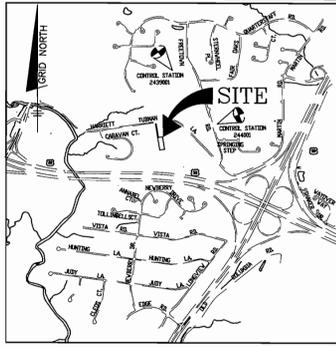


BENCH MARKS—(NAD'27)
 HO. CO. #2440001 EL. 420.849'
 CONC. MONUMENT 0.3' BELOW SURFACE,
 7.4' EAST FROM FACE OF CURB.
 N 493066.296 E 834257.523
 HO. CO. #2439001 ELEV 418.615'
 CONC. MONUMENT 0.1' BELOW SURFACE,
 800' NORTH OF ATHOLTON HIGH SCHOOL,
 207 1/2' WEST FROM CENTERLINE OF
 FREETOWN RD.
 N 517576.343 E 791160.054



ADDRESS CHART

LOT NO.	STREET ADDRESS
3	7950 HARRIET TUBMAN LA.
4	7948 HARRIET TUBMAN LA.

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSMA 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.
 - EXISTING GRADES WERE TAKEN FROM FIELD TOPOGRAPHY BY HANSAUX-HANSLY, INC. DATED 10/31/02.
 - COORDINATES SHOWN ARE BASED UPON HOWARD COUNTY NAD '27, CONTROL STATIONS.
 - WATER AND SEWER FOR THIS PROJECT IS PUBLIC, WATER CONTRACT NO. 34-3273, SEWER CONTRACT NO. 34-3274. DRAINAGE AREA IS IN THE MIDDLE PATRIOT WATERSHED.
 - STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SUBDIVISION WAS PROVIDED UNDER F-02-43, AND SHALL BE BY RAIN GARDENS AS SHOWN ON THESE PLANS.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS.
 - 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. 5731 AND ANY REVISION OR RESUBMISSION PLATS OF THESE LOTS.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: F-02-43, F-91-101, WP-91-11, WP-03-28.
 - 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 FT. SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES COMPACTED CRUSHER RUN BASE W/TAR & CHIP COATING
 C) GEOMETRY - 1% SIDE GRADE MAX.; 10% MAX. GRADE CHANGE; 45 FOOT MIN. TURNING RADIUS
 D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOAD)
 E) DRAINAGE ELEMENTS - MINIMUM 1% FELL
 F) STRUCTURE CLEARANCE - MINIMUM 16 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL-WEATHER USE
 - LANDSCAPING FOR THIS PROJECT WAS PROVIDED UNDER F-02-43.
 - THIS PLAN CONFORMS WITH THE 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION.
 - THIS SUBJECT PROPERTY IS ZONED R-20 PER THE 10/19/93 COMPREHENSIVE ZONING PLAN.
 - 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 INTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - FOREST CONSERVATION IS EXEMPT AS PER SECTION 16.1202(d)(1)(ii) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, F-02-43.
 - USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT RECORDED AS LIBER 6022 AT FOLIO 0213 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

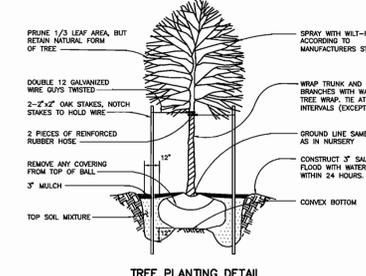
LEGEND

EXISTING CONTOURS	595	EXISTING TREES	SHOWN ON F-02-43
PROPOSED CONTOURS	600		
EXISTING WOODS LINE			
PROPOSED WOODS LINE			
PROPOSED STRUCTURE			
FOREST CONSERVATION EASEMENT			

PLAN VIEW
SCALE: 1" = 30'

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
⊕	3	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" MIN. CAL. B & B FULL HEAD



DEVELOPER'S/BUILDER'S CERTIFICATION

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

NAME: Robert J. D... 4-15-03

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	NON REQUIRED	ADJACENT TO PERIMETER PROPERTIES	A	A	A
LANDSCAPE TYPE						
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A			300'	116'	624'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A			300'	116'	624'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A			NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	N/A			* 5	* 2	* 11
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A					3

SITE DATA TABULATION

* 5 EXISTING TREES TO REMAIN ALONG PERIMETER #1
 * 2 EXISTING TREES TO REMAIN ALONG PERIMETER #2
 * 8 EXISTING TREES TO REMAIN ALONG PERIMETER #3
 NOTE: FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$900.00 FOR THE 3 NEW SHADE TREES.

