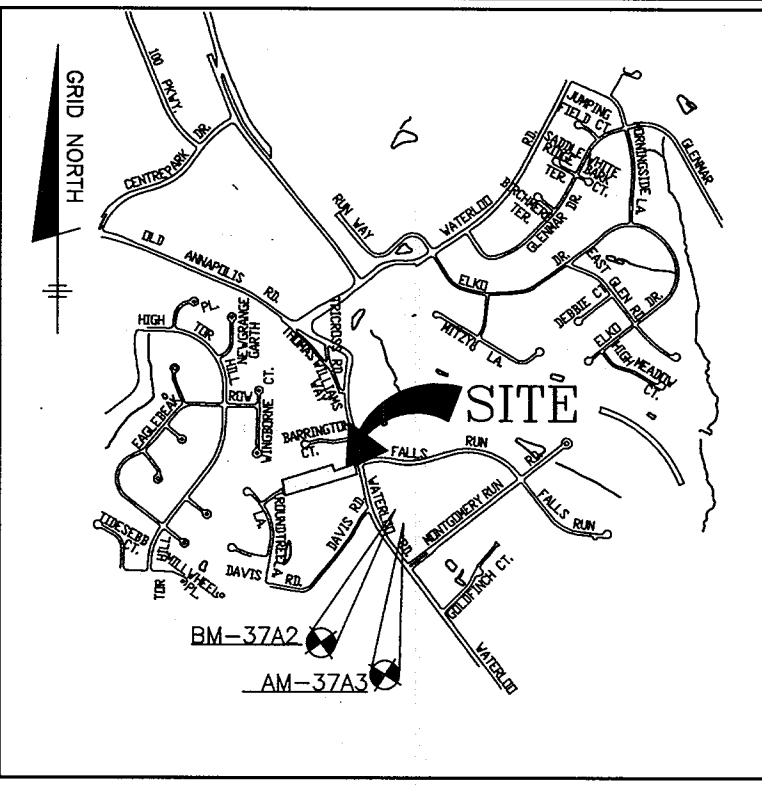


GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS 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.
- THE EXISTING CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN SURVEY PREPARED BY S.A.C.E. INC. DATED 1/1999.
- COORDINATES SHOWN ARE BASED UPON HOWARD COUNTY NAD '83, CONTROL STATIONS No. 3742 & No. 3743.
- WATER AND SEWER FOR THIS PROJECT IS PUBLIC, CONTRACT No. 24-3928. DRAINAGE AREA IS IN THE LITTLE PATUXENT WATERSHED.
- STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SUBDIVISION WAS PROVIDED UNDER F-01-112.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN ON-SITE.
- EXISTING UTILITIES SHOWN WERE LOCATED FROM RECORD DRAWINGS.
- THIS SUBDIVISION IS LOCATED IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- SECTION 128 OF THE ZONING REGULATIONS ALLOWS 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 PROTRUDE MORE THAN 4' FEET INTO ANY REQUIRED SETBACK.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR LOT AREAS, EASEMENTS, OBLIGATIONS AND OTHER RELATED INFORMATION REFER TO PLAT NO. 15503 AND ANY REVISION OR RESUBDIVISION PLATS OF THESE LOTS.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-00-07, WP-02-09, F-01-112.
- FOREST CONSERVATION EASEMENTS SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE BY REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT CLEARING, GRADING OR CONSTRUCTION IS HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A.) WIDTH - 12' FEET (14' SERVING MORE THAN ONE RESIDENCE)
 B.) SURFACE - 6 INCHES COMPACTED CRUSHER RUN BASE W/TAR & CHIP COATING
 C.) GEOMETRY - 15% GRADE MAX.; 10% MAX. GRADE CHANGE; 45 FOOT MIN. TURNING RADIUS
 D.) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 E.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F.) STRUCTURE CLEARANCE - MINIMUM 12 FEET
 G.) MAINTENANCE - SUFFICIENT TO ENSURE ALL-WEATHER USE
- PERMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED PER THE APPROVED LANDSCAPE PLAN ON FILE WITH F-01-112. SURETY FOR THE REQUIRED PLANTINGS HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-01-112. PERMETER SHRUB LANDSCAPING SHALL BE PROVIDED FOR THE TRASH PAD AS SHOWN ON THIS DEVELOPMENT PLAN. SURETY FOR THE TRASH PLANTINGS SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 2 (OR THE LOT WHICH THE DEVELOPER PREFERS) IN THE AMOUNT OF \$330.00.
- THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION.
- USE-IN-COMMON EASEMENT: THE USE AND MAINTENANCE OBLIGATIONS FOR THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2,3,4 (IF THE EXISTING DWELLING IS RAZED AND REPLACED WITH A NEW DWELLING) AND 5, ARE CONTAINED IN A USE-IN-COMMON ACCESS AND MAINTENANCE AGREEMENT, RECORDED CONCURRENTLY WITH THE FINAL PLAT, F-01-112, IN LIBER 6290 AT FOLIO 0370, IN THE LAND RECORDS OF HOWARD COUNTY.
- THE HOMEOWNER'S ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 7/2/02 AS I.D. NO. D06888945.
- DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.60.
- WAIVER PETITIONS WP-00-07 AND WP-02-09 WERE APPROVED FOR A WAIVER TO SECTION 16.119 F(1) WHICH PROHIBITS RESIDENTIAL ACCESS ONTO AN ARTERIAL OR MAJOR COLLECTOR ROAD; AND SECTION 16.121 E(1) WHICH REQUIRES A MINIMUM OF 40' OF FRONTAGE ONTO A PUBLIC ROAD FOR OPEN SPACE SPACE LOTS. SPECIFICALLY THE APPROVAL ALLOWS FRONTAGE TO BE 8.96± FOR OPEN SPACE LOT 1 AND 15.48± FOR OPEN SPACE LOT 2.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED IN THE FOREST CONSERVATION EASEMENTS OR THE NATURAL CONSERVATION EASEMENT AREA, AS SHOWN ON THIS PLAN.

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. # 3742	
N 562,120.845'	E 1,369,300.204'
ELEV. 403.66	
HO. CO. # 3743	
N 561,130.798'	E 1,369,913.218'
ELEV. 385.62	



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING CONTOURS: 595, 600
- PROPOSED CONTOURS: 595, 600
- EXISTING WOODS LINE: [Symbol]
- PROPOSED WOODS LINE: [Symbol]
- PROPOSED STRUCTURE: [Symbol]
- NATURAL CONSERVATION AREA: [Symbol]
- FOREST CONSERVATION EASEMENT: [Symbol]
- WALK OUT BASEMENT: [Symbol]
- TREES INSTALLED UNDER F-01-112: MAPLE, PIN OAK, AUTUMN WHITE, PERCILLA PINE, EXISTING TREES

SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT AND EROSION CONTROL

ADDRESS CHART

LOT NO.	STREET ADDRESS
2	5625 FOXCROFT WAY
3	5629 FOXCROFT WAY
5	5628 FOXCROFT WAY

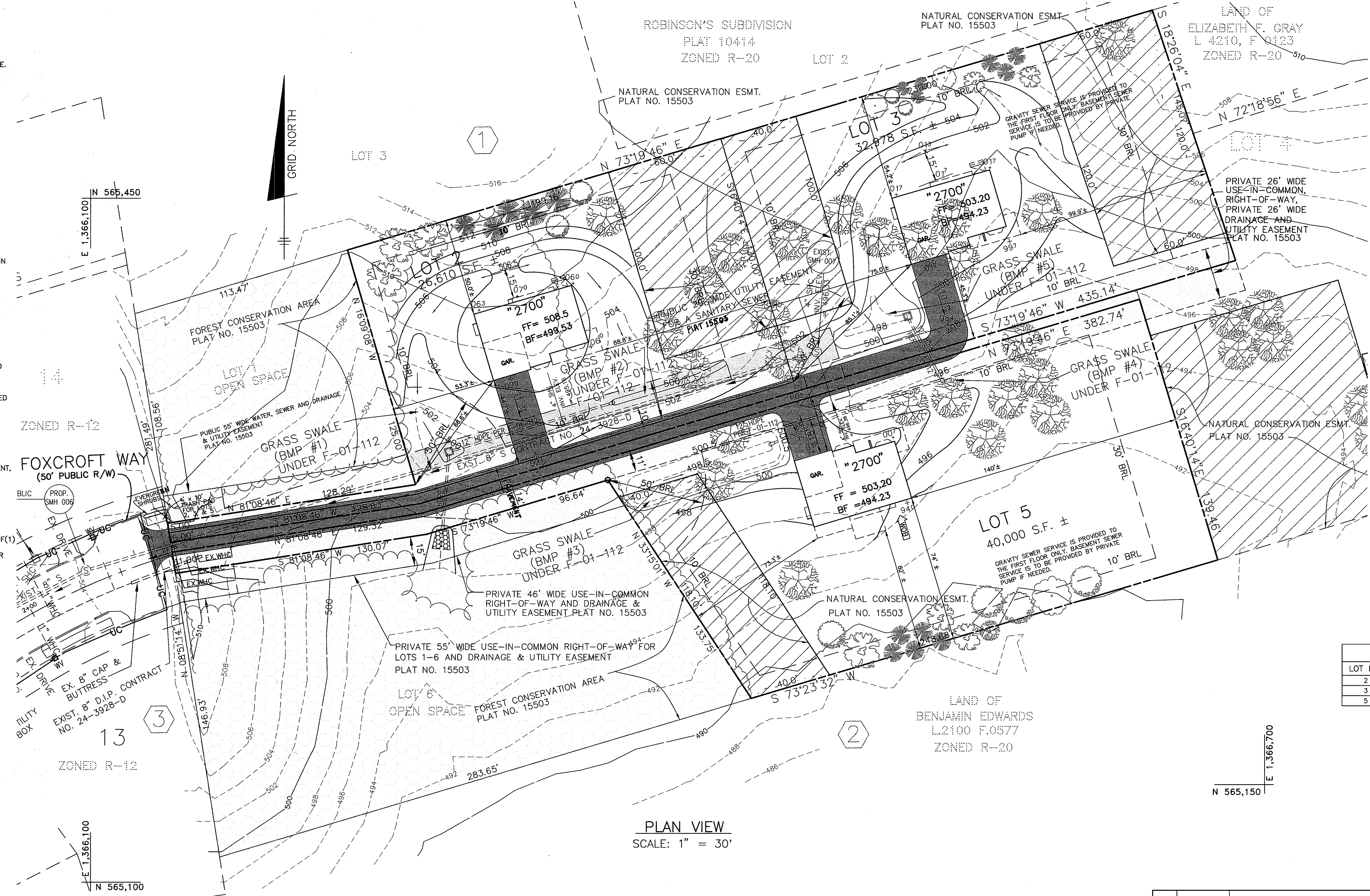
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	26,610 S.F.±	643 S.F.±	25,967 S.F.±
3	32,978 S.F.±	1,648 S.F.±	31,330 S.F.±
5	40,000 S.F.±	2,486 S.F.±	37,514 S.F.±

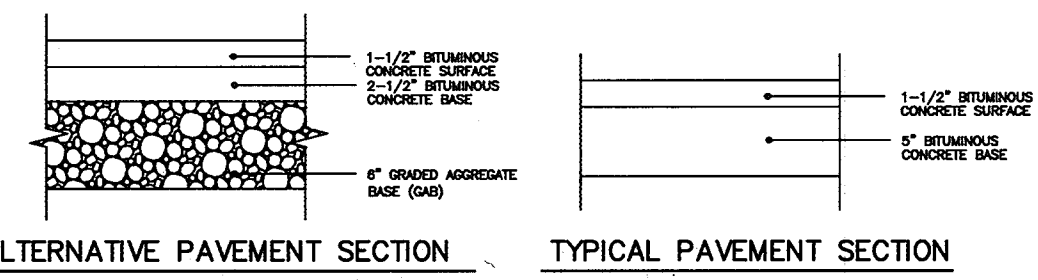
SEWER HOUSE CONNECTION TABLE

LOT	MINIMUM SERVICE ELEV.	INVERT @ EASEMENT OR R/W
2	499.1	495.16
3	501.1	496.33
5	500.3	496.38

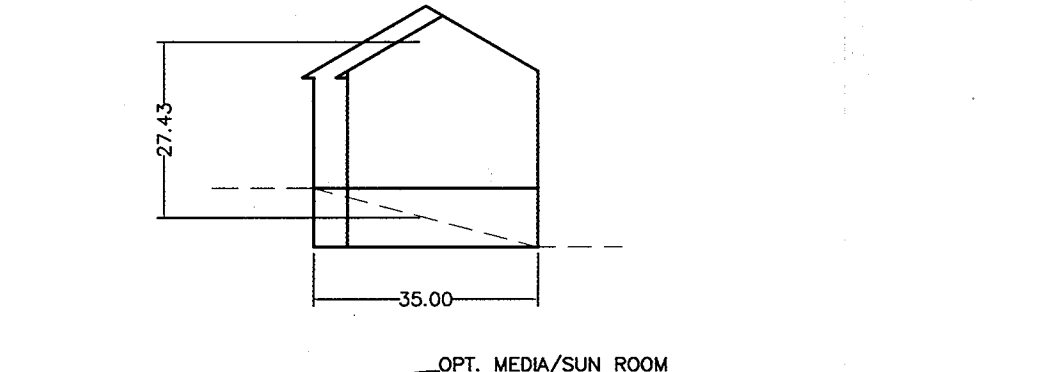
* INDICATES THAT SEWER SERVICE IS NOT PROVIDED TO THE BASEMENT BY GRAVITY.
 NOTES: 1) CONTRACTOR SHALL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF THE HOUSE TO ENSURE PROPER SLOPE CAN BE MAINTAINED.



