGE ROAD
2	8434 HIGH RIDGE ROAD

SUBDIVISION NAME		SECT./AREA	PARCEL
APPLE GROVE SUBDIVISION			P/O 46
PLAT #	BLOCK # ZONING	TAX MAP NO.	ELECT. DIST. CENSUS TRACT
15528	13 R-20	18	2nd 6026
WATER CODE		SEWER CODE	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

<i>[Signature]</i>	12/31/02
DIRECTOR	DATE
<i>[Signature]</i>	12/19/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>[Signature]</i>	12/23/02
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

DATE	REVISION

OWNER / DEVELOPER
CATOCTIN HOMES, INC.
P. O. BOX 512
ELLICOTT CITY, MARYLAND 21041
410-772-5804

PROJECT
APPLE GROVE SUBDIVISION
LOTS 1 AND 2

AREA TAX MAP 18 PARCEL P/O 46 ZONED R-20
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

11-22-02	DATE
DESIGNED BY: C.J.R.	
DRAWN BY: J.V.A	
PROJECT NO. 11602-1-0	
DATE: SEPTEMBER 24, 2002	
SCALE: 1" = 30'	
DRAWING NO. 1 OF 2	

CHRISTOPHER J. REID #19949