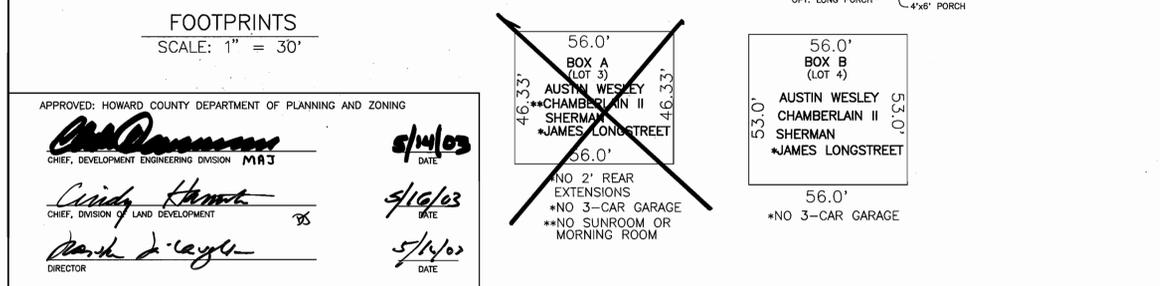
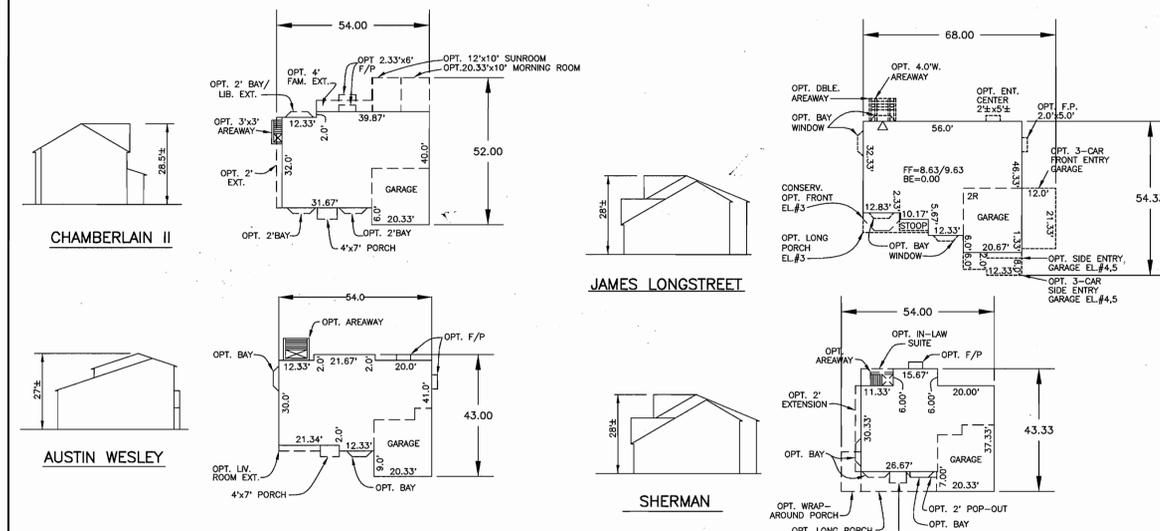
- GENERAL SITE DATA**
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: F-02-43, F-91-101, WP-03-029.
 - PROPOSED USE OF SITE: SINGLE-FAMILY DETACHED
 - PROPOSED WATER IS PUBLIC
PROPOSED SEWER IS PUBLIC
- AREA TABULATION**
- TOTAL PROJECT AREA: 0.91 AC±
 - TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT: 2
 - TOTAL NUMBER OF RESIDENTIAL UNITS SHOWN ON THIS SUBMISSION: 2
 - APPROXIMATE LIMIT OF DISTURBANCE: 0.79 AC±
 - AREA OF THIS PLAN SUBMISSION: 0.91 AC±
 - BUILDING COVERAGE OF SITE (PERMITTED): N/A
 - BUILDING COVERAGE OF SITE (PROPOSED): N/A