PLAN VIEW
SCALE: 1" = 30'



P-2 PAVING SECTION
NOT TO SCALE



"2700"
SCALE: 1" = 30'

SCHEDULE A PERIMETER LANDSCAPE EDGE PER F-01-112

LANDSCAPE PERMETER TYPE	(1)	(2)	(3)
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	608	532	246
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	160	284	246
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	9	5	0
EVERGREEN TREES	11	6	0
SHRUBS	11	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	7	4	NONE REQUIRED
EVERGREEN TREES	11	5	
FLOWERING TREES	4	4	

* (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)
 ** EXISTING VEGETATION TO REMAIN

SITE DATA TABULATION

- GENERAL SITE DATA**
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: WP-00-07, WP-02-09 AND F-01-112
 - PROPOSED USE OF SITE: SINGLE-FAMILY DETACHED
 - PROPOSED WATER IS PUBLIC
PROPOSED SEWER IS PUBLIC
- AREA TABULATION**
- TOTAL PROJECT AREA: 2.3 AC±
 - TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT: 3
 - TOTAL NUMBER OF RESIDENTIAL UNITS SHOWN ON THIS SUBMISSION: 3
 - TOTAL OPEN SPACE: 0.0 AC±
 - APPROXIMATE LIMIT OF DISTURBANCE: 1.13 AC±
 - AREA OF THIS PLAN SUBMISSION: 2.3 AC±
 - BUILDING COVERAGE OF SITE (PERMITTED): N/A
 - BUILDING COVERAGE OF SITE (PROPOSED): N/A

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
[Symbol]	11	JUNIPERUS CHINENSIS "SEA GREEN" (Sea Green Juniper)	18"-24" SP

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL#			
LAND OF WILLIAM H. BURKE JR. TRUSTEE	N/A	LOTS 2, 3, AND 5			
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
15503	19	R-20	31	6th	6066.02
WATER CODE	SEWER CODE				
G-07	5335700				

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 • FAX: 410-465-6644

LAND OF WILLIAM H. BURKE JR., TRUSTEE
 LOTS 2, 3, AND 5

CHASE DEVELOPMENT AND CONSTRUCTION LLC.
 4548 COLLEGE AVE.
 ELLICOTT CITY, MD 21043
 410-935-5516

PROJECT: LAND OF WILLIAM H. BURKE JR., TRUSTEE LOTS 2, 3, AND 5
LOCATION: TAX MAP 31 - GRID 19 - PARCEL- 488 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE: SITE DEVELOPMENT PLAN
DATE: NOVEMBER, 2002 PROJECT NO. 1595
 FEBRUARY, 2003
SCALE: AS SHOWN DRAWING 1 OF 2

DESIGN: CAM **DRAFT:** EDD

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION...
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTRIBUTION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 72 CALENDAR DAYS FOR ALL SLOPES GREATER THAN 3:1...
4. 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...
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL...
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR...
7. SITE ANALYSIS:
TOTAL AREA OF SITE (THIS SUBMISSION) 2.3 ACRES
AREA DISTURBED 1.31 ACRES
AREA TO BE ROOFED OR PAVED .17 ACRES
AREA TO BE VEGETATIVELY STABILIZED 1.14 ACRES
TOTAL 2664 CY
TOTAL FILL 610 CY
OFFSITE WASTE/BORROW AREA LOCATION * 2054

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE SPILL/BORROW SITE AND NOTIFY AND OBTAIN APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR OF THE SITE AND ITS GRADING PERMIT NUMBER AT THE TIME OF CONSTRUCTION.

ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

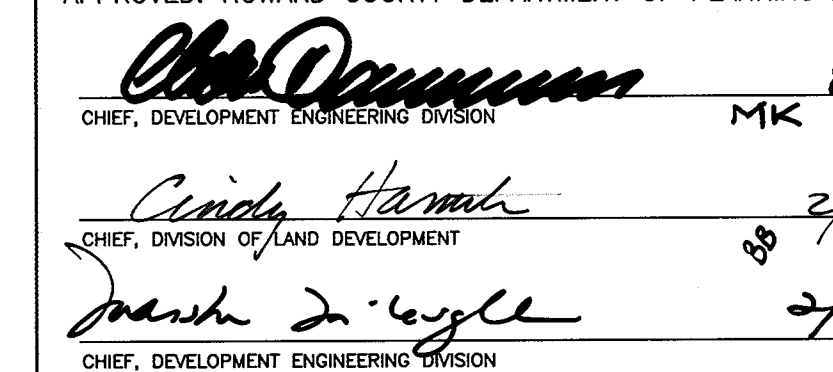
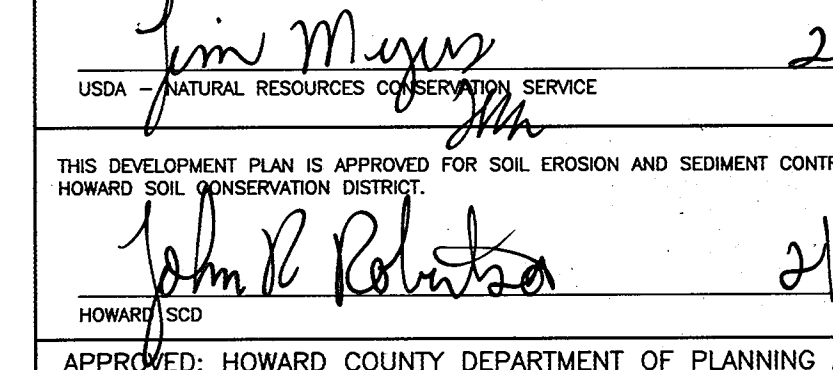
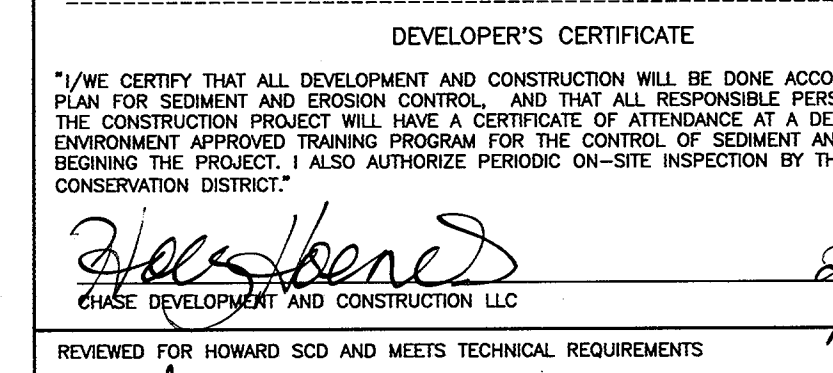
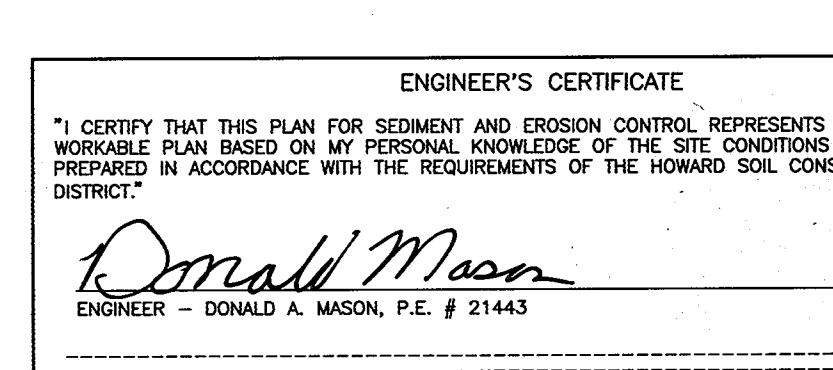
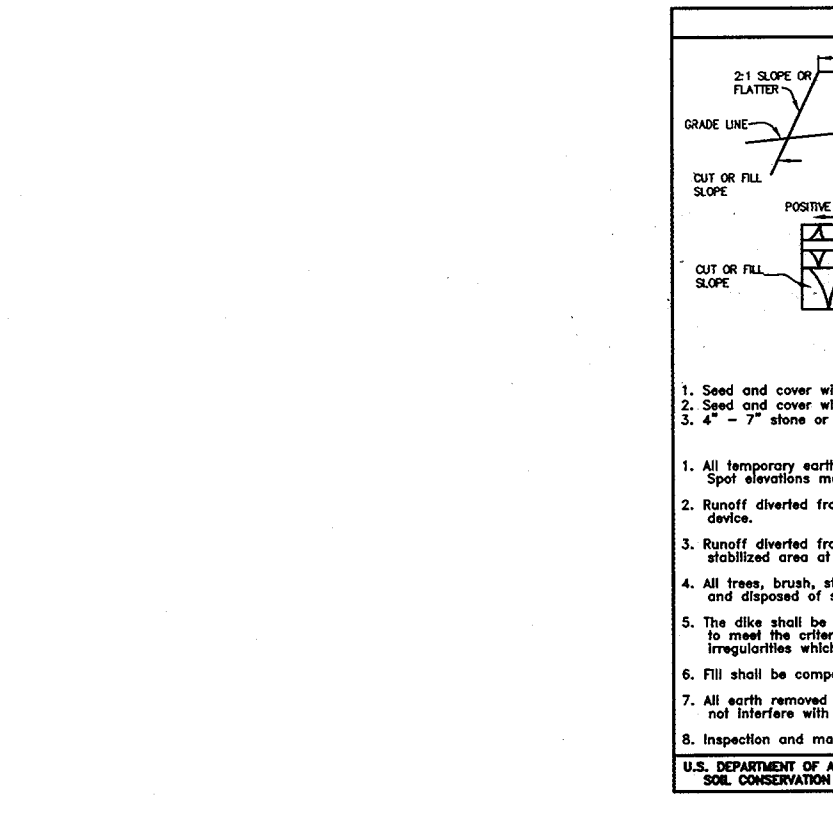
ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMANENT SEDIMENT CONTROL STRUCTURES, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS WRITAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITH ONE WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDBED PREPARATIONS

- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE OF THE FOLLOWING SCHEDULES:
1. PREFERRED - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS/1000 SQ FT) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING, HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITE LIMESTONE (92 LBS/1000 SQ FT) AND 1000 LBS PER ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ FT) BEFORE SEEDING, HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
SEEDING: FOR THE PERIODS MARCH 1 THROUGH APRIL 30 AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS PER ACRE (1.4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (0.5 LBS/1000 SQ FT) OF MEDWING LOVEGRASS, DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOIL, OPTION (3) SEED WITH 60 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS PER ACRE OF WELL ANCHORED STRAW.
MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING, ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
MAINTENANCE: INSPECT ALL SEEDBED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.



U.S. DEPARTMENT OF AGRICULTURE, MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, SOIL CONSERVATION SERVICE, WATER MANAGEMENT DIVISION

TOPSOIL SPECIFICATIONS

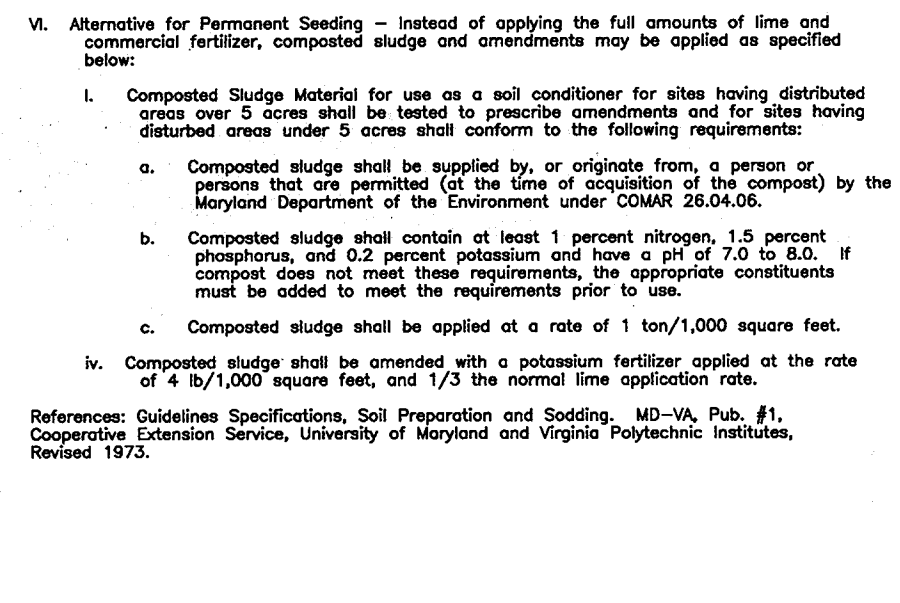
- 1. Topsoil salvaged from the existing site may be used provided that it meets the standards set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by the U.S. Department of Agriculture in cooperation with the Maryland Agricultural Experiment Station.
2. Topsoil Specifications - Soil to be used on topsoil must meet the following:
i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand, or other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate authority. Topsoil shall be a mixture of contrasting textures and shall contain less than 5% by volume of approved by the appropriate authority. Topsoil shall be free of rocks, roots, trash, or other materials larger than 1-1/2" in diameter.
ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nutgrass, poison ivy, biode, or others as specified.
iii. Topsoil shall be either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
iii. For sites having disturbed areas under 5 acres:
a. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
b. For sites having disturbed areas over 5 acres:
i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
b. Organic content or topsoil shall be not less than 1.0 percent by weight.
c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
d. No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min) to permit dissipation of phytotoxic materials.
ii. Topsoil substitute or amendments, as recommended by a qualified agronomist or soil scientist, and approved by the appropriate authority may be used in lieu of natural topsoil.
iii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
iv. Topsoil Application
i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, etc. along all faces and adjacent traps and basins.
ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, except 4" - 6" higher.
iii. Topsoil shall be uniformly distributed in a 4" - 6" layer and lightly compacted to a minimum thickness of 2 inches. Seeding shall be performed in such a manner that seeding or seedling cover proceeds with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
iv. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is condition that may otherwise be detrimental to proper grading and seedbed preparation.
v. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be applied to provide amendments and sites having disturbed areas under 5 acres shall conform to the following requirements:
a. Composted sludge shall be applied by, or originate from, a person or persons having a permit from the State of Maryland Department of the Environment under COMAR 26.04.06.
b. Composted sludge shall contain at least 1 percent nitrogen, 1.0 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet them.
c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
ii. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.
Reference: Guidelines Specifications, Soil Preparation and Seeding, MD-VIA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute, Revised 1973.

SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION
DAY 1 - 1) OBTAIN GRADING PERMIT.
DAY 2-8 - 2) INSTALL SEDIMENT CONTROLS THAT ARE NOTED TO BE INSTALLED UNDER THIS SDP. THE EXISTING CONTROLS THAT WERE INSTALLED UNDER GP-01-150 THAT ARE TO REMAIN SHALL BE INSPECTED AND/OR MODIFIED AS SHOWN ON THESE PLANS TO ENSURE THEY MEET COMPLIANCE WITH SPECIFICATIONS.
DAY 9-12 - 3) EXCAVATE FOR FOUNDATIONS, ROUGH GRADE AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDBED NOTES.
DAY 13-82 - 4) CONSTRUCT HOUSES, BACKFILL AND CONSTRUCT DRIVEWAYS.
DAY 83-87 - 5) FINAL GRADE AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDBED NOTES AND FLUSH STORM DRAIN SYSTEM.
DAY 88-91 - 6) WITH THE APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE ANY REMAINING DISTURBED AREAS.
* - INDICATES SINGLE HOUSE CONSTRUCTION.
NOTE: 1. SEDIMENT CONTROL LOCATION AND IMPLEMENTATION SHOWN ON THESE PLANS IS SUBJECT TO REVIEW BY THE FIELD AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.
2. EROSION CONTROL MATTING SHALL BE PLACED IN SWALES WHERE DEEMED NECESSARY UNTIL VEGETATION IS ESTABLISHED OR SOIL SLOD SHOULD BE USED.