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
3	16,509 S.F.	2,440 S.F.	14,069 S.F.
4	23,104 S.F.	3,412 S.F.	19,692 S.F.

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL#			
SMITH-CB LOTS 3 AND 4	N/A	LOTS 3 AND 4			
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
15731	23	R-20	35	5th	6051.01
WATER CODE	E-29	SEWER CODE	S-6580000		



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MAJ
DATE: 4/14/03

Chief, Division Land Development
DATE: 4/16/03

Director
DATE: 4/14/03

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

OWNER: DORSEY FAMILY HOMES, INC.
 9926 CYPRESSMEDE DRIVE
 ELLICOTT CITY, MD 21041

PROJECT: SMITH-CB SUBDIVISION
 LOTS 1, 3 AND 4

LOCATION: TAX MAP 35 - PARCEL - 119
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

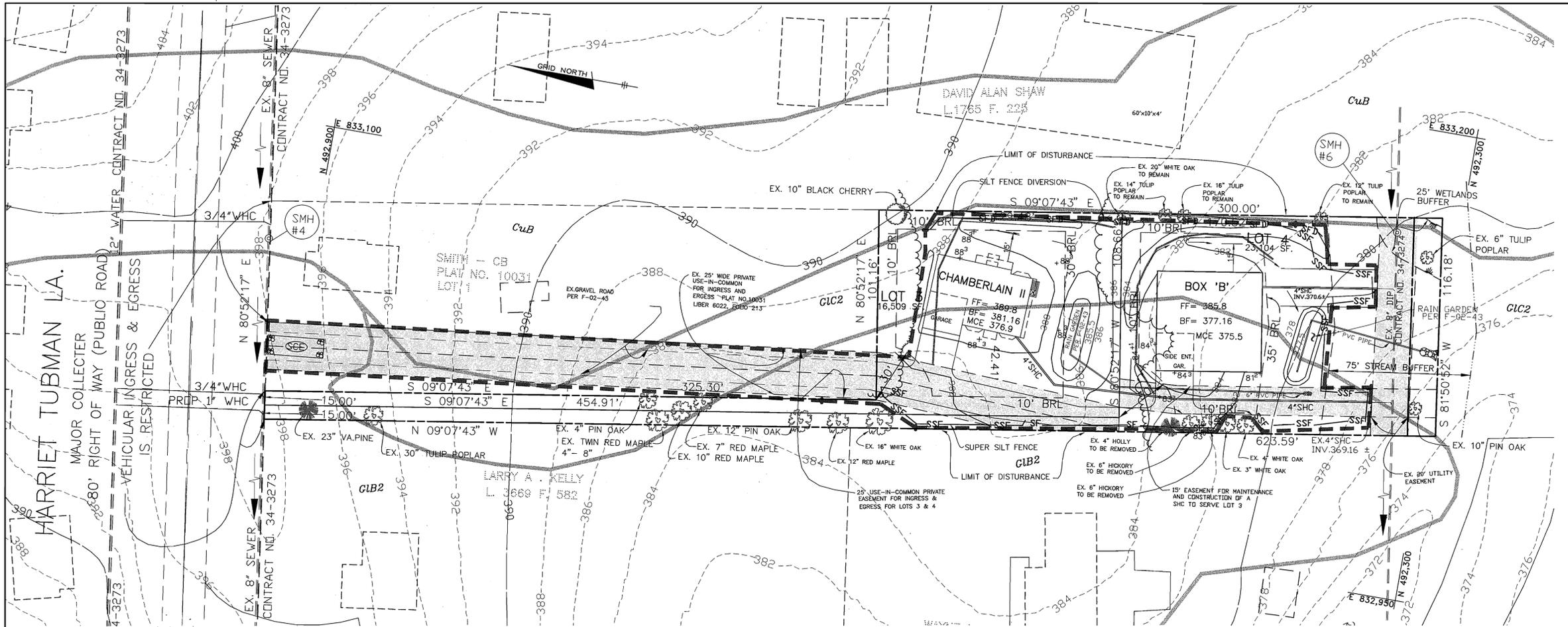
DATE: JANUARY, 2003
 APRIL, 2003

PROJECT NO.: 1577

SCALE: AS SHOWN

DRAWING: 1 OF 2

DESIGN: DAM **DRAFT:** EDD



LEGEND

- EXISTING CONTOURS: 595, 600
- PROPOSED CONTOURS: 595, 600
- EXISTING WOODS LINE: [Symbol]
- SILT FENCE: [Symbol]
- SUPER SILT FENCE: [Symbol]
- SILT FENCE DIVERSION: [Symbol]
- LIMIT OF DISTURBANCE: [Symbol]
- SOIL STABILIZATION MATTING: [Symbol]

CONSTRUCTION SPECIFICATIONS