TEMPORARY SEEDBED PREPARATIONS
APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTRIBUTED WHEN A SHORT-TERM VEGETATIVE COVER IS NEEDED.
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT).
SEEDING: FOR PERIOD MARCH 1 THROUGH APRIL 30 AND FROM AUGUST 16 THROUGH NOVEMBER 15, SEED WITH 2-1/2 BUSHELS PER ACRE OF ANNUAL RYE (4.2 LBS/1000 SQ FT) FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS PER ACRE OF MEDWING LOVEGRASS (0.7 LBS/1000 SQ FT), FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOIL.
MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS/1000 SQ FT) OF UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING, ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 216 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES, 8 FT. OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ANCHORING.
REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

LEGEND



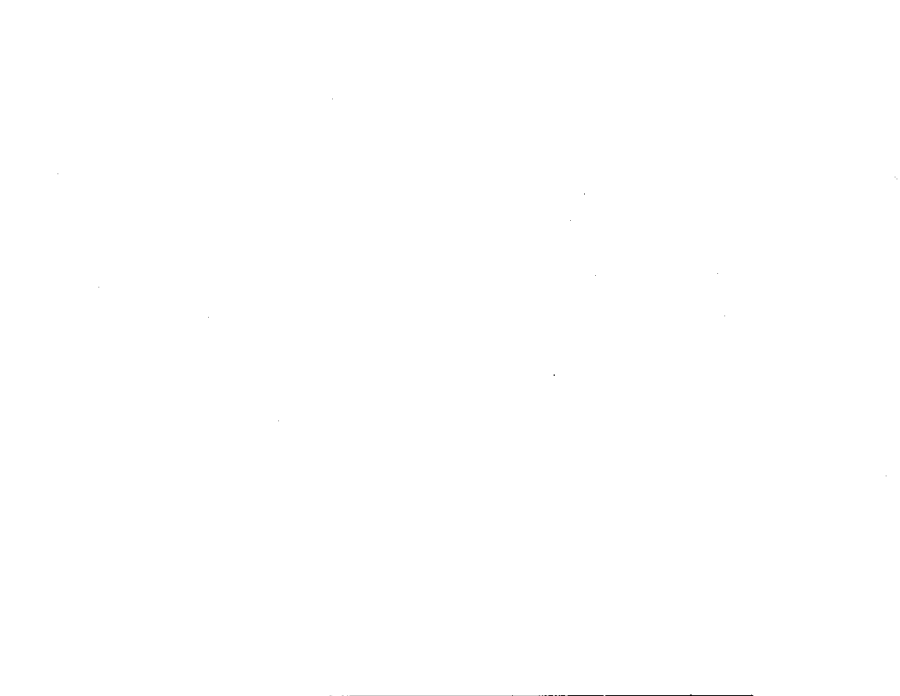
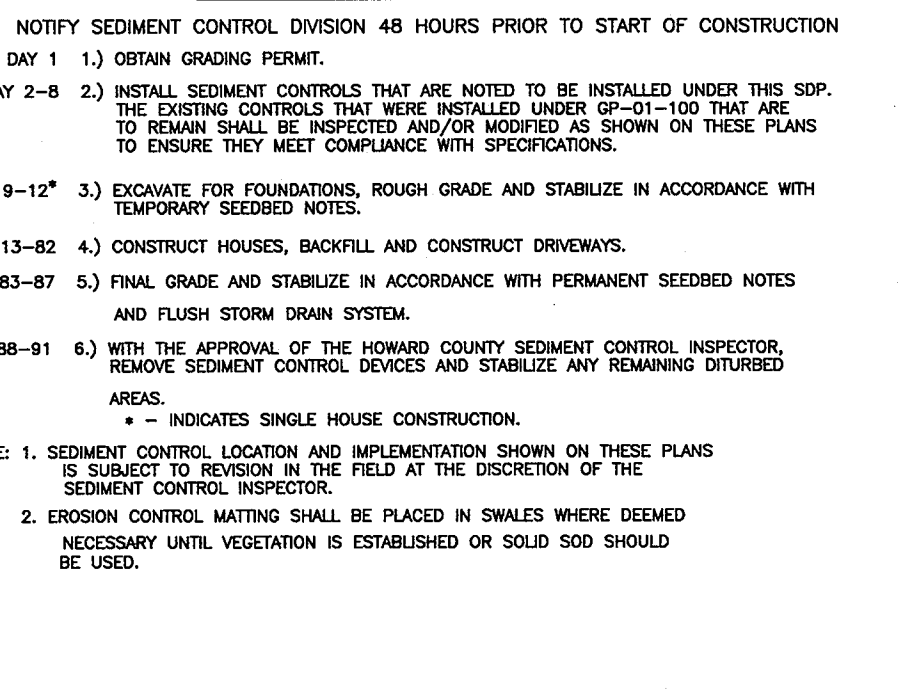
SOILS LEGEND

Table with 3 columns: MAP SYMBOL, SOIL GROUP, SOIL TYPE. Includes entries for AgB2, AgC2, AgE3, BeB2, LuB C, and a note for hydric soils.

INDICATES HYDRIC SOILS

NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION

LEGEND



ENGINEER'S CERTIFICATE

"I CERTIFY THAT THIS PLAN 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."
Donald Mason, 2/6/03, ENGINEER - DONALD A. MASON, P.E. # 21443

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 AUTHORIZING PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
Jim Myers, 2/6/03, CHASE DEVELOPMENT AND CONSTRUCTION LLC

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

John R. Roberts, 2/26/03, HOWARD SCD
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division, MK, 2/26/03

Condy Hannah, 2/25/03, CHIEF, DIVISION OF LAND DEVELOPMENT
Mark D. Wyle, 2/26/03, CHIEF, DEVELOPMENT ENGINEERING DIVISION

CONSTRUCTION SPECIFICATIONS

- 1. Earth - minimum of 48" for slope minimum face.
2. Earth - maximum of 12" for slope maximum face.
3. Earth - minimum of 12" for slope minimum face.
4. Earth - maximum of 12" for slope maximum face.
5. Earth - minimum of 12" for slope minimum face.
6. Earth - maximum of 12" for slope maximum face.

CONSTRUCTION SPECIFICATIONS

- 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland Code, Agriculture, Title 16, Chapter 16-101. The specifications for a fence shall be as follows:
a. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and trim wires, other anchors and post caps are not required except at the ends of the fence.
b. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
c. Filter cloth shall be embedded a minimum of 8" into the ground.
d. When two sections of filter cloth abut each other, they shall be overlapped by 6" and folded and secured to prevent sediment bypass.
e. Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches or exceeds the top of the fabric.
f. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
g. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
h. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
i. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
j. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
k. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
l. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
m. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
n. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
o. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
p. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
q. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
r. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
s. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
t. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
u. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
v. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
w. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
x. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
y. Filter cloth shall be replaced when it is damaged or when it is no longer effective.
z. Filter cloth shall be replaced when it is damaged or when it is no longer effective.

CONSTRUCTION SPECIFICATIONS

- 1. Earth - minimum of 48" for slope minimum face.
2. Earth - maximum of 12" for slope maximum face.
3. Earth - minimum of 12" for slope minimum face.
4. Earth - maximum of 12" for slope maximum face.
5. Earth - minimum of 12" for slope minimum face.
6. Earth - maximum of 12" for slope maximum face.

U.S. DEPARTMENT OF AGRICULTURE, MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, SOIL CONSERVATION SERVICE, WATER MANAGEMENT DIVISION

BENCHMARK ENGINEERING, INC. logo and contact information: 8480 BALTIMORE NATIONAL PIKE & SUITE 418, ELLICOTT CITY, MARYLAND 21043. Phone: 410-465-6105, Fax: 410-465-8644, Email: Benchmark@bca.com

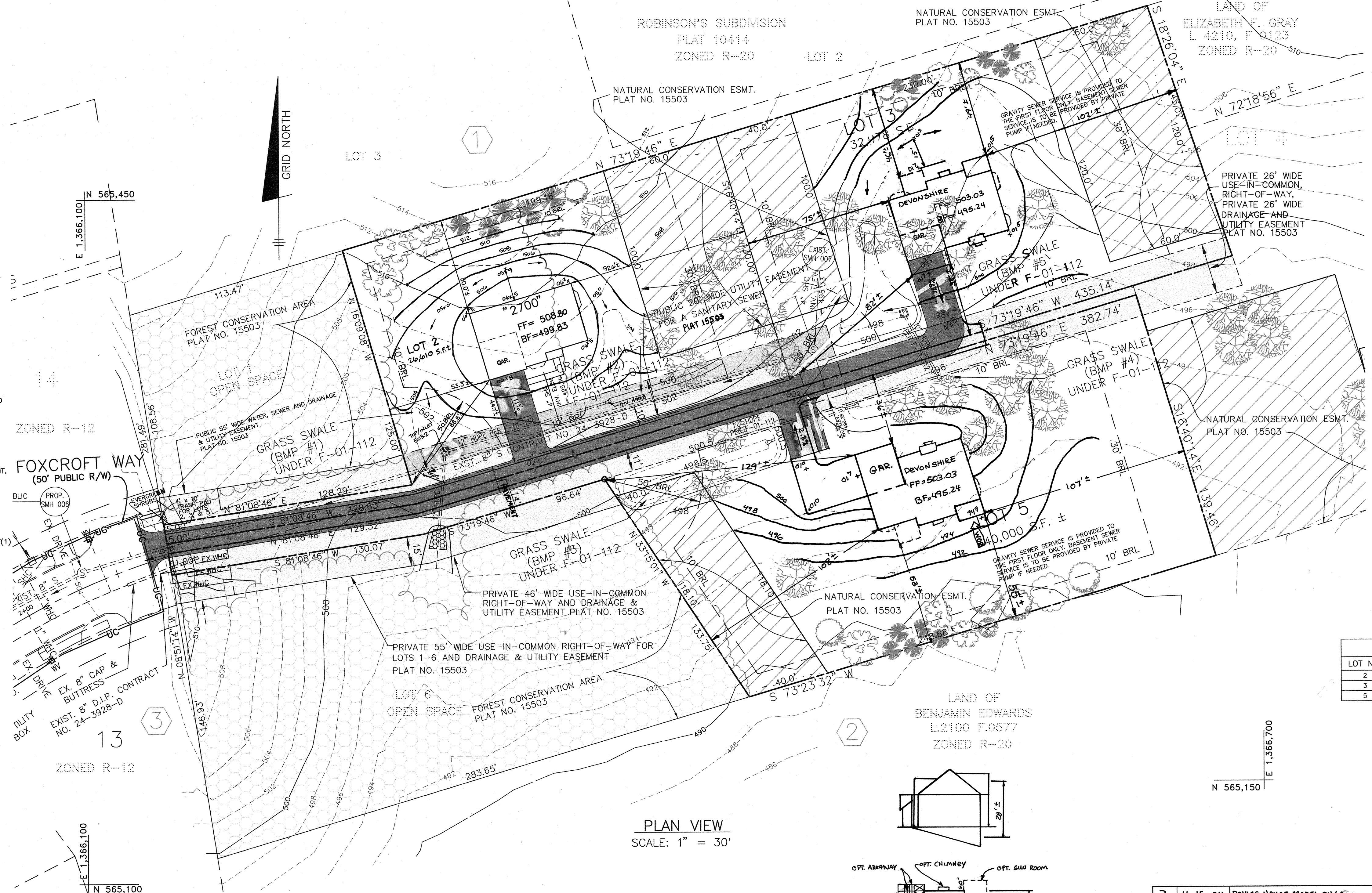
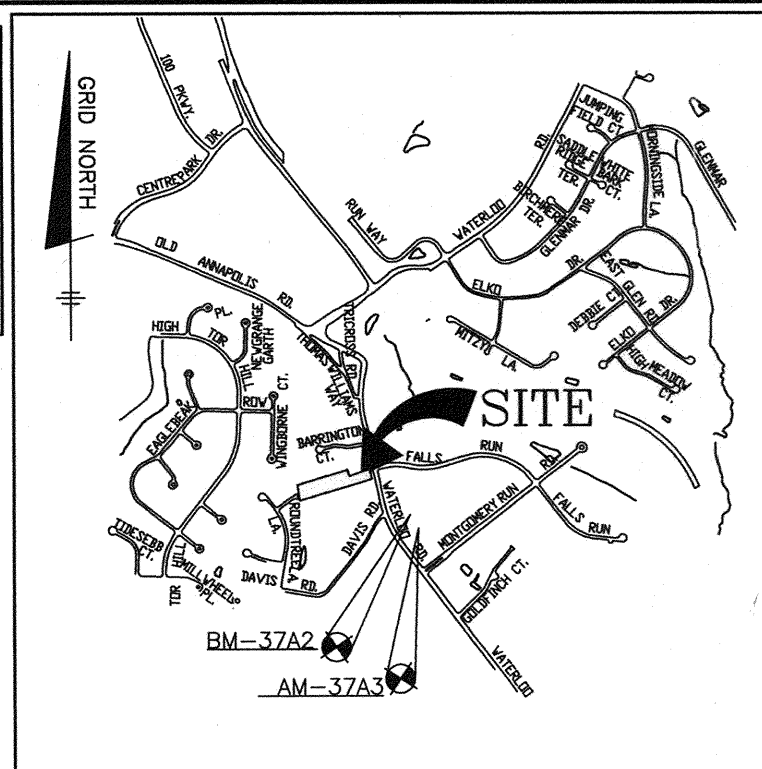
OWNER/BUILDER: CHASE DEVELOPMENT AND CONSTRUCTION L.L.C., 4548 COLLEGE AVE., ELLICOTT CITY, MARYLAND 21043, 410-935-5516. PROJECT: LAND OF WILLIAM H. BURKE JR., TRUSTEE, LOTS 2, 3, AND 5. LOCATION: TAX MAP: 31, GRID: 19, PARCEL: 488, 6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND. TITLE: SOILS, SEDIMENT AND EROSION CONTROL PLAN, NOTES AND DETAILS. DATE: NOVEMBER, 2002, FEBRUARY, 2003. PROJECT NO. 1595. SHEET 2 OF 2.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS 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.
- THE EXISTING CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN SURVEY PREPARED BY S.A.C.E. INC. DATED 1/1999.
- COORDINATES SHOWN ARE BASED UPON HOWARD COUNTY NAD '83, CONTROL STATIONS No. 37A2 & No. 37A3.
- WATER AND SEWER FOR THIS PROJECT IS PUBLIC, CONTRACT No. 24-3928. DRAINAGE AREA IS IN THE LITTLE PATUXENT WATERSHED.
- STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SUBDIVISION WAS PROVIDED UNDER F-01-112.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN ON-SITE.
- EXISTING UTILITIES SHOWN WERE LOCATED FROM RECORD DRAWINGS.
- THIS SUBDIVISION IS LOCATED IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- SECTION 128 OF THE ZONING REGULATIONS ALLOWS 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.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR LOT AREAS, EASEMENTS, OBLIGATIONS AND OTHER RELATED INFORMATION REFER TO PLAT No. 15503 AND ANY REVISION OR RESUBDIVISION PLATS OF THESE LOTS.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-00-07, WP-02-09, F-01-112.
- FOREST CONSERVATION EASEMENTS SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. CLEARING, GRADING OR CONSTRUCTION IS HOWEVER, PERMITTED UNDER FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14' SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCH THICK CRUSHER RUN BASE W/TAR & CHIP COATING
 C) GEOMETRY - 15% GRADE MAX.; 10% MAX. GRADE CHANGE; 45 FOOT MIN. TURNING RADIUS
 D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) STRUCTURE CLEARANCE - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL-WEATHER USE
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED PER THE APPROVED LANDSCAPE PLAN ON FILE WITH F-01-112. SURETY FOR THE REQUIRED PLANTINGS HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-01-112. PERIMETER SHRUB LANDSCAPING SHALL BE PROVIDED FOR THE TRASH PAD AS SHOWN ON THIS DEVELOPMENT PLAN. SURETY FOR THE TRASH PLANTINGS SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 2 (OR THE LOT WHICH THE DEVELOPER PREFERS) IN THE AMOUNT OF \$330.00.
- THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION.
- USE-IN-COMMON EASEMENT: THE USE AND MAINTENANCE OBLIGATIONS FOR THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2,3,4, IF THE EXISTING DWELLING IS RAZED AND REPLACED WITH A NEW DWELLING) AND 5, ARE CONTAINED IN A USE-IN-COMMON ACCESS AND MAINTENANCE AGREEMENT, RECORDED CONCURRENTLY WITH THE FINAL PLAT, F-01-112, IN LIBER 6290 AT FOLIO 0370, IN THE LAND RECORDS OF HOWARD COUNTY.
- THE HOMEOWNER'S ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 7/2/02 AS I.D. NO. D0688945.
- DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.60.
- WAIVER PETITIONS WP-00-07 AND WP-02-09 WERE APPROVED FOR A WAIVER TO SECTION 16.119 F(1) WHICH PROHIBITS RESIDENTIAL ACCESS ONTO AN ARTERIAL OR MAJOR COLLECTOR ROAD; AND SECTION 16.121.E(1) WHICH REQUIRES A MINIMUM OF 40' OF FRONTAGE ONTO A PUBLIC ROAD FOR OPEN SPACE SPACES. SPECIFICALLY THE APPROVAL ALLOWS FRONTAGE TO BE 8.96% FOR OPEN SPACE LOT 1 AND 15.48% FOR OPEN SPACE LOT 2.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED IN THE FOREST CONSERVATION EASEMENTS OR THE NATURAL CONSERVATION EASEMENT AREA, AS SHOWN ON THIS PLAN.