- Stone size - Use 2" stone or reclaimed/recycled concrete equivalent.
- Length - As required, but not less than 50 feet (except on a single residence lot where a 20 foot minimum would apply).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
- Filter cloth will be placed over the entire area prior to placing of stone.
- Filter will not be required on a single residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be placed across the entrance. If piping is impractical, a mountable berm with 2:1 slopes will be permitted.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair end-of-crop/ed of any measures used to trap sediment. All sediment applied, dropped, washed or tracked onto public right-of-way must be removed immediately.
- Working - Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

SOILS LEGEND

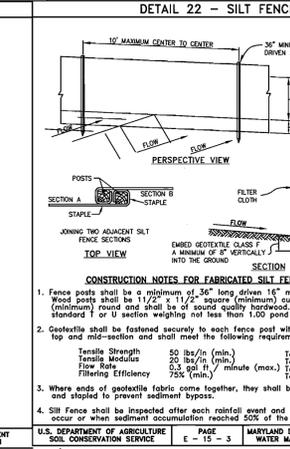
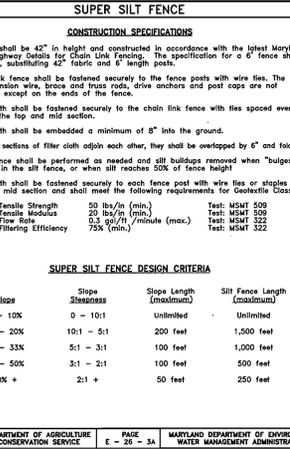
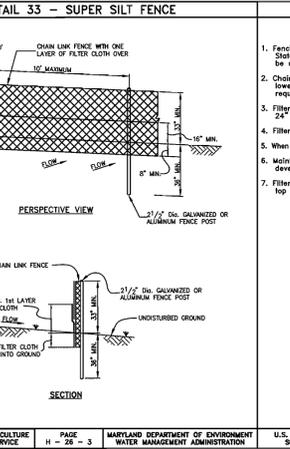
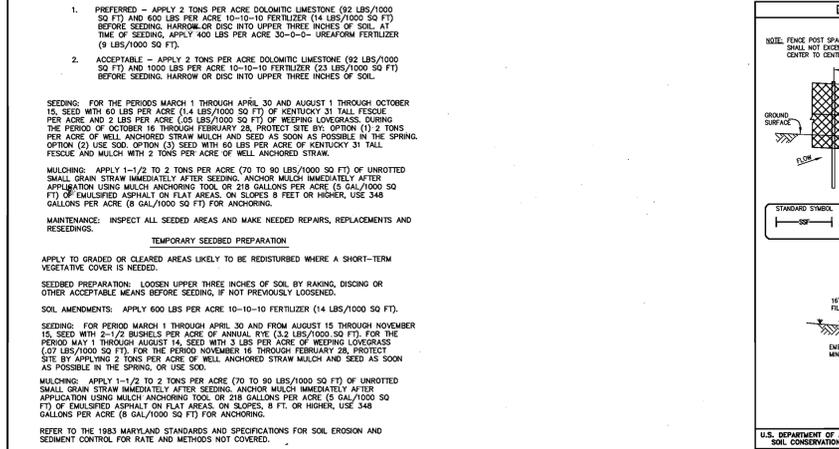
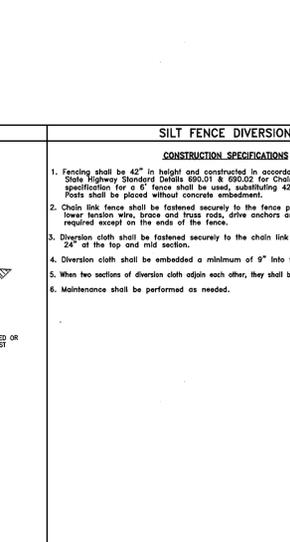
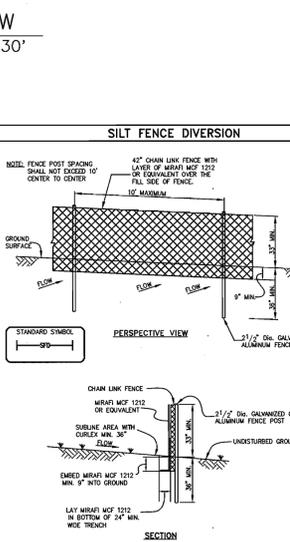
MAP SYMBOL	SOIL GROUP	SOIL TYPE
GIB2	B	GENELOG LOAM 3 TO 8 % SLOPES, MODERATELY ERODED.
GIC2	B	GENELOG LOAM 8 TO 15 % SLOPES, MODERATELY ERODED
CUB	B	COMUS SILT LOAM, LOCAL ALLUVIUM 3 TO 8 % SLOPES