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. # 37A2	N 562,120.845'	E 1,369,300.204'
	ELEV. 403.66	
HO. CO. # 37A3	N 561,130.798'	E 1,369,913.218'
	ELEV. 385.62	



LEGEND

EXISTING CONTOURS	585	TREES INSTALLED UNDER F-01-112
PROPOSED CONTOURS	600	MAPLE
EXISTING WOODS LINE		PIN OAK
PROPOSED WOODS LINE		AUTUMN PERICILLA FINE
PROPOSED STRUCTURE		EXISTING TREES
NATURAL CONSERVATION AREA		
FOREST CONSERVATION EASEMENT		
WALK OUT BASEMENT	WOB	

SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT AND EROSION CONTROL

ADDRESS CHART

LOT NO.	STREET ADDRESS
2	5625 FOXCROFT WAY
3	5629 FOXCROFT WAY
5	5628 FOXCROFT WAY

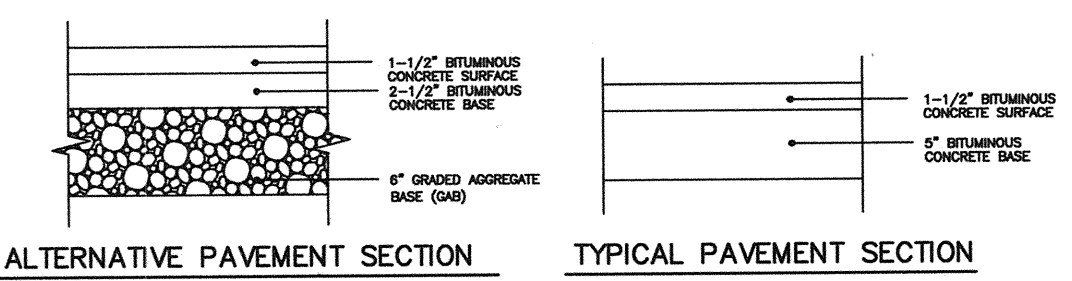
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	26,610 S.F.±	643 S.F.±	25,967 S.F.±
3	32,978 S.F.±	1,648 S.F.±	31,330 S.F.±
5	40,000 S.F.±	2,486 S.F.±	37,514 S.F.±

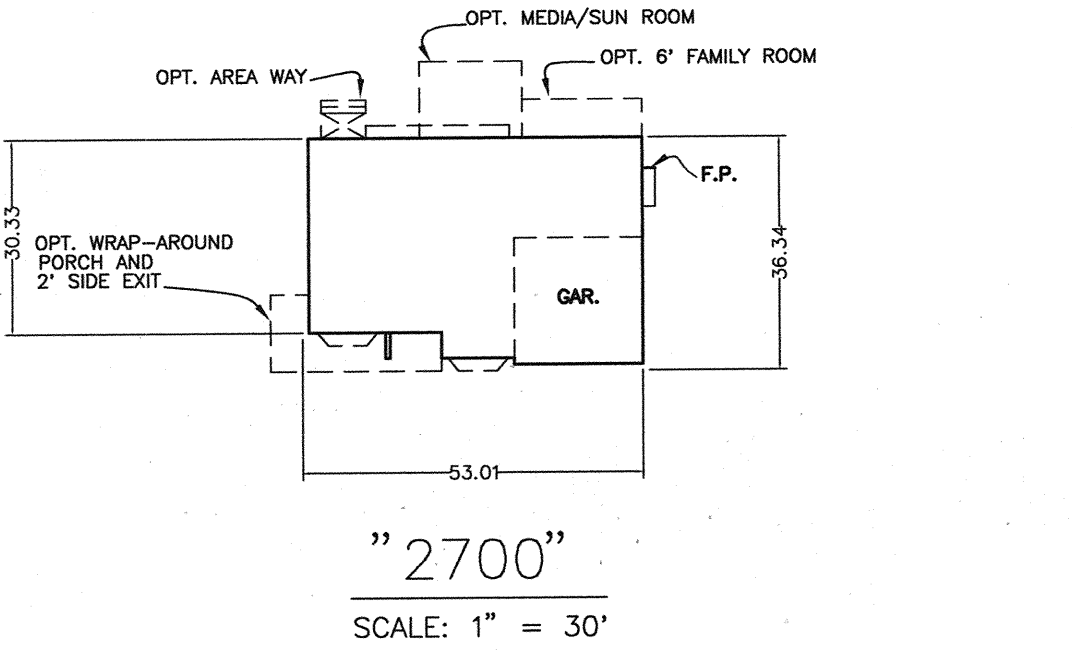
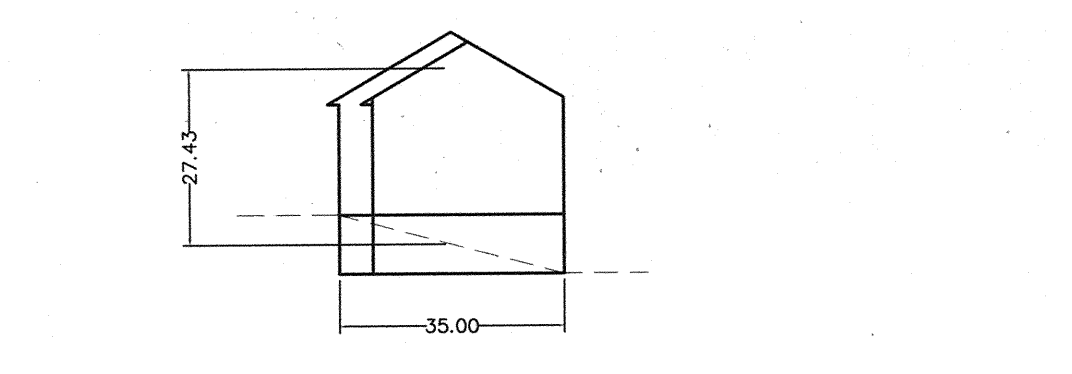
SEWER HOUSE CONNECTION TABLE

LOT	MINIMUM SERVICE ELEV.	INVERT @ EASEMENT OR R/W
2	499.1	495.16
3	501.1	496.33
5	500.3	496.38

* INDICATES THAT SEWER SERVICE IS NOT PROVIDED TO THE BASEMENT BY GRAVITY.
 NOTES: 1) CONTRACTOR SHALL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY/EASEMENT LINE PRIOR TO CONSTRUCTION OF THE HOUSE TO ENSURE PROPER SLOPE. SLOPE IS TO BE MAINTAINED.



P-2 PAVING SECTION
NOT TO SCALE



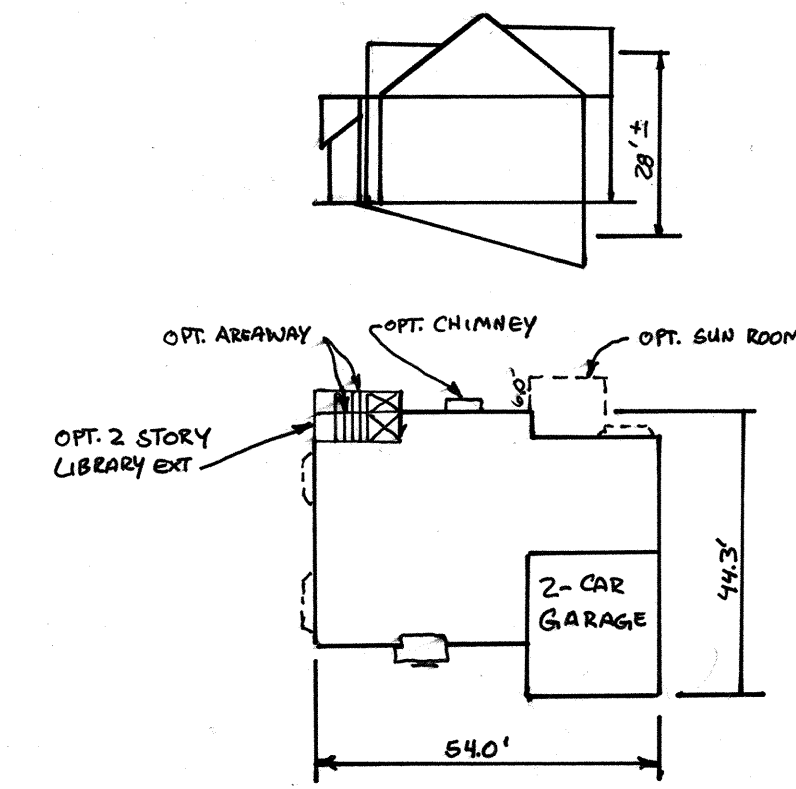
SCHEDULE A PERIMETER LANDSCAPE EDGE PER F-01-112

LANDSCAPE PERMETER TYPE	(1)	(2)	(3)
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	608	532	246
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	160	284	246
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	9	5	0
EVERGREEN TREES	11	6	0
SHRUBS	11	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	7	4	NONE REQUIRED
EVERGREEN TREES	11	5	
FLOWERING TREES	*4	4	

* (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)
 ** EXISTING VEGETATION TO REMAIN

SITE DATA TABULATION

- GENERAL SITE DATA**
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: WP-00-07, WP-02-09 AND F-01-112
 - PROPOSED USE OF SITE: SINGLE-FAMILY DETACHED
 - PROPOSED WATER IS PUBLIC
PROPOSED SEWER IS PUBLIC
- AREA TABULATION**
- TOTAL PROJECT AREA: 2.3 AC±
 - TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT: 3
 - TOTAL NUMBER OF RESIDENTIAL UNITS SHOWN ON THIS SUBMISSION: 3
 - TOTAL OPEN SPACE: 0.0 AC±
 - APPROXIMATE LIMIT OF DISTURBANCE: 1.13 AC±
 - AREA OF THIS PLAN SUBMISSION: 2.3 AC±
 - BUILDING COVERAGE OF SITE (PERMITTED): N/A
 - BUILDING COVERAGE OF SITE (PROPOSED): N/A



LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	11	JUNIPERUS CHINENSIS 'SEA GREEN' (Sea Green Juniper)	18"-24" SP

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL#			
LAND OF WILLIAM H. BURKE JR. TRUSTEE	N/A	LOTS 2, 3, AND 5			
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
15503	19	R-20	31	6th	6066.02
WATER CODE	SEWER CODE				
G-07	5335700				

REVISIONS

NO.	DATE	REVISION
2	4-15-04	REVISE HOUSE MODEL ON LOT
1	10-24-03	REVISE HOUSE FOUNDATION AND GRADES PER AS-BUILT CONDITIONS

BENCHMARK ENGINEERS, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 • FAX: 410-465-6644

Donald Mann
2/12/03

PROJECT: LAND OF WILLIAM H. BURKE JR., TRUSTEE LOTS 2, 3, AND 5

LOCATION: TAX MAP 31 - GRID 19 - PARCEL- 488 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

DATE: NOVEMBER, 2002 PROJECT NO. 1595
 FEBRUARY, 2003

SCALE: AS SHOWN DRAWING 1 OF 2

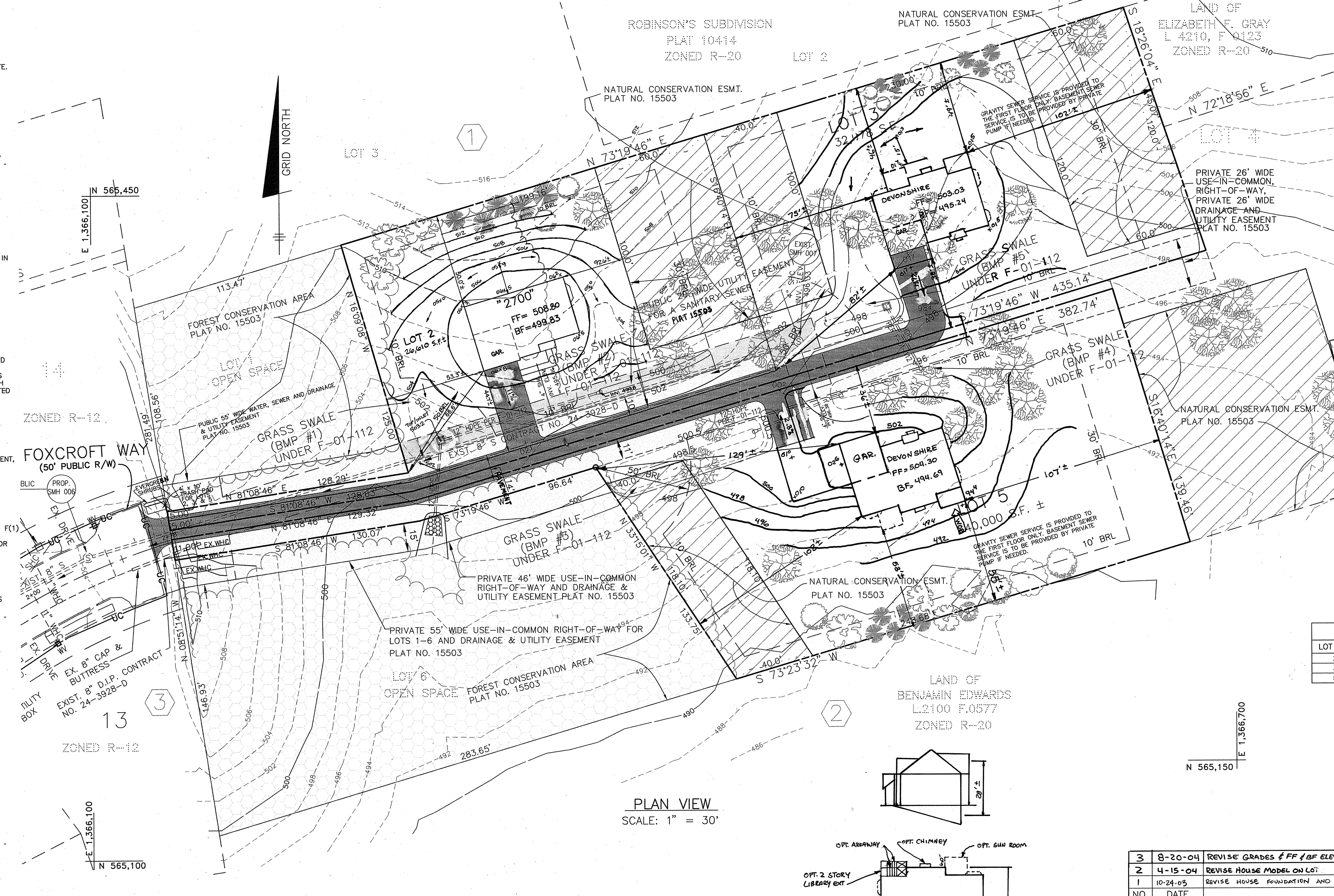
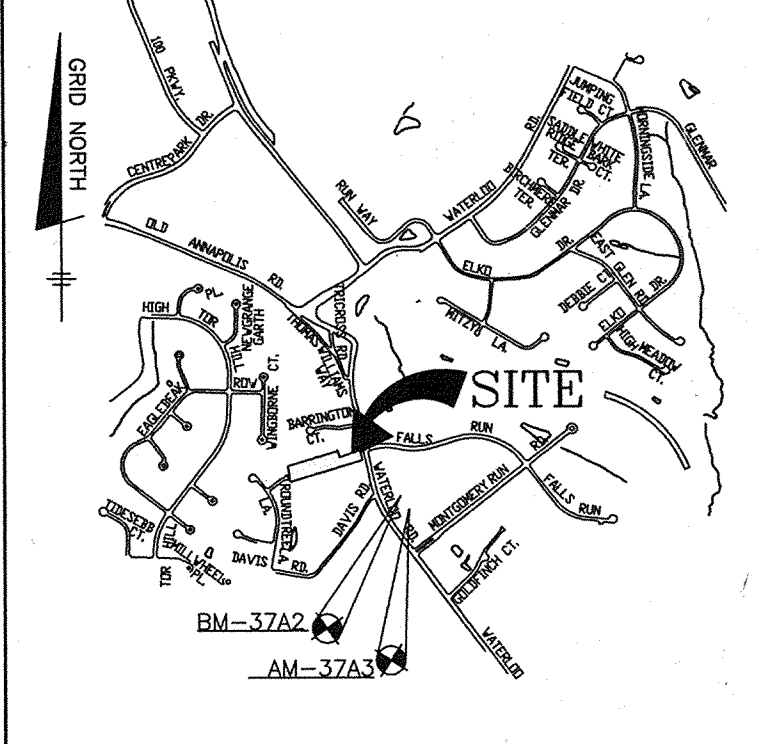
DESIGN: CAM **DRAFT:** EDD

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS 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.
- THE EXISTING CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN SURVEY PREPARED BY S.A.C.E. INC. DATED 1/1999.
- COORDINATES SHOWN ARE BASED UPON HOWARD COUNTY NAD '83, CONTROL STATIONS No. 37A2 & No. 37A3.
- WATER AND SEWER FOR THIS PROJECT IS PUBLIC, CONTRACT No. 24-3928. DRAINAGE AREA IS IN THE LITTLE PATUXENT WATERSHED.
- STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SUBDIVISION WAS PROVIDED UNDER F-01-112.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN ON-SITE.
- EXISTING UTILITIES SHOWN WERE LOCATED FROM RECORD DRAWINGS.
- THIS SUBDIVISION IS LOCATED IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- SECTION 12B OF THE ZONING REGULATIONS ALLOWS 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.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR LOT AREAS, EASEMENTS, OBLIGATIONS AND OTHER RELATED INFORMATION REFER TO PLAT No. 15503 AND ANY REVISION OR RESUBDIVISION PLATS OF THESE LOTS.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-00-07, WP-02-09, F-01-112.
- FOREST CONSERVATION EASEMENTS SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE BY REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. CLEARING, GRADING OR CONSTRUCTION IS HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' FEET (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES COMPACTED CRUSHER RUN BASE W/TAR & CHIP COATING
 - GEOMETRY - 15% GRADE MAX.; 10% MAX. GRADE CHANGE; 45 FOOT MIN. TURNING RADIUS
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL-WEATHER USE
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED PER THE APPROVED LANDSCAPE PLAN ON FILE WITH F-01-112. SURETY FOR THE REQUIRED PLANTINGS HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-01-112. PERIMETER SHRUB LANDSCAPING SHALL BE PROVIDED FOR THE TRASH PAD AS SHOWN ON THIS DEVELOPMENT PLAN. SURETY FOR THE TRASH PLANTINGS SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 2 (OR THE LOT WHICH THE DEVELOPER PREFERS) IN THE AMOUNT OF \$330.00.
- THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION.
- USE-IN-COMMON EASEMENT: THE USE AND MAINTENANCE OBLIGATIONS FOR THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2,3,4 IF THE EXISTING DWELLING IS RAZED AND REPLACED WITH A NEW DWELLING AND 5, ARE CONTAINED IN A USE-IN-COMMON ACCESS AND MAINTENANCE AGREEMENT, RECORDED CONCURRENTLY WITH THE FINAL PLAT, F-01-112, IN LIBER 6290 AT FOLIO 0370, IN THE LAND RECORDS OF HOWARD COUNTY.
- THE HOMEOWNER'S ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 7/2/02 AS I.D. NO. D06888945.
- DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.00.
- WAVEN PETITIONS WP-00-07 AND WP-02-09 WERE APPROVED FOR A WAIVER TO SECTION 16.119 (F1) WHICH PROHIBITS RESIDENTIAL ACCESS ONTO AN ARTERIAL OR MAJOR COLLECTOR ROAD; AND SECTION 16.121.E(1) WHICH REQUIRES A MINIMUM OF 40' OF FRONTAGE ONTO A PUBLIC ROAD FOR OPEN SPACE SPACES. SPECIFICALLY THE APPROVAL ALLOWS FRONTAGE TO BE 6.96% FOR OPEN SPACE LOT 1 AND 15.46% FOR OPEN SPACE LOT 2.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED IN THE FOREST CONSERVATION EASEMENTS OR THE NATURAL CONSERVATION EASEMENT AREA, AS SHOWN ON THIS PLAN.

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. # 37A2	
N 562,120.845'	E 1,369,3000.204'
ELEV. 403.66'	
HO. CO. # 37A3	
N 561,130.798'	E 1,369,913.218'
ELEV. 385.62'	



LEGEND

EXISTING CONTOURS	595	TREES INSTALLED UNDER F-01-112	○
PROPOSED CONTOURS	600	○	MAPLE
EXISTING WOODS LINE	---	○	AUTUM PERCOLLA PINE
PROPOSED WOODS LINE	---	○	EXISTING TREES
PROPOSED STRUCTURE	□		
NATURAL CONSERVATION AREA	▨		
FOREST CONSERVATION EASEMENT	▨		
WALK OUT BASEMENT	WOB		

SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT AND EROSION CONTROL

ADDRESS CHART

LOT NO.	STREET ADDRESS
2	5625 FOX CROFT WAY
3	5629 FOX CROFT WAY
5	5628 FOX CROFT WAY

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	26,610 S.F.±	643 S.F.±	25,967 S.F.±
3	32,978 S.F.±	1,648 S.F.±	31,330 S.F.±
5	40,000 S.F.±	2,486 S.F.±	37,514 S.F.±

SEWER HOUSE CONNECTION TABLE

LOT NO.	MINIMUM SERVICE ELEV.	INVERT @ EASEMENT OR R/W
2	499.1	495.16
3	501.1	496.33
5	500.3	496.38

* INDICATES THAT SEWER SERVICE IS NOT PROVIDED TO THE BASEMENT BY GRAVITY.

NOTES: 1) CONTRACTOR SHALL CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY EASEMENT LINE PRIOR TO CONSTRUCTION OF THE HOUSE TO ENSURE PROPER BASIC SLICES CAN BE MAINTAINED.

3	8-20-04	REVISE GRADES & FF/BF ELEVATIONS ON LOT 5
2	4-15-04	REVISE HOUSE MODEL ON LOT
1	10-24-03	REVISE HOUSE FOUNDATION AND GRADES PER AS-BUILT CONDITIONS
NO.	DATE	REVISION

BENCHMARK ENGINEERS, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 6480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

Donald Moran
 2/12/03

CHASE DEVELOPMENT AND CONSTRUCTION LLC.
 4548 COLLEGE AVE.
 ELLICOTT CITY, MD 21043
 410-935-5516

PROJECT: LAND OF WILLIAM H. BURKE JR., TRUSTEE
 LOTS 2, 3, AND 5

LOCATION: TAX MAP 31 - GRID 19 - PARCEL- 488
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

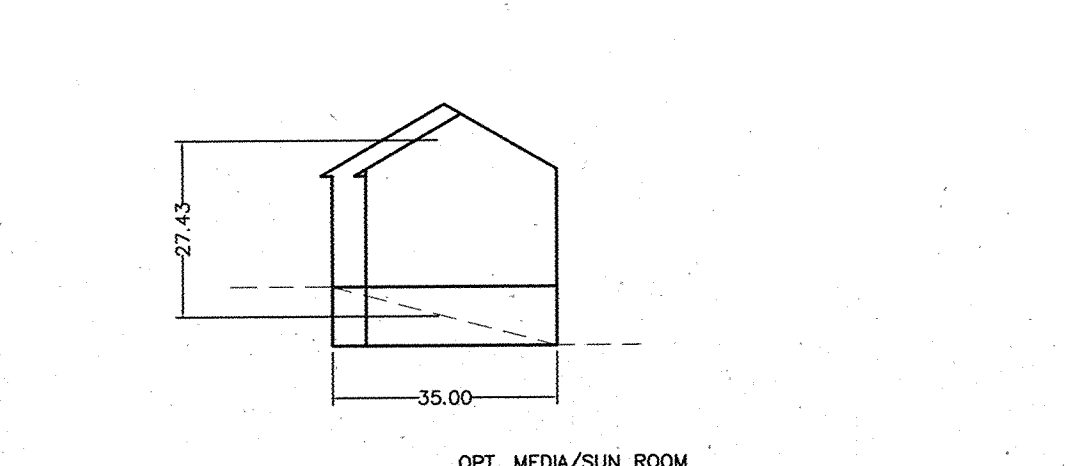
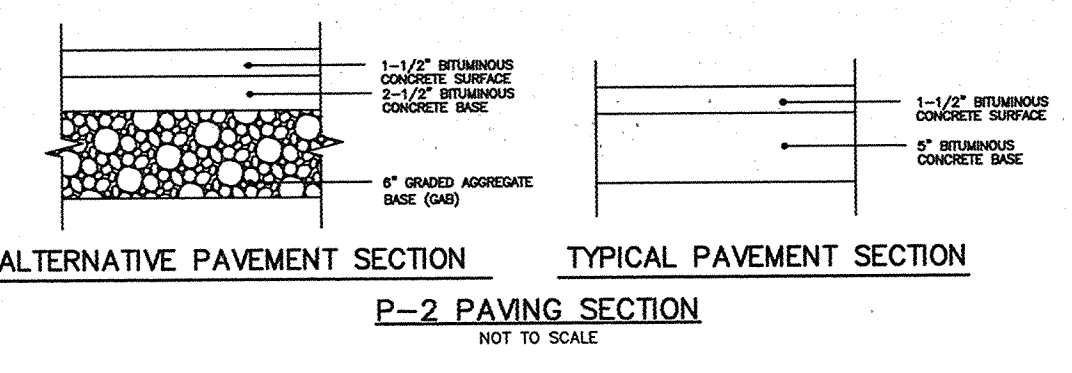
DATE: NOVEMBER, 2002
 FEBRUARY, 2003

PROJECT NO.: 1595

SCALE: AS SHOWN

DRAWING: 1 OF 2

DESIGN: CAM **DRAFT:** EDD



SCHEDULE A PERIMETER LANDSCAPE EDGE PER F-01-112

LANDSCAPE PERMETER TYPE	(1)	(2)	(3)
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	608	532	246
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	160	284	246
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	9	5	0
EVERGREEN TREES	11	6	0
SHRUBS	11	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	7	4	NONE REQUIRED
EVERGREEN TREES	11	5	
FLOWERING TREES	*4	4	