* INDICATES HYDRIC SOILS
TAKEN FROM SOILS SURVEY, ISSUED JULY 1968, MAP NO. 7

- ### SEDIMENT CONTROL NOTES
- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
 - 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 SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL", REVISIONS THEREOF.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DICES, PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 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, STORM DRAINAGE.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PERMETER SEEDING (SEC. 3) SOO (SEC. 5A), TEMPORARY SEEDING (SEC. 3) SOO AND MULCH (SEC. 3) SOO. TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR THE GERMINATION AND ESTABLISHMENT OF GRASSES.
 - 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.
 - SITE ANALYSIS:

TOTAL AREA OF SITE	8.61	ACRES
AREA DISTURBED	0.79	ACRES
AREA TO BE REVEGETATED OR PAVED	0.21	ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.79	ACRES
TOTAL CUT	285	CY YDS
TOTAL FILL	331	CY YDS
OFFSITE WASTE/BORROW AREA LOCATION	531	
 - ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF OCCURRENCE.
 - ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEMAND 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 OBTAINED UPON COMPLETION OF INSTALLATION OF PERMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER GRADING OR CONSTRUCTION OTHER THAN GRADING OR STABILIZATION. 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 FEET LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

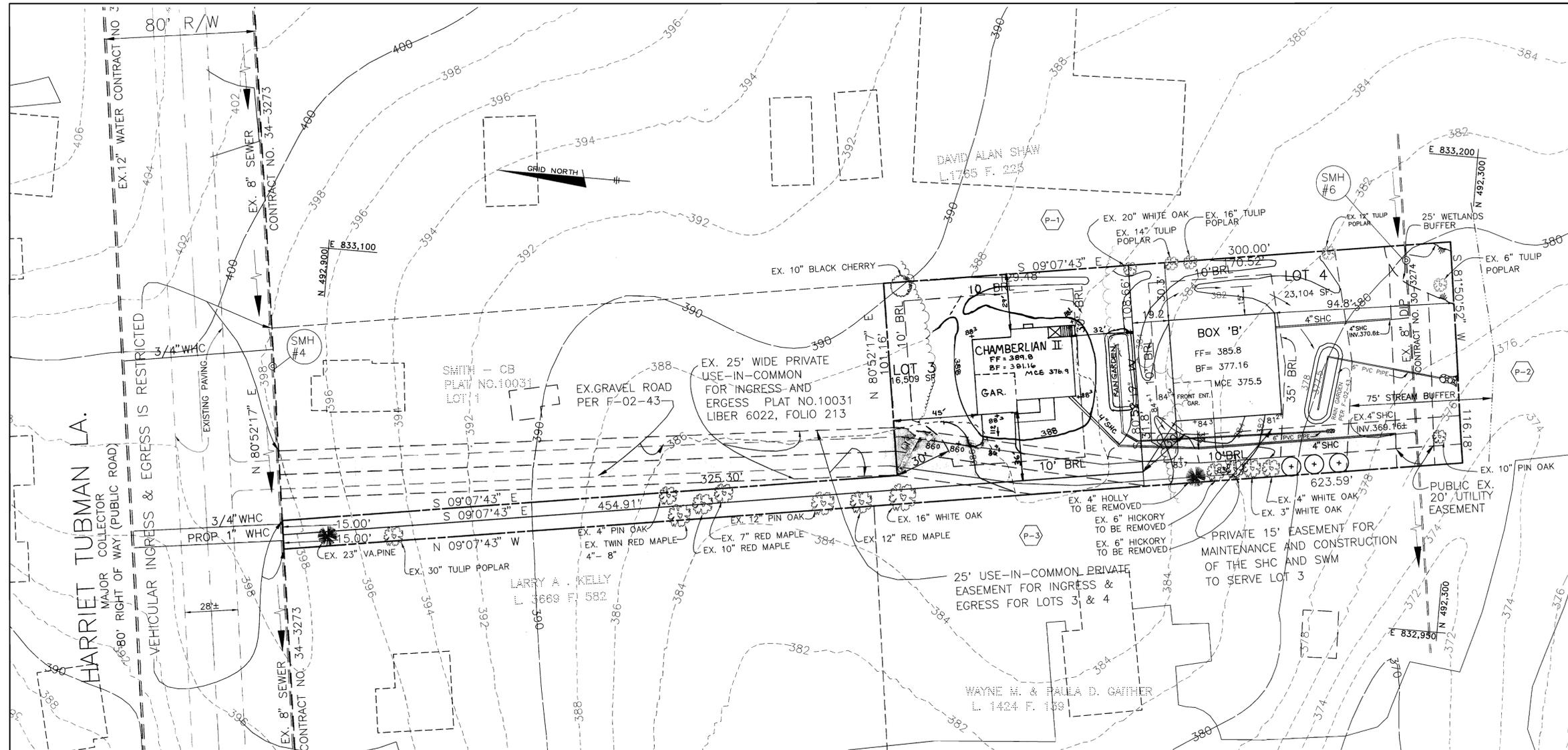
- ### PERMANENT SEEDING PREPARATION
- LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.
- SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ FT) AND 400 LBS PER ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS/1000 SQ FT).
 - ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC 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 (5.0 LBS/1000 SQ FT) OF WETTING LONGGRASS 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 SOO, 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 GALL/1000 SQ FT) OF DULIFIED ASPHALT ON FLAT AREAS, ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GALL/1000 SQ FT) FOR ANCHORING.
- ### MAINTENANCE
- INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.



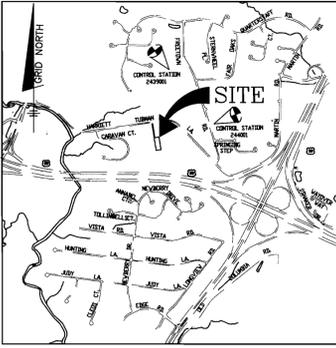
SILT FENCE DESIGN CRITERIA

Slope Steepness	Silt Fence Length	
	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.