* (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)

** EXISTING VEGETATION TO REMAIN

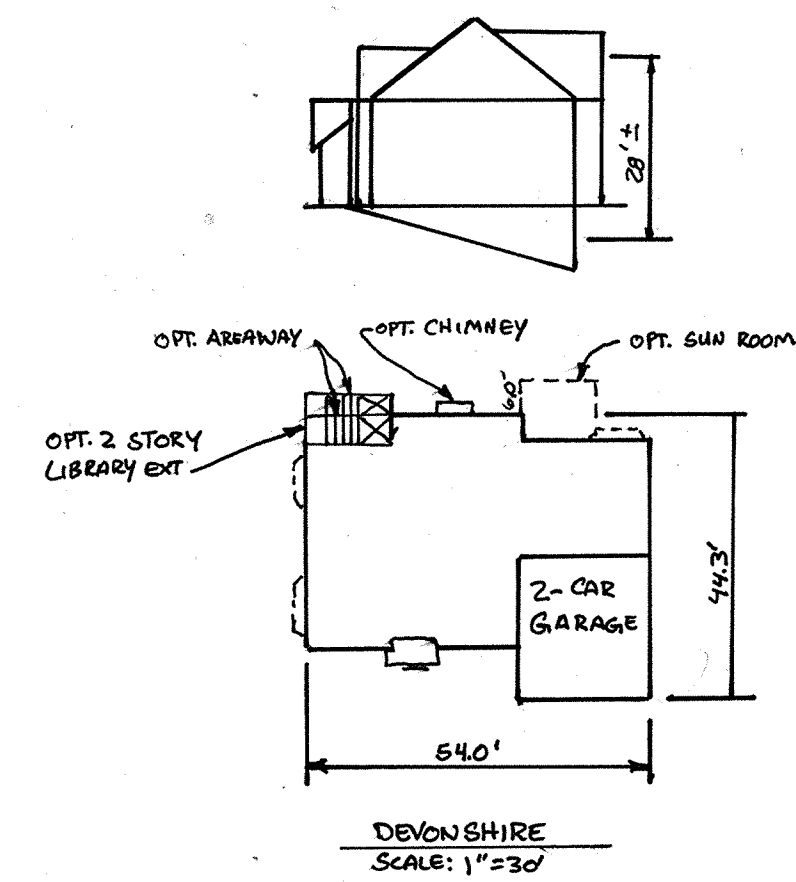
SITE DATA TABULATION

GENERAL SITE DATA

- PRESENT ZONING: R-20
- APPLICABLE DPZ FILE REFERENCES: WP-00-07, WP-02-09 AND F-01-112
- PROPOSED USE OF SITE: SINGLE-FAMILY DETACHED
- PROPOSED WATER IS PUBLIC
 PROPOSED SEWER IS PUBLIC

AREA TABULATION

- TOTAL PROJECT AREA: 2.3 AC ±
- TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT: 3
- TOTAL NUMBER OF RESIDENTIAL UNITS SHOWN ON THIS SUBMISSION: 3
- TOTAL OPEN SPACE: 0.0 AC ±
- APPROXIMATE LIMIT OF DISTURBANCE: 1.13 AC ±
- AREA OF THIS PLAN SUBMISSION: 2.3 AC ±
- BUILDING COVERAGE OF SITE (PERMITTED): N/A
- BUILDING COVERAGE OF SITE (PROPOSED): N/A



LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
☞	11	JUNIPERUS CHINENSIS 'SEA GREEN' (Sea Green Juniper)	18"-24" SP

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL#			
LAND OF WILLIAM H. BURKE JR. TRUSTEE	N/A	LOTS 2, 3, AND 5			
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
15503	19	R-20	31	6th	6066.02
WATER CODE	SEWER CODE				
G-07	5335700				

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Clayton M. McKelvey
 MK
 2/25/03
 CHIEF, DIVISION OF LAND DEVELOPMENT

Cinda Hamble
 2/25/03
 CHIEF, DIVISION OF LAND DEVELOPMENT

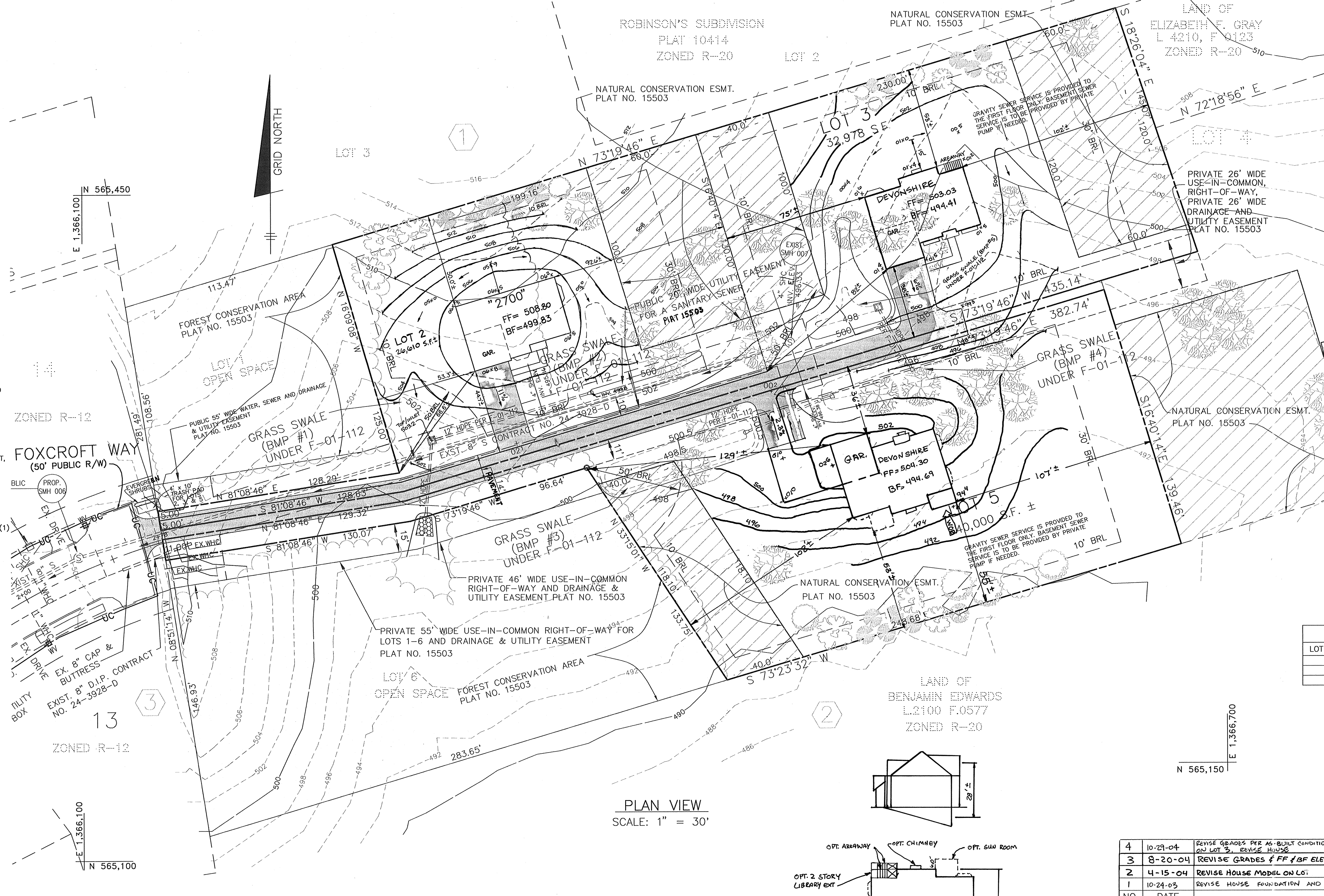
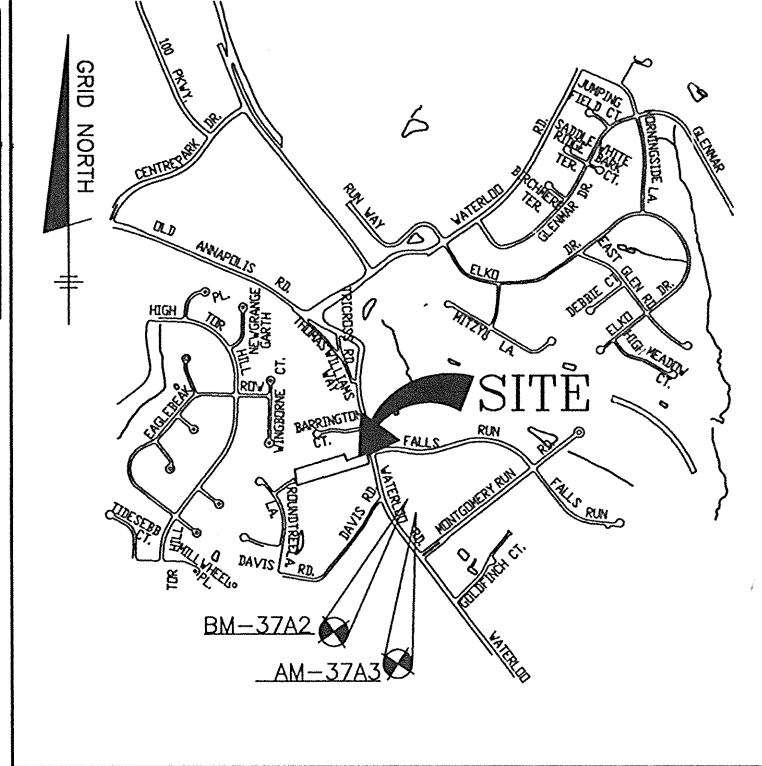
Mark D. Loyell
 2/25/03
 DIRECTOR

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS 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.
- THE EXISTING CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN SURVEY PREPARED BY S.A.C.E. INC. DATED 1/1999.
- COORDINATES SHOWN ARE BASED UPON HOWARD COUNTY NAD '83, CONTROL STATIONS No. 37A2 & No. 37A3.
- WATER AND SEWER FOR THIS PROJECT IS PUBLIC, CONTRACT No. 24-3928. DRAINAGE AREA IS IN THE LITTLE PATUXENT WATERSHED.
- STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SUBDIVISION WAS PROVIDED UNDER F-01-112.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN ON-SITE.
- EXISTING UTILITIES SHOWN WERE LOCATED FROM RECORD DRAWINGS.
- THIS SUBDIVISION IS LOCATED IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- SECTION 128 OF THE ZONING REGULATIONS ALLOWS 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.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR LOT AREAS, EASEMENTS, OBLIGATIONS AND OTHER RELATED INFORMATION REFER TO PLAT No. 15503 AND ANY REVISION OR RESUBDIVISION PLATS OF THESE LOTS.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-00-07, WP-02-09, F-01-112.
- FOREST CONSERVATION EASEMENTS SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE BY REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. CLEARING, GRADING, OR CONSTRUCTION IS HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' FEET (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES COMPACTED CRUSHER RUN BASE W/TAR & CHIP COATING
 - GEOMETRY - 15% GRADE MAX.; 10% MAX. GRADE CHANGE; 45 FOOT MIN. TURNING RADIUS
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL-WEATHER USE
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED PER THE APPROVED LANDSCAPE PLAN ON FILE WITH F-01-112. SURETY FOR THE REQUIRED PLANTINGS HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-01-112. PERIMETER SHRUB LANDSCAPING SHALL BE PROVIDED FOR THE TRASH PAD AS SHOWN ON THIS DEVELOPMENT PLAN. SURETY FOR THE TRASH PLANTINGS SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 2 (OR THE LOT WHICH THE DEVELOPER PREFERS) IN THE AMOUNT OF \$330.00.
- THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION.
- USE-IN-COMMON EASEMENT: THE USE AND MAINTENANCE OBLIGATIONS FOR THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2,3,4, IF THE EXISTING DWELLING IS RAZED AND REPLACED WITH A NEW DWELLING) AND 5, ARE CONTAINED IN A USE-IN-COMMON ACCESS AND MAINTENANCE AGREEMENT, RECORDED CONCURRENTLY WITH THE FINAL PLAT, F-01-112, IN LIBER 6290 AT FOLD 0370, IN THE LAND RECORDS OF HOWARD COUNTY.
- THE HOMEOWNER'S ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 7/2/02 AS I.D. NO. D06888945.
- DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.60.
- WAIVER PETITIONS WP-00-07 AND WP-02-09 WERE APPROVED FOR A WAIVER TO SECTION 16.119 (F1) WHICH PROHIBITS RESIDENTIAL ACCESS ONTO AN ARTERIAL OR MAJOR COLLECTOR ROAD; AND SECTION 16.121.E(1) WHICH REQUIRES A MINIMUM OF 40' OF FRONTAGE ONTO A PUBLIC ROAD FOR OPEN SPACE SPACES. SPECIFICALLY THE APPROVAL ALLOWS FRONTAGE TO BE 6.96% FOR OPEN SPACE LOT 1 AND 15.48% FOR OPEN SPACE LOT 2.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED IN THE FOREST CONSERVATION EASEMENTS OR THE NATURAL CONSERVATION EASEMENT AREA, AS SHOWN ON THIS PLAN.

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. # 37A2	
N 562,120.845'	E 1,369,300.204'
ELEV. 403.66	
HO. CO. # 37A3	
N 561,130.798'	E 1,369,913.218'
ELEV. 385.62	



LEGEND

EXISTING CONTOURS	595	TREES INSTALLED UNDER F-01-112	MAPLE PIN OAK
PROPOSED CONTOURS	600	EXISTING WOODS LINE	AUTUM WHITE PERCILLA PINE
EXISTING WOODS LINE		PROPOSED WOODS LINE	EXISTING TREES
PROPOSED STRUCTURE		NATURAL CONSERVATION AREA	
NATURAL CONSERVATION AREA		FOREST CONSERVATION EASEMENT	
FOREST CONSERVATION EASEMENT		WALK OUT BASEMENT	WOB

SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT AND EROSION CONTROL

ADDRESS CHART

LOT NO.	STREET ADDRESS
2	5625 FOXCROFT WAY
3	5628 FOXCROFT WAY
5	5628 FOXCROFT WAY

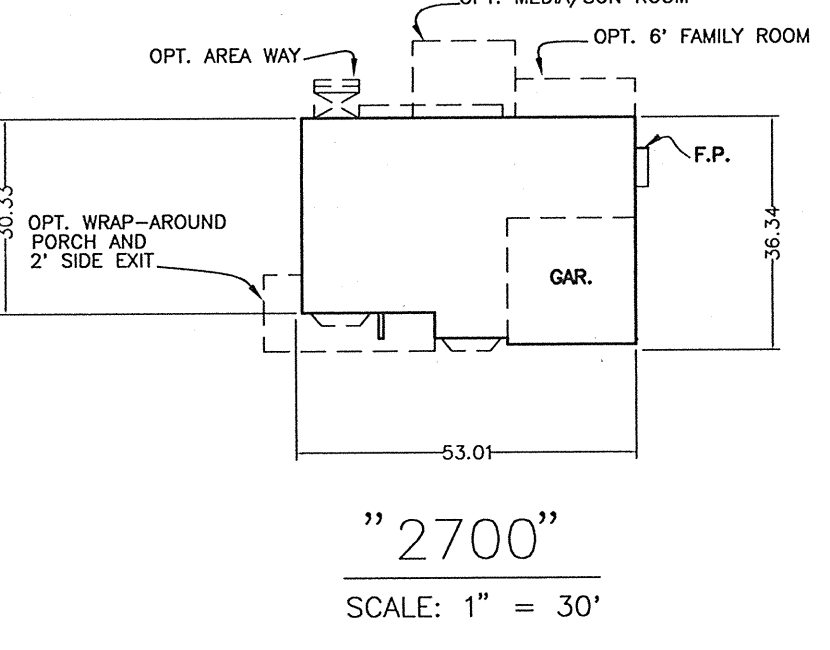
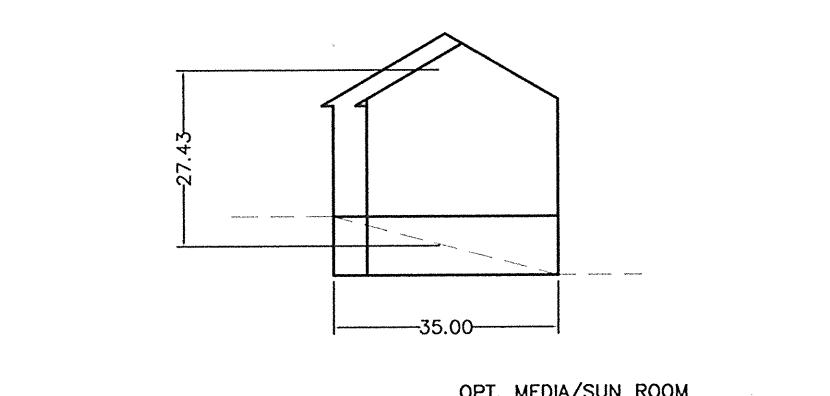
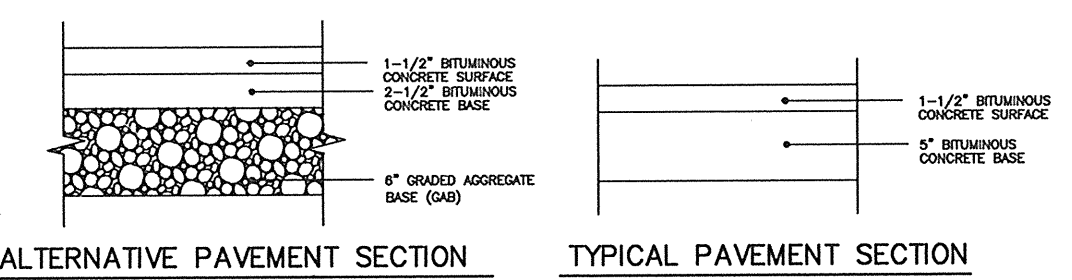
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	26,610 S.F.±	643 S.F.±	25,967 S.F.±
3	32,978 S.F.±	1,648 S.F.±	31,330 S.F.±
5	40,000 S.F.±	2,486 S.F.±	37,514 S.F.±

SEWER HOUSE CONNECTION TABLE

LOT NO.	MINIMUM SERVICE ELEV. OR 1/2"	INVERT @ EASEMENT OR 1/2"
2	499.1	495.16
3	501.1	496.33
5	500.3	496.38

* INDICATES THAT SEWER SERVICE IS NOT PROVIDED TO THE BASEMENT BY GRAVITY



SCHEDULE A PERIMETER LANDSCAPE EDGE PER F-01-112

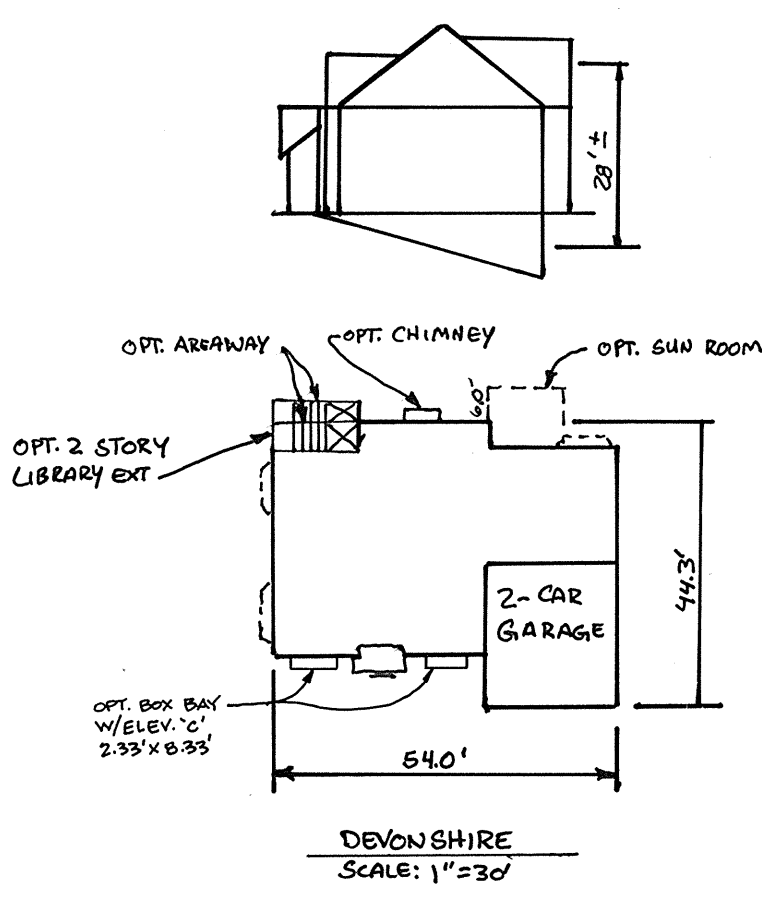
LANDSCAPE PERMETER TYPE	(1)	(2)	(3)
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	608	532	246
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	160	284	246
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	9	5	0
EVERGREEN TREES	11	6	0
SHRUBS	11	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	7	4	NONE REQUIRED
EVERGREEN TREES	11	5	
FLOWERING TREES	4	4	

* (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)

** EXISTING VEGETATION TO REMAIN

SITE DATA TABULATION

- GENERAL SITE DATA**
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: WP-00-07, WP-02-09 AND F-01-112
 - PROPOSED USE OF SITE: SINGLE-FAMILY DETACHED
 - PROPOSED WATER IS PUBLIC
PROPOSED SEWER IS PUBLIC
- AREA TABULATION**
- TOTAL PROJECT AREA: 2.3 AC±
 - TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT: 3
 - TOTAL NUMBER OF RESIDENTIAL UNITS SHOWN ON THIS SUBMISSION: 3
 - TOTAL OPEN SPACE: 0.0 AC±
 - APPROXIMATE LIMIT OF DISTURBANCE: 1.13 AC±
 - AREA OF THIS PLAN SUBMISSION: 2.3 AC±
 - BUILDING COVERAGE OF SITE (PERMITTED): N/A
 - BUILDING COVERAGE OF SITE (PROPOSED): N/A



LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	11	JUNIPERUS CHINENSIS 'SEA GREEN' (Sea Green Juniper)	18"-24" SP

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL#			
LAND OF WILLIAM H. BURKE JR. TRUSTEE	N/A	LOTS 2, 3, AND 5			
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
15503	19	R-20	31	6th	6066.02
WATER CODE	SEWER CODE				
G-07	5335700				

REVISIONS

NO.	DATE	REVISION
4	10-29-04	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 3. REVISE HOUSE
3	8-20-04	REVISE GRADES & FF/BF ELEVATIONS ON LOT 5
2	4-15-04	REVISE HOUSE MODEL ON LOT 5
1	10-24-03	REVISE HOUSE FOUNDATION AND GRADES PER AS-BUILT CONDITIONS

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE A SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 • FAX: 410-465-6844

Donald Mean

2/13/03

CHASE DEVELOPMENT AND CONSTRUCTION LLC.
 4548 COLLEGE AVE.
 ELLICOTT CITY, MD 21043
 410-935-5516

PROJECT: LAND OF WILLIAM H. BURKE JR., TRUSTEE LOTS 2, 3, AND 5

LOCATION: TAX MAP 31 - GRID 19 - PARCEL- 488
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

DATE: NOVEMBER, 2002 PROJECT NO. 1595
 FEBRUARY, 2003

SCALE: AS SHOWN DRAWING 1 OF 2

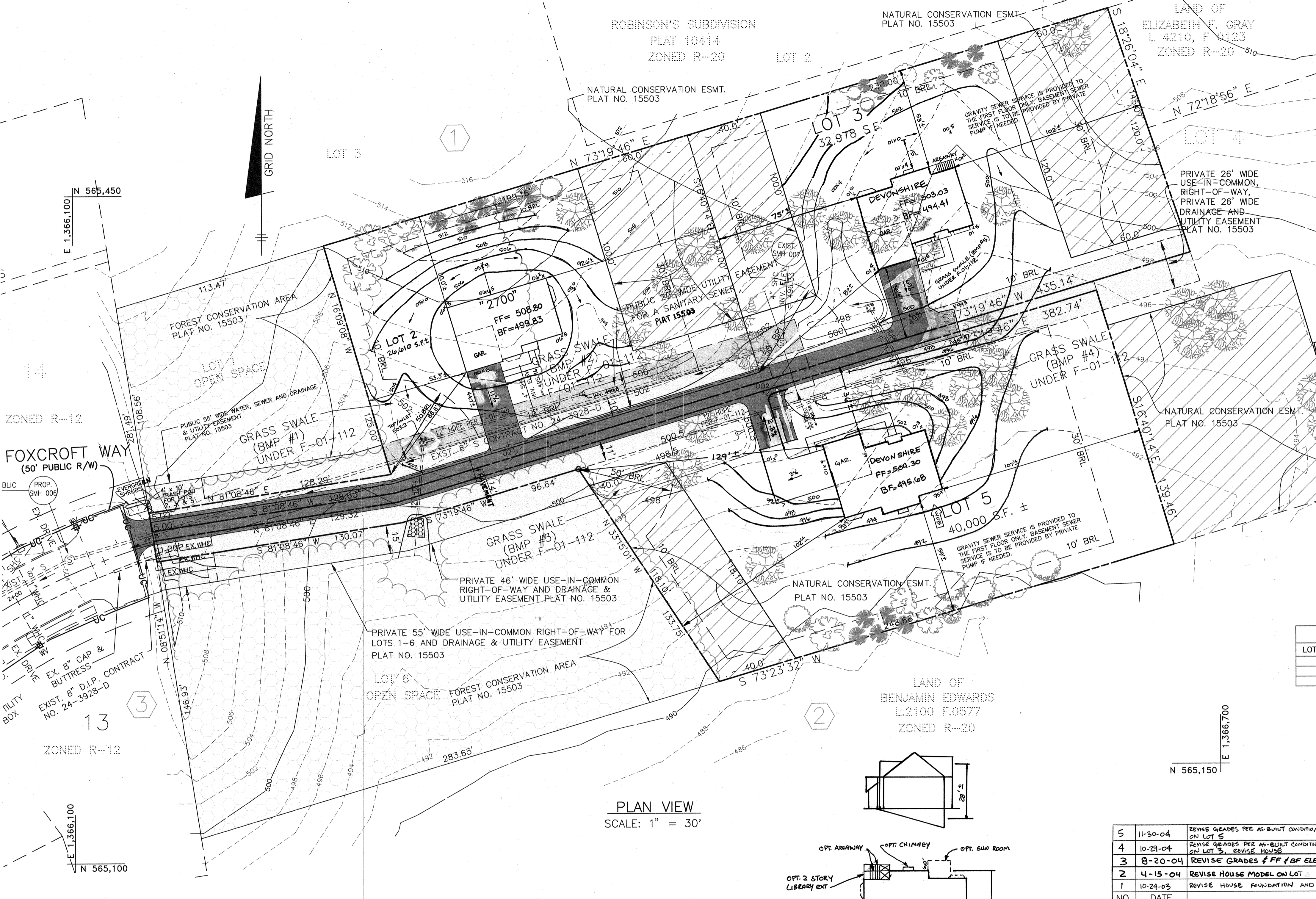
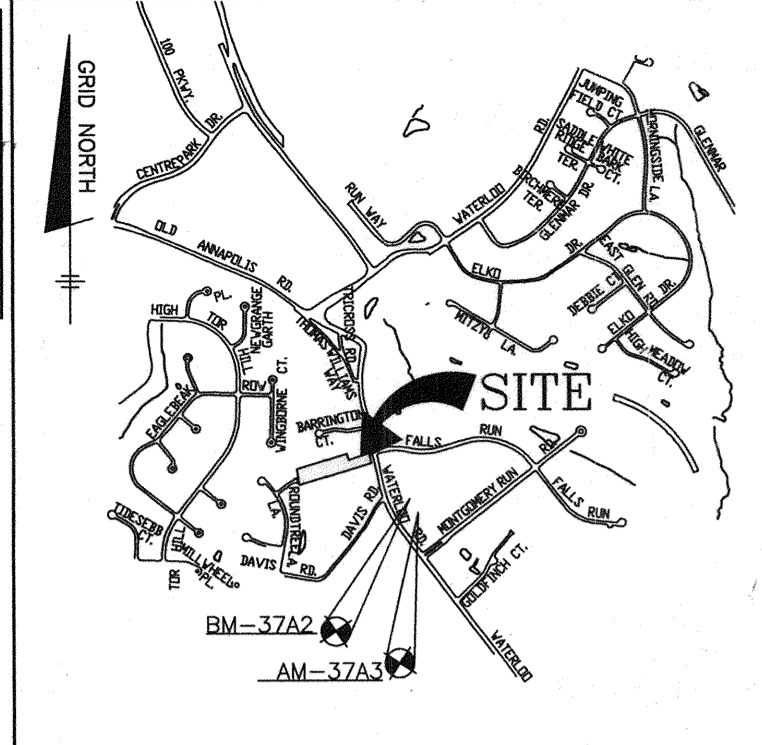
DESIGN: CAM DRAFT: EDD