BENCH MARKS--(NAD'27)
 HO. CO. #2440001 EL. 420.849'
 CONC. MONUMENT 0.3' BELOW SURFACE,
 7.4' EAST FROM FACE OF CURB.
 N 493066.296 E 834257.523
 HO. CO. #2439001 ELEV. 418.615'
 CONC. MONUMENT 0.1' BELOW SURFACE,
 800' NORTH OF ATHOLTON HIGH SCHOOL,
 207'± WEST FROM CENTERLINE OF
 FREETOWN RD.
 N 517576.343 E 791160.054



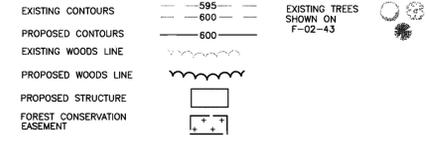
ADDRESS CHART

LOT NO.	STREET ADDRESS
3	7950 HARRIET TUBMAN LA.
4	7948 HARRIET TUBMAN LA.

VICINITY MAP
 SCALE: 1" = 2000'

- GENERAL NOTES**
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 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION INSPECTION DIVISION AT 410-513-1880 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.
 - EXISTING GRADES WERE TAKEN FROM FIELD TOPOGRAPHY BY NASSAU-HENSLY, INC. DATED 10/31/02.
 - COORDINATES SHOWN ARE BASED UPON HOWARD COUNTY NAD '27, CONTROL STATIONS
 - WATER AND SEWER FOR THIS PROJECT IS PUBLIC, WATER CONTRACT NO. 34-3273, SEWER CONTRACT NO. 34-3274. DRAINAGE AREA IS IN THE MIDDLE EXISTING WATERSHED.
 - STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SUBDIVISION WAS PROVIDED UNDER F-02-43, AND SHALL BE BY RAIN GARDENS AS SHOWN ON THOSE PLANS.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS.
 - 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.10731 AND ANY REVISION OR RESUBDIVISION PLATS OF THESE LOTS.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: F-02-43, F-91-101, WP-91-11, WP-03-29.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES FOR THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FT. 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 (425 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
 - LANDSCAPING FOR THIS PROJECT WAS PROVIDED UNDER F-02-43.
 - THIS PLAN CONFORMS WITH THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - THIS SUBJECT PROPERTY IS ZONED R-20 PER THE 10/16/93 COMPREHENSIVE ZONING PLAN.
 - 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.
 - FOREST CONSERVATION IS EXEMPT AS PER SECTION 16.1202(e)(10) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. F-02-043
 - USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT RECORDED AS LIBER 6022 AT FOLIO 0213 AND RECORDED AGAINST THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

LEGEND



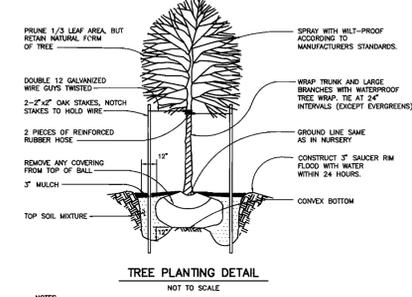
PLAN VIEW
 SCALE: 1" = 30'

LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
(Symbol)	3	CECER RUBRUM "OCTOBER GLORY" RED MAPLE	2 1/2" MIN. CAL. B & B FULL HEAD

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		
		NON REQUIRED	A	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	N/A	300'	116'	624'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	300'	116'	624'
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	N/A	NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES	N/A	5	2	11
EVERGREEN TREES	N/A	-	-	-
SHRUBS	N/A	-	-	-
NUMBER OF PLANTS PROVIDED SHADE TREES	N/A	-	-	3
EVERGREEN TREES	N/A	-	-	-
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	N/A	-	-	-



DEVELOPER'S/BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF NOTICE ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 NAME: Robert J. Donnelly 4-15-03

NO.	DATE	REVISION
2-11-05		RESITE HOUSE ON LOT 3 PER AS-BUILT CONDITIONS

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-485-6105 FAX: 410-485-6644

OWNER: DORSEY FAMILY HOMES, INC.
 9926 CYPRESSME DRIVE
 ELLICOTT CITY, MD 21041

SHEET INDEX

NO.	DESCRIPTION
1	SITE PLAN, DETAILS AND LANDSCAPE PLAN
2	SOILS, SEDIMENT & EROSION CONTROL PLAN, NOTES AND DETAILS

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
3	16,509 S.F.	2,440 S.F.	14,069 S.F.
4	23,104 S.F.	3,412 S.F.	19,692 S.F.