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS 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.
- THE EXISTING CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN SURVEY PREPARED BY S.A.C.E. INC. DATED 1/1999.
- COORDINATES SHOWN ARE BASED UPON HOWARD COUNTY NAD '83, CONTROL STATIONS No. 37A2 & No. 37A3.
- WATER AND SEWER FOR THIS PROJECT IS PUBLIC, CONTRACT No. 24-392B. DRAINAGE AREA IS IN THE LITTLE PATUXENT WATERSHED.
- STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SUBDIVISION WAS PROVIDED UNDER F-01-112.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN ON-SITE.
- EXISTING UTILITIES SHOWN WERE LOCATED FROM RECORD DRAWINGS.
- THIS SUBDIVISION IS LOCATED IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- SECTION 12B OF THE ZONING REGULATIONS ALLOWS 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.
- THE STAKING OF FOUNDATIONS PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH REGULATORY BUILDING RESTRICTION LINES IS RECOMMENDED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE BUILDERS EXPENSE.
- BRL INDICATES BUILDING RESTRICTION LINE.
- FOR LOT AREAS, EASEMENTS, OBLIGATIONS AND OTHER RELATED INFORMATION REFER TO PLAT No. 15503 AND ANY REVISION OR RESUBDIVISION PLATS OF THESE LOTS.
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-00-07, WP-02-09, F-01-112.
- FOREST CONSERVATION EASEMENTS SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. CLEARING, GRADING OR CONSTRUCTION IS, HOWEVER, PERMITTED UNDER FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES UNCOMPACTED CRUSHER RUN BASE W/TAR & CHIP COATING
 - GEOMETRY - 15% GRADE MAX.; 10% MAX. GRADE CHANGE; 45 FOOT MIN. TURNING RADIUS
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL-WEATHER USE
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED PER THE APPROVED LANDSCAPE PLAN ON FILE WITH F-01-112. SURETY FOR THE REQUIRED PLANTINGS HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT FOR F-01-112. PERIMETER SHRUB LANDSCAPING SHALL BE PROVIDED FOR THE TRASH PAD AS SHOWN ON THIS DEVELOPMENT PLAN. SURETY FOR THE TRASH PLANTINGS SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 2 (OR THE LOT WHICH THE DEVELOPER PREFERS) IN THE AMOUNT OF \$330.00.
- THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION.
- USE-IN-COMMON EASEMENT: THE USE AND MAINTENANCE OBLIGATIONS FOR THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2,3,4, IF THE EXISTING DWELLING IS RAZED AND REPLACED WITH A NEW DWELLING) AND 5, ARE CONTAINED IN A USE-IN-COMMON ACCESS AND MAINTENANCE AGREEMENT, RECORDED CONCURRENTLY WITH THE FINAL PLAT, F-01-112, IN LIBER 6290 AT FOLIO 0370, IN THE LAND RECORDS OF HOWARD COUNTY.
- THE HOMEOWNER'S ARTICLES OF INCORPORATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 7/2/02 AS I.D. NO. D06888945.
- DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL R-6.60.
- WAIVER PETITIONS WP-00-07 AND WP-02-09 WERE APPROVED FOR A WAIVER TO SECTION 16.119 (F1) WHICH PROHIBITS RESIDENTIAL ACCESS ONTO AN ARTERIAL OR MAJOR COLLECTOR ROAD; AND SECTION 16.121.E(1) WHICH REQUIRES A MINIMUM OF 40' OF FRONTAGE ONTO A PUBLIC ROAD FOR OPEN SPACE LOTS. SPECIFICALLY THE APPROVAL ALLOWS FRONTAGE TO BE 8.96% FOR OPEN SPACE LOT 1 AND 15.48% FOR OPEN SPACE LOT 2.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED IN THE FOREST CONSERVATION EASEMENTS OR THE NATURAL CONSERVATION EASEMENT AREA, AS SHOWN ON THIS PLAN.

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. # 37A2	
N 562,120.845'	E 1,369,300.204'
ELEV. 403.66	
HO. CO. # 37A3	
N 561,130.798'	E 1,369,913.218'
ELEV. 385.62	



LEGEND

EXISTING CONTOURS	595	TREES INSTALLED UNDER F-01-112	MAPLE	PIN OAK
PROPOSED CONTOURS	600			
EXISTING WOODS LINE				
PROPOSED WOODS LINE				
NATURAL CONSERVATION AREA				
FOREST CONSERVATION EASEMENT				
WALK OUT BASEMENT				

SHEET INDEX

NO.	DESCRIPTION
1	SITE DEVELOPMENT PLAN
2	SEDIMENT AND EROSION CONTROL

ADDRESS CHART

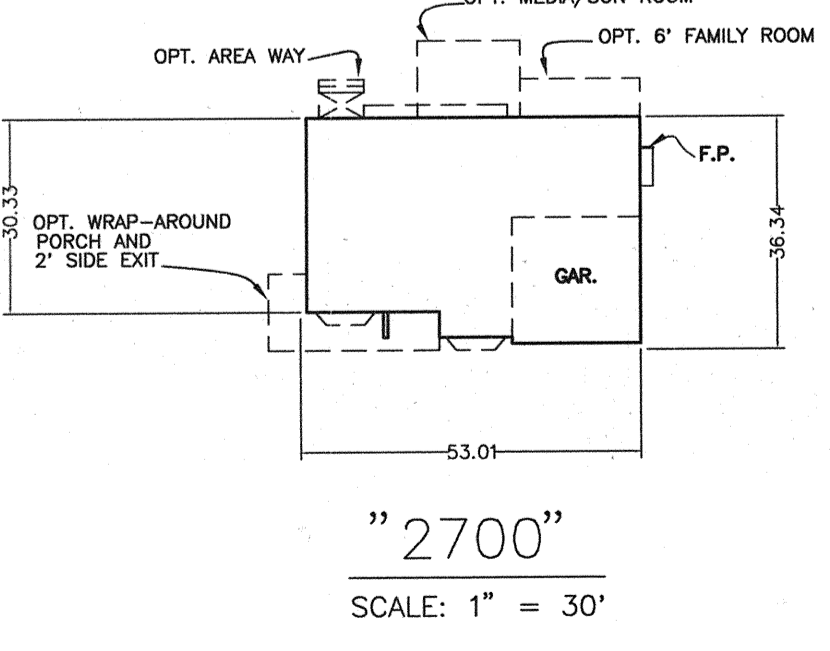
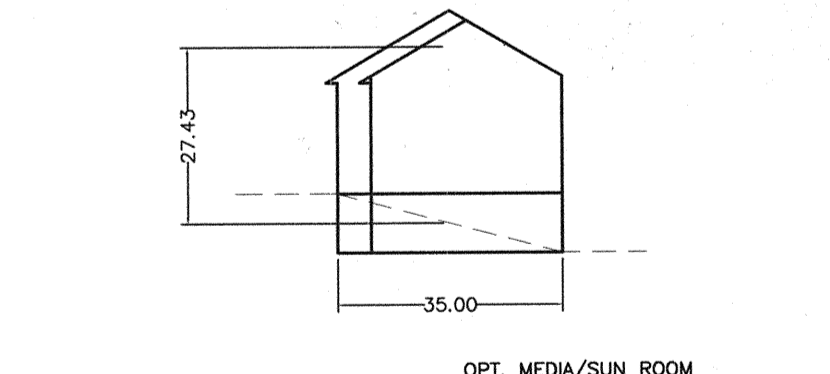
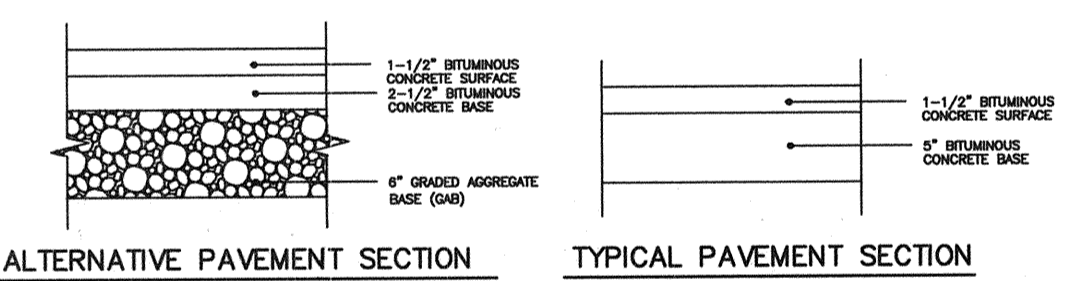
LOT NO.	STREET ADDRESS
2	5625 FOXOCROFT WAY
3	5628 FOXOCROFT WAY
5	5628 FOXOCROFT WAY

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	26,610 S.F.±	643 S.F.±	25,967 S.F.±
3	32,978 S.F.±	1,648 S.F.±	31,330 S.F.±
5	40,000 S.F.±	2,486 S.F.±	37,514 S.F.±

SEWER HOUSE CONNECTION TABLE

LOT	MINIMUM SERVICE ELEV.	INVERT @ EASEMENT OR R/W
2	499.1	495.16
3	501.1	496.33
5	500.3	496.38



SCHEDULE A PERIMETER LANDSCAPE EDGE PER F-01-112

LANDSCAPE PERMETER TYPE	(1)	(2)	(3)
LINEAR FEET OF ROADWAY, FRONTAGE/PERIMETER	608	532	246
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	160	284	246
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO
NUMBER OF PLANTS REQUIRED			
SHADE TREES	9	5	0
EVERGREEN TREES	11	6	0
SHRUBS	11	0	0
NUMBER OF PLANTS PROVIDED			
SHADE TREES	7	4	NONE REQUIRED
EVERGREEN TREES	11	5	
FLOWERING TREES	4	4	

* (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)
** EXISTING VEGETATION TO REMAIN

SITE DATA TABULATION

- GENERAL SITE DATA**
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: WP-00-07, WP-02-09 AND F-01-112
 - PROPOSED USE OF SITE: SINGLE-FAMILY DETACHED
 - PROPOSED WATER IS PUBLIC
PROPOSED SEWER IS PUBLIC
- AREA TABULATION**
- TOTAL PROJECT AREA: 2.3 AC±
 - TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT: 3
 - TOTAL NUMBER OF RESIDENTIAL UNITS SHOWN ON THIS SUBMISSION: 3
 - TOTAL OPEN SPACE: 0.0 AC±
 - APPROXIMATE LIMIT OF DISTURBANCE: 1.13 AC±
 - AREA OF THIS PLAN SUBMISSION: 2.3 AC±
 - BUILDING COVERAGE OF SITE (PERMITTED): N/A
 - BUILDING COVERAGE OF SITE (PROPOSED): N/A

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	11	JUNIPERUS CHINENSIS "SEA GREEN" (Sea Green Juniper)	18"-24" SP

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL#			
LAND OF WILLIAM H. BURKE JR. TRUSTEE	N/A	LOTS 2, 3, AND 5			
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
15503	19	R-20	31	6th	6066.02
WATER CODE	SEWER CODE				
G-07	5335700				

REVISION

NO.	DATE	REVISION
5	11-30-04	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 5
4	10-29-04	REVISE GRADES PER AS-BUILT CONDITIONS ON LOT 3, REVISE HOUSE
3	8-20-04	REVISE GRADES & FF @ FF ELEVATIONS ON LOT 5
2	4-15-04	REVISE HOUSE MODEL ON LOT 5
1	10-24-03	REVISE HOUSE FOUNDATION AND GRADES PER AS-BUILT CONDITIONS

BENCHMARK ENGINEERS, LAND SURVEYORS & PLANNERS, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

Donald Mann
 2/13/03

BUILDER/OWNER
 CHASE DEVELOPMENT AND CONSTRUCTION LLC.
 4548 COLLEGE AVE.
 ELLICOTT CITY, MD 21043
 410-935-5516

PROJECT: LAND OF WILLIAM H. BURKE JR., TRUSTEE LOTS 2, 3, AND 5

LOCATION: TAX MAP 31 - GRID 19 - PARCEL- 488 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

DATE: NOVEMBER, 2002 PROJECT NO. 1595
 FEBRUARY, 2003

SCALE: AS SHOWN DRAWING 1 OF 2

DESIGN: CAM **DRAFT:** EDD



- LEGEND**
- EXISTING CONTOURS PER F-03-150 PAD GRADES
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - INDICATES A WALKOUT BASEMENT
 - EXISTING STREET TREES PLANTED UNDER F-03-150
 - LANDSCAPE PERIMETER EDGE
 - BUILDING RESTRICTION LINE PER SUBDIVISION AND LAND DEVELOPMENT REGULATIONS 5TH EDITION
 - BUILDING RESTRICTION LINE PER RECORDED PLAT NO. 16655-16662
 - THE BRL BASED ON THE 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SHALL CONTROL WHERE SHOWN.

PLAN VIEW
SCALE: 1" = 30'

NO.	DATE	REVISION
11-28-05		REVISE LOT 5 SPOT ELEVATION AT GARAGE
4-14-05		REVISE LOT 2 TO SHOW MONTCLAIRE
3-24-05		REVISE LOT 3 TO SHOW GENERIC BOX E (SINGLE FAMILY DETACHED)

BENCHMARK
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ENGINEERING, INC.

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Donald Maan

elabey

OWNER CASCADE OVERLOOK, LLC. 61 EAST PADONIA ROAD TIMONUM, MARYLAND 21093 410-252-8600	PROJECT: CASCADE OVERLOOK SECTION I & II SECTION I - LOTS 2-72 SECTION II - LOTS 1-9 (SINGLE FAMILY DETACHED)
BUILDERS RICHMOND AMERICAN HOMES OF MARYLAND, INC. 6200 OLD DOBBIN LANE, SUITE 190 COLUMBIA, MARYLAND 21045 410-312-2800	LOCATION: TAX MAP: 31 PARCEL: 160, 161, 788 & 791 GRID: 10 & 11 ZONED: R-ED 13 th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
JAMES KEELY & COMPANY, INC. 61 EAST PADONIA ROAD TIMONUM, MARYLAND 21093 410-252-8600	TITLE: SITE DEVELOPMENT AND GRADING PLAN
DESIGN: BFC DRAFT: BFC CHECK: DAM	DATE: JUNE, 2004 PROJECT NO.: 1704
SCALE: AS SHOWN	SHEET 2 OF 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Hamilton 7/12/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE

Chris Hamilton 7/14/04
CHIEF, DIVISION OF LAND DEVELOPMENT SA DATE

Frank Lafferty 7/15/04
DIRECTOR (ACTING) DATE