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL#			
SMITH-CB LOTS 3 AND 4	N/A	LOTS 3 AND 4			
PLAT No.	BLOCK No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
15731	23	R-20	35	5th	6051.01
WATER CODE	SEWER CODE				
E-29	S-6580000				

PROJECT: SMITH-CB SUBDIVISION
 LOTS 1, 3 AND 4

LOCATION: TAX MAP 35 - PARCEL- 119
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

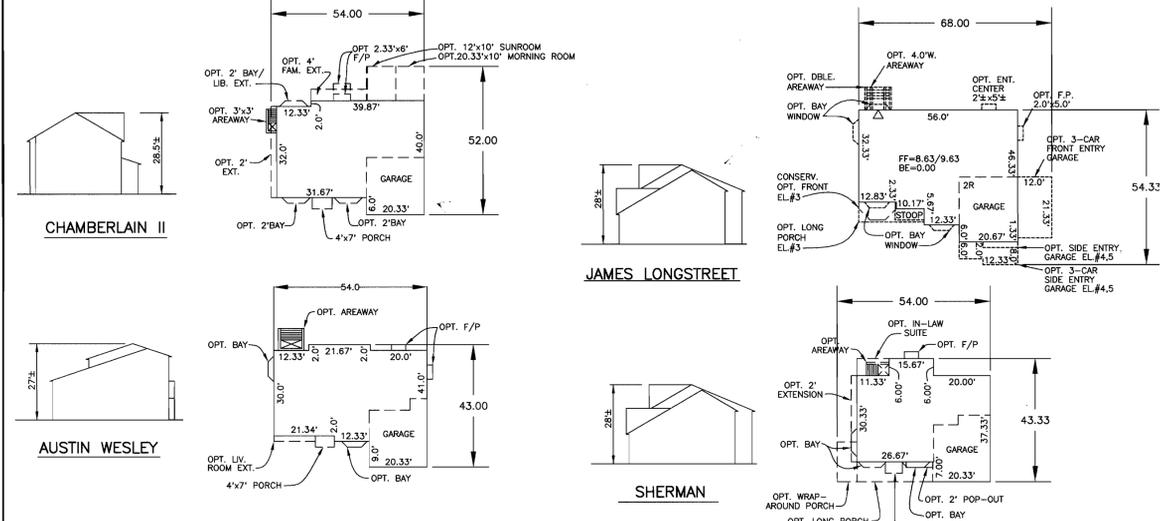
TITLE: SITE DEVELOPMENT PLAN

DATE: JANUARY, 2003
 APRIL, 2003

PROJECT NO. 1577

SCALE: AS SHOWN

DRAWING 1 OF 2



SITE DATA TABULATION

- GENERAL SITE DATA**
- PRESENT ZONING: R-20
 - APPLICABLE DPZ FILE REFERENCES: F-02-43, F-91-101, WP-03-029.
 - PROPOSED USE OF SITE: SINGLE-FAMILY DETACHED
 - PROPOSED WATER IS PUBLIC
 PROPOSED SEWER IS PUBLIC
- AREA TABULATION**
- TOTAL PROJECT AREA..... 0.91 AC±
 - TOTAL NUMBER OF LOTS ALLOWED AS SHOWN ON FINAL PLAT..... 2
 - TOTAL NUMBER OF RESIDENTIAL UNITS SHOWN ON THIS SUBMISSION..... 2
 - APPROXIMATE LIMIT OF DISTURBANCE..... 0.79 AC±
 - AREA OF THIS PLAN SUBMISSION..... 0.91 AC±
 - BUILDING COVERAGE OF SITE (PERMITTED)..... N/A
 - BUILDING COVERAGE OF SITE (PROPOSED)..... N/A

FOOTPRINTS
 SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division MAJ 4/14/03
 Chief, Division of Land Development 5/16/03
 Director 5/14/03